



24 March 2020

Jim Betts
Secretary
Department of Planning, Industry and environment
4 Parramatta Square, 21 Darcy Street
Parramatta NSW 2150

Attention: David Glasgow – Principal Planner, Key Sites Assessment

Dear Jim,

**Public Benefit Offer
Harbourside Shopping Centre Redevelopment State Significant Development
Application SSD 7874**

1. Introduction

Mirvac Projects Pty Limited (Mirvac) has prepared the following offer to enter into a Voluntary Planning Agreement (VPA) with the Department of Planning, Industry and Environment (DPIE) associated with the State Significant Development Application for the redevelopment of the Harbourside Shopping Centre in Darling Harbour.

2. Background

Mirvac is proposing to redevelop the existing Harbourside Shopping Centre in Darling Harbour into a new mixed precinct comprising a retail/commercial podium and integrated residential tower above.

The project involves the delivery of a number of public benefits and accordingly this letter has been prepared to outline Mirvac's offer to enter into a Voluntary Planning Agreement (VPA) in accordance with section 7.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The essential terms of the VPA offer are set out below.

It is noted that not all of the public benefits will be included within the VPA but will be secured through Mirvac's Unsolicited Proposal with the NSW Government along with the broader delivery of the project.

3. Proposed Development to which VPA relates

The VPA relates to the State Significant Development Application (SSD 7874) lodged in December 2016 by Mirvac for the redevelopment of the Harbourside Shopping Centre at Darling Harbour. The project seeks concept approval for a mixed-use podium and residential tower providing a maximum of 87,000m² of floor space and a height of RL153.75m.

4. Land to which the VPA applies

The VPA is to apply to the existing Harbourside Shopping Centre along with adjoining land as described in **Table 1**.

Table 1 – Legal description and ownership of the site

Lot 1 DP776815	Sydney Harbour Foreshore Authority
Lot 2 DP776815	Sydney Harbour Foreshore Authority
Lot 3 DP776815	Sydney Harbour Foreshore Authority
Lot 4 DP776815	Sydney Harbour Foreshore Authority
Lot 5 DP776815	Sydney Harbour Foreshore Authority
Lot 6 DP776815	Sydney Harbour Foreshore Authority
Lot 7 DP776815	Sydney Harbour Foreshore Authority
Lot 8 DP776815	Sydney Harbour Foreshore Authority
Lot 9 DP776815	Sydney Harbour Foreshore Authority
Lot 10 DP776815	Sydney Harbour Foreshore Authority
Lot 12 DP776815	Sydney Harbour Foreshore Authority
Lot 13 DP776815	Sydney Harbour Foreshore Authority
Lot 14 DP776815	Sydney Harbour Foreshore Authority
Lot 15 DP776815	Sydney Harbour Foreshore Authority
Lot 17 DP776815	Sydney Harbour Foreshore Authority
Lot 1010 DP 1147364	Sydney Harbour Foreshore Authority
Lot 1002 DP 844561	Sydney Harbour Foreshore Authority

5. Parties to the VPA

It is anticipated that the parties to the VPA will be Mirvac, the landowner (Place Management NSW / Sydney Harbour Foreshore Authority) and the Minister for Planning and Public Open Spaces.

6. Terms and milestones for provision of the public benefit

The proposed development provides a unique opportunity for Mirvac to redevelop a tired and no longer fit for purpose asset and ensure the final piece in the transformation of Darling Harbour is complete.

Mirvac's proposal will result in significant public benefits, including as provided below at the following stages for any development that relies on the Development Application SSD 7874:

Item.	Description	Milestone / Comment
Affordable Housing Contribution	Mirvac will make a monetary contribution towards affordable housing. The monetary contribution shall be \$5,200,000.	To be paid to the Department prior to issue of the first Construction Certificate.

7. Time when the VPA would be entered into

The VPA will be drafted and placed on exhibition close together with the future detailed (Stage 2) DA. The obligations to provide guarantees and contributions will occur upon implementation of the development consent (prior to issue of construction certification).

8. Conclusion

Following the Department's endorsement of the essential terms of the draft VPA, the VPA can be formally drafted by the parties and placed on public exhibition.

We look forward to progressing the draft VPA and we ask that the Department inform Mirvac of any further requirements to assist it in preparing the draft VPA.

If you require any additional information or wish for us to meet and elaborate further on the above items, please don't hesitate to contact the undersigned on 9080 8302 or david.hogendijk@mirvac.com.

Yours sincerely