

**From:** [Russell Hand](#)  
**To:** [Brendon Roberts](#)  
**Cc:** [Christopher Corradi](#)  
**Subject:** SSD 7375 - Redevelopment of Harbourside Shopping Centre, Darling Harbour  
**Date:** Tuesday, 1 December 2015 10:09:02 AM  
**Attachments:** [image003.jpg](#)

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Dear Brendon,

The City has had the opportunity to consider and discuss the Proponent's request for SEARs for the Harbourside Shopping Centre redevelopment.

The City also met with the Proponent this week where they took the opportunity to discuss Harbourside. It is likely that the Proponents will be required by the SEARs to consult with the City again, as the meeting was an unexpected discussion where feedback was limited.

The following points are raised for your consideration:

- Sydney Harbour Foreshore Authority and the Proponent require a broader policy or vision framework to work within. The Preliminary Concept prepared by FJMT / Jerde includes several urban ideas well beyond the scope of the Harbourside development, each of which should be thoroughly considered before design direction on Harbourside proceeds any further. The proposal requires context within a broader Urban Design Masterplan or Guidelines for the Darling Harbour Precinct. The Proponent should address and expand upon the SICEEP Urban Design and Public Realm Guidelines by Woods Bagot.
- The proposal appears a shroud to attain a large tower building envelope for office use and later convert that tower entitlement to residential use. In the current property market, the scale of the proposed tower is not required at this time. The SEARs should include a requirement that the Proponent enter into a Voluntary Planning Agreement to confirm the office land use of the SSD application and no permanent residential use.
- The site is considered more suitable to lower scale campus style office accommodation, as is the dominant built form of the Ultimo / Pyrmont peninsula.
- The proposal should address the original planning consideration and framework for Darling Harbour, being a Precinct for the people with open space and highly accessible and varied leisure activities. The original purposes of the Precinct should guide the design choices of the redevelopment.
- In the absence of any planning controls for appropriate building height, floor space and design quality, the proposal should be subjected to the same rigorous processes under Sydney Local Environmental Plan 2012 as apply in the surrounds. This would include a competitive design process to embed design excellence in to the concept proposal, particularly for the tower concept, but also to find cutting-edge retail design concepts.
- Consideration to be given regarding the actual pedestrian, tourist and commuter desires for the Bunn Street overbridge connection. The Proponent should study the existing pedestrian desire lines in the precinct to ascertain the merits of the aspect. The concept of the overbridge needs to be challenged and critiqued before proceeding any further.
- Consideration to be given to maximising access to each food court precinct in the proposal to ensure families can easily get in and get out of the centre.
- Consideration to be given to adopting a particular retail strategy for food and beverage offer to distinguish the proposal from other urban renewal projects such as Barangaroo, Darling Harbour Live and Central Park. A universal theme, such as predominant noodle/hawker market offering should be considered.
- Address overshadowing of public places expressed in a qualitative and quantitative manner – including the new Boulevard from Darling Harbour Live precinct, the new Tumbalong Park and the foreshore walk. No additional overshadowing of Tumbalong Park, after factoring in the ICC Hotel, approved IMAX redevelopment and Darling Harbour Live buildings, should be introduced.
- Address loss of daylight to adjacent residential uses in the context of Apartment Design Guidelines compliance.
- Proponent's strategy for public events in the public domain should be included in the SSD application. Recent proposals in Darling Harbour have included event space for crowds watching sports telecasts or live music and cumulatively challenge the pedestrian accessibility of the waterfront in the round when major events are to be held (e.g. Australia Day or Chinese New Year).
- Address the opportunities and constraints coming from from the Department's approved Cockle Bay Marine Structure Renewal by SHFA / Government Properties. The existing foreshore promenade is to be reduced in width and made less desirable through introduction of gangways and ramps at lower water level. Address strategies and design language for significant pedestrian/shopper drawcard(s) in the centre of the site.
- Proponent's Strategy for activation of Darling Drive is required. Maximum active frontage should be sought over vehicle access and loading. Consideration to be given to community uses such as child care at roof/podium level, community theatre or community space, tech start up office space and the like.
- Proponent's strategy for the existing disused Monorail station and associated pedestrian flyover is required.

Regards,

Russell Hand  
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Planning Assessments



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