



25 November 2015

The Secretary
Department of Planning and Environment
GPO BOX 39
SYDNEY NSW 2001

Attention: Mr Brendon Roberts

Sent via email to brendon.roberts@planning.nsw.gov.au

Dear Mr Roberts,

**Re: REQUEST FOR SEARs FOR THE REDEVELOPMENT OF THE HARBOURSIDE
SHOPPING CENTRE, DARLING HARBOUR (SSD 7375)**

I refer to the State Significant Development Application lodged by JBA on behalf of Mirvac Projects requesting the Secretary's environmental assessment requirements (SEARs) in preparation of Environmental Impact Statement (EIS) for the abovementioned proposal.

The Authority, as land owner, has met with the applicant and its architect (FJMT) and we understand that the proposal as submitted is a concept design still requiring substantial development. Key issues that need further consideration within this process include:

- Design, scale and massing of the proposal, particularly the proposed tower, in the context of Darling Harbour and precincts to the west.
- Overshadowing, particularly of existing public domain space
- Heritage impact of the tower on Pyrmont Bridge
- Public benefits of the proposal

We consider that this proposal needs to be further developed and should fully address these key issues before the Authority would be prepared to support it.

The following comments, in particular, should be included in the SEARs:

Under Item 1, Statutory and Strategic Context, add the following document reference after the last bullet point:

- SHFA's Darling Harbour Public Domain Manual, 2015.

Under Item 3, Design Excellence, Built Form and Public Domain:

- Address SHFA's Design and Development Advisory Panel comments on the proposal (see copy at Attachment A). The Authority's independent expert Panel was briefed on

Request for SEARs Harbourside Shopping Centre

the proposal and noted its concerns over a number of design matters that require further consideration.

- Increase the width and remove constrictions on the waterfront promenade public domain where feasible.
- Address view sharing, particularly in relation to residential buildings and hotels to the west.
- Improve activation and visual access into the redevelopment along the Darling Drive frontage.

Under item 4, Heritage - include:

- Address SHFA's Design and Development Advisory Panel comments on the proposal (see copy at Attachment A).
- Provide details of visual impacts of the proposed development on the Precinct.
- Provide details of heritage impacts of the proposed development on the Pyrmont Bridge.

Under item 5, Transport and Accessibility (operation) – include;

- Provide details of the key access elements including proposed connection to Bunn Street and to Pyrmont Bridge.
- In relation to construction traffic, provide that the construction management plan takes into account any other works in Darling Harbour that may occur concurrently.
- Provide improved connectivity from public transport to Darling Harbour, including from the light rail.
- Provide improved connectivity to the waterfront from the west.

Under item 11, Contributions and/or Voluntary Planning Agreement – add;

- after '....requirements' – including the renewal of public domain on the waterfront promenade on the western side of Cockle Bay and on the western approach to Pyrmont Bridge, improved access to Pyrmont Bridge from the waterfront and from the redevelopment and improved pedestrian links.

Under Plans and documents, include;

- For the visual catchment assessment, add Pyrmont, Darling Harbour Precinct and Pyrmont Bridge as key areas to be addressed.

As custodian of Darling Harbour, the Authority remains committed to closely working with the proponents and the Department to ensure that any renewal within the precinct continues to reinforce and strengthen the urban design of Darling Harbour. If you require any further information, please contact the Authority's Senior Place Planner, Nick Fterniatis on 9240 8507 or Willem Clasie, Development Manager on 9240 8673.

Yours sincerely



Dr Deborah Dearing
Executive Director, Place Renewal

SHFA Design and Development Advisory Panel comments to the Applicant – October 2015

FJMT presented to the Design and Development Advisory Panel on 9 October 2015. The presentation addressed the proposal for redevelopment Harbourside Shopping Centre, Darling Harbour. The proposal comprises:

- Tiered low level (4 levels) of retail development; and
- A commercial tower at the northern end of the site adjacent to Pyrmont Bridge

FJMT noted the design sought to create a topographical amphitheatre to reinforce the quality of the Darling Harbour Precinct, that the tower had been positioned to the north to reduce view impacts and in consideration of the the ICC Hotel and SICEEP development and that one of the a key connections is from Darling Harbour to Ultimo/Pyrmont on Bunn Street.

A summary of the comments provided to the Applicant is provided below.

The Panel raised concerns about the height and location of the proposed tower, the towers impact on the heritage of the Pyrmont Bridge and its overshadowing, particularly in relation to the public domain. It also raised concern about the towers fit with the precinct on the western side of Cockle Bay and the importance of maintaining and improving the public waterfront promenade.

Specific design comments from the Panel are grouped under the following headings:

Public spaces and access

- The improved connectivity into Ultimo/Pyrmont was highly supported and further development and expansion was encouraged.
- The scheme relies on a pedestrian connection over Bunn Street, which means negotiating access from parties whose NE view will be blocked by the tower.
- A summary of public benefits should be prepared.

Form - building height/envelope/bulk/scale:

- The concept of terracing the building and stepping down to the public domain was supported as was the demolition of the existing development.
- The relocation of the tower further south was suggested.
- Consideration to more than one tower with lower heights was suggested.
- Overshadowing from the tower, particularly in relation to public domain including the waterfront, is a significant issue and concern.
- The location of the tower relative to the Pyrmont Bridge was raised as it presents an unsatisfactory relationship.

Heritage

- Pymont Bridge is one of few heritage items in Darling Harbour, and needs to be reinforced, not diminished, so it reads as a strong, independent historic structure.
- There is an opportunity to improve the legibility of and the connections to the historic Pymont Bridge which needs to be developed.
- The location of the tower relative to the Pymont Bridge was raised as it presents an unsatisfactory relationship.
- It was suggested the tower could be pushed back to allow for a better design reading of the historic Pymont Bridge.