

Wednesday, 4 November 2020

NSW Department of Planning & Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150
Tel.: +612 2875 1182

Dear Mr Glasgow,

RE: SSD7-874 Harbourside Shopping Centre Redevelopment (2 – 10 Darling Drive, Darling Harbour)

I am writing in response to the request for submissions in relation to the exhibition of the Harbourside Shopping Centre Redevelopment (Application Number SSD-7874) located at 2 – 10 Darling Drive, Darling Harbour.

As noted in the Australian National Maritime Museum's (ANMM's) submissions for SSD 16_7874 dated 17 February 2017 and 28 April 2020, the ANMM reaffirms and welcomes the investment by Mirvac in the precinct, including the work completed to date in response to submissions received; however, several issues remain with the current exhibition that the ANMM would like to see addressed.

Specifically, the ANMM objects to SSD7-874 for the following reasons which are not addressed in the 'Response to Public Submissions' by Ethos Urban dated 12 October 2020:

1. Engagement with the ANMM

ANMM's previous submissions dated 17 February 2017 and 28 April 2020 noted that ANMM had received no correspondence from Mirvac or their associated consultants for the Harbourside Shopping Centre Redevelopment. Throughout the 'Response to Public Submissions' document included with the current exhibition, it is cited that "...Mircac has completed over 3.5 years of extensive stakeholder consultation...", and that, "...this has included consulting and collaborating with the landowner, adjoining landowners, residents, action groups, authorities and agencies. Mirvac has listened to the feedback received and positively responded".

As a key stakeholder, adjoining land occupier and Federal Government agency, the ANMM has not received any communication from Mirvac, nor has it been consulted with. The Construction and Environmental Management Plan (CEMP) also indicates a high level of community consultation has taken place; however, this has also not included the ANMM.

Given the proximity of the Development to ANMM, ANMM's expectation is it should be involved in extensive consultation throughout the continuing planning phase for the project, as well as during the project itself (should it proceed). ANMM would invite a meeting with the Mirvac project lead as soon as possible.

2. Public Access

The ANMM had previously raised that the CEMP included in the submission does not adequately detail whether directional signage to businesses impacted by changes to pedestrian thoroughfares will be provided on hoarding. Approximately 40 per cent of the ANMM's visitors are pedestrians who arrive via Darling Harbour; therefore, it is critical that the CEMP provides clear directional signage to the ANMM and that the Development does not in any way inhibit pedestrian access to the ANMM – including during any proposed works under or adjacent to Pyrmont Bridge.

3. Pyrmont Bridge Landscape Design

The Aspect Studios Landscape Design Report dated 8 October 2020 included in the exhibition includes concepts for possible works leading onto, and under, Pyrmont Bridge. Given both of these locations directly interface with the museum's site, it is imperative that Mirvac consults with the ANMM in relation any proposed designs and works for these spaces to ensure a consistent look and feel is maintained along the Western Harbour foreshore.

4. Environmental Impacts

4.1 Wind

We note that an updated Wind Assessment has been prepared by Cermak Peterka Petersen (CPP), and though it mentions minimal impact to pedestrians sitting and standing, it does not address the impact to the ANMM's vessels on the water, with some of these holding high historical and cultural value. The increased wind velocities directly impact visitor enjoyment of the ANMM, particularly the outdoor vessels offer that is a key element of the museum experience.

4.2 Noise and Vibrational Impact

The ANMM was not consulted as part of the 'Demolition Acoustic Report' prepared by Renzo Tonin & Associates and though the report mentions that noise is within the City of Sydney guidelines at some stages, the decibels level from a hydraulic hammer exceed that limit. The report recommends that use of a hydraulic hammer in Stages 2 not commence prior to 8am, and one additional hour of respite be provided during the day which attends to concerns for the Murray Street apartments, Ibis and Novotel Hotel. This does not address the issue of noise during the ANMM's opening hours when visitors (including school groups) primarily spend time

outdoors visiting the museum's vessels and corporates hire museum venue spaces for conferences. Both of these activities provide vital self-generated revenue streams to ANMM, which is a not for profit entity. Therefore, high levels of noise during business hours would have a material, detrimental impact on our customers and their museum experience, and potentially lead to long term brand damage and impacted business relationships.

The vibration levels covered in the same report reviews the potential limits only and although addresses the ANMM, it only takes into account potential low structural damage risk to the building. The ANMM holds a number of delicate artefacts, including numerous items held on loan from other governments and private collectors. These objects require a controlled environment to be maintained, including the management of vibrational impacts; the report by Renzo Tonin & Associates fails to address this.

4.3 Increase to Vermin Population

The CEMP still does not include a vermin management plan for the high number of vermin in the area. As previously submitted, upon the demolition of the existing Harbourside building, it is expected that the number of vermin around the redevelopment site will increase significantly. A rise in vermin numbers not only poses a risk to public health, but also has the potential to cause damage to neighbouring buildings and the Museum's historic ships and historical artefacts, which are part of the Australian national collection.

Further planning and consideration is required in relation to vermin management and control.

The Museum trusts that the NSW Department of Planning and Mirvac will address these issues and again requests to be involved in future key stakeholder consultation in relation to the Harbourside redevelopment. In particular, in relation to the key issues impacting the ANMM as identified above.

Yours faithfully,



Kevin Sumption PSM
Director and CEO