

3 November 2020

**Our Ref:** P-20107 DR/CD

**David Glasgow**

NSW Department of Planning, Industry & Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

Dear David,

## RE: HARBOURSIDE SHOPPING CENTRE REDEVELOPMENT | SSD-7874

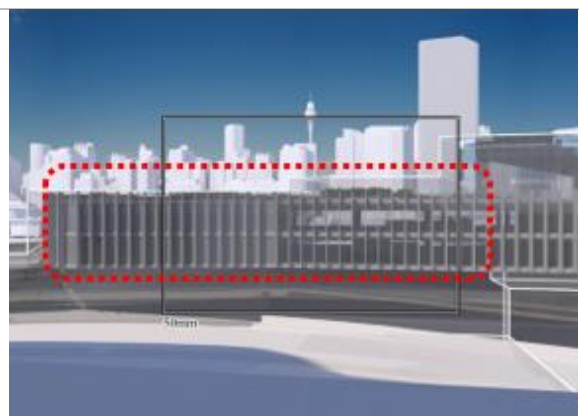
City Plan Strategy & Development P/L (City Plan) has been engaged by Colliers International, acting on behalf of the ground lessee of the Novotel and Ibis Hotels. This submission is in addition to the previous submission prepared by City Plan, dated 29 April 2020, and responds to the amended proposal submitted by the proponent in relation to the Harbourside Shopping Centre site.

It is acknowledged that the proposal has been amended following public exhibition. In particular, it is noted that a small portion of the proposed podium's northern section has been reduced by approximately 1 - 2 storeys. Despite this amendment, view impacts from communal restaurants in both the Novotel and Ibis Hotel's towards the city skyline will remain severely impacted. In some cases, Darling Harbour water views will also be impacted. This is demonstrated by the proponent's photomontage analysis submitted as part of the revised scheme, extracts of which are in Tables 1 and 2 below. It should be noted that in some cases, the impacts are, in fact, greater than demonstrated below as several photomontages are depicted from at least 1 level above the restaurant floor levels (i.e. the restaurants are located on the ground floor whilst most photomontages are from levels 1 or higher).

*Table 1: Ibis Hotel view impact images*



*Figure 1: Location of model image and location of Ibis Hotel restaurant (Source: Virtual Ideas/City Plan)*



*Figure 2: Likely view loss from Ibis Hotel restaurant outlined red given its lower position (Source: Virtual Ideas/City Plan)*



Figure 3: Location of model image and location of Ibis Hotel restaurant (Source: Virtual Ideas/City Plan)

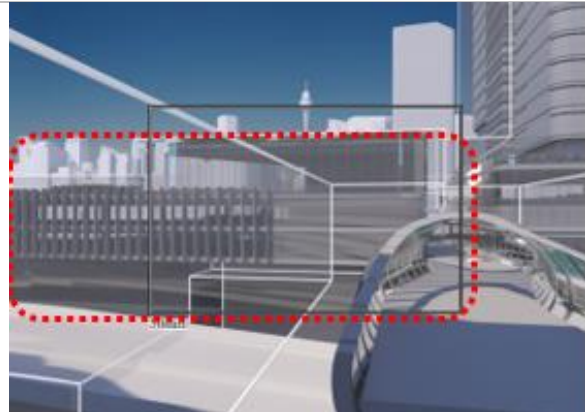


Figure 4: Likely view loss from Ibis Hotel restaurant outlined red given its lower position (Source: Virtual Ideas/City Plan)



Figure 5: Photograph from actual restaurant level at Ibis Hotel (Source: Virtual Ideas)



Figure 6: Proposal's view impacts outlined red. Impacts towards the city skyline are regarded as severe (Source: Virtual Ideas/City Plan)

Table 2: Novotel Hotel View Impact Images



Figure 7: Location of model image and location of Novotel Hotel restaurant (Source: Virtual Ideas/City Plan)

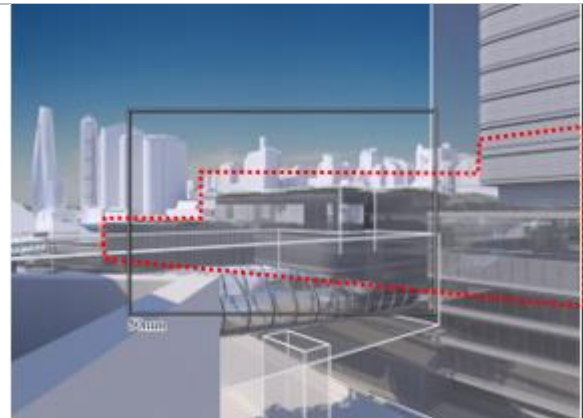


Figure 8: Likely view loss from Novotel Hotel restaurant outlined red given its lower position (Source: Virtual Ideas/City Plan)

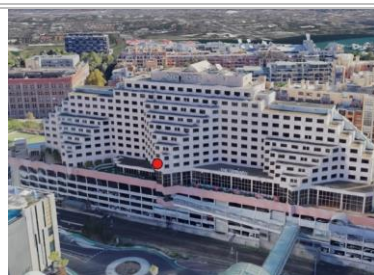


Figure 9: Location of model image and location of Novotel Hotel restaurant (Source: Virtual Ideas/City Plan)



Figure 10: Existing view from model image (Source: Virtual Ideas)

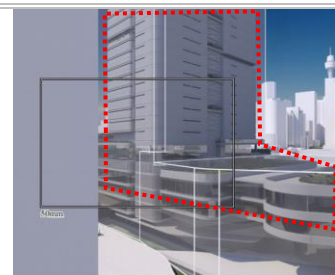


Figure 11: Proposed view with view impacts outlined red. Impacts include loss of water views and loss of skyline views (Source: Virtual Ideas/City Plan)

The restaurants are communal in nature and a key attraction for hotel guests as well as members of the public generally. The restaurants are specifically sited and configured to capture views of the city skyline as well as Darling Harbour generally. In this case, view impacts as a result of the proposal in relation to the hotel's restaurants are considered to be severe.

We submit that these impacts to the hotel's core attractions may impact on Darling Harbour's role as a tourism and tourist accommodation destination. Both the Novotel and Ibis Hotels have been and continue to be major contributors to the Sydney tourism industry, particularly with regard to Darling Harbour and the Sydney CBD. Adverse impacts to those facilities within the hotel, which are draw cards for tourists, may consequently impact the local tourism sector and should be avoided.

Given the above, it is not unreasonable for all or most of such views to be retained given their importance generally and their importance to the operation of the hotels. As such, further modelling should take place to confirm a proposed envelope which identifies this outcome. Our analysis suggests that the proposed podium should be no greater in height than the existing Harbourside Shopping Centre roof line.

Should you wish to discuss this submission further, please contact the undersigned on 8270 3500.

Yours Sincerely,



**David Ryan**  
Executive Director