

HARBOURSIDE REDEVELOPMENT

Frequently Asked Questions

December 2016

What is the concept proposal for Harbourside?

- Mirvac Projects Pty Ltd is seeking approval of a concept proposal for the redevelopment of the Harbourside Shopping Centre, 2-10 Darling Drive, Sydney.
- The concept proposal establishes a framework for the future redevelopment of the site and includes intended land uses, building envelopes, public walk ways and public parks and thoroughfares.
- The key components of the concept proposal includes:
 - a height of up to 15.5m to 30.5m (approximately five storeys) for the redevelopment of the shopping centre
 - a height of up to 166.53m (approximately 40 storeys) for the residential apartment tower
 - an area of 87,000m² for retail (52,000m²) and residential (35,000m²)
 - basement parking for approximately 295 spaces
 - public walk ways and public parks and thoroughfares
 - remediation, infrastructure, flooding and a strategy to achieve efficient heating and cooling and water usage.
- Further detailed development applications are required before building can commence. The development application(s) will be guided by a design excellence framework and urban design guidelines. The proposed design excellence framework and urban design guidelines are on exhibition as part of the concept proposal.

Why has Mirvac put in this proposal?

- The applicant has stated the proposal is part of the revitalisation of Darling Harbour to further renew tourism and entertainment facilities in the area and to reinforce Sydney as Australia's pre-eminent tourism destination.

Will any changes be made to existing pedestrian walkways?

- For a full report on changes proposed to pedestrian access on and around the site, see Appendix S *Pedestrian Access Strategy* of the Environmental Impact Statement (EIS).

Will the new development impact the heritage look/streetscape?

- Appendix E *Heritage Impact Statement* of the EIS discusses potential heritage impacts of the proposal.

How was the height of the development determined?

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- The applicant has specified the proposed building heights in the concept proposal. The height along with other aspects of the proposal will be assessed through consideration of the impacts on the area and the existing development in the area.

Where will the parking be located?

- The parking will be located in the basement levels, see Section 5.12.2. *Parking* in the EIS.

If the development goes ahead, what would the public benefits be?

- See section 5.29 *Public Benefits and Development Contributions* on page 120 of the Environmental Impact Statement.

Can the tower be moved?

- The applicant will be able to respond to this issue along with other issues raised during exhibition in their Response to Submissions.

How many people will the residential tower house?

- Further detail such as the number of apartments will be confirmed through Stage 2 of the assessment process.

Where can we see a physical model of the building?

- A model of the development is available in the City of Sydney Council in their office lobby: Town Hall House, Level 2, 426 Kent Street, Sydney.

How does a merit assessment work? What standards must the applicant meet?

- The applicant is required to meet the list of requirements issued in the Secretary's Environmental Assessment Requirements (SEARs). The SEARs are available on the [Major Projects website](#).

Who assesses the proposal?

- The Department of Planning and Environment (the Department) must assess the proposal as it has a capital investment value over \$10 million and is within Darling Harbour. This constitutes a State Significant Development.

Will decisions be transparent?

- The full reasoning as to why the development is / is not approved will be provided in the Assessment Report, which will be made available on the Major Projects site: <http://majorprojects.planning.nsw.gov.au/> once the assessment has been finalised.

What consultation has been undertaken to date?

- Prior to lodging the application, the Department required Mirvac to undertake consultation with local and State authorities, community groups and affected landowners. This has included establishing community contact channels (1800 number), letter box drops, newspaper

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advertisements and community information sessions. Further consultation will also take place at Stage 2 of the development application process.

- Following lodgement of the application, the Department has advertised the proposal in various local newspapers and has sent letters to local landowners and people that submitted comments in relation to the SEARs. In addition, the Department has contacted local community groups and offered to meet community representatives to further explain the proposal and the planning process.

How do I comment on the proposal?

- The application is on public exhibition from 15 December 2016 until 14 February 2017 and we welcome your feedback during this period.
- You can make a submission by:
 - going online to: <http://majorprojects.planning.nsw.gov.au>
 - post to Planning Services, Department of Planning and Environment, GPO Box 39, Sydney, NSW 2001.
- All submissions will be made public in line with the Department's objective to promote an open and transparent planning system. If you do not want your name published, please state this clearly at the top of your submission. Before making a submission, please read our privacy statement at: www.planning.nsw.gov.au/privacy

What happens next?

- Following the exhibition, the applicant will prepare a report (a Response to Submissions), addressing concerns or issues raised by the community, council or government agencies. The Response to Submissions will be published on our website.
- The Department will fully review all submissions received and carefully assess the concept proposal before making a decision or recommendation on the application.
- If there are a large number of objections or the City of Sydney objects to the concept proposal, the application will be sent to the Planning Assessment Commission (PAC) for a decision.

Where can I find out more?

- To find out more you can:
 - go online to <http://majorprojects.planning.nsw.gov.au>
 - visit the Department's Information Centre, Level 22/320 Pitt Street, Sydney
 - call our Information Centre on 1300 305 695. If English isn't your first language and you require an interpreter, please call 131 450. Ask for an interpreter in your language and then request to be connected to our Information Centre on 1300 305 695

email information@planning.nsw.gov.au