



23 April 2021

Anthony Witherdin
Director
Key Sites Assessments
Department of Planning, Industry & Environment

via email: [REDACTED]

Dear Mr Witherdin

Harbourside Shopping Centre Redevelopment (SSD 7874)

I refer to the State Significant Development Application for the Harbourside Shopping Centre Redevelopment (SSD 7874) (**Project**), currently before the Independent Planning Commission for determination.

Commissioners Dianne Leeson (Chair) and Wendy Lewin, comprise the Panel appointed to determine the Project.

The Panel request the assistance of the Department of Planning, Industry and Environment (**Department**) in the Panel's deliberations on the Project.

Based on the information provided by the Applicant for the Project, the Panel are concerned about the Concept Proposal's amenity impacts, in particular overshadowing to the public domain, foreshore access to public open space, and view loss impacts.

It would assist the Panel, in its consideration of the amenity impacts of the Project, if the Department could consult with the Applicant for the Project and provide further options analysis for alternative building envelopes, including modelling of predicted impacts. In particular, the Commission would be assisted by analysis of options that include:

1. A maximum podium height of RL 11.8 applying to the entire portion of the podium to the north of the proposed tower.
2. A reduction in the maximum building envelope area (BEA) tower floor plate to 1,000m², with the western frontage of the tower retained/aligned in its current location to achieve a greater setback of the eastern frontage of the tower from the waterfront promenade (Drawing SSDA1-101 and Figure 12 of the Department's Assessment Report currently show a BEA that is greater than 1,000m²).
3. Connectivity to a greater area of contiguous (upper level) public open space from the western end of Pyrmont Bridge and the Murray Street pedestrian plaza – i.e. at the top of the northern podium level.

Please ensure the modelling includes:

- overshadowing analysis of public domain and waterfront promenade areas for 21 June and 21 September clearly delineating the existing Harbourside Shopping Centre shadow impact, predicted shadow impact of both the podium and tower elements of the proposal as submitted, and predicted shadow impact of the alternative envelopes as set out above; and



- visual impact analysis from Pymont Bridge (approximately one third along from western end) and from the proposed plaza entry point.

The Panel would also welcome any other relevant information the Department or the Applicant is minded to provide regarding the amenity impacts of the Project, in particular with reference to overshadowing and view loss impacts.

The Panel requests that the Department consult with the Applicant and revert to the Panel as soon as possible, although no later than **30 April 2021**. Please advise if additional time is required.

Should you require any further information, please contact me on [REDACTED] or via [REDACTED]

Yours sincerely,

Stephen Barry
Planning Director