



Hippocampus whitei

SYDNEY HARBOUR ASSOCIATION

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The Presiding Officer

Independent Planning Commission NSW

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Harbourside Shopping Centre Redevelopment, Darling Harbour (SSD7874)

We refer to the ***additional information*** listed and provided in the Commission's email of 13 May 2021.

Taken overall, we think the responses of the Department and the Applicant to the Commission's inquiries indicate/foreshadow some adjustments to the proposal that appear to be helpful, but they seem relatively minor.

As is frequently the case, many of the main issues arising from the proposal could eventually be resolved by this kind of marginal negotiation, although we consider such a "little-by-little" process would require rather more iterations than those that are documented in the present correspondence.

The ambit claims of the original proposal laid considerable emphasis on project viability/profitability, and that emphasis remains apparent in the applicant's responses. While no particular level of profitability is indicated, resort to the concept itself to justify the content of the proposal is understandable from a commercial viewpoint – the applicant is indeed a commercial undertaking. However, a private firm's profitability aims have no obvious relationship to the imperatives of the *Aims of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP)*, and – very importantly for us – Clause 2(1)(a) of that Plan.

Accordingly, we retain the view stated in our submission of 3 May 2021 that the *nett benefit* of the changes, including those now proposed, remains unclear. Because that is so, we cannot consider the proposal to be acceptable.

Yours sincerely,

Hylde Rolfe, Secretary.

18 May 2021.