



FRIENDS OF ULTIMO  
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To  
Independent Planning Commission  
[ipcn@ipcn.nsw.gov.au](mailto:ipcn@ipcn.nsw.gov.au)

Ultimo, 19 May, 2021

## SUBMISSION HARBOURSIDE SHOPPING CENTRE REDEVELOPMENT, DARLING HARBOUR SSD 7874

Friends of Ultimo (FoU) is a community group, founded nine years ago, which aims to address local Ultimo issues. We communicate with our 300 members through regular emails and a Facebook page.

In our previous submission to the Planning Department (Major Projects) dated 28-04-2020 we concluded that this project is “*an overdevelopment that would bring 300+ new luxury apartments into an area which cannot support them.*” We are still of the same opinion but specifically comment here, as requested, on the new material recently made available by the Independent Planning Commission (IPCN).

In their letter to the Applicant dated 23-04-2021 the IPCN expressed the following concerns:

- Inadequate foreshore access to public open space
- Overshadowing of the public domain
- impacts of loss of view

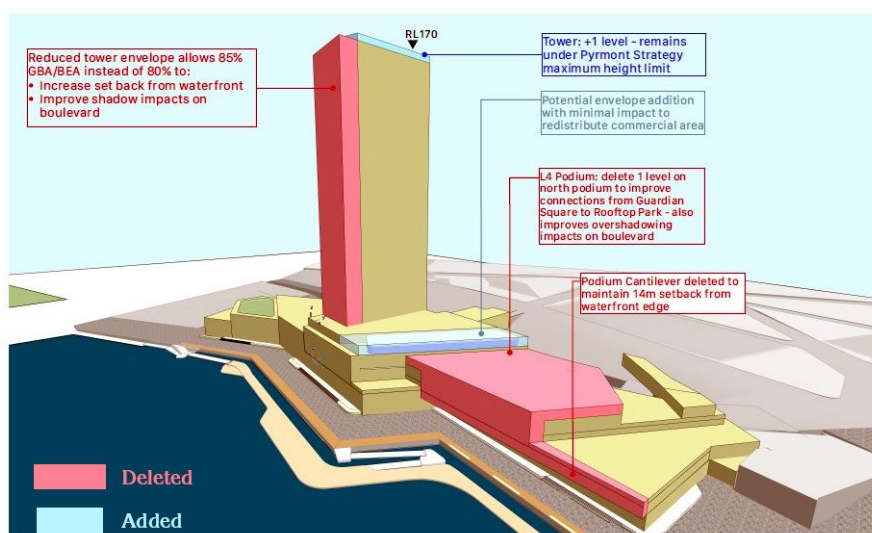
And requested the following “adjustments” to the project to alleviate these concerns:

- A maximum podium height of RL 11.8
- A reduction in the maximum building envelope area (BEA) tower floor plate to 1,000m<sup>2</sup>
- 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.

**We believe the requested adjustments are reasonable** and will help to address the stated concerns.

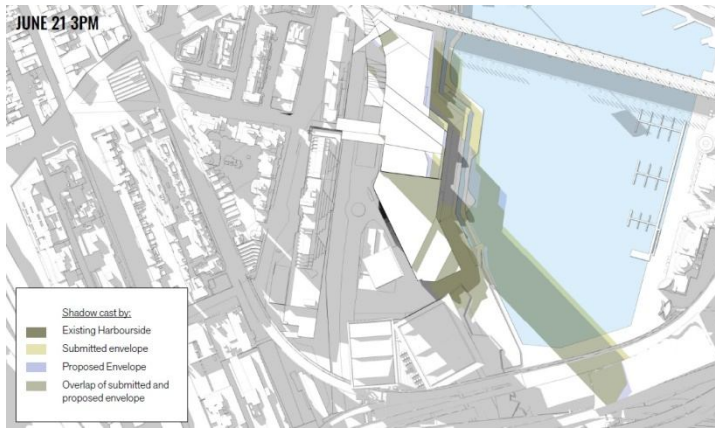
However the Applicant submitted an alternative proposal on 06-05-2021, showing

- a podium height of RL 21.35
- A tower plate only slightly reduced (NE corner truncated) and a tower height increased to RL 170.00.

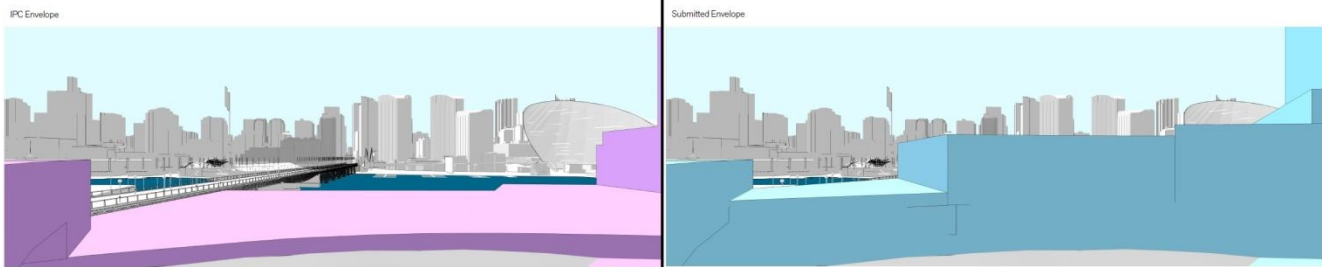


**We believe the alternative proposal is not reasonable** because it would result in

- excessive overshadowing of the harbour



- unacceptable losses of view for nearby residents



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