



RECORD OF SITE INSPECTION

SITE INSPECTION NOTES		
Project:	Harbourside Shopping Centre Redevelopment (SSD 7874)	
Location:	2-10 Darling Drive, Darling Harbour and locality	
Date:	Tuesday, 13 April 2021	
Time:	11am – 1:10pm	
ATTENDEES		
Commissioners:	Dianne Leeson Wendy Lewin	Panel Chair
Office of the IPC:	Kate Moore Lindsey Blecher Kane Winwood	Principal Case Manager Senior Planning Officer Consultant assisting the Commission
Applicant:	Alexis Cella David Hogendijk Lachlan Attiwill Richard Francis-Jones Sacha Coles Tim Blythe Ross Hornsey Eliza Potter	Ethos Urban Mirvac Mirvac Fjmt Aspect Urbis Ethos Urban Mirvac
Community Group Representatives:	Bill d'Anthes Ken Loudon Tristan Ramsey David Palmer	Deputy Convenor, Pymont Action Inc Committee Member, Pymont Action Inc Facilities Manager, One Darling Harbour Strata Committee Representative, One Darling Harbour
LOCATIONS AND KEY OBSERVATIONS		
<p>The locations visited during the site inspection are listed below with reference to the Map at Attachment A to this record of site inspection. In relation to each location, the key observations are noted. Photographs taken during the site inspection, with reference to the locations visited are at Attachment B to this record of site inspection.</p> <p>1) Location 1 – Pymont Bridge Introduction and opening statement by Panel Chair, Dianne Leeson and Covid 19 briefing</p> <p>The Applicant provided a printed presentation handout for attendees. Attachment C to this record of site inspection.</p> <p>The Panel observed the concept proposal site context from Pymont Bridge.</p> <p>Discussion about footprint of existing building and Concept Proposal. The Panel requested comparative images depicting the existing site overlaid with the concept proposal from approximately the centre and last quarter of the western end of Pymont Bridge at eye level, looking towards the site. The Panel requested a diagram depicting the footprint of the existing building overlaid with the proposed building footprint.</p> <p>2) Location 2 – Pymont Bridge The Panel observed</p> <ul style="list-style-type: none"> the site context and surrounding developments existing public domain areas 		



Discussion about key elements of the proposed public domain aspect of the concept proposal. The Applicant noted that the Ferris wheel located to the east of the site is not part of the project.

3) Location 3 – Public Domain

The Panel observed

- The existing public domain and the location of proposed public domain areas
- Former monorail station, proposed to be demolished
- Interface between the proposed site for Guardian Square and Pyrmont Bridge

Discussion about the proposed public domain areas and location of the proposed podium and tower. The Panel requested a comparative image depicting the existing site, overlaid with the concept proposal from the western pedestrian plaza/connection to Pyrmont Bridge from an eye level perspective.

4) Location 4 – Site Western Edge

The Panel observed

- The existing Murray Street Bridge
- Darling Drive
- 50 Murray Street, Darling Harbour (One Darling Harbour)
- The site's surrounding development

5) Location 5 – Bunn Street Passageway

The Panel observed:

- The location of the proposed Bunn Street Pedestrian Bridge
- The existing pedestrian bridge connection to the Harbourside shopping centre, proposed to be demolished
- Location of the proposed Market Street visual link from Bunn Street

Discussion about proposed pedestrian access way, height of podium and location of the tower. The Panel requested comparative images depicting the existing site overlaid with the concept proposal, viewed from the Bunn Street passageway, west of the site looking east.

6) Location 6 – Existing Harbourside Building

The Panel observed the interior of the existing Harbourside shopping centre

7) Location 7 – Darling Harbour Boulevard

The Panel observed:

- The Darling Harbour foreshore boulevard
- Wharf to the east of the site
- The Woodward Fountain
- Cabbage tree palms within the site

Discussion about concept proposal foreshore set back and overshadowing impacts. The Applicant advised the Cabbage Tree Palms would be removed and that the pontoon to the east of the site is outside the concept proposal and no works proposed to it. The Panel requested comparative images depicting the existing site overlaid with the concept proposal at the northern extent of the Woodward Fountain (south east corner of the site (promenade) – looking north, north west to the site, at eye level on the promenade.



8) Location 10 – Northern Project Boundary & Boulevard beneath Pyrmont Bridge

The Panel observed:

- Pyrmont Bridge from the Darling Harbour foreshore boulevard
- Sandstone stairs connecting Pyrmont Bridge and the foreshore boulevard

Discussion about proposed concept proposal northern set back to Pyrmont Bridge

9) Location 4 - 50 Murray Street, Darling Harbour (One Darling Harbour)

The Panel was provided access to four (4) apartments, on the eastern side of 50 Murray Street Darling Harbour (One Darling Harbour) at levels 2, 4 and 5. The One Darling Harbour Facilities Manager and (A/Chair of the Strata Committee provided access to the Apartments.

The Panel observed:

- The site and locality from each of the four apartment's eastern balcony/terrace.

Site Inspection closed at: 1:10pm