

From: [David Glasgow](#)
To: [Tahlia Hutchinson](#); [Anthony Witherdin](#)
Cc: [Kendall Clydsdale](#)
Subject: RE: IPC Request for Comment on Draft Conditions - Harbourside Shopping Centre Redevelopment - Public Domain and Bridges
Date: Friday, 30 May 2025 11:08:07 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Thalia,

Thanks for sending these through.

We've reviewed the proposed amendments and don't have any concerns.

Happy to discuss further if needed.

Thanks

David

From: Tahlia Hutchinson [REDACTED]
Sent: Wednesday, 28 May 2025 10:24 AM
To: Anthony Witherdin [REDACTED]
Cc: David Glasgow [REDACTED]; Kendall Clydsdale [REDACTED]
Subject: IPC Request for Comment on Draft Conditions - Harbourside Shopping Centre Redevelopment - Public Domain and Bridges

Good morning Anthony,

The Commission is considering potential amendments to the recommended conditions of consent for the Harbourside Shopping Centre Redevelopment – Public Domain and Bridges Project (SSD-49653211). The Commission is seeking comment from the Department on the workability, enforceability and any unintended consequences of the draft conditions.

Please see attached the cover letter and Attachment A (table of draft changes to conditions). Please also find attached a word copy of Attachment A for ease of completion.

Kind regards,

Tahlia Hutchinson | Senior Planning Officer

Office of the Independent Planning Commission NSW

Suite 15.02 Level 15 135 King Street Sydney NSW 2001

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From: [Kendall Clydsdale](#)
To: [David Glasgow](#)
Cc: [Tahlia Hutchinson](#)
Subject: Clarification sought for Harbourside Redevelopment – Public Domain and Bridges
Date: Friday, 6 June 2025 10:48:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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[image005.png](#)

Good morning David,


The Commission has noted a very minor matter in the legal description of the site for the Harbourside Redevelopment – Public Domain and Bridges project.

The Department's assessment report provides the following legal description:

Table 1 | Key characteristics of the site and surrounding areas

Aspect	Description
Address	• 2-10 Darling Drive, Darling Harbour.
Legal description	• Lots 1-10, 12-15, 17 DP 776815 and part Lot 2015 DP 1234971, Lot 300 DP 836419.

The Department's draft recommended development consent describes the site as:

Site:  Harbourside Shopping Centre
2-10 Darling Drive, Darling Harbour, City of Sydney
Lots 1-10, 12-15 and 17 DP 776815, Lot 300 DP 836419 and part Lot 2015 DP 1234971



The Commission simply seeks to clarify that is it only part Lot 2015 DP 1234971 which is a 'part lot' i.e. Lot 300 DP 836419 is not intended to be described as a part lot?

Thanks David.

Kind regards,

Kendall Clydsdale | Principal Case Manager

Office of the Independent Planning Commission NSW
Suite 15.02 Level 15 135 King Street Sydney NSW 2000

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From: David Glasgow [REDACTED]
Sent: Thursday, 12 June 2025 12:09 PM
To: Kendall Clydsdale [REDACTED]
Subject: FW: Clarification sought for Harbourside Redevelopment – Public Domain and Bridges

Hi Kendal,

The Applicant has confirmed the Department's position that the description should be read as **Part Lot 300 DP 836419**.

Thanks

David

From: Alexis Cella [REDACTED]
Sent: Thursday, 12 June 2025 10:57 AM
To: David Glasgow [REDACTED]
Subject: RE: Clarification sought for Harbourside Redevelopment – Public Domain and Bridges

Hi David,

Confirming correct, the scope of works for SSDA 3 only relates to a part/portion of both of those lots 300 DP836419 (being Novotel) and lot 2015 DP1234971 (being a larger lot covering surrounding public domain of Cockle Bay, Darling Drive etc).

Regards

Alexis

Alexis Cella

Director
Planning



M. [REDACTED]
W. ethosurban.com



Ethos Urban acknowledges Traditional Owners of Country throughout Australia and recognises the continuing connection to lands, waters, and communities. We pay our respect to Aboriginal and Torres Strait Islander cultures; and to Elders past and present.

We pledge our support to the Uluru Statement from the Heart and embrace the call to walk with the Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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From: David Glasgow [REDACTED]

Sent: Wednesday, 11 June 2025 9:55 PM

To: Alexis Cella [REDACTED]

Subject: FW: Clarification sought for Harbourside Redevelopment – Public Domain and Bridges

Hi Alexis,

Before I go back to Kendal on this can I just confirm with you that the site description should be Part of Lot 300 DP836419 - As this relates to the Novotel site.

Thanks

David

From: [David Glasgow](#)
To: [Kendall Clydsdale](#)
Cc: [Tahlia Hutchinson](#)
Subject: RE: Harbourside Shopping Centre Redevelopment - Public Domain and Bridges: Request for Information.
Date: Thursday, 12 June 2025 11:28:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Thanks Kendall,

No comments from me —looks correct now.

I've contacted the applicant regarding the lot description. This lot was deliberately excluded from the bulk excavation DA, and there's been some history regarding which specific lots/DPs are to be included across the broader project stages as its changed.

Kind regards,
David

From: Kendall Clydsdale [REDACTED]
Sent: Thursday, 12 June 2025 9:00 AM
To: David Glasgow [REDACTED]
Cc: Tahlia Hutchinson [REDACTED]
Subject: RE: Harbourside Shopping Centre Redevelopment - Public Domain and Bridges: Request for Information.

Hi David,

Could you please advise if the Department has any comments on the revised amendments to conditions B18 below (revised based on your comments below):

*Prior to the issue of the first Construction Certificate for Stage 1 and Stage 2 public domain works the Applicant must submit **evidence to the satisfaction of the Certifier which demonstrates that a design verification from a suitably qualified and practicing professional engineer with experience in wind impact assessment that the construction certificate detailed design documentation for each relevant stage includes the mitigation measures in the Harbourside Redevelopment Wind Impact Assessment (#2105658) prepared by RWDI (version D, dated 4 November 2022 7 August 2024) have been included in the detailed design of the relevant stage.***

Thank you, David.

Kind regards,

Kendall Clydsdale | Principal Case Manager
Office of the Independent Planning Commission NSW
Suite 15.02 Level 15 135 King Street Sydney NSW 2000
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From: David Glasgow [REDACTED] >
Sent: Wednesday, 11 June 2025 10:52 PM
To: Kendall Clydsdale [REDACTED] >
Cc: Tahlia Hutchinson [REDACTED] >
Subject: FW: Harbourside Shopping Centre Redevelopment - Public Domain and Bridges: Request for Information.

Hi Kendal,

Apologies for the delay in getting back to you.

I've looked into this now and can confirm that the reference was a misdescription. The consent was intended to refer to the RWDI Pedestrian Wind Environment Assessment dated 7 August 2024 (attached)

Accordingly, the Commission's proposed amendment to refer to the 20 June 2023 document is not relevant, as that document simply confirms the findings of the 4 November 2022 PWEA for the public domain, which has since been superseded by the 7 August 2024 version- and is included in that report too from page 113 on.

Apologies for not picking this up earlier.

Kind regards,
David

From: Kendall Clydsdale [REDACTED]
Sent: Friday, 6 June 2025 3:28 PM
To: David Glasgow [REDACTED]
Cc: Tahlia Hutchinson [REDACTED]
Subject: Harbourside Shopping Centre Redevelopment - Public Domain and Bridges: Request for Information.

Dear David,

With regard to the subject, the Commission is seeking clarification on the Wind Impact Assessments associated with the Harbourside Shopping Centre Redevelopment - Public Domain and Bridges (SSD-49653211).

The Department on 30 May 2025 confirmed it did not have any comments in relation to the Commissions proposed conditions amendments.

In relation to Condition B18 (as proposed to be amended – shown below), the Commission is seeking clarification on the correct referencing of the Project's Wind Impact Assessment.

<p>WIND IMPACT ASSESSMENT AND MITIGATION</p> <p>B18</p>	<p>The Commission Panel considers it prudent to ensure development displays a suitable level of wind safety and walking comfort, particularly considering public nature of the development.</p> <p>The amendments include capturing all matters from the applicants 2023 wind impact assessment/letter and the requirement for a professional engineer to confirm detail design documentation for development includes all relevant mitigation measures which have been recommended.</p> <p>This also provides great certainty for the applicant and certifier on what is needed to demonstrate compliance with the condition.</p>	<p>Prior to the issue of the first Construction Certificate for Stage 1 and Stage 2 public domain works the Applicant must submit evidence to the satisfaction of the Certifier which demonstrates that a design verification from a suitably qualified and practicing professional engineer that the construction certificate detailed design documentation of each relevant stage includes the mitigation measures in the Harbourside Wind Impact Assessment (#2105658) prepared by RWDI (version D, dated 4 November 2022), and the Harbourside Redevelopment SSDA3 Wind Impact Assessment, RWDI Project #2105658, dated 20 June 2023 have been included in the detailed design of the relevant stage.</p>
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The Department's Assessment Report refers to a Pedestrian Wind Environment Assessment (PWEA). The Commission assumes this refers to the PWEA prepared by RWDI, (#2105658) dated November 4, 2022, as appended to the SSDA3 Wind Impact Assessment, RWDI Project #2105658, dated 20 June 2023 which accompanied the Project's EIS. The Commission notes that in the Department's recommended condition B18, a Wind Impact Assessment (version D, dated 4 November 2022) is referred to which differs from the PWEA.

The Commission further notes that pursuant to Condition C28 of the Harbourside Podium and Tower consent SSD 49295711 (see below), an amended Wind Impact Assessment was to be submitted to the Planning Secretary for approval which was also required to consider SSDA3 matters.

WIND MITIGATION MEASURES

C28. Prior to the issue of the first Construction Certificate for above ground works, an amended Wind Impact Assessment (WIA) must be submitted to and approved by the Planning Secretary. The WIA must:

- be prepared by a suitably qualified professional;
- consider the report titled 'Pedestrian Wind Environment Assessment RWDI #2105658' prepared by RWDI Australia Pty Ltd and dated 4 November 2022 and wind statements titled 'Harbourside Redevelopment Main Works SSDA Wind Impact Assessment RWDI Project #2105658' prepared by RWDI Australia Pty Ltd and dated 28 June and 2 August 2023;
- undertake wind tunnel testing and assess the existing and predicted wind environment, including scenarios with and without proposed physical and landscaped mitigation measures;
- include proposed mitigation measures to address wind impacts to the tower and podium private residential terraces / balconies, communal open spaces and any other impacted space; and
- consider the cumulative effect of any wind mitigation measures required under the separate SSDA3 application.

On 1 August 2024, the Department issued a letter (link below) approving the *Harbourside Wind Impact Assessment (#2105658) prepared by RWDI (version D, dated 7 August 2024)*, provided to the Planning Secretary in response to conditions C28 of SSD 49295711.

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-49295711-PA-19%2120240808T061944.220%20GMT>

In consideration of the above, can the Department please provide a response to the following questions:

- Is recommended condition B18 (SSD-49653211) meant to refer to the *Harbourside Wind Impact Assessment (#2105658) prepared by RWDI (version D, dated 7 August 2024)* in lieu of **4 November 2022**?
- If the answer to question 1 is yes, is the Commission's proposed amendment to condition C28 in referring to RWDI Project #2105658, dated 20 June 2023, no longer relevant or should it remain referenced?

If you have any questions with regard to the above, please do not hesitate to contact me.

Kind regards,

Kendall Clydsdale | Principal Case Manager

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