



Pre-Development Application

Date Submitted: 25/06/2023

Project Name: Harbourside Redevelopment 3
Case ID: PDA-90705811

Proponent Details

Project Owner Info

Title	Mr
First Name	James
Last name	Pickle
Role/Position	Director
Phone	0291234567
Email	SEPPUser1.DPIE@gmail.com
Address	1103/200 Spencer Street
	Melbourne , Alabama, 90210 , US

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	DPIE	SEPPUser1
Phone	Email	Role/Position
0291234567	SEPPUser1.DPIE@gmail.com	

Address

1103/200 Spencer Street
Melbourne,
Alabama
90210
US

Development Details

Project Info

Project Name	Harbourside Redevelopment 3
Industry	Residential & Commercial
Development Type	Commercial
Capital Investment Value (excl GST)	AUD672,000,000.00
Indicative Operation Jobs	500
Indicative Construction Jobs	5,000
Number of Occupants	2,200
Gross Floor Area (GFA) sqm	45,000
Net Lettable Area (NLA) sqm sqm	22,000
Number of Dwellings	0

Indicative Assessment Pathway
State Significant Development

Description of the Development/Infrastructure
Construction of a non-residential podium containing commercial and retail GFA, with a maximum height of RL 31m; Car parking and load dock with four basement levels.

Description of Changes
Briefly describe the proposed changes to the application

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Harbourside Redevelopment 3
Site Address (Street number and name)	Darling Drive, Darling Harbour
Site Co-ordinates - Latitude	-33.871488
Site Co-ordinates - Longitude	151.199

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	☒

Lot and DP

Lot and DP

1-10/776815

Site Area

What is the total site area for your development?

Site Area sqm

87,000.0

Climate Zone

Climate Zone: select all that apply

Climate zone 6 - mild temperate

How has the climate zone impacted the design of the development?

The climate zone has impacted the development in the following ways

Statutory Context


2021

Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP](#)

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 2: SSD - Specified Sites (Planning Systems SEPP 2021)

Section under selected Schedule

Section 2 - On specified sites

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021 includes the provisions of the now repealed Darling Harbour Development Plan No 1 (DHDP) and is the principal environmental planning instrument that applies to the site. The SEPP sets out land uses that are permissible with consent or prohibited in Darling Harbour. The proposal, being for retail premises, commercial premises is permissible with consent under the DHDP.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

B5 Business Development,E2 Commercial Centre

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

EP&A Act, EP&A Regulations; Planning Systems SEPP, Precincts - Eastern Harbour City SEPP; Biodiverstiy Conservation Act 2016; Heritage Act 1977; SEPP Transport Infrastructure

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Policy \(Sustainable Buildings\) 2022](#) as per Chapter 3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP? No

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP? Yes

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201, 205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

Yes

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

Yes

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Site Map
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