

## Harbour side Mirvac Redevelopment-new material

I live in 'One Darling Harbour' for one year and have enjoyed every minute.

As much I am excited re the new redevelopment so I worry that it may ruin it and turn to the greatest disappointment of all times. As a resident of ODH I am deeply concerned about the direction the development will take.

Hence, I am writing to express my support for the IPC option with the Northern Podium height limited to 11.8m.

- The flat nature of the Northern Podium will be supportive of public gatherings whereas a tiered structure joined by many stairs will not be.
- The 11.8m height will ensure the foreshore of the Northern Podium is not overly dominating for the public to traverse
- It facilitates view sharing with ODH residents who face east

I am so glad to see the IPCN is considering a Northern Podium height that is much better for the area. I had concerns previously that the heritage listed Pyrmont Bridge would be dominated by an oversized building that is twice the height of the Bridge, but the IPCN option will have a much better relationship with the Pyrmont Bridge letting it retain its significance as a heritage item.

Even more importantly, many families visit Darling Harbour and removing the three different tier heights is going to be so much more useful to all members of the public. It will be big enough to accommodate the crowds that come during NYE and Australia day fireworks, there can be open air cinemas held on top of the podium and the space will not be taken up by stairs, which are so hard for older people to use. It will be so pleasant to enjoy the Cockle Bay views and fireworks from a wide space that many people can share together.

I find the option presented by Mirvac to be not different enough to make any real difference to the public, does not support view sharing with ODH residents, and the public amenity provided is not designed to be family friendly.

Darling Harbour is first and foremost a public domain. I believe using covid as an excuse to hurry through a development that will stand for the next 50 or more years to be short sighted in the extreme. It must not be developed in a hurry simply to satisfy profit

seeking companies like Mirvac.

Building private residential apartments on public land that was earmarked for entertainment should be balanced by ensuring there is plenty of significant public space that is attractive, family friendly and welcoming to all members of the public at any age and infirmity.

Unfortunately, the Mirvac response has failed to achieve that by retaining the multiple tier design that will create inevitable choke points for families that need to use prams or require disabled access.

I fully support the IPC a single tier option along the Northern Podium. However, I would also like to see that there is a design to ensure that the building is permeable to the public through the length of the development as currently exists in the design of the existing shopping centre

I really hope the IPCN option will go ahead!

  
DR Ekrem Serelli

20/05/21