

OBJECTION TO: MIRVAC PROPOSAL – HARBOURSIDE SHOPPING CENTRE DARLING HARBOUR

Whilst this development proposal is still just *lines on paper*, why don't we seize this opportunity for Mirvac to create something magnificent in the heart of Sydney?

The large, bulky, box-like structure that is proposed for Harbourside Shopping Centre lacks creativity and innovation, but most of all, it lacks preservation of our city's heritage and Darling Harbour residents' lives.

Crown Sydney development has led to a stunning new tower on our skyline and the foreshore areas and Barangaroo are a fantastic improvement compared to what was previously there. It is worth noting however, that the waterways in this area are wide.

By contrast, Darling Harbour is narrow and is a sensitive and small precinct. The western foreshores are small, and we don't need big blocks of commercial buildings impinging on the current openness which allows for good foreshore access and, most importantly, sunlight.

Anyone can see that the proposed north Podium is over-height, box-like blocks in design, and (because of their square profiles and bulk) will impinge over the narrow Harbour. Also, there would be overshadowing of Darling Harbour and block much of the afternoon sunlight which is currently enjoyed along the western foreshore. **The north Podium must be lower and scaled back in overall size.**

NB: While the Southern Podium is adjacent the commercial zone of ICC (Convention Centre) & IEC (Exhibition and Entertainment Centre) and the hotels (short term occupancy) that service them. In contrast, the Northern Podium is in front of permanent residential and the Heritage Pyrmont Bridge – it must not impinge or block them. Therefore, the Northern Podium must be reduced in height and size.

We strongly urge that Mirvac reconsider this design and create a complex which allows for more sunlight, greater amenity for the public, and is not to the detriment of residents of Darling Harbour.

The following pages outline in detail the recommendations for amendments in the redevelopment of Harbourside.

THE RECOMMENDATIONS

1. Extend Guardian Square

The current height of the northern Podium poses problems of overshadowing Darling Harbour and its iconic Pyrmont Bridge, as well as affecting the views of residents of Murray Street. The recommendation is to extend the Guardian Square, at **RL12**, to a width of 65 metres (away from the bridge), before the height increase of the northern Podium, to only **RL19** (see figure 1 and 2). This would create an inviting looking garden space when viewed from the bridge and vice-versa.



Figure 1: illustration of extended Guardian Square

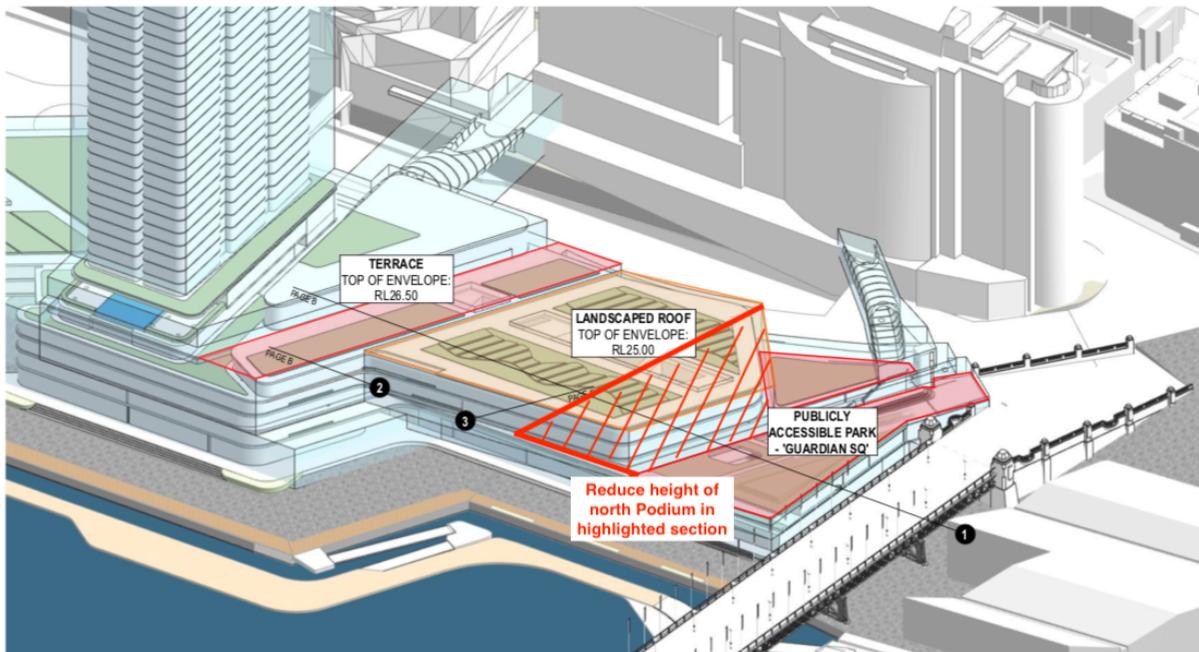


Figure 2: illustration of extended Guardian Square

2. Removal of dilapidated monorail and lift structure

These structures are all old and redundant (as seen in photographs 1 & 2) – they must be **removed, and nothing rebuilt in its place**. Their current existence shows how bad it is to have anything of height and bulk adjacent and overshadowing the historic Pyrmont Bridge. The old station is tall and impinges on the Pyrmont Bridge due to its height and proximity.



Photograph 1&2: dilapidated monorail and lift structure

These structures, near the bridge were erected at a time of “progress” when Sydney thought it needed a Monorail... This time has passed and fortunately we are far more sympathetic to our heritage and beauty these days. The Pyrmont Bridge should not be overshadowed in any way. By nature, bridges should be taller than their immediate surroundings, not overshadowed at close proximity.

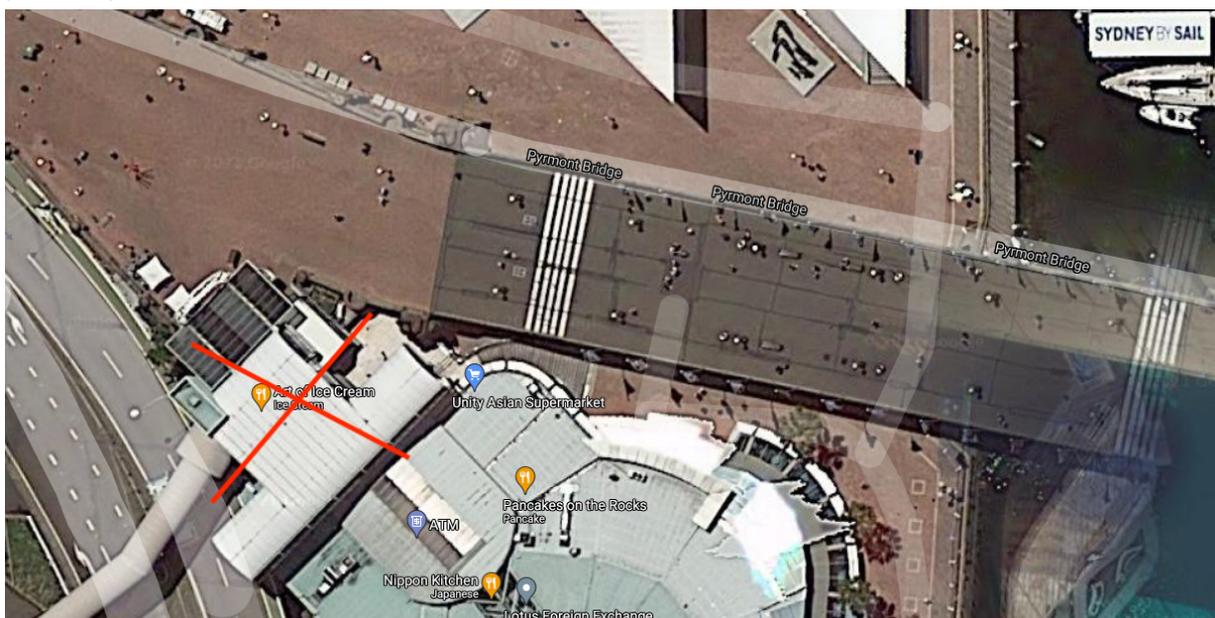


Figure 3: Remove dilapidated monorail and lift structure

The lift block should also be removed (see figure 3 and 4). It is very old and with the implementation of recommendation 3 (page 4), the use of this lift becomes redundant. A new and better lift (or escalator) should be incorporated into the design, within the taller section of the north Podium (excluding the Guardian Square) to serve citizens coming from Murray Street area. Furthermore, this derelict station should not be used as a benchmark to justify heights for new structures!



Figure 4: illustration for removal of lift tower

3. Follow existing maximum building height of Eastern foreshore

The underlying promise of Council to Sydney has been to keep the foreshores of Darling Harbour low rise. This allows the Harbour the “breathe” and not be hemmed in (boxed in) by massive structures impinging on the promenade. PLEASE let’s keep the space open to light and not box it in with a few (too many) commercial spaces for the area.



Photograph 3: low rise Eastern foreshore

In Darling Harbour, the Eastern foreshores are a vibrant precinct. Part of the attraction arrives by low rise buildings close to the water which allow the harbour to have an open and sunny feel (see photograph 3).

The construction of tall “Podiums” close to the water on the West shores of Darling harbour will result in sun being lost by early in the afternoon leaving it undesirable at the most popular time of the day.

4. More practical and direct footbridge access to Harbourside Shopping Centre

The foot bridge access from Murray Street foreshore walkway should be redesigned and flow straight into the shopping area (see figure 5 & 6). Its original configuration to the North (Monorail stop) is now defunct. Its new purpose should be to link directly to the shops and restaurants – a good undercover entry will bring a flow of business from Murray Street directly into the mall. Additionally, it will be better than having an unsecured entrance from Guardian Square to the footbridge.

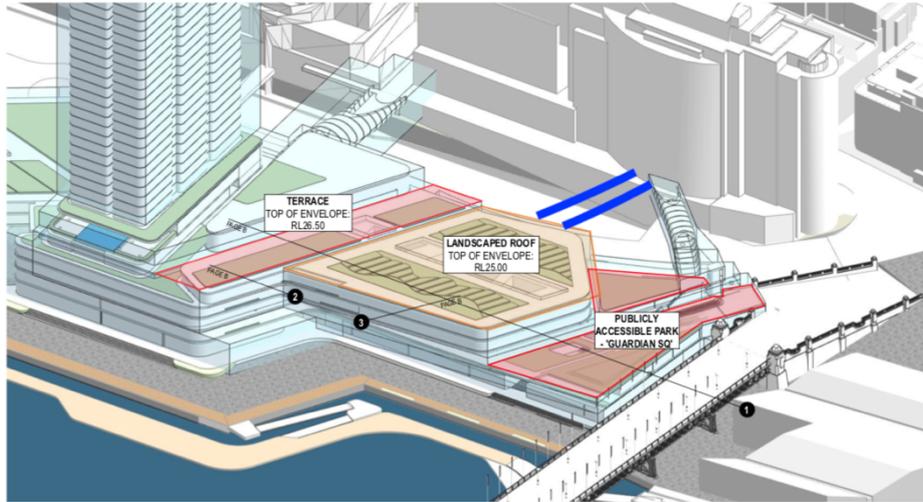


Figure 5: Suggested new footbridge



Figure 6: Suggested new footbridge (2)

5. Alleviating complaints from Darling Harbour residents and reduce trauma

The height of the northern Podium removes direct water views for many residents of 50 Murray Street. As seen in figure 7, the proposed Podium height will cause devastating impacts on their properties and leave them to look at block-like backside of a shopping centre. This impact will be felt all the way to the 8th floor (there are only 16 floors of residences).

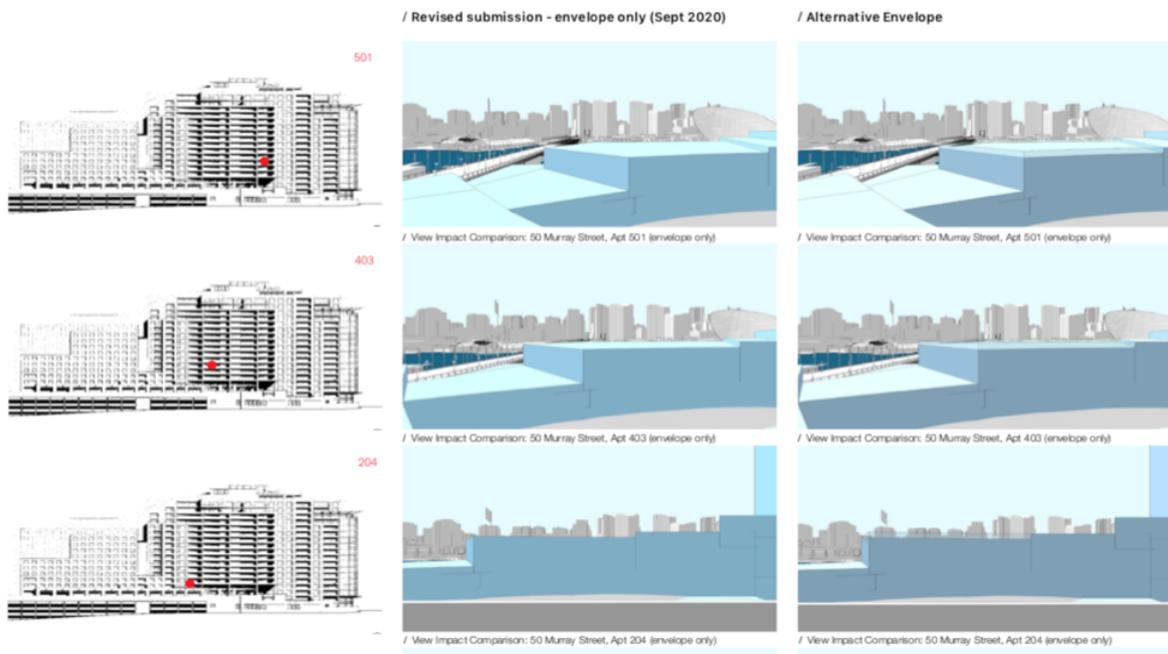


Figure 7: devastating loss of views for residents

Residents of 50 Murray Street are permanent residents. They have lived there for many years and enjoyed the tranquil water views. These people's lives will be turned upside down and many will experience mental trauma. It will be impossible for many to "move on" as their apartment value will be diminished and they will not be able to afford housing at today's prices. They will be trapped. It is strongly recommended that extending the Guardian Square (Recommendation 1 on page 2) is implemented to alleviate this devastating situation (up to 50% of residents of 50 Murray St) and potentially save lives.

CONCLUSION

The Northern end of the PODIUM should be no more than two storeys high or **RL12** (in keeping with the bridge height and also same as Cockle Bay side, adjacent to Bridge) and extend at this height (RL12), at least 65 metres away from the Bridge.

The section of the North Podium beyond the Guardian Square, including the rooftop garden and terrace, should be maximum height **RL19**. The Podium must be kept these maximum heights to

allow sufficient sunlight to enter the Harbour and the Promenade from the North-West beyond midday and into the late afternoon.

A more practical footbridge, to link Murray Street directly into the shopping centre, should be incorporated into the design.

Lastly, we strongly believe that reducing the height and bulk of the northern Podium and keeping RLs low, will alleviate complaints from residents of Murray Street.

Thank you for your consideration.