

IPC

Dear Chairperson.

### **New Material Submission for Harbourside Redevelopment**

I live at Unit 707 50 Murray Street Pyrmont and originally objected to the redevelopment and on considering the new material object to Mirvac new option.

My original submission related to the bulk of the northern podium and the non accessibility and functionality of the open space. I restrict my comments to these two as effected by the new material provided.

IPC requested consideration for the northern podium be reduced to RL 11.8 from the northern end to the tower edge. I fully support such an option being explored in that it would:

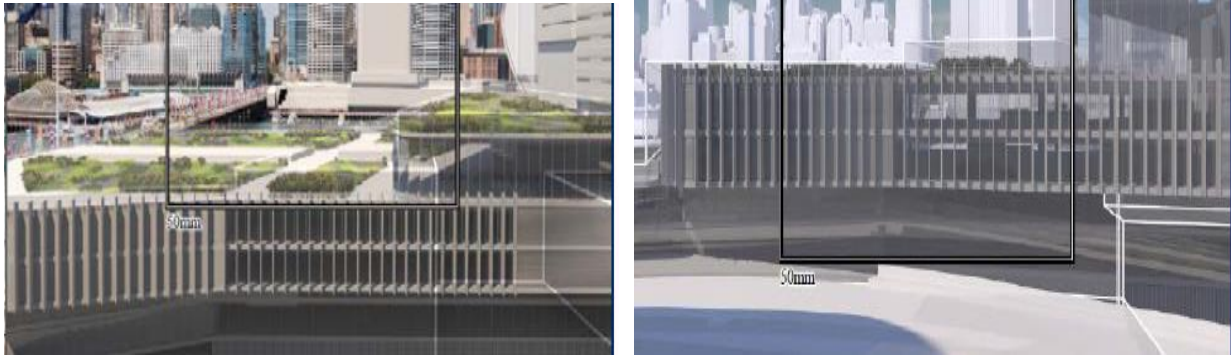
- provide consistency with the Cockle Bay Redevelopment,
- remove the bulk and scale of the podium,
- lessen the impact on the heritage listed Pyrmont Bridge,
- provide enhanced view sharing particularly of my highly valued water views,
- less overshadowing of the public domain as it impacts on the foreshaw.

The impact on the open space would be significant in that it would:

- provide a contiguous level over a very significant area inviting people to come and enjoy all that is on offer at One Darling Harbour;
- people with disability, older people and families with small children will be able to access area with little difficulty and enjoy also the many benefits.
- A design of such as area could very well be world class assisting tourism in the area.

The Mirvac Option is marginal at best and still insisting on a massive podium which unreasonably impacts on the surrounding area and is not commensurate in bulk and scale with neighbouring Cockle Bay redevelopment providing two inconsistent character of addressing the Cockle Bay basin as well as an inconsistent start and end of the Pyrmont Bridge. The proposal still has a podium starting at RL of 13.75 and only extends 25m from Pyrmont Bridge before rising to RL 21.5 which is nearly twice as high as the Cockle Bay Redevelopment northern Podium RL12 and the Pyrmont Bridge RL 11.8.

My highly valued water views and land water interface views are little changed. There is not attempt to provide view sharing and I still be staring at what looks like a car park façade.



**Views from One Darling Harbour to the west face of the proposed development**

The new design of the open space clearly highlights the problem of not having a contiguous platform in that it requires a massive amount of steps and not user friendly for anyone but young fit people. This is unacceptable on so many grounds.

**I continue to object the new proposal.**

Igor Shpanlinski