

IPC request to comment on new material.

I live in [REDACTED].

I welcome IPC proposal to reduce the northern podium to RL 11.8. I will take away all my objections.

However, the Mirvac's option in response to not responding the IPC request is totally not acceptable.

Apart from making a minor difference I will still lose all the valuable views over Cockle Bay due to the massive podium that will still stretch some 130m before reaching the tower. The view being substituted as seen below is certainly not an inviting streetscape. No doubt this will be where all the service areas of this massive development will be and there has been no attempt to provide any design excellence for this part of the development and yet this will be what I will now see. Not only will it be visually ugly but will be where all the noise will be created further reducing my amenity.



West façade of the proposed development will be my views

The proposed development is not consistent with the setback and heights of the approved Cockle Bay Development. The podium of the Cockle bay development was approved at RL 12 and extended away from the Pymont Bridge for some 65m, whereas the podium for the Harbourside Development is being proposed at RL 13.75 for 25m before climbing to RL 21.5 still nearly twice that of the podium at Cockle Bay and Pymont Bridge. The podium for the Harbourside development should be of similar heights meaning the podium should be RL 12.00 which is very similar to the IPC 11.8 for at least 65m. Such a reduction in height of the podium would allow much better view sharing for the people who live in the east facing apartments at One Darling Harbour.

The impact of the open space is devastating. It is still on numerous levels requiring a massive amounts of stairs to progress through the open space. Really a barrier to all but the fittest people with no handicaps. It is no inviting at all. We just got the new Metro in Pymont allowing people to efficiently come and participate in events and special day celebrations only to find they are not welcome at Harbourside because it is not good for the Mirvac security holders.