

Independent Planning Commission

New Material Submission
Harbourside Shopping Centre Redevelopment SSD-7874

I live in Unit 1601 One Darling Harbour and I object the proposed new option provided by Mirvac

In regards to the new material I am fully supportive of IPC exploring options particularly whereby the northern podium is reduced to RL 11.8 and to ensure that the open space is accessible and contiguous.

It would greatly reduce the bulkiness of the northern podium, allow residents of 50 Murray Street, provide consistency with the approved Cockle Bay Redevelopment, enhance the public domain of the foreshore with reduced overshadowing and provide enhanced accessibility to the open space and provide a contiguous level stretching over 130 meters.

The Mirvac response of lowering one level of a multilevel northern podium would still see the podium on the northern edge of the development being far too bulky. I have water views of Cockle Bay from all aspects of my apartment and the massive podium of the development will reduce those views as well as the land-water interface views. The proposed design of west side of the podium, see below, is certainly not an inviting streetscape. It is more what you would see on a car parking station. 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 for all of us at One Darling Harbour to 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

The new proposal is still 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 Pyrmont Bridge for some 65m, whereas the podium for the Harbourside Development is being proposed at RL 13.75 for 25m before climbing to RL 22.5 is still some twice that of the podium at Cockle Bay and the Pyrmont Bridge. The podium for the Harbourside development should be of similar heights meaning the podium should be RL 12.00 for some

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 open space seems worse than before as it is now dominated by stairs, which limits its access to the young and fit. This is not acceptable for open space for a precinct that is dedicated to Events and entertainment for all to enjoy.

Ian Richardson