

From: [Stephen Lee](#)
To: [IPCN Enquiries Mailbox](#)
Subject: Harbour Side project submission
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Additional Material – Harbourside

Even though the IPCN only give us on 5 days to respond it is a bit short notice, but I completely support the IPCN option to have the Northern podium at the height of 11.8m on one level that goes for about 130m along the foreshore. This would negate all the issues and concerns I previously had with view sharing with ODH residents, and being one tier, the rooftop garden becomes a genuine public amenity that is accessible for all types of people. So many families bring young children, prams and elderly parents to the area and if you have different level parks that you need to go up so many levels of stairs to access will simply restrict people from going to the area and making use of it.

If it's meant to be a public amenity, then it should be designed optimally to accommodate members of the public and the three-tier design simply ignores the needs of the people. Not only is this blatantly unfair, but it is also against the principle of the Darling Harbour precinct being a place for the people, as it becomes instead a place for those who can get up to the park.

The Cockle Bay Wharf Redevelopment is in the same precinct as Harbourside with the same planning controls, landowner and consent authority. And the Cockle Bay development was approved at FSR 3.57 whereas Mirvac is requesting FSR 4.24, so it appears that the Harbourside Redevelopment could be built less intensively but would still be viable. The amount of commercial space that is "sacrificed" is minimal in the context of the whole project and suggesting the entire project viability would be at risk is somewhat hard to believe.

Mirvac claim they will create job opportunity but they did not provide any details it is only a marketing or scare campaign .

Therefore, I implore that the Mirvac option be rejected as reducing the Northern podium by one level to a height of 21.35 does not alleviate any of the issues raised in the previous submission and that the IPCN option be adopted.

Also i am request not to publish my name and contact details in your IPCN website...Thanks....

Regards,

Stephen Lee