
From: [REDACTED]
Sent: Thursday, 20 May 2021 12:27 AM
To: IPCN Enquiries Mailbox
Subject: Darling Harbour Harbourside Redevelopment Objection

The IPCN has come up with a great new option and I really feel so many of my previous concerns have been addressed by the newest proposal. The bulk and scale of the Northern Podium at 12m will have a much more open and appealing public space along the walkway in front of the shopping centre and preserves the amenity of the Darling Harbour area. At this height, it follows good planning, promoting smaller scale development on the waterfront which will optimise public amenity and allow much more sunshine and expansive sky views while walking along the foreshore. The southern podium, also being on the waterfront should also follow this height limit. With a 100 plus metre long park that extends on one flat level all the way to the tower will actually provide some valuable public benefit as befits the 100 year lease for the Harbourside site.

The IPCN option manages to ensure that:

- The State Heritage bridge will not be dominated
- The public park will have a chance to actually function as a park and families will be able to comfortably access the entire single level
- The sun and open sky along the foreshore in front the harbourside shopping centre will be protected
- It will be in line with the cockle bay development which also has a huge one level park and has low building height along the water next to the bridge

Mirvac's response on the other hand doesn't reduce the Northern Podium height in any useful manner. As I noted before, the Cockle Bay wharf side will have two parks on both sides of the podium that combine to give more than double the public space than the harbourside proposal. And the latest Mirvac proposal STILL has a multi-level park. I walk with my friends who live in the area and they use prams and I'm telling you we have to stop at so many specific single elevator points just to get from the Pymont bridge down to the harbour and there are always lines for these. Imagining trying to get prams around a three level park, will just be ridiculous especially when there are big events on, this will absolutely reduce the quality and usefulness of the public amenity unless the public just consists of single able bodied younger people. The park is clearly not planned to be a park, but half of it is just public walkway/channel to get people into the shopping centre, because if it was a park it would be just one level.

So please go ahead with the IPCN option, it is much better than Mirvac's alternative.

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Please do not publish my name on the IPCN website. Thank you.