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To: IPCN Enquiries Mailbox
Subject: Additional Material for Harbourside Redevelopment

Harbourside Redevelopment additional material IPCN

I am greatly please by the IPCN option. I previously mentioned that a massive tower would case a large shadow over public areas and over the water, and the IPCN option has requested that the profile of the tower be narrowed slightly. If the bulk of the tower could be reduced further, that would be even better, though I still firmly believe it should be removed entirely and is inappropriate to the nature of the precinct.

I further note that the Northern Podium at the elevation of 11.8m no longer detracts from the beautiful Pymont bridge since it will be the same height of the bridge. Given that the bridge is historically significant, the new proposed height will be much more reasonable.

Also the one level park does much to address the issues I raised earlier about families and how they would access such a facility.

Mirvac's response to the IPCN option beggars belief that a project which will build a 170m residential tower on prime public waterfront land is commercially not viable because a few floors are shaved off one of the podiums.

By retaining the three-level design they seem bent on creating massive congestion for people to access the park and completely ignores that it is much more family friendly to make it one level for an area that is public domain. I re-emphasise that there are hordes of families with prams that visit the harbour especially on the weekends, I see them all over the water fountains next to Darling Square and at night everyone comes to watch entertainers near the big whirlpool fountain. If the rooftop is publicly accessible it's got to be one level to accommodate all the families who bring their little kids and their prams and their parents some of whom need wheelchairs or use walkers. They're not going to be able to effectively use the area if it's not flat.

I stand by my previous comment that if you absolutely must stick a horrendous tower right on the water, at the least the podiums on both sides should be as low and flat as possible. The Northern Podium at 11.8m will now give the public at least some blue sky instead of being boxed in by ghastly glass and concrete, now please insist the southern podium be of the same height. This is in-line with the other side of the bridge is being developed nice and low to the same height of the bridge. The IPCN is showing some proper planning at last.

Regards,

Riaan