

TO:
Chair
Independent Planning Commission

Dear Chairperson.

Harbourside Shopping Centre Redevelopment SSD-7874



I object to the project.

I contend that the bulk and scale of the podium, particularly the northern end, is not acceptable and offer several considerations for the Panel's assessment:

POINT 1

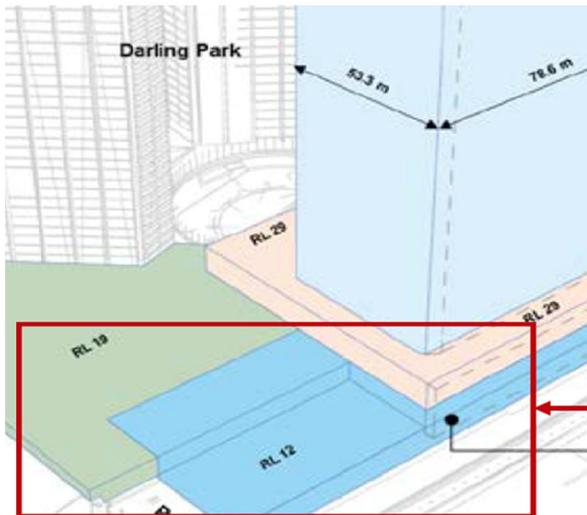
The proposed development unreasonably impacts on the surrounding area and is not commensurate in bulk and scale with neighbouring Cockle Bay redevelopment providing two inconsistent character of addressing the Cockle Bay basin as well as an inconsistent start and end of the Pymont Bridge.

The Darling Harbour Development Plan No.1 is the environmental planning instrument which provides land use controls for land within the Darling Harbour precinct which includes the Harbourside Shopping Centre.

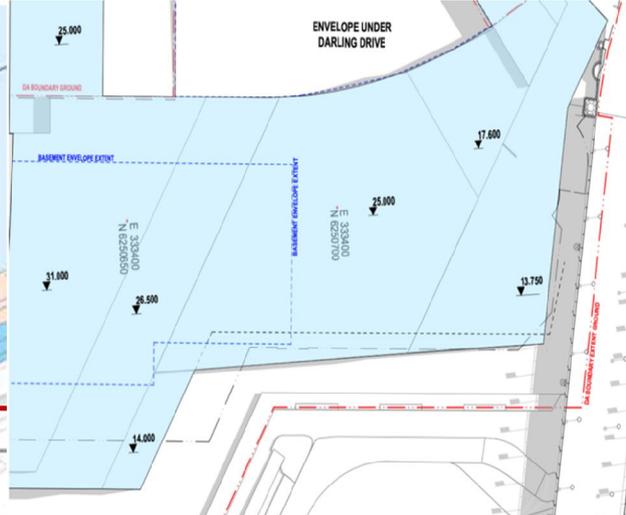
The development of the Darling Harbour and the Cockle Bay development should all have a similar strategy to ensure good urban design; consistency in building envelopes and setbacks in regard to the heritage Pymont Bridge and the water; as well as meeting the needs of all stakeholders.

The **Cockle Bay redevelopment** has a podium with an approved RL of 12 at the harbour's edge providing a on level park some **65m** wide. This podium extends for 65m away from Pymont Bridge before increasing to RL 29 which is only 7.9m before the tower commences.

In contrast, the **Harbourside Shopping Centre Redevelopment** proposal has a podium starting at **RL of 13.75** and extends **25m** from Pymont Bridge before rising to **RL 25** for about **60m**



RL's Cockle Bay development
RL12.00 95m from Pymont Bridge



RL's Harbourside Development
RL 13.75 25m then RL 25.00 from Pymont Bridge



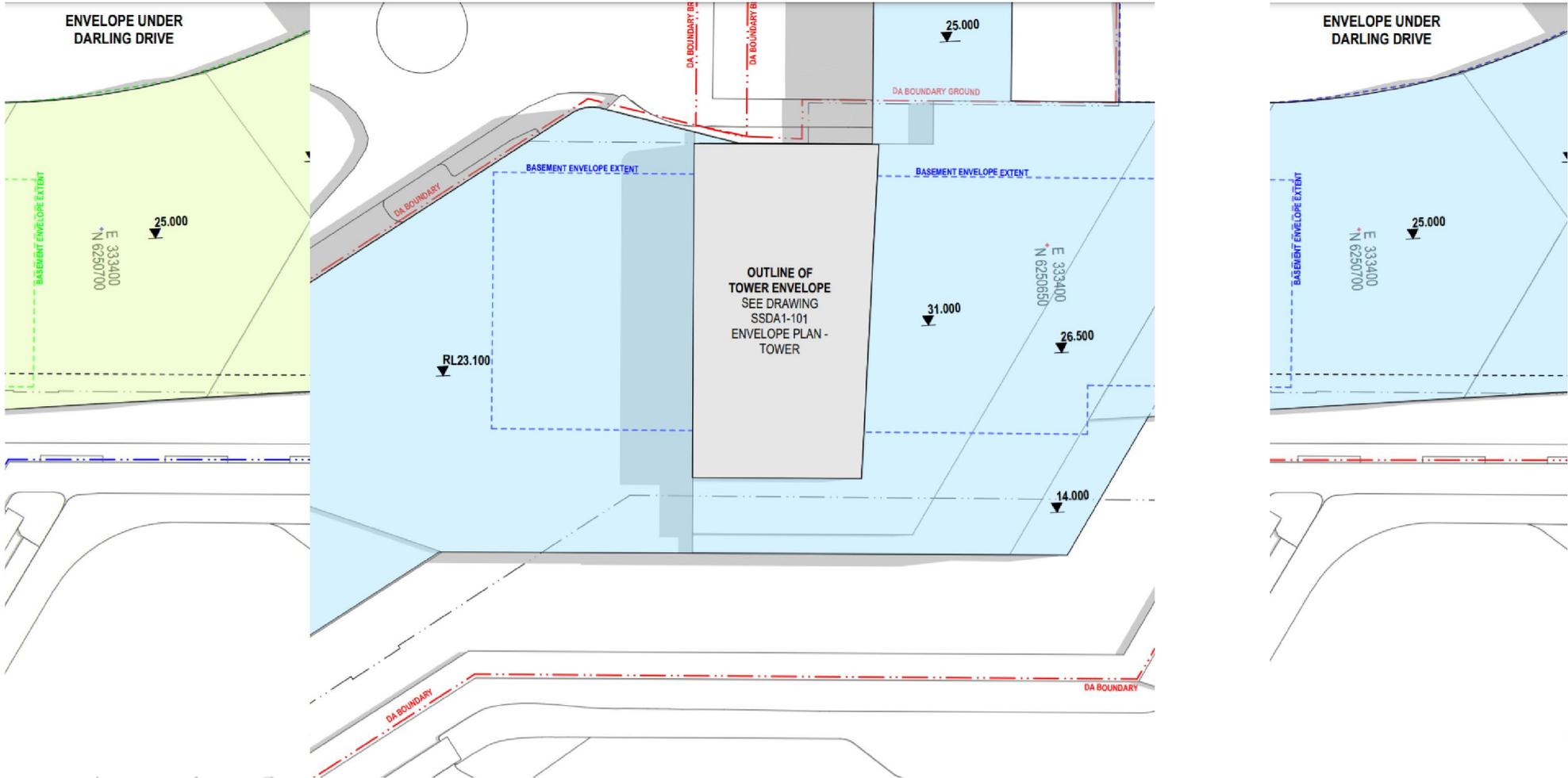
Harbourside interface with Pymont Bridge



Cockle Bay interface with Pymont Bridge

POINT 2

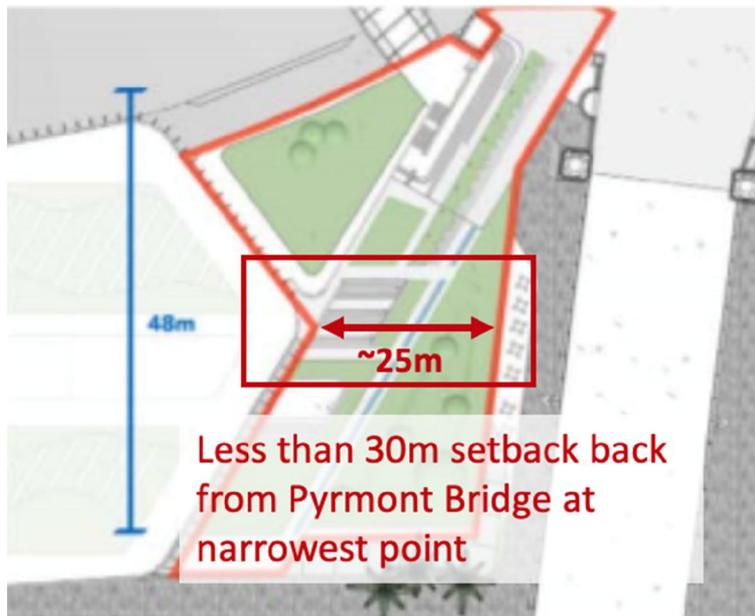
Precariously, **the southern part of the podium has the highest RL of 23.1** compared to **RL of 31.0 of the northern podium**. Therefore, southern podium even has less bulk in comparison to the northern podium closest to the State Heritage listed Pyrmont Bridge.



POINT 3

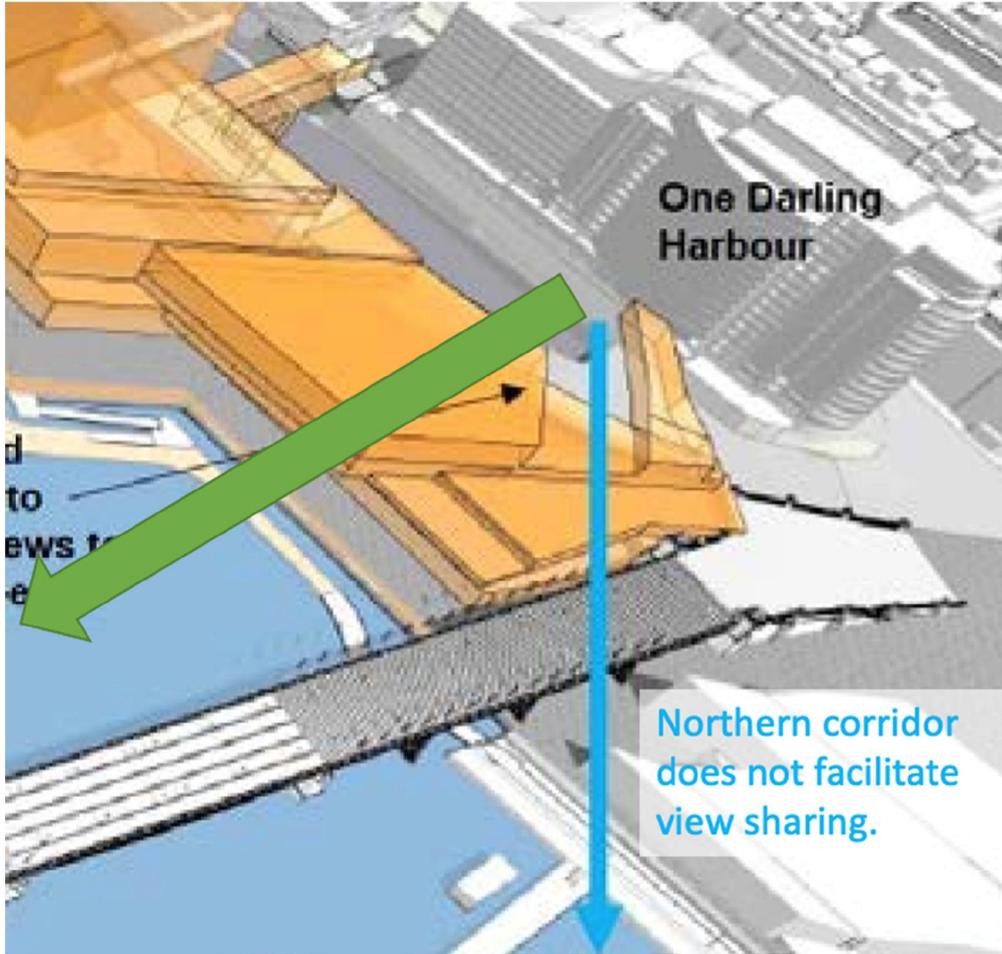
The State Heritage listed Pyrmont Bridge defines the termination of Cockle Bay.

The bulk and scale of the podium at its nearest point to the State Heritage listed Pyrmont Bridge is RL 13.75 and after 25m rises to RL 26.5 or nearly twice the height of the RL of the bridge being RL 12.5. This overpowering podium is inappropriate, unsympathetic and unacceptable response to this iconic site and to the State Heritage listed Pyrmont Bridge. The Cockle Bay side of the Pyrmont Bridge has an **RL of 12 for 65 meters**. That's 65m for Cockle Bay development and only 25m for this development.



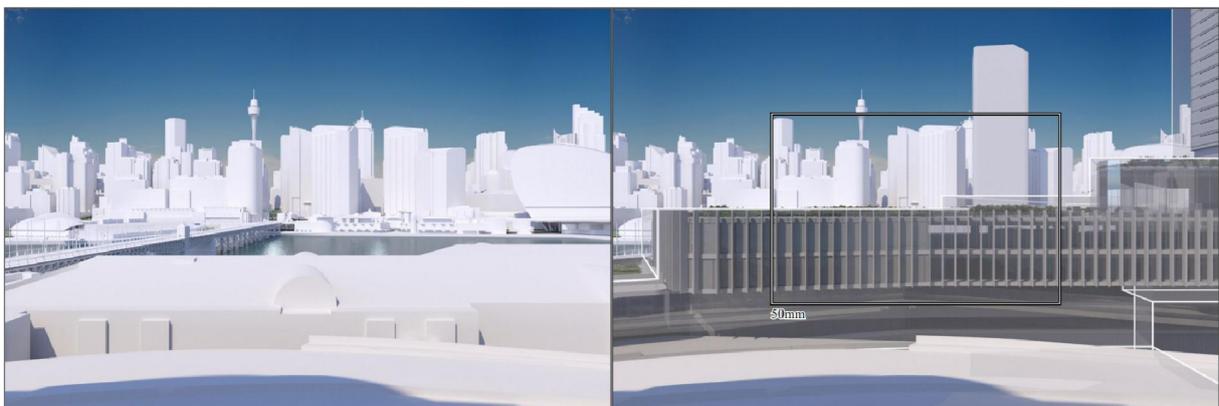
POINT 4

My views from One Darling Harbour over Cockle Bay (Unit 304 at One Darling Harbour) will be taken away from me by the development **for its own enjoyment**. I have views from several parts of my apartment not just at the end of the balcony viewing the waters of Cockle Bay. When it comes to **my highly valued water views**, it will not be 'view sharing' but total loss of views and I will look into what looks like a massive brick wall. The provision of a northern 'corridor' by the Applicant ignores the fact that my water views are of **Cockle Bay** and that the building is curved and you can only take advantage of the 'corridor' if you are only looking over the balcony.

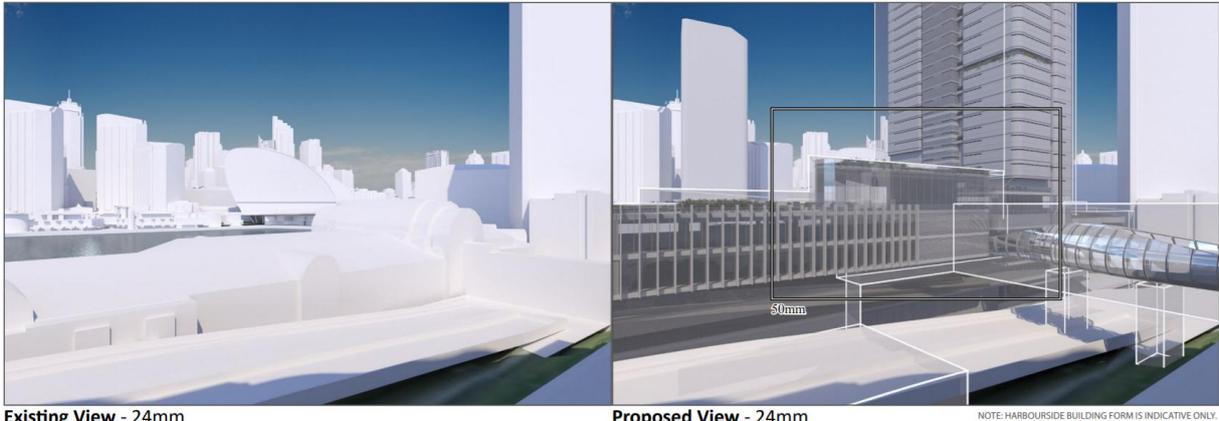


POINT 5

The west side of the development facing One Darling Harbour, which will replace my views of Cockle Bay, has no design element at all. It looks more like a car park façade rather than high quality design claimed both by the applicant and the Department of Planning. Not only have taken my view but replaced it with a very low amenity outlook.



Views from One Darling Harbour Unit 304 to the east



Existing View - 24mm **Proposed View - 24mm**

Views from One Darling Harbour Unit 304 to the south/east

The current envelope does not include the height of landscaping or amenities which will further add to the bulk and scale of the northern podium. Trees for example can be several meters high and they should be included in the envelope as it relates to my loss of amenity by blocking my views.

POINT 6

Further, as the proposed public area will be located at RL25, which is higher than my apartment, there will be severe privacy issues as there is no much distance between the new development and the apartment.

POINT 7

The Guardian Park of 1,500 sqm is proposed to be on two levels on the northern podium— a real challenge for mothers trying to keep their children safe. The park on one level is no more than a site through link through which all the people from Pymont Bridge, the light rail and new metro and Pymont peninsular will access Harbourside. Rather than a planned park it appears to be an attempt to **green over of an unacceptable bulky podium.**

Extending the RL 13.75 for 65m away from the Bridge will provide for an adequate park and mediate privacy issues for the residents

Recommended Amendment to address my objection

-the proposed envelope from the Pymont bridge commence with the current RL of 13.75 for 65m rising to an RL of 17.60 extending south 75m from the Pymont Bridge; and

- the landscaping and any proposed amenities be withing the envelope.

Name of submitter: Supreet Elksnis
 Relationship to Application: owner of unit 304, 50 Murray Street Pymont.
 Declaration of political donations: Nil
 Contact: [REDACTED]