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**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** Mirvac Harbourside development  
**Date:** Tuesday, 27 May 2025 5:06:42 PM  
**Attachments:** [Screen Shot 2025-05-20 at 5.53.14 pm.png](#)

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Dear Planning Department.

My apologies for my late response to your notification as I have been away.

I am hoping (since I am just a day late) that my ideas can be noted and acted upon accordingly.

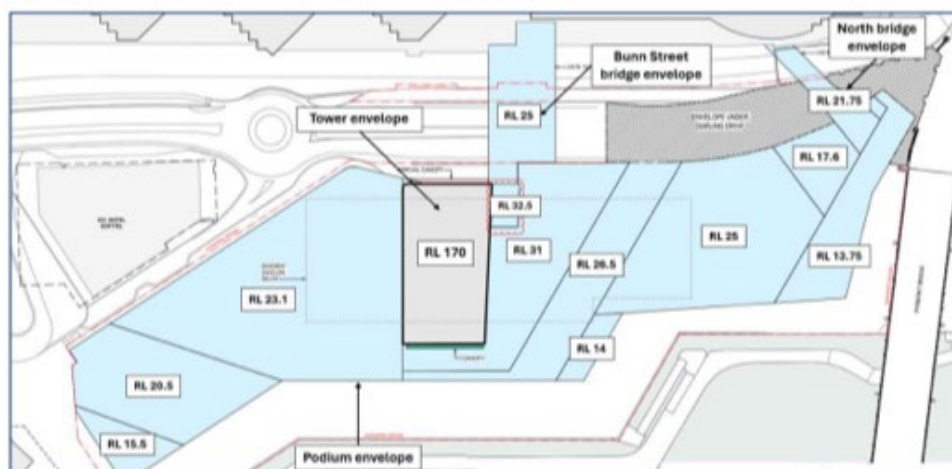
**NORTHERN PODIUM:**

My only concerns are with the Northern Podium of this project.

Firstly, The height limit was written as RL12.5.

The plan below shows many different in excess of this height limit (some minor and some drastic over height).

13. SSDA2 approval included the location but not the detailed construction, fit-out or operation of public domain spaces within/around the podium and tower. These excluded public domain elements were instead deferred to future separate application(s).



**Figure 5 | Harbourside Concept Approval building envelope layout (Base source: SSD 7874 MOD 4)**

There is to be some small amount of soil mounding for trees and landscaping, but all areas are in excess of the granted RL12.5

Secondly, may I suggest that the desired canopy effect of spotted gum trees is too much. The ideal final coverage should allow for some cool shady areas and some warm sunny areas so that people can make use of the gardens in all seasons. The light coming through the trees should be dappled. Having a bit of sparseness to the plantings will also appease the residents of ODH as they will be able to see some water through the trees.

Lessons should be learnt from Barangaroo Reserve Park on the point where the great success of tree survival has in turn created too much shade and literally blocked any water views from inside the park.

I would greatly appreciate if my submissions could be included in planning discussions as the above is quite positive feedback which will improve the project.

Thank you and regards,  
Kevin Crosland

