

**From:** [REDACTED]  
**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** Mirvac Development response. Please redact/not publish my name and email for privacy  
**Date:** Wednesday, 19 May 2021 10:17:07 AM

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I have an apartment and a resident of ODH. I am very concerned about the direction and method that the development is taking and will take. How did a shopping center refurbishment and development become one of double the current height with first a commercial tower and then allowed to be changed to a private residence tower and got bigger and taller. All this only to maximize profit which would have gone skyhigh from the original direction without any real consideration for the environment, residents, communities.

I support the IPC option with the Northern Podium height limited to 11.8m.

- This will provide a public space with minimal stairs that will be easier for elderly people and other less mobile persons. Also will allow family to enjoy as a whole being flat across a bigger area.
- The height limit of 11.8m will reduce the shadowing in the late afternoon and not dominate the surrounding area giving it a boxed-in feeling.
- View sharing being facilitated for ODH residents.

As an important point to add the eastern side of the tower should also be reduced in height to allow more light to the foreshore area.

The option presented by Mirvac is not making any real difference to the public, does not support view sharing with ODH residents, and the public amenity provided is not designed to be family friendly.

Darling Harbour is first and foremost and one of the very limited remaining public domains around the CBD. Any badly sighted development pushed through using corporate might will stand for the next 100 years in the extreme. It is definitely short-sighted and will impact on the enjoyment of generations to come. It must not be approved and developed in a hurry simply to satisfy profit-seeking companies like Mirvac. Mirvac will make the profit now and the community will be stuck with whatever is developed on the site. This area of public land, earmarked for entertainment, should be balanced by ensuring there is plenty of significant public space that is attractive, family friendly and welcoming to all members of the public at any age and mobility. Unfortunately, the Mirvac response has failed to achieve that by retaining the multiple-tier design that will create inevitable choke points for families that need to use prams or require disabled access.

I fully support the IPC option which allows for a two-tiered building in the Northern Podium. However, I would also like to see that there is a design to ensure that the building is permeable to the public through the length of the development as currently exists in the design of the existing shopping centre.

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