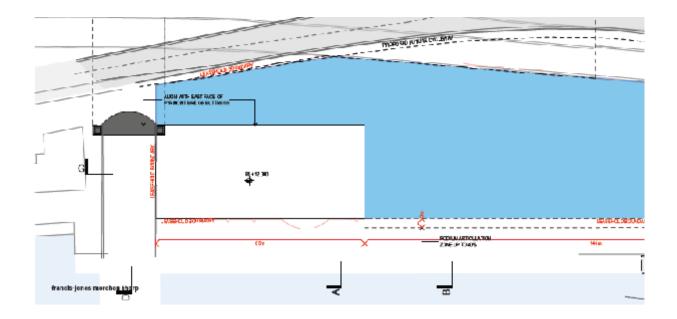
Independent Planning Commission Wendy Lewin & Dianne Leeson

RE: STATE SIGNIFICANT DEVELOPMENT SSD 7874

I am writing in response to the harbourside proposal currently being assessed by the Independent planning panel. In my opinion, the built form being proposed is both excessive and unjustified. The RL heights are completely ridiculous and unnecessary. They represent a clear overdevelopment and GFA grab.

The iconic heritage listed bridge should not be development adjacent and should not suffer as a result of Mirvacs profit.

The view loss being proposed to the current development is extreme cannot be understated. We ask what right Mirvac has to profit of land dedicated to the people of NSW. The envelope should be made to stay at least 60 meters away from the bridge (in conjunction with the eastern side of Darling Harbour. (Pictured below)



In addition, the RL should not excess 11.8M, bringing in it in line with the bridge height.

Any increase to this will diminish the experience to the area, the heritage value of the bridge and the view sharing from neighbouring properties/the promenade.

We urge the panel to either reject the current proposal, or alternatively if there is to be an approval, ensure the application does not Exceed 11.8RL at the north of the site.

Yours sincerely,

Erin McMullen