

26th September 2023

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Planning NSW

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SUBJECT : OBJECTION of the planned Mirvac Development, Darling Harbour SD-49653211

As a resident of One Darling Harbour I am submitting my objection of the amendments to the Mirvac, Darling Harbour redevelopment.

My Objection is based on the following

Noise

Already we have been subject to ongoing high levels of noise 6 days per week, stemming from the ongoing construction activities. With another four years of increasingly relentless construction noise the ongoing impact on the quality of life for nearby residents who are subject to this from daylight to dawn will be severe. How will the developers manage this and protect nearby residents from noise, stricter time allocations for high noise activities, acoustic treatment of windows?

Once the building phase ceases we are then confronted with a raised platforms with 24/7 public access which will create further ongoing noise in a closer vicinity which will heighten its impact on residents such as myself, located within 300meters of the structure . This should not be deemed a 24/7 public access space

Mirvac's own acoustic assessment indicates that noise from the Waterfront Garden and retail areas at the waterfront will affect the upper east facing apartments more than the lower levels. Mirvac's expert has recommended acoustic attenuation measures (e.g. glazing upgrades) be installed on its proposed residential tower. This should be mandatory for them to extend these measures to neighbouring residents

Access to Mirvac's loading dock and its 279 space car park – for both commercial and residential tenants – will be right under Darling Drive (via the side street adjoining ODH). The old shopping centre created offensive noise at all hours from rubbish removal at loading docks. This area should have noise mitigation built into the design and strict time frames for activities undertaken which create excess noise.

Views

Lighting of the Waterfront Garden (a 24/7 publicly accessible space) and the pedestrian bridges have the potential to also negatively affect ODH. 2 with excessive light and reflection on our building.

Please , Please do not allow negotiation on the original approval, tower height, hard landscaping heights,

Please regulate the allowed vegetation & implement standards for garden maintenance to ensure height restrictions are not compromised

Public Space

Mirvac's DA now asks that its original approved proposal for a 20-METRE-wide strip of public waterfront space in front of its building be reduced to 6 METRES so it can put in a garden and a "Licensed Seating Area" with fixed awnings and seating for waterfront retail .

This will make hosting larger public events impossible and it would be an insult to the culture of this public precinct , taking away free space for families, visitors and tourists to enjoy the most wonderful breathtaking views of Sydney

Tim Furney

Tim Furney

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