

To whom it may concern, I object strongly to SSD-7874-Mod-3 & SSD-49295711

In particular to the second section seeking to Modify the Terms of Approval of the Northern Podium... with **six** sub points. I object to all six sub points.

Following the Determination of SSD-7874 in July 2021
Mirvac must comply with TERMS OF CONSENT.

Including the very important term, stated in section A13.

“A Minimum of 3,500m2 of continuous public open public space must be provided on the northern podium. (i) with **finished deck level no higher than RL12.5** “ This Condition of Consent is to ensure views are maintained and the Heritage Pyrmont Bridge remains a dominant structure in the landscape.

These Conditions of Consent were the people’s wishes and the Planner’s Choice to provide a generous, but controlled impact development.

I spent a lot of time making submissions, attending consultations and reading the Commission findings along with many members of the community. I was happy with the 3,500sqm open space on the northern podium with a maximum height of RL 12.5.

This Mod-3 Seeks to extend the building envelope far beyond the approved height and bulk. NSW Planning cannot let this happen.

There must be no “mounding of soil” above RL12.5. If soil depth is required for larger plantings, it should go DOWN into the Podium not extend above the RL12.5 height condition. NSW Planning put this Condition on the Norther Podium development for good reason and it must be respected and upheld.

Increasing the RL12.5 maximum height is not permitted – whether it be construction, soil mounding, air conditioning units, or anything for any purpose. The People’s will and Planning Department’s Conditions cannot be just thrown aside and over-ruled.

Suggestion: In the scope of “soft landscaping” I would expect flower beds or succulent plantings and a few palms to provide limited shade and impose little impact on shared views of the Darling Harbour water and water activities.

The Commissioner told us she would insist on absolute limits on the maximum finished height level of the public open space above the northern podium to ensure an appropriate outcome was achieved.

It is shameful that the Applicant would now apply to change what the community spent so much time in agreeing to. Mirvac will have dirt on their hands if these Modifications are permitted.

This project is of great significance to the Darling Harbour Precinct. Overdevelopment is not welcome, and the amenity should reflect the People’s needs and respect the Cultural Heritage of the area. Thank you for your consideration.