

OBJECTION SUBMISSION | HARBOURSIDE – PUBLIC DOMAIN AND BRIDGES (SSD-49653211)

NAME OF APPLICATION: HARBOURSIDE – PUBLIC DOMAIN AND BRIDGES

APPLICATION NO. SSD-49653211

SUMMARY

We are the registered proprietors of an east facing unit and a west facing unit in One Darling Harbour, being the apartment block that sits directly adjacent the former Harbourside Shopping Centre. We have been owners of these units for roughly 9 years and have become familiar with the surrounding area during this time. This is a statement of objection in relation to the proposed public domain and bridge works proposed to be conducted by Mirvac Retail Sub SPV Pty Limited (**Mirvac**).

The proposed works will have significant impacts on:

- the waterfront and landscape of Darling Harbour;
- the social environment in Pyrmont;
- noise pollution in Pyrmont and for the residents of One Darling Harbour;
- the availability of natural waterfront and public spaces which will result in overcrowding and detract from the character of the locality;
- the security of the surrounding area and One Darling Harbour; and
- the views from One Darling Harbour.

The below submission suggests conditions that should be placed on Mirvac to reduce the likely negative impacts listed above should the proposal be approved in its current form.

REASONS FOR OBJECTION

Preservation of Waterfront

Darling Harbour has historically been an open waterfront space with a built environment that compliments the area, rather than congesting it. We understand that Mirvac's initial development application allowed a 20 metre wide strip of public waterfront space which is now proposed to be reduced to 6 metres for the sake of more significant seating for waterfront retail. This will detract from the inherent character and charm of Darling Harbour and degrade the natural waterfront environment and is therefore against public interest. The proposal should be amended to reinstate the original 20 metre wide waterfront space to preserve the natural environment as the current location is not suitable for the excessive development infrastructure.

Security

The current pathways surrounding and leading into One Darling Harbour are safe, secure and do not typically have overly significant foot traffic. This means that the residents of One Darling Harbour enjoy both safety and limited noise. The proposed public domain works will

direct the public to use the pathways directly in front of One Darling Harbour where they were previously re-directed through the shopping centre. Mirvac should be required to consider the foot traffic and noise implications and amend the proposed design accordingly to reduce the impact on One Darling Harbour residents.

Noise

The construction related to both the re-development and proposed public domain works is expected to take an additional 4 years with completion sometime in mid 2027. This is a very significant period of time for the residents of One Darling Harbour to endure such excessive noise. A condition of any approval granted to Mirvac should include a requirement that it arrange, at its cost, acoustic treatment for the windows in One Darling Harbour (and other affected buildings).

Views

The proposed public domain works are expected to exacerbate the issue of One Darling Harbour views being obstructed. Mirvac's latest proposal seeks to further impede on One Darling Harbour's views by raising the proposed height of the landscaping. This could have a serious obstructive effect on the bottom 1-5 floors of the building and potentially those higher up. The waterfront views and openness of the harbour are important to preserve for the character of the locality. The proposed changes to landscaping should be rejected as they do not appear necessary for the overall purpose of the re-development and there may be other suitable alternatives that comprise on the interests of both parties.