

Submission
October Amended Concept Proposal
Harbourside Shopping Centre Redevelopment SSD-7874

I wish to object to the amended Concept proposal as the minor changing to the northern podium does not :

1. Reduce my view impacts to 50 Murray Street;
2. Not provide for significant setback to improve the relationship with Pymont Bridge;
3. Limited usable public open space

View impacts to 50 Murray Street

My views are east to Cockle Bay. These views are currently water views and are valuable to me. The amended concept still totally obstructs all water views of Cockle Bay from all areas of my apartment 703. The amended concept provides for a corridor view platform to the north which in no way reduces my easterly views of Cockle Bay. Further the building is curved and I live on the southern side of the curve and providing a corridor platform at the northern extreme provides no functionality at all.

Relationship with Pymont Bridge

The podium setback to Pymont Bridge is only some 25 meters where the RL rises from 13.75 to RL 25 which still significantly overpowers the State listed Pymont Bridge. The Cockle Bay side of the Pymont Bridge has an RL of 12 for 65 meters.

Public Open Space

The new amended concept provides for 1,500 sqm of public open space – Guardian Square. The space is on two levels which require families to walk up nearly 4 meters of stairs /ramps to enjoy. Further the lower area provides for the entry to this community destination and is better described as a site through link rather than a quality public open space. The actual area for people stay and enjoy is very limited. This further limits the function as quality public open space.

Amendments to meet objection

The norther podium needs to be further reduced. The RL 25 element of the podium is of most concern and reducing this to the RL of the second tier of RL 17.6 setback for at least 75m from Pymont Bridge would be a minimum to achieve the objectives set out above.

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