

414/50 Murray Street
Sydney NSW 2000

April 29 2020

Re Mirvac Proposal for Redevelopment of the Harbourside Shopping Centre

Dear Sir,

As a long term resident of One Darling Harbour (in our 20th year of residence) I have both a personal interest in the proposed redevelopment of the Harbourside Shopping Centre, as well as an interest as a member of the general public.

I wish to register my objection to aspects of the current Mirvac proposal. As a member of the public of NSW to whom the Darling Harbour Precinct was “gifted” under the 1988 lease, I believe strongly that the original intent of that lease was to benefit the general public. It was to provide a tourist centre and quality public amenity spaces through the approved developments. In many ways this proposal does not meet this simple criteria.

The sheer size and bulk of the proposed development footprint is such that it will have significant impacts on the existing amenity of the area. For example, the northern commercial/retail podium is much higher and bulkier than the current building and any previous iterations of the proposal put forward already. It has a height equivalent to a 7 storey residential building. The podium includes double the existing retail space. I agree that the shopping area is tired and badly in need of refurbishment, but we do not need such a large scale retail development here. There are existing similar places close by and in the current development proposal for across Cockle Bay. I would suggest that the mix of shops needs to be given more attention, rather than doubling the size of the overall retail area!

Reducing the height and width/bulk of the proposed northern podium would preserve the public amenity of the area by:

- reducing the **impact of overshadowing** - one of the pleasures of using the walkway along the length of the existing shops to the Pyrmont Bridge is the ability to walk in direct sunlight

- allowing for more **unrestricted circulation** of people on the boardwalk on a daily basis, and more particularly, during the frequent Darling Harbour events. The waterfront walkway is already at its narrowest in this stretch of the waterfront and should not be reduced any further.
- **protecting the historic Pyrmont Bridge** from encroachment by its proposed new neighbour. This working Heritage Bridge is an integral part of the history and ambiance of the Darling Harbour area and should not be dwarfed, have views of it obstructed, or its impact minimised by any development proposal. The set back of the proposed building from Pyrmont Bridge and from the waterfront needs to be reconsidered.

Major concerns regarding the traffic issues arising from supplying such a large commercial centre have not been appropriately addressed in this proposal. The reduction of Darling Drive to one lane as a result of recent development has already had an impact on it and other roadways in Pyrmont. How will traffic patterns cope with this new development? And that is without even touching on traffic related to public access and parking and additional home units.

As residents, my husband and I delight every day in the amenity provided by living in Darling Harbour. We bought here because we have all the advantages of living at the centre of the city, but with the additional amenity of a beautiful public environment nearby for leisure, exercise and enjoyment. We are daily users of the Darling Harbour precinct, not because we wish to buy things, but rather to walk, participate in events, and enjoy the environment. In effect the only shops we regularly frequent are the chemist and newsagent. We also enjoy the vibrancy provided by visiting tourists be they international or local.

We live on the 4th floor and have extensive, unfettered views of Cockle Bay, Pyrmont Bridge and the city from each bedroom and the living room. We have established a small balcony garden, as we currently have morning sunlight, and enjoy the visiting birdlife. We use our balcony often, both night and day all year round, as it is our escape from the four walls and allows us to enjoy the ever-changing harbour and city before us. If the current proposed redevelopment of the shopping centre goes ahead we will be significantly impacted. Not just by the loss of view, which is significant, but in many other important ways, such as the reduction of sunlight on the balcony, the impact of wind funnelling, the loss of privacy, additional noise etc, all of which will impact on the quiet enjoyment of our

wider home environment. As noted previously, I am not against refurbishing the retail element - but I find it hard to discover a worthwhile rationale for such a mega development on this site. It will provide significant returns to Mirvac that is true, but is this in the greater public interest.

I understand that there is currently a Pyrmont Precinct Master Plan under development, involving broad community involvement. In the absence of such a planning framework, it would seem prudent to perhaps wait until this strategic plan is in place before approving such a large scale redevelopment. This would help to ensure that any proposal is truly in sympathy with the context in which it will be built. We have a very unique precinct in Darling Harbour, it is really a public domain - a space for the people. Let's not lose that fact in the rush to overdevelop - a simple walk along the waterfront in the sunshine provides immeasurable benefits to the health, hearts and souls of people.

Yours sincerely,
Diane Waddington