



State Significant Development

Lodgement Date: 15/10/2021

Project Name: Cockle Bay Wharf mixed use development  
Case ID: SSD-9978934

Proponent Details

Project Owner Info

Title	Mr
First Name	Greg
Last name	Mannes
Role/Position	Project Director
Phone	0423647603
Email	Greg.Mannes@gpt.com.au
Address	Level 51 25 Martin Place Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?  
Yes

Company Name	DPT OPERATOR PTY LIMITED
ABN	43092182888

Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>
Mr	Michael
<b>Last Name</b>	<b>Phone</b>
Oliver	0402644681
<b>Email</b>	<b>Role/Position</b>
moliver@ethosurban.com	Associate Director

Address

173 Sussex Street  
  
Sydney,  
New South Wales  
2000  
  
AUS

Political Donations

Do you need to disclose a political donation?  
No

Development Details

Project Info

Project Name	Cockle Bay Wharf mixed use development
Industry	Residential & Commercial
Development Type	Residential & Commercial
Capital Investment Value (excl GST)	AUD891,533,000.00
Indicative Operation Jobs	7,200
Indicative Construction Jobs	3,332

Description of Development  
Construction of a landbridge across part of the Western Distributor between Darling Harbour and Darling Park, design, construction and use of the new 43 storey mixed-use commercial office development and site interface works.

Concept Development


Are you intending to submit a Concept Application?  
No

Site Details

Site Information

Site Name	Cockle Bay Park
Site Address (Street number and name)	241-249 Wheat Road, Sydney
Site Co-ordinates - Latitude	-33.872142
Site Co-ordinates - Longitude	151.202

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	

Lot and DP

Lot 10, DP 801770

Lot 12, DP 801770

Lot 16, DP 801770

Lot 17, DP 801770

Lot 18, DP 801770

Lot 30, DP 1007434

Lot 32, DP 1007434

Lot 33, DP 1007434

Lot 34, DP 1007434

Lot 35, DP 1007434

Lot 37, DP 1007434

Lot 40, DP 864696

Lot 42, DP 864696

Lot 50, DP 1009561

Lot 51, DP 1009561

Lot 56, DP 1009561

Lot 60, DP 1009964

Lot 61, DP 1009964

Lot 62, DP 1009964

Lot 63, DP 1009964

Lot 64, DP 1009964

Lot 11, DP 1125890

Lot 1, DP 1199026

Lot 2, DP 1199026

Landowners Consent

Is Landowner's consent required?

Yes

Do you have evidence of all Land Owners' consent?

No

Statutory Context

Under [State Environmental Planning Policy \(State and Regional Development\) 2011](#) , which schedule does your State Significant Development application relate to?

Schedule 2: SSD – Identified Sites

Schedule 2: SSD – Identified Sites

Clause 2 - On specified sites

Permissibility of Proposal

Permissible with consent

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [Schedule 1, Part 1, clause 1\(2\) of the Environmental Planning and Assessment Regulation](#))

Yes

## Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, require any of the following:

A permit under section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

## Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the EP&A Act in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Coal Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

Yes

A licence under the [Pipelines Act 1967](#)?\*

No

## Attachments

### Attachments

File Name	EE - Survey
File Name	X_Public Art Strategy
File Name	KK_Western Distributor Impact Assessment_Part5
File Name	KK_Western Distributor Impact Assessment_Part4
File Name	KK_Western Distributor Impact Assessment_Part3
File Name	KK_Western Distributor Impact Assessment_Part2
File Name	KK_Western Distributor Impact Assessment_Part1
File Name	K_Contamination Investigation
File Name	E - CASA Crane TC5 Approval
File Name	E - CASA Crane TC4 Approval
File Name	CIV Letter
File Name	B_Architectural Drawings
File Name	A_Architectural Design Statement 12
File Name	A_Architectural Design Statement 11
File Name	A_Architectural Design Statement 10
File Name	A_Architectural Design Statement 9
File Name	A_Architectural Design Statement 8

File Name	A_Architectural Design Statement 7
File Name	A_Architectural Design Statement 6
File Name	A_Architectural Design Statement 5
File Name	A_Architectural Design Statement 4
File Name	A_Architectural Design Statement 3
File Name	A_Architectural Design Statement 2
File Name	A_Architectural Design Statement 1
File Name	Appendix C_Landscape Drawings_Part5
File Name	Appendix C_Landscape Drawings_Part4
File Name	Appendix C_Landscape Drawings_Part3
File Name	Appendix C_Landscape Drawings_Part2
File Name	Appendix C_Landscape Drawings_Part1
File Name	Cockle Bay Park - Environmental Impact Statement
File Name	Z_Reflectivity Report
File Name	Y_Wayfinding Strategy
File Name	W - Environmental Wind Assessment
File Name	V_Noise & Vibration Impact Assessment
File Name	U_Compliance with Approved Concept Proposal
File Name	T Heritage Interpretation
File Name	S Heritage Assessment Report
File Name	R_Geotechnical Investigation
File Name	Q_Fire Engineering SSDA Statement
File Name	PP_SEPP 64 Assessment
File Name	P_Event Management Plan
File Name	OO_SEARS Conditions
File Name	O_Environmentally Sustainable Design
File Name	NN_Non Aboriginal Archaeology
File Name	N_Design Integrity Panel Summary Letter
File Name	MM_ACHAR
File Name	M_Design Excellence Report
File Name	LL_Maritime Archeaology Statement of Heritage Impa
File Name	L_CPTED
File Name	JJ_Operational & Construction WMP
File Name	J_Consultation Report
File Name	II_Visual and View Impact Analysis
File Name	I_Construction Ped and Traffic MP
File Name	I_Construction Management Plan
File Name	HH_Utility Services Infrastructure Report
File Name	HH_Electrical Utility Services Infrastructure Asse
File Name	HH_Comms Infrastructure
File Name	H_BDAR Waiver Request
File Name	GG_Cyclist Movement
File Name	G_Building Code of Australia Report
File Name	FF_Traffic Impact Assessment
File Name	F_Accessibility (DDA) Report
File Name	EE - Survey
File Name	E_Aeronautical Impact Assessment
File Name	D_Demolition Plans
File Name	CC_Stormwater and Flood Management Report
File Name	BB_Social Impact Assessment
File Name	AA_Arborist Report

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