

14 February 2017

Department of Planning and Infrastructure
320 Pitt Street
SYDNEY NSW 2000

Dear Sir/Madam

SUBMISSION – COCKLE BAY WHARF PROPOSAL (SSD 16_7684)

Thank you for the opportunity to review the Cockle Bay Wharf proposal. While we have no fundamental objection to the density and scale of the project, the proposal sits directly within a solar and view access corridor for our approved development at 230-238 Sussex Street, Sydney which we do not believe it has been adequately considered in the proponents submission.

A number of plans as well as images from the City of Sydney's physical city model are attached to demonstrate the impact on our site. Our site is under construction and has Stage 1 Concept approval (*D/2015/1668 dated 8 April 2016*) for demolition of the existing building and a building envelope for a residential and hotel tower which was capped by the City of Sydney at 116m well below the 235m proposed. The proponent's documentation does not seem to identify or consider our approved development in its assessment. Given the lack of prescriptive controls that apply to the site, consideration needs to be given to the broader impact of the proposal and adjustments made (including an increase in height if necessary) to mitigate impacts on our site.

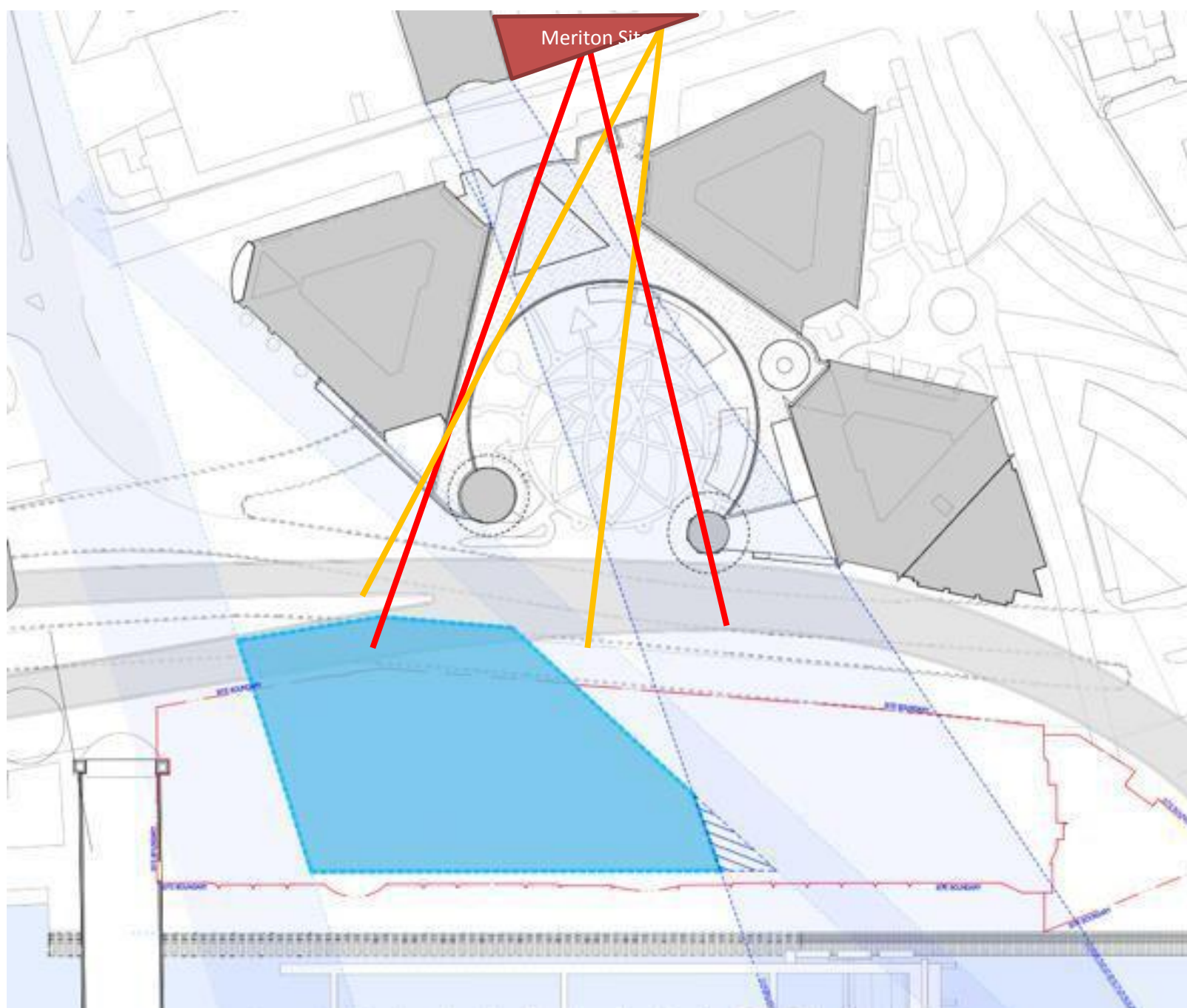
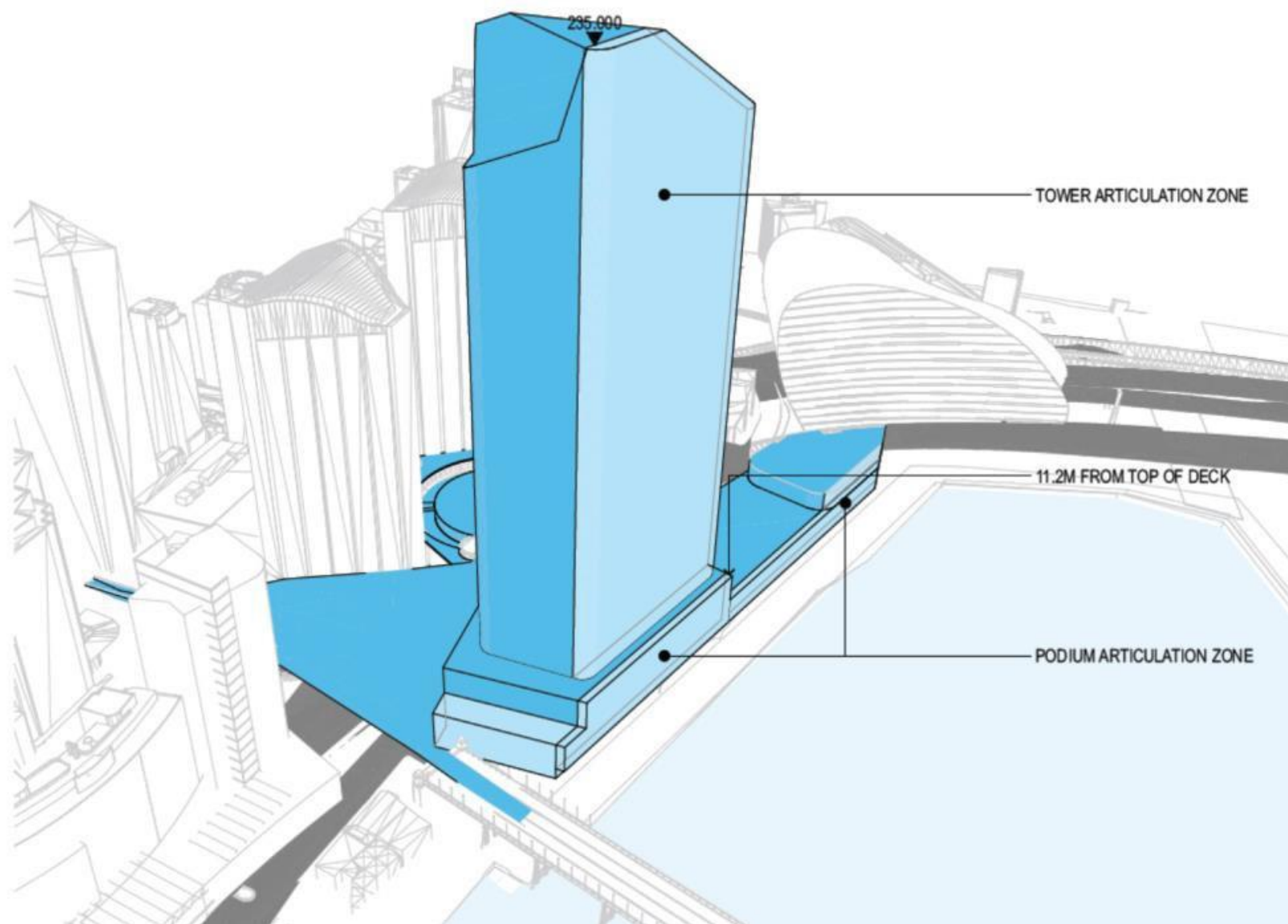
We appreciate the Departments consideration of the issues raised and look forward to an approval which will benefit the local area and broader Sydney CBD.

Please contact me directly on 02 9287 2691 should you wish to discuss further.

Yours faithfully
MERITON GROUP


Matthew Lennartz
Executive Manager – Planning and Government

Encls.







Cockle Bay Wharf Site

Meriton Site



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