



**Property
NSW**

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Carolyn McNally
Secretary, Department of Planning and Environment
GPO BOX 39
SYDNEY NSW 2001
Sent via email: Michele.Nettlefold@planning.nsw.gov.au

Attention: Ms Michele Nettlefold

Dear Ms McNally

RE: REDEVELOPMENT OF COCKLE BAY WHARF, DARLING HARBOUR (SSD7684)

Thank you for the opportunity to comment on State Significant Development application (SSD 7874) submitted by DPT and DPPT Operator Pty Ltd to the Department of Planning and Environment (DPE) for the redevelopment of Cockle Bay Wharf at Darling Harbour.

The application seeks Stage 1 approval for new retail outlets, including food and beverage, a commercial office tower, cultural and entertainment facilities and public open space. Key elements of the proposal include:-

- Demolition of the existing site improvements;
- Up to 12,000sqm of public open space;
- Building envelopes for a podium and tower up to 235m; and
- Maximum gross floor area of 85,000sqm for commercial and 25,000sqm for retail development.

Place Management NSW (PMNSW), as landowner, has met with proponent's consultants on several occasions and understands that the current Stage 1 application will be further refined as the proposal progresses through to the detailed design and development phase.

It is our view that the following aspects of the proposal require further consideration and elaboration:

- a. The excessive height (235m) and proposed floorplate (2,700sqm) of the proposed commercial tower in the setting of Cockle Bay and the introduction of an unsatisfactory bulk and scale into Darling Harbour;
- b. The proposed public domain benefits such as the proposed pedestrian linkages, new park, open space, connectivity between the CBD and Darling Harbour to ensure they are sufficiently unique and beneficial to the public to justify the proposed scale of development; and
- c. How the bulk and scale of the proposal along the foreshore contributes to an open and spacious Cockle Bay.

As custodian of Darling Harbour PMNSW remains committed to working with the proponent and DPE to achieve an improved, and more sympathetic development, of reduced scale, for this important foreshore site that reinforces and strengthens the urban design and public domain qualities of Darling Harbour and the adjoining western edge of the Sydney CBD.

DPE is advised that landowner's consent for the development has not yet been granted.

If you require any further information, or wish to discuss the contents of this submission please contact Ms Kylie Seretis, Director Strategic Planning and Heritage at kylie.seretis@property.nsw.gov.au on 9240-8744.

Yours sincerely



Sam Romaniuk
CEO Place Management NSW