



**Property  
NSW**

Place Management NSW  
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30 January 2018

DPT Operator Pty Ltd and DPPT Operator Pty Ltd  
C/O Greg Mannes  
The GPT Group  
Level 51, MLC Centre, 19 Martin Place  
SYDNEY NSW 2000

Dear Mr Mannes,

**Landowner's Consent for Staged (Concept) SSD application proposing redevelopment of the existing Cockle Bay Wharf retail centre structures and Staged DA (Concept approval)**

**Reference Number LOC 9979**

**Address: Wheat Road, Cockle Bay Wharf, Darling Harbour**

We refer to your request of 6 September 2017 for landowner's consent to the amended Staged (Concept) State Significant Development (SSD) application for the proposed redevelopment of the Cockle Bay Wharf retail centre, Darling Harbour. The SSD application includes demolition of the existing improvements, a new retail podium including food and beverage outlets, a commercial office tower, a pedestrian structure over the western distributor and upgrades to surrounding public domain.

Place Management NSW (PMNSW) has considered the amended SSD application as documented on the Department of Environment and Planning's web site and exhibited between 16 November 2017 and 15 December 2017, under its *Darling Harbour Framework for Land Owners Consideration of SSD*.

Based on the documentation referenced above, PMNSW grants Landowner's Consent to the Stage 1(Concept) SSD DA, subject to the conditions outlined below.

**Conditions:**

- a. Design development within the envelope is to minimise the impact to existing levels of solar access along the foreshore promenade/public domain to the greatest extent possible.
- b. Design development and any proposed works to the Pyrmont Bridge would be required to be in accordance with the policies set out in the Pyrmont Bridge Conservation Management Plan 2006 (as revised from time to time), including but not limited to:
  - Policy 6.2: Additional connections to the bridge should connect into the modern fabric of the approaches. Further alteration, or relocation of,

*The legal entity name Sydney Harbour Foreshore Authority (SHFA) has now changed to Place Management NSW. The change is in name only, our ABN remains the same and all existing legal documents in place are unaffected. You will, however, see Place Management NSW on all new legal documents going forward. Place Management NSW will continue to use the Property NSW brand.*



the historic fabric should not be undertaken as it detracts from the simplicity and elegance of the original design.

- Policy 10: Ensure that new works to Pyrmont Bridge do not: detract visually from the bridge or its harbour setting; hasten the deterioration of the surviving fabric; or result in irreversible alteration to significant fabric.
- c. Public access arrangements to the proposed open space including roof podium areas will need to be developed and agreed with PMNSW. Covenants will be required to ensure ongoing public access arrangements through the site.
- d. The proposed pedestrian connections between the CBD and Darling Harbour will need to resolve public and private access arrangements and the need for 24 hour activation. The continuity of the public access and the separation of public and private interests will need to be detailed and agreed during design development.
- e. An activations plan is to be developed by the proponent during design development and endorsed by PMNSW.

Please note that landowner's consent to the Stage 1 SSD DA does **not** constitute statutory approval for the proposed works and is independent of the commercial negotiations for development rights, which have not yet commenced.

Yours sincerely



**Sam Romaniuk**  
Chief Executive Officer