



23 October 2012

Our ref: JS/12-197

Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam,

re: SSD-4972, Four Points By Sheraton Hotel Expansion

We write on behalf of the management of Darling Park, with reference to the abovementioned State Significant Development Application, which is currently on public exhibition.

Darling Park comprises the Commonwealth Bank of Australia Tower, Pricewaterhouse Coopers Tower, Rabobank Tower, Cockle Bay Wharf and the Garden, owned by GPT Wholesale Office Fund (GWOF), AMP Capital and Brookfield Office Properties.

We wish to present the concerns of the Owners on the State Significant Development Application as proposed and request further consultation with the Department and the proponent/s of the project.

Their concerns mainly relate to the potential for overshadowing as well as the possible disruption to the amenity of the immediate locality, currently enjoyed by the tenants within Darling Park, whilst the very extensive work associated with the project is being undertaken.

Their concerns with the proposal are summarised below.

- The shadow diagrams placed on public exhibition with the State Significant Development Application are unclear. Our client should be provided with shadow diagrams, prepared on an hourly basis on June 21 (between 9am and 3pm) in both plan and elevation form to detail the overshadowing impacts from the proposed development on the forecourt (in front of the CBA tower) and on the CBA Tower itself;
- Location of cranes, Noise, Vibration and Air Quality – the proponent has stated that they will prepare a construction management plan. Our client would like to have some input into this plan – prior to the approval being implemented; and
- Traffic and Parking – the proponent has stated that they will prepare a construction traffic management plan. Our client would like to have some input into this plan – prior to the approval being implemented.

The management of Darling Park would appreciate the opportunity to comment further on the shadow diagrams and the draft management plans (outlined above) and would be pleased to meet with Department's representative, to discuss these concerns.



We look forward to discussing this matter with you further in due course.

Yours sincerely
BBC Consulting Planners

A handwritten signature in blue ink, consisting of a stylized, cursive 'R' followed by a long, horizontal, slightly wavy line that extends to the right.

Robert Chambers
Director

Email bob.chambers@bbcplanners.com.au