

## Matthew Rosel

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**From:** Harry Quartermain <hquartermain@ethosurban.com>  
**Sent:** Wednesday, 17 October 2018 10:21 AM  
**To:** Matthew Rosel  
**Cc:** Clare Swan; Chris McGillick; Mitchell Thomas  
**Subject:** Cockle Bay - Open Space

Hi Matthew,

The co-owners have reviewed your suggested definition and, following advice from us and from FJMT, have settled on the following definition and commitment regarding open space:

***Publicly accessible open space shall include at least 5,500 sqm on the northern side of the site between the tower and Pyrmont Bridge, and may include, stairs, terraces, hard and soft landscaping, associated with publicly accessible open space but shall exclude:***

- o ***Retail tenancies inclusive of outdoor dining areas***
- o ***Primary pedestrian thoroughfares for the principal purpose of access to, from and through the development i.e. from Market Street to Pyrmont Bridge, and Market Street to the Tower***

Further to this, analysis suggests that a further 1,425sqm of open space is possible to the south of the tower.

The principal reason for the amendment to the definition is to reduce the level of ambiguity inherent in referring to intangible areas such as 'retail interfaces' and 'access and circulation spaces'. In removing these aspects of the definition we are able to be clear about areas that are either leased or that provide a principal thoroughfare and are therefore excluded from the open space definition, and all other areas, which are included. FJMT interpreted this definition overlaid on the indicative Aspect Studio design, and the structural constraints identified by Enstruct, and suggested that the total quantity should be reduced from 6,000sqm to 5,500 sqm in order to provide more certainty of deliverability.

Please let me know if you would like to discuss this further.

Thank you for letting me know about your briefing with David McNamarra, as previously advised the co-owners are of the firm opinion that an opportunity for them to discuss the project with him would be beneficial and so will be able to make themselves available should the opportunity for a briefing arise.

Kind regards,

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**Harry Quartermain**

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