

Aaron Nangle - Online Submission from Bill Wilkinson of Merdeka Coffee Australia Pty Ltd (The Frisky Goat Cafe) (object)

27

From: Bill Wilkinson <wbwilkinson@bigpond.com>
To: Ben Lusher <Ben.Lusher@planning.nsw.gov.au>
Date: 17/02/2011 11:40 AM
Subject: Online Submission from Bill Wilkinson of Merdeka Coffee Australia Pty Ltd (The Frisky Goat Cafe) (object)
CC: <assessments@planning.nsw.gov.au>
Attachments: NSWPlanning17Feb11.pdf

Please see attachment

Name: Bill Wilkinson
Organisation: Merdeka Coffee Australia Pty Ltd (The Frisky Goat Cafe)

Address:
The Frisky Goat Cafe
Shop W 39, Wynyard Station
Wynyard, Sydney, NSW 2000

IP Address: cpe-121-212-129-1.lns10.ken.bigpond.net.au - 121.212.129.1

Submission for Job: #3177 MP 09_0076 - Mixed Use Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3177

Site: #1543 City One - Thakral House / Wynyard
https://majorprojects.onhiive.com/index.pl?action=view_site&id=1543

Ben Lusher

E: Ben.Lusher@planning.nsw.gov.au

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Bill Wilkinson
Merdeka Coffee Australia Pty Ltd
ABN 97 144 673 923
PO Box 654 Northbridge NSW 1560
Tel: 0410 321060 Email: wbwilkinson@bigpond.com

17 Feb 2011

To: NSW State Planning

Re: Submission re. Thakral project

I am a part owner of The Frisky Goat Café, Shop W39, Wynyard Station – this is situated on the to concourse, just under the dome in Wynyard Park (top of the escalators by the station exits/entrances to/from York and Carrington Streets).

We are a small, newly formed company (Merdeka Coffee Australia Pty Ltd), planning to build a coffee business (cafes and wholesale) in Australia. The bulk of the investment is from overseas (see Note 1).

We purchased The Frisky Goat Café at the beginning of the year, with a current lease expiring Sept 2012, whereupon we were led to believe that we would, as incumbents, get another 5 year lease – this is vital to us in order to justify our investment, bring some return and build our bigger business. Whilst there have been talk of a major development for many years, we had no official notification of this submittal until just after we were committed to the purchase. If the relevant parties had known of something definite happening, we should have been notified when we enquired – we enquired of this 'talk' to all the major parties involved (RailCorp, NSW State Planning, Thakral etc.) – this might have affected our decision to invest.

The proposed development plans indicate that our own particular area will be redeveloped and it is unclear what exactly will replace the current premises.

RailCorp, our landlord, insist upon a Demolition Clause in the lease agreement that in the event of redevelopment, enables them to close outlets such as ourselves with no recourse for compensation. Obviously this means that prior knowledge of any planned developments is a critical factor before committing to any retail investment.

We may be a very small fish in a big pond, but personal livelihoods are still at stake, and we would strongly object to this development should it not in some way allow us to continue or recommence trading (should there be some interim closure).

We are unclear if the proposed development of our particular area would include refurbished or new retail sites at the same location. If not we, as indicated above, would object to the development and subsequent loss of our livelihood. However if the development did proceed and reinstate retail outlets at the same site, we would seek assurance from the developers/owners that we, the existing business(es) would be offered first right of refusal on occupying these outlets.

Bill Wilkinson
Merdeka Coffee Australia Pty Ltd
ABN 97 144 673 923
PO Box 654 Northbridge NSW 1560
Tel: 0410 321060 Email: wbwilkinson@bigpond.com

It is also unclear who would be the new owner/landlord of any such sites there (whether RailCorp, Thakral or some other party), but we would ask whoever it is to make a commitment to us (the existing leaseholders) that we would be given a new or replacement site of like value (in terms of both cost and positioning) ahead of any other prospective tenants whether they be large or small companies/individuals).

Note 1.

I also happen to be Chairman of the NSW Chapter of the Australia Malaysia Business Council (AMBC) that promotes trade and relations between Australia and Malaysia (and SE Asia in general). We have good relationships with DFAT, Austrade and the NSW Government (Investment) particular in the area of trying to promote investment in Australia. Merdeka Coffee Australia's purchase of The Frisky Goat represents (apart from my own personal investment) the start of more major investment by overseas parties into Australia. I accept there is my personal interest, but this aside, any redevelopment that closed our site (without recompense or alternatives) and jeopardized the investment would send a very poor message to these and other overseas investors (both existing and potential).

Whether local or foreign investment, there are potentially serious implications for current retail leaseholders and we would strongly advocate that all our interests are catered for in some manner (as suggested and outlined earlier in this submission).

The fact that RailCorp (part of the NSW Government) have a Demolition Clause does not justify in any ethical sense the loss of hardworking people's livelihoods (without recompense or alternatives). The **right** thing to do is to ensure we can continue our business(es)/trading in some capacity or have viable alternatives that compensate in some way, should redevelopment actually proceed and affect our businesses. **If this is not adequately and fairly addressed, we would strongly object to any development that adversely affects our business(es), and would attempt to make as much further representation as we can to this effect.**

We would hope that the NSW Government, RailCorp, Thakral and all the major parties involved are already taking this into consideration, and if so, are grateful that they consider that businesses such as ourselves will be looked after in the grander scheme of things.

I have used the plural on occasion, as our neighbouring retail outlet, the newsagents, have expressed the same concerns, and asked for a copy of this which they may send under their own name.

Thanking you for your consideration, yours faithfully,
Bill Wilkinson, Director

Bill Wilkinson
Merdeka Coffee Australia Pty Ltd
ABN 97 144 673 923
PO Box 654 Northbride NSW 1560
Tel: 0410 321060 Email: wbwilkinson@bigpond.com

28

Aaron Nangle - Online Submission from Edward Palmisano of Property Council of Australia (support)

From: Edward Palmisano <epalmisano@propertyoz.com.au >
To: Ben Lusher <Ben.Lusher@planning.nsw.gov.au>
Date: 16/02/2011 3:25 PM
Subject: Online Submission from Edward Palmisano of Property Council of Australia (support)
CC: <assessments@planning.nsw.gov.au>
Attachments: 110218 Submission on Wynyard Redevelopment.pdf

Please find Property Council submission attached.

Name: Edward Palmisano
Organisation: Property Council of Australia

Address:
Level 1
11 Barrack Street
Sydney NSW 2000

IP Address: - 61.14.108.166

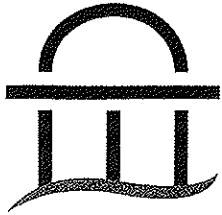
Submission for Job: #3177 MP 09_0076 - Mixed Use Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3177

Site: #1543 City One - Thakral House / Wynyard
https://majorprojects.onhiive.com/index.pl?action=view_site&id=1543

Ben Lusher

E: Ben.Lusher@planning.nsw.gov.au

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18 February 2011

Ben Lusher
Department of Planning
NSW Government
GPO Box 39, Sydney
NSW 2001

CityOne Development at Wynyard Station

The Property Council of Australia welcomes the opportunity to comment on the Concept Plan for the CityOne development at Wynyard Station (the Project).

The Property Council is the nation's peak representative of the property industry. Our members are Australia's major investors, developers, owners and managers of office buildings, shopping centres, industrial parks, tourist accommodation and residential apartments and communities. Our members are acknowledged leaders in sustainability.

Support for the Project

The Property Council of Australia is pleased to support the Project. We consider that it will facilitate a major redevelopment of Wynyard Station and nearby commercial buildings to deliver a world-class retail, commercial and public transport interchange.

The Project will:

- extend the functional life of Wynyard Station and revitalise the station precinct;
- accommodate future passenger growth and connections;
- improve the quality of public domain surrounding the site, in particular in relation to the George Street station entrance;
- deliver a landmark commercial tower that is environmentally sustainable, commercially viable and exhibits design excellence; and
- create an efficient station concourse area and retail facility.

Public benefit

The Project would provide significant public benefit, including:

- increased amenity of the Station and public domain;
- enhanced passenger flows and capacity;
- improved way finding, signage and site connections;

The *Voice* of Leadership

PROPERTY COUNCIL OF AUSTRALIA HOUSE - LEVEL 1, 11 BARRACK STREET, SYDNEY, NSW 2000
PH 02 9033 1900 - FAX 02 9033 1966 ABN 13 008 474 422
Email: info@propertyoz.com.au - www.propertyoz.com.au


**PROPERTY
COUNCIL**
of Australia

- fire and safety improvements;
- future connections with the proposed Barangaroo development;
- improved retail services; and
- employment during the construction and post construction phases.

Consistent with government's strategic plans

The Project is consistent with the government's own strategic plans, including:

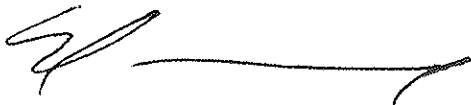
- *NSW State Plan*: The NSW State Plan recognises that efficient transport services are critical in providing access to jobs, services and facilities. The Project will deliver major improvements to the eastern access to Wynyard Station, providing for improved station access, increased passenger capacity and significantly improved amenity.
- *Metropolitan Strategy*: The Metropolitan Strategy aims to provide an additional 58,000 new jobs in the Sydney CBD over the next 25 years. The Project will support this goal by increasing the supply of high quality office and retail space in the CBD.
- *Sustainable Sydney 2030*: Sustainable Sydney 2030 contains targets to achieve a green, global and connected city. The Project reinforces the strategic direction set out in the plan. It will help achieve: a globally competitive and innovative city; an integrated transport system for a connected city; and sustainable development renewal.

Wynyard Station is the third busiest rail station in the CBD but has poor passenger amenity, is congested at peak times and would benefit from upgraded fire and life safety standards. The station is reaching operational capacity and is in urgent need of upgrading to meet forecast patronage growth. We call on the NSW Government to fast-track approval to upgrade this important site.

I would be pleased to discuss this submission further. Please do not hesitate to contact me on 02 9033 1907.

Thank you for considering this submission.

Yours sincerely,



Edward Palmisano
NSW Deputy Executive Director

Aaron Nangle - SUBMISSION: Wynyard Station Redevelopment

From: Libby O'leary <Libby.Oleary@australianbusiness.com.au>
To: <ben.lusher@planning.nsw.gov.au>
Date: 17/02/2011 3:47 PM
Subject: SUBMISSION: Wynyard Station Redevelopment
Attachments: Wynyard Station Redevelopment - 18 February 2011.pdf; Part.004

On behalf of Patricia Forsythe.

Libby O'Leary
Executive Assistant to The Hon. Patricia Forsythe | Sydney Business Chamber

Level 12, 83 Clarence Street, Sydney NSW 2000
GPO Box 4280, Sydney NSW 2001

Tel: +612 9350 8119 | Fax: +612 9350 8199

Email: libby.oleary@thechamber.com.au | Web: www.thechamber.com.au

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Ben Lusher
NSW Department of Planning
23 – 33 Bridge Street
Sydney NSW 2000

18 February 2011

Submission: 'City One' Development, Wynyard Station

The Sydney Business Chamber (SBC) is pleased to make a submission in support of the proposed "City One" redevelopment at Wynyard Station. The SBC represents 120 corporations including some of Sydney and Australia's leading corporations across a broad range of industry sectors. The SBC has a significant interest in major urban renewal projects that reinforce Sydney as a global city. The SBC welcomes this opportunity to comment on the 'City One' project which we believe will do much to improve the public domain at Wynyard Station and its surrounds.

The proposed project will deliver a much-overdue revitalisation of the Wynyard Station precinct, including a new landmark commercial building and a new pedestrian concourse which has the capacity to enhance the efficiency of the pedestrian access to Wynyard Station.

The proposed design of the retail space is in accord with recent retail design in the CBD in the Pitt Street Mall vicinity and provides the Wynyard precinct with a long overdue facelift.

Improvements to Wynyard Station will improve the visibility of station entry, move people through the station more efficiently and improve access to other precincts. Currently, the entry points to Wynyard Station are not prominent. It is difficult to locate the Station entry on George Street and it is difficult for visitors to locate the station via Carrington Street, York Street or other surrounding streets.

Reconfiguration of the existing George Street entry and pedestrian thoroughfare meets Transport NSW performance specifications.

Wynyard Station is currently the City's third busiest railway station and with the likely increase in pedestrian and bus traffic generated by the Barangaroo development this proposed upgrade on the George and Carrington Streets entries is a necessary complementary development.



It is not possible to imagine that Sydney can promote Barangaroo as a world-class development and not see the Wynyard Station precinct upgraded. The benefit of the developer contribution that will come with this project will provide much needed capital to assist with the upgrade to the station facilities, including fire escape access, lifts which are essential to meet access standards, new escalators at the Hunter Connection and Carrington Streets, ticketing booths and the general amenity of the station concourse.

The construction phase of the project is capable of contributing up to 15,000 jobs which is in accord with the NSW State Plan. The additional commercial space which will be delivered meets the requirements of both the State Plan and the Metropolitan Strategy.

Sydney faces strong regional competition from Hong Kong, Singapore, Seoul and Tokyo as well as other Australian cities such as Melbourne and Brisbane. The SBC believes that redevelopment of Wynyard Station would be a major advance in enhancing Sydney's competitiveness. The upgrade of public domain surrounding the site and associated public domain improvements will allow the public to experience a smooth journey from home to work and enjoy better access to transport and amenities.

Summary

The 'City One' project will deliver a significant public benefit to Sydney through a major upgrade of the Wynyard concourse together with the capacity to create a vibrant commercial and retail space adjacent to one of Sydney's major transport hubs. The project complements the Barangaroo project and will be a major employer first in the construction phase and after completion as a major new employment hub.

The Sydney Business Chamber is pleased to make this submission and is available to provide any additional comments at patricia.forsythe@thechamber.com.au or 93508101.

Yours sincerely

A handwritten signature in black ink that reads "Patricia Forsythe". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

The Hon Patricia Forsythe
Executive Director

Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

Disclosure statement details Name of person making this disclosure PATRICIA FORSYTHE		Planning application reference (e.g. DA number, planning application title or reference, property address or other description) MP 09 0076		
Your interest in the planning application (circle relevant option below) You are the APPLICANT YES / NO OR You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO				
Reportable political donations made by person making this declaration or by other relevant persons * State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN). * If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR * If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.				
Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
PATRICIA FORSYTHE	6/148-152 MONA VALE RD ST IVES NSW 2075	LIBERAL PARTY	10.09.09	\$65.00
"	"	LIBERAL PARTY	19.09.09	\$270.00
"	"	LIBERAL PARTY - NORTH SHORE	01.02.10	\$50.00
"	"	LIBERAL PARTY	01.02.10	\$250.00
Please list all reportable political donations—additional space is provided overleaf if required.				
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.				
Signature(s) and Date Patricia Forsythe 17.02.11				
Name(s) _____				

Cont....

Political Donations Disclosure Statement to Minister or the Director-General

Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
PATRICIA FORSYTHE	6/148-152 MONA VALE ROAD ST IVES 2075	LIBERAL PARTY	15.01.10	\$150.00
"	"	"	01.06.10	\$110.00
"	"	"	22.07.10	\$150.00
"	"	"	28.07.10	\$400.00
"	"	LIBERAL PARTY - MAITLAND	29.07.10	\$50.00
"	"	LIBERAL PARTY	03.09.10	\$110.00
"	"	LIBERAL PARTY - THE HILLS	21.10.10	\$150.00
"	"	LIBERAL PARTY - PENRITH	27.11.10	\$500.00
"	"	LIBERAL PARTY - THE HILLS	27.01.11	\$100.00

30

Aaron Nangle - Online Submission from Minette Hodgson of J G Service Pty Ltd (other)

From: Minette Hodgson <mhodgson@syd.jgservice.com.au>
To: Ben Lusher <Ben.Lusher@planning.nsw.gov.au>
Date: 18/02/2011 11:18 AM
Subject: Online Submission from Minette Hodgson of J G Service Pty Ltd (other)
CC: <assessments@planning.nsw.gov.au>
Attachments: Submission_to_Planning_NSW_Final_Copy.pdf

Please see attached submission.

Name: Minette Hodgson
Organisation: J G Service Pty Ltd

Address:
Level 32, 60 Margaret Street
Sydney NSW 2000

IP Address: cpe-60-229-170-206.ins5.ken.bigpond.net.au - 60.229.170.206

Submission for Job: #3177 MP 09_0076 - Mixed Use Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3177

Site: #1543 City One - Thakral House / Wynyard
https://majorprojects.onhiive.com/index.pl?action=view_site&id=1543

Ben Lusher

E: Ben.Lusher@planning.nsw.gov.au

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J G SERVICE PTY LTD

ACN 008 492 126 ABN 75 008 492 126

18 February 2011

Ben Lusher
NSW Department of Planning
23 – 33 Bridge Street
Sydney NSW 2000

Dear Ben

SUBMISSION TO NSW DEPARTMENT OF PLANNING

Exhibition of Concept Plan – Proposed Wynyard Station Upgrade and Commercial and Retail Development – Land between George, Margaret and Carrington Streets, Sydney (MP09_0076)

Mirvac Funds Ltd and MTAA Superannuation Fund ("Joint Owners" - 60 Margaret Street) object to the proposed development by Thakral Holdings Limited, as outlined in Application MP09-0076 – Mixed Use Development and submitted to the NSW Department of Planning, based on the following:

(1) Draft Statement of Commitments

- (a) Paragraph 1(c) of the "Draft Statement of Commitments", as contained in the Environmental Assessment Report dated January 2011 and prepared by JBA Planning Consultants reads:

"The detailed design of the development is to accommodate the existing pedestrian connections to the Hunter Connection and the Met Centre as shown on the Concept Plan Drawings prepared by Hassell. This requirement relates to the final location of the connections. During the demolition and construction stages of the project, these connections may be temporarily closed or altered in accordance with any Demolition or Construction Management Plan prepared in relation to items 11 and 12 of this Statement of Commitments."

The pedestrian access from the Wynyard station concourse into the Metcentre ('Metcentre Link') is the busiest access point into the Metcentre and the treatment of this during and after construction is of critical importance for the Joint Owners. This includes, but is not limited to, the following:

- Ensuring that access to this connection is not temporarily or permanently closed or obstructed during construction and/or demolition activities.
- Appropriate signage during construction clearly indicating pedestrian access to the Metcentre and indicating that the construction activities are not in any way affecting Metcentre retail.
- The Metcentre Link experience its busiest times during morning and afternoon peak and during lunch time. Construction activities are to especially minimise the impact on the pedestrians using this link during these times and to ensure continuous pedestrian access to the Metcentre.

(b) Paragraph 18(a) of the "Draft Statement of Commitments" reads:

"A dilapidation inspection of all properties and infrastructure services adjoining the development on land east of Carrington Street will be carried out to establish the extent of any existing damage and enable any deterioration during construction to be readily identified."

Current structural issues and subsequent water leakage are being experienced within the Metcentre the cause of which seems to be related to maintenance issues above ground along Carrington Street. Any construction activities in the vicinity of Carrington Street, including additional construction traffic on Carrington Street would have to consider the impact on the structural integrity of the Metcentre.

(2) Other Comments

- (a) Wynyard Park serves as the only emergency evacuation point for the tenants of 60 Margaret Street, which will have to be considered in any future works within the area.
- (b) A significant number of food outlets are located throughout the Metcentre and also within the Metcentre Link. Provision should be made during construction activities to prevent the emission of dust and other activities that have the potential to impact negatively on these and other retail outlets within the Metcentre.
- (c) The Construction Traffic Management Plan to be prepared as part of the relevant Project Application should consider the additional impact on existing traffic conditions on Margaret Street, especially at the intersection of Carrington and Margaret Streets.
- (d) Access and use of the Metcentre grease trap facility located on SRA land must not be compromised during any works undertaken.

Yours sincerely


Minette Hodgson
J G SERVICE PTY LTD

31

From: Jonty Low <thecommittee@sydney.org.au>
To: <ben.lusher@planning.nsw.gov.au>
Date: 18/02/2011 11:04 am
Subject: Submission from Committee for Sydney regarding CityOneRedevelopment
Attachments: CommitteeForSydneySubmission_CityOneRedevelopment.pdf

Dear Mr Lusher,

Please find attached a submission from the Committee for Sydney relating to the CityOne redevelopment at Wynyard Station.

Please confirm receipt of submission.

Regards,

Jonty

--
Jonty Low
Executive Officer
The Committee for Sydney
Ph: 0437 307 430
www.sydney.org.au



PO Box Q1321
QVB Post Office
Sydney NSW 1230

T: 0437 307 430
E: thecommittee@sydney.org.au

ABN: 30 332 296 773

18th February 2011

Mr Ben Lusher
Senior Planner – Major Projects
NSW Department of Planning
GPO Box 29
Sydney NSW 2001

Dear Mr Lusher,

I am writing to confirm the support of the Committee for Sydney for the redevelopment of Wynyard Station, known as the CityOne Development.

As you may be aware, the Committee for Sydney groups together major business, professional, cultural and community organisations, committed to a common objective. This is an independent forum of decision makers taking a leading role in shaping public policy to ensure a sustainable and prosperous future for Greater Sydney. Our aim is the enhancement of the economic, social, cultural and environmental conditions that make Sydney a competitive and creative global city.

The Committee believes the proposed Thakral Holdings project will facilitate a public/private partnership with the renewal of this significant area of Sydney's CBD.

Originally built in the 1930's, Wynyard Station is the primary railway station in Sydney's CBD. Given the continuing growth in patronage and the expected growth from the proposed additions of the Barangaroo link and the City Relief line, there is no doubt an urgent upgrade is needed to accommodate the increasing operational capacity.

The CityOne project has the potential to deliver state of the art retail, commercial and public transport facilities in a core area of Sydney's CBD. Furthermore, the re-development would provide a range of public benefits including improved amenity for commuters; enhanced fire and life safety; improved way finding and signage; improved retail, as well as delivering a prime commercial building in the heart of the CBD that is environmentally sustainable.

The Committee for Sydney is an independent forum of decision makers taking a leading role in shaping public policy to ensure a sustainable and prosperous future for Greater Sydney. Our aim is the enhancement of the economic, social, cultural and environmental conditions that make Sydney a competitive and creative global city

This project is expected to provide NSW with some 15,000 jobs during construction and 4,000 occupants on completion. With a construction cost of over \$400 million, this will provide a significant boost to Sydney's economy and revitalise a large area of the CBD in Australia's only global city.

This project also represents an important precedent for similar future developments within CityRail's network for an innovative method of providing upgrades to other railway stations, particularly Town Hall Station.

The Committee believes this project accords with governmental strategic plans including: The Metropolitan Strategy; Sustainable Sydney 2030 and the NSW State Plan.

We appreciate the opportunity to make a contribution to the review of the CityOne proposal and confirm the Committee for Sydney's support for this project.

Should you have any queries or require further information please do not hesitate to contact me direct on 0412 088 992 or (02) 9921 8716.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Loosley', written in a cursive style.

Stephen Loosley
Chairman

32

Aaron Nangle - City One MP 09_0076 DA proposal-Objection

From: "Peter Wilkinson" <pw@hotskies.com.au>
To: <Ben.Lusher@planning.nsw.gov.au>
Date: 18/02/2011 4:20 PM
Subject: City One MP 09_0076 DA proposal-Objection
Attachments: City One Feb 2011.pdf

Dear Ben

Having trouble submitting through NSW Dept of Planning site.

Therefore am sending directly. Please confirm receipt.

Name: Peter Wilkinson

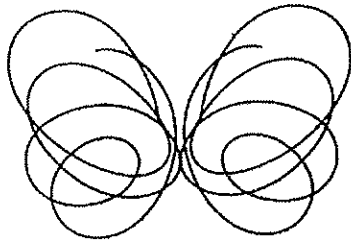
Organisation: Petherton Pty Ltd Trading as hot SKIES

Work Address: Shop W1 Wynyard Concourse 289 George St. Sydney. 2000
Phone: 9299 8211

I or an associate have made no political donation during the last 2 years.

Please treat this submission as confidential.

Best regards
Peter Wilkinson



h o t S K I E S

Friday, 18 February 2011
Attn: Ben Lusher
NSW Dept of Planning
Bridge St.
Sydney NSW

Submission: MP 09_0076. Mixed Use Development. City One - Thakral
House / Wynyard - Sydney

Dear Sir

My submission on this major project is based on my daily experience of over 26 years retailing as hot SKIES in Wynyard Station.

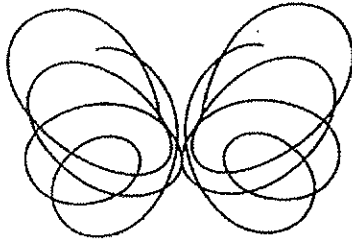
Congestion

The congestion within Wynyard Station Concourse during peak times is related to the purchase of tickets and the dimensions of platforms 3 & 4. The existing queues at the ticket gates throughout peak hours are consistent with newer subways of China and Hong Kong. The proponent's proposal does nothing to alter these conditions nor is it part of their existing DA.

Relieving the congestion on the platforms can only be achieved by increasing the frequency of existing services and offering new facilities. The possibility of Railcorp resuming what is now Thakral controlled Wynyard car park and re-instating platforms 1&2 should be considered however co-ordinating the associated infrastructure is a task of far greater magnitude but imperative if the projected traffic flows are to be believed.

The existing concourse facilities of the proponent and Railcorp function well. The proponent's claim: "The existing Wynyard Station and its connections from George St. precinct present a congested and crowded space in scale and nature. It is a very unwelcoming arrival point for commuters and the public to the City, despite being one of the City's major entry portals." The proponent is entitled to their opinion. Please note the photograph illustrating their opinion is of the unpaid concourse west of Carrington St., not part of this DA.

Petherton Pty. Ltd.
Shop W1, Wynyard Concourse
George St. Sydney NSW 2000
ABN: 12 002 309 917
e-mail: pw@hotskies.com.au
Phone: (+612) 9299 8211
Fax: (+612) 9299 5720



h o t S K I E S

The unpaid concourse area over three levels west of Carrington St was constructed between 1994 and 1996. It functions well, with the station exit to the west side of Carrington St. The proponents proposal to construct the Wynyard Station entrance on the east side of Carrington St. creates increased pedestrian traffic crossing Carrington St. to alight on buses presenting an increased hazard to pedestrians and buses alike.

Overshadowing

Increasing the permissible height limits for Carrington St. by between 103% and 165% is unacceptable.

The park is used extensively all day not just "during the critical mid winter lunchtime period." The proposed tower will have a dramatic effect on the micro climate of Wynyard Park creating a cold and inhospitable area throughout the winter months. A significant amount of the existing vegetation will perish particularly the frangipani trees extinguishing much of the charm of the area.

The drawings of future extensive vegetation on along Carrington St. are fictional and not even part of this Application.

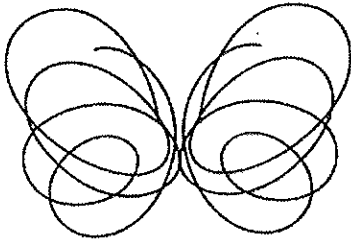
Car Parking

The proponent proposes a net increase of 137 parking spaces in the development. 1 extra parking space in this precinct is too many. In peak periods Carrington and Margaret Sts are regularly gridlocked with 20 minute journeys to travel the length of Carrington St. not uncommon.

Conclusion

The proposed Project does nothing to reduce the distance walked between George St. and the paid platforms unless the public gallop through the

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h o t S K I E S

development! I see no way the proposal will; "greatly reduce the duration of pedestrian journey times".

The proposed development adds little to the functionality of the precinct nor does it contribute much to the public benefit. Many of the premises this public benefit is based on are speculative and subjective at best.

Yes the unpaid concourse east of Carrington St area could be improved however the proponent has had control of this area for over 20 years and done nothing to improve the amenity for public benefit.

The addition of a gargantuan office tower development depreciating the immediate cityscape of Wynyard Station precinct is to higher price to pay except for those individuals on the Thakral share register.

Yours Faithfully

Peter Wilkinson.

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Aaron Nangle - NSW State Planning: Wynyard Station Exhibition & Development

From: Nu S Mart Newsagency <nusmart@live.com>
To: <information@planning.nsw.gov.au>
Date: 18/02/2011 4:48 PM
Subject: NSW State Planning: Wynyard Station Exhibition & Development
Attachments: Letter to NSW State Planning.pdf

To NSW State Planning,

Please find attached a letter addressing recent concerns of new development within Wynyard Station from my partner and I. We hope to hear from you soon in regards to this matter as timing of information is crucial in relation to the future of our newsagency, Nu S Mart.

Thank you for your time.

Kind Regards,
Thomas Tao
Co-Owner & Manager

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18th February 2011

To: NSW State Planning

My name is Thomas Tao and I am both partner and the co-owner with ShuWen Ye of Nu S Mart Newsagency. We are situated at the top level (near the escalators and the exits to both York St and Carrington St) of Wynyard station, just beneath the dome in Wynyard Park.

It has recently come to our attention that NSW State Planning has begun to exhibit a project that will indefinitely affect our business within the vicinity if implemented. This is very upsetting as we had not received any official documents notifying us this manoeuvre when we were signing the lease with Rail Corp earlier this year. Prior acknowledgement of this project would have been extremely vital to our decision to purchase and invest in this newsagency, had we been provided such information as it is a two year lease.

Upon searching for more information, we had been told that there is no definitive course of action to what will happen to our specific area of business but that there will undeniably be changes that will impact us and shops nearby. There is also no information to shop owners of whether the nature of this project is to refurbish existing shops or to reconstruct and eliminate business. With this, essential information to whether our lease still holds, if the new site will be managed by the same company / landlord (i.e. Rail Corp), whether existing business hold first right to accept or refuse on occupying these retail outlets alongside with information to whom bears the costs and expenses that may occur is virtually non-existent.

It is absolutely crucial that NSW State Planning provide this information as it affects the livelihood of all-encompassing organisations. It is inexcusably unethical to withhold such information and to blindly progress with implementation of such a large project without consent or assuring existing businesses that they can continue trading at some capacity or to delegate some form of viable alternatives that compensate in some way, should redevelopment proceed and affect our business. **If this is not adequately and fairly addressed, we would strongly object to any development that adversely affects our business(es) and will indefinitely attempt to make as much further representation as we can to this effect.**

It is imperative that you as an entity acknowledge that we are all hardworking entities, coexisting together, that have devoted much time and resources to creating a successful business. We do not want to see our blood and sweat go to waste due to a lack of consideration from a bigger organisation.

We hope that the NSW Government, Rail Corp, Thakral and all the major parties involved are already taking this into consideration, and if so, are truly grateful that they consider that businesses such as ourselves will be looked after in the grander scheme of things.

Thank you dearly for your time and consideration.

Yours sincerely,
Thomas Tao.