

6/12//2011

Mr. Ben Lusher
A/Team Leader
Metropolitan and Regional Projects South
NSW Department of Planning & Infrastructure
GPO Box 39,
Sydney NSW 2001

Via email: Ben.Lusher@planning.nsw.gov.au

Dear Mr. Lusher,

Thakral City One: Transport comments on further information submitted by Proponent

I refer to my letter to the Department dated 22 July 2011 and your email dated 29 November 2011 requesting Transport's comments on further information that the "CityOne" development Proponent (Thakral) has submitted.

The following comments are provided based on each of the issues identified in our letter of 22 July.

1. Wynyard Lane

Thakral's Preferred Option 1 as described within the PPR was unacceptable to Transport because closure of Wynyard Lane relied upon use of the former tram tunnels. In planning for the Wynyard precinct Transport has identified an opportunity for a new southern entry to the station utilising these tunnels.

Following consultation with Thakral and their design consultants a conceptual solution that does not rely upon the former tram tunnels has been developed and is depicted in their revised drawings submitted with their further information. This is acceptable to Transport for NSW.

It will still be necessary for Thakral to demonstrate in any request for Owners Consent to lodge a Project Application that RailCorp's functional requirements can be met (these include amongst other issues, loading dock and service lift operation and vehicular access and egress provisions).

2. George Street Entry to RailCorp concourse

In July Transport was concerned to ensure the entry and exit between the RailCorp concourse and George Street operates effectively and safely under both normal and emergency conditions.

In response Thakral undertook specialist analysis and revised design of the George street entry as summarised in their letter of 17 October 2011.

The resulting concept was depicted in the further information submitted and is acceptable to Transport for NSW except as follows:

- In the Hassell document titled "CityOne Project, Contribution to Wynyard Station Egress" the perspectives show three escalators between Concourse and George Street levels at the eastern end of the concourse whereas the plans show four escalators. The Proponent agreed to a request from Transport to provide a fourth escalator at this location. Accordingly the plans should take precedence over the perspectives.
- Also the date on the Hassell document (4 August 2011) has not been updated to reflect the fact that this document was submitted under cover of Thakral's letter to Transport dated 17 October 2011 after incorporation of the fourth escalator.

3. Commercial Offer

Thakral submitted a Supplementary Proposal to the Commercial Offer on 8 August 2011 as contained in the further information to Planning. This was analysed by representatives of RailCorp, TCorp, Transport for NSW and external property specialists and discussed with Thakral.

As a consequence it was possible that some form of agreement may have been reached through further development of the Supplementary Proposal.

Any such agreement would have required approval by Government.

4. Impact on RailCorp Site

I re-iterate Transport for NSW's previous concern that the conditions of any CityOne approval should not burden adjacent RailCorp land and impact its future use.

Sincerely,



Warwick Proctor
A/ General Manager Investment Programs
Transport for NSW

Cc: Colin Ging – Savills Project Management