

Our Ref: 12S1395000

11 February 2014

Frasers Property Australia Pty Ltd
Suite 11, Lumiere Commercial
Level 12, 101 Bathurst Street
SYDNEY NSW 2000

Attention: Mr Michael Goldrick

Dear Michael

**RE: CENTRAL PARK, BROADWAY
BLOCK 8 – RESPONSE TO CRIG COMMENTS**

As requested, GTA Consultants has reviewed comments raised by Chippendale Residents Interest Group (CRIG) in relation to a State Significant Development Application for Block 8 at Central Park. We provide our responses to the comments in this letter below.

Summary of Comments

The comments are summarised as follow:

- duration of Block 4S and its overlap with Block 8 works
- construction vehicle access to/from Irving Street and O'Connor Street and potential safety implications on pedestrian and cycle movements as well as vehicle flow
- cumulative impacts due to works at Central Park and CBD Light Rail Project
- Block 11 works, and
- parking arrangements.

Response to Comments

Blocks 4S and 8 Overlap

As indicated in the Construction Traffic Management Plan (CTMP) for Block 8 works prepared by GTA Consultants, it is anticipated that construction works for Blocks 4S and 8 would each take approximately 19 months to complete. There would be an overlap of approximately 11 months. Table 3.2 from Block 8 CTMP summarising the staging and duration of the proposed construction works for Blocks 4S and 8 is reproduced below.

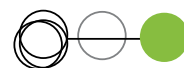


Table 3.2: Construction Works Overlap

Stage (for the purpose of this report only)	Block 8 Construction Phase	Block 4S Construction Phase	Duration
1	-	Site establishment, demolition and excavation	1 month
2	-	Groundworks	2 months
3	-	Construction	5 months
4	Site establishment, demolition and excavation	Construction	1 month
5	Groundworks	Construction	2 months
6	Construction	Construction	6 months
7	Construction	Public domain works	2 months
8	Construction	-	6 months
9	Public domain works	-	2 months

Proposed Access

Access for construction vehicles would be available from Irving Street and O'Connor Street as well as Abercrombie Street. All loading and unloading activities are proposed to occur within the site. Also as indicated in the CTMP, Block 8 construction works is expected to generate up to 6 vehicles per hour (vph) during the peak period. This equates to on average approximately one vehicle at every 10 minutes. Similarly, Block 4S works would generate similar traffic flows. Therefore, in total works relating to Blocks 4S and 8 would generate a total of 12 vph. The resultant traffic flows would be relatively minor.

It is further noted that the expected level of construction traffic relating to Block 8 is expected to be significantly lower than the ultimate development traffic for Block 8 (which has been estimated to be some 30vph during the concept plan stage). The Concept Plan has been approved on that basis.

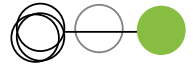
All construction vehicles using Irving Street and O'Connor Street are required to travel a maximum speed of 10km/hr. Vehicles are required to radio the site office on approach to the site. In addition, traffic controllers will be available at each access to direct traffic in and out of the construction site. As such, construction vehicles would enter and exit the site in a controlled manner. In addition, any potential conflicts between pedestrians and construction vehicles would be appropriately managed by traffic controllers.

It is also noted that the traffic lights at Abercrombie Street and O'Connor Street provided controlled crossings for pedestrians across Abercrombie Street as well as O'Connor Street. As such, the traffic lights improve pedestrian safety at this crossing.

In light of the above, it is not expected there would be any safety issues affecting pedestrian/cycle movements and traffic flows.

CBD Light Rail Project

It does not appear that the proposed CBD Light Rail Project would have any direct impacts to the site immediately surrounding Central Park. At any rate, construction works relating to Blocks 4S and 8 would each generate approximately 6 vph during the peak periods. In addition, these vehicle movements are expected to spread out across a number of approach routes to and from the site. This is unlikely to create any noticeable traffic impacts with or without any additional flows that might arise from the CBD Light Rail Project.



Block 11

At this stage, it is unclear when Block 11 works would start. However, it is noted that Frasers has not yet submitted a detailed project application for Block 11 nor is there any detailed development approval for Block 11 granted by the relevant authorities.

Parking Arrangements

The CTMP indicated that parking for workers (for both Blocks 4S and 8) would be provided on a vacant site near Block 8. Given the close proximity of the site to the existing public transport nodes, the CTMP also indicated that workers would be encouraged to use public transport to access the site wherever possible. As such, it is not expected that works on Block 8 would result in overspilling of parking demand onto the surround roads.

We trust the above is of assistance. Naturally, should you have any questions or require any further information, please do not hesitate to contact me in our Sydney office on (02) 8448 1800.

Yours sincerely

GTA CONSULTANTS

Michael Lee
Associate