

30th November 2021

To whom it may concern

Submission on Sydney Metro West – The Bays to Sydney CBD – Environmental Impact Statement (EIS)

Thank you for the opportunity to make a submission on this EIS.

Brookfield Commercial Operations Pty Ltd is writing to you on behalf of the three landowning entities (the Landowners) of Brookfield Place located at 2-10 Carrington Street, 285 George Street and 301 George Street, Sydney (Brookfield Place).

Brookfield Place is inclusive of the Hunter Concourse, the lowest level of retail premises at Wynyard Station located a level below the Wynyard Station Transit Hall which connects to Hunter, George at Pitt Streets via the Hunter Tunnel. We are writing to you in relation to Sydney Metro West works which are proposed to take place adjacent to Wynyard Station in an area commonly referred to as the Hunter Connection.

As at the date of this letter, the Landowners have entered into leases with five retail tenants on the Hunter Connection level with a further remaining kiosk tenancy available for lease. These retailers are small businesses and would have given consideration to the benefits of the volume of pedestrian foot traffic passing through the Hunter Tunnel prior to entering into their leases.

We wish to register the concern of the Landowners and the retail tenants to the plan, outlined in the EIS, to 'close the existing underground pedestrian walkway between Wynyard Station and Pitt Street' as part of construction of the Hunter Street Metro Station.

The retail tenants of Brookfield Place rely heavily on foot traffic to and from Wynyard Station via the Hunter Tunnel. The proposed closure of the Hunter Tunnel and resulting significant reduction in foot traffic, potentially for months or years, poses a significant risk to the viability of the businesses of the retail tenants.

Brookfield Commercial Operations

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We therefore request from Sydney Metro:

- An ongoing and meaningful commitment to two-way consultation between Sydney Metro and ourselves about the issue, beginning as soon as possible;
- The release of full details as soon as possible by Sydney Metro about the proposed closure of the Hunter Tunnel, including period of time, and details in relation to whether works are proposed to be carried out to the Hunter Tunnel itself and its end state, and potential impacts on retail tenants as assessed by Sydney Metro;
- A reassessment on the proposed closure to consider the ability to maintain access through the Hunter Tunnel and/or commitment to working constructively and collaboratively to minimise any potential impacts on the retail tenants, including financial support to be provided by Sydney Metro to the Landlords and/or retail tenants, and consideration as to how construction methodologies might be designed to reduce impacts and closure times;
- A commitment to constructively consider other innovative ways Sydney Metro can assist retail tenants through the proposed closure period including wayfinding signage.

We look forward to meeting and discussing the above as soon as possible. Should you have any questions in the meantime, please contact Greg Hefferan on 0419 173 437.

Yours sincerely,



Greg Hefferan
Precinct Manager
Brookfield Properties

C.c Brett Cox, Associate Director, TSA
Scott Warren, Senior Associate, TSA