

Brookfield Properties

4 May 2022

To whom it may concern,

Brookfield Properties submission re EIS for SSI-22765520 (Sydney Metro West – Rail infrastructure, stations, precincts and operations)

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

Brookfield Commercial Operations (Brookfield) 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 – a level beneath the Wynyard Transit Hall and connecting to Hunter, George and Pitt streets via what is commonly referred to as The Hunter Connection Tunnel.

The Landowners have five retail tenants on this level of our facility, with one vacant lease also. These retailers are small businesses who rely on the volume and type of foot traffic the tunnel provides to ensure the viability of the businesses.

We wrote to you regarding your previous EIS in December 2021 noting our concerns related to the Sydney Metro West plan to "close the underground pedestrian walkway between Wynyard Station and Pitt Street" as part of the development of Hunter Street (Sydney CBD) Station.

At that time, we understood, and were not advised otherwise, that while the construction impact for our tenants would be significant, the end-state arrangement would return a single public pedestrian tunnel again connecting Wynyard Station to Hunter, George and Pitt streets.

It is of great concern to Brookfield and its tenants that the current EIS in fact specifies "The station precinct would include an unpaid underground connection to Wynyard Station, using an existing tunnel under George Street, and a paid underground connection to Sydney Metro City & Southwest Martin Place Station".

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This will significantly impact the volume and type of foot traffic that uses the tunnel. Currently, there is easy and direct access to the food businesses on the basement level of Wynyard Station that results in a high level of "destination" visitors, for whom visiting our tenants' businesses is the purpose of their journey.

The planned combination of tunnels with varying access arrangements will reduce that connection between Wynyard Station and Hunter Street (Sydney CBD) Station to a route utilised by commuters, fewer of whom would be expected to be looking for the products provided by our tenants as they interchange between transport or begin or conclude their journey.

We note that the EIS contemplates this issue and concludes that (Table 15-35) there is a "possible" likelihood of a "slight positive" increase in passing trade for businesses during the operation phase, but that this project will cause "almost certain, moderate negative" impact during construction.

We request to be provided as a matter of urgency all modelling Sydney Metro, Transport for NSW or any other NSW Government agency has commissioned or prepared related to our tunnel, including AM peak, lunchtime and PM peak pedestrian volumes.

We have also considered the construction methodologies and scheduling within the EIS and request that Sydney Metro West commits to a thorough investigation of the retention of the section of tunnel under George Street to remain open and connected to Wynyard Station for use as a dining/seating location for our tenants' customers. This would help offset the reduction in footfall by creating a destination dining precinct to attract customers.

Likewise, we request that Sydney Metro commits to a working group with Brookfield to ensure the hoarding used to separate our property from the construction footprint is of a type, standard and quality to ensure maximal reduction of construction noise in that retail area and that Brookfield determines the visual treatment on the Wynyard Station side of that hoarding. We also request signage on George St hoarding, confirming Brookfield Place Hunter Concourse tenants remain open.

Having also reviewed Sydney Metro West Concept and Stage 1 (SSI 10038) Conditions of Approval, we note Condition D105:

The Proponent must undertake temporary placemaking initiatives for the benefit of the community, such as commercial "pop up" spaces, information booths, art installations,

around the perimeter or in the vicinity of construction sites at Parramatta and Five Dock with the objective of temporarily enhancing visual amenity, providing gathering places in the local area and creating temporary active frontages to construction sites during Stage 1 of the CSSI.

We request that this condition be replicated for the current EIS with specific reference to Hunter Street Station and retailers in the disconnected ends of the existing Hunter Connection Tunnel.

We would welcome meeting with you at any time to discuss these concerns. Please contact me on 0407 630 264.

Regards,

Melinda Poile

Melinda Poile
Precinct Manager