

9 December 2013

Department of Planning and Infrastructure
NSW Government
23-33 Bridge St
Sydney NSW 2000

To Whom It May Concern

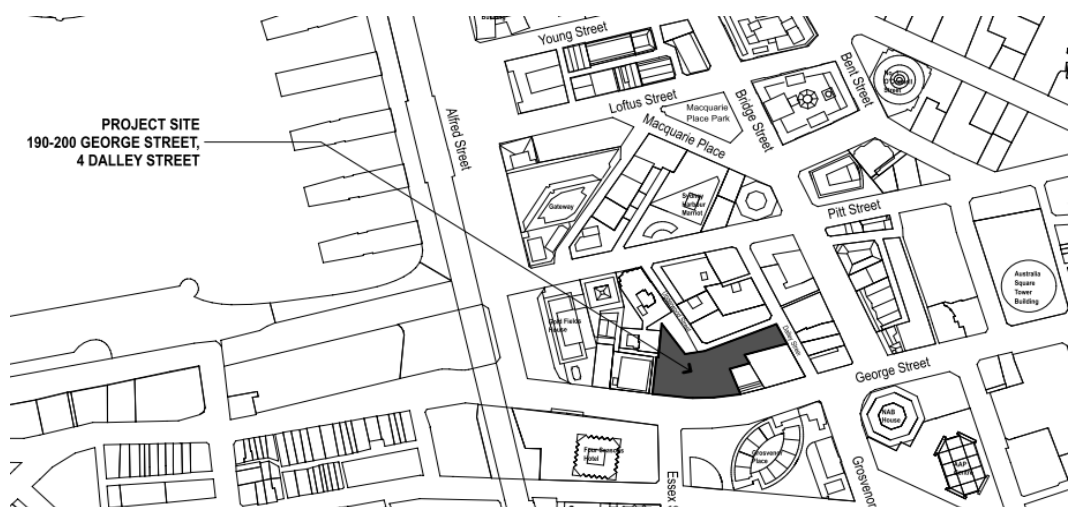
**CBD AND SOUTH EAST LIGHT RAIL - ENVIRONMENTAL IMPACT STATEMENT
SUBMISSION IN RELATION TO THE REDEVELOPMENT OF 190 – 200 GEORGE STREET,
SYDNEY**

Reference is made to the proposed CBD and South East Light Rail project and the associated Environmental Impact Statement (EIS) which is on exhibition until 16th December 2013.

Mirvac Projects Pty Limited (**Mirvac**) appreciate the level of information and transparency provided by Transport for NSW in relation to this project to date and appreciate the opportunity to make this submission in response to the above noted EIS.

Mirvac would like to draw to your attention the redevelopment of the site known as 200 George Street, Sydney, which Mirvac are currently developing and the potential impact to this development from the proposed light rail infrastructure to be constructed along George Street as part of the CBD and South East Light Rail project.

The 200 George Street project involves the demolition of three existing buildings and the construction of a new 37 storey commercial office building along the 190 – 200 George Street frontage. Please refer to the location plan below.



200 George Street location plan (project shaded in grey above)

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Overall the demolition and construction works for this project are expected to take approximately 39 months to complete. Having commenced demolition works in February 2013 the project is currently scheduled to be completed in mid-2016.

Whilst the project site has frontages to George Street, Dalley Street and Underwood Street, owing to the narrow width and tight turning radius of Underwood Street to the rear of the site, Mirvac has received permission from City of Sydney Council to construct a construction zone layback over a portion of the George Street footpath directly alongside the site. This construction zone will be used for the duration of construction works for the project and will facilitate the unloading of site delivery trucks and concrete trucks and concrete pumps. Materials will be craned from this zone into the site during all DA approved hours for the project.

Access to this construction zone is from the two south bound lanes of George Street and thus it is imperative for the efficient construction of the project that the two south bound George Street lanes immediately alongside the construction zone are kept open and unencumbered for the duration of the project. In addition, from time to time, large mobile cranes will be established temporarily in George Street to enable the erection and dismantling of the tower cranes needed for the construction of the project. Council road closure permits will be secured for such operations which will require two south bound lanes and one north bound lane to be temporarily closed.

Please see below a plan and photo outlining the location of the established construction zone along George Street.



Construction zone shown in blue



Construction zone facing West on George St.

As the efficient scheduling and unloading of deliveries is crucial to the timely completion of any CBD high-rise project, Mirvac takes this opportunity to stress to the Department of Planning and Infrastructure the critical importance of maintaining access to the construction zone from the south bound George Street lanes for the duration of the project (i.e. through to at least Mid-2016). Mirvac also stress the importance of being able to temporarily establish a mobile crane across two south bound and one north bound lane adjacent the 190 – 200 George Street frontage from time to time over the course of the project.

Mirvac has entered into contractual commitments with the owners of the 200 George Street site and the anchor tenant for the project which requires the timely completion of the new commercial office building by the Mid-2016 completion date. As such, Mirvac cannot be exposed to any delays brought about by an inability to access the Council approved construction zone and to occupy the three George Street lanes for the purpose of temporary crane establishment.

Mirvac kindly request that the Department of Planning and Infrastructure take into account the above noted concerns and ensure that the applicant for the CBD and South East Light Rail project is conditioned to undertake their works along George Street in a manner that does not block, hinder or restrict Mirvac's continual access to the established 200 George Street construction zone.

Please do not hesitate to contact the undersigned should further details regarding this submission be required.

Yours sincerely
Mirvac Projects Pty Limited

Simon Healy
Project Director