

16 December 2013

Transport for NSW
PO Box K659
HAYMARKET NSW 1240

SUBJECT: CBD AND SOUTH EAST LIGHT RAIL PROJECT

Cromwell Property Group, as the responsible entity of The Trust Company Limited, manages 2 – 24 Rawson Place, Sydney. This property provides 25,251sqm of office accommodation and is leased to Government Property New South Wales until 2028.

Following our review of the Environmental Impact Statement dated November 2013 and a meeting with Robert Watts of your offices, we submit the following concerns regarding the subject project;

1. Electricity Supply Capacity During and After the Project.

We understand that the operation of the light rail will draw electricity from the existing local grid. With concerns about current capacity, we seek assurances that the project, during construction and after its completion, will not reduce the reliability or significantly consume spare capacity available within the local grid. We request that supporting studies be made available to address our concerns.

During the construction of the project we recognise that power spikes may occur. We seek a guarantee that should a power spike occur as a result of the project, we are compensated for any damage to our property.

2. Design of Rawson Place Interchange

We understand that the design of Rawson Place is yet to be determined. We request that we be consulted during the design phase to appease any concerns we may have. In particular how the design will deal with the gradient of the road, any encroachments and its aesthetic impact on our property.

3. Access to Rawson Place for Major Works

Major capital works to our property may require the use of a crane to lift equipment to and from the roof of our building. Based on an internal site specific assessment we have concluded that Rawson Place is the most feasible location for a crane. We request that the design of Rawson Place provides consideration to this accessibility requirement.

Please note that we have gone out to tender to replace the air conditioning chillers servicing our building. These chillers are scheduled to be replaced in April and November 2014 and April 2015. The use of a crane will be required for these works. Whilst we acknowledge that City of Sydney and Roads and Maritime Services approval

will be required, can you please advise whether the subject project will impede on our accessibility requirements?

4. Dilapidation Report

We request that a dilapidation report be prepared to record the condition of the improvements on our property prior to any investigative or construction works commence near or on Rawson Place, Sydney.

Should you wish to discuss any details further, please do not hesitate to contact me on the number below.

Yours sincerely

CROMWELL PROPERTY GROUP

A handwritten signature in black ink, appearing to read 'Luke Tarrant', written in a cursive style.

LUKE TARRANT

SENIOR PROPERTY MANAGER

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