



28 March 2012

Our ref: 12-029

The Director
Major Infrastructure Assessment
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam,

re: Proposed Sydney CityGrid Project Stage 2A(ii) – City East Zone Substation and Integrated Commercial Tower

We write on behalf of PPS Nominees, as owners of No. 6 O'Connell Street, with reference to the abovementioned Project Application, which is currently on public exhibition.

We wish to present the concerns of the Owners on the Project Application as proposed and request further consultation with the Department and the proponent/s of the project.

Their concerns mainly relate to the disruption to the amenity of the immediate locality, currently enjoyed by the tenants of our client's building, whilst the very extensive work associated with the project is being undertaken.

Their concerns with the proposal are summarised below.

- Noise and Vibration – the proponent has made a draft commitment to prepare a noise and vibration management plan. Our client would like to have some input into this plan – prior to the approval being implemented;
- Traffic and Parking – the proponent has made a draft commitment to prepare a construction traffic management plan. Our client would like to have some input into this plan – prior to the approval being implemented;
- Air Quality – the proponent has made a draft commitment to prepare a construction air quality management plan. Our client would like to have some input into this plan – prior to the approval being implemented;



Our client is also concerned with the potential for view loss once the proposed building is constructed. Our client currently has expansive views to the south west of Sydney from the upper levels of their building. The erection of the proposed commercial tower will interrupt these views. Our client believes that the proponent has not given due consideration to the potential for the loss of views from adjoining buildings.

The owners of No. 6 O'Connell Street would appreciate the opportunity to comment further on the draft management plans (outlined above) and would be pleased to meet with Department's representative, to discuss these concerns.

We look forward to discussing this matter with you further in due course.

Yours sincerely

BBC Consulting Planners

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a long horizontal line that curves downwards at the end.

Robert Chambers
Director

Email bob.chambers@bbcplanners.com.au