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15 December 2021

To Whom It May Concern,

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

Charter Hall is one of Australia's leading fully-integrated property groups, with over \$61.3bn funds under management across a total of 1,506 assets. In NSW, Charter Hall is a major economic contributor, and the owner and developer of over \$25.4bn funds under management and a total of 442 assets.

Charter Hall congratulates the NSW Government for progressing this City-shaping infrastructure project, Sydney Metro West – The Bays and Sydney CBD (**Sydney Metro West**), that will improve connectivity for the community and provide improved access to employment opportunities throughout Greater Sydney.

The EIS identifies that the Sydney Metro West rail corridor is proposed to run beneath or in close proximity to Charter Hall's assets at 2 Chifley Square, Sydney, 68 Pitt Street, Sydney and 1, 10 & 12 Shelley Street, Sydney (the **Sites**), which total over \$3.3bn in current value and accommodate over 13,000 workers each day. These assets also have medium to long term development potential, with 68 Pitt Street and 2 Chifley Square identified within a tower cluster in the Central Sydney Planning Strategy. These are some of the few Sydney CBD sites with the environmental capacity to accommodate significant additional employment space, because of their ability to accommodate additional floor space whilst preserving amenity to the City's streets and parks. These sites can contribute strongly to the City's target for over 100,000 additional jobs by 2036. The objectives of the Central Sydney Planning Strategy have been supported by the NSW Government through the recent Gazettal of the amendments to the Sydney Local Environment Plan 2012 associated with the Central Sydney Planning Strategy on 26 November 2021.

The coordinated design and delivery of private and public investment will be critical to ensuring the objectives of the Central Sydney Planning Strategy can be met, and that future employment and economic growth can be accommodated. Given the potential significance of impact on both the existing building structures and their future development potential, Charter Hall has been engaging with Sydney Metro regarding the design and implications of the Sydney Metro West tunnel alignments to mitigate any structural and operational impacts to the Sites during the course of the tunnel development and construction, as well as the ongoing rail operations.

We appreciate the engagement of Sydney Metro West to date and welcome further consideration by Sydney Metro of the information requested and subsequently provided to Sydney Metro West by Charter Hall, to undertake further detailed impact assessments to the Sites and coordination between Sydney Metro's and Charter Hall's engineers with regards to designing and finalising the Sydney Metro West tunnel alignments to minimise impact to the Sites.

Please do not hesitate to contact the undersigned at 0428 677 933 and mark.stante@charterhall.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'MS' with a stylized flourish extending to the right.

Mark Stante
Head of Development