



13 August 2004

Mr Kevin Greene MP
Chair
Legislative Assembly
Standing Committee on Public Works
Parliament House
Macquarie Street
SYDNEY NSW 2000

Dear Mr Greene,

RE: Inquiry into the Joint Use & Co-Location of Public Buildings

I refer to your letter of 8 June 2004 seeking input into the above inquiry and thank you for the opportunity to participate.

Mirvac has been involved in designing and developing many projects which make provision for public facilities and joint use.

As the developer of significant integrated residential projects over the past 30 years, nearly all Mirvac Projects have some component of community and public contribution – most usually in the form of utility services and roads, public landscaping and urban design improvements, community parkland and open space, waterfront and foreshore promenade, public art, community recreational facilities (sometimes available for public use).

More unique contributions have included public car parking, community meeting centres, child care facilities, heritage interpretation features and permanent displays and public transport facilities.

There is also an increase trend for public facilities, infrastructure and parks and amenities to be owned, managed and funded by residents under Community Title schemes. Unfortunately owners receive no acknowledgment or rebate in their rates and taxes for such obligations.

Nearly all residential projects also incur Section 94 contributions to local councils and in some instances, community facilities and infrastructure are built and handed to council in lieu of cash contributions.

Examples of joint use and co-location projects by Mirvac are:

- Gateway apartment building, Pyrmont (City West site), completed in 2001, which included access to the light rail station and through pedestrian links.
- Chatswood Connection – an integrated bus-rail interchange with Willoughby Council and State Rail circa 1988 as part of a mixed use development of former council land.

Mirvac Group

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- Pacific Place, Chatswood, an integrated community title development of former State Rail Authority land and involving four residential buildings and commercial buildings with enclosure of the railway line thereby re-connecting east and west Chatswood. Half the site is devoted to open space.
- Community facilities in Double Bay, including youth drop-in café, for Woollahra Council associated with a residential development.
- Former Olympic Village, now the suburb of Newington, a joint venture with Sydney Olympic Park Authority.
- Beacon Cove, Melbourne, including light rail extension and foreshore public access – joint venture with Victoria Government.
- Yarras Edge housing and foreshore rejuvenation and public access – joint venture with Docklands Authority established by Victoria Government.
- Walsh Bay Redevelopment of Waterways site, including retrofitting and adaptive re-use of existing state and local government buildings. Pier 2/3, Walsh Bay is an example of an derelict building owned by NSW Government which has been restored and handed back to Government for cultural /exhibition use, as part of works required by Project Delivery Agreement for Walsh Bay Redevelopment. There are a vast number of public benefits and facilities including a lyric theatre provided by the redevelopment initiatives.
- Development of a Willoughby Council site for apartments and serviced apartments which incorporates Councils administration building and Council Chambers within its own stratum title.

The most common conflicts and problems stem from lack of co-operation between state and local government where the co-operation of each is required, and between various State Government entities. A Coordinator General type position may assist in agreeing priorities and outcomes in such circumstances.

We trust these comments are of assistance.

Yours sincerely,



IAN COSTLEY
CEO Development NSW
Mirvac Projects Pty Limited