

**PORTFOLIO COMMITTEE NO. 6 - TRANSPORT AND CUSTOMER SERVICE**

**SYDENHAM-BANKSTOWN LINE CONVERSION**

**Responses to Questions on Notice**

**Hearing – 10 December 2019**

**Mr PARKER:** The business case summary was published in 2016.

**The Hon. DANIEL MOOKHEY:** In 2016 Transport for NSW—

**The Hon. ANTHONY D'ADAM:** That was when it was published—when was it produced?

**Mr LAMONTE:** The final business case summary was published in October 2016.

**The Hon. ANTHONY D'ADAM:** When was it produced? There is a difference between when it gets published and when it was actually produced.

**Mr LAMONTE:** I might have to take that one on notice. If I can answer it quickly in the session I will.

**Response:**

I am advised:

This information is publicly available.

The Sydney Metro City and Southwest Final Business Case was completed in 2016. The Final Business Case Summary, a copy of which is publicly available on the Sydney Metro website, was also produced in 2016.

**The Hon. DANIEL MOOKHEY:** Does that contain the benefit-cost ratio of the option of upgrading the existing line?

**Mr LAMONTE:** No, it would not, because we would have investigated. We would publish the final benefit-cost ratio of the—

**The Hon. DANIEL MOOKHEY:** Okay. Well, what was the benefit-cost ratio of the option you pursued?

**Mr LAMONTE:** I do not have that to hand. I will have to take that on notice.

**Response:**

I am advised:

This information is publicly available.

The benefit-cost ratio from the Final Business Case is available in the Sydney Metro City and Southwest Final Business Case Summary, which is publicly available on the Sydney Metro website.

**The Hon. ANTHONY D'ADAM:** Can I ask about the Pitt Street site? Does Sydney Metro intend to develop the airspace above the station once the station is completed?

**Mr LAMONTE:** There has already been a contract let which includes over-station development at Pitt Street. That is on the record on the website.

**The Hon. ANTHONY D'ADAM:** How much was that worth?

**Mr LAMONTE:** Forgive me—I do not have the precise figure but I am happy to provide that on notice.

**Response:**

I am advised:

Please refer to the answer provided by Mr Lamonte during the hearing.

**Mr LAMONTE:** The PPP is simply about how to operate that. There is no question about property development as part of that PPP or anything else. May I crave your indulgence just to say that the Pitt Street consortium that you asked for was a consortium of Oxford Properties, CPB Contractors and Grocon.

**The Hon. DANIEL MOOKHEY:** What can they do? What development rights do they have? Is it commercial, residential or is it up to them to put the plan together?

**Mr LAMONTE:** That is a matter between them and, obviously, the planning—

**The Hon. DANIEL MOOKHEY:** The planning approval.

**Mr LAMONTE:** —and what the planning approval will be.

**The Hon. DANIEL MOOKHEY:** So they just get the air rights.

**Mr LAMONTE:** Essentially.

**The Hon. DANIEL MOOKHEY:** How much was it for?

**Mr LAMONTE:** That bit, as I said to you, I will have to take on notice, but the details are there on our website.

**Response:**

I am advised:

Please refer to the answer provided by Mr Lamonte during the hearing.

**The Hon. DANIEL MOOKHEY:** Have you set those KPIs for Sydenham to Bankstown yet—as in the PPP and the operational contract component of the PPP?

**Mr LAMONTE:** Essentially the same range of KPIs around cleanliness and headways will apply right through the line, through the city and out to Bankstown.

**The Hon. DANIEL MOOKHEY:** On notice are you able to provide us a comprehensive list of what those KPIs are?

**Mr LAMONTE:** Absolutely.

**Response:**

I am advised:

This information is publicly available.

The KPIs and their relative weighting are the same for both the Metro North West Line (currently in operation) and the Sydney Metro City and Southwest project (currently under construction), with the addition of a patronage growth KPI. The KPIs are detailed in the Sydney Metro Northwest Operations Trains and Systems PPP Contract Summary, a copy of which is publicly available.

**The Hon. ANTHONY D'ADAM:** How much did the Pitt Street site cost to acquire?

**Mr LAMONTE:** I am not sure that I have that information but I will see what I can provide for you.

**Response:**

I am advised:

The cost to acquire the Pitt Street Station site was approximately \$429 million. The acquisition was carried out in accordance with the requirements of the *Land Acquisition (Just Terms Compensation) Act 1991*.