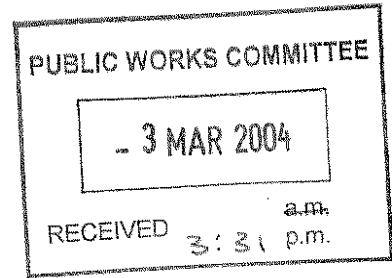


SUBMISSION 36



Tuesday, 2 March 2004

The Secretary
Parliamentary Standing Committee on Public Works
Department of House of Representatives
Parliament House
Canberra ACT 2600

Dear Sir / Madam

**RE: Completion of Randwick Environmental Park
Department of Defence Site (Randwick Barracks), Sydney**

Mirvac is the owner and developer of the Stage 1A superlots (comprising lots 21-33 in DP 1053158) located within the former Department of Defence Site, Randwick.

Mirvac purchased the above mentioned superlots following a public tender process in June 2003.

Deferred development consent under DA 03/00679/GA was granted to Mirvac in November 2003 for the development of the first stage of houses within these superlots. Construction of these houses is now underway and are due for completion towards the end of this year.

Mirvac wish to express their concern over the lack of progress of regeneration works within the adjacent Randwick Environmental Park (REP). The REP adjoins Mirvac's superlots along the Musket Street and Banksia Street frontages.

Mirvac applaud the decision to regenerate and make accessible to the public this important local ecosystem.

Mirvac were advised on numerous occasions that the REP would be regenerated and opened to the public within the early months of 2004. The proximity of the REP to the superlots purchased by Mirvac and the timing of its regeneration was an important contributing factor in the determination of the land value that Mirvac paid to the Department of Defence.

Indeed Mirvac purchased the Stage 1A superlots with the understanding that the REP would be regenerated and open to the public well before the completion, sale and occupation of the first stage of Mirvac housing lots, which is planned for August / September this year.

The saleability of the Mirvac houses will be compromised should the park not be completed and open to the public by August this year and will thus have a negative impact on the project's commercial viability.

Mirvac Group

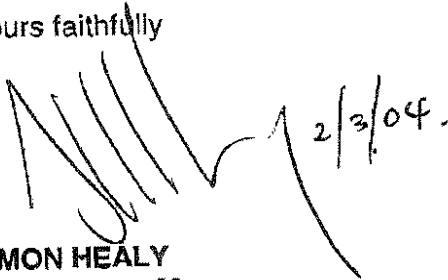
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Mirvac's Privacy Policy is on our website or contact our Privacy Officer on Tel 61 2 9080 8000

Mirvac would ask that regeneration work be approved and completed as soon as possible, not only to avoid any compromise to Mirvac's Stage 1A development but so that this important natural parkland may be enjoyed by the greater community at large.

Mirvac welcome the opportunity to discuss the above matters with the Department of Defence at the earliest available date. Please do not hesitate to contact the undersigned on 9080 8201 should you wish to discuss any of the above matters in more detail.

Yours faithfully



SIMON HEALY
Development Manager
Mirvac Projects Pty Limited

cc. Cr Dominic Sullivan
Mayor
Randwick City Council
Administrative Centre
30 Frances Street
RANDWICK NSW 2035

Sima Truvert
Director - Planning & Community Development
Randwick City Council
Administrative Centre
30 Frances Street
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Liz Clark
Director - Property Disposal Taskforce
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