

in
29 November, 2012

Attention:
Director Infrastructure Projects
Department of Planning and Infrastructure
NSW Government
23-33 Bridge Street,
Sydney NSW 2000

Copy to Ms K Martin
Place Manager | North West Rail Link
Transport for NSW
Sent by email to Katherine.Martin@transport.nsw.gov.au

RE: RESPONSE TO EIS2
PROPERTY: 6-8 OLD CASTLE HILL RD, CASTLE HILL 2154
AND F J WELLDON
PROPERTY: 4 OLD CASTLE HILL RD, CASTLE HILL 2154

The Owners Corporation hereby lodge objection to the EIS 2 proposal as outlined in the points below:

1. Consideration needs to be given to the lifestyle environment currently provided by the park outlook that owners and occupiers receive. During a normal working week, owners and occupiers spend 66.6% of daylight hours in their offices in comparison to 43.4% of their time at home or elsewhere. Any diminution of the aesthetic views, greenery, airflow and, natural surroundings will have harming effect on working and living conditions of all occupants. The proposed location of the service facility will directly effect these considerations.
2. The EIS contemplates who will be affected by the views, however the locations considered are Old Northern Road and the businesses located in and around Castle Towers. No consideration has been given to the views from 6-8 Old Castle Hill Road Castle Hill, which will be adversely affected in a major way if the service centre is located as proposed.
3. The surrounding parks and gardens provide a natural habitat for urban animals and reptiles, including lizards and water dragons occupying the park boundaries, which will be disrupted by the proposed location of the service facility.
4. No consideration has been given to noise generation during normal working hours. At Castle Hill there is very little adjoining residential accommodation, while there is significant business accommodation directly adjoining. The hours of operation have been managed around residential and not business hours, yet it is business's who will be there during the current operating hours.
5. The disruption from the demolition of 10 Castle Hill Rd shall economically affect the viability of owners to lease and retain staff. Any loss attributable from the development shall be strongly pursued by the owners of this strata.

**STRATA PLAN 19086
6-8 OLD CASTLE HILL ROAD
CASTLE HILL NSW 2154**

6. Vibration from the development works from adjoining buildings may affect the foundations of the building and building structure. Consequently, no development works should be undertaken without a dilapidation report, identifying both before, during and after construction items that need to be repaired resulting from the development(s) by NWRL.
7. It is also expected that NWRL shall in good faith pay for the engagement of the strata's engineer to undertake the dilapidation report.
8. Car Parking of contractors and associated parties involved in the NWRL project should be controlled and advised not to park in the subject strata. Moreover, there should be one point of contact within NWRL who may be contacted should perpetrators be identified.
9. Cleaning costs arising from spoilage and development around the subject strata should be undertaken by NWRL after a meeting between the strata's executive committee and representatives from NWRL. Cleaning costs should not be unreasonably refused by NWRL.
10. Any changes in circumstance in relation to change of traffic flow that may affect the subject strata should not take place until there has been a meeting with the strata's executive committee.

Please contact me if you wish to discuss this matter further on

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Peter Freeman', with a long horizontal flourish extending to the right.

Peter Freeman

Phone: 02 9634 6600

Email: pfreeman@nationw.com.au

On behalf of Executive Committee SP19086