

28th January 2016

I Joel Ramsden lodge this submission to the EIS WestConnex New M5 as the owner and council rate payer of:

- 34 Campbell Rd, Alexandria, NSW, 2015
- Part of the City of Sydney
- End of terrace property, closest residential property to one major exit of the proposed M4&M5 exit ramps.

Note: I will refer to this address as the 'property', any occupant of the property as 'occupant' and any reference to WestConnex/EIS as the 'development' or 'project'.

Listed below are concerns/questions I (on behalf of my family) have regarding the project, mainly due to the direct impact this will have on our property, our health and wellbeing, our wealth and the community.

Having referred to the proposed maps of the EIS, it's clear that our property will be significantly impacted by ANY development proposed under the WestConnex project. As Campbell Rd, Alexandria is a major part of the 'Ultimate configuration of the WestConnex project' I would appreciate that careful consideration be taken to each of the below points and the impact each point will have on:

- the local environment
- us individually
- the community
- local businesses
- how this is consistent with the city of Sydney's plan
- and any applicable local or federal government legislation or regulation

1. Noise both during construction and post construction

- Given the duration of the project and ongoing future development, what are the likely impacts to us of:
 - Demolition of existing building directly opposite due to acquisitions
 - Parking locations and operation of construction vehicles & machinery
 - Ground blasting
 - Increased traffic post construction

2. Construction Hours

- We understand that construction will be round the clock, what will this mean for:
 - Redirection of traffic
 - Access to the property

3. Noise mitigation

- Given the scope of the development, it's clear that there will be pre/during/post increased to noise levels.
 - What considerations are there for mitigation/treatment to the property to reduce the noise impact?
 - Are there considerations for a noise barrier?
 - What would any noise barriers look like?
 - What would be the proximity to the property?

4. Street lights & traffic lights

- What are the likely impact of increased and changed lighting on the street & property with regards to:
 - Personal safety
 - Dumping & litter
 - Increased lights shining into bedrooms and front rooms
 - Car/Truck headlights from side streets, ramps & exists
 - Ambient light affecting the parkland surroundings

5. Sleep disturbance

- What is the likely impact to the occupant of the property due to the changes and increased noise levels, lighting, vibrations?
- What mitigation will be taken to minimise these impacts?

6. Air quality from Dust, fumes and air borne toxins/exhausts

- What is the likely impact to the occupant of the property due to the changed air quality?
- What mitigation/treatment will be taken to the property to minimise these impacts?
- What measures can be taken to reduce dust, fumes and air borne toxins entering the property.
- Are there likely to be impacts to the occupant's health due to changes in air quality?

7. Proximity to exhaust stacks

- What is the likely impact to the occupant of the property due to the proximity to the proposed exhaust stacks?
- What mitigation/treatment will be taken to the property to minimise these impacts?
- Are there likely to be impacts to the occupant's health due to changes in air quality and the proximity to the proposed exhaust stacks?

8. Restricted & reduced use of entire front of property

- We have a usable front balcony and ground level entry courtyard which will likely become unusable due to these listed concerns, how do you propose we maintain use of these areas?
- What consideration is given to cleaning these areas?
- What consideration is given to deterioration of these areas?

9. Heritage listed façade to the front of property

- The upper front brick façade of the property is heritage listed, what consideration is given to the impact to the listing?
- How will deterioration and damage to the heritage listed façade be managed during construction and post construction?

10. Vibration impact

- What is the likely impact to the property due to construction and post construction vibrations?
- What is the likely impact to the occupant of the property due to construction and post construction vibrations?
- What mitigation/treatment will be taken to the property to minimise these impacts?

11. Structural damage

- What is the likely impact to the property due to construction and post construction structural damage?
- What is the likely impact to the occupant of the property due to construction and post construction damage?
- What mitigation/treatment will be taken to the property to minimise these impacts?

12. Increased traffic volume

- Please explain exactly the estimated volume of cars to pass the property daily?
- What increase percentage does this represent?
- What impact is this likely to have on the community and the already congested local roads?

13. Road access to property

- Given proposed changes to the local road network, how will we gain street access by car to the property from all directions which we currently have access from?
- How will the property and occupants be impacted by one way roads, double white lines, turning bays, no standing, no parking, no stopping, clearways and any other road conditions on Campbell Rd?
- How will waste & recycling collection be managed?

14. Changes to parking conditions

- What changes will be made to parking conditions?
- What changes will be made access to parking spaces?
- What changes will be made to the rear lane access off Harber St?
- What changes will be made to the parking on Harber St?
- What parking considerations has been made to the residents of Campbell Rd?

15. Greenery and outlook

- Almost the entire row of trees on Campbell Rd has Blue tape/material around them indicating these will be removed. This includes several trees/shrubs directly in front of the property that will significantly change the natural environment. What are the plans for replacement & regeneration of the existing green areas & trees?

16. Proximity to Sydney Park and new cycle/foot paths

- How will the increased foot/bike traffic and subsequent garbage and waste on the street front and the overbridge from Campbell Rd to Sydney Park be managed?

17. Future Project development

- The EIS noted that there is a proposal for the initial development to handle 5 lanes of traffic in each way on some roads, what is the likely impact of future developments to the property?
- What are the likely impacts from future constructions not considered as part of this EIS (M4 & M5 Link/Sydney Gateway) to the property?

18. Prior consultation and lack thereof communication

- Given the proximity of the property to the development, why has not individual contact been made with us to discuss the impacts?

19. Rental return

- Due to initial concerns for our personal health and wellbeing, we have subsequently decided to vacate the property prior to any construction. As a mortgage holder on the property we have serious concerns for the impact the development will have on current & future rental agreements/returns. What consideration has been given to the impact this will have on us as the owner?
- What compensation will be considered the impact then development will have on rental returns.

20. Depreciation of property value

- Campbell Rd is being transformed from a 1 lane each way road, to a 3 lane road each direction, with the property likely impacted by additional turning lanes. What consideration has been given to the overall impact this will have on the property and occupants?
- Given the points raised in this submission, what consideration is given to immediate and future impact the development will have on the value of the property?

21. Consideration for acquisition

- Given the properties on the other side of Campbell Rd have been acquired and scheduled for demolition, why was our property not considered?
- As a direct result of not being acquired, its clear there has been minimal consideration given to the impact this development will have on 34 Campbell Rd, owners & occupants. Perhaps in this instance further consideration should be given to what is the best outcome to minimise the impact this development will have.

22. Compensation & mitigation

- What compensation will be considered for the impact the development will have on rental returns?
- What compensation will be considered for the impact the development will have the property value?
- What compensation will be considered for the impact the development will have the impact on the property?

23. Engagement and consultation with developer

- When this development proceeds to construction, who will be our point of contact?
- How will we be able to contact this person?
- What is the escalation process?