

STRATA PLAN 19086
6-8 OLD CASTLE HILL ROAD, CASTLE HILL 2154

NORTH WEST RAIL LINK – CASTLE HILL STATION

UNIT OWNERS CONCERNS

We, the Unit Owners of Strata 19086, have grave concerns regarding the Construction & Operation of the Castle Hill Rail Station, as we are adjacent to both the Construction site and the Future Rail Station.

It is apparent from your Environmental Impact Statement 1 (Table 13) that you have not carried out an assessment of the impact on the small businesses surrounding the Rail Station.

We would point out specific comments in your EIS as follows:

Local Business Impacts.

In the introduction under Table 13.1 you state that the “purpose of the assessment was to identify and provide an assessment of the potential impacts on local business in the immediate vicinity of the Project during the major civil construction works.”

Under 13.2 Methodology you state “It is noted that low rise commercial buildings have not been included in the business surveys.”

Further, in 13.4.1 Local Business Impact Drivers, Negative Sources and Implications you consider “Reduced quality in operating amenity” mentioning noise and vibration having an affect on “employee productivity, interaction with customers and workplace ambience.”

You state “In summary, these negative sources of impacts may have the effect of reducing trade and commerce for existing businesses unless appropriately managed.”

Whilst you address some of our financial concerns in respect to staff etc, there is no mention of property values nor lost income due to vacancies.

It is obvious our building was not even considered in the impact study and this is a gross error.

Our concerns are:

CONSTRUCTION PHASE

- Dust and Pollution requiring increased maintenance – windows, roof and surface cleaning. It will be some time before the sheds will be erected and the site will be completely open with dust travelling around the environs and settling on our building.
- Noise levels of at least 40 truck movements daily in and out and around the Work Site.
- Noise levels of excavation works carried out in our proximity.
- Vibration and subsequent dilapidation of our building from excavation works. Delapidation and Engineering Report required from NWRL.

- The first 3 concerns above will have an impact on keeping staff on in a difficult working environment.
- Loss of enjoyment of View – we purchased our property and paid a higher price because of the park view. This is an attraction for Tenants as well in a very competitive market.
- Parking – There is no provision for Construction Site workers to park. This will put pressure on our customer car park, being so close to the site. There will be increased costs to unit owners to install barriers to our car park.
- Traffic flow into and around our units. This will severely affect our ability to attract customers and for owners and tenants to come and go as part of their business operation.
- Crane jib swinging over our building with or without load.
- Loss of income from not being able to maintain Tenancy.
- Loss of value of units. They will be impossible to sell now and during the construction phase.
- How is the Park to be rehabilitated?

OPERATIONAL PHASE

- Period of time that NWRL will accept liability for cracking and damage to our building and whether NWRL will accept the costs of independent consultants for our own dilapidation reports.
- Continuing loss of income as prospective tenants will not want to cope with increased traffic, human and vehicular in the immediate environs of the Rail Station.
- Continuing loss of value of units due to proximity to Rail Station and loss of view of park.
- Continuing increased maintenance costs of cleaning courtyards and lower roof lines from litter discarded from rail users.
- Installation and maintenance of car park boom gate and/or other barriers
- Compensation for all of the above. What is NWRL's attitude to this aspect?

We trust that you will be seriously addressing our concerns and we look forward to receiving your response in the near future, before construction commences.

Yours faithfully,



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