

NSW Department of Planning and Environment

SSI 6307

GPO BOX 39

SYDNEY NSW 2001

RE: WestConnex Project & Impacts on 7 & 7A Taylor St Five Dock

Dear Sir / Madam,

I am writing to you in regards to the proposed WestConnex project and the impacts on my property at 7 & 7A Taylor St Five Dock, due to the use of Cintra Park as the tunnelling mid-point and a compound for the project and with the construction of ancillary facilities – temporary and permanent. Hence my request for changes to the existing plans, due to the negative impact on my property by the West Connex project during construction and once the West Connex is in full operation.

The site is only metres from our back fence and we will be sharing a boundary with a 24 hour/ 7 day a week work site compound for purposes of construction of the West Connex project, plus the construction of permanent structures such as the sub-station, water treatment plant, ponds and fresh air supply facility etc. All of which have a large impact on my property and welfare of the tenants and in the future the welfare of my family.

We will suffer a loss of property value and current rental value or possibly loss of tenancies, which could incur financial hardship

Some of the negative impacts of the project and use of Cintra Park on our property, the tenants and family are listed below –

Noise over and above recommended levels from a 24 hour x 7 day construction facility – with continuous tunnelling , continuous activities to support tunnelling, continuous transportation of 560 bank cubic metres spoil , plus other wastes and continuous deliveries of concrete.

The fact that Airblast over pressure will exceed recommended levels at least 5% of total blasts

Recommended vibration levels for blasting will be exceeded at least 5% of total blasts

Tunnel excavation ground bourne noise exceeds evening and night time criteria, considering tunnel occurs at 30m's per week, which will expose the tenants and property to an extended period of time impacted by excessive noise levels

Noise from stock piling spoil on the surface at Cintra Park outside of work hours Refer Table 6.22

Noise from the 22 different types of plant / heavy machines listed for use on the site and possible multiple numbers of each machine

Noise from machinery unloading / loading materials from heavy vehicles and stacking or moving material in compound, including the sounds of reversing quacker's.

Visual and noise impact from proposed fresh air facility producing 31dBA LWA over EIS goal

Visual and noise impact from the proposed substantially large water treatment facility – 30m x 17m x 4m high, pumping 17 litres per minute, which also stores dangerous goods.

Noise from excavation and construction of the many structures on the site

Noise from an additional fully loaded 200 heavy vehicles per day, in and out of the access tunnel lapping around the compound, directly behind our property, operating 24/7 in comparison to current open space and an additional 330 light vehicles

Heavy and light vehicles will operate outside acoustic sheds

Noise from vehicle wash down bays and noise from trucks driving over large steel grills to remove mud from tyres

Other construction activities will also be conducted outside of normal working hours, impacting our property

No respite periods

Additional noise from additional 285 people during normal working hours and 75 people after hours, within and around the Cintra Park location

Additional noise from Parramatta Rd, due to the fact large trees along Parramatta Rd will be removed

Heavily impacted visual outlook from our property as the properties purpose built open plan design provides views to Cintra Park from living area through large rear glass doors into Park. Veranda floor levels are at approximate top of fence level. So there is no fence screening the view.

There will be an overflow of lighting from the heavily lit compound onto my property

The construction of a sub-station and ponds directly behind the property will reduce the value of my property, due to visual impact and noise levels; it will also be dangerous for curious children, being just over the back fence

I also have concerns that the property will be subject structural damage due to vibrations from excavation work conducted by Road headers and explosives in close vicinity.

Dust created by construction activities will blow over our property. Dust reduction measures don't work well

Difficulties with parking and difficult access to our property, due to overflow of contractor vehicles

Noise during construction of sheds and structures

Noise from staff and contractors, meeting around property for prestart meetings or smoke / coffee breaks 24/7

Over shadowing from the structures built in Cintra Park

Residents will be unable to utilise the properties large open plan living area, which opens onto rear verandas and rear yard, due to noise levels and impacts noted within, as it will be unpleasant to entertain, possibly even impossible during construction.

May create health risks to residents occupying the properties, unable to sleep, rest and relax due to the 24 hour operation of Cintra Park as the Tunnelling mid-point and compound

The fact is the properties will be affected greatly by use of Cintra Park as the construction Mid-Point and compound for the WestConnex project and there will be no respite as the site operates 7 days a week, 24 hours per day, for a minimum 3 years.

My immediate request is that plans are altered to ensure the impacts above are greatly minimised, so that the property and residents lives are not dramatically affected, as the current plans will affect the value of the property, the rental value and possibly make the property un-leasable causing me financial hardship.

As a minimum I ask WestConnex –

Add in other noise reduction measures around the compound, plus build a higher acoustic fence and that it be built further away from my properties rear boundary, creating a larger buffer.

Install additional landscaping in front of the acoustic fence, to improve the visual impact

Install and cover costs of visually appealing noise reducing measures to properties

Move location of proposed permanent structures (sub-station, water treatment plant, ponds etc) to the other side of Cintra Park near the canal (Western side), near the hocky field club house / canteen structure.

Provide guarantees to cover losses of rental income, due to impacts associated with having a compound and tunnelling mid-point

Include any other measures to improve impacts noted above

If WestConnex Authority can't accommodate these changes and requests, I suggest discussions commence regarding voluntary acquisition of my property.

Looking forward hearing from you.

Regards

Property Owner