



28 November 2012

Attention: Director, Infrastructure Projects
Major Projects Assessment
Department of Planning and Infrastructure
GPO Box39
SYDNEY NSW 2001

Dear Sir

**EIS 2 – NORTH WEST RAIL LINK
APPLICATION NUMBER SSI-5414**

We are strata managing agents for a range of strata schemes that are affected by the proposed North West Rail Link ("NWRL"). Details of those properties are attached.

Having now reviewed the EIS 2, we wish to make the following comments and observations, and seek clarification accordingly.

Proposed closure of Brookhollow Avenue (roundabout at Norwest Boulevard/Century Circuit)

1. For how long will access be denied? The entrance is the major thoroughfare used by the community to access businesses, serviced accommodation and the post office. Traffic accessing the street from the easterly side will bottleneck.
2. Can the closure of the road be avoided by using alternate access points?
3. Can excavation of the portion under the roadway be deferred for a period to enable access via Brookhollow Avenue for as long as possible?
4. Is there any provision for access to Brookhollow Avenue during construction, especially for larger trucks that can't access their destinations from other directions? What alternate arrangements can be made for landowners that will have limited access to their properties (eg by large trucks) during construction? Is compensation available for such owners? A number of the occupants in Brookhollow Avenue have regular deliveries by large trucks and have found that access to their properties is impossible if this entrance is closed.
5. What parking restrictions will be in place during and after construction? Owners are concerned that private parking will be used by construction workers. Further, there is already insufficient parking on sites for owners' own staff and these people will be forced to park a long way away or illegally.
6. What compensation is available for owners of devalued properties as a consequence of construction? It is highly likely that poor access to properties will result in lower sales and leasing rates being achieved. Will any compensation be available if any tenants seek to break their leases prior to expiration as a consequence of the disruption?



beaumont strata management

Brookhollow Avenue – post construction

1. What parking restrictions will be in place following construction? As stated above, there is currently insufficient parking for staff on sites and we consider that there will be difficulty parking in the vicinity of offices. Further, what measures will be implemented to prevent commuters from parking near Norwest station thus restricting access/parking for staff working in the business park.
2. How wide will Brookhollow Avenue be following construction? As per above, access for larger vehicles is necessary. Further, the reduction of street width will presumably also reduce parking opportunities for staff.
3. IS NWRL able to indicate the size and design of "Service Facilities"? Will these be visible from the street and/or neighbouring properties? What beautification/ shielding of these facilities will occur?
4. Will redevelopment of sites be limited by "setbacks" from the underground rail tunnels? Please confirm how close major development (eg the construction of multi level office complexes with (say) two levels of underground carparking) could be to the tunnels?

Dilapidation Reports

1. Will NWRL prepare dilapidation reports (with condition to be agreed) for all properties along the line?
2. Will NWRL enter deeds with owners to agree mechanism for resolving disputes?
3. Will NWRL communicate timing of tunnel boring machinery under affected properties so damage to such buildings can be monitored?

Future development

1. Will compensation be available for the loss of development opportunity where subsurface land is acquired? There are several sites, in particular CA DP 270163 (11-25 Brookhollow Avenue) and CA 270106 (34-38 Brookhollow Ave) where at least nine metres for underground carparking plus a further eight metres for footings would be required as part of a future development. Clearly this will not be possible if such land is compulsorily acquired.

We appreciate the opportunity to bring the above concerns to your attention and look forward to your response.

Yours sincerely

Grant Beaumont
Director

Attachment

ADDRESSEE	MAILING_ADD	MAILING_SUB	MAILIN	MAILIN	LotsecDp1	Property_street1	PROPERTY_SUB1
THE OWNERS OF STRATA SCHEME SP35872 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153	//SP35872	5 SALISBURY RD	CASTLE HILL
THE OWNERS OF STRATA SCHEME SP79869 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153	//SP79869	4 COLUMBIA CT	BAULKHAM HILLS
COMMUNITY ASSOCIATION DP270163 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153	1//DP270163	11-13, 15, 17, 19, 21, 23 BROOKHOLLOW AVE	BAULKHAM HILLS
THE OWNERS OF STRATA SCHEME SP65212 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153	//SP65212	11-13 BROOKHOLLOW AVE	BAULKHAM HILLS
COMMUNITY ASSOCIATION DP270106 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153	1//DP270106	34, 36, 38, 40, 46 BROOKHOLLOW AVE	BAULKHAM HILLS
THE OWNERS OF STRATA SCHEME SP54644 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153	//SP54644	38 BROOKHOLLOW AVE	BAULKHAM HILLS
THE OWNERS OF STRATA SCHEME SP56844 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153	//SP56844	40 BROOKHOLLOW AVE	BAULKHAM HILLS
COMMUNITY ASSOCIATION DP270324 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153	1//DP270324		
THE OWNERS OF STRATA SCHEME SP80821 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153	//SP80821	29 LEXINGTON DR	BELLA VISTA
THE OWNERS OF STRATA SCHEME SP74252 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153	//SP74252	33 LEXINGTON DR	BELLA VISTA
THE OWNERS OF STRATA SCHEME SP77109 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153	//SP77109	24-32 LEXINGTON DR	BELLA VISTA
THE OWNERS OF STRATA SCHEME SP81347 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153	//SP81347	24-32 LEXINGTON DR	BELLA VISTA
THE OWNERS OF STRATA SCHEME SP72801 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153	//SP72801	1 CELEBRATION DR	BELLA VISTA
THE OWNERS OF STRATA SCHEME SP61087 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153		3 SALISBURY ROAD	CASTLE HILL
THE OWNERS OF STRATA SCHEME SP36193 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153		7 SALISBURY ROAD	CASTLE HILL
THE OWNERS OF STRATA SCHEME SP61575 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153		3 SALISBURY ROAD	CASTLE HILL
COMMUNITY ASSOCIATION DP270175 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153		1 MAITLAND PLACE	BAULKHAM HILLS
COMMUNITY ASSOCIATION DP270392 C/- BEAUMONT STRATA MANAGEMENT PTY LTD	PO BOX 7601	BAULKHAM HILLS	NSW	2153	1//DP270392		