

5/38 Brookhollow Avenue, Building A, Capital Business Centre Norwest Business Park, Baulkham Hills NSW 2153 PO Box 7601, Baulkham Hills BC NSW 2153 t: 02 9846 1699 f: 02 9899 3778

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 Boulevarde/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 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

- 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 Brookholllow 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** 

Grant Beaumon

Director

Attachment

AM HILLS         NSW         2153 //SP38872         5 SALISBURY RD         CASTLE HILL           AM HILLS         NSW         2153 //SP38872         5 SALISBURY RD         CASTLE HILL           AM HILLS         NSW         2153 //SP5812         11.13.15, 17, 19, 21, 23 BROOKHOLLOW AVE         BAULKHAMM           AM HILLS         NSW         2153 //SP58212         11.13.15, 17, 19, 21, 23 BROOKHOLLOW AVE         BAULKHAMM           AM HILLS         NSW         2153 //SP5844         40 BROOKHOLLOW AVE         BAULKHAMM           AM HILLS         NSW         2153 //SP5844         40 BROOKHOLLOW AVE         BAULKHAMM           AM HILLS         NSW         2153 //SP70324         40 BROOKHOLLOW AVE         BAULKHAMM           AM HILLS         NSW         2153 //SP74252         33 LEXINGTON DR         BELLA VISTA           AM HILLS         NSW         2153 //SP74252         33 LEXINGTON DR         BELLA VISTA           AM HILLS         NSW         2153 //SP72801         1 CELEBRATION DR         BELLA VISTA           AM HILLS         NSW         2153 //SP72801         1 CELEBRATION DR         CASTLE HILL           A HILLS         NSW         2153         3 SALISBURY ROAD         CASTLE HILL           A HILLS         NSW         2153 <td< th=""><th>ADDRESSEE</th><th>MAILING ADDIMAILIN</th><th>MAILING SUB</th><th>MAIIIN</th><th>MAILINIDA</th><th>1 n C J</th><th>Property etraget1</th><th></th></td<>	ADDRESSEE	MAILING ADDIMAILIN	MAILING SUB	MAIIIN	MAILINIDA	1 n C J	Property etraget1	
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