

Diane Sarkies - North West Rail Link - EIS 2

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Date: 3/12/2012 4:25 PM
Subject: North West Rail Link - EIS 2
CC: "Andrew Lannen (a.lannen@qic.com)" <a.lannen@qic.com>, John Gale <jgale@galeplanning.com.au>

3rd December 2012

The Director,
 Major Infrastructure Assessments
 NSW Department of Planning and Infrastructure (SSI_5414)
 GPO Box 39
 SYDNEY NSW 2001

Dear Sir

Re: North West Rail Link - EIS 2

The Gale Planning Group Pty Limited have been appointed as Development Managers by the QIC Property Group, the owners of the Castle Towers Shopping Centre Castle Hill, to assist them in the expansion of the Castle Towers Shopping Centre. This response to the EIS 2 is on behalf of QIC.

We acknowledge the importance of this project and the benefits it will bring the residents of North Western Sydney, and in particular to the Castle Hill Town Centre.

There are a few concerns that we wish to draw your attention to:

Chapter 10 - Noise and Vibration

We note that the technical notes in this section outline the design requirements for noise and vibration relevant to the nearby buildings / occupation / uses. This section identifies that the design requirements for mitigation of noise and vibration required adjacent to cinemas requires a more stringent standard than many other adjacent uses.

We remind the Department that the Castle Towers currently operates 16 cinemas which are directly above the proposed rail lines. It is noted that while there is a higher level of attenuation to the rail line to the east as it approaches Castle Hill Station, there is only standard attenuation west of the station where the rail line passes under the Centre.

We seek the Departments assurance that the level of attenuation proposed under the Castle Towers Shopping Centre is sufficient to mitigate any effects on the operations of the cinemas or on any other operations of the Centre.

Chapter 20 - Cumulative Impacts

The program for works associated with the railway identifies excavation of the Castle Hill station commencing in the last quarter of 2013 through to the 3rd quarter of 2015 (Chapter 20) with the construction of the station commencing in the 1st quarter of 2017 through to the 3rd quarter of 2018 (Chapter 7). EIS 2 recognises that other works in the precinct during this period will include a major expansion of the Castle Towers Shopping Centre as well as the upgrade of Showground Road.

While the traffic studies confirm that construction traffic associated with the railway will in the main be restricted to Old Northern Road, related traffic changes along Old Castle Hill Road to enable construction, will create significant pressure at the Intersection of Old Castle Hill Rd and McMullin Avenue to the extent that it will be under significant stress and has the potential to create unacceptable traffic conditions in other areas of the precinct.

The EIS is largely silent on traffic mitigation strategies, relying on a combination of traffic signal programming and the NWRL Principal Contractor to develop and implement a traffic management strategy as part of a Construction Environmental Management Framework.

Traffic around the Castle Hill Town Centre is currently near capacity and a combination of disruption due to construction activity associated with the rail, the expansion of the Castle Towers Shopping Centre and the upgrade of Showground Road will require significant planning to minimise any impacts. QIC seeks the Department's assurance that they are properly consulted during the development and implementation of any traffic management strategy to ensure that the continuing operations of the existing centre as well as the expansion works are properly considered.

Other matters

As planning for this project progresses, QIC would welcome an opportunity to work with the NWRL to establish opportunities for integrating a pedestrian connection between the proposed Castle Hill Railway Station and the Castle Towers Shopping Centre. Given the anticipated increase in traffic around the station and the bus interchange, particularly along Old Castle Hill Road, QIC would like to explore opportunities for a safe, undercover access between the station concourse and Castle Towers.

Should you have any question relating to this response, please contact:

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Yours sincerely

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