

Submission - North West Rail Link, Environmental Impact Statement 2 – Stations , Rail Infrastructure and Systems

To:

Major Projects Assessment, Department of Planning & Infrastructure
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By Email: plan_comment@planning.nsw.gov.au

From:

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Environmental Impact Statement 2 (EIS2) – Stations, Rail Infrastructure and Systems

Applicants - Weston, Wall , Mundy and Doyle Submission
15, 17 , 19 and 21 Staley Court West Pennant Hills NSW

We thank you for the opportunity to lodge a submission in regards the Environmental Impact Statement 2 Stations, Rail Infrastructure and Systems.

The Submission has been prepared and endorsed jointly by the applicants named at the cover to this submission.

Having reviewed the EIS2 ,we, the residents of Staley Court West Pennant Hills (no's 15 – 21) would like to express our concerns and in some cases mitigation measures that we respectfully request the Department of Planning & Infrastructure (The Department) to consider prior to the implementation of the EIS2 as a final planning document to be observed during the construction, commissioning and operation of the Stations, Rail Infrastructure and Systems.

Structural damage to properties

Each of the properties located at the southern end of Staley Court, namely 15,17,19 and 21 are located directly opposite the proposed rail station , separated from same by Castle Hill Road at a distance of approx 25 Metres.

Given the depth of tunnelling and associated ground and sub ground works we are concerned that there is a risk of property damage arising from vibration and or ground movement that may have a negative impact on the structural condition of each property.

We appreciate that the entire project will maintain the highest standard of structural and geotechnical engineering and vibration management (both during construction and final operations) but would appreciate the Department implementing a protocol of Dilapidation management to ensure that any issues which do arise are dealt with in a fair and objective manner. This said, the applicants propose that the Department consider:

1. A full dilapidation survey , including photographic records of each property prior to construction
2. A commitment by The Department and/ or Transport for NSW to undertake property rectification of damage that has occurred as a result of ground movements and or vibration utilising the recorded dilapidation survey as the basis for same in a timely manner upon completion of works
3. A system to regularly monitor any ongoing damage arising , following the commissioning of the rail system

Visual Pollution, Noise, Dust and loss of Amenity

Each of the houses, 15, 17, 19 and 21 Staley Court may be regarded as properties with a high level of appeal due to their location, quality, outlook and general amenity.

This stated, each of the applicants are concerned that there is a risk that there will be a negative impact on same arising from:

- Noise during construction
- Noise during operations
- Dust during construction
- Visual “ugliness” while over-looking the Rail Station and the proposed 2-3 level commuter carpark
- Short term effects arising from traffic operations including signalling

Addressing each in turn

Noise during construction

It is appreciated that there is going to be peak heavy truck movements of up to 150 movements per hour and light vehicle movements of 60 per hour during construction along with associated drilling, piercing, concrete pumping, crane movements and general construction activity. We appreciate that this will most likely occur between the hours of 7 am to 6pm weekdays, 8 am to 1 pm Saturdays (for above ground works). This said, it is necessary to ensure that general amenity is maintained by the residents, particularly as the majority of properties have young or teenage children who are or will be attending school and will be studying after school hours but during construction hours. Equally, at least one of the applicant residents operates a professional business from home in an office which faces towards Castle Hill Road.

One of the applicants residents also has a son with severe intellectual disabilities who spends periods of time at home during the construction hours. He is sensitive to excessive noise, becoming highly anxious, sometimes resulting in aggressive behaviours.

This said we request that the Department consider the following

- A sound attenuation wall at a suitable level above or in front of the existing brick wall running along Castle Hill Road adjacent to the Staley Court properties, and a high level plantings of trees (ie large screening conifers etc) to be planted between the existing wall and the footpath. Currently there is a ground clearance for planting of approx 1.7 metres. It is proposed that the trees and wall may have a maximum height of 10 metres.
- Sound attenuation walls around the construction site at a minimum height equal to or greater than the height of the proposed car park that reduces the ambient noise during construction to that of the existing Castle Hill Road Traffic.
- No marshalling of trucks on or around Castle Hill Road prior to the opening hours of the Construction Zone. Trucks are not permitted to idle before opening of site each morning
- Proposed lights to be properly phased at Franklin Road to reduce the idling of trucks waiting to enter Castle Hill Road
- Preservation of more existing trees within the site between Franklin Road and Robert Road beyond the nominal Existing Vegetation as marked in the EIS2 (proposed to hide only a portion of the carpark)

Noise During Operations

The residents would appreciate the Department considering retaining the proposed (refer above) sound attenuation wall(s) post construction so as to fully screen the Railway Station along Castle Hill Road. If a temporary wall is agreed to during construction on the Railway side of Castle Hill Road, it is proposed that a permanent wall equal to the height of the car park be constructed.

Critical to any solution above, it is our request that a sound attenuation wall and screening plants (ie conifers to a height of 10 metres) be constructed and or planted along the Staley Court side of Castle Hill Road adjacent to the existing brick wall.

This will serve two three main purposes including

- *Sound attenuation*
- *Visual softening*
- *Dust mitigation (during construction)*

Dust and Pollution during Construction

Many of the issues above are directed at managing visual and noise pollution will equally assist in mitigating dust during construction.

However the following are proposed to ensure that dust pollution does not impact the residents of Staley Court.

- *The site is to remain appropriately watered in accordance with EPA or other applicable standards during the construction phase and or until vegetation and landscaping is complete*
- *Transport for NSW will accept responsibility for the cleaning, externally and internally of resident properties where the penetration of dust, over and above normal dust levels are noted.*
- *All trucks leaving the site have appropriate on site mud and dust detention (ie wheel washes and cattle gridding) and are appropriately covered.*
- *Diesel trucks marshalling before operating hours are to ensure that their engines are switched off*
- *The site is appropriately fenced with chain and shade*

Short term effects arising from traffic operations including signalling

It is understood that there will be temporary signalling at the corner of Franklin Road and Castle Hill Road.

- *It is requested that this signalling, for the duration of construction, be limited to construction working hours to minimise the impact of light spillage from the traffic lights during the evening.*
- *Consideration should be given to re-instating left turn out of Franklin Road without signalling post construction with the main egress to and from the Railway Station via Robert Road where permanent signalling is understood to be contemplated*

In closing the residents of Staley Court thank you for the opportunity to present the above submission.

Should you wish to discuss further, I am happy to be contacted in person on 0438 261 959 or by email at b_weston@optusnet.com.au

Brad Weston

The residents are happy to have the above submission made available to the public.

Visual “ugliness” while over-looking the Rail Station and the proposed 2-3 level commuter carpark

Having reviewed the proposed schematics attached to the EIS2, all residents are concerned as to the loss of visual amenity following the construction of the Railway Station.

In particular we are concerned that there has been little thought given to:

Retention of existing vegetation and mature trees along Castle Hill Road between Franklin Road and Robert Road

Visual screening of the proposed multi deck car park and Station entrances and associated services.

This said, the residents propose that the Department consider the following

- A sound attenuation wall at a suitable level above or in front of the existing brick wall running along Castle Hill Road adjacent to the Staley Court properties, and/ or high level plantings of trees (ie large screening conifers/latent greens etc) to be planted between the existing wall and the footpath. Currently there is a clearance for planting of approx 1.7 metres. It is proposed that the trees and or wall may have a maximum height of 10 metres.
- Sound attenuation walls around the Railway Station in front of Castle Hill Road, at a minimum height equal to or greater than the height of the proposed car park that creates a visual amenity that meets the feel and look of the existing area. Appropriate materials, colours and textures need to be considered. A “living” green wall might be considered around the car park.
- Preservation of more existing trees within the site between Franklin Road and Robert Road beyond the nominal Existing Vegetation as marked in the EIS2 (proposed to hide only a portion of the carpark)