

Diane Sarkies - Submission to the Department of Planning and Infrastructure - North West Rail Link - Castle Hill - Environmental Impact Statement 2

From: "John Planner" <john@introspec.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 6/12/2012 9:09 AM
Subject: Submission to the Department of Planning and Infrastructure - North West Rail Link - Castle Hill - Environmental Impact Statement 2
CC: <Katherine.Martin@transport.nsw.gov.au>

Attention Director Infrastructure Projects,

Thank you for the opportunity to provide a submission in response to the North West Rail Link - Environmental Impact Statement 2.

This submission is lodged on behalf of The Owners Corporation Northpoint Apartments 9 Garthowen Crescent Castle Hill NSW.

We totally support the North West Rail Link Project, and thank you for the very professional and detailed information provided on the construction and operational phases of the project. Following our review of this information there are a couple of matters on which we would appreciate further clarification from our previous submission on the Environmental Impact Statement 1, Application No. SSI-5100.

The Northpoint Owners appreciate receipt of the information provided by Katherine Martin and other members of the North West Rail Link Team, and the provision of an electronic copy of the Environmental Impact Statement (EIS) Stage 2.

From our previous review of the geological data and the location and tunnel depth in the vicinity of Northpoint, provided in on the Environmental Impact Statement 1, it was noted that one rail tunnel will be located partly under the north-west corner of Northpoint Building B, and the other tunnel under the southern side of Building A. It is also noted that the south-eastern corner of the Crossover Cavern will be located under the north-west corner of Northpoint Building B. Our Owners are therefore concerned about the impact on the buildings and lifestyle amenity not only during the construction phase, but also during ongoing operation of the railway system.

Noise and vibration during construction phase

Our concerns relating to the construction phase of the Railway Station have been addressed in Section 10 of the EIS Stage 2, where noise compliance has been documented. We trust that the proposed measures will be successfully implemented.

Construction of the Crossover Cavern is still of concern, as the south-eastern corner of the Cavern is proposed to be located under the north-west corner of Northpoint Building B. The roof of the Cavern structure appears to be less than 20 metres below the level of the Northpoint basement parking area. We would appreciate further that there will be no structural or other damage to our building as a result of construction activities, and that regular monitoring will be conducted.

It is noted that the Tunnel Boring Machine (TBM) typically travels at 20 metres per day. However as the machine approaches the Crossover Cavern it is possible that progress may occur at a slower speed, resulting in an extended time period in our vicinity. As with the Crossover Cavern, we request a guarantee that there will be no structural or other damage to our building as a result of tunnel boring and other construction activities, and that regular monitoring will be conducted.

During construction of the Crossover Cavern, we request that night time construction noise experienced in any Northpoint apartment is limited to 30dbA. Compliance may be assisted by having night time work occur in locations of the worksite further removed from the eastern end.

It has been observed that for the period in which the TBM is operating in some locations, noise levels inside adjacent buildings may reach levels of 40 – 45 dbA for a period of several days. We trust that this will not occur when the TBM is operating under Northpoint Buildings A and B. However we note the suggestion that if this high noise level is expected, short term alternative accommodation may be provided.

Noise and vibration during rail operation

We appreciate the further information provided in the EIS Stage 2. location at relatively low speed. However we would appreciate advice that operational sound levels from the Crossover Cavern would not be of concern, and that a high standard of sound attenuation may be necessary to achieve an acceptable noise level in all Northpoint apartments.

The information provided by the Acoustic Consultant, Conrad Webber, is much appreciated and we look forward to further discussion.

Regards,
John



John Planner
Director

23/9 Garthowen Cres
Castle Hill NSW 2154

Ph: 02 9680 2080
Fax: 02 9680 2080
Mobile: 0419 747 100
Email: john@introspec.com.au