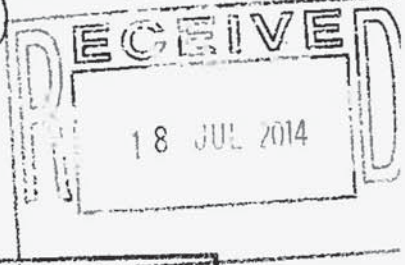
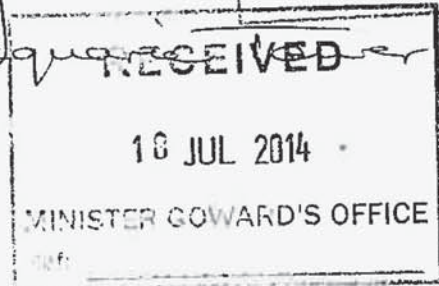


118A Gonaubarra Rd  
Dahroonga NSW 2076



14 July 2014

The Hon. Mr Howard  
Minister for Planning  
Level 34 Governor Macquarie Tower  
1 Farrer Place  
Sydney NSW 2000



175

Dear Mr Howard

Re: Equilibria Proposal  
Proposed M1-M2 Tunnel Extension  
Dahroonga NSW

As a long term resident of  
Dahroonga, I am most concerned  
about the effects of the North  
Connex Transurban proposal  
to build a tunnel linking the  
M1 and M2 motorways in Sydney.  
It is proposed that this tunnel  
will have exit ramps and an  
emissions stack in Dahroonga.  
The emissions stack is planned  
to be built in a densely  
populated residential area.

The potential health hazard associated with sending out 9.5 kilometers of vehicle air pollution over a suburb which has many residents, school children, elderly people and hospital patients should be a major concern.

While I understand the need for improving the major motor ways in Sydney, I believe that the current proposal by Transurban / North Connex is not a satisfactory one.

I believe that an alternative proposal has been submitted to your office by Equilibria and I would like to add my support to this proposal.

It appears to not only minimize the vehicle emissions but to also improve the overall financial cost to the Government.

Regoing a section of the up  
above the tunnel & building  
approximately 2,000 dwellings  
would also be a much  
more favourable outcome for  
Wahroonga.

Thank you for your attention  
to this letter and I trust  
that you will give due  
consideration to the  
proposal submitted to you  
by Equilibria.

Yours sincerely  
Bridget Boyle

# EQUILIBRIA PROPOSAL



## PROPOSED M1-M2 TUNNEL EXTENSION - WAHROONGA NSW

June 2014

<https://www.facebook.com/EquilibriaProposal>

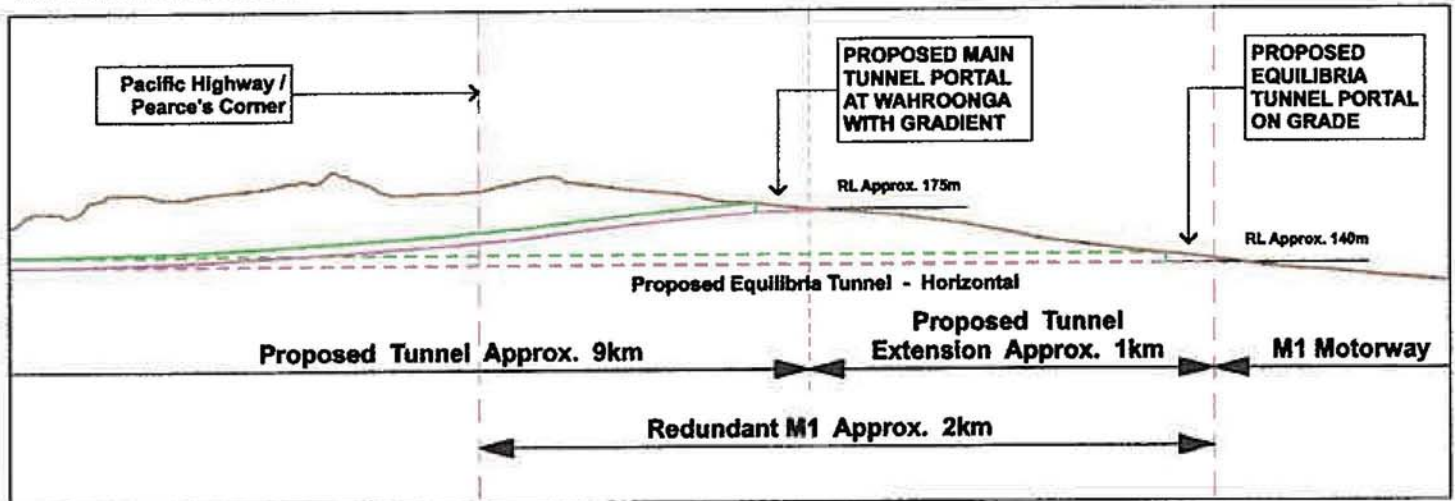
March 2012: Transurban submitted an Unsolicited Proposal to the NSW State Government to build a tunnel linking the M1 and M2 motorways in Sydney.

October 2013: Equilibria developed a proposal to extend the tunnel to approximately 2km north of Pacific Highway - approximately 1km longer than the current Transurban/Lend Lease Bouygues Joint Venture Proposal.

Approximately 2km of redundant M1 would be rezoned to create a unique opportunity for a sustainable urban development.

The suburb of Wahroonga would be reunited (currently cut in two by the M1) and approximately 2000 dwellings would be built over ten separate land precincts totalling approx. 100,000m<sup>2</sup>.

The main tunnel would then be built horizontal with minimal vehicular emissions. Pollution stack near Hornsby industrial area.



### Benefits

### Longitudinal Section: Proposed M1-M2 Tunnel + Extension

Equilibria's Proposal would enhance Transurban's Proposal, benefit project partners, and provide economic stimulus to the Federal and NSW State Governments and the local community.

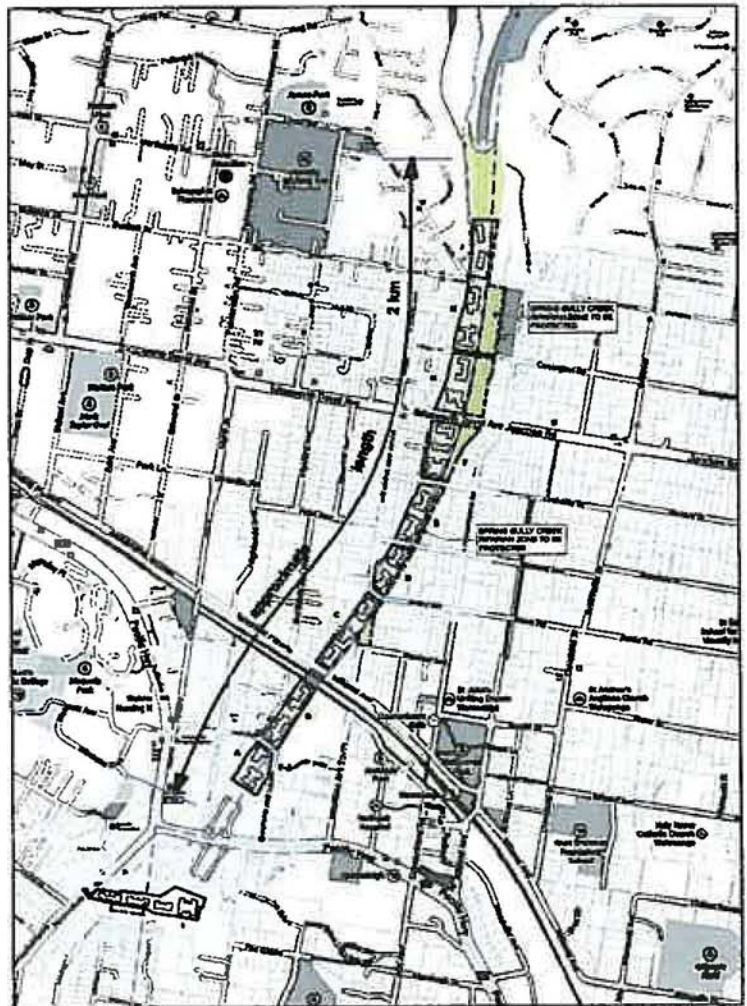
- More vehicles likely to use tunnel due to less pollution in tunnel and faster traffic flows - less risk
- Greater community acceptance of the M1-M2 Tunnel due to less pollution and noise in the local residential area
- The extension to the tunnel would be cost effective due to economies of scale from existing construction setup
- A likely improved EIS / more efficient planning approval
- NSW Government receives capital return on sale of redundant M1 land
- The pollution stack would be located adjacent to Hornsby industrial area, not immediate to Wahroonga residents
- The Spring Gully Creek riparian zone, currently adjacent to the M1 would be protected, not destroyed
- No Wahroonga resident would be forced out of their home
- Provision of an additional 2000 dwellings for Sydney with close proximity to Wahroonga train station
- Substantial financial benefits for the Federal Government, the State Government, Transurban and Lend Lease Bouygues

### Feasibility Summary

- Total area of all land precincts = approx. 100,000m<sup>2</sup>
- Residential development subsidy for 1km tunnel extension = \$350M
- Payment to NSW Government for redundant M1 land = \$100M
- Total number of dwellings = 2000
- Total development sales = \$1.833B
- Total stamp duty from development sales = \$74M
- Total development profit = approx. \$400M

#### WHAT CAN YOU DO TO HELP?

Write a letter in support of the Equilibria Proposal to:  
The Hon. Mike Baird MP, Premier and Minister for Infrastructure  
The Hon. Pru Goward MP, Minister for Planning  
Lobby with other people to do the same. Thank you.



### Masterplan: Proposed Development Precincts

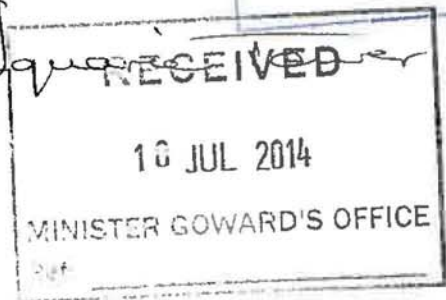
M1-M2 Tunnel Extension Proposal by Equilibria PO Box 265 WAHROONGA NSW 2076 M. 0419 483 827

3/10

118A Conambarra Rd  
Dahroonga NSW 2076

14 July 2014

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Minister for Planning  
Level 34 Governor Macquarie Tower  
1 Farrer Place  
Sydney NSW 2000



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Proposed M1-M2 Tunnel Extension  
Dahroonga NSW

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2,

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Yours sincerely  
Bridget Doyle