

**E-mail Message**

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**From:** [Tony Phillips \[SMTP:t.j.phillips@bigpond.com\]](mailto:t.j.phillips@bigpond.com)  
**To:** [Public Goward's Office Email \[EX/O=MIN/OU=EXCHANGE ADMINISTRATIVE GROUP \(FYDIBOHF23SPDLT\)/CN=RECIPIENTS/CN=5AC6AD7B09FE1A48808B23FEDCEF8244-000000059ADC\]](#)  
**Cc:**  
**Sent:** 7/8/2014 at 3:16 PM  
**Received:** 7/8/2014 at 3:16 PM  
**Subject:** Equilibria Proposal

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**Attachments:** M1 proposal.pdf  
MO Corro Action Sheet electronic.doc

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Dear Minister,

I have sent the comment below to the Premier and would like you to see it as well.

The attached noticed was left in my letter box last week. I do not know who, or what, Equilibria is, since no details are provided. I would like you to know that my wife and I consider that the scheme should not be considered under any circumstances. While the problem of the exhaust stack is understood, and may need further work to make it locally acceptable, the idea of closing the junction between the Pacific Highway and the M1 seems ridiculous. Maybe those behind Equilibria do not remember what the traffic was like in Hornsby, Wahroonga, and further afield before the present junction was built but I can assure you it was disastrous, with traffic jams back to St Ives and Gordon at holiday time. Even with the proposed M1-M2 link tunnel there will still be plenty of traffic on the Pacific Highway and it would be a retrograde step to expect it all to go through Hornsby and up to Berowra once again to link in to the M1. Please say NO to this remarkably poorly thought out scheme.

Regards,

Dr Tony Phillips  
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Wahroonga, NSW 2076  
Australia

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# EQUILIBRIA PROPOSAL

## PROPOSED M1-M2 TUNNEL EXTENSION - WAHROONGA NSW

July 2014

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

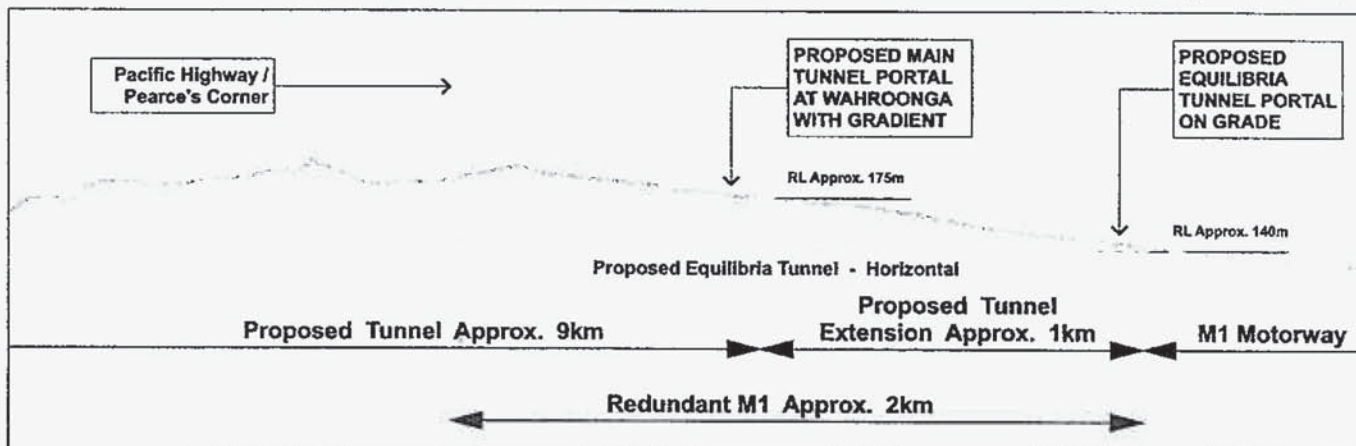
March 2012: Transurban submitted an Unsolicited Proposal to the NSW State Government to build a tunnel linking the M1 and M2 motorways in Sydney.

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 response to the EIS in support of the Equilibria Proposal.

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 2078 M: 0419 483 827