

Director Infrastructure Projects
 Department of Planning and Environment
 Major Projects Assessment
 GPO Box 39
 SYDNEY NSW 2001

NorthConnex Application Number SSI 13_6136

Dear Sir,

We, Gregory and Linda Seaegg of 29 Woonona Ave North, Wahroonga wish to submit our submission regarding the Environmental Impact Statement for the above project. We live within **100 metres** of the proposed Northern Ventilation Facility and feel this will have major impact on our lives, which we will detail below. While we agree that there needs to be a link between the M1-M2, we strongly object to the proposed placement of the Northern Ventilation Facility. Placing a light industrial building into a low density residential Heritage Conservation Area, seems to defy all normal planning and construction conventions, rules and normal Laws. We have a high level of concern regarding the following issues and request that NorthConnex and the Department of Planning consider these.

1. Northern Ventilation Facility

1.1 Location and Design

As stated above this facility is located within 100 metres of our property and the location and design of this facility is a major disappointment and concern. It is clearly out of character in terms of scale, design and use within a low density residential Heritage Conservation Area.

The EIS States - ***The overall heritage value of the heritage conservation area would not be significantly impacted by the proposed works.***

Hornsby Council states that - *Contributory components of a Heritage Conservation Area are to be retained while new development must be sympathetic to the heritage qualities of the conservation area and not have a negative impact.*

The proposed development is a light industrial facility. Looking at the two images below it clearly does not comply with the above statement from the Hornsby Council building guidelines. The below image on the right is definitely a Light Industrial Building, consistent with what is found in any light Industrial precinct – i.e. *the Asquith Industrial area located further north*. The ventilation facility would be very visible to many residents and would have a definite negative impact on the area – not consistent with this Heritage Conservation Area. We have no doubt that this design would be rejected under normal planning processes by any local council in Australia.



Current Woonona Ave



Artist Impression from the EIS

One of the very special aspects of the affected area is the Heritage and conservation aspects of the already diminishing local Blue Gum High Forest. It is a bewildering aspect of society in general that we allow the continual degradation of our children and children's children to be robbed of their Heritage. They are beautiful trees and they must also have important significance to the rightful owner of this land – the Indigenous Aborigines.

The EIS states - *Impacts to heritage values within the conservation area would be localised to specific areas already associated with major transport network infrastructure.*

Woonona Ave (North) is not a major transport infrastructure, it is a **suburban** street, it is not connected to the M1 and provides no access to it. Do not allow our Heritage treasures to be destroyed.

In summary as stated above the Northern Ventilation Facility is an industrial structure and should not be placed in a residential area. Strong consideration should be given to relocating this facility into an established Industrial Precinct, like the Asquith Industrial area. It fits none of the criteria associated with a Heritage conservation area and should be moved to a more appropriate location and we would like to commend the submission of Allan Shooter BTP who with his qualifications has made further comments on this.

1.2 Air Quality Issues and Monitoring

- a. We are concerned with the placement of the northern ventilation stack in the centre of a densely populated residential area in Wahroonga, where 9,300 school children will be exposed to emissions, as well as multiple aged care facilities, hospitals, businesses and of course homes.
- b. The proposed placement of the northern ventilation stack is in a valley in Wahroonga where there are often low wind speeds, which will result in poor dispersion and exposure to the community to high levels of tunnel emission.
- c. The air quality modeling for the northern ventilation stack used meteorological data from weather stations that do not reflect the local meteorology, local topography, and the valley location.

d. The background air quality modeling was built using air quality data from the currently metrological sites already established at Lindfield and Prospect. For this important aspect of the EIS it would be fair to assume that localised monitoring points would have been established and used. The general health and wellbeing of any community must be the prime responsibilities of its custodians – *our 3 levels of Government*.

e. We are concerned about the project including future provisions for portal emissions in densely populated areas, which will result in emissions remaining at ground level, and hence exposing the local population to pollutants. We are also concerned that NorthConnex's claim that there will no portal emissions from current proposal cannot be verified.

f. We are concerned about the large amount of diesel emissions which will be emitted from the NorthConnex tunnel, as it is being designed for heavy freight to bypass Pennant Hills Rd. Diesel emissions have been classified as carcinogenic by the World Health Organisation, and also contain a larger number of fine particles which penetrate deep into lung tissue and remain there causing inflammation.

In summary this is a highly emotive aspect and needs to be treated as such. Because of our close proximity to Northern Ventilation Facility, we are not convinced that increased pollution levels will not affect us and that the whole community should be safeguarded. On page 528 of the EIS it states *Air quality in the vicinity of the project would be monitored for a specified time period following project opening. If pollutant concentrations contributed by the project are above predicted levels, additional feasible and reasonable mitigation measures would be considered to meet applicable predicted limits.*

It is **essential** that onsite monitoring be carried out for at least 36 months and is publicly available and affected residents should be notified of these breaches. We would like to commend the CAPS submission, as there has been detailed research into this and feel they are more qualified to comment on all the above areas.

1.3 Construction around Northern Ventilation Facility

As noted in the EIS that no Traffic Management Plan has been devised. As we live on Woonona Ave North we feel our input into this area should be considered.

a. Our major concern is the impact on the Woonona Ave North area. Note - between Lochville Ave and the end of Woonona Ave North, the road is narrower than a normal street, which will significantly inhibit vehicle movements along Woonona Ave North. This section of Woonona Ave North already has associated parking problems. We suggest that the route taken by all vehicles needs be via either Churchill and or Ingalara to Fern Ave. To avoid potential vehicle damage caused by the movement of construction vehicles through the area.

b. Any changes made to the local parking plans will have a significant impact on the local residences and shouldn't be considered.

c. During the peak access times it would make sense to deploy manual Stop/Slow traffic controls officer.

d. We implore that none of the Blue Gum High Forest trees aren't removed or damaged. They have significant environmental value for the local and entire Community. All trees should have standard construction protection measures deployed.

2. General Comments about NorthConnex

The method of announcement to directly impacted residents of the NorthConnex project in March 2014 was via a letterbox drop which is totally inadequate. This is going to be a major change to our lives causing stress, inconvenience and disruption. While NorthConnex will tell you that having Northern Ventilation Facility near you will not decrease your property values, rather increase them; we feel that a pollution stack that will be clearly visible from our property will not be a great selling feature otherwise everyone would want one.

The EIS - We feel this document was very user-unfriendly and should have been more specifically labeled. It was designed to inhibit general navigation and reading of the document. We can only conclude that this was done purposely in this way for Strategic reasons to inhibit structured responses to the EIS.

In conclusion, while there is a definite need for a link between the M1-M2, we feel that there are problems with this EIS in many areas and as such it should not be approved in its current form. This would include

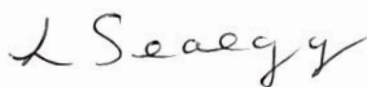
- a) A comprehensive air quality monitoring program is developed and implemented.
- b) The air quality and human health impact assessment be revised.
- c) An independent options assessment process should be undertaken to assess alternate locations for the ventilation facilities. If this is not possible then the ventilation facility needs to be compatible with the surrounding suburban area.
- d) The Northern Stacks facility should be rerouted to the Asquith Industrial Precinct.

Thank you for consideration of these comments and our underlying wish is that this project can proceed but not under its current proposed design.

Yours Sincerely



Gregory Seaegg



Linda Seaegg