

NorthConnex Application Number: SSI 13_6136

Wilson Road tunnel support facility

Please find below our submission in response to the exhibition of the EIS for NorthConnex

We, the residents of [REDACTED] would like to raise our concerns and object about the “Wilson Road tunnel support facility” to be built next to our residence as described in the EIS

We have a high level of concern regarding the following issues and request that these be considered by NorthConnex and the Department of Planning. In regards to the NorthConnex tunnel, specially Wilson Road Tunnel Support Facility adjoining to our property, our concerns are about the health issues, retirement plans and other factors that would be disturbing our peace of mind for the next four to five years.

We are concerned about:

1. Health Impact - Doctors against polluting stack

Doctors have been against polluting stacks and one of the residents regularly goes for breast cancer checkup as she has undergone surgery for it in the past and is not comfortable living next to the facility.

One of the residents who is 84 years of age and also has breast cancer is also not happy with the changes in our neighbourhood and we believe the facility will have negative impact on her health. The pollution created by dust during the construction would make things worse.

2. Trespass of noise and dust and consequences of airborne noise and Sleep disturbance impacts

Please note the following concerns based on the information provided in Environmental Impact Statement – Volume I B, Main Volume Chapter 7 (July 2014)

- Table 7-59 provides Project specific noise criteria which clearly indicate that residential properties would be affected by noise from the Wilson Road tunnel support facility. (p.406)
- Airborne noise and Sleep disturbance impacts would have severe impact on us due to construction activities on Wilson Road. (p.407)
- It also states that some receivers are anticipated to experience noise levels above noise management levels.....(p.417)
- The construction activities would affect Air quality, Dust generating activities, Plant and equipment exhaust emissions, ground water treatment. All this would have adverse effect on us. (p.480)
- According to 'Monthly Chronicle' August/September 2014 edition, 2.5 million cubic meters of fill will be removed and will require 1500 truck movements per day on Pennant Hills road for three years. The Wilson Road facility, as a temporary construction site, would be heavily involved and would severely affect our normal living at Killaloe Avenue.
- As per NorthConnex Factsheet of July 2014, there would be movement of 200 vehicles per day. "Vehicle movements would occur up to 24 hours a day seven days a week during tunnelling work".

3. Loss of quiet enjoyment of property and loss of neighbourhood on Killaloe Avenue

Please note the following concerns based on the information provided in Environmental Impact Statement – Volume I B, Main Volume Chapter 7 (July 2014)

- Table 7 -122 on Construction visual impact summary shows impact on Killaloe Avenue is going to be high (Overall rating) leading to loss of neighborhood, downgrading the look of Killaloe Avenue for ever and thus affecting our property. (p.590)
- Table 7 -128 on Wilson Road compound construction visual impact assessment further expands on the issues mentioned earlier. (p.613 -14 and p.673)
- The construction of smoke extraction outlet and substation (next to our property) indicates sensitivity of this zone to change and magnitude of change is considered to be high.....(p.650)
- With the loss of houses on one side of our property would lead to isolation and creates uncomfortable feeling of not having any neighbors.
- As per NorthConnex Factsheet of July 2014, artist's impression showing corner of Wilson Road and Killaloe Avenue intersection shows unpleasant site and loss of neighborhood.

4. Location of substation and smoke extraction outlets:

The substation would be built very close to our fence and begins where our rumpus room is in our house and it is very close to our fence. We spend considerable time in our rumpus every day. We do not feel comfortable in living at such close proximity to the facility. We believe that having substation in such a close proximity will have direct impact on our health in both the long term and the short term.

Attached are the posters of 2 Tunnel Support facilities for comparison which clearly indicate the proximity of Substation very close to our residence:

Picture 1: Wilson Road Tunnel Support Facility: The property highlighted in red and marked 1 is our residence.

The substation as shown in the below picture is highlighted in Blue and marked 2,

It is very close to our residence and our concerns about the proximity of this were never answered in various discussions in EIS Community Drop-in Sessions. Nobody had the answer for this.



Picture 2: Trelawney Street Tunnel Support Facility – the distance between substation and residential property is quite significant.

NorthConnex

Building for the future

Indicative Trelawney Street tunnel support facility



5. Safety and security

As per NorthConnex Factsheet of July 2014, the Wilson Road facility would be unmanned when operational.

Safety of our property would be comprised as there would be no dwelling on one side of our residence and it would be open to intrusions, thefts and other anti-social activities happening as the rogue element can exploit such opportunities which can cause major concern and headache for our residence.

6. Our retirement plans

The owner of the property is 63 years old and is in the process of planning his retirement. As we have a bigger block of land, we were planning to put a granny's flat at the back to live and rent out the main house in near future.

We will not have access to the property due to the facility being built and would not be able to take advantage of such an opportunity in future. This would adversely impact our ability to retire in the near future.

7. Potential loss in value of property during and after the construction of tunnel support facility

The value of property would go down if we are forced to leave out of the property for the reasons mentioned above as no one would be interested in buying a property when the construction is going on and tunnel facility is being built.

It can lead to substantial monetary loss to us and trauma for living next to a noisy and polluted place.

Document 8_EIS Volume 6, section 5.1.2 clearly indicates increases in noise and vibration, including increases in road traffic noise and periods when night time works would be required. (p.22)

It further states that “The magnitude of the impact of amenity would be largely influenced by the construction hours, length of construction period, the construction activity, proximity to the project and the nature of the business”. (p.23) All these activities would have direct and severe impact on us due to proximity of our property near Wilson Road facility.

Proposed Options

We would like to propose the following:

1. We make an offer to DP & E/ NorthConnex to purchase our property at the market price and offer similar terms and conditions as offered to others in this area;
alternatively

2. The facility is moved further at least ten meters from the existing plan and we are compensated to move out to a rented palace during the period of construction. We are given access to build a granny flat at the back of our property. We are to be provided with an easement over the project land to access our property.

Also, we are given a written assurance that we would be given compensation if the value of our property diminishes after the completion of tunnel support.

In summary, to address our concerns we request the project considers our proposal and recommendation that proposal one (1) be accepted, that is, our property be resumed and we are compensated. That would be in the benefit of both the parties.

Firstly, it would allow my family and myself to make future plans where our lives would not be impacted by ongoing disruptions to the quality of our lives.

Secondly, it would remove the prospect of any disputes about issues, both current and future, as a consequence of the implications of the support facility at Wilson Road.

Thirdly, it would allow NorthConnex to make adjustments to its plans.

We would request you to give due consideration to our problems mentioned above and acquire our property.

We look forward to hearing from you in the near future so that we could make plans about our future.

