

TO THE HON PRO GOWARD
MINISTER FOR PLANNING.

31-7-14.

- 1 AUG 2014

I am a doctor who lives in
Wahroonga - not primarily affiliated to
any political party but have always
voted LIBERAL.



The proposed ~~NON-FILTERED~~
EMISSION STACK at WAHROONGA is a
disaster - both for the local residents
and politically.

The emission of thousands of
trucks daily obviously need to
be filtered and released in an area
that is safe.

I support the EQUILIBRIA PROPOSAL
and feel this is a much safer and
better option.

Dr. Andrew Pritchard-Davies
30 LOCHVILLE ST
WAHROONGA.

EQUILIBRIA PROPOSAL

PROPOSED M1-M2 TUNNEL EXTENSION - WAHROONGA NSW

July 2014

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

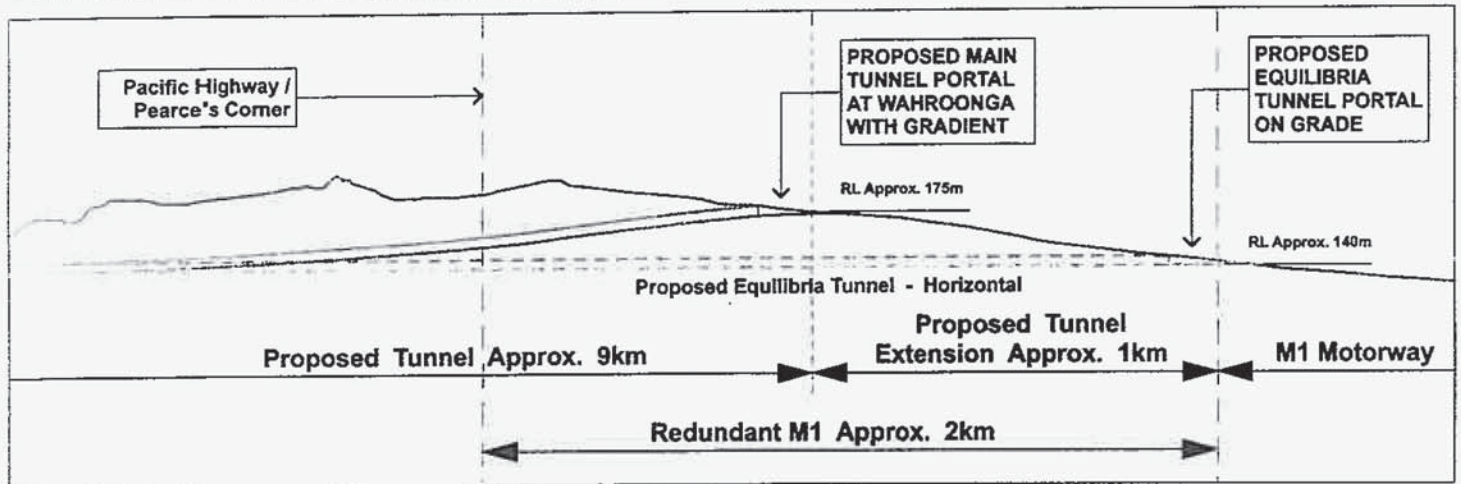
March 2012: Transurban submitted an Unsolicited Proposal to the NSW State Government to build a tunnel linking the M1 and M2 motorways in Sydney.

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. 100,000m².

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. 100,000m²
- 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

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