



4/7 Neringah Avenue

WAHROONGA 2076

Director – Infrastructure Projects

Dept. of Planning and Environment

Number: SSI 13 6136

Major Projects Assessment

GPO Box 39

SYDNEY 2001

Dear Sir/Madam

NORTHCONNEX APPLICATION NUMBER: SSI 13 6136

I make the following submission in response to the exhibition of the EIS for NorthConnex.

Firstly I would like to state that I object to the project as described in the EIS.

I have a high level of concern regarding the following issues and request that these be considered by NorthConnex and the Department of Planning. In regard to the NorthConnex tunnel, I am concerned about:

1. 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, as well as multiple aged care facilities, hospitals, businesses and homes.
2. I am highly concerned about the multiple large scale research studies that suggest the impacts of air pollutants on health are serious. These include increased death from heart disease, increased risks of lung cancer, stroke, poor lung growth in children, increased asthma and recent research suggesting low birth weight for pregnant women, increased autism and congenital heart defects. These studies confirm air pollutants have prothrombotic and inflammatory effects on humans which cause the above health problems.

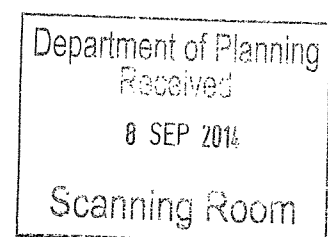
To address my concerns, I request that the following actions are undertaken:

- Due to the significant health concerns of the current project design, I request the Department of Planning does not approve the project in its current form.
- Alternative transport options be taken to ease congestion on Pennant Hills Road, such as an orbital surface route.
- Serious consideration be given to the "Equilibria Proposal" – copy attached

Yours faithfully,

Patricia Readford.

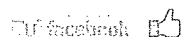
*P. Readford*  
3-9-2014



# EQUILIBRIA PROPOSAL

## PROPOSED M1-M2 TUNNEL EXTENSION - WAHROONGA NSW

July 2014



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

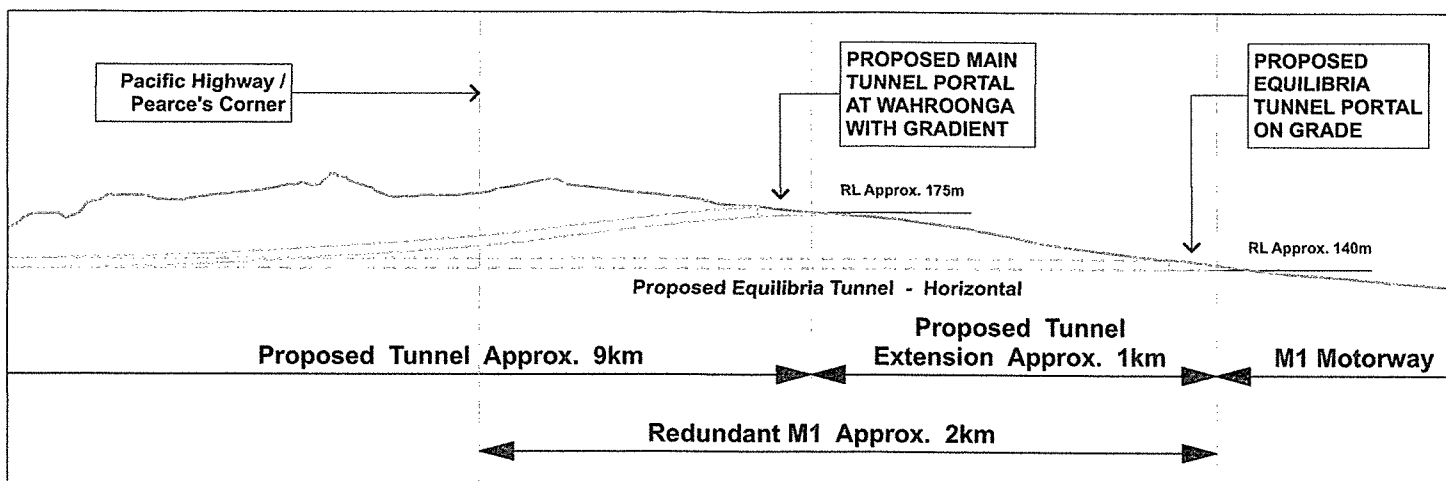
March 2012: Transurban submitted an Unsolicited Proposal to the NSW State Government to build a tunnel linking the M1 and M2 motorways in Sydney.

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.

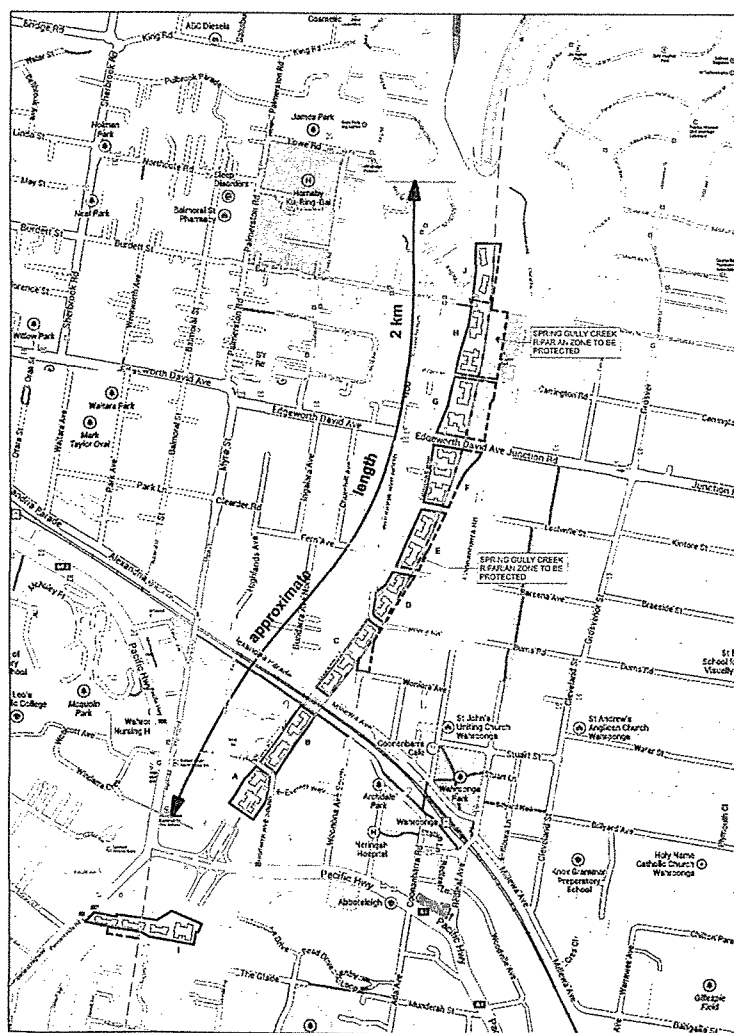
- More vehicles likely to use tunnel due to less pollution in tunnel and faster traffic flows - less risk
- Greater community acceptance of the M1-M2 Tunnel due to less pollution and noise in the local residential area
- The extension to the tunnel would be cost effective due to economies of scale from 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 2076 M: 0419 483 827