



POSTAL: PO Box A1160
Sydney South, NSW 1235

NEW SOUTH WALES MASONIC CLUB

ABN 79 000 003 289

169 - 171 CASTLEREAGH STREET, SYDNEY 2000

Phone: (02) 9284 1000 Fax: (02) 9284 1999

www.nswmasonicclub.com.au admin@nswmasonicclub.com.au

Paul Brasch
General Manager
NSW Masonic Club and
Castlereagh Boutique Hotel
Ph: (02) 9284 1012
Mob: 0411 484 484
E: gm@thecastlereagh.com.au

Monday 27 June 2016

Director, Transport Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY, NSW 2001

Attn: Director of Planning and Environment

To Whom it may concern

Reference: Submission from the NSW Masonic Club and Castlereagh Boutique Hotel to the Director of Transport Assessments, Department of Planning and Environment Regarding the Sydney Metro City & Southwest – Chatswood to Sydenham Environmental Impact Statement. Application number: (SSI 15_7400)

We write concerning the Chatswood to Sydenham Environmental Impact Statement and the **unreasonable and unacceptable impact** it will have on the NSW Masonic Club and Castlereagh Boutique Hotel, located at 169 Castlereagh Street, Sydney, if appropriate conditions and mitigation measures are not implemented.

This letter must be read in conjunction with our full submission made on 27/6/16 on our behalf by Urbis Town Planning.

Having a total of 83 accommodation rooms, Conference and hospitality, catering, commercial tenants and an educational facility within the building, we are very concerned about the impact the Sydney Metro will have on our tenants, members and hotel guests, as well as the following issues affecting our property and amenity;

Our main concerns are, but not limited to:

- The effects that construction will have on our fragile, heritage listed building.

- Noise, vibrations and damage during demolition, excavation and subsequent construction of the proposed tunnels, Metro Station and building above ground level.
- Various environmental impacts such as the spoils from the demolition, dust, potential disruption to power & services, construction traffic noise and the like.
- Loss of parking and access to the front of our premises.
- Loss of business reputation and trade as a result of neighbouring demolition and construction works.
- The close proximity of the proposed tunnel underneath our building and the subsequent weakening of rock potentially 12 metres from our basement level and footings.
- In-appropriate set back of the neighbouring building.
- That our building was classified in the EIS as “commercial” not residential.
- Lack of consultation in regards to changes in car parking, loss of utility services to the building, demolition of surrounding buildings etc.
- The short and long term effects that the power substation could have on existing Wifi, telephone and internet services through Electro-Magnetic Radiation.

We therefore make the following suggestions:

1. To openly discuss the impact that the demolition, tunnel boring, station construction and future building construction will have on our ability to trade.
2. To commence discussions on compensation based on calculations of reduced occupancy and trade.
3. Discuss double glazing of the Club’s Southern and Eastern windows as a noise mitigation strategy.
4. To raise awareness of the fragile nature of our historic brick building which has lime mortar bonding.
5. A minimum of a two to three metre buffer zone as recommended by Douglas & Partners (Geotechnical Engineers) between the proposed excavation and the Club’s foundations and the recommended use of deep vertical rock-saw cuts parallel to the site’s southern boundary be done ahead of nearby rock-hammering so as to isolate rock-mass below the NSW Masonic Club and Castlereagh Boutique Hotel building from on-going vibrations.
6. We request to be involved immediately in the design process for the above ground development to our immediate south and to consider matters such as: a 6 meter setback as an acceptable minimum setback gazetted in the NSW Planning State Environmental Policy No 65 for light and ventilation for the following reasons:
 - a. a 6 metre set back will improve ventilation
 - b. a 6 metre set back will improve light to the Club building’s upper floors and guest rooms

- c. a 6 metre set back will improve the overall appearance of both the NSW Masonic Club heritage listed building and the above ground Metro development and facilitate heritage restoration work to the buildings southern wall
 - d. the setback will assist Sydney Metro's Heritage Impact Statement.
-
- 7. We would like to discuss the incorporation of parking into your new designs and possible opportunity of parking for the public and users of the hotel and club, which could be a financial asset to Sydney Metro.
 - 8. We suggest that better parking and/or drop off areas for hotel guests, many of whom are international travellers and elderly.
 - 9. A major re-assessment of air quality impacts be performed for this project.
 - 10. We request a detailed dilapidation report be undertaken before any work commences, so that we both know the state of our building in order to establish and agree on any repairs that may be required resulting from the demolition, excavation and building works associated with the Sydney Metro proposal.

The NSW Masonic Club and Castlereagh Boutique Hotel urgently requests a meeting to discuss the above concerns to preserve this heritage listed building, Urbis Town Planning's submission sent on our behalf and to have an immediate input into the design of the above ground development.

Please contact myself to on the number below to arrange a suitable meeting time.

Yours Faithfully

Paul Brasch



General Manager
NSW Masonic Club &
Castlereagh Boutique Hotel
Ph: 02 9284 1012.