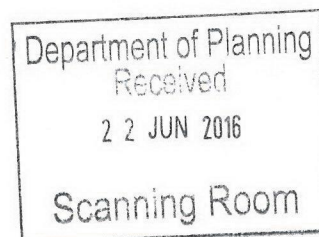


PCU065826

G & D M Ribar
1/16 Dalgety Road
Millers Point NSW 2000

18 June 2016

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



Dear Director,

CHATSWOOD-SYDENHAM METRO: SS15 7400 - the Proposal

- We are owner/occupiers of unit 1/16 Dalgety Road Millers Point, within the Towns Place residential tower, on the corner of Dalgety and Hickson Roads.
- We have not made any political donations in the last two years.
- We have a number of objections to the implementation of the Proposal, the most serious relating to the proposed position of the tunnels with noise and vibration issues adversely impacting our residence in both value and quiet enjoyment.

Major Objections

1) Position of Tunnels

- a) It appears from the current plans/ diagrams that the eastern tunnel will pass beneath, or very close to the north western corner of the Apartment block known as the Towns Place residential tower () at a depth of 35 metres. Given that the EIS Summary notes that the current plans/diagrams are indicative only, as well as containing a 30 metre tolerance for the tunnels' final position, this objection is based on the assumption that it is intended that the tunnel is in fact due to be located in the position described.
- b) The tunnel described continues south below Dalgety Road to the new proposed metro station at Barangaroo. The tunnel passes below Dalgety Road and, in part, passes beneath terraces on Dalgety Road which are built on a sandstone cliff face situated approximately 10 metres above the Dalgety Road surface. That adds an additional 10 metres to the 35 metre buffer between the tunnel and the surface for those properties. However, the Towns Place residential tower, where our apartment is located, not only lacks this 10 metre buffer, but also has a private and public car park at a depth of approximately 20 metres below ground level, significantly reducing the buffer shown on the plan, and making much worse the noise and vibrations.

- c) We understand that you are not aware that the Towns Place residential tower has a 6 level car park below ground to a depth of approximately 20 metres and that, if the tunnel depths were maintained at 35 metres, as indicated on the current plans/diagrams, the buffer between the eastern tunnel and the bottom level of the car park would, at most, be less than 10 metres.

2) Noise / vibration

- a) The Proposal indicates that the Metro's tracks will be of steel, as will the wheels of the rolling stock. The reason we understand that it needs to be consistent with other tracks/rolling stock in the system.
- b) However, best modern practice for this type of rapid transport system is for the rolling stock to have rubber wheels running on rubber tracks, making its operation virtually silent. We are very concerned that each time a train passes by/underneath; it will create some sort of "rumbling" or "vibrating" noise, disturbing the quite enjoyment of our private residence.
- c) If there is no noise abatement measures, or the tunnel is moved further away from the apartment block in question, the value of our property will be severely negatively impacted

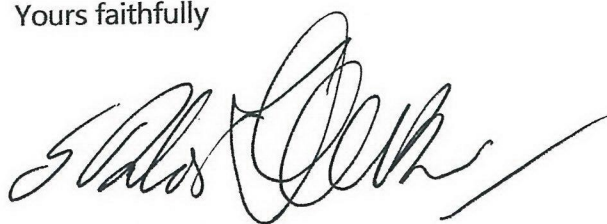
3) Removal of excavated material

- a) The Proposal indicates a suggested intention of removing excavated material soil from the tunnel to a temporary site under the overhead bridges on Hickson Road, and then for re-removal to a final unidentified site elsewhere. The indicated timing of construction (and removal) is on a 24/7 basis, which is extremely unreasonable. Any solution must address unwarranted and unreasonable noise and an absolute minimum of truck movements in the area.

Conclusion

We are in favour of progress and in particular improvements to public transport, however we object in the strongest possible terms to the proposed position of the tunnel under the Towns Place apartment block housing our apartment, the apparent lack of any noise abatement measures, the current plan for excess spoil removal and the very short timeframe for the lodgement of objections.

Yours faithfully



G & D M Ribar