

We own a residential property at Castle Howard Road for over 10 years and do not agree to the proposal for construction of the NWRL egress facility at Cheltenham Oval/Netball Courts.

The Cheltenham Oval/Netball courts are the main sporting/recreational facility in Beecroft and Cheltenham. They are extensively used by Beecroft, Cheltenham and Epping residents and four local schools.

The location of the proposed Egress facility between Castle Howard Road and the Cheltenham Netball courts will visually and financially impact on the homes along Castle Howard Road not to mention seriously degrade the quality of life of the residents due to the dynamics of the activities both during and after the construction.

There is an alternate approach to build the Egress facility at Beecroft Scout Hall which is closer the mid way point of between Epping and Cherrybrook. There is an existing dirt road which has an entrance opening of approximately 40m x 20m wide at Kirkham Street. The Egress facility at Beecroft Scout Hall is further from residential homes and would only slightly impact approximately 5 properties. Minimal vegetation loss would occur on the existing dirt road between Kirkham and Beecroft Scout Hall. Access to the Scout Hall facility can be gained via Wehlam Street and existing dirt track heading east towards Kirkham Road. This option would be cheaper and the loss of vegetation would be minimal. **In comparison Castle Howard Road will have an immediate impact on 37 residential properties not to mention impact a much larger tract of protected bushland.**

Cheltenham Oval/Netball Courts provides the following activities for the surrounding community.

- Soccer (Under 6 to over 45's)
- Cricket
- Cricket Nets (used for both cricket and baseball training)
- Netball
- Netball Courts are used by:
 - Toddlers learning to ride push along cars.
 - Young children learning to ride their bikes for the first time.
 - Adults and children for playing recreational tennis.
 - Children playing hand ball.
 - Children riding skate boards.
 - Children riding scooters.
 - Children learning to rollerblade.
 - Children playing with RC cars.
 - Children using remote control toys.
- Play ground equipment at the bottom of the Netball courts is utilised by children 7 days per week.
- Fitness and recreational facilities.
- Dog Walking.

Cheltenham Oval/Netball Courts are used by:

- Beecroft Residents
- Cheltenham Residents
- Epping Residents
- Cheltenham Girls High School
- Beecroft Primary School
- Epping Heights Primary School
- Arden Anglican Primary
- Arden Anglican Senior School

Bush land between Castle Howard Road and the M2 is extensively used for:

- Bush walking
- Running
- Mountain bike riding
- Dog walking
- Provides a short cut/access point for Cheltenham Girls students residing in Beecroft and Epping on the south side of the M2

Increased Traffic during the construction of the Egress at Cheltenham Oval/Netball Courts.

Boronia Avenue and Oaklands Avenue are feeder streets to Castle Howard Road. These streets do not have curb and gutters. Instead some driveways have culvert pipes and many residential cars parked on the side of the road. At times there is not enough room for two cars to pass each other.

Castle Howard Road has approximately **40 residential houses on the north side.** The south side of Castle Howard Road is predominately bush land which encompasses Cheltenham Oval/Netball courts, play ground equipment, Cricket nets and 4 residential houses. Castle Howard Road is a narrow road with some sections only allowing for one car. Castle Howard Road has no pedestrian foot paths leaving pedestrians and mothers with prams no alternative but to walk on the road. Beecroft Primary, Epping Heights Primary and Cheltenham Girls High School all use the Cheltenham Oval/Netball court facilities. These schools walk on the road to access the sporting facilities.

Castle Howard Road and its feeder streets Boronia and Oaklands Avenue are not designed for large volumes of traffic. The NWRL should avoid these residential streets during the construction stage of the NWRL egress.



Castle Howard Road – narrow road with no pedestrian foot paths.

Light Vehicle Access along Murray Easement.

We are strongly opposed to the clearing of trees along the Murray easement to provide an access road for light vehicles off Castle Howard Road to the Egress construction site. The loss of vegetation would have a negative impact on the surrounding residential homes and will devalue properties along Castle Howard Road.

Murray easement is part of the Beecroft/Cheltenham walking track and should not be destroyed for the construction of the light vehicle access during the construction stages. We believe the NWRL should completely avoid using residential roads in this area to access the construction site of the Egress facility.



Haul Road

Beecroft Scout Hall is closer to the half way point between Epping and Cherrybrook stations and has an existing dirt road entering from Kirkham Street. Widening the existing dirt road will have less impact on residents. Looking at the maps it appears only 5 properties will be affected. Vegetation clearing can be minimized by accessing the scout hall via Welham Street and exiting via the dirt road heading east onto Kirkham Street. **This option would be cheaper, affect less residential homes and would minimize vegetation loss.**

In contrast the clearing of vegetation for the Haul Road from Kirkham Street to Cheltenham Netball Courts will have a disastrous visual impact on Castle Howard Road residents as well as the residents living in Epping and Beecroft on the south side of the M2. *Approximately 37 residential homes along Castle Howard Road will be affected by the clearing of native trees and vegetation for the Haul Road. Most of these houses are built at the top of the valley. Clearing the trees for the Haul road will not only make the M2 more visible but will also amplify the noise from the M2.*



Dense bush land that would be lost for the Haul Road.

Building the Haul Road in the Netball court location will destroy a large number of substantial gum trees, grass trees and residents will lose existing bush walking tracks.

Widening the current dirt road from Kirkham Street to Beecroft Scout Hall and gaining access from Welham Street is a far more viable option.

Beecroft Scout Hall

We have inference that NWRL staff present at community meetings advised **that the most desirable location for the egress facilities would be at the half way point.** They also advised that the **international maximum allowance for an egress was no more than 3kms from a railway station which was based on safety for rail commuters in the event of an emergency evacuation.**

Beecroft Scout Hall is located closest to the half way point between Epping and Cherrybrook. There is an existing dirt road that can be accessed from Kirkham Street. Slightly widening an existing road for the use of haulage vehicles is far more desirable and has less impact on bush land in comparison to clearing untouched bush land from Kirkham Street to Cheltenham Netball Courts.



Entry from Kirkham to the Beecroft Scout Hall



Dirt Road to Beecroft Scout Hall

Beecroft Scout Hall can be accessed at the end of Welham Street. Welham Street could be opened to the Scout Hall location providing Emergency vehicles two access points i.e. the existing dirt road entering from Kirkham Street and Welham Street which is wide road feeding directly onto Beecroft Road. In comparison Castle Howard Road, Boronia and Oaklands Avenues are all narrow roads and further from main arterial roads with heavy pedestrian usage.



Welham Street near the scout hall looking up to Beecroft Road.



Pathway looking from Beecroft Scout Hall to the bottom of Welham Street.



Beecroft Scout Hall is a poorly maintained facility with adequate area surrounding the scout hall to accommodate the Egress facility. Replanting of native vegetation can be undertaken with minimal impact on the native animals.

There is no reason why Beecroft Scout Hall should lose their facility permanently. A new scout hall could be built next to the Egress Facility at the completion of the construction stage. The new scout hall could act as an undercover evacuation area for injured and evacuated commuters. Access to both Kirkham and Welham Street are in close proximity. Also a scout hall is a facility that is used sparingly by a diverse population set where the actual impact of building an actual egress facility is minimal to none on a long term basis. The net impact would be minimal compared to the option of building the same facility in Cheltenham.

The Egress facility between Epping and Cherrybrook should be built at the Beecroft Scout Hall based on the following:

- Beecroft Scout Hall is closer to the mid way point between Epping and Cherrybrook.

The Cheltenham Oval/Netball Courts are approx 1.8km from Epping Station. Further from the desired midway location, offering a ratio of 1.8km to 4.2km between Epping and Cherrybrook.

The Egress Facility is a service facility serving two main purposes. Firstly, access for maintenance staff to access the NWRL between Epping and Cherrybrook's. Secondly and most importantly its main function is to evacuate commuters in the event of an emergency. We can't predict when or where an emergency could take place on the underground rail. Therefore to maximize commuter safety Beecroft Scout Hall, situated closest to the Epping/Cherrybrook midway point would be the most desirable for commuter safety.

- Beecroft Scout Hall is only used by Scouts aged 11-15 years old on a Thursday night . In comparison Cheltenham Oval/Netball courts which are used by Beecroft, Cheltenham and Epping Residents, Beecroft Primary School, Epping Heights Primary School and Cheltenham Girls High School.

The scout meetings that are held once a week at the Beecroft Scout Hall could be relocated to the Scout/Guide Hall at the Crescent Beecroft during the construction of the Egress facility. The Scout/Guide Hall at The Crescent is located approximately 500m from Beecroft Scout Hall and it would not be a major inconvenience to relocate weekly meetings during the construction stage of the Egress facility. The new scout hall could be rebuilt during the construction stage of the Egress facility and could act as an undercover facility for commuters in the event of an emergency evacuation.

In comparison Cheltenham Oval/Netball courts have facilities for soccer, cricket, cricket nets, netball and playground equipment. Young children to adults play netball, casual tennis, bike ride, bush walk, practice at the cricket nets, use the playground equipment and walk their dog in the area that is deemed as a construction site for the Egress facility.

- Cheltenham Oval/Netball courts is the main sporting facility servicing Beecroft, Cheltenham and Epping. The only other sporting facility is Booth Park on Sutherland Road Beecroft. Booth Park is a small oval that can only be used for mini soccer and cricket games for very young children. It has very limited street parking and is located on a relatively busy road. The Cheltenham Oval/Netball courts is the only sporting facility that can accommodate sports for children and adults and has recreational playground equipment with soft landings for young children.
- The Beecroft Scout Hall location is further away from houses and would only affect approx 5 residential houses. In comparison the Cheltenham Oval/Netball courts location would have considerable impact on 37 houses. Four of these residential houses are only a few metres away from the proposed Egress facility