

From: Nathan Stringer
To: plan_comment@planning.nsw.gov.au
Date: 30/10/2012 10:36 am
Subject: FW: beecroft third line

The Director,
Major Infrastructure Assessments
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Director

We write to reiterate arguments already before you (below), but more importantly to emphasise that the high-value Beecroft Village precinct is particularly vulnerable to the industrial pollution inherent in the building and subsequent entire operational life of the proposed third line at Beecroft station.

The initial anger at the tremendous disruption over the next few years will be followed by long-standing resentment as the Beecroft Village loses its green feel and becomes Hornsby/ West_Ryde type strip shopping, with attendant loss in land values etc as boutiques and al fresco cafes close and relocate.

We therefore would like to restate that

1. An Epping- Franklin Rd tunnel option includes an unnecessarily complex junction between intercity and freight trains and the intensive North West services - while reducing complexity and unreliability is actually the objective of the \$1.5 billion 'Clearways' program.
2. Beecroft/ Cheltenham is a heritage conservation area and unusually sensitive to construction activity intrusion.
3. The Epping-Franklin Road tunnel option would use the stub tunnels already existing at Epping, with minimal disruption of existing construction and rail operations. The route is shorter, additional tunnel length is modest, and it is simpler (and no more expensive) than the surface line.
4. The Epping to Franklin Road tunnel would be considerably deeper than the Beecroft Dive option. It will have fewer problems of train noise and vibration during operation, and building damage during construction is less likely.

We accept the need for enhancement of rail infrastructure and recognise that NIMBY-type submissions accompany all planning proposals, but the cost to community of the present option is too high. We believe that the Beecroft surface option is simply bad planning and will leave lasting damage and resentment in this region.

Yours sincerely

Jon and Melissa Iredell
Copeland Rd., Beecroft