

Response to Modification for Iron Cove Ventilation

Visual Amenity and Surplus Land

1. As a result of the ventilation units and electrical substation being located underground there is additional land between Springside St and Callan which will no longer be used for operational purposes. This land needs to be included as part of the Residual Land Management Plan and in the Urban Design and Landscape Plan to ensure there is consistency in approach in the look of the land on the southern side Victoria road. The land must not be given back to RMS to decide how it will be utilised or the visual amenity of this land. On this land were homes which were compulsorily acquired. These or other homes may not have been needed to be acquired given this modification and the resulting reduced footprint. It is therefore essential that this land is not built on but returned as green space for community use.
2. The land needs to be given back for community use – and the Urban Design and Landscape Plan should include this area of land.
3. A copy of this Plan should be submitted to the local community for review at least 6 months prior to the final works being commenced.
4. The original electrical substation was 10m high and did not give any extra overshadowing as it was in line with the ventilation outlet which was 20m in height so there is little benefit of moving this underground, apart from having surplus land, which if this land is included in the Urban Design and Landscape Plan for the benefit of the community it is worthwhile.

Operational Noise

There are no statements as to the levels of any operational noise from the underground ventilation caverns or electrical sub stations. What is the noise level from these operations and if there is any chance this will be felt through the overlaying rock (mainly sandstone). Please provide information or statements about operational noise from both these caverns.

Routine Maintenance

There is no discussion on the frequency of access required to the caverns to undertaken routine maintenance on the electrical substation equipment or for the ventilation units. What is the frequency of access – by truck and duration of maintenance.

Duration

I see one of the main benefits apart from less surface infrastructure and therefore surplus land available for community use is the reduced timeframe for construction. As time is money I assume there is a substantial cost saving. This saving will have caused increased inconvenience to the Iron Cove area residents for the duration of the construction of this modification of around 18 months. Some of the savings should be used for the benefit of the community.

Settlement

The modification states that settlement will be monitored as the tunnelling progresses. The community should have access to a webpage established so we the residents can see the results of the settlement as tunnelling is occurring so we can be aware of what is happening. Given the estimate is for minimal settlement this will reassure the community as the tunnel progresses.

Sub Stratum Easements

The compulsory acquisition of a sub stratum easement beneath residential properties is a concern as the likelihood of these easements devaluing the property is a possibility. Evidence that this will not be the case needs to be cited and an assurance that this will not happen.

Dust and dirt

Our cars and houses are continually being affected by the dust and dirt settling on them from the services work being undertaken in the roads.

A systematic approach to regular cleaning of the exterior of homes is required to ensure that the condition of the homes is maintained.

Restoring local roads

The local streets, Callan, Moodie, Springside, McCleer etc are all suffering from the geotechnical work and services searches etc being undertaken. Please detail when road restoration will commence, will it be after the tunnel and cavern modification are completed or after the road tunnel is completed.

Respite periods

During construction of the new ventilation tunnel and the 2 caverns – there will be a number of residents, myself included, who are likely to experience lengthy periods of disruption during the night-time.

What respite will be offered to residents and how are they accessed.