

Submission
No 435

**INQUIRY INTO IMPACT OF THE WESTERN HARBOUR
TUNNEL AND BEACHES LINK**

Name: Name suppressed

Date Received: 17 June 2021

Partially
Confidential

Submission for the NSW Parliamentary Inquiry. Impact of Western Harbour Tunnel & Beaches Link

Objection: Beaches Link Tunnel

I write this introduction with a heavy heart holding back tears but determined to express how incredibly challenging the last 35 months have been.

Introduction

My husband and I purchased Westlake Place Balgowlah (it fronts Balgowlah Golf Course on the eastern side) & moved in early September 2017. At that time we had heard some non factual information about a 'potential' portal over in Seaforth but nothing was for sure. We got to know a majority of neighbours in the cul de sac (Westlake Place) and along the course frontage and no one knew anything about this potential project. Mid way thru 2018 my marriage broke down, I was devastated - then 6 weeks later end July 2018 I was informed the Balgowlah Golf course's lease had not been renewed and the State Government was taking back the land to construct a link road (4-6 lanes) directly beyond my back fence, as well as constructing amenities buildings & the unfiltered exhaust stack to support a 7+km tunnel!

The green space as I know it would be transformed into a construction site for a 7 to 10 year period. Construction 24 hours a day 7 days a week! Words can't express my desperation! I sort the option to sell - BUT the word had gone out and it was like all our properties were doomed! At the time a local agent stated 'you have lost at least 30 - 40% of your value and I don't think you will get it back, not until this "thing" is built or goes away completely' The stress, anxiety has at times been too much. I am on medication and have mental health support to manage, I live a day at a time.. The upside was the coming together of the Community group. Just knowing WE are in this ALL together trying make some sense of it, looking for alternative solutions than a Tunnel and what this project will do to the environment & the devastating impact it has made on the thousands of local families & businesses.

Below I have included my response to the EIS March 2021.

I write to express my strong objection to the Beaches Link Tunnel.

Global experience of toll road construction has demonstrated conclusively that projects like this increase air pollution, encourage more car use and eventually fill the increased road capacity they create. Additionally, these projects severely impact the lives of people surrounding the constructions zone for years.

This submission lists my objections

I object to this Project as it:

- Is based on false assumptions about public transport demand;
- Will not achieve its stated goal of addressing long-term traffic congestion in the Northern Beaches in fact it will increase congestion particularly at the weekends bringing in up to 40,000 extra cars a day to fill the already over-crowded parking options in the beach suburbs.
- It has not been properly tested against alternative public transport solutions;
- Fails to adequately address the real impacts on the community, especially noise, air quality and health impacts for local residents;
- Puts homes and businesses in the area at risk of damage from vibrations, settlement and ground movement.
- Will impact the value of properties and disenfranchises home owners by affecting financial life choices for the years between this proposal and completion and potentially beyond;
- Does not mandate the filtration of exhaust stacks, at a risk to public health including children at local schools, day care centres, and local families. There are many schools and families situated within 500 metres of the suggested unfiltered exhaust stack location; - The exhaust stacks at all tunnel portals across the entire proposed Beaches Link network MUST be filtered, if they cannot be filtered the tunnel should not be built;
- Will destroy local flora and fauna and change the all the way to Manly lagoon;
- Will pollute our harbour with toxic sediment putting Middle Harbour marine life including some protected marine species at risk;
- Will have an adverse impact on greenhouse gas emissions and contribute to climate change; and
- Is not justified by any publicly released business case.

Balgowlah Golf Course site which will be used as a tunnel excavation site. Construction at this site will place the community under unacceptable pressure due to:

- Excessive construction noise over at least 5 years. Excessive noise causes stress, impacts sleep and reduces quality of life. Ongoing noise can seriously impact people's mental health. - Extensive noise monitoring and noise mitigation must be offered to all impacted homes. Not just those homes as defined in the EIS but also those where people will be affected by any change to the noise levels. Not just after operation but also during the entire period of construction.
- Ineffective dust mitigation A large amount of dust is expected to be generated by tunnelling, truck movements, earthworks concrete manufacturing and the very fact that some of the spoil is intended to be used to flatten the site for post build reconstruction. Some households are likely to not be able to open their doors and windows for the entire construction period (over 5 years). - Extensive measures must be enforced to adequately mitigate the impact of construction and excavation dust. Additionally, post completion of the project residents should be offered house cleaning services at the expense of the tunnel builders or local council.

- Increased truck movements. The Project will generate 495 heavy vehicle movements and 1195 light vehicle movements per day at the Balgowlah Golf Course site which is already subject to capacity traffic movements at both Sydney Road and Burnt Bridge Creek Deviation. - Increased traffic on local roads and truck stack parking decreases existing residential amenity and lessens land value.
- Construction workers taking on-street parking and truck stack parking experience on previous tunnel construction in Sydney demonstrates that despite efforts by the contractor to bus in workers or encourage public transport usage, workers suck up street parking around major construction sites. This will significantly affect the ability of local residents and local commuters that currently park in the area to find a place to park their vehicles - The contractor must be required to provide parking for 100% of workers on site to protect resident amenity. Local Government must introduce local resident parking zones and monitor illegal parking.
- A greatly reduced quality of life for many residents during the construction phase and after, noise, dust, ambient light, noise from playing fields, rats runs during, increase of traffic on the Northern end of Wanganella Street and parallel streets when in operation; outlook onto stack and car parks. Lack of sleep, mental health etc. Post completion the proposal is to reconfigure the current natural looking landscape full of trees and flora and fauna, used by many local residents into a collection of car parks, playing fields and amenity buildings. Noise from shouting and whistles associated with many sports will negatively impact some residents. The proposed configuration will introduce ambient light and direct light at night to a number of residents who do not have any such affects currently. This will affect them significantly and options for compulsory purchase at a current market value should be offered or a requirement for adequate compensation from the Northern Beaches council or NSW Government to be offered to affected residents included in the plans.
- Stress of the proposal has already had an impact on the mental health of a significant number of local residents this will be even more compounded if construction commences. Some have already had to seek the assistance of councillors and psychologists
- Construction impacts will affect Bally Boys for the entire tenure of some students.
- Both during construction and when in operation the increased traffic on Wanganella Street will result in local residents not being able to exit from cross streets runs in Wanganella, won't be able to get out of Westlake and Brighton and Paris Streets,
- Impact on trees and visual amenity both during and after - Tree number MUST be retained to ensure visual amenity and possible noise barrier benefits during and after construction. From Appendix W part 2 of the EIS tree numbers and tree groups 720, 721, 758-771, 20331-20360 all located on the Eastern side of the Golf course BL assessment area 4.



- The proposal to construct amenity block East within metres the currently open on the existing 8th hole of the golf course obstructing the current view of the trees and golf course is unacceptable.

Chapter 22

During construction

Viewpoint 5 – Paris Street dwellings	High	Low	Moderate
Viewpoint 6 – Pickworth Avenue dwellings	High	High	High
Viewpoint 7 – Balgowlah Oval	Moderate	High	High – moderate

Table 22-23 Visual impacts during operation – Balgowlah precinct

Viewpoint	Sensitivity	Magnitude	Overall impact rating
Viewpoint 1 – Burnt Bridge Creek Deviation	Low	Low	Daytime: Low
			Night time: Negligible
Viewpoint 2 – Hope Street	Moderate	Low	Daytime: Moderate – low
			Night time: Low
Viewpoint 3 – Serpentine Crescent dwellings	Moderate	Moderate	Daytime: Moderate
			Night time: Low
Viewpoint 4 – Burnt Bridge Creek Deviation existing shared user path	Low	High	Daytime: Moderate
			Night time: Negligible
Viewpoint 5 – Paris Street dwellings	High	Moderate	Daytime: Moderate
			Night time: High – moderate
Viewpoint 6 – Pickworth Avenue dwellings	High	Moderate	Daytime: High – moderate
			Night time: High
Viewpoint 7 – Balgowlah Oval	Moderate	Moderate	Daytime: Moderate
			Night time: Negligible



Figure 22-20 Existing view west over Balgowlah Golf Course from dwellings in Pickworth Avenue Creek



Figure 22-21 Proposed view (year 1 of operation) west over Balgowlah Golf Course from dwellings in Pickworth Avenue

- The visuals currently presented in the EIS do not correctly portray the visual impact of the motorway facilities build and exhaust stack in the golf course on the surrounding properties. Each area Must be provided with a real representation of the size and scale of these buildings to real scale from their specific location.
- Potential impacts to our properties in terms of damage from vibration or changed water table. **Unlikely however** The NSW Government or the tunnel contractor should offer the services of an independent specialist to prepare a report of the pre-construction state of the residents property prior to commencement of the project at no cost to all properties highlighted as having potential impacts from damage as a result of vibrations from tunneling or other construction impacts.

Thought pieces would need to be fact checked and reworded if used

- As a result of the proposed construction the Balgowlah and Seaforth families are being torn apart and the area should the tunnel go ahead would no longer be the locality many residents would have chosen to live in for the next 10 years or at all. The residents most affected have very little to gain from the proposed tunnel and are being treated unfairly by the NSW Government, North Beaches Council. We are not being offered real support to deal with the massive impact on their lives. In many instances, residents have not been provided with the information they need in a way they understand the Community meetings and EIS are prime examples of this. At times residents feel they have been deflected when asking questions, given overly technical hard to interpret information, and given different responses at different times. Many residents have been overwhelmed and feel disenfranchised by this entire process. - Every significantly affected resident should be offered meetings to discuss their personal concerns and questions with a non-political, caring person that can provide them with real solutions and actions they can take to survive this process and the aftermath both mentally and financially
- **Property values for those directly on golf course have already been affected by the proposal, construction will have massive financial impact on these residents for 7**

or more years. Preventing some from being able to sell their property and move elsewhere locally. Quote press SBS property increased in Sydney 9% in Feb 2021. 2/21 Seaview, Foam street Freshy, Eustace Street Manly have all sold recently for more than 200K over initial expectations. Property prices in Southern NBC increased by ??% in last 3 years. Recent property put up for sale had lower offer than 3 years ago when purchased in the exact same market.

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