

NSW Dept of Planning & Infrastructure

Dear Sir / Madam,

RE: Broader WSEA SLRN – Options Refinement

In response to the recent refinement options proposed for the Southern Link Road Network, we make the following submission as one of the landowners of 706-752 Mamre Road, Kemps Creek.

1. We generally support the broader WSEA SLRN to the extent that it provides critical infrastructure support for the development of the Kemps Creek area.
2. We do not support the extensive area of private land claimed not only for Southern Link Road but additionally for the proposed battering – greatly affecting the future land use of our property.
3. The property currently has 1,100 metres of road frontage on Bakers Lane. Under this proposal we would only have one access point onto the Link Road. This will negatively affect our property in two ways;
 - a. the limited direct street access will directly devalue the property.
 - b. the additional cost of internal roads once the area is rezoned will increase the cost of developing the site and hence indirectly reduce the property value.

We therefore believe we should be compensated for the reduced road access, and be provided additional access points.

4. Please quantify how much of our property will be affected by the Southern Link Road.
5. We understand that road widening will also be occurring on Mamre Road as part of the road works. Please also quantify how much of our property will be affected by the Mamre Road widening.
6. We are concerned the proposed method of valuing the land to be acquired for the Link Rd and Mamre Rds will not be at true market value. To be fair and reasonable, the price for the acquired land should reflect future development value with its new zoning, as would be the case if sold on the open market. Consequently we seek:
 - a. confirmation that the battered land area will also attract compensation
 - b. confirmation of the method by which a fair and reasonable market price will be determined for the acquired land; and
 - c. clarification of notice period given to owners prior to acquisition of land for the Link Rd.
7. We propose the Link Rd should be repositioned further south, connecting to Mamre Rd at Abbotts Rd, for the following reasons:
 - a. Southern Link Rd will have high traffic volume so relocating it away from the schools provides a safer environment for students, parents and local community, also allowing safer traffic flow for public transport.
 - b. the topography of the land in the north portion of the Aldington Road precinct is hilly and is more suited to residential & commercial usage;
 - c. it may be more compatible for the schools and aged care facility to be surrounded by residential/commercial usage instead of industrial;

While we are enthusiastic about the access and opportunity this infrastructure will bring to the region, we are conscious of its impact to the local community and seek reassurance, in the form of written confirmation of the process and guidelines, that local land owners immediately affected will be fairly compensated.

We look forward to your consideration and response to the matters raised above.

Sincerely,