

Hello.

I am a property owner in Rosemeadow.

I oppose the Greater Macarthur Land Release on principle, on the basis that it constitutes yet another expansion of the urban footprint of Sydney by urban sprawl. It will eliminate yet more viable farmland within close proximity to Sydney, and notwithstanding this, it would eliminate yet more of the rural landscape surrounding Sydney. It would create new suburbs more than 10 kilometres from a train station, and would result in Appin eventually being engulfed by Sydney.

However, knowing that the release of this land is inevitable as long as it is the government's will to do so, I have the following concerns that I wish to be taken very seriously by the Department of Planning. I wish to have someone respond to all of the points I am raising in this letter.

## **1. East-west arterial road corridor**

I request certainty in relation to the existing arterial road reserve between Sebastian Avenue and Soliano Street in Rosemeadow. I need to know immediately whether the width of the existing corridor is sufficient for the planned road between Menangle Road and Appin Road. My property backs onto the road reserve, and I do not wish to have any of it acquired. I also request to be advised of the timing of the construction of this road immediately, so I can know with certainty whether or not I should sell my property.

Within the road reservation is a cluster of Cumberland Plain Woodland, which is a Critically Endangered Ecological Community. These trees also provide shade and visual amenity to my property. I believe that several of these trees can be retained with any road construction.

I also demand that a visually unobtrusive acoustic wall be erected along with any road construction, regardless of whether or not the associated acoustic report claims that such a wall is needed or not.

Any road would have an obviously detrimental impact upon the acoustic amenity of residents of Sebastian Avenue. I would also like landscaping to be provided between the acoustic wall and my back fence to reduce the visual impact of any such acoustic wall.

## **2. North-south road corridor through Mt Gilead**

The draft infrastructure map shows a main road travelling north-south through the proposed Mt Gilead estate, however there is no detail on whether this road is planned to connect to the southern end of Glendower Street in Rosemeadow. If it will, then several intersections along Glendower Street will require upgrading (roundabouts, turning lanes, etc.), in particular the intersection of Glendower Street and Sebastian Avenue, which at present has issues of sight distance for southbound vehicles turning right into Sebastian Avenue.

## **3. Local traffic issues in Rosemeadow**

With a significant land release planned for the western end of Sebastian Avenue, and the planned north-south main road to pass through Mt Gilead and likely connect to Glendower Street, as well as the planned east-west arterial road intersecting Glendower Street, a bus stop is needed within the vicinity of the corner of Sebastian Avenue and Glendower Street. At present, the closest bus stop to this area is several hundred metres away in Copperfield Drive. This makes the western part of Rosemeadow totally car-dependent, which results in poor health, access and amenity outcomes. A bus stop is urgently needed in this area, notwithstanding the proposed land release.

Similarly, the intersection of Fitzgibbon Lane and Copperfield Drive is very dangerous, and highly dysfunctional. There are near misses daily in this location, and a roundabout is required instead of the current T-intersection.

#### **4. Immediate upgrade of Appin Road**

The section of Appin Road that is only two lines wide needs to be upgraded to four lanes immediately, prior to the release of any further land. It is woefully inadequate to deal with the present traffic volumes, let alone future traffic volumes. This can not be put off until some future point in time. It is difficult to understand how the suburbs of Rosemeadow and St Helens Park were developed without this section of road being upgraded. Urgent action is required to rectify the situation.

#### **5. Upgrade of Rosemeadow town centre**

The development of Macarthur South will put a lot of pressure on the Rosemeadow shopping centre. The number of commercial tenancies in the centre is inadequate, and the overall retail offering in the centre is poor. There is very little impetus for this situation to change, given the scarcity of commercial zoned land in Rosemeadow and the subsequent lack of commercial competition. Additional land surrounding the Rosemeadow shopping centre should be given a commercial zoning to expand and improve the retail offering in Rosemeadow. This will reduce the need for residents of Rosemeadow to leave the suburb and shop in Campbelltown. The Rosemeadow town centre should be upgraded in status and hierarchy, given the influx of shoppers that will descend upon it.

As I have outlined above, I would like a specific response to all of the matters I have raised in this letter – not just a vague acknowledgement of them or an instruction to read a Response to Submissions report that dismisses my concerns or fails to discuss them in detail.

Thankyou

Luke Joseph