

7 August 2015

South West Rail Link Extension- Corridor Preservation

Transport for NSW

E: swrlecp@transport.nsw.gov.au

Attention: South West Rail Link Extension – Corridor Preservation Project Team

South West Rail Link Extension- Corridor Preservation

The Urban Taskforce has reviewed the proposed South West Rail Link Extension – Corridor Preservation and we have provided a number of comments for your consideration.

1. *The Urban Taskforce supports the South West Rail Link Extension*

The Urban Taskforce supports the delivery of the South West Rail Link Extension as this will continue to open up additional land in Sydney's south west for residential development. Our members produce housing across Australia, focussing predominantly in the Sydney Metropolitan Area. They are the risk takers that require consistent, secure decision making from government with regards to the delivery of key transport infrastructure. The development of a public transport corridor around the South West Rail Link Extension is a positive commitment by the government to deliver solid transport infrastructure to Sydney's south west.

2. *Negative impacts upon existing residential development must be mitigated*

The Urban Taskforce believes that existing residential development should be disturbed as little as possible. Developers have made significant financial investment in delivering a high quality, master-planned urban environment. Running a train line through existing master-planned communities will diminish the amenity and liveability of these homes. This will lead to a loss in property values for the existing home owners, and a decline in sales for the developer.

Where possible, the south west rail line should be diverted around or directed underground, instead of through existing master planned communities. This will deliver a social benefit with less disruption to the community and better integration of the train station with existing communities.

3. *Land use around the rail corridor must be maximised*

A whole of government approach is needed to maximise the potential of the South West Rail Link Extension, in particular ongoing collaboration between the Department of Planning and Environment and Transport for NSW. When the stations along the extension (Rossmore, Bringelly, Maryland, Oran Park, Narellan, North Bringelly and Badgerys Creek) are eventually constructed, a huge opportunity exists to provide a

solid supply of residential housing close to transport and employment. There will be a need for the Department of Planning & Environment to increase development densities around all these stations.

Transport oriented development is crucial to ensure the long-term sustainable economic growth of the Sydney Metropolitan Area and ongoing engagement between Transport for NSW and the Department of planning is required to maximise the benefits of the South West Rail Link extension.

The Urban Taskforce is always willing to work closely with the Government to provide a development industry perspective on this issue. Please feel free to contact me on telephone number 9238 3927 to discuss this further.

Yours sincerely

Urban Taskforce Australia

Chris Johnson AM

Chief Executive Officer