



Ms Karen Jones
Director Infrastructure Projects, Planning Services
Department of Planning & Environment
Application number SSI 6307
GPO BOX 39
SYDNEY NSW 2001

TRIM No: 15/48634
30 October 2015

Dear Ms Jones

SUBMISSION ON THE ENVIRONMENTAL IMPACT STATEMENT FOR THE M4 EAST

At its meeting on 26 October 2015, Council resolved to make a submission on the Environmental Impact Statement for the M4 East component of the WestConnex.

Council supports the project in principal, however Council objects to the proposed route, and raises the following concerns.

Planning

Concerns are raised regarding future development proposals to properties that are located directly over or adjacent to the tunnel route. Clarification is requested from Roads & Maritime Services whether a system of referrals will need to be implemented for development proposals in a similar manner to the current referral system of development proposals to properties that are affected by Road Widening or are located on Regional Roads.

It may also be necessary for Council to amend the Burwood Local Environmental Plan and/or include reference to notification on a Section 149 (Planning) Certificate and this has the potential to impact upon property values. RMS should be able to provide this information as it would be similar to circumstances that already exist in Sydney with the M5 East, Lane Cove & Cross City road tunnels as well as the numerous rail tunnels that exist in the metropolitan area.

Consultation

A petition with 489 signatures was submitted to Council requesting that the M4 East Tunnel be moved back to the previous alignment under Parramatta Road. Concerns have been raised with the new alignment which travels under a number of residential properties. A copy of the petition is attached for your reference.

In addition, community representatives have raised concerns relating to the level of direct communication between WestConnex Delivery Authority and property owners located along the proposed tunnel corridor. Residents' specific concerns include but are not limited to property value, vibrations during and post construction, dilapidation, potential development constrictions, what notations will be placed on title deeds, etc.

Council requests that all further public consultations, including Maps displayed, show the proposed tunnel alignment.

Development

Council has not been provided with any information on how the tunnel route will affect existing development approvals that contain basement car parking such as 10-12 Burwood Road, Burwood or pending development applications at 2A-8 Burwood Road, Burwood. Consideration will also have to be given to Exempt and Complying Development within and possibly adjacent to the tunnel corridor.

Council looks forward to the further development of the WestConnex and ongoing input in this important project.

If you have any enquiries please contact Council's Senior Manager Assets and Design, Mr John Inglese, on 9911 9887.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MICHAEL MCMAHON', with a long horizontal stroke extending to the right.

MICHAEL MCMAHON
General Manager