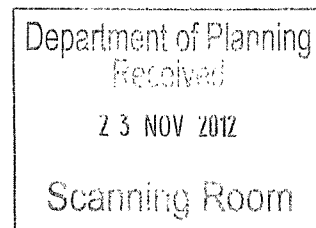




8 Rosemount Ave
Pennant Hills NSW 2120
22 November 2012

Director, Infrastructure Projects
Major Projects Assessment
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001



Dear Sir or Madam,

**Re 7 Castle Howard Rd
Cheltenham NSW 2119**

I write re your recent letters informing us that the corporation will require a substrata resumption to allow the construction of tunnels for the North West rail link and I write on behalf of my mother, Mrs E J Duckmanton, who is the owner of this property and for whom I hold a Power of Attorney.

On behalf of my mother, and with her full agreement, I would like to make the following points:

Lot 1/DP 216827 7 Castle Howard Rd Cheltenham was purchased by my mother and father in 1964. When purchased there were no plans for neither the M2 Motorway nor the NWRL. I believe that my mother and the owner of 5 Castle Howard Rd (Mr Pat Chin), may be the only residents of Castle Howard Rd whose property purchases predate both these infrastructure projects.

The construction of the M2 in the early to mid-90's had a detrimental effect on the property value of my mother's property and at one stage the then state member of parliament (Mr Bruce Baird) was suggesting compensation for this decreased value but due to the fact that the property was more than a specified distance from the motorway boundary compensation was eventually not offered. This meeting took place in the Minister's local electorate Office at Pennant Hills with one of his staffers in attendance. That staffer was the now premier of NSW Mr Barry O'Farrell.

Now the tunnels for the NWRL now running under the property and with the necessity of subsoil resumption the property value will be further reduced. The fact that the property has been..and will be so negatively affected by both these projects is a "doublewammy" for my mother and is most unfair!

My mother has been in a nursing home for 18 months and prior to her been moved into a nursing home after a period of hospitalization efforts were made to sell the property so as to fund her move.

Unfortunately it was felt, by several real estate agents were asked to value the property, that the M2 and the then proposed tunnels for the NWRL so detrimentally affected the value of the property that it could really only be sold for land value only. This is a significant blow financially for my mother as other properties in Cheltenham which are not similarly affected by these two infrastructure projects sell for well over \$1,200,000 and as Lot 1 is approximately 1400 square metres in size and as it is on a corner block could have been a development site for 3 townhouse thus a similar or higher figure could have been expected for this property as prior to the M2 and NWRL as it had only one developed property and on the other 2 sides are undeveloped crown land or bushland. May I add that the maps you have provided show Murray Road as a made road 22m wide..this is not the case..it is at best a bush track and has been such prior to my parents' purchase of the block.

Now with the substrata resumption there is not even the opportunity of developing the site for town houses or unit development as because of the significant slope of the block it is very unlikely that any construction of a subground garage construction may well be impossible due to the proximity to the substrata resumption. Let me also point out the cross-sections provided in yesterday's correspondence I do not feel show accurately the topography of the part of the lot which is subject to resumption.

As the property at 7 Castle Howard Rd, Cheltenham has been so devalued by first the construction of the M2 and now the construction of the NWRL we request that the State Government acquire the property at a value which disregards the detrimental effect of the NWRL on the property's value.

Your most recent letter advising us that the substratum will be resumed and we may not apply for any compensation is most unsatisfactory as the site cannot be developed in a way which may require any substantial evacuation and those of any future rebuilding of the site has been denied to her.

I think this situation is most unfair as my mother has been effected very negatively by two major infrastructure projects and should be entitled to compensation through a acquisition of her entire property at a reasonable market rate which has not be devalued by the building of these two transport projects.

Yours sincerely,



Associate Professor Peter Duckmanton BDS MDSc FRACDS FICD FPFA

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