

The Director of Transport Assessment  
Planning Services  
Department of Planning and Environment

29<sup>th</sup> July 2017

**Ref: Northern Road Up-Grade Application Number SS1 15\_ 7127**

I am a property owner of 2051-2053 The Northern Road Glenmore Park. Also, please note that my concerns have been submitted to the Roads and Maritime Services (RMS) several times now.

As resident on the Northern Road and directly impacted by the road widening I raise the following concerns.

1. Storm-Water runoff from the proposed road will impact my property directly due to the larger road culvert proposed just upstream of my entry driveway. It appears that water from the proposed new road surface and surrounding area will pass through my property. I don't believe that adequate provisions have been made for retention of stormwater. No provisions have been made for soil erosion by additional stormwater flows through my property. Any additional water flows through my property will directly affect the flora and fauna which existing in the existing water pond which exists on my property.
2. Noise – No acoustic measurements have been taken at my property or at my house. I have been told that the noise will not affect us. Given that we are already affected by the current traffic noise I believe we will be dramatically affected by the any increase in traffic noise generated by the up-grade of the Northern Road. I believe that the acoustic assessment must be peer reviewed as current noise measurements have not been taken at our property which will show the direct effects of the increase in traffic noise in our house.
3. Property Access- My property access is being modified as part of the Northern Road up-grade. We will have to cross over a bus lane to get access to the road lanes. We are informed that we will have a 100m merging allowance for entering and exiting our property, 100m is not adequate given the amount of traffic that a 3-lane road will have on it. It is also not safe to cross a bus lane where right of way is not clear. The safety aspect is where the entry car has to slow down or maybe even come to a stop given the possible position of the bus, this slowing down or stopping may cause cars to the rear of the turning vehicle to crash into the back of a turning car. I believe to improve the safety risks the 100m should be made 200m in this case, this will allow ample merging access and provide more time for making the necessary decisions in relation to the location of the bus.
4. No consideration has been given to the financial consideration have been given to the devaluation of my property, given that we will be facing a 6-lane highway. I believe that my property will be devalued, how will I be compensated for this devaluation?

5. Property Acquisition – Approximately 500 m2 of my property will be acquired by the RMS- why is the RMS acquiring part of my property when on the opposite side of the Northern Road is government land? I believe that the government land must be used in preference to acquiring private land, there has been no assessment made of the environmental effects should government land be used rather than private land.
  
6. Air Emissions – I believe that we will be directly affected by an increase in vehicle fumes, this will primarily affect our health. We will also suffer an increase in particulate pollution on and around our property, this additional pollution will lead to early deterioration of our building elements and site flora, it will also affect our fauna in the Pond at the front of our property. How will this serious environmental aspect be managed?

I await your earliest response to my concerns.

Yours Sincerely

Carlo Ranieri

Property Owner on The Northern Road at Glenmore Park.

**Carlo Ranieri & Associates Pty Ltd**

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