

**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 256 228

Department of Planning, Industry and Environment  
GPO Box 39  
Sydney  
NSW 2001

Attn: Director Transport Assessments

04 November 2020

Dear Sir,

## **SUBMISSION TO THE EXHIBITED M12 MOTORWAY AMENDMENT REPORT**

Urbis have been instructed to prepare this submission on behalf of Roy Medich Properties Pty Ltd and CSPA Properties Pty Ltd (our client) the landowner at 1953 – 2109 Elizabeth Drive, Badgerys Creek (the landholding).

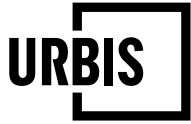
The submission is made in response to the public exhibition of M12 Motorway Amendment Report (Amendment Report) and amended design currently on exhibition as part of the State Significant Infrastructure project SSI-9364.

Urbis has previously prepared submissions to the M12 Motorway Environmental Impact Statement in relation to the landholding on behalf of Boyuan Holdings Limited (BHL) and our client. As the matters raised within these previous submissions remain relevant to the landholding, this submission relies on those submissions which are attached for reference.

We have reviewed the exhibited Amendment Report and the EIS Submissions Report (Submissions Report) and wish to note our client's objection to the proposed design amendments. We are specifically concerned that the significant matters raised in our original submissions have not been considered or addressed in the proposed design amendments. As such the landholding remains significantly impacted by the proposed M12 alignment which includes both the M12 road corridor and interchange with the proposed airport access road.

As discussed with the assessments team, a more detailed submission responding to the proposed amendments and the Submissions Report will be made for consideration in the assessment of the project. The detailed submission will reiterate our concerns relating to:

- The fragmentation and sterilisation of the landholding;
- Impacts to future land uses, precinct planning and the orderly development of the landholding;
- Lack of detail around access to the parts of the site severed by the proposed road corridor, in particular details of the access path beneath Bridge 02 over Cosgroves Creek; and
- No access being provided to and from the M12 from surrounding employment lands, despite details of two new intersections being proposed from Elizabeth Drive.



Our client appreciates the opportunity to make this submission of objection in response to the public exhibition Amendment Report for the M12 Motorway and would welcome any opportunity to participate in ongoing dialogue and meet with the Department of Planning Industry and Environment and Transport for NSW to discuss their submission in further detail.

If you have any questions, please don't hesitate to contact either the undersigned or Mr Christophe Charkos of this office on (02) 8233 9900.

Yours sincerely,

A handwritten signature in black ink, appearing to read "David Hoy". The signature is fluid and cursive, with a long, sweeping underline.

David Hoy  
Director  
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