



10 September 2010

Director Urban Assessment
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

Dear Sir/Madam

Major Project: MP09_0191
Marrickville Metro Redevelopment

The RTA owns several surplus residential properties located to the east of the Marrickville Metro site on Murray Street which it has been preparing for disposal. The RTA has become aware of the proposal to redevelop Marrickville Metro and has a number of concerns about the redevelopment and the impact it will have on the disposal value of these properties.

The following impacts relate to residential amenity of the RTA properties and are of most concern from a property perspective (as opposed to traffic management or other considerations the RTA may have):

- Increase in building height to the north eastern side of the Metro site. These heights are over bearing to the single storey residential houses.
- Location of the new ramp immediately across from the Murray Street residential area. This will also have an impact to the single storey residential houses and will increase noise to these houses.
- Increase in traffic to Murray Street due to the closure of Smidmore Street and the general increase in capacity of the complex. With already concerning ingress and egress to the Murray Street houses, an increase in traffic, will only create a more dangerous entry and exit point to these properties.
- Loss of mature trees located immediately in front of the Murray Street residential area. These trees currently provide a pleasant view to the residential area of Murray Street and the removal of these trees will negatively impact the pleasant streetscape to the residential end of the street if not replaced by mature trees.

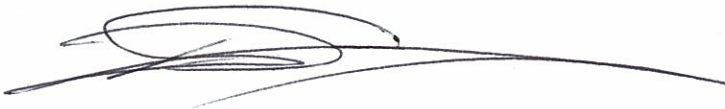
As a consequence of the proposed Metro redevelopment, a small pocket of Residential 2(a) zoned properties bounded by Murray Street and Edgeware Road will be isolated and surrounded by industrial zoned land to south and the Metro to the west. The approval of the Metro proposal will have a detrimental effect on the amenity and value of RTA's and adjoining holdings.

The RTA wishes to advise that as part of its due diligence during property disposal it will commence investigations into the potential for rezoning of its holdings to a zoning which will better complement the Metro redevelopment by providing better traffic control and flows, addressing potential traffic conflicts and addressing

the diminution in value of the RTA's and adjoining holdings. It is considered that a more appropriate zoning, in light of the Metro proposal will provide better planning outcomes for the future use and development of the impacted properties.

Should you require any further information or clarification on this matter, please contact James Pullen on 8588 5325.

Yours sincerely

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Paul Gregory
Manager, Property Sales & Leasing
T: (02) 8588 5340
F: (02) 8588 4131
E: paul_gregory@rta.nsw.gov.au