



Property Council of Australia

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Australia's property industry

Creating for Generations

29 January 2021

Rodd Staples
Secretary
Transport for NSW
By email to corridors@transport.nsw.gov.au

Dear Mr Staples,

The Property Council of Australia welcomes the opportunity to provide comment on Outer Sydney Orbital Stage 2 (OSO 2) corridor identification.

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers, and developers of property across all asset classes. In the Wollondilly and Campbelltown local government areas, the property industry accounts for over 6,800 local jobs and \$900 million in direct and indirect wages.

The Property Council has reviewed the material provided by Transport for NSW and consulted with a number of our members in the immediate area, and more broadly across Western Sydney and the Illawarra. Given the significant role the Outer Sydney Orbital will have in supporting the Sydney's freight task, it is important the views of these stakeholders be considered alongside any local interests.

Purpose of the corridor

The Outer Sydney Orbital seeks to provide for a motorway corridor connecting growth areas across the Western Parkland City. The long-term aspiration for the corridor is to provide a link from the Central Coast to the Illawarra via Western Sydney. Such a route is likely to provide much needed connectivity between key economic centres across the state, including the Nancy Bird Walton Airport at Badgerys Creek.

The Property Council supports the intention of planning an orbital route to serve this purpose, as it maximises the statewide economic benefit of government investments in key logistics infrastructure such as ports, airports and supporting industrial development.

Options for corridor alignment

Transport for New South Wales has identified two options for a corridor connecting the Hume Highway to Appin Road. Known as the blue option and the yellow option, each of the

alternatives span properties identified for future urban development as part of the Greater Macarthur Growth Area. Given the “Orbital” purpose of the proposed road, no provision has been made for traffic interchanges to support this growth.

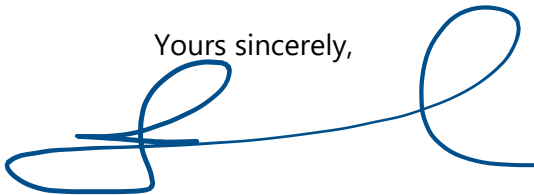
The Property Council’s preferred corridor alignment for the Outer Sydney Orbital is Picton Road. Our members have identified a number of natural and technical constraints that limit the suitability of Appin Road as the major thoroughfare for cross-regional traffic movements, including a strong preference for Picton Road as it will bypass a number of the road gradient issues experienced on Mount Ousley Road. We understand a range of stakeholders across Wollondilly and the Illawarra are also advocating for the prioritisation of Picton Road as part of the Picton Road Motorway Coalition.

Recommendations

The Property Council encourages Transport for New South Wales to progress Picton Road as the preferred Outer Sydney Orbital route. We encourage the exhibited blue and yellow options to be given further consideration as potential subarterial roads designed for the purpose of servicing local growth. Ideally this would occur in partnership with the Department of Planning, Industry and Environment and local stakeholders as part of the progress toward planning the Greater Macarthur Growth Area.

If you would like to discuss this matter further, please feel free to contact Ross Grove, Western Sydney Regional Director on 0412 897 130 or rgrove@propertycouncil.com.au

Yours sincerely,



Jane Fitzgerald
NSW Executive Director
Property Council of Australia