

**Submission
No 99**

INQUIRY INTO ACQUISITION OF LAND IN RELATION TO MAJOR TRANSPORT PROJECTS

Organisation: Western Motorcycles

Date Received: 22 February 2022

Tuesday 22 February 2022

Lies and Unfair Treatment by Transport NSW

Submission regarding Inquiry into Acquisition of land in relation to major transport projects Western Motorcycles, 283-285 Mulgoa Road Jamisontown

Transport for NSW have compulsorily acquired a portion of the front of our property for the widening of Mulgoa Road. Since receiving their original offer for our land we believe the way TNSW has treated our case is unjust and contradictive across many facets. Our concerns are listed below:

- The per sqm value of our land as per the Notice of Valuation issued by the Valuer General reduced significantly from when it was completed in 2019 to the next valuation. It seems very unjust that we were previously paying land tax based on a higher value, which was then reduced significantly around the time when our land was being compulsorily acquired
- Our company was originally offered by TNSW just over half the per sqm value compared to the per sqm price as listed on the 2019 Notice of Valuation we were issued. Their offer was also significantly less than what the current market value would be for our land
- TNSW have recently further threatened to reduce their offer to half of their original offer based on their reasoning that the front portion of our land is worth less as it has trees on it which cannot be removed. The building alignment rules dictate that we could not build any further forward on our block than our existing building anyway so the trees should not impact the value at all. We also have council approval to use the land out the front of our building for the display of motorcycles, so the argument that the land acquired is worth less to us is not valid. It should in fact increase the value of our claim as we are losing a significant part of our outdoor showroom.
- During a zoom conference, a TNSW property valuer made the comment that the portion of our land they have acquired (450 sqm) which brings our land size down from 2518 sqm to 2068 sqm, has no effect on the resale value of our property. This is completely untrue as such a large reduction to the size of our property most certainly does affect it's value.
- We have been advised that no compensation will be offered for the loss of business during the disruption that will be caused during construction. We expect that the impact on our sales during construction of the section out the front of our premises will be significant.
- We have also been advised that no compensation will be offered for the realignment of our driveway after the road widening has been completed. Based on TNSW's plans of what our driveway will look like after construction is complete, it will be a single lane width coming off Mulgoa Road (our current driveway is wide enough for 2 cars). We are concerned this will make our driveway dangerous for vehicles entering/exiting from Mulgoa Road at the same time as each other, particularly as we have a number of large trucks delivering to our premises each day. This will also cause congestion out on Mulgoa Road and increase the possibility of potential accidents.
- We have been advised by TNSW staff of three different timeframes for completion of the section of roadworks on the part of Mulgoa Road that will cause disruption to our business. Upon initial enquiries we were advised it would take 6 months, the second time when it was regarding the loss of business compensation claim we had submitted we were told 3 months, and then during a meeting onsite at our premises with their Design and Engineering team they said it would take 2.5-3years.

We are a small family owned business with 27 employees. We purchased this property back in 1996, constructed our current building and commenced trading at this premises in 1998. We are extremely concerned about the impact on the viability of our business should we not be properly compensated for the loss we are incurring due to the compulsory acquisition of our land and the impacts to our business during construction.

Raymond Moody
Director