



# PENRITH CITY COUNCIL

*Serving Our Community*

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Our Ref: 4130/26  
Contact: Tony Crichton  
Telephone: 4732 7723

2 September 2005

Geoff Brown  
ADI Residents Action Group  
PO Box 4134  
WERRINGTON NSW 2747

Dear Sir/Madam

**Exhibition of draft Dunheved Precinct Plan – Former ADI Site, St Marys  
Applicant: Lend Lease Development Pty Ltd and Comland Ltd**

On 16 June 2003, the Hon Diane Beamer, (then) Assistant Minister for Infrastructure and Planning declared each of the Dunheved North and Dunheved South Precincts to be a "release area" under the provisions of *Sydney Regional Environmental Plan No. 30 - St Marys* (SREP 30).

The Dunheved North Precinct is located in the Blacktown LGA and has an approximate area of 18.4 hectares. The Dunheved South Precinct is located in the Penrith LGA and has an approximate area of 11.9 hectares. The subject land is located north of the existing Dunheved Business Park.

In accordance with SREP 30, a Precinct Plan has been prepared for the combined Dunheved Precinct by the applicant Lend Lease Development Pty Ltd and ComLand Limited. A single Precinct Plan has been prepared covering the entire site and is commonly referred to as the Dunheved Precinct Plan. The draft Dunheved Precinct Plan was lodged with both Penrith City Council and Blacktown City Council on 29 April 2005.

The Dunheved Precinct is zoned for employment purposes.

Council has resolved to publicly exhibit the draft Dunheved Precinct Plan in accordance with the provisions of Sydney Regional environmental Plan No. 30 - St Marys, and concurrently with Blacktown City Council.

The applicant has submitted the following in support of the application:-

- Volume 1 - Precinct Plan and Development Control Strategy; and
- Volume 2 - 14 Supporting Documents.
- Draft Outline Development Agreement

Please find attached a copy of the CD which contains both Volumes 1 and 2. A hard copy of the draft Outline Development Agreement is also attached. Please note that your organisation may also receive a letter from Blacktown City Council advising of the exhibition of the draft Dunheved Precinct. Both Council's are working co-operatively with each other to ensure that the exhibition is undertaken in a co-ordinated manner.

The draft Dunheved Precinct Plan and supporting information will be exhibited from 7 September to 5 October 2005. If you have any comments or requirements regarding this proposal, please ensure they are forwarded to Penrith City Council by 5 October 2005. Please quote File No. 4130/26 in any correspondence. Any submission you make to the exhibition should also be forwarded to Blacktown City Council for their consideration.

For enquiries regarding the draft plan please contact Janelle Stanton on 4732-7711.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tony Crichton', written in a cursive style.

**Tony Crichton**  
**Senior Environmental Planner**