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Wednesday, 7 July 2004

Letter by fax
Bob Debus
Minister for the Environment
Level 36, Governor Macquarie Tower,
1 Farrer Place, Sydney NSW 2000

Re: ADI Site St Marys - Councils opposition to filling of floodplain

Dear Minister

There are major problems with Lend Leases proposed plan that need urgent consideration by DEC. The process to determine the Plan of Management (POM) for the conservation areas is now getting under way; this process will determine the final park boundaries, which will allow SREP 30 to be amended. We believe that Penrith and Blacktown Council will reject parts of Lend Leases development resulting in large areas of land having to be rezoned. We believe that those areas of land in question should be investigated now before we commence a comprehensive POM process, as they may need to be included in the final conservation area.

Specifically we are talking about the 100 hectares of floodplain in the Central and Dunheved Precincts that Lend Lease is proposing to fill. Penrith and Blacktown Councils, who are the consent authorities for these Precincts, oppose filling of the floodplain unless compensatory storage is provided. Lend Lease as yet have not indicated where on the ADI Site they will provide an extra 100 hectares or 1 million cubic metres of compensatory flood storage (1 km x 1km x 1 m of land). It appears unrealistic that an extra 100 hectares of land can be found on the ADI site to be used for compensatory flood storage

This is a very serious planning issue for Penrith and Blacktown Councils and it seems only logical that this major planning issue and its implications for final SREP 30 boundaries be addressed now and not done in an ad hoc manner. The Mayor of Penrith is already using the staged time frame of the development as an excuse to delay addressing this issue. *(The 30 hectare Dunheved Precinct, divided between the Penrith and Blacktown LGA's, is due to be lodged with council in a few months, the Central Precinct Plan with its 70 hectares of filled floodplain is due to be lodged around 2008)*

It would be in the NSW Governments best interest to investigate the filling of the floodplain issue now so that SREP 30 only has to be amended once. If it appears that Lend Leases plan has terminal planning problems then the responsible approach from the State would be to step in now and rule out any development of the Dunheved and Central Precincts.

Minister we seek from you an urgent response to this matter.

Yours truly,



Geoff Brown
Convenor
ADI Residents Action Group