

ADI Residents Action Group  
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Wednesday, 31 December 2003  
The Mayor  
Penrith City Council  
Greg Davies

Cc. Alan Stoneham  
Director of Planning

**Re. Development of the ADI Site St Marys**

Dear Greg and Alan

The ADI Residents Action Group recently received a response from Tony Crichton answering questions asked of Council about the development of the ADI Site. The responses were specifically about the Eastern Precinct Plan and the Macrofauna Management Plan.

Firstly, the responses received from Tony Crichton (17 November 2003, Council Ref: 4130/2 part 61) were extremely disappointing. How can Council not have an opinion on development plans lodged with Blacktown Council when those plans also affect Penrith's citizens and environment? Why is it that Penrith Council's Senior Environmental Planners cannot tell if a development plan meets the principles of Ecologically Sustainable Development or if it is a model urban development? Penrith Council's approach of delineating the responsibility for the development into Blacktown and Penrith's is irresponsible and parochial. The overall message that Penrith Council appears to be sending is that it fully supports the development of the ADI site and is prepared to facilitate the development by ignoring community concern, not questioning or challenging the developers or the State Government at this initial development stage.

Yes, you have some issues with the development but they are very few and now appear limited to transport and how this will affect future urban growth, a purely economic perspective.

The filling of the floodplain appears to be one area, which Council now seems to be ignoring. Assistant Planning Minister, Dianne Beamer, wrote to Penrith Council in June 2003 stating that Council should consider any proposals to fill the floodplain at the Precinct Plan and development assessment stage. Council should ignore Dianne Beamer. It is crucial that this matter is resolved well before any part of the ADI site is developed. If Penrith Council were to maintain its opposition to the filling of the floodplain then how viable would the development of the whole site be? From the perspective of those trying to conserve the whole site this issue needs to be resolved before the Eastern Precinct is approved.

A Precinct Plan proposing to fill the Dunheved Employment Precinct will be lodged early in 2004 with Penrith and Blacktown Councils. The public will expect Penrith Council to oppose any filling of the floodplain regardless of where it is on the site. The excuse that the Planning

Minister will step in over the top of Council will not be accepted. Council, politically, will be seen as complicit with the State and the developers if it caves in without opposing the filling of the floodplain. We urge Penrith Council to liaise with Blacktown Council to discuss areas of concern with filling of the floodplain.

The protection of the sites conservation values has been the core reason for the community's struggles to save the site. A Regional Park will not offset the impacts of the urban development on the sites conservation values. A model urban development adjacent to National Estate listed lands should have the highest development controls and restrictions placed upon it by the consent authorities. This clearly is not the case judging by the Precinct Plans lodged with Blacktown Council, plans which Penrith Council has no opinion or concern about. Penrith Councils hypocrisy on protecting the environment of western Sydney is amazing.

The biodiversity contained in areas proposed as Regional Park is offered no protection by this status. A National Park should be declared not a Regional Park. The only real guarantee of protecting these conservation values is if the whole site is protected.

In closing we call on Penrith Council to take on board our concerns and to ask that you formally respond clarifying Councils policy on allowing the filling of the ADI Sites floodplain.

Yours truly,

A handwritten signature in black ink, appearing to read 'G. D. Brown', written in a cursive style.

Geoff Brown  
Convenor  
ADI Residents Action Group