

ADI Residents Action Group
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Tuesday, 25 October 2005

Clr John Thain
Mayor
Penrith City Council

Cc: North Ward Councillors

RE: ADI Site inspection
Nth Ward Councillors to address SREP 30 amendments

Dear Mayor Thain,

The NSW Department of Infrastructure Planning and Natural Resources (DIPNR) have indicated to the ADI Residents Action Group (ADI RAG) that they intend to publicly exhibit amendments to Sydney Regional Environmental Plan 30 – St Marys (SREP 30) this calendar year.

SREP 30 is the Environmental Planning Instrument that zones the ADI Site suitable for a range of uses including; Urban, Employment, Regional Open Space, Regional Park, Drainage, Road and Road Widening.

The NSW Government gazetted SREP 30 in January 2001. The Federal Government, which still owned the ADI site at this stage, in late 2001 decided that the entire 828 ha of the site listed in the Register of the National Estate would be spared from development to be transferred to the NSW Government for conservation purposes. This meant that the zonings for SREP 30 would need to be amended to reflect a larger Regional Park and a smaller urban development.

ADI RAG has been lobbying DIPNR for many years to include amendments to SREP 30 that result in a better social and environmental outcome. We would hope that Council would want the same outcome. Most of the proposed amendments affect the Penrith LGA, specifically the North Ward. It is therefore crucial that Nth Ward Councillors familiarise themselves with the main issues.

ADI RAG is led to believe that there are to be some entry road realignments off the Northern Rd and that a new road may now run behind houses abutting the fence line in Werrington County. We need to know the exact locations of these road alignments now.

There are huge concerns over the location of Drainage Basins. Currently these basins are to be constructed within the Regional Park. Although they are zoned by SREP 30 as Drainage and not Regional Park they are physically within the Regional Park and are part of the 828 ha of National Estate listed land. To construct these basins all vegetation, which by the way is endangered vegetation, will need to be cleared. Council has fought for years to have all of the National Estate listed lands preserved. Council should therefore oppose these drainage basins and be calling for amendments to SREP 30 to relocate these drainage basins within land owned by Delfin Lend Lease. One such basin if it were to proceed presents Council with a direct conflict of interest. It is located adjacent to an existing

Council owned drainage basin in Pasturegate Rd Werrington Downs. The Council drainage basin is located on a relatively cleared lot and appears more than adequate in size to cope with exiting storm water runoff, it may only need an upgrade to completely negate any need to bulldoze 7 ha of endangered Cumberland Plain vegetation. Council should argue that its basin is adequate and there is no need to duplicate another basin, and in the process bulldoze the National Estate. Now this is an important issue that will aggrieve many Werrington Downs residents and peak NSW Environment Groups.

The likelihood is that DIPNR will put the amended SREP 30 out for public comment over the Christmas period. If this were to happen, there would be limited opportunity for the public and Council (including Councillors) to adequately respond to the draft amendments. This is why we must act now.

We are suggesting that a Site Meeting be organised involving The Mayor, North Ward Councillors, Delfin Lend Lease, DIPNR and ADI RAG so that we can physically inspect the specific parts of the ADI Site and familiarise ourselves with proposed amendments to SREP 30. Councillors may require that certain bushland officers and planners be present to assist them.

DIPNR and Delfin Lend Lease would need to be cooperative in this process, as they would need to release information of the draft amendments.

We request that Penrith Council take up this initiative and write to DIPNR and Delfin Lend Lease requesting a site inspection to flesh out the issues. We urge Nth Ward Councillors to discuss our suggestion and reflect on the importance of acting in the public interest, particularly as DIPNR's public consultation period appears timed to avoid scrutiny of its amendments.

Please contact ADI RAG at your earliest possible convenience with a response.

Yours truly,

A handwritten signature in black ink, appearing to read 'G. D. Brown'.

Geoff Brown
Convenor
ADI Residents Action Group