

ADI Residents Action Group

Media Release

Wednesday, 10 March 2004

Penrith Mayor 'asleep at the wheel' whilst State Government rips off residents

The ADI Residents Action Group (ADI RAG) believe the Mayor of Penrith, Greg Davies, is being dishonest by claiming he was unaware that the State Government was reducing the size of the proposed 900-hectare ADI Site Regional Park by 50 hectares. (Penrith City Star, March 9)

ADI RAG claim that Greg Davies is well aware that the State Government is reducing the size of the Regional Park and that he is trying to keep this rip off of public land hush hush before the Council Election.

“Greg Davies is asleep at the wheel, he more than anyone on Council should know what the NSW Government is proposing for the ADI Site, because, besides being Mayor, he also works for Dianne Beamer the Assistant NSW Planning Minister. It was Dianne Beamer who first announced the reduction in the size of the Regional Park in June 2003 (see Beamer's attached media release).” Said, Geoff Brown, for ADI RAG.

“It is shameful that the Mayor of Penrith, who should be the communities number one advocate, is ignoring his Labor colleagues whilst they fleece the residents of western Sydney of another 50 hectares of public land, land that is bigger than the Nth Penrith Army land and is also listed on the Register of the National Estate. It is simply outrageous that he can claim no knowledge that this rort is going on.”

“This is why Labor and Liberal dominance of Penrith Council is bad for us because they cannot serve two masters, their own political party and the residents. This proves it. There is no doubt that there is a major conflict of interest for Greg Davies to be both the Mayor of our city and also an employee of the Assistant Planning Minister. The State Government has a direct influence over Council through Greg Davies.”

“We want Greg Davies to stand up for Penrith residents and demand that his employer, Dianne Beamer, accept the full 900 hectares of land promised as Regional Park. He and his fellow Labor Councillors must stop turning a blind eye to this injustice.”

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Media Release - Minister Beamer's Office

Sydney: 16 June 2003

FIRST LAND RELEASE OF FORMER ADI SITE AT ST MARYS

The first land has been released for development on the Commonwealth Government's former Australian Defence Industry site at St Marys in Western Sydney.

“The Commonwealth, as landowner and joint developer, has determined the extent of development at this site. We've now got to make sure we make this a success,” said NSW Assistant Planning Minister, Diane Beamer.

“The NSW Government is determined that development at St Marys will meet our goals of sustainable, high quality environmental, social and economic outcomes for Western Sydney.

“We have today released 160 ha in the Eastern, Dunheved North, and Dunheved South Precincts at the east of the site. Detailed planning can now begin for these precincts,” Ms Beamer said.

The development agreement at the site locks in more than \$11.5 million in developer contributions for infrastructure and facilities that will benefit the future community.

The agreement is the result of more than three years of negotiations between the NSW Government and the joint-venture developers, Delfin Lend Lease and the Federal Government’s ComLand.

“The NSW Government will be expecting the developer to perform to our expectations and how it delivers will determine further planned releases on this site,” Ms Beamer said.

The project fits the Government’s policy that land development and infrastructure provision must happen together.

The development agreement:

- . identifies the infrastructure and facilities for the new community at St Marys, the construction timetable and responsible organisations

- . confirms that 850 hectares of bushland will be transferred by the joint venture to be conserved as a Regional Park**

- . details that the developer will contribute \$7 million to establish the park and other open space and the equivalent of approximately \$4.5 million in works and funding for transport infrastructure

The developer will also dedicate three per cent of the lots for affordable housing.

The Eastern Precinct is zoned for urban purposes under Sydney Regional Environmental Plan No. 30 – St Marys, which enables development of the precinct for housing and supporting retail and community services, with the possibility of 1900 residential dwellings.

The North and South Dunheved precincts comprise approximately 30ha in the centre of the site zoned for employment. Full development of the Dunheved and Eastern Precincts is estimated to generate over 2000 jobs, with 1750 construction jobs over a 5-year period.

“Development of the North and South Dunheved precincts will enable job opportunities in line with population growth at St Marys,” Ms Beamer said.

The Eastern, Dunheved North, and Dunheved South Precincts do not contain any land that has been listed by the Australian Heritage Commission for conservation.

The Government will work closely with the local councils, the developer and the community as settlement at St Marys occurs progressively.

“We have consulted extensively on the land release with Blacktown and Penrith City Councils and Government agencies,” Ms Beamer said.

“The draft precinct plans for the Eastern and Dunheved North precincts will be submitted to Blacktown City Council for assessment and determination, and the draft plan for the Dunheved South precinct will be submitted to Penrith City Council.

“The community will have the opportunity to comment on the plans, which must be exhibited for public comment before they are finalised and adopted by the councils,” Ms Beamer said.

State Regional Environmental Plan 30 requires development on the former ADI site to meet performance objectives for water quality impacts, conservation, employment generation, urban form, services, public transport use, traffic, and waste management.

“The Government will closely monitor the development of these first release areas to ensure that these goals are achieved before further land is released,” Ms Beamer said.