

Media Release  
ADI Residents Action Group

April 7 2006

### **Locals reject States Secret Garden compromise**

Residents of Western Sydney, specifically the Penrith area, should be very disappointed in the announcement today by Diane Beamer, the Minister for Western Sydney, that the NSW Government has gazetted an amended zoning plan for the ADI Site that allows the developer Delfin Lend Lease to bulldoze 300 hectares of rare bushland and only increases the publicly owned Regional Park by a mere 3 hectares.

"Lets be realistic here and put the spin about the Secret Garden to one side. This planning policy announced by the NSW Government totally ignores scientific opinion and the public interest and is solely motivated by the fact that a cashed up property developer has promised a massive financial return through taxes, rates and other lurks to State and Local Governments and for good measure will step in and relieve the State and Councils of funding key public infrastructure such as public schools and road upgrades." Said, Geoff Brown for the ADI Residents Action Group.

"Frank Sartor was called on to amend the zoning plan to protect a further 300 ha of Cumberland Plain Woodland not a lousy 3 hectares. He was made well aware in numerous submissions that as Delfin Lend Lease had no development consent for any land in the Penrith LGA that he could have simply rezoned that land for conservation purposes without having to pay them one cent in compensation. Yet at a time when Western Sydney is under siege from urban development he again put a financial windfall for the NSW Government ahead of protecting the last great remnants of Cumberland Plain Woodland. This Government is crazy, elsewhere in Western Sydney it is spending \$millions trying to return degraded farmland to natural bushland, and here it is doing the complete opposite."

"Lend Lease paid only \$18 per square metre for the land they can develop. They are now onselling it for up to \$550 per square metre. They are going to make an absolute fortune out of this former publicly owned asset. The State knows that this development is a cash cow for Delfin Lend Lease and they want in on the action. This greed explains why they entered into a Development Agreement (contract) with Lend Lease in 2002 that allows Lend Lease the right to sue the State if it tried to stop the development."

"That is why this announcement about the Secret Garden is merely a load of spin doctoring by Diane Beamer. There is no real concern for the environment, its about confusing the locals in the lead up to the 2007 State election. When the Daily Telegraph came up with save Sydney's Secret Garden headline they were referring to save the entire ADI Site, all 1535 hectares of it, not a further 3 hectares of it."

"It is a load of garbage that Diane Beamer and Allan Shearan have 'always pushed' to conserve the bushland on the Register of the National Estate (RNE). Diane Beamer was an advocate of the old zoning plan that allowed 270 ha of the RNE lands to be bulldozed. In fact this newly gazetted plan allows a further 19 hectares of the RNE within the Regional Park, including land behind houses in Werrington, in Allan Shearans seat of Londonderry, to be bulldozed needlessly for Drainage Basins. If they seriously want to save all the RNE land then they should be joining with ADI RAG to get Penrith Council off its backside. Council, by simply installing modern gross pollutant traps on the drains that enter ADI from the surrounding suburbs may well stop the pollution entering the site and negate the need for these drainage basins."

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