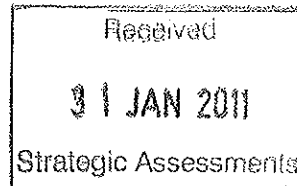


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27 January 2011

The Director – Strategic Assessment,
Department of Planning
GPO Box 39,
SYDNEY NSW 2001

Dear Sir,

Ref: North Penrith State Significant Site, job id 3916

I wish to express my strong objection to the proposal. The concept for a predominantly medium density housing estate if adopted would sacrifice the priceless opportunity to reserve the site for future inclusion in the commercial city centre of Penrith, destined to be the "hub" of Sydney's western fringe.

This response to the housing proposal is not a quick reaction; it has been considered since the sale was first mooted publically in about 2002. At that time I produced the attached site sketch (free) as a concept in collaboration with other citizens who could see beyond the horizon to a bustling Penrith of the future. Such vision is sadly lacking in the Landcom plan. Landcom even overlooked the express bus route from the ADI Site development to the Station, for which the corridor has been set aside.

It is obvious that housing development would bring a quick monetary return for Government in the sale of the site, but the existing Penrith community desperately needs local jobs to obviate the need for most to travel excessive distances to employment, at great cost to family life, health, funds and the environment.

The site is perfect for medium to large scale business, government and "high-tech." industry facilities with its unique location and large area adjacent to the railway station, and the proposed express bus connection to the ADI Site housing.

Penrith is devoid of industrial site opportunities for large enterprises except for the relatively distant Erskine Creek area, and there are no trains there.

The Landcom scheme has 3 large volumes of reports each 100mm thick. The data amassed therein is appreciated, but apart from geotechnical and hydrological reports, the outcome supporting multiple housing could have been anticipated and put together in 10 to 20 pages using the instincts of those preparing it. So far it must have cost us millions of dollars. Some eminent local Real Estate Agents were canvassed for their opinions and recommendations and, not surprisingly, they supported housing. Not only a quick return, but an ongoing perpetual one. Landcom did not seek advice from the local architectural or design or planning professionals. The scheme just lacks creativity and vision.

Once the site has been sold to housing developers the 1,000 terrace houses proposed are likely to be turned into 5,000 multi-storey houses. As we have seen on Sydney's leafy North Shore, the Council has been unable to stop them there.

The Landcom housing scheme lacks foresight and any vision of what Penrith will be in maybe 20 years' time. A high-tech industrial park is not likely to happen quickly unless one or a few major corporations are encouraged to establish there, but the wait would be worth it in the long run. Norwest lacks a railway line. Penrith has it, for goods as well as people, and a mini-Norwest-type development would be ideal.

The North Penrith site at 36 hectares is about 70% Of the size of the western sector of Norwest (Woolworths HQ etc.) and 84% if Hillson is not counted. The size and location of the Penrith site and its commercial and High-tech industrial potential has been overlooked in the quest for housing and quick monetary return.

The retention of a condensed army facility is to be applauded, but otherwise the Landcom scheme provides a miserable amount of industrial space and overlooks the previously-designated major bus route connection from the ADI housing site to Penrith Station, and in fact overlooks a bus station altogether and adequate commuter parking station for the distant and not just the present needs in its Plan, except for a mention in the "spin."

Some of the above points were featured in the Penrith Press of 14 January 2011, a week after a large spread of the Landcom proposal. A copy is attached, or can be seen on pages 1, 6 and 7 of the Press at the following link:

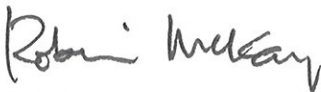
<http://digitaledition.penrithpress.com.au/?iid=44502>

I have since received a lot of positive response for the article from the local community.

It may take longer to establish, but the greater opportunity for a mini Norwest-type Business Park will be lost forever if sold now for 1,000 + houses. Why build houses there so that people can catch a train to work somewhere else? Other areas (Hunter, Macarthur) have had the benefit of extensive Government promotional programs at Penrith's expense, and despite that Penrith is designated as the future major western hub.

A new Master Plan incorporating the areas both north and south of the railway station, and maybe with the input of local professionals, followed by concerted nation-wide promotion of the benefits of the Penrith central area should be undertaken now to produce a far better future outcome for Penrith and Sydney's west.

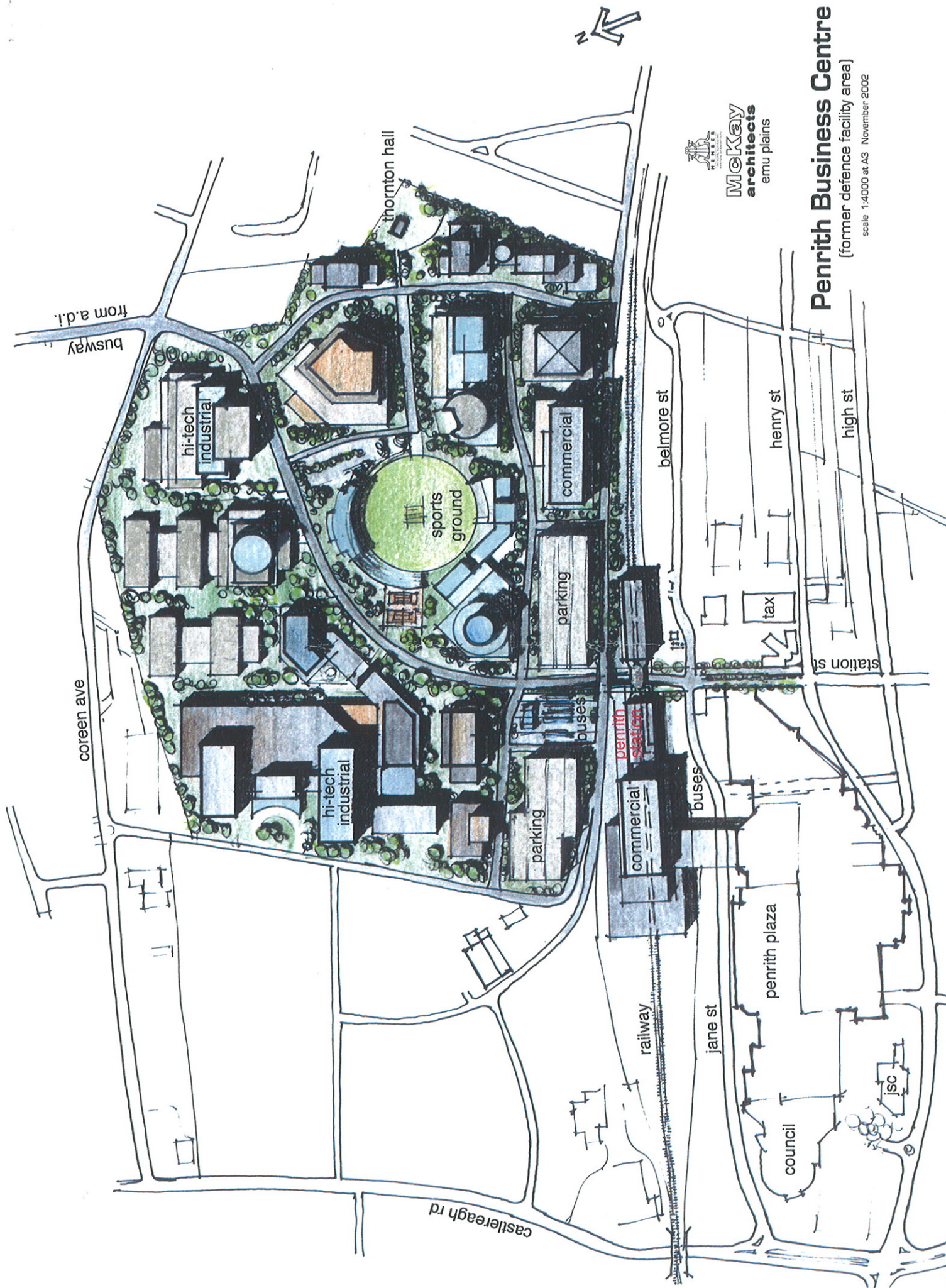
Sincerely,



Robin McKay OAM

Enclosed:

Sketch concept for Business and Industrial Park, 2002
Penrith Press of 14.1.2011 clippings



McKay
architects
emu plains

Penrith Business Centre

(former defence facility area)

scale 1:4000 at A3 November 2002

Wrong place to put houses



CARYN METCALFE

EMU Plains architect Robin McKay is appalled by Landcom's plans for the old defence force site north of Penrith station.

The plans, which are open for public submissions, include a mix of housing, commercial and recreational facilities.

Mr McKay (pictured) said the Penrith community needed jobs on that site, not houses.

"Why build houses there so that people can catch a train to work

somewhere else?" he said. "Penrith is designated to be Sydney's future major western fringe hub, so why lose so much key central area to housing?"

"Once it is covered with houses it will never be recovered for the greater purpose of commercial or hi-tech industrial use."

In 2002 when Mr McKay was chairman of the Penrith Chamber of Commerce development committee, he and the other members were horrified by Penrith Council talking about housing on the site.

■ To Page 6

'Plan lacks vision'

■ From Page 1

Mr McKay sketched a plan predominantly using commercial and hi-tech industrial buildings around the central sports ground. It included multi-storey parking and used a proposed busway through the site, which is not included in Landcom's plan.

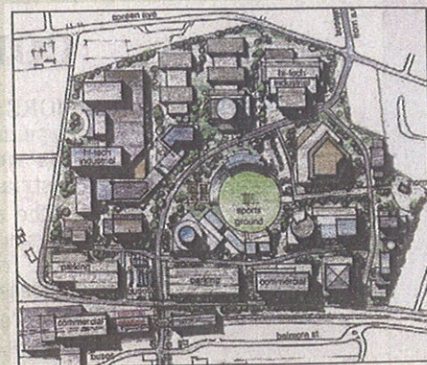
"We showed that it could be a very interesting and highly fruitful employment area," he said. "The Landcom housing scheme lacks foresight and any vision of what Penrith will be in maybe 20 years' time."

Mr McKay said a hi-tech industrial park was not likely to happen quickly unless one or a few major corporations were encouraged to be established there, but the wait would be worth it in the long run.

"Landcom's scheme for row after row of 1000 houses has been generated by the prospect of maximum dollar return to the NSW Government for minimum input," he said.

"Once the site has been sold to housing developers the 1000 houses proposed are likely to be turned into 5000 multi-storey houses. As we have seen on Sydney's leafy North Shore, the council has been unable to stop them there."

"Housing estate developers usually have a deal to build the roads and services, whereas



Robin McKay's 2002 sketch of the site.

with an industrial estate it usually falls on a public authority to provide that."

■ PENRITH Council has moved to clarify its position on the Landcom development.

A timeline in last Friday's *Press* showed the application would be returned to the council for approval in April-May.

The council has pointed out that as a Part 3A application, the State Planning Minister would approve or refuse it.

"Council is, however, addressing the proposal and will make a submission to the Department of Planning," it stated.

In preparing the timeline, the *Press* was told by Landcom's corporate marketing general manager Robert Sullivan that the company was working closely with the council to develop the site. He said Landcom wanted to ensure the council approved of the plan before it was submitted to the minister.