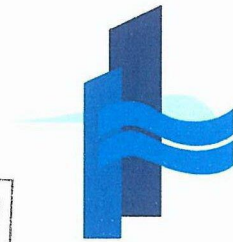
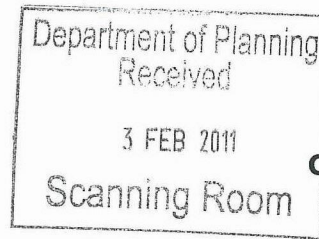




PCU019129



**PENRITH VALLEY
Chamber of Commerce**

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

January 28, 2011

Dear Sir/Madam,

North Penrith Army Lands

The Penrith Valley Chamber of Commerce takes an active interest in proposed developments in and around Penrith that may impact on Penrith's economy or facilitate employment growth. We have undertaken this proactive role for almost 84 years representing our business community. The Chamber has reviewed the proposal by Landcom to develop the North Penrith Army Land and would like to provide the following comments on that proposal.

1. The Chamber views the proposed mix of about 1,000 dwellings and 12,500 m² of retail, business and commercial is about right for the site. We recognise that current plans will be re-drafted and adjusted throughout the development's implementation phase and what is actually delivered may vary from what is currently planned. While Landcom states that the site would provide an additional 770 jobs, the Chamber would like to see Landcom to make every effort during the implementation phase to increase the number of jobs achieved on the site.
2. The Chamber has consistently expressed its views about the integral importance of connectivity between the north and south sides of Penrith. Traffic congestion on Castlereagh Road, The Northern Road and Lemongrove Road currently remains a serious impediment to doing business in Penrith and, indeed, may be the limiting factor in further development of business growth opportunities on the north side of Penrith. The Chamber has been actively seeking the NSW Government to invest the necessary infrastructure improvements to reduce traffic congestion along these routes. Locating an additional 1,000 dwellings on the north side will increase north/south congestion and the Chamber would expect contributions from this development for intersection efficiency improvements.
3. It is also noted that current plans do not provide direct connection with the Penrith CBD other than via the State Rail pedestrian bridge. This development will provide a residential population which could add some vitality to the Penrith CBD, but is unlikely to do so unless there is a more direct linkage with the CBD. Future detailed plans for the site should investigate a vehicular underpass below the railway lines from this development through to the Penrith CBD.

4. It is also noted that the development site does not include all Department of Defence lands. The Department intends to retain that parcel of land in the south east corner of the site which is identified as the "Penrith Training Area". Again, the Chamber would actively encourage Landcom to negotiate the inclusion of this additional land to ensure an overall integrated development that maximises its opportunities.

I thank you for the opportunity to comment on this development. We would be happy to discuss any aspects in more detail with your key people so please do not hesitate to contact me if you require further clarification of the Chamber's position.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Peter McGhee', with a long horizontal flourish extending to the right.

Peter McGhee
President