



Office of the Director General

Mr Dan Brindle
Director
BBC Consulting Planners
PO BOX 438
BROADWAY NSW 2007

10/06571

Dear Mr Brindle

GPT Landholdings in Erskine Park – Development Contribution Arrangements

I am writing in relation to representations on behalf of GPT on development contribution arrangements for the Western Sydney Employment Area and its relationship with existing contributions to Penrith Council to provide Lenore Lane roadway at Erskine Park.

As you are aware, the NSW Government has announced that a Special Infrastructure Contribution (SIC) of \$180,000 per net developable hectare will apply to the Western Sydney Employment Area to partially fund road infrastructure within the precinct. The Department is currently undertaking work to formalise these arrangements.

The Department notes the concerns by GPT for the potential of a 'double-up' of contributions for the unfinished section of Lenore Lane within the Penrith LGA. It is understood that the development contribution within the Erskine Business Park Section 94 Plan is around \$170,000 per net developable hectare, and is a similar amount to the SIC for the employment area. Advice from Penrith Council indicates that contributions to the Section 94 plan have been fully paid for Lot 23, DP1120114, which is related to major project application 06_0208 previously approved by the Department.

Following consideration of the concerns raised by GPT, it is proposed to exclude the unfinished part of Lenore Lane already included in the Erskine Business Park Section 94 Plan from the roads within the employment area to be funded by the SIC. This will be incorporated into the process to formalise the development contribution arrangements for the Western Sydney Employment Area.

Based on this approach, no further regional development contributions are sought at this time for the subject site. It should be noted that, under clause 29 of the State Environmental Planning Policy (Western Sydney Employment Area), satisfactory arrangements would still need to be confirmed prior to a determination of a development application on the site.

I trust that this information is of assistance to you. If you have any questions, Daniel Cavallo, Project Manager, Western Sydney Employment Area, is available to assist. Daniel may be contacted on 9228 6456.

Yours sincerely

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Sam Haddad
Director General

30/3/2010.