



## Response to correspondence from Mr Toyer

Subsequent to the tabling of Auditor-General Report No.9 of 2020–21 *Purchase of the 'Leppington Triangle' Land for the Future Development of Western Sydney Airport*, Mr Toyer has written to the Australian National Audit Office (ANAO) in relation to paragraph 4.82 of the audit report which refers to 'nine valuations of the Leppington Triangle'.

Mr Toyer has advised the ANAO that he did not value the Leppington Triangle but rather the strip of land along The Northern Rd that NSW Roads and Maritime Services (RMS) was seeking to acquire potentially by way of compulsory acquisition. Paragraph 4.82 also refers to 'October 2017 and February 2018 valuations procured by the landowner from Ralph Toyer & Associates'. The Department of Infrastructure's records included a NSW Valuer-General document that referenced Mr Toyer's firm's work. This document stated that there were two valuations and that Mr Toyer's valuation of \$120,000 per hectare applied to land that included the Triangle land. Mr Toyer has advised the ANAO that there was only one valuation report arising from two inspections conducted in October 2017 and February 2018.

The ANAO has made no criticism of the valuation work of Mr Toyer's firm, or the other comparative valuations referenced in paragraph 4.82 and Figure 4.1 of the audit report.