



PENRITH
CITY COUNCIL

Serving Our Community

Our ref: 2169036
Contact: Craig Butler
Phone: 02 4732 7620

24 December 2009

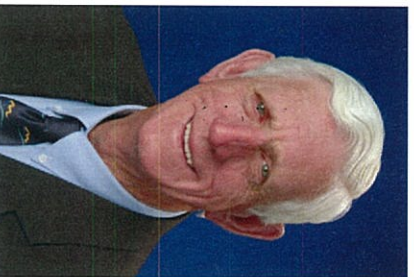
The Honourable Tony Kelly MP
Minister for Planning
Governor Macquarie Tower
Level 35, 1 Farrer Place
SYDNEY NSW 2001

Dear Minister

Western Sydney Employment Lands Investigation Area

Some years ago, the NSW Government commenced their investigation of a major employment area within Western Sydney. The project took on the name, the Western Sydney Employment Lands Investigation Area (WSELLA). In announcing the project, the Government acknowledged the long timeframes in bringing greenfield sites up to the stage where they can receive developments. They emphasised the need to maintain a supply of new employment land to sustain Sydney's growth and prosperity.

Being one of the major Councils within Western Sydney, we have an acute understanding of the need for a significant increase in the number and diversity of employment opportunities within this region. The table below is drawn from a Fact Sheet from the NSW Government's Western Sydney Jobs Summit. It highlights a significant increase in this region's unemployment rates. We know that this unacceptable trend will continue as our research has proven that many of today's jobs which are relied upon by our communities will not exist into the future.



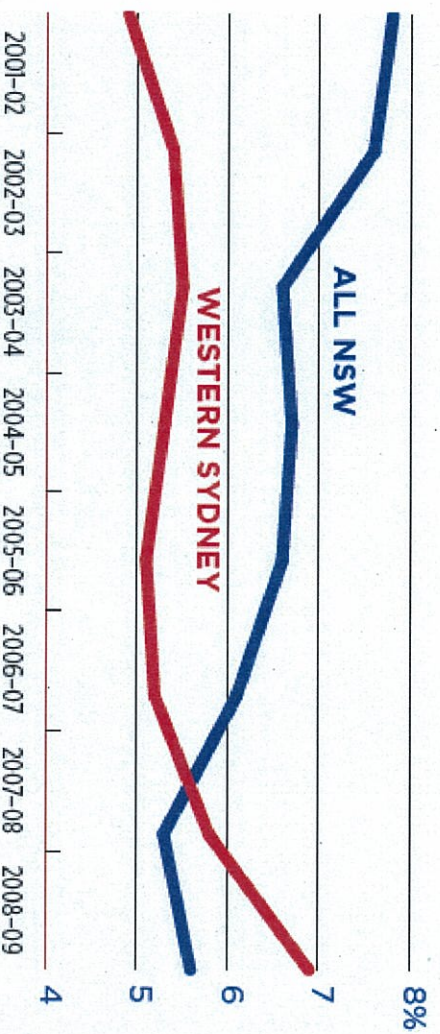
Kevin Crameri OAM
Justice of the Peace
Mayor of Penrith City

Telephone: 02 4732 7620; Facsimile: 02 4732 7628
Email: kevin.crameri@penrithcity.nsw.gov.au

Figure 3

■ **Unemployment Rate (12 month rolling average)**

Source: ABS Labour Force Survey (Catalogue No. 6291.0.55.001)



Furthermore, the Metropolitan Strategy and the North West and South West Sub-Regional Strategies' targets will continue to undersupply sufficient jobs relative to the population growth (640 000 dwellings vs. 500 000 jobs). Clearly, more employment land is needed now, and in the future.

We were sporadically consulted during the Department of Planning's (DoP) study of WSELIA, however there was never clear communication about the overall process and the timeframes. It is understood that the Project Manager, Norm Johnson, has delivered his recommendations but there has been no advice to either Council, the private sector or the community about the Government's decision.

The DoP have commenced more detailed planning of the Western Sydney Employment Hub (WSEH), which is a sub-component of the broader WSELIA. The development industry are sceptical, however about the timeframes that will be involved in preparing the WSEH for development. As a result, we are now receiving representations for the rezoning of sites which are outside of WSEH.

While we are an advocate for considered and orderly planning, in the absence of any apparent progress with WSELIA, we will find it hard to resist support for development proposals which bring forward the needed jobs - even if they requiring rezoning.

It is clear to Council that there is an emerging demand by the development industry for land within WSEH and WSELIA and there is a need to establish development certainty within WSELIA for our Council, landowners and developers. Council would therefore like to make two fundamental requests to the Department. Firstly, we request the strategic landuse planning and infrastructure investigations currently being carried out by the Western Sydney Employment Area (WSEA) Reference Group be extended to cover WSELIA. Secondly, Council again calls for a coordinated, staged approach to be taken for the planning and infrastructure delivery for WSELIA.

Council is of the view that the coordinated, orderly and economic delivery of these employment lands is essential. The planning for WSELIA should also inform, guide and direct the planning for specific developments within this area. I have attached a copy of Council's letter to the Department in July 2008 which explains Council's position.

Given the employment potential of WSELIA for Western Sydney, Council requests a meeting with you to outline our views and discuss the way forward. The Property Council, Urban Development Institute of Australia (UDIA) and the Penrith Business Alliance agree with our position in relation to the imperative for WSELIA to be advanced and they have agreed to join with us in this meeting.

I am certain that you appreciate the contribution that Western Sydney's employment lands make to the State's economy and I look forward to meeting with you to canvas how this can be even further enhanced by way of WSELIA.

Yours faithfully

Councillor Kevin Cramer OAM
Mayor