

Dino Seraglio.
PO Box 13,
Horsley Park NSW 2175

Planning Strategies, Housing & Infrastructure.
GPO Box 39,
Sydney NSW 2001.

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We are forwarding a submission in response to the exhibition, of the Expanded Western Sydney Employment area (WSEA). Which now includes land, East of Aldington Road, and including Capitol Hill.

We agree this area, is intrinsic to the whole WSEA, however, although noted as an extension of the employment area, we maintain this strategic location needs to provide large residential lots to cater for executive housing and decision makers, that would help develop the surrounding employment lands.

- Penrith Council in its 2005 Employment Land Strategy acknowledges that executive housing, should be provided to attract decision makers.
- The Metropolitan Strategy 2036, this document also identifies, the need for executive housing.
- Pazit commissioned Professor O'Neill, from the University of Western Sydney to study and report, on the needs and benefits of executive housing in close proximity to employment lands. (This report forwarded as part of COX planning submission).
- The urbis report, that formed part of the suite of documents of the BWSEA, also articulates that executive housing is required to support employment lands.

Professor O'Neill, study highlights the importance and the synergy between employment lands and executive housing in successful business parks, by referencing three case studies, Norwest Business Park, Macquarie Park, Austlink Business Park. The development of executive housing was the catalyst that attracted key enterprises, following which, employment opportunities "boomed" as executives and decision makers from national and international corporations were attracted to the area.

We have recently carried out a survey within the Capitol Hill Estate of 25 homes, of which the principals have businesses in the area that employ around 500 people between them. This can be verified, and whilst this is anecdotal, it clearly highlights, that executives are attracted to the immediate area, because of the employment lands in the vicinity.

Whilst the government and council, keep articulating the need to provide for employment, they keep neglecting the very real catalyst that will provide employment, that is, residential housing for executives. We understand and support the new SEPP, however, this study should identify land for immediate development and prioritise land that can be developed quickly.

Pazit has 170 HA, of generally cleared land, in a strategic location, adjacent to currently zoned employment, land that can be developed immediately and could amortise to cost of servicing with the adjacent employment land, which would no doubt lead to the timely and efficient delivery of land for executive housing.

We support the new structure plan, however, we feel that Capitol Hill should be planned as a matter of priority due to its strategic location. We further look forward, to be involved in the future process of precinct planning for the area.

Yours Sincerely,
Dino Seraglio.