



**Subject:**

Webform submission from: Draft Camellia-Rosehill Place Strategy

**Date:**

Tuesday, 1 March 2022 1:03:24 PM



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Submitted on Tue, 01/03/2022 - 13:02

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am submitting on behalf of my organisation

**Name**

**First name**



**Last name**



**I would like my submission to remain confidential**

No

**Info**

**Email**



**Suburb/Town & Postcode**

Parramatta 2150

**Please provide your view on the project**

I support it

**Submission file**



**Submission**

Please see submission attached.

**I agree to the above statement**

Yes



1 March 2022

Department of Planning & the Environment

[Redacted]

[Redacted]

Via online portal

Dear Sir/Madam,

[Redacted] Draft Camellia-Rosehill Place Strategy Submission


[Redacted] appreciates the opportunity to comment on the Draft Camellia-Rosehill Place Strategy and commends the Department of Planning & the Environment for developing this strategy and moving to activate the precinct.

[Redacted] is a not-for-profit business group representing more than 110 of the region's largest organisations in business, government, and community. Our advocacy priorities are to support public and private sector investment that will make Western Sydney a better place to live, work, play and learn.

We have consulted with our members and would like to provide the following feedback and suggestions to inform the revision and finalisation of the Draft Camellia-Rosehill Place Strategy:

- A strong governance structure/coordination body should be established to implement the final version of the Camellia-Rosehill Place Strategy with clear timeframes guiding the achievement of major milestones and activation of the Precinct.
- Increase the residential and employment targets for Rosehill-Camellia to ensure that it can meet its full potential as a location for homes and jobs located on the doorstep of the Parramatta CBD and linked to the broader Sydney transport network through Parramatta Light Rail Stage 1 and Stage 2.
- Support the extension of the Parramatta Light Rail Stage 2 and determine the final preferred alignment through the area.
- Identify and partner with the private sector on community and transport infrastructure in the Rosehill-Camellia Precinct e.g. Bennelong Bridge between

[Redacted signature block]



Wentworth Point and Rhodes is an example of the private sector delivering connectivity long before the government can.

- ATC lands immediately adjacent to Rosehill Gardens Racecourse present a unique opportunity to facilitate 'the gateway' to the new Camellia Town Centre to be underpinned with residential, entertainment, employment, and mixed uses activities.
- Whilst residential development is essential to be realised on ATC lands to support a viable economic strategy, ATC's large land holdings provide 'open space' opportunities to support and realise public realm creation for the benefit of the local community.
- Priority focus of the rezoning and activation of ATC lands as part of the Stage 1 strategy is supported by the quality of ATC's land holdings (i.e lower contamination effected) which may assist NSW Government's ability to engage with ATC to strategically progress planning of new traffic and transport solutions for the Precinct.
- It is unclear how completely decoupled parking will impact the feasibility of housing development in the precinct. Large separate multistorey parking structures would be to the detriment of urban design quality. Reconsider the proposal to decouple parking and work with industry on future solutions to provide the right car parking for different members of the local community based on their needs.
- Work with industry to provide planning controls to provide for a diverse housing mix and tenure type.
- Explore opportunities to bring forward foreshore public access at Rosehill-Camellia sooner rather than later. Opening the foreshore to the public on the southern side of the Parramatta River would greatly enhance community benefit across Greater Parramatta.

Yours sincerely

