



Subject:
Date:

Webform submission from: Draft Camellia-Rosehill Place Strategy
Thursday, 3 March 2022 2:53:47 PM

Submitted on Thu, 03/03/2022 - 14:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my submission to remain confidential

No

Info

Email

██

Suburb/Town & Postcode

Dundas 2117

Please provide your view on the project

I object to it

Submission

THIS entire plan is unrealistically far too large in order to create a 'live-able' residential precinct as claimed, due to the following issues:

1. Many of the reports are dated from up to seven years ago, therefore are not current or appropriate, as there has been an enormous increase in building developments in many of the nearby areas, which has already impacted on many aspects of infrastructure such as traffic levels, public transport services, sewerage, water, power services, communications services, retail and educational services etc. This has already contributed to some climate change issues such as increased frequency of flooding.
2. Transport and Traffic management: There is NO indication of any government or council consideration for the upgrade or addition of traffic lanes on Victoria Road - to cope with the increase in traffic from the planned development site link (by bridge across Parramatta river to join with Victoria Road). THIS road is already at full capacity on a daily basis, especially in the peak morning and afternoon periods. There should also be an increase in frequency of rivercat ferry services from Parramatta via Rydalmere wharf (which is currently inadequately serviced).
3. Site remediation: WHERE are the reports of any analysis of Remediation of the toxic Camellia site up to this date? Making remediation of the land a responsibility of future developers is absolutely un-acceptable as it needs to be the government's responsibility to remediate BEFORE any proposed sale of land to developers. The EPA report dated 15/10/2015 clearly states that the James Hardie Camellia site contains approximately 67,000 cubic metres of asbestos-containing materials and 10,000 cubic metres of hydrocarbon impacted soil !! WHAT IS the CURRENT STATUS OF THE SITE??
4. Noise issues: The EPA report clearly indicates (in item 3), that there is no adequate SEPARATION of residential precincts from noise-generating main road traffic, daily truck ingress and egress to the concrete recycling plant plus other industries nearby, and railway noise etc. The proposed apartment blocks are far too close to the roads, far too close to each other and therefore far too DENSE to allow an acceptable, good quality of life and acceptable public health for residential use.
5. Open space usage: There is INADEQUATE open space allowance to cater for up to 20,000 or more people living here! Therefore there NEEDS to be allowance made for town open SQUARES BETWEEN high rise residential towers (as has been done in many European cities and towns for centuries), where people can spend time outside interacting with others or relaxing. This is needed in ADDITION to the proposed 'natural areas' which are along the riverside, which will mainly be used for exercising activities and also may be too exposed in inclement weather, where-as town squares should have more shelter from winds (for example) and provide more people interaction.

I agree to the above statement

Yes