



**Subject:**

[WARNING: FILE ENCRYPTED]Webform submission from: Draft Camellia-Rosehill Place Strategy

**Date:**

Friday, 4 March 2022 4:42:25 PM



Submitted on Fri, 04/03/2022 - 16:41

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**

2150

**Please provide your view on the project**

I support it

**Submission file**



**Submission**

As per uploaded file.

**I agree to the above statement**

Yes



4 March 2022

Department of Planning, Industry and Environment

Submitted via the NSW Planning Portal website

<https://pp.planningportal.nsw.gov.au/camellia-rosehill-place-strategy>

To Whom It May Concern,

**RE: DRAFT CAMELLIA-ROSEHILL PLACE STRATEGY 2021**

Western Sydney University welcomes the opportunity to respond to the Draft Camellia-Rosehill Place Strategy 2021 (Place Strategy). The University commends the Department of Planning Infrastructure and the Environment (DPIE) on this strategy to guide the development of the Camellia-Rosehill precinct, as part of the long-term vision of the Greater Parramatta to Olympic Peninsula corridor. The University supports the commitment to designing with Country, retention and expansion of employment uses, quality place outcomes centred on transport-oriented development and the delivery of a net-zero precinct.

The University's Parramatta South campus shares a boundary along the Parramatta River with the precinct. The campus is also located at the junction of several future development sites including the Rydalmere precinct to the north of the campus. The University encourages DPIE to consider the treatment of edges and integration of Camellia-Rosehill within the broader development context to optimise outcomes.

Improved Transport Connections

The University's *Sustainability and Resilience 2030 Decadal Plan* acknowledges the importance of public and active transport in delivering well-connected, highly accessible and environmentally sustainable places. The Parramatta South campus, a flagship campus of the University, is currently serviced by bus and active transport options for students, staff and the wider community. The Parramatta Light Rail will deliver significant public transport benefits and connect the Parramatta South campus and the University's other campuses across Greater Parramatta.

The Strategy outlines the Stage 2 PLR route options and includes proposed transport connections (bus/rail/active) to/from the precinct. These need to be carefully considered to ensure that connections to the Parramatta South campus, are made to accommodate the future growth of the campus and re-development of the Rydalmere Precinct.

The PLR alignment running along South Street (PLR's preferred alignment – 2A) would provide the most benefits when considering both Camellia and Rydalmere precincts. Camellia will be serviced from the already approved PLR stop, and Options 2B and 2C connect through industrial land of large holdings - providing benefits for lesser people. Option 2A provides greater connectivity with the campus and industrial/commercial sites within Rydalmere.

Recognising the critical need for connectivity across precincts, the University is also supportive of the opportunity to consider a bridge connection across the Parramatta River, extending from Camellia-Rosehill to the campus to deliver bus services between the precincts.


### Placemaking Opportunities

The Place Strategy will foster increased activation of the Parramatta River frontage with new public open space, greening and residential development, contributing to the greater city skyline. The University is supportive of the principle of transit-oriented development with density adjacent to key transport nodes and specifically the Parramatta Light Rail. Heights and densities are appropriately located in terms of transport infrastructure. We note that maximum yields and heights are also concentrated along the James Ruse Drive Corridor an important arterial connection (JRD).

The interface of the proposed development with Parramatta River and the heritage context of the University's heritage listed campus requires careful consideration of the built form, landscape, and view lines to and from the site. Appropriate built form and design to the river frontage, along with visual connection and continuity in the landscape will be important to the precinct's adjacency with the Parramatta South campus.

### Education and Employment

The Camellia-Rosehill precinct presents unique opportunities for new education, research, innovation, and emerging technology partnerships. Proximity to the University's Parramatta South and CBD campuses can provide pathways from school through to university and on to employment, industry collaboration and the potential for shared facilities. The early realisation of critical transport infrastructure will support the vision for education and employment in the Camellia-Rosehill precinct. Sitting at the centre of surrounding redevelopment, the University is uniquely placed to connect Camellia-Rosehill with Rydalmere and Parramatta and is supportive of initiatives that will deliver improved place outcomes for students, residents, workers, and visitors.

If you would like to discuss this submission further, please do not hesitate to contact 

Yours sincerely,

