



Cr Bob Dwyer
Lord Mayor

The Hon Gladys Berejiklian MP
Premier for NSW
GPO Box 5341
SYDNEY NSW 2001

9 March 2020

Dear Hon Gladys Berejiklian MP,

RE: Draft Place-based Infrastructure Compact Pilot for the Greater Parramatta and Olympic Peninsula area – Request to proceed with master planning for Camellia

I write in relation to the draft Place-based Infrastructure Compact (PIC) Pilot for the Greater Parramatta and Olympic Peninsula (GPOP) area released for public exhibition by the Greater Sydney Commission (GSC) on Thursday 7 November 2019.

The draft PIC proposes to exclude Camellia from land use change. Council has already made a strong submission to the GSC opposing this aspect of the PIC and I am writing to you to seek your support for our position on this important issue.

The exclusion of Camellia ignores the extensive strategic and master planning work that has already been done in collaboration with Council and the State Government (i.e. Camellia Town Centre Master Plan 2018); fails to support the investment being made in a stop at Camellia as part of Parramatta Light Rail Stage 1; ignores the precinct's strategic positioning close to the Parramatta CBD; and fails to address the precinct's current underutilisation.

I ask that you do not support the PIC as it currently stands, and ensure that the final PIC recommends Camellia continues to progress through the master planning process in collaboration between the State Government, Council and key industry stakeholders. The business community, key landowners and industry bodies have also written to you (see attached letter) in relation to this issue, and Council supports future collaboration with these key stakeholders to help shape the future planning of this important precinct.

Future of Camellia

As outlined above, the draft PIC recommends excluding Camellia from land use change. Specifically the draft PIC recommends that the zoning remains unchanged in Camellia to support the employment and industry cluster consisting of Rydalmere, Auburn, Lidcombe and Silverwater. This is due to:

- the relatively high costs of accommodating a new resident or job in the precinct;
- local environmental constraints;

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- the need to support the employment and industry cluster; and
- avoid any land use conflicts from the introduction of residential uses.

Council does not support the draft PIC's recommendation to exclude Camellia from land use change. This position is not only contrary to the draft Camellia Town Centre Master Plan 2018 prepared by the State Government but also the GSC's own District Plan which recommends a significant change of use within Camellia to accommodate residential and commercial uses in the precinct along the Parramatta River. It is also contrary to an announcement made by the Minister for Planning and Public Spaces only a few days before the release of the draft PIC, which announced a new approach to 'supercharge' Sydney's precinct planning process.

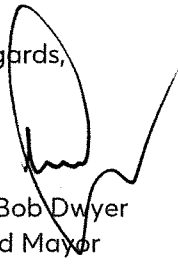
I strongly request you do not support the PIC as it currently stands, and ensure that the final PIC recommends that Camellia continues to progress through the master planning process with collaboration between the State Government, Council and key industry stakeholders.

Council's submission to the draft PIC

I am enclosing a copy of Council's submission on the draft PIC as endorsed by Council at its meeting on Monday 16 December 2019, and sent to the GSC on Wednesday 18 December 2019, for background information. The submission (and supporting council report and resolution) is included in **Attachment 1** and includes a detailed assessment of the draft PIC, particularly in relation to Camellia's exclusion.

If you have any questions regarding Council's position on the draft PIC and specially Camellia, please contact Jennifer Concato, Executive Director City Strategy and Development, on 9806 5767 or email jconcato@cityofparramatta.nsw.gov.au.

Regards,



Cr Bob Dwyer
Lord Mayor

Attachment 1 – City of Parramatta Council Submission to the Draft PIC for GPOP and Council Report and Resolution from 16 December 2019.