

Ref: IRF24/2692

The Hon. Scott Farlow, MLC
Chair
Select Committee on the Proposal to Develop Rosehill Racecourse
Parliament of NSW
6 Macquarie Street
Sydney NSW 2000

Via: Rosehill.Racecourse@parliament.nsw.gov.au

13 November 2024

Subject: Response to questions and hearing transcript – Select Committee on the Proposal to Develop Rosehill Racecourse

Dear Chair

Thank you for the opportunity to appear before the Select Committee on the Proposal to Develop Rosehill Racecourse (Committee) as a witness in your hearing on Monday 21 October 2024 at NSW Parliament House.

I appreciated the opportunity to contribute evidence to the Committee on behalf of the Department of Planning, Housing and Infrastructure.

The Committee Office has provided me with a copy of the hearing transcript and four questions taken on notice to address. I can confirm that I do not request any transcript changes.

Please find enclosed the following requested documents:

- Attachment A – Response to Questions on Notice

I trust this information is of assistance to the Committee.

Yours sincerely

Kiersten Fishburn
Secretary

CC: The Hon Paul Scully MP, Minister for Planning and Public Spaces

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Q#	Pg.	Question (Transcript)	Answer
1	2-3	<p>The CHAIR: With respect to Rosehill, there was some contention in terms of some of the items in the place strategy. Around the stables area, I believe, there had been identification for a school in that precinct. Was that correct?</p> <p>KIERSTEN FISHBURN: Yes, that is correct. They didn't express that particular frustration to me in that meeting, but I was aware, from notes that I had been provided by my staff that there were some tension points there.</p> <p>The CHAIR: With respect to the circus site, which is the area on James Ruse Drive, at the northern tip, was that identified as well for public open space?</p> <p>KIERSTEN FISHBURN: It certainly wasn't discussed in the meeting with me. We didn't get into that level of granularity, and I don't have a copy of the place strategy currently on hand, so I'll have to just take that on notice. But it wasn't discussed in that meeting.</p>	<p>The circus site is located within the Integrated Master Plan that forms part of the Camellia Place Strategy. The Place Strategy identifies areas for proposed open space.</p> <p>However, the State Led Rezoning project is currently on hold. When this recommences, the Integrated Master Plan including areas for proposed open space will be re-tested.</p> <p>Link to Place Strategy: https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/camellia-rosehill</p>
2	5	<p>The CHAIR: With respect to Randwick, what were some of the proposals that were discussed?</p> <p>KIERSTEN FISHBURN: We have on a number of occasions dealt</p>	<p>As at 31 October 2024, the Department of Planning, Housing and Infrastructure has not received application or modification proposal related to student accommodation at Randwick Racecourse.</p>

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	<p>with modifications on Randwick. It was raised at that meeting that they were looking at possibilities of some student accommodation in Randwick and it would come in as a modification to the department. I'll take it on notice, but I don't think it has come into the department since that discussion.</p> <p>The CHAIR: With respect to the ATC's former proposals both along Canterbury and at Rosehill, what was the yield that they were looking at in terms of housing development in both of those sites?</p> <p>KIERSTEN FISHBURN: I cannot recall Canterbury because it's been some time since I've had a look at it, but we'll take that on notice and see what the latest information we had with the department—noting that it would be a planning proposal into council. I believe for their Rosehill plans—again, let me just say this is excluding the racecourse; this is the other lands that they have. I believe the yield was around 3,000 dwellings.</p>	<p>Canterbury: ATC has not provided DPHI or Council with a scheme for Canterbury Racecourse. In 2021, Canterbury-Bankstown Council commenced a draft planning study/strategy to create a long-term vision for the racecourse should the ATC cease operations on the site. However, this planning work did not progress as there is uncertainty regarding ATC's decision for the future use of Canterbury Racecourse.</p> <p>The Camellia Place Strategy (August 2022) identifies capacity for up to 10,000 new homes in the Camellia Precinct. The Place Strategy does not breakdown the yield for individual sites.</p> <p>The State Led Rezoning Project is currently on hold and proposed dwelling numbers will be re-tested once the process re-commences.</p>
3	6-7 MARK LATHAM: Inside Planning, what is the status of the Camellia-Rosehill rezoning civil design package report from BG&E in January this year that identifies	It is acknowledged that flooding is a key issue throughout the Camellia Precinct and is a key consideration for any future development within the Precinct.

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	<p>Rosehill racecourse as a flooding hotspot?</p> <p>KIERSTEN FISHBURN: It's an input into the rezoning that is currently on hold.</p> <p>MARK LATHAM: Currently on hold?</p> <p>KIERSTEN FISHBURN: Currently on hold.</p> <p>MARK LATHAM: This was done for Camellia—</p> <p>KIERSTEN FISHBURN: This was done for Camellia-Rosehill, but the rezoning itself is currently on hold.</p> <p>MARK LATHAM: As far as you know, it is a flooding hotspot, according to this report. There is no report that contradicts this?</p> <p>KIERSTEN FISHBURN: I'm not that much into the detail, I'm sorry. I can take that on notice.</p>	<p>The State Led Rezoning Project is currently on hold. All draft technical studies prepared as part of the State Led Rezoning process would be required to be updated once re-commenced.</p> <p>A link to the technical studies prepared for the Place Strategy is provided below: https://www.planningportal.nsw.gov.au/camellia-rosehill-place-strategy</p>
4	<p>7</p> <p>BOB NANVA: Secretary, housing and metro issues around Camellia and Rosehill have been investigated and litigated now since 2016-2017. What sort of analysis was undertaken by Planning with respect to the costs and benefits of the numerous iterations of metro and housing proposals for that area?</p> <p>KIERSTEN FISHBURN: That's not the work for the Planning</p>	<p>The State Led Rezoning process is on hold, and only at a draft status. Once re-commenced, the Department can assist in providing any specific inputs to the cost-benefit analysis as required.</p>

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	<p>department to undertake. We would be providing inputs into metro in relation to cost-benefit analysis. To my knowledge—and I will take this on notice, because it's a big department—we have not been asked for specific inputs into cost-benefit analysis in relation to Camellia-Rosehill.</p>	
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