

**Submission
No 69**

INQUIRY INTO PROPOSAL TO DEVELOP ROSEHILL RACECOURSE

Organisation: Billbergia

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18 July 2024

Hon Scott Farlow MLC
Committee Chair
LEGISLATIVE COUNCIL
Select Committee on the Proposal to Develop Rosehill Racecourse

Dear Committee Chair

Billbergia submission on the Proposal to Develop Rosehill Racecourse

The Billbergia Group is a significant long-term landowner in the Camellia precinct and a founding member of the Rosehill Camellia Landowners Alliance (RCLA). We welcome the opportunity to make a submission to the Legislative Council's Select Committee Inquiry on the proposal to redevelop Rosehill Racecourse.

In addition to examining the unsolicited proposal process, we understand the committee will consider the role of the proposal in meeting housing targets, its impact on the cost and delivery of the Sydney Metro, and potential impacts on parkland in Western Sydney.

Billbergia's role in helping to address housing supply

The Billbergia Group is a family-owned Australian property group with a proven track record of transforming industrial lands into vibrant and sustainable residential communities, as evidenced by the urban renewal of Wentworth Point and Rhodes. These suburbs are being transformed with new homes, supported by private sector investment in social and transport infrastructure, such as the active transport Bennelong Bridge, together with shopping centres, libraries, childcare, community centres, open space and sports & recreation facilities.

Our role in addressing the city's housing crisis is demonstrated by our partnership work with Homes NSW and Community Housing Providers, notably St George Community Housing and Evolve Housing. Key projects include:

- A new mixed-tenure 800+-apartment development under construction in Arncliffe, with the potential for 75% to be dedicated to social and affordable housing
- A 376 mixed-tenure apartment project in Lidcombe, completed in 2023 with 41% of dwellings dedicated to social and affordable housing
- A 150 mixed-tenure apartment project at West Ryde, completed in 2023.

Sydney Metro West and the case for a station at Rosehill Camellia

Billbergia is a strong advocate for new transport infrastructure for Sydney and has supported a station at Camellia since Sydney Metro West rail was first proposed in 2016.

Unfortunately, the existing Sydney Metro West planned route, excludes any stations along the entire 7km corridor between Sydney Olympic Park (SOP) to Parramatta CBD.



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Based on global comparisons, the 7km distance between stations under the current Sydney Metro West plan is likely to be among the largest anywhere in the developed world, missing a crucial housing & placemaking opportunity.

Planning for Metro West stations should be about planning the city's transport around accessibility and future housing. A metro station at Rosehill Camellia, together with the consolidated landholdings in the proposed Camellia Town Centre, creates opportunities for large-scale rezoning and urban renewal to deliver a significant boost in housing supply for the next 25+ years.

Camellia has been in decline as an industrial employment hub since the 1970's, with a 91% decrease in jobs since its 1976 peak. Transforming a precinct such as Rosehill Camellia in the centre of metropolitan Sydney, supported by a metro station can deliver homes and jobs, and important long-term value creation for the Government, community and the economy.

It provides the critical economic catalyst for the landowners to contribute to the remediation of contaminated industrial lands and unlock 1.5km of the Parramatta River to public access, with consequential community benefits to the region.



Parramatta River looking towards Camellia Rosehill

Sydney Metro West is a once-in-a-century opportunity, and the contribution that a station at Rosehill Camellia can make to the future of the Central River City cannot be overstated.

For scale, the combined landholdings of major landowners, including Rosehill Racecourse is circa 90 hectares - four times larger than Barangaroo. It would be the largest development in the history of the Central River City and provide untold scope for housing, employment and urban regeneration.



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While the Select Committee's Inquiry relates to the proposal to develop Rosehill Racecourse, a Metro West Station at Rosehill Camellia is a strategic investment into the long-term growth of the Central River City and the future of the broader Western Sydney region. It is supported by major landowners within the precinct, City of Parramatta, the adjacent Western Sydney University Campus and all leading industry associations.

The Billbergia Group remain wholly supportive of a Metro West station at Rosehill Camellia. It has the potential to deliver significant benefits for generations to come, help Sydney address long term housing supply issues and offer opportunities to regenerate a key precinct in the heart of metropolitan Sydney.

Kind regards

Rick Graf
Billbergia Group