

# Creating a more connected, sustainable and inclusive community



Landcom is proposing to transform the former WestConnex construction site in Camperdown into a well-designed and well-located mixed-use development, close to the Sydney CBD, public and active transport, parks and major health and education hubs.

## Project vision

Our vision is to create a more connected, sustainable and inclusive community with:

- at least 200 build-to-rent units offered to essential workers like nurses, paramedics, teachers, police officers and firefighters at a discount to market rent
- approximately 300 units that will be a mix of market sale and affordable rental housing
- a mix of ground-floor shops and services, landscaped outdoor spaces and new pedestrian links, helping to enhance neighbourhood amenity and creating a vibrant destination to live, work and visit.

To deliver this vision, Landcom is seeking approval:

- to rezone the site from industrial to residential via a **Planning Proposal**
- of a **State Significant Development Application** for build-to-rent apartments for essential workers.



Artist's impression of proposed mixed-use development, subject to change and approvals

## About Landcom

Landcom is a NSW Government owned land and property development organisation. We operate as a commercial business and aim to make a positive difference in people's lives across NSW by increasing the supply, affordability and diversity of housing and creating sustainable communities.

Approx.  
**500**

TOTAL UNITS



**40%**



**FOR ESSENTIAL WORKERS TO RENT AT A DISCOUNT**

**60%**



**FOR SALE OR AFFORDABLE RENT**



**BUILDINGS BETWEEN 3 - 20 STOREYS**



**APPROX. 6,000M<sup>2</sup> PUBLIC OPEN SPACE**



**APPROX. 6,000M<sup>2</sup> GROUND FLOOR SHOPS & SERVICES**

We acknowledge the Gadigal people of the Eora Nation as the Traditional Custodians of the land where our Camperdown project is located. We recognise that they have lived in the area for tens of thousands of years caring for country, and pay our respect to Elders and Knowledge Holders.



# Planning and site considerations



## Landcom will submit a range of technical studies with the application to address:

- |  |                                   |                              |
|--|-----------------------------------|------------------------------|
| Housing needs                          | Noise and air quality             | Heritage                     |
| Access, traffic, parking and transport | Hazardous materials               | Civil engineering            |
| Amenity and social impact              | Urban design and landscape design | Environmental considerations |

Technical studies can be viewed during public exhibition later this year.

## Site remediation

Given the site's former uses, remediation is needed to manage contaminants found onsite so that it is safe for future development. We have engaged specialist environmental consultants to develop a strategy to manage this process.

## Traffic, parking and transport

Assessments show that local roads will have capacity for traffic generated by the proposed development. As the site is well-located, future residents can also walk, cycle and use public transport to reach many nearby destinations.

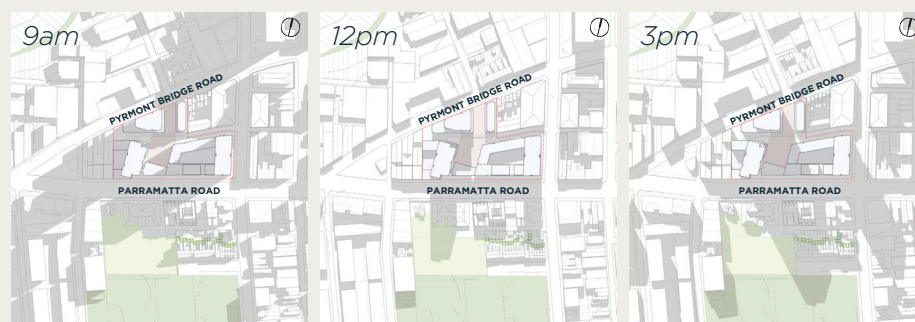
The number of private parking spaces will align with planning requirements, and firm up as planning progresses.

## Heights, visual amenity and privacy

The rezoning proposal is seeking permission for buildings up to 20 storeys. Building heights are subject to feasibility and constraints, including existing flight paths.

Our planning must consider privacy and views of neighbouring properties, and overshadowing.

Proposed setbacks, landscaped public spaces, pedestrian laneways and the distance between buildings will help to reduce overshadowing, while providing future residents adequate privacy and sunlight. We have prepared shadow studies to reduce impacts on surrounding buildings.



Shadow study diagrams showing shadowing in mid-winter at 9am, 12pm and 3pm

## Connecting with Country

We are eager to understand how our projects can better connect with Country and respect the rich history and culture of Aboriginal people. Our projects fundamentally transform Country forever and we can deliver our projects in a respectful and considerate way to celebrate the uniqueness of each place.

The Camperdown site is on Gadigal lands. We have engaged a specialist consultant to meet with local First Nations community stakeholders to help us better understand the context and history of the site and surrounds, invite feedback and ideas about the proposed development, and inform principles to recognise, celebrate and connect with Country.

Artwork: 'Our Journey' by Danielle Mate



## Examples of Landcom's nearby masterplanned communities

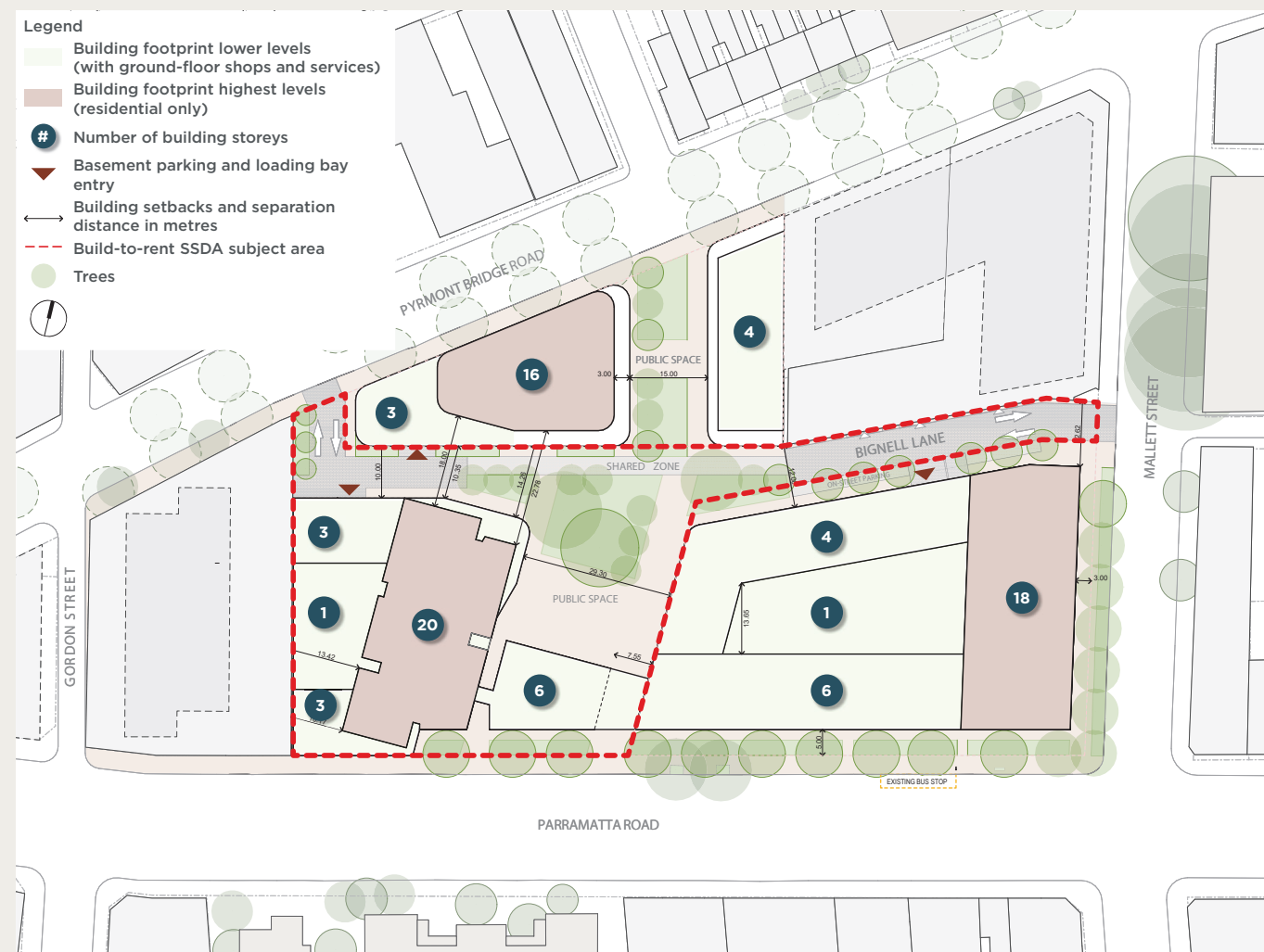




# Design approach

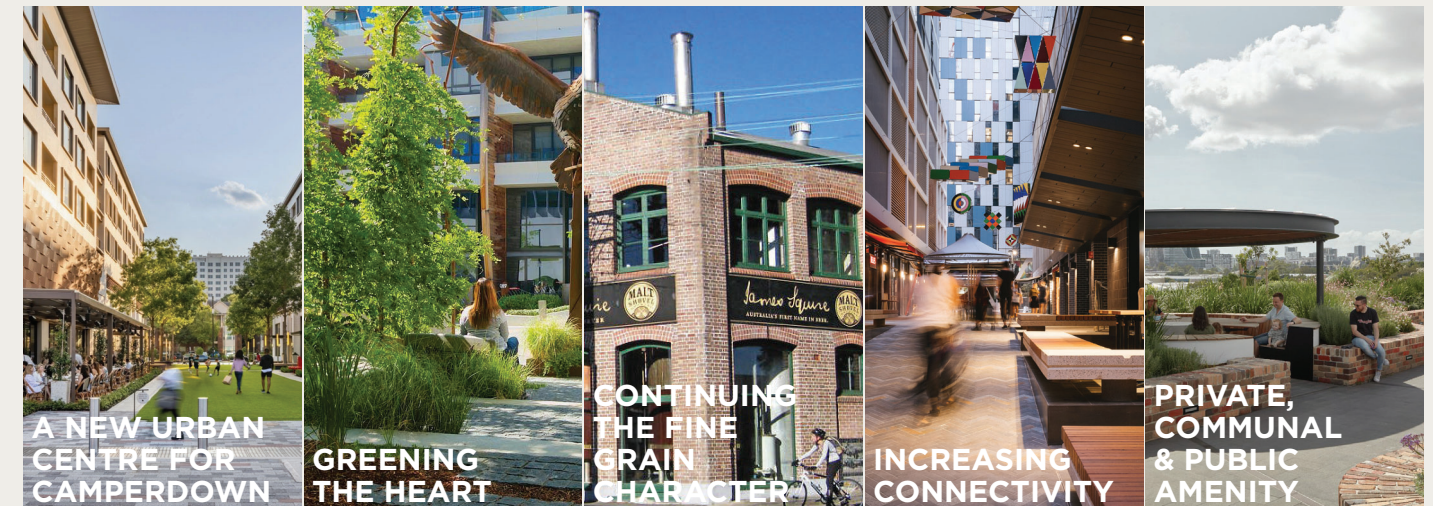
We want proposed development to contribute to the Camperdown neighbourhood, creating a place that future residents are proud to call home and supporting them to become part of the community.

We aim to showcase design that connects with surrounding buildings, with public space, laneways and new shops and services encouraging the development to become a vibrant destination.



Concept masterplan - prepared for consultation

## Design principles



## Materials and facades

While older brick buildings adjacent to the site are not heritage listed, there are heritage buildings nearby on Mallett Street and Parramatta Road.

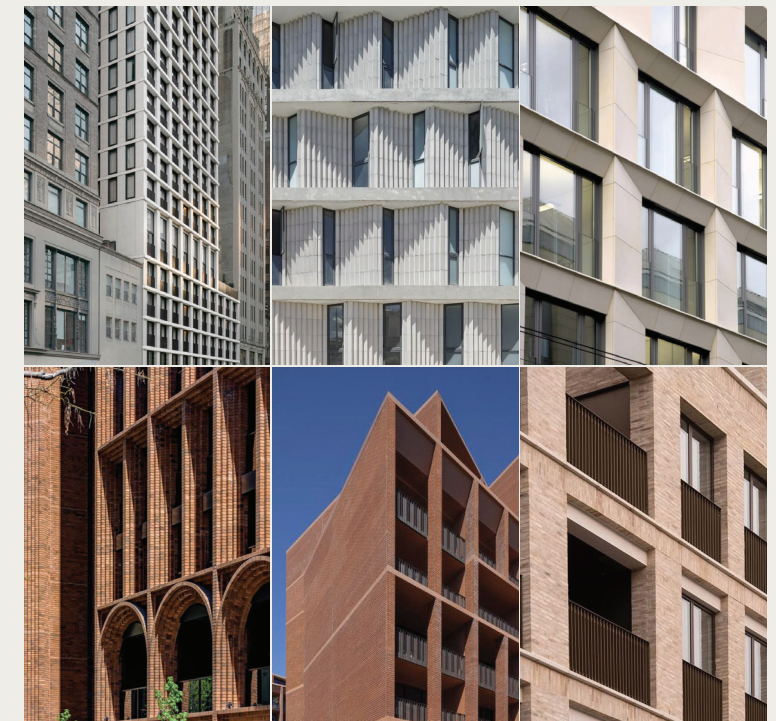
Proposed development aims to be sympathetic to the area's industrial past and heritage character through building setbacks, and use of similar materials and colours.



Parramatta Road character fabric



Surrounding heritage



Colours and materials will be sympathetic to local character.



# Public space and project benefits



Proposed development will enhance the neighbourhood's amenity and vibrancy with ground-floor shops and services, landscaped outdoor spaces and new pedestrian links between Parramatta Road and Pyrmont Bridge Road.



Artist's impression of proposed public space, shops and services, subject to change and approvals

## Shops and services

We envisage future tenancies would be suitable for food and beverage, convenience and other specialty retailers, complementing shops and services nearby. We are preparing a Retail Strategy to assess current local amenities and provide recommendations for what could be included in future development to help meet the daily needs of local residents, while creating a vibrant destination for people to visit and support the local economy.

## Creating an urban oasis

The provision of publicly accessible green and open spaces is central to the proposal, providing places for people to meet, relax and socialise. Landscaping will feature native plants to support urban biodiversity and increase tree canopy cover to provide shade and cool the air.

Share your feedback!

What is important to you as we plan the project?  
As a local, is there anything you'd like us to be aware of?



Landscape masterplan – prepared for consultation



# Housing for those who keep our city running



We are seeking approval to deliver a mixed-use apartment building with a total gross floor area of around 14,479m<sup>2</sup>, providing at least 200 build-to-rent homes for essential workers to rent at a discount, as well as ground-floor retail and commercial spaces.

The building will remain in NSW Government ownership, with tenancies managed by a suitable operator. Details will be made available closer to project completion.

## Why do we need housing for essential workers?

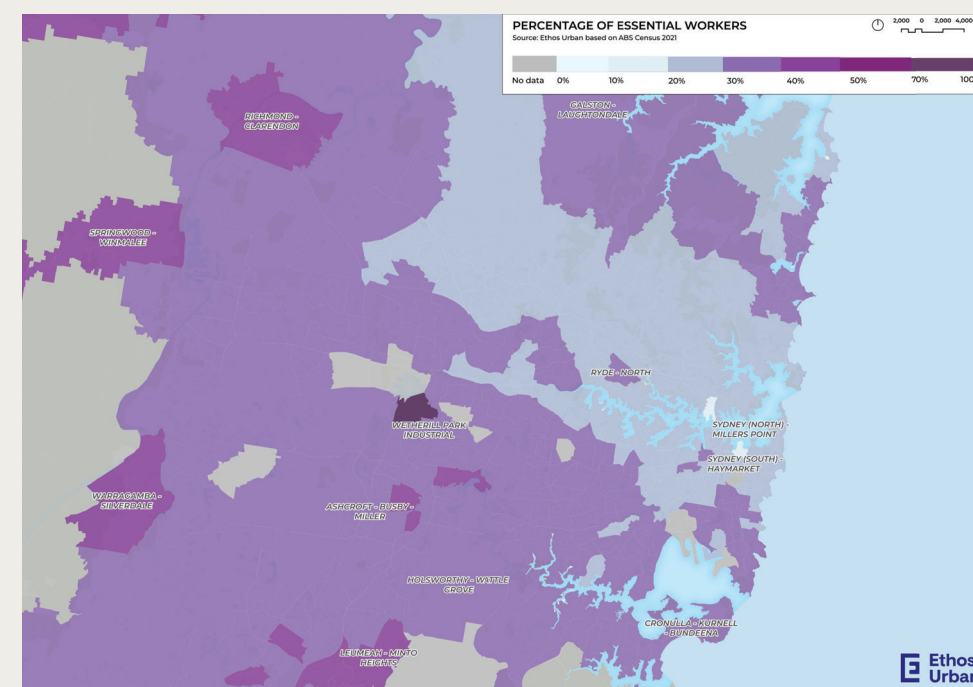
- Essential workers like nurses, paramedics, teachers, police officers and firefighters provide critical services to people across NSW.
- Often many essential workers can't afford housing in the areas they serve.
- Commuting long distances adds stress, time and costs to already demanding jobs. On average, a community based key worker spends 1.5 hours per day in their car while a residential based worker (e.g. a home care nurse) spends 2.3 hours per day on public transport (Source: Orchard Talent Group, 2024).
- Hospitals, schools, and emergency services are struggling to retain staff because housing is unaffordable in the areas they are located. Without local housing options, we risk understaffing critical services.

## Benefits of build-to-rent

- Purpose-built housing for rent, with longer-term leases that provide greater rental security than the 12-month "leasing cycle".
- Rent increases often locked in upfront so that tenants have greater financial security.
- Longer leases can provide tenants with freedom to paint walls, hang pictures, keep pets and really set up home.
- With longer leases, tenants can settle down, make new friends and build a sense of community.



Essential workplaces within 1.2km radius of project site  
(Source: DKO)



Where essential workers live in greater Sydney  
(Source: Ethos Urban)

Are you an essential worker?  
What is important to you as we plan the project?

Speak with us today!



# Steps to keys in doors





## Have your say

Community engagement is an important part of our planning process.


Provide your feedback by 6 May 2025 to inform a Planning Proposal to rezone the site and a State Significant Development Application for build-to-rent apartments for essential workers.

Community and stakeholder feedback will be reviewed alongside project feasibility considerations, site opportunities and constraints, our housing and sustainability targets, and best practice design principles to refine plans.

 **Speak to a team member today**

 **Complete our online survey** - scan the QR code or visit [joinin.landcom.nsw.gov.au/camperdown](https://joinin.landcom.nsw.gov.au/camperdown)

 **Email** [camperdown@landcom.nsw.gov.au](mailto:camperdown@landcom.nsw.gov.au)

 **Call** 1800 870 549



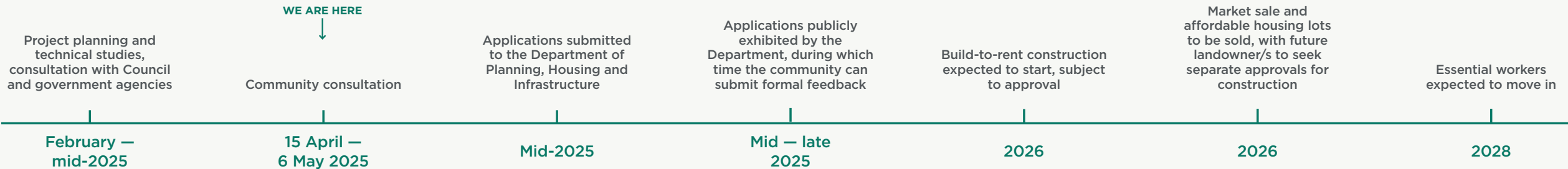
## Stay informed

We will keep the community and stakeholders informed during planning and construction. To sign up for email updates, scan the QR code above.



Artist's impression of proposed mixed-use development, subject to change and approvals

## Project timeline



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