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13 February 2025

## Development at 160-168 Parramatta Road / 79-95 Pyrmont Bridge Road, Camperdown

Dear resident,

I am writing about Landcom's proposal to transform the former WestConnex drive site in Camperdown with well-designed and well-located mixed-use development.

### What we are proposing

The project features approximately 500 apartments, with a mix of sizes, improving housing supply, choice and affordability for renters and buyers. At least 200 build-to-rent units will be offered to essential workers at a discount to market rent. The remaining 300 units will be a mix of affordable rental housing and housing to buy, with the ratio to be determined during planning.

Future residents will have easy access to public transport, shops and services, while new ground-floor retail or commercial, landscaped outdoor spaces and pedestrian links will contribute to the neighbourhood's amenity and vibrancy.

### Project location (shown in orange)



## Why is housing proposed for this site?

The former WestConnex dive site was identified through the NSW Government's audit of surplus land for housing as it is close to public transport, social infrastructure and major health and education employment hubs. As the site is zoned light industrial, it will need to be rezoned to support future development.

## What is build-to-rent housing?

Build-to-rent is purpose-built housing designed for rent, rather than sale. It is designed and built specifically for long-term renters to provide secure housing. At our Camperdown project, at least 200 build-to-rent units will be offered to essential workers at a discount to market rent. These properties will be retained in government ownership, with details on how to apply and the rental subsidy made available closer to project completion.

## Next steps and future opportunities to provide feedback

We are in the early planning stages, working with technical specialists to understand site opportunities and constraints to support the site's rezoning and well-designed development. Technical studies will cover areas including local traffic and transport, urban design, landscape design, civil engineering and environmental assessments.

We are consulting Inner West Council and other government agencies to minimise impacts and achieve a great design outcome. In the coming months we will invite neighbours and the wider community to share feedback before finalising plans.

We aim to lodge an application to rezone the site and an application for the essential worker build-to-rent housing with the Department of Planning, Housing and Infrastructure in mid-2025. Pending approvals, construction of the build-to-rent housing is expected to start in 2026, with the first essential workers expected to move in around 2028.

Once the site is rezoned, we will sell parts of the site planned for affordable rental housing and housing to buy. The future landowner will need to submit and receive approval of separate development applications before any construction can begin.

## More information

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Yours sincerely,



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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.