

Draft Camellia Town Centre Master Plan

Frequently asked questions

What are Planned Precincts?

The NSW Government's Planned Precinct program is a coordinated approach for state and local government to better plan the delivery of housing and jobs close to public transport, shops and services. Planned Precinct areas are located around transport corridors or strategic centres that have broad social, economic and environmental significance for the community.

The Department of Planning and Environment, in consultation with the City of Parramatta Council and other government agencies, have developed the draft Master Plan for the Camellia Town Centre.

The draft Plan identifies the key infrastructure necessary to support the growing population, such as community facilities, new cycleways and footpath connections, public transport and road upgrades, public open space and education facilities. The necessary boost for a vital mix of modern and well-designed housing, close to jobs, transport and services means people of all ages will have access to a variety of housing in an attractive and safe place to live.

What does the draft Camellia Town Centre Master Plan do?

The draft Plan has been developed by Department of Planning and Environment, in consultation with City of Parramatta Council and other state government agencies including Transport for NSW and Department of Education, to guide the planning for the Camellia Town Centre. It will form the basis for any future land use rezoning for the proposed Camellia Town Centre, through an amendment to the Parramatta Local Environmental Plan.

The draft Plan establishes the town centre's character as a new riverside community and, importantly, ensures the renewal occurs in tandem with access and transport improvements.

What community facilities and open space will be provided?

The draft Plan addresses the growing community's need for public spaces by providing public access to the Parramatta riverfront, with pedestrian and cycle access and links to the Parramatta Valley Cycleway and Sydney's Green Grid. It also identifies potential locations for future community facilities.

The draft Plan identifies new public open spaces throughout the town centre including plazas, parks and a multi-use playing field. A total of 13 hectares of public open space including more than 8 hectares riverfront parkland, for a length of 1.7km along the Parramatta River foreshore.

The draft Plan also identifies a range of community facilities including community hub, potential indoor recreation facility, potential library, a town square and pocket parks.

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How will the proposed Camellia Town Centre be serviced by transport?

The draft Plan takes advantage of the Parramatta Light Rail which, when completed in 2023, will provide fast, frequent and direct services from a stop located in Camellia Town Centre to Parramatta and Westmead's employment, education, health and entertainment opportunities. The light rail will also provide easy access to the suburbs of Rydalmere, Dundas, Telopea and Carlingford.

Further investigations will consider broader transport options, while developments such as future Parramatta Light Rail – Stage 2, and bus route to Granville may bring more transport links to serve the future community.

The draft Plan also provides a framework for improving road, cycling and pedestrian access to the Camellia Town Centre.

How many and what types of jobs will there be in the area for locals?

The draft Plan proposes up to 200,000 sqm of commercial and retail floor space, which will create up to 5,000 new jobs in the proposed Town Centre. This includes jobs in retail, office and community services and will be derived from the commercial, retail and community facilities.

What kind of height limits are suggested for these areas?

The draft Plan proposes a range of building heights within each street block, providing for slender towers ranging from 21 to 36 storeys, with two 40 storey towers. Towers will have a maximum floor area of 750 sqm to ensure that the built form promotes views to the riverfront and adequate building separation to allow for increased sunlight to the public domain.

This is an area that is prone to flooding. How are you addressing contamination of the site and flooding?

The draft Plan provides a framework for managing contamination arising from Camellia's industrial past. The Department has prepared a draft Landfill Strategy which sets the ground level across the proposed Town Centre. This will ensure that development is above the flood level. One possible approach to address the contamination and flooding issue in the Town Centre may be through a capped fill approach, that is, the site would be capped and sealed and no basement car parking provided.

The draft Plan proposes to establish a ground level that provide for a connected and walkable Town Centre, whilst addressing both contamination and flooding constraints. The cohesive ground level will ensure that elements of the public domain and adjoining buildings interrelate with one another.

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What about the broader Camellia Precinct, outside of the town centre?

The draft Plan focuses on the proposed Town Centre and does not propose any changes to the existing land uses outside the Town Centre at this stage.

How will potential conflicts between industrial development and the future town centre be addressed?

As part of the draft Plan, new road infrastructure is proposed to provide improved and alternate heavy vehicles routes to outside of the Camellia Peninsula. These include a new:

- Vehicle bridge crossing of Duck River to Silverwater at the southeast end of the Camellia Precinct, and
- Direct road connection between M4-James Ruse Drive off ramp and Unwin Street in Camellia.

We are also investigating a potential vehicle, pedestrian and possible light rail bridge over the Parramatta River towards Rydalmere at the eastern end of the proposed Town Centre.

What other infrastructure and improvements are required to support the draft Plan?

The draft Plan identifies the necessary infrastructure to support the proposed population of the Town Centre, including:

- 13 hectares of public open space including riverfront foreshore, town plaza and multi-use playing field;
- Parramatta Light Rail;
- Pedestrian and cycling paths and links, including a foreshore shared pedestrian and cycleway along the riverfront parkland;
- New vehicle bridges and potential new pedestrian bridges over the Parramatta and Duck Rivers; and
- Community facilities including potential new school, library and community hub.

What happens after the exhibition of the draft Camellia Town Centre Master Plan?

After exhibition all submissions and feedback from the community and stakeholders will be reviewed and considered. The submissions and feedback will inform the preparation of a draft land use rezoning package which will include an amendment to the Parramatta Local Environmental Plan, a Development Control Plan, and a Section 94 Plan. The rezoning package will then be placed on public exhibition.

A landowner may lodge a Planning Proposal seeking to rezone the land, however consideration should be given to the draft Plan.

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How has the community been involved – and what has been the feedback to date?

The draft Plan builds on the Camellia Land Use and Infrastructure Strategy developed in 2015 with the City of Parramatta council.

During an extensive community consultation and engagement process, local landowners and residents from nearby areas including Rydalmere, Dundas, Parramatta, Oatlands and beyond expressed clear support for the post-industrial transformation of Camellia. The community also expressed a clear need for public transport and services to support the new community.

This feedback has informed the development of the draft Plan.