

Department of Planning and Environment  
GPO Box 39,  
Sydney NSW 2001

3/26/2018

Dear Sir/Madam,

### **Draft Camellia Town Centre Masterplan**

I am writing on behalf of the owners of 35 Grand Avenue and 2-8 Thackery Street, Camellia, in response to the draft Camellia Town Centre Masterplan.

The Government is to be commended for their vision for the Camellia Town Centre. The draft masterplan and supporting documents make a compelling case for the land use changes in the precinct, particularly towards a mixed use, high density, precinct. Camellia has undergone significant changes over recent years as the areas industrial and logistics businesses have relocated elsewhere. As the Department own documents have shown employment, in the precinct has experienced a significant and long-term decline. This decline will not be arrested without changes in planning controls to allow more flexible employment zones such as retail and commercial. Zones which also allow the precinct to be activated with residential development. Furthermore, the advent of the Light Rail running through the precinct should support these land uses, and at much higher level of density.

However, while we support the proposed new Town Centre Masterplan, we believe there are some issues which should be considered before the Government proceeds to the next stage of a detailed Planning Proposal. The Town Centre will have a significant and adverse impact on the rest of the industrial lands in the Camellia precinct, particularly those lands to the immediate east, further along Grand Avenue. These industrial lands currently are supported by road links to the east, along Grand Avenue. This road is already underperforming and will be further impacted by the development of the Town Centre as well as the new Light Rail. While we understand that a new transport routes may be provided in the future to east across the Duck River, it is unlikely that the industrial lands to the east of the Town Centre will remain viable. There is also likely to be considerable land use conflicts between a high density residential and commercial centre being adjacent to a heavy industry. These land use conflicts are unlikely to be managed by the provision of a small park separating the two precincts.

In light of this, we believe that these industrial lands should also be considered for changes in zoning. The east Grand Avenue precinct suffers from many of the constraints that the proposed Town Centre suffers, with contaminated soils, some flooding, and transport connectivity difficulties. Although both the Town Centre and the east Grand Avenue precinct are outside the impact zone of the former Shell oil refinery. Yet like the proposed Town Centre, this precinct can overcome these constraints with careful planning and infrastructure upgrades. Option two of the proposed Light Rail route would see the entirety of Grand Avenue serviced by public transport. Even if option two is not adopted there is still scope for a light rail stop at the planned stabling yard on Grand Avenue. Either way the east Grand Avenue precinct will be within 400-600 metres of a light rail stop. This should enable the precinct to be rezoned to a higher and better use, such as residential.

More importantly consideration of higher and better land uses, such as residential, would allow for a greater contribution of development levees and State Infrastructure Charges (SIC). The infrastructure required to unlock both precincts is substantial and expensive. By including the east Grand Avenue precinct into future Planning Proposals anticipated by the Strategy would allow these charges to be spread across more landowners either reducing the overall level of the SIC or by ensuring less of the cost is bourn by State and Local Government.

Finally, the whole of Camellia suffers from significant contamination, particularly of ground water and soils. This contamination is having a significant impact on local waterways and Sydney Harbour as well as potential the long-term health of the local population. It is unacceptable for this contamination to be left unaddressed. The best way to address this is for the land to be remediated to a standard which is both safe for human health and the environment. Like the draft Town Centre Masterplan suggests this could be funded through a rezoning to a higher and better use.

We would welcome the opportunity of discussing this matter further and would be grateful if you could keep us informed of your deliberations. Should you have any queries please don't hesitate to contact me on **0417 238 212**.

Yours sincerely

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