



## Campsie Town Centre Master Plan

### *Landowner Early Engagement Package*

July 2020





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## **1.0 Introduction**

Council has commenced master planning of the Campsie Town Centre to realise the vision set for this centre under Council's Local Strategic Planning Statement, *Connective City 2036*. Campsie is one of two Strategic Centres in Canterbury Bankstown, along with the Bankstown City Centre.

As part of the development of the master plan, Council is seeking feedback from large landholders on their potential to contribute to the renewal and revitalisation of Campsie. This feedback will take the form of a briefing package. Key landholders will have the opportunity to discuss how future development on their site will be able to respond to the 8 *Planning Priorities* for the Campsie Town Centre.

### **1.1 Purpose**

The briefing package will provide an opportunity for open and structured engagement between landowners and Canterbury Bankstown Council on the Campsie Master Plan. This engagement is an idea generating process, with the intention to discuss innovative concepts for the centre that produce good urban outcomes. This process will also allow Council to provide landholders with clear strategic directions on priorities for Campsie

The outcome of the Early Engagement Briefing will be a report documenting key outcomes. Council will consider submission reports, alongside other engagement activities as part of the Campsie Town Centre master planning process.

### **1.2 Objectives**

The objectives of this Early Engagement with landowners are:

- Engage with interested parties early in the master planning process
- Provide large landholders with an understanding of Council's and the community's aspirations for the Campsie Town Centre
- Provide an opportunity to collaborate, explore and share ideas for Campsie Town Centre
- Discuss opportunities on potential development sites, namely their ability to provide good urban outcomes
- Document the outcomes in a transparent manner.



## 2.0 Requirements and task

Landowners with a parcel of land over 1,500 wholly or partly within the Campsie Town Centre are invited to prepare a maximum 20-page package outlining their ability to respond to the 8 *Planning Priorities* for the Campsie Master Plan. The package must meet the following requirements:

- Briefing packages must include a written document responding to each of the Planning Priorities, with approximately 1- 2 pages dedicated to each priority
- Landholders should address as many of the relevant considerations to the Planning Priorities as possible, however it is noted that not all considerations will be applicable to each site
- If it is not possible to respond to a Planning Priority on a site, an alternative solution can be offered
- Briefing packages can contain written text, graphics, and plans
- For sites with less than 1,500 in area, a multi-landowner and multi-site submission is acceptable.

Submissions must be made by email to [haveyoursay@cbc.city.nsw.gov.au](mailto:haveyoursay@cbc.city.nsw.gov.au). In making a submission, you accept that the submission will be published on the Have Your Say portal for the Campsie Town Centre Master Plan.

Briefing packages are to be submitted to Council by **5.00pm, 4 September 2020**.

The responses should make reference to the aspirations and actions set out in the strategies, plans and policies listed under each priority. It is acknowledged that not every consideration will be relevant for each individual site.



### **3.0 Guiding principles /Planning priorities**

Briefing packages will outline how your proposal and/or landholding respond to the Campsie Planning Priorities and the relevant considerations.

#### **Priority 1: Prioritise better public transport usage and increased space for pedestrians**

How can your proposal and/or landholdings:

- Consider the impact of large developments on traffic conditions within the study area
- Transform Campsie into a place for people with high demand for activities and lower levels of vehicle movement
- Deliver an interconnected and accessible walking and cycling network active transport
- Promote or support alternatives to non-car-based transport options and transport modes that may be available in the future e.g. active transport, car share, driverless cars and on-demand transport
- Link parking requirements to public transport access and plan for disruptions in transport and mobility
- Address shared mobility principles for liveable cities as outlined in the Complete Streets CBD Transport and Place Plan

*Alignment with LSPS: Evolution 2 - Movement for commerce and place*

#### **Priority 2: Deliver local jobs, a strong local economy and a diverse skilled workforce**

How can your proposal and/or landholdings:

- Contribute to providing 7,500 total jobs in Campsie by 2036
- Support a 'lifestyle precinct' underpinned by good access to the Cooks River, the green grid network and health, wellness facilities and a night-time economy
- Ensure no net reduction in commercial/retail floor space on sites
- Support a health and medical precinct around Canterbury Hospital



- Protect the character and fine grain along Beamish Street and maintain retail and commercial usage along the street

*Aligns with:*

- LSPS: Evolution 3 - Place for commerce and jobs
- Draft Employment Lands Strategy proposed actions

### **Priority 3: Promote a healthy and living river system that flows through the Cooks River catchment**

How can your proposal and/or landholdings:

- Contribute to achieving a water sensitive city
- Integrate waterwise practices in the design of buildings, parks and streets
- Explore opportunities to harvest rainfall for use in landscapes and the surrounding built environment
- Encourage streets and buildings to be orientated towards rivers and creeks and create opportunities for new blue and green corridor links
- Enhance connections between Campsie's Centre, the Cooks River and Tasker Park
- Deliver deep soil to achieve the Blue Web Actions outlined in Council's Local Strategic Planning Statement

*Aligns with:*

- LSPS: Evolution 4 Blue web

### **Priority 4: Create an integrated network of ecological and green spaces**

How can your proposal and/or landholdings:

- Contribute to the network of parks, open spaces, vegetated spaces of appropriate scale, and the links between them
- Contribute to a range of informal passive and active recreational opportunities or renew existing spaces



- Connect pockets of habitat across urban areas through tree and vegetation corridors
- Plan for comfortable and leafy active transport connections to enable people to move from homes to Campsie Station
- Contribute to the tree canopy target of 15% to 25% in centres to reduce the heat island effect
- Deliver deep soil to achieve the Green Web Actions outlined in Council's Local Strategic Planning Statement

*Alignment with LSPS: Evolution 5 – Green web*

### **Priority 5: Provide diverse, accessible, and affordable housing**

How can your proposal and/or landholdings:

- Deliver up to 15% affordable housing on sites
- Contribute to providing 5,600 additional dwellings in Campsie by 2036
- Provide housing choice to suit each life stage through a range of housing typologies, sizes and tenures
- Provide dwelling mix within developments to reflect household need
- Accommodate additional housing while maintaining the existing Beamish Street fine grained main street character
- Provide a mix of densities and heights within walking distance of Campsie station with a transition to low density housing on the edges of the centre
- Protect environmental and built heritage

*Aligns with*

- *LSPS: Evolution 6 - Urban and Suburban Place, Housing the City*
- *Housing Strategy*
- *Affordable Housing Strategy actions*



### **Priority 6: Create cultural places and spaces will service and celebrate many cultures, languages, activities, and age groups**

How can your proposal and/or landholdings:

- Explore opportunities to deliver a new cultural facility in Campsie
- Plan for high quality public domain and public spaces, including the provision of public art
- Deliver flexible and adaptable community supporting infrastructure to support growth
- Encourage a network approach to the provision of community infrastructure and services
- Recognise Aboriginal and Torres Strait Islander heritage through physical features of the city

*Aligns with LSPS: Evolution 7 - Cultural Place and Spaces*

### **Priority 7: Deliver quality design in public and private areas**

How can your proposal and/or landholdings:

- Champion and deliver high quality design within the public and private realm
- Engages competent, skilled and highly regarded design professionals to design and deliver great places for people
- Create buildings that are sustainable, use materials that are built-to-last and are resilient to extreme weather events.
- Design buildings that are aesthetically pleasing as well as practical, and well maintained and cared for
- Deliver design solutions that draw on an understanding of place and respond to the unique historical, cultural, environmental, and social characteristics of Campsie
- Positively contributes to the urban context and site conditions in terms of natural features, built form, streetscape, street wall height, building separation, setbacks, amenity, building bulk and modulation
- Positively contributes to the quality and amenity of the public domain in terms of landscaping, passive surveillance, visual interest and the interface of public and private domain





*Aligns with*

- *LSPS: Evolution 8 – Design Quality*
- *Planning proposal – Canterbury Bankstown Consolidated LEP Clause 6.14 Design quality*

### **Priority 8: Deliver sustainable buildings and spaces**

How can your proposal and/or landholdings:

- Improve resilience to climate change through optimised building design by:
  - Using external materials that are good quality, durable and low-maintenance
  - Achieving the principles of ecologically sustainable development
  - Addressing environmental impacts such as solar access, visual and acoustic privacy, wind, reflectivity, urban heat and water sensitive urban design
  - Integrating waste management infrastructure in the site layout and building design.
- Deliver increased building sustainability standards through exceeding BASIX and NABERs benchmarks to achieve net-zero emissions by 2050
- Explore innovative and cost-effective mitigation and management strategies to reduce water and energy usage
- Deliver infrastructure for electric vehicle chargers.

*Aligns with:*

- *LSPS: Evolution 9 - Sustainable and Resilient Places*
- *Planning proposal – Canterbury Bankstown Consolidated LEP Clause 6.14 Design quality*

### **Other:**

What other public benefits would your proposal deliver in the centre?



## **4.0 Frequently asked questions?**

### **Why are only owners of larger landholdings invited to participate in this process?**

Large parcels of land play an important role in delivering the vision and objectives of a master plan. A large parcel of land in single ownership, or an amalgamated site with cooperating owners, is more likely to be developed than multiple small sites with fragmented ownership. Due to economies of scale, large sites also typically have the greatest potential to deliver public benefit.

Good master planning involves considering a precinct holistically by understanding how future developments on key sites will work together to revitalise a centre. Given that larger development sites will have the most impact in a centre, it is important to understand the future intentions for large parcels of land within a centre. The Early Engagement process provides an opportunity for an open dialogue with key landholders about their future plans.

### **How can community members keep up to date with this process?**

The following documentation will be made publicly available on Council's Have Your Say Page:

- Early Engagement Briefing Package Terms of Reference
- Submissions in response to the Early Landowner Engagement Package will be published on the Have Your Say website
- Outcomes from this process will be outlined in the Master Plan documentation.

This will ensure all community members are able understand the nature of these proposal's and Council's role in the process.

### **I am a community member/my site is not large enough, can I still write a submission?**

While this process is only for interested parties with large parcels of land, or adjoining cooperating landowners, as part of the master planning process, interested members of the community will have multiple opportunities to engage with this project through a series of community and targeted engagement activities.

### **Is this a formal exhibition of the Master Plan?**



No, Council is yet to develop its Master Plan. This process does not constitute exhibition of the draft Master Plan. This is part of a series of early engagement with the community and stakeholders.

The Master Plan will be exhibited with a corresponding Planning Proposal upon receipt of a Gateway Determination from the NSW Department of Planning, Infrastructure and Environment, which will provide the conditions for Council's exhibition of this project.

**Will my brief be made publicly available?**

Yes, all materials submitted to Council will be published on Council's HaveYourSay website during the master planning process. This will ensure all community members are able understand the nature of these proposal's and Council's role in the process.

**Is this process compulsory?**

No, the process is entirely optional.

**My question was not answered:**

Please contact Council's Community Engagement team via email, [haveyoursay@cbciry.nsw.gov.au](mailto:haveyoursay@cbciry.nsw.gov.au) or 97079000.