



**ANGEL PLACE
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Camille Lattouf
Team Leader City Shaping Projects
Canterbury Bankstown Council

By email: haveyoursay@cbc.city.nsw.gov.au

Dear Sir/Madam

CAMPSIE MASTER PLAN PREPARATION - EARLY ENGAGEMENT SUBMISSION

Thank you for providing the opportunity for early engagement with respect to the preparation of a master plan for the Campsie Town Centre. We write on behalf of our client, [REDACTED] as the owner of 11 Harp Street.

From our understanding and recent discussions, a formal master plan boundary for the Campsie Town Centre has not yet been established – rather this is one of the intended outcomes arising from the early engagement process. Accordingly, our client is keen to register a formal interest in the master plan process moving forward – for reasons set out following.

Guiding Principles for Campsie Town Centre

We understand that eight (8) guiding principles have been developed for the Campsie Master Plan, as follows:

1. Prioritise better public transport usage and increased space for pedestrians,
2. Delivering local jobs, a strong local economy and a diverse skill workforce – including the achievement of 7,500 total jobs in Campsie by 2013 and supporting a health and medical precinct around Canterbury Hospital.
3. Promote a health and living river system within the Cooks River catchment
4. Create an integrated network of ecological and green spaces.
5. Providing diverse, accessible and affordable housing.
6. Creating cultural places and spaces and celebrating many cultures, languages, activities and age groups.
7. Delivery quality design in public and private areas
8. Delivering sustainable building and spaces.

Planning Proposal for 11 Harp Street

As you would be aware a planning proposal for 11 Harp Street was lodged with Council in September 2019 to facilitate the delivery of an allied health and well-being precinct, consistent with the strategic direction reaffirmed in the Canterbury Bankstown LSPS – Connective City 2036. As a 3-hectare site within immediate proximity to the Canterbury Hospital, the proposal seeks to deliver approximately 70,000 sqm of health related floorspace with hospital and specialist services to help meet the growing need of this community, along with 400+ ongoing specialist employment opportunities and 400 construction jobs over the 40 months of construction. In addition the

creation of this health and well-being precinct in Harp street, will attract other health related services to the immediate precinct, as it has in most recently established health precincts around Australia, such as St George hospital and Royal North Shore. As you would appreciate, this proposal has a significant relationship to a number of the above priorities, particularly priority #2.

A copy of the planning proposal report is provided for ease of reference, with any additional information readily available on request – having previously been submitted to Council. The full suite of documents includes an urban design report, economic assessment, transport assessment and health context review.



Picture 1 – Proposed Health Precinct, 11 Harp Street.

Source: Kann Finch



Based on our engagement with Council's staff to date, we have understood that 11 Harp Street is likely to fall outside the formal boundary of the master plan, which may for example align with the Campsie Station Precinct historically established by Council and the State Government. We have been further advised that the planning proposal for Harp Street has the continued opportunity to progress in parallel and independently of the planning for the Campsie Town Centre.

As part of the broader strategic context and the direct contribution toward the achievement of the strategic priorities for a health precinct, employment creation – it is our view that the master plan preparation for the Campsie Town Centre does need to take this planning proposal into consideration, particularly considering it's direction alignment with the LSPS.

From here

We look forward to receiving further updates in respect of the planning for the town centre and ongoing opportunities for landowner engagement. In the interim, should you require any additional information in respect of the above, please do not hesitate to contact the undersigned on 8233 7620.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "S Wilkes".

Simon Wilkes
Associate Director

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CC: CB City Council – attention: Larissa Hubner, Strategic Planner

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