

Submitted via Email

Community Engagement Team
City of Canterbury Bankstown
PO Box 8, Bankstown NSW 1885

Dear sir/madam,

RE: Landowner Early Engagement Process for Master Planning of Campsie Town Centre

This submission is made on behalf of the landowners of 6, 8 and 10 Seventh Avenue in Campsie (**"Subject Site"**). Our properties have a total site area of approximately 1,700m², with frontage to Seventh Avenue of approximately 34 metres and depth of approximately 50 metres. Our properties are in the area bounded to the north by Seventh Avenue, east by Beamish Street, south by Eighth Avenue and west by Sixth Avenue (**"Subject Area"**), at the northern gateway to Campsie Town Centre and immediately north of the Beamish Street commercial core. While we have not yet engaged with other landowners of large sites in the Subject Area, this submission is for the Subject Area rather than only the Subject Site, to promote consistency of built form within the locality.

The purpose of this submission is to outline the merits of permitting higher density residential development within the Subject Area, with a proposed maximum building height of six stories and a proposed maximum floor space ratio of 1.8:1 (**"Proposed Density Increase"**), while maintaining the existing R4 High Density Residential zoning. We consider that the Proposed Density Increase for the Subject Area is appropriate and in the public interest, because it will:

- provide up to 200 new dwellings in the short to medium term, to contribute towards the target of 5,600 new dwellings in Campsie by 2036, in a locality within close proximity to the following residential amenity features:
 - o Campsie train station and the Beamish Street commercial core;
 - o a bus stop for the 410 high frequency regional bus route, which provides direct access to the Strategic Centres of Hurstville, Burwood, Rhodes and Macquarie Park;
 - o public open space, cycling paths and playing fields adjoining the Cooks River;
- enhance the connection between Campsie's commercial core and the Cooks River, which will contribute to establishing Campsie Strategic Centre as a lifestyle precinct; and
- encourage redevelopment opportunities within areas that are currently zoned R4 High Density Residential, to achieve the new dwelling target while minimising the proliferation of multi-unit housing into areas with a lower density residential character.

The remainder of this submission is structured as follows:

- Attachment 1 provides an aerial view of the Subject Site and Subject Area, within the broader context of Campsie Town Centre.
- Attachment 2 provides detailed responses to each of the Campsie Planning Priorities, guiding principles and other relevant considerations.

As long-term landowners and residents of Campsie, we would like to thank the City of Canterbury Bankstown for the opportunity to participate in this early engagement process. We look forward to contributing towards Campsie's rejuvenation and transformation into a Strategic Centre anchored by a vibrant lifestyle precinct, which will make it a better place to live and work for our community in the decades to come.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

Attachment 1: Aerial View of the Subject Site and Subject Area



Attachment 2: Responses to Campsie Planning Priorities

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

Consider the impact of large developments on traffic conditions within the study area

The Subject Area is outside the Campsie commercial core, although it is within a 500 metre to 800 metre walking catchment of Campsie train station. Therefore, the Proposed Density Increase will provide additional dwellings that are easily accessible to high frequency public transport, without contributing to additional traffic congestion in the Campsie commercial core along Beamish Street around Campsie train station.

Transform Campsie into a place for people with high demand for activities and lower levels of vehicle movement

The Subject Area has excellent connectivity to high frequency public transport. It is located between 500 metres and 800 metres from Campsie train station, which provides east-west connectivity to the Bankstown Strategic Centre and the City of Sydney. The Subject Site is located adjacent to a bus stop for the 410 bus route from the Macquarie Park to Hurstville, which operates a bus every 10 minutes during peak hours and also connects Campsie with the Strategic Centres of Burwood and Rhodes. In materials previously exhibited for the proposed Sydenham to Bankstown Urban Renewal Corridor Strategy, the NSW Department of Planning and Environment noted that this bus route, previously identified as Metrobus M41, was among the 20 most utilised bus services across Sydney.¹ The Subject Area also adjoins the Beamish Street commercial core at Eighth Avenue. Therefore, the Proposed Density Increase will contribute towards transforming Campsie into a place for people with high demand for activities and lower levels of vehicle movement.

The figure below provides a map of the 410 bus route within Campsie Town Centre.²

¹ <https://www.planning.nsw.gov.au/-/media/Files/DPE/Plans-and-policies/campsie-precinct-plan-2017-06.pdf>

² <https://transportnsw.info/routes/details/sydney-buses-network/410/74410>

410 Hurstville to Macquarie Park

 Sydney Buses Network  Opal card accepted

 PDF timetable

Current

Route map

Macquarie Park to Hurstville

Today (Fri)

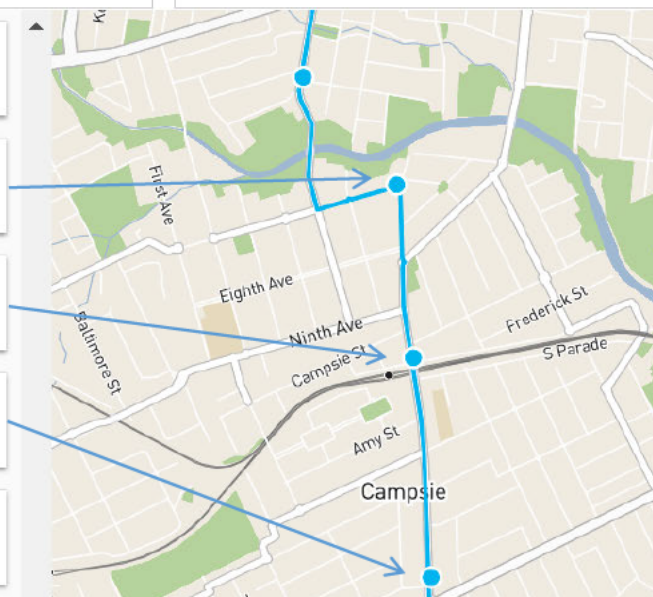
Burwood Rd at Lyminge Rd
Croydon Park (Stop ID 213359)

Seventh Ave at Beamish St
Campsie (Stop ID 219479)

Beamish St at North Pde
Campsie (Stop ID 219417)

Dan's Corner, Beamish St
Campsie (Stop ID 219459)

Bexley Rd opp Viccliffe Ave
Campsie (Stop ID 220666)



Deliver an interconnected and accessible walking and cycling network for active transport

The Subject Area is located approximately 150 metres from a footbridge over the Cooks River at the northern end of Beamish Street, which provides public access to the walking and cycling network surrounding the Cooks River. By promoting an increase in built form heights between Campsie train station and the Cooks River along Beamish Street, the Proposed Density Increase will contribute towards an interconnected and accessible walking and cycling network within Campsie Town Centre, to emphasise its future as a lifestyle precinct.

Promote or support 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

The Subject Area is located in close proximity to the Beamish Street commercial core and Campsie station, making it well suited to pedestrians and commuters. The Subject Area is also located near

the walking and cycling paths along the Cooks River, which provides access to additional active transport routes.

Future development of a residential flat building on the Subject Site would support car share, driverless cars and on-demand transport, since there is a relatively low volume of traffic along Seventh Avenue and very limited traffic congestion, compared with streets closer to Campsie train station. Seventh Avenue is currently serviced by buses and is therefore also able to cater for on-demand transport.

Link parking requirements to public transport access and plan for disruptions in transport and mobility

While the Subject Area is located adjacent to a high frequency bus stop for the 410 bus route and is within the walking catchment of Campsie train station, it is proposed that on-site parking will be provided for most or all dwellings in any future redevelopment of the Subject Site. The Subject Area has excellent access to public transport and there are likely to be disruptions in transport and mobility in the medium to longer term. However, car ownership rates among future residents is likely to be high in the short term, so sufficient on-site parking will be provided for residents to avoid overcrowding of on-street parking.

Address shared mobility principles for liveable cities as outlined in the Complete Streets CBD Transport and Place Plan

Future redevelopment of the Subject Site into a residential flat building will address the shared mobility principles outlined in the Complete Streets CBD Transport and Place Plan, including designs for all ages, backgrounds and abilities, designs for different modes of walking, cycling, public transport and vehicles, and prioritising people first. Skilled and experienced professionals will be commissioned to deliver these outcomes.

Superior shared mobility outcomes will be achieved because the subject area is close to the Campsie commercial core and adjacent to a bus stop for the 410 high frequency bus route, which provides pedestrian and commuter accessibility. The footpaths in the Subject Area are wide, level and have mature trees that provide adequate shade, which enhances walkability for all age groups. The Subject Area also has sufficiently wide streets to accommodate cyclists, cars, buses and other vehicles.

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

Contribute to providing 7,500 total jobs in Campsie by 2036

The Subject Area is currently zoned R4 High Density Residential. The Proposed Density Increase will support additional jobs in Campsie over the short to medium term by providing high quality and well-located new homes for current and future workers near employment opportunities in the Campsie commercial core.

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

The Subject Area is located approximately 150 metres from public access to the Cooks River and surrounding green grid network, at the northern end of Beamish Street. It is also within close proximity to the Beamish Street commercial core, which is proposed to include health and wellness facilities, as well as a developing night-time economy with restaurants and bars. Therefore, the Proposed Density Increase for the Subject Area will contribute towards a 'lifestyle precinct' within the Campsie Strategic Centre.

Ensure no net reduction in commercial/retail floor space on sites

The Subject Area is currently zoned R4 high density residential and there are no existing commercial or retail land usages. In contrast with anticipated high-rise residential redevelopment on mixed use sites immediately surrounding Campsie train station, there are no potential competing commercial or retail land usages for residential redevelopment in the Subject Area.

Support a health and medical precinct around Canterbury Hospital

This objective relates to the south-western area of Campsie Town Centre around Canterbury Hospital and is not directly applicable to the Subject Area, which is at the northern gateway to Campsie Town Centre.

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

The Subject Area is currently zoned R4 High Density Residential. While part of it has frontage to Beamish Street, between Seventh Avenue and Eighth Avenue, this part of Beamish Street is characterised by a mix of two and three storey residential flat buildings as well as detached dwellings. The Proposed Density Increase will not affect the character of fine grain retail frontages to Beamish Street south of Eighth Avenue.

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

Contribute to achieving a water sensitive city

Future development of a residential flat building on the Subject Site will contribute to achieving a water sensitive city, by meeting (and where feasible exceeding) all BASIX requirements. Measures are likely to include the selection of native species for landscaping, rain-water harvesting, grey-water recycling and water-saving taps and fixtures within dwellings. Skilled and experienced professionals will be commissioned to ensure this outcome.

Integrate waterwise practices in the design of buildings, parks and streets

Waterwise practices will be integrated into the design of a future residential flat building on the Subject Site, to meet (and where feasible exceed) all BASIX requirements. Measures are likely to include the selection of native species for landscaping, rain-water harvesting, grey-water recycling and water-saving taps and fixtures within dwellings. Skilled and experienced professionals will be commissioned to ensure this outcome.

Explore opportunities to harvest rainfall for use in landscapes and the surrounding built environment

Future development of a residential flat building on the Subject Site will explore opportunities to harvest rainfall for use in landscaping and the surrounding built environment, to meet (and where feasible exceed) all BASIX requirements. Skilled and experienced professionals will be commissioned to deliver this outcome.

Encourage streets and buildings to be orientated towards rivers and creeks and create opportunities for new blue and green corridor links

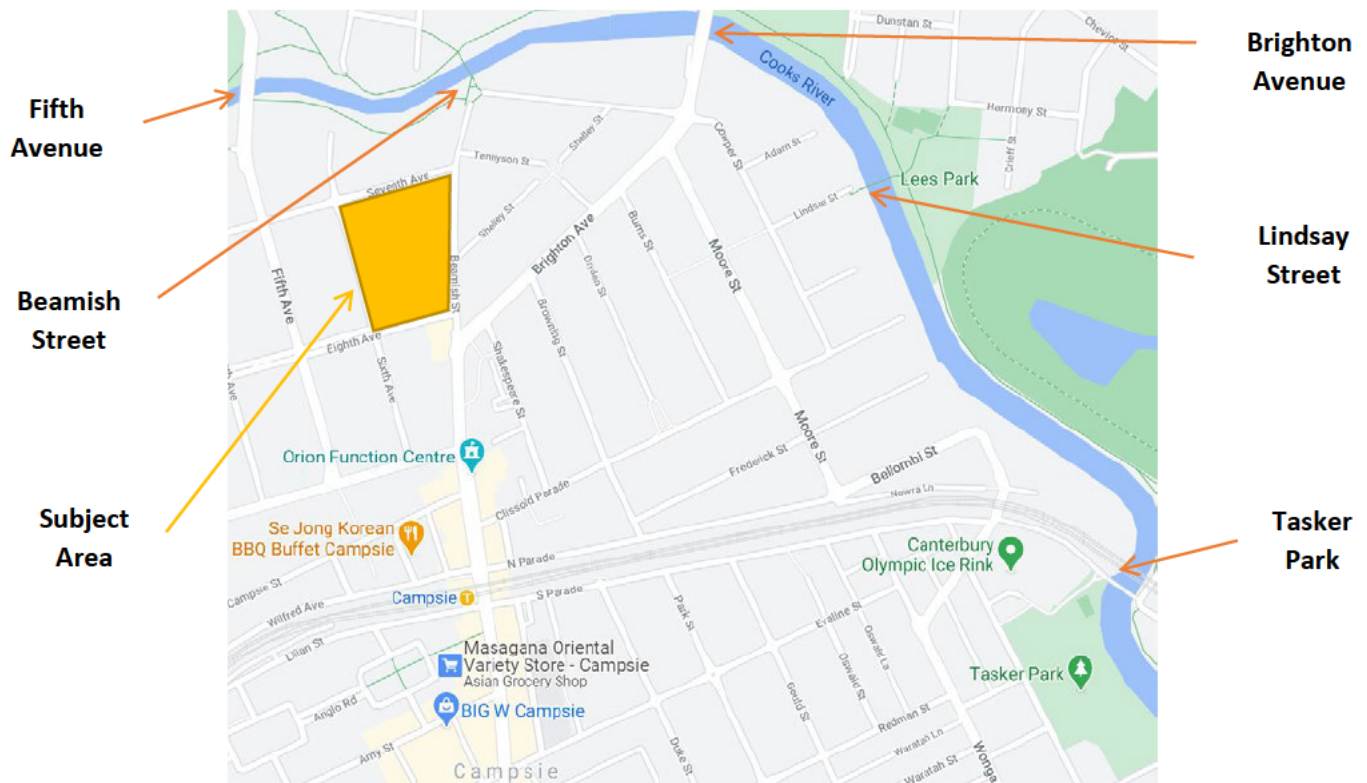
The Subject Area is located approximately 150 metres from the Cooks River footbridge at the northern end of Beamish street. Future development of a residential flat building on the Subject Site will be within close proximity to the Cooks River blue corridor, as well as the surrounding green corridor of parklands.

Enhance connections between Campsie's Centre, the Cooks River and Tasker Park

The Proposed Density Increase will enhance the character of Beamish Street by extending the length of Beamish Street with a medium-rise built form from Eighth Avenue to Seventh Avenue, to reinforce the visual connection between Campsie Town Centre and the Cooks River via the closest route.

The figure below shows that the Beamish Street footbridge, which is located approximately 150 metres from the Subject Area, is the closest public access point to the Cooks River from Campsie train station, at a walking distance of approximately 700 metres. By comparison, the footbridges at

Fifth Avenue, Brighton Avenue, Lindsay Street and Tasker Park are approximately 1,100 metres, 1,100 metres, 1,300 metres and 1,200 metres from Campsie train station, respectively.



Deliver deep soil to achieve the Blue Web Actions outlined in Council's Local Strategic Planning Statement

Future development of a residential flat building on the Subject Site will deliver deep soil to reduce rainwater runoff. This will contribute to the Blue Web Action of establishing a pilot in Campsie to become a water-sensitive city that integrates best practice sustainable urban water management into place planning. The Subject Site has a total area of 1,700m² and frontage of 34 metres, which provides sufficient dimensions to deliver adequate deep soil. Skilled and experienced professionals will be commissioned to deliver this outcome.

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

Contribute to the network of parks, open spaces, vegetated spaces of appropriate scale, and the links between them

The Subject Area is located approximately 150 metres from the Cooks River footbridge at the northern end of Beamish Street, which provides public access to the network of parks, open spaces and large vegetated spaces that are linked by the Cooks River. Future residents of a residential flat building on the Subject Site will have excellent access to public open space.

Contribute to a range of informal passive and active recreational opportunities or renew existing spaces

The Subject Area is located approximately 150 metres from the Cooks River footbridge at the northern end of Beamish Street, which provides public access a range of informal passive and active recreational opportunities surrounding the Cooks River. Future residents of a residential flat building on the Subject Site will have excellent access to recreational opportunities.

Connect pockets of habitat across urban areas through tree and vegetation corridors

The Subject Area is located approximately 150 metres from the Cooks River footbridge at the northern end of Beamish Street, which provides public access to the pockets of habitat that are linked by tree and vegetation corridors along the Cooks River. It is anticipated that mature canopy trees incorporated into the redevelopment of the Subject Site will also contribute to the pockets of trees through urban areas within Campsie Town Centre.

Plan for comfortable and leafy active transport connections to enable people to move from homes to Campsie Station

The Subject Area is located within a 500 metre to 800 metre walking catchment of Campsie train station. The footpaths are straight and level, to ensure comfortable access by all age groups. Shop awnings provide shelter along Beamish Street south of Eighth Avenue, whilst north of Eighth Avenue shade is provided by trees along the footpath. Future development of a residential flat building on the Subject Site will incorporate appropriate landscaping in the front setback to contribute towards the leafy streetscape.

Contribute to the tree canopy target of 15% to 25% in centres to reduce the heat island effect

Future development of a residential flat building on the Subject Site will seek to contribute towards the tree canopy within the site's front, side and rear setbacks. Skilled and experienced professionals will be commissioned to ensure this outcome.

Deliver deep soil to achieve the Green Web Actions outlined in Council's Local Strategic Planning Statement

Future development of a residential flat building on the Subject Site will deliver deep soil to enable canopy trees in the front, side and rear setbacks. This will contribute towards an interconnected network of green spaces and natural areas within Campsie Town Centre. Skilled and experienced professionals will be commissioned to deliver this outcome.

Priority 5: Provide diverse, accessible, and affordable housing

Deliver up to 15% affordable housing on sites

The provision of affordable housing is an integral part of city shaping. The Proposed Density Increase will enable a proportion of dwellings within the future development of a residential flat building on the Subject Site to be dedicated to affordable housing, while ensuring the overall financial viability of the redevelopment. The actual proportion of dwellings to be dedicated for affordable housing will meet or exceed the requirements that are established in future planning regulations and guidelines.

Contribute to providing 5,600 additional dwellings in Campsie by 2036

The Proposed Density Increase in the Subject Area will contribute towards Campsie's target of 5,600 additional dwellings by 2036. The Subject Site is approximately 1,700m² and the Proposed Density Increase would enable it to yield 41 new dwellings at an average dwelling size of 75m², assuming full utilisation of the proposed 1.8:1 floor space ratio.

The Torrens Title single dwelling houses within the Subject Area that are capable of short to medium term amalgamation for redevelopment as residential flat buildings have a total area of approximately 8,140m², which is comprised of:

- 6-10 Seventh Avenue with site area of approximately 1,700m²
- 24-30 Beamish Street with site area of approximately 2,050m²
- 52-58 Beamish Street with site area of approximately 1,570m²
- 15-17 Eighth Avenue with site area of approximately 1,005m²
- 19-23 Sixth Avenue with site area of approximately 1,815m²

The Proposed Density Increase would enable these sites to yield 195 new dwellings at an average dwelling size of 75m², assuming full utilisation of the proposed 1.8:1 floor space ratio.

Provide housing choice to suit each life stage through a range of housing typologies, sizes and tenures

Future development of a residential flat building on the Subject Site will provide housing choice to suit a variety of life stages through a range of dwelling sizes, such as one, two and three bedroom apartments. It is anticipated that some apartments will be purchased by owner-occupier residents, some will be purchased by investors to lease to tenants in the private rental market and a proportion will be provided as affordable rental housing.

The Proposed Density Increase in the Subject Area will facilitate medium rise apartments in an area with excellent residential amenity. This will contribute to diversity in housing typologies, alongside high-rise apartments adjacent to Campsie train station and townhouses, duplexes and detached dwellings in lower density areas.

Provide dwelling mix within developments to reflect household need

Future development of a residential flat building on the Subject Site will provide a mix of dwelling sizes, such as one, two and three bedroom apartments, which reflect the diverse needs of different households. It is anticipated that market research will be conducted to determine the appropriate mixture of dwelling sizes for the redevelopment.

Accommodate additional housing while maintaining the existing Beamish Street fine grained main street character

The Subject Area is located immediately north of the Beamish Street commercial core with a fine-grained main street character, which ends at Eighth Avenue. The Proposed Density Increase in the Subject Area will contribute towards accommodating additional housing in an existing high-density residential area with excellent amenity, without detracting from the existing character of the Beamish Street commercial core.

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

The Subject Area is located within approximately 500 to 800 metres walking distance from Campsie train station and is currently zoned R4 High Density Residential. The Proposed Density Increase will facilitate medium-rise housing in an area with excellent amenity that is a short walk from Campsie train station. It will also act as a transition zone between anticipated high-rise buildings immediately adjacent to Campsie train station and low-rise multi-dwelling housing and single-dwelling housing towards the edges of Campsie.

Protect environmental and built heritage

The Proposed Density Increase will contribute towards protecting environmental and built heritage within Campsie Town Centre. The Subject Area is not a heritage conservation area. Other than the inter-war street trees on Eighth Avenue alongside the southern boundary of the Subject Area, it does not contain any heritage items. It is anticipated that future redevelopment fronting Eighth Avenue will respond appropriately to the local significance of the street trees.

The Subject Area is currently zoned R4 High Density Residential with a height limit of 11 metres and floor space ratio of 0.9:1. It was previously zoned 2C(4), which was the highest density residential zoning in the former Canterbury LGA. It contains a mixture of two, three and four storey residential flat buildings, as well as single dwelling houses. The Proposed Density Increase will contribute towards Campsie's new dwelling target within an existing R4 High Density Residential area, while minimising the proliferation of multi-unit housing into areas that have a low-density character and built heritage of detached dwellings.

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

Explore opportunities to deliver a new cultural facility in Campsie

The Subject Area is currently zoned R4 High Density Residential, and it is anticipated that the future land usage will also be of a residential nature. Therefore, this objective is not directly applicable to the Subject Area.

Plan for high quality public domain and public spaces, including the provision of public art

The Subject Area is currently zoned R4 High Density Residential, and it is anticipated that the future land usage will also be of a residential nature. The Subject Area is located within close proximity to the Beamish Street commercial core as well as the Cooks River blue web and green web, and future residents will benefit from enhanced public spaces and the public domain within these areas.

Deliver flexible and adaptable community supporting infrastructure to support growth

The Subject Area is currently zoned R4 High Density Residential, and it is anticipated that the future land usage will also be of a residential nature. Therefore, this objective is not directly applicable to the Subject Area.

Encourage a network approach to the provision of community infrastructure and services

The Subject Area is located within close proximity to the Beamish Street commercial core as well as the Cooks River blue web and green web. Future residents of a residential flat building on the Subject Site will benefit from the network of community infrastructure and services within Campsie Town Centre.

Recognise Aboriginal and Torres Strait Islander heritage through physical features of the city

The Subject Area is located approximately 150 metres from the Cooks River footbridge at the northern end of Beamish street. Proximity to the Cooks River will provide the opportunity for future residents of a residential flat building on the Subject Site, who may come from diverse backgrounds, to recognise Aboriginal and Torres Strait Islander heritage through Campsie's physical features.

Priority 7: Deliver quality design in public and private areas

Champion and deliver high quality design within the public and private realm

The Subject Area is at the northern gateway to Campsie Town Centre. Skilled and experienced professionals will be commissioned to deliver high quality design within both the public and private realm of a future residential flat building on the Subject Site.

Engages competent, skilled and highly regarded design professionals to design and deliver great places for people

In accordance with the Apartment Design Guide and other applicable regulations, competent, skilled and highly regarded design professionals, including a registered architect, will be commissioned to design and deliver quality homes for residents in a future residential flat building on the Subject Site.

Create buildings that are sustainable, use materials that are built-to-last and are resilient to extreme weather events

In accordance with the Building Code of Australia and other applicable regulations, a future residential flat building on the Subject Site will be sustainable, use materials that are built-to-last and are resilient to extreme weather events. Skilled and experienced professionals will be commissioned to deliver these outcomes.

Design buildings that are aesthetically pleasing as well as practical, and well maintained and cared for

In accordance with the NSW Apartment Design Guide and applicable Development Control Plans, a future residential flat building on the Subject Site will be designed to be aesthetically pleasing, practical, and easy to maintain and care for. Skilled and experienced professionals will be commissioned to ensure these outcomes.

Deliver design solutions that draw on an understanding of place and respond to the unique historical, cultural, environmental, and social characteristics of Campsie

Highly regarded professionals, including architects and town planners, will be commissioned to deliver these outcomes for a future residential flat building on the Subject Site. It is envisaged that these professionals will have ample experience in developing design solutions that draw on an understanding of place and respond to the unique historical, cultural, environment 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

The Subject Site has a total area of approximately 1,700m² and frontage of 34 metres, which is adequate to achieve superior design outcomes for a six-storey residential flat building with a floor space ratio of 1.8:1. The Subject Area's current built form includes a mixture of two, three and four storey residential flat buildings, as well as single dwelling houses. Skilled and experienced professionals will be commissioned to ensure that future development positively contributes to the urban context and site conditions, 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

Skilled and experienced professionals will be commissioned to ensure that a future residential flat building on the Subject Site positively contributes to the quality and amenity of the public domain in terms of landscaping, passive surveillance, visual interest and interface of public and private domain.

Priority 8: Deliver sustainable buildings and spaces

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.

Future development of a residential flat building on the Subject Site will incorporate an optimised design to improve resilience to climate change. The Subject Site is north-facing and has a 34-metre street frontage. This is sufficiently large to achieve ecologically sustainable development and superior residential design outcomes, including solar access, visual and acoustic privacy, urban heat and water conservation in conjunction with the Proposed Density Increase. High quality, durable and low maintenance external materials will be sought. Waste management infrastructure will be carefully integrated into the site layout and building design. Skilled and experienced professionals will be commissioned to ensure these outcomes.

Deliver increased building sustainability standards through exceeding BASIX and NABERS benchmarks to achieve net-zero emissions by 2050

Future development of a residential flat building on the Subject Site will comply with (and where feasible, exceed) all BASIX and NABERS requirements, to achieve enhanced building sustainability and contribute towards net-zero emissions over the longer term. Skilled and experienced professionals will be commissioned to ensure these outcomes.

Explore innovative and cost-effective mitigation and management strategies to reduce water and energy usage

Future development of a residential flat building on the Subject Site will explore innovative and cost-effective strategies to reduce water and energy usage, whilst maintaining quality-of-life and enjoyment for residents. Skilled and experienced professionals will be commissioned to ensure these outcomes.

Deliver infrastructure for electric vehicle chargers

Future development of a residential flat building on the Subject Site will incorporate provisions for electric vehicle charging infrastructure, in anticipation of electric vehicle usage by future residents. Skilled and experienced professionals will be commissioned to deliver this outcome.