

Campsie Town Centre –Early Landowner Engagement Package



2-10 Harold Street, Campsie

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Document control

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Project summary

Land to be developed	2-10 Harold Street Campsie
Legal description	Lot 1 DP 305249, Lots A, B and C DP315157, Lot 1 DP300488
Project description	Planning Proposal for increased residential density

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1 Introduction

This document responds to early landowner engagement being carried out by Canterbury Bankstown Council to inform its master planning process for the Campsie Town Centre. It provides a summary of the Planning Proposal which was lodged with Council in September 2019 and responds to the eight Planning Priorities identified by Council for the Campsie Master Plan.

The proposal is well placed to respond to the Planning Priorities as it seeks to deliver new housing within close proximity to Campsie Station and Campsie retail precinct, whilst also providing an opportunity to deliver embellishment and expansion of Harold Street Reserve providing an additional 820sqm of much needed open space for this part of Campsie taking the total reserve area to 2,120sqm.

2 Site and context

2.1 Land description

The subject site comprises five parcels of land in Harold Street, Campsie with a total area of 2,510sqm. The site is shown at Figure 1 below and described in Table 1. Each of the lots are currently accessed via residential driveways from Harold Street.

Table 1: Site description

Address	Lot / DP	Site Area	Existing uses / built form
2 Harold Street	Lot 1 DP305249	550.0	Two storey brick dwelling
4 Harold Street	Lot A DP315157	390.0	Single storey brick dwelling
6 Harold Street	Lot B DP315157	411.0	Single storey brick dwelling
8 Harold Street	Lot C DP315157	716.0	Single storey brick dwelling
10 Harold Street	Lot 1 DP300488	447.0	Single storey weatherboard dwelling



Figure 1: Subject site

2.2 Surrounding land uses

The site is located on Harold Street, Campsie. The T3 Bankstown rail line runs parallel to South Parade to the north of the site. A recently completed six storey apartment building with ground floor commercial uses is located to the north west of the site on the other side of Harold Street. St Mels Primary School adjoins the southern boundary of the site and the Campsie Public School is located to the west of the site.

Residential areas of Campsie are located to the east of the site with two storey strata apartment buildings fronting Duke Street adjoining the sites eastern boundary. The section of Harold Street which adjoins the site forms a cul-de-sac with a public reserve and playground located at its terminus which provides a through site link to the southern section of Harold Street, which separates the two schools.

2.3 Local context

A number of facilities and services are located near to the site which supports its redevelopment for higher density housing, as outlined below:

- The site is located in close proximity to public transport options including:
 - Campsie Station (150m) which is being upgraded as part of the South West Metro project improving access and delivering increased capacity and frequency of services
 - bus services which operate from a bus stop directly east of Campsie Station on Beamish Street including route 410, a high frequency metrobus providing access to Macquarie Park and Hurstville
- The site is adjacent local schools with St Mels Primary School and Campsie Public School and is also accessible to Canterbury Girls and Boys High Schools
- The site is located adjacent to Harold Street Reserve and has access to Anzac Square within 5 minutes walking distance (350m) and to regional open space along the Cooks River (1.2km)
- The site has excellent access to retail and services including main street retail along Beamish Street (150m), as well as the Campsie Centre and Woolworths Campsie on Evaline Street (550m)
- The site is also well serviced by regional shopping facilities with Burwood Shopping Centre and Roselands Shopping Centre both located within approximately 5km.

A map showing the site's relationship to the surrounding area is provided at Figure 2.

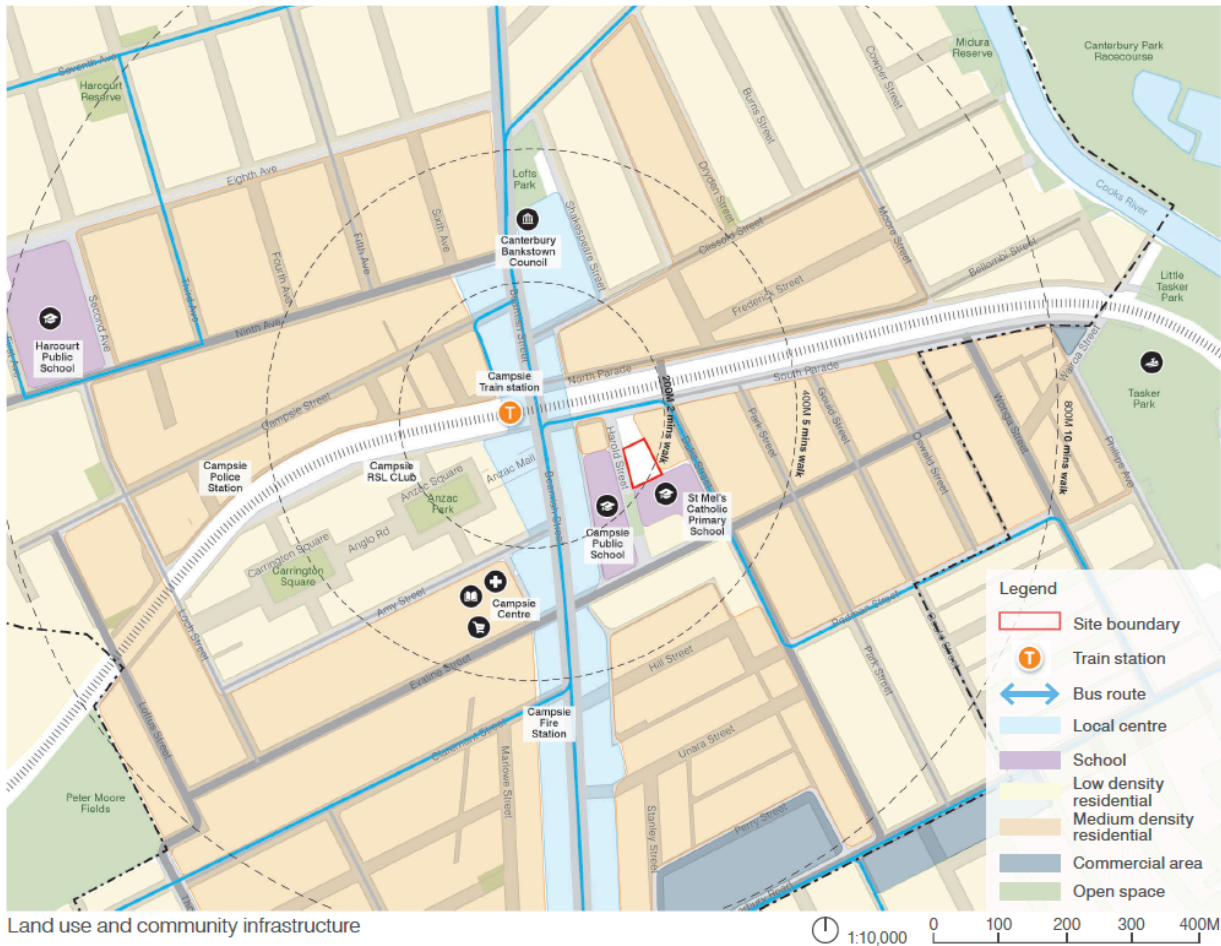


Figure 2: Surrounding context

3 Local area structure plan

The Urban Design Study prepared as part of the Planning Proposal included a local area structure plan (Figure 3) and associated urban design principles to provide a built form context to inform the proposal which focuses on the south-eastern quadrant of the Campsie town centre. The structure plan considers:

- The role of land uses the south east of Campsie in the context of the town centre
- Existing local character, built form and opportunities for change
- Minimisation of land use conflicts and potential for negative amenity impacts from overshadowing
- The relationship of the area with the wider public domain and open space network and opportunities for new open space.

The structure plan allows for building height transitions which locate the greatest height at the highest point close to the town centre (12-15 storeys), reducing to 6-8 storeys around Park Street and to 1-4 storeys on Gould Street towards the Cooks River.



Figure 3: Local area structure plan

4 Summary of proposal

An urban design scheme was developed to support the Planning Proposal which responded to the adjacent context and character as well by a wider local area structure plan to ensure that the proposal provides for appropriate height transitions between the Town Centre and the surrounding areas to be retained as low density.

This has informed proposal which would facilitate 9,023sqm of floor space (FSR 3.6:1) within a residential development up to 15 storeys providing a total of 107 dwellings.

The urban design proposal for the site includes the following key features:

- North-south building orientation to maximise solar gain
- Three metre front setback along Harold Street to provide for a consistent alignment of buildings on the eastern side of Harold Street
- Three storey street wall podium fronting Harold Street to respond to scale of the adjacent primary schools and heritage item
- Three metre setback from the podium along Harold Street to minimise building bulk and enhance streetscape
- Six metre setback from the podium on the north to minimise impacts on the existing heritage building
- Further nine metre setback for the upper levels (storey 13 to 15) to minimise overshadowing on the playground of the Campsie Public School playground
- Three metre deep soil zone along Harold Street and six metre deep soil zones to the southern and eastern boundaries
- Upgrade and extension of Harold Street Reserve to provide 820sqm of additional open space increasing the overall size of the park from 1,300sqm to 2,120sqm.

The key aspects of the proposal are illustrated in Figure 4 and Figure 5.

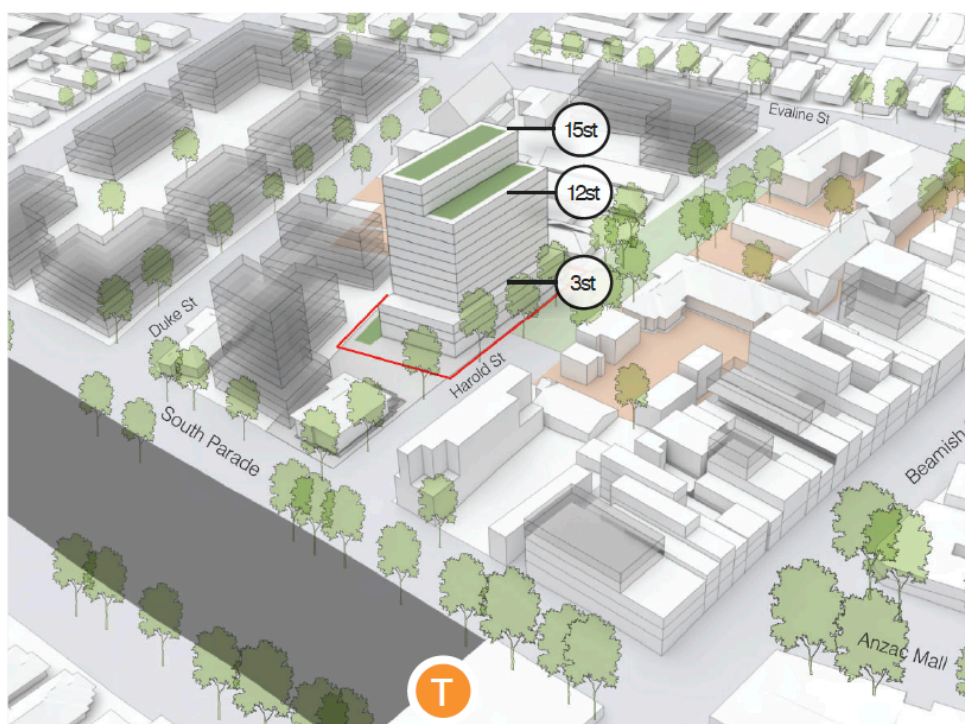


Figure 4: Proposal within its potential future context

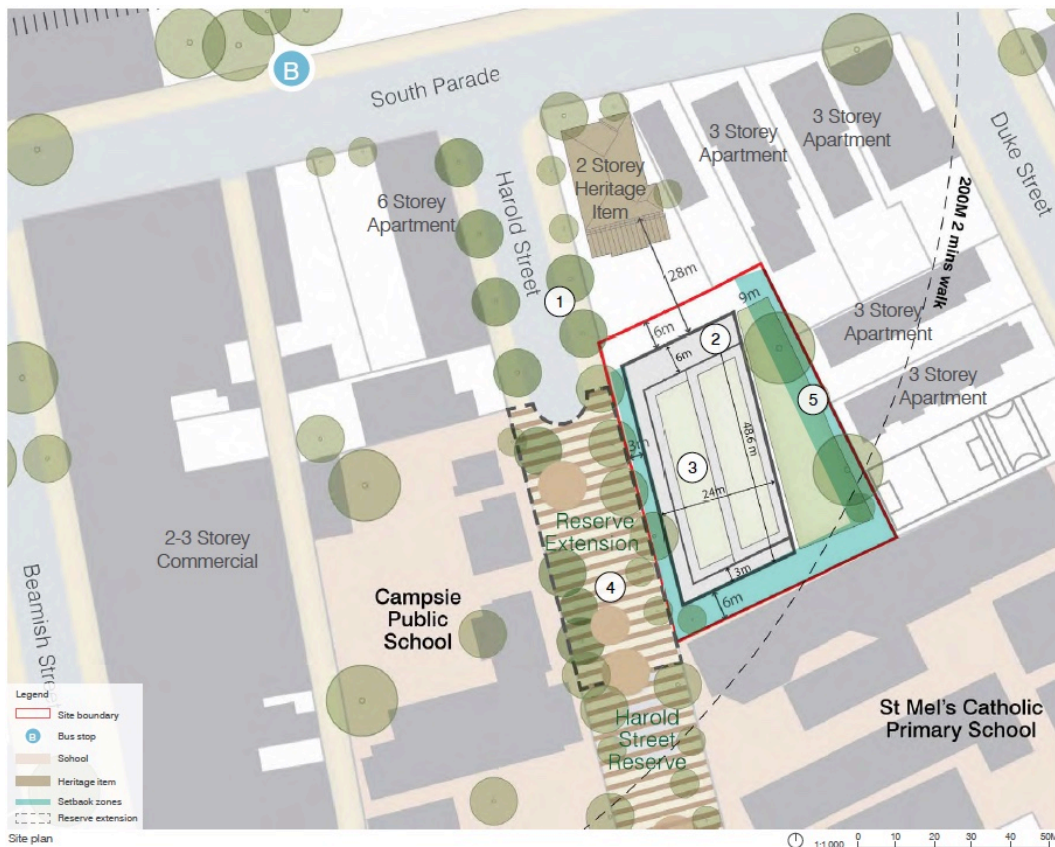


Figure 5: Proposed site layout

4.1 Open space concept

An open space concept was also been prepared for the proposed extension of Harold Street Reserve (Figure 6). The expansion will provide much needed open space for the Campsie town centre, particularly on the eastern side of the rail line. The expansion is proposed to include new play areas and landscape planting to provide additional green cover and shade to the area. It is envisaged that the design of the park would be refined in consultation with Council and the local community, particularly the adjacent primary schools.



Figure 6: Open space concept layout

5 Consideration of Planning Principles

5.1 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

All of the site is contained within a level two minute walk or less than 200 metres from Campsie Rail Station which will provide high frequency Metro rail to a range of destinations including the major employment centres of the CBD and surrounds. The high level of accessibility of the site will support active and public transport mode share and reduce demand for private vehicle trips.

A traffic assessment was carried out as part of the Planning Proposal submitted to Council which estimated that the proposal would generate 31 vehicle trips per hour during peak periods. The assessment concluded that the development would have negligible impact on the surrounding road network with the level of service not being reduced from the current performance with no mitigation measures were recommended.

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

Being located adjacent to a train station, Campsie Town Centre and two primary school, the proposal will support high levels of active transport and lower levels of vehicle movements. The proposal seeks to further support active transport through the partial closure of Harold Street and the expansion of the Harold Street Reserve enhancing pedestrian amenity and accessibility between the local primary schools and Campsie Station and Town Centre.

Deliver an interconnected and accessible walking and cycling network active transport

As highlighted above the proposal will contribute to an enhanced walking and cycling network within Campsie through the partial closure and expansion of Harold Street Reserve connecting to the wider pedestrian and cycle network including planned links along the train line.

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

As highlighted above the highly accessible location of the proposal will support active and public transport mode share and this will be further enhanced through proposed streetscape amenity improvements along Harold Street.

There are opportunities to incorporate car share spaces and bike parking within the development along with vehicle charging stations to support alternative and future transport options.

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

The proposal sought to provide car parking in accordance with the Roads and Maritime Metropolitan Sub-Regional Centre parking requirements, which apply to development within 800m of a station as follows:

- 1 bedroom: 0.6 spaces per dwelling
- 2 bedroom: 0.9 spaces per dwelling
- 3 bedroom: 1.4 spaces per dwelling
- Visitor: 1 space per 5 units

This will provide reduced car parking reflective of the site's accessibility. The applicant is open to further discussions with Council on the appropriate car parking rates for the Campsie Town Centre.

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

The *Bankstown Complete Streets CBD Transport and Place Plan* sets out a framework to provide the vision, strategies and concept for movement systems in the Bankstown CBD.

It established the following characteristics of complete streets: slow/safer streets; better access; more attractive; better for business, greener; and healthier. It also sets out that complete streets should be designed for all users, modes and functions and should prioritise people over vehicles. It establishes a hierarchy of user prioritisation within streets as follows: pedestrian, cyclist, transit (public transport), service vehicles, private vehicles.

The proposal is uniquely placed to achieve the principles outlined in the Plan, as it seeks to enhance the prioritisation, safety and amenity of pedestrian and cyclists along Harold Street by creating a green link with enhanced opportunities for play and recreation. The green link will also improve connections from the site and the primary schools to the train station and bus interchange and retail centre. The proposal will also ensure that access for service vehicles and private vehicles to the site and the schools can be appropriately maintained.

The proposed partial closure of Harold Street aligns with the Pedestrian and Cycle Only Links street typology which is identified in the Plan and can achieve the principles identified for this typology including by providing for cycle access and space for play.

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

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

Through the development of the Planning Proposal, extensive consideration was given to the role of the site in meeting the Campsie employment target. However, the site is not considered suitable to accommodate substantial employment uses given its separation from the existing retail main street and that there are no other retail uses on Harold Street. This was supported by advice from Hill PDA which concluded that:

- The site is not suitable for retail uses given its separation from the Campsie retail main street on Beamish Street and other existing retail uses and the low pedestrian traffic volumes on Harold Street
- The site is not suitable for commercial office suites given its lack of main street frontage and insufficient rents.

The new dwellings would accommodate an increased resident population generating additional demand for retail and commercial goods and services within the Campsie Centre. This would support the viability of expansion of retail and commercial floor space within Campsie, thereby indirectly contributing to the jobs target.

Further, analysis was carried out as part of the Urban Design Study prepared for the Planning Proposal which illustrates that the Campsie jobs target can be accommodated through renewal of the existing town centre areas of Campsie around Beamish Street, which are currently zoned B2 Local Centre. This assumed a commercial FSR of 1.6:1 across two levels with residential floor space above.

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 proposal can directly support the establishment of the lifestyle precinct in Campsie. The proposal seeks to enhance the pedestrian / cycle network and provide additional local open space in a part of Campsie where local open space, and the capacity to deliver new open space is extremely limited. This proposed pedestrian friendly linkage along Harold Street can connect to the wider Green Grid including the Bankstown to Sydenham Open Space Corridor Project which runs along the train line adjacent to the site and the Cooks River Open Space Corridor contributing towards a network of green linkages.

The increased resident population would support vibrancy of the town center and enhance the viability of a night-time economy particularly focused around Beamish Street. The site also offers significant lifestyle benefits as a result of its location within close walking distance of two primary schools, local open space, the Campsie Library and Knowledge Center and retail, restaurants and services along Beamish Street. The site is also accessible to the Cooks River and Canterbury Leisure and Aquatic Centre and has potential to generate local infrastructure contributions towards enhancements of the wider planned Green Grid network.

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

The site currently comprises five single dwellings, and accordingly its redevelopment would not result in any reduction of commercial / retail floor space.

Support a health and medical precinct around Canterbury Hospital

The site is located some distance from the Canterbury Hospital on the eastern side of Campsie Town Centre and accordingly does not have the capacity to form part of the wider health and medical precinct, however the proposed dwellings would provide increased supply of housing accessible to jobs at Canterbury Hospital.

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

The site is located on the peripheries of the Beamish Street retail and commercial precinct, and its redevelopment would not impact on the character and fine grain of this area.

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

Contribute to achieving a water sensitive city

The proposal can contribute the achieving a water sensitive city through managing water demand, maximising deep soil zones and applying water sensitive urban design measures both within the development site and the adjacent open space. These initiatives are discussed in further under the subsequent sections of Priority 3.

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

The site has potential to contribute to water wise practices and reduce demand for water usage including through rainwater harvesting which could be used for irrigation of landscaping on site and within the public domain. The feasibility of dual reticulation for use of treated rainwater for toilet flushing and clothes washing can also be considered.

Water demand will also be minimised through the use of water efficient appliances and fixtures.

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

As discussed above, the site presents an opportunities for rainwater harvesting which will be further considered.

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

The extension and embellishment of Harold Street Reserve will create the opportunity for a new green corridor which links to the wider Green Grid network including along the train line and Cooks River. This will provide for enhanced landscape and water quality outcomes as well as enhancing pedestrian and cycle connections.

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

As highlighted above, the proposal will enhance connections along Harold Street which can connect to the wider Green Grid network enhancing accessibility to Campsie's center, the Cooks River and Tasker Park.

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

The Council's LSPS includes the following Blue Web actions of relevance to the proposal:

- Adopt a water sensitive city approach to precinct planning and urban design that sets sustainable urban water management as a core element
- Introduce best practice water sensitive urban design planning controls for development into Council's planning and strategic documents.

The proposal will provide opportunities for delivering water sensitive urban design including through the retention of existing trees, the identification of deep soil zones on the site and the expansion of the Harold Street Reserve.

Up to 20% of the site area would be provided as a deep soil zone with a minimum width of 6m, substantially exceeding the Apartment Design Guide minimum of 7%. An additional deep soil zone of 3m in width is located within the setback to Harold Street to provide further opportunities for deep soil planting. This will be complemented by increased deep soil areas within the expanded Harold Street Reserve.

5.4 Priority 4: Create and 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

A key feature of the proposal is the upgrade and extension of Harold Street Reserve to provide 820sqm of additional open space increasing the overall size of the park from 1,300sqm to 2,120sqm. This will deliver increased open space on the eastern side of Campsie Town Centre where local open space, and the capacity to deliver new open space is extremely limited.

The expansion of the park will also ensure the proposal meets the open space criteria in the Draft Greener Places Design Guide which requires dwellings in high density areas to be located within 200m / 2-3 minutes walking distance of opens space with a minimum area of 1,500sqm. It will also provide an enhanced green linkage connecting the site and the primary schools to the wider Green Grid network and Campsie's retail centre.

The expansion is proposed to include new play areas and landscape planting to provide additional green cover and shade to the area. It is envisaged that the design of the park could be refined in consultation with Council and the local community, particularly the adjacent primary schools.

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

As highlighted above the proposal will renew and expand an existing local park providing opportunities for informal passive and active recreation. In particular, the expansion of open space adjacent to two local primary schools will increase the opportunities for play, recreation and social interaction before and after school.

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

The site is located within an area of Campsie which is highly urbanised with limited vegetation. The proposal will provide increased landscaping and canopy cover both within the site and along Harold Street providing a green corridor along the street which can connect to wider Green Grid projects.

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

The proposal will enhance the pedestrian amenity along Harold Street through increased public space, landscaping and tree planting, enhancing the active transport connection from the local schools to the train station and Campsie's retail centre.

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

The proposal can meet the canopy cover target of 15% to 25% through increased planting proposed on site as well as within the adjacent expansion of Harold Street Reserve. The applicant is open to working with Council on the identification of a specific canopy cover target for the site.

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

The proposal will deliver deep soil to achieve the Green Web actions. Up to 20% of the site area would be provided as a deep soil zone with a minimum width of 6m, substantially exceeding the Apartment Design Guide minimum of 7%. An additional deep soil zone of 3m in width is located within the setback to Harold Street to provide further opportunities for deep soil planting. This will be complemented by increased deep soil areas within the expanded Harold Street Reserve.

5.5 Priority 5: Provide diverse, accessible and affordable housing

Deliver up to 15% affordable housing on sites

The applicant is able to deliver a component of affordable housing on the site. In this regard it is understood that Council is developing a methodology to inform feasibility testing. The applicant is open to working with Council in establishing an appropriate affordable housing target noting the need for feasibility testing including to consider the full range of infrastructure contributions.

In this regard it is noted that 15% is considered unlikely to be feasible, and reference is made to the Greater Sydney Region Plan that highlights the following:

Within Greater Sydney, targets generally in the range of 5–10% of new residential floor space are viable...noting that these parameters will be tailored to each nominated area.

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

The proposal will make a significant contribution to the dwelling target for Campsie with potential to provide 107 dwellings. The site is well suited to residential dwellings being located away from the main retail / commercial precinct, whilst being in close proximity to the train station and adjacent to schools and open space.

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

The proposal is able to provide a mix of housing types including larger ground floor maisonette apartments with direct access to the street as well as upper level apartments with a range of sizes.

Provide dwelling mix within developments to reflect household need

The proposal is able to accommodate a mix of dwelling types including larger apartments suitable for families who are likely to be attracted to the area for its proximity to schools and open space and public transport accessibility.

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

The site, which is separated from the Beamish Street retail precinct is well placed to provide housing within Campsie Town Centre without impacting on the fine grain 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

The proposal will contribute to the density mix within walking distance of the station and has been informed by a local area structure plan which focused on the south-eastern quadrant of the Campsie Town Centre. The structure plan allows for building height transitions which locate the greatest height at the highest point close to the town centre (12-15 storeys), reducing to 6-8 storeys around Park Street and to 1-4 storeys on Gould Street towards the Cooks River. This is discussed in further detail and illustrated in Section 3 of this document.

Protect environmental and built heritage

The site is located adjacent to a local heritage item listed under the Canterbury LEP being a Federation villa at 44 South Parade, Campsie (Item No. 162). This item is a two-storey brick dwelling located on the corner of Harold Street and South Parade with prominent gables facing the street frontages and a tiled verandah.

The proposal has responded to the recommendations of a Heritage Assessment by provision for a three storey podium to be visually consistent with the bulk and scale of the original part of the heritage building, and a 6m side setback to 44 South Parade. A view analysis was also carried out as part of the Planning Proposal Urban Design Study to demonstrate the key site lines to the heritage item would be maintained and that key vantage points within the surrounding area would not be significantly impacted. The heritage report confirms that the proposed 3m setback is appropriate as it maintains views towards the heritage item, and that the proposed side setback and three storey podium will play a greater role in reducing any visual impacts.

The Heritage Assessment also concluded that the dwellings which comprise the site are typical examples of their style which do not form a significant part of the streetscape and that their removal would have an acceptable impact.

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

Explore opportunities to deliver a new cultural facility in Campsie

The applicant supports Council's initiative to deliver a new cultural facility in Campsie, however it is considered that the site is not well located to accommodate such a facility. It is separated from the main retail / commercial centre and a cultural facility would be better located with other key public facilities such as the Campsie Library and Knowledge Centre or the Campsie Council Office.

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

The proposal includes an opportunity to expand and embellish Harold Street Reserve to provide a high quality local park which is able to accommodate a range of recreation activities. The applicant is open to investigating the opportunities to include public art within the expanded park. These opportunities could be further explored through the development of a public art strategy at development application stage.

Deliver flexible and adaptable community supporting infrastructure to support growth

The proposal delivers community infrastructure in the form of an expanded local park. The proposal will also contribute to the wider community infrastructure needs through local infrastructure contributions.

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

The applicant supports a network approach to provision of community infrastructure and services. The park expansion is the key piece of community infrastructure that would be directly provided as a result of the proposal and this could form part of a wider open space network and be incorporated in Council's open space planning for the precinct. The proposal will also contribute to the wider network of community infrastructure needs through local infrastructure contributions.

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

The expansion and embellishment of Harold Street Reserve presents an opportunity to recognise Aboriginal and Torres Strait Islander heritage within the public domain. This can be achieved through the use of public art, interpretation signage, landscape design and the design of street furniture and play equipment. These opportunities could be further explored through the development of an Aboriginal Heritage Interpretation Plan at development application stage.

5.7 Priority 7: Deliver quality design in public and private areas

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

The proposal seeks to deliver high quality design. The planning proposal has been developed through an extensive analysis of the surrounding context as well as the development of a local area structure plan which considered how the built form fits within the wider context and the need for built form transitions.

This has resulted in a built form which fits within the wider context of the Campsie Centre and responds to the surrounding built form including the adjacent heritage item and local primary schools as well as existing and future residential development through identification of appropriate setbacks, podium heights and upper levels setbacks.

This commitment to high quality design will be carried through to the detailed design phase.

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

The proposal for the site has been developed by highly regarded architectural and urban design firm Architectus. The applicant is committed to ensuring design quality is progressed through to the detailed design stage through the engagement of highly regarded design professionals including architects, urban designers and landscape architects.

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

During the detailed design stage specification of building materials will ensure that the building is long lasting, sustainable and resilient. In this regard, the applicant is committed to delivering high quality materials throughout the design of the building.

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

A high level of design quality will be continued through to the detailed design stage through a contemporary design which contributes positively to the streetscape and responds to the surrounding character and materiality including of the adjacent heritage item and school buildings. Materials will be specified to ensure practicality and ease of maintenance to ensure the building remains aesthetically pleasing in the long term.

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

Opportunities to deliver design solutions which respond to the unique historical, cultural, environmental, and social characteristics of Campsie will be explored through the detailed design of the building and public domain. The embellishment and expansion of Harold Street Reserve presents a significant opportunity to reflect these characteristics within a key civic precinct focused on the adjacent primary schools.

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 proposal has been designed to positively respond to the surrounding urban context particularly through the identification of appropriate built form, heights and setbacks including:

- Three metre front setback along Harold Street to provide for a consistent alignment of buildings on the eastern side of Harold Street
- Three storey street wall podium fronting Harold Street to respond to scale of the adjacent primary schools and heritage item
- Three metre setback from the podium along Harold Street to minimise building bulk and enhance streetscape
- Six metre setback from the podium on the north to minimise impacts on the existing heritage building
- Further nine metre setback for the upper levels (storey 13 to 15) to minimise overshadowing on the playground of the Campsie Public School playground.

The maintenance of solar amenity both to the surrounding area and future occupants has been a key driver in the design of the proposed built form envelope. Detailed built form analysis has been carried out which has informed the height and setbacks of the proposal and will ensure that for the primary schools key outdoor play areas receive full sunlight at outdoor play times during school hours and that adequate level of sunlight are maintained for the nearby residential uses. The key findings of the solar access analysis carried out as part of the Planning Proposal are included below:

- The provision of an upper level setback above 12 storeys to minimise impacts on the Campsie Public School playground ensures there is no overshadowing in midwinter of the Campsie Public School playground from 11am onward to coincide with their recess, lunch and outdoor play times,
- A small section of the St Mel's Primary School playground is in shade in midwinter from 3pm onward which is outside of school hours,
- Rear gardens of single dwellings to the south of the site at 9 and 11 Evaline Street would be in shadow in midwinter from 2pm onwards, however these properties would receive good solar access for the remainder of the day
- There is some overshadowing the existing Harold Street Reserve from 9am to 12pm however it is in full sun for the remainder of the day resulting in 50% of the area receiving over four hours of direct sunlight in midwinter, with the remaining area receiving between two and four hours.

Overlooking of has been minimised through appropriate setbacks and separation distances and for St Mels Primary School and the heritage item to the north of the site would be further minimised through the north-south orientation of the building. Overlooking of Campsie Public School and the two storey residential buildings to the east can be managed through appropriate design responses to be applied at the development application stage.

The development of the detailed design will further seek to positively enhance to the streetscape through a high level of façade articulation and use of a range of materials which seeks to respond to and complement the surrounding context.

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

The proposal will enhance the street address and activation of Harold Street and the expanded local open space including through high quality built form and façade design as well as the location of ground floor apartments with private open space adjacent to the street enhancing surveillance of the public domain.

5.8 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.*

The applicant is committed to achieving the principles of ecologically sustainability development as follows:

- Building material will be specified to ensure long term durability and resilience
- Opportunities have been identified to enhance canopy cover both within the site and public domain to provide shade and reduce the urban heat island effect
- The open space expansion will create a new green link connecting to the wider Green Grid
- Opportunities for water sensitive urban design have been identified both within the site and within the adjacent public domain including potential for water harvesting to reduce water demand
- Increased BASIX targets will be considered subject to feasibility testing
- Opportunities for on-site power generation will also be explored through the detailed design.

Other environmental impacts such as wind, noise and waste will be further considered at the DA stage to ensure that these matters are addressed and integrated into the detailed design.

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

The applicant is open to delivering increased building sustainability standards through the application of increased BASIX targets on the site subject to feasibility testing.

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

Measures to reduce water and energy usage will be further explored at the DA stage and it is envisaged this would comprise a combination of rainwater harvesting and use of water and energy rated fixtures and appliances.

Deliver infrastructure for electric vehicle chargers

A number of electric vehicle charges can be incorporated within the basement car parking area, and the applicant would support the Council in specifying requirements for this in the planning framework.

5.9 Other

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

In summary the proposal will result in the following public benefits.

- Delivery of 107 additional dwellings providing additional housing in close proximity to public transport and services, increasing housing supply and choice for the local area
- Expansion and embellishment Harold Street reserve from 1,300sqm to 2,120sqm
- Enhanced local character and streetscape through high quality design and landscaping
- Additional demand for retail and commercial goods and services within the Campsie Centre, supporting the viability of expansion of retail and commercial floor space.