



Campsie Town Centre Master Plan

Landowner Briefing Package
43 & 44 South Parade, Campsie

Executive summary

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*.

As the landowners of 43 & 44 South Parade, we are excited to submit our feedback on how we can contribute to the renewal and revitalisation of our Town Centre.

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Introduction

Statement of understanding

We understand that Council is seeking feedback on eight (8) planning priorities, as per the below:

- Priority 1:** Prioritise better public transport usage and increased space for pedestrians;
- Priority 2:** Deliver local jobs, a strong local economy and a diverse skilled workforce;
- Priority 3:** Promote a healthy and living river system that flows through the Cooks River catchment;
- Priority 4:** Create an integrated network of ecological and green spaces;
- Priority 5:** Provide diverse, accessible, and affordable housing;
- Priority 6:** Create cultural places and spaces will service and celebrate many cultures, languages, activities, and age groups;
- Priority 7:** Deliver quality design in public and private areas; and
- Priority 8:** Deliver sustainable buildings and spaces.

The briefing packages should outline how the landowners propose to respond to these priorities and the relevant considerations.

We trust that our submission, which follows, will provide an opportunity for open and structured engagement between ourselves and Canterbury Bankstown Council on the Campsie Master Plan.

Our proposal

In response to Council's invitation, we submit the following briefing for consideration to achieve council's objective and create a good urban outcome for the Town Centre.

As the landowners of 43 & 44 South Parade, we propose the demolition of all existing structures on our properties and the construction of a landscaped civic space, comprised of a mixed urban development made of both commercial spaces and residential floors.

The proposed redevelopment will enlarge the public domain and create a landscaped meeting / gathering space opposite the proposed metro. This public domain area will include sculptured plaques that detail the history of the area.

The commercial components of the development are proposed to include a childcare centre, retail area and a community space. We also propose the inclusion of medical and health-related commercial spaces within the precinct.

In addition to this, a residential tower is proposed above the commercial components which will include two (2) complete levels of affordable housing – boarding house , and Ten (10) percent of the total remaining residential units will be dedicated to include affordable housing..

Below is a schematic sketch of the proposed redevelopment.

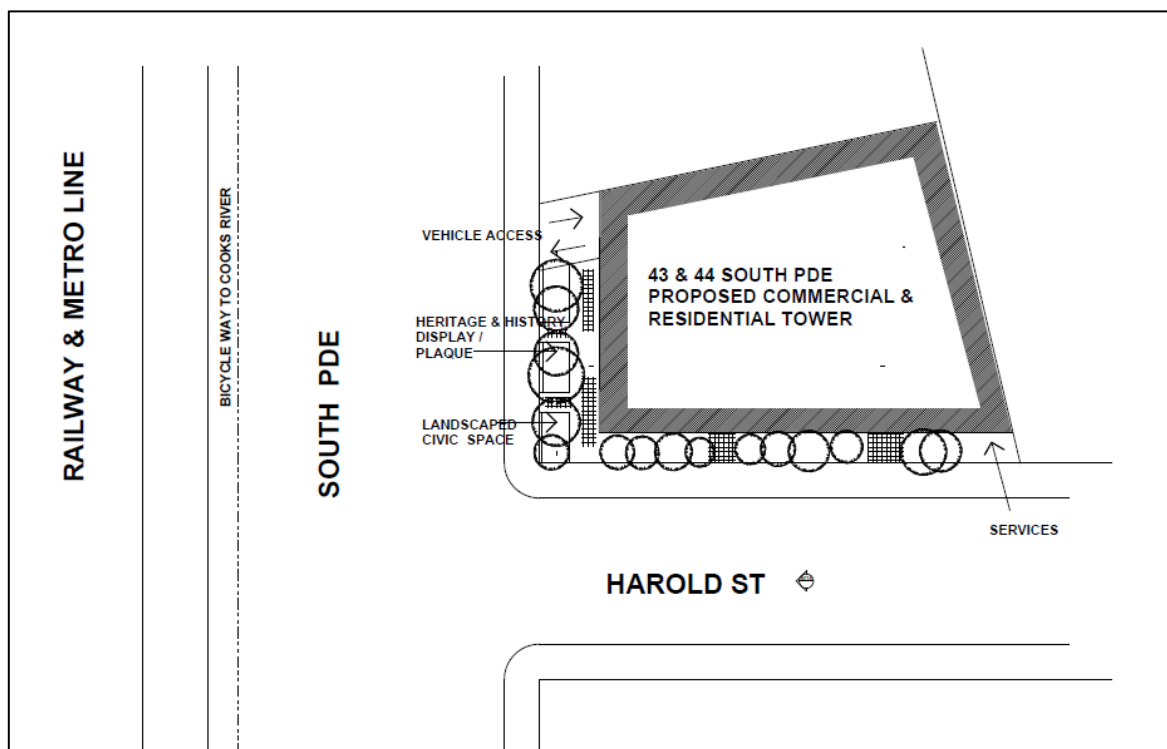


Figure 1: Schematic sketch of the proposed redevelopment of 43 and 44 South Parade, Campsie

Planning priorities response

In relation to our proposed redevelopment, below is an outline of the feedback we would like to provide to Council around each of its eight (8) planning priorities.

Priority 1: Better public transport usage and increased space for pedestrians

The proximity of the proposal to current and planned public transport will undoubtedly encourage effective use of public transport for both the commercial and residential components of the redevelopment. Given its central location, the redevelopment will encourage walking, cycling, the use of shared mobility transportation and other alternative means of transport.

Our proposal increases and improves the public domain and creates good urban spaces for pedestrians which will encourage social interaction, help reduce traffic congestion and encourage a healthier local population.

The proposal advocates for the extension of the bicycle way, parallel to the existing rail track and subsequent connection to the Cooks River bicycle track at the end of South Parade. This will encourage the use of bicycles as an alternative means of transport around the proposed redevelopment.

Additionally, given that the proposed redevelopment is a corner site, the vehicular access will be strategically located to minimize the impact of traffic on to pedestrians and the surrounding area.

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

The proposed redevelopment includes several commercial components such as new a childcare centre, retail spaces, health and medical related spaces as well as commercial offices. These will all contribute to the creation of additional jobs for the Campsie Town Centre.

It is envisaged that the ground floor will be dedicated to childcare, some retail and have a community health centre. The first floor space will be medical and health related medical services and this will create a link with the past history of the site. Two levels of a boarding house are also proposed and these will require additional staff and hence will generate more local jobs.

Through the creation of a lifestyle precinct, the building will also promote health and wellness with its close access to the Cooks River, bicycle ways and parks. The proposal will also support the well-established night-time economy which already exists within the Town Centre as residents of the proposed redevelopment will be in close proximity to existing restaurants and night businesses in the area.

Priority 3: A healthy and living river system

The proposal will contribute to water sensitivity by incorporating a water re-use system for non-drinking water. We propose that the design of the building will explore waterwise practices to harvest rainfall for the public domain, civic places and surrounding landscaping.

Incorporating a public domain opposite the proposed Metro, the redevelopment will also have sculptures and/or plaques paying homage to the history of the local area and its residents. This will provide an enhanced connection between the Campsie Town Centre, the proposed Metro and Tasker Park.

The Proposal will also provide deep soil planting with trees and vegetated areas being proposed in the civic places and public domain area. In turn, this will improve the streetscape and will provide a green corridor from the proposed Metro, along South parade to the Town Centre.

Priority 4: An integrated network of ecological and green spaces

The redevelopment will incorporate an open space / public domain area along the front of South Parade. This will contribute to existing green and vegetated space in the area and will provide a leafy and comfortable connection to both Campsie town centre and the proposed Metro.

The proposed green space / public domain will incorporate deep soil plantation and the planting of large native trees. Along with additional vegetated areas around the proposed development, this will contribute to the existing tree canopy within the Town Centre.

Below is a sketch of the proposed public domain.

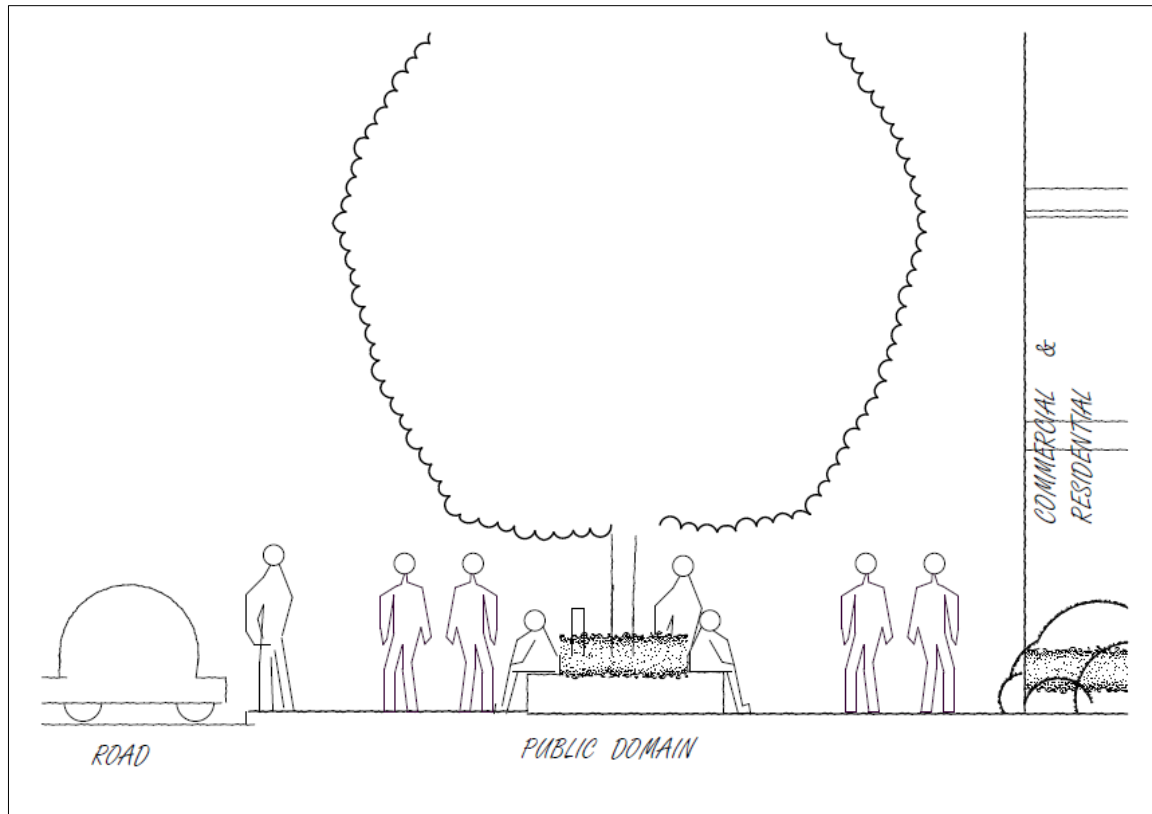


Figure 2: Sketch of the proposed public domain at the site.

Priority 5: Diverse, accessible, and affordable housing

The proposed redevelopment will incorporate diverse and accessible housing. Two (2) levels of the residential component will be dedicated as affordable housing – boarding house.

In addition to this, the proposal will also have ten (10) percent of the residential units within the residential tower dedicated to affordable housing. These affordable housing units will be comprised of different dwelling mixes to reflect different household needs of the area.

The proposed residential tower will include a range of housing mixes, typologies and sizes and will contribute to providing additional dwellings in the Campsie Town Centre near public transport.

Given the locality of the proposal and close walking distance to Campsie Station and Town Centre, the redevelopment will promote additional housing within the area whilst not impacting the street character of Beamish Street.

Priority 6: Celebrating culture, languages, activities, and age groups

The proposal is to provide a commercial component that will incorporate a childcare centre, cultural centre, medical and health related spaces as well as commercial spaces. The proposed commercial component will deliver a range of flexible activities with varying age groups and varying needs. These will promote economic growth and social awareness and interdependence.

The proposal will also incorporate the façade materials from the existing buildings on the site in the public domain area of the proposed redevelopment. This will maintain a strong link with the history of the area.

Sculpture displays in the public domain and the landscaped area will record the history of the site and of the area and these will help to celebrate the richness of the site.

Part of the public domain will be dedicated for the exhibition and promotion of works of art from local and indigenous artists who will recognise the heritage of first inhabitants of the area.

Priority 7: Quality design in public and private areas

The proposal will be designed by reputable design professionals to ensure the construction of a quality building and civic place / public domain area on the site. We will request that the existing materials on the site are incorporated into the facade of the public domain area to create a building which is not only aesthetically pleasing, but will also respond to the unique historical, cultural, environmental and social characteristics of the Campsie Town Centre.

Emphasis will also be made on the civic area at the front of the site to ensure that the history and heritage of the Campsie area is respected. The proposal will be a practical addition to the local community and will continue to be compatible with the existing and desired built form of the locality.

Priority 8: Sustainable buildings and spaces

The proposal will be designed by reputable design professionals to ensure resilience and longevity in the face of climate change. Emphasis will be made on utilising good quality and low maintenance materials in the external facade of the building. It will have a low carbon footprint and will promote good solar access and cross ventilation and low energy consumption. It will also encourage waste reduction and waste management by offering a community garden with waste composting. These will ensure the redevelopment is ecologically sustainable, and address environmental impacts such as solar, access, visual and acoustic privacy, wind, reflectivity and urban heat.

The design will not only explore strategies to reduce water and energy usage and deliver increased building sustainability but will also explore infrastructure for electric vehicle charging.

CONCLUSION.

The proposed development makes a strong positive contribution to the growth and development of the Campsie town centre and its urban landscape.

It promotes good civic urban planning.

It recognises the need for better integrated public spaces.

It promotes the use of public and alternate transport modes.

It promotes more local jobs and encourages more business into the area.

It provides a range of housing types that meet the differing needs in the area,

It creates a more sustainable built environment and a desirable streetscape