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Mr Matthew Stewart
Canterbury Bankstown Council
Via email: haveyoursay@cbc.city.nsw.gov.au

Dear Matthew,

CAMPSIE TOWN CENTRE MASTER PLAN - LANDOWNER EARLY ENGAGEMENT PACKAGE 75-79 EVALINE STREET, CAMPSIE

This submission is on behalf of [REDACTED] (the applicant), the owner of 75-79 Evaline Street, Campsie, in response to the Campsie Town Centre Master Plan Landowner Early Engagement Package. We thank Canterbury Bankstown Council (CBC) for the opportunity to comment on the master planning process.

Our submission is summarised as follows:

- Council's Local Strategic Planning Statement Connective City 2036 is to be referenced as the highest level strategic planning document informing land use and development decisions. Council notes the Campsie Town Centre Masterplan is to realise the vision set under the Connective City 2036.
- The applicant owns a major landholding at 75-79 Evaline Street, Campsie. Connective City 2036 sets clear intentions and goals which relate to the site, and support increased densities and enhanced land use mix, supported by substantial investment in nearby public transport infrastructure.
- The area around the Campsie Railway Station (including the site) has been identified in the Campsie Precinct Plan as being suitable for high rise and/or mixed use development. This would support the proposed revitalisation of the Beamish Street retail strip, further supporting the goals within Connective City 2036.
- The proposed redevelopment of the site supports seven of the eight Planning Priorities identified in the Early Landowners Engagement Package. Responses to the Priorities are detailed further below.

OUR SITE INTEREST

The site is located at 75-59 Evaline Street, Campsie, as illustrated in the figure below, located at the southern end of the Campsie CBD. The site has an area of 1,863 square metres. Existing improvements on the site include low scale, one and two storey residential buildings with associated landscaping and outbuildings. Several existing mature trees are located at number 79, with limited mature vegetation found elsewhere on the site. The site is within a 400m radius of the Campsie Train Station.

Evaline Street is currently characterised by a mixture of retail and commercial premises close to Beamish Street, with one to two storey detached housing to the west of the site. The site is within 100m of larger commercial developments to the east. This includes a 3 storey commercial building and the Campsie Centre, a three storey 'big box' retail centre containing Big W. Similarly, other two and three storey retail premises are located on the opposite side of the road.

The site is zoned R3 Medium density housing under the Canterbury Local Environmental Plan 2012, with a base floor space ratio (FSR) of 0.5:1 and a height control of 8.5m.

Figure 1 Site Aerial



Source: Six Maps

PROPOSED DEVELOPMENT

As previously identified in the Campsie Station Precinct Masterplan Strategy (the Strategy), the site is identified as being suitable to contain high rise and or mixed use development which exceed 12 stories. While not identified as a specific site which can achieve up to 25 stories in height, the proposed concept massing has been informed by surrounding contextual considerations, noting that the site is an amalgamation of three allotments.

Located on the western edge of the CBD core, the site is relatively constraint free. It is located to the south of sensitive open space being Anzac and Carrington Square. Furthermore, immediately west and south are nominated transition zones, suitable for medium height and density to transition to the higher density zones.

The Strategy identified a distinct envelope type for high density mixed use zones. It envisages slender towers above a 4 storey podium. The podium would have zero street setback and no side setbacks to promote a continuous street wall at ground level and allow good separation and light above.

Accordingly, a block massing and floor plan layout design has been prepared for the site in line with the built form controls identified in the Strategy. The design is characterised as follows:

- Four storey podium to contain ground floor retail/commercial to ensure streetscape activation.
- A t-shape building design, locating primary communal open space to the rear of the site to maximise solar access and deep soil planting opportunities.
- Incorporation of ADG and SEPP 65 principles in regard to separation distances from potential future built form, natural ventilation and solar access.
- 129 units over 24 levels incorporating a mix of 1, 2 and 3 bedrooms as well as 20 affordable dwellings.
- 165 car parking spaces in basement levels below ground level.
- FSR of 6.61:1

GUIDING PRINCIPLES / PLANNING PRIORITIES

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. Landholders with sites which exceed 1,500sqm are invited to lodge a submission and discuss how future development on their site will be able to respond to the 8 Planning Priorities for the Campsie Town Centre.

Included in Table 1 below are responses to seven of the eight Planning Priorities as they relate to the proposed redevelopment of the site.

Table 1 Consistency with Priorities

Priority	Response
<p><i>Priority 1: Prioritise better public transport usage and increased space for pedestrians</i></p> <p><i>How can your proposal and/or landholdings:</i></p> <ul style="list-style-type: none"> ▪ <i>Consider the impact of large developments on traffic conditions within the study area</i> ▪ <i>Transform Campsie into a place for people with high demand for activities and lower levels of vehicle movement</i> ▪ <i>Deliver an interconnected and accessible walking and cycling network active transport</i> 	<p>The proposal benefits from proximity to Campsie Station and the planned underground Campsie Metro Station, which will provide high frequency and reliable public transport. This will enable residential uses on the site to rely heavily on public transport rather than private vehicle ownership.</p> <p>Additionally, promoting active travel will result in increased demand for activation within the retail and commercial strip along Beamish Street. This will drive urban renewal and form</p>

Priority	Response
<ul style="list-style-type: none"> ▪ <i>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</i> ▪ <i>Link parking requirements to public transport access and plan for disruptions in transport and mobility</i> ▪ <i>Address shared mobility principles for liveable cities as outlined in the Complete Streets CBD Transport and Place Plan</i> 	a catalyst for change as envisaged under Connective City 2036.
<p>Priority 2: Deliver local jobs, a strong local economy and a diverse skilled workforce</p> <p><i>How can your proposal and/or landholdings:</i></p> <ul style="list-style-type: none"> ▪ <i>Contribute to providing 7,500 total jobs in Campsie by 2036</i> ▪ <i>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</i> ▪ <i>Ensure no net reduction in commercial/retail floor space on sites</i> ▪ <i>Support a health and medical precinct around Canterbury Hospital</i> ▪ <i>Protect the character and fine grain along Beamish Street and maintain retail and commercial usage along the street</i> 	<p>The proposal seeks to deliver 778sqm of ground floor commercial and retail floor space.</p> <p>As the land use is currently residential, this represents a net increase in commercial floorspace.</p> <p>This will not only provide activated streetscape but will result in delivering employment generating floor space within proximity to high frequency public transport options.</p> <p>Additionally, given the proximity to the proposed retail and commercial strip of Beamish Street, the proposal enable the offering of additional complementary retail/commercial space to strengthen the commercial function of the centre.</p>
<p>Priority 3: Promote a healthy and living river system that flows through the Cooks River catchment</p> <p><i>How can your proposal and/or landholdings:</i></p> <ul style="list-style-type: none"> ▪ <i>Contribute to achieving a water sensitive city</i> ▪ <i>Integrate waterwise practices in the design of buildings, parks and streets</i> ▪ <i>Explore opportunities to harvest rainfall for use in landscapes and the surrounding built environment</i> 	<p>As part of any future detailed design for the site, environmentally sustainable design principles will be incorporated.</p> <p>Initiatives such as rainwater harvesting to ensure that any stormwater which is discharged from the site is adequately treated can be implemented.</p> <p>Additionally, over 13% of the site area is proposed as deep soil planting, enabling the establishment of future tree canopy, consistent</p>

Priority	Response
<ul style="list-style-type: none"> ▪ <i>Encourage streets and buildings to be orientated towards rivers and creeks and create opportunities for new blue and green corridor links</i> ▪ <i>Enhance connections between Campsie's Centre, the Cooks River and Tasker Park</i> ▪ <i>Deliver deep soil to achieve the Blue Web Actions outlined in Council's Local Strategic Planning Statement</i> 	<p>with the Department of Planning's goals to establish 'green grids' in centres.</p>
<p>Priority 4: Create an integrated network of ecological and green spaces</p> <p><i>How can your proposal and/or landholdings:</i></p> <ul style="list-style-type: none"> ▪ <i>Contribute to the network of parks, open spaces, vegetated spaces of appropriate scale, and the links between them</i> ▪ <i>Contribute to a range of informal passive and active recreational opportunities or renew existing spaces</i> ▪ <i>Connect pockets of habitat across urban areas through tree and vegetation corridors</i> ▪ <i>Plan for comfortable and leafy active transport connections to enable people to move from homes to Campsie Station</i> ▪ <i>Contribute to the tree canopy target of 15% to 25% in centres to reduce the heat island effect</i> ▪ <i>Deliver deep soil to achieve the Green Web Actions outlined in Council's Local Strategic Planning Statement</i> 	<p>The proposal will deliver over 547sqm of landscaped communal open space, with 256sqm of this being deep soil planting. This will ensure the proposal will contribute to the tree canopy target for the site, and positively contribute to reducing the heat island effect.</p> <p>The landscaping plan will also ensure that the existing and future resident privacy and amenity levels are delivered as expected under the design criteria of the Apartment Design Guide.</p>
<p>Priority 5: Provide diverse, accessible, and affordable housing</p> <p><i>How can your proposal and/or landholdings:</i></p> <ul style="list-style-type: none"> ▪ <i>Deliver up to 15% affordable housing on sites</i> ▪ <i>Contribute to providing 5,600 additional dwellings in Campsie by 2036</i> 	<p>The proposal currently seeks to deliver 129 dwellings, ranging from 1, 2 and 3 bedroom dwellings. The current suggested mix of these dwellings is provided below:</p> <ul style="list-style-type: none"> ▪ 1 Bedroom – 27 ▪ 2 Bedroom – 78 ▪ 3 Bedroom - 24

Priority	Response
<ul style="list-style-type: none"> ▪ <i>Provide housing choice to suit each life stage through a range of housing typologies, sizes and tenures</i> ▪ <i>Provide dwelling mix within developments to reflect household need</i> ▪ <i>Accommodate additional housing while maintaining the existing Beamish Street fine grained main street character</i> ▪ <i>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</i> ▪ <i>Protect environmental and built heritage</i> 	<p>Of these, 20 are affordable housing units, which accounts for 15% of the total proposed on site.</p> <p>The height of the proposal has specifically considered surrounding heights proposed. Benefiting from a 'transition zones' on most sides, the site can accommodate height without creating adverse amenity impacts on surrounding sensitive uses.</p> <p>Importantly the proposed height will not adversely impact on important green space / open space, or significant heritage areas.</p>
<p>Priority 6: Create cultural places and spaces will service and celebrate many cultures, languages, activities, and age groups</p> <p>How can your proposal and/or landholdings:</p> <ul style="list-style-type: none"> ▪ <i>Explore opportunities to deliver a new cultural facility in Campsie</i> ▪ <i>Plan for high quality public domain and public spaces, including the provision of public art</i> ▪ <i>Deliver flexible and adaptable community supporting infrastructure to support growth</i> ▪ <i>Encourage a network approach to the provision of community infrastructure and services</i> ▪ <i>Recognise Aboriginal and Torres Strait Islander heritage through physical features of the city</i> 	<p>Given the location, size and context within the town centre, we consider this site is not appropriate to contribute to this priority.</p>
<p>Priority 7: Deliver quality design in public and private areas</p> <p>How can your proposal and/or landholdings:</p> <ul style="list-style-type: none"> ▪ <i>Champion and deliver high quality design within the public and private realm</i> ▪ <i>Engages competent, skilled and highly regarded design professionals to design and deliver great places for people</i> 	<p>As part of detailed future design work, the proposal will seek to deliver design excellence through engaging a skilled architectural practice (Tony Owen Architects have provided guidance to date) to design a building that responds to its context and understand good design objectives sought by the ADG and Government Architect guidelines. They will also seek to create buildings that are</p>

Priority	Response
<ul style="list-style-type: none"> ▪ <i>Create buildings that are sustainable, use materials that are built-to-last and are resilient to extreme weather events.</i> ▪ <i>Design buildings that are aesthetically pleasing as well as practical, and well maintained and cared for</i> ▪ <i>Deliver design solutions that draw on an understanding of place and respond to the unique historical, cultural, environmental, and social characteristics of Campsie</i> ▪ <i>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</i> ▪ <i>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</i> 	<p>sustainable and employ environmentally sustainable design principles.</p> <p>The redevelopment of the site will enable the establishment of future urban character of the street, defined by active uses, a podium form that frames the 'human scale street experience and a sender tower setback form the podium.</p> <p>The proposal will respond to the urban context and site considerations, ensuring that activation of streetscapes not only creates improved opportunities for passive surveillance, but also achieves visual appeal in the public domain.</p>
<p>Priority 8: Deliver sustainable buildings and spaces</p> <p><i>How can your proposal and/or landholdings:</i></p> <ul style="list-style-type: none"> ▪ <i>Improve resilience to climate change through optimised building design by:</i> <ul style="list-style-type: none"> – <i>Using external materials that are good quality, durable and low-maintenance</i> – <i>Achieving the principles of ecologically sustainable development</i> – <i>Addressing environmental impacts such as solar access, visual and acoustic privacy, wind, reflectivity, urban heat and water sensitive urban design</i> – <i>Integrating waste management infrastructure in the site layout and building design.</i> ▪ <i>Deliver increased building sustainability standards through exceeding BASIX and NABERs benchmarks to achieve net-zero emissions by 2050</i> 	<p>Our client is not a detailed design stage as yet, however as part of any future detailed DA, the principles of environmentally sustainable design will need to be considered and incorporated. All environmental impacts such as solar access, visual impact, acoustic privacy, wind, solar reflectivity and water sensitive design will be encompassed as part of future detailed design.</p> <p>Our client is willing to work with Council to meet the sustainable benchmark expectations from the urban renewal of the centre, which we believe are by in-large aligned to contemporary buyer expectations.</p>



Priority	Response
<ul style="list-style-type: none">▪ <i>Explore innovative and cost-effective mitigation and management strategies to reduce water and energy usage</i>▪ <i>Deliver infrastructure for electric vehicle chargers.</i>	

CONCLUSION

In light of the proposal's ability to successfully respond and support the seven of the eight planning priorities for the Campsie Town Centre outlined in Council's Early Landowner Engagement Package, our client is of the view the controls that support the proposal should be incorporated into future master planning for the Campsie precinct. The vision for the site represents a unique opportunity to contribute to Council's objectives outlined in Connective City 2036. Support for redevelopment of the site would directly contribute to the renewal and revitalisation of Campsie.

Urbis on behalf of [REDACTED] would greatly appreciate the opportunity to discuss this submission once received and review by Council.

Should you have any queries arising from this submission, or wish to discuss further, please don't hesitate to contact me on (02) 8233 7697.

Yours sincerely,

A handwritten signature in black ink that reads "Stephen White". The signature is written in a cursive, flowing style.

Stephen White
Director

