

26 ANGLO ROAD, CAMPSIE

LANDOWNER EARLY ENGAGEMENT PACKAGE
07.09.2020

We would like to thank Council for the opportunity to participate in the early engagement process and demonstrate how we can input into achieving the strategic objectives of the Campsie City Centre established in Connective City 2036 and Council's Local Strategic Planning Statement.

[redacted] was established in 2018 to develop a sustainable property portfolio that facilitates the mission of the [redacted], bringing together property initiatives to interact with growth areas, innovative funding solutions that generate ongoing annuity income and interface with the people resources required to effectively minister to Greater Sydney and Wollongong.

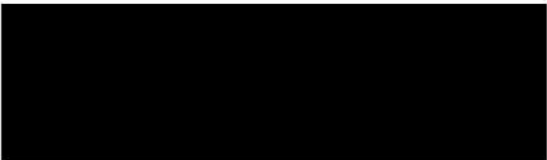
Sustainable Development Group Ltd (SDG) is a registered charity and not-for-profit organisation that was established in 2019 to help facilitate property development projects which maximise the spiritual, social, environmental and financial return of property owned by Churches and other faith-aligned not-for-profits in Australia.

The Growth Corporation has partnered with SDG to create a 'Pilot Program' to accelerate the delivery of a number of existing urban area development sites. Given the predicted growth and strategic

vision for Campsie along with the qualities of the site, our landholdings at 26 Anglo Road, Campsie was identified as one of the potential Pilot Program sites. We are very supportive of Council's initiative to prepare a masterplan and concurrent planning proposal for the Campsie Centre, which has the potential to enable our Campsie project being one of the first of our innovative Pilot Program projects.

As detailed in this submission we believe that our site can make a significant contribution to Council's aspiration to deliver genuine job-generating development with housing, services, utilities and social infrastructure. As long term landowner's with an inter-generational interest in the outcome and a desire to activate our property resources to become vital community hubs, we believe our site will be key in helping Council achieve its vision for Campsie to be a place that attracts people and business and is a centre the community can be proud of.

This submission outlines our team, our aspirations for the site and how it presents an opportunity to deliver Council's 8 Planning Priorities set out in the Landowner Early Engagement Package. We would like to thank you again for the opportunity to share our exciting vision for the site, and look forward to collaborating with Council to deliver an amazing urban outcome for Campsie.

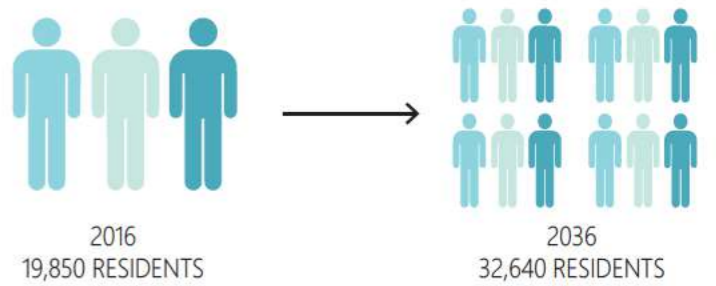


01 THE CONTEXT

THE FUTURE OF CAMPSIE

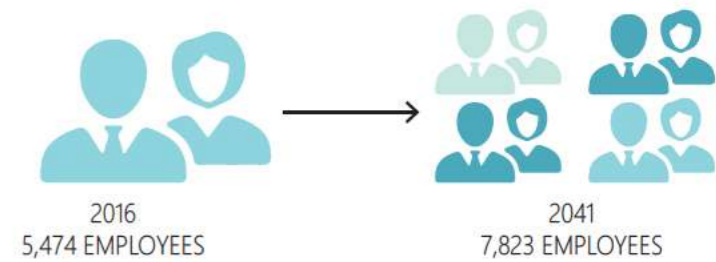


The draft Sydenham to Bankstown Urban Renewal Corridor stipulates major changes over the next 20 years. For Campsie, it plans to increase the delivery of homes, jobs, and infrastructure to support future demands, and provides an opportunity for a rethinking of Campsie's urban fabric. The site is positioned within a 'high-rise / mixed use' area, and forms a key contribution to the town centre. The site itself is a key marker / gateway between different conditions, as it sits between the residential zone to the west, and the retail corridor the east. Complimentary to that is the site's adjacency to a key 'Green Spine', spanning from Carrington Square, Anzac Square, and towards the Cooks River corridor.



INCREASED HOUSING DEMAND

SYDENHAM TO BANKSTOWN SOCIAL INFRASTRUCTURE STUDY,
NSW DEPARTMENT OF PLANNING & ENVIRONMENT, 2016



EMPLOYMENT PROJECTIONS

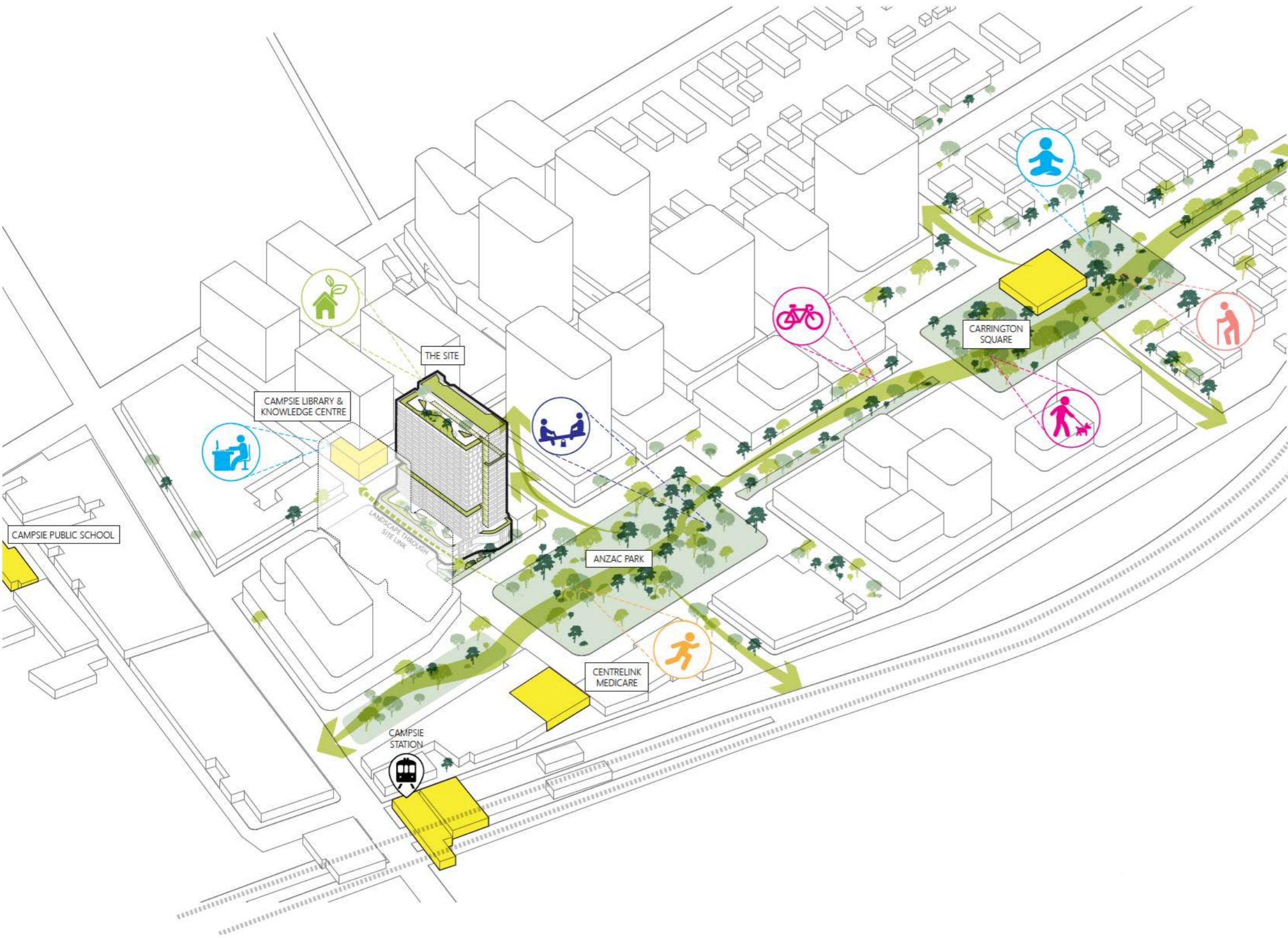
SYDENHAM-BANKSTOWN CORRIDOR EMPLOYMENT ANALYSIS,
DEPARTMENT OF PLANNING & ENVIRONMENT AND AEC, 2016



INCREASED CONNECTIVITY

02 CONNECTING GREEN SPACES

THE GREEN SPINE



Anzac Square and Anglo Road is a well established 'Green Spine' running East-West, connecting key landscape spaces such as Carrington Square and Anzac Park. To further invigorate this corridor, vertical landscaping and landscaped roofs are incorporated in the proposal, visually extending the 'Green Spine' upwards. Supporting this is the pocket plaza, fronting Anzac Square, and the landscaped through site link connecting the south of the site to Anzac Park.



GREEN PLAZAS



GREEN BOULEVARDS



KIDS PLAYGROUNDS



EXERCISE



GREEN ROOFS



ENCOURAGE VERTICAL GREEN



02 CONNECTING GREEN SPACES

VARIETY AND DIVERSITY OF LANDSCAPED SPACES



GREEN ROOFS



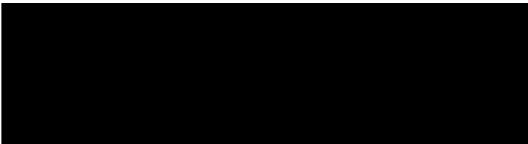
PUBLIC PLAZAS



LANDSCAPED STREETS

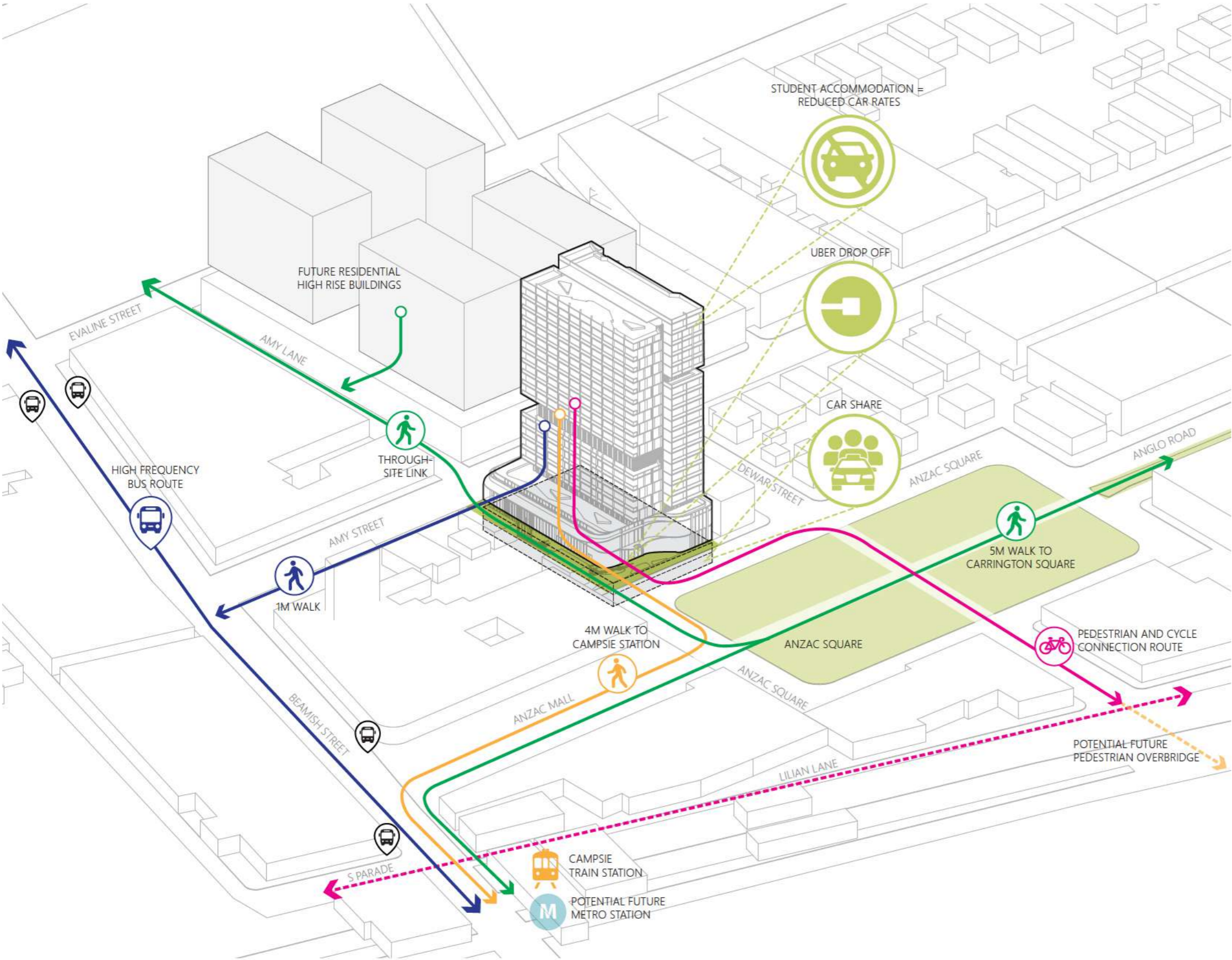


VERTICAL GREEN



03 PRIORITISE BETTER PUBLIC TRANSPORT

CURRENT AND FUTURE CONNECTIVITY



The proposal currently has great connectivity to the wider Campsie precinct. It is a 4min walk to the Campsie Station, and sits to the west of the key arterial shopping corridor of Campsie. It has easy access to key civic spaces, such as Anzac Park. The site has dual frontage: to the north is Anzac Square, and to the south is Amy Street. The proposal envisions increased connectivity between these interfaces via a through site link, connecting Amy Lane to Anzac Square. This will not only serve as an activated lane for the site, but also act as a way to lessen foot traffic off the congested Beamish Street. Further facilitating our initiative to support better connectivity within the precinct is the addition of student accommodation, a program that has low car demand. Adding to this is the championing of car share and Uber drop off points.



4MIN WALK TO
TRAIN STATION



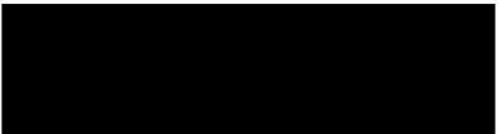
FUTURE RESIDENTIAL
PROPOSAL (CAMPSIE CENTRE)



ANZAC PARK

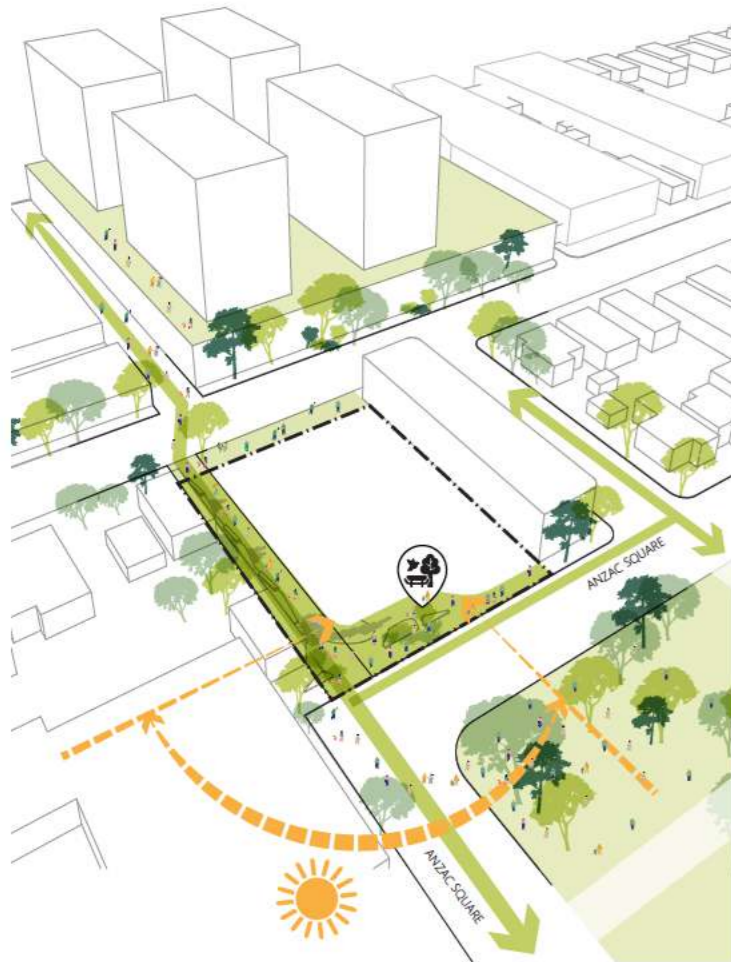


CARRINGTON SQUARE

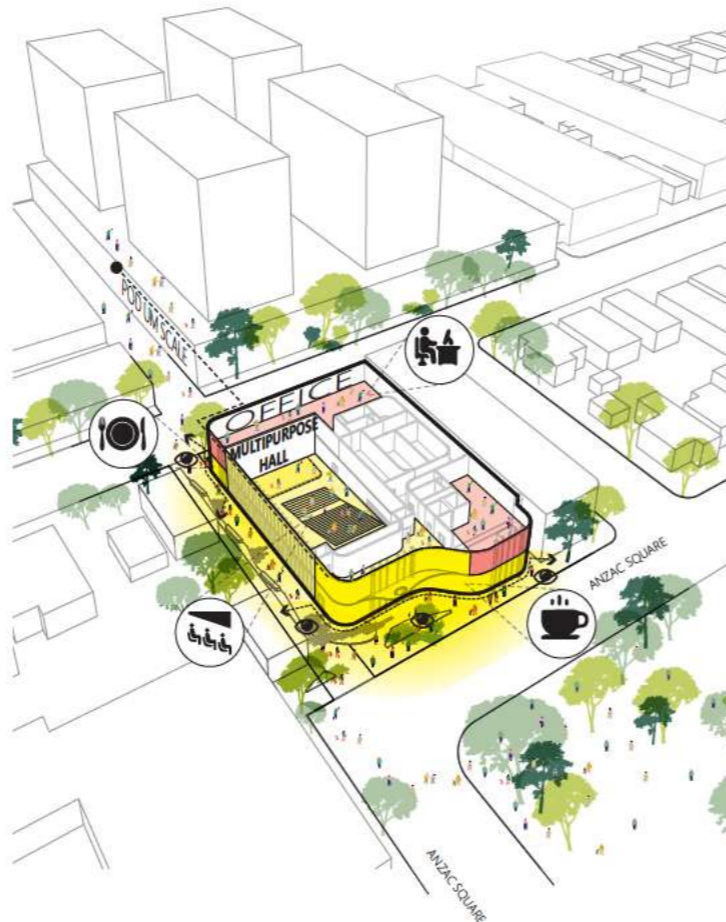


04 QUALITY DESIGN DESIGN DRIVERS

GREEN SPINE AND PLAZA



PODIUM SCALE



TOWER FORM



LANDSCAPE & ARTICULATION



Anzac Square to Anglo Road is a well established 'Green Spine'. Complimenting this character is the proposed plaza, and connecting from it is a North-South through site link from Amy Street. Carving this link provides an additional interface for activity / interaction, and improves overall site connectivity.



The podium height is sympathetic to the existing street wall articulation, and presents an activated frontage to Anzac Square, Amy Street, the plaza, and the proposed through site link. Retail and lobbies to the North and South provide activation to these interfaces, and the glazed multipurpose hall activates the through site link.



The tower form is taken to 20 storeys, and incorporates setbacks from the boundary. The tower features a mix of affordable housing, co-living, and student accommodation to create a diverse 'vertical village'.



The tower is broken down into two vertical wings, reducing the overall visual bulk. These wings are split horizontally to carve out key communal spaces. Connecting the plaza and these roofs are feature landscaped planters, creating a green wall to the north. This biophilic gesture visually extends the Anzac Square 'Green Spine' into a vertical expression.



CORNER PLAZA



GREEN TOWER



RETAIL ACTIVATION



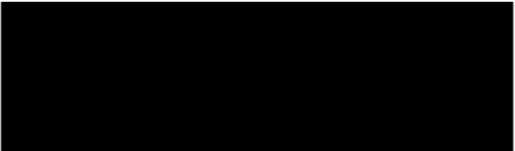
CHARACTER



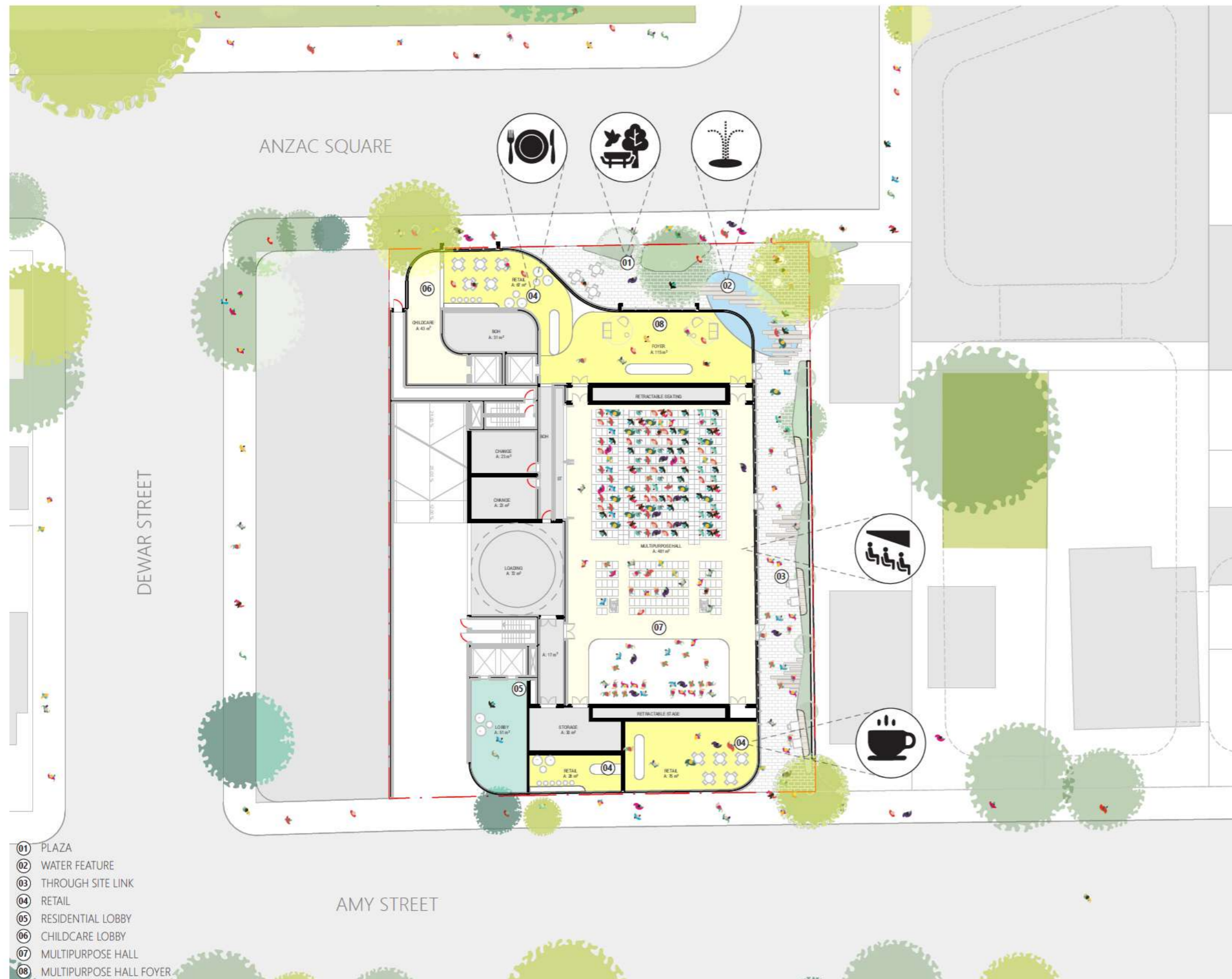
MULTIPURPOSE HALL



FLEXIBILITY



AN INTEGRATED GROUND PLANE



The ground plane is defined by its highly activated edges towards Anzac Square, Amy Street, the plaza, and the proposed through site link. Retail and lobbies to the North and South provide activation to the streets and the plaza. To the through site link sits the multipurpose hall. Visual engagement is afforded, and during different modes, it can potentially be opened up onto the through site link, creating a dynamic engagement with the public.



CORNER PLAZA



PUBLIC ART



RETAIL ACTIVATION



CHARACTER



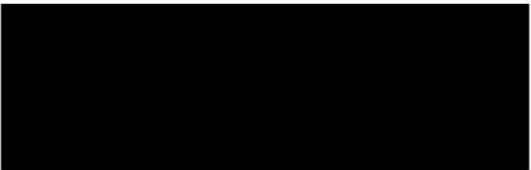
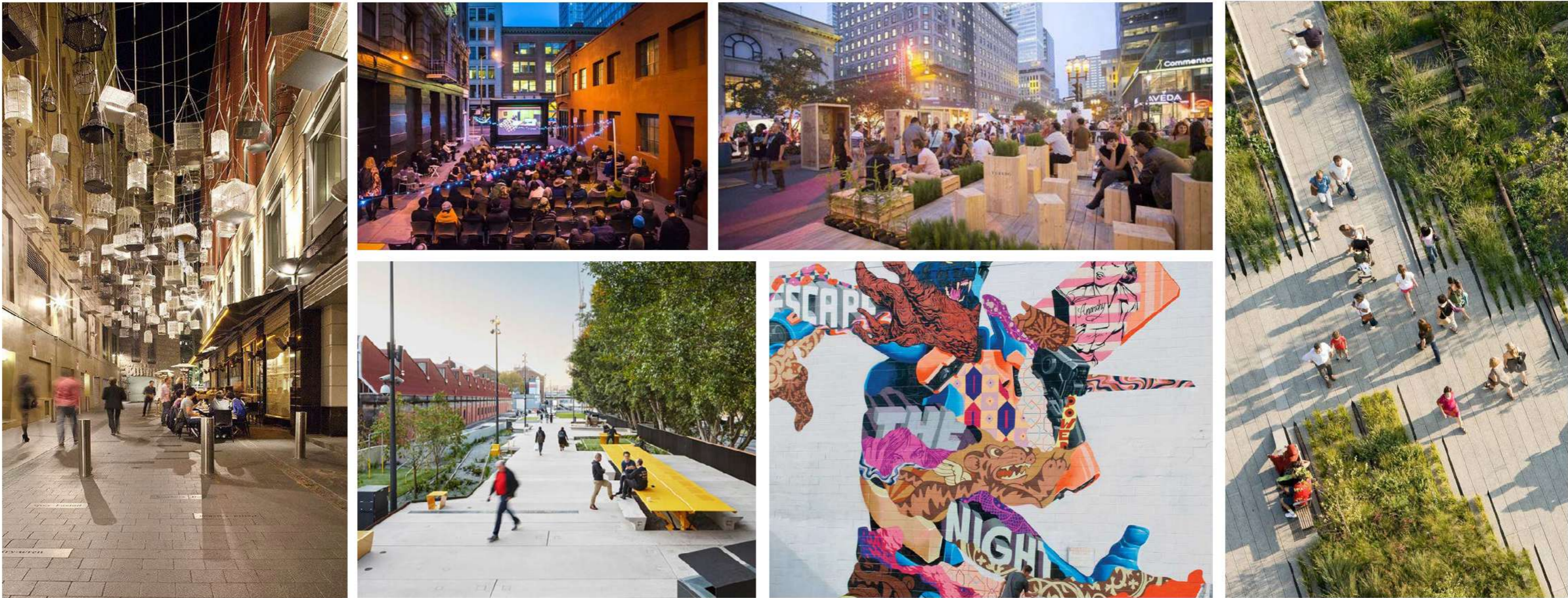
MULTIPURPOSE HALL



FLEXIBILITY

05 CULTURAL SPACES
AN INTEGRATED GROUND PLANE

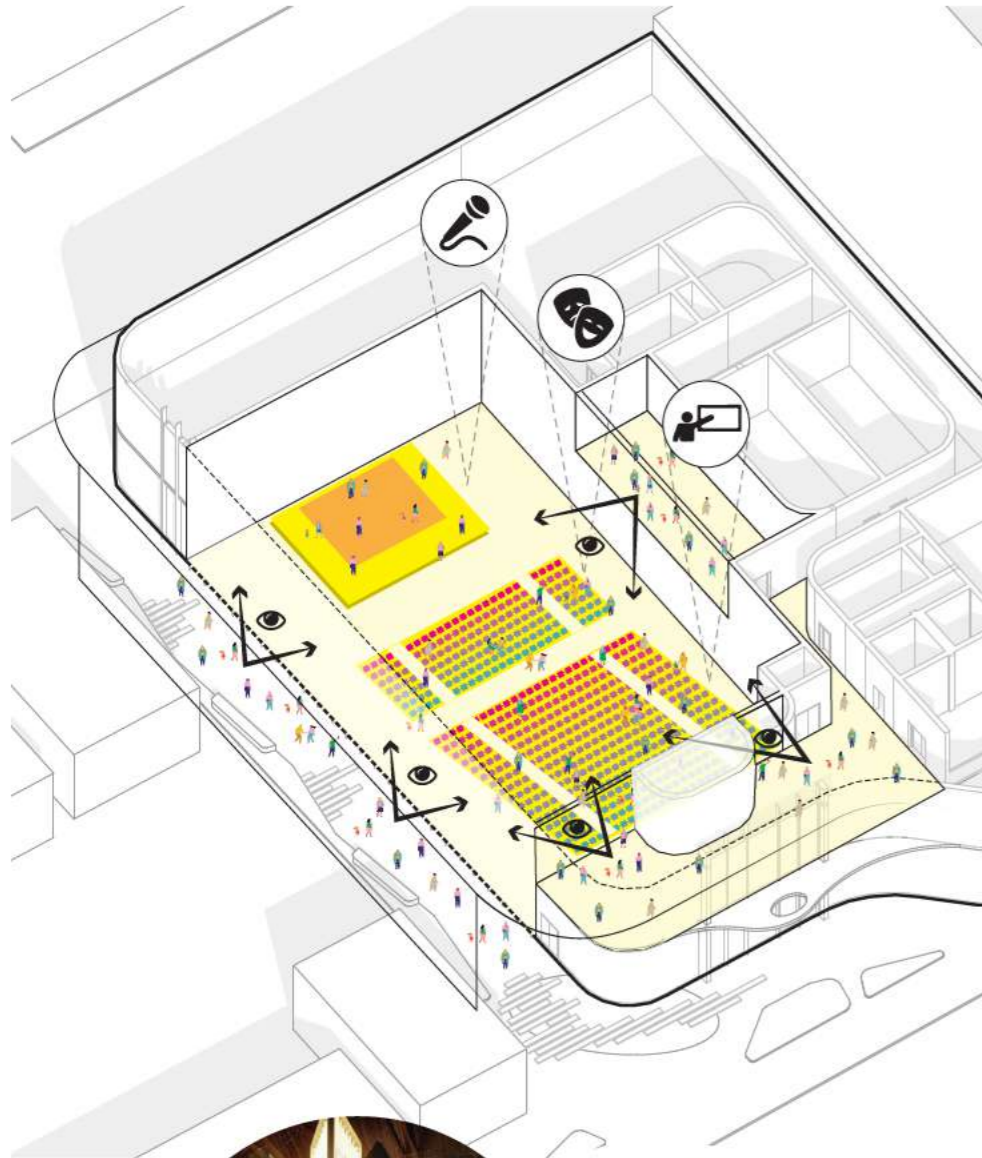
CREATING A PLACE FOR THE
COMMUNITY TO GATHER.



05 CULTURAL SPACES

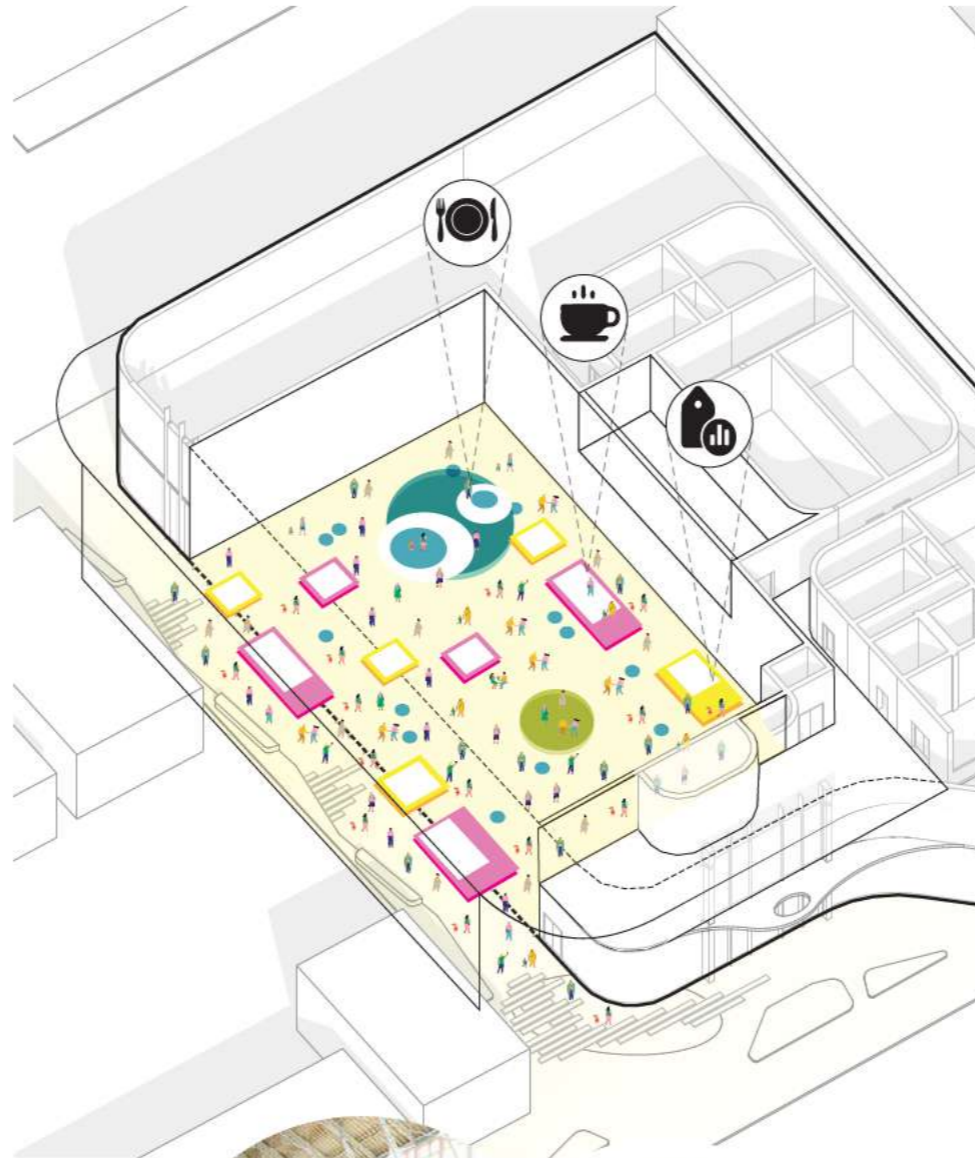
CREATING CULTURAL SPACES

TIERED SEATING



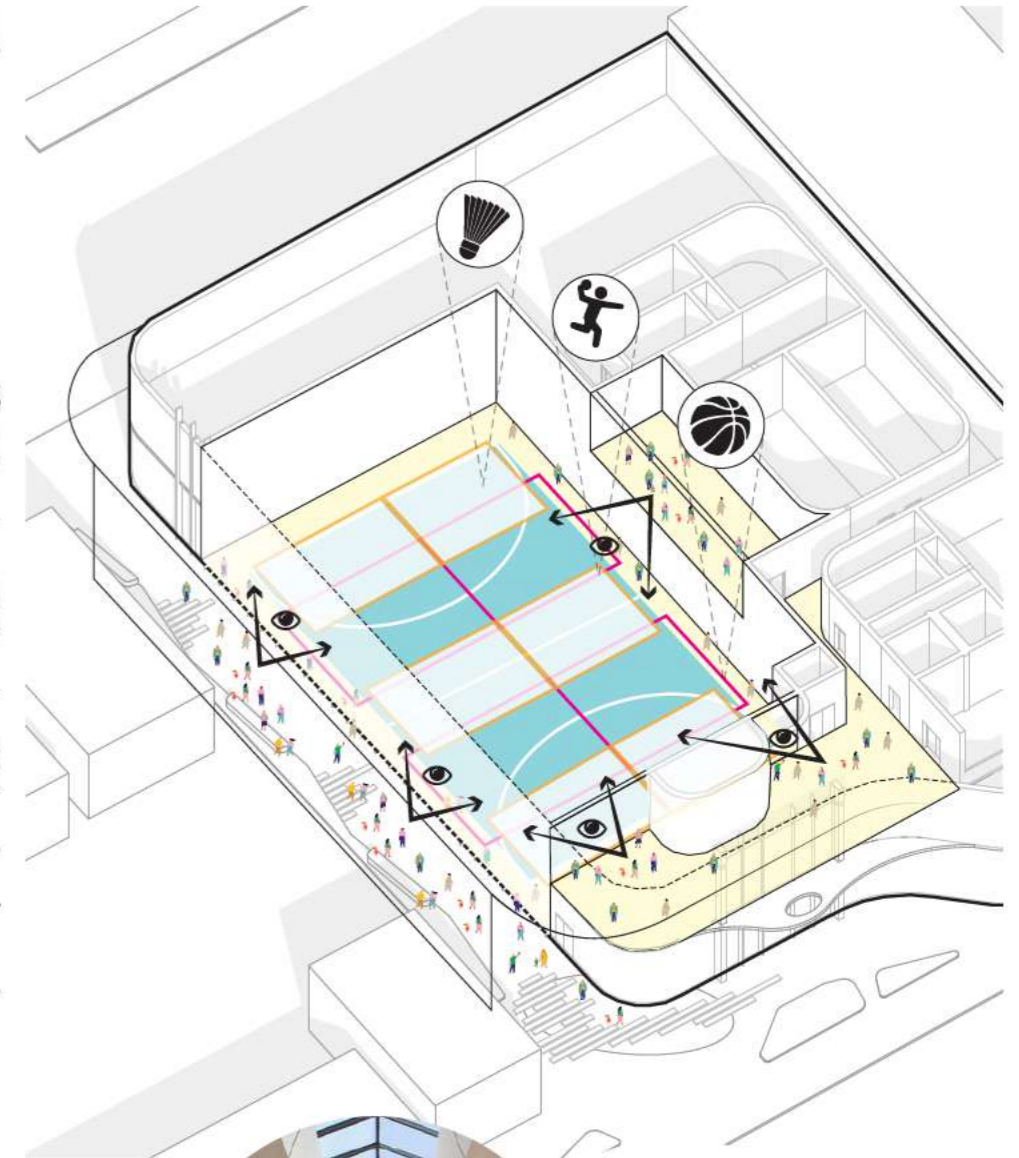
CHURCH SERVICES
PERFORMANCES AND PLAYS
COMMUNITY GATHERINGS
LECTURES, TALKS, AWARDS NIGHT

MARKET PLACE / ART EXHIBITION



MONTHLY FOOD MARKET
POP UP ART EXHIBITION
FASHION HALL
CONVENTION / EXPO SPACE

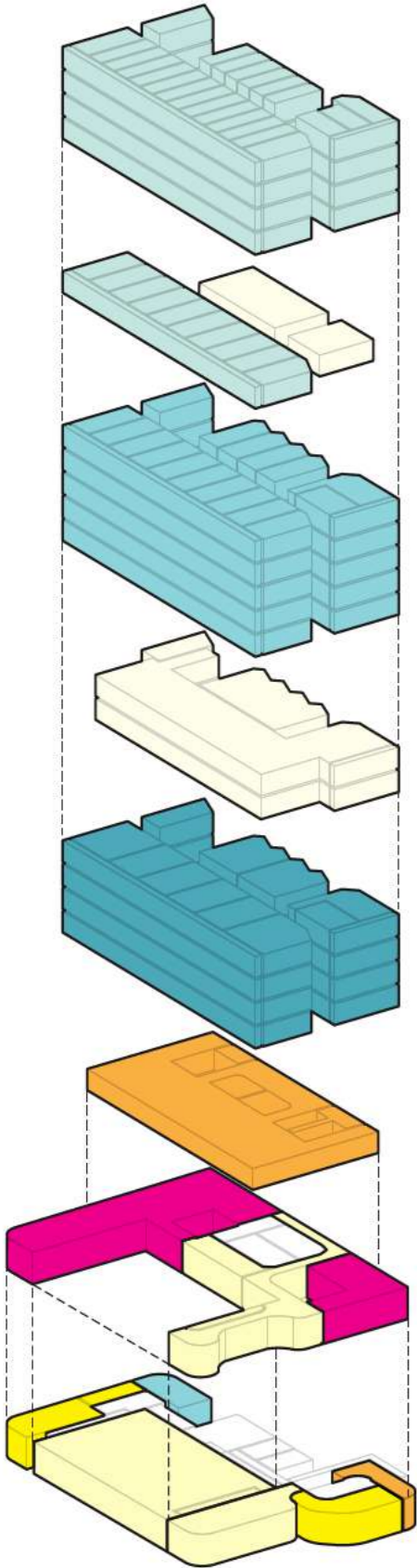
SPORTS HALL







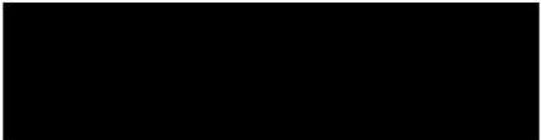
BASKETBALL, BADMINTON, VOLLEYBALL ETC.
WEEKEND YOGA CLASS
REGULAR SCHOOL HIRE
COMMUNITY SPORTS COMPETITIONS

06 SUPPORTING THE ECONOMY

THE BENEFITS OF MIXED USE



- **STUDENT ACCOMMODATION**
 - SUPPORTS LOCAL EDUCATIONAL INFRASTRUCTURE
- **CO-LIVING**
 - PROVIDE LONG TERM LEASING OPPORTUNITIES
 - FOSTER A SENSE OF COMMUNITY
- **AFFORDABLE HOUSING**
 - PROVIDE AFFORDABLE HOUSING TO MEET COMMUNITY NEED
- **CHILDCARE**
 - SUPPORT A WORKING FAMILY
 - PROVIDE LOCAL JOBS
- **MINISTRY OFFICE**
 - SUPPORT A FULL TIME WORKFORCE
 - INCREASE CULTURAL JOBS
- **MULTIPURPOSE HALL**
 - PROVIDE RANGE OF USES THROUGH THE YEAR
 - ENCOURAGE ECONOMIC PERFORMANCE DURING NIGHT TIME
- **RETAIL**
 - PROVIDE LOCAL JOBS
 - SHORT TERM AND LONG TERM EMPLOYMENT



06 SUPPORTING THE ECONOMY

A DIVERSE AND ACTIVATED PODIUM



AN OFFICE AT YOUR DOORSTEP.



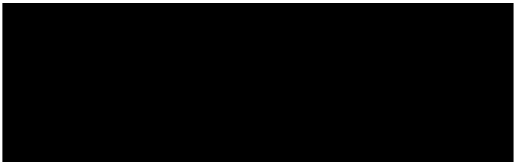
A PLACE TO SHOP AND RELAX.



NURTURING THE FUTURE GENERATION.



A MULTIPURPOSE SPACE FOR ALL.



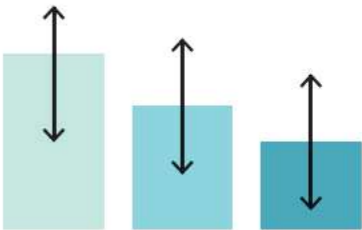
07 HOUSING DIVERSITY

A DIVERSE VERTICAL VILLAGE

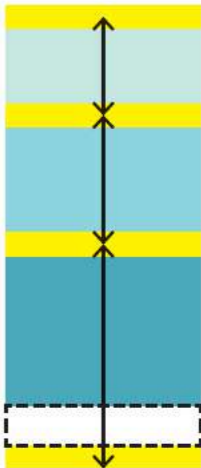
The proposal offers multiple affordable housing types: student accommodation, co-living, and affordable housing. This is to provide a variety of product to the precinct and to support various demographics and local demands (e.g. increase in student accommodation to support future increase in educational infrastructure).



01 PROVIDE VARIETY OF PRODUCT TO OFFER A RANGE OF PRODUCT TO THE PRECINCT AND TO SUPPORT A RANGE OF DEMOGRAPHICS

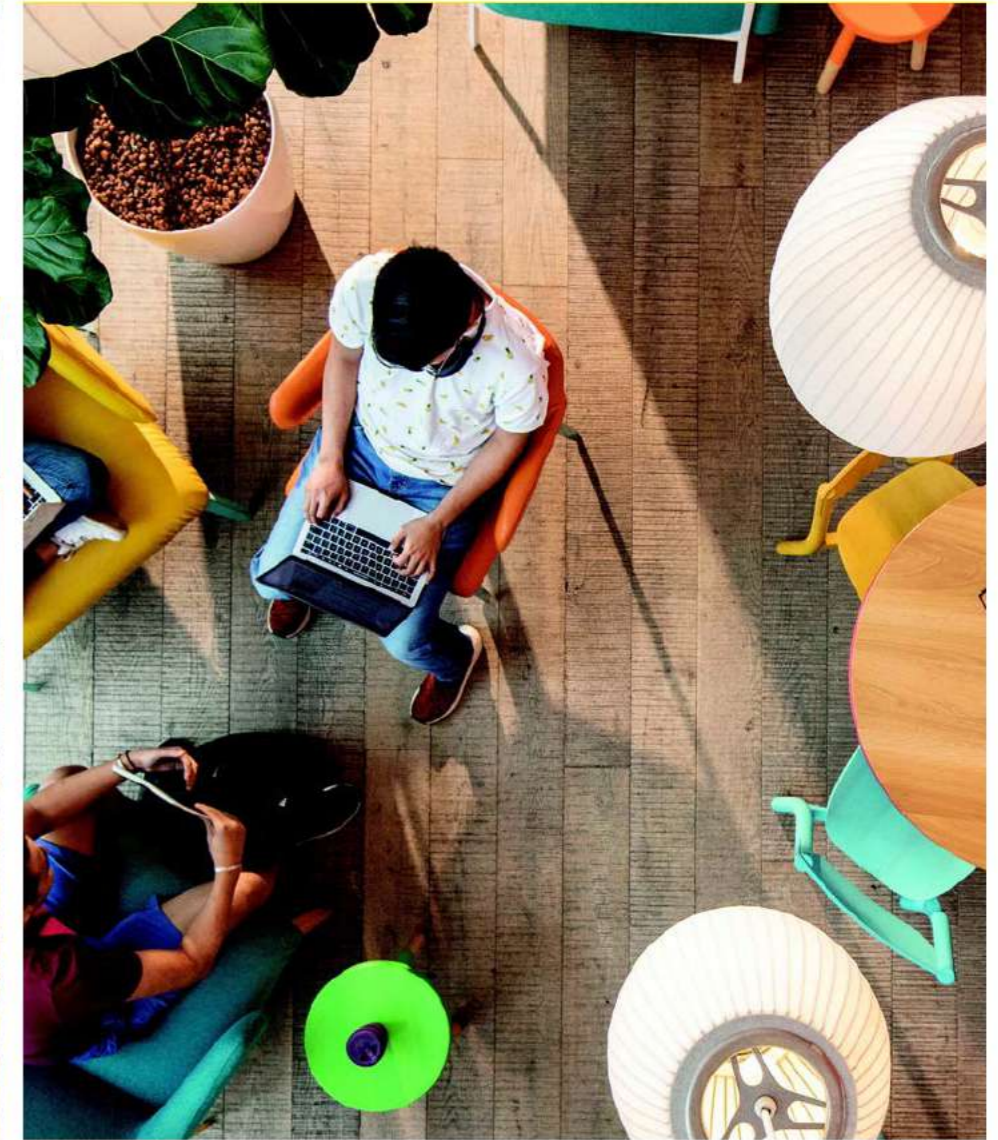
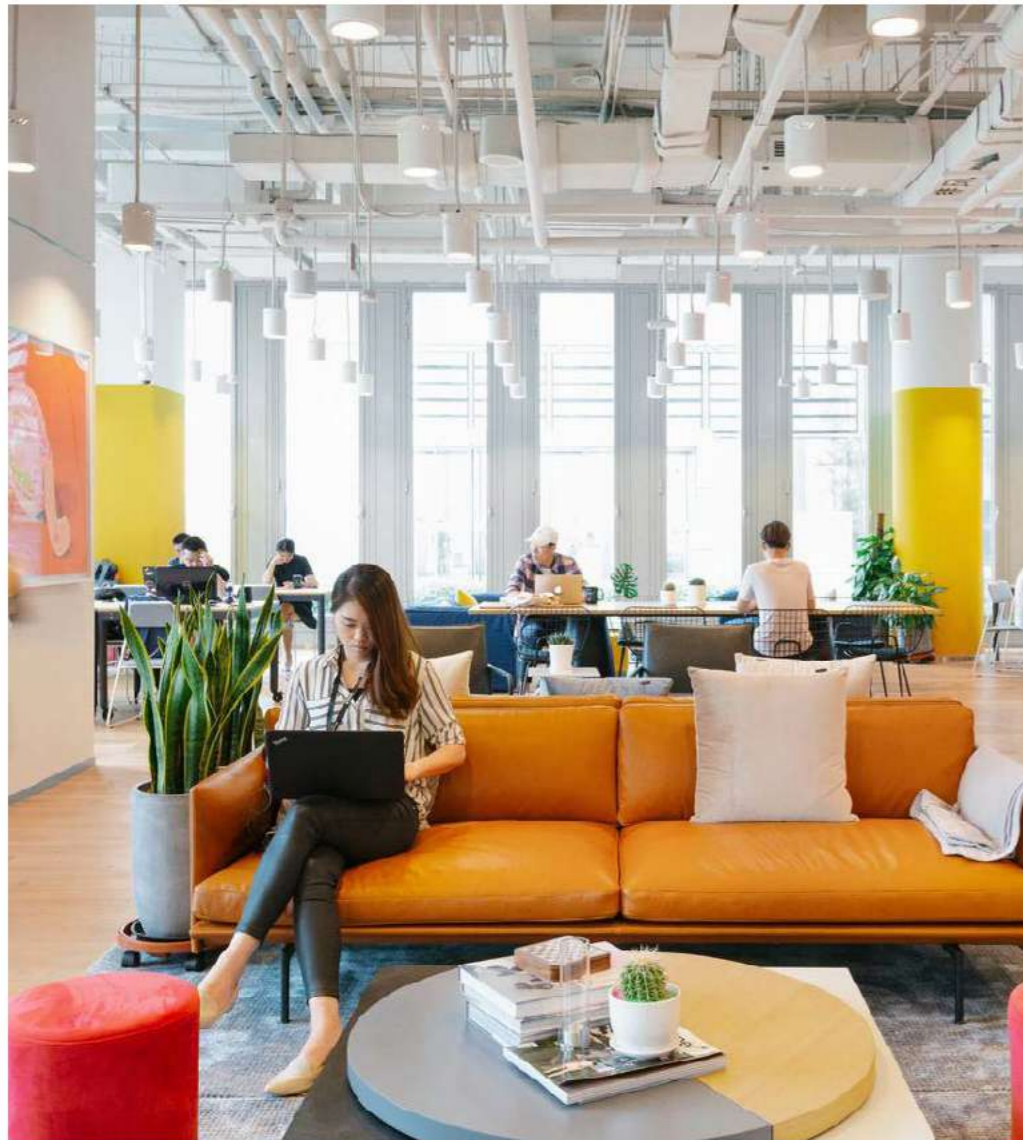


02 ALLOW FLEXIBILITY IN THE MIX TO MEET LOCAL DEMAND



03 PROVIDE SHARED COMMUNAL SPACES TO CREATE AN INTERLINKED VERTICAL VILLAGE

07 HOUSING DIVERSITY
CURATED COMMUNAL SPACES



SHARE TOGETHER.
INSPIRE COMMUNITY + FRIENDSHIP



07 HOUSING DIVERSITY FLEXIBLE MIX

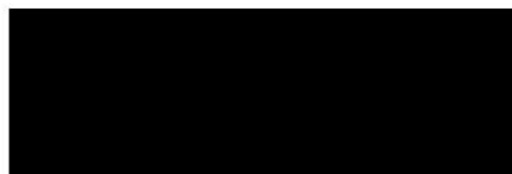
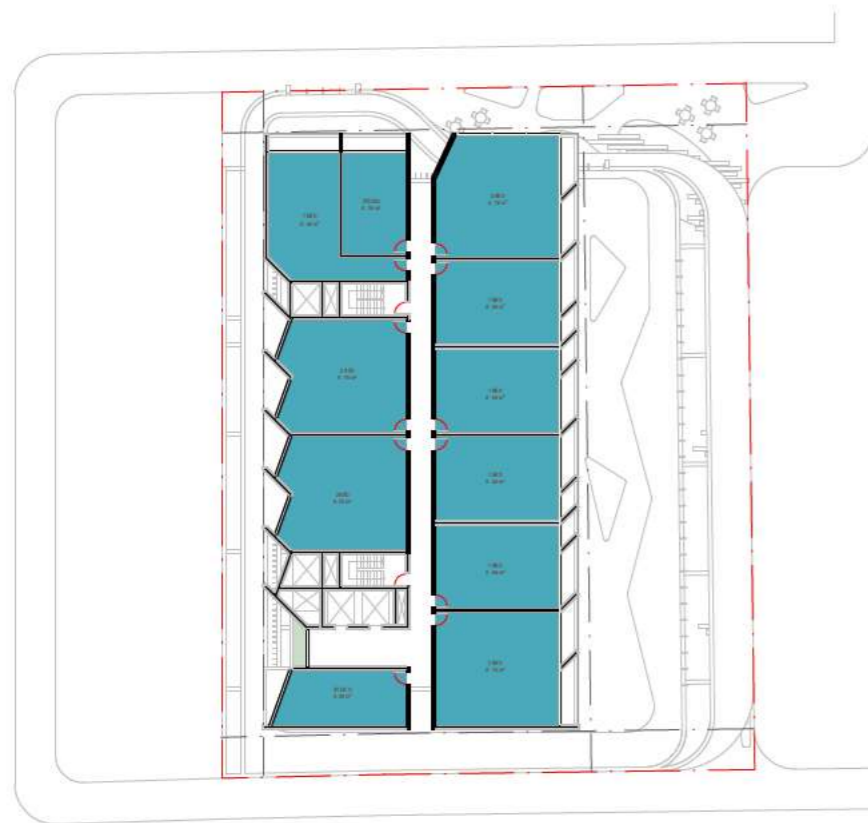
AFFORDABLE HOUSING



CO-LIVING



STUDENT ACCOMMODATION





SUSTAINABLE OR RECYCLED MATERIALS



CARBON NEUTRAL OPPORTUNITY



SMART BICYCLE STORAGE



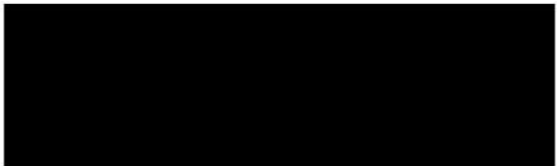
ELECTRIC CAR CHARGE, CAR SHARE, UBER DROP OFF

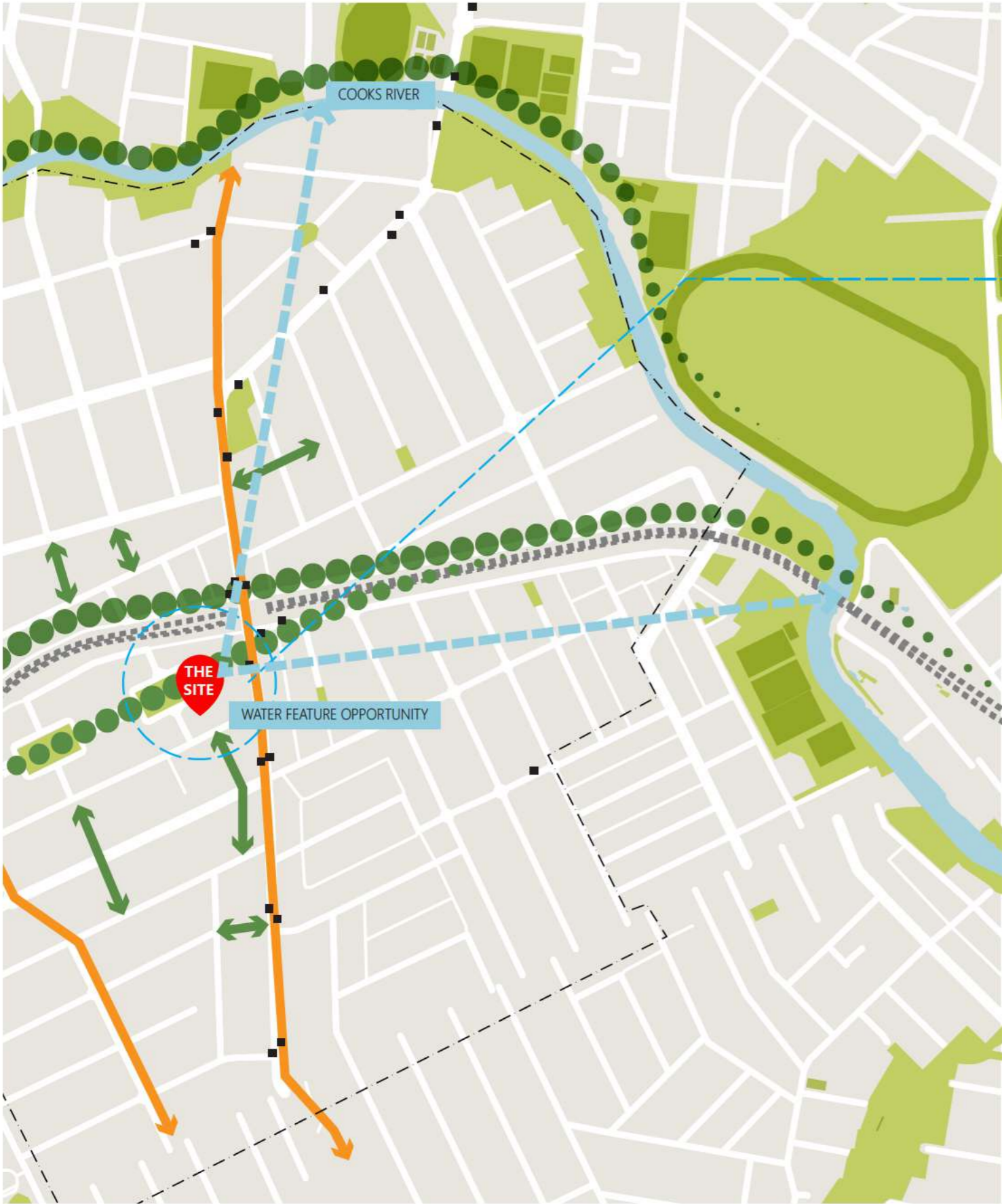


GREEN ROOFS



GREEN WALLS





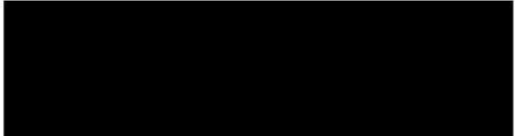
COOKS RIVER



WATER FEATURE



WATER FEATURE



09 COLLABORATION

MEETING THE TEAM



Sustainable Development Group Ltd (SDG) is a registered charity and not-for-profit organisation that was established in 2019 to help facilitate property development projects which maximise the spiritual, social, environmental and financial return of property owned by Churches and other faith-aligned not-for-profits (NFPs) in Australia.

Our clients have a strong desire to grow and serve the Kingdom of God, however they are often financially constrained by their cash flows, whilst simultaneously often possessing significant unrealised value in their land holdings. SDG was established to work charitably and creatively to solve this problem by unlocking value in church property, and in doing so propel Church ministry growth and advance social and public welfare.

SDG’s vision and mission is to serve Christian organisations and other aligned religious and charitable groups as they consider how to better utilise their land assets for the purpose of serving their local communities and growing the Kingdom of God on earth. We serve our clients by delivering rigorous advice, technical execution and access to extensive networks to achieve meaningful outcomes with eternal implications.

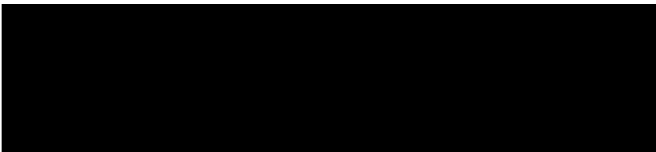
Richard Ollerhead, Managing Director, SDG
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Plus Architecture is an award winning, integrated master planning, architecture and interior design practice, offering a holistic approach to design. The team’s capabilities deliver a wide range of project typologies and scales. Cities and spaces to live and work, homes to retire in, train stations and airports to travel from and community facilities and clubhouses to play in.

A Plus Architecture design is contextual yet individual in every way. Our design ethos brings together the elements of ingenious thinking, environmental connections and our client’s brief. Only by absorbing what is unique about their needs and special about an environment - socially and physically - can we begin to move towards our goal of functional perfection.

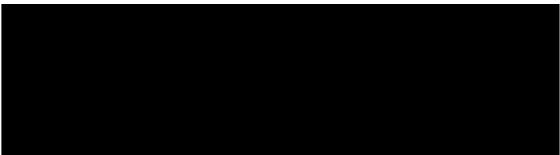
Throughout the design process we listen with intent, grasp the vision, undertake a collaborative design process and ensure rigorous analysis to maximise the creative, commercial and community opportunities. As a result, our projects don’t just shape our cities, they also shape the wellbeing, community and creativity of the real people they house.



The Growth Corporation was established at the start of 2019 by [REDACTED] to the request of the 2018 Synod to “further the work of the [REDACTED] by facilitating and assisting the effective use of property and other resources for promoting and p [REDACTED]. In the months since establishment under the [REDACTED] 2018, we have formed a Board with faithful members bringing excellent leadership and governance skills who are well-suited to achieve this goal.

The Growth Corporation exists to activate the [REDACTED] property resources to become vital community hubs where mature disciples are made and Christ’s love is demonstrated by sharing his Word with, and through care and compassion for, the people of Greater Sydney and Wollongong.

Growth Corpo [REDACTED] is to develop a sustainable property portfolio that facilitates the mission of the [REDACTED] bringing together property initiatives to interact with the greenfield and urban renewal (existing urban) growth areas, innovative funding solutions that generate ongoing annuity income and interface with the people resources required to effectively minister to Greater Sydney and Wollongong.



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