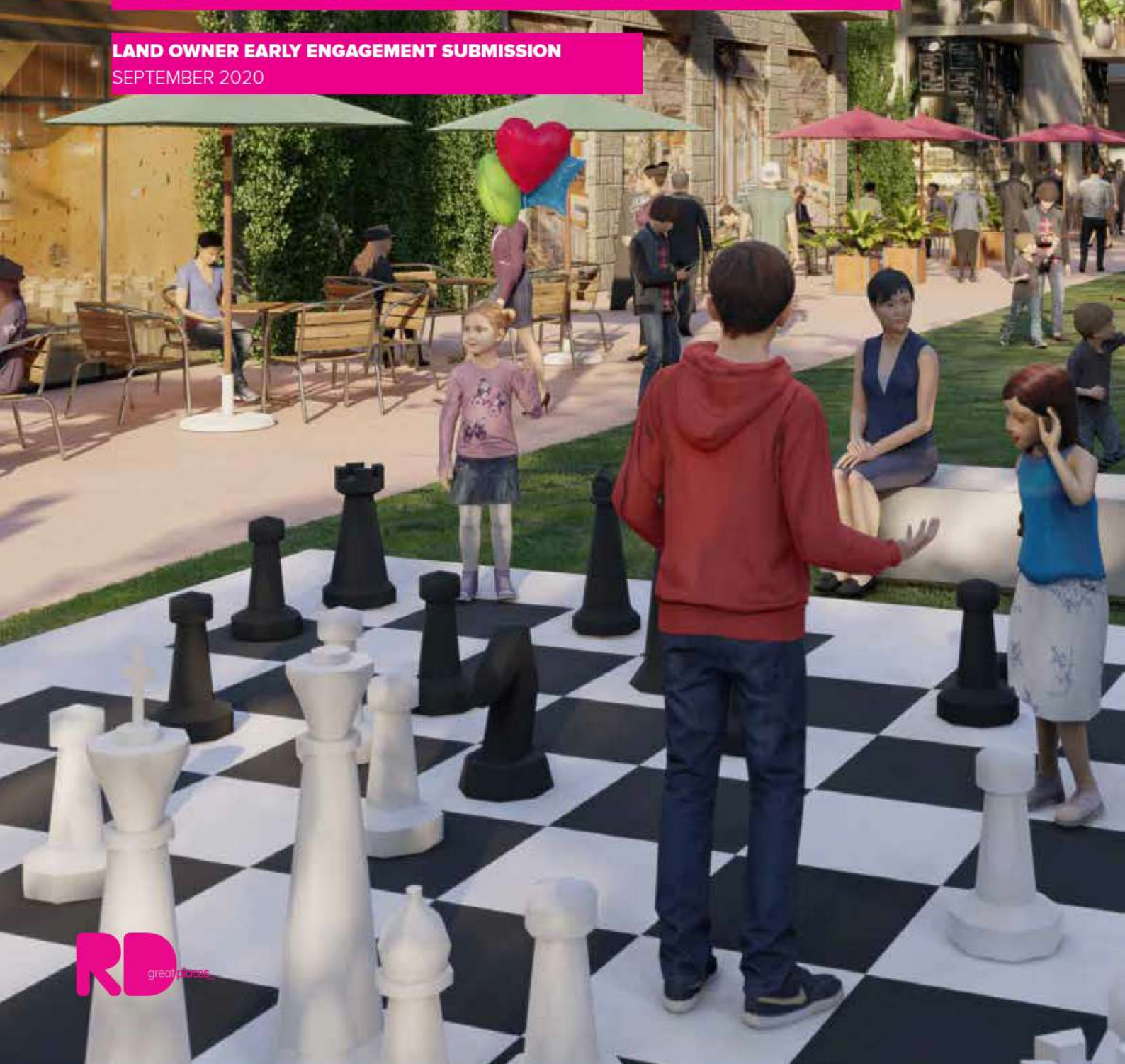


EVALINE PLACE

76-90 EVALINE STREET & 21-23 CLAREMONT STREET

LAND OWNER EARLY ENGAGEMENT SUBMISSION
SEPTEMBER 2020



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EXECUTIVE SUMMARY

PURPOSE OF THE SUBMISSION

Through its Local Strategic Planning Statement, Canterbury Bankstown Council, has identified Campsie as a strategic centre within the Canterbury Bankstown Council LGA, alongside Bankstown CBD. This places significant importance on the Campsie Town Centre which will need to cater for significant growth in population, dwellings, and jobs over the coming decades. To assist with the development of the Campsie Town Centre Master Plan, Council has asked all major landowners (including Livstyle Group) to discuss how their site/future development will contribute to the identified 8 Planning Priorities for the growth of the Town Centre. Evaline Place (The Project) is a place-led design response that is expected to create between 320-380 FTE jobs (not including construction jobs).

On behalf of our Client (), RoberstDay have prepared this submission to assess The Project against the 8 Guiding Principles and Planning Priorities identified by Council to clearly justify The Project's contribution to the Campsie Town Centre Master Plan. By generating employment; greater access to public transport; provision of additional public open space; new streets and a new precinct pedestrian mid-block network, The Project demonstrates it's readiness to deliver significant public benefit; and strategic merit for the wider Campsie Town Centre.

PROJECT DESCRIPTION

The Proponent seeks to Redevelop the site (6,462sqm at FSR of 6:1), into an integrated live-work development including approximately 6,710sqm of retail/commercial GFA, 32,062sqm residential GFA including the opportunity for 1,000sqm of decoupled live-work studio space (approx. 40-60 units) activating greener places and laneways. This Project will assist in retaining a strong local working population and foster the creation of new start-ups and creatives within the Campsie Town Centre. By integrating creative work / live opportunities within the development, The Project helps solve the affordability of commercial and residential space for Campsie and Greater Canterbury Bankstown, whilst also acting as a catalyst for the broader revitalisation of the Town Centre Precinct. The Project is located within an easy walk of Campsie Station and Beamish Street providing strategic merit for its endorsement.

The submission focus is () land, being 6,462sqm, this is the most significant land holding under single ownership within the Campsie town Centre. In addition the proposal envisions how the site could sit within it's precinct wide context and be the catalyst for positive change. Given other landowners, a key part of this strategy is an equitable increase in development potential whilst responding different site influences.

RECOMMENDATION:

Based on the commentary and graphics contained within this submission by (), it is recommended that Council support The Project as part of greater Campsie Town Centre Master Plan and its relationship to the surrounding precinct development over time.



A MODEL TOD PROJECT WITH
STRATEGIC & LOCAL MERIT
DELIVERING THE DISTRICT PAN
PRIORITIES.

CONTRIBUTION TO THE MASTER PLAN

BENEFITS FOR THE STRATEGIC CENTRE

Evaline Place harnesses the following key public benefits for the Strategic Centre that will contribute to better urban and place design outcomes for the Campsie Town Centre and Town Centre Master Plan. The overall design of Evaline Place and the surrounding precinct addresses Council's principles and aspirations for the Campsie Town Centre. The following demonstrates the Proponents contribution to the future Town Centre and outcomes of the Master Plan:

KEY PUBLIC BENEFITS

The Project has the following public benefit:

Infrastructure

- A pedestrian friendly mobility network and improved mid-block permeability, in the form of:
- One new street connecting Claremont and Evaline Streets on western edge of the site;
- An embellished north-south pedestrian through site link (eastern edge of site);
- A new east-west laneway connecting the through site and the new street;
- Transport Infrastructure: Micro-mobility hub with electric bikes to reduce vehicle dependence;
- Green Infrastructure, Public Spaces and Social Infrastructure, delivering green plazas co-located with social infrastructure and active retail, street trees, increased tree canopy and enhanced public open space network; and
- Service Infrastructure at no cost to Government: Target 5-6 Star, Green Star Building Rating.

Housing

- Deliver innovative Live-work 'pilot' for the Campsie;
- 8.8% (493 dwellings) of Campsie's housing target of 5,600 dwellings by 2036;
- 7.5% affordable housing;
- 40-60 live-work dwellings, in response to the impact of COVID-19 on working from home;
- Flexible live-work unit sizes paired with diverse creative space tenancies meets broad requirements for Campsie's growth;

Job Creation

- 320-380 jobs in creative and start up industries, a sector severely impacted by COVID-19.

STRATEGIC MERIT

The Project exhibits strategic and local merit as it:

- Delivers the Greater Sydney Commission's Three Cities Plan and goals of the South District Plan;
- Delivers key aspirations of the NSW Government's 2040 Economic Blueprint to diversify the economy and create a high standard of living;
- Attracts local entrepreneurs and start-ups to Campsie post COVID-19 and provides transformational models for the opportunity work from home through live-work dwellings;
- Provides 7.5% affordable housing, providing affordability beyond the live-work model;
- Maximises on it's proximity (4 minute walk) to the Metro South-West rail corridor, Campsie Station and key civic and cultural destinations within Campsie;
- Provides access to existing amenity, jobs and services, amplified and embellished further by the proposal;
- Enables a precinct scale response, focused on preserving the granularity of Beamish Street and maintaining the human scale within the Town Centre;
- Envisions a precinct mid-block network that connects the precinct to key areas of the Town Centre; increasing walkability and promotes modal shift; and
- Contributes to public life and a vibrant, pedestrian friendly Town Centre.



THE SITES POTENTIAL QUICK FACTS

A significant site of **6,462sqm**
in the centre of **Campsie**

26% (1,650sqm) of the site
for **public open space**

8.8% (493 dwellings) of **Campsie's**
2036 housing target provided

7.5% affordable
housing provided

1,000sqm GFA for
live-work models

6,710sqm GFA for
employment space

PRIORITY RESPONSE 1

PRIORITISE BETTER PUBLIC TRANSPORT USAGE AND INCREASED SPACE FOR PEDESTRIANS

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

Project Response:

- The proposal dedicates 590sqm within site boundary for a future road reserve connecting Evaline and Claremont Streets, increasing mobility and efficiency of traffic and movement for precinct scale redevelopment;

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

Project Response:

- The Project assists in the creation of a 20minute neighbourhood through a precinct response to mid-block and through site permeability;
- The future network prioritises walking and cycling within Campsie to key destinations within the Town Centre;
- Master Plan gives priority to pedestrians through an internal network of pedestrian spaces, these spaces are activated by human scale form and active retail/commercial edges that generate internal block activity; and
- Built form also has an address to the perimeter streets, encouraging walking and cycling on streets and including traffic calming measures./

Deliver an interconnected and accessible walking and cycling network active transport

Project Response:

- The proposal embellishes an existing pedestrian through site link and plaza space at a precinct scale, creating permeability north to Amy Street and Anzac Park;
- The proposal provides direct connections to existing and future cycle connections within a potential cycle link through the site, to the Cooks River corridor via Lillian Street and South Parade.

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

Project Response:

- The proposed concept satisfies councils current parking requirements whilst also providing the opportunity for a green travel plan including,

significant bicycle storage, on site car share vehicles and bike share, vehicles and electric cars (charging stations), and when invented driver-less cars.;

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

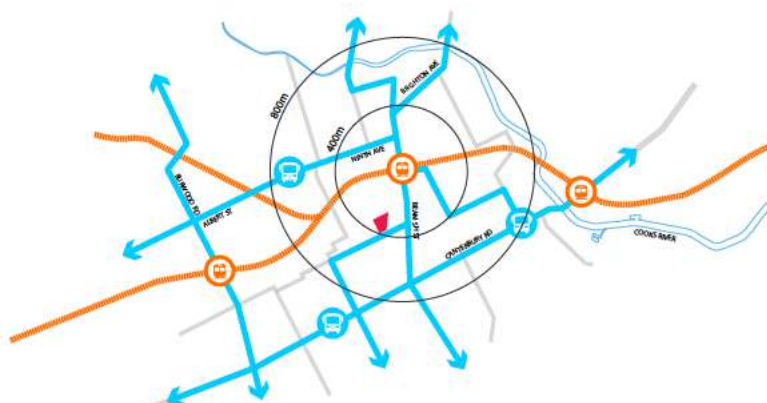
Project Response:

- The proposal also considers RMS compliant car parking, as directed by the ADGs reflecting the site's access and proximity to public transport and active mobility;
- This in turn will disrupt private vehicle use and reduce the need for private vehicles in and around the site.

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

Project Response:

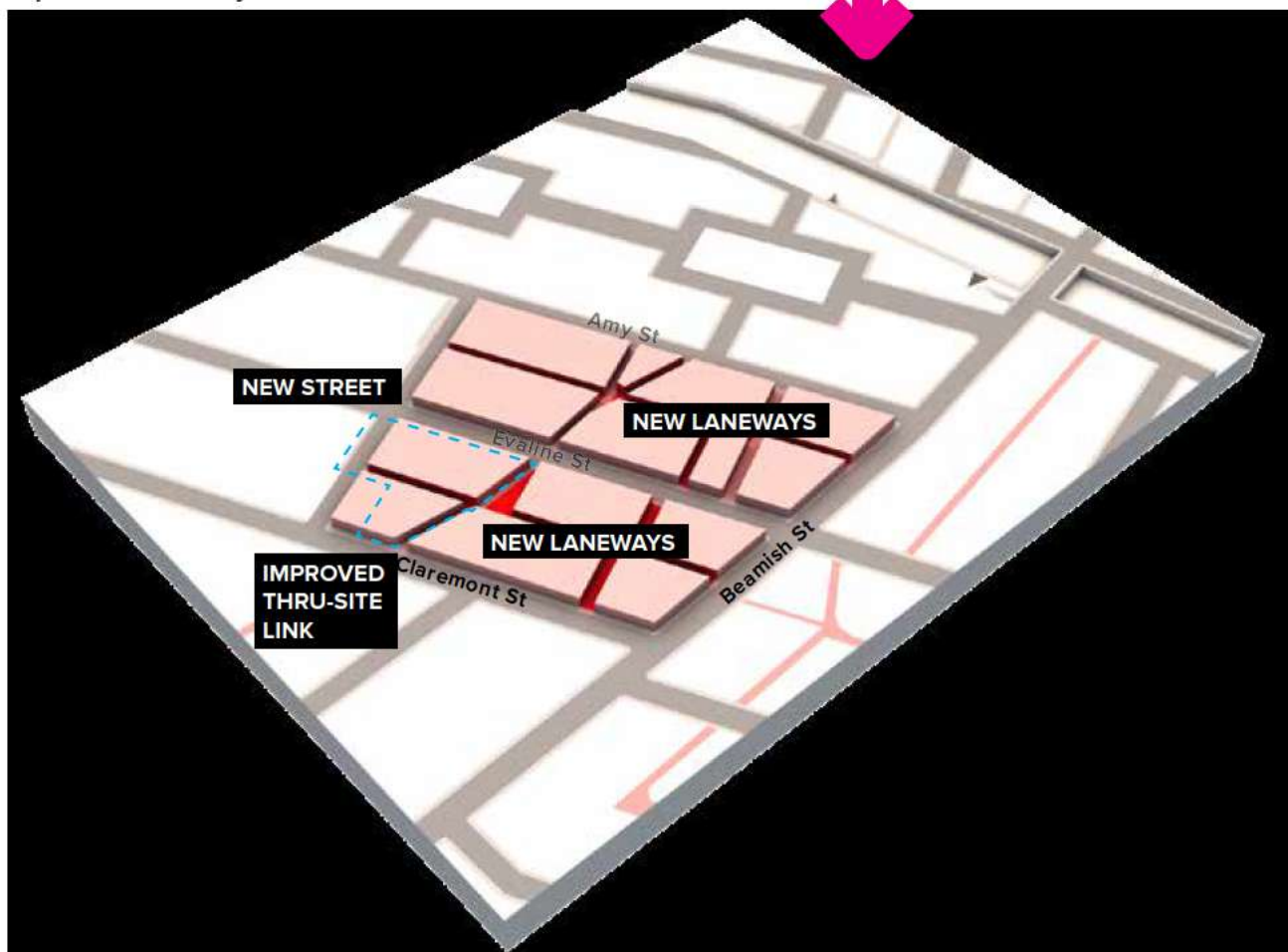
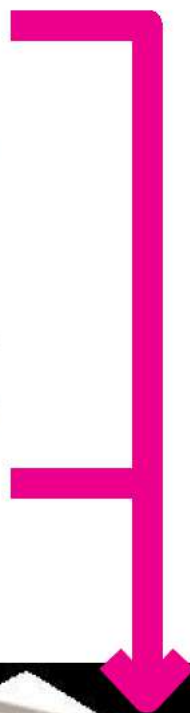
- The Project adopts the relevant Shared Mobility Principles for Liveable Cities, such as;
 - Cities & Mobility Together: Maximises density within close proximity to transport, amenity and services. The design solution embraces a compact, accessible, liveable and sustainable town centre;
 - Prioritise People over Vehicles: Reduced parking rates and the provision of car/bike share schemes on site will reduce the need for cars whilst maximising pedestrian permeability and connectivity within and around The Site.
 - Shared & Efficient Use of Vehicles: Land uses and the proximity of live-work opportunities within Campsie, reduces the need for private vehicles. Shared vehicles replace the need of up to 10 private vehicles.
 - Promote Equity: Evaline Place provides affordable housing, affordable live-work opportunities on-site and greater access to open space;
 - Zero Emission & Renewable Energy: The Project provides electric charging stations for electric vehicles, generated from renewable energy, electric bikes are also provided;
 - Autonomous Vehicles: Provision for AV will be adopted at Evaline Place once the technology has advanced to a safe, secure, affordable and reliable level; and
 - Other: Affordable and user friendly car share investors will be engaged to provide mobility share on-site.



An Abundance of Transport connections within 4min walk



A pedestrian and cycle oriented Town Centre



Expanding existing laneway network activates places & creates connections to public transport

76 - 90 EVALINE ST & 21 - 23 CLAREMONT ST, CAMPSIE

PRIORITY RESPONSE 2

DELIVER LOCAL JOBS, A STRONG LOCAL ECONOMY & A DIVERSE SKILLED WORKFORCE

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

Project Response:

- Provision of between 320-380 FTE jobs on site, approximately 5% of Council's target by 2036 for the Strategic Centre;
- These numbers do not include construction jobs during construction phases.

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

Project Response:

- Evaline Place enables a precinct mobility network that provides greater connectivity to the Cooks River via South Parade and Lillian Street and on-site north-south connections;
- The Site's contribution to the Green Grid network, creates a direct link to key public open spaces within the Town Centre, namely Anzac Park and Carrington Square;
- The Site includes 1,650sqm of publicly accessible open space in a variety of scales and typologies;
- Contributes to the lifestyle precinct through the integration of active ground floor retail/commercial and live-work uses;
- Nighttime uses will be concentrated around key public open spaces, laneways and thoroughfares, creating a safe and enjoyable nighttime experience.

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

Project Response:

- Evaline Place provides 6,710sqm of retail and commercial space, in addition to 1,000sqm of decoupled live-work space.
- This is a significant uplift from the previous concept's provision of 2,600sqm of retail/commercial space.

Support a health and medical precinct around Canterbury Hospital

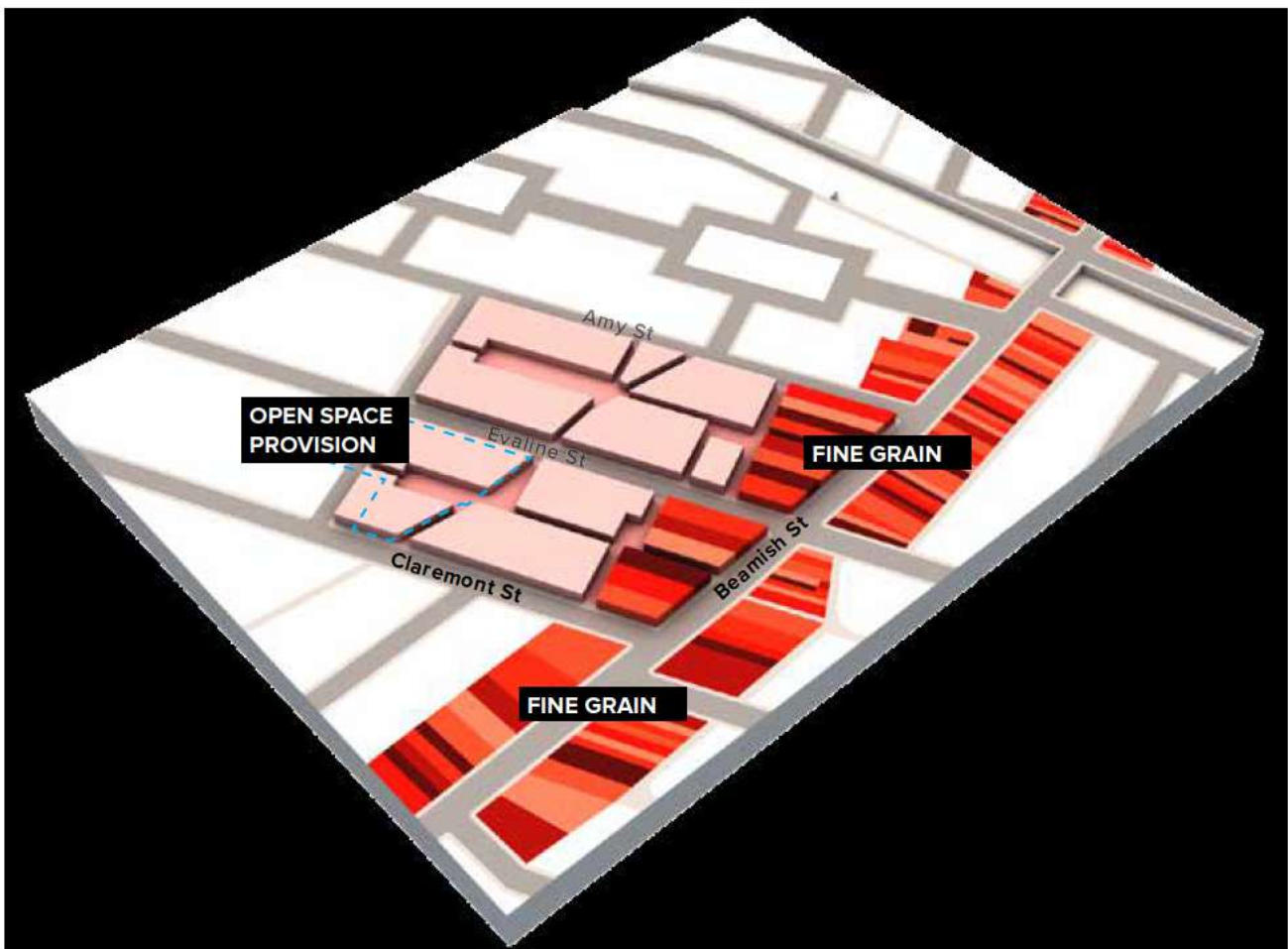
Project Response:

- If required, given our distance to Canterbury Hospital, the proponent is willing to discuss in detail with Council the potential to include complementary uses.

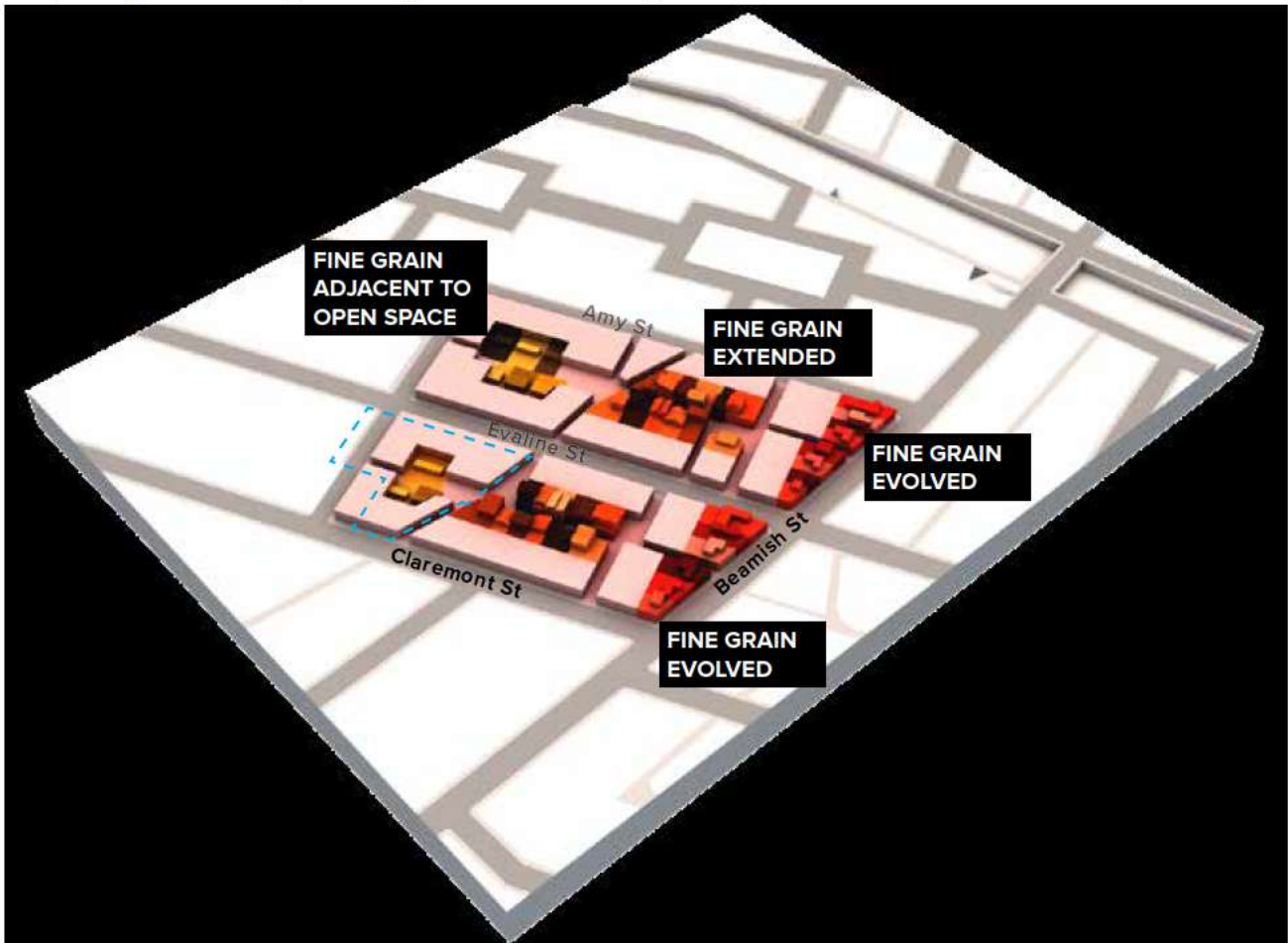
Protect the character and fine grain along Beamish Street and maintain retail and commercial usage along the street

Project Response:

- In considering how our site will translate into a precinct scale response and relate to the main street of Beamish Street, Evaline Place supports and embraces the fine grain form extended from Beamish Street;
- By preserving this character (precinct response) and extending it to Evaline Place, a human scale village framed by public open spaces and through site links can be created; and
- The continuation of fine grain built form language throughout the Town Centre will maintain the retail and commercial focus of Beamish Street, whilst allowing for diverse opportunities for alternative fine grain uses within The Project (i.e. live-work, start ups, galleries, art studios, medical consulting, retail, cafe etc.)
- Our Precinct framework considers an elegant transition from the super fine grain of Beamish Street to a more modest grain reflecting the transition into a different character zone,



Respecting and evolving the fine grain character along Beamish Street



Continuing fine grain language and creating human scale places, creating a network of laneways and greener courtyards

PRIORITY RESPONSE 3

PROMOTE A HEALTHY AND LIVING RIVER SYSTEM THAT FLOWS THROUGH THE COOKS RIVER CATCHMENT

Contribute to achieving a water sensitive city

Project Response:

- Embracing the water sensitive city by harnessing Water Sensitive Urban Design principles in streets and public spaces, celebrating the social, economic and environmental value of water; and
- The Project's sustainability framework includes water harvesting for reuse, reducing the sites demand on ground water supply; and
- As a result the development will reduce the amount of storm water runoff.

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

Project Response:

- The Project seeks to achieve between 5-6 Star Green Star Building Accreditation;
- The built form, parks and streets adopt waterwise practices and design solutions such as native planting, WSUD (bioswales), rainwater harvesting, grey water reuse for irrigation etc;
- Recapturing stormwater run off through permeable surfaces and WSUD will assist in reducing the need for irrigation;
- Urban form and infrastructure will adopt appropriate construction practices that do not result in unacceptable impacts to water resources or unacceptable impacts from water resources on urban form and infrastructure.

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

Project Response:

- The Sustainability Framework for Evaline Place includes rainwater harvesting/capture into underground rainwater storage systems;
- Streets, laneways and opens spaces will include rain gardens and bioswales filled with porous filters to remove pollutants from stormwater runoff;
- Pervious paving will be used in laneways and through-site links to further reduce runoff; and
- Development will recycle and reuse grey water for irrigation of large open space areas and private open space gardens.

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

Project Response:

- Whilst Evaline Place is located over 800m away from the Cooks River corridor, water is brought into the site's public spaces to create micro destinations that add to the existing blue-green grid;
- Buildings and active uses frame and orientate towards these spaces.

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

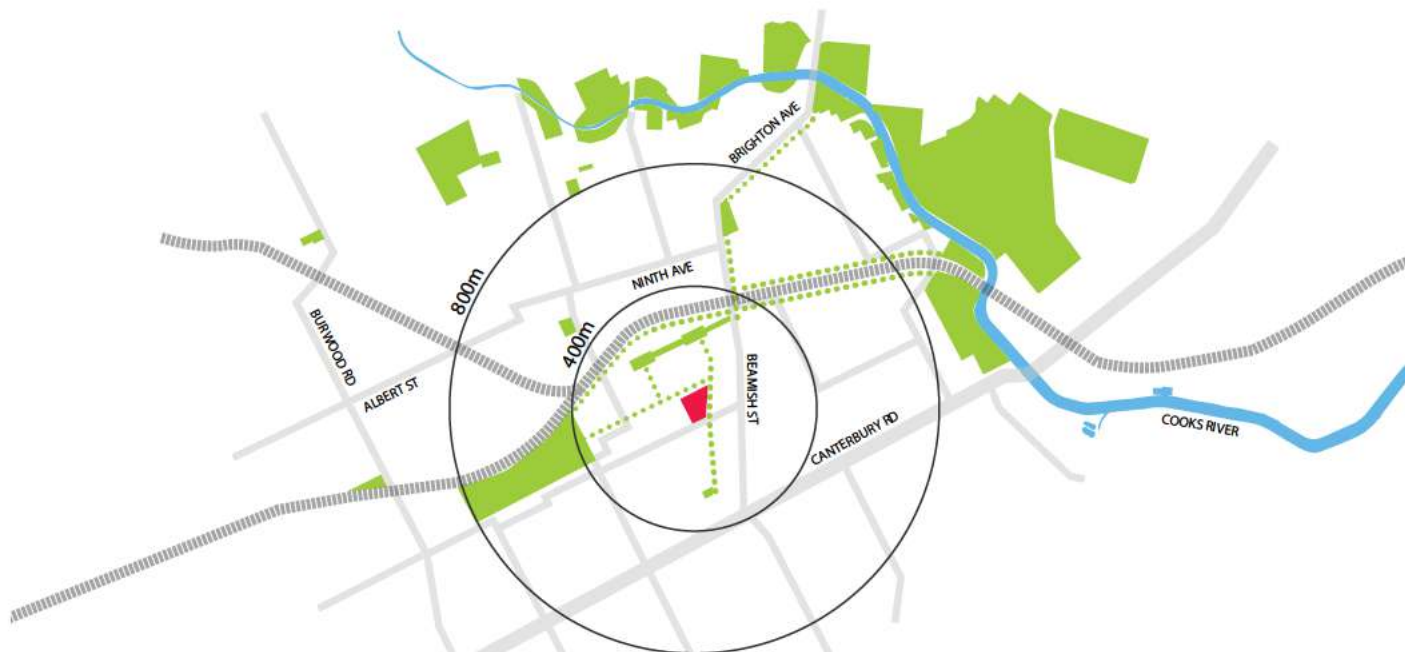
Project Response:

- Whilst Tasker Park is located on the eastern side of Beamish Street, the site creates greater connectivity from the western precincts of the Campsie Town Centre to the Beamish Street contributing to the greater network;
- Our focus, given the location of the site is to provide greater connection to Anzac Park (north) and Peter Moore Fields (west) through an enhanced mobility network and precinct solution to walking and cycling to green spaces; and
- The site includes north south connections to link to Cooks River via Lilah Street and South Parade.

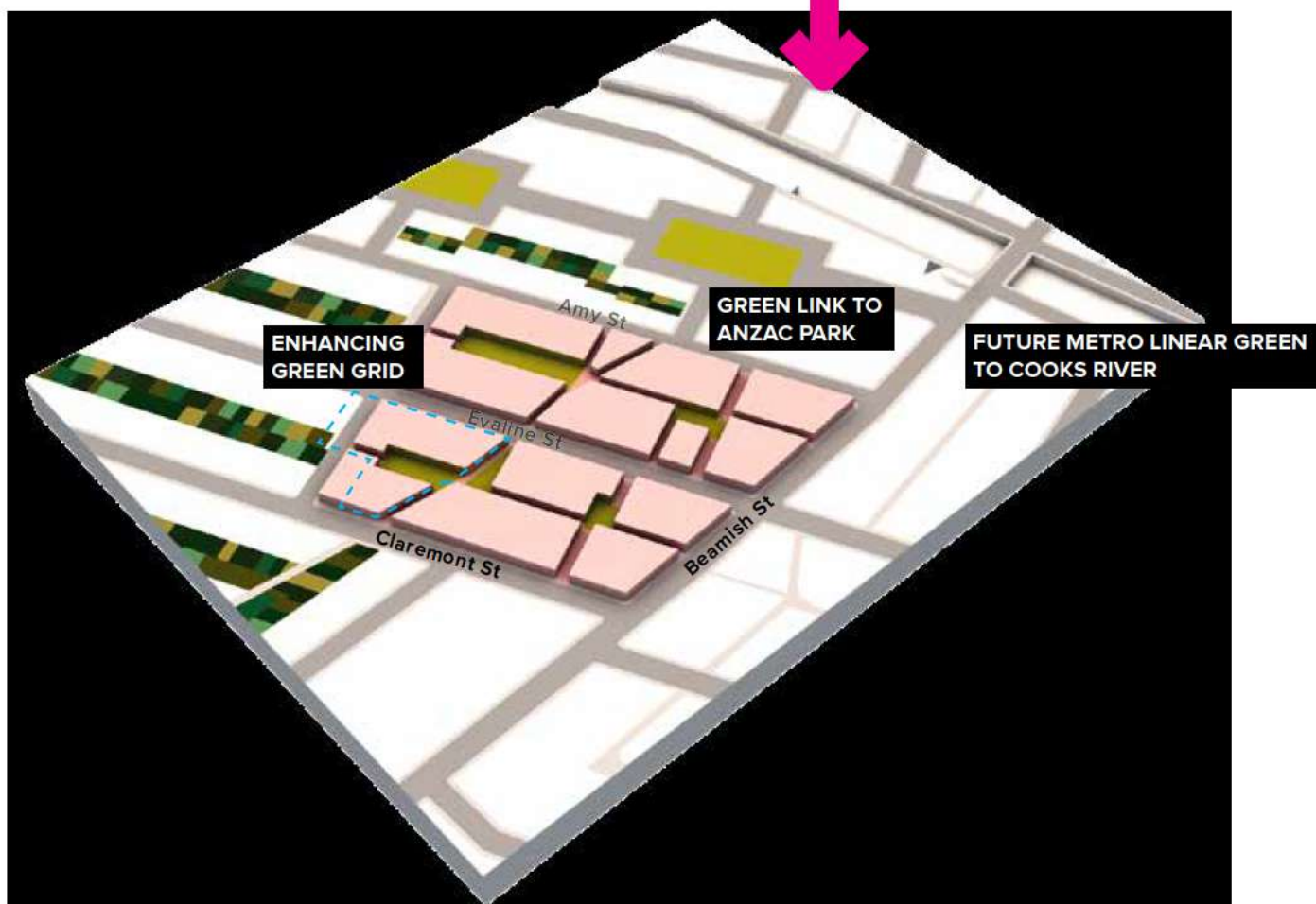
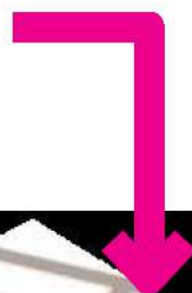
Deliver deep soil to achieve the Blue Web Actions outlined in Council's Local Strategic Planning Statement

Project Response:

- Deep soil will be resolved in Detailed Design, however ample opportunities are presented for deep soil given the provision of green space within the site (adjacent diagram);
- The Project provides deep soil, contributing to Council's actions to achieve the Blue Web for 2036 by:
 - Developing active transport links that connect to the Future Metro Linear Green Space, that will ultimately link to the Cooks River corridor;
 - Identifying and nominating The Project as a pilot project for Campsie Town Centre as a water sensitive development that integrates best practice urban water management;
 - Embrace WSUD solutions as core element to design, considering responses and actions at a site, precinct and Town Centre level; and
 - Bring water into the site to enhance user experience and connection to water.



Contributing to Campsie's future Blue- Green Network



The vision enables a checkerboard pattern of greener places to contribute to an evolving blue-green network connecting the town to the river.

PRIORITY RESPONSE 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

Project Response:

- Evaline Place includes an expanded public open space network consisting of plaza areas and parks at varied scales as well as embellished through site links;
- Evaline Place contributes to the existing network of green and open spaces within the Town Centre, including Anzac Park and Carrington Square;
- In recognising the Green Web Plan for 2036, the site provides a direct green link to the future Metro Linear Green Space and Cycle Link to the Cooks River corridor & Tasker Park;
- A pedestrianised green connection from Beamish Street westwards to Peter Moore Fields and Belmore Sports Grounds is required. By creating more east-west connections and an improved open space network, The Site delivers a green connection to other green spaces.

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

Project Response:

- A variety of open spaces prioritise both passive and active recreational opportunities. The larger spaces at the centre of the site, will create opportunities for informal active recreation and passive recreation, whilst smaller and more urban spaces will focus on incorporating more passive recreation as well as outdoor games where possible;
- All open spaces are Age Friendly and incorporate and provide recreational opportunities for people aged 8-80; and
- All open spaces are designed for flexibility and multi-purpose, ensuring all activities are possible.

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

Project Response:

- The Site's landscape response creates opportunities for habitat extension and creation within the site;
- Larger, specie specific trees within deep soil areas will be provided to attract wildlife.

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

Project Response:

- All pedestrian connections and mid-block/through site links incorporate 3-dimensional greenery where possible, so that movement networks are comfortable and enjoyable, and can be used throughout the seasons;
- 3D greenery includes, on ground, hanging, vertical (wall), roof terraces etc;
- Public affordances such as smart bench seating, drink fountains, and street libraries are distributed within every through site link to allow for opportunities of lingering, rest, play and mental stimulation; and
- Commuting between home, work and transport will be efficient, comfortable and safe.

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

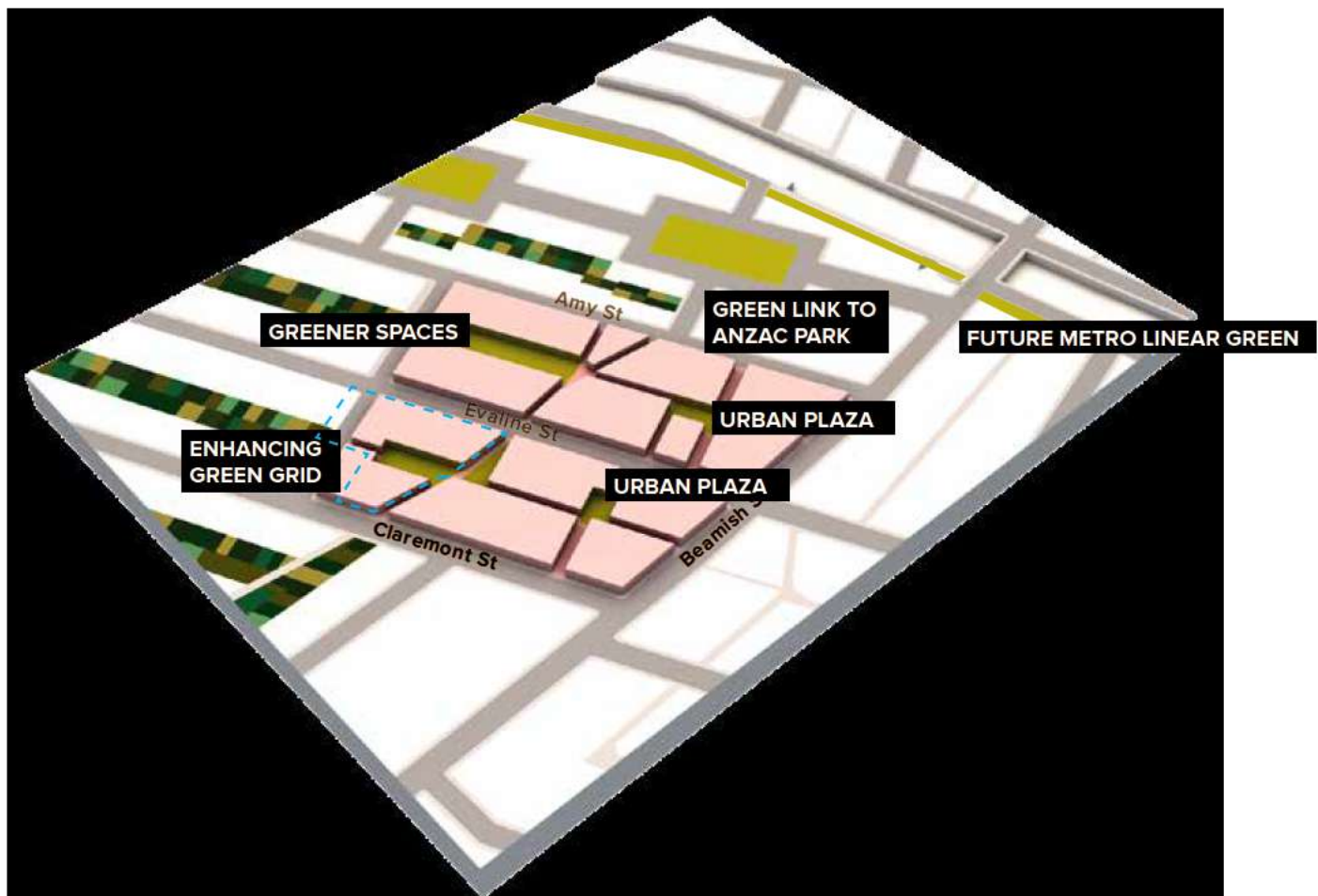
Project Response:

- Evaline Place provides in excess of 25% tree canopy cover for the site extending into and through plaza areas, verges and along through site links;
- Evaline Place contributes to further increasing tree canopy cover within the Campsie Town Centre.

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

Project Response:

- The Project provides deep soil, contributing to Council's actions to achieve the Green Web for 2036 by:
 - Advocating for the Metro Linear Green Space;
 - Identifying and promoting local wildlife;
 - Including new and improved public spaces;
 - Focusing on safe, comfortable and leafy active movement networks;
 - Implementing an Urban Forest Strategy ;
 - Providing equitable access to open/green space;
 - Creating an open space hierarchy.



Strengthening the green grid with publicly accessible places and introducing an open space hierarchy



Pedestrian view showing the inner oasis of greener places created on site.

PRIORITY RESPONSE 5

PROVIDE DIVERSE, ACCESSIBLE & AFFORDABLE HOUSING

Deliver up to 15% affordable housing on sites

Project Response:

- Evaline Place provides 7.5% affordable housing across total residential GFA provided; and
- This is in addition to affordable live-work dwellings provided at ground level.

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

Project Response:

- Between 40-60 live-work dwellings are provided; and
- In total Evaline Place contributes 8.8% (493 dwellings) to Campsie's housing target by 2036.

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

Project Response:

- A diverse mix of apartments is provided to cater for a range of households, this includes live-work dwellings provided at a range of sizes to suit the needs of the occupants;
- The Project currently incorporates the following dwelling mix (includes live-work):
 - Studio: 49 units at 35sqm;
 - 1 Bed: 148 units at 50sqm;
 - 2 Bed: 256 units at 75sqm; and
 - 3 Bed: 39 units at 95sqm.

Provide dwelling mix within developments to reflect household need

Project Response:

- The above dwelling mix reflects the need for smaller housing typologies within the Town Centre, particularly as Campsie grows and accommodates more singles, couples, young families and an ageing population.
- As stated by the Housing Strategy, 15% of all dwellings should be allocated to smaller households, currently smaller housing makes up 40% of the total provision for units on site.

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

Project Response:

- The Project accommodates additional housing whilst maintaining the existing fine grain character of Beamish Street;
- The proposal demonstrates an understanding of this fine grain and evolves fine grain language within the site, enabling more human scale development and fine grain form, that is less dominant more appealing;
- Fine grain is proposed particularly adjacent to key public open spaces and movement networks, and has the potential to include live-work dwellings within this form.

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

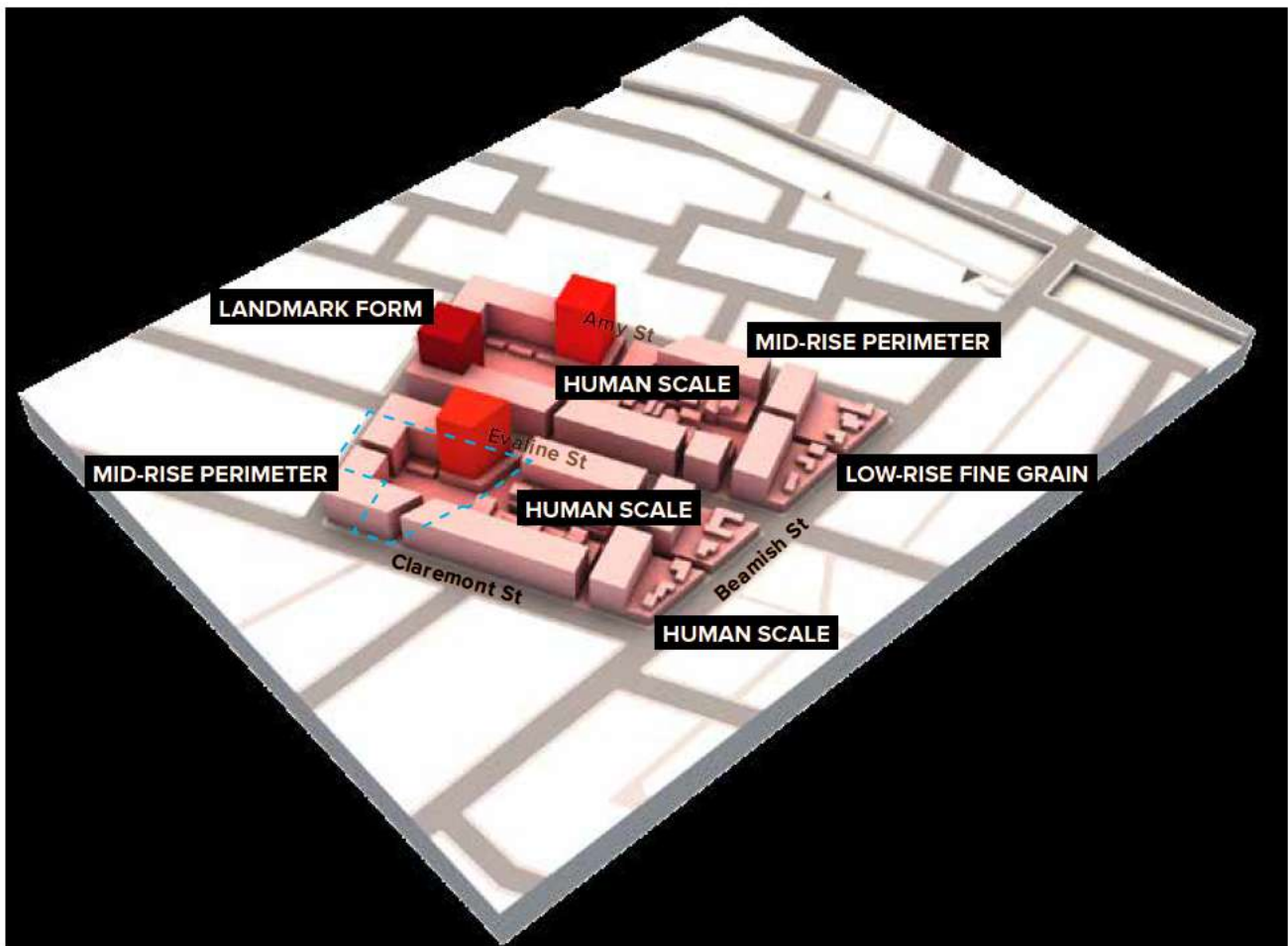
Project Response:

- The Evaline Place site response employs an innovative perimeter/courtyard building typology with mid-rise heights (9-12 storeys);
- Nested within the courtyards and laneways low-rise missing middle typologies create the atmosphere of a village scale within a more urban setting;
- At strategic locations and to help enable the significant public benefit and broader strategic targets of Council to be realised, there are opportunities for three landmark buildings envisaged as vertical villages.
- The above relationship is recognised in David Sim's Soft City as worlds best practice;
- Landmark form has been appropriately positioned so as to not detract from the village amenity of the surrounding Campsie neighbourhood; and
- Heights are staggered in three layers to present an optimal built form and human scale outcome as well as presentation to the street and public realm.

Protect environmental and built heritage

Project Response:

- No environmental or built heritage is located within the site, any built heritage will be incorporated and protected at the precinct scale master plan.



The predominate built form is low to mid-rise buildings creating a human scale to the precinct with limited landmark buildings located to enable the overall public benefits



Initial impression of diverse form and internal fine grain that results in ground floor live-work opportunities

76 - 90 EVALINE ST & 21 - 23 CLAREMONT ST, CAMPSIE

PRIORITY RESPONSE 6

CREATE CULTURAL PLACES AND SPACES WILL SERVICE AND CELEBRATE MANY CULTURES, LANGUAGES, ACTIVITIES & AGE GROUPS

Explore opportunities to deliver a new cultural facility in Campsie

Project Response:

- The proposal for Evaline Place currently does not include provision for a new cultural facility, however upon discussion with Council, this will be considered and incorporated where possible; and
- Rather than provide one facility on-site The Project incorporates elements from arts and cultural uses, such as artist studios & galleries.

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

Project Response:

- Evaline Place adopts a precinct response to public art provision by including a public art, lighting and way-finding strategy that will complement the development of the site and its relationship to the growth of the Town Centre;
- Given the public realm provided, ample opportunities exist to integrate a high quality public domain experience, which will be achieved through lighting, greenery, public art and way-finding; and
- The Proponent is seeking to work with the Council in order to satisfy the sufficient and meaningful provision of public art on site; whether that be in collaboration with local Aboriginal groups and local artists/creatives.
- The Proponent is willing to establish partnerships with local artists to curate a public art strategy within laneways and public spaces for The Site.

Deliver flexible and adaptable community supporting infrastructure to support growth

Project Response:

- Live-work dwellings provide flexibility for future employment and startups for local businesses;
- They are designed to maximise flexibility so that they can change and adapt over time if required;
- A similar principle applies to retail and commercial spaces which incorporate flexible spaces and floor to ceiling heights to enable a variety of uses or change to community and cultural facilities, if and when required.

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

Project Response:

- Evaline Place employs a precinct approach to community infrastructure and urban services, so that all people living within and around the precinct can easily access existing and future services;
- The site provides a direct link to particular community infrastructure such as the Campsie RSL, Campsie Library and Knowledge Centre, Carrington Square Childcare Centre as well as nearby government services;
- Within the site area, The Project provides new community supporting infrastructure which further add to the newly established network, including but not limited to:
 - Parks, plazas and laneways which will serve multipurpose use and can be used for community and cultural events;
 - Community gardens;
 - Children's play area;
 - Relocation of the Campsie Library and Knowledge Centre, within the precinct master plan vision;
 - Open performance spaces etc.

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

Project Response:

- The Project embraces and respects Aboriginal and Torres Strait Islander heritage through physical features, whether it be through public realm design, landscape and planting, treatment of water, public art and way-finding etc; and
- The Proponent is willing to collaborate with local Aboriginal groups and local artists/creatives to create and embed Aboriginal and Torres Strait Islander heritage into the site and surrounding areas.



Pedestrian view of the courtyard atmosphere in the nested village, where opportunities for public art and lighting are maximised. Spaces are designed for all ages and cultures, and are 100% universally accessible



Layers of Age Friendly & Culture friendly places and spaces that will service the rapidly growing Town Centre

PRIORITY RESPONSE 7

DELIVER QUALITY DESIGN IN PUBLIC AND PRIVATE AREAS

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

Project Response:

- The Public realm is framed and activated by fine grain built form that orientates activity towards these spaces to spill out and create public life;
- The fine grain built form is designed to evoke a high quality and human scale outcome; and
- Active ground floor uses increases activation.

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

Project Response:

- RobertsDay are highly regarded and awarded design professionals who have been creating great places for people for over 25 years, particularly and more recently within the Canterbury Bankstown LGA;
- The Master Plan and precinct response has been designed from a strong place lens, designed for people and the spaces around them first, with built form, height, scale considered as a by-product; and
- The Project adopts Place Making as an essential ingredient to informing Urban Design and Architecture.

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

Project Response:

- All buildings will achieve a minimum Green Star Rating of 5-6 Green Stars or equivalent;
- Materials will be chosen to reflect the high standard of built form.

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

Project Response:

- All buildings will be resolved and designed by a registered architect at detail design phase and will incorporate aesthetically pleasing form, articulation, materials, greenery, communal open spaces and best practice design and sustainability initiatives;

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

Project Response:

- Campsie's existing open spaces are enjoyed and loved by all, the cultural make up of the Town Centre is diverse, so it is important that future open spaces, streets and through site links are designed to be inviting and engaging;
- The place-led master plan reflects the existing character of Campsie, its super-fine grain built form, intimate open spaces, proximity to water and celebrated multi-cultural representation;
- The proposal enhances & builds upon Campsie's existing social, physical fabric and character; and
- This is achieved by creating intimate open spaces that have a civic and cultural focus, framed by fine grain physical form.

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

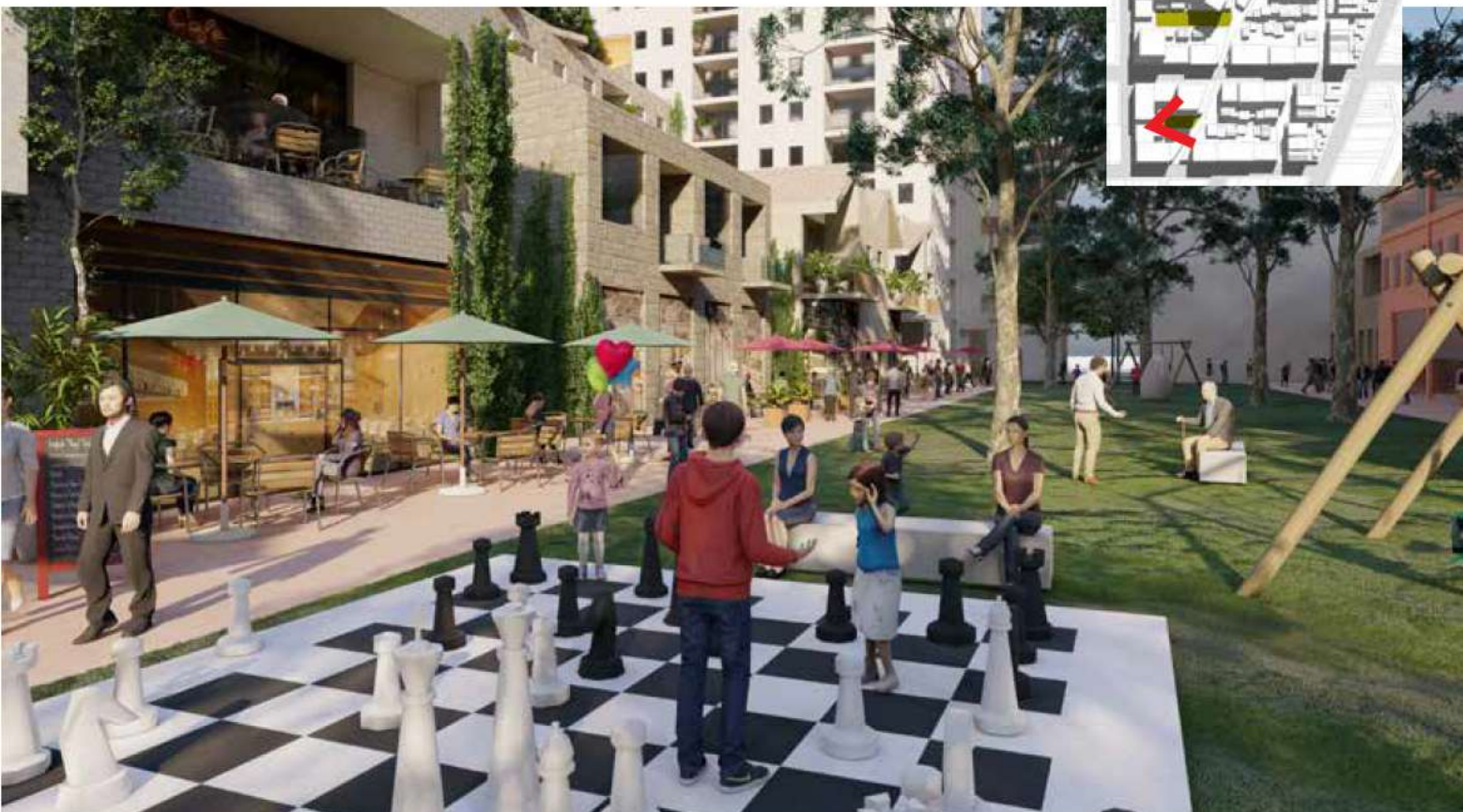
Project Response:

- As previously discussed, Evaline Place draws inspiration, character, fine grain qualities from the surrounding context, to amplify the relationship between the site and Beamish Street; and
- The Site positively contributes to the urban context through fine grain built form and the staggering of building heights towards the site, whilst creating embellished streetscapes, through site links and open spaces.

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

Project Response:

- CPTED principles are incorporated into the design to provide passive surveillance opportunities to movement networks and public spaces, particularly at night;
- The Project adopts an intimate but clear relationship between private and public realm, in order to create a quality pedestrian experience; and
- The variety of built form creates visual interest from the ground plane.



Relationship between the private and public realm enhances the pedestrian experience and design capabilities of The Project



View showing rooftop gardens with potential public access

PRIORITY RESPONSE 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.

Project Response:

- High quality materials will be used for The Project, that not only provide aesthetic qualities but will be chosen to be durable and low maintenance, this will be resolved at detailed design stage;
- All buildings will achieve a minimum green star certification rating of 5 or equivalent.
- Preliminary solar and wind analysis has been undertaken to ensure comfortable conditions for pedestrians can be achieved. Both building envelopes and facades will be designed to minimise wind impacts. Solar amenity is provided throughout the precinct, with buildings and communal areas achieving ADG requirements.
- In partnership with Council the proponent commits to exploring the feasibility of automated underground waste technologies.

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

Project Response:

- It is the intent of The Project and Client to exceed sustainability standard benchmarks and contribute to the vision for net-zero emissions by 2050.
- It is envisioned that Evaline Place will be awarded a Green Star accreditation to be considered as a pilot project for the Campsie Town Centre as a sustainable leader.

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

Project Response:

- During detailed design the sustainability strategy to achieve a GBCA 5-6 Green Star Rating will give priority to the following innovations:
 - Dynamic solar envelopes and modelling.
 - Renewable energy opportunities.
 - Water harvesting and re-use.
 - Vertical and roof gardening.
 - Incorporation of passive design strategies in addition to materials which have less embodied energy,
- The design also incorporates a sustainability framework which seeks to reduce water and energy use through the orientation and design of buildings, public spaces to incorporating water harvesting measures.

Deliver Infrastructure for electric vehicle chargers.

Project Response:

- The Project includes provision and allowances for electric vehicle charging stations and car share pods in the basement level car parking areas.
- The amount of required charging stations will be resolved in future stages as existing and future demand is quantified.



Building design is optimised to create intimate spaces, with integrated greenery and tree canopy, reducing heat island impacts



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