

4 September 2020

Canterbury Bankstown Council

By email: haveyoursay@cbc.city.nsw.gov.au

Dear Sir/Madam

Campsie Town Centre Master Plan – Landowner Early Engagement

Thank you for contacting [REDACTED] to engage and present Council's intentions regarding the Campsie Town Centre Master Plan.

[REDACTED] welcomes the opportunity to participate in the more formal stages of the preparation of the Master Plan. As the owner of the property comprising 445-459 Canterbury Road (shown in Figure 1 below), [REDACTED] has a keen interest in the form, function, growth and future success of the Town Centre.



Figure 1. Location of HPG's property at 445-459 Canterbury Road

The property is within the Campsie Strategic Centre and the broader Eastern Lifestyle and Medical Precinct – Campsie to Kingsgrove defined in the Canterbury-Bankstown LSPS – Connective City 2036 (Refer to Figure 2 below). The ambition for the Precinct is to capitalise on Canterbury Hospital and expand medical support uses. The LSPS also outlines that areas between Canterbury Road, Kingsgrove Road and Beamish Street will be an urban boulevard and medical destination.

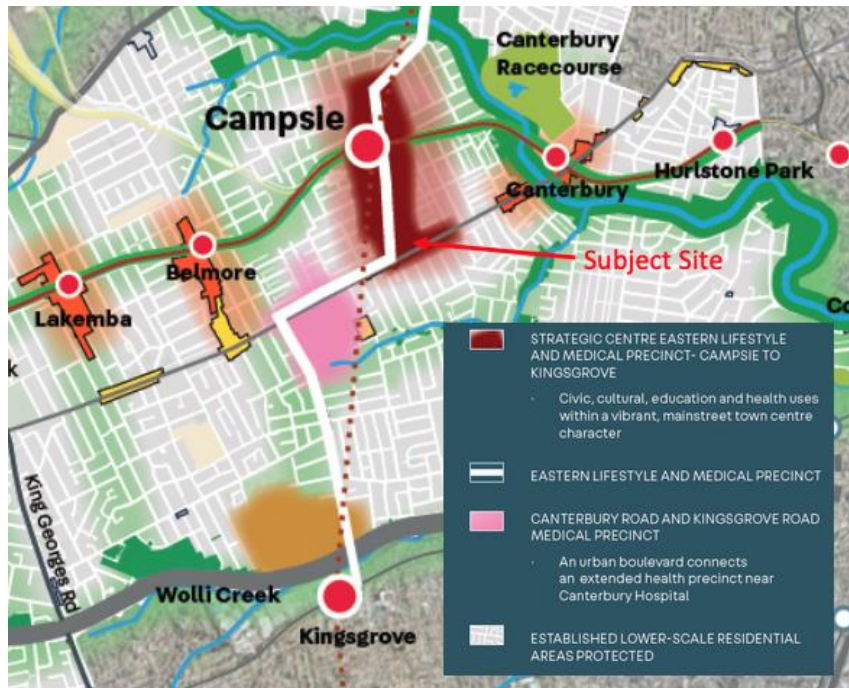


Figure 2. Extract from One Plan for Connective City 2036

Due to various factors, such as small lot sizes, fragmentation of ownership, strata and established existing uses, there are limited sites along Canterbury Road close to the heart of the Town Centre which have short-medium term potential for a step change in the scale of development, economic and social benefits, plus employment creation. [REDACTED]'s property at 445-459 Canterbury Road is 4,414 sqm in area and one of those few sites with this potential and that in addition can meaningfully contribute to strategic objectives including:

- The Greater Sydney Commission's South District Plan objective to support growth in employment to 7,500 jobs in Campsie Strategic Centre by 2036 and strengthen links to Canterbury Hospital and surrounding allied health services; and
- The realisation of a new health and medical development within the Eastern Lifestyle and Medical Precinct advocated by the Canterbury-Bankstown LSPS.

There is a range of land use zones in and around Campsie Town Centre at present under the Canterbury LEP 2012 (CLEP2012) including B2, B4, B5, B6, R2, R3. Height controls enable mainly low-rise redevelopment opportunities (with many sites having height controls in the range 8.5 – 14.0 metres). Only very limited parts of the core of the Town Centre presently have controls which enable buildings over 18 metres.

To fulfil the objectives for Campsie and facilitate transformative change in this sustainable, accessible location, there need to be ambitious changes in the scope for increased scale and height of new development. Good quality urban design and place-making are recognised as being integral to successful precinct planning.

In parallel to the above, appropriate infrastructure and transport capacity needs to be in place to provide for the access and movement needs of new development and encourage a shift to more sustainable use of resources and movement patterns. It is understood that Council will be undertaking the appropriate studies to identify existing capacity and future infrastructure needs as part of the Master Plan work.

With regard to the Guiding Principles/Planning Priorities stated in the Landowner Early Engagement Package, [REDACTED]'s land provides the opportunity to directly respond to a number of priorities, as indicated in italics below:

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

Through redevelopment, [REDACTED]'s land can:

- *Contribute to providing 7,500 total jobs in Campsie by 2036*
- *Support a 'lifestyle precinct' which has good access to the Cooks River, the green grid network and health, wellness facilities and a night-time economy*
- *Support the growth of a health and medical precinct capitalising on Canterbury Hospital.*

Priority 7: Deliver quality design in public and private areas

Through redevelopment, [REDACTED]'s land can:

- *Deliver high quality design with regard to public and private realm*
- *Create buildings that are sustainable, use materials that are built-to-last and are resilient to extreme weather events*
- *Include buildings that are aesthetically pleasing as well as practical, and well maintained and cared for*
- *Positively contribute to the urban context and site conditions in terms of key design factors*
- *Positively contribute 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.*


Priority 8: Deliver sustainable buildings and spaces

Through redevelopment, [REDACTED]'s land can:

- *Improve resilience to climate change through optimised building design*
- *Use external materials that are good quality, durable and low-maintenance*
- *Achieve the principles of ecologically sustainable development*
- *Address environmental impacts such as solar access, visual and acoustic privacy, wind, reflectivity, urban heat and water sensitive urban design*
- *Integrate waste management infrastructure in the site layout and building design.*

[REDACTED] look forward to the opportunity to provide input and comment into the development of the Master Plan through ongoing engagement.

Yours faithfully



Paul Keywood
Associate Director

cc. Camille Lattouf – Canterbury-Bankstown Council
Shona Porter – Canterbury-Bankstown Council
Stan Kondilios – Hall and Wilcox