

124-142 BEAMISH STREET, CAMPSIE

**SUBMISSION TO CANTERBURY
BANKSTOWN COUNCIL TOWN CENTRE
MASTER PLAN LANDOWNER
CONSULTATION PROCESS**



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Urbis staff responsible for this report were:

Director	John Wynne
Project code	P0003496
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SUBJECT SITE

This submission is made on behalf of J Group Pty Ltd in response to the invitation from Canterbury Bankstown Council for large landholders to provide details of the opportunity for their sites to respond to the *8 Planning Priorities* for the Campsie Master Plan.

This submission relates to the landholding owned by the J Group described as **124-142 Beamish Street, Campsie**. The site comprises 6 allotments providing an overall site area of **3,845m²**. The lots making up the site are identified below:

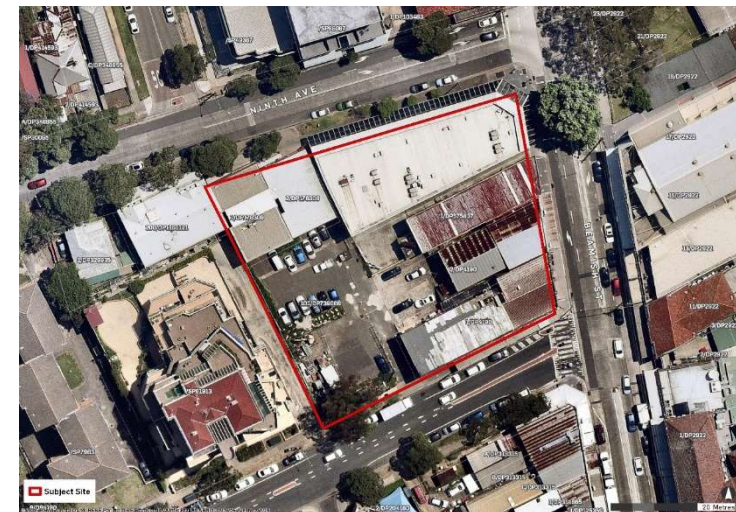
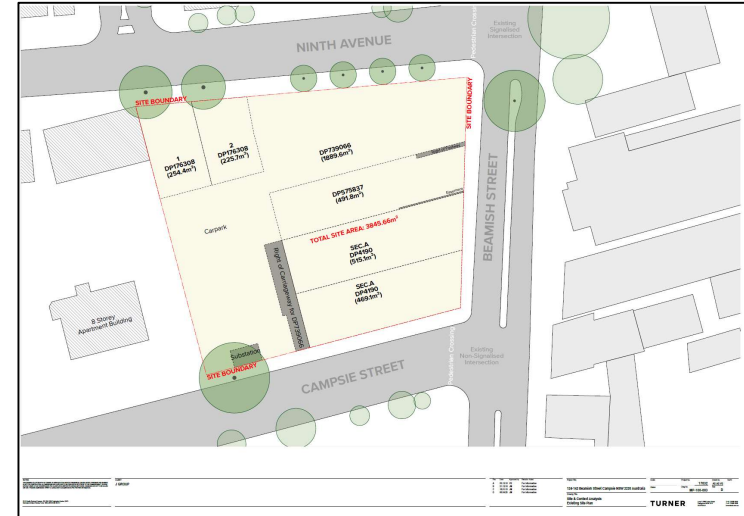
Street Address	Legal Description
124-128 Beamish Street	Lot 101 DP 739066
132 Beamish Street	Lot 1 DP 575837
134-138 Beamish Street	Lot 2 Section A DP 4190
142 Beamish Street	Lot 1 Section A DP 4190
16 Ninth Avenue	Lot 2 DP 176308
18 Ninth Avenue	Lot 1 DP 176308

The site is one of the largest contiguous landholdings in single ownership in the town centre and occupies a prominent position in the heart of Campsie town centre, possessing frontages to Beamish Street, Ninth Avenue and Campsie Street within the vibrant commercial core of the town centre.

The Site currently houses a mix of commercial uses along all street frontage with the exception of the vacant lot along Campsie Street. The predominantly flat and accessible character of the ground plane provides for a seamless flow of pedestrian movement throughout the ground level public realm.

The site is located within 150 metres of Campsie railway station which is currently being upgraded to accommodate Metro services.

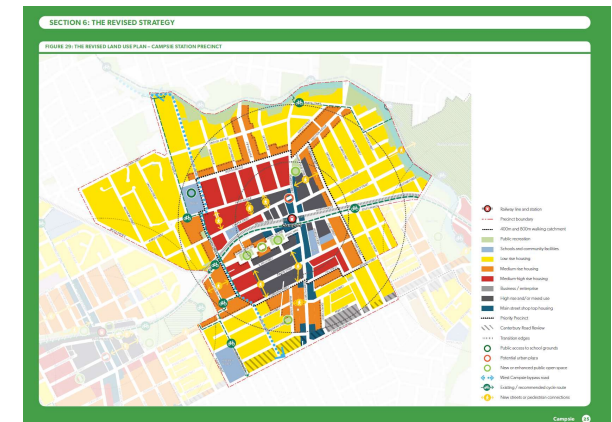
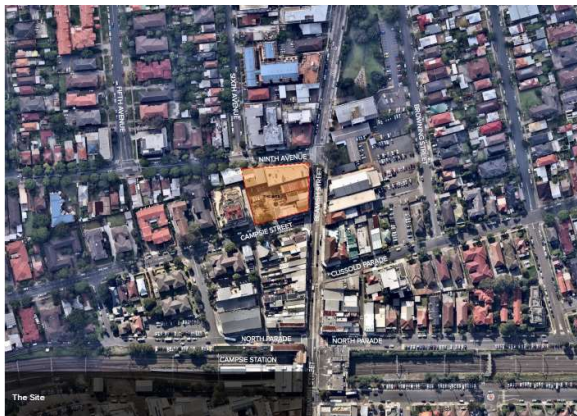
J Group has owned the property for nearly 7 years and has been working proactively with Council and the Department of Planning to advance plans for major development of the site.



STRATEGIC PLANNING CONTEXT

The strategic context of the site is highlighted as follows:

- The site is currently zoned B2 Local Centre under the provisions of the Canterbury LEP 2012. The objective of this zone is to provide for a range of, *'retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area'*.
- The site is not currently subject to a maximum FSR control. Maximum permitted building height on the site is currently restricted to 21 metres (approximately 6 storeys).
- A Planning Proposal to increase maximum permissible height to 79 metres (approximately 26 storeys) was considered by the Sydney South Planning Panel in December 2016, who determined as follows:
'There is strategic merit in a substantial development of the site in the context of the Sydenham –Bankstown Metro Extension, associated draft Sydenham to Bankstown Urban Renewal Corridor Strategy and the designation of Campsie as 'district centre' under the South District Plan. However to support the proposal in its current form would be premature given the corridor strategy will be re- exhibited by State Government and a master plan, planning controls and infrastructure improvements for the Campsie centre are yet to be determined. The planning proposal under consideration, given the site's location within the centre and the scale, form and use of the intended development, has the scope to substantially define the character of the centre and its economic role within the broader South District.'
- The strategic attributes of the site were recognised in the Campsie Station Precinct Plan prepared by the Department of Planning and Environment in 2017 which stated:
'The site does present a significant redevelopment opportunity, given its large site area and proximity to Campsie rail station and open space. There is also an opportunity to create a laneway at rear connecting Sixth Avenue to Dispensary Lane, which would be desirable for pedestrian connectivity to station. If strategically positioned, a tall, slender tower up to 25 storeys could be acceptable in this location subject to compliance with the Apartment Design Guide including shadow analysis and design quality. However, the future development on the site should incorporate the following design principles: A two to three storey podium that integrates with the existing fine grain street wall along Beamish Street and the heritage listed Orion Building; towers are set back from the street alignment to reduce the visual scale of buildings from public domain; towers on the site are orientated north-south to minimise overshadowing with faster moving shadows.'



PROPOSED SITE DEVELOPMENT

J Group submitted a Planning Proposal with Council in April 2020 seeking to change the current maximum building height of 21 metres to a maximum building height of 86 metres (approximately 25 storeys). A concept design package prepared by Turner Architects details potential future built form on the site facilitated by the proposed change to the building height control, summarised as follows:

- Mixed use development accommodated in a composition of two towers of 25 Storeys supported by lower storey linear buildings positioned over a two-storey podium base.
- The proposed built form and massing is designed to:
 - Absorbing most of the density within two slender towers of 25 storeys, maximising the ground plane for the provision of public spaces.
 - Appropriate positioning of the towers to minimise adverse impact (including shadows) onto the amenity of surrounding sites and public spaces.
 - Orientating the towers to maximise ADG compliance.
 - Providing transition in the skyline to adjoining sites via the stepped built form.
- Provision of a large plaza and through site links optimising public use and access of the ground plane.
- Vehicular and service access has been diverted away from Beamish Street, utilising Ninth Avenue to minimise any direct conflicts between vehicular traffic and pedestrian access. Service vehicles, loading dock and the basement carpark ramp off Ninth Avenue are located away from the public plaza.
- The proponent has offered to provide a proportion of affordable housing reflecting Council policies within the proposed development.

Indicative development yield from the proposed development of the site is summarised as follows:

- Retail space (including shops, cafes/restaurants and gymnasium) – 6,245 m²
- Commercial office space (including medical suites) – 2,500 m²
- Residential apartments – 320



SITE DEVELOPMENT BENEFITS

The Planning Proposal seeks to increase the maximum height of buildings for the site to enable its future development for a major mixed used development appropriate for the site's location within the Campsie town centre. The site is ideally situated for intensified land uses and built form highlighted by the following:

- **Site location** - The site occupies a prime location within the Campsie Town Centre within 150 metres of the Campsie Railway Station and within easy walking distance to shops, services and transport. The proposal represents an excellent opportunity for redevelopment, increased density and good urban design that can set the benchmark for the ongoing, wider redevelopment of the town centre.
- **Catalyst for investment and growth** - This site is the largest and one of the most strategically located landholdings within Campsie Town Centre. Accordingly, the proposal presents a unique opportunity to revitalise the centre. The site is capable of providing significant uplift in density without major impacts on public infrastructure or adjacent uses. Further, it is one of the few major development sites in the Town Centre not affected by heritage, access, small lot size, or strata-title constraints. Redevelopment of the site provides the catalyst for urban renewal and growth of the Campsie Town Centre and wider Local Government Area by encouraging other land owners, Council and the State Government to invest in the area. Further, the increase in population through greater employment and residential uses creates impetus and flow on benefits to other businesses and services in the area.
- **Jobs and housing** - The proposal will contribute to the provision of jobs and housing. Jobs will be created during construction as well as through the ongoing use of the lower levels of the proposal for commercial, business and office uses. The concept design for the site provides for approximately 320 dwellings. Indicative employment generation arising from the proposed development of the site is estimated by Urbis as follows:

	Direct Jobs	Indirect Jobs	Total Jobs
Development phase	198 jobs over 2 years	296 jobs over 2 years	494 jobs over 2 years
Operational phase	393 jobs	144 jobs	537 jobs

- **Public benefits** - The proposal embraces the critical place it occupies in the Campsie Town Centre through creating significant direct and indirect public benefits. Key public benefits provided by the proposal are:
 - *Creation of a large Public Plaza* (approx. 1,300m²) accessible to the public 24 hours a day, 7 days a week. This plaza is designed as a gathering space for people and is carefully designed to facilitate safe and efficient movement of people around the Town Centre.
 - *Provision of a significant amount of affordable housing* for key workers. The proposal embraces Council's plans to improve opportunities for people from all parts of the community to live in the Town Centre by incorporating a generous offer of providing affordable housing in future development.



'This project will inspire the renewal of Campsie towards an exciting future as well as injecting much needed investment and employment into the area at a time the community needs it more than ever'. Mr Joe Alha, J Group Managing Director

RESPONSE TO MASTER PLAN PRIORITIES - OVERVIEW

The landholding at 124-142 Beamish Street possesses strategic and site specific attributes supporting high density development aligned with the strategic objectives for Campsie outlined in Councils **'Connective City 2036'** Local Strategic Planning Statement.

The subject site presents an excellent opportunity for a large, consolidated site at a key location within Campsie town centre. The proposed development for the site seeks to optimise the site's potential by enabling increased development potential combined with a high standard of urban design and built form that integrates with and contributes positively to an enhanced public realm.

Proposed development facilities significant job creation, investment and ongoing economic and social activity enhancing the appeal and attractiveness of the town centre as a place to live, work and recreate. This site serves as a catalyst for the renewal of the Campsie Town Centre in conjunction with the infrastructure upgrades and additional service frequency resulting from the Sydney Metro City and Southwest rail upgrade.

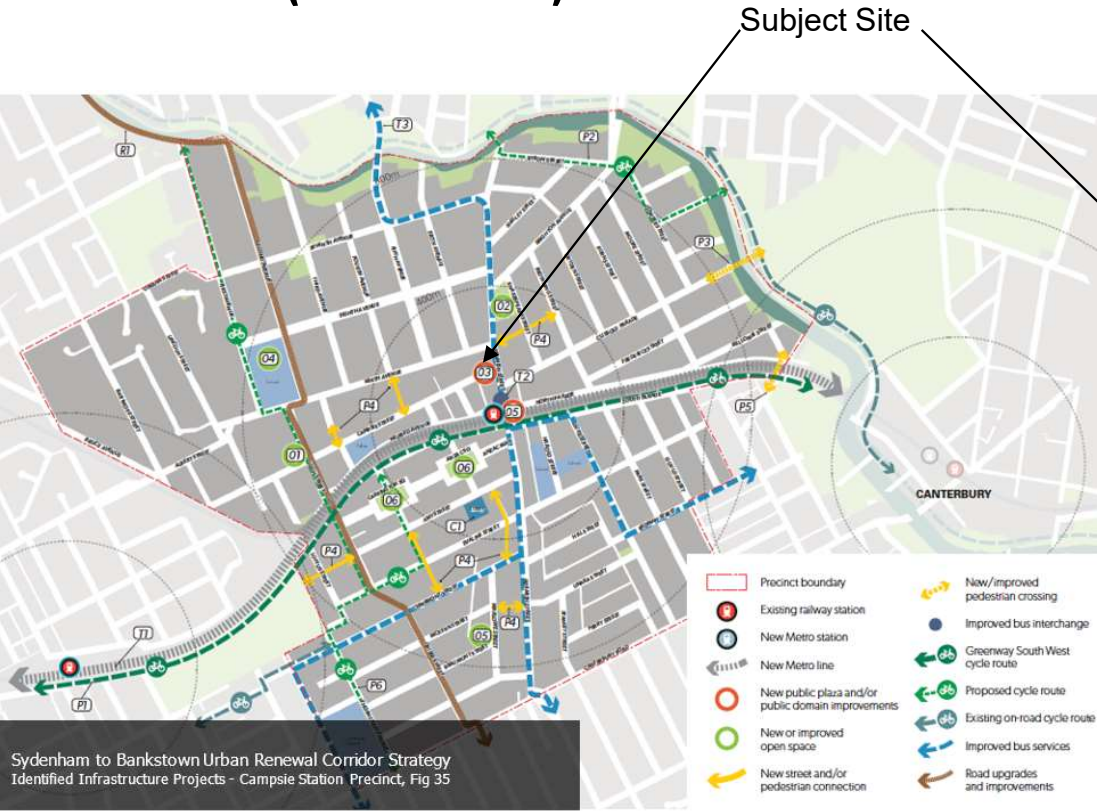
The site and proposed development is of a scale and character to contribute positively to the Planning Priorities informing the preparation of the Campsie Town Centre Master Plan. Detailed responses are provided in the following pages, but the alignment of the site to Council's Planning Priorities is summarised below:

Planning Priority	Summary
<i>Priority 1: prioritise better public transport usage and increased space for pedestrians</i>	The site's physical proximity to the rail station and other public transport services serving the town centre optimises the potential for reduced dependence on private vehicles for people living at and accessing the site.
<i>Priority 2: deliver local jobs, a strong local economy and a diverse skilled workforce</i>	Proposed site development generates significant employment opportunities for local people and strengthening the economic and social sustainability of the town centre.
<i>Priority 3: promote a healthy and living river system that flows through the Cooks river catchment</i>	Best practice approaches to water management will be sought to be included in the development of the site.
<i>Priority 4: create an integrated network of ecological and green spaces</i>	The proposal achieves significant public domain improvement through greater street activation, landscaping and creation of through site links and a public plaza.
<i>Priority 5: provide diverse, accessible and affordable housing</i>	The site will provide a mixture of dwelling types including affordable and accessible housing.
<i>Priority 6: Create cultural places and spaces will service and celebrate many cultures, languages, activities, and age groups</i>	The detailed design of the site including the provision of a new, large public plaza on the site will celebrate and reflect the unique cultures of the local area.
<i>Priority 7: Deliver quality design in public and private areas</i>	J Group is committed to the achievement of design excellence in the development of the site.
<i>Priority 8: Deliver sustainable buildings and spaces</i>	Site development will be designed and managed to achieve best practice environmental standards.

PRIORITY 1: PRIORITISE BETTER PUBLIC TRANSPORT USAGE AND INCREASED SPACE FOR PEDESTRIANS

Considerations	Comments
<i>Consider the impact of large developments on traffic conditions within the study area</i>	<ul style="list-style-type: none"> The sites physical proximity to the rail station and other public transport services serving the town centres optimises the potential for reduced dependence on private vehicles for people living at and accessing the site. Vehicular and service access is diverted away from Beamish Street, utilising Ninth Avenue to minimise any direct conflicts between vehicular traffic and pedestrian access. Service vehicles, loading dock and the basement carpark ramp off Ninth Avenue are located away from the public plaza. Five levels of basement carparking provides carparking spaces for visitor, retail patron, worker and the residents on site, providing relief to the on-street parking.
<i>Transform Campsie into a place for people with high demand for activities and lower levels of vehicle movement</i>	<ul style="list-style-type: none"> The sites physical proximity to the rail station and other public transport services serving the town centres optimises the potential for reduced dependence on private vehicles for people living at and accessing the site. The proposed concept plan allows for the future, higher density character of Campsie's Station Precinct which will have significantly greater movements within and around it. The proposal ties into the current network of pedestrian pathways and further expands the network by delivering a highly permeable public realm. The intent is to facilitate convenient and legible public access to the retail offering along Beamish Street, Campsie Streets and Ninth Avenue within close proximity to the rail station and public transport options. Pedestrian access to transport, public open spaces along Beamish Street and other amenities and retail services within the town Centre is expected to be focused along Beamish Street and the interface of the proposal with Beamish Street is reflective of this approach, facilitating easy access and convenience.
<i>Deliver an interconnected and accessible walking and cycling network active transport</i>	<ul style="list-style-type: none"> A public plaza area will secure bicycle parking facilities encouraging cyclist to access the site. Through site pedestrian links will improve pedestrian connections between Campsie Street & Ninth Avenue.
<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>	<ul style="list-style-type: none"> The sites physical proximity to the rail station and other public transport services serving the town centres optimises the potential for reduced dependence on private vehicles for people living at and accessing the site. Car share vehicles will be supplied on site under agreement with an operator such as GoGet. A variety of vehicles will be made available such as light trucks/van and cars to cater for the varying needs of residents within proximity to the property.
<i>Link parking requirements to public transport access and plan for disruptions in transport and mobility</i>	<ul style="list-style-type: none"> The sites physical proximity to the rail station and other public transport services serving the town centres optimises the potential for reduced dependence on private vehicles for people living at and accessing the site. The property is located within 150m of the new metro providing access to the rail network including Central in 18 minutes, Chatswood in 33 mins and Macquarie University in 45 minutes. On completion of the Metro the demand for parking as a component of housing is anticipated to be less than current demands.
<i>Address shared mobility principles for liveable cities as outlined in the Complete Streets CBD Transport and Place Plan</i>	<ul style="list-style-type: none"> The development will embrace the Complete Streets CBD Transport and Place Plan as follows: The building will respond to any plans for pedestrian crossings; Trees will be planted on footpaths and internal public plaza; Way-finding signage will be located throughout the development providing guidance to key destinations and parking; High quality footpaths and street furniture will accompany landscaping across the project.

PRIORITY 1: PRIORITISE BETTER PUBLIC TRANSPORT USAGE AND INCREASED SPACE FOR PEDESTRIANS (CONTINUED)



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Proposed pedestrian connectivity diagram
turnerstudio.com.au

PRIORITY 2: DELIVER LOCAL JOBS, A STRONG LOCAL ECONOMY AND A DIVERSE SKILLED WORKFORCE

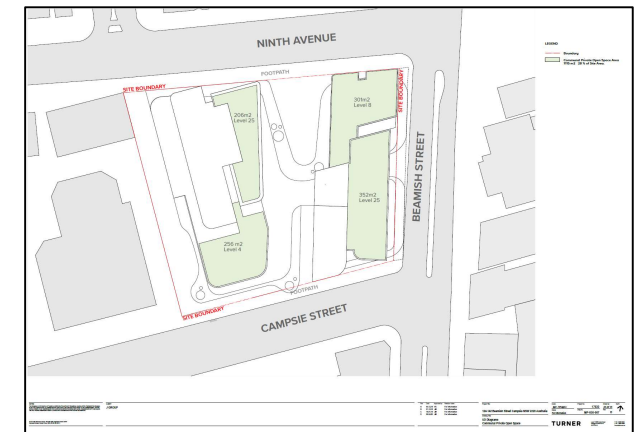
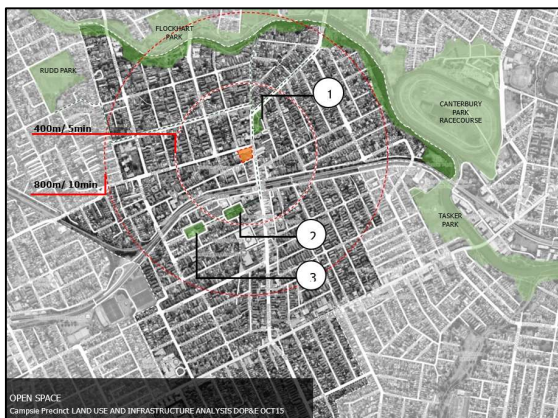
Considerations	Comments
<i>Contribute to providing 7,500 total jobs in Campsie by 2036</i>	<ul style="list-style-type: none"> Proposed site development generates significant employment opportunities for local people and strengthening the economic and social sustainability of the town centre. The proposal will accommodate a mix of retail tenancies including cafes & restaurants, food market, specialty retail, lifestyle offerings such as karaoke, pool hall, etc and gymnasium for which there is strong local demand. There is increased demand for commercial space in the suburbs as employers and employees alike seek a commute to work in less than 30 minutes. To cater for the increased demand, a mix of commercial office suites will be provided on site. Provisions will further be made for larger tenants occupying 250-500m2 to be located in the development to create a true mixed-use development with activation of the plaza at all times of the day.
<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>	<ul style="list-style-type: none"> Adding to Campsie's vibrant culture and lifestyle is at the heart of the project's ambitions. A north-facing public plaza surrounded by restaurants, cafes, bars and other lifestyle businesses will cement the project as the heart of Campsie. With various businesses opening from 4am to midnight there will be a constant buzz of life.
<i>Ensure no net reduction in commercial/retail floor space on sites</i>	<ul style="list-style-type: none"> There will be an increase of both commercial, retail and residential floor space in comparison to current.
<i>Support a health and medical precinct around Canterbury Hospital</i>	<ul style="list-style-type: none"> Medical facilities will be available on the site, including general practitioners, day surgery and wellness facilities.
<i>Protect the character and fine grain along Beamish Street and maintain retail and commercial usage along the street</i>	<ul style="list-style-type: none"> Campsie Street, Beamish Street and Ninth Avenue will be activated by commercial and retail uses. The lower podium will be designated to integrate and enhance the character and fine grain built form experience along Beamish Street.

PRIORITY 3: PROMOTE A HEALTHY AND LIVING RIVER SYSTEM THAT FLOWS THROUGH THE COOKS RIVER CATCHMENT

Considerations	Comments
<i>Contribute to achieving a water sensitive city</i>	<ul style="list-style-type: none"> Best practice approaches to water management will be sought to be included in the development of the site.
<i>Integrate waterwise practices in the design of buildings, parks and streets</i>	<ul style="list-style-type: none"> Best practice approaches to water management will be sought to be included in the development of the site.
<i>Explore opportunities to harvest rainfall for use in landscapes and the surrounding built environment</i>	<ul style="list-style-type: none"> Best practice approaches to water management will be sought to be included in the development of the site.
<i>Encourage streets and buildings to be orientated towards rivers and creeks and create opportunities for new blue and green corridor links</i>	<ul style="list-style-type: none"> Not applicable.
<i>Enhance connections between Campsie's Centre, the Cooks River and Tasker Park</i>	<ul style="list-style-type: none"> Not applicable.
<i>Deliver deep soil to achieve the Blue Web Actions outlined in Council's Local Strategic Planning Statement</i>	<ul style="list-style-type: none"> Limited deep soil landscape opportunities on such an urbanised, town centre location. However a comprehensive landscape plan will be prepared to optimise the environmental outcomes achievable on the site.

PRIORITY 4: CREATE AN INTEGRATED NETWORK OF ECOLOGICAL AND GREEN SPACES

Considerations	Comments
<i>Contribute to the network of parks, open spaces, vegetated spaces of appropriate scale, and the links between them</i>	<ul style="list-style-type: none"> Site development will incorporate a large, landscaped public plaza along with pedestrianised accessway facilitating pedestrian movement to and through the site. These spaces will serve as a gathering place for residents and workers in Campsie. The plaza is directly accessible from Campsie Street, Beamish Street and Ninth Avenue.
<i>Contribute to a range of informal passive and active recreational opportunities or renew existing spaces</i>	<ul style="list-style-type: none"> The inclusion of street furniture, public art and spaces for outdoor games such as chess boards, Chinese checkers, etc are on the list of informal passive recreational activities that have been identified for the public plaza. Active recreational opportunities will be market driven. Saleable space suitable for active recreational activities will be available, although their delivery will be subject finding a tenant / purchaser.
<i>Connect pockets of habitat across urban areas through tree and vegetation corridors</i>	<ul style="list-style-type: none"> Landscaped pedestrian connections and the public plaza will ensure the site integrates effectively with surrounding activities.
<i>Plan for comfortable and leafy active transport connections to enable people to move from homes to Campsie Station</i>	<ul style="list-style-type: none"> The sites physical proximity to the rail station and other public transport services serving the town centres optimises the potential for reduced dependence on private vehicles for people living at and accessing the site. Both Class 1 and Class 2 bicycle storage facilities will be available to residents in the basement. In addition, secure bicycle parking and storage facilities will be provided on site.
<i>Contribute to the tree canopy target of 15% to 25% in centres to reduce the heat island effect</i>	<ul style="list-style-type: none"> A comprehensive landscape plan will be prepared to optimise the environmental outcomes achievable on the site. All perimeters of the property will have trees planted on the footpath with the species to be decided in consultation with council. Areas with high solar exposure such as Ninth Avenue will likely consist of trees with larger canopies providing more shade while trees along Campsie Street will be in shade most of the year and thus be selected for their durability in these conditions. The podiums roof tops will be green providing shade and removing heat from the air through evapotranspiration, reducing temperatures of the roof surface and the surrounding air.
<i>Deliver deep soil to achieve the Green Web Actions outlined in Council's Local Strategic Planning Statement</i>	<ul style="list-style-type: none"> Limited deep soil landscape opportunities on such an urbanised, town centre location. However a comprehensive landscape plan will be prepared to optimise the environmental outcomes achievable on the site.



PRIORITY 5: PROVIDE DIVERSE, ACCESSIBLE AND AFFORDABLE HOUSING

Considerations	Comments
<i>Deliver up to 15% affordable housing on sites</i>	<ul style="list-style-type: none"> The site will provide a mixture of dwelling types including affordable and accessible housing. Feasibility analysis undertaken by J Group using current market conditions indicates that affordable housing contributions above 5% are not viable. This is supported by Council's own report which state; <i>"if real property growth in revenue of 1% p.a. is accounted for, this may be sufficient to absorb the affordable housing provision that stipulates the dedication of 5% of residential GFA and a VPA contribution."</i> Contribution of anything greater than 5% disregards advice to Council and the directions of the NSW Government policy on Affordable Housing Contributions which says, <i>'any infrastructure contributions mustn't jeopardise the viability of development'</i>.
<i>Contribute to providing 5,600 additional dwellings in Campsie by 2036</i>	<ul style="list-style-type: none"> The project will deliver over 300 dwellings (including affordable housing contributions) should an FSR of 8:1 be deemed appropriate for the site. Any additional FSR over and above 8:1 will likely see a 35:65 split of commercial and residential.
<i>Provide housing choice to suit each life stage through a range of housing typologies, sizes and tenures</i>	<ul style="list-style-type: none"> The site will provide a mixture of dwelling types including affordable and accessible housing.
<i>Provide dwelling mix within developments to reflect household need</i>	<ul style="list-style-type: none"> Dwelling mix will include 1 bedroom, 2-bedroom, 3 bedroom and penthouse apartments. The dwelling mix will be structured reflecting the changing character of Campsie and relevant Council guidelines.
<i>Accommodate additional housing while maintaining the existing Beamish Street fine grained main street character</i>	<ul style="list-style-type: none"> The lower podium will be designated to integrate and enhance the character and fine grain built form experience along Beamish Street. The raising of the awning height and new activated shop fronts will enhance the appeal of Beamish Street without undermining the local feel. Providing a new yet consistent aesthetic to Beamish Street will be the brief for the architects to ensure a harmonious integration of this development, capturing the cultural and historical context of Campsie Town Centre.
<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>	<ul style="list-style-type: none"> As the only amalgamated land holding on Beamish Street in the Campsie Town Centre, the Site has the opportunity to become the new centre of Campsie – a place making location founded on good design and planning principles. Core to the concept of place making is the dedication of land to the public realm and thus shifting the density on the ground plane into tall slender towers. A final design will be carefully considered through several massing and spatial planning options. The design evolution will test several options, each as a collection of buildings with varying heights to achieve an appropriate built form on the site. The proposed general arrangement in the Planning Proposal, massing and scale has been established through the testing of these options and their performance, compliance and efficiencies. Compliance with the provisions of the Apartment Design Guide (AGD) including solar access to apartments and communal open area, apartment sizes, natural cross ventilation, and building separation have been considered as key principles for the delivery of this successful scheme. Similarly, the general arrangement, performance and suitability of the public realm was also considered for each option to ascertain optimal public benefit.
<i>Protect environmental and built heritage</i>	<ul style="list-style-type: none"> The proposed development will draw on the environment such as the dense tree canopies on Campsie and Ninth Avenue, Lofts Garden and character buildings along Beamish Street to integrate the building into its surrounds.

PRIORITY 6: CREATE CULTURAL PLACES AND SPACES WILL SERVICE AND CELEBRATE MANY CULTURES, LANGUAGES, ACTIVITIES, AND AGE GROUPS

Considerations	Comments
<i>Explore opportunities to deliver a new cultural facility in Campsie</i>	<ul style="list-style-type: none"> The detailed design of the site including the provision of a new, large public plaza on the site will celebrate and reflect the unique cultures of the local area. The proponent is open to providing new cultural facilities as part of the proposed development within the podium supported by appropriate floor space and height dispensations.
<i>Plan for high quality public domain and public spaces, including the provision of public art</i>	<ul style="list-style-type: none"> A north-facing sun-lit public plaza will be delivered as part of the development to be designed by a well-regarded landscape architecture firm. The brief for the landscape architect will be to place-make the public plaza with interesting features available for use at all times of the day and into the evening. In order to place-make the public plaza will consider recognisable features such as public art, lane way style food & beverage offerings and variations of height (such as a light well to sub-ground retail).
<i>Deliver flexible and adaptable community supporting infrastructure to support growth</i>	<ul style="list-style-type: none"> The site will provide a range of living, working and entertainment facilities supporting the social needs of the local community.
<i>Encourage a network approach to the provision of community infrastructure and services</i>	<ul style="list-style-type: none"> Through site pedestrian links will improve pedestrian connections between Campsie Street & Ninth Avenue
<i>Recognise Aboriginal and Torres Strait Islander heritage through physical features of the city</i>	<ul style="list-style-type: none"> The proponent recognises the Gadigal people as traditional custodians of Sydney. Inclusion of physical features and appropriate indigenous interpretation considerations will be considered as part of the design of future public domain.



PRIORITY 7: DELIVER QUALITY DESIGN IN PUBLIC AND PRIVATE AREAS

Considerations	Comments
<i>Champion and deliver high quality design within the public and private realm</i>	<ul style="list-style-type: none"> J Group is committed to the achievement of design excellence in the development of the site. The proponent seeks to deliver excellent design and as such will appoint well-regarded architects and landscape designers to meet this expectation The proponent will participate in a Design Excellence Competition in accordance with the Director General's Design Excellence Guidelines in exchange for additional FSR; understanding that design competitions are a well-tested and highly successful procurement model, prioritising good design that can bring the highest quality of thinking and originality to a project.
<i>Engages competent, skilled and highly regarded design professionals to design and deliver great places for people</i>	<ul style="list-style-type: none"> The proponent will engage highly competent, skilled and highly regarded consultant team.
<i>Create buildings that are sustainable, use materials that are built-to-last and are resilient to extreme weather events.</i>	<ul style="list-style-type: none"> High quality building materials will be used throughout. On the ground plane re-used bricks and other salvaged building materials will be incorporated into the design to blend the new with the old. Demolition building materials are sorted and re-used wherever possible.
<i>Design buildings that are aesthetically pleasing as well as practical, and well maintained and cared for</i>	<ul style="list-style-type: none"> The design brief for the architects and landscape designer will be to achieve an aesthetically pleasing as well as practical building in the sense of functional layouts, ongoing maintenance, and cost of construction.
<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>	<ul style="list-style-type: none"> The architect design brief will ask respondents to draw on an understanding of place and respond to the unique historical, cultural, environmental, and social characteristics of Campsie.
<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>	<ul style="list-style-type: none"> The LSPS prescribes the Vision for the built form as a high rise, mixed use precinct immediately surrounding Campsie Station. Reflecting this intent, the concept plan for the site proposes a composition of two towers of 25 Storeys supported by lower height linear buildings over a two-storey podium base supporting the intent to establish a vibrant Town Centre.
<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>	<ul style="list-style-type: none"> The general arrangement of the buildings and height on the site has been carefully considered to provide maximum solar access and amenity. Where privacy is required due to the perceived proximity of the apartments, the building façade treatment provides for appropriate orientation of views and sightlines away from opposite dwellings and further improved by appropriate façade articulation and provisions of screening. Full numerical detail of the building separation and proposed distances between buildings are detailed in site concept plans.

PRIORITY 8: DELIVER SUSTAINABLE BUILDINGS AND SPACES

Considerations	Comments
<p><i>Improve resilience to climate change through optimised building design by:</i></p> <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> 	<ul style="list-style-type: none"> • Site development will be designed and managed to achieve best practice environmental standards.
<p><i>Deliver increased building sustainability standards through exceeding BASIX and NABERs benchmarks to achieve net-zero emissions by 2050</i></p>	<ul style="list-style-type: none"> • The proponent seeks to exceed the BASIX and NABERs benchmarks. The targets for exceedance of these benchmarks are, Energy: 20% improvement; Water: 25% improvement.
<p><i>Explore innovative and cost-effective mitigation and management strategies to reduce water and energy usage</i></p>	<ul style="list-style-type: none"> • The proponent will explore a number of initiatives to achieve the target improvements to energy and water consumption noted above.
<p><i>Deliver infrastructure for electric vehicle chargers.</i></p>	<ul style="list-style-type: none"> • Provision of electric vehicle infrastructure will be provided as required.

