

City of Canterbury Bankstown

Draft Campsie Master Plan

Engagement Outcomes Report, May 2022

May 2022



Question today *Imagine tomorrow* Create for the future

Draft Campsie Master Plan Engagement Outcomes Report

City of Canterbury Bankstown

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WSP acknowledges that every project we work on takes place on First Peoples lands.

We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

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May 2022



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The Revised Draft Campsie Master Plan

Executive summary

The City of Canterbury Bankstown Council (CB City) has produced a draft Master Plan that sets a vision for the future of Campsie Town centre.

As part of the development of any Master Plan, community engagement provides an important avenue for the people who live, work, and play in the area to influence its evolution. For the draft Campsie Master Plan, there has been continuous informal consultation with the community, as well as two formal rounds of community engagement. This document provides an analysis and summary of the second round of engagement undertaken after the results of the first round (2021 engagement) were presented to the Local Planning Panel (LPP).

The LPP's recommendations are outlined in later chapters of this report, however, its main recommendations were for the draft Master Plan to reach a wider audience, increase the local community's literacy of the draft Master Plan and increase the numbers of people engaged.

The comprehensive engagement undertaken in 2022 (in both breadth and depth) was designed to not only directly respond to the LPP's recommendations but go beyond - ensuring there could be no doubt about the robustness of the engagement process or its outcomes.

This executive summary provides an overview of four important elements contained within this report. They are:

- Outlining the comprehensive, best practice **engagement approach** that was undertaken
- Demonstrating the significant **numbers of people that were reached and engaged**
- Presenting a **snapshot of the themes** that were heard, and
- A **sentiment reading** of community support for the draft Master Plan.

Engagement approach

In order to deliver a robust, thorough, and comprehensive engagement process and outcome, an engagement approach and clear set of objectives was established. They included:

- Understand the LPP's recommendations (so engagement could not only respond, but go beyond these recommendations)
- Produce a meaningful visualisation tool to clearly communicate the vision and changes proposed
- Expand the engagement reach through implementing a wider variety of engagement tools and techniques
- Simplify the vision, spatial moves, intensification strategy, urban design framework plan and the directions in the Master Plan, through the use of themes
- Ask a range of questions of the community to guide the review of the draft Master Plan
- Go direct to the community and speak the community's language.

Delivering the engagement approach and objectives

Campsie has a diverse population and a broad demographic. Engagement activities had to match this diversity by embracing both traditional and digital engagement tools and techniques and reducing barriers for CALD communities. Simplification of the draft Master Plan and introducing visual tools with purposeful questions was also implemented. The following table provides a comparison between the 2021 and 2022 rounds of engagement.

ENGAGEMENT TECHNIQUE	2021 ENGAGEMENT NUMBERS (TOUCHPOINTS)	2022 ENGAGEMENT NUMBERS (TOUCHPOINTS)
<u>Pop up sessions</u> Held at community events, community facilities and high visitation areas	75	216
<u>Survey</u> Included specific questions related to the themes	42	232 (inc. 2 non-English)
<u>3D Visualisation tool</u> To clearly demonstrate proposed changes	n/a	350 online and in person views
<u>Campsie Library display and Speak to a Planner</u> For face-to-face conversations with Council planners	n/a	52
<u>Phone (speak to a planner)</u> For one-on-one conversations with Council planners	74	55
Fact Sheets (based on themes)	n/a	335
<u>Multilingual Hotline call back</u> Reaching CALD communities	n/a	36 (3 in languages other than English)
<u>Council Have Your say website</u> Digital 24/7 access to information and feedback	3,656 visits (1112 unique visitors)	3,786 visits (2,458 unique visitors)
Written Submissions	61 (in addition to 66 submissions referencing both Campsie and Bankstown)	62
Kombi feedback cards	n/a	10
<u>Letters</u> Delivered to residents informing them of the engagement process and how to provide feedback	12,400	14, 500
<u>Project email</u> For written submissions or to ask questions	21	5
<u>Advertisements</u> Print and digital (in multiple languages)	n/a	Social media traffic 56,936 Print media 12,000
<u>Community Group meetings</u> Informal conversations and seek feedback	2	7 (47 groups contacted)

In terms of extending the awareness of the draft master plan there was an increase from 2021, particularly in terms of in person interactions and survey responses, this demonstrates a broader reach for the 2021 engagement.

Engagement

During the 2021 engagement, a total of 61 community members provided written feedback relating to the draft Master Plan, while another 66 provided written feedback that referred to draft Master Plans for both Bankstown and Campsie. In total, 127 written submissions were received alongside 42 survey responses, equating to 169 pieces of written feedback. In addition, there were 151 face to face interactions. In total, **320** stakeholders and community members were engaged or provided feedback as part of this exhibition.

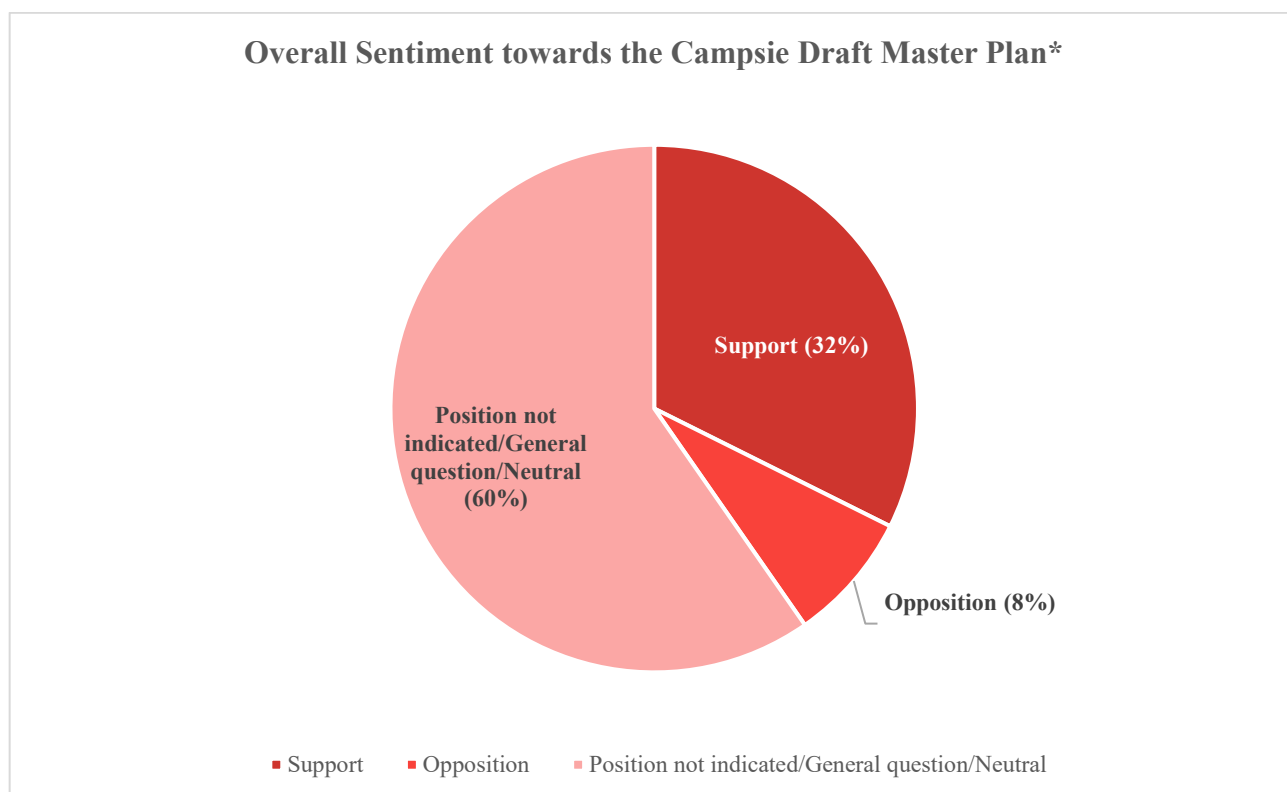
In 2022 as a result of the additional promotional activities and feedback channels, a total of 62 submissions, 10 postcards and 232 survey responses were received (totaling 304 pieces of written feedback) and a total of 272 face to face interactions were held. In total, **572** community members were engaged or provided feedback as part of this exhibition.

In terms of extending the amount of feedback received, this was a **178 % increase**

Support for the draft Master Plan

In 2021, there was a mixed response to the draft Master plan. Written submissions generally showed support while the survey showed mixed feedback on the Campsie Vision (43% 'hits the mark', and 57% 'don't like it' or 'needs more work').

In 2022, the response was more positive. Through all feedback channels one third (32%) of the responses supported the draft Master Plan, two thirds (60%) of responses were neutral and 8% of responses generally opposed the draft master Plan.

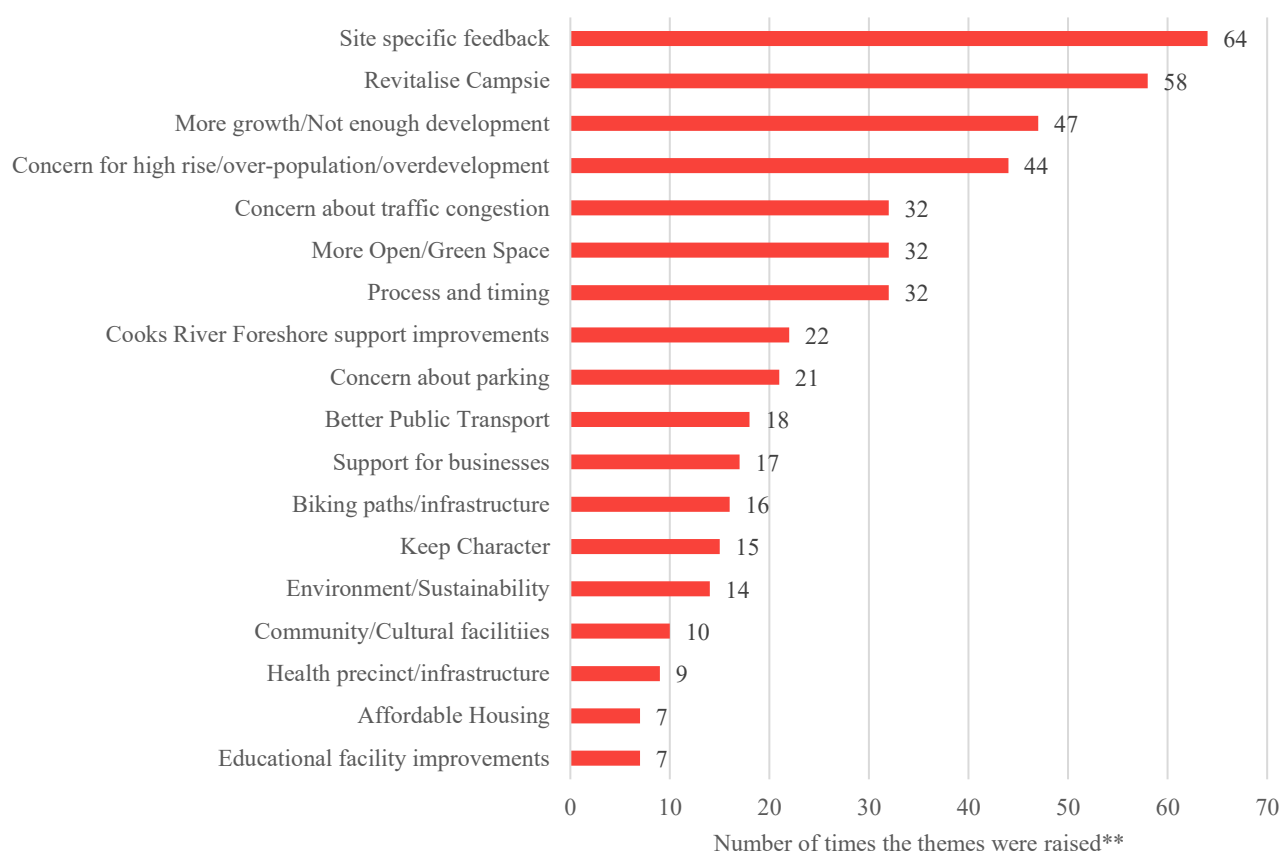


*Figures drawn from feedback from Pop-up sessions, phone line, submissions, speak to a planner service

Snapshot of themes

Feedback was collated and analysed into key themes. These are listed below in order of frequency, and a short summary of the top themes is included below. In depth analysis can be found in the following chapters of this report.

Key themes raised during engagement activities*



* Figures drawn from feedback from pop-up sessions, phone line, submissions, speak to a planner service

** Figures are from the number of times the themes were raised in the engagement activities.

Site specific - The most frequent theme raised was feedback directly related to a specific property or precinct

Revitalising Campsie - There was widespread community support for revitalising the Campsie Town Centre, even from community members who did not support the draft Master Plan.

Need more growth/not enough development - The survey specifically asked whether Council has got the balance right for change and no change with respect to low/medium/high rise development. Nearly half (42%) of respondents thought the balance was right. When other feedback channels were considered, a very close split between concern (44) and support (47) for development was captured, with there being slightly more support for development.

Concern for high rise/overpopulation/over development - The survey specifically asked whether Council has got the balance right for change and no change with respect to low/medium/high rise development. 38% thought that the balance wasn't right. When other feedback channels were considered, a very close split between concern (44) and support (47) for development was captured.

Traffic congestion - The community indicated the current road network is already at capacity, especially during peak hours and there were reservations that high rises and higher density from development would further put strain on traffic congestion. This issue was one of the key reasons why some community members did not support change to Campsie

More open/green space - There was a strong sentiment towards the need for more open and green space was expressed. This included feedback on wanting the creation of new smaller parks or open spaces closer to homes and having better connections to local parks (for example laneways and footpaths).

Process and timing - Most of the questions that came from the community in regard to process in timing asked about the next steps and the delivery plan of the Master Plan. This demonstrated the value of the ongoing engagement and importance of ensuring the community is up to date.

Consultation Process

As important as it is to review and understand what the community says, sometimes it is just important to consider what they did not say. During this round of engagement concerns were not raised by the community regarding the breadth and depth of engagement. This is in contrast to the 2021 round of engagement, where there was concern raised about the engagement process itself.

The complete analysis of the engagement approach, techniques implemented, and feedback captured is outlined in the following chapters of this report.

This document

This report outlines the planned approach and reports on the engagement activities undertaken from 14 February to 28 March 2022 on the Revised Draft Campsie Master Plan. It summarises the feedback received and outcomes from engagement activities undertaken during this period only. It is divided into two parts and appendices:

- Part I describes the background, drivers, strategy, and approach to this round of engagement and then provides key insights on the feedback received
- Part II and the appendices contains consolidated results of each engagement activity and provides copies of the collateral used during engagement activities.

This report forms part of the package of Master Plan engagement outcomes reporting undertaken throughout the development of the Master Plan since July 2020. The engagement outcomes and any recommendations outlined in this document, will be considered by City of Canterbury Bankstown (CB City) when finalising the Master Plan. CB City engaged WSP to assist in the planning and implementation of this round of engagement. WSP prepared this report in liaison with CB City.

Feedback approach

Each engagement activity offered an opportunity to provide feedback. Notes were taken during or after conversations, written feedback and submissions were logged and survey responses downloaded. The feedback was then analysed through a coding framework to consistently record and reflect views expressed. Survey responses took a different approach, unlike other feedback channels where it was up to the respondent to comment on the aspects on the Master Plan they were interested in, the survey ask respondents for feedback on all key aspects of the draft Master Plan. This meant that survey respondents provided feedback on components of the Master Plan that otherwise may not be their primary interest. For example, if a community member was most interested in open space, they were still asked survey questions about other Master Plan components such as infrastructure and building design. This approach to survey design allowed detailed responses on all key aspects of the Revised Draft Master Plan (draft Master Plan)

Some of the submissions received via the Have Your Say website offered very site-specific feedback that requires town planning expertise in its analysis. CB City town planners have therefore responded to every submission, and this is included in Part II of the Outcomes Report.

Background

The draft Master Plan

As the world around us changes, so will Campsie. Campsie Town Centre is expected to evolve from a main street local centre into a health and lifestyle precinct that services Canterbury-Bankstown and beyond.

The draft Master Plan sets a vision for Campsie. It draws on the best features of the centre such as its location on the Cooks River, the presence of Canterbury Hospital and amenities such as the activity along Beamish Street Canterbury Leisure and Aquatic Centre, to create a comprehensive and overarching plan for the future of Campsie.

The draft Master Plan allows CB City to:

- Plan for growth and change in a coordinated way
- Prioritise more than just housing by planning for jobs, community infrastructure and new open space
- Set the vision for Campsie and create controls to achieve that vision with input from the community, rather than reacting to ad-hoc rezoning proposals without a plan in place
- Signal to the relevant NSW Government agencies about the need for important community infrastructure that aligns with the growth envisaged in the Campsie Master Plan.

Engagement to date

CB City has sought input and feedback during the development and exhibition of the draft Campsie Master Plan as part of an ongoing engagement process that began in July 2020. The engagement process is described below.

Engagement Round and timing	Purpose	Engagement Activities
Ongoing engagement: July 2020 to date	Provide an opportunity for community members to be updated about the process and ask any questions to the staff directly responsible for preparing the Master Plan	<ul style="list-style-type: none">• Call an expert service: Community members were able to directly call the Strategic Planning Officer responsible for the draft Master Plan throughout the project. This service was advertised on Council's engagement website. Community members also had access to non-English speaking staff when requested.• Dedicated Have Your Say page: A dedicated website for the draft Campsie Master Plan has been operational since July 2020. The dedicated page has been translatable into top languages in each centre, as well as other languages via the 'Language Service' options.
Early Engagement: July 2020 – March 2021	To ensure community input and feedback informed the master planning process	<ul style="list-style-type: none">• Community survey to help shape initial Master Plan directions• Targeted engagement with workers and students in Campsie via an online survey interviews and focus groups• Interactive mapping on the Have Your Say website where community member could leave place specific feedback and comments• Government agency meetings and briefings• Landowner and planning applicant engagement process, where landowners could provide early ideas for consideration• Presentations to peak property industry leaders and personnel

		<ul style="list-style-type: none"> • Workshops with Aboriginal and Torres Strait Islander community • Engagement activities were advertised via Council's social media channels and via posters at both stations.
Key ideas testing: 22 April 2021	<p>Testing of the key ideas in the draft Campsie Master Plan and (Bankstown Master Plan undertaken at the same time)</p> <p>Collected feedback regarding:</p> <ul style="list-style-type: none"> • The vision • Intensification framework • Character areas 	<p>Workshop with a representative sample of community members.</p> <p>Community members were the members of the former Sydenham to Bankstown Urban Renewal Strategy Community Voice Panel. Panel members were randomly selected community members who reflected the demographic profile of the local community e.g., age profile, gender, and background.</p>
Engagement: 29 March to 14 May 2021 – submissions received until 11 June 2021	<p>Engagement of the draft Master Plan to seek feedback and submissions</p>	<ul style="list-style-type: none"> • Letters to owners and occupiers of residential and commercial properties in the area • 4 community pop-up sessions • Ongoing 'speak to an expert' phone service • Online survey • Interactive map • Online and recorded webinar and Q&A • Industry forum and agency workshops • Email notifications to Your Say subscribers • Adshel posters displayed in the Campsie Town Centre • Radio interviews with the Mayor • Social media posts to Facebook, Instagram, Twitter, and LinkedIn • Flyers, postcards, and posters produced in key languages and distributed to service centres, libraries, and local multicultural businesses in Campsie • Newspaper advertising in English, Chinese, Arabic, Vietnamese, and Korean newspapers, including the Mayor's message in each language • Hard copies of the draft Campsie Master Plan were accessible at CB City service centres and libraries • Hard copies of the draft Campsie Master Plan available upon request to residents if they had no internet connection.

During the 2021 engagement, a total of 61 community members provided written feedback relating to the draft Master Plan, while another 66 provided written feedback that referred to draft Master Plans for both Bankstown and Campsie.

Master Plan process

Engagement activities undertaken do not form part of a formal statutory exhibition process associated with a planning proposal, rather the engagement activities were designed to ensure community feedback was integrated in the master planning process from the outset.

Following this round of consultation, Council will review the draft Master Plan in response to feedback received. The Planning Proposal together with the master plan are to be reported to the Councillor for submission to the NSW Department of Planning and Environment for a Gateway determination. If NSW Department of Planning and Environment issued a Gateway approval the Planning Proposal will be formally exhibited for public comment. The Master Plan will be exhibited as a supporting document.

Local Planning Panel recommendations

Following the above-mentioned community engagement activities, Council reviewed the feedback received and made updates to the Master Plan.

On 9 and 10 September 2021, CB City submitted the revised draft Campsie Master Plan and an Early Engagement Outcomes Report to the Local Planning Panel (LPP) for consideration. In summary, the LLP recommended CB City undertake further community engagement on the Campsie Master Plan before proceeding to Gateway. The LPP concluded that, despite acknowledging the extensive engagement programme:

“...the panel would like to see an improved public response (whether positive or negative) to the CPPs [Campsie Master Plan/Planning Proposal] so the Panel recommends that before any gateway determination there be further public involvement as part of the early engagement of the CPP including the changes to what was previously notified this year.”

The LPP further explained that:

“it cannot confidently conclude that the public and more specifically the existing Campsie landowners and occupants, have or should have a sufficient understanding of the proposed development changes in the CPP”.

The LPP suggested a range of additional engagement ideas, including:

- 1 Engage specialist engagement services to help co-ordinate further public consultation
- 2 Receive an improved public response
- 3 Receive feedback on the level of support for the draft Master Plan
- 4 Simplify the moves and directions in the draft plan
- 5 Offer publicly available physical models (at a scale of 1: 500) of parts of Campsie together with digital 3D modelling for a period of at least six weeks when there are no (or substantially less) Covid 19 restrictions in operation, and that the community be given the opportunity to have sessions with translators in attendance in addition to council officers
- 6 Include specific questions on the intensification proposed approach
- 7 Further targeted engagement with owners of sites identified for potential acquisition to better explain the process and outcomes
- 8 Further engagement with landowners/residents that address the Panel as interested community representatives.
- 9 Engage for a minimum period of 6 weeks

An approach for the next round of engagement was developed in response to the LPP’s recommendations.

Post-Planning Panel engagement

In response to the recommendation of the LLP, CB City contracted engagement specialists WSP (and urban design specialists e8urban) to develop a revised engagement approach. As requested by CB City, this round of engagement responded to the comments of the LPP, provided sufficient time for the community to receive feedback on the changes made to the draft Master Plan since the previous round of engagement, simplified engagement materials and was designed to reach a broader audience of community members including multi-lingual communities.

CB City's schedule for the 6-week engagement period was book ended by the end of the holiday period/relaxing of COVID-19 restrictions and completion of engagement prior to the school/Easter holiday period.

Engagement considerations

There are a number of considerations that formed the basis of the approach to this phase of engagement including council engagement and participation plans as well as analysing the project's context.

CB City engagement and consultation is guided by the CB City *Land use Planning Community Participation Plan, November 2019* which assisted CB City in the development and implementation of all engagement activities for the Campsie Master Plan project.

When developing the strategy for the next step of engagement it was important to consider:

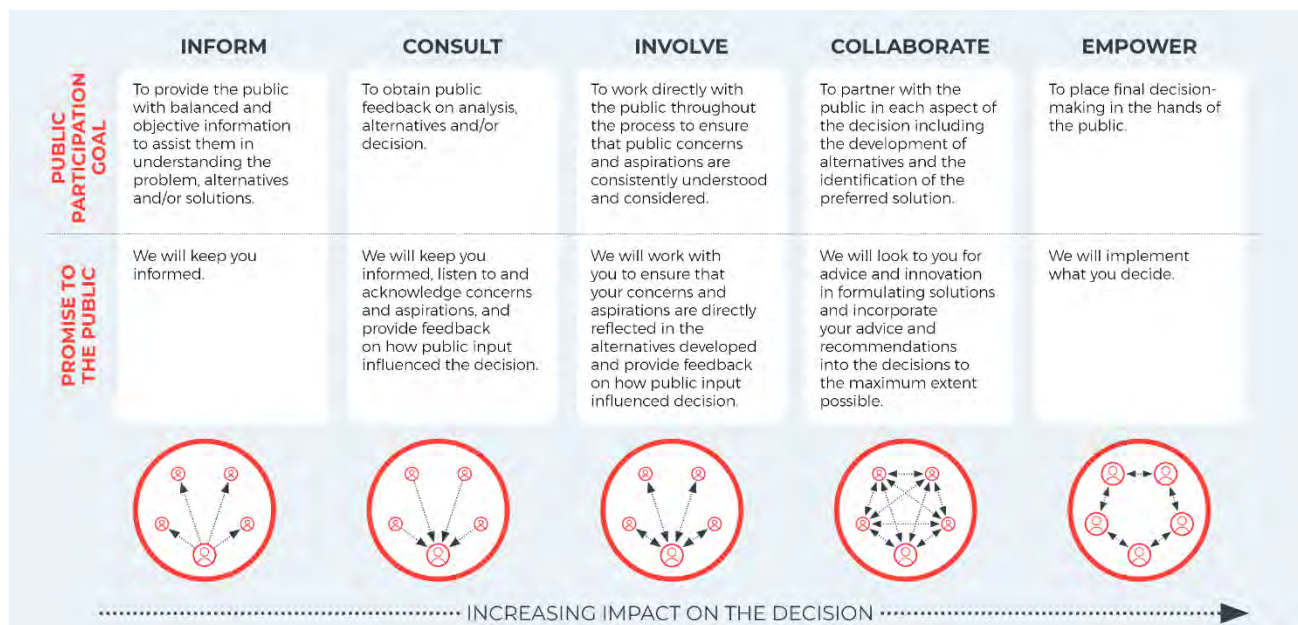
- 1 The culturally and linguistically diverse (CALD) community and particularly the high proportion of Chinese speakers in the Campsie community
- 2 The recommendations from the Planning Panel
- 3 The complexity of the draft Campsie Mater Plan - including readability and increased visuals
- 4 The feedback already captured
- 5 Confusion within the community as the draft Master Plan has already been on exhibition
- 6 Accessibility of information and engagement events with consideration of updated COVID-19 restrictions
- 7 Existing CB City engagement methods and frameworks.

Engagement objectives and values

Community engagement is highly valued by CB City as reflected in its *Landuse Planning Community Participation Plan, November 2019* which states:

"The City of Canterbury Bankstown recognises the uniqueness of its diverse and vibrant community. Community input and participation is crucial for creating great places and thriving communities across the City of Canterbury Bankstown in the face of growth and change."

When applying CB City's philosophy to engagement, it is useful to consider the IAP2 Spectrum of Public Participation.



The objectives of this round of engagement were to:

- Provide a meaningful visualisation tool to that can clearly communicate proposed changes to the whole Campsie community. Visual tools also allow information to be accessible for CALD communities, as Campsie is a multiculturally diverse community.
- Avoid repetition of initial engagement activities as much as possible to reduce confusion within the community, as the plan has already been on exhibition
- Convert complex planning documentation into easy to comprehend information for the community, including CALD communities, to provide feedback on
- Make the draft Master Plan document more accessible for the whole community
- Implement engagement tools and techniques that expand our reach within the community and increase the volume and quality of feedback captured, particularly within CALD communities.
- Seek feedback on the Master Plan via multiple engagement methods for CB City to consider in its refinement of the Draft Master Plan
- Maximise awareness of the Master Plan in the community, including to CALD communities.

Engagement approach

Our approach to engagement considered many community focused drivers as well as the well-established engagement tools that CB City has in use that are familiar to the Campsie community.

Simplifying the information (make the draft Master Plan more accessible)

A Master Plan is a complex and lengthy document. By identifying and developing themes, we were able to synthesise and simplify the vision, spatial moves, intensification strategy, urban design framework plan and the directions in the Master Plan. This helped identify areas of interest and impact or change. The table below shows where key aspects of the sections of the Master Plan are covered in each theme.

THEME	THEME DESCRIPTION	SPATIAL MOVES	10 DIRECTIONS
Enhancing culture, lifestyle and jobs	This theme captures the human connection within Campsie, considering cultural inputs while working and living in an environmentally and physically healthy way	<p>More people living and working near the station</p> <p>Beamish Street to emerge as a premier day and high main street destination</p> <p>Celebrate and connect to the river</p> <p>Create a health precinct anchored by two hospitals</p> <p>Sun in parks and eat streets</p>	<p>D1: aligns growth with public benefit (all objectives)</p> <p>D3: attracts health and lifestyle investment (all objectives)</p> <p>D5: a riverfront centre with nature at its heart (objective 5.1)</p>
Moving Better	This theme covers all forms of transportation while considering accessibility	<p>Make it nicer to be there and easier to walk around</p> <p>Canterbury Road as a key connector</p> <p>More people living and working near the station</p> <p>Celebrate and connect to the river</p> <p>Connect existing and new open spaces with green streets</p>	D6: crossroads of inner Sydney (all objectives)
Great design, housing and character	This theme considers the balance of the existing Campsie character while incorporating updated features to ensure that Campsie can be relevant for all and thrive well into the future	<p>Define and celebrate unique character areas</p> <p>Spread new dwellings to maintain human scale</p> <p>Make it nicer to be there and easier to walk around</p> <p>Sun in parks and eat streets</p>	<p>D2: for people (all objectives)</p> <p>D4: well-designed centre (all objectives)</p> <p>D8: proud of its heritage and culture (all objectives)</p> <p>D9: housing for all – diversity (all objectives)</p>
Leaders in Sustainability	This theme considers both sustainable design and the natural environment, including the Cooks River	<p>A garden city with a tree in every yard</p> <p>Connect existing and new open spaces with green streets</p> <p>Celebrate and connect to the river</p>	<p>D1: aligns growth with public benefit (Objective 1.1)</p> <p>D4: well-designed centre (objective 4.2, 4.4)</p> <p>D5: a riverfront centre with nature at its heart (all objectives)</p> <p>D6: crossroads of inner Sydney (objectives 6.1, 6.2, 6.3)</p> <p>D7: resilient and carbon neutral centre by 2050 (all objectives)</p>
Making it happen	This theme considers actions that need to occur so that the vision for Campsie can be fulfilled	All	All 10 Directions and objectives and actions.

The themes were used to structure the narrative, fact sheets, survey and other engagement tools. Fact sheets were developed based around these themes to summarise information so that readers could focus on key elements in the draft Master Plan.

Website text was also simplified to minimise confusion regarding the various engagement steps already undertaken in the master planning process.

Visualising the Master Plan

During earlier rounds of engagement, members of the community may have found it difficult to visualise how the streets or intersections that are relevant to them may look in the future. This difficulty, along with the complexity and length of the Draft Master Plan, contributed to receipt of minimal feedback, particularly on the Intensification Strategy.

Urban design specialists, e8urban, explained that physical models (e.g. perspex or wooden blocks) have been used in the past, but these have limitations as the community view a high-rise block immediately adjacent to a low-density area and do not understand that buffering and stepped-down design can successfully merge changed land zonings in a gradual way. A wooden blocks 3D model cannot have had the same reach in the community as a 3D visual model, particularly considering it would have relied on the community attending face-to-face sessions at a single location. For this reason, WSP and e8urban recommended that CB City develop a 3D model as an alternative to a physical model.

A 3D online visual model of the master plan was developed to:

- create ‘before and after’ photo montages of viewpoints within key precincts, selected in consultation with CB city staff
- highlight what the key changes were to the revised draft Master Plan
- provide 3D graphics for use in both face to face and online consultations, 24 hours/day for 6 weeks
- provide interactive information that allowed the community to select a feature of the Master Plan of key interest to them and then overlay it with other features
- have a valuable information and consultation tool on hand that could pivot to fully meet any COVID-19 restrictions

The 3D digital model was used in hard copy collateral and referenced during face-to-face discussions.

Capturing feedback from CALD communities

Approximately 30% of Campsie’s population is of Chinese ancestry according to the 2016 Census. Furthermore, 59% of the suburb’s residents speak a language other than English at home. This Culturally and Linguistically Diverse (CALD) demographic presents several barriers to participating in consultation processes due to the technical nature of a Master Plan. The most practical of these barriers is a lack of confidence with written and technical English. We also know that residents are time poor and focused on the realities of everyday living, which makes it difficult to get their attention and encourage participation.

To boost this important demographic’s voice in the consultation process:

- Collateral such as the online survey, posters, information cards were translated into seven different languages: Chinese, Korean, Arabic, Greek, Vietnamese, Nepalese and Tagalog. The factsheets and other collateral included a translated call to action to contact the multi-lingual hotline.
- CB City established a multi-lingual hotline and message service where CB City staff responded to community enquiries in a wide range of local languages. Community members were able to request a callback in their preferred language to assist in providing information or answering any questions.

- Staff from non-English speaking backgrounds were available as part of the ‘speak with a planner’ initiative at the Library.
- In the three pop up sessions, staff who were able to speak Cantonese, Tagalog and Arabic were present.
- Briefings were offered to key CALD community stakeholders.
- CB City placed advertisements in multi-lingual newspapers including the Chinese Herald, Korean Herald, Dan Viet Newspaper and An Nahar Arabic Newspaper.

Go direct

This engagement took a “Go direct” approach, Council went to Campsie and spoke to the community in person, this helped ensure that the engagement activities were easy to attend. CB City ensured they were highly visible and accessible in the community during the consultation through the ‘Speak to a Planner’ sessions in Campsie Library, and at pop-ups at community events (Campsie Lunar Markets) and at local places that community members frequent (Anzac Mall and the Canterbury Leisure and Aquatic Centre). Community members could speak directly with Council staff within walking distance of their homes and at a time that suited them.

The ‘Speak to a Planner’ sessions in the library provided an opportunity for community members to speak directly to the technical experts and authors of the draft Master Plan. Community members were able to discuss the site-specific implications of the draft Master Plan directly with the team responsible for the Master Plan preparation. This ensured the community’s views and questions were being communicated directly to those responsible for plan making and allowed the community to receive detailed and accurate information on the rationale behind planning decisions. These sessions also gave community members who aren’t comfortable with using technology and digital channels an opportunity to understand the Plan by conversing face-to-face. This personalised approach of having a small technically skilled team working on Master Plan and speaking directly to the community helped ensure feedback about the Master Plan was heard firsthand.

Inform, seek feedback and capture all comments

In preparing the collateral to assist with engagement, our approach was to begin by informing the community about the draft Master Plan, whether it be in a general sense or by theme, and then to seek feedback. This ensured that feedback was based on knowledge rather than perception of aspects of the draft Master Plan. During our engagement interactions, we provided information to the community and then we sought feedback including their sentiment towards the Master Plan.

This approach differed for the survey where we provided a background sentence and then delved deeper into the themes introduced, and the targeted Master Plan aspects that CB City and the LPP had particularly requested feedback on.

After each face-to-phase or phone conversation with a community member or stakeholder, feedback was captured with comments and details recorded. During the pop-up sessions, two team members were responsible for recording any sentiment and key issues or concerns raised by the community.

Addressing the Local Planning Panel's recommendations

Local Planning Panel Recommendation for further engagement	How the recommendation was considered in the engagement approach
Planning model: 3D and/or physical to assist with visualisation of the proposed Master Plan strategies	Developed a 3D digital model (online) that is an up-to-date method for sharing urban design information with the community. The 3D online model means that it can still be communicated with the community in an environment where COVID-19 restrictions are changing.
Feedback on the level of support for the Master Plan	Designed engagement activities to focus on community sentiment towards the draft Master Plan, particularly during the survey question design and when asking for feedback at the pop-ups and at Campsie library.
Improved participation rates of community engagement on the Master Plan to ensure greater understanding by the community of what the Master Plan is proposing	Identified engagement methods and tools that communicated with the community in multiple ways that were accessible to the community in Campsie. This included including written and online collateral, face-to-face conversations, pop-up events in places within the local community and at community events, and in newspaper advertisements. advertising. Advertised and promoted the Master Plan in a way that elicits a higher response rate.
Landowner proposals integrated into model	Led by CB City, the Spatial Planning developed a site-specific review process. CB City appointed an Independent Town Planner and Independent Urban Designer to review submissions by landowners/applicants and recommend a way forward for these sites. This approach avoids error or misinterpretation by community that landowner proposals are being approved without further assessment through the master planning process.
Simplified explanation of Master Plan moves, ideas, directions and approach for intensification	Identified five themes in the draft Master Plan that captures: the Key Moves; 10 directions; key changes and the intensification strategy. Present the information in succinct fact sheets (with translation text) and via a highly visual 3D digital model
More time for feedback	An additional 6-week engagement period was established
Translator/material and responses in other languages	Multi-lingual staff were present at the pop-ups, targeting of a multi-cultural event for the pop-up, survey translated into six key languages, fact sheets/web-content and social media made available to read in key languages, offered briefings to multicultural key stakeholders
Engage a specialist consultant	Engagement specialists WSP and urban design specialists e8urban were engaged.
Consideration of open space acquisition	Individual meetings offered to speak with landowners.
Engagement to consider COVID-19 restrictions and impacts, including opportunities for face-to-face engagement	The engagement methods selected allowed for contingency and used a mix of direct hard copy distribution, face-to-face conversations as well as on-line consultation.

Narrative for engagement

The narrative included a summary of the draft Master Plan engagement to date, what CB City has heard, changes to the draft Master Plan since the last exhibition and the role of this round of consultation to refine the draft Master Plan. To simplify the information being consulted on in the draft Master Plan, the narrative included the following five themes:

- Enhancing culture, lifestyle and jobs
- Moving better
- Great design, housing and character
- Leaders in sustainability
- Making it happen


In preparing collateral for this consultation, the narrative delved into more detail to ensure that:



- Messaging explained the benefits of the Master Plan and how it meets State Government planning framework strategy
- Clarifying what will change and what will remain the same if the Master Plan is approved and implemented
- CB City's commitment to genuine engagement is reiterated
- When seeking feedback, CB City is educating the community on the features of the draft Master Plan, gathering general sentiment on the Master Plan, and identifying the community drivers and issues behind their comments to help refine the draft Master Plan. For example, community members may support the vision of the draft Master Plan, but have concerns about the heights and density in specific areas.



Engagement methods



A wide range of communication channels were used during the engagement period. The different channels were carefully designed and chosen to be able to reach communities that live, work, and visit Campsie often. These channels provided ways to inclusively reach and engage with diverse audiences, whether it was online, in person or over the phone. Providing alternatives to face-to-face consultation also met COVID-19 safe requirements.




The table below identifies each communication channel, how it was utilised and a snapshot of the participation.





Tool/technique	Description	Interactions	Previous engagement
Community Pop Up Sessions (multi-lingual staff in attendance) 	<p>There were 3 scheduled Community Pop Up Sessions:</p> <ul style="list-style-type: none"> Campsie Lunar Noodle Markets: 18 Feb 2022 5:00pm - 9:00pm Canterbury Leisure and Aquatic Centre: 5 Mar 2022 9:00am - 11:00am Anzac Mall, Campsie: 17 Mar 2022 6:00pm - 8:00pm <p>The locations selected were accessible and allowed for feedback by a broad cross-section of the community. These sessions allowed community members to ask questions or provide feedback in person. The locations were specifically chosen to not only be set up in a high traffic area but also strategically be at local events and certain periods of time to capture insights from community members who may not usually participate in the consultation process otherwise.</p> <p>At the pop-ups CB City provided A0 size display boards of the Proposed Urban Design Framework Map and Proposed Building Height Map alongside renders of the future of Campsie.</p> <p>Multilingual Staff were also present to speak to community members who preferred to speak in Cantonese or Tagalog.</p> <p>Printed copies of collateral were also available to share with the community. This included printed copies of the six different factsheets, the Change is Coming to Campsie Notification Letter, and 'Have Your Say' cards translated in seven different languages (Simplified Chinese, Vietnamese, Tagalog, Greek, Arabic, Korean and Nepalese).</p> <p>Posters with a QR code were also placed around high visibility areas near the pop-up to promote and encourage attendees to complete the survey. An additional incentive was offered to participants, with the chance to win 1 of 3 \$100 Westfield gift cards.</p>	<p>216 visitors</p> <p>Campsie Lunar Noodle Markets (104 people)</p> <p>Canterbury Leisure and Aquatic Centre (70 people)</p> <p>Anzac Mall, Campsie (42 people)</p>	<p>75 visitors across 3 pop-ups</p>




Tool/technique	Description	Interactions	Previous engagement
Survey (multi-language) 	<p>An online survey available in six languages other than English: Chinese, Korean, Arabic, Greek, Vietnamese and Nepalese was made live on the Have Your Say website on the 14 February 2022.</p> <p>A specific URL was designed so that respondents would be taken directly to the survey webpage. This survey was also advertised on Facebook to local community members.</p> <p>This survey had questions which were carefully designed to elicit feedback from participants on the 5 key themes identified in the draft Master Plan. The survey responses enabled CB City the opportunity to garner more specific feedback on these topics from a broad range of community members.</p> <p>There was a total of 13 questions, three of which were identifier questions. There was a mix of close-ended questions asking participants to rank options and open-ended questions where they could provide reasoning to their choice or further feedback.</p> <p>As an incentive to participate in the survey, the respondents were offered the chance to win 1 of 3 \$100 Westfield gift cards.</p>	<p>232 respondents</p> <p>2 responses in non-English</p>	42 respondents
3D visual model of Campsie Master Plan online 	<p>A 3D visual model of the draft Master Plan was developed by urban design specialist e8urban. This model transformed the 2D Urban Design Framework into a 3D visualisation that allowed users to click and view the following features of the draft Master Plan:</p> <ul style="list-style-type: none"> • Current Campsie properties, roads, green space • Areas that are not changing in the Master Plan • Connectivity features of the Master Plan • Open space in the Master Plan • Built environment in the Master Plan - particularly showing the intensification areas in 3D • Urban Design Framework which included all of the above features combined into a single model <p>These maps also included clickable, glowing dots where a brief snapshot of information was provided on key elements within the above features. These are listed below.</p> <ul style="list-style-type: none"> • New and improved open areas • A diverse mix of housing • Campsie Cultural Hub (including imagery of what the street will look like in the future) • Revitalised Cooks River Foreshore (including imagery of what the street will look like in the future) 	<p>Estimated 350 views(either online or in person) of the 3D visual model</p>	N/A

Tool/technique	Description	Interactions	Previous engagement
	<ul style="list-style-type: none"> Canterbury Leisure and Aquatic Centre (including imagery of what the street will look like in the future) New laneways and cycle paths Beamish Street (including imagery of what the street will look like in the future) Canterbury Road (including imagery of what the street will look like in the future) Areas of no change Special Character Areas <p>The 3D model was able to be viewed via the:</p> <ul style="list-style-type: none"> Updated Campsie Town Centre Have Your Say webpage Display in the Kombie at the Pop-ups Speak to a Planner sessions at Campsie Library Shared in meetings with stakeholders The Overarching Fact Sheet included the Urban Design Framework map 		
Campsie Library display + Speak to a Planner 	<p>A display was set up that consisted of:</p> <ul style="list-style-type: none"> Laptop display of the 3D online visual maps, which was interactive for users Special Character Areas A0 size Campsie planning maps Facts sheets and postcards on the Campsie Master Plan <p>A specialist planner involved in the preparation of the Master Plan was also available to talk about the Master Plan at Campsie Library from 9.30am to 4.30pm on Tuesday, Wednesday and Thursday each week during the 6-week consultation period. This provided a personalised approach where the specialist planner could sit down and talk to a community member, answer any questions in regards to the Master Plan, talk through the plan's key features and provide advice on what it meant for an individual property owner.</p> <p>By having these in person sessions, community members who were not comfortable using the computer were included and given an opportunity to understand the Master Plan.</p> <p>A display was set-up to also assist planners to talk through the Master Plan and hard copies of the factsheets and multi-language Have Your Say cards were available to take away.</p>	52 visitors	N/A
Speak to a Planner by phone 	<p>"Call an expert" service, which has been available to the community since July 2020. This service has been advertised on CB City's engagement website, and has allowed the community to directly call the Strategic Planning Officer responsible for the draft Master Plan. Callers were also able to request non-English speaking staff to answer their questions.</p>	55 calls	74 calls

Tool/technique	Description	Interactions	Previous engagement
	<p>This channel provided the community with another option to participate in the consultation process if they were unable to visit a pop-up session.</p>		
Fact Sheets 	<p>To simplify and help the wider community better understand the vision of the revised Campsie Master Plan, six factsheets were developed for this specific period of consultation.</p> <p>Each of the factsheets included translations in six languages other than English: Chinese, Korean, Arabic, Greek, Vietnamese and Nepalese of a call to action to contact the multi-lingual hotline to speak to a CB City team member who is able to speak in their preferred language.</p> <p>These five key themes were used to draw out the intentions of the Revised Draft Campsie Master Plan. An overarching factsheet was also developed to provide information about the Revised Draft Campsie Master Plan holistically, with reference to the five other factsheets.</p> <p>The key themes which informed each factsheet were the following:</p> <ul style="list-style-type: none"> • Overarching (includes 3D visual model map) • Enhancing culture, lifestyle and jobs • Moving better • Great design, housing and character • Sustainability leaders • Making it happen 	<p>162 people took a flyer or factsheet at popups</p> <p>173 downloaded on website</p>	N/A
Phone Hotline with multi-language message 	<p>A Call back Hotline (9707 8120) was also open throughout the consultation period to allow community members to leave a voicemail in their language, and a CB City representative who speaks their language will call them back. Languages available included: Arabic, Bengali, Chinese, Korean, Greek, Nepali, Tagalog and Vietnamese.</p> <p>This channel provided an opportunity for CALD community members to ask questions and give feedback on the revised draft Campsie Masterplan in their own language.</p>	<p>36 calls 3 calls requesting a call back in their preferred language.</p>	N/A
Website Have your Say Planning for Campsie Town Centre CB.city/Campsie Master Plan	<p>A dedicated website for the draft Campsie Master Plan has been operational since July 2020. The site provides:</p> <ul style="list-style-type: none"> - Project summary - timelines and information about consultation undertaken - Copy of the master plan alongside the technical reports that informed the masterplanning process. 	<p>3,786 visits, with 2,458 unique visitors.</p>	<p>3,656 of visits, with 1,112 unique visitors.</p>

Tool/technique	Description	Interactions	Previous engagement
	<p>The dedicated page has been made available to translate into the top languages as well as other languages via the 'Language Service' options.</p> <p>The Have Your Say page was updated for this round of engagement. The updates focused on the new simplified material available and streamlining information and improved webpage navigation.</p> <p>The updated website provided a brief description and background of the project with a link to the new overarching factsheet. There are also links using visual clickable icons to the factsheets that outline the five key themes (see Fact Sheets above for more detail).</p> <p>The included 3D model interactive map of Campsie which visually presents key features in the draft Master Plan (see 3D visual model above for more detail).</p> <p>The website also shared the draft Master Plan and supporting documents such as the Phase One report and various studies: Aboriginal Culture and Heritage, Traffic, Tree Canopy and more.</p> <p>There was a list of consultation activities with call-to-action links to complete a survey, a call back hotline number available in different languages, Speak to a Planner schedule, email submission and three pop up community sessions schedules and a postal address.</p> <p>The website also offered the opportunities to register to receive ongoing updates on the project.</p>		
Submissions 	<p>The community was encouraged to make submissions via the website and the collateral on the project.</p> <p>Those that had already registered to the Campsie Town Centre link received an email to encourage to make a submission.</p> <p>As per CB City practice, a response has been provided to the submissions and this document appears in Part II of this report.</p>	62 submissions were received	61 of responses (in addition to 66 submissions referencing both Campsie and Bankstown
Kombi Feedback Cards 	<p>At the Community Pop Up Sessions, as an additional interactive engagement activity, attendees were encouraged to share their feedback through writing on Kombi Feedback Cards. This was an effective way to receive feedback from community members who did not want to or did not have the time to provide a detailed submission</p>	10 Kombi feedback cards	N/A

Tool/technique	Description	Interactions	Previous engagement
Multi-language Have Your Say Postcards 	<p>Postcards were used during this consultation period. These were translated into seven different languages to ensure that the CALD community were included in the engagement process. These postcards were available in Simplified Chinese, Vietnamese, Tagalog, Greek, Arabic, Korean and Nepalese. These postcards provide a quick snapshot of CB City's intention to seek feedback on the draft Campsie Master Plan. These postcards also included a QR code to access the Have Your Say website, which community members could visit to read more information and make a submission.</p>	250 postcards	Not recorded
Letters to community 	<p>Letters were delivered to residents and businesses in the local Campsie area advising of the new round of engagement and advertised the upcoming engagement opportunities.</p> <p>Posters and Postcards were also distributed to the local businesses in Campsie. Some of these businesses helped to spread awareness and encouraged participation in the engagement process by having posters displayed at their store and provided postcards for their customers to take away.</p>	14,500 letters	12,400 letters
Project email 	<p>A project email link was provided in all collateral. This provided interested members of the community another opportunity to ask questions and share their feedback, or to send their submissions.</p>	5 questions received	21 questions received
Advertisements 	<p>Sponsored social media advertising the survey which mentioned the option to complete the survey in different languages, as well as the incentive.</p> <p>Print newspaper advertisements in the following papers:</p> <ul style="list-style-type: none"> Daily Chinese Herald 15 and 19 February 2022, estimated circulation in our LGA 2,000 readers Dan Viet (Vietnamese) 18 February 2022 and 18 March 2022, estimated circulation in our LGA 3,000 readers An Nahar Newspaper (Arabic) 17 February and 17 March 2022, estimated circulation in our LGA 3,840 readers The Korean Herald 18 February 2022, estimated circulation in our LGA 3,000 readers <p>Print advertisements in Hardcourt and Campsie Public School newsletters 1 April and 25 February 2022 respectively</p>	<p>774 link clicks on sponsored social media advertising.</p> <p>Social media reach was 45,220</p> <p>Print media reached approximately 12,000 CB City residents</p>	N/A – not sponsored posts

Tool/technique	Description	Interactions	Previous engagement
	<p>Project summary and link in Committee for Sydney's subscriber newsletter – 10 March 2022</p> <p>Media Release, which was taken up by Suprovat Sydney (a local Bangladeshi newspaper) who published the release on their Facebook page.</p> <p>Adshel Posters displayed in Campsie during the exhibition period</p> <p>Recording about the Master Plan on the CB City general phone number hold messaging.</p>		
Social media 	<p>Council's social media channels promoted the master plan. The following social media posts were on were released on Facebook, Instagram and Twitter.</p> <p>Posts notifying the community of the engagement process on 15 February 2022</p> <p>Posts promoting the pop-up at the Canterbury Leisure and Aquatic Centre, 4 March 2022</p> <p>Posts promoting the pop-up at Anzac Mall, 17 March 2022.</p>	<p>39% of visits to the project webpage came via social media</p> <p>Reach was 11,716 and click links was 145</p>	<p>Reach was 24,434 and click links was 489</p>
Community Group meetings 	<p>A letter, email or phone call was made offering them an opportunity for a meeting or briefing on the project.</p> <p>A total of eight community group meetings were held online via Microsoft Teams or Zoom with the following stakeholders:</p> <ul style="list-style-type: none"> • Canterbury Bulldogs • Meals on Wheels • MuslimCare • Development Industry Briefing • Campsie Rotary Club • St Mels Catholic School • Campsie Public School 3.30pm 	<p>47 letters and phone calls</p> <p>7 meetings</p>	<p>2 meetings</p>
Aquisition stakeholder meetings 	<p>This was a parallel process undertaken by CB City officers and has a report independent of this Engagement Outcomes Report.</p>	<p>4</p>	<p>N/A</p>



* submissions + kombi cards + survey responses

**online reach + face to face + phone line + print/ad media reach

In terms of extending the awareness of the draft master plan there was an increase from 2021, particularly in terms of in person interactions and survey responses, this demonstrates a broader reach for the 2021 engagement.

During the 2021 engagement, a total of 61 community members provided written feedback relating to the draft Master Plan, while another 66 provided written feedback that referred to draft Master Plans for both Bankstown and Campsie. In total, 127 written submissions were received alongside 42 survey responses, equating to 169 pieces of written feedback. In addition, there were 151 face to face interactions. In total, **320** stakeholders and community members were engaged or provided feedback as part of this exhibition.

In 2022 as a result of the additional promotional activities and feedback channels, a total of 62 submissions, 10 postcards and 232 survey responses were received (totaling 304 pieces of written feedback) and a total of 272 face to face interactions were held. In total, **576** community members were engaged or provided feedback as part of this exhibition.

In terms of extending the amount of feedback received, this was a **180% increase**

Photos of Engagement



Speak to a Planner – Library Display



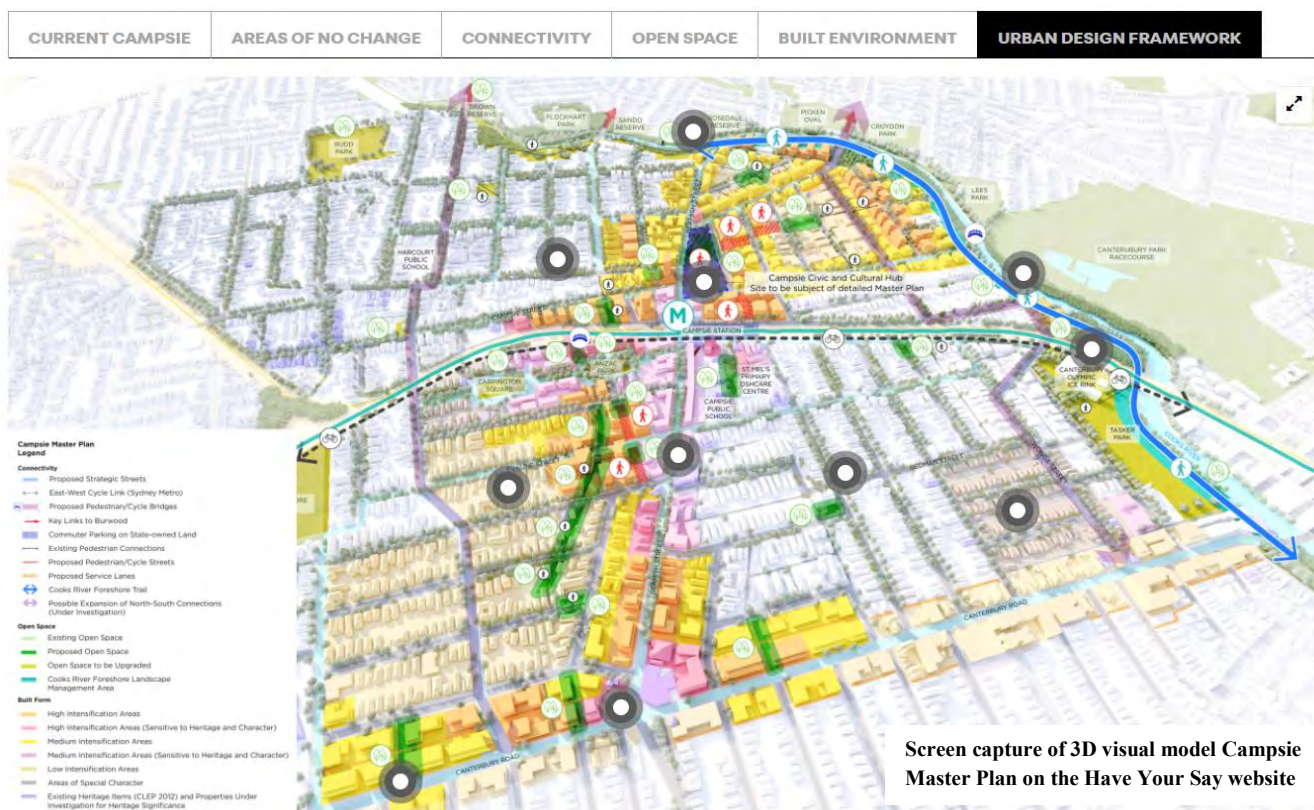
Campsie Lunar Noodle Markets Pop Up



Six Factsheets



Change is Coming to Campsie Notification Letter & Have Your Say Post Cards



Screen capture of 3D visual model Campsie Master Plan on the Have Your Say website

Engagement outcomes

Offering engagement opportunities that were both online and face-to-face, and translated into a variety of languages, led to a broader consultation of the local community with this round of engagement. Face to face engagement at popular venues, where community had the opportunity to discuss key features of the draft Master Plan, helped provide an increased understanding of the draft Master Plan. In these discussions, community members responded well to seeing a 3D visual of the area they know so well, and it provided them the opportunity to refer to, and provide feedback on, a particular location or precinct.

In the survey we were able to gather demographic information of respondents. The majority of survey respondents were aged between 31 and 55 and were either a resident of Campsie Town Centre, or the broader City of Canterbury Bankstown Council area.

In the face-to-face consultation, phone calls and written submissions, analysis showed that **the community was generally supportive of the Master Plan** when comparing the level of sentiment of those who were supportive (32%) with those who expressed opposition (8%). 60% of community sentiment towards the Master Plan was neutral.

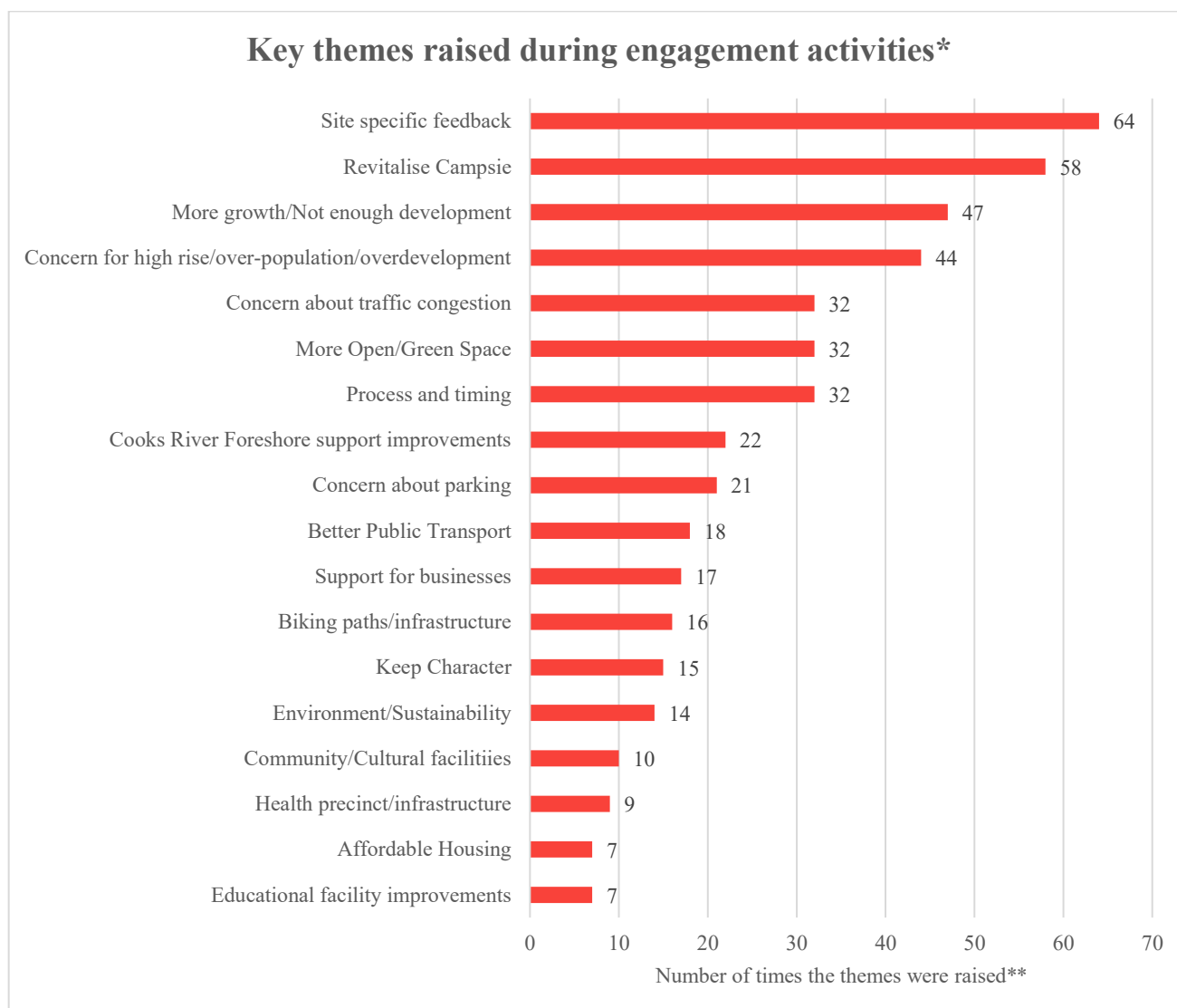
This round of engagement met the LPP's recommendation for Council to engage with a broader subsection of the community with increased numbers of feedback received and a longer consultation period. There was also a noticeable reduction in negative feedback about the engagement approach in the submissions received compared to the previous consultation period.

"I strongly support the Campsie Town Centre Master Plan. I would love to see Campsie revitalised and become a vibrant and diverse place for all residents, workers and visitors."

Feedback from engagement activities was recorded, collated and appears in Part II of this report. The findings described in this report are based on the feedback from all engagement activities.

The findings of the engagement are presented and described below.

Findings



* Figures drawn from feedback from pop-up sessions, phone line, submissions, speak to a planner service

** Figures are from the number of times the themes were raised in the engagement activities.

The findings are presented in the order of the most frequently raised to the least frequently raised. Quotes from the community gathered during engagement activities provide a snapshot of the community sentiment on this issue.

Site Specific Feedback

In many of the consultation interactions, community members wanted to understand the changes occurring to their property of in a specific precinct. Many community members were seeking to understand what the Master Plan was proposing, while others provided specific feedback. Most commonly, community members enquired about the height limit proposed for their site or home. Site specific feedback was relatively polarised with some community members commenting that too much change was occurring in parts of Campsie, while others noting that the Master Plan was not resulting in enough change and requested that the Master Plan increase building heights.

The 3D visual display and maps was useful in helping the community identify a location of interest to consolidate their thoughts or share their feedback on the Master Plan

“Concerns with the estimated 5 storeys on Dryden Stoverpopulated and parking, privacy”

“Why no uplift on Wongah St, Philip St? I want same level of development and density on north to south part of river foreshore, in particular Federick St, Bellombi St, 6-10th avenue St”

“Increase height along Shakespeare Street due to the area’s proximity to the new Metro Line “

“Supports the inclusion of the western side of Firth Avenue in areas of change with a maximum building height of 20m and a Floor Space Ratio of 1.8:1”

“Concern about 6 storey heights along foreshore.....want to keep character”

“Is my property (name redacted) affected by height changes”

Revitalising Campsie

There was widespread community support for revitalising the Campsie Town Centre, even from community members who did not support the draft Master Plan. Community views on revitalisation included:

- Improving community amenity and providing better places for locals to congregate such as shops, cafes, and parks and gardens
- Reviving empty shops and upgrading ageing buildings and infrastructure
- Offering better transport connections (Metro) and creating industry hubs (medical uses and hospital), particularly considering Campsie’s proximity to the city
- Creating residential areas with easy access to a vibrant centre (similar to Burwood), with some community members stating that they did not want Campsie to become like Wolli Creek.
- Establishing a strong cultural hub reflective of the multicultural community
- A strong opportunity to create a vibrant and active space along the Cooks River foreshore for locals to enjoy.

“We look forward to an active, vibrant and busy Campsie.”

“Encourage shop fronts to have a better image. Some of them are dirty, rundown and really an eye sore.”

“I live in Campsie and want more to do at the local centre. I’d like to have more activities and places to go locally.”

“Eateries & Social Hub”

“Increase night-time economy”

“Weekend market”

“Revitalize Beamish Street and increase the vibrancy of the centre”

Need more growth/not enough development

In addition to feedback on the revitalisation of Campsie, community views towards development were the key item of discussion. Interestingly, feedback showed almost evenly mixed views on sentiment towards more development and less development in the area. Overall, there was slightly more support for growth and development. The survey specifically asked whether Council has got the balance right for change and no change with respect to low/medium/high rise

development. In total, 42% thought the balance was right, while 38% thought that the balance wasn't right, with 20% advising they didn't know. Those that wanted more growth in the Campsie area stated that:

- Development was an important aspect to achieve holistic growth including boosting local business activity and opportunities for attracting investment into the area.
- Growth specifically referred to support for high development and saw this as an integral part to revitalising the Campsie Town Centre and would suit the multi-cultural community that live in the area.
- Supported medium rise particularly

"Not enough growth and don't understand why building heights aren't higher. We need more development near the train station. Campsie hasn't changed for long time; it is still like a "country". We want new shopping centres." "More high-rise around the station area"

"I think with the imminent opening of the Metro it is important that Campsie supports the growth of Sydney by increasing density in sustainable ways."

"We should not be afraid with high rise building. a landmark building in Campsie can attracts more business flows"

"Even Blacktown has developed and Campsie is even closer to the city."

"Want to see more growth and uplift."

"Campsie should have higher population, higher density, higher buildings to allow it to grow into a great place to work and live."

"Increase height along Shakespeare Street due to the area's proximity to the new Metro Line"

Concern for high rise/overpopulation/over development

Apart from discussion on the revitalization of Campsie, community views towards development was the key item of discussion and feedback. Interestingly, feedback showed almost evenly mixed views on sentiment towards more development and less development in the area. The survey specifically asked whether Council has got the balance right for change and no change with respect to low/medium/high rise development. In total, 42% of respondents thought the balance was right, 38% thought that the balance wasn't right with 20% advising they didn't know. Community views that were not supportive of high-rise development and these views were based on a variety of reasons including:

- Worried about over-crowding and that the funding for improved infrastructure by both State Government and Council, would not be provided to support a greater number of people living in the area.
- Were protective of the existing character of Campsie and did not want to see it become similar to other high rise civic hubs in Sydney.
- 20-story buildings were too high and create wind tunnels, shadows and loss of green space and therefore the zoning should be limited to medium rise.
- Some community members were worried that high-rise would be driven and controlled by developers and only result in the best outcomes for developers and not the community and rate payers.
- High rises will mean higher density and create traffic and congestion.

"We do not want any more density, we do not want any more units"

"(The draft master plan will) turn Campsie into another Burwood. Burwood went through the same process about 10 years ago, and now it looks like a mini-Shanghai..... and we live in the suburbs, not the city or the inner city "

"I am very uncomfortable with a 20-storey tower looming over Campsie - I think it's a bad idea"

"Concerned about the two proposed 20 storey buildings near the station. This will lead to more traffic and congestion if that many people move in."

"Along 'The Avenues' 7 storey development should not be located next to each other. This built form will result in Campsie looking like Charles Street, Canterbury."

"Does not support the rezoning of R3 residential areas to high rise"

"My other issue is proposing 8 storeys on Brighton Avenue - The buildings sit North of a main thoroughfare - I worry about overshadowing and just making this space, and that park feel very cold"

Traffic Congestion

There was considerable feedback given that traffic congestion was a concern in Campsie. The community shared views that the current road network is already at capacity, especially during peak hours and there were reservations that high rises and higher density from development would further put strain on traffic congestion. This issue was one of the key reasoning some community sought no change to Campsie.

"I'm concerned about the two proposed 20 storey buildings near the station. This will lead to more traffic and congestion if that many people move in"

"Locals in the Campsie area with added traffic, pollution and poor air quality"

"I'm concerned about traffic generated by the intensification proposed under the Master Plan and the traffic report does not address impact of population growth in local area"

"There will be more traffic from more development, especially on Fourth Street. Concerned with the traffic capacity as it is currently a poor corridor"

More Open/green space

From previous CB City engagement, we knew that green and open space is a key issue for the community so proposed green space was highlighted in the online 3D model. Feedback received during this round of engagement again showed strong sentiment towards more open and green space and some community members said they were pleased to see the draft Master Plan had considered this opportunity. Other community members who were concerned about over development saw that further development would impact the existing green space. The survey revealed the top the most important sustainability measure was more trees and green space, indicating that the community saw open space as being important from both a community infrastructure and sustainability perspective.

When asked about open space priorities, the most common response was upgrading and or expanding existing parks and playgrounds. Other feedback received on public open space included maintaining or improving access to the Cooks River foreshore, creating new smaller parks or open spaces closer to homes, and having better connections to local parks, for example laneways and footpaths.

"I support the amenity of the Cooks River foreshore"

"Open green space is already at capacity in Campsie – no new significant open green space is being proposed near the town centre."

"I believe there isn't enough open green for recreation."

"I want to see more parks"

"Campsie Park needs to be upgraded."

"Where is the extra green open space which will be needed for the additional residents?"

Process and Timing

The majority of queries and comments on process and timing related to the master planning engagement process and planning processes generally, such as what are the next steps are and when these next steps will occur.

Many community members also wanted to understand the status of the Master Plan, given the previous NSW Government Master Plans for Campsie, they wanted to know how the draft Master Plan aligns with the previous plan, what will come of the draft Master Plan and when will planning controls will change.

Mistrust of planning decisions by the previous CB City Council was raised, with some community members lacking faith in Council's ability to deliver the intent of the draft master plan. There was also a degree of skepticism from the community about how the plan would be delivered and concern about how Council will ensure infrastructure will be sequenced to match growth.

"I'm interested in implementation process and timings."

"Low trust in council and community has built of resentment and is upset from past corruption - don't trust the system - developers won't deliver well e.g. What happened to Canterbury."

"Are our voices going to be heard and influence plan?"

"I'm curious about process and next steps"

Revitalise the Cooks River Foreshore

Across all the engagement channels, there was a general support for the revitalisation of the Cooks River foreshore. Many community members expressed their understanding of the potential of the foreshore to become a key area for locals to enjoy and as to deliver additional open space for the community. When referring to the Cooks River and parks in Campsie, some people also shared their feedback on specific environmental concerns or sustainability measures such as retaining tree canopy and wanting sustainable development.

The suggestions given on improving the foreshore included aspects of improving the quality of the area as well as the quantity of open and green space:

- Cleaning and maintenance of the river
- Providing safe and more pedestrian walkways and bicycle paths
- Ensuring as much open and green space as possible
- Revitalising the area with cafes and restaurants
- Keeping development near the foreshore low to mid rise.

"Want more greenery, foreshore bike and walking tracks, new updated restaurants and businesses."

"Cooks river not that great - want to see it become better."

"Like improvements to foreshore."

"A river makeover is necessarily needed, the river is dirty, smelly and disgusting, in order to make Canterbury a lovely place to live, a river cleaning is desperately needed."

Car Parking

Car parking was a key theme frequently raised in feedback. Community members generally didn't want Council to reduce the amount of car parking, and some community members noted that they would prefer more parking as some locations that are already at capacity. In the survey, a large number of respondents (43%) agreed there should be more ways to improve car parking in Campsie, 35% responded they had no suggestions on car parking improvements that could be made, and 22% were unsure of how to improve car parking in Campsie.

Suggestions for improved car parking included:

- Additional car parking near the train station, shops and key locations or develop multi story car parking
- Strategies to relieve the lack of car parking and encourage use of public or active transport e.g. timed or paid
- Not reducing car parking spaces in residential developments
- Remove or limit car parking near station or main roads
- More disabled car parking
- Improved bicycle infrastructure.

"We do not agree with no carparking for the units proposed to be constructed within the 400 metres of the Metro Station - families and unit dwellers need their car."

"In creating a basement activation provision, will Campsie Shopping Centre and Woolworths reduce the amount of car parking spaces to create additional pedestrian spaces?"

通勤停车场 (Translation: Public car park)

"Unbundled Parking" for Campsie is a pilot for the City – Apartments & car parking spaces on separate titles. Council has not provided sufficient detail on how this will work or how they could prohibit the consolidation of available parking spaces by a commercial operator."

"Parking issues - not enough - more density will make it worse"

"What is going to stop people living in the reduced parking area from parking on the streets and exacerbating existing issues with car parking?"

역 주변 주차공간이 부족합니다 (Translation: There is not enough parking near the station)

Better public transport

There was a sense of excitement expressed about the future metro servicing Campsie and providing a dedicated station to help locals and visitors get around more easily. However, in relation to other forms of public transport comments were generally about the need for improved and more reliable public transport. There were also some reservations shared that the new Metro station may still lack capacity to service a growing population and the projected density. The importance of public transport for sustainability was reflected in the survey, where respondents ranked improved public transport and walking and cycling paths as the second most important sustainability measure.

"Like that there will be Metro – will make it quicker and easier to get to places."

"A revamp and renewal of Campsie is long overdue. With the new Metro line proposed at Campsie, now is the perfect opportunity to increase population and future growth and look forward to the vision for Campsie"

"I worry that we are placing too much hope on the Metro to service all our transportation needs. One other thing to note, Campsie station doesn't only service Campsie residents, but a significant amount of people from the surrounding suburbs."

"Currently there are poor public transport routes. Would like to have services that provide a loop around the area."

Support for businesses

Overall, there was a general support for more local business activity and job growth in the area. As part of support for the revitalisation of Campsie, the community expressed the complementary nature of creating a business hub within the Town Centre in generating a more vibrant and liveable Campsie. From the feedback received and heard, the community wanted to protect and keep the existing small local businesses as well as see new businesses, restaurants and cafés offering high quality goods and services.

The survey reflected this feedback – when asked *Do you support Council’s plan to increase jobs and business activity in Campsie?* 80% of respondents strongly agree (46%) or agree (34%) that they support Council’s plans to increase jobs and business activity in Campsie. 8% neither agree or disagree and 12% disagree (5.5%) or strongly disagree (6.5%) to this question.

“Incentives to encourage small bars and cafés to take up residence in abandoned shop fronts.”

“As a business owner on Beamish St, Campsie has changed a bit over the years but still not much better. Would like to see more done”

“Priority should be given to jobs and businesses that service and support the existing Campsie community”.

“I would like to see it become a central part of Sydney, a business hub, a busy entertainment area, with a large population growth”

Biking paths and infrastructure

As expected, the majority of feedback relating to this theme concentrated on the provision of additional bike paths throughout the Town Centre, and particularly to and from the Cooks River and other open spaces. The provision of safer bike paths was also resonant in this feedback. However, it should also be noted that some innovative and future focused ideas were raised by the community in relation to:

- Infrastructure (including bicycle paths and lighting), and
- growth of electric bikes and vehicles.

“Make more space for people by providing safe bike paths and bike parking”

“Bike charging station”

“Not just more bike/walking paths but more surveillance and maintenance on existing ones.”

“More foreshore bike and walking tracks (for example like Dolls Point, Brighton, Drummoyne areas).”

Character of Campsie

In the direct feedback received from the community there was a common desire for Campsie to keep its local character from both those that supported and did not support the draft Master Plan. Those who support growth and development, expressed they wanted new development to complement Campsie’s local character, namely the activity along Beamish Street, whilst also boosting and upgrading tired and aging amenity and buildings. Those who were not supportive of high-rise developments had concerns that Campsie’s heritage character areas and neighbourhood feel would be lost from tall towers and overdevelopment.

The survey however, reflected a different level of interest in this theme compared to the other engagement methods. When asked to rank the elements of what respondents' thought was most important for 'great design', 'retaining existing history and character' was ranked the third lowest at sixth place out of the nine options.

"Character is still good, and should be considered as part of the fabric that weaves the history of this city together."

"I like the façade and heritage look of Campsie currently - keep character don't want new development to be too imposing"

"Want to Keep Campsie like a suburb - "boutique centre"

Environment/sustainability

Although environment and sustainability were not the most common themes raised by the community in this round of engagement, there was nonetheless an undercurrent of concern about the local environment and how measures on the draft document can improve or build upon more. This feedback related to three topics were:

- Retaining tree canopy
- Reducing carbon emissions in Campsie and addressing climate change
- Support for sustainable building development.

"Want to see more sustainability and climate change plans."

"Also under the tree canopy strategy would like it to also address how birdlife will be maintained."

"A commitment to new active transport infrastructure will deliver innumerable benefits to all Campsie residents. Improved walking and cycling paths will contribute to connected and liveable communities, increase resilience to climate change, reduce carbon emissions and ignite new industries such as sustainable tourism."

Community/cultural facilities

A significant amount of feedback specifically related to public parks, gardens as community facilities that are valued to the Campsie community. The desire for outdoor cultural facilities and events was frequently raised by the community. Feedback received on the proposed Campsie Civic and Cultural Hub was generally positive and supported a more vibrant and active town centre. In addition to this outdoor space a modern library, similar to the hub in Burwood, was cited as an example to emulate.

"오후 자녀들과 함께 놀수 있는 공간" (Translation: Open spaces to be able to play with my children in the afternoons)

"We believe the Campsie Civic and Cultural Hub Site should be the focal point of the draft Master Plan as it presents so many great opportunities including the surrounding areas. Being so close to the upgraded station, the buildings across the street on Shakespeare should be considered for additional height and density including mixed use to create an active and vibrant area."

"Library hub like Burwood"

"There is also so much potential with the large portion of land in the Civic Centre. I would like this to be carefully considered so it becomes the highlight and central part of Campsie"

Health precinct/ Infrastructure

Only a handful of specific feedback related directly to Canterbury Hospital and the draft Master Plan's vision to create a health precinct to generate health related services and jobs. From the feedback received, the community had a generally positive sentiment towards the growth and development of a health precinct in Campsie.

In the survey, respondents ranked hospitals as the most important local infrastructure to them. This shows that the community puts value in having access to hospitals and medical infrastructure within the Campsie area.

There were only a few instances of feedback where community members shared they did not want a medical precinct developed. Their main reasons being that it would conflict with existing medical facilities or that the medical precinct would affect Fletcher Street's current character for residents living there.

"Want to see more hospital facilities"

"Make precinct similar to Royal North Shore Hospital in St Leonards"

"The establishment of a Medical Lifestyle Precinct solely in Fletcher street appears to be in direct conflict with an existing and well established Medical Specialist Consulting rooms facility (multi story) at 532-536 Canterbury Road Campsie"

Affordable Housing

Affordability close to the Town Centre was only mentioned specifically by a handful of people who provided feedback on the draft Master Plan. In general comments were focused on:

- Concern that gentrification would increase issues with high housing cost
- Support for the measures Council is taking to provide affordable housing as part of the draft Master Plan, and a concern that it may not be enough
- Changes in the proposed intensification or rezoning of specific street areas or sites to be able to provide more affordable housing to the community

"Affordable housing % figures down from the 2020 15% figure"

"Agree that affordable housing is good in attracting new and younger people to Campsie"

"Need more provisions for permanent public housing – Department of Planning is currently considering allowing developers to have greater initiatives in proposing and expediting rezoning applications. This makes me feel what permanent affordable housing is planned for might be lost if speedier processes are brought in"

Educational facility improvements

Although the smallest number of comments related specifically to educational facility improvements, there was still evident community concern about the need for improvements to educational facilities, especially schools in the Campsie area. Feedback mainly included the:

- Size and expansion
- Quantum and
- Timing of improvements to keep pace with population growth

In the survey, where respondents ranked the infrastructure most important to them, schools was not a high priority, sitting at equal fourth out of the six options.

"How can schools expand to include additional students?"

"The Campsie Town Plan does not identify any sites for the expansion of existing Schools or the building of new schools.."

Other issues raised

Community feedback touched on other matters that were outside the scope of the Master Plan. These have been recorded and shared with CB City.

Recommendations

This additional round of engagement enabled CB City to reach a wider audience through an expanded number of engagement tools and dedicated CALD activities.

The level of reach extended to increased feedback, with this round of engaging seeing an 158% increase in feedback received.

In addition, the development of the interactive online 3D model and factsheets also provided the necessary distillation of the proposed changes, making it more accessible for the community to understand and visualise the draft master plan. In the words of a community member:

"All I could say was wow! They are well-presented and easier to understand (3D model, graphs and factsheets). The unknown factor has been taken out. Well done!"

This approach provided a strong foundation for analysis and has informed a number of recommendations based on the key themes captured. These recommendations are detailed below.

Strong support for the revitalisation of Campsie

There were a number of elements the community were particularly supportive of. These included

- Upgrade and providing quality local amenity – alfresco outdoor areas, gathering spaces, community facilities
- Revitalisation of Cooks River
- Provision of more green space
- Boosting Campsie's night-time economy
- Preserving Campsie's character
- Plan to increase jobs.

Based on these priorities as identified by the community, it is recommended that in its finalisation of the draft master plan, CB City clearly communicate how these will be delivered.

Balancing Growth

Feedback from the survey indicated that the balance between growth and no change in the Master Plan was right, 42% of survey respondents thought the balance was right, while 38% thought that the balance wasn't right, with 20% advising they didn't know. The views about whether the balance of growth proposed in the Master Plan was right came through more strongly in the direct feedback. For those who felt the balance of growth was not right, there almost evenly mixed views on whether the level of growth was too high or too low, with there being slightly more feedback received overall about wanting to see more growth and development. Some community members voiced concern that the Master Plan would result in overdevelopment, while other voiced concerns that there was not enough growth proposed and that up-zoning in Campsie should be more widespread and result in taller buildings.

It is recommended that CB City consider clearly articulating to the community the rationale for growth and its location when finalising the draft master plan.

Some actions CB City may consider include

- Consider feedback on site specific concerns around heights and densities
- Emphasis how 3D modelling has considered different heights on the same block and designed an informed intensification strategy to minimise overshadowing to existing properties
- Gather a list of site-specific requests that outlined how they have been considered as part of the review of the draft Master Plan
- Demonstrate how the Intensification Strategy will be sympathetic to preserving Campsie's character

Car parking and traffic congestion

Concerns about the reduction of car parking and exacerbating congestion was primarily based on participants skepticism that the behaviour of future generations would differ to current. It is recommended:

- Staging the reduction or implementation of car parking reductions as public transport improves (such as metro opening).
- Educating the community about other cities or experiences around the world where these types of policies have been successfully implemented.
- Undertake further traffic analysis taking into consideration future population and density growth and use this to promote and educate the community

Support to improve open space (either quality or quantity)

As there was a significant need identified by the community for the improvement and creations of local parks playgrounds and equipment, in addition to the revitalization of the Cooks River, and walking/cycling paths, it is recommended that CB City create a public awareness campaign about how it plans to deliver these improvements with regular progress updates. This would create a sense of confidence and excitement.

It is also recommended that CB City clearly demonstrate to the community how the provision of this 'soft' infrastructure will be linked to growth.

Delivering the plan

The high level of discussion on the process and timing of the status and delivery of the Master Plan reflects the importance of ongoing community engagement to keep the community informed and up to date. This also provides an indication that there is strong interest in the master planning engagement process and general planning processes which should serve as the primary considerations for delivering the plan. The large percentage of people whose sentiment towards the draft Master Plan was noted as neutral in this stage of engagement, also demonstrated that there was a high level of interest and awareness. It is important to note that this interest or awareness, however, did not translate into community members taking further action in making a submission or expressing opposition to the draft Master Plan.

For many participants of consultation, their lived experience of disappointing planning outcomes (e.g., high rise along Canterbury Road) and past investigations (ICAC investigation into Canterbury Council and senior officers) has tainted their confidence in the draft master plan and their expectations of its ability to be delivered faithfully to its intent. This concern was also exacerbated by what is out of Council's remit - such as State Agencies responsible for delivery of critical infrastructure such as schools, hospitals, and public transport.

It is recommended that CB City continue the draft master plan's web presence and to provide updates proactively and regularly to the community as the draft master plan evolves and is implemented.

Part II Detailed Feedback

Part II of this report contains the detailed feedback of the engagement activities undertaken. The detailed feedback has been drawn upon and used to inform the key insights and findings in this first part of the report. Please see Part II for an extensive viewing of the detailed feedback.

The contents in the Part II document are as follows:

- Survey results
- Pop-up sessions
- Phone line
- Have Your Say/submissions
- Ask a Planner
- Acquisition stakeholder meetings
- One on one community group briefings

The Appendix includes separate PDF documents for each appendix item. Please see Part II to access the appendix items.

Appendix A: CB City Submissions Response Report

Appendix B: Detailed survey results

Appendix C: Fact Sheets

- Overarching
- Culture, Lifestyle and Jobs
- Moving Better
- Great Design, Housing & Character
- Sustainability Leaders
- Making it Happen

Appendix D: Kombi Feedback Cards

Appendix E: Have Your Say Post Cards

Appendix F: Interactive 3D Model Campsie Map (e8urban)

Appendix G: A0 Board Maps & Images

- Artist impression images of the Cooks River Foreshore and Beamish Street
 - Proposed Building Height Map
 - Proposed Urban Design Framework Map
-

Appendix H: Posters

- Campsie Draft Master Plan Have Your Say posters (English & Chinese)
 - Survey promotion poster
-

Appendix I: Change is coming to Campsie Notification Letter

Appendix J: Advertisements and Media Releases

Appendix K: Ad Shel

Appendix L: Social Media Posts

City of Canterbury Bankstown

Draft Campsie Master Plan

Part II: Detailed Feedback

Engagement Outcomes Report, May 2022

May 2022



Question today *Imagine tomorrow* Create for the future

Draft Campsie Master Plan Engagement Outcomes Report Part II: Detailed Feedback City of Canterbury Bankstown

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WSP acknowledges that every project we work on takes place on First Peoples lands.
We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

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May 2022



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This Document

This document is Part II of the Revised Draft Campsie Master Plan (draft Master Plan) Engagement Outcomes Report.

This document outlines the extensive, detailed feedback gathered from the engagement activities held during the consultation period between 14 February 2022 to 28 March 2022. Detailed feedback was obtained through an online survey, pop-up sessions, the project phone line, the City of Canterbury Bankstown (CB City) Have your Say submissions page, a library display and speak to a planner, Kombi postcards and one-on-one community briefings. Acquisition stakeholder meetings are being planned and undertaken by CB City staff and have not been included in this Outcomes Report.

This detailed feedback informed the engagement outcomes, key insights and findings in the first part of the draft Campsie Master Plan Engagement Outcomes Report.

Survey results

The online survey was available to all members of the public via the project website from 14 February 2022 to 28 March 2022. The survey sought feedback from the community with questions designed to draw out insights on the five key themes within the draft masterplan: 'Enhancing Culture', 'Lifestyle and Jobs', 'Moving better', 'Great design, housing and character', 'Sustainability leaders' and 'Making it happen'.

A total of 232 people completed the survey. There were two respondents who completed a translated survey: one in Simplified Chinese and one in Korean. These responses have been captured and analysed for the purposes of this report.

Who participated in the survey?

Demographics

This survey included questions to draw out demographic data with the aim to better understand the context of the participants of the survey. These are important to show how there are different demographics within the local community and how certain factors such as their age, relationship to Campsie, dwelling type and the number of people the respondent lives with affects their interests and responses. Being able to gather data from various demographic groups also helps CB City to understand the context of the community members they received feedback on and how these demographic factors influence or affect their responses to the draft Master Plan, for example, hearing from community members who live in a different dwelling type to the one being proposed.

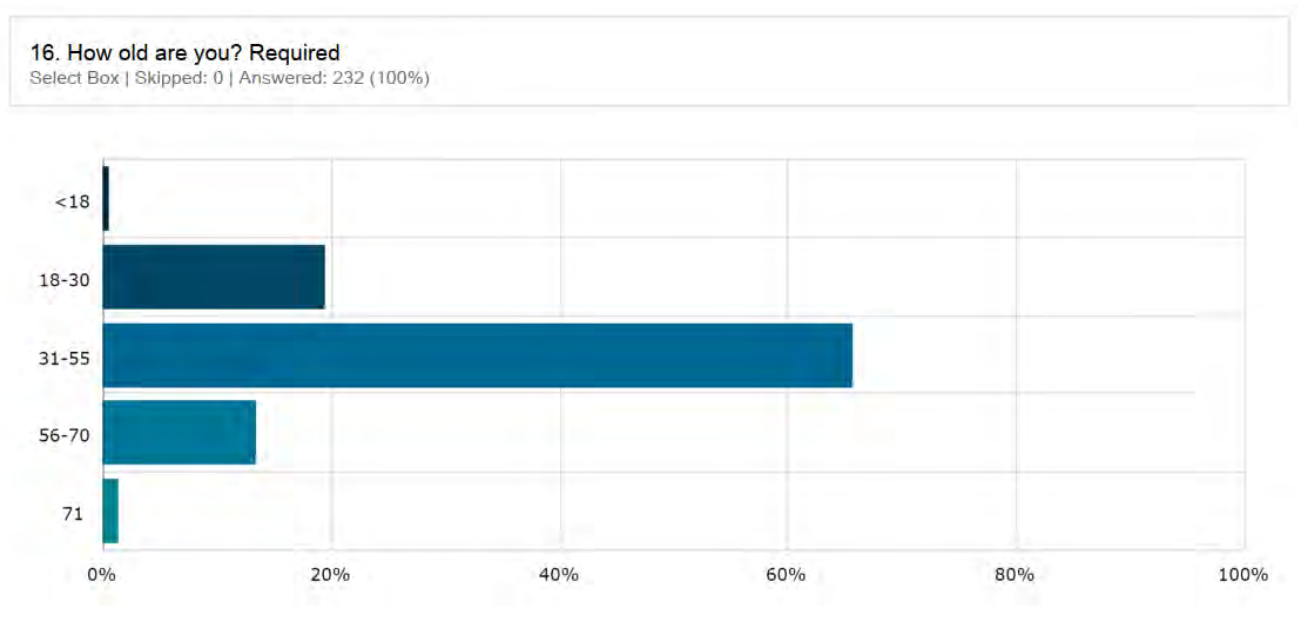
Age of respondents

A total of 232 people responded to this question. The majority of respondents (66%) were aged between 31 and 55. This was followed by the 18 to 30 age group (19.5%) and 56 to 70 age group (13%). There were only 4 respondents in the under 18 age group and 71 and above age group combined.

Data analysis

Some questions in the survey request respondents to rank their answers. The ranking number was added and averaged so that the data could therefore be represented in a graph.

Figure 1 – Age of participant



Relationship to Campsie

Most respondents were either a resident of the CB City area (58%) or a resident of the Campsie Town Centre (41%). This was followed by respondents being a visitor (19%) to or a property owner (16%) in the Campsie Town Centre.

Figure 2 – Relationship to Campsie

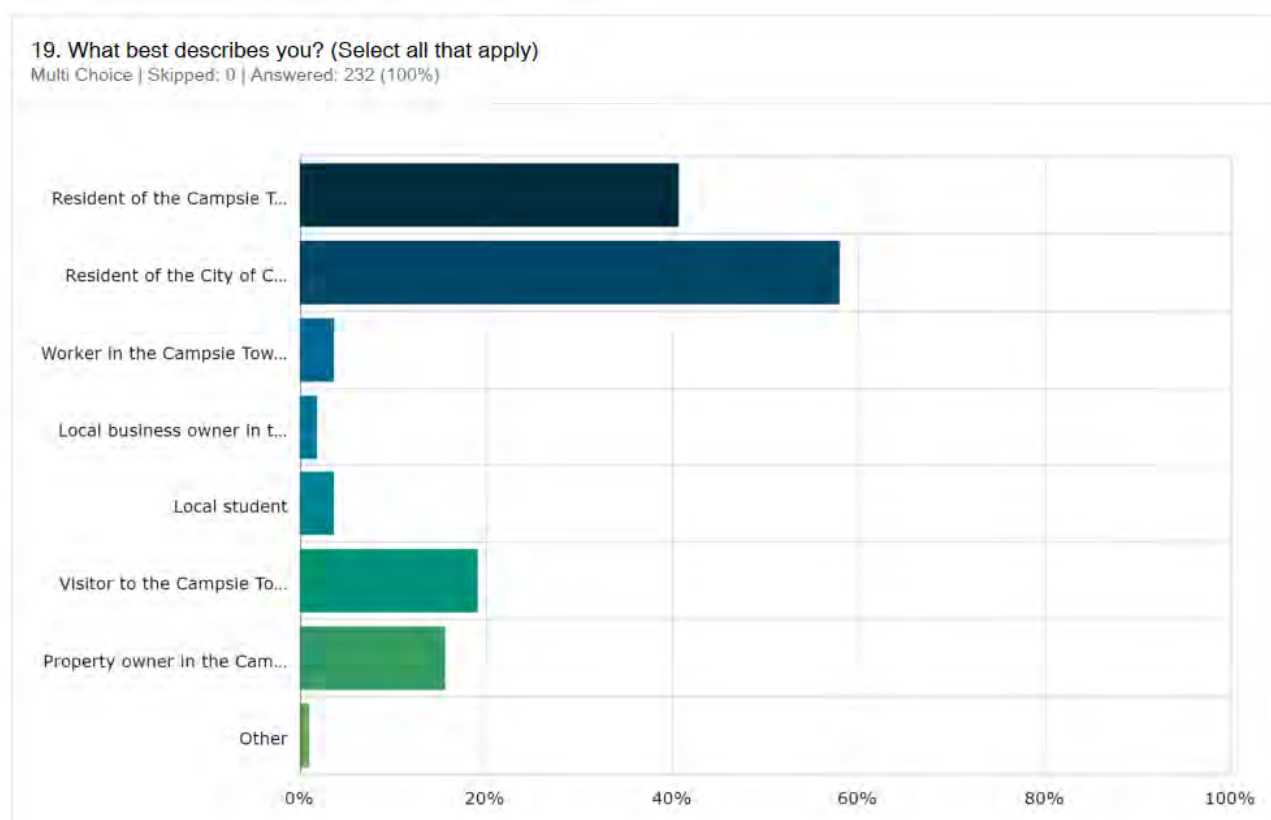


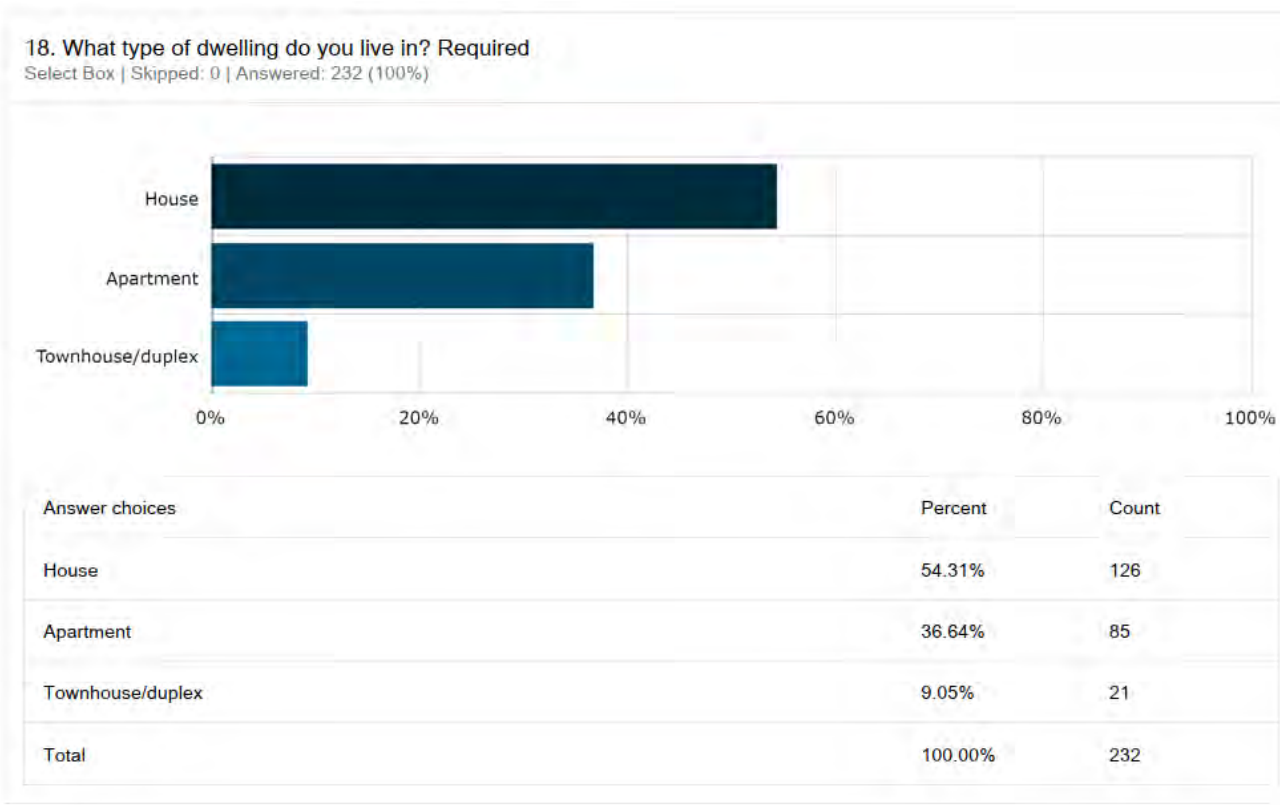
Figure 2 continued – Relationship to Campsie

Answer choices	Percent	Count
Resident of the Campsie Town Centre	40.52%	94
Resident of the City of Canterbury Bankstown (Council area)	57.76%	134
Worker in the Campsie Town Centre	3.45%	8
Local business owner in the Campsie Town Centre	1.72%	4
Local student	3.45%	8
Visitor to the Campsie Town Centre	18.97%	44
Property owner in the Campsie Town Centre	15.52%	36
Other	0.86%	2

Dwelling Type

The majority of respondents live in a house (54%) or an apartment (37%). The remaining respondents (9%) selected that they live in a townhouse or duplex type dwelling.

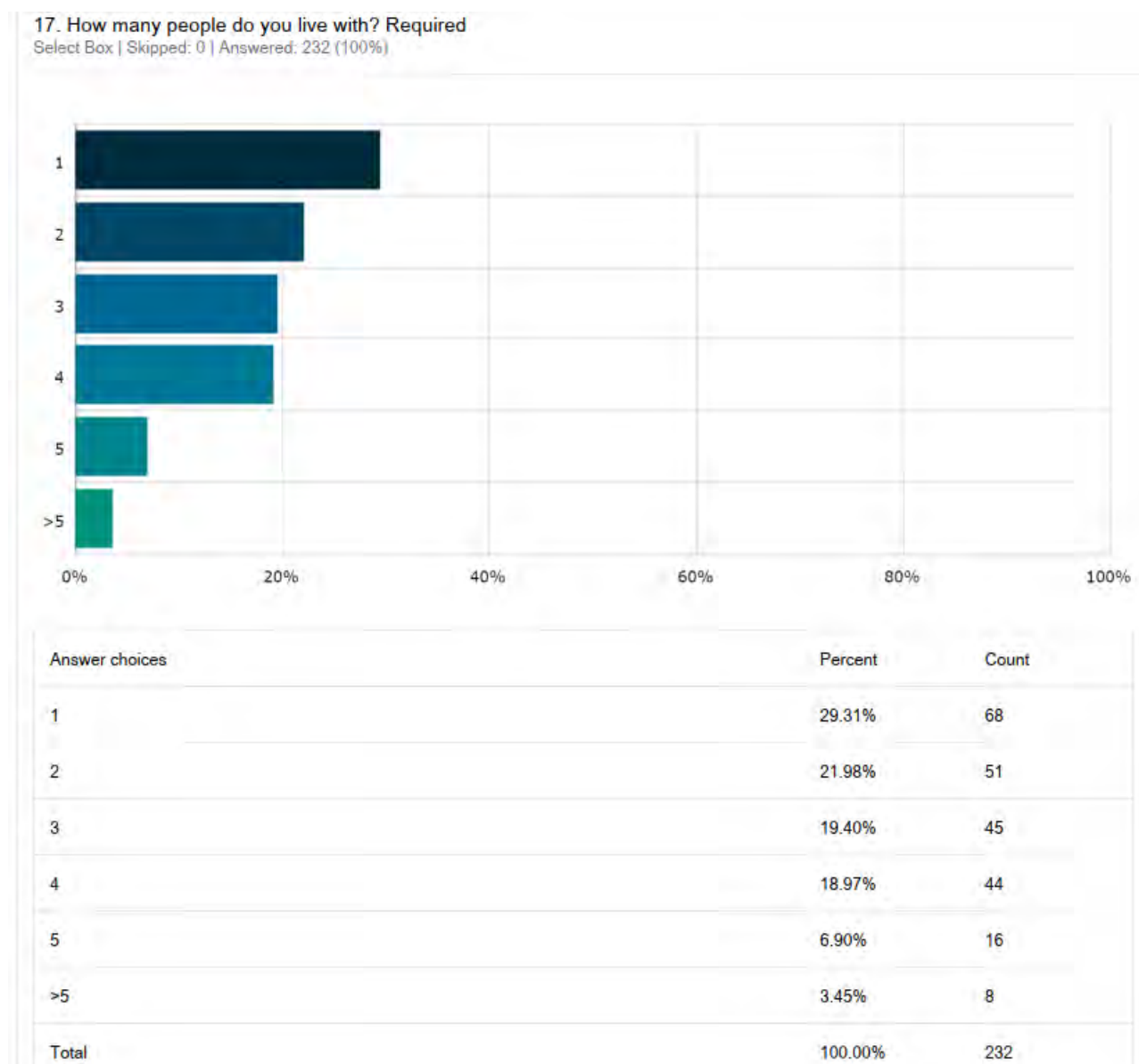
Figure 3 – Dwelling Type



Number of people respondents live with

Most of the respondents live with one (29%) or two (22%) people. 38% of respondents live with three people (19%) or four (19%) people. The remaining 10% of respondents live with five (7%) or more (3%) people.

Figure 4 – Number of people residents live with



Survey Findings

Question One: cultural and community facilities

Question One

Campsie needs new and upgraded community and cultural facilities to support its diverse community. Community facilities provide places to gather, socialise and help create strong communities.

What would you like Campsie's cultural and community facilities to be renowned for? Please rank the options below from one to five.

- Large library with informal meeting and study spaces
- Entertainment facilities and nighttime events

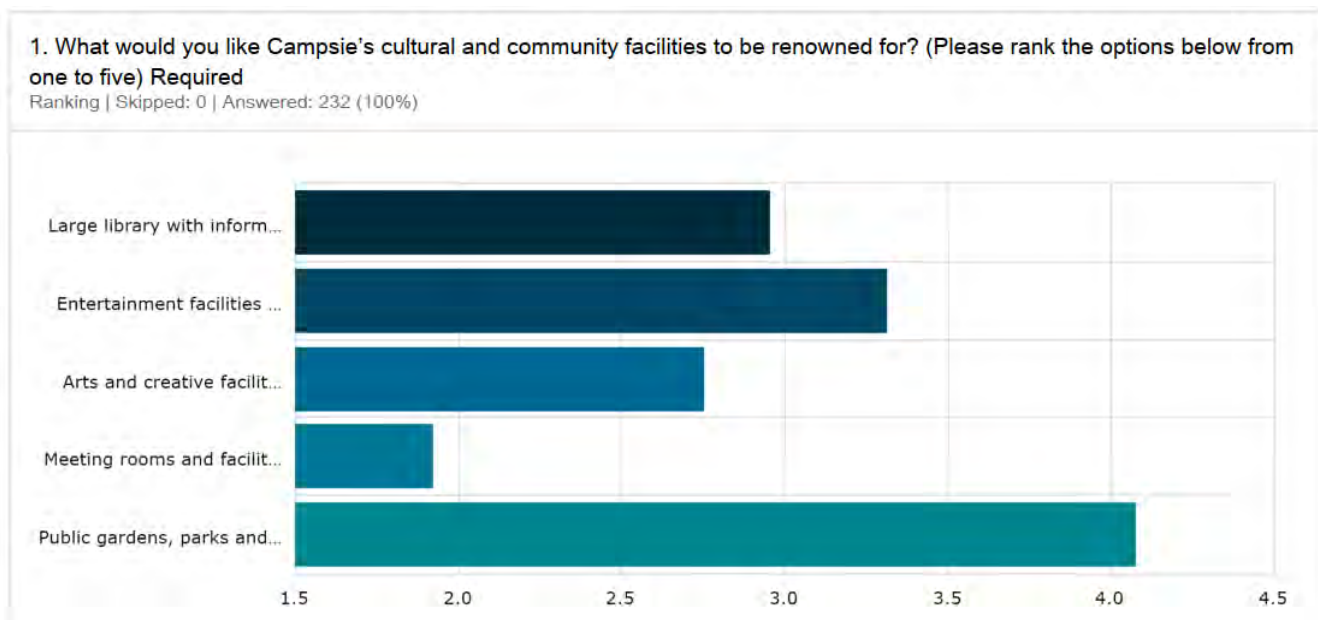
- Arts and creative facilities/spaces
- Meeting rooms and facilities for community groups
- Public gardens, parks and green spaces

Is there anything missing from this list? If so, please tell us below

How people responded to question one

Respondents ranked options of what they wanted Campsie's cultural and community facilities to be renowned for. Almost half of respondents ranked their first option as public gardens, parks, and green spaces (48%). Using an average rank calculated across all submitted responses, the next most popular option to this question was entertainment facilities and nighttime events, followed by a large library with informal meeting and study spaces.

Figure 5 – Responses to Question One



103 respondents also shared feedback on what they thought was missing from the list of cultural and community facilities Campsie could be renowned for (Question 1 part 2). Figure 6 below is a word cloud that captures the most frequent words and phrases from the responses to Question 1 part 2.

Figure 6 – Word cloud capturing responses to Question 1, part 2



Indicative comments

Indicative responses to Question 1, part 2 include:

- “It would be great to retain the small businesses that dominate Campsie especially from ethnic communities which add to the character of Campsie. Something like a Hawker Lane in Chatswood or Burwood Night Street Market to pay homage to its predominantly Asian and Middle Eastern communities while accommodating and being inclusive to all cultures and the modern-day Australia. Canterbury Bankstown is home to the Ramadan night market, Campsie Food festival, Bankstown food festival so it would be good to have that type of event/atmosphere running throughout the year”
- “More night life and store and shops and activities”
- “New shopping centre/renovated. More retail shops cafes that closed later than 5-6pm”
- “Make more space for people by providing safe bike paths and bike parking, and public transport, rather than parking for cars”
- “Sporting facilities such as basketball courts, more tennis courts, indoor gym, badminton etc”
- “오후 자녀들과 함께 놀수 있는 공간” (Translation: Open spaces to be able to play with my children in the afternoons).

Question Two: increase jobs and business activity

Question Two

The draft Master Plan aims to generate local jobs and businesses. The Plan calls for 7,500 jobs in the centre by 2036 with a focus on health, education, retail, hospitality and professional services.

More jobs means more restaurants, cafes and shops, local offices and medical services for the local community.

Do you support Council's plan to increase jobs and business activity in Campsie?

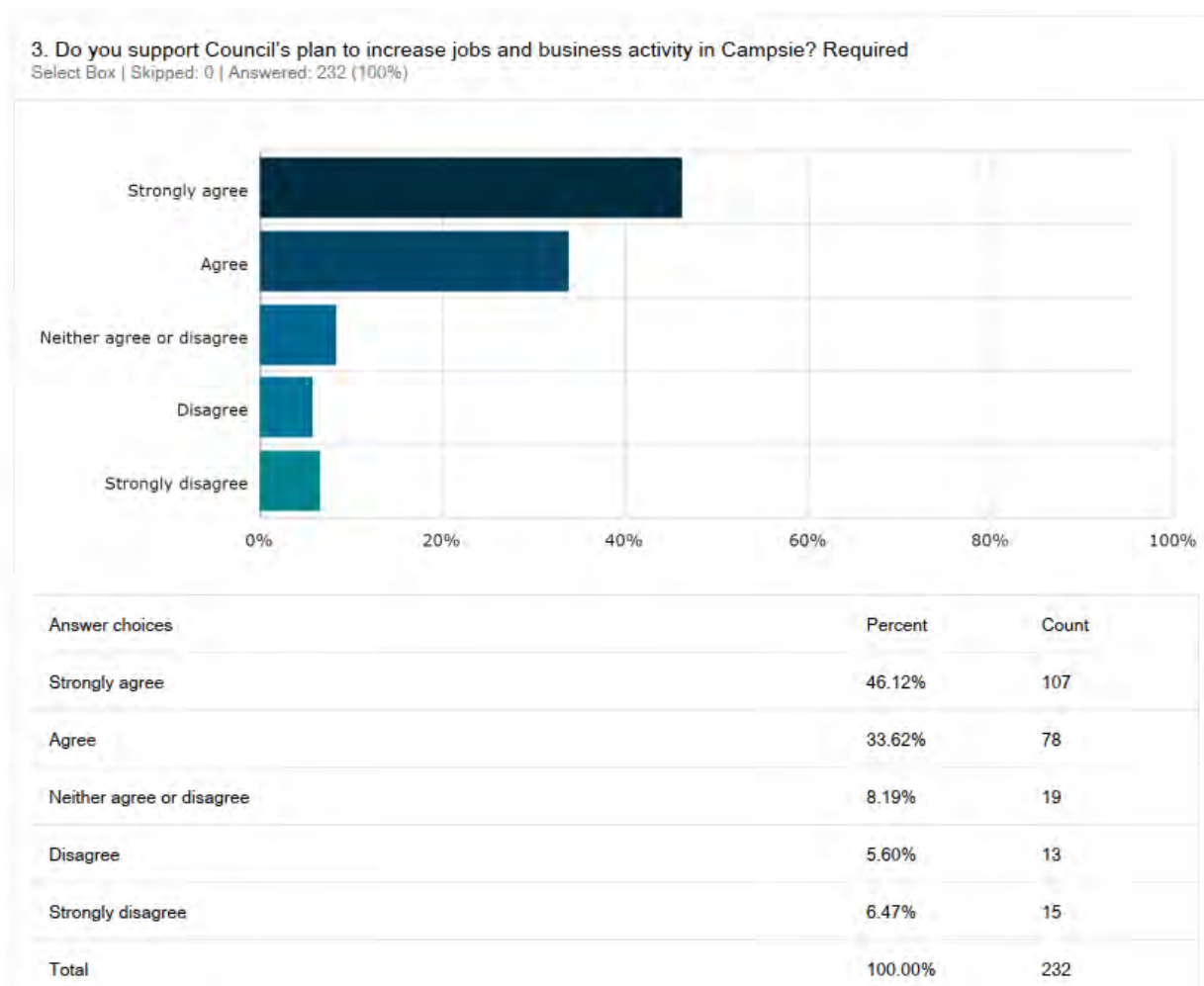
- Strongly agree
- Agree
- Neither agree or disagree
- Disagree
- Strongly disagree

Do you have anything to add?

How people responded to Question Two

Eighty per cent of respondents strongly agree (46%) or agree (34%) that they support Council's plans to increase jobs and business activity in Campsie. Eight per cent neither agree or disagree and 12% disagree (5.5%) or strongly disagree (6.5%) to this question.

Figure 7 – Response to Question 2



The results show support for the key theme of ‘Enhancing culture, lifestyle and jobs’ in Campsie’s draft Master Plan.

95 respondents responded to the second part of this question (Question 2, part 2) which asked whether they had anything further to add. Figure eight below represents the most frequent words and phrases from these responses.

Figure 8 – Word cloud capturing responses to Question 2 part 2



From these responses there were a mix of comments. Some individuals were supportive of increased job growth and business activity in the Campsie town Centre, while others gave feedback that they were concerned or about overdevelopment and congestion in Campsie resulting from the increase of business activity and jobs.

Indicative comments

Indicative responses to Question 2, part 2 include:

- “I definitely agree that Campsie would greatly benefit from more community focused businesses. Campsie is lacking a sense of community, places to come together, great cafes and restaurants. Due to the huge amount of traffic, Campsie town centre is hard to navigate and unpleasant to be. More business would be great but with changes to the how we use and navigate the town”
- “If you are to increase business and jobs you need the infrastructure to support staff and customers, Campsie doesn't have it at the moment to support it, hardly any parking, peak hours are very hard on traffic congestion, it's currently dangerous”
- “It would be nice to preserve the eclectic character and older/smaller businesses. It would be a step backwards to increase job numbers but to lose the small independent businesses to increased rent and competition from large chains”
- “Priority should be given to jobs and businesses that service and support the existing Campsie community”

- “With the addition of the Metro, I think it's important to ensure that density to close to the station is increased to make the most benefit of this important infrastructure. I think the plan has struck a good balance of increasing density while maintaining character and livability”.

Question Three: getting around Campsie

Question Three

The draft Master Plan promotes better connectivity with:

- Better footpaths
- New cycle paths
- More laneways and places to walk
- Access along the Cooks River foreshore
- Locating new development near public transport
- Improved north-south road connections
- Increased bike and electric vehicle parking.

Is there anything else that would make getting around Campsie easier?

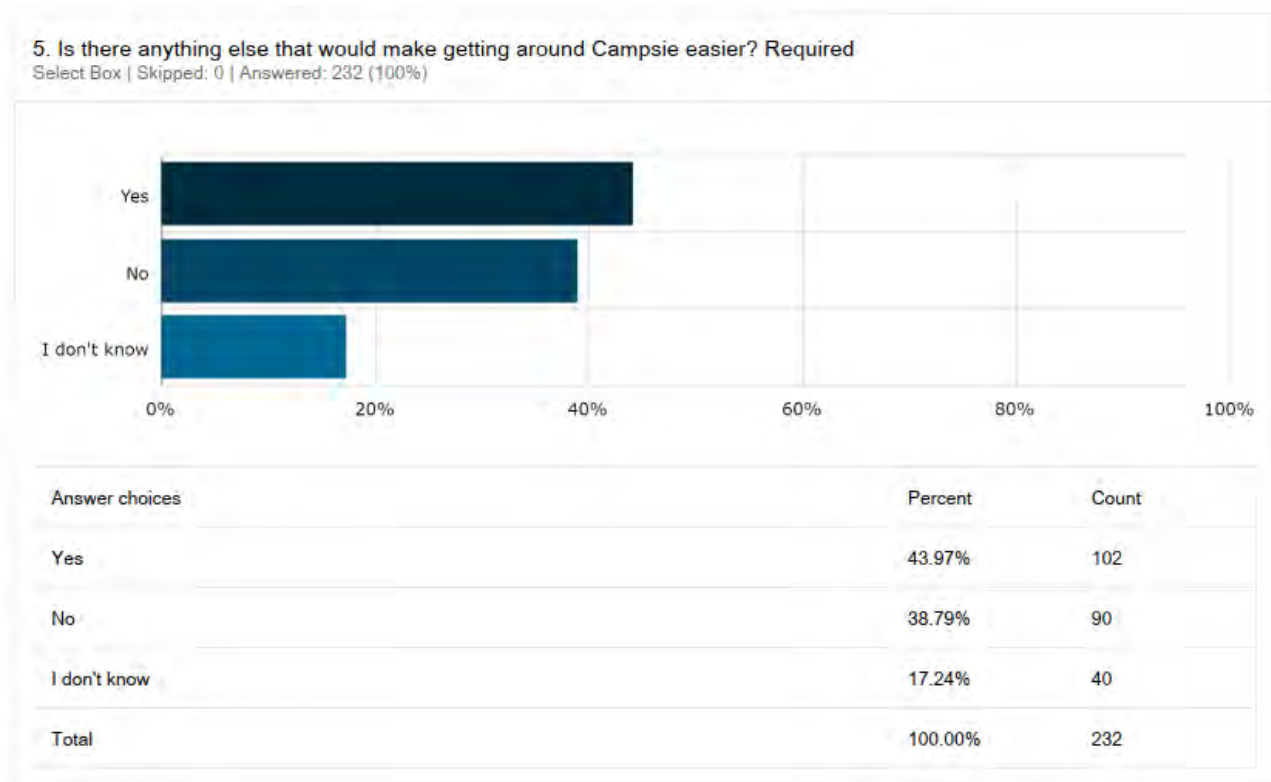
- Yes
- No
- I don't know

If yes, what have we missed?

How people responded to Question Three

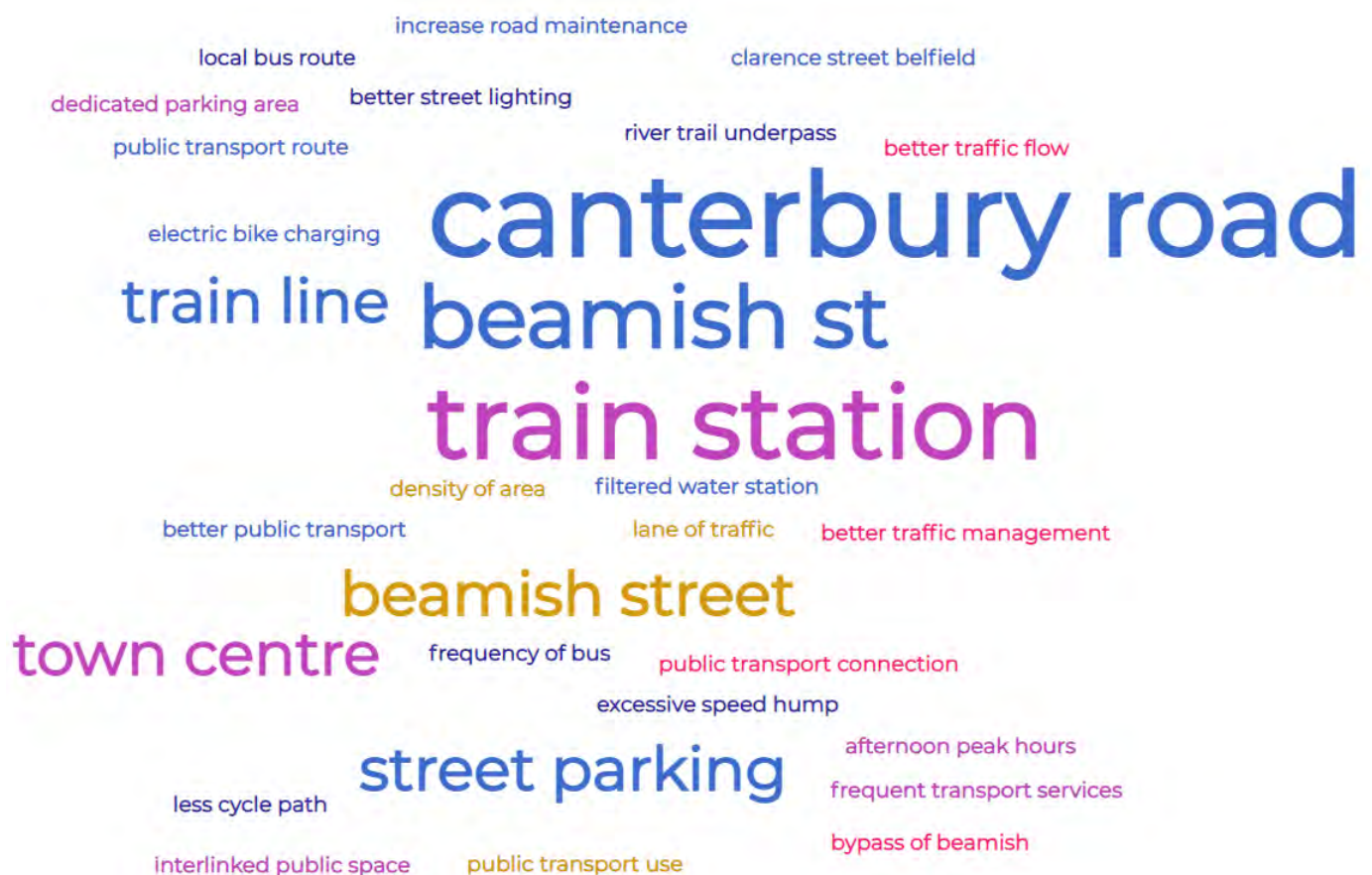
The majority (44%) of respondents selected ‘yes’ there would be ways to make getting around Campsie easier. 39% did not think there would be a way and 17% weren’t sure.

Figure 9 – responses to Question Three



The 102 respondents who responded ‘yes’ to this question provided further comments on what they believed was missing. Figure 10 is a word cloud that represents the most frequent words and phrases from these responses.

Figure 10 – Word cloud capturing responses to Question 3, part 2



The main suggestions include (noting that some feedback reflects conflicting statements):

- Safer footpaths for pedestrians
- Better and more frequent public transport options, routes and connections
- Widening of roads or ways to increase road capacity
- Make and maintain bypasses
- Ways to address congestion and traffic: e.g. Car free zones or diversion of traffic away from town centre
- More parking spaces
- Better cycling connections, tracks, and infrastructure
- Electric bike and vehicle charging stations
- There are already enough cycle tracks
- Concern that overdevelopment will lead to more traffic issues.

Indicative comments

Indicative responses to this question include:

- “Increasing density of area will be a huge issue for livability of the area. Most roads are already congested. Consideration needs to be in place for making road corridors and bypasses that make logical sense”

- “Not just more bike/walking paths but more surveillance and maintenance on existing ones. Although it's not in Campsie this should extend to the Cooks River Trail underpass at Canterbury Road, which should be completely redone”
- “Shuttle or similar way to connect to the train station. There are almost no buses to Campsie station, it is easier to go to Burwood station than Campsie station from Clemton Park Village for example”
- “Less cycle paths. Traffic is bad enough. There's already a cycle path along Cooks River”
- “Not just increased electric vehicle facilities but future proofing developments to include charging facilities”.

Question Four – improving car parking

Question Four

The draft Master Plan introduces a series of measures to promote walking and cycling, increase public transport usage and make driving more sustainable. Measures include:

- Reducing parking spaces (particularly for buildings within 400m of Campsie Station)
- Preparing for electric vehicles
- Putting in place measures to allow apartment or business owners to choose not to own or pay for a car spot if they don't need one.

Is there anything else that would improve car parking in Campsie?

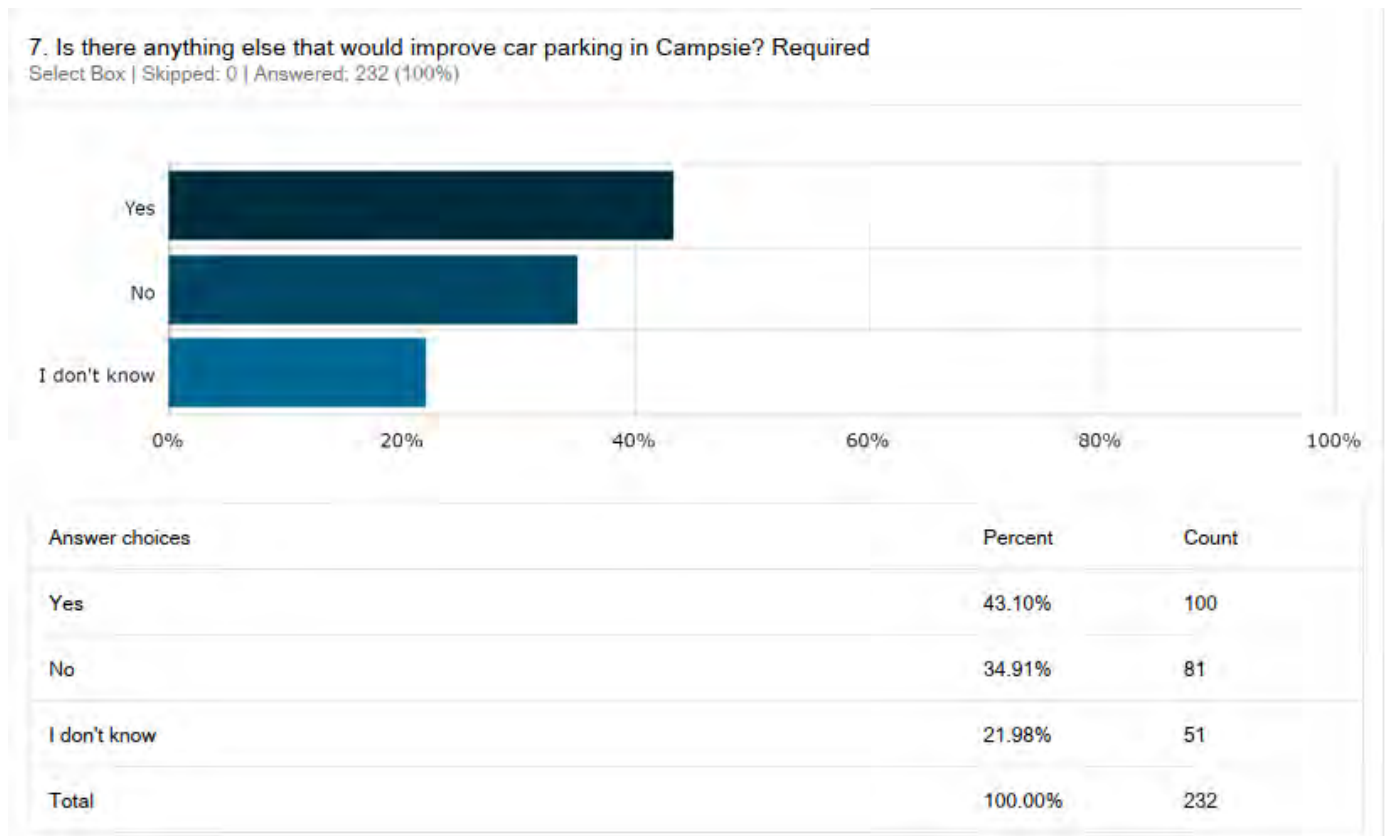
- Yes
- No
- I don't know

If yes, what have we missed?

How people responded to Question Four

The majority of respondents (43%) agreed there would be more ways to improve car parking in Campsie. 35% answered no, and 22% were unsure.

Figure 11 – Responses to Question Four



100 of the respondents answered yes to this question and 100 respondents also shared further feedback. Figure 12 represents the most frequent words and phrases from these responses.

Figure 12 – Word cloud capturing responses to Question Four



Suggestions included:

- Additional parking near train station, shops and key locations or develop multi story car parking
- Strategies to relieve parking and encourage use of public or active transport e.g. timed or paid
- Not reducing car parking spaces
- Remove or limit parking near station or main roads
- More disabled parking
- Improved bicycle infrastructure

Indicative comments

Indicative responses to this question include:

- “I don't think reduced parking spaces will be helpful, it will only put pressure on the already limited parking spaces. Some people with mobility issues need the car access”
- “Please set zero parking spaces (except for car share and disabled spots) within 400m of the train station, like the Nightingale developments in Melbourne, to lower traffic congestion around the train station and support residents to walk safely”

- “Limit parking time so that less people will park there whole day and choose public transport”
- “Better bicycle infrastructure around shops would convert some car traffic to bicycle traffic”
- “Encouraging people to walk to the station/ leave cars at home by making the parking paid/timed. Ensuring sufficient spots for disabled access”
- “Reducing parking availability could make life more difficult for residents, especially those with families (who are more reliant on cars). Removing public parking will put pressure on street parking in residential streets. Charging stations for electric vehicles great!”
- “Angle parking on alternating sides of Beamish Street. or a new development with multi-storey parking near the metro station (Singapore-style)”.
- 역 주변 주차공간이 부족합니다 (Translation: There is not enough parking near the station)

Question Five – great design

Question Five

What does ‘great design’ mean to you? Please rank the following options in order of how important you think they are for ‘great design’

- Better looking buildings
- Keeping a neighbourhood feel
- Cleaner footpaths and streets
- More activity along Beamish Street
- More sustainable buildings
- Retaining existing history and character
- A range of housing types
- More trees and green space
- Preparing for the future of our community
- Other, please state

How people responded to Question Five

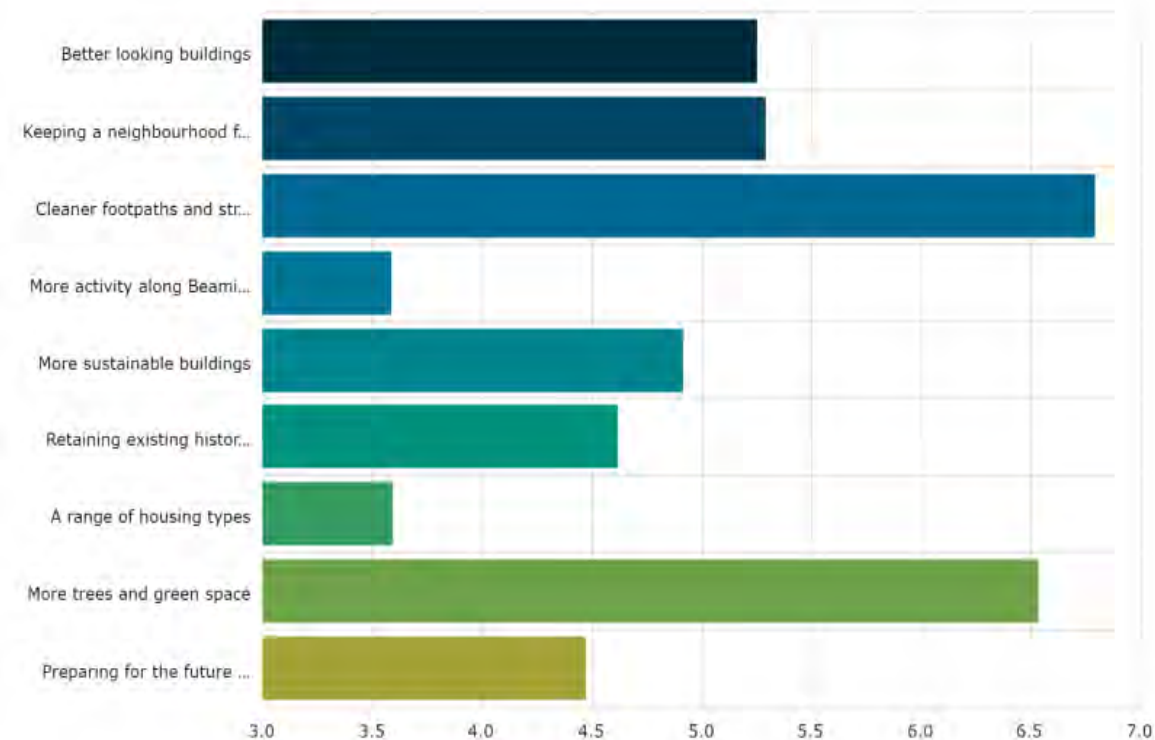
The results below are people’s response ranked from most important (number 1) to least important (number 9).

1. Cleaner footpaths and streets
2. More trees and green space
3. Keeping a neighbourhood feel
4. Better looking buildings
5. More sustainable buildings
6. Retaining existing history and character
7. Preparing for the future of our community

8. More activity along Beamish Street
9. A range of housing types

Figure 13: Responses to Question Five

9. What does 'great design' mean to you? Please rank the following options in order of how important you think they are for 'great design'. Required
Ranking | Skipped: 0 | Answered: 232 (100%)



	1	2	3	4	5	6	7	8	9	Count	Score	Avg Rank
Better looking buildings	14.66% 34	11.21% 26	9.91% 23	9.48% 22	14.66% 34	12.50% 29	9.05% 21	7.76% 18	10.78% 25	232	5.25	4.75
Keeping a neighbourhood feeling	7.33% 17	11.21% 26	12.93% 30	21.98% 51	10.34% 24	10.78% 25	11.64% 27	7.76% 18	6.03% 14	232	5.29	4.71
Cleaner footpaths and streets	25.86% 60	19.40% 45	15.95% 37	15.09% 35	7.76% 18	6.90% 16	4.74% 11	3.88% 9	0.43% 1	232	6.79	3.21
More activity along Beamish Street	2.16% 5	4.31% 10	7.33% 17	9.05% 21	9.91% 23	12.93% 30	14.66% 34	13.36% 31	26.29% 61	232	3.58	6.42

More sustainable buildings	5.17% 12	8.62% 20	13.36% 31	11.21% 26	15.95% 37	12.93% 30	19.83% 46	10.34% 24	2.59% 6	232	4.91	5.09
Retaining existing history and character	10.78% 25	10.34% 24	7.76% 18	9.05% 21	9.05% 21	11.64% 27	9.48% 22	20.69% 48	11.21% 26	232	4.61	5.39
A range of housing types	3.45% 8	4.74% 11	7.33% 17	6.47% 15	11.21% 26	10.78% 25	12.93% 30	18.53% 43	24.57% 57	232	3.59	6.41
More trees and green space	21.12% 49	21.55% 50	16.81% 39	10.34% 24	9.48% 22	9.91% 23	4.74% 11	3.02% 7	3.02% 7	232	6.53	3.47
Preparing for the future of our community	9.48% 22	8.62% 20	8.62% 20	7.33% 17	11.64% 27	11.64% 27	12.93% 30	14.66% 34	15.09% 35	232	4.47	5.53
<p>Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.</p> <p>Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.</p>												

79 respondents further provided additional feedback where they thought there were some opportunities missing from the list (Question Five part two).

From these responses, the main opportunities raised that were not already listed include:

- Quality and safe development of buildings that are future proof
- A cleaner Cooks River and revitalisation of the foreshore.

Indicative additional comments regarding Great Design

Some respondents provided great detail in the response for example:

- “Keeping a human scale to development. Avoid the creation of canyons that can become wind tunnels. Commercial signage should be limited in size & should not contrast to the built forms. Building forms should allow as much natural light as possible. Repetition of forms should avoid monotony, some repetition is OK, however block after block of the same form and or colour would make the area dull and appear to be devoid of life”
- “Council should provide benchmarks to developers of what good design is (internally and externally). This includes apartments that are well designed internally, have sufficient sound proofing, natural light and ventilation, storage options and good material palette. There are too many buildings that have great renders at DA stage and then look nothing like that when completed”

- “Cooks River needs cleaning and revitalising. It has been filthy since I moved here 8 years ago: the mangroves are still full of plastic waste and the concrete banks make it look like a drain instead of a river. The smell at low tide is nauseating.”

Others were more succinct in their additional comments on Great Design which stated:

- “Cleaner and better maintained streets would go a long way to improving the feel of our suburb.”
- “Better looking buildings needs to encompass a range of building styles, not just white boxes”
- All new accommodation should have access to sunshine and verandas/patios plus a green outlook Some of units on Canterbury Rd are appalling”
- “More Community garden areas, accessible and if possible, permission to use front kerb (green) to plant fruit trees by interested residents who can take ownership and responsibility”
- “More cultural art and green spaces”

Question Six – Campsie’s changing needs

Question Six

Part of good design is preparing for the future of our community. The draft Master Plan proposes the following to meet the changing needs of our growing community:

- 59% of Campsie will remain the same
- 13% of Campsie will be low-rise
- 19% of Campsie will be mid-rise
- 9% of Campsie will be high-rise

Have we got this balance right?

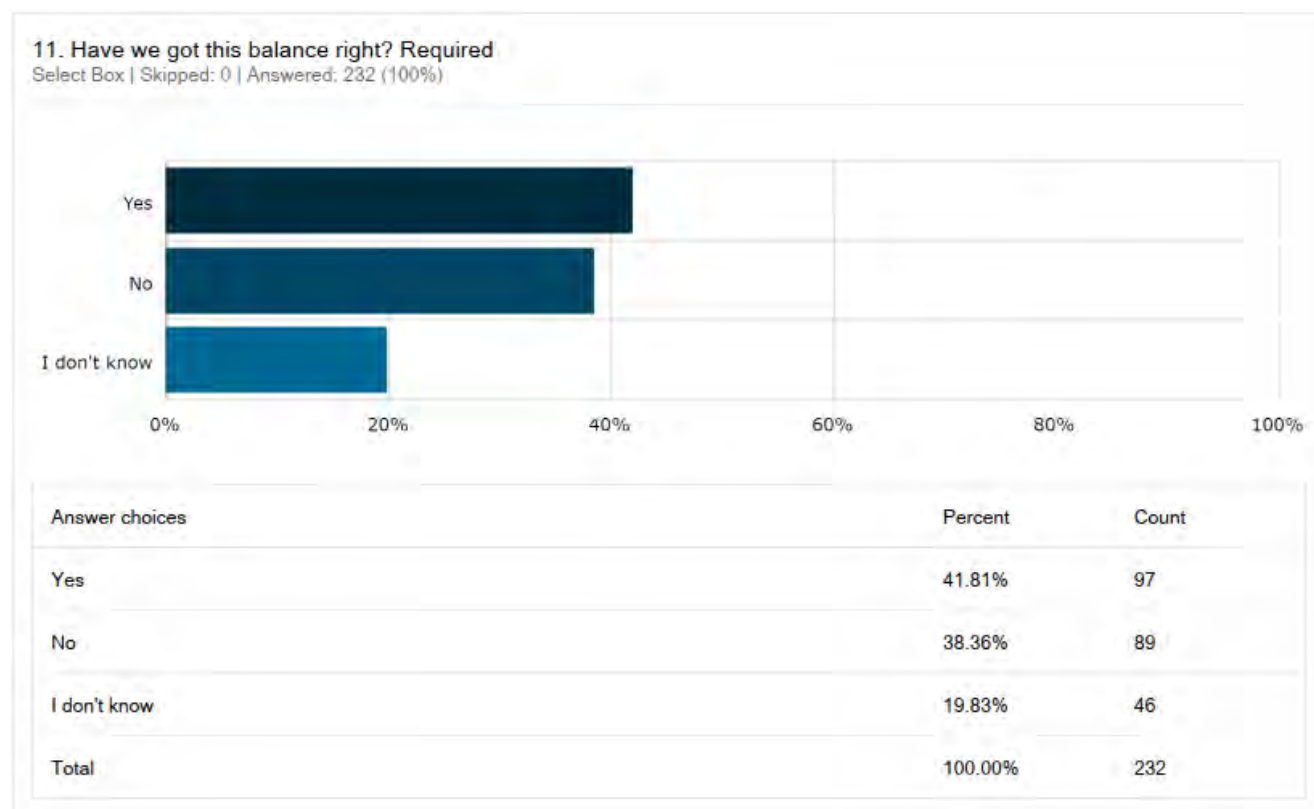
- Yes
- No
- I don’t know

If ‘no’, what could we do differently?

How people responded to Question Six

The majority (42%) of respondents thought that the balance was right in the proposed building heights changes in the draft Master Plan to meet the changing needs of our growing community. 38% did not think it was the right balance and 20% were unsure.

Figure 14: Responses to Question Six



91 respondents gave further comments to explain their choice of why they thought the balance was right or not right. The key themes of feedback received include those who:

- Do not want more high rise because of concerns around density and Campsie becoming overcrowded.
- Reduce the amount of high rise in certain locations such as the Cooks River foreshore or in non-commercial streets to be sympathetic of the surrounding area and retain Campsie's local character.
- Want more mid-rise or high-rise to attract more business activity, facilitate population growth and revitalise Campsie

Indicative comments

Indicative responses to this question include:

- "I would prefer having fewer mid and high rises so Campsie doesn't get too crowded. This also helps in maintaining the cleanliness of footpaths and streets. It's evident that in some other suburbs e.g. Burwood or Central where there are huge crowds, streets and footpaths become dirtier"
- "We believe more high-rise is required to ensure future community use and growth. Particularly the current density and heights of buildings around the civic centre is currently too low and needs to be increased substantially to ensure business growth, population growth and community use requirements are being met."
- "更加少的高层建筑" (Translation: Fewer high-rise buildings).
- "More mid-rise, gentle density, walkable and bikeable neighbourhoods, and less high rise"
- "Don't put high and medium density along the river - if the idea is for it to be green space, nature strip and open space, it certainly won't feel that way with residential towers looming over it. The appeal of the river now is that it doesn't feel man made and there is fantastic animal and bird life to be seen all along it"

- “We should not be afraid with high rise building. a landmark building in Campsie can attracts more business flows into the suburb. not to mention to re-energise an old, outdated suburb- Campsie. Look at Burwood, they have more high-rise building but also keep a good portion of medium low rise. Please learn from Burwood.”
- “I have no issues with mid to high rise developments on Beamish St and commercial areas. However, all "connector" streets should be left alone - we do not need more high density buildings”
- “We want to see higher density, higher buildings and more development. Campsie has the capacity to be a busy and vibrant city - it is very under utilised.”

Question Seven – Sustainability

Question Seven

The draft Master Plan includes strategies to improve our natural environment and work towards a Carbon Neutral centre by 2050.

Please select the 3 sustainability measures you support the most from the list below.

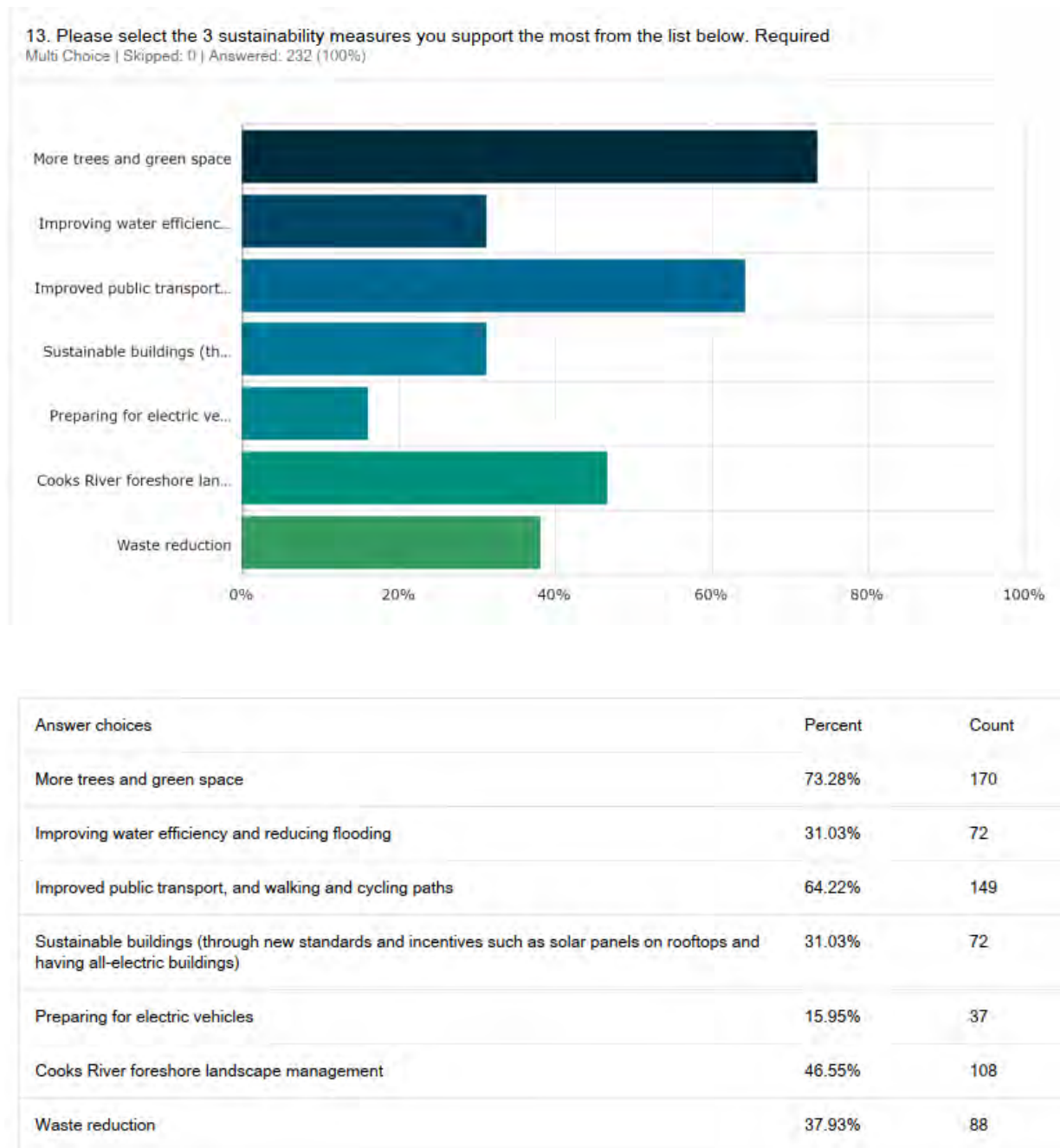
- More trees and green spaces
- Improving water efficiency and reducing flooding
- Improved public transport, and walking and cycling paths
- Sustainable buildings (through new standards and incentives such as solar panels on rooftops and having all-electric buildings)
- Preparing for electric vehicles
- Cooks River foreshore landscape management
- Waste reduction.

How people responded to Question Seven

Out of the 232 respondents who answered this question, the top three sustainability measures supported were:

1. More trees and green space (73%)
2. Improved public transport, and walking and cycling paths (64%)
3. Cooks River foreshore landscape management (47%)

Figure 15: Responses to Question Seven



Question Eight – Public open space

Question Eight

We have heard from the community that public open space is important.

What do you think our open space priorities should be? Please rank the following options in order of your priority.

- Access to the Cooks River foreshore
- Creating new smaller parks or open spaces closer to homes

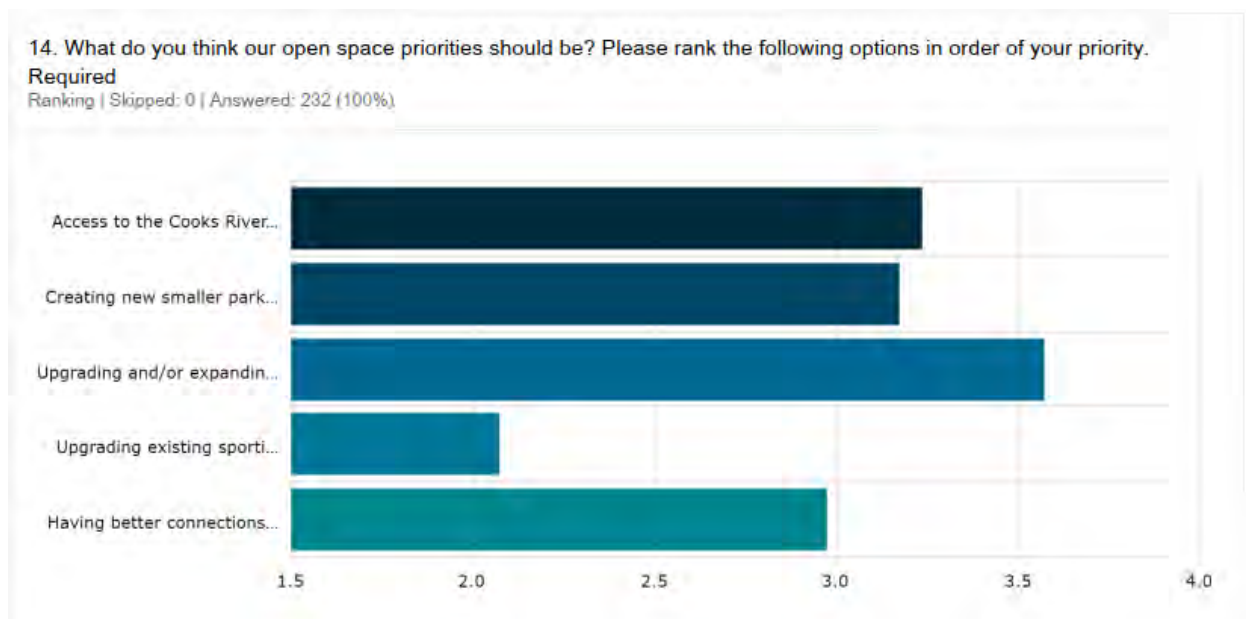
- Upgrading and/or expanding existing parks and playgrounds
- Upgrading existing sporting fields
- Having better connections to local parks, for example laneways and footpaths

How people responded to Question Eight

The 232 respondents ranked the open space priorities that were most important, with 1 being most important and 5 being least important. An average ranking of the response is reflected in the graph.

1. Upgrading and/or expanding existing parks and playgrounds
2. Access to the Cooks River foreshore
3. Creating new smaller parks or open spaces closer to homes
4. Having better connections to local parks, for example laneways and footpaths
5. Upgrading existing sporting fields

Figure 16: Responses to Question Eight



	1	2	3	4	5	Count	Score	Avg Rank
Access to the Cooks River foreshore	27.59% 64	19.40% 45	19.40% 45	15.52% 36	18.10% 42	232	3.23	2.77
Creating new smaller parks or open spaces closer to homes	27.16% 63	12.93% 30	24.57% 57	20.26% 47	15.09% 35	232	3.17	2.83
Upgrading and/or expanding existing parks and playgrounds	26.29% 61	32.76% 76	15.95% 37	21.55% 50	3.45% 8	232	3.57	2.43
Upgrading existing sporting fields	3.88% 9	13.36% 31	15.52% 36	20.26% 47	46.98% 109	232	2.07	3.93
Having better connections to local parks, for example laneways and footpaths	15.09% 35	21.55% 50	24.57% 57	22.41% 52	16.38% 38	232	2.97	3.03

Question Nine – infrastructure priorities

Question Nine

The draft Master Plan will help us to advocate for State government investment in the development and renewal of local infrastructure. We want to know what infrastructure is important to you.

Please rank these options in order of what is most important to you.

- Schools
- Hospitals
- Naturalising the Cooks River foreshore
- Roads
- Public transport, walking and cycling paths
- All as important as each other

How people responded to Question Nine

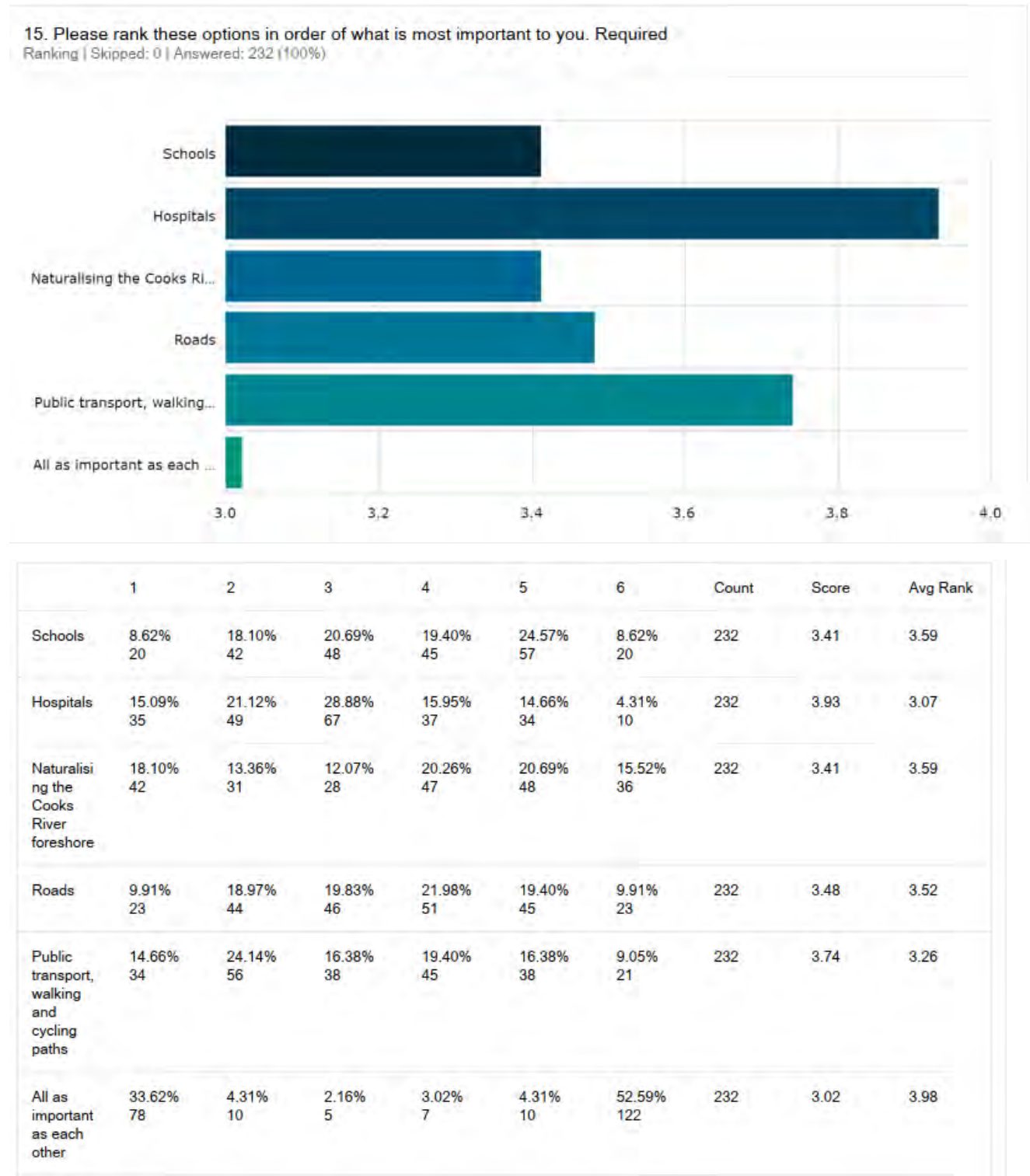
The infrastructure in which 232 respondents ranked as most important to them was:

1. Hospitals
2. Public transport, walking and cycling paths

3. Roads
4. Schools (equal 4th)
4. Naturalising the Cooks River (equal 4th)
5. All as important as each other

This was calculated and graphically reported based on the average of the ranking score.

Figure 17: Responses to Question Nine



Pop-up sessions

CB City engaged with approximately 216 people at three pop-up sessions. The pop-up sessions included:

- Campsie Lunar Noodle Markets: 18 Feb 2022 5:00pm - 9:00pm (104 people)
- Canterbury Leisure and Aquatic Centre: 5 Mar 2022 9:00am - 11:00am (70 people)
- Anzac Mall, Campsie: 17 Mar 2022 6:00pm - 8:00pm (42 people)

Of the 216 people who were engaged, 39 people across the three events participated in more detailed conversations with the CB City and project staff present.

Pop-up engagement overview

- 162 people took a flyer or factsheet
- 142 people asked general comments
- 10 people submitted Kombi feedback
- 36 people shared that they had a preferred language:
 - 23 spoke Mandarin
 - 9 spoke Cantonese
 - 1 spoke Arabic
 - 1 spoke Tagalog
 - 1 spoke Vietnamese
 - 1 spoke Korean
- The general sentiment garnered from the 216 people were:
 - 45 people expressed general support
 - 16 people expressed general opposition
 - 148 people's support was not indicted or neutral

Detailed feedback provided

The key issues and themes raised by participants in the pop-up sessions are listed below in the order of frequency they were commented on:

1. Concern for high rise/over-population/overdevelopment
2. Revitalise Campsie
3. More Open/Green Space
4. Concern about traffic congestion
5. Better Public Transport
6. More growth/Not enough development
7. Revitalisation of Cooks River foreshore

8. Keep Character
9. Site Specific Feedback
10. Support for businesses
11. Community and Cultural Facilities
12. Concern about parking
13. Environment/Sustainability
14. Biking paths/infrastructure
15. Process and timing
16. Health Precinct/Infrastructure
17. Affordable Housing

For ease of collating feedback, the issues are grouped into 10 discussion points

Discussion Point 1

- Concern for high rise high rise/over-population/overdevelopment
- Concern about traffic congestion
- Concern about parking

Draft Master Plan themes: Great design (development and density); Moving better (traffic congestion and Parking).

Eighteen community members raised concerns about the revised Campsie Masterplan's proposed building heights and density, suggesting this could lead to the Campsie area being over-populated overdeveloped. Participants suggested there isn't currently sufficient infrastructure to service the area and increased density could lead to traffic congestion, exacerbate parking issues, and the loss of Campsie's current character.



Specific feedback included:

- "I'm concerned about overpopulating residential areas which would mean less parking. Different heights on same block are also a concern"
- "There will be more traffic from more development, especially on Fourth Avenue. Concerned with the traffic capacity as it is currently a poor corridor"
- "I'm against the 20 storey proposed heights near the station. Infrastructure is not there to support higher density and projected growth. When you push migration rates there's no infrastructure there to meet demand for example, public transport"
- "I'm concerned about the building heights proposed especially those 6 storeys and higher and concerned about the density near proposed heights along the Cooks River foreshore"
- "When you increase density, it makes it hard for council to have quality control"
- "Don't want to have towers over and near schools"
- "There are already parking issues where there is not enough. More density will make it worse."

Discussion Point 2

- Revitalising Campsie
- Community and Cultural Facilities

Draft Master Plan Themes: Great Design (revitalising Campsie) and enhancing culture, lifestyle and jobs (community and cultural facilities).

Revitalising Campsie was the second most common aspect that community members who gave detailed feedback supported or were hoping to see. Feedback included reference that revitalizing Campsie would involve a mix of a range of facets including making Campsie more vibrant and livable with more community and cultural facilities such as new shopping centres and cafes.



Specific feedback included:

- “I live in Campsie and want more to do at the local centre. I’d like to have more activities and places to go locally”
- “(Renewal) seems well overdue - I like what I see. Even Blacktown has developed, and Campsie is even closer to the city. I approve of this and it is good to see ratepayers money finally being put to good use”
- “As a business owner on Beamish St, Campsie has changed a bit over the years but it is still not much better. I would like to see more done”
- “Not enough growth and I don't understand why building heights aren't higher. We need more development near the train station. Campsie hasn't changed for long time; it is still like a country town. We want new shopping centres.”
- “Personally I think we should add modern apartments/hotels, quiet cafes and a bridge with flowers and clean (river) beaches”.

Discussion Point 3

- More open and green space
- Revitalising the Cooks River foreshore
- Environment/Sustainability

Draft Master Plan Themes: Great Design (more open and green space), Sustainability leaders (revitalise the Cooks River foreshore and environment/sustainability); Sustainability leaders (environment and sustainability)

Almost a third of people who gave detailed feedback said they wanted to see more open and green space in Campsie. Suggestions included improving the current parks in the area and providing new and more spaces for the local community to enjoy.

Feedback was also received on the open and green space along the Cooks River foreshore. Participants suggested that this is an area in need of revitalisation and there is an opportunity for the foreshore to become a high quality open and green space for the Campsie community.

When sharing their feedback on green space in Campsie and the Cooks River, some people raised specific environmental concerns or sustainability measures such as retaining tree canopy and wanting sustainable building development.



Specific Feedback included:

- “(People) want more open space to enjoy with their young children. We want to see what the Mayor said - making the area more 'covid proof' with more open spaces. I like the improvements proposed for the Cooks River foreshore.”

- “I want to see more parks and the Campsie Park needs to be upgraded. The equipment in the current closest parks are old and broken so I find I need to go to Inner West parks.”
- “Support the sustainable development in the Master Plan”
- “I would like more bicycle tracks and pathways. Want lighting along Cooks River bike tracks and more green space in general.”
- “I like the open space and development along foreshore. The area needs an upgrade.”
- “Want more open spaces, trees and for the area to be more aesthetically pleasing”
- “Want to see more sustainability and climate change plans. Also, under the tree canopy strategy would like it to also address how birdlife will be maintained?”
- “I’m curious about heights proposed near the river foreshore. I support it being proposed and want to see more growth. Cooks River is not that great and I want to see it become better”
- “I like and want more green space in Campsie. I agree with a coordinated plan and approach to growth within the area”

Discussion Point 4

- Better public transport
- Biking paths/infrastructure

Draft Master Plan Themes: Moving Better (public transport, bike paths and infrastructure)

Getting around in Campsie was also frequently mentioned in conversations with community members. There was generally a positive sentiment toward the development of the new metro station at Campsie as a more reliable and quicker transport option and connectivity route. Feedback also included support for more bike paths and infrastructure in Campsie.



Specific Feedback included:

- “I like that there will be Metro. It will make it quicker and easier to get to places. I want bicycle tracks and pathways, and lighting along Cooks River bike tracks”
- “I’m interested in the Metro and looking forward to opportunities it will bring to Campsie”
- “I want to see improvement in the connectivity, cycling and general design of Campsie”
- “I’m curious and interested in the bicycle and walk lanes proposed in the Master Plan”
- “Currently, there are poor public transport routes. I would like to have services that provide a loop around the area”.

Discussion Point 5

- More growth/not enough development
- Support for businesses

Draft Master Plan Themes: Great Design (growth and development) and enhancing culture, lifestyle and jobs (support for businesses)

10 community members expressed they wanted to see more growth in Campsie, and there is not enough development proposed for certain areas of the suburb or in general. Some community members gave site specific feedback where they

wanted to see an increase in proposed heights and floor space ratio to allow for more growth and density. Some of these individuals also wanted to see more business activity in the area to complement more growth and development, with new shopping centres or support for businesses as a business owner in the area themselves.



Specific Feedback included:

- “There is not enough growth and I don't understand why building heights aren't higher. We need more development near the train station. Campsie hasn't changed for long time; it is still like a country town. We want new shopping centres”
- “I support changes and more growth and planning for more density”
- “Three storey density areas need to be looked at on Fletcher Street and Gould Street. The proposed 1.15:1 floor space ratio is not high enough and needs to be increased to encourage development.

It either needs to be the same ratio for surrounding buildings or make ratio and heights the same otherwise there is no value added and developers won't want to buy.”

- “I would like to see the removal of heritage listing on South Parade at /near boarding house, as it seems out of character. I support the plan and want to see more growth and uplift. I want to see more apartments.”

Discussion Point 6

- Keep character

Draft Master Plan Themes: Great Design (keeping character) and Enhancing culture, lifestyle and jobs

Some community members expressed their support for keeping Campsie's character and community feel.



Specific Feedback included:

- “I want Campsie to keep its local feel and character. I'd like it to be quieter and not become so busy and developed like Rhodes. I also want to see sustainable development.”
- “I don't want Campsie to become over developed and congested”
- “I want Campsie to keep local character and I'm concerned the proposed taller building heights will affect that.”
- “I want to keep Campsie like a suburb and boutique center, I prefer to keep it old than have developers coming in to knock things down. Don't like what happened to Burwood”

Discussion Point 7

- Site Specific Feedback

In many of the consultation interactions, community members identified a location or site that they knew well or had a particular interest. The 3D visual display was useful in helping the community identify a location of interest to consolidate their thoughts, or share their feedback on a Master Plan feature. We gathered feedback on these site-specific examples and used these as examples to explain the findings. We have kept records of the locations that triggered discussion and recommend that CB City review these as part of the Master Plan refinement process.

Discussion Point 8

- Process/Timing

A few attendees were interested in the process and timing of the engagement and implementation process and how their feedback would influence the next stages of the approval of the revised draft Campsie Master Plan.

Discussion Point 9

- Health precinct/infrastructure

One attendee shared they were supportive of the proposed Medical Lifestyle Precinct.



Specific Feedback included:

- “Want to see more hospital facilities and make the proposed Medical Lifestyle Precinct similar to Royal North Shore Hospital in St Leonards.”

Discussion Point 10

- Affordable Housing

One attendee shared their feedback on wanting to see more affordable housing options in Campsie.



Specific Feedback included:

- “Property is getting too expensive and there needs to be more affordable housing.”

Phone line

During the consultation period, a direct phone number to CB City's project team and a call-back hotline were made available for community members to ask questions and give feedback about the revised Campsie Masterplan. Providing a phone line and call back method enabled a more inclusive engagement process for the community to engage if they were unable to attend the in-person sessions or access the online material. The call-back hotline was made available to CALD communities, with nine languages other than English recorded in the voicemail for the caller to choose from. These languages included Mandarin, Arabic, Nepali, Korean, Vietnamese, Greek, Tagalog, Bengali and Cantonese.

There was a total of 55 calls received with 3 calls requesting a call back in their preferred language (Arabic, Greek and Korean).

The general sentiment gathered from these calls were:

- 17 people expressed general support
- 1 person expressed general opposition
- 37 people's support was not indicated or was neutral.

The key issues and themes from the phone line are listed below and discussed in the order of frequency they were commented on:

1. Site Specific Feedback
2. Process and timing
3. More growth/Not enough development
4. Revitalise Campsie
5. Concern about car parking
6. Revitalisation of Cooks River foreshore
7. Support for businesses
8. Health Precinct/Infrastructure
9. Concern about traffic congestion
10. More Open/Green Space

Site Specific Feedback

Most calls received related to site-specific feedback. Some of these calls included questions around the rezoning and the maximum heights and how these propose changes would affect their property. Others also asked generally how their home or street address would be affected by the draft Master Plan.



Specific comments:

- "Wanted to know if any changes to R3/R2 zone in Belfield"
- "Asked about changes to Evaline Street"

Process and Timing

Ten community members also called to speak about the process and timing and asked about what the next steps were and key dates CB City were working towards. Questions were also answered in regards to the Site Specific Review Process.



Specific comments:

- “Want to know when the page was going to be updated, timeframes and where to find more information”
- “How does the Site Specific Review Process work with the Campsie Master Plan?”

More Growth/not enough development

There were eleven calls to share feedback they wanted to see more growth and felt there was not enough development being proposed in the draft Master Plan.



Specific comments:

- “Would like to see the area more built up like Chatswood”
- “Wants to see development sped up”
- “Want more growth on 5th Avenue”

Revitalise Campsie

There were four calls received from the community who expressed their support for the plan and their excitement in this plan in supporting of the revitalization of Campsie. CB City also received very positive feedback from a caller who found the online 3D model, graphs and factsheets helpful in better understanding the plan. They also shared this with older residents who go to him with their concerns and shared that this material has helped them feel more positive about the draft master plan.



Specific comments::

- “Excited to see changes”
- "All I could say was wow! They are well-presented and easier to understand (3D model, graphs and factsheets). The unknown factor has been taken out. Well done!"

Concern about car parking

There was one call received from a community member who has concerns about car parking.

- “It’s already hard enough to park in Campsie, Council should be adding more parking not less”

Revitalise Cooks River Foreshore

A community member shared they were supportive of the revitalization of the Cooks River foreshore with the opportunity of an upgraded open space in the locality. They emphasised the need to consider the impacts of the intensification of the area by ensuring river maintenance, good planning and design.



Specific comments:

- “like the waterways and green space but currently the river smells bad. What is the feasibility of this and the impact this will have on people use the space, the river needs to be cleaned and kept clear of pollutants to sustain greater intensification”?

Support for businesses

There was one call received from a community member who shared their support for the local businesses.

Health Precinct and infrastructure

There was one call from a community member who was supportive of the proposed medical precinct and wanted to see CB City have a stronger commitment in developing this infrastructure. They also made comments on wanting to expand the intensification area surrounding the hospital to be able to service workers and provide parking facilities for staff.



Specific comments:

- “Want stronger commitments from Council to the hospital and the medical precinct to create a larger medical community to support the hospital. Wants to expand the intensification area around the hospital to accommodate key workers and the provision of underground parking for staff”

Concern about car parking

There was one call received from a community member sharing their concern about car parking.

More open/green space

One call was received where CB City received supportive feedback on the proposed green and open spaces in the draft Master Plan.



Specific comments:

- “Like the green space proposed”

Have Your Say/submissions

Written and Have Your Say submissions were received via the CB City's Have Your Say, community engagement email address, which was widely promoted on project collateral, online and at all engagement activities.

A total of 62 submissions were received, with 59 submissions from the community members and institutions and three from NSW Government agencies (NSW Health, Sydney Metro and Sydney Water).

Two submissions included concerns about the acquisition resulting from proposed items in the draft Master Plan.

General Overview of Submissions

The general sentiment from the 62 submissions were:

- 23 people expressed general support
- 9 people expressed general opposition
- 30 people's support was not indicated or was neutral

The key issues and themes from the submissions are listed below and discussed in the order of frequency they were commented on:

1. Concern for high rise/over-population/overdevelopment
2. Site Specific Feedback
3. More growth/Not enough development
4. Concern about traffic congestion
5. Revitalise Campsie
6. More Open/Green Space
7. Concern about parking
8. Process and timing
9. Support for businesses
10. Revitalisation of Cooks River foreshore
11. Health Precinct/Infrastructure
12. Educational facility improvements
13. Biking paths/infrastructure
14. Better Public Transport
15. Affordable Housing
16. Keep Character
17. Community and Cultural Facilities

Concern for high rise/over-population/overdevelopment

Draft Master Plan themes: Great design (development and density)

A key issue raised in submissions was concern about over development and high-rise development. The main reason behind these concerns was that an increase in density from building high rises and overdeveloping would lead to, or exacerbate, issues such as traffic congestion, poorly designed buildings and a loss of local character.



Specific Feedback included:

- “I am very uncomfortable with a 20-storey tower looming over Campsie. My other issue is proposing eight storeys on Brighton Avenue. The buildings sit north of a main thoroughfare and I worry about overshadowing and just making this space, and that park feel very cold”
- “Oppose 8 storeys on river foreshore - I would like to see more shore parkland/open space for kids sports”
- “Reduce the proposed building storey height from 7 to 3 for the odd-numbered side of Clissold Parade from Browning St to the Moore St intersection. The adjacent streets off the odd-numbered side of the Clissold Parade have a lower building height of 3 storeys. There is no reason why this can't also be applied to the odd-numbered side of Clissold Parade”
- “I do not agree with the renovation of the house at 21 Claremont St to floors 8-15. It will block the sun and expose our privacy. The Woolworths next to it will also be converted into a 15-story building, and 21 Claremont St will also be converted into an 8-15-story building, We are very short among them.”

Site Specific Feedback

In many of the consultation interactions, the community would often identify a location or site that they knew well, had a particular interest in or used it as a medium to express their feedback on a Master Plan feature. We gathered feedback on these site specific examples and use these as examples to explain the findings. We have kept records of the locations that triggered discussion and recommend that CB City review these as part of the Master Plan refinement process.



Specific Feedback included:

- “The western side of Fifth Avenue should be included in the masterplan area. The submission also demonstrates that the western side of Fifth Avenue should have a height limit of 20-metres and an FSR of 1.81”
- “The ACPT on behalf of the Anglican Parish of St Johns Campsie (being members of the local community) objects to the proposed Draft Campsie Masterplan 2022 recommendation for the listing of the St Johns church site as a local heritage item.”
- “Between Campsie Street, Loftus Street and Lincoln Street was marked as a potential Heritage Conservation Area (HCA). I disagree with this concept. There are 3 lots in this area. 1 Loftus Street, 3 Loftus Street and 5 Loftus... This area does not have heritage streetscape and value...[it] should be removed from council proposed HCA.

More growth/Not enough development

Draft Master Plan themes: Great design (development and density)

There was a mix in responses from the submissions, with some community members expressing support for increased density in Campsie. Many of these submissions spoke of the new Metro and other infrastructure upgrades, and the draft Master Plan's approach to growth.



Specific Feedback included:

- “Rezone sites on the ridgeline near the intersection with Bexley Road and Beamish Street - opportunity for more growth as it is within walking distance to station and frequent bus routes - potential for distant city views and proximity to major sources of employment e.g. Canterbury hospital”

- “Campsie has been run-down and under-utilised for far too long. We want to see a central business hub, with population growth, higher density living, high rise buildings – all to bring a vibrant and diverse place for residents, workers and visitors”
- “I think there is significant scope for the town centre of Campsie to increase in density, particularly in the zone close to the station without damaging the character or the amenity of Campsie so I am pleased to see this has remained part of the plan”
- “We need good town planning and more medium density living in Australia - we cannot all keep expanding further and further out west when many of us work in the city.”

Concern about traffic congestion

Draft Master Plan themes: Moving Better (Traffic Congestion)

Submissions raised concerns about traffic congestion along specific roads in Campsie and opposed some of the proposed alternative road network routes. There was a general sentiment from submissions that Campsie has existing traffic congestion issues and needs to be addressed before it can serve future population growth and higher density.



Specific Feedback included:

- “Following the recent major apartment development near Canterbury station traffic congestion along Canterbury Road is often happening in non-peak hour periods...With an estimated population increase of around 80 % expected this means a quite large increase in vehicles would only exacerbate the situation”
- “The proposed alternative route from Canterbury Rd, Viking St and Bexley Rd at southern end is not required and invalid...adding alternative routes just adds gridlock and more congestion zones at different crunch points”
- “Oppose the turning Lock & Orissa St into the major bypass Between Burwood- Macq Pk & Bexley-Rockdale-Hurstville areas, by linking the 2 streets...This will destroy the local community area and cause traffic gridlock, pollution, noise & creating a dangerous road crossing getting to the shops...”
- “Additional traffic in the general area that has not been addressed in this proposal. Roads around the precinct are already beyond capacity and there isn’t a need for any more cars to be forced on to these roads.”

Revitalise Campsie

Draft Master Plan Themes: Great Design (revitalising Campsie)

Support for the revitalisation of Campsie was also a frequently expressed issue in the submissions. These submissions talked about the need for a range of considerations or to support and complement this revitalisation. These included the following:

- Maintain the distinctive identity of Campsie, multicultural diversity and lower cost housing options
- Increase the night-time economy
- Retain local business along Beamish Street rather than residential flat buildings
- Use the draft Master Plan as an opportunity to revitalise Beamish Street and increase the vibrancy of the centre.



Specific Feedback included:

- “I would love to see Campsie revitalised and become a vibrant and diverse place for all residents, workers and visitors”
- “Want to see some of the old rundown buildings removed to make way for new innovative complexes, sporting complexes, buildings and units”
- “Campsie is so close to all amenities, the city and freeways and it just makes sense that it needs to expand to its full potential and become the new boom city of Sydney”
- “I believe reconsidering the Unara St area for intensification would increase the economic viability for owners to invest in classy yet affordable housing, supporting beautification and a leafy residential outlook in this strategic part of Campsie.”

More Open/Green Space

Draft Master Plan themes: Great Design (more open/green space)

Submissions highlighted the desire for a higher quantity and quality of open and green space in Campsie.



Specific Feedback included:

- “As density grows, continuing investment in green space will ensure Campsie remains community friendly and very liveable”
- “There is no allocation for increased green spaces. Campsie will be a concrete jungle without the ability for that to change in future”
- “There is a lack of quality open green space in the Town Centre”
- “The Plan clearly identifies the health and social impacts of low green space in the existing environment. Further, the proposed intensification of development under the Plan will exacerbate this imbalance and so it will become even more of a problem for our community...We need more than just pocket parks to redress the imbalance here.”

Concern about parking

Draft Master Plan themes: Moving Better (Parking)

Parking was also a frequently mentioned topic in the submissions received. Several submissions supported the proposed reduction in car parking rates in new development within a 400m radius of the station expressing that this would support and encourage more active transport options and help reduce the amount of cars on roads. However, many voiced concerns that there is already a lack of parking capacity in Campsie and therefore there should be no reduction in parking spaces or more parking should be provided.



Specific Feedback included:

- “We do not agree with no carparking for the units proposed to be constructed within the 400 metres of the Metro Station - families and unit dwellers need their car. That is the reality of Sydney”
- “ZERO Residential Parking Spaces New residential developments can be built with ZERO residential parking spaces”

- “Unbundled Parking” for Campsie is a pilot for the City – Apartments & car parking spaces on separate titles. Council has not provided sufficient detail on how this will work or how they could prohibit the consolidation of available parking spaces by a commercial operator”
- “Parking – from what is in the proposal, there appears to be zero residential parking spaces included in it. The roads are already at capacity and this situation will simply make it worse for existing residents”
- “Reduce Car provision - All redevelopment in this area should be focused on nil or low car parking provision, - nil within 400m of the new Metro Rail Station and on adjoining accessible sites a maximum requirement of 0.2 for studio/1bedroom units, 0.5 for 2bedroom units, 1 for 3bedroom+ units, 1-2 general loading/servicing spaces and no visitor parking. Visitor parking should be managed on the kerb.”

Process and timing

The majority of queries and comments under related to the master planning engagement process and planning processes generally such as what are the next steps are and when will these next steps occur. Discussion on this topic is a reminder that the community does need to be kept up to date on planning processes.

Mistrust of planning decisions by the previous CB City Council was raised, with some community members lacking faith in Council's ability to deliver the intent of the draft master plan

Many community members also wanted to understand the status of the Master Plan, given the previous NSW Government Master Plans for Campsie, they wanted to know how this plan links in with them and when will planning controls change, and the fruition of the Master Plan.

Support for Businesses

Submissions shared that they would like to see support for more local business activity and job growth in the area.



Specific Feedback included:

- “I would like to see it become a central part of Sydney, a business hub, a busy entertainment area, with a large population growth”
- “Being so close to the CBD, Campsie is in a prime position to be a major and central town centre where locals can look forward to increased business, restaurants, café, libraries, medical, hospital, parks, schools – many of which should be incorporated into new and greatly designed high rise mixed use buildings”.

Revitalisation of Cooks River foreshore

Draft Master Plan themes: Sustainability Leaders (revitalisation of Cooks River foreshore)

Some submissions commented on wanting to see the Cooks River foreshore revitalised. This feedback showed that the community saw the potential of the foreshore area become a major active transport corridor.



Specific Feedback included:

- “It’s a great idea to make better use of Cooks River foreshore”
- “More foreshore bike and walking tracks (for example like Dolls Point, Brighton, Drummoyne areas)”
- “Will Canterbury Bankstown Council provide active transport paths along the Campsie side of Cooks River?”

- “The Cooks River Foreshore Trail is a positive part of the Plan but is insufficient and will take a long time to come to fruition”
- “Want more greenery, foreshore bike and walking tracks, new updated restaurants and businesses.”

Health Precinct/Infrastructure

Submissions which provided feedback on the proposed Medical Lifestyle Precinct were mixed with some stating that it is in conflict with other proposed medical precincts in the area while others supported it but observed the need for amendments to CB City’s relevant planning instruments.



Specific Feedback included:

- “The establishment of a Medical Lifestyle Precinct solely in Fletcher Street appears to be in direct conflict with an existing and well-established Medical Specialist Consulting rooms facility (multi story) at 532-536 Canterbury Road Campsie”
- “To realise the vision for a thriving medical and lifestyle precinct along the...Canterbury Road Corridor as part of the wider vision for Campsie to be a significant centre for jobs and housing, it is requested and recommended that Council amend the master plan for the site at 419-431 Canterbury Road, Campsie (and eastern end of the Medical and Lifestyle Precinct) to: ...Increase the building heights along this section of Canterbury Road to a consistent 8 storey height with 4 storey street wall height ...Increase the achievable floor space ratio to at least 2.8:1 for feasible mixed use development...”
- “To enable the objectives of the Campsie Town Centre Master Plan to be realised regarding the Campsie Medical Precinct, the controls to be brought forward through the Master Plan and subsequent LEP and DCP changes need to have in-built flexibility to enable the unique requirements of medical buildings and uses to be accommodated. They are special public infrastructure uses, which need to be facilitated on their merits.”

Educational facility improvements

Submissions raised concerns that local schools are already reaching capacity and there is also a lack of open space for the school students. There concerns are that there is not enough infrastructure to support higher density levels and community members want to see the existing schools expand.



Specific Feedback included:

- “There's nothing about...allowing the prospect for the existing schools to expand”
- “The Campsie Town Plan does not identify any sites for the expansion of existing Schools or the building of new schools. Harcourt Public is likely to lose a fair chunk of their open space playing area for the proposed Campsie By-Pass”
- “Campsie Public School & St Mel’s Primary Public schools already have to stagger their lunchtime due to limited open space, the quality of the open space can’t be reduced.”

Biking paths/infrastructure

Submissions expressed a desire for more and safer bicycle and pedestrian paths to improve connectivity and access in the Campsie town centre and along the Cooks River foreshore.



Specific Feedback included:

- “The emphasis on connectivity throughout the draft Master Plan is encouraging particularly in reference to improved linkages between Burwood and Campsie. In addition, dedicated pedestrian and cycle bridges crossing Cooks River, combined with bicycle paths skirting Cooks River and accessing Campsie, improve the amenity and livability by highlighting natural assets. Encouragingly, this theme is expanded with public transport connectivity, especially north-south along Canterbury Rd, currently very dangerous for cyclists”
- “More foreshore bike and walking tracks (for example like Dolls Point, Brighton, Drummoyne areas).”

Better Public Transport

Submissions commented on the need for good public transport options to allow easy access around Campsie to other places like the Sydney CBD. There was generally positive feedback on the new Metro station at Campsie in bringing new opportunities for commuters, however some community members expressed their concerns that the Metro may still lack capacity to service a growing population and density.



Specific Feedback included:

- “A revamp and renewal of Campsie is long overdue. With the new Metro line proposed at Campsie, now is the perfect opportunity to increase population and future growth and look forward to the vision for Campsie”
- “With the imminent opening of the Metro it is important that Campsie supports the growth of Sydney by increasing density in sustainable ways.
- “We need access to good transport and would like to live close to shops and other services. When things are close together, there is an economy of scale as well as convenience and ease of living”
- “Our roads and infrastructure hasn't changed...we're getting a metro line which will help with our current resident numbers, not the additional 500k expected”
- “I worry that we are placing too much hope on the Metro to service all our transportation needs. One other thing to note, Campsie station doesn't only service Campsie residents, but a significant amount of people from the surrounding suburbs.”

Affordable Housing

Submissions were supportive of the provision of affordable housing in Campsie. Some submissions requested changes in the proposed rezoning or intensification strategies to be able to provide more affordable housing to the community.



Specific Feedback included:

- “Need more provisions for permanent public housing – Department of Planning is currently considering allowing developers to have greater initiatives in proposing and expediting rezoning applications. This makes me feel what permanent affordable housing is planned for might be lost if speedier processes are brought in”
- “I believe reconsidering the Unara St area for intensification would increase the economic viability for owners to invest in classy yet affordable housing, supporting beautification and a leafy residential outlook in this strategic part of Campsie”
- “The Salvation Army support the rezoning of the Property to B4 to provide greater flexibility in the use of the property and it's form. This is requested as: a) The flexibility of the use provides a greater opportunity to utilise the site to meet the community needs, be that employment, community services or residential accommodation...”

Keep Character

Submissions that both supported and did not support the draft Master Plan shared a desire for Campsie to keep its local character in various aspects including cultural, heritage and residential. Feedback on wanting to expand the character areas and to retain the existing scale of Beamish Street were also received.



Specific Feedback included:

- “Campsie centre should not be skewed into wishy-washy textbook mode. This shopping centre has distinctive multicultural diversity and provides for low-cost living”
- “We do not want overdevelopment on Clissold Parade. It is currently a beautiful tree-lined street that is quiet and peaceful. Under the revised Master Plan, developers have free reign to come in and build up to 7 storeys directly opposite our building”
- “Beamish St: Do not support indicated development for shop-tops or street calming measures which are contrary to stated objective of maintaining existing character”
- “Campsie has many historical and significant character buildings and every effort must be made to retain them, Fletcher street should be preserved and enhanced as a leafy residential family friendly area and not rezoned”

“The ‘Special Character’ area in the Wonga Street, Canterbury area be extended to include the North side of Redman Street. Retaining the character on both sides of Redman Street would be in keeping with the intent of the maintaining the current character and heritage of the area.”

Community and Cultural Facilities

Submissions shared their support for the proposed Campsie Civic and Cultural Hub and general improvement in quantity and quality of community and cultural facilities and amenity in the town centre.



Specific Feedback included:

- “We believe the Campsie Civic and Cultural Hub Site should be the focal point of the draft Master Plan as it presents so many great opportunities including the surrounding areas. Being so close to the upgraded station, the buildings across the street on Shakespeare should be considered for additional height and density including mixed use to create an active and vibrant area.”

Speak to a Planner



The key issues and themes from the Speak to a Planner sessions are listed below in the order of frequency they were commented on:

1. Revitalise Campsie
2. Site Specific Feedback
3. More growth/Not enough development
4. Environment/Sustainability
5. Concern about traffic congestion
6. Biking paths/infrastructure
7. More Open/Green Space
8. Revitalisation of Cooks River foreshore
9. Process and timing
10. Support for businesses
11. Keep Character
12. Concern about parking
13. Better Public Transport

14. Concern for high rise/over-population/overdevelopment
15. Affordable Housing
16. Educational facility improvements
17. Community and Cultural Facilities

A total of 52 people visited or engaged with the ‘Speak to a Planner’ sessions held at the Campsie Library. These were held on Tuesday, Wednesday and Thursday between 9:30am and 4:30 pm during the consultation period. These sessions provided an opportunity for the community to speak to a planner from CB City and ask questions or provide any feedback about the revised Campsie Masterplan in person.

Of those who visited, six people shared that they had a preferred language. Two of these people spoke Arabic, one person spoke Cantonese, two people spoke Greek and one person spoke Korean. The phone line number with multi-language translators was offered to these members of the community and some of these community members conversed in English, with the exception of the two Arabic speakers who conversed in Arabic with Council’s planner.

The general sentiment gathered from these interactions was:

- 37 people expressed general support
- 4 people expressed general opposition
- 10 people’s support was not indicated or was neutral.

Revitalising Campsie was the most common theme raised in the ‘Speak to a Planner’ sessions. This was followed by people asking for site-specific feedback, which involved questions or concerns about how proposed items in the draft Master Plan would affect their own property/site or a property/site they had an interest in.

Nine people wanted to see the revised draft Master Plan include more strategies to facilitate and support increased growth and development within the Campsie Town Centre.

A number of participants also shared feedback on supporting or wanting to see more environmental and sustainability measures, concern about traffic congestions, supporting or wanting to see more biking paths and infrastructure, and wanting more open and green space.

One on one community group briefings

CB City contacted 47 community groups by letter, email or phone were offering the opportunity for a meeting or briefing on the project. In these briefing sessions, the attendees were able to ask any questions and were also encouraged to write a submission to share their feedback and be part of the engagement process.

A total of eight community group meetings were held online via Microsoft Teams or Zoom with the following stakeholders:

- Canterbury Bulldogs
- Meals on Wheels
- MuslimCare
- Sydney Women's Counselling Centre
- Development Industry Briefing
- Campsie Rotary Club
- St Mels Catholic School
- Campsie Public School

These one-on-one community group briefings were provided with the intention of being an information sharing activity, therefore the sentiment towards the draft Master Plan was not gathered. These sessions were an opportunity to open discussion with the representatives of the local community groups and to encourage them to participate in the engagement process by making a submission.

In these meetings, most community group representatives shared their organisation's purpose and role and wanted to see the draft Master Plan reflect and consider changes to support their organisation. A key topic discussed in these meetings was around improving and providing more community facilities for these groups to support the local community.

Acquisition stakeholder meetings

These meetings were planned and implemented by CB City and will be reported separately to this Engagement Outcomes Report.

Appendices

The Appendix includes separate PDF documents for each appendix item. See below to access each appendix item.

Appendix A: CB City Outcomes Report

Appendix B: Detailed survey results

Appendix C: Fact Sheets

- Overarching
 - Culture, Lifestyle and Jobs
 - Moving Better
 - Great Design, Housing & Character
 - Sustainability Leaders
 - Making it Happen
-

Appendix D: Kombi Feedback Cards

Appendix E: Have Your Say Post Cards

The Have Your Say Post Cards were available in 7 other languages Simplified Chinese, Vietnamese, Tagalog, Greek, Arabic, Korean and Nepalese.

Appendix F: Interactive 3D Model Campsie Map (e8urban)

Appendix G: A0 Board Maps & Artist Impression Images

- Artist impression images of the Cooks River Foreshore and Beamish Street
 - Proposed Building Height Map
 - Proposed Urban Design Framework Map
-

Appendix H: Posters

- Campsie Draft Master Plan Have Your Say posters (English & Chinese)
- Survey promotion poster

Appendix I: Change is coming to Campsie Notification Letter

Appendix J: Advertisements and Media Releases

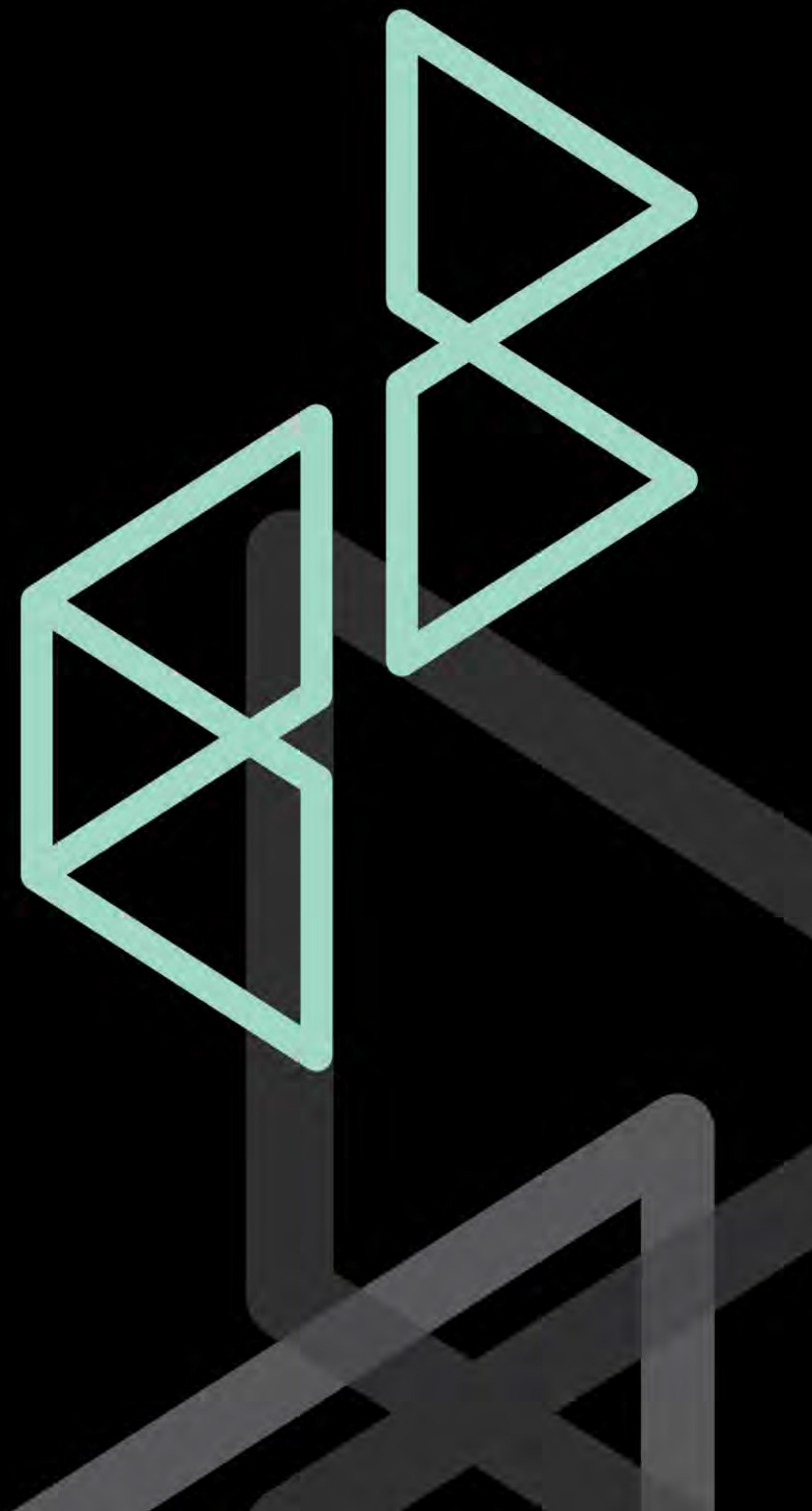
Appendix K: Ad Shel

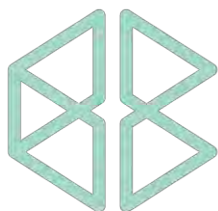
Appendix L: Social Media Posts



Campsie Draft Master Plan Engagement Submissions Table

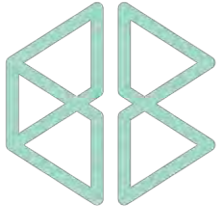
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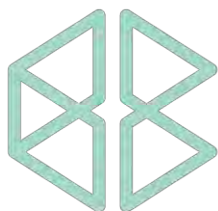


General submission responses

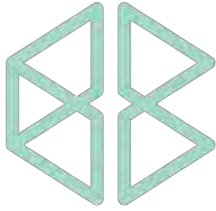
Submission Number(s)	Theme	Issues	Response
2, 10, 11, 18, 20, 21, 24, 29, 31, 32, 33, 34, 37, 39, 48, 49, 52, 53, 54, 57	General support for draft Master Plan	Expressed broad support for the draft Master Plan and the approach to growth.	Noted.
3, 5, 7, 15, 26, 27, 35, 51, 55	Does not support draft Master Plan	Expressed opposition to the draft Master Plan.	Noted.
3, 6, 8, 11, 14, 24, 30, 32, 33, 34, 38, 48, 51	Support for revitalisation of Campsie core	<p>Supports the revitalisation of Campsie.</p> <p>Wants to maintain the distinctive identity of Campsie including cultural diversity and lower-cost housing options.</p> <p>Wants to increase night-time economy and the vibrancy of the centre.</p> <p>Supports the retention of local business along Beamish Street rather than residential flat buildings.</p> <p>Use the draft Master Plan as an opportunity to revitalize Beamish Street and increase the vibrancy of the centre.</p>	Noted. The actions included in the draft Master Plan aim to achieve these objectives.



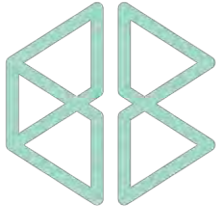
Submission Number(s)	Theme	Issues	Response
53	Support for active transport infrastructure	Supports approach to improved walking and cycling paths.	Noted. Submission will be passed onto the team undertaking Campsie Complete Streets
3, 6, 12, 28, 30, 33, 34	Support for revitalisation of Cooks River	Supports revitalisation of the Cooks River and the Cooks River Foreshore.	Noted.
30	Support for focus on Aboriginal Culture and Heritage and European Heritage.	Supports objectives around the celebration of Aboriginal Culture and Heritage and protecting heritage buildings.	Noted.
30	Special Character Area	<p>Support for the introduction of special character areas.</p> <p>The northern side of Redman Street should be included in the Wonga Street Special Character Area.</p>	<p>Action: Amend text in draft Master Plan to note that design consideration should be given to development surrounding the Special Character Areas.</p> <p>Response: The northern side of Redman Avenue does not contain a continuous character streetscape due to the presence of the strata dwellings in the centre of the street, for this reason it has not be included as part of the Special Character Area. Notwithstanding design consideration will be given to development surrounding the Special Character Areas, this work will be undertaken during the development of the Development Control Plan.</p>
1	Campsie Street Heritage Conservation Area	The Campsie Street Heritage Conservation Area includes three recent developments at 1, 3 and 5 Loftus Street, Campsie.	<p>Action: No change</p> <p>Response: The draft Master Plan no longer identifies 1, 3 and 5 Loftus Street, Campsie as being part of Campsie Street Heritage Conservation Area investigation area.</p>



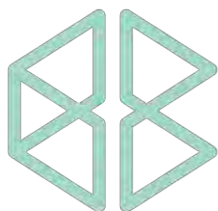
Submission Number(s)	Theme	Issues	Response
3, 46	Heritage and character	<p>Campsie should carry out a heritage study before progressing with MP and retain local character.</p> <p>Does not support the proposed heritage investigation of St John's Anglican Church and Halls at 26 Anglo Road, Campsie.</p>	<p>Action: No change</p> <p>Response: As part of the development of the draft Master Plan, items for heritage investigation were identified.</p> <p>The heritage values of identified sites will be explored as part of the City-wide heritage review, this includes the heritage value John's Anglican Church and Halls.</p> <p>Should the heritage-wide review recommend not listing any of the identified items, the draft Master Plan recommendations can be reviewed through the Planning Proposal process.</p> <p>The need to retain existing character has been considered as part of the preparation of the draft Master Plan. The draft Master Plan proposes to introduce two special character areas. The aim in these areas is to retain the existing character, with the draft Master Plan recommending changing the zoning of these areas from R3 Medium Density Residential to R2 Low Density Residential.</p>
3	Heritage - items for investigation	Submission recommended that a series of dwellings be reviewed for heritage investigation.	<p>Action: Council has outlined the following dwellings for heritage investigation in the draft Master Plan:</p> <ul style="list-style-type: none"> • 21 Duke Street • 46, 48, 50, 52 and 54 Duke Street. <p>Response: These properties were referred to Council's heritage planner for review, the above mention property were identified as having potential</p>



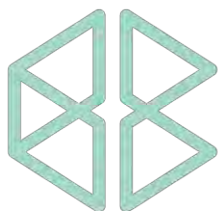
Submission Number(s)	Theme	Issues	Response
			<p>heritage value that should be investigated as part of the City-wide heritage review.</p> <p>The other properties identified in the submission had either been altered substantially or did not have the distinctiveness to warrant heritage listing.</p>
2, 29, 40, 50	Affordable Housing	<p>The draft Master Plan should propose a higher affordable housing contributions rate. The rate should be 15% - 25% of residential uplift.</p> <p>The 3% affordable housing rate is lower than the 10-15% affordable housing rate on residential uplift proposed by the Greater Sydney Commission.</p> <p>Seeking further clarification of who the provision of affordable housing is catering to.</p> <p>Concern the draft Master Plan contains no provision for public housing.</p>	<p>Action: No change</p> <p>Response: The Canterbury Bankstown Affordable Housing Strategy notes that Master Plans should test the provision of 15% of residential floor space as affordable housing with affordable housing contributions to be determined for each precinct/site through feasibility testing of built form controls. The proposed 3% rate is the equivalent of up to 12% of residential uplift, noting that the 3% rate is of overall development, whereas the 15% rate identified in the Local Strategic Planning Statement, and the 5-10% noted by the Greater Sydney Commission is on 'uplift only'.</p> <p>Affordable housing will be for a range of households, including families and those who work in industries that earn less than the median income and may not be otherwise able to afford to live in the local area.</p> <p>Affordable housing units will need to be of the same quality and size as standard apartments in the area.</p> <p>Public housing is the responsibility of the NSW Government.</p>
40	Affordable Housing	Concern that the Campsie Master Plan does not specify whether the affordable housing delivered will be held by Council or if it could be sold off.	Action: Amend the draft Master Plan text to note that affordable housing will be held by Council as a long-term asset.



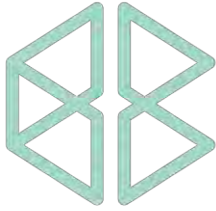
Submission Number(s)	Theme	Issues	Response
			Response: Amended to draft Master Plan it to clarify that affordable housing is not designed to be sold.
3	Informal housing	Issues with informal housing are occurring in Campsie and the draft Master Plan may exacerbate this problem.	<p>Action: No change</p> <p>Response: A lack of general housing stock exacerbates informal housing, new dwelling delivery as proposed under the draft Master Plan may help reduce the occurrence of informal housing.</p>
29	Housing targets and density	<p>The draft Master Plan is implementing NSW Government housing targets that are not enforceable</p> <p>The housing targets will mean Campsie will be as dense as New York City.</p>	<p>Action: No change.</p> <p>Response: The housing target for Campsie has been established in the Local Strategic Planning Statement and Council's Local Housing Strategy. Both policies were underpinned by robust analysis. The proposed growth in Campsie is commensurate with the centre's role as a Strategic centre. Focusing growth in strategic centres such as Campsie is consistent with the NSW Government's strategies to have growth located close to amenities and transport and Council's Local Strategic Planning Statement which aims to focus 80% of growth in centres in order to protect our suburban areas.</p> <p>The population density of New York (Manhattan) is 2.3 times higher than the population proposed in the draft Master Plan. Comparing the population density of New York (Manhattan) and Campsie is misleading. New York (Manhattan) covers a significantly larger area than the Campsie Town Centre. Making comparisons is akin to comparing the density of the Campsie Town Centre with an area that is around half the size of the CBCity LGA. If you compared the core of New York with the Campsie Town Centre, the population density of New York would be more than 3 times higher.</p>



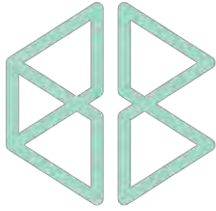
Submission Number(s)	Theme	Issues	Response
3, 29	Housing capacity	Concern the draft Master Plan does not consider capacity in no change areas	<p>Action: No change</p> <p>Response: Capacity in the no-change areas has been considered and factored into the dwelling delivery targets.</p>
3, 15, 26, 31, 38, 51, 55, 59	Apartments and built form	<p>The built form is inappropriate for Campsie. The proposed building heights would result in adverse impacts on existing properties and the amenity of the streets and will alter the existing character of the centre</p> <p>Opposition to apartment towers in Campsie, high-rise development up to 20 storeys is not appropriate for Campsie.</p> <p>Campsie will look like Burwood, Chatswood and Parramatta.</p> <p>Campsie will look like Hong Kong.</p> <p>Campsie should retain existing controls with 6 to 8 storey height limits.</p> <p>The draft Master Plan proposed too many apartments – houses should be replaced with houses.</p> <p>Housing sales and rental listings indicate no demand for apartments in Campsie.</p>	<p>Action: No change</p> <p>Response: The rate of growth, building heights and density in Campsie is lower than the growth in Burwood, Chatswood and Parramatta.</p> <p>The intensification strategy for Campsie has been designed to achieve the right balance of growth between new and existing development - Two-thirds of Campsie remains unchanged. The Master Plan has been designed to manage the transition between existing and proposed growth. The proposed building height create appropriate transitions between high and low density area and protect the amenity of the public domain and open space. In addition, the master plan proposes street wall height controls, upper and lower level building setbacks to ensure that new development delivers high quality-built form outcomes. New apartment development will be required to provide minimum building separation, consider privacy of adjacent dwellings, and will need to ensure solar access to public spaces and neighbouring properties is retained.</p> <p>The State Government has identified Strategic Centres receiving investment in mass transit as ideal places for housing growth. As a strategic centre receiving a Metro Station, Campsie has an important role to play in housing delivery. Growth in Campsie needs to be aligned with its role as a Strategic Centre.</p>



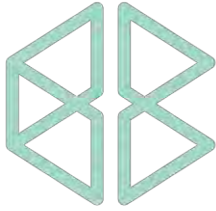
Submission Number(s)	Theme	Issues	Response
		Concern that development will result in nail houses.	<p>New housing growth will cater to a range of different household types. The draft Master Plan includes initiatives to ensure housing diversity and deliver homes suitable for both large households (couples with children and group households) and smaller households (couples with no children, single parents, single people).</p> <p>Direction 9 of the draft Master Plan emphasises the need for more flexible, larger and family-friendly apartments. Such diversity and higher design standards will contribute to improving apartment quality. Notwithstanding, apartments have been a long-standing housing choice in established centres across Sydney, including Campsie.</p> <p>Sales and rental listings indicate the presence of a certain dwelling typology in an area, booms in the housing market (when lots of listings are present), they don't generally indicate housing demand.</p> <p>The built form proposed has been designed to encourage amalgamation and avoid isolated sites (nail houses).</p>
3, 5, 6, 14, 26	Impacts of housing growth	<p>Does not support the increased housing growth and the associated population density.</p> <p>Does not support the rezoning of R3 residential areas to high rise.</p> <p>Lower density housing allows for car parking and less impact of neighbours.</p>	<p>Action: No change.</p> <p>Response: The housing target for Campsie has been established in the Local Strategic Planning Statement and Council's Local Housing Strategy. Both policies were underpinned by robust analysis. The proposed growth in Campsie is commensurate with the centre's role as a Strategic centre. Focusing on growth in Strategic Centres such as Campsie is consistent with the NSW Government's strategies to have growth located close to amenities and transport.</p>



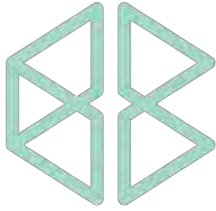
Submission Number(s)	Theme	Issues	Response
		Density is associated with traffic congestion and will exacerbate parking issues within Campsie.	The intent of the draft Master Plan is to provide a framework for future growth in Campsie, to ensure development is undertaken in a coordinated way that delivers benefits to the community. The intensification strategy underpinning the Master Plan will concentrate growth and density in areas of Campsie that are in close proximity to transport services and open space, thereby aiming to reduce the adverse effects of ad-hoc growth in the area.
35	Precinct specific issue - Thorncraft Parade, Tudor Street, and Waverly Street.	<p>Seeking 10 - 25 storeys on Thorncraft Parade, Tudor Street, and Waverly Street for the following reasons:</p> <ul style="list-style-type: none"> • Council has rezoned the surrounding areas for high density and should be equitable with their rezoning. • A sports and medical precinct anchored by Belmore Sports and Recreational Precinct and Canterbury Hospital has not been given proper consideration, similar to the Randwick Collaboration Area. 	<p>Action: No change</p> <p>Response: No change has been proposed for the blocks between Thorncraft Parade and Tutor Street as:</p> <ul style="list-style-type: none"> • The draft Master Plan intensification strategy proposes a maximum building height of 20 storeys, building heights beyond this are inappropriate for the role and function of Campsie. • High density is limited to sites within walking distance to the Metro Station, near the Cooks River foreshore and at the Beamish Street and Canterbury Road node. • 10 - 25 storeys would be inconsistent with the surrounding built form, which has a maximum building height of 3 storeys • Council have focused the medical precinct along Canterbury Road given the presence of existing and proposed hospital, to be consistent with the Canterbury Road Review and to realise Campsie's vision as a genuine Strategic Centre. The Randwick Collaboration Area contains a university and three hospitals, as such it is of a different scale from a health precinct in Campsie.



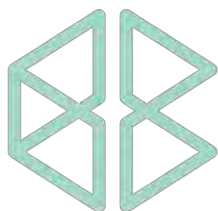
Submission Number(s)	Theme	Issues	Response
			Tutor and Waverly Street are located outside the Campsie Master Plan Study area and therefore have not been considered.
23, 30	Precinct Specific amendments - 'The Avenues'	<p>Does not support growth 7 storey height limit along Clissold Parade.</p> <p>Along 'The Avenues' 7 storey development should not be located next to each other. This built form will result in Campsie looking like Charles Street, Canterbury.</p> <p>Does not support the increase in building height along the Southern side of Clissold Parade</p>	<p>Action: No change</p> <p>Response: 'The Avenues' along Clissold and Brighton Street is designed to create an linear approach to growth rather than having a dense pocket of high-rise in a single area. The lot configuration in Campsie also differs from Charles Street, lots in this area are narrower than the lots in Charles Street, which will lead to different built form outcomes.</p> <p>Increasing building height along the southern side of Clissold Parade is to improve built form transition between the 7 storeys proposed along the northern side of Clissold Parade and the areas of no change further to the south. The proposed controls will result in a consistent street wall height along Clissold Parade and a built form that will step down towards the river. This will create a stronger visual connection along Clissold Parade to the Cooks River.</p> <p>The draft Master Plan refers to the establishment of a Design Review Panel. The Design Review Panel will evaluate the appearance and architectural quality of new development. This process will occur separately from the draft Master Plan but will apply to Campsie.</p>
30	Precinct-specific amendment – Byron Street	Does not support 8 storeys along Byron Street due to flooding and overshadowing.	<p>Action: Note change.</p> <p>Response: The proposed built form will help deliver green space along this portion of the Cooks River Foreshore.</p>



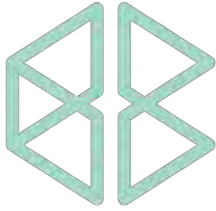
Submission Number(s)	Theme	Issues	Response
	and Nowra Street	<p>Does not support 8 storeys along Nowra Street due to impacts on adjacent 2 storey development</p> <p>8 storeys sites along the Cooks River Foreshore could cause issues with flooding and should be included as an additional open space.</p>	<p>The Cooks River is located to the North of Byron Street, accordingly the proposed built form will not overshadow the Cooks River.</p> <p>Solar access testing has been undertaken for the proposed growth along Nowra Street, upper level setbacks can be used to minimise overshadowing on surrounding lower density dwellings. Upper-level setbacks will be set out in the Development Control Plan.</p> <p>Streetscape testing has been undertaken for Nowra Street. The 5-storey street wall height proposed for Nowra Street will provide an appropriate street aspect ratio and built form transition.</p> <p>Flood affectation has been considered as part of the development of the draft Master Plan and influenced the intensification strategy.</p>
2	Precinct specific amendment – Vicliffe and Nicholas Avenue	<p>Council should consider rezoning the sites near the intersection of Bexley Road and Beamish Street including parts of Vicliffe and Nicholas Avenue as:</p> <ul style="list-style-type: none"> Sites are in walking distance to the future Metro Rail station and have access to high-frequency bus routes on Canterbury Road. Sites are on the ridgeline The sites are proximate to Canterbury hospital 	<p>Action: No change</p> <p>Response: Sites are largely outside of the draft Master Plan Study area and are not proximate to the Cooks River, open space or the future Campsie Metro Station.</p>



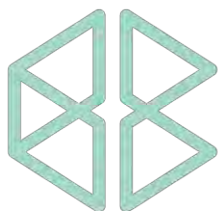
Submission Number(s)	Theme	Issues	Response
4	Precinct-specific amendment – Fletcher Street	<p>Concern residents will be forced out of their homes.</p> <p>Does not support the medical precinct as there are other sites that could be used for medical uses on Beamish Street.</p>	<p>Action: No change.</p> <p>Response: The draft Master Plan does not force residents out of their homes. Residents can choose whether they wish to sell or develop their land.</p> <p>Sites adjacent the existing Canterbury Hospital and the proposed private Hospital are the optimum location for medical facilities due to the effects of agglomeration.</p>
28	Precinct-specific amendment - Wairoa Street	<p>Flooding is not an issue so growth in this area should occur with a 15-metre building height and a 1.5:1 to 2:1 floor space ratio.</p>	<p>Action: No change</p> <p>Response: Growth in this area would result in an inconsistent streetscape, for this reason no change is proposed in this precinct.</p>
30, 31, 55, 45	Precinct specific amendment - Cowper Street and Cooks River	<p>This area is too far from the station for residents to be car-free. The proposed development will exacerbate existing car parking and congestion issues.</p> <p>The foreshore areas should be predominately green space and lower density</p> <p>Council should not increase density in a flood zone.</p> <p>Higher density should be focused on the non-river facing streets.</p>	<p>Action: Amended the draft Master Plan to enhance the built form outcomes along the Cooks River Foreshore by:</p> <ul style="list-style-type: none"> • Amending the 'Cooks River Foreshore' character area description to reinforce the delivery of good built form outcomes and connection to the Cooks River • Increasing setbacks to the existing between Moore and Cowper Street to encourage appropriate street aspect ratio • Reducing the street wall heights along Cowper Street to improve street aspect ratio and streetscape outcomes • Reducing setback controls along with Adam and Gordon Streets to emphasise the lower order nature of these streets in the precinct's street hierarchy • Amend active street frontage and setback controls to allow for 'corner shops' or cafes on the northern corner of Lindsay street.



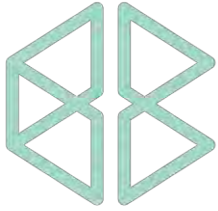
Submission Number(s)	Theme	Issues	Response
			<p>Response: The proposed built form will not encroach on the existing green space along the Cooks River Foreshore. Rather, the proposed built form and associated planning controls have been designed to use growth as a catalyst for open space delivery.</p> <p>The highest built form is focused on the non-river facing streets. Growth in this area has been designed to step down as it reaches the Cooks River. Notwithstanding edits have been made to the draft Master Plan to further enhance the built form in this location including – please see above.</p>
31	Precinct specific amendments – Burns and Dryden	Increasing height from 2 – 3 storeys and allowing apartments undermines the existing character.	<p>Action: No change</p> <p>Response: Under existing planning controls residential flat buildings (apartments) are currently permissible with consent along Dryden Street.</p> <p>The draft Master Plan is increasing the building height along the majority of Burns Street by 1-storey. This proposed increase is unlikely to substantially impact the character of this precinct.</p>
48	Precinct specific amendment – 52 - 56 Amy Street and 81 - 85 Evaline Street	Requesting further uplift, so that streetscape along Evaline and Amy Street has a continuous 8 storey height limit.	<p>Action: No change.</p> <p>Response: The 5 storeys height limit proposed along Evaline Street and Amy Street is to provide a transition between the higher density (8 – 15) storeys towards Beamish Street and the lower 3 storey development on the Western Side of Evaline and Amy Street.</p>



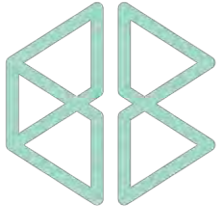
Submission Number(s)	Theme	Issues	Response
58	Precinct specific – amendment – 30-44 Amy Street	Requesting an 8-storey height limit, cited proposed heights in the Sydenham to Bankstown Urban Renewal Strategy as rationale.	<p>Action: No change.</p> <p>Response: The building heights proposed along Amy Street are intended to provide a transition between high density development toward Beamish Street and the lower density areas on the western side of Amy Street.</p>
26	Precinct specific amendment – Browning and Dryden Street	Raised concerns about the height of buildings proposed on Browning Street, and their impacts on properties immediately to the east on Dryden Street. In particular, the submission was concerned that 5 storeys developments would result in overshadowing, noise and privacy impacts on adjoining residential properties.	<p>Action: No change.</p> <p>Response: New apartment development will be required to provide minimum building separation, consider privacy, and overshadowing and will need to ensure solar access to neighbouring properties is retained.</p>
3	Precinct specific amendment – Sixth Avenue	Raised concerns about high-density development along Sixth Avenue and its impact on-street parking.	<p>Action: No change.</p> <p>Response: A site-specific clause in the Canterbury Local Environmental Plan 2021 applies to 2 - 16 Sixth Avenue, Campsie allowing for a maximum building height of 25 metres and a Floor Space Ratio of 2.9:1. The proposed built form along Sixth Avenue is to allow more slender buildings and to provide a transition between 2 - 16 Sixth Avenue and sites to the north.</p>
36, 42	Precinct-specific amendment – 4, 6, 8 Fifth Avenue, Campsie	<p>Supports the inclusion of the western side of Fifth Avenue in areas of change with a maximum building height of 20m and a Floor Space Ratio of 1.8:1.</p> <p>Supports the inclusion of 7-11 Fourth Avenue, Campsie in areas of change with a maximum</p>	<p>Action: No change.</p> <p>Response: This block has not been selected for additional uplift under the Master Plan as:</p>



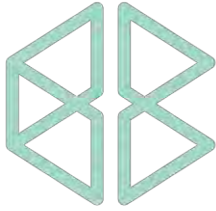
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		<p>building height of 18m and a Floor Space Ratio of 1.7:1.</p> <p>The submission noted that the adjacent block received uplift under the draft Master Plan, and the rationale for that applies to their site (within 400m of Campsie Station).</p>	<ul style="list-style-type: none"> • The draft Master Plan proposed growth within 200m of open space, the subject site does not fulfil this criterion • The draft Master Plan seeks to strike a balance between growth and retaining existing built form and character in Campsie, as such it was identified the northwest quadrant of Campsie as having limited change, further growth in this area would undermine the Intensification Strategy of the draft Master Plan. • The block contains many strata properties, which constrain potential built form outcomes. The surrounding strata developments create difficulties in creating a sympathetic transition between new high-rise development and existing apartment buildings.
11	Precinct-specific amendment – Shakespeare Street	Increase height along Shakespeare Street due to the area's proximity to the new Metro Line	<p>Action: No change</p> <p>Response: The 5 - 8 storey height limit along Shakespeare Street was considered appropriate given the site's location at the transition between the commercial offerings and future development on the Campsie Civic and Cultural Centre block to the west and the more residential areas to the east.</p> <p>Taller development would be out of context and contrary to the Intensification Strategy.</p>
30	Precinct specific amendment – Sites around Anzac Park	Do not support proposed development around Anzac Park as it will negatively impact the amenity of the park	<p>Action: No change</p> <p>Response: Providing transition and preserving solar access to existing parks is a key priority of the Intensification Strategy. The proposed growth around Anzac Park has been designed to avoid overshadowing of the Park.</p>



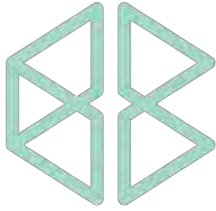
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			In addition, future development will be required to demonstrate consistency with overshadowing standards set by the Apartment Design Guide.
32, 33	Site-specific amendment - 134 - 136 Brighton Street, Campsie	Building height should be increased to 12 storeys to reduce land-use conflicts associated with the existing petrol station operating from this site and surrounding residential land uses.	<p>Action: No change</p> <p>Response: The draft Master Plan proposed 8-storey height limit for this site. A 12-storey height limit would be out of character with the surrounding development and inconsistent with the Campsie Intensification Strategy that focuses high density built form around the future Metro Station and at the intersection of Beamish Street and Canterbury Road.</p>
8	Site-specific amendments - 6, 8 and 10 Seventh Avenue, Campsie	<p>Seeking additional maximum building height of 6 storeys and a floor space ratio of 1.8:1 as:</p> <ul style="list-style-type: none"> 2 -10 Seventh Avenue, Campsie has been included in the area for uplift despite this property not fronting Beamish Street. Current development controls are not feasible. 	<p>Action: No change</p> <p>Response: 2 - 10 Seventh Avenue, Campsie have not been identified in the no change area, as such uplift on 6, 8 and 10 Seventh Avenue, Campsie would result in an inconsistent built form transition.</p>
10	Site-specific amendment - 419-431 Canterbury Road, Campsie	<p>Supports the vision and objectives of the draft Master Plan but raised the following concerns:</p> <ul style="list-style-type: none"> Objected to the proposed built form typology for 'low-rise commercial buildings' on the subject site and in the vicinity. Argued that this typology would not be feasible in this part of Campsie. 	<p>Action: No change</p> <p>Response: No change is recommended for the following reasons:</p> <ul style="list-style-type: none"> Residential uses in the B6 zone would undermine the creation of a medical precinct in this location and contravene the recommendations of the Canterbury Road Review The use of the term 'low-rise commercial buildings' reflects the future built form typology proposed for this precinct.



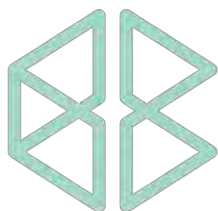
Submission Number(s)	Theme	Issues	Response
		<ul style="list-style-type: none"> Concern that the draft Master Plan proposes few incentives to establish employment space in the eastern part of the Health and Lifestyle Precinct. Lack of zoning change and the proposed built form controls for the site prevent the achievement of any substantial increase in commercial or medical space. Recommended Council consider zoning changes that would permit residential apartments as part of mixed use development (B2 Local Centre or B4 Mixed Use). Suggested Council also include controls ensuring minimum commercial or medical floorspace. Requested Council consider a Floor Space Ratio of 2.8:1 - 3:1. 	<ul style="list-style-type: none"> Canterbury Roads transformation into a Health and Lifestyle precinct is a long-term objective, development feasibility in the current market is not the only consideration when developing built form controls. Notwithstanding, the proposed built form controls do not depart from what is currently achievable on the subject site. Requirements mandating medical uses on this site would restrict the ability to deliver employment generating uses capable of supporting a medical precinct.
41	Site-specific Amendment – 50 Fletcher Street Campsie	Does not support high-rise adjacent existing residential flat buildings.	<p>Action: No change</p> <p>Response: Council is proposing medium rather than high rise development along the western portion of Fletcher Street, with a maximum building height of 5 storeys proposed.</p> <p>New apartment development will be required to provide minimum building separation, consider privacy, overshadowing and need to retain solar access to neighbouring properties.</p>



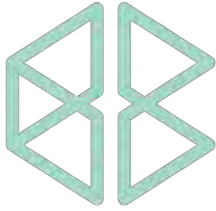
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16, 43, 44	Site-specific amendments – 19 Claremont Street Campsie	Does not support high-rise adjacent existing residential flat building, 15 storeys either side will have adverse impacts on solar amenity and result in poor built form transition.	<p>Action: Amend built form control on this site to allow for a maximum building height of 15 storeys and a floor space ratio of 3.8:1. Proposed built form controls reflect the controls of the adjacent site.</p> <p>Response: The proposed built form changes will encourage the amalgamation of this site.</p>
37	Site-specific amendment - 445-459 Canterbury Road, Campsie	<p>This submission supported the overall objectives of the draft Master Plan to deliver a medical precinct in Campsie and noted that a separate planning proposal is being undertaken to facilitate a private hospital on this site. However, the submission raised the following concerns related to the subject site:</p> <ul style="list-style-type: none"> • Building typology identified for the subject site was 'low-rise multi-storey commercial buildings'. The submission objected to this and suggested that the typology be amended to 'Social Infrastructure/Institutional Facilities and/or multi-storey commercial buildings' to better reflect the intended outcomes of the planning proposal for this site. • Base and maximum FSR controls identified in the draft Master Plan were not supported and would not allow the site to be redeveloped feasibly. • Objected to the proposed street setbacks of 6m on Canterbury Road and Stanley Street 	<p>Action: No change</p> <p>Response: Development on this site for a hospital use is being progressed through a separate planning proposal. Should a hospital not be developed, only uses compatible with the business zone would be permitted in accordance with the Master Plan.</p>



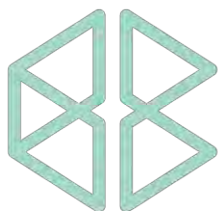
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		as this would make a large strip of the subject site undevelopable.	
39	Site-specific amendment – Campsie RSL	<p>Submission offered general support for the strategic intent of the draft Master Plan but seeks:</p> <ul style="list-style-type: none"> • That the site be rezoned to B4 Mixed Use with residential flat buildings and senior housing being permitted with consent. • The proposed building height amended to 7 storeys for the southern portion of the site fronting Anglo Road, and that the maximum building height should not include all incentives. • The base FSR for the site be amended to 3.2:1 and the proposed incentive FSR be amended to 3.6:1. • The maximum heights should not be inclusive of all incentives. • Further clarification on the application of the incentive height and floor space system. • Maximum car parking rates should not apply register clubs and other non-residential land uses not listed in Objective 6.3 of the draft Master Plan. 	<p>Action: No change</p> <p>Response: Proposed built form will be considered as part of the Site-Specific Review Process.</p>



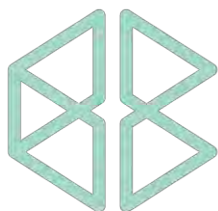
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		<ul style="list-style-type: none"> Sustainability measures should be flexible and allow for development that exceed best practice environmental standards. 	
57	Site-specific amendment - 43 and 44 South Parade, Campsie	<p>Submission seeks:</p> <ul style="list-style-type: none"> An increase in the FSR from 1.6:1 to 3.5:1 An increase to the proposed building height for the site up to 12 storeys to allow for a stepped tower development Provisions for bonus height and FSR subject to design excellence and affordable housing delivery. <p>These changes were proposed to allow the redevelopment of the site along with the retention of the heritage item and the delivery of affordable housing.</p>	<p>Action: No change</p> <p>Response: Council undertook further urban design analysis for this site as part of the previous round of engagement. This analysis resulted in an increase to the proposed building height to 5 storeys. Council maintains its position, additional uplift on this site is inappropriate as it will:</p> <ul style="list-style-type: none"> Adversely impact the of amenity of the adjacent 3 storey residential flat building Result in inconsistent built form transition along South Parade. The 5-storey height limit provides a transition between the existing 6 storey residential flat building to the west of South Parade and the 3 storey residential flat building to the east of South Parade. A 5-storey height limit allows for built form that responds appropriately to the existing 2 storey heritage item located on the subject site.
52	Site-specific amendment – 9 Unara Street, Campsie	Supports Unara Street receiving uplift due to proximity to station and Canterbury Road.	<p>Action: No change</p> <p>Response: A key objective of the draft Master Plan is to achieve a balance between growth and retaining the existing character of Campsie, for this reason, two-thirds of Campsie will remain unchanged. The area around Unara Street sits within the no change area due to the high presence of existing strata development.</p>
54	Site-specific amendment -	Submission seeks:	Action: No change



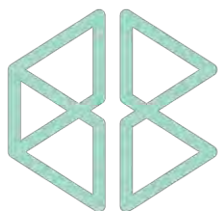
Submission Number(s)	Theme	Issues	Response
	23 Anglo Road, Campsie	<ul style="list-style-type: none"> An increase in the proposed height of the building and floor space ratio controls Removal of the 1,500sqm tall buildings minimum site area control. <p>Notes that redevelopment of the site will deliver affordable housing and community facilities</p>	<p>Response: No change is proposed for this site, as development above 5-8 storeys in this block will impact the amenity and solar access to Anzac Park, which is inconsistent with the Intensification Strategy for Campsie. The minimum site area control is designed to encourage good built form outcomes, development of tall buildings on sites below this size could result in poor design outcomes including issues with servicing and waste.</p> <p>Council has considered commercial floor space requirements when determining the proposed built form. An FSR of 2.4:1 is recommended for this site (inclusive of all bonuses).</p>
2, 3, 12, 24, 32, 33	Public domain improvements	<p>Submissions raised a series of suggested improvements to the public domain, including:</p> <ul style="list-style-type: none"> New trees and be pedestrian-friendly environments and kerbside car parking Reduce vehicular crossings Install pedestrian sensors at traffic lifts Current footpaths and public domain infrastructure cannot accommodate additional density Suggests footpath seating along Beamish Street Improving the interface between buildings on ANZAC Mall and Beamish Street and the public domain New laneways and activation of existing laneways 	<p>Action: No change</p> <p>Response: The draft Master Plan proposed public domain upgrades including new laneways, activation of existing laneways and new street trees. The draft Master Plan also seeks to encourage improved design quality in new buildings through comprehensive building height, setback and street wall controls and ensuring appropriate transitions and interfaces with existing heritage items and public spaces.</p> <p>In addition, Council has commenced Campsie Complete Streets Transport and Public Domain Plan, which is an integrated transport and streetscape plan. Campsie Complete Streets will involve a holistic review of the transport network in Campsie. This study will prioritise pedestrians and seek to improve the public domain for all users. The study will consider public domain improvements, car parking and vehicular and pedestrian movements.</p> <p>Relevant submissions will be passed on to the team responsible for Campsie Complete Streets.</p>



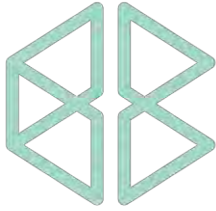
Submission Number(s)	Theme	Issues	Response
		<ul style="list-style-type: none"> More cycling and pedestrian routes. 	
3, 12, 21, 31, 49	Transport – Specific road network improvements	<p>Submissions raised a series of specific road upgrades, including:</p> <ul style="list-style-type: none"> The widening of Beamish Street Improving congestion along Canterbury Road Improving Duke Street as the dip at the side of the road and potholes are dangerous during school pick up and drop off. 	<p>Action: No change.</p> <p>Response: Council has commenced Campsie Complete Streets Transport and Public Domain Plan, which is an integrated transport and streetscape plan. Campsie Complete Streets uses a place-based approach to address transport challenges and prioritises the movement and safety of people. Campsie Complete Streets will ensure Campsie's transport network is designed to accommodate future growth by identifying short, medium- and long-term transport upgrades.</p> <p>The NSW Government is responsible for major roads such as Canterbury Road. As part of Campsie Complete Streets, Council will be engaging with the RMS to improve traffic flow and intersection upgrades along Canterbury Road</p> <p>Relevant submissions will be passed on to the team responsible for Campsie Complete Streets.</p>
13, 15, 19	Transport – Bypass	<p>Seeks the removal of the SP2 zoning on-site on Claremont Street.</p> <p>Concern over errors in traffic estimates assuming residents travel from Burwood to Hurstville through Campsie.</p>	<p>Action: No change.</p> <p>Response: The Proposal to extend Loch Street from Evaline Street to Canterbury Road forms part of an existing plan – this is not a new road being proposed by the draft Master Plan. Council's Canterbury Local Environmental Plan 2012 currently indicates this road extension by zoning affected lots SP2 – Classified Road. Council will advocate to TfNSW for the delivery of this alternate traffic route.</p>



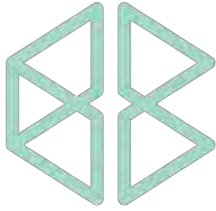
Submission Number(s)	Theme	Issues	Response
			Discussion about Burwood to Hurstville through Campsie refers to the future of mass transit (public transport) projects rather than existing traffic estimates.
25, 27, 29, 38, 50, 55	Transport – Accommodating further growth	<p>Traffic Study does not assess the impact on additional dwellings in Campsie</p> <p>An increase in traffic has not been considered</p> <p>Current road network cannot support existing residents.</p> <p>The traffic report has not considered a change in the function of Beamish Street and the Campsie Bypass.</p>	<p>Action: No change.</p> <p>Response: The Traffic Reports prepared by GTA Consultants assesses the ability of the local transport network to accommodate the planned growth under the draft Master Plan. The Stage One Report presented strategic transport modelling outlining the effects of the expected population growth and transport network on the performance of the broad network in 2026 and 2036.</p> <p>The Stage Two Report includes two traffic models, one which simulates the traffic impacts of the proposed growth without a new north-south route west of Beamish Street (the Campsie bypass), and the other with the Campsie bypass. Both these models are based on the level of growth proposed under the draft Master Plan.</p> <p>Should the draft Master Plan be adopted, Council is also committed to a 'Complete Streets' project for Campsie, which provide more detailed work on the road network and intersection upgrades required, develop an approach to public parking and take a detailed look at the pedestrian and bicycle network in Campsie. This will consider the future role of Beamish Street and the Bypass in more detail.</p>
2	Car parking - support for amendments	Submission expressed support for the following actions associated with car parking provision:	Action: Noted



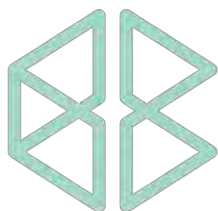
Submission Number(s)	Theme	Issues	Response
		<ul style="list-style-type: none"> Introduce a resident-only car parking scheme Introduce nil or low car parking within an 400m radius of the Metro Station and reduce car parking rates in other areas. 	Response: Suggestions around car parking rates are included within the draft Master Plan. Campsie Complete Streets will investigate car parking schemes.
5, 25, 26, 27, 29, 38, 55	Car Parking – Do not support the reduction in car parking rates	Does not support reducing car parking rates.	Action: Reduce the ‘no minimum car parking’ area boundary, provisions will now only apply to B4 – Mixed-use sites within a 400m radius on the proposed Metro Station. Response: Council sought further technical advice on the ‘no minimum car parking’ boundary outlined in the draft Master Plan. While in the long term, Government and Council should be working towards a reduction in parking that is commensurate with public transport accessibility, it is supportable to reduce the area to which the proposed ‘no minimum parking’ controls will apply, so that this control is limited to the core of the B4 Mixed Use Zone only.
25, 29, 50	Car parking – Unbundled car parking	<p>Council has not provided sufficient detail about the implementation of the unbundled car parking scheme.</p> <p>Concern that a commercial operator will be able to buy car parking spaces and turn residential car parking into a paid car park.</p>	Action: No change. Response: The unbundled car parking scheme will be further developed as part of the preparation of the Development Control Plan, this will include details about the scheme’s application area and administration. The planning process restricts the ability of a landowner to turn car parking associated with a unit block into a commercial operated public car park. Public parking is not permitted without development consent.



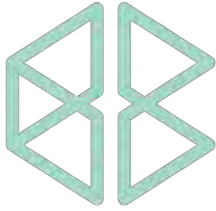
Submission Number(s)	Theme	Issues	Response
29, 56	B6 zoning along Canterbury Road	<p>Rezoning R3 properties to B6 along Canterbury Road will increase rates paid by landowners, landowners will be unable to develop their sites as B6 zoning is not feasible as outlined in the Land Use and Economic Study.</p> <p>Canterbury Road is unlikely to transform into a medical precinct as there is no demand for medical or other commercial uses in the area as seen by the proliferation of vacant commercial premises.</p>	<p>Action: No change.</p> <p>Response: Within CBCity there are two main rate levy categories – business and residential. There is a different rate used in the calculation of these rate categories, with businesses generating a higher levy than residential. If the properties along Canterbury Road continue to be used for residential purposes, the residential rate will apply. However, if landowners lodge a development application to change to a business use this will trigger the business rate. In summary, unless landowners choose to change the use of their sites from residential to business uses, they will continue to be subject to the lower rate.</p> <p>While land use is a key determinant of the rates being charged within CBCity, other factors are taken into consideration including land value. Land value is determined by the Valuer General. Land valuation is determined using multiple considerations including:</p> <ul style="list-style-type: none"> • Broad range of sales evidence • Most valuable use • Zoning, heritage restrictions or other use constraints • Size, shape and features • Location • Nearby development and infrastructure. <p>Land zoning is only one of the many factors that determine land value. If a change to land zoning decreases development potential, this would be reflected in the land valuation of a site and accordingly the rates paid.</p>



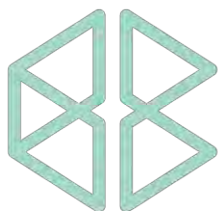
Submission Number(s)	Theme	Issues	Response
			It is recommended that the B6 zone proposed around Canterbury Hospital be retained along Canterbury Road, as this will assist in facilitating an employment-focused cluster around the Hospital.
15	Cooks River	8-storey vertical faced apartments blocks along the Cooks River Foreshore should be prohibited. The Cooks River should be expanded.	Action: No change. Response: The draft Master Plan proposed a 5-storey street wall height for the 8 storey development along the Cooks River foreshore. The upper portion of the Cooks River is owned by Sydney Water, Council does not have jurisdiction over the Cooks River.
53	Sustainability	Council needs to do more than commit to carbon neutrality by 2050 and should commit to carbon neutrality by 2030.	Action: No change. Response: The draft Master Plan recognises that buildings are significant contributors to greenhouse gas emissions, and commits to achieving carbon neutrality in Campsie by 2050. Council will achieve this by mandating new energy efficiency and sustainability requirements in new buildings, including all-electric buildings, dual reticulation, new electric vehicle infrastructure and minimum solar panel coverage on rooftops. The draft Master Plan will also introduce a sustainability bonus to encourage new development to go beyond the minimum requirements to deliver best practice sustainability outcomes in the built form. The draft Master Plan is a long-term plan for Campsie, and the sustainability measures will be implemented gradually through new development. This is the reason that the target for carbon neutrality is 2050.



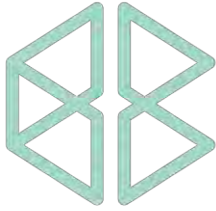
Submission Number(s)	Theme	Issues	Response
9	Tasker Park Foot Bridge	The footbridge proposed as part of the redevelopment of Charles Street that connects Tasker Park and Canterbury Station is not included in the draft Master Plan.	<p>Action: No change.</p> <p>Response: Council's draft City-wide Contributions Plan has amended the location of the proposed bridge along the Cooks River. Rather than locating a bridge between Robert Street and Tasker Park, Council is funding a bridge 250m to the north between Charles Street and Tasker Plan. This was determined as the preferred location as the bridge will be adjacent to the Canterbury Leisure and Aquatic Centre.</p> <p>There has been \$3,000,000 allocated to the construction of the bridge in the draft City-wide Contributions Plan that is currently on exhibition.</p>
30	Tree planting	<p>The draft Master Plan should include a specific action for the planting of additional trees with set targets</p> <p>The draft Master Plan should include actions to maintain and increase birdlife in our area.</p>	<p>Action: No change.</p> <p>Response: The draft Master Plan includes actions and targets around tree planting, please refer to Objective 5.3.</p> <p>Objective 5.2 of the draft Master Plan includes provisions around the promotion of biodiversity as part of the landscape management area along the Cooks River, this includes fauna.</p> <p>In addition, the Tree Canopy Master Plan provides recommendations for DCP controls, including controls around refusing the pruning or removal of trees for inappropriate reasons such as to reduce maintenance resulting from leaf, fruit, bird, bat droppings.</p>
22, 47	Land acquisition – Dryden and Burns Street	The draft Master Plan was not accompanied by a planning proposal when reported to the Local Planning Panel in September 2021	Action: Amend the setback controls along the northern portion of the proposed open space.



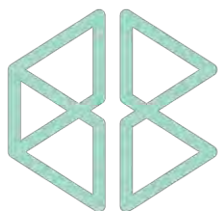
Submission Number(s)	Theme	Issues	Response
		<p>Council has misused their downzoning power by not proceeding with force acquisition Rather than delivering open space between Burns and Dryden Street, Council should deliver a through site link through land dedication in the same location.</p> <p>The proposed acquisition will result in site isolation of 20 Dryden Street, Campsie</p> <p>Council should enhance existing open space rather than creating a new pocket park.</p> <p>The proposed open space between Burns and Dryden Street will be overshadowed by development to the north, preventing adherence to Council's requirements around minimising the overshadowing of open space.</p>	<p>Response: Local Planning Panels Direction – Planning Proposals notes that Council is required to refer planning proposals to the Local Planning Panel for advice. The planning proposal is to be accompanied by an assessment report prepared by Council staff setting out recommendations in relation to the planning proposal, including whether or not the planning proposal should be forwarded to the Minister or Greater Sydney Commission.</p> <p>On 9 and 10 September 2021, Council reported the draft Master Plan to the Local Planning Panel. Included in the documentation report to the Panel was the Agenda for the Canterbury Bankstown Local Planning Panel Meeting 09 and 10 September 2021. This document can be viewed here: https://councilweb.azurewebsites.net/CBC/meetings/DOCS/2021/CBLPP_09092021_10092021_AGN.pdf.</p> <p>The Agenda provided the following:</p> <ul style="list-style-type: none"> Proposed LEP amendment – proposed provisions and intended outcomes (see page 54 – 62) A series of recommendations in relation to the planning proposal preparation and submission to NSW Planning and Environment for Gateway (see page 30). <p>If the Councillors endorse the draft Master Plan, a planning proposal to amend the Canterbury Bankstown LEP 2021 will be prepared and submitted to the NSW Planning and Environment for Gateway, this planning proposal will comply with the requirements of section 9.1 of the EP&A Act.</p> <p>For sites identified on the Land Reservation Acquisition Map, Council will proceed with the acquisition with the consent of owners (when the owner</p>



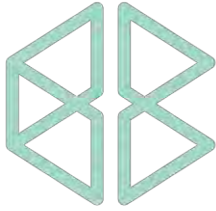
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			<p>chooses to sell on the open market or by directly approaching Council). During the land acquisition process, Council will comply with its statutory obligations under the Land Acquisition (Just Terms Compensation) Act 1991. Sites identified on the Land Reservation Acquisition Map will also be identified in the Canterbury Bankstown Development Contributions Plan.</p> <p>Council have undertaken an analysis of open space needs with the centre and identified this portion of Campsie as requiring additional open space. For this reason, a park rather than a through site link is proposed. The area around the park is intensifying, and in accordance with the principles of maximising access to open space in high density areas, this part of Campsie has been identified as having a deficiency in local parks, as set out in the Phase 1 Analysis Report.</p> <p>Through site links delivered through land dedication have been proposed on sites receiving a floor space ratio uplift of more than 1:1 above the current maximum floor space ratio control. The sites proposed for acquisition between Burns and Dryden Street do not meet this criterion.</p> <p>20 Dryden Street is capable of consolidating with 22 – 24 Dryden Street, which is not a strata-titled property. Notwithstanding, not all sites in the draft Master Plan will be re-developed particularly in the low intensification areas. This is noted in the Intensification Strategy, which states that lower intensity of re-development is likely in the low intensification areas.</p> <p>Given the need for open space in Campsie, Council is undertaking a multi-faceted approach to open space in the draft Master Plan. Council has proposed the embellishment of existing open space in addition to the creation of a new pocket park alongside other open space measures. Focusing only</p>



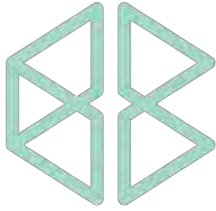
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			<p>on the embellishment of existing open space will not meet the open space needs of Campsie in the long term, as set out in the Phase 1 Analysis Report.</p> <p>Council have amended the setback controls along the Northern portion of the proposed open space to ensure the back is able to achieve suitable solar amenity.</p>
29, 30	Land acquisition	The draft Master Plan should aim for faster acquisition	<p>Action: No change.</p> <p>Response: Council needs to balance the needs of the residents whose sites are being acquired with the broader demand for open space.</p>
5, 25, 27, 29, 30, 31, 35, 38, 50, 55	Open space	<p>Open spaces within Campsie are at capacity. The Master Plan does not propose significant new open space.</p> <p>The draft Master Plan does not locate high-density housing within 200 metres of open space.</p> <p>It is unclear how much open space will be delivered on the Civic Centre Site redevelopment.</p> <p>Belmore Sports and Recreational Precinct and Tasker Park cannot be considered a regional open space. Belmore Sports and Recreational Precinct and Tasker Park cannot support the residents of Campsie, Belmore and Canterbury.</p>	<p>Action: No change.</p> <p>Response: The draft Master Plan proposes the following new and upgrade open spaces to support the proposed growth in Campsie:</p> <ul style="list-style-type: none"> • Expansion of Lofts Gardens with the renewal of Campsie Civic Centre. • Expansion of Harold Street Reserve, approximately doubling in area. • Large development sites within high intensification areas to provide small urban plazas and publicly accessible open space. • Duke Street pocket park to be completed. • New neighbourhood park between Dryden Street and Burns Street. • Expanded foreshore open space along the Cooks River • Embellishment of existing open space in the Campsie core including Anzac Park and Carrington Square • Creation and expansion of green laneways throughout the centre.



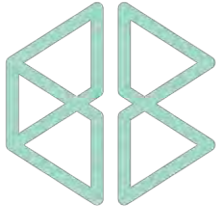
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		The draft Master Plan does not consider the 'Belmore Sports and Recreational Precinct Master Plan'.	<p>One of the key objectives of the draft Master Plan is to locate high-density residential areas within 200 metres of open space, this has influenced the distribution of growth proposed in the draft Master Plan.</p> <p>The Infrastructure Funding Strategy notes that an additional 4,300sqm of open space will be delivered on the Civic Centre site.</p> <p>Belmore Sports and Recreational Precinct and Tasker Park are defined under the NSW Government Architects Greener Place Guide as regional open spaces. As regional parks they have the capacity threshold to broader population catchments. Notwithstanding, the draft Master Plan is not reliant on the Belmore Sports and Recreational Precinct and Tasker Park for the provision of open space to accommodate the proposed growth.</p> <p>The draft Master Plan is consistent with the Belmore Sports and Recreational Precinct Master Plan. The recommendations of the Belmore Sports and Recreational Precinct Master Plan inform the Campsie Master Plan Phase 1 Analysis Report.</p>
25, 38	Recreational facilities	Master Plan does not include provisions for recreational facilities	<p>Action: No change.</p> <p>Response: The draft Master Plan refers to the Canterbury Leisure and Aquatic Centre re-development. Plans for the new Centre include indoor and outdoor pools, gym, multipurpose rooms children's water play and presents a substantial investment into local recreational facilities.</p> <p>The draft Master Plan identifies the embellishment of existing recreational facilities at Tasker Park and Rudd Park.</p>



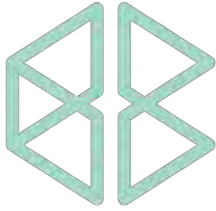
Submission Number(s)	Theme	Issues	Response
29	Recreational facilities	Support for the Canterbury Leisure and Aquatic Centre redevelopment.	Noted.
28, 29	Recreational facilities	<p>The basketball court in Tasker Park should be retained</p> <p>Refurbishment of public toilets in Tasker Park is required.</p> <p>Refurbishment of the Canterbury Olympic Ice Rink.</p>	<p>Action: No change.</p> <p>The draft Master Plan identifies the need for upgrades to Tasker Park. Specific upgrades are outside the scope of the draft Master Plan.</p> <p>Council is not responsible for the Canterbury Olympic Ice Rink, as it is privately operated.</p>
3, 5, 25, 27, 29, 38, 50	Local infrastructure funding	<p>The Infrastructure Funding Study does not consider the costs associated with infrastructure delivery.</p> <p>The NSW Government could apply a special rate levy to Campsie.</p>	<p>Action: No change.</p> <p>Response: The Infrastructure Funding Study prepared by GLN includes a detailed works list of the infrastructure needed to support growth in Campsie. In addition, the infrastructure funding study outlines the type of funding mechanism that will be used to fund the identified infrastructure and likely costings.</p> <p>The draft Master Plan does not include any type of special rate variation to fund infrastructure works to support the draft Master Plan.</p> <p>Council's draft Local Infrastructure Contributions Plan is currently on exhibition, this plan includes provisions and funding mechanisms for a number of local infrastructure items proposed as part of the draft Campsie Mater Plan.</p>



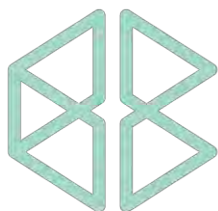
Submission Number(s)	Theme	Issues	Response
3, 5, 7, 25, 29, 35, 38, 51	NSW Government infrastructure delivery	<p>There is no NSW Infrastructure planned to support growth.</p> <p>NSW Government has not committed to infrastructure delivery.</p> <p>Council is not upgrading NSW Government infrastructure.</p>	<p>Action: No change.</p> <p>Response: Council cannot commit to NSW Government infrastructure, but also has limited tools for advocacy without having a Master Plan in place. The draft Master Plan provides that platform for Council and the community to hold agencies and utility providers to account to ensure they are properly servicing our community. For the NSW Government to plan for infrastructure provision they need to understand the location and extent of population growth and a commitment (through an endorsed Master Plan and a Planning Proposal) that growth will occur.</p> <p>As part of the implementation of the draft Master Plan through the Planning Proposal process, Council will be required to undertake further consultation with various government stakeholders including utility providers such as Sydney Water and Ausgrid in addition to the current engagement that has occurred during the development of the draft Master Plan.</p>
25, 29, 38, 50	School capacity	<p>Local primary schools are currently at capacity.</p> <p>Hardcourt Public School will lose their open space.</p>	<p>Action: No change.</p> <p>Response: Planning for schools is outside of Council's remit and controlled by State Government through Schools Infrastructure.</p> <p>The assertion that local schools are at or nearing capacity is therefore not accurate. Analysis of enrolment numbers indicates that from 2016 to 2021, there was an overall decline of 200 students attending the Campsie Primary Schools. Most notably, the majority of the enrolment decline is coming from the two main public primary schools in the centre. Campsie Public School and Harcourt Public School have lost the (105 and 106 respectively) from 2016 to 2021.</p>



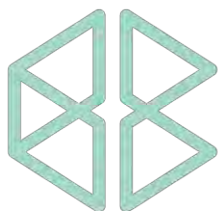
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			<p>Council met the principles of local schools who noted the enrolment decrease and explained that a downturn in enrolments can result in the need to cancel some of their activities and services.</p> <p>Notwithstanding the draft Master Plan will provide an outline of the location and extent of population growth that will be useful for the State Government in planning for the future of local schools. Council will continue to work with Schools Infrastructure to ensure adequate school capacity to accommodate the proposed growth. The draft Master Plan provides a platform to facilitate this discussion and clearly articulate the anticipated growth and change.</p> <p>The draft Master Plan is not proposing changes to Harcourt Public School.</p>
12	Canterbury Hospital	Improve the facilities at Canterbury Hospital.	<p>Action: No change.</p> <p>Response: Public hospitals and other health facilities are outside of Council's remit. The operation of Canterbury Hospital is controlled by State Government through NSW Health. Council has engaged with NSW Health and the Local Health District throughout the master planning and engagement process to ensure that the planning for Canterbury Hospital aligns with the vision for Campsie articulated in the draft Master Plan.</p> <p>As part of the implementation of the draft Master Plan through the Planning Proposal process, Council will be required to undertake further consultation with various government stakeholders including NSW Health.</p> <p>The draft Master Plan maintains flexibility in the planning controls for the Hospital to continue to grow on its current site. Together with the rezoning of</p>



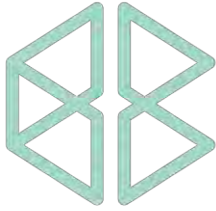
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			land around the hospital for employment precincts, the draft Master Plan provides the foundations for a growing medical precinct.
25, 29, 38, 50, 59	Detail on planning controls	<p>The draft Master Plan did not provide details on the proposed floor space ratio and building height controls.</p> <p>A development control plan did not accompany the draft Master Plan.</p>	<p>Action: No change.</p> <p>Response: The draft Master Plan provides both building height and floor space ratio controls alongside setbacks, street wall height and active street frontages provisions.</p> <p>The draft Master Plan also included an easy to access fact sheet entitled 'Making it Happen'. This fact sheet provided zoning, height and floor space maps and a short summary explaining these planning controls. In addition, the 3D visualisation that was prominently displayed on Council's Have Your Say website indicated how the proposed planning controls may influence built form outcomes.</p> <p>The Development Control Plan (DCP) is the companion document to the Local Environmental Plan (LEP), not a Master Plan. At the master planning stage, it is not appropriate to prepare a detailed DCP. Rather, the DCP will be prepared alongside the Planning Proposal (which outlines the proposed LEP controls) to implement the Campsie Master Plan. Council intends for both the Planning Proposal and DCP to be exhibited at the same time, to give a comprehensive understanding of the proposed amendments and allow for the community to comment on both.</p>



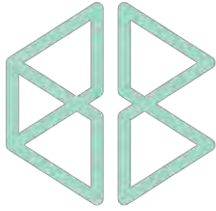
Submission Number(s)	Theme	Issues	Response
29, 30	Council's role in redevelopment	<p>Council should hold off on development until new infrastructure has been provided.</p> <p>Council should restore the existing shops along Beamish Street</p>	<p>Action: No change.</p> <p>Response: Council cannot hold off development, particularly site-specific planning proposals. Council can only manage the type of development occurring, this is the purpose of the draft Master Plan.</p> <p>Council cannot restore existing shops along Beamish Street, these shops are privately owned. Council can introduce planning controls that influence the design of shops. However, if landowners want to re-develop their sites and deliver modern buildings they currently are able to under existing controls and will continue to be able to under the draft Master Plan.</p>
29	Consultation process – Local Planning Panel recommendations	<p>Council did not provide a physical 3D model.</p> <p>Council did not integrate the site-specific proposals into the model.</p>	<p>Action: No change.</p> <p>Response: Council Local Planning Panel advised Council to engage a community engagement consultant to provide guidance on the optimal engagement approach. An independent consultant was engaged to assist Council with their consultation activities. The consultant recommended a virtual model rather than a physical model. A virtual model could be accessed more widely and reach more community members as community members did not need to travel to a particular location to view the model.</p> <p>Council did not included site specific proposals into the virtual model as these were subject to a separate Site-Specific Review Process where proposals were reviewed and considered. This report is provided under separate cover.</p>
29, 59	Consultation process – Notification letter	<p>The notification letter was simplistic and misleading as:</p> <ul style="list-style-type: none"> The Cooks River renders do not show 8 storey development. 	<p>Action: No change.</p> <p>Response: 8-storey development is not proposed along that portion of the Cooks River. The images of the development along the Cooks River depict a</p>



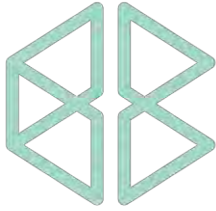
Submission Number(s)	Theme	Issues	Response
		<ul style="list-style-type: none"> The render of Canterbury Road and Beamish Street shows Canterbury Road as a 4-lane road, which is misleading. Community members might not understand that when Council says “New medical precinct around Canterbury Hospital” they mean a new medical precinct around the Hospital rather than just the hospital being expanded. Listing a range of engagement activities in the notification letter indicated the engagement process was a tick box exercise. Notification letter focused on new jobs but did not address impacts of change, proposed building heights or population densities. 	<p>6-storey development, the type of development proposed under the draft Master Plan in that location.</p> <p>The render of the Canterbury Road and Beamish Street intersection depicts Canterbury Road correctly, the road is 4-lanes.</p> <p>Council explained the proposed medical precinct using simple and accurate language.</p> <p>The engagement activities listed in the notification letter were genuine and occurred. Council recorded feedback from the engagement activities and reviewed this feedback as set out in the Engagement Outcomes Report prepared by WSP.</p> <p>The notification letter outlined that the delivery of new housing was proposed under the draft Master Plan and outlined that change will bring jobs, homes and new infrastructure to Campsie. The letter also included links to Council's Have Your Say page, where further information including population projections and proposed building heights were made available.</p>
35, 55	Consultation process – general process	<p>Council is not engaging with the multicultural community.</p> <p>Letter outlining the ‘speak with a planner’ initiative at Campsie Library was received late.</p> <p>Council undertook engagement during the COVID-19 pandemic.</p>	<p>Action: No change.</p> <p>Response: Council placed a strong emphasis on engaging with multi-cultural community members:</p> <ul style="list-style-type: none"> Council established a multi-lingual hotline and message service where Council staff would respond to community enquiries in a wide range of local languages



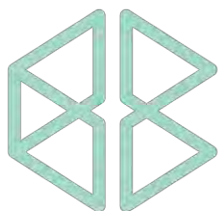
Submission Number(s)	Theme	Issues	Response
		<p>Flooding prevented community members from engaging with Council.</p> <p>The draft Master Plan material did not indicate that apartment development may occur.</p> <p>The community webinar that formed part of the previous consultation process did not include a Q&A.</p> <p>There were over 100 people lined up to speak to Council at their Campsie Luna Market pop-up, but insufficient staff to answer their questions.</p> <p>Council hasn't responded to correspondence for a specific community member.</p>	<ul style="list-style-type: none"> • Collateral such as the posters, flyers were translated into seven different languages: Chinese, Korean, Arabic, Greek, Vietnamese, Nepalese and Tagalog. • The factsheets and other collateral included a translated call to action to contact the multi-lingual hotline to be able to speak to a CBCity staff member who would be able to speak their preferred language. • Council's Have Your Say page has a translation option and the online survey was translated into the top six languages. • In the three pop up sessions, staff who were able to speak Cantonese, Tagalog and Arabic were also present. • Briefings were offered to key CALD community stakeholders. • Staff from non-English speaking backgrounds were available as part of the 'speak with a planner' initiative at Campsie Library. • The draft Master Plan was advertised in multi-lingual newspapers including the Daily Chinese Herald, Dan Viet (Vietnamese), An Nahar Newspaper (Arabic) and The Korean Herald. <p>Council sent the notification letter more than a week before the engagement process commenced. The 'speak with a planner' initiative at Campsie Library ran for 6 weeks to ensure enough time for the community to speak directly to with Council's planners.</p> <p>Engagement occurred where there were limited COVID-19 restrictions in place. Notwithstanding, Council provided multiple online and in-person engagement activities to ensure community members were comfortable and could engage safely.</p>



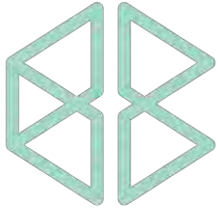
Submission Number(s)	Theme	Issues	Response
			<p>Campsie experienced very limited flooding. The draft Master Plan engagement process ran for 6-weeks, giving community members sufficient time to engage.</p> <p>All communication material showed images of apartment developments. A 3D visualisation of Council's Have Your Say website also depicted future growth in Campsie and indicated that apartments are proposed.</p> <p>The community webinar formed part of a previous round of engagement. Notwithstanding the webinar included a Q&A, community members were able to submit questions to be answered both prior to and during the webinar.</p> <p>There were 4 to 5 staff members and an additional 2 backup staff members attending the Campsie Luna Market pop-up, including multilingual staff members. During the busiest times, community members were waiting fewer than 5 minutes before speaking to Council staff. Staff members were taking notes and recording the feedback from all interactions as indicated in the Engagement Outcomes Report prepared by the independent engagement consultant.</p> <p>Council has provided personal correspondence to community members referred to in submission in the form of detailed letters responding to the matters they raised.</p>
17	Miscellaneous questions	Will the underground floor space controls reduce the amount of car parking on applicable sites?	<p>Action: No change.</p> <p>Response: Underground floor space will not influence car parking rates.</p>



Submission Number(s)	Theme	Issues	Response
		<p>Will removing car parking from Campsie Shopping Centre expand the footprint of Campsie Library?</p> <p>For Council owned car parks, how will Council encourage the replacement of car parking with green and pedestrian spaces?</p> <p>Will Council provide active transport paths along the Campsie side of Cooks River?</p> <p>How will Council encourage the provision of an additional entrance to Campsie Railway Station from Anglo Road?</p> <p>Will Council mandate the provision of air purification for apartments located near the freight rail line to mitigate the impacts of coal trains?</p> <p>Would Council accept development applications in no change areas if community infrastructure was proposed?</p> <p>How will Council encourage the increase in the provision of Liveable Housing Design Guidelines accredited dwellings?</p>	<p>Council is not removing car parking from the Campsie Shopping Centre. If the site was to be re-developed, the landowner will be subject to car parking controls in place at that time. This could include reduced car parking rates.</p> <p>The Campsie Complete Streets Transport and Place Plan will provide further guidance on the location and quantum of car parking required for the centre to function, including future opportunities for existing public car parks.</p> <p>A cycling and pedestrian path is proposed along the Cooks River.</p> <p>The draft Master Plan acts as a tool for Council to help advocate for the additional entrance to the Campsie Railway Station from Dewar Street.</p> <p>Council does not have plans to implement the provision around the air purification for apartments near the existing freight line. The relevant portion of the Southern Sydney Freight Line transports containerised freight rather than coal.</p> <p>In the 'no change' areas, the existing planning controls will continue to apply. Council will not consider development applications for additional height and floor space for the provision of community infrastructure.</p> <p>Council will require new dwellings to comply with the Liveable Housing Design Guidelines. These provisions will be set out in the Development Control Plan.</p> <p>The NSW Government employment zone reforms will be considered as part of a future planning proposal.</p>



Submission Number(s)	Theme	Issues	Response
		Have Council considered the NSW Government employment zones reform?	
3, 5, 12, 15, 14, 17, 28, 29, 31, 38, 40, 55	Matters outside of the scope of the draft Master Plan	<p>The following issues were raised that are outside the scope of the draft Master Plan:</p> <ul style="list-style-type: none"> • Rubbish and illegal dumping • Advertising and fruit crates on the footpath • Unpleasantness of Campsie Woolworths • Presence of illegal brothels on residential streets • Noise being emitted from Buses stopping at St Mel's Primary School during morning drop-off • NSW Government conversion of T3 line to Metro • Incorrect advertising of proposed built form by real estate agents • The cleaning and dredging of the Cooks River • Cooks River expansion and canal creation near Strathfield • Improvements to construction standards • Reducing Australia's population growth • The infiltration of neoliberal ideology in the Australian psyche • 2016 Council mergers • Harmonisation of Council rates 	<p>Action: No change.</p> <p>Response: These issues are outside the scope of the draft Master Plan, however where applicable will be passed on to the relevant teams for review.</p>



Submission Number(s)	Theme	Issues	Response
		<ul style="list-style-type: none">• NSW Government MPs infrequently visiting Campsie• Insurance increases due to land being listed as flood prone• Location of accessible playground throughout the LGA• Site-specific development application advice• The Greater Parramatta Growth Infrastructure Compact pilot• Capacity of Meadowbank Public School• The future of Canterbury Racecourse• Moratorium on development within Campsie.	



General submission responses

Agency – Sydney Local Health District

A summary of the submission from Sydney Local Health District to the draft Campsie Master Plan (the draft Master Plan) is provided below:

- Support for much-needed health, medical and education precinct around Canterbury Hospital.
- That Canterbury Hospital is the Local Health District's highest priority for capital investment due to the projected population growth, ageing population and the urgent need to upgrade the hospital infrastructure.
- Significant funding has been provided for the planning of the future of Canterbury Hospital, which gives regard to the existing and forecast population growth. No announcement on the redevelopment has been made to date, noting that planning is still underway.
- A number of interim investments are planned for the hospital including a satellite renal dialysis service, education and training facilities and fetal medicine ultrasound services.
- Support for maintaining the current land use and unrestricted height and floor space ratio controls for the Hospital, allowing for on-site redevelopment of the hospital.
- The Hospital also includes lands on the western side of Tudor Street (Council has noted this in the Master Plan).
- In addition to employment growth in the hospital as it redevelops, it is likely that there will be additional employment growth in allied health including specialists and GPs who which to locate near the hospital and leverage off the precinct's activation.
- The Local Health District's vision for Canterbury Hospital is to be a major Metropolitan Hospital of the future. The intent is that the Hospital remain in the heart of Campsie/Canterbury and be fully digitally enabled, providing the latest medical technology and expanded virtual health care.
- The Local Health District supports the emergence of Campsie as a Health and Lifestyle Precinct and seek ongoing collaboration with the community and Council.

Proposed changes to the draft Campsie Master Plan:

- Amend draft Master Plan text to acknowledge hospital uses along Tudor Street and note the need to review this through future master planning.
- Amend the draft Master Plan text to further articulate the role of Canterbury Hospital and the critical need for investment to support the Hospital.

Council Comments:

- Council acknowledges **Sydney Local Health District** support of the proposed medical precinct along Canterbury Road and the broader vision to transform Campsie into a Health and Lifestyle precinct
- Council will retain current built form controls on the Canterbury Hospital Site



Agency – Sydney Metro

A summary of the submission from Sydney Metro to the draft Campsie Master Plan (the draft Master Plan) is provided below:

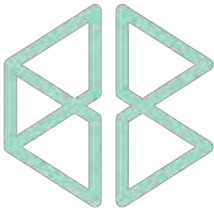
- Generally supportive of the draft Master Plan as it proposes a place-based design-led strategy
- The draft Master Plan responds positively to the development of Sydney Metro by increasing residential density in accessible locations around the station and creating more active and green walking and cycling opportunities
- Consider providing active frontages to Lilian Lane opposite the station as it is part of State Government's East/West Pedestrian and Cycle Link
- Correct the name of state transport projects referenced in the document
- The document should reference that local active transport connections be integrated with the east-west pedestrian and cycle link being developed by TfNSW
- Sydney Metro will not be upgrading the Cooks River Bridge as part of the East-West Pedestrian and Cycle Link. This reference needs to be removed from the document.
- Location of potential commuter parking should be within the shaded blocks along North Parade
- All developments should conform to the Sydney Metro at grade and elevated sections corridor protection guidelines

Proposed amendments to the draft Master Plan

- Correct references to the names of State Transport Projects (such as the "East West Pedestrian and Cycle Link")

Council Comments:

- Council acknowledges **Sydney Metro's** overall support of the draft Master Plan as it proposes a place-based design-led strategy
- Residential frontages are proposed along Lilian Lane preventing the ability to deliver active street frontages, however street activation along Lilian Lane will be managed by Development Control Plan provisions that encourage street activation
- Campsie Complete Street will outline the role and function of Lilian Lane in the broader street hierarchy and identify opportunities to connect local pedestrian/cycle links with the State Government's committed East-West pedestrian and cycling link. This work will involve collaboration with Sydney Metro.
- The Cooks River Bridge as part of the East-West Pedestrian and Cycle Link has been identified for funding in the draft city-wide Development Contributions Plan.



Agency – Sydney Water

A summary of the submission from Sydney Metro to the draft Campsie Master Plan (the draft Master Plan) is provided below:

- Sydney Water will continue to engage with Council as the draft Campsie Master Plan progresses
- Sydney Water support Council's vision for growth, water efficiency and sustainability.
- Sydney Water is currently working with Council to develop water servicing plans that delivers the outcomes of the Master Plan through an integrated water cycle management (IWCM) framework.
- The IWCM approach recognises recycled water as a reliable water servicing option when integrated with water supply and stormwater design. Recycled water can be used to great effect when greening urban areas, mitigating urban heat island effect and in improving water efficiency and flood resilience.
- Sydney Water requests advice on the yearly stage of growth for dwellings. Previous advice was given, however, an update is required based on the latest draft Master Plan. This information enables Sydney Water to effectively plan for water related infrastructure in a controlled and sequenced manner, as the delivery of water and wastewater infrastructure to service growth is subject to internal funding gateways which require confidence in the proposed growth to justify the funding approvals.
- Council's proposal for buildings with dual piping for alternative water sources and improved water sensitive urban design outcomes will be instrumental in helping market viability for both public or private water providers and to ensure recycled water usage can be fully optimised across the Campsie precinct.

Proposed changes to the draft Campsie Master Plan:

Nil.

Council Comments:

- Council acknowledges Sydney Water's support of the draft master plan's water sustainability initiatives and will continue working with Sydney Water to inform the water servicing plans and Integrated Water Cycle Management Framework
- Council will provide Sydney Water the anticipated yearly staging of dwelling growth from now to 2036 to inform their water servicing plans.
- Council to continue to work with Sydney Water as a key stakeholder in realising the draft Master Plan.

Have Your Say Canterbury Bankstown

Report Type: Form Results Summary

Date Range: 14-02-2022 - 28-03-2022

Exported: 29-03-2022 08:58:49

Closed

Campsie Master Plan Stage 3 Survey
Planning for Campsie Town Centre

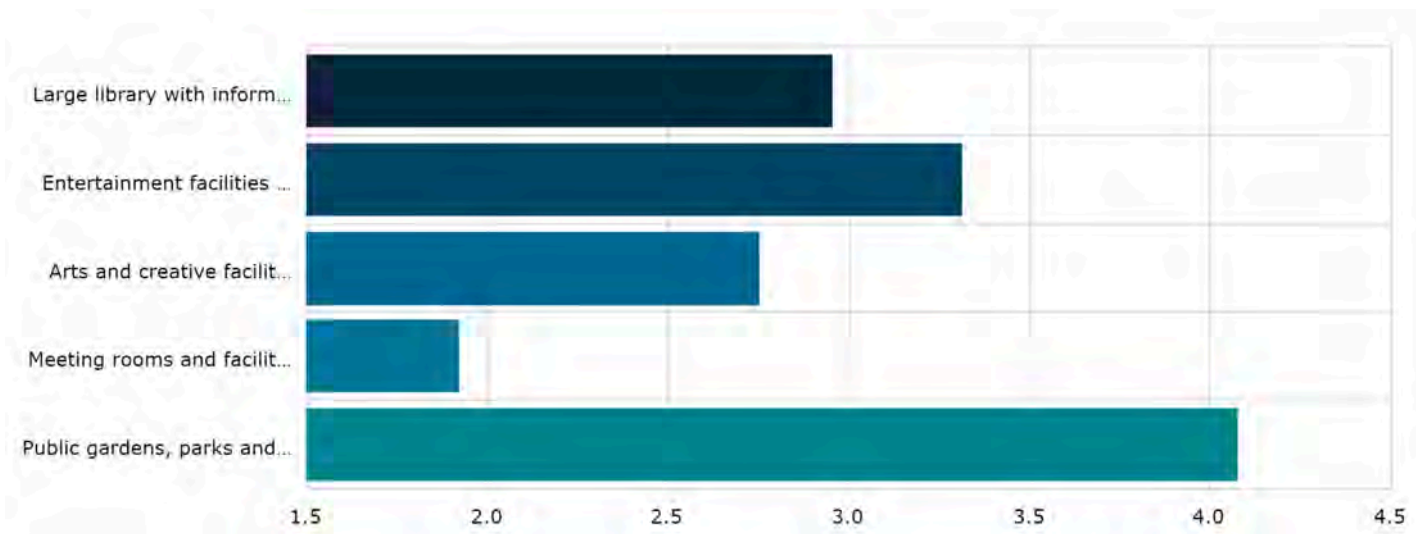
223
Contributors

232
Contributions

Contribution summary

1. What would you like Campsie's cultural and community facilities to be renowned for? (Please rank the options below from one to five) Required

Ranking | Skipped: 0 | Answered: 232 (100%)



	1	2	3	4	5	Count	Score	Avg Rank
Large library with informal meeting and study spaces	16.38% 38	18.10% 42	25.00% 58	25.43% 59	15.09% 35	232	2.95	3.05
Entertainment facilities and nighttime events	27.16% 63	24.14% 56	18.10% 42	13.36% 31	17.24% 40	232	3.31	2.69
Arts and creative facilities/space	5.60% 13	21.55% 50	31.47% 73	25.43% 59	15.95% 37	232	2.75	3.25
Meeting rooms and facilities for community groups	2.59% 6	7.33% 17	14.66% 34	30.17% 70	45.26% 105	232	1.92	4.08
Public gardens, parks and open spaces	48.28% 112	28.88% 67	10.78% 25	5.60% 13	6.47% 15	232	4.07	1.93

gardens, parks and green spaces	112	67	25	13	15
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Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.

Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

2. Is there anything missing from this list? If so, please tell us below.

Long Text | Skipped: 129 | Answered: 103 (44.4%)

Sentiment

No sentiment data

Tags

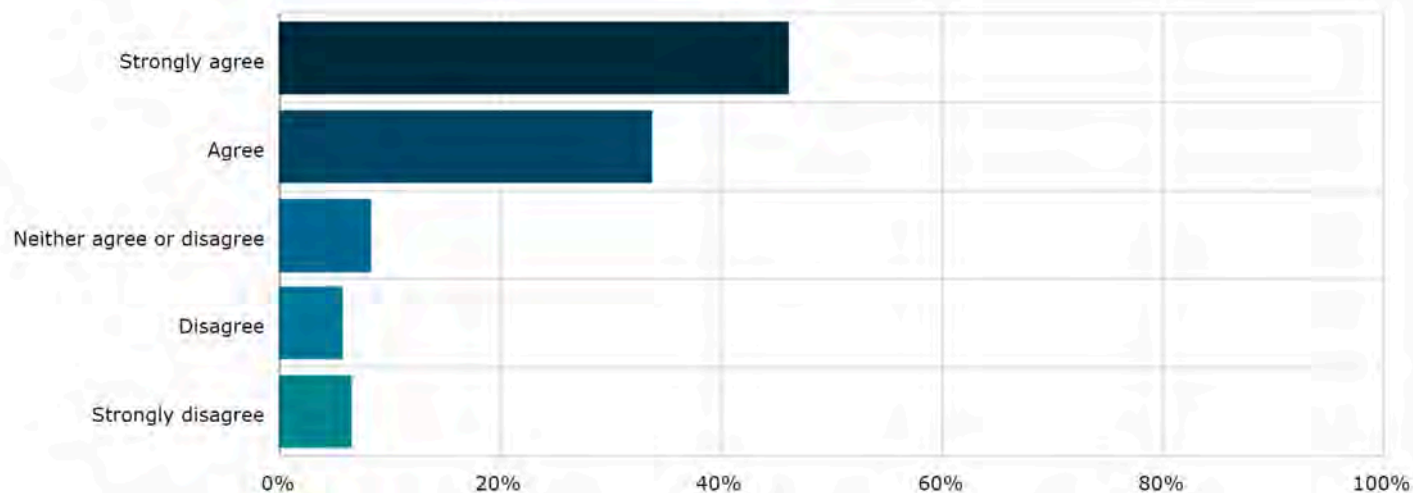
No tag data

Featured Contributions

No featured contributions

3. Do you support Council's plan to increase jobs and business activity in Campsie? Required

Select Box | Skipped: 0 | Answered: 232 (100%)



Answer choices	Percent	Count
Strongly agree	46.12%	107
Agree	33.62%	78
Neither agree or disagree	8.19%	19
Disagree	5.60%	13
Strongly disagree	6.47%	15
Total	100.00%	232

4. Do you have anything to add?

Long Text | Skipped: 137 | Answered: 95 (40.9%)

Sentiment

No sentiment data

Tags

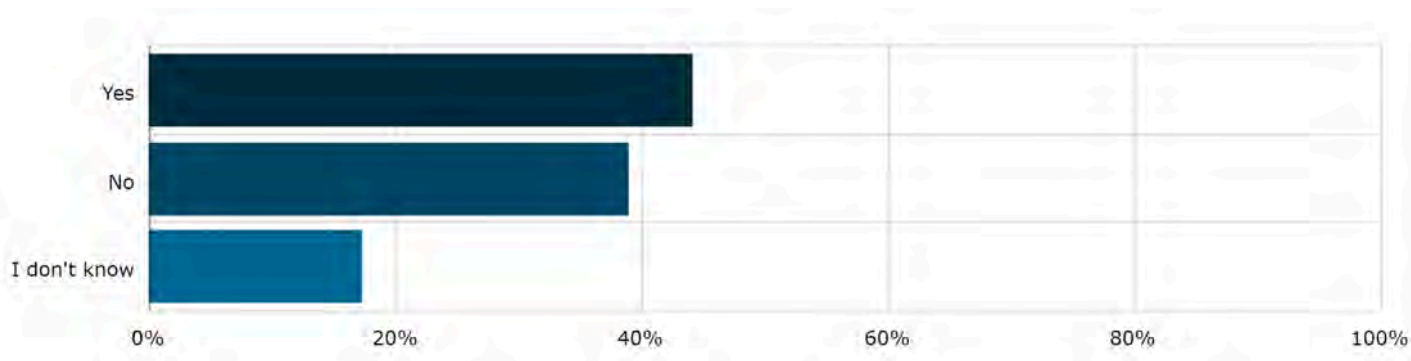
No tag data

Featured Contributions

No featured contributions

5. Is there anything else that would make getting around Campsie easier? Required

Select Box | Skipped: 0 | Answered: 232 (100%)



Answer choices	Percent	Count
Yes	43.97%	102
No	38.79%	90
I don't know	17.24%	40
Total	100.00%	232

6. If yes, what have we missed? Required

Short Text | Skipped: 130 | Answered: 102 (44%)

Sentiment

No sentiment data

Tags

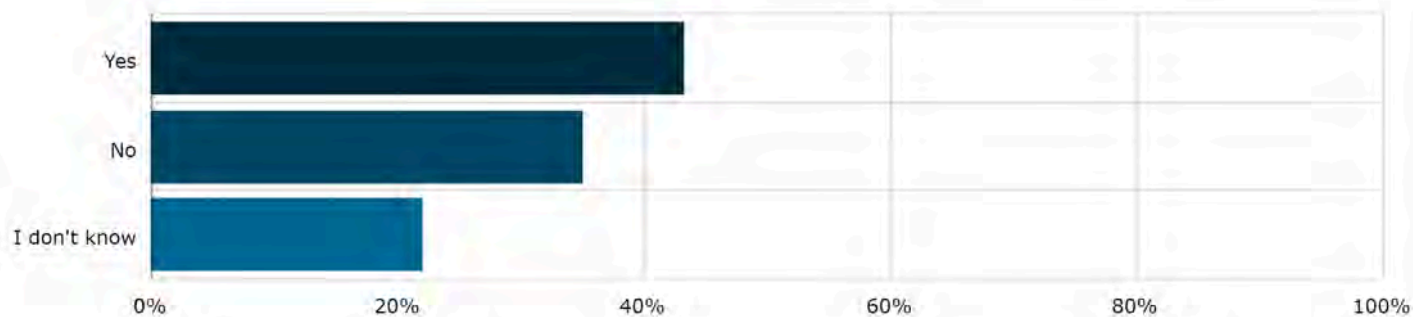
No tag data

Featured Contributions

No featured contributions

7. Is there anything else that would improve car parking in Campsie? Required

Select Box | Skipped: 0 | Answered: 232 (100%)



Answer choices	Percent	Count
Yes	43.10%	100
No	34.91%	81
I don't know	21.98%	51
Total	100.00%	232

8. If yes, what have we missed? Required

Short Text | Skipped: 132 | Answered: 100 (43.1%)

Sentiment

No sentiment data

Tags

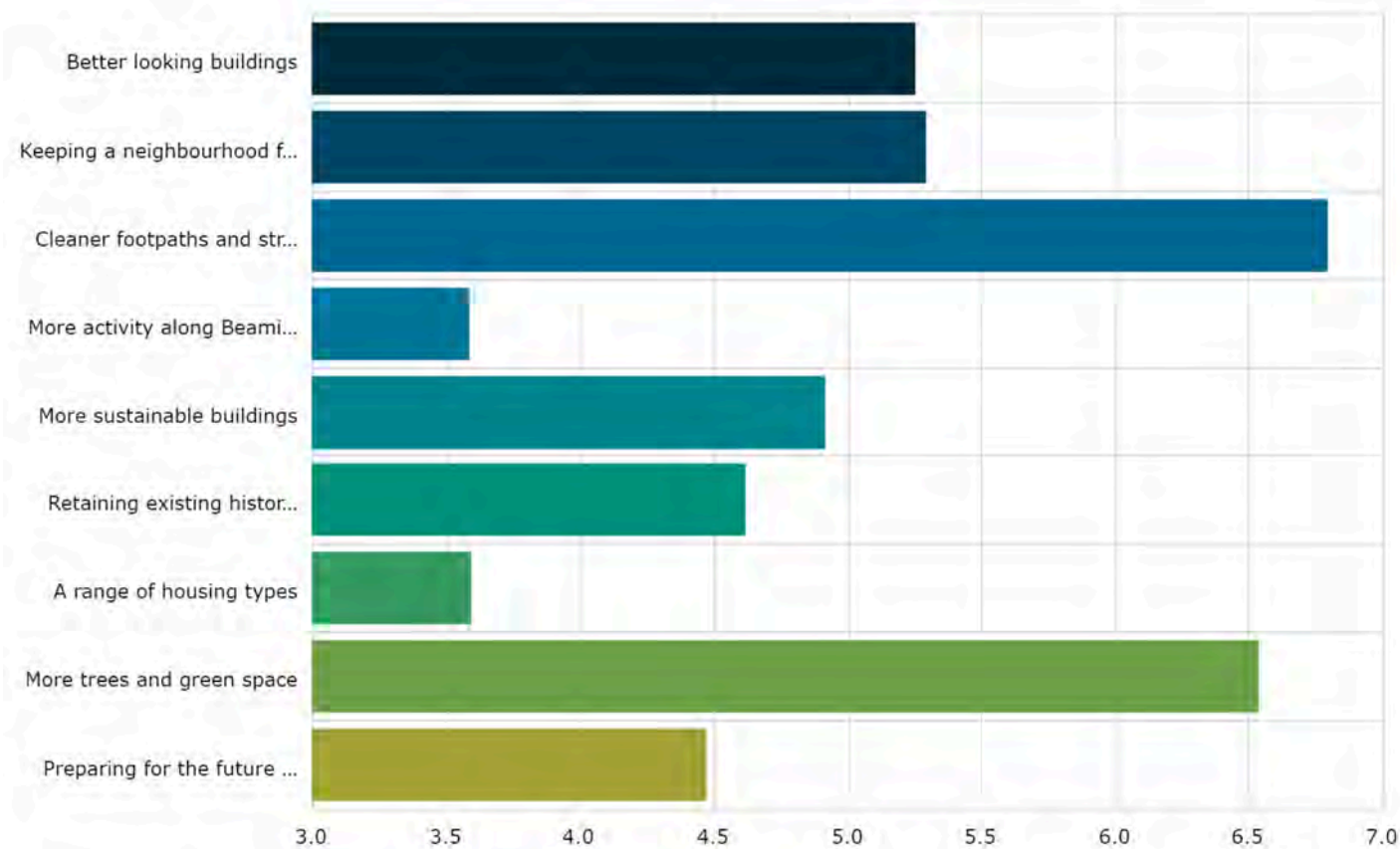
No tag data

Featured Contributions

No featured contributions

9. What does 'great design' mean to you? Please rank the following options in order of how important you think they are for 'great design'. Required

Ranking | Skipped: 0 | Answered: 232 (100%)



	1	2	3	4	5	6	7	8	9	Count	Score	Avg Rank
Better looking buildings	14.66% 34	11.21% 26	9.91% 23	9.48% 22	14.66% 34	12.50% 29	9.05% 21	7.76% 18	10.78% 25	232	5.25	4.75
Keeping a neighbourhood feeling	7.33% 17	11.21% 26	12.93% 30	21.98% 51	10.34% 24	10.78% 25	11.64% 27	7.76% 18	6.03% 14	232	5.29	4.71
Cleaner footpaths and streets	25.86% 60	19.40% 45	15.95% 37	15.09% 35	7.76% 18	6.90% 16	4.74% 11	3.88% 9	0.43% 1	232	6.79	3.21
More activity along Beamish Street	2.16% 5	4.31% 10	7.33% 17	9.05% 21	9.91% 23	12.93% 30	14.66% 34	13.36% 31	26.29% 61	232	3.58	6.42

More sustainable buildings	5.17% 12	8.62% 20	13.36% 31	11.21% 26	15.95% 37	12.93% 30	19.83% 46	10.34% 24	2.59% 6	232	4.91	5.09
Retaining existing history and character	10.78% 25	10.34% 24	7.76% 18	9.05% 21	9.05% 21	11.64% 27	9.48% 22	20.69% 48	11.21% 26	232	4.61	5.39
A range of housing types	3.45% 8	4.74% 11	7.33% 17	6.47% 15	11.21% 26	10.78% 25	12.93% 30	18.53% 43	24.57% 57	232	3.59	6.41
More trees and green space	21.12% 49	21.55% 50	16.81% 39	10.34% 24	9.48% 22	9.91% 23	4.74% 11	3.02% 7	3.02% 7	232	6.53	3.47
Preparing for the future of our community	9.48% 22	8.62% 20	8.62% 20	7.33% 17	11.64% 27	11.64% 27	12.93% 30	14.66% 34	15.09% 35	232	4.47	5.53

Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.

Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

10. Is there anything missing from this list? If so, please tell us below

Long Text | Skipped: 153 | Answered: 79 (34.1%)

Sentiment

No sentiment data

Tags

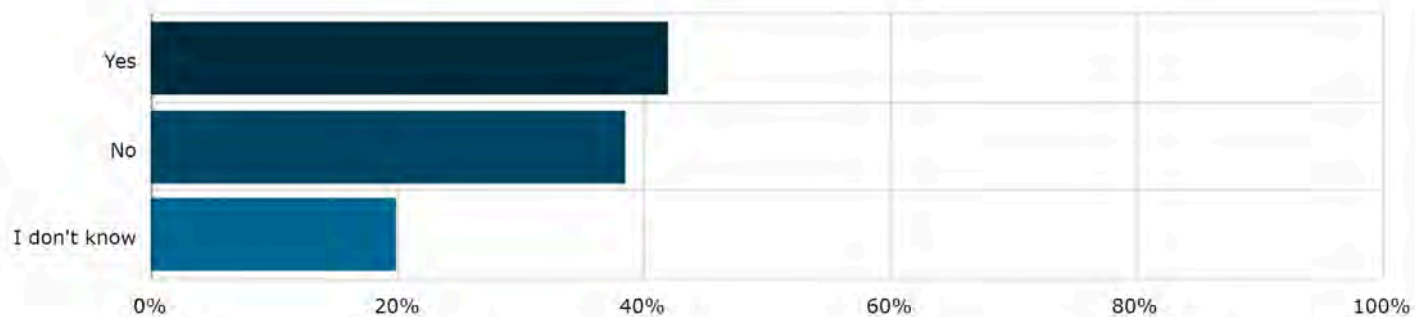
No tag data

Featured Contributions

No featured contributions

11. Have we got this balance right? Required

Select Box | Skipped: 0 | Answered: 232 (100%)



Answer choices	Percent	Count
Yes	41.81%	97
No	38.36%	89
I don't know	19.83%	46
Total	100.00%	232

12. If 'no', what could we do differently? Required

Long Text | Skipped: 141 | Answered: 91 (39.2%)

Sentiment

No sentiment data

Tags

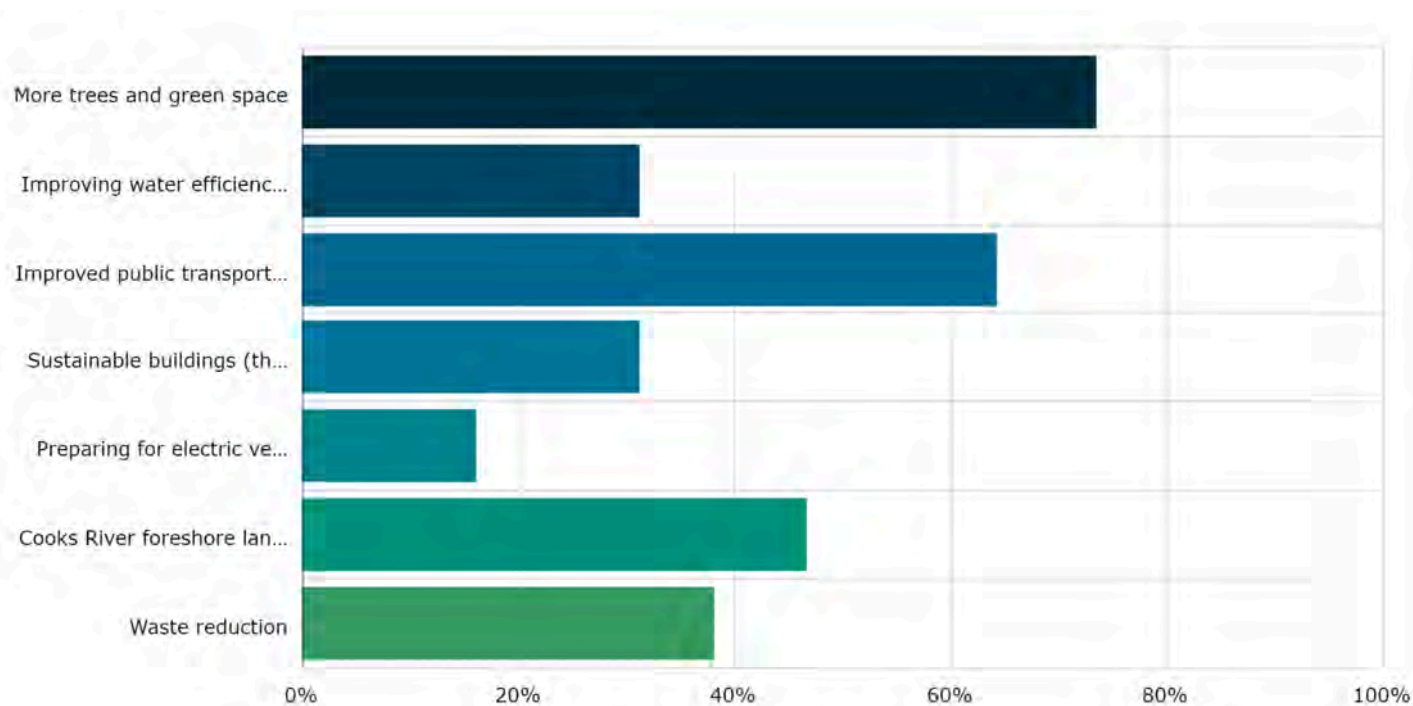
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Featured Contributions

No featured contributions

13. Please select the 3 sustainability measures you support the most from the list below. Required

Multi Choice | Skipped: 0 | Answered: 232 (100%)

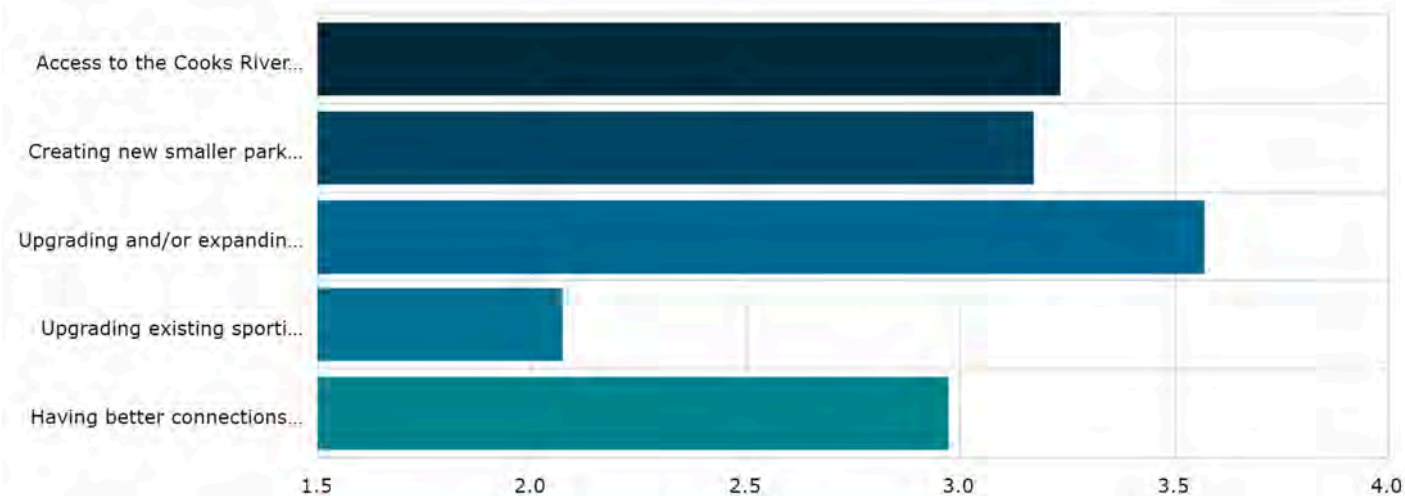


Answer choices	Percent	Count
More trees and green space	73.28%	170
Improving water efficiency and reducing flooding	31.03%	72
Improved public transport, and walking and cycling paths	64.22%	149
Sustainable buildings (through new standards and incentives such as solar panels on rooftops and having all-electric buildings)	31.03%	72
Preparing for electric vehicles	15.95%	37
Cooks River foreshore landscape management	46.55%	108
Waste reduction	37.93%	88

14. What do you think our open space priorities should be? Please rank the following options in order of your priority.

Required

Ranking | Skipped: 0 | Answered: 232 (100%)



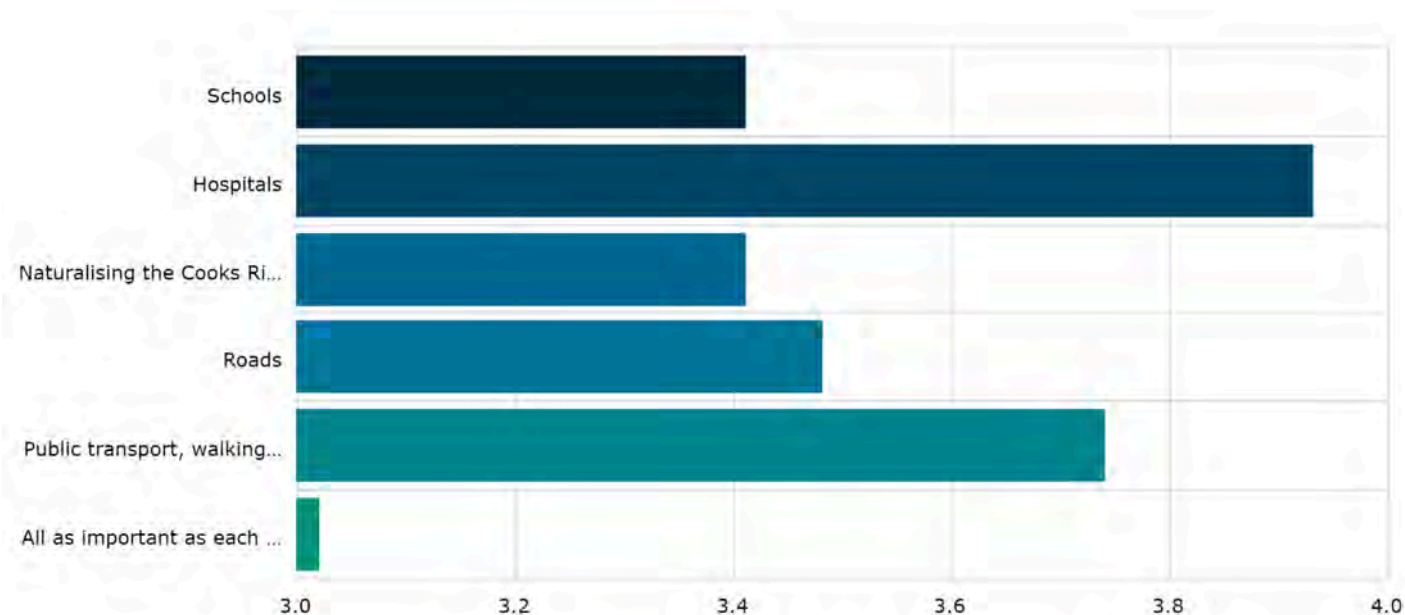
	1	2	3	4	5	Count	Score	Avg Rank
Access to the Cooks River foreshore	27.59% 64	19.40% 45	19.40% 45	15.52% 36	18.10% 42	232	3.23	2.77
Creating new smaller parks or open spaces closer to homes	27.16% 63	12.93% 30	24.57% 57	20.26% 47	15.09% 35	232	3.17	2.83
Upgrading and/or expanding existing parks and playgrounds	26.29% 61	32.76% 76	15.95% 37	21.55% 50	3.45% 8	232	3.57	2.43
Upgrading existing sporting fields	3.88% 9	13.36% 31	15.52% 36	20.26% 47	46.98% 109	232	2.07	3.93
Having better connections to local parks, for example laneways and footpaths	15.09% 35	21.55% 50	24.57% 57	22.41% 52	16.38% 38	232	2.97	3.03

Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.

Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

15. Please rank these options in order of what is most important to you. Required

Ranking | Skipped: 0 | Answered: 232 (100%)



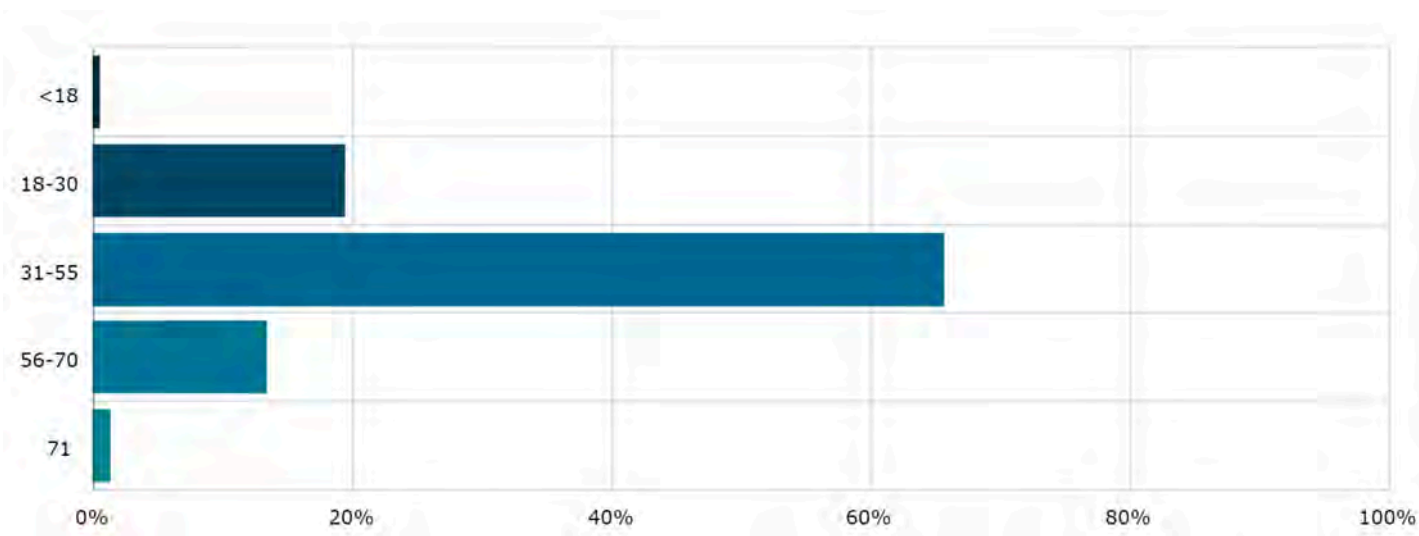
	1	2	3	4	5	6	Count	Score	Avg Rank
Schools	8.62% 20	18.10% 42	20.69% 48	19.40% 45	24.57% 57	8.62% 20	232	3.41	3.59
Hospitals	15.09% 35	21.12% 49	28.88% 67	15.95% 37	14.66% 34	4.31% 10	232	3.93	3.07
Naturalisi ng the Cooks River foreshore	18.10% 42	13.36% 31	12.07% 28	20.26% 47	20.69% 48	15.52% 36	232	3.41	3.59
Roads	9.91% 23	18.97% 44	19.83% 46	21.98% 51	19.40% 45	9.91% 23	232	3.48	3.52
Public transport, walking and cycling paths	14.66% 34	24.14% 56	16.38% 38	19.40% 45	16.38% 38	9.05% 21	232	3.74	3.26
All as important as each other	33.62% 78	4.31% 10	2.16% 5	3.02% 7	4.31% 10	52.59% 122	232	3.02	3.98

Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.

Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

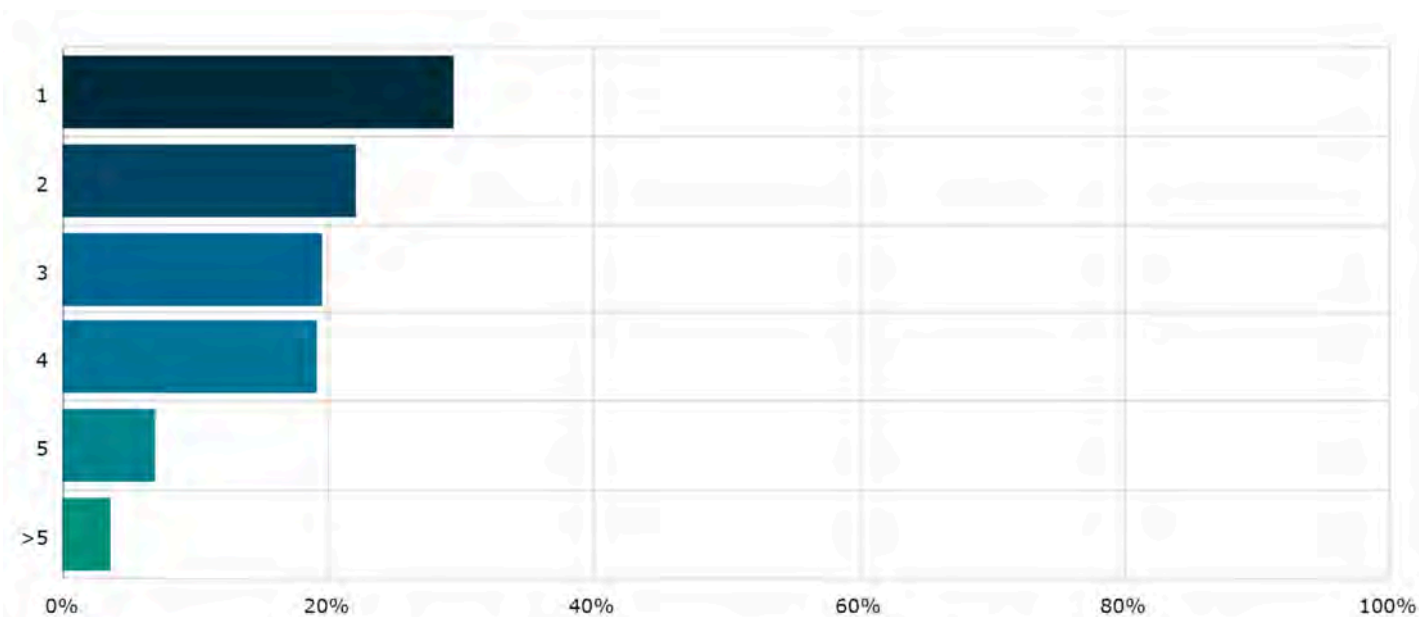
16. How old are you? Required

Select Box | Skipped: 0 | Answered: 232 (100%)



17. How many people do you live with? Required

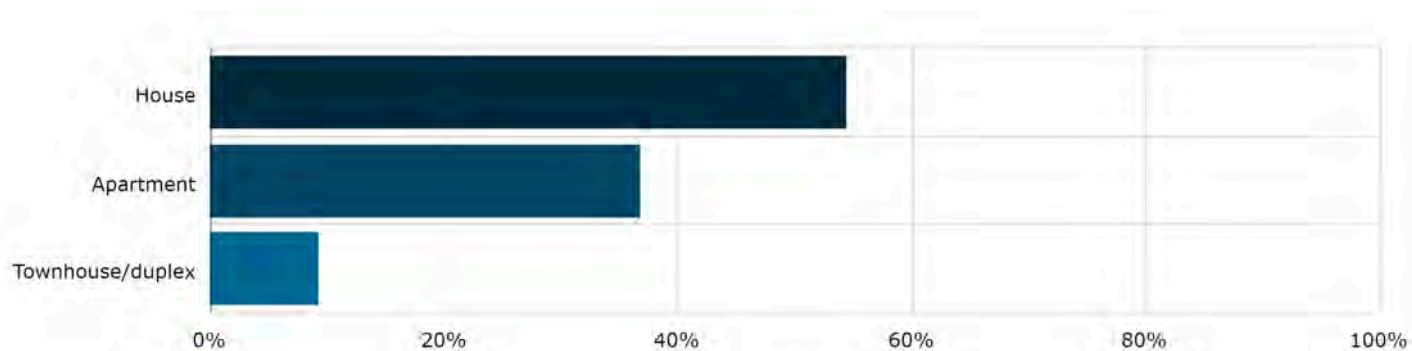
Select Box | Skipped: 0 | Answered: 232 (100%)



Answer choices	Percent	Count
1	29.31%	68
2	21.98%	51
3	19.40%	45
4	18.97%	44
5	6.90%	16
>5	3.45%	8
Total	100.00%	232

18. What type of dwelling do you live in? Required

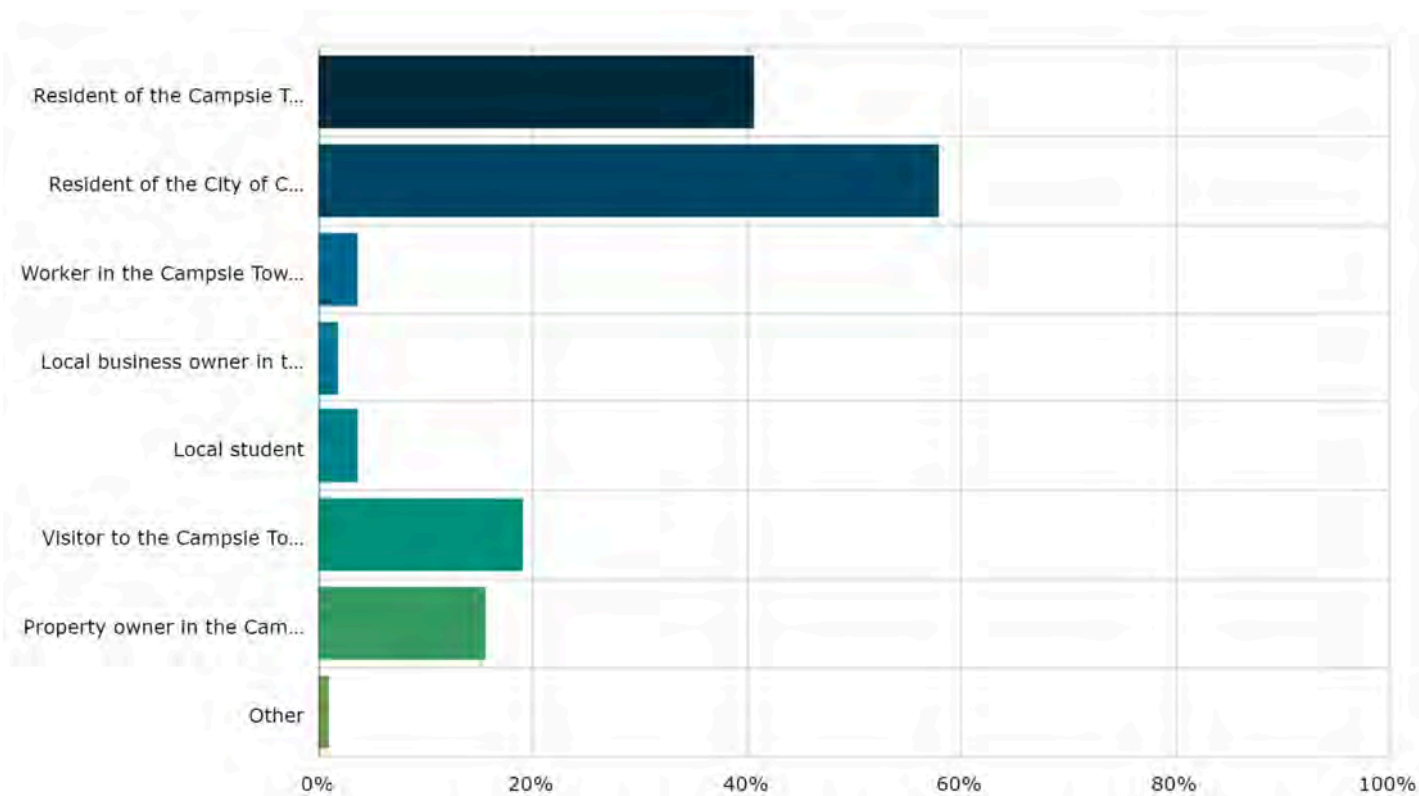
Select Box | Skipped: 0 | Answered: 232 (100%)



Answer choices	Percent	Count
House	54.31%	126
Apartment	36.64%	85
Townhouse/duplex	9.05%	21
Total	100.00%	232

19. What best describes you? (Select all that apply)

Multi Choice | Skipped: 0 | Answered: 232 (100%)



Answer choices	Percent	Count
Resident of the Campsie Town Centre	40.52%	94
Resident of the City of Canterbury Bankstown (Council area)	57.76%	134
Worker in the Campsie Town Centre	3.45%	8
Local business owner in the Campsie Town Centre	1.72%	4
Local student	3.45%	8
Visitor to the Campsie Town Centre	18.97%	44
Property owner in the Campsie Town Centre	15.52%	36
Other	0.86%	2

REVISED DRAFT CAMPSIE TOWN CENTRE MASTER PLAN

Why a draft Master Plan

As the world around us changes, so will Campsie. The Revised Draft Campsie Town Centre Master Plan (draft Master Plan) is our plan to manage this change; to preserve the character and heart of Campsie and ensure it can reach its potential as a vibrant and diverse place for the community, workers and visitors. The draft Master Plan allows Council to:

- Plan for growth and change in a coordinated way
- Prioritise more than just housing by planning for jobs, community infrastructure and new open space
- Set the vision for Campsie and create controls to achieve that vision with input from the community, rather than reacting to ad-hoc rezoning proposals without a plan in place
- Hold NSW Government agencies to account on delivering important community infrastructure that aligns with the growth envisaged in the draft Master Plan

What is in the draft Master Plan?

The draft Master Plan sets a vision for Campsie. It draws on the best features of the centre and takes into account existing Council planning strategies and best practices in master planning. The draft Master Plan also explains how Council will achieve the new vision for Campsie. A master plan does not result in changes to the planning controls. It will make recommendations for a separate 'Planning Proposal' process, which will implement the draft Master Plan and involve further engagement with the community.

There is a lot of information presented in the draft Master Plan, so it can be helpful to think of the information presented in the following themes:



Enhancing culture, lifestyle and jobs: Building on Campsie's vibrancy with new jobs, community and cultural facilities and public space



Moving better: covers all forms of transportation to make getting to Campsie and moving through Campsie easier



Great design, housing and character: balancing the existing Campsie character while transforming parts of Campsie to ensure the centre can thrive in the future



Sustainability leaders: improving the natural environment and working towards carbon neutral town centre by 2050



Making it happen: actions required to fulfil the vision for Campsie

We're listening

Since mid-2020, Council has carried out several rounds of community consultation to seek your feedback. In early 2021, we engaged with you on the draft Master Plan, and we heard:

- The community strongly support sustainability initiatives
- The community support improvements to active transport infrastructure
- Need for more community infrastructure and investment in State infrastructure (particularly Canterbury Hospital)
- The community generally support increase in local jobs
- Site-specific feedback was provided

关于Campsie 总体规划草案的更多中文信息, 请打电话 9707 8120 查询。

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한국어로 된 Campsie 마스터 플랜 초안에 대해 더 알고 싶으시다면 9707 8120 으로 전화하세요.

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From this feedback we made the following changes to the draft Master Plan:



Reaffirmed Council's priority to advocate for investment in Canterbury Hospital and a commuter car park



Identified underground floor space to be used for a limited number of retail and community uses



Strengthened our sustainability measures and review the buildings identified for heritage investigation



Made changes to the areas identified for densification and improved the transition between buildings



Provided additional information about floor space ratios.

Map

This map shows the key elements of the draft Master Plan.
For a larger map, visit cb.city/CampsieMasterPlan

Campsie Master Plan Legend

Connectivity

- Proposed Strategic Streets
- East-West Cycle Link (Sydney Metro)
- Proposed Pedestrian/Cycle Bridges
- Key Links to Burwood
- Commuter Parking on State-owned Land
- Existing Pedestrian Connections
- Proposed Pedestrian/Cycle Streets
- Proposed Service Lanes
- Cooks River Foreshore Trail
- Possible Expansion of North-South Connections (Under Investigation)

Open Space

- Existing Open Space
- Proposed Open Space
- Open Space to be Upgraded
- Cooks River Foreshore Landscape Management Area

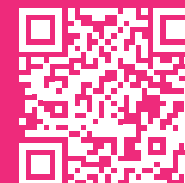
Built Form

- High Intensification Areas
- High Intensification Areas (Sensitive to Heritage and Character)
- Medium Intensification Areas
- Medium Intensification Areas (Sensitive to Heritage and Character)
- Low Intensification Areas
- Areas of Special Character
- Existing Heritage Items (CLEP 2012) and Properties Under Investigation for Heritage Significance



More information
and have your say

Visit cb.city/CampsieMasterPlan
and read our fact sheets.



REVISED DRAFT CAMPSIE MASTER PLAN: ENHANCING CULTURE, LIFESTYLE AND JOBS

Campsie is a thriving food, culture and lifestyle precinct with a diverse and connected community.

We're listening to the community and we have heard that this vibrant culture and a strong sense of community are important to you.

The Revised Draft Campsie Master Plan (draft Master Plan) explores how we can preserve the things we love about Campsie, while allowing it to reach its potential as an exciting and diverse place for residents, workers and visitors. Campsie has the potential to become a health and lifestyle destination with greater cultural opportunities and more jobs.

The draft Master Plan includes these recommendations:



New cultural opportunities

Celebrating and fostering Campsie's unique Civic and Cultural Hub and vibrant culture by:

- Creating a '**lifestyle precinct**' with a new **Civic and Cultural hub** in the heart of Campsie, which will provide new civic and community facilities and services, arts and cultural spaces and expanded open space on the existing Council site
- Making Beamish Street one of Sydney's **best destinations for culture**; growing it as an 'eat street' with a vibrant night-time economy
- Promoting **public art, activities and festivals**.

A new Civic and Cultural Hub

The new Civic and Cultural Hub will be built at the Council administration site creating a focal point for existing and new community facilities.

The hub will include:

- New community, cultural and arts facilities for residents and visitors
- A bigger and more contemporary library
- Green space, including an expanded Loft Gardens
- Spaces for community use and hire
- Innovative uses of the Orion Theatre
- A base for the delivery of local community services and programs.

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A better lifestyle

Transforming Campsie Town Centre into a prosperous health and lifestyle precinct with:

- Access to new health facilities with a new health precinct around Canterbury Hospital
- New and improved parks and public spaces, with a park within walking distance of every home in Campsie
- Footpaths and cycleways throughout the town centre to make moving through Campsie easier and healthier
- Better access to public transport, so you can spend less time in the car and more time with your family
- The Cooks River Foreshore Trail: a beautiful, public space to walk, cycle and relax by the Cooks River
- Leveraging off the planned upgrades to Canterbury Leisure and Aquatic Centre which will provide a state-of-the-art destination on the edge of Campsie.



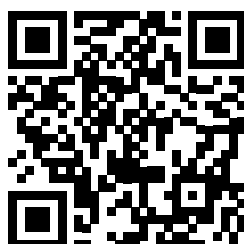
More jobs

Making Campsie a thriving business centre by planning for an additional 2,700 jobs by 2036 by:

- Growing the night-time economy with new jobs in hospitality and entertainment
- Attracting new businesses and expanding the availability of retail and commercial floor space
- Creating jobs and business in health with the new health precinct around Canterbury Hospital.

More information and have your say

Visit cb.city/CampsieMasterplan



Read our fact sheets:

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- [Making it happen](#)

Reducing traffic will make it easier to get to shops and medical services

A green shortcut to the station would make things convenient and pleasant

REVISED DRAFT CAMPSIE MASTER PLAN: MOVING BETTER

The Revised Draft Campsie Master Plan (draft Master Plan) explores opportunities to make the Campsie Town Centre more attractive for pedestrians, cyclists and public transport. This will allow residents, workers and students to be less reliant on cars and spend more time with their families or being active.

We're listening to our community and we've heard that people want to spend less time in their cars. That's why we're planning to make the town centre easier and more enjoyable to get around on foot or by bike, and to make the most of the new Sydney Metro.

Complete Streets Campsie

The draft Master Plan will be supported by Council's Complete Streets Transport and Place Plan for the town centre. The Complete Streets plan will build on the Master Plan to consider the needs of all commuters and encourages safe, accessible and attractive connections in Campsie. It prioritises the need for walkable and cyclable streets and pathways that connect key services and destinations.



The draft Master Plan includes the following recommendations to improve moving to and through Campsie:



Better access to public transport

Making public transport more convenient by:

- Locating **new developments near public transport**, including the new Sydney Metro and main bus stops
- Improving **public transport services and road upgrades**
- Making public transport **easier to access** by bike or on foot.



New, active connections

Making Campsie easier to walk or cycle around by:

- Building **cycling and pedestrian trails**, including a path along and the Cooks River Foreshore
- Creating **green walking and cycling links** throughout the town centre
- Improving **connectivity along and around Canterbury Road**, including new laneways.

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Improving the commuting experience

Making commuting on foot or by bike safe, easy and enjoyable by:

- Reducing speed limits
- Creating greener connections with more trees and shade
- Building more parking for bikes in central locations
- Improving access and wayfinding to services and destinations
- Making Beamish Street more pleasant to be on.



Reducing congestion

Reducing traffic and congestion in the town centre, by:

- Improving north-south connections between the M5 Motorway and the Hume Highway by providing alternative routes for regional traffic to avoid Beamish Street
- Reducing the number of car spaces needed in new buildings
- Allowing businesses or homeowners to **choose not to own (or pay for) a car space** if they don't need one, noting that 17% of households in Campsie don't have a car
- Providing more opportunities for people to **live and work near the station**.

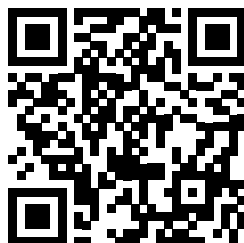
Connectivity Map

Proposed and Enhanced Connections

- Proposed Strategic Streets
- East-West Cycle Link (Sydney Metro)
- Existing Vehicular Bridges/Underpasses
- Existing Pedestrian/Cycle Bridges
- Proposed Pedestrian/Cycle Bridges
- Key links to Burwood
- ★ Commuter parking on state-owned land
- Existing Pedestrian Connections
- Potential New Pedestrian Through-Site Links
- Desire lines for new Pedestrian Through-Site Links
- Proposed Pedestrian/Cycle Streets
- Proposed Service Laneways
- Cooks River Foreshore Trail
- Possible Expansion of North-South Connections (under investigation)
- Open Space
- Existing Open Spaces
- Proposed Open Spaces
- Cooks River Foreshore Landscape Management Area

More information and have your say

Visit cb.city/CampsieMasterplan



Read our fact sheets:

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- [Enhancing culture, lifestyle and jobs](#)
- [Great design, housing and character](#)
- [Leaders in Sustainability](#)
- [Making it happen](#)

REVISED DRAFT CAMPSIE MASTER PLAN: GREAT DESIGN, HOUSING AND CHARACTER

What does great design
mean to you?

Getting the balance right
between maintaining
character and supporting
our growing community

Great design of public and private areas make places more livable.

We're listening to the community and we've heard you would like to preserve the parts of Campsie with special character and make living more family friendly.

The Revised Draft Campsie Master Plan (draft Master Plan) will ensure that the distinctive history and character of the Campsie is celebrated while the centre experiences growth and change. New buildings will be well planned and attractive, and respond to their surrounds in a sensitive way.

The draft Master Plan recommends:

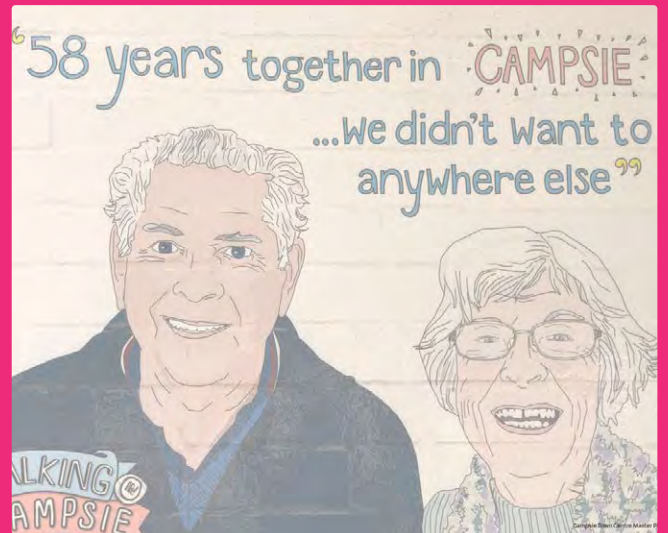


History, design and character

We are committed to celebrating Campsie's multicultural identity and its history through buildings, spaces and artwork. Campsie will be a blend of new vibrant growth and existing character and charm. This will be achieved through:

- Putting measures in place to promote **design excellence** – meaning more sustainable and attractive buildings
- Improved **building and public domain design** to encourage cleaner, nice streets and public spaces
- Delivering good **transition between existing and new buildings** and open space
- Identifying items that should be investigated for their potential **heritage value** through a separate process
- Embracing Campsie's **Aboriginal history and culture** through place naming, artwork and signage
- Protecting and enhancing areas with **unique character**, such as Beamish Street, through customised building controls

- Creating two special low-density areas to **retain their character and value** in parts of Campsie
- Improving **solar access** to the main streets, public spaces and between buildings
- Encouraging a **variety of homes** in the town centre for all stages of life.



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Planning for our future community

Our Housing Strategy together with other State and local plans and strategies has identified the need for **5,600 new homes** in the Campsie Town Centre and **760 new homes** within the node between Canterbury Road and Beamish Street. The draft Master Plan considers how to meet NSW housing targets while preserving Campsie's charm and character by:

- Leaving large areas of Campsie unchanged
- Concentrating the most growth close to the upcoming Metro Station (Metro will transport users to the city in 18 mins)
- Locating new housing within walking distance of green space

- Keep the neighbourhood feel of Campsie by making tall buildings slender and set back from the street
- Having buildings that match tree height in areas with lower intensification.

The draft Master Plan is about **getting the balance right** between preserving existing character and supporting our growing community. To do this, the draft Master Plan distributes dwellings through a wider area of Campsie, resulting in the following approach to zoning:

- **59% of Campsie** will remain the same
- **13% of Campsie** will be low-rise
- **19% of Campsie** will be mid-rise
- **9% of Campsie** will be high-rise.



Diverse and affordable housing

To support Campsie's diverse population, we need a range of housing types to suit the needs and expectations of the local community. The draft Master Plan encourages a range of housing to be built and includes measures to promote affordable housing.

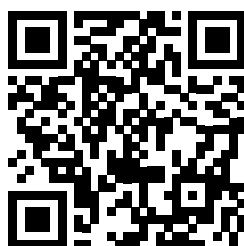
Affordable Housing is for lower income workers and families that form an important part of the Campsie community. The draft Master Plan recommends that 3% of total new housing will be affordable – this number is within the State Government's recommended range of 5-10% of floor space uplift.



Artist impression of Beamish Street

More information and have your say

Visit cb.city/CampsieMasterplan



Read our fact sheets:

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- [Moving better](#)
- [Culture, lifestyle and jobs](#)
- [Leaders in Sustainability](#)
- [Making it happen](#)

REVISED DRAFT CAMPSIE MASTER PLAN: LEADERS IN SUSTAINABILITY

Council has a vision for Campsie to become a **leading green and sustainable centre**. We want to **improve our natural environment** and make Campsie **carbon neutral by 2050**. The Revised Draft Campsie Master Plan (draft Master Plan) looks at how we can make this happen.

We're listening to the community and we have heard that sustainability and the natural environment are important to you. The community want to see energy efficient buildings, less cars on our roads, better parks, more tree cover and improved access to the Cooks River foreshore.

The draft Master Plan presents how to bring to life, by:

- Introducing new **sustainability targets** for all new buildings
- Making the city **easier and nicer to get around on foot and by bike**
- Increasing green spaces including creating a **new park** and revitalising the Cooks River foreshore.



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The draft Master Plan looks at how we can make Campsie a more sustainable place for our community and meet our goals for a carbon neutral town centre by 2050. It includes a range of approaches to help us live greener, move greener and take care of our environment.



Living greener

Reducing the impact of day-to-day life on our environment by:

- Encouraging **sustainable buildings** through new standards and incentives, for example solar panels on rooftops and all electric buildings. Buildings that meet **higher sustainability standards** will be eligible for extra floor space or height
- Making Campsie a 'Water Sensitive Centre' through better **water efficiency, stormwater management** and **flood resilience**
- Requiring **improved tree and landscape outcomes** in development to make the centre cooler.



Moving greener

Reducing the impact of transport and our reliance on cars including:

- Better access to **public transport** and locating new development near public transport
- Improving **connections and experiences for cyclists**, with new cycle paths and bike parking at central locations
- Better **connections and experiences for pedestrians**, with more laneways and footpaths, access along the Cooks River foreshore, and more trees and shade to make walking more comfortable
- **Preparing for electric vehicles** with charging stations in new developments.



Caring for our environment

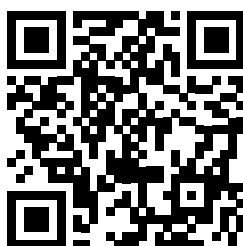
Preserving and improving our natural environment by:

- Enhancing the **Cooks River Foreshore** by creating wider open spaces and advocating for improved water quality and bushland
- **More trees** to make Campsie greener and cooler
- Ensuring all new homes are **within walking distance of a park**
- Creating a **new park** between Burns and Dryden Streets
- Connecting our parks and open spaces with **greener, leafier streets**.



More information and have your say

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REVISED DRAFT CAMPSIE MASTER PLAN: MAKING IT HAPPEN

The preparation and delivery of the Revised Draft Campsie Master Plan (draft Master Plan) collaborative effort between the local community, Council and the NSW Government. Each of these groups plays an important role in making draft Master Plan happen.

How will the draft Master Plan shape Campsie?

How is Council making it happen?

The Community's vision for Campsie

The **local community are at the centre** of preparing the draft Master Plan. Council wants the draft Master Plan to **guide the future you want to see for Campsie**.

Since mid-2020, Council has carried out several rounds of community consultation to seek your feedback on the draft Master Plan. **We're listening** to our community, and the draft Master Plan is evolving to make sure it meets your goals and needs for the future.

Council is now refining the draft Master Plan and **would like to hear more from you to help us get it right**. Your input is important. **We value what you have to say**, even if you've commented before.

For more information on our consultation with the community and how you can have your say, visit cb.city/CampsieMasterplan.

Implementing the draft Master Plan: how does it happen and who makes it happen?

A draft Master Plan does not result in changes to planning controls. It will make recommendations for a separate 'Planning Proposal' process, which will implement the draft Master Plan and involve further engagement with the community. This process typically takes a year or more.

Once the draft Master Plan is adopted, we can begin to implement it. This process includes:



Planning amendments

Council will **update its planning controls**, including the Local Environment Plan and the Development Control Plan. These will set zoning changes, building height changes and floor space ratio changes (see pages 2 and 3 for more information) as well as detailed design controls. Council will engage with the community specifically on these controls as part of a future Planning Proposal.

关于Campsie 总体规划草案的更多中文信息，
请打电话 9707 8120 查询。

Αν θέλετε να μάθετε περισσότερα για το προκαταρκτικό
Γενικό Σχέδιο (Master Plan) του Campsie στη γλώσσα σας,
τηλεφωνήστε στο 9707 8120.

한국어로 된 Campsie 마스터 플랜 초안에 대해 더 알고
싶으시다면 9707 8120 으로 전화하세요.

Nếu bạn muốn biết thêm về dự thảo Kế hoạch Tổng thể
Campsie qua tiếng Việt, vui lòng gọi đến 9707 8120.

यदि तिपाईंलाई आफ्नो भाषामा क्याम्पसी मास्टर प्लानको मस्यौदाको
बारेमा थप जानकारी लनि मन छ भने, कृपया 9707 8120 मा फोन गर्नुहोस्।

إذا أردت معرفة المزيد عن مسودة الخطة الرئيسية لكامبسي بلغتك، يرجى
الاتصال على الرقم 9707 8120.



Advocating for our community

Some of the recommendations in the draft Master Plan relate to major infrastructure such as hospitals, schools, regional roads, public transport and the naturalisation of the Cooks River. These are outside Council's control and are the responsibility of the NSW Government.

Council will continue to **advocate for the funding, enhancement and delivery of this critical infrastructure.**

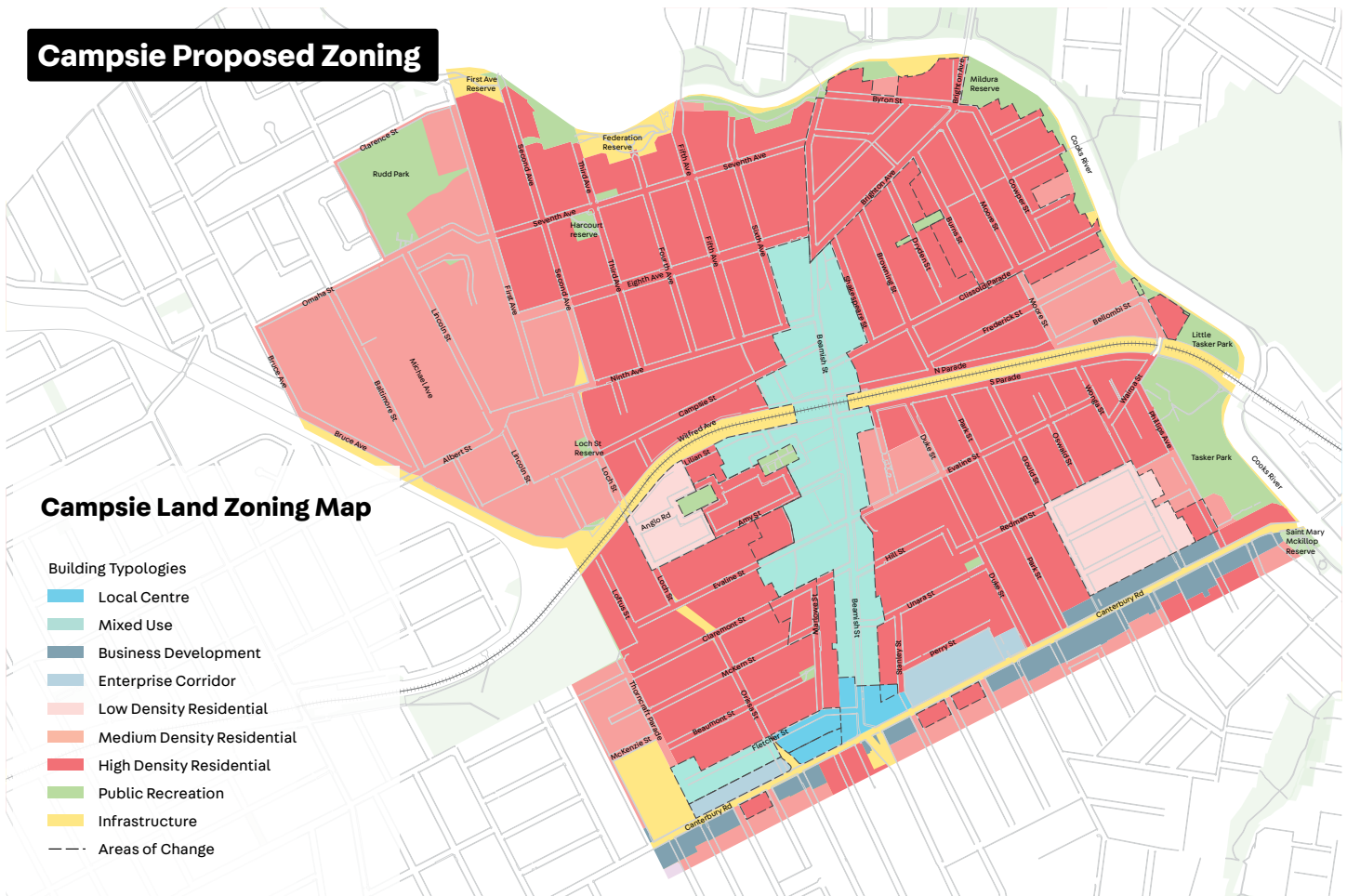
The draft Master Plan shows the NSW Government that change is happening in Campsie and gives the NSW Government an opportunity to respond to this change by delivering new and upgraded community infrastructure.

The draft Master Plan is an important advocacy tool to hold other agencies to account on delivering important community infrastructure. Campsie currently does not have a plan for the future. This plan ensures that Council, the NSW Government and the community are all on the same page in planning for Campsie's growth and change.

Planning controls

The maps below set out the draft Master Plan's vision for changes to Council's planning controls in Campsie. These maps include a number of bonuses for height and floor space including 'incentive height and floor space' for the delivery of infrastructure, affordable housing or employment generating development, and a bonus for achieving higher sustainability standards.

Campsie Proposed Zoning

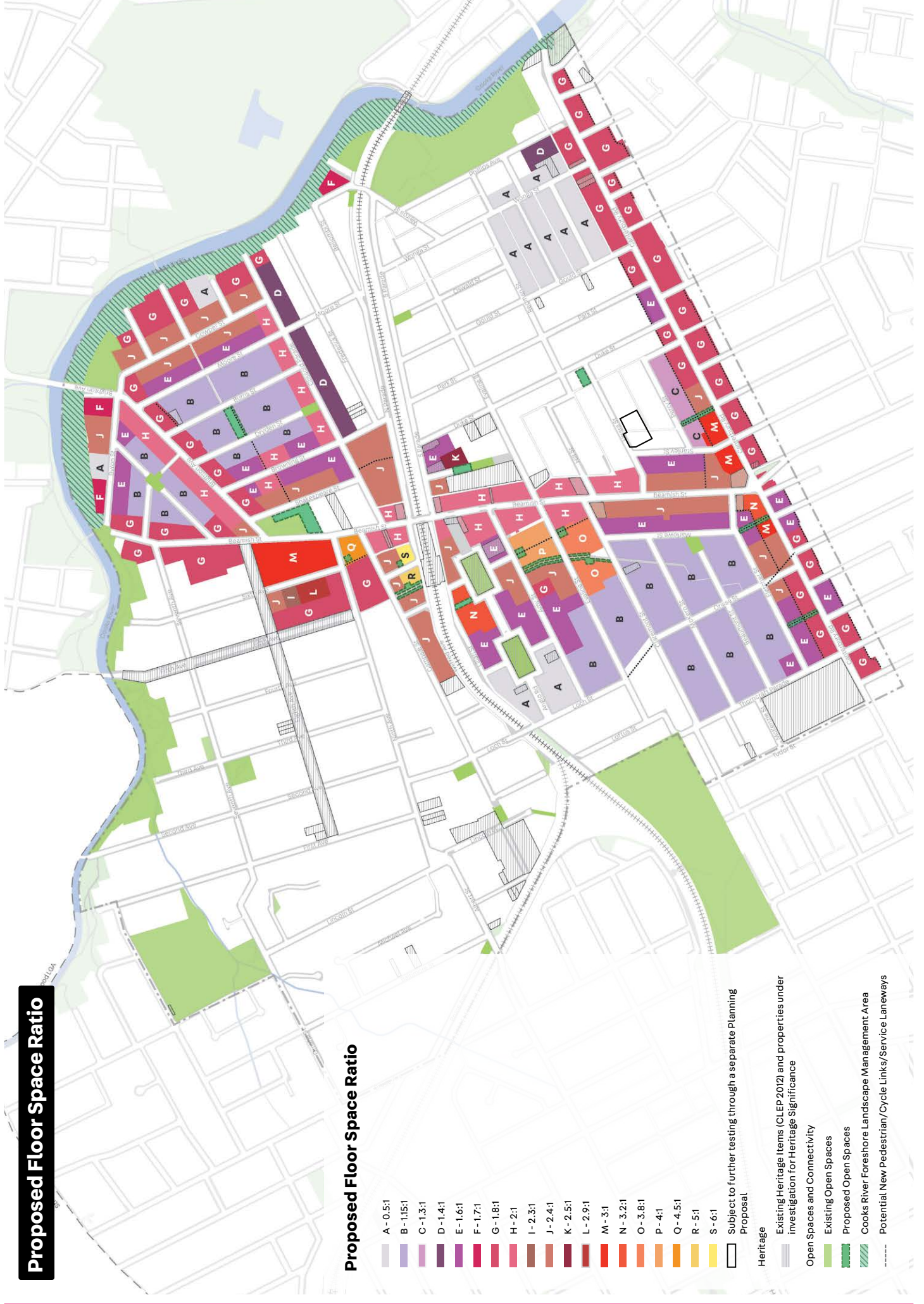


Proposed Floor Space Ratio

Proposed Floor Space Ratio

- A - 0.5:1
- B - 1.15:1
- C - 1.3:1
- D - 1.4:1
- E - 1.6:1
- F - 1.7:1
- G - 1.8:1
- H - 2:1
- I - 2.3:1
- J - 2.4:1
- K - 2.5:1
- L - 2.9:1
- M - 3:1
- N - 3.2:1
- O - 3.8:1
- P - 4:1
- Q - 4.5:1
- R - 5:1
- S - 6:1
- Subject to further testing through a separate Planning Proposal

- Heritage
 - Existing Heritage Items (CLEP 2012) and properties under investigation for Heritage Significance
- Open Spaces and Connectivity
 - Existing Open Spaces
 - Proposed Open Spaces
- Cooks River Foreshore Landscape Management Area
- Potential New Pedestrian/Cycle Links/Service Laneways



Proposed Building Heights

Proposed Building Heights

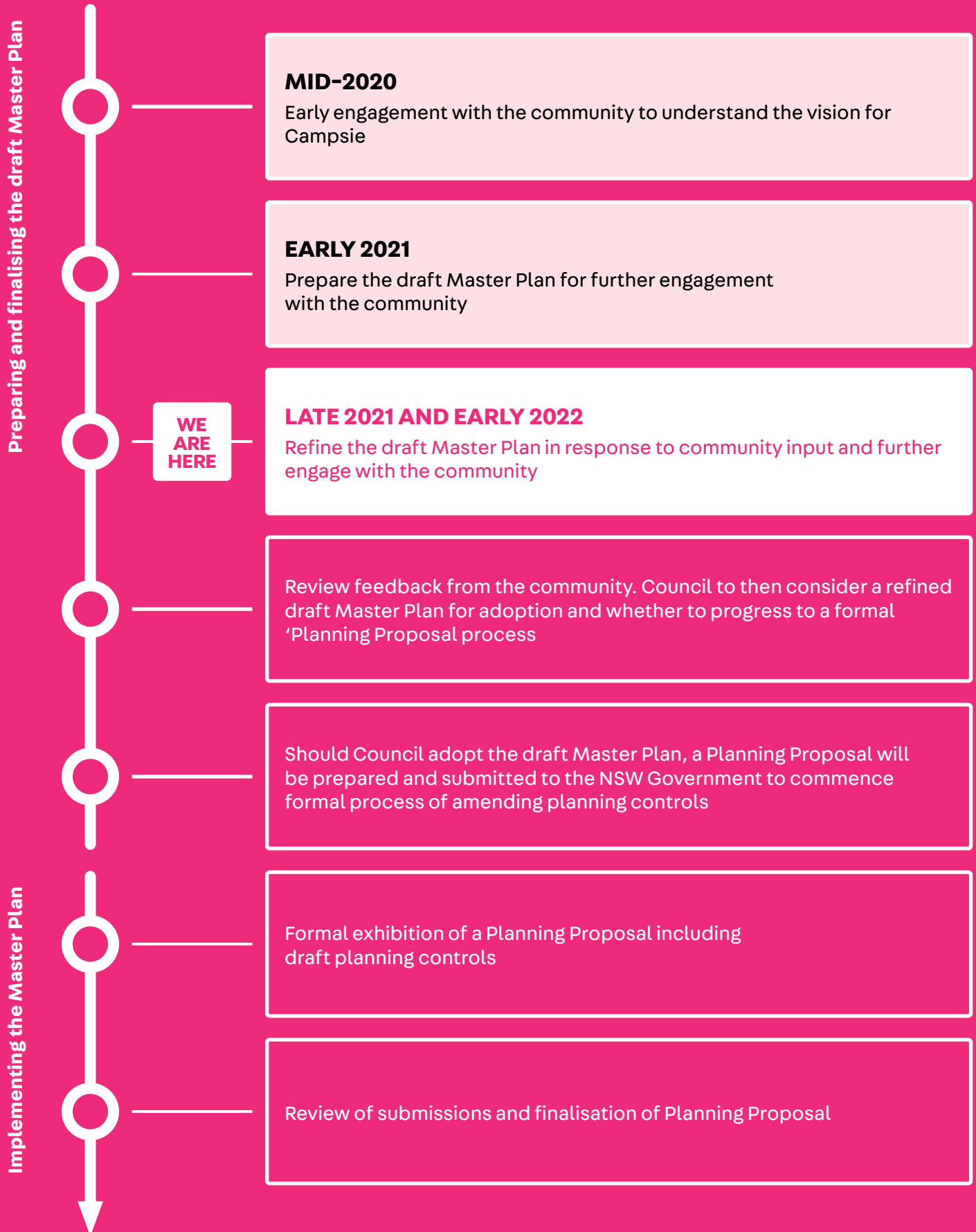
Proposed building heights per building typology

- Up to 3 storeys
 - Up to 4 storeys
 - Up to 5 storeys
 - Up to 6 storeys
 - Up to 7 storeys
 - Up to 8 storeys
 - Up to 10 storeys
 - Up to 12 storeys
 - Up to 15 storeys
 - Up to 16 storeys
 - Up to 20 storeys
 - No change to height as part of this plan
 - Subject to further testing through a separate Planning Proposal
- Heritage**
- Existing Heritage Items (CLEP 2012) and properties under investigation for Heritage Significance
- Open Spaces and Connectivity**
- Existing Open Spaces
 - Proposed Open Spaces
 - Cooks River Foreshore Landscape Management Area
 - Potential New Pedestrian/Cycle Links/Service Laneways

Building heights in meters will vary according with land use
The heights shown on this plan are inclusive of all incentives

Area subject to future investigation
and detailed master plan
Building height up to 20 storeys with
expansion of Lofts Gardens

The next step: planning approval

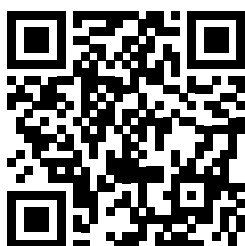


Artist Impression of Beamish Street and Canterbury Road



More information and have your say

Visit cb.city/CampsieMasterplan



Read our fact sheets:

- [Introduction to the draft Master Plan](#)
- [Enhancing culture, lifestyle and jobs](#)
- [Moving better](#)
- [Great design, housing and character](#)
- [Leaders in sustainability](#)



REVISED DRAFT CAMPSIE MASTER PLAN: MAKING IT HAPPEN

The preparation and collaborative effort by these groups plays a key role in making the vision for Campsie and create a plan that reflects the community's vision and needs.

The Community for Campsie

The local community Master Plan, Council the future you want.

Since mid-2020, the community consultation Master Plan is in progress. We need your input to make the Master Plan a reality.

Council is now to hear more from the community. For more information, visit canterburybankstown.nsw.gov.au/campsie



REVISED DRAFT CAMPSIE MASTER PLAN: ENHANCING CULTURE, LIFESTYLE AND JOBS

Campsie is a thriving food, culture and lifestyle precinct with a diverse and connected community.

The draft Master Plan includes:



New culture

Celebrating and enhancing the local culture and community.

- Creating a new Civic and Cultural Centre
- Enhancing the local community
- Supporting the local economy
- Improving the local environment



Better access

Making it easier to get to and from Campsie.

- Local transport and walking routes
- Improving the local environment
- Supporting the local economy
- Enhancing the local community



REVISED DRAFT CAMPSIE MASTER PLAN: MOVING BETTER

The Revised Draft Campsie Master Plan will allow residents, workers and families to move better. This will allow residents, workers and families to move better. We're listening to our community and we've made the town centre easier and more enjoyable.

Complete Streets Campaign

The draft Master Plan will be supported by Council's Complete Streets Campaign. This will build on the Master Plan and the needs of all commuters a safe, accessible and attractive Campsie. It prioritises the key services and destinations.



The draft Master Plan includes:

Making it easier to get to and from Campsie.

- Local transport and walking routes
- Improving the local environment
- Supporting the local economy
- Enhancing the local community



History, design and place

We are committed to celebrating the multicultural identity and vibrant growth and expansion of Campsie. This will be achieved through excellence in design and place.

- Improved building design and place
- Delivering good quality buildings and place
- Identifying and potential for future development
- Embracing the local community and place
- Protecting the local environment and place



REVISED DRAFT CAMPSIE MASTER PLAN: GREENER HOUSING AND CHARACTER

Great design of public and private areas make places more livable.

The draft Master Plan recommends:

- Improved building design and place
- Delivering good quality buildings and place
- Identifying and potential for future development
- Embracing the local community and place
- Protecting the local environment and place



REVISED DRAFT CAMPSIE MASTER PLAN: LEADERS IN SUSTAINABILITY

Council has a vision for Campsie to become a leading green and sustainable centre. We want to improve our natural environment and make Campsie carbon neutral by 2050. The Revised Draft Campsie Master Plan (draft Master Plan) looks at how we can make this happen. We're listening to the community and we have heard that sustainability and the natural environment are important to you. The community want to see more green buildings, less cars on our roads, better parks, more green spaces and improved access to the Cooks River foreshore.

- The draft Master Plan recommends:
- Introducing more sustainable buildings
- Making the city greener and more livable
- Making the city greener and more livable
- Making the city greener and more livable

What sustainability initiatives are important to you? How can we take better care of our natural environment?



關於坎普斯鎮 (Campsie) 的修訂草案
請致電 9707 8120 查詢。

Αν θέλετε να Γενικό Σχέδιο (Master Plan) τηλεφωνήστε στο 9707 8120.

한국어로 된 Campsie 마스터 플랜 초안
싶으시다면 9707 8120 으로 전화하세요.

關於坎普斯鎮 (Campsie) 的修訂草案
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한국어로 된 Campsie 마스터 플랜 초안
싶으시다면 9707 8120 으로 전화하세요.



Name: Hana Sali

Contact Details: [REDACTED]

Your Comment: Concern about parking
garages are used as bedrooms already
Would like same height level
on the same block as Dryden Street

Name: MARK ORWIN

Contact Details: [REDACTED]

Your Comment: I believe there isn't
enough open green for recreation.
These tall towers are going to
congest Campsie & indefinitely
I'm against blocks over 6 storeys.

Name: Linda Lin

Contact Details: [REDACTED]

Your Comment:

hopefully looking in for better
character/design of area

Name: Melissa + Bob

Contact Details: [REDACTED]

Your Comment:

We like what
we see! Thank-you
for moving Campsie
forward.

Name: Dominic

Contact Details: [REDACTED]

Your Comment:

Personally I think we
should add modern apartments/hotels,
quiet cafes, and a bridge
with flowers with clean beaches

Name: DA FU CHEN

Contact Details: [REDACTED]

Your Comment:

8 storeys on Amy
Street - all of street
near station

Name: David Maber

Contact Details: [REDACTED]

Your Comment:

Assess the whole plan
Do no No state funding
agreed with state government
with infrastructure

Name: Rika

Contact Details: [REDACTED]

Your Comment:

More clean please

Telephone Interpreter

Για Ελληνικά
σάρωστε εδώ

中文
请扫描这里

Name: Helene ~~Far~~ Truong

Contact Details: [REDACTED]

Your Comment:

Concern about
overpopulating residential areas
less parking
different height on the same
block





Name: Lee

Contact Details: [REDACTED]

Your Comment: Approve of this, well overdue! Good to see ratepayers money finally get put to good use.





对《Cam
总体规划
提出意见
Campsie
的未来。

संशोधित ड्राफ्ट
योजना
रा

Hãy đóng góp ý kiến của
quý vị về Bản Dự thảo Đã
sửa đổi Kế hoạch Tổng
thể Campsie và định hình
của

عبر عن رأيك

وضعت مسودة الخطة الرئيسية المنقحة لمركز مدينة كامبسي رؤية
مثمرة للنمو والتغيير حتى عام 2036 وما بعده. وتوصي الخطة بإجراء
التغييرات على أنظمة التخطيط ضمن مركز المدينة وتقترح توفير
مساحات مفتوحة جديدة ومزخرفة وتسهيلات للمشاة والحفاظ على التراث
وتحقيق نتائج أعلى في مجال الاستدامة.

تعرف على المزيد وايد رأيك عن مركز مدينة بانكستاون المستقبلي،
اطلع على الرابط cb.city/campsiemasterplan
لمعرفة المزيد حول المسودة المنقحة الخاصة بخطة مدينة كامبسي
الرئيسية بلغتك، يرجى الاتصال على الرقم 9707 8120.





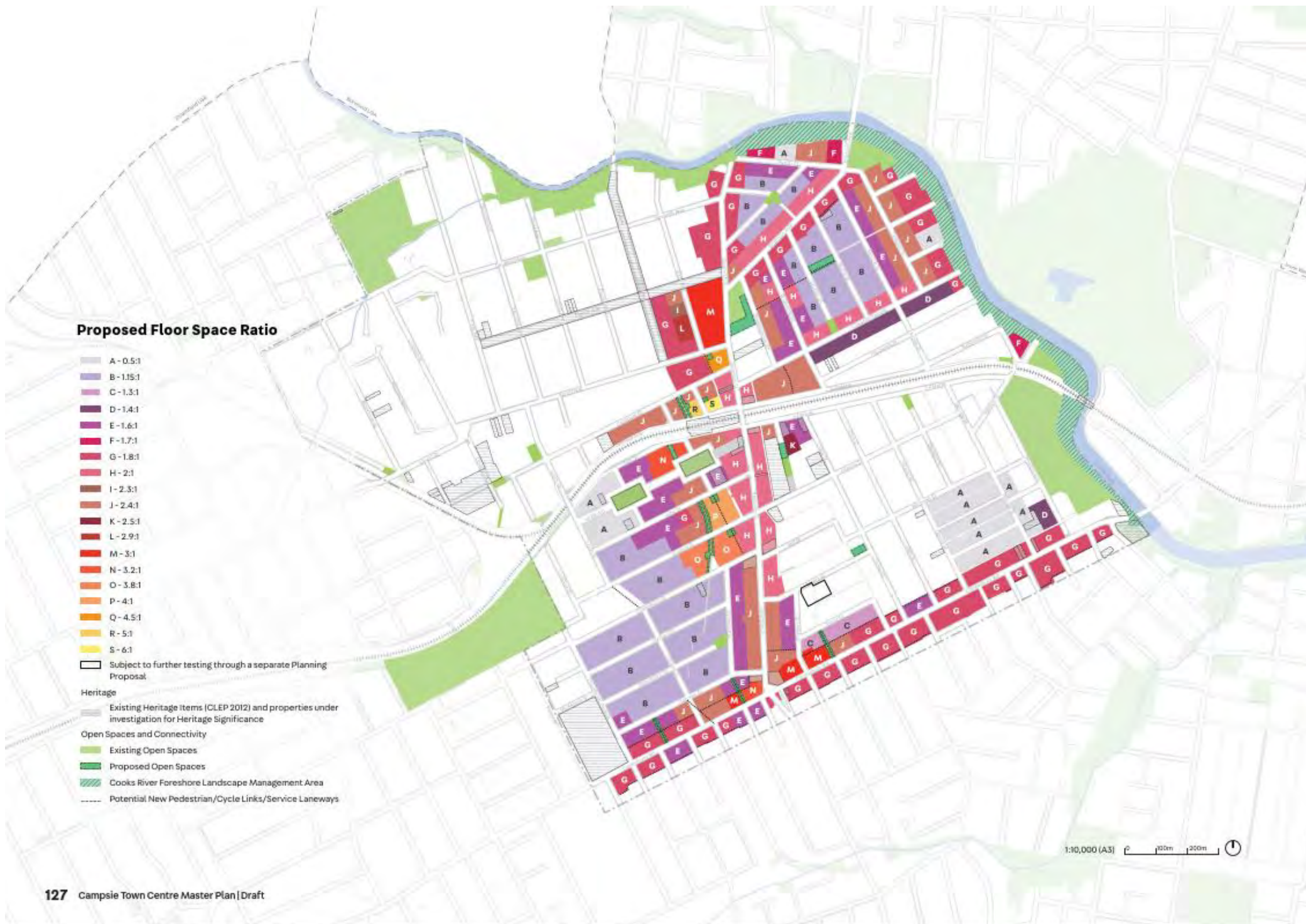














HAVE YOUR SAY

Campsie Town Centre

The revised draft Campsie Town Centre Master Plan sets an exciting vision for growth and change to 2036 and beyond. Learn more and have your say, visit cb.city/campsiemasterplan

Exhibition closes 28 March 2022.

To learn more about the revised draft Campsie Master Plan in your language, please call **9707 8120**.

Telephone Interpreter Service **131 450**

Για Ελληνικά
σας εδω

Để đọc tiếng Việt,
quét (scan) vào đây

বাংলার জন্য
এখানে স্ক্যান করুন

中文
请扫描这里

لراءة المعلومات باللغة العربية

امسح هنا

اردو کے لیے
یہاں سکین کریں



提出您的看法

Campsie 市中心

《Campsie 市中心总体规划修订草案》对现在至2036年及未来的增长和变化做出了令人激动的展望。如要了解详情和提出您的看法，请访问 cb.city/campsiemasterplan

公示截止日期为 2022 年 3 月 28 日。

如要用您的语言详细了解《Campsie 总体规划修订草案》，请致电 **9707 8120**。



**COMPLETE THE SURVEY
FOR A CHANCE TO WIN A
\$100 WESTFIELD GIFT VOUCHER.**



REVISED DRAFT CAMPSIE MASTER PLAN



Telephone Interpreter Service 131 450

If you need help understanding this document
please contact Council on 9707 9000

إذا كنت تحتاج لمساعدة في فهم هذه الوثيقة يُرجى منك الاتصال
بالبلدية على الرقم ٩٧٠٧ ٩٠٠٠

Εάν χρειάζεστε βοήθεια για να καταλάβετε αυτό
το έγγραφο παρακαλώ επικοινωνήστε με το
Δημαρχείο στο 9707 9000

Доколку ви треба помош да го разберете овој
документ, ве молиме телефонирајте во
Општината на 9707 9000

Nếu quý vị cần người giải thích tài liệu này, xin
điện thoại đến Hội đồng Thành phố qua số
9707 9000

Se ha bisogno di aiuto per comprendere questo
documento, telefona al Comune al numero
9707 9000

如果你需要幫助理解這份文件，
請聯絡市政府。電話：9707 9000

문서를 이해하는데 도움이 필요하시면 전화 9707 9000 로
카운슬에 연락하십시오.

If you have a hearing or speech impairment
and need assistance, please contact
the National Relay Service:

- Voice Relay number: **1300 555 727**
- TTY number: **133 677**



Change is coming to **CAMPSIE**



2,700
new jobs

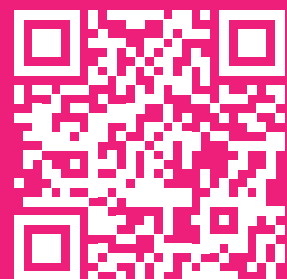


Expanded
Cooks River
foreshore



New medical
precinct around
Canterbury
Hospital

Be part of the vision for Campsie's future



Have Your Say on the revised Draft Plan at cb.city/CampsieMasterPlan

Dear resident or business owner,

An exciting plan to breathe new life into Campsie is coming and we would like to invite you to be a part of our vision for the future.

This is your chance to shape and influence much needed change by having your say on the Revised Draft Campsie Town Centre Master Plan.

The bold Plan is about transforming Campsie into a vibrant, cultural precinct for all the community to enjoy and be proud of. The vision is for the centre to be a health and lifestyle destination with new jobs and homes, as well as new investment for infrastructure, parks and community facilities. It also aims to turn the Cooks River foreshore into an open space that will be the envy of other communities.

You may recall in early 2021, we consulted with you and sought your feedback on another version of the Draft Master Plan. Since then, we have made several changes based on your comments, and we are now ready to exhibit our revised draft Plan.

Your input is important to us and we value what you have to say, even if you've commented before.

To have your say and view the revised draft Master Plan, visit cb.city/CampsieMasterPlan and make a submission from **14 February–28 March 2022**.

If you have any questions, please call Council's Community Engagement Officer, **Beatrice Tan**, on **9707 9578** or email haveyoursay@cbc.city.nsw.gov.au

We're looking forward to hearing your feedback.

Yours sincerely

Mitchell Noble, Manager Spatial Planning

Snapshot of the Plan for Campsie



2,700 new jobs



Better building design and sustainability



New medical precinct



3 hectares of new public space



Expanded foreshore access along the Cooks River



A new cultural and civic centre



More retail shops, cafes and restaurants



New approach to parking close to the station



New laneways and footpaths to make walking and cycling easier



Advocacy to the NSW Government for better health, education and transport infrastructure



Delivery of new housing, including affordable housing for families and workers



Improve Beamish Street and protect special areas of Campsie

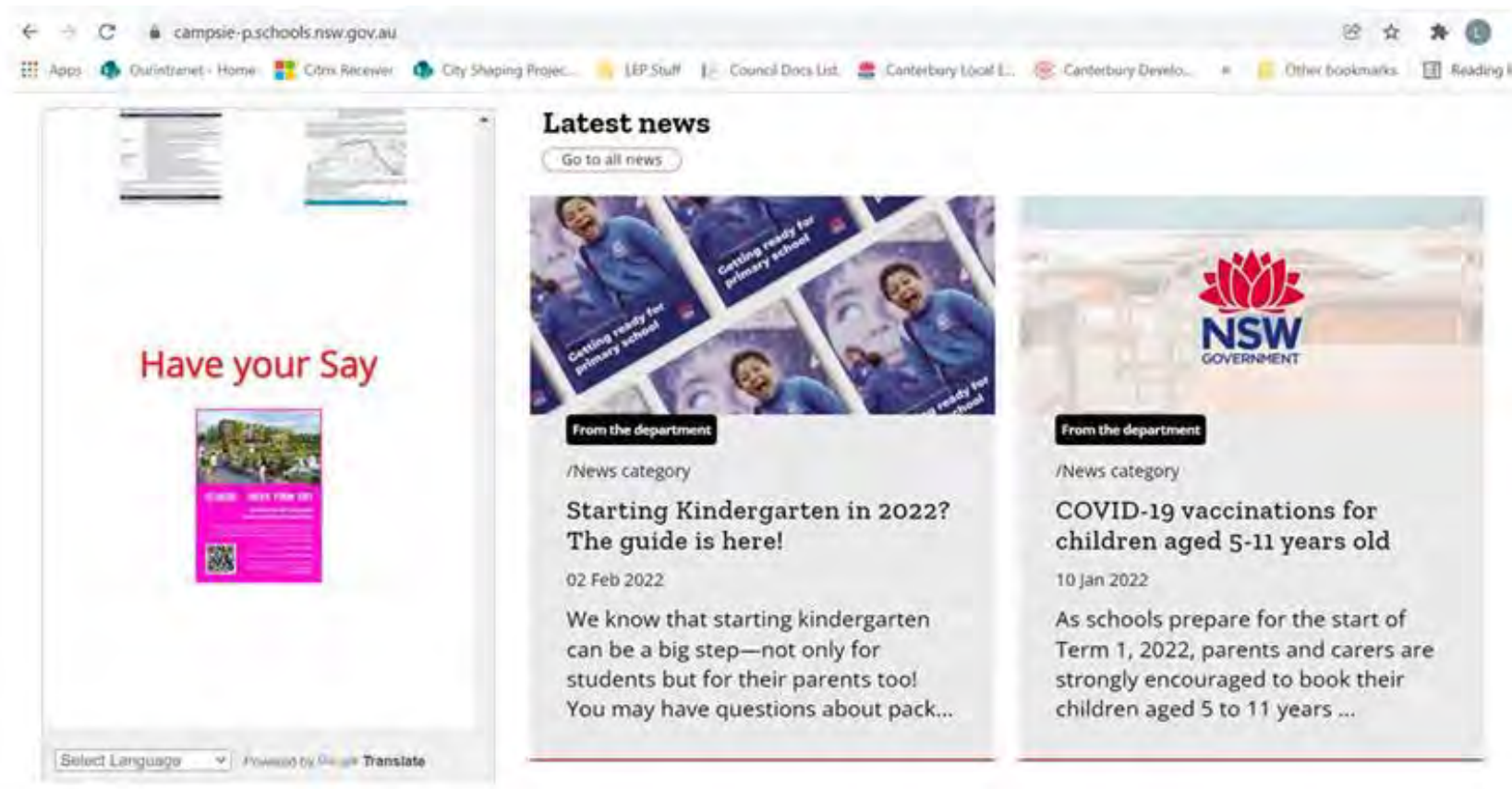
Have Your Say

Community Engagement	Location	Date/Time
Lunar Noodle Markets	Anzac Mall, Campsie	Friday 18 February, 5-9pm
Canterbury Leisure and Aquatic Centre	Phillips Ave, Canterbury	Saturday 5 March, 9-11am
Anzac Mall, Campsie	Anzac Mall, Campsie	Thursday 17 March, 6-8pm
Speak to a Planner Service	Campsie Library and Knowledge Centre, 14/28 Amy St, Campsie	Every Tuesday, Wednesday and Thursday, from 15 February to 24 March, 9.30am-4pm
Online Survey	cb.city/CampsieMasterPlan	14 February-28 March
Call Back Hotline Translated options available	Call 9707 8120	14 February-28 March

Please note: If COVID-19 restrictions change, there may be updates to the planned events. For the most up-to-date information, visit cb.city/CampsieMasterPlan or call **9707 9578**.

Advertisements and Media Releases

1. Campsie Public School Newsletter
2. Harcourt Public School Newsletter
3. Chinese Herald 19th February 2022
4. Korean Herald 18th February 2022
5. Dan Viet Newspaper 18th February 2022
6. An Nahar Arabic Newspaper – 17th February 2022
7. The Sydneysider Media Release
8. Suprovat Sydney (a local Bangladeshi newspaper) Facebook post





HAVE YOUR SAY

Revised draft Campsie Town Centre Master Plan

Campsie is transforming. We're creating more great places the community can be proud of. Learn more about how we are planning for a more sustainable Campsie, new jobs, homes, and infrastructure.



Exhibition closes **28 March 2022.**

Have your say at **cb.city/haveyoursay**

To learn more about the revised draft Campsie Master Plan in your language, please call **9707 8120**.



Harcourt Public School
ABN: 978 483 235 69

5 First Avenue, Campsie NSW 2194
Ph: 9718 5929 Fax: 9718 7234

西澳最大養牛場易主

澳洲富商 把它從中國人手中買了回來!

【本報訊】西澳富商麥加里士(John McGarry)最近以1.15億澳元買下西澳最大養牛場，該場位於西澳南部的皮爾斯(Pearce)地區，佔地約1.5萬公頃，是西澳最大的養牛場之一。該場目前由中國富商陳永發(Chan Wing-fat)經營，麥加里士表示，他將接管該場後，將致力於提高該場的生產力，並將其發展成為一個綜合性的農業項目。

房產投資者看過來 全澳最高租金回報率在這裡

【本報訊】在澳洲租房市場，租金回報率是投資者最關心的問題之一。根據最新的數據顯示，全澳最高租金回報率集中在西澳的皮爾斯(Pearce)地區。該地區的租金回報率平均達到8.5%，遠高於其他地區。這主要得益於該地區的租金水平較高，而房價相對較低。對於投資者來說，這是一個非常理想的選擇。



BHP staff members posing for a photo at the vaccination site.

Treasury Wine利潤減少 將注重拓展中國以外的海外市場

【本報訊】澳洲酒業巨頭Treasury Wine最近公佈了2021年的財務報告，顯示其利潤出現了顯著下降。公司表示，這主要是由於全球經濟不景氣以及中國市場的不確定性。為了應對這一挑戰，Treasury Wine決定將重點轉向拓展中國以外的海外市場，特別是歐洲和北美地區。

80箱葡萄酒在中國被扣押 Treasury Wine稱正在調查

【本報訊】據悉，最近有80箱Treasury Wine的葡萄酒在中國被海關扣押。Treasury Wine方面表示，他們正在對此進行調查，並與中國海關進行溝通。據悉，這批葡萄酒是運往中國的，但由於某些文件不全，導致被扣押。目前，雙方正在就此事進行協商，以期儘快解決問題。

「不打疫苗就甭幹了」是真的 BHP炒掉700名反疫苗員工

【本報訊】澳洲礦業巨頭BHP最近宣佈，將炒掉700名拒絕接種疫苗的員工。BHP表示，為了確保員工的健康和公司的正常運作，所有員工必須接種疫苗。對於那些拒絕接種的員工，BHP決定採取果斷措施，將其開除。這一決定引起了廣泛的爭議，但BHP強調，這是為了公司的利益和員工的安全。

尚餘少量名額 報名從速 2022年第一學期 招生中

【本報訊】2022年第一學期的招生工作正在如火如荼地進行中。目前尚餘少量名額，報名從速。此次招生包括小學、中學和大學各個學段。學校表示，他們將為學生提供優質的教育資源和教學環境。有意報名的學生可以前往學校或聯繫招生辦公室進行諮詢。

您的孩子是否仍在尋找高水位的英語老師？ 您是否仍在尋找高水位的英語老師？ 新HSC課程高考專家林博士的您子女獲得佳績

【本報訊】如果您正在為孩子的英語學習感到擔憂，那麼您可能需要尋找一位專業的英語老師。新HSC課程高考專家林博士擁有豐富的教學經驗，能夠幫助您的孩子提高英語水平，並在考試中取得優異成績。林博士將根據孩子的具體情況，制定個性化的教學計劃，確保孩子能夠掌握知識並提高技能。

新到貨 澳洲獨家代理銷售

全球首發機種 - TAC-10JD

凡購買本公司獨家代理進口的大同電鍋均享有十二個月保固期

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請您發表意見

Campanie 鎮中心總體規劃的修訂草案

Campanie 鎮正在進行修訂，我們正在徵集您的意見。如果您對鎮中心的總體規劃有任何建議，請儘快發表您的意見。您的意見將對鎮政府的決策產生重要影響。

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2022年第一學期 招生中

尚餘少量名額 報名從速

0401 005 878

한인 비즈니스-한인 직영 장례식장 개원한 한솔장례 강병조 장례지도사

“어떤 연유로든 돌아가신 고인의 삶은 존중받아야 합니다”

장례예식의 내용과 형식 모두 중요... 유가족 부담 덜어주고자 예식장소 개원



죽음은 누구나 피할 수 없기에 살아있는 이들은 죽음을 경계하며 두려워하는 모습을 보인다. 그 경계에서 벗어나는 방법을 지니는 동시에 모든 이들이 맞이할 수밖에 없는 죽음을 받아들이는 용기를 얻어야 한다. 시선은 고인을 추모하고 이 마지막 여행을 고치는 한솔장례 주도의 삶이다. 한솔 장례 제공

죽음은 누구나 피할 수 없다. 그렇
기에 살아남은 이들은 누군가의 죽
음을 경외하며 죽은 이를 보내는 의
식과 함께 무덤을 만들었다. 이들에

게 죽음은 신성한 것이었고, 그에 맞
는 의례를 치렀다. 이 장례의식은 죽
은 이의 몸을 처리하는 동시에 모든
이들이 맞이할 수밖에 없는 죽음을
받아들이는 숭고한 과정이었다. 그
러기에 그 어떤 일보다 많은 이들이
참여했고, 죽음으로 인한 슬픔과 앞
으로 자신에게도 다가올 죽음에 대
한 두려움을 달랬다. 또한 장례는 공
동체의 통합과 유지라는 사회적 기
능으로써의 역할도 수행해 왔다. 시
대 상황에 따라 장례의식의 변화는 다
소 있었으나 이 의식의 본래 의미는
지금도 마찬가지이다.

미국 인류학자인 앤마리 말레피트
(Annemarie De Wool Malefit)는 저
서 '종교와 문화' (Religion and
Culture)에서 죽은 자에 대한 의례
를 '사자(死者) 의례'와 '조상
숭배'로 구분했다. 그에 따르면, 사
자 의례에서는 장례 절차가 아무런
의미를 부여하지 않고 단지 시
신을 처리하는 데 머문다. 이는
죽은 자의 영혼을 육체와 분리
하여 가능한 한 빨리 이승을 잊
어버리고 저승에 머무르도록
바란다는 것이다. 그러기 위해
은 혼을 들어 시신을 처리하는
데, 이는 죽은 자가 이승에서
쓰던 물건들을 얹어고 그 이를
이나 기억을 빨리 잊도록 하려
는 것이다.

장례는 죽음을 받아들이는 숭고한 과정

반면 조상 숭배에서는 장례
에서 일정한 격식과 절차를 거
친다. 또 가급적 죽은 자와 이
승의 산 자들을 연결시키려고
한다. 죽은 자들이 지냈던 물건
들을 소중한 간직할 뿐만 아니
라 그 이름을 드러낸다. 또한
죽은 자의 영혼이 이승에 머물
수 있는 거처를 마련하며, 고인
을 기리기 위해 만만치 않은 시
간과 비용을 들인다.

그의 말을 빌리면 우리 한민
족의 장례는 조상 숭배에 가깝
다고 할 수 있다. 어쨌거나 전
통적인 장례는 주검을 처리하
면서 그 죽음과 가장 가까운 이
들의 슬픔을 나누고 또한 죽은
으로 인한 생활의 변화를 본래
상태로 회복시키는 과정임에는
분명하다.

모래 전부터 시드니 한인 커뮤니티
회에는 한인 동포의 장례의식을 도
외주는 이들이 있었다. 또 짧은 기간
이지만 장례회사를 운영했던 이도
있었던 것으로 알려졌다. 이들의 뒤
를 이어 장례지도사로 임하는 비교
적 젊은이 동포 가운데 강병조 장례
지도사(한솔장례 운영)가 있다. 약 7
년 전부터 이 분야에서 일해 온 그
가 '우리네 예법에 따라 장례를 다
해 고인의 마지막 길을 에우' 하고
자 최근 제반 장례 의식을 한 자리
에서 수행할 수 있는 전용 예식장을
개원했다.

이 예식장에 대해 그는 "문화인
류학자인 고 이문철 박사를 통해 오
래 전 시드니에 한인 동포가 운영했
던 장례회사가 있었다는 말을 들은
적 있다"며 "멜버리나 브리즈번
에 이런 예식장이 있다는 소식을 들
은 바 없으니 한인 직영, 한인전용의
장례식장은 그 이후 처음인 것 같
다"고 말했다.

장례예식 절차에 필요한 제반 시설 갖춰

장례는 장지를 선정하고 시신을
문구하에서 처리하는 절차이다. 만
자가 죽은 양택에서 그가 불행 음택
으로 옮겨가는 과정부터 장례는 시
작된다. 시드니 한인사회에서 일반
적으로 진행되는 장례 절차는 장지
로 시신을 운구하기 전일까지 조문
객을 받는 빈소 운영, 추도식, 임관
식, 장례식, 하관식 순서로 진행되는
다. 화장의 경우에는 화장터에서 하
관식 대신 화장 예식을 갖는다.

최근 문을 연 한솔장례식장은 장
지 외에 진행되는 모든 절차를 행할
수 있는 시설을 마련했다. 조문객을
맞는 빈소, 문상 손님을 접대하는 장
소, 임관-장례-추도식을 가질 수
있는 예식장을 갖추었다. 시드니 한
인사회에서 일반적으로 진행되는
모든 장례절차를 한 곳에서 수행할
수 있도록 모든 서비스 시설을 갖췄
셈이다.



여러분의 의견을 말씀해 주세요

캠시타운센터(Campsie Town Centre)의
수정된 마스터플랜 초안

캠시(Campsie)가 변화하고 있습니다. 캔터버리-뱅크스타운 커뮤니티가
자랑스럽게 말할 수 있는 더 멋진 기반시설을 만들어가고 있습니다. 캠시(Campsie)를
보다 더욱 기능적인 지역으로 만들고, 새로운 일자리를 창출하며 주택 및 기반시설을
어떻게 개발할지에 대해 알아보시기 바랍니다.

이번 마스터플랜 초안의 공개 전시는
2022년 3월 28일까지입니다.

그리고 카운슬 웹사이트 (Have your say) 페이지
ch.chy/haveyoursay를 통해 이 계획에 대한 여러분의
의견을 제시해 주시기 바랍니다.

여러분이 사용하시는 언어로 된 마스터플랜 초안에 대해
알아보시려면 전화 9707 8120 주시길 바랍니다.



▶ 16면으로 이어짐
김지환 기자
herald@koreaherald.com.au

Một thời gian ngắn sau, các điều tra viên của lực lượng đã thực hiện lệnh khám xét tại một căn hộ ở Penshurst, nơi có các gói hàng khác chứa các chất bất hợp pháp.

Tất cả các vật dụng bị thu giữ trong quá trình hoạt động sẽ được khám nghiệm pháp y.

Người dân ông của Moorebank đã bị đưa đến Sở Cảnh sát Liverpool và bị buộc tội 10 tội danh, trong đó chủ yếu các tội liên quan đến cung cấp ma túy cấm.

Cảnh sát cáo buộc trước tòa rằng người dân ông này hoạt động như một nhà cung cấp trực tuyến trên web đen và cung cấp các loại thuốc bị cấm - bao gồm cocaine, methylamphetamine (ma túy đá) và các chất bất hợp pháp khác.

Ảnh đã bị từ chối bảo lãnh và xuất hiện tại Tòa án địa phương Liverpool vào ngày hôm qua (thứ Sáu ngày 25 tháng 2 năm 2022), nơi anh ta chính thức bị từ chối bảo lãnh để xuất hiện lại tại cùng một tòa án vào thứ Hai ngày 2 tháng 5 năm 2022.

Ngoài ra, các thẩm tử của lực lượng tấn công đã thực hiện lệnh khám xét thêm một cơ sở ở Moorebank và một số PO Box từ 10 giờ sáng cùng ngày ra tòa, thu giữ hơn \$500,000 đô-la tiền mặt

và các gói hàng khác có chứa các chất bất hợp pháp.

Chỉ huy Đội tội phạm mạng, Giám đốc điều hành quyền thăm tử Gordon Arbina, cho biết cảnh sát đang tích cực nhắm mục tiêu vào những kẻ ẩn danh sử dụng web đen để quảng cáo và bán các loại thuốc bị cấm và các sản phẩm bất hợp pháp khác.

Giám đốc thẩm tử Arbinja nói "Việc bán thuốc bất hợp pháp trên web đen có thể khó điều tra nhưng không có nghĩa là không thể. Việc bắt giữ này sẽ gửi một thông điệp rõ ràng rằng danh tính của bạn có thể bị lộ và bạn sẽ bị truy tố."

"[Cảnh sát sẽ] cáo buộc rằng cá nhân này đã sử dụng tiền điện tử để tạo diễn kiến cho các giao dịch được thực hiện trên web đen trước khi gửi các loại thuốc bị cấm qua thư - và đang báo động là cảnh sát đã xác định được vị trí các loại thuốc bị cấm được giấu trong các trò chơi, như trò chơi ghép hình."

"Cảnh sát sẽ tiếp tục nhắm mục tiêu việc buôn bán ma túy ở mọi cấp độ của chuỗi cung ứng - cho dù được mua trên đường phố, trực tuyến hay ở những nơi khác."

Các cuộc điều tra của Lực lượng tấn công Orielton đang được tiến hành và dự kiến sẽ có những vụ bắt giữ tiếp theo. •



DÓNG GÓP Ý KIẾN CỦA BẠN CANTERBURY BANKSTOWN

Bản thảo được sửa đổi Quy hoạch tổng thể của Trung tâm Quận Campsie

Campsie đang thay đổi. Chúng tôi đang tạo ra nhiều địa điểm tuyệt vời hơn mà cộng đồng cư dân sẽ tự hào. Thêm vào những công việc chúng tôi đang lên kế hoạch cho một Campsie bền vững hơn, thêm việc làm, nhà ở và cơ sở hạ tầng mới.

Triển lãm đóng ngày 28 tháng Ba năm 2022.

Đóng góp ý kiến tại co.cilyhayeoursay

Để tìm hiểu thêm về bản dự thảo được sửa đổi Quy hoạch Tổng thể Campsie bằng ngôn ngữ của bạn, vui lòng gọi 9707 8120.



CHÍNH NGƯA COVID-19 TĂNG CƯỜNG CHÍCH NGỪA HỒI NĂM NGOÁI? ĐÃ ĐẾN LÚC QUÝ VỊ CHÍCH MŨI THUỐC TĂNG CƯỜNG

Chúng ta đang quay trở lại với những gì mình yêu thích, và khi chúng ta đi ra ngoài nhiều hơn, có nhiều cơ hội chúng ta sẽ tiếp xúc với COVID-19.

Do đó, đã đến lúc tăng cường khả năng bảo vệ cho quý vị bằng mũi thuốc tăng cường. Nếu quý vị từ 16 tuổi trở lên, và đã chích mũi thuốc chích ngừa COVID-19 lần thứ hai cách nay ba tháng rồi, thì bây giờ đã đến lúc quý vị chích mũi thuốc tăng cường.



> Truy cập nsw.gov.au hoặc gọi Đường dây Trợ giúp về Coronavirus Toàn quốc theo số 1800 020 080. Chọn số 8 để được trợ giúp miễn phí về thông ngôn.





1 > Policy statement

Stopping the cycle of disaster in Sydney

As residents return to their homes after another flood-induced evacuation, everyone is asking what more could have been done to prevent this disaster. Alongside the gut-wrenching clean-up, we need to take stock, take a breath, and explore the options for reducing flood risk in our city. Doing nothing is not one of them.

This disaster is not the fault of people who built homes or bought in flood-prone areas.

These areas were zoned for residential development, with building permits granted for the homes now being washed away. The responsibility for halting these recurring disasters sits with planners and policy makers. The priority, once families and communities are safe, should be to reduce the risk faced by communities to what is a known hazard.

The Premier and Deputy Premier have both flagged serious reflection and reassessment of the policies around floodplain development – the Committee fully supports these commitments, and we recommend the following urgent actions to address the rising costs and risk of flooding in Sydney:

1. **Upgrade evacuation infrastructure**, without unlocking additional development potential.
2. **Restrict future development on the floodplain** in areas of high risk.

3. **Introduce a voluntary buyback** to provide a pathway for vulnerable residents out of high flood risk zones.
4. **A long-term regional land use strategy** that uses tradeable development rights to provide a path out of the floodplain for landowners, and which progressively reduces density in the highest areas of risk.
5. **Create a taskforce to investigate the rising costs of flood insurance** in the floodplain.

[Read the full policy paper, including full detail around these five recommendations, here.](#)

2 > News

Must reads

1. **This article nails what remote work looks like now.** The implications for work and cities will be fascinating ([The Atlantic](#)). Also: WFH here to say, ABS boss ([AFR](#))
2. **The rising threat of extraordinary landscape fires.** Projects 50% rise in bushfires by end of century without significant climate action ([UNEP](#))
3. **Why building new motorways doesn't reduce traffic.** And why no one seems to get induced demand ([Governing](#))
4. **Ambitious plan for the Hunter.** Draws on the people, assets and capabilities of traditional coal industries to build for the future ([Committee for the Hunter](#)). Also: A love letter to Newcastle ([Guardian](#)); three solutions for the energy transition ([The Conversation](#))
5. **Our clean energy resources are the envy of the world.** Nine point plan for taking advantage of them and delivering on our commitments ([Clean Energy Council](#))

3 > News

Progress for Sydney

Offshore exploration and mining for minerals, coal and petroleum has been banned in NSW. A new policy prohibits commercial mining but will consider offshore exploration and mining for sand – only for the purposes of beach restoration.

A contract has been awarded for the next stage of West Metro tunneling, and is expected to begin at the end of the year to deliver 9km of twin Metro rail tunnels between Westmead and Sydney Olympic Park.

A Clean Air Strategy for NSW has been released, with a focus on decarbonising industry and transport. However, achieving this will require federal support for the regulation of vehicle and fuel emissions standards, which are far behind European standards.

People living in western Sydney are being asked what projects they want funded by WestInvest. Consultation is open until the end of March, when applications for the \$2b community project fund and \$3b NSW Government project fund will open.

A philharmonic orchestra, West Phil, has formed in western Sydney. This is the first time since the 1880s that Parramatta has been home to an orchestra. West Phil's home venue will be Parramatta Town Hall and the group will perform in venues across the region.

The first stage of the Waterloo Estate redevelopment is open for consultation. The plan includes more than 3,000 new dwellings, with 7.5% slated for affordable housing, 28.2% for social housing and 64.3% as private homes.

A revised Master Plan for Campsie is open for consultation. The plan sets out new green standards for development, including all-electric (no-gas) buildings and mandatory renewable energy generation. To reduce congestion and help making housing more affordable, the plan also proposes introducing maximum parking requirements close to Campsie Station and unbundling parking from strata titles.

Other Posts

AbdulFah Yousof
Add note

HAVE A SAY ON REVISED DRAFT CAMPSIE MASTER PLAN
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

An exciting plan to breathe new life into Campsie is coming!

Following community feedback, the City of Canterbury Bankstown has revised its draft master plan for the Campsie Town Centre and is now seeking your feedback.

Canterbury-Bankstown Mayor Alford is encouraging residents to help change Campsie for the better by having their say on the revised plan.

"This is your chance to shape and influence much needed change," Mayor Alford said.

"This bold Plan is about transforming Campsie into a vibrant, cultural precinct for all the community to enjoy and be proud of."

"It also aims to turn the Cooks River foreshore into an open space that will be the envy of other communities."

Highlights of the revised draft plan, include:

- Better building design and sustainability
- New medical precinct
- Three hectares of new public space
- Expanded foreshore access along the Cooks River
- New cultural and civic centre
- New laneways and footpaths to make walking and cycling easier, and
- Improving Beamish Street and protecting the special areas of Campsie

Council first consulted with the community about the Plan in 2021, and has since made some changes.

Residents can have their say on the Revised Draft Campsie Town Centre Master Plan at one of these locations:

- Campsie Lunar Foodie Markets - Friday 18 February, 5-8pm, at Anzac Mall, Campsie
- Canterbury Leisure and Aquatics Centre - Saturday 5 March, 9-11am, at Phillips Avenue, Canterbury
- Anzac Mall, Campsie - Thursday 17 March, 9-6pm
- Campsie Library and Knowledge Centre - Every Tuesday, Wednesday and Thursday from 10 February to 24 March, 8:30am-4pm, at Amy Street, Campsie

Online Survey - [cityofcampsie/feedback](#) and
Call Back Hotline (translated options available) - Call 8707 8120

Residents can have their say until 28 March. For more information, visit [cityofcampsie/masterplan](#) or call 8707 8578

New laneways and footpaths to make walking and cycling easier, and improving Beamish Street and protecting the special areas of Campsie

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The revised draft Campsie Town Centre Master Plan sets an exciting vision for growth and change to 2036 and beyond. Learn more and have your say, visit cb.city/campsiemasterplan



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