

# 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 is 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。

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.

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](http://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](http://cb.city/CampsieMasterPlan) and read our fact sheets.