

What does great design mean to you?

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

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:

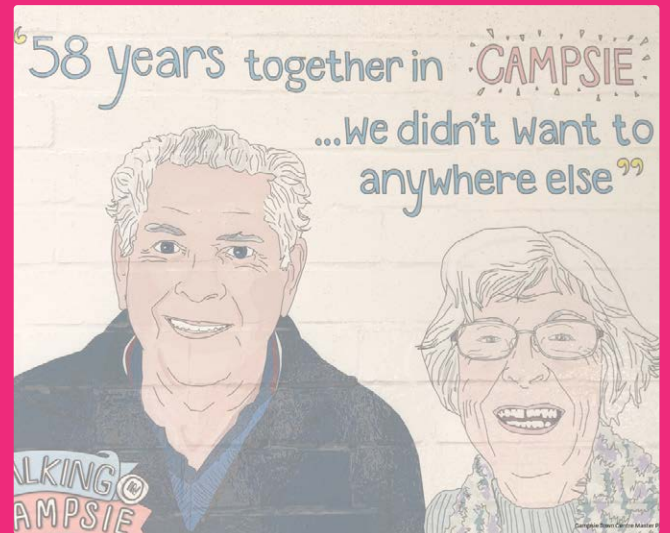


History, design and character

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.



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.



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.



More information and have your say

Visit cb.city/CampsieMasterplan



Read our fact sheets:

- [Introduction to the draft Master Plan](#)
- [Moving better](#)
- [Culture, lifestyle and jobs](#)
- [Leaders in Sustainability](#)
- [Making it happen](#)