

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.

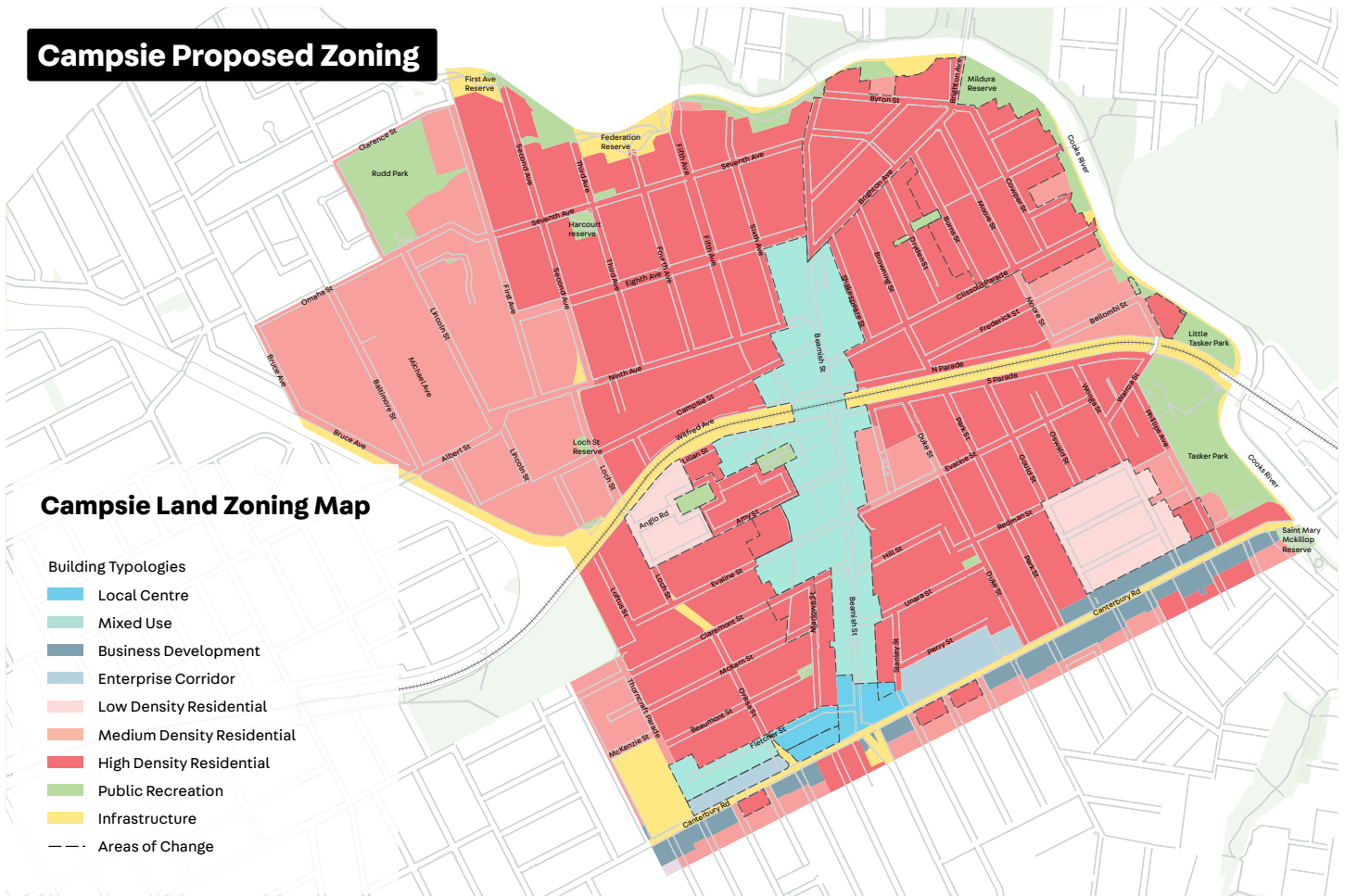
Council will continue to **advocate for the funding, enhancement and delivery of this critical infrastructure.**

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.

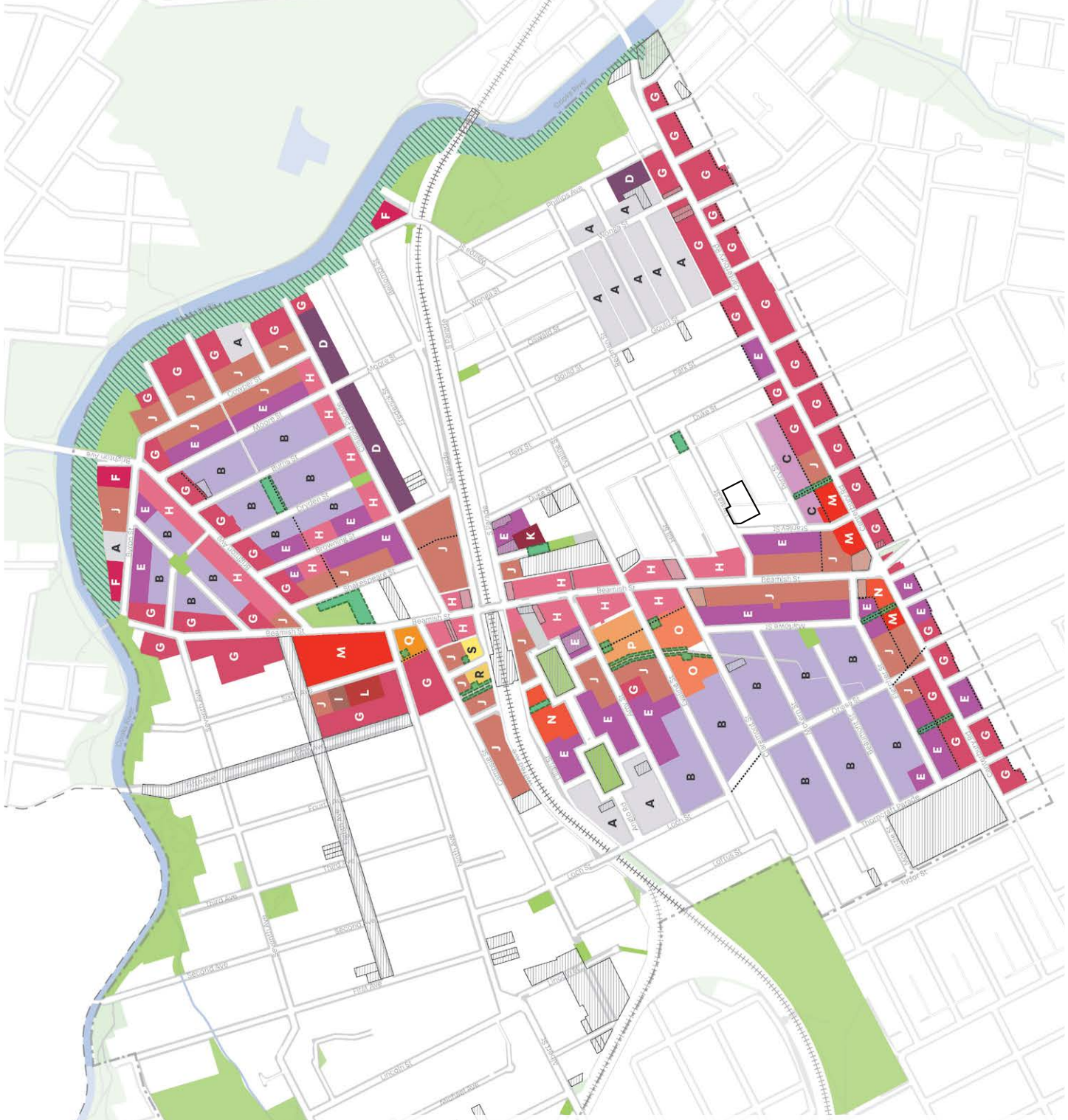
The draft Master Plan is an important advocacy tool to hold other agencies to account on delivering important community infrastructure. Campsie currently does not have a plan for the future. This plan ensures that Council, the NSW Government and the community are all on the same page in planning for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



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

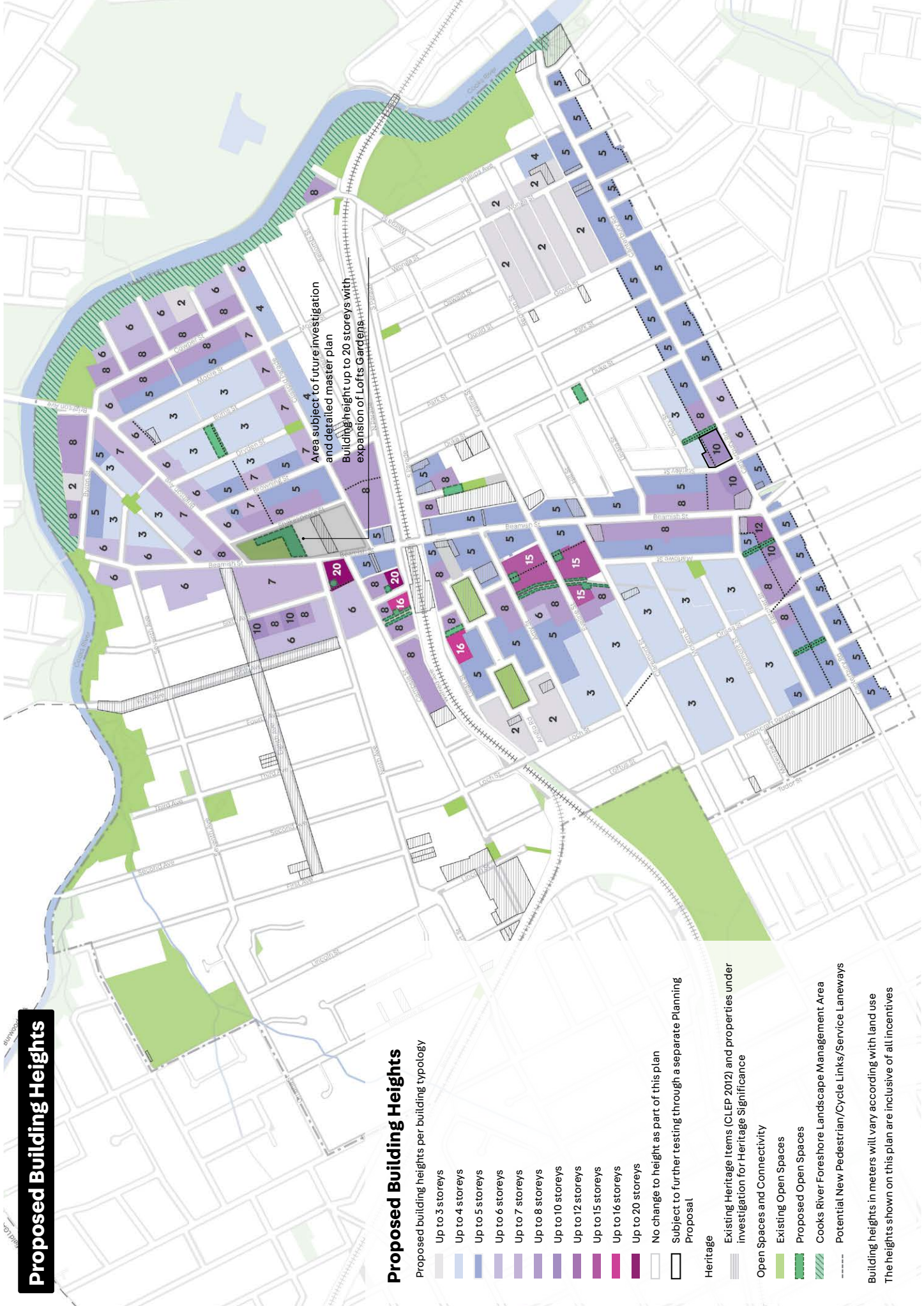
Heritage

- Existing Heritage Items (CLEP 2012) and properties under investigation for Heritage Significance

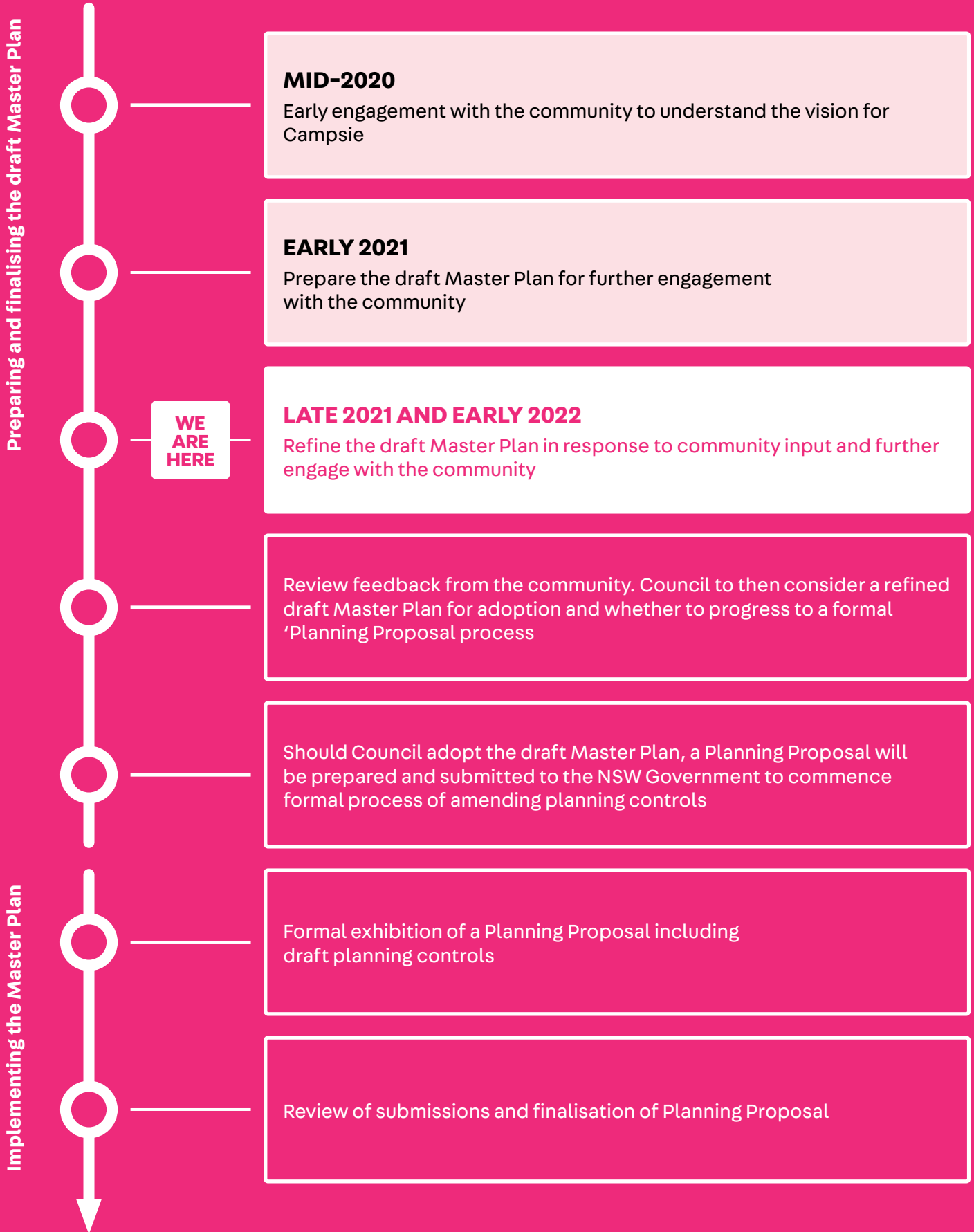
Open Spaces and Connectivity

- 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



The next step: planning approval

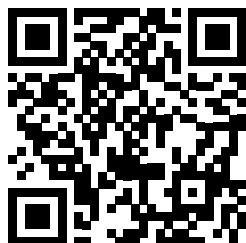


Artist Impression of Beamish Street and Canterbury Road



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](#)