FINAL DRAFT 17 MAY 2022

Draft Campsie Master Plan Site Specific Review

Joint Panel Report

Acknowledgment of Country

LFA and More Urban acknowledge the Darug (Darag, Dharug, Daruk and Dharuk) people as the traditional custodians of this land. We pay our respect to their ancestors and Elders past, present and future and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

Status	Amendments	Checked By	Date
First Draft		**SA / TM**	**12 May 2022**
Final Draft	**As per Council's feedback received on 17 May 2020**	**SA / TM**	**17 May 2022**

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1. Introduction

1.1 Background

The draft Campsie Town Centre Master Plan (the draft Master Plan) builds on the City of Canterbury Bankstown Council's (the Council) Local Strategic Planning Statement - Connective City 2036 and the Community Strategic Plan . It is the result of a comprehensive strategic planning and urban design program of work to facilitate jobs, housing, design, sustainability and movement aspirations with further amendments to the planning controls.

On 9 and 10 September 2021, the draft Master Plan, together with an outline of community submissions received between March and June 2021, was reported to Council's Local Planning Panel (LLP). On 17 September the LPP provided formal advice on the draft Master Plan and recommended that Council carry out further engagement before considering whether to progress to a Planning Proposal to amend the draft Canterbury Bankstown Local Environmental Plan 2021. The LPP also recommended Council engage directly with specific landowners that addressed the LPP, to review their proposed site-specific amendments to the draft Master Plan.

Council undertook further public engagement through a series of on-line and face-to-face activities between 16 February to 28 March 2022.

To add rigour to the engagement with specific landowners, Council commissioned external, independent planning and urban design expertise to provide a peer review of these landholders' submissions.

This independent joint report (the Report) outlines the process, methodology, analysis and findings. It will be submitted to Council as part of their consideration of the draft Master Plan, together with an outline of all input from public engagement and a draft Planning Proposal for related amendments to be incorporated into the Canterbury Bankstown Local Environmental Plan 2022 (the LEPD). The Report would also be included as part of any statutory exhibition associated with the process to amend the LEP.

Figure 1: Artist impression illustrating the vision for Beamish Street (Source: Draft Campsie Town Centre Master Plan)

1.2 Process and Probity

This independent peer review of the site-specific submissions by landowners has been undertaken by an independent expert panel (the Panel) comprising Tim Moore – More Urban (Town Planning) and Steve Anders Director LFA (Urban Design).

All aspects of this independent peer review process have been overseen by a separately appointed probity officer.

The Panel held an Inception meeting with Council and undertook a Background Review of relevant documents / technical studies and a visit to each identified site. A high-level review of each landowner submission was undertaken by the Panel.

This was followed by landowner / consultant meetings / presentations from each submitter to support their submission and clarify any information regarding their proposals to alter the draft Master Plan. The submissions generally addressed key planning and urban design objectives / outcomes sought.

Council staff then undertook internal testing with more detailed modelling and consideration of the submissions and presented key findings to the Panel for each submission.

The Panel duly considered Council's additional work and findings, held a series of review meetings and assessed the submissions independently against various urban design / town planning objectives, principles and controls.

Key recommendations from the independent review were then presented to Council.

Finally, this Report has been prepared publishing recommendations for each site.

In preparing the recommendations, the Panel adopted the following protocols:

- Being independent – not connected to any of the projects
- Being expert – suitably qualified and experienced – urban design and town planning
- Being accountable – clearly seen to work in the public interest
- Being objective – appraise against measures that are reasoned and objective as opposed to stylistic individual taste
- Being accessible – ensure that recommendations are clear and in terms understandable to the public

It is beyond the scope of this process to consider amendments to the draft Master Plan beyond the site-specific issues the subject of this Report.

Finally, it is noted that the recommendations of the Panel are advisory and offer impartial expert advice to inform Council decisions.

1.3 Draft Campsie Town Centre Master Plan Overview

The draft Master Plan is a plan to realise Campsie's future as a thriving lifestyle and cultural hub with an offering of more jobs, housing, lifestyle and cultural facilities to meet the needs of a growing population. With the drivers of housing affordability, job creation and the conversion of Campsie train station to a Metro station, it draws on the vibrancy of Beamish Street, a distributed network of open space and the amenity of the Cooks River with a plan for improved streets, connections, public and active transport and distributed development across a range of different densities for a more sustainable and resilient city.

Underpinned by numerous supporting studies, the draft Master Plan includes specific measures to guide outcomes. These include built form controls, building types and character areas, and detailed design outcomes for the public domain. It also provides the evidence base for the essential city infrastructure to support the envisaged growth.

Developed and revised with significant and ongoing community engagement the draft Master Plan establishes a clear framework based on a community-led vision comprising:

- a Master Plan framework;
- 11 spatial moves to organise the structure of Campsie; and
- 5 intensification principles that establish the locations for increases in density.

Implementation of the Master Plan is then set out through 10 directions, covering areas such as infrastructure, design, jobs growth, public places and spaces, transport, sustainability, heritage and culture, housing and governance.

The draft Master Plan proposes an incentive height and floor space system in parts of the Campsie Town Centre to achieve targets for jobs and housing growth. Development sites that propose a floor space ratio uplift of more than 1:1 above the current maximum FSR controls, and up to the maximums specified within the draft Master Plan, must deliver one of the following:

- on-site infrastructure (such as through site links, open space, sports and recreational facilities, multi-purpose facilities),
- affordable housing, or
- more than 50% of floorspace within a development as employment generating floor space such as health services facilities, commercial offices, retail premises, community facilities and shops.

This incentive system is proposed to work collectively with proposed sustainability incentives providing for up to 0.5:1 additional FSR (within the draft Master Plan maximums) for developments that use innovative means to exceed the minimum energy and water conservation requirements.

The draft Master Plan proposed to introduce a B4 mixed use zone within an enlarged Campsie employment core, replacing and expanding the existing B2 local centre zoning. To ensure this is not at the expense of employment generating floor space, additional provisions in the LEP would require:

- a minimum amount of employment floorspace;
- non-residential land uses at the ground floor level; and
- no net loss of employment floorspace with developments required to accommodate the equivalent or greater than the amount of employment floorspace existing in a building proposed to be redeveloped.

The recommendations arising from this independent peer review have been developed with full consideration of all aspects of the draft Master Plan, supporting documents and related considerations, as set out in the methodology below.

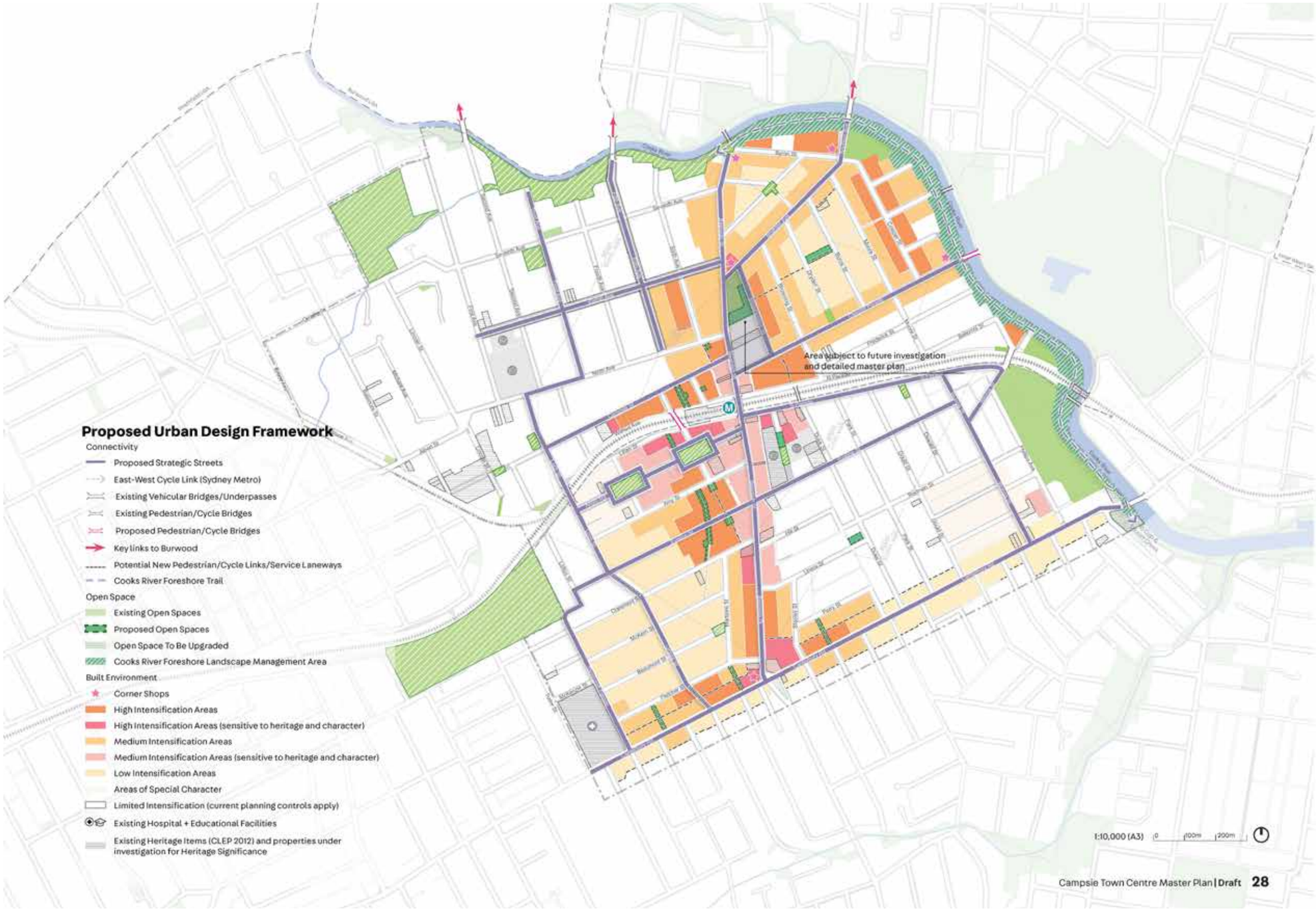

Figure 2: Campise Master Plan Framework Map

1.4 Relevant Documents

- Landowner submissions and presentations
- Draft Campsie Town Centre Master Plan (Canterbury Bankstown Council)

Tall Buildings Design Study (Bates Smart)

Key findings that are relevant to this review include:

- Built form:
  - Tall buildings should utilise a low podium generally 2-5 storeys high
  - Street wall heights to street width ratio of 1:1
  - Provide setbacks above street wall height – 6m to primary and secondary streets
  - Provide podium setbacks
    - Retail streets nil (0m setback)
    - Residential streets 3-6m landscaped setback
  - Separate towers for air movement
    - 12m between multiple towers on a single site
    - 6m from side or rear boundaries
    - 6m from centre of any street or lane
    - additional 6m setback for any floor space above 50m (15-16st)
  - Limit tower floorplates for levels above 25m (8st) to:
    - Maximum 800m^2 for residential student accommodation, hotel
    - Maximum 1,500m^2 for commercial
- Site Area
  - Tall buildings are not suitable on sites <1500m^2.
  - Tall buildings to require a minimum frontage of 30m
- Access / Parking
  - Prioritise vehicle access from rear lanes / secondary streets
  - Podium parking to allow for future adaptation
  - Screen above ground parking with high quality façade treatments that allow natural ventilation
- Energy
  - Maximise rooftop photo-voltaic installations in conjunction with green roof.
- Services
  - Avoid or maximise the extent of services to important active frontage streets.
- Green Infrastructure
  - Tall buildings should integrate green infrastructure
  - Deep soil planting
  - Extensive roof planting
  - Roof gardens or podiums
  - Green wall systems
  - Canopy trees at ground and podium

Bankstown and Campsie Landscape Controls (Oculus)

Key recommendations for this study relevant to this review include:

- Deep Soil Planting
  - Within commercial centres minimum requirements are:
    - 0% - non-residential use only
    - 7% - mixed-use incl. residential
    - 7% - residential use only
    - Minimum width of deep soil planting:
      - Sites <650m^2 – 2m
      - Sites 650m^2-1500m^2 – 3m
      - Sites > 1500m² – 6m
    - Larger sites should achieve higher requirements than ADG:
      - Sites 650m^2 – 1500m^2 – 10%
      - Sites >1500m^2 – 15%

2. Methodology

The Panel's independent peer review of six site specific submissions to the draft Master Plan has been conducted as follows:

1. Council issued a brief to landowners inviting a submission setting out the proposed variations to the draft Master Plan. The landowners invited to participate were those that had presented to the Local Planning Panel meeting on the 9 and 10 September 2021.

2. Participating landowners were informed that their proposed alternate site vision would be reviewed by an independent and expert urban design and planning panel. They were requested to provide justification for the proposed site-specific variations to the draft Master Plan with concept plans and a brief report addressing:

    - the 10 guiding objectives;
    - the overall vision and strategic intent for Campsie;
    - the objectives of the draft Master Plan; and
    - what it will deliver for the residents and business community of Campsie.

3. The 10 guiding objectives established by Council and referred to above are as follows:

    - Create outstanding planning and urban design outcomes for the sites and Campsie Town Centre and achieve the vision and objectives outlined in the 10 directions for the draft Master Plan.
    - Deliver high quality residential amenity in accordance with the Apartment Design Guide.
    - Adhere to the Intensification Strategy that guides the draft Master Plan.
    - Align with the strategic directions of the Tall Buildings Study (Bates Smart), Bankstown and Campsie Landscape Controls (Oculus), which are technical studies that supported the Bankstown and draft Campsie Master Plans.
    - Protect and improve the amenity, built form/public domain quality, heritage, and natural environment of Campsie Town Centre.
    - Achieve a high standard of architectural and urban design for the site and surrounding streetscape.
    - Protect solar access to the public parks as detailed in Objective 5.5 of the draft Master Plan (where applicable).
    - Achieve a suitable built form transition to neighbouring properties when factoring existing context and future built form controls, and likelihood of neighbouring properties to be redeveloped.
    - Ensure sites are not isolated for redevelopment.
    - Deliver on-site infrastructure, affordable housing or employment generating uses (where applicable) in accordance with Direction 1 of the draft Master Plan.

4. The Panel, assisted by Council staff and attended by Council's appointed probity advisor convened a series of one-hour meetings with each of the six participating landowners.

5. Council staff then undertook testing of each of the submissions, including analysis and modelling of the proposed built form outcomes and provided this assessment for the information of the Panel.

6. The Panel have been informed of submissions received from public consultation undertaken in relation to the draft Master Plan in the period 16 February to 28 March 2022 Of relevance to each of the site proposals, these submissions are summarised as follows:

    - Campsie is suitable for density, and lack of density in some areas of the town centre is a missed opportunity
    - 20-storeys is difficult to support without seeing the detailed design controls and the DCP.
    - Replace old buildings with newer high rises as seen in many other regions.
    - Master Plan is too dense, becoming like Burwood and other dense cities around the world. This is suburban Australia.
    - Heights in Campsie should be 6-8 storeys, not 10-20 storeys. Taller development is inappropriate for this context.
    - The size of proposed buildings in Campsie is totally inappropriate.
    - The Master Plan is creating vertical sprawl. We should be building 2-3 storey townhouses and duplexes.
    - High rise should be on Beamish Street which needs revitalisation, not other neighbouring streets.

7. The Panel has also been informed that Council officers received verbal questions as to whether the Campsie RSL has the potential to deliver high density development due to size and proximity to the station.

8. In formulating the independent views expressed in this Report, the Panel's analysis, evaluation and recommendations have closely considered and been guided by:

    - each of the landowner written submissions as further discussed at the landowner meetings;
    - the above public submissions;
    - the analysis and evaluation of these submissions by Council;
    - the Vision and Plan and the 10 Directions all set out in the draft Campsie Town Centre Master Plan; and
    - the above 10 guiding objectives.

The Report includes discussion of the relevant considerations and analysis to clarify and justify the various recommendations in relation to each site.

3. Site-Specific Investigations

The following site-specific proposals have been considered:

- (C1) 124-142 Beamish Street and 16-18 Ninth Avenue, Campsie
- (C2) 25, 27, 29-31 and 33-43 Anglo Road, Campsie (Campsie RSL)
- (C3) 76-90 Evaline Street and 21-23 Claremont Street, Campsie
- (C4) 445-459 Canterbury Road, Campsie
- (C5) 413-415 Canterbury Road and 2-8 Una Street, Campsie
- (C6) 430 Canterbury Road, Campsie

During the period of the Panel's considerations and following the meeting with the landowners of site C4 - 445-459 Canterbury Road, Council has advised that a proposed planning outcome for this site is now proceeding as part of a separate, site-specific Planning Proposal.

As a result the Panel have been informed that there is no longer a requirement to review the landowner's earlier submission requesting amendments to the draft Master Plan.

The Report therefore provides no analysis and recommendations in relation to site C4.

The following maps are extracts for the draft Master Plan's key considerations in terms of site intensification, desired future character and infrastructure provision for each site, as illustrated in Figure 3.

Figure 3: Subject sites

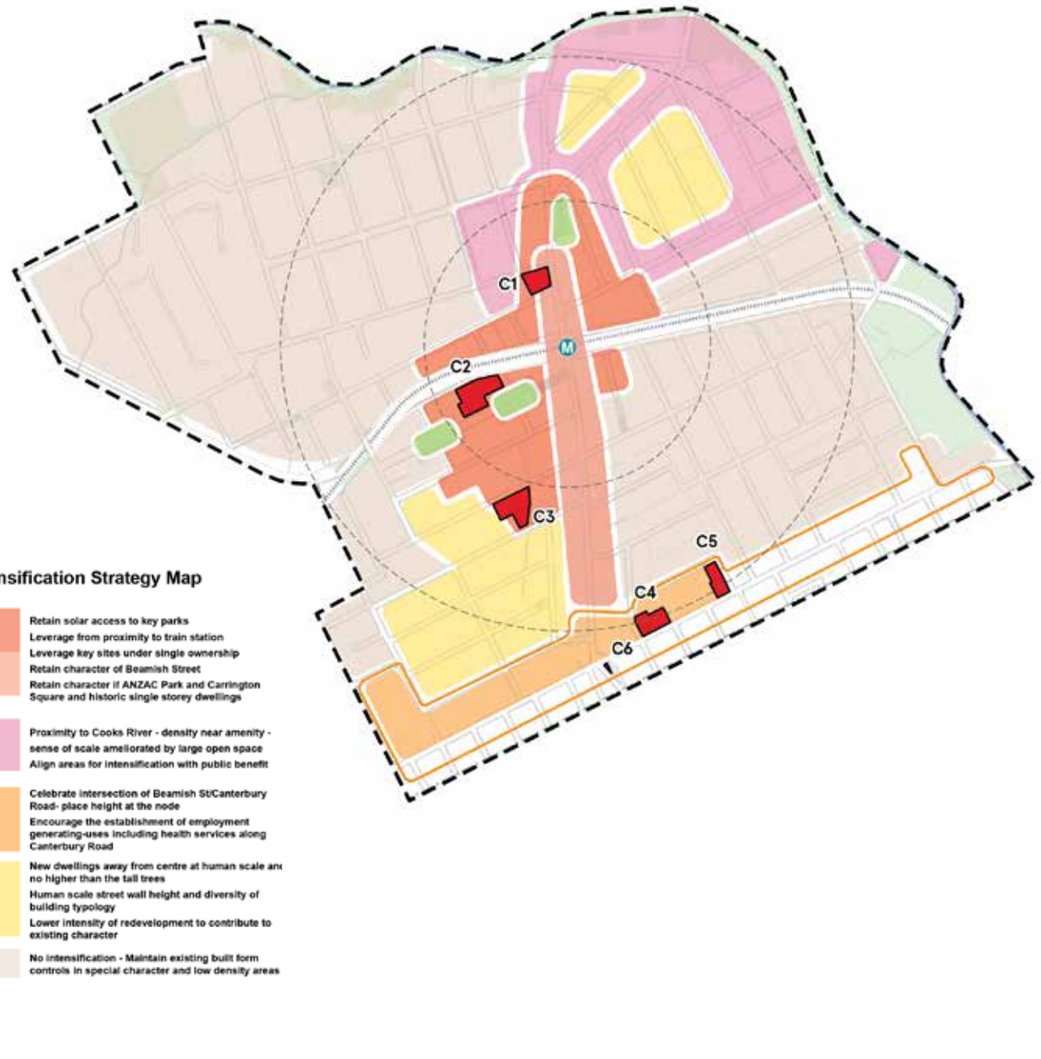

Figure 4: Subject sites with respect to the Campsie Master Plan Intensification Strategy

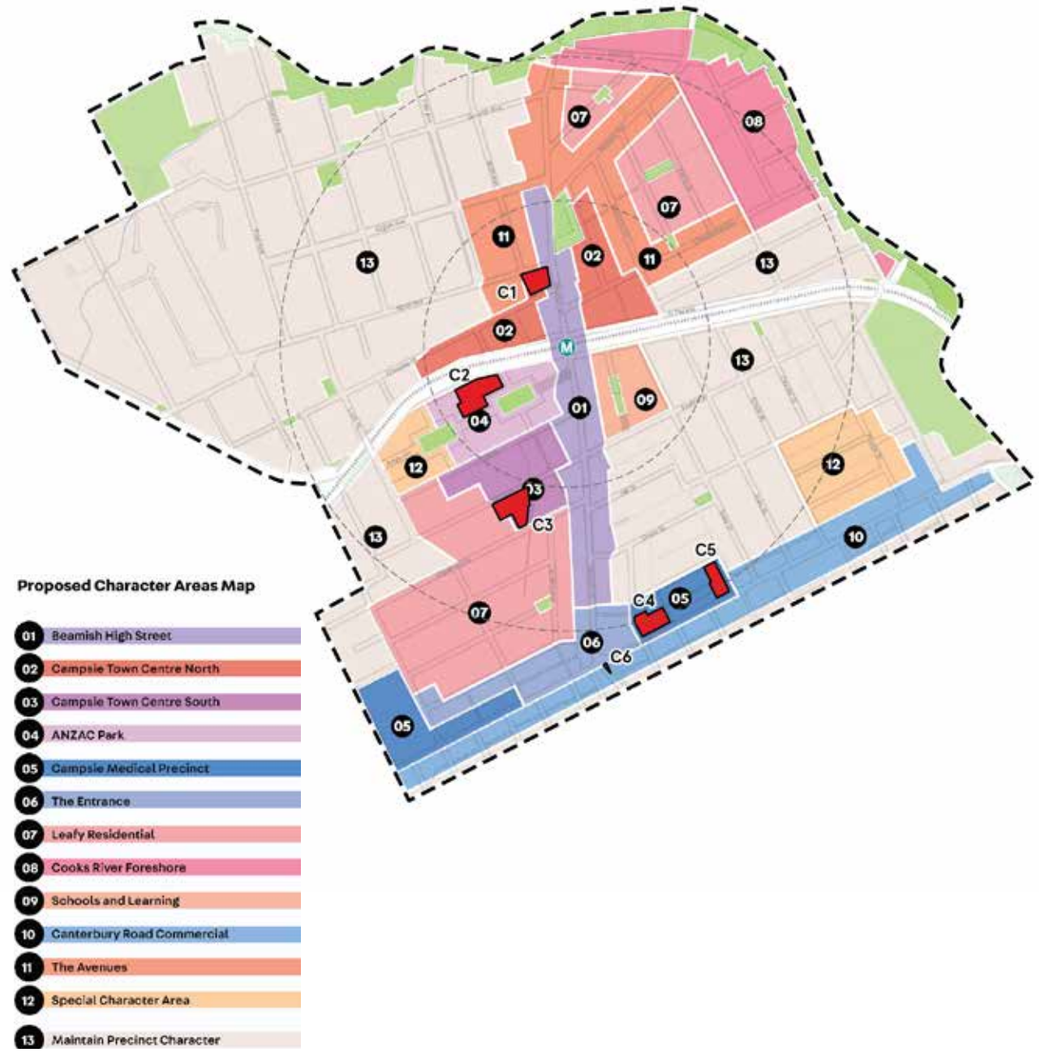

Figure 5: Subject sites within the CampsieMaster Plan Character Areas

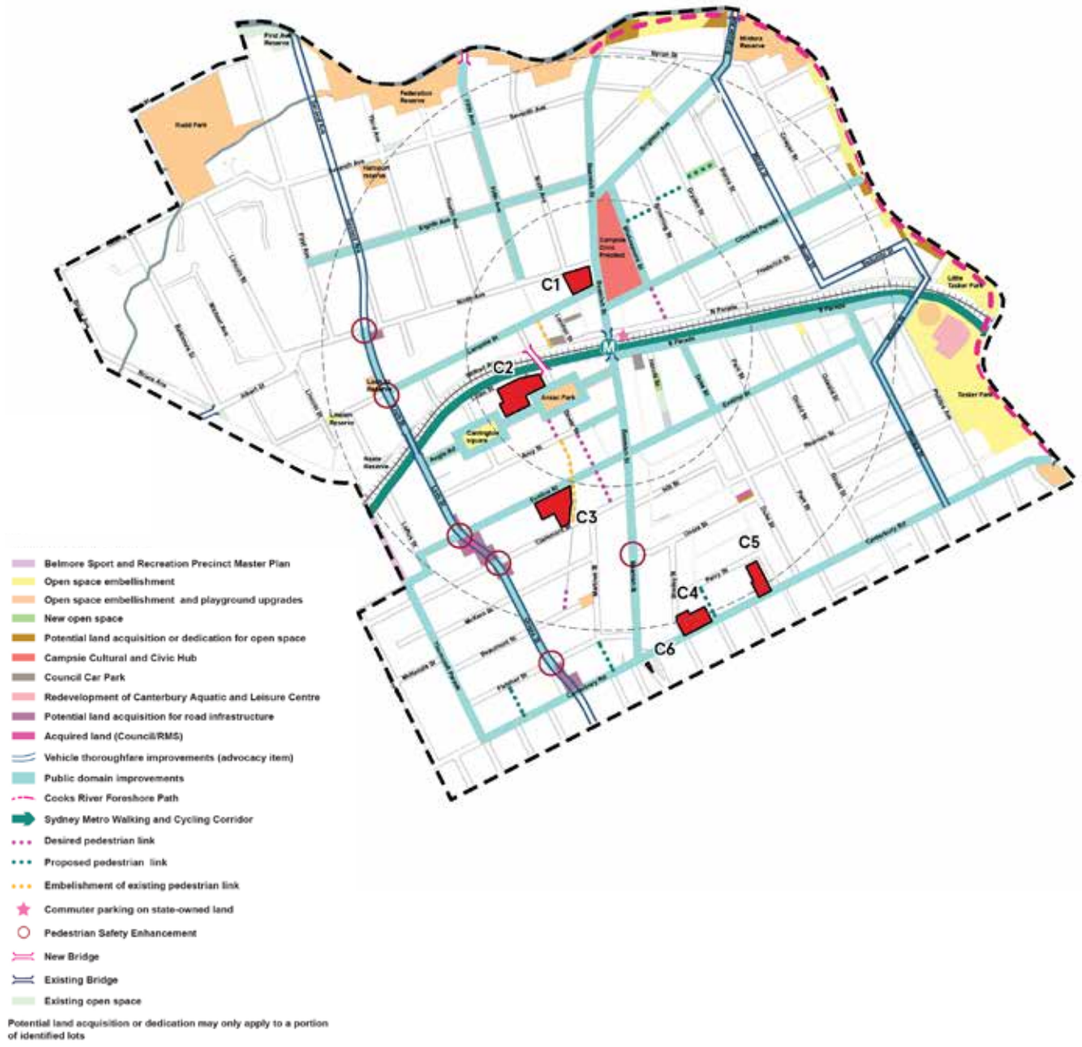

Figure 6: Infrastructure to be delivered in the Master Plan Study Area

Site C1: 124-142 Beamish Street and 16-18 Ninth Avenue

Site Description

Site Area:	3845sqm
Frontage:	Beamish Street – 53m
	Campsie Street – 60m
	Ninth Ave – 76m
Walking distance from Station:	150m -200m

The subject site is in the heart of Campsie Town Centre in an important and prominent position on Ninth Avenue, Beamish Street and Campsie Street, one block north of the station. The relatively large site is amalgamated from 7 lots.

Existing development is two-storey shop/housing of a fine grain nature including restaurants, real estate, a discount store and offices to let.

Across Beamish Street is the Council's Civic Centre, the two-storey Orion Theatre, early shops and a three-storey Mediterranean-style oasis.

There is an eight-storey apartment block to the immediate west.

Figure 7: 124-142 Beamish Street and 16-18 Ninth Avenue

Proponent Submission

The submission notes that this site is the largest contiguous land holding in single ownership in this strategic position and that it therefore is a site with potential to positively contribute to the rejuvenation of Campsie Town Centre.

The proposition is that the draft Master Plan FSR is inappropriately low to facilitate commercially viable development and there is no incentive to deliver public benefits.

An FSR in the order of 8:1 (rather than 5.5:1 inclusive of underground floorspace) is proposed as the minimum yield necessary, based on a feasibility report by the proponent's consultants.

The submission includes a detailed design proposal with design objectives, built form massing, options, floorplans and ADG analysis. The design is based on a podium of three levels (retail and commercial) with two (twin) 25 storey residential towers.

Figure 8: Building envelope (Source: Urban Links)

Draft Campsie Town Centre Master Plan

Vision and Directions

The draft Master Plan recognises the special character of Beamish Street as a vibrant retail strip. Building on this strength and appeal it aims for Beamish Street to become one of Sydney's premier 24-hour destinations.

Site C1 is within the high-level intensification Area1 and is proposed to have a B4 mixed use zone. It is also in both the Beamish High Street and Campsie Town Centre North character areas which, relevant to this site, describe urban design and planning outcomes that:

- enhance a vibrant and culturally diverse character with introduced shop-top housing;
- retain the fine-grain urban fabric;
- retain and enhance ground level shops and active uses;
- upgrade the public realm, as described in the Campsie Complete Streets program;
- transform the existing low to medium density to a high density; and
- improve connectivity to the train station, prioritise buses, calm traffic and promote active transport with new pedestrian/cycle lanes and new open spaces at key intersections.

Direction 4 of the draft Master Plan specifies a mixed-use podium with tower building typology for the site and notes the need for careful consideration of the context of each site to ensure transition to neighbouring sites, streets and areas with different character and development potential.

A new civic plaza or pocket park is proposed for the north western corner of the site fronting Ninth Avenue, and a proposed pedestrian and service laneway linking Campsie Street and Ninth Avenue is located along the site's western boundary. The pocket park is required to achieve a minimum of 2 hrs sunlight to 50% of the area on the winter solstice.

Key Controls

Recommended Master Plan Controls		Submission
Height of Building	20 storeys	25 storeys
FSR	1.8:1 (base FSR) 4.5:1 (max. FSR) plus 1:1 underground floorspace for specified uses	8:1 inclusive of 1:1 underground floorspace
Street setbacks	Nil to streets 1m to new laneway	Ninth Ave & Campsie Street: nil New laneway & pocket park: Nil Beamish St: 6m varied for plaza on south east street corner.
Upper level setbacks (above street wall)	Not specified	Beamish St: 9m and 12m to the podium Campsie St and Ninth Ave: 3m New laneway: Nil Pocket Park: 2m
Street wall height	1 to 3 storeys	1 to 3 storeys
Active frontage	Yes, to all 3 street frontages	Yes
Pedestrian link/ service laneway/ open space	A wide link along site's western boundary with a pocket park on site's north western corner	Pocket park located on north west corner. 6m wide pedestrian only link along western boundary. Public plaza on corner of Beamish St and Campsie St Pedestrian/shopping links through site at ground level

Figure 9: Ground Floor Plan - Street level retail (Source: Urban Links)

Figure 10: Typical Floor Plan - Residential floor plan (Source: Urban Links)

Figure 11: Site C1 Height (in storeys)

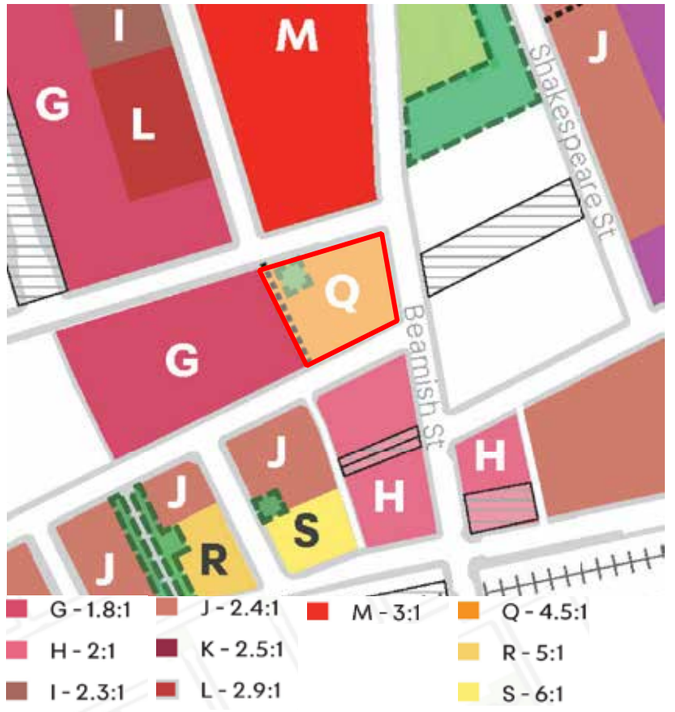

Figure 12: Site C1 FSR

Key Recommendations for Site C1

- Increase the maximum FSR to 4.9:1, noting the potential for an additional 1:1 for certain land uses (supermarkets, registered clubs, community facilities, art galleries and the like) if located underground.
- Maintain the maximum 20 storey building height.
- Provide a consistent 3 storey street wall to all street frontages to clearly define the prominent corner site.
- Provide a minimum 9m wide laneway/share way along the site's western edge with a landscape design to accommodate cars, service vehicles and pedestrians.
- Maximise the set back of the tower from Beamish to ensure maximum solar penetration to Beamish Street.
- Retain the proposed urban plaza as a building forecourt entry on Beamish Street, located to the south to strengthen the important corner of Beamish Street and Ninth Avenue.
- Adopt a single tower approach to address identified issues in relation to tower separation, solar access and apartment amenity and overshadowing, particularly Beamish Street.
- Provide façade articulation and modulation to break up the length of the tower façade.

Figure 13: A single tower outcome modelled by Canterbury Bankstown Council (Source: Canterbury Bankstown Council)

Assessment

Height, Setbacks and Massing

The site has an important relationship to Beamish Street and its 'high street' character. The Beamish Street and Ninth Ave corner is an important landmark location, opposite the existing Council Civic Centre to be transformed to a civic, community and cultural hub. The proposal responds to this with two landmark towers. The podium references Beamish Street's fine grain retail character with vertical accents and red brick finishes and an urban plaza to the south east corner.

The draft Master Plan has determined, from significant analysis and with reference to the Tall Buildings study, that 20 storeys is a maximum building height for Campsie. It is sufficient height to recognise this site's landmark location while allowing a more successful transition to the lower development heights for surrounding land. The Panel considers that the draft Master Plan height of 20 storeys should therefore not be increased.

The proposed two-tower approach relies on a maximum separation of 12m only. This results in blank walls to large areas of the northern and southern elevation of each tower façade.

While the slender tower forms (~ 450m2 floorplate) are positive and solar access to 70% of units can be achieved, blank and uninteresting tower walls will be highly visible and risk a poor presentation for such an important landmark site.

The two-tower approach does not present any benefits in terms of bulk and overshadowing impacts. The combined tower width will cast a single wide shadow and from many locations it would be read as a single large tower mass.

The Council and the proponent's shadow analyses differ. The Panel agrees with Council's analysis which shows that shadow impacts will affect Beamish Street just before 1pm on the winter solstice.

For the above reasons the Panel believes that the site is suited to a podium with a single tower only, setback from Beamish Street to maximise solar access to the street.

Although the street wall on Beamish Street is predominantly 2 storeys, a three-storey street wall is supported because the site occupies a complete city block, as discussed further sections.

Options Analysis

On such a large and significant site in the heart of Campsie redevelopment can be approached in a variety of different ways. The proponent illustrated this with an analysis of options in their submission.

To assist the Panel's assessment of this site specific review, Council undertook detailed examination and testing of three different podium and tower approaches, referred to as Option A, B and C.

The three options draw on some of the principles and development approaches included in the proponent's submission such as the large public plaza space on the corner of Campsie and Beamish Streets. They also respond to the ADG and the setback, street wall, height and public space requirements of the Masterplan and can be summarised as follows:

- Option A - a single tower consistent with the current draft Master Plan recommended built form whilst adopting the proponent's proposal for a reconfigured podium with plaza facing Beamish Street.
- Option B - a single tower with a larger area of open space.
- Option C - a two tower approach, like the proponent's submission but refined to meet the draft Master Plan principles and controls.

After considering these different options, and in the interest of broadening an understanding of potential approaches, the Panel identified a further potential option. This "Option D" would see built form reinforce the street corner, a 3-storey podium forming street-walls with an urban plaza to the south east corner and a single tower (800m2) in a generally north south orientation parallel to Beamish Street and Ninth Ave. Refer to Figure 16 and Figure 17.

The setback from Beamish Street would maximise solar access to the street and the tower orientation could achieve solar access to 100% of apartments with views to the Sydney and Parramatta CBD skylines.

FSR

FSR testing of the proponent's submission and the four options was undertaken for comparative analysis against the draft Master Plan's proposed FSR maximum.

Council's 'testing of the proponent's submission confirms the proposed 8:1 FSR is generally accurate but for the reasons above relating to amenity and environmental impacts, the design excellence requirements of the Tall Buildings Study and SEPP 65, and the overall tower height greater than 20 storeys, the Panel does not consider this achievable.

Applying a consistent and industry accepted approach, Council's testing determined the FSR of Options A to C, and the Panel's suggested Option D. Options A to C could achieve FSRs ranging from 4.1: 1 to 4.9:1, excluding any underground floorspace. Option D could achieve an FSR of 4.9:1.

The outcome of this rigorous examination is informative of a range of different development scenarios that each respect the draft planning controls, site characteristics and local infrastructure needs.

Across these options, Council testing indicates that development yields above the current draft Master Plan 4.5:1 FSR control can therefore be achieved on this site.

The additional floorspace is achieved from a combination of different podium / tower configurations, including podium options with a three storey street wall.

A three storey street wall (to all street frontages and a new urban plaza) is consistent with the maximum street wall height contemplated in the draft Master Plan. It would also support increased floor space for employment generating uses, noting that is one of the key principles of the draft Master Plan, to support and catalyse growth of Campsie as a strategic centre. Furthermore, a three storey street wall is an appropriate design response on this site which occupies an entire city block. It would define the street edge at a scale consistent with other main street development and, relative to a lower street wall, would be more effective at diminishing the visual impact of the tower in views from Beamish Street and a new urban plaza.

Taking into account all design considerations, site analysis and Council's testing, the Panel consider that the draft Master Plan maximum FSR control can be increased from 4.5:1 up to a maximum of 4.9:1. Development up to this maximum would enable an optimal development outcome which is consistent with other draft Master Plan controls and principles, is appropriate in the context and includes the potential for additional public benefit in the form of new public urban plaza addressing Beamish Street.

Finally it is noted that the Panel's scope is a planning and urban design review and did not include a requirement to review the feasibility analysis provided by the proponent and any related testing of this.

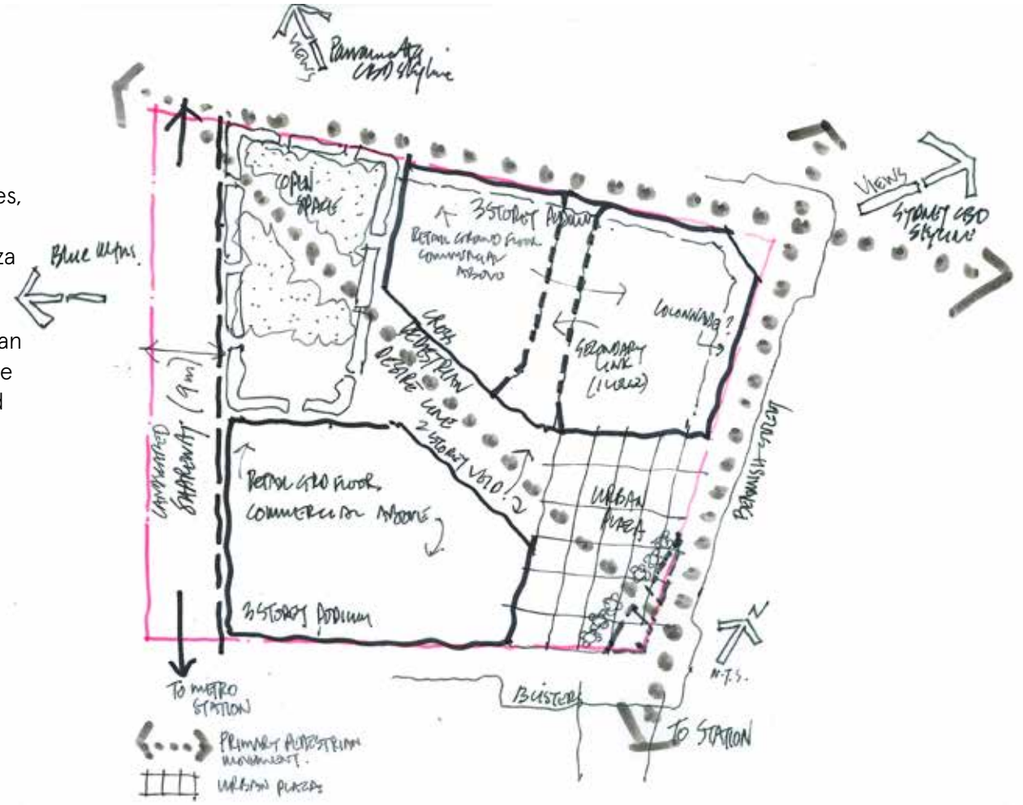

Figure 16: Option D – Ground Floor Plan

Figure 17: Option D – Typical Floor Plan

Site-Specific Review Considerations

The following table provides an outline of the Panel's considerations in relation to the ten objectives that each landholder was required to address in their submission as part of their participation in the site specific review process.

Panel Considerations	Capable of Achieving	Panel Comments regarding Site B3
1. Does the proposal create outstanding planning and urban design outcomes for the site and achieve the vision and objectives outlined in the 10 directions of the draft Master Plan?	✗	Requires further resolution in accordance with the recommendations.
2. Does the proposal deliver high quality residential amenity in accordance with the ADG?	✗	The two tower inherently limits residential amenity with non-compliant separation distances.
3. Does the proposal adhere to the five intensification principles that guide the relevant Master Plan?		
– Intensification within walking distance of the Metro Station	✓	
– Intensification within walking distance of key open spaces and improved streets connecting to open spaces	✓	
– Intensification within key node of Canterbury Road and Beamish Street	✓	
– Low intensification of areas between the key nodes (town centre, river, Canterbury Hospital)	N/A	
– No intensification – maintain existing built form controls in special character and low density areas	N/A	
4. Does the proposal align with the two technical studies that support the Master plan?		
– Bankstown and Campsie Landscape Controls, March 2021, Oculus	✓	
– Canterbury Bankstown Tall Building Design Study, February 2021, Bates Smart	✗	Tower forms do not step and modulate and achieve the separation distances specified
5. Does the proposal improve the amenity, built form / public domain quality, heritage and natural environment of Campsie Town Centre?	✗	The proposed height, FSR and two tower approach does not meet these criteria.
6. Does the proposal achieve a high standard of architectural and urban design for the site and surrounding streetscape?	✗	As above.
7. Does the proposal protect sun access to public parks?	✗	25 storeys would exacerbate shadow impacts to public spaces such as London Lane, in the morning period, and Beamish Street in the afternoon.
8. Does the proposal achieve a suitable built form transition to neighbouring properties?	✗	The site can accommodate a podium and tall tower configuration of a size and scale greater than neighboring properties. However, a better contextual fit and transition to smaller scale development would be achieved with a lower height and single tower approach.
9. Does the proposal isolate any other sites for development?	✓	It would not cause site isolation of other development sites.
10. Does the proposal deliver on-site infrastructure, affordable housing or employment generating uses?	✓	Yes, onsite infrastructure proposed and potential to achieve either 50% employment generating uses or affordable housing.

Site C2: 25, 27, 29-31 and 33-43 Anglo Road, (Campsie RSL)

Site Description

Site Area:	8000sqm
Frontage:	Anglo Road 50m
	Dewar Street 18m
	Gillian Street 60m
Walking distance from Station:	200-250m

The large site is in close proximity and to the west of the station and Beamish Street, immediately south of the rail corridor and Lilian Street. Lilian Lane provides access to Campsie station.

It enjoys frontage to Anzac Park – a fine, formal public open space with significant mature tree planting, which together with Carrington Square to the west, forms a special place within the Town Centre. This is linked to Anzac Mall to the east which provides an important pedestrian link to Beamish Street.

The also fronts the landscaped medium-divided residential street of Anglo Road which is currently lined with one and two storey brick and rendered villas.

A four-storey apartment building has recently been constructed on Lilian Street to the west which otherwise has a suburban streetscape.

The low rise RSL building is located between Anzac Square, Lilian Street and Dewar Street. An at grade carpark occupies the residual larger part of the site west of the Club.

The Club is two-storey with the main entry off Anzac Square and other facades are relatively blank, as shown in Figure 19. Service areas are off Lilian Street and the at grade carpark.

Proponent Submission

The Board of Campsie RSL resolved in 2012 to adopt a diversification strategy to redevelop the land to generate new income streams and create new business and employment opportunities.

The proposal is for a two to four storey mixed-use podium (including reduced club area, childcare medical centre, restaurants and cafes) with a 25-storey residential tower above.

There is limited above ground car parking, a new entry plaza from Anzac Square and a cross-site link to Lilian Street. Service and vehicle access is from Lilian Street.

The residential components were shown to meet or exceed ADG compliance and that overshadowing from the tower to the heritage-listed public parks is minimised particularly at lunch time peak periods.

The submission included well-presented and resolved floor plans, elevations and sections.

Figure 18: 25, 27, 29-31 and 33-43 Anglo Road, (Campsie RSL)

Figure 19: Existing inactive RSL club frontage to Dewar and Lilian Streets (source: Google Street View)

Figure 20: Aerial view looking west (Source: Urbis)

Draft Campsie Town Centre Master Plan

Vision and Directions

Site C2 is within the high-level intensification Area 1 and is proposed to have a B4 mixed use zone. It is also in the Anzac Park character area which, relevant to this site, describes urban design and planning outcomes that:

- respond to and respect the public value, amenity and character of Anzac Park and the proximity to Beamish Street.
- achieve height and density that ensures a sensitive transition to lower density development and the special character area of Carrington Square and further west;
- transform housing options from single storey dwellings to low and medium-rise apartments; and
- upgrade streets and the public realm to increase pedestrian and cyclist mobility and amenity, in accordance with Complete Streets Campsie.

Direction 4 of the draft Master Plan specifies a mixed-use podium and tower typology and reinforces the need to maintain solar access to Anzac Park, Anzac Square (the streets that surround Anzac Park) and Anglo Road with winter solstice sun access controls requiring:

- a minimum of 5hrs sunlight to 50% of Anzac Park and Carrington Square; and
- a minimum of 2 hrs sunlight to 50% of Anglo Road and Anzac Square.

Anglo Road and Anzac Square are identified as part of the 'complete street' network to link Belmore Park (to the west) through to the Campsie town centre.

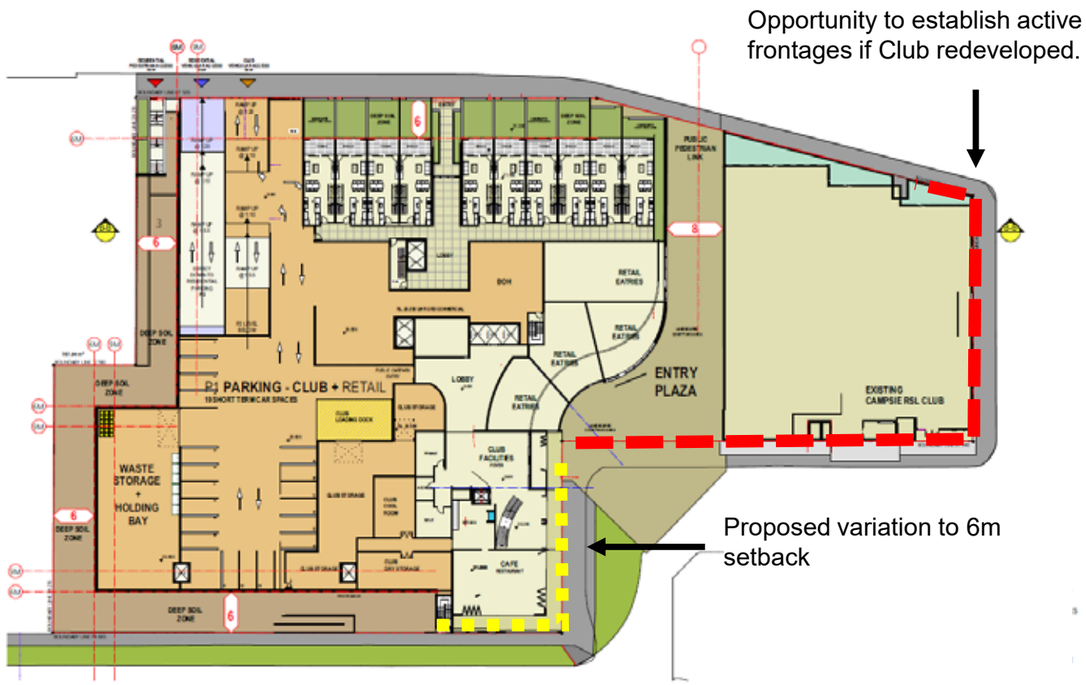

Figure 21: Plan (Source: Urbis)

Key Controls

Recommended Master Plan Controls		Submission
Height of Building	8 storeys (on existing RSL site east of pedestrian link) 16 storeys (west of pedestrian link)	8 storeys (east of pedestrian link) 25 storeys (west of pedestrian link)
FSR	2:1 (base FSR) Maximum 4.2:1 comprising 3.2:1 plus 1:1 for underground floorspace	3.6:1 inclusive of 0.16:1 underground floorspace
Street setbacks	Nil (east of pedestrian link) 6m (to both Lilian St and Anglo Road, west of pedestrian link; 6m to both sides of 8m wide pedestrian link	Nil (east of pedestrian link) 6m to Lilian St 6m to Anglo Rd reducing to approx. 3m for retail frontage at eastern corner
Upper level setbacks (above street wall)	Not specified	2m to Lilian St 3m to Anglo Rd and Dewar St 4.5m eastern side of pedestrian link
Street wall height	4 storeys	2 storeys to Anzac Parade and Dewar Street (east of pedestrian link) 7 storeys to Lilian St and northern part of Dewar St (east of pedestrian link) 4 storeys to Anglo Rd 4 storeys, 8 storeys and full tower height to Lilian St
Active frontage	Yes, only to existing RSL site east of pedestrian link fronting Anzac Parade, Dewar Street and Lilian Street.	Retains RSL club in its current location with inactive frontage to Dewar Street and concentrates active frontage to the western edge of the new pedestrian link only. Notes opportunity to establish active edges to Dewar and Lilian frontages if Club is redeveloped.
Pedestrian link	A min. 8m wide through site link between the existing RSL and the at-grade carpark, on the alignment of the western edge of Anzac Park.	8m wide link proposed with light weight 'plaza hood' above.

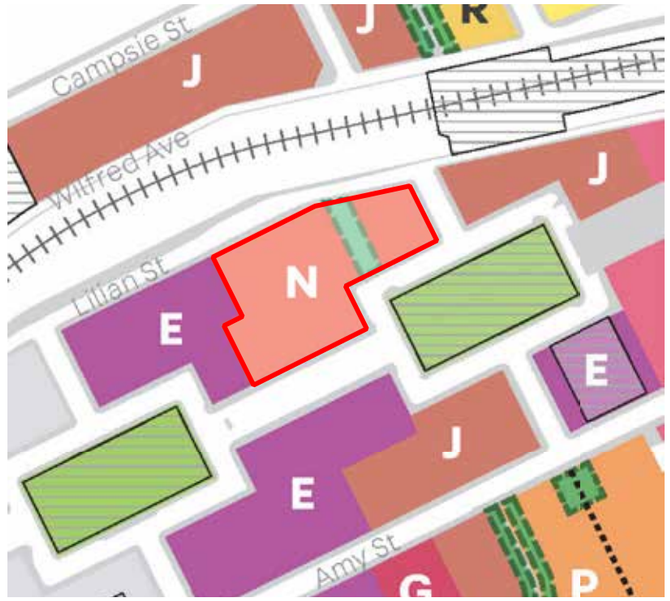

Figure 22: Site C2 FSR

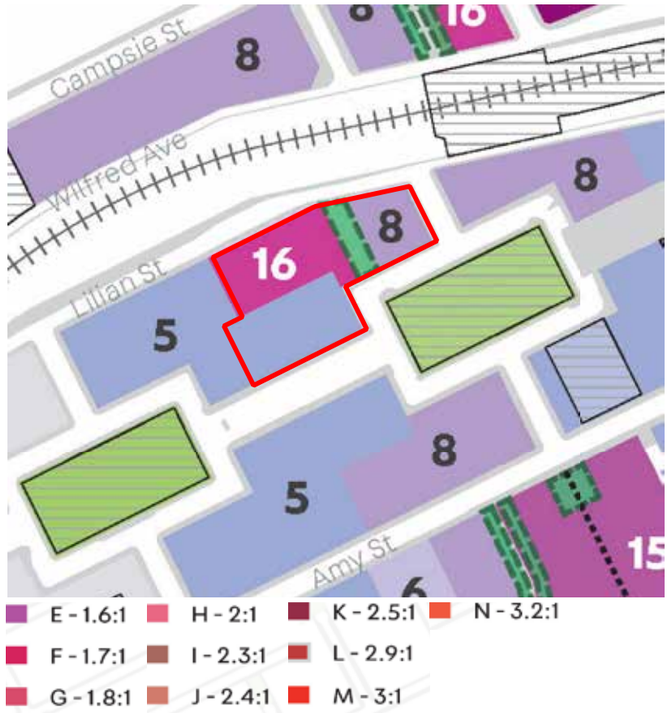

Figure 23: Site C2 Height (in storeys)

Key Recommendations for Site C2

- Maintain the maximum FSR of 3.2:1 for above ground floorspace with an additional 1:1 for certain uses (including a registered club) if located below ground. With a revised approach including redevelopment of the existing RSL club and relocation of parts of it below ground, this would provide a development yield similar to the yield proposed.
- Maintain the maximum height at 16 storeys as per the draft Master Plan.
- Provide a maximum street wall height of 4 storeys to the Anglo Road frontage.
- Support the proposed 8m wide pedestrian link from Anzac Square to Lilian Street.
- Support the nil and 6m setbacks to Anglo Road to provide landscaping along part and define the edge to Anzac Park.
- Support the proposed ground level residential along the Lilian Street frontage.
- Require active frontages to Anzac Parade, Dewar Street and both sides of the new pedestrian link.

Assessment

Height, Setbacks and Massing

The proposal demonstrates acceptable overshadowing impacts for Anzac Square, Carrington Square and surrounding streets. However, the proposed 25 story tower would result in shadow impacts for future development to the south side of Anglo Street which the draft Master Plan seeks to avoid.

The more significant issue with the proposed 25 storey tower is the contextual fit in this special character area which is a transition point between Beamish Street and areas of lower existing and future potential development.

Detailed 3-D modelling prepared by Council demonstrates that a tower height of 16 storeys would:

- sit much more appropriately in the context of lower heights achievable on land surrounding the subject site;
- respect the maximum 20 storey height which the draft Master Plan adopts (with reference to the Tall Buildings study) for development sites on Beamish Street and near Campsie station; and
- result in a much less dominant and overbearing built form which recedes or is not visible behind street walls addressing Anglo Rd and Anzac Park.

The location of the tower on the site's northern edge, away from Anglo Road is supported and helps to make it a more recessive element and a part of the higher built forms achievable closer to Campsie station.

The related noise impacts for apartments close to the railway corridor, particularly at the lower levels need to address through design development.

The zero setback to Anglo Road / Anzac Square is supported to define an urban edge to the square.

Refer to Figure 24

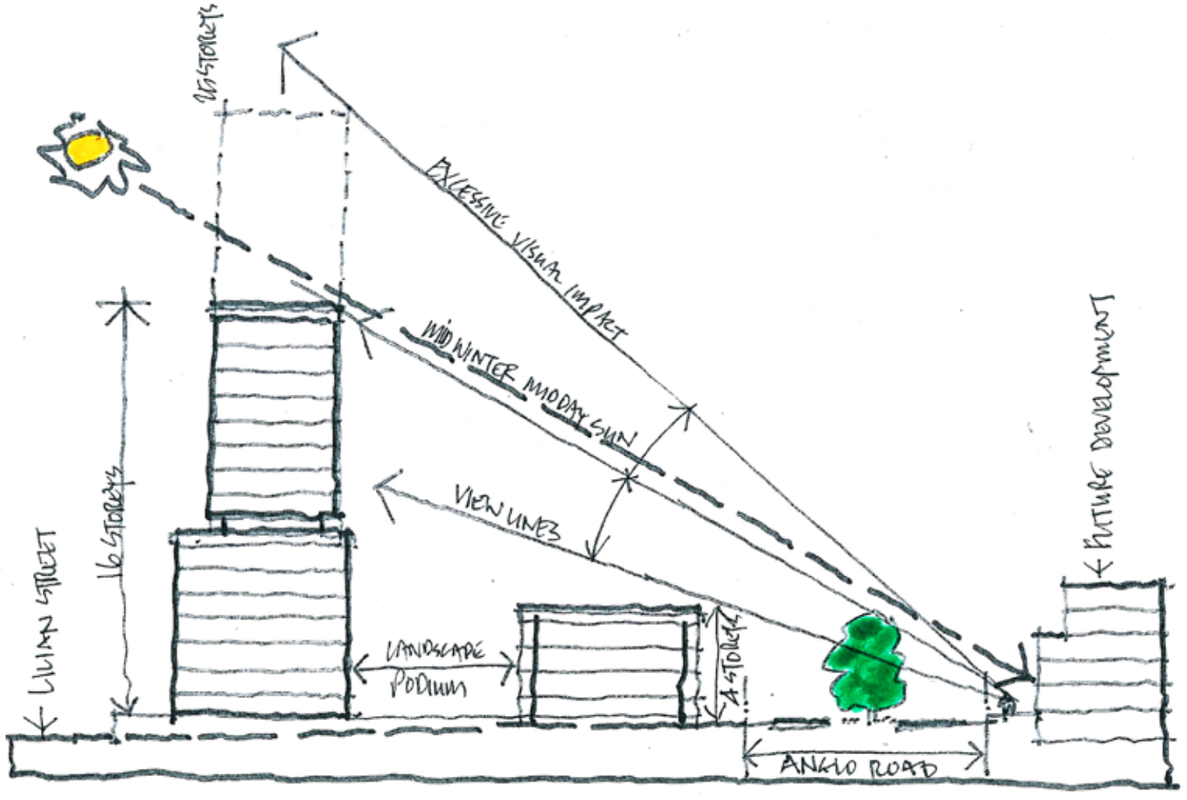

Figure 24: Section showing solar and visual impacts on Anglo Road Properties

FSR

To assist the Panel's assessment in relation to this site, Council provided floor area modelling of the proposed scheme with a tower reduced from 25 storeys to 16 storeys and the Panel's recommendations in relation to massing and street wall heights.

The modelling confirms that the Panel's preferred built form outcome can be achieved with the 3.2:1 FSR currently proposed in the draft Master Plan. There is potential to take better advantage of the incentive floorspace provisions for underground space and address urban design issues, as outlined below.

A higher building may be possible in the north-east corner of the site (west of the laneway) The proposed 4 storeys could potentially reach 8 storeys. If this approach were pursued the building length along Lilian Street would need to be addressed in design development.

Redevelopment Strategy

The approach to redevelopment outlined in the proposal seeks to retain the RSL club in its existing location. It notes the potential to redevelop the club building in the future and includes an indicative scheme for an 8 storey mixed use building fronting Lilian Street with apartments above a new 2 storey club. Although it is not clear in the submission, it is presumed that the reason for this is to allow the club to continue operations, while other parts of the site are redeveloped.

Despite these commercial factors, this approach limits preferred built form and urban design outcomes for the site. A more holistic approach to redevelopment may provide the opportunity for:

- a 4 storey street wall to Anzac Park, for more consistent building edge to the park, consistent with the draft Master Plan;
- relocation of some or most of the Club floor area below ground, providing for a greater yield, consistent with the intent of the draft Master Plan; and
- a more considered approach to activating the Dewar and Lilian St frontages, refer to Figure 25.

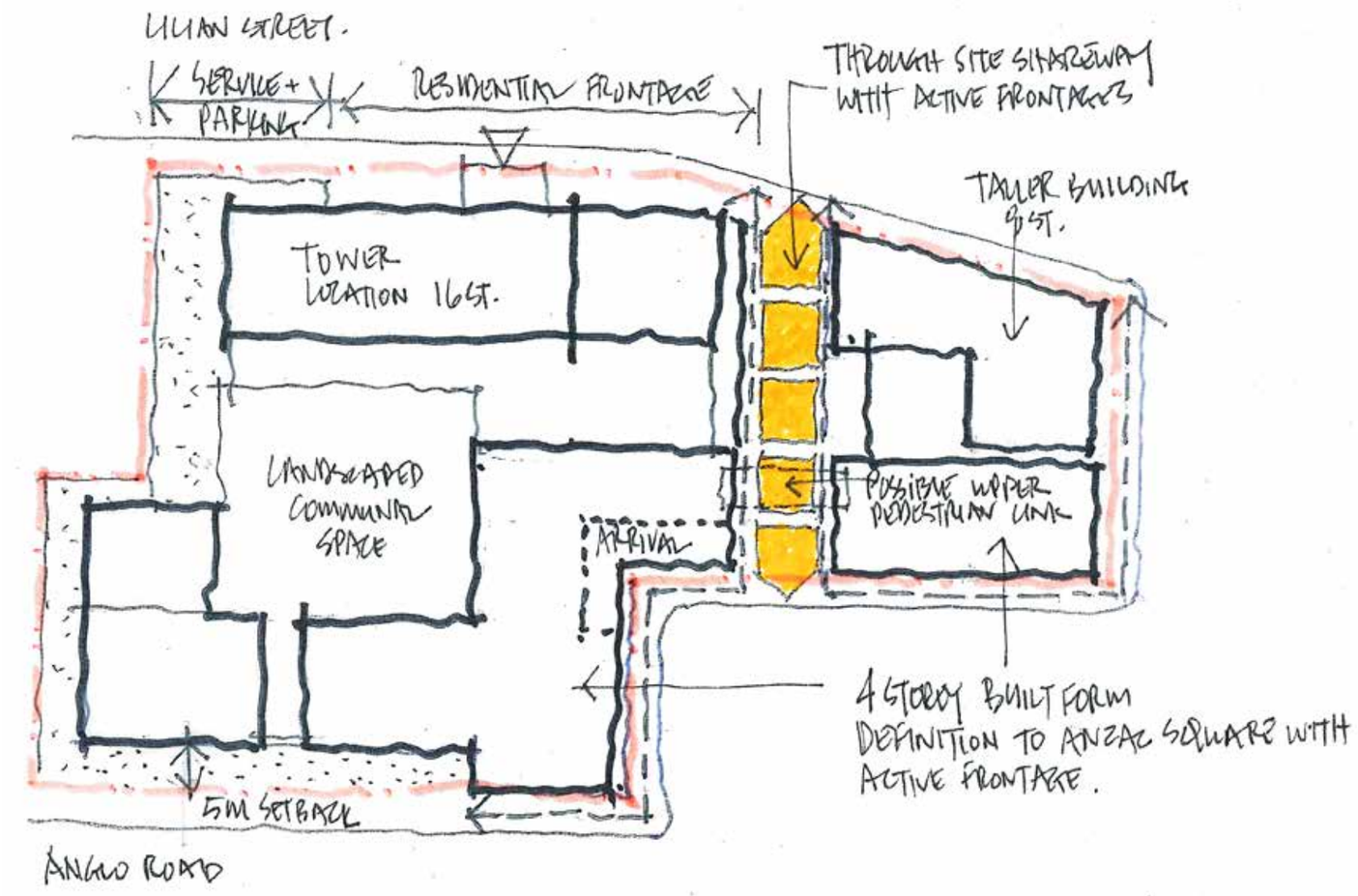

Figure 25: Built form with defining edges to ANZAC Park and active frontage

Site-Specific Review Considerations

The following table provides an outline of the Panel's considerations in relation to the ten objectives of the Site-Specific Review Process.

Panel Considerations	Capable of Achieving	Panel Comments regarding Site B3
1. Does the proposal create outstanding planning and urban design outcomes for the site and achieve the vision and objectives outlined in the 10 directions of the draft Master Plan?	✗	The proposed height is not supported and would not result in a better urban design outcome
2. Does the proposal deliver high quality residential amenity in accordance with the ADG?	✓	Capable of achieving.
3. Does the proposal adhere to the five intensification principles that guide the relevant Master Plan?		
– Intensification within walking distance of the Metro Station	✓	
– Intensification within walking distance of key open spaces and improved streets connecting to open spaces	✓	
– Intensification within key node of Canterbury Road and Beamish Street	N/A	
– Low intensification of areas between the key nodes (town centre, river, Canterbury Hospital)	N/A	
– No intensification – maintain existing built form controls in special character and low density areas	N/A	
4. Does the proposal align with the two technical studies that support the Master plan?		
– Bankstown and Campsie Landscape Controls, March 2021, Oculus	✓	
– Canterbury Bankstown Tall Building Design Study, February 2021, Bates Smart	✗	Study refers to 20 storeys as an appropriate maximum height.
5. Does the proposal improve the amenity, built form / public domain quality, heritage and natural environment of Campsie Town Centre?	✗	
6. Does the proposal achieve a high standard of architectural and urban design for the site and surrounding streetscape?	✓	Capable of achieving
7. Does the proposal protect sun access to public parks?	✓	However, sun access will further improve with reduced tower height
8. Does the proposal achieve a suitable built form transition to neighbouring properties?	✗	
9. Does the proposal isolate any other sites for development?	✓	It does not result in site isolation but should consider a holistic redevelopment approach including the existing RSL club site.
10. Does the proposal deliver on-site infrastructure, affordable housing or employment generating uses?	✓	The draft Master Plan pedestrian link is provided.

Site C3: 76-90 Evaline Street and 21-23 Claremont Street

Site Description

Site Area:	6427 m2
Frontage:	Evaline Street – 100m
	Claremont Street – 22m
	Rudd Parade (lane) – 95m
Walking distance from Station:	450m-500m

The subject site is located to the south of the town centre, midway between the station and Canterbury Road and to the west of Beamish Street.

It is a large site comprising 10 lots currently occupied by a pathology clinic and several single storey dwellings on Evaline Street. Rudd Parade, a main overland drainage line and pedestrian laneway forms the eastern boundary of the site and provides a north/south link across several street blocks.

East of Rudd Parade is a Woolworths supermarket with an unsightly servicing / car parking area facing the site and a fitness centre with three levels of apartments above.

To the north, west and south is low-density residential development within a leafy street context.

Proponent submission

The proponent's submission noted that there is a long history of working with Council to 'shape a shared vision for the site' and that the FSR in the draft Master Plan is insufficient to unlock the proposal's potential.

The evocative submission presents a vision of a 'nested village' ambience – a development characterised by fine-grained built form surrounding a new pocket park and laneways within the site and connecting to existing public space of Rudd Parade.

The proposal has an integrated mixed-use approach with 250-300 apartments, ground floor retail activating streets, live-work units, 3% affordable housing and 2000 m2 of the site for laneways, footpath widening and a new public realm. Vehicle access is from Claremont Street.

The proposal is well presented with detailed plans, 3D modelling, solar studies and imagery of public domain initiatives.

Figure 26: 76-90 Evaline Street and 21-23 Claremont Street

Figure 27: Axonometric View of "Nested Village" (Source: Roberts Day)

Figure 28: Show smallish "Internal public space" (Source: Roberts Day)

Draft Campsie Town Centre Master Plan

Vision and Directions

Site C3 is within the high intensification Area 1 and is proposed to have a B4 mixed use zone. It is also in the Campsie Town Centre South character area, adjacent the boundary with the Leafy Residential character area. Relevant to this site, the Campsie Town Centre South character area describes urban design and planning outcomes that:

- will be informed by a mixed use transformation of the Campsie Centre and Woolworths retail complexes; and
- achieve a built form which transitions from taller parts of the high intensification area to the single residential housing along on the western most edges of Amy Street, Evaline Street and Claremont Street.

Direction 4 of the draft Master Plan specifies a mixed use podium and tower typology for the north eastern portion of the site fronting Evaline Street. Standard shop top housing is the preferred typology for southern part of the site fronting Claremont Street.

Rudd Parade is identified as key infrastructure to be embellished and serve a dual purpose of open space and pedestrian link leading to Anzac Park and a potential new entry to the Metro station where Dewar Street meets the railway line.

Midway along the length of the site's frontage to Rudd Parade the Master Plan identifies a new pocket park. It is required to achieve a minimum of 2 hrs sunlight to 50% of the area on the winter solstice.

Key Controls

Recommended Master Plan Controls		Submission
Height of Building	8 storeys to Evaline and Claremont Streets 15 storeys to a large area on the corner of Evaline Street and Rudd Parade	8 & 15 storeys
FSR	3.8:1 plus 1:1 for specified floorspace if underground.	4.5:1 and 5.5:1 including underground floorspace
Street setbacks	6m to all frontages including the widened Rudd Parade.	Nil to all street frontages
Upper level setbacks (above street wall)	not specified	Evaline Street: · 3m to 8 storey building · 6m to 15 storey tower Claremont Street: · 3m
Street wall height	5 storeys to all frontages	3 to 5 storeys
Active frontage	To both streets	Proposed active frontage to streets, laneway and open space with live work presenting to a small portion of the western frontage to Evaline and Claremont Streets.
Pedestrian link	Rudd Parade laneway to be widened by 3m to provide a consistent 6m minimum width over full length and a small pocket park midway along the site frontage	Widening of 3m not provided.

Figure 29: Site C3 Height (in storeys)

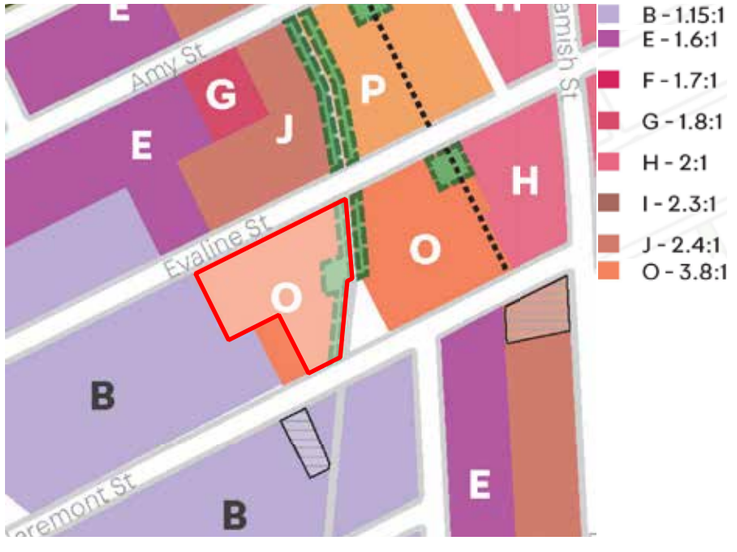

Figure 30: Site C3 FSR

Key Recommendations for Site C3

- Maintain the FSR at 3.8:1 (plus 1:1 for underground floor space for specified uses).
- Allow for a single tower form on the Evaline Street frontage up to a maximum 15 storeys with a maximum floorplate of 800m2.
- Allow 15 storey height to entire Evaline Street frontage to allow for the optimal positioning of a 15 storey tower along this frontage to ensure maximum solar access to:
  - existing and future potential development adjacent and south of the site's boundaries; and
  - the proposed internal urban space, noting the draft Master Plan requirement for solar access.
- Provide a minimum 6m separation between the tower and lower built forms fronting Evaline Street.
- Dedicate a 3m wide strip of the north eastern corner of the site (total of approx. 180m2) for a consistent 6m width to Rudd Parade.
- Allow setbacks and street walls as follows:
  - Evaline Street – nil ground level setback with 3m colonnade, 3 storey street wall and 6m setback above street wall;
  - Rudd Parade (north) – nil setback with 3m colonnade and 3 storey street wall;
  - Rudd Parade (south) – nil setback with 3m colonnade and 4 storey street wall and 6m setback above street wall.
  - Claremont Street – nil ground level setback 4 storey street wall and 6m setback above street wall

The above recommendations are shown in Figure 31

Additional Recommendations for Site C3

- Consider modifying the draft Master Plan controls for the three residential sites to the west and fronting Claremont Street to encourage a more regular block shape and mixed used development outcome, consistent with the subject site.

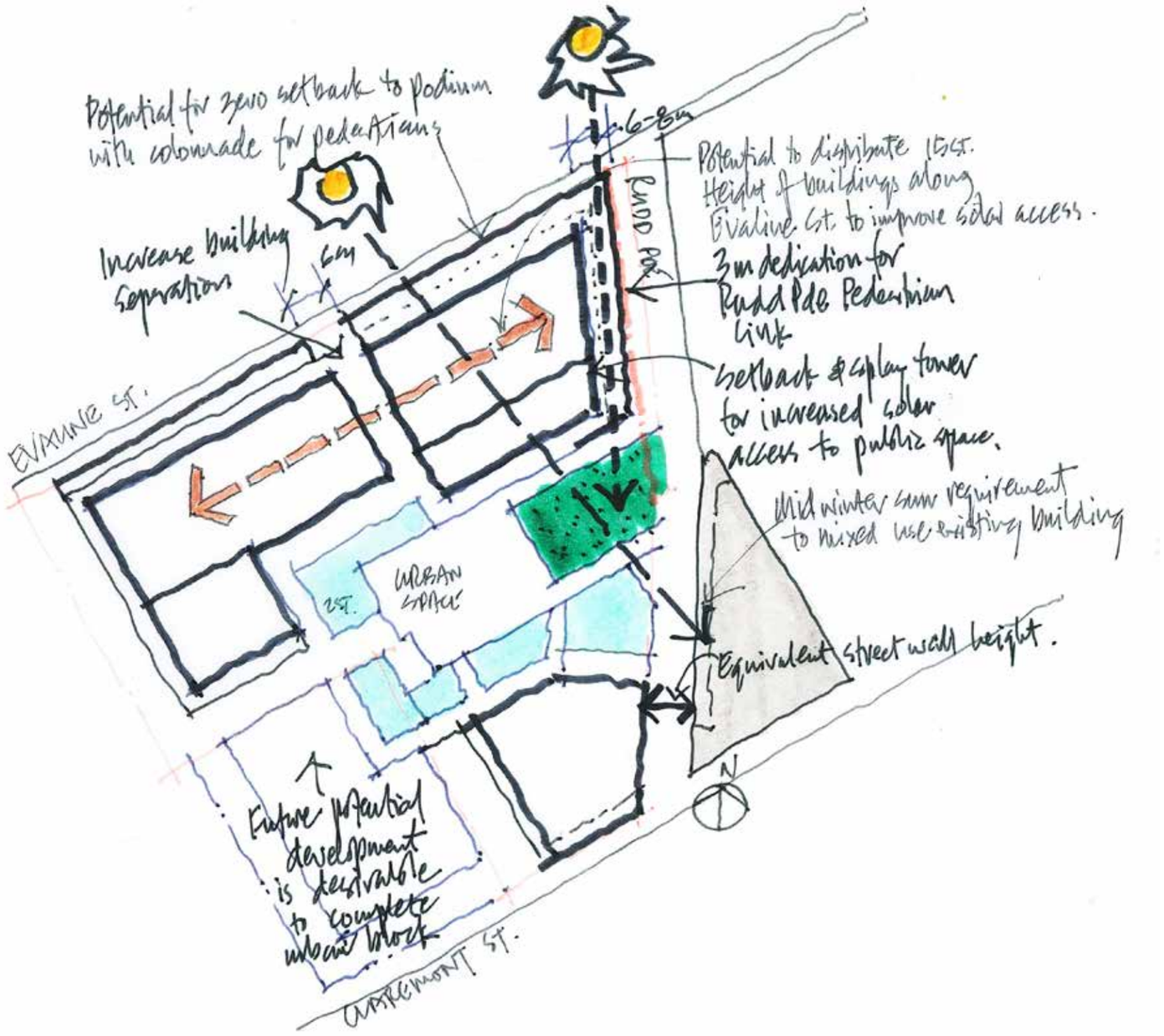

Figure 31: Ground floor plan showing recommended setbacks and key links

Assessment

The overall scheme has well considered urban design merits. It would be considerably enhanced by inclusion of the three adjacent sites to the west on Claremont Street. A more regular block and built form would then define the south-west corner and provide better enclosure of the proposed central urban space.

There are substantial Plane trees along Rudd Parade near Evaline Street. Adequate setbacks from these trees should be examined together with the potential for the proposed deep soil zones to protect existing trees on site.

Height

The proposal generally meets the height and setback requirements envisaged by the draft Master Plan.

Informed by Council's built form modelling of shadow impacts, the Panel note that the massing and location of a 15 storey tower needs to be carefully considered to retain the maximum amount of solar access to the central urban space and surrounding development, in particular the existing mixed use building on the corner of Claremont Street and Rudd Parade.

The internal urban space, enclosed by buildings with active edges is a positive feature. However the location of the main 15 storey tower to the north east sector would partially overshadow the space with no winter sun at 12noon on the winter solstice.

The Panel recommend modifying the draft Master Plan height control to allow for a 15 storey tower to be located anywhere along the Evaline Street frontage to optimise solar access to the urban space and adjacent development. Related floor plate and built form separation controls are recommended to control building bulk while providing maximum flexibility during design development. The 3m building separation between the 15 and 8 storey buildings fronting Evaline Place is inadequate. It should be a minimum of 6m to improve airflow, noting that compliance with SEPP 65 and the ADG may require greater separation at development application stage.

The approach of colonnades at the site edges are supported and the panel consider than these could be reduced to 3m for maximum design flexibility and for consistency with the colonnade dimensions proposed to the southern length of Rudd Parade.

With the benefit of colonnades and the 3 storey street wall to Rudd Parade (north) and Evaline Street, a zero ground level setback is supported.

The proposed zero setback of the southern building from Rudd Parade and Claremont Street is also supported with the proposed 3m colonnade to Rudd Parade. This street wall (5 storeys in the draft Master Plan and proponent's submission) is recommended to be reduced from 5 to a maximum of 4 storeys, for consistency with the adjacent wedge shaped mixed use building (on the corner of Rudd Parade and Claremont Street) and to be more responsive to lower scaled development on Claremont Street.

FSR

The proponent proposes an FSR of 4.5:1, up to 5.5:1 including underground floor space.

Taking into account the impact of overshadowing, Council's testing of floor space with modelling of both the proponent's submission and the above defined building envelopes has determined that an FSR above the draft Master Plan maximum of 3.8:1 (not including potential underground floor space) cannot be achieved.

The difference between the FSR from Council's modelling and the proponent's submission is presumed to be due to the methods of measurement and the efficiency rates relied on.

Council's testing methods are consistent with industry standards and have been used in modelling across sites in Campsie. The Panel agrees with the maximum FSR that this testing has determined for this site and recommends that the current 3.8:1 FSR is the appropriate maximum FSR to be retained and that it provides scope for the other built form changes recommended.

Site-Specific Review Considerations

The following table provides an outline of the Panel's considerations in relation to the ten objectives of the Site-Specific Review Process.

Panel Considerations	Capable of Achieving	Panel Comments regarding Site B3
1. Does the proposal create outstanding planning and urban design outcomes for the site and achieve the vision and objectives outlined in the 10 directions of the draft Master Plan?	✓	Capable of achieving
2. Does the proposal deliver high quality residential amenity in accordance with the ADG?	✓	Capable of achieving
3. Does the proposal adhere to the five intensification principles that guide the relevant Master Plan?		
– Intensification within walking distance of the Metro Station	✓	
– Intensification within walking distance of key open spaces and improved streets connecting to open spaces	✓	
– Intensification within key node of Canterbury Road and Beamish Street	N/A	
– Low intensification of areas between the key nodes (town centre, river, Canterbury Hospital)	N/A	
– No intensification – maintain existing built form controls in special character and low density areas	N/A	
4. Does the proposal align with the two technical studies that support the Master plan?		
– Bankstown and Campsie Landscape Controls, March 2021, Oculus	✓	
– Canterbury Bankstown Tall Building Design Study, February 2021, Bates Smart	✓	
5. Does the proposal improve the amenity, built form / public domain quality, heritage and natural environment of Campsie Town Centre?	✓	Includes significant public realm improvements
6. Does the proposal achieve a high standard of architectural and urban design for the site and surrounding streetscape?	✓	Capable of achieving
7. Does the proposal protect sun access to public parks?	✓	
8. Does the proposal achieve a suitable built form transition to neighbouring properties?	✓	
9. Does the proposal isolate any other sites for development?	✓	No but see recommendation to enlarge site with similar Master Plan controls.
10. Does the proposal deliver on-site infrastructure, affordable housing or employment generating uses?	✓	Proposal notes 3% affordable housing and employment uses with a live/work model

Site C4: 445-459 Canterbury Road

This site is now proceeding as part of a separate site-specific Planning Proposal. As a result the Panel have been informed that there is no longer a requirement to review further the landowner's earlier submission requesting amendments to the draft Master Plan.

Figure 32: 445-459 Canterbury Road

Figure 33: Photomontage - Canterbury Road looking east (Source: Dickson Rothchild)

Site C5: 413-415 Canterbury Road and 2-8 Una Street

Site Description

Site Area:	3307m2
Frontage:	Canterbury Road 39m
	Una Street 91m
	Perry Street 33m
Walking distance from Station:	700m

The subject site is in the south east sector of the draft Master Plan area. The large corner site is amalgamated from some 7 lots with three street frontages. The site falls by the equivalent of approximately 1 storey from Canterbury Road to Perry Street.

Existing uses include a carwash and an auto repair workshop together with 3 early single-storey red brick bungalows. There is a two to three storey warehouse to the west, a service station to the east and a mixture of single storey dwellings and two to three storey flat buildings in Perry and Una streets.

Proponent Submission

The proposal is for a mixed-use building with 3000m2 of commercial space, upper-level residential apartments including affordable housing, a through-site link accessed from Una Street and a six-eight storey built form. It is suggested that the commercial uses could be health related to reinforce an emerging lifestyle and medical precinct.

The submission indicates two storeys of commercial to street frontages with four to six storeys of residential apartments in two wings to the front and rear.

The built form and unit layouts are shown to be relatively complex but capable of ADG compliance. There were no shadow diagrams to illustrate the impact on neighbouring sites.

Figure 34: 413-415 Canterbury Road and 2-8 Una Street

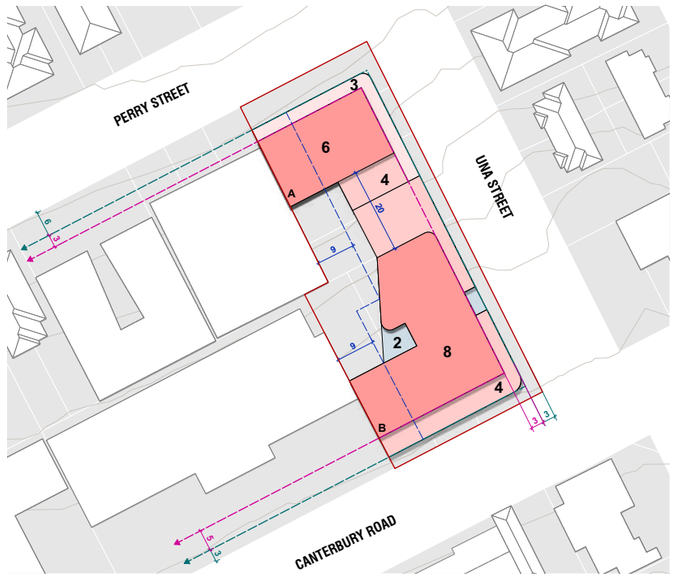

Figure 35: Plan Layout (Source: ae design partnership)

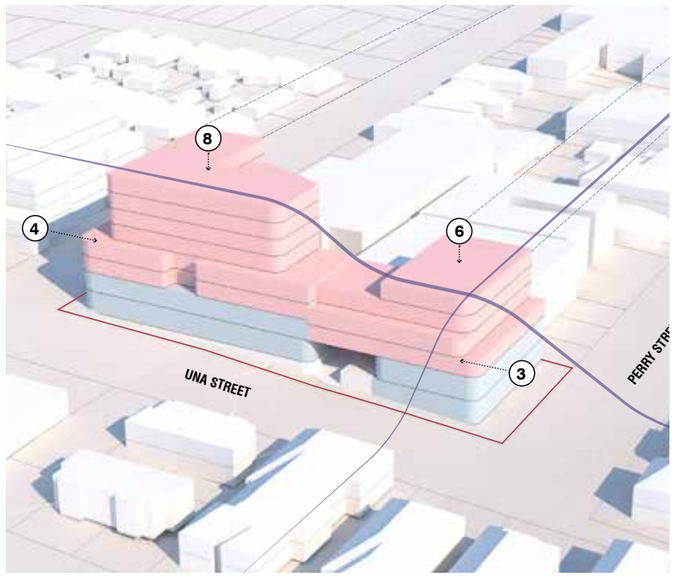

Figure 36: 3D View (Source: ae design partnership)

Master Plan Intent for the Site

Vision and Directions

Site C5 is within the medium intensification Area 3 which seeks to celebrate the intersection of Beamish Street and Canterbury Road and promote employment generating uses including health services. It is also within the Campsie Medical Precinct character area which, relevant to this site, describes urban design and planning outcomes that:

- will transform the existing low density residential and business development uses to a medical precinct anchored by Canterbury Hospital;
- promote lower rise mixed use buildings that contribute to an `urban frame' along Canterbury Road and help transition to adjacent residential areas; and
- encourage a network of pedestrian lanes and open spaces for connectivity beyond the precinct.

Consistent with all properties that front this length of Canterbury Road, a new service lane is planned to bisect the site's long axis, at about the midpoint between Canterbury Road and Perry Street. This service lane is a critical element for development sites along Canterbury Road and has successfully been achieved on both sides of Canterbury Road in recent years. It provides access for cars, service vehicles and a separation of built form addressing different street frontages.

Key Controls

Recommended Master Plan Controls		Submission
Height of Building	3 storeys to Perry Street 5 storeys to Canterbury Road	8 storeys to Canterbury Rd 6 storeys to Perry St
FSR	1.3:1 (base FSR) 1.3:1 (max FSR Perry Street) 1.8:1 (max FSR Canterbury Road)	3:1
Street setbacks	6m to all street frontages 1m to proposed laneway	3m to Canterbury Rd 3m to Una Street 6m to Perry Street
Upper level setbacks (above street wall)	Not specified	5m to Canterbury Road 3m to Perry Street 3m to Una Street
Street wall height	3 storeys to Perry St & Una St 4 storeys to Una St & Canterbury Rd	3 storeys to Perry Street 4 storeys to Canterbury Road 3 & 4 storeys to Una Street
Active frontage	To Canterbury Road frontage and southern part of Una Street	To all street frontages

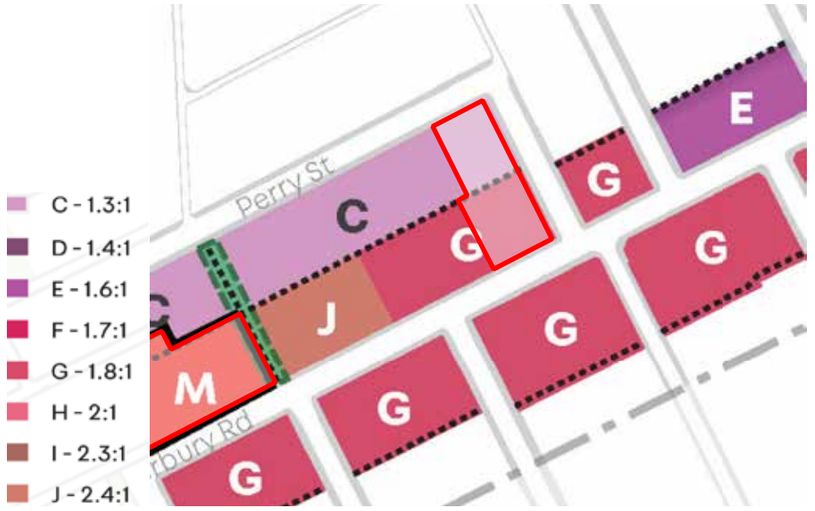

Figure 38: Site C5 FSR

Figure 37: Site C5 Height (in storeys)

Key Recommendations for Site C5

- Retain existing B6 Enterprise Corridor zoning
- Allow FSR of 2.0:1 (south of laneway) and 1.5:1 (north of laneway).
- Maintain 6m setback to Canterbury Road, consistent with approach along this length of the corridor.
- Retain street setbacks as per draft Master Plan
- Allow heights of:
  - 6 storeys on the corner of Canterbury Road and Una Street, stepping down to 5 storeys to address the site's western boundary and central laneway; and
  - a majority of 3 storeys for the part of the site north of the central laneway, stepping up to 4 storeys on the Perry Street frontage.

Refer to Figure 39.

- Require a centrally located service laneway open to the sky with a minimum 9m width, consistent with requirement elsewhere within the block.
- Allow zero setbacks to the 9m wide laneway.

Assessment

Residential uses are prohibited in the B6 zone which encourages a range of commercial and employment generating uses, particularly those with a medical focus. The Panel agrees with this direction of the Master Plan and does not support the proposed introduction of residential uses on this site.

A continuous centrally located laneway open to the sky is considered essential to service commercial uses fronting both street and to break up the scale and built form of development within the block.

In terms of built form the Panel considers that this corner site can support 6 storeys to Canterbury Road and 4 Storeys to Perry Street. This will strengthen and 'bookend' the large corner site, without disrupting a step up in height through to Beamish Street. It also provides some variety and massing modulation of the form of buildings addressing the streets. The Panel's recommendation for a minor increase to the FSR responds to this modified built form.

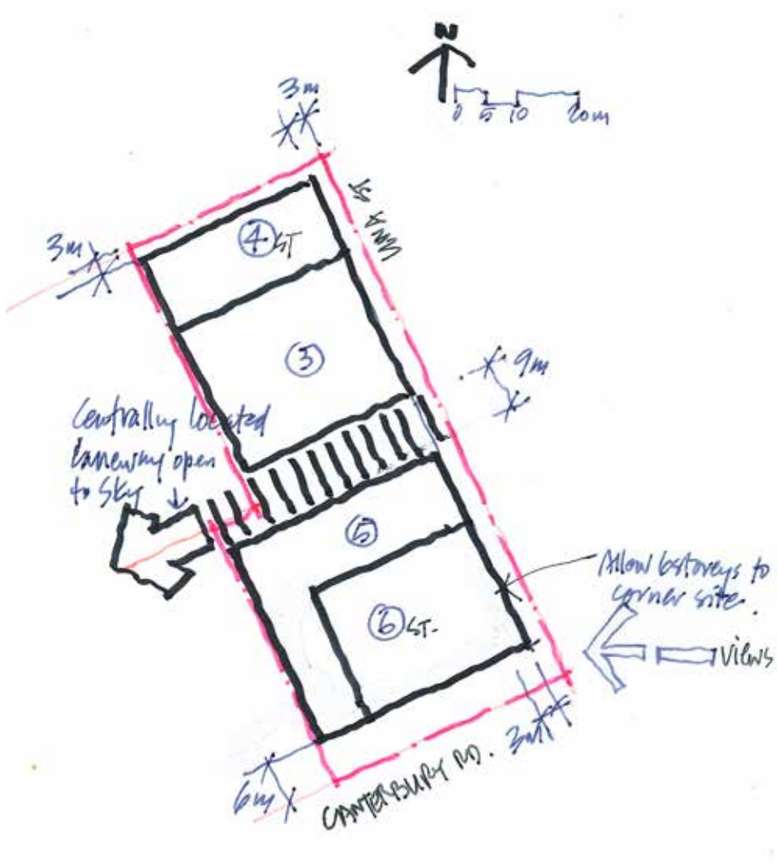

Figure 39: Recommended setbacks

Site-Specific Review Considerations

The following table provides an outline of the Panel's considerations in relation to the ten objectives of the Site-Specific Review Process.

Panel Considerations	Capable of Achieving	Panel Comments regarding Site B3
1. Does the proposal create outstanding planning and urban design outcomes for the site and achieve the vision and objectives outlined in the 10 directions of the draft Master Plan?	✗	However a redevelopment of the site, in accordance with the draft Master Plan with potential changes recommended, is capable of achieving this.
2. Does the proposal deliver high quality residential amenity in accordance with the ADG?	✗	Not demonstrated to justify proposed change to zoning to permit residential land use.
3. Does the proposal adhere to the five intensification principles that guide the relevant Master Plan?		
– Intensification within walking distance of the Metro Station	N/A	
– Intensification within walking distance of key open spaces and improved streets connecting to open spaces	N/A	
– Intensification within key node of Canterbury Road and Beamish Street	✓	
– Low intensification of areas between the key nodes (town centre, river, Canterbury Hospital)	N/A	
– No intensification – maintain existing built form controls in special character and low density areas	N/A	
4. Does the proposal align with the two technical studies that support the Master plan?		
– Bankstown and Campsie Landscape Controls, March 2021, Oculus	✗	Small pockets of deep soil proposed on Perry Street and deep within a central and seemingly inaccessible part of the site.
– Canterbury Bankstown Tall Building Design Study, February 2021, Bates Smart	N/A	
5. Does the proposal improve the amenity, built form / public domain quality, heritage and natural environment of Campsie Town Centre?	✗	Proposed reduction of the 6m setback to Canterbury Road undermines this objective.
6. Does the proposal achieve a high standard of architectural and urban design for the site and surrounding streetscape?	✓	Capable of, subject to recommendations regarding build form and land use.
7. Does the proposal protect sun access to public parks?	✓	No shadow analysis provided but would not impact public parks.
8. Does the proposal achieve a suitable built form transition to neighbouring properties?	✗	The 8 and 6 storey presentations to Canterbury Road and Perry Street do not support a transition in accordance with the direction of the draft Master Plan.
9. Does the proposal isolate any other sites for development?	✓	Would not result in site isolation
10. Does the proposal deliver on-site infrastructure, affordable housing or employment generating uses?	✓	Notes that affordable housing can be provided, and retail and employment uses are provided on ground and first floor, equating to a minimum of 1:1 FSR of commercial uses.

Site C6: 430 Canterbury Road

Site Description

Site Area:	173m2 (744m2 including council land)
Frontage:	Canterbury Road 10m
	Bexley Lane 29m
	Bexley Road 30m
Walking distance from Station:	600m

The subject site is a 'sliver' of land located on the south side of Canterbury Road at its intersection with Beamish Street and Bexley Road. This is a major intersection at the southern point of the Campsie Town Centre.

The site is currently occupied by a small single-storey building used as a sales office for adjacent 6 storey apartments recently completed on Bexley Road.

Figure 40: 430 Canterbury Road

Proponent Submission

The submission proposes to increase the site area by including an adjacent parcel of Council owned land. The concept plan and 3D modelling provided shows active frontage ground floor commercial uses (300 m2) with upper-level apartments to a height of 12 storeys on Canterbury Road, reducing to 8 storeys toward the rear southern boundary.

The development of such a building form was seen to reinforce a 'central node' at the intersection with a landmark building to define the entrance to Campsie Town Centre.

The proponent asks that the draft Master Plan identify this site for residential uses, subsequently enabled with an LEP amendment to provide residential as an additional permitted use in the B5 – Business Development zone, subject to design excellence and a minimum of 0.45:1 FSR for commercial uses.

Figure 41: Plan Layout (Source: ae design partnership)

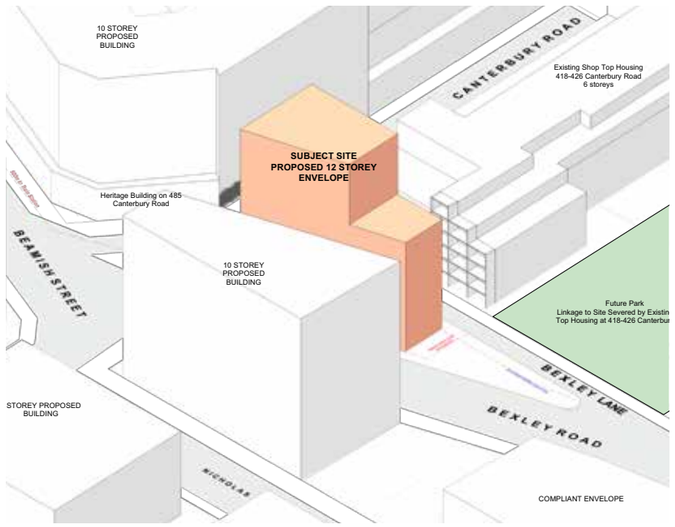

Figure 42: 3D View (Source: ae design partnership)

Draft Campsie Town Centre Master Plan

Vision and Directions

The site is for Low Intensification within Area 3 which seeks to celebrate the intersection of Beamish Street and Canterbury Road and promote employment generating uses including health services.

It is anticipated the area will transition from mixed-use buildings of differing densities to a purely low-medium density commercial precinct as defined by the business zoning.

Built form in this area will be encouraged to activate the ground floor with commercial uses, increase their setback to Canterbury Road to deliver an enhanced public domain interface and provide rear servicing lanes.

It is also within the Canterbury Road Commercial character area which encompasses all existing B5 zoned land from the Cooks River to Canterbury Hospital. Relevant to this site it describes urban design and planning outcomes that:

- will transition between mixed use buildings of different densities to a purely low to medium density commercial precinct;
- encourage active ground floor commercial uses;
- provide a consistent setback to Canterbury Road for an enhanced public domain; and
- provide a consistent rear service lane to link between all streets that intersect with Canterbury Road.

Due to this site's unusual location - essentially a large island surrounded by Canterbury Road, Bexley Road and Bexley Lane - and the fact that most of the site is land owned by Council and zoned SP2 Special Uses Infrastructure, the site is not identified as requiring a service laneway.

Key Controls

Recommended Master Plan Controls		Submission
Height of Building	max. 5 storeys for north western corner (non-council land)	8 to 12 storeys
FSR	1.5:1 (base & max proposed FSR with no FSR control for council owned portion of site).	6.5:1
Street setbacks	6m to both street frontages on north western corner of site.	3m to Canterbury Road Nil to Bexley Road
Upper level setbacks (above street wall)	Not specified	
Street wall height	4 storeys	12 storeys with no upper level setback to define a street wall
Active frontage	Yes	

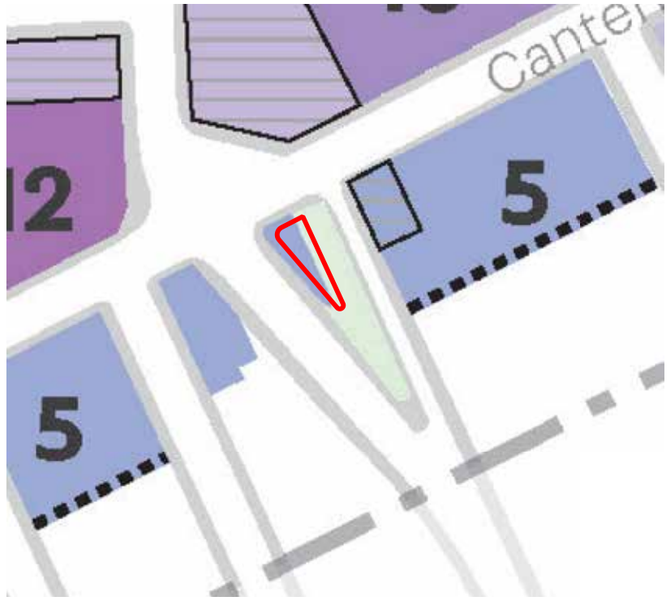

Figure 43: Site C6 Height (in storeys)

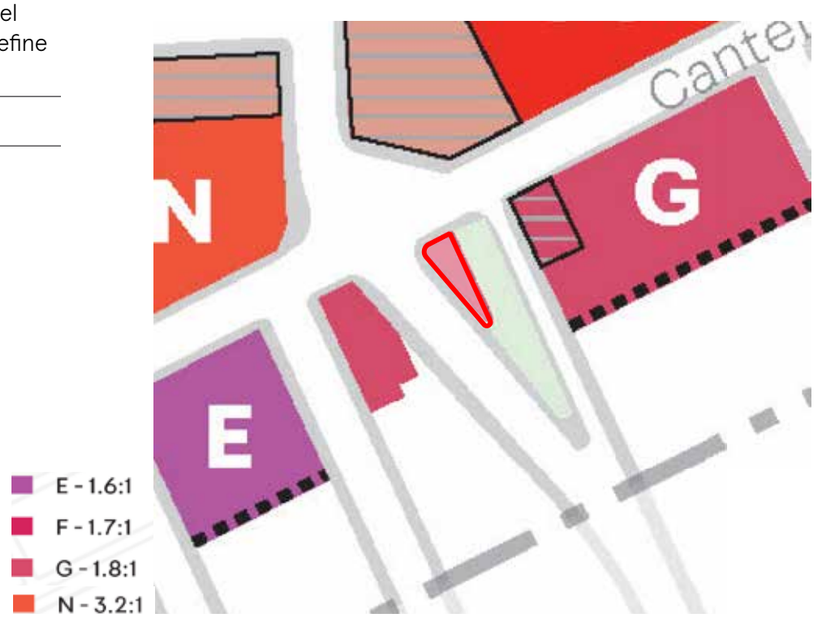

Figure 44: Site C6 FSR

Key Recommendations for Site C6

- Maintain the existing B5 zoning.
- Maintain the existing draft Master Plan height, FSR and setback controls.

Assessment

The proponent's submission relies on adjacent land zoned for special uses and owned by Council. A 2.7m strip of this land currently forms part of the carriage way of Bexley Lane and used by local traffic and pedestrians. Council have advised that, in contrast to the proposed reduced carriageway, Bexley Lane requires future widening to support street parking, footpaths and improved local traffic access.

Given the role of this highly congested intersection with links to Beamish Street, Canterbury Road and the M5 Motorways, Council has indicated that the intersection also requires further analysis. Transport for NSW have also identified a need to investigate and potentially upgrade the Canterbury/Bexley Road intersection. The outcome of this may require some of this land to form part of future intersection works.

The use of the site as part of a redevelopment is therefore not supported and the Panel considers that the privately owned (173m2) portion of the site is not big enough to support a viable development outcome, nor the proposed variations to the draft Master Plan.

Residential uses, as part of a mixed use development are not supported. Employment generating commercial uses are an outcome which the B5 and B6 zoned seeks to achieve along the Canterbury Road corridor, based on findings of Council's earlier review of this corridor. Even if residential uses were contemplated on sites fronting Canterbury Road the locational constraints of this site are such that it is not suited to residential development.

The proponent's contextual analysis looks at the potential built form of surrounding development as part of the justification for the proposed 12 storey form. Whilst acknowledging that the building opposite the site (on the south east corner of Canterbury Road and Beamish Street) is a listed heritage item, an unlikely 10 storey building on this site is shown as part of the future built context.

The draft Master Plan requires development on land in this location (and generally on the southern side of Canterbury Road) to be lower in height, to transition between taller future development to the north and lower existing development to the south. Whilst there is a logic to the proposed expression of this unusual island site with a taller building, the Panel considers the proposed height would detract from the consistent form and height transitions that the draft Master Plan is seeking to achieve.

Site-Specific Review Considerations

The following table provides an outline of the Panel's considerations in relation to the ten objectives of the Site-Specific Review Process.

Panel Considerations	Capable of Achieving	Panel Comments regarding Site B3
1. Does the proposal create outstanding planning and urban design outcomes for the site and achieve the vision and objectives outlined in the 10 directions of the draft Master Plan?	✖	Refer to assessment discussion.
2. Does the proposal deliver high quality residential amenity in accordance with the ADG?	✖	Capable but the proposed land use change is not supported in this location
3. Does the proposal adhere to the five intensification principles that guide the relevant Master Plan?		
– Intensification within walking distance of the Metro Station	✖	Site is not within the walking distance catchment to justify proposed change to permit residential land use.
– Intensification within walking distance of key open spaces and improved streets connecting to open spaces	✖	Site is not within the walking distance catchment to justify proposed change to permit residential land use.
– Intensification within key node of Canterbury Road and Beamish Street	✓	Proposes intensification but is inconsistent with draft Master Plan intent for transition of height to south.
– Low intensification of areas between the key nodes (town centre, river, Canterbury Hospital)	N/A	
– No intensification – maintain existing built form controls in special character and low density areas	N/A	
4. Does the proposal align with the two technical studies that support the Master plan?		
– Bankstown and Campsie Landscape Controls, March 2021, Oculus	✓	Deep soil and landscaping on southern corner of site.
– Canterbury Bankstown Tall Building Design Study, February 2021, Bates Smart	N/A	
5. Does the proposal improve the amenity, built form / public domain quality, heritage and natural environment of Campsie Town Centre?	✖	Does not provide 6m setback to Canterbury Road.
6. Does the proposal achieve a high standard of architectural and urban design for the site and surrounding streetscape?	✖	Inconsistent with vision for a transition of built form to the south.
7. Does the proposal protect sun access to public parks?	✓	However, sun access will further improve with reduced tower height
8. Does the proposal achieve a suitable built form transition to neighbouring properties?	✖	Proposes double the height of adjacent development potential and does not transition to the south.
9. Does the proposal isolate any other sites for development?	✓	Would not result in site isolation.
10. Does the proposal deliver on-site infrastructure, affordable housing or employment generating uses?	✓	Notes that affordable housing can be provided, and that retail and employment uses are provided on the ground floor.

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