

URBAN DESIGN REPORT

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN

MARCH 2018

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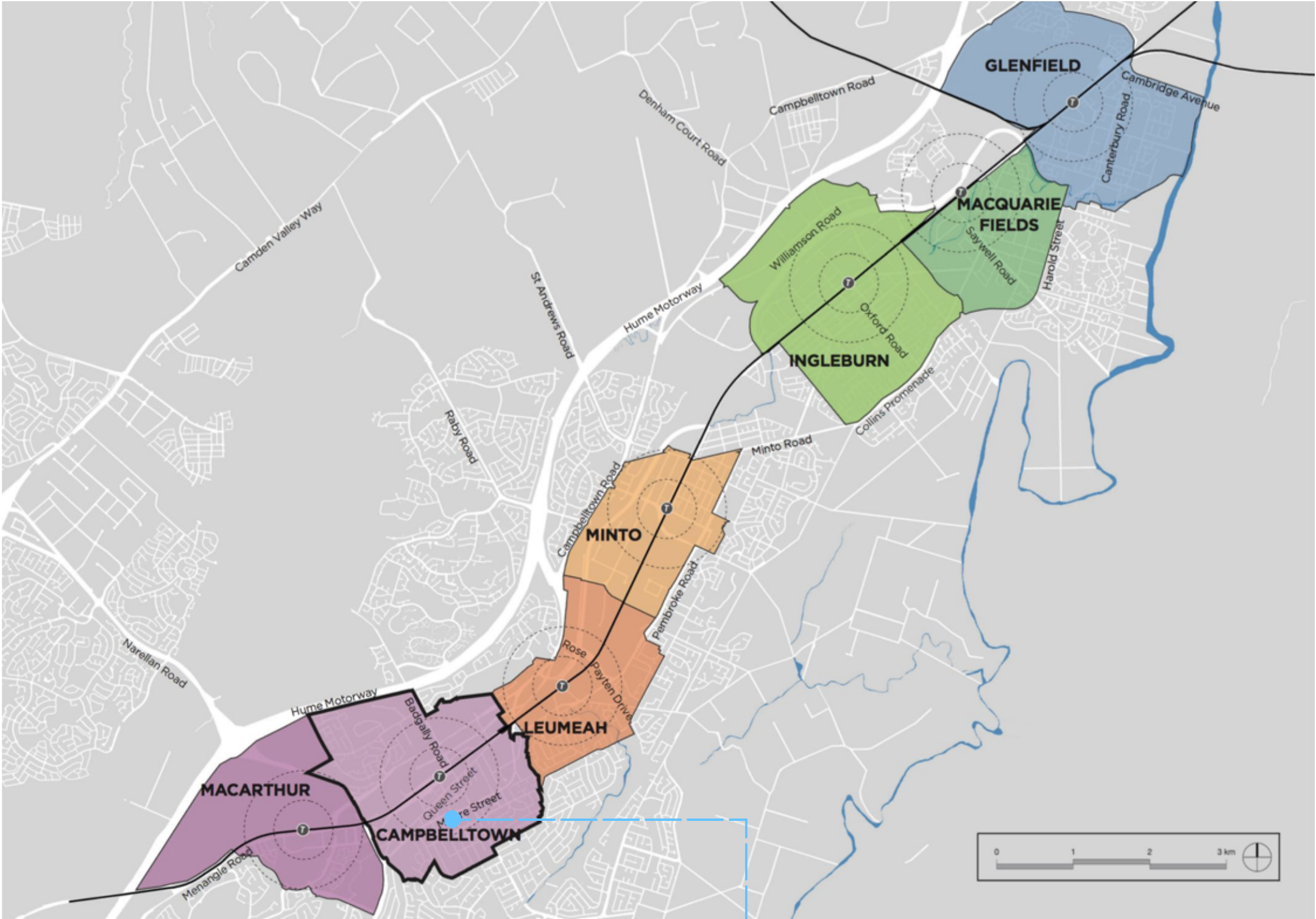
155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



SITE

1

STRATEGIC POSITIONING



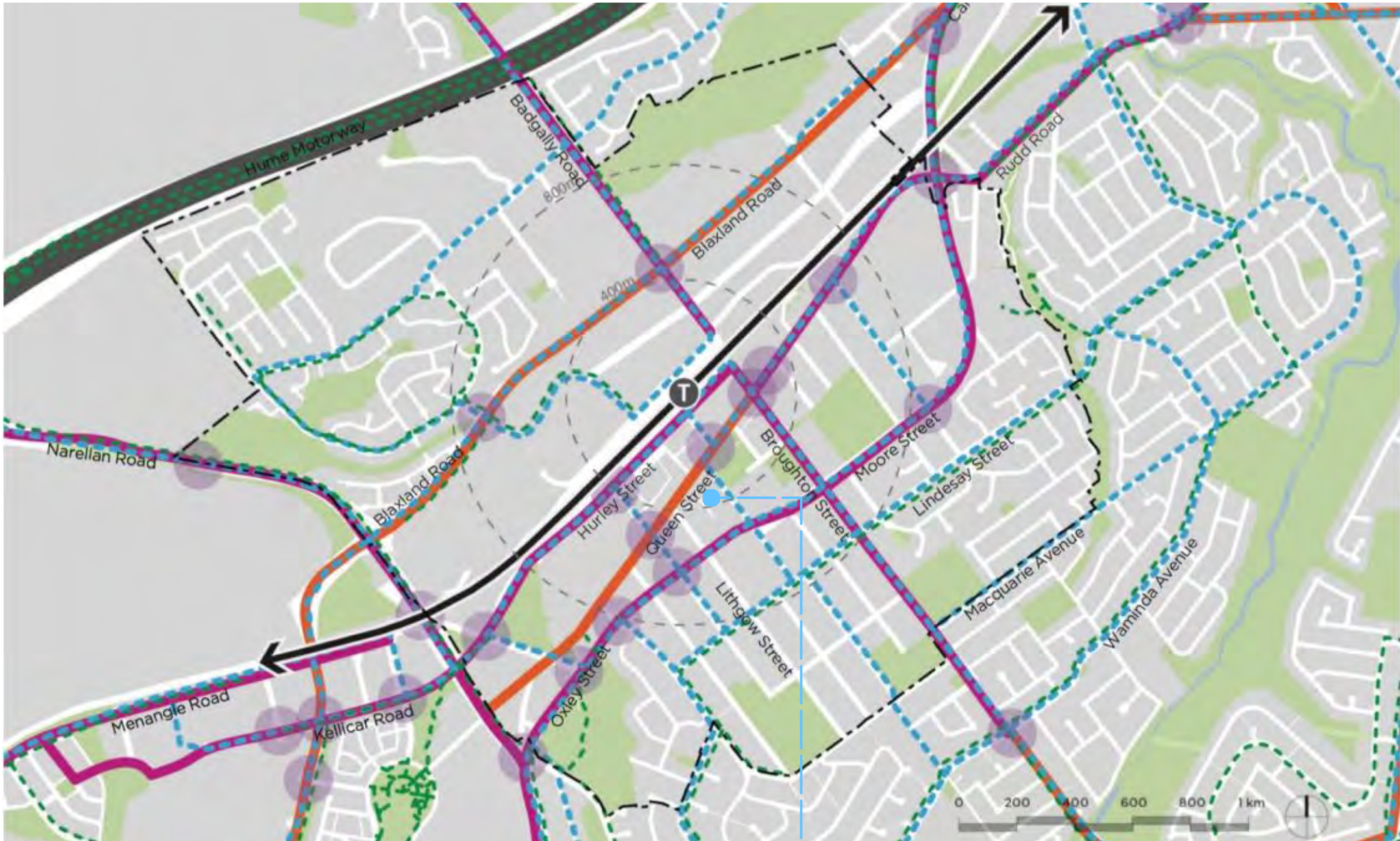
Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

SITE



Source: Floor Space Ratio Map - Campbelltown LEP 2015

- CAMPBELLTOWN TRAIN STATION
- CAMPBELLTOWN BOUNDARY
- SUBJECT SITE



Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

SITE

Legend

Precinct Boundary

Station

Train Line

Motorway

Primary Road

Secondary Road

Bus Route

Cycle Path

Traffic Signals

01 | STRATEGIC POSITIONING

PROPOSED TRANSPORT & MOVEMENT

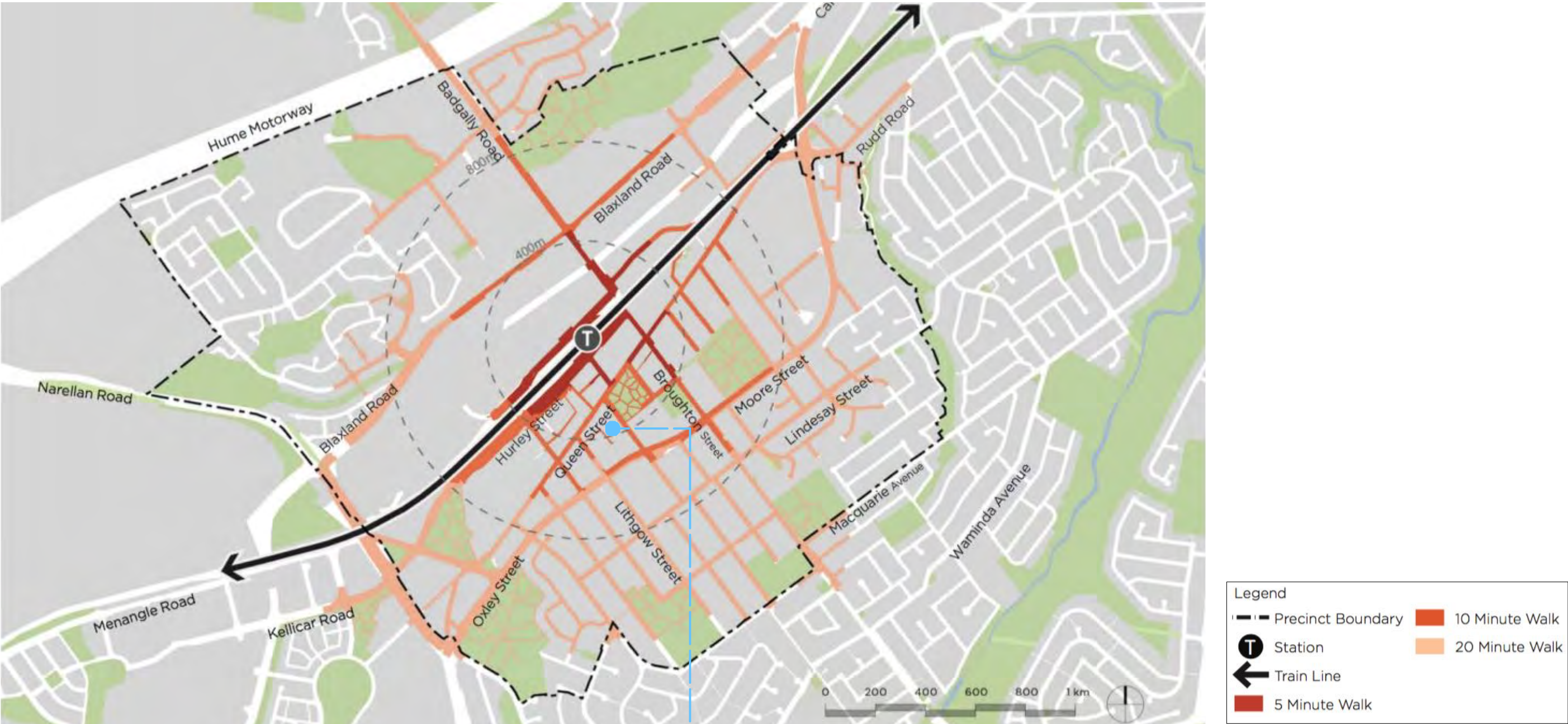
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CAMPBELLTOWN

8



Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

SITE



Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

SITE



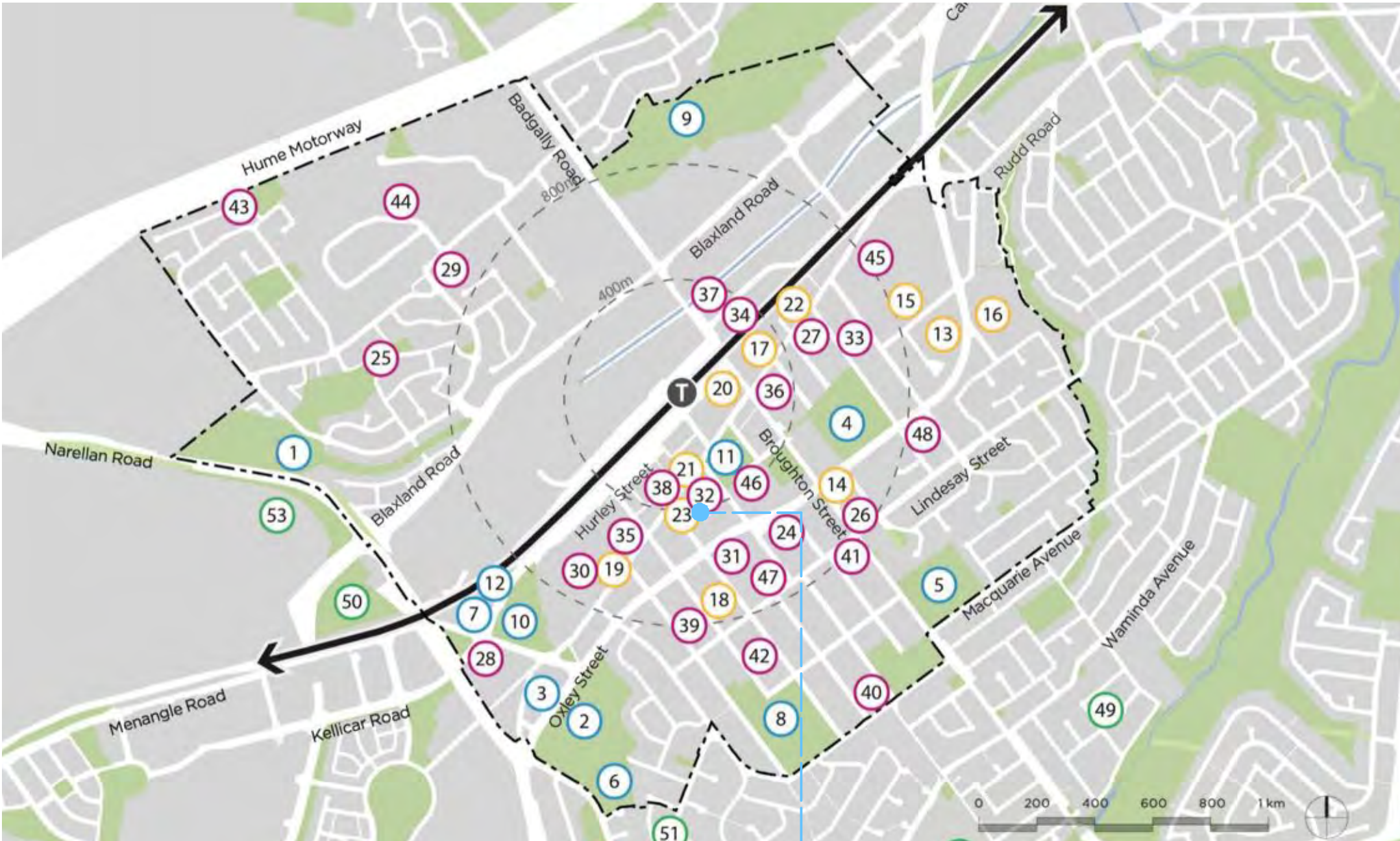
Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

SITE



Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

SITE



Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

Legend

Precinct Boundary

T

Station

Train Line

Local Government Social Infrastructure

State Government Social Infrastructure

Private and Non-Government Sector Social Infrastructure

Nearby Facilities

- Local Government Social Infrastructure
1. Blair Athol Community Hall and John Kidd Reserve

2. Bradbury Oval

3. Campbelltown Art Centre/Japanese Tea House and Gallery

4. Campbelltown Showground, Campbelltown Community Preschool and Harlequin Rugby Club (private)

5. Centenary Park

6. Gordon Fetterplace Aquatic Centre

7. HJ Daley Library

8. Hurley Park and Scout Hall

9. Kanbyuga Reserve

10. Koshiyaga Park

11. Mawson Park

12. Namut Early Learning Centre
- State Government Social Infrastructure
13. Beverly Park Special School and Lomandra School

14. Campbelltown Fire Station

15. Campbelltown High School

16. Campbelltown North Public School

17. Campbelltown Police Station and Campbelltown Community Services

18. Campbelltown Public School

19. Campbelltown Sexual Health Clinic

20. Macarthur Community Options and Campbelltown Civic Hall (Local Government)

21. Macarthur Infant, Child and Adolescent Mental Health Service

22. Traxside Youth Health Service
- Private and Non-government Infrastructure
23. Family and Community Services

24. Anglicare

25. Blair Athol Child Care Centre

26. Broughton Street Child Care

27. Burnside Family Centre and St Vincent de Paul

28. Campbelltown Catholic Club

29. Campbelltown Church of the Latter-day Saints

30. Campbelltown Mall and Campbelltown Mall Medical Centre

31. Campbelltown Presbyterian Church and Community Child Care

32. Campbelltown RSL and

33. Chamberlain Street Medical Practice

34. Church of God

35. Complete Medical Centre

36. Evocca College Campbelltown

37. Hillsong Church

38. iFamily Medical Centre

39. Kidz Ink Long Day Care

40. Land of Oz Kindergarten

41. Little Einsteins Child Care

42. Northside Macarthur Mental Health Clinic

43. Partners in Care Early Childhood Care

44. Pied Piper Kindergarten

45. Queen Street General Practice

46. St Peter's Anglican Church and Primary School

47. St John the Evangelist Primary School and Sherpa's OOSH Care

48. Widgets Child Care
- Nearby facilities servicing the precinct
49. Campbelltown East Public School

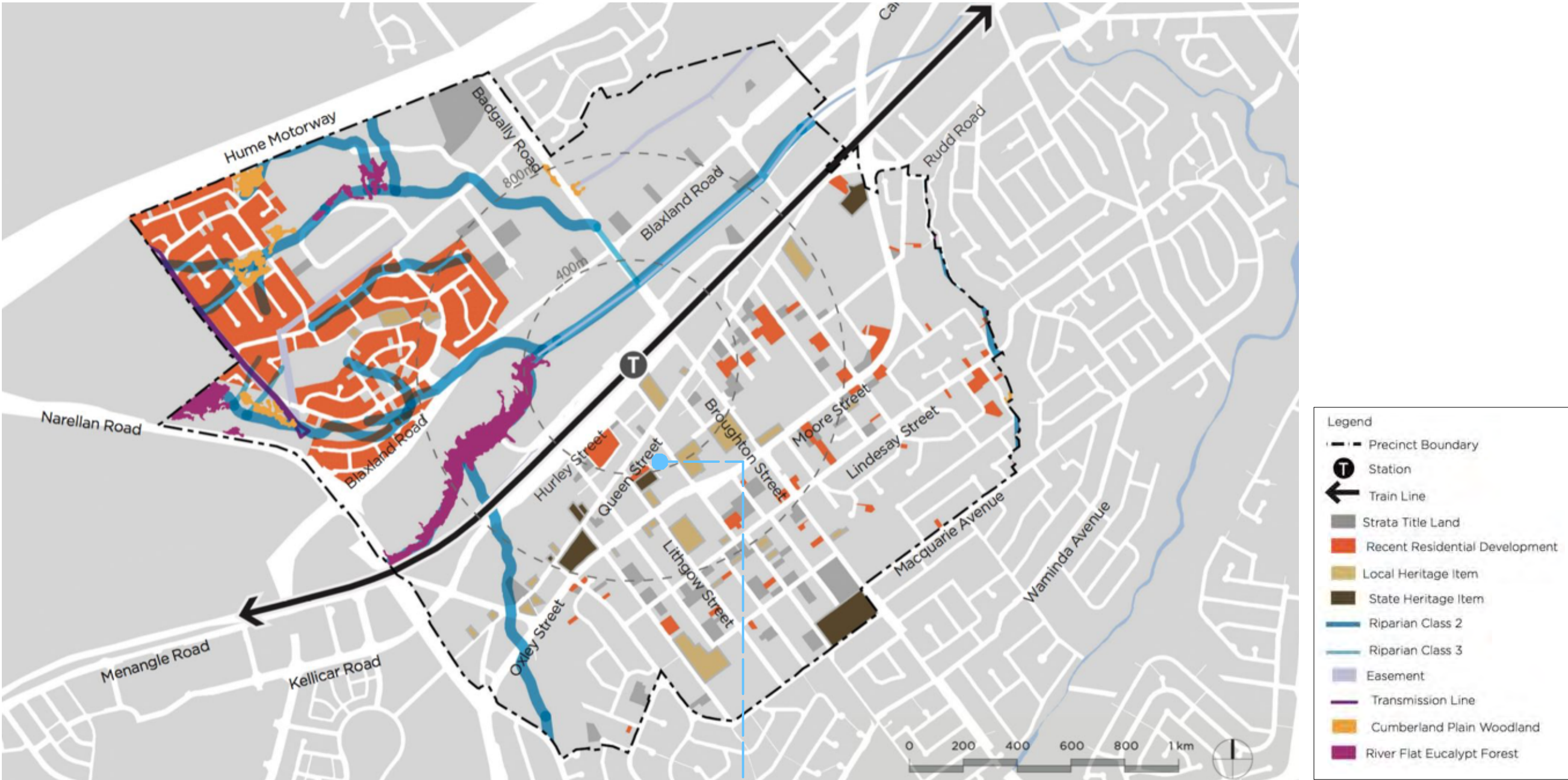
50. Gilchrist Oval

51. St Patrick's College

52. St Thomas More Catholic Primary School

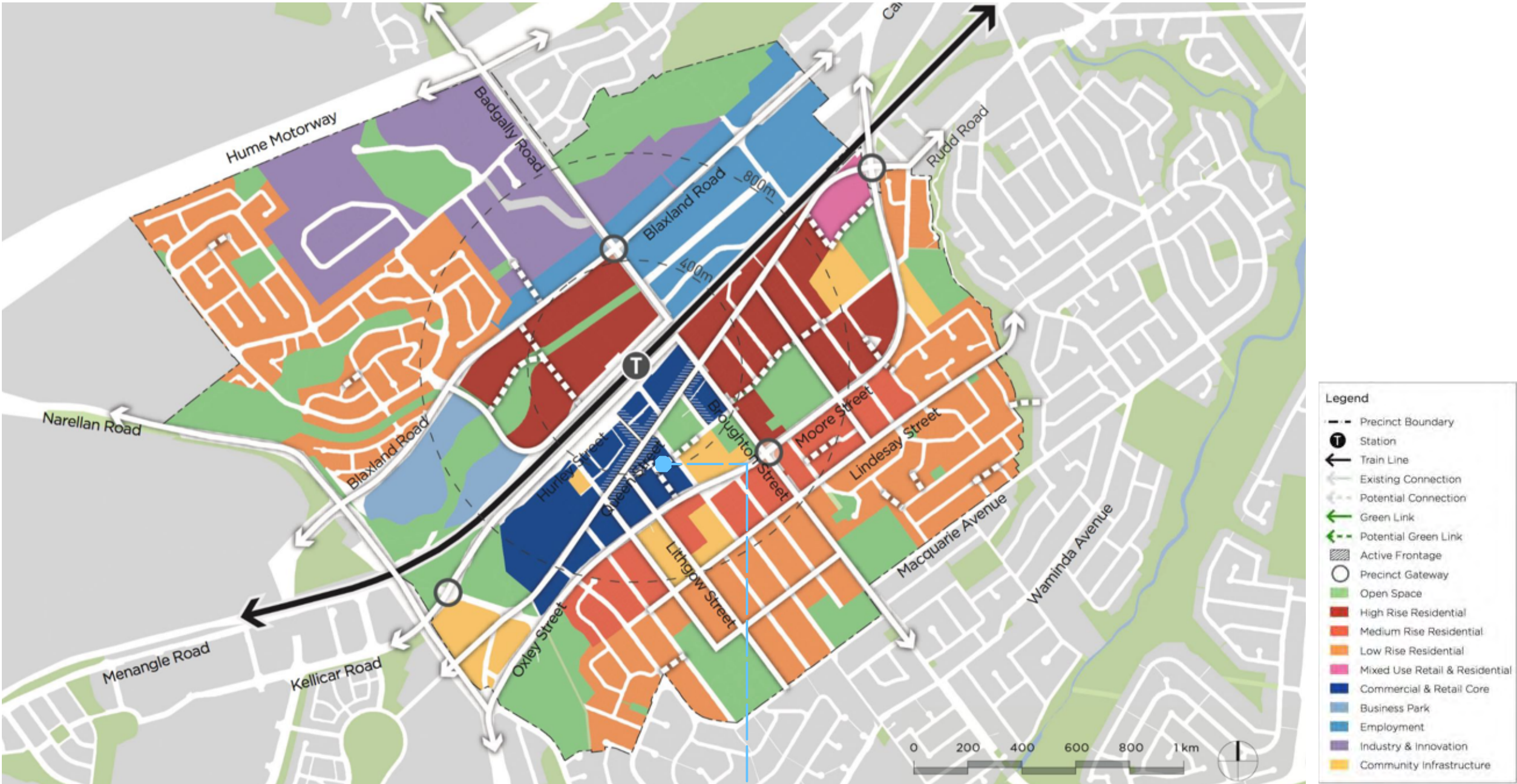
53. TAFE NSW South Western Sydney Institute

54. Fishers Ghost Reserve



Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

SITE



Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

SITE

01 | STRATEGIC POSITIONING

CAMPBELLTOWN VISION - PUBLIC DOMAIN & MALL CONCEPT

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



Source: Google Maps + Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

Queen Street and Campbelltown Mall are proposed to be upgraded to become an inclusive, safe and attractive urban place with active ground floor retail and outdoor dining.



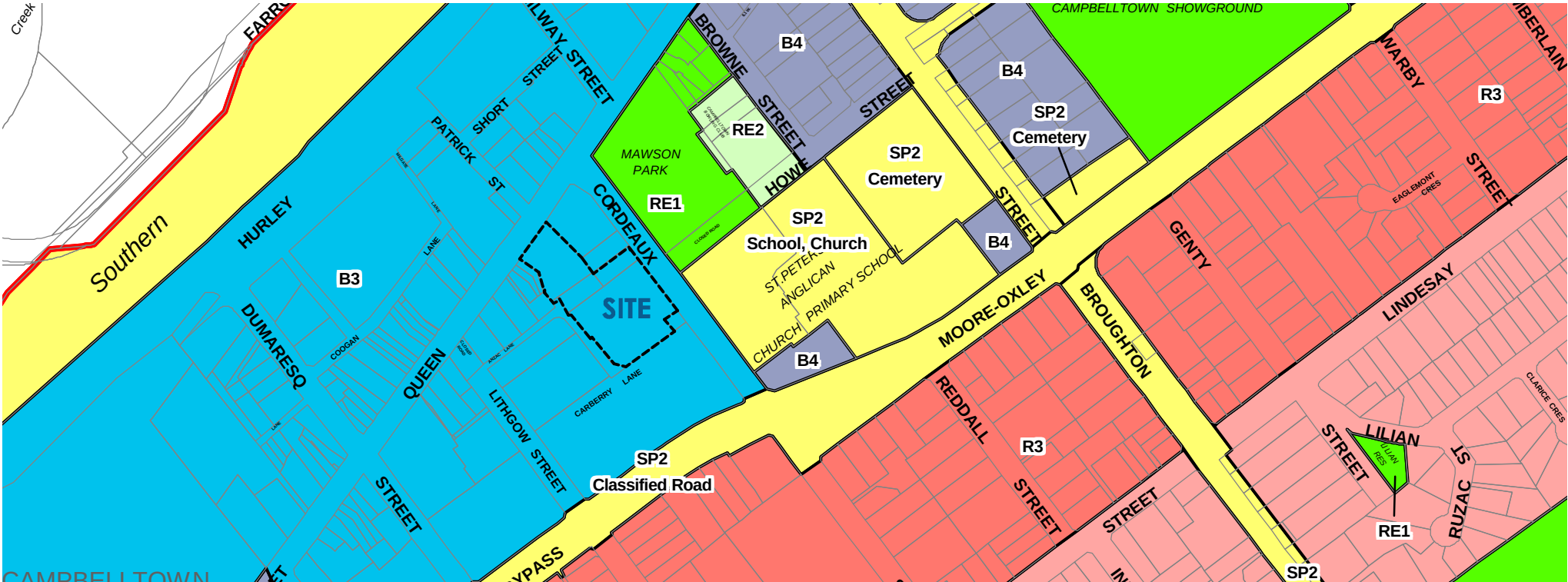
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PLANNING FRAMEWORK



CURRENT LEP FRAMEWORK

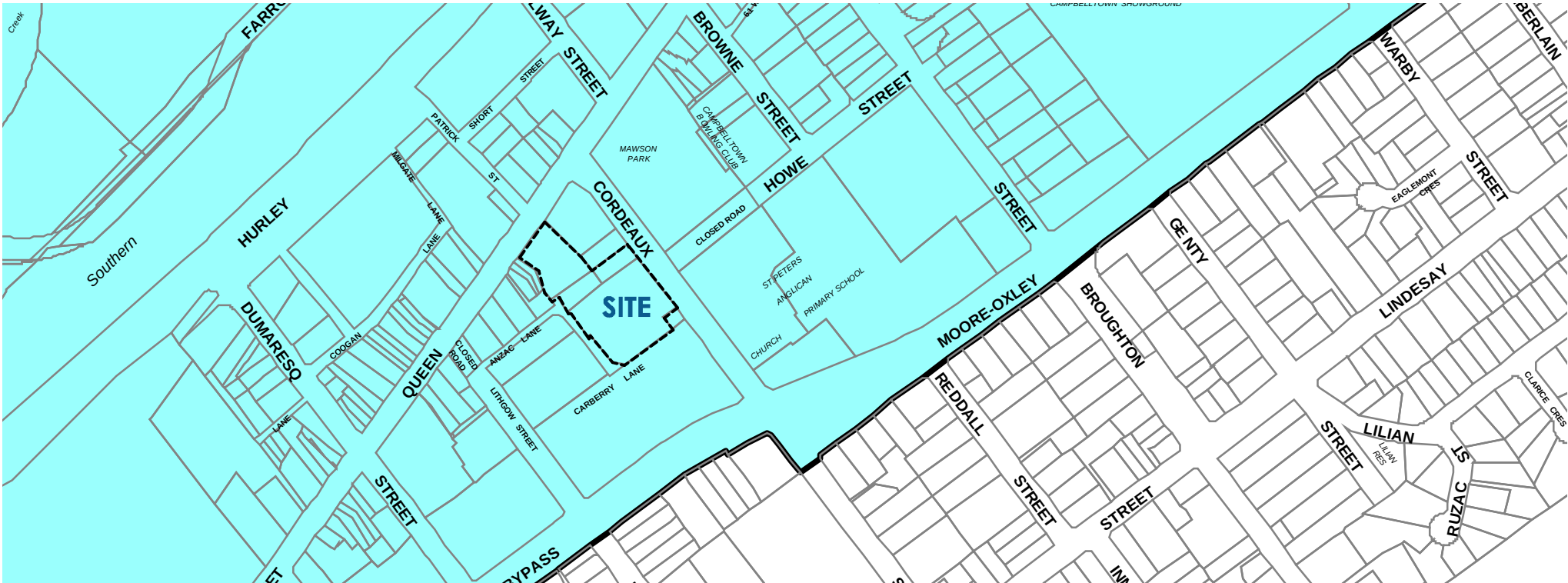
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CAMPBELLTOWN



Land Zoning Map - Sheet LZN_008B

- Zone
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B3 Commercial Core
 - B4 Mixed Use
 - B5 Business Development
 - E1 National Parks and Nature Reserves
 - E2 Environmental Conservation
 - E3 Environmental Management
 - E4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R4 High Density Residential
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU2 Rural Landscape
 - RU5 Village
 - SP1 Special Activities
 - SP2 Infrastructure
 - W1 Natural Waterways
 - DM Deferred Matter
 - SEDP SEPP (Major Development) 2005
 - Edmondson Park South
 - SWGC South West Growth Centre

Source: Zoning Map - Campbelltown LEP 2015



Centres Map - Sheet CEN_008

- Centres
- 1 Campbelltown - Macarthur Centre
 - Regional City Centre

Source: Floor Space Ratio Map - Campbelltown LEP 2015



CURRENT LEP FRAMEWORK

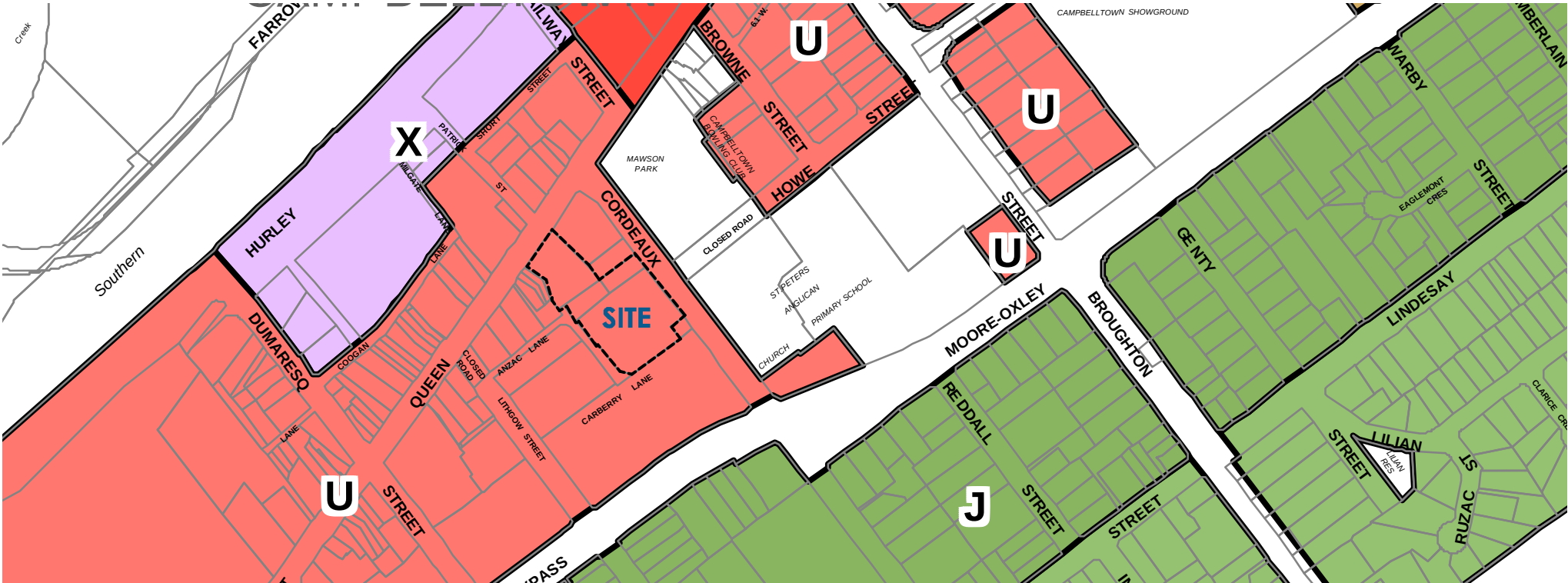
155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



Source: Heritage Map - Campbelltown LEP 2015

Heritage Map- Sheet HER_008BC

- Heritage
- Conservation area - General
 - Item - General
 - Item - Landscape



Source: Height Of Building Map - Campbelltown LEP 2015

Height of Buildings Map - Sheet HOB_008

- Maximum Building Height (m)
- 8.5
 - 9
 - 12
 - 15
 - 19
 - 22.5
 - 26
 - 32
 - 38.5
 - 45

3

SITE ANALYSIS

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



Source: Floor Space Ratio Map - Campbelltown LEP 2015

SUBJECT SITE

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



- SUBJECT SITE
- PEDESTRIAN TRAFFIC
- VEHICLE TRAFFIC
- PREVAILING WIND

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



1. South-West view Queen Street



2. North-East view Queen Street



3. North view Cordeaux Street



4. South view Cordeaux Street



5. West view Carberry Lane



6. West view Anzac Lane

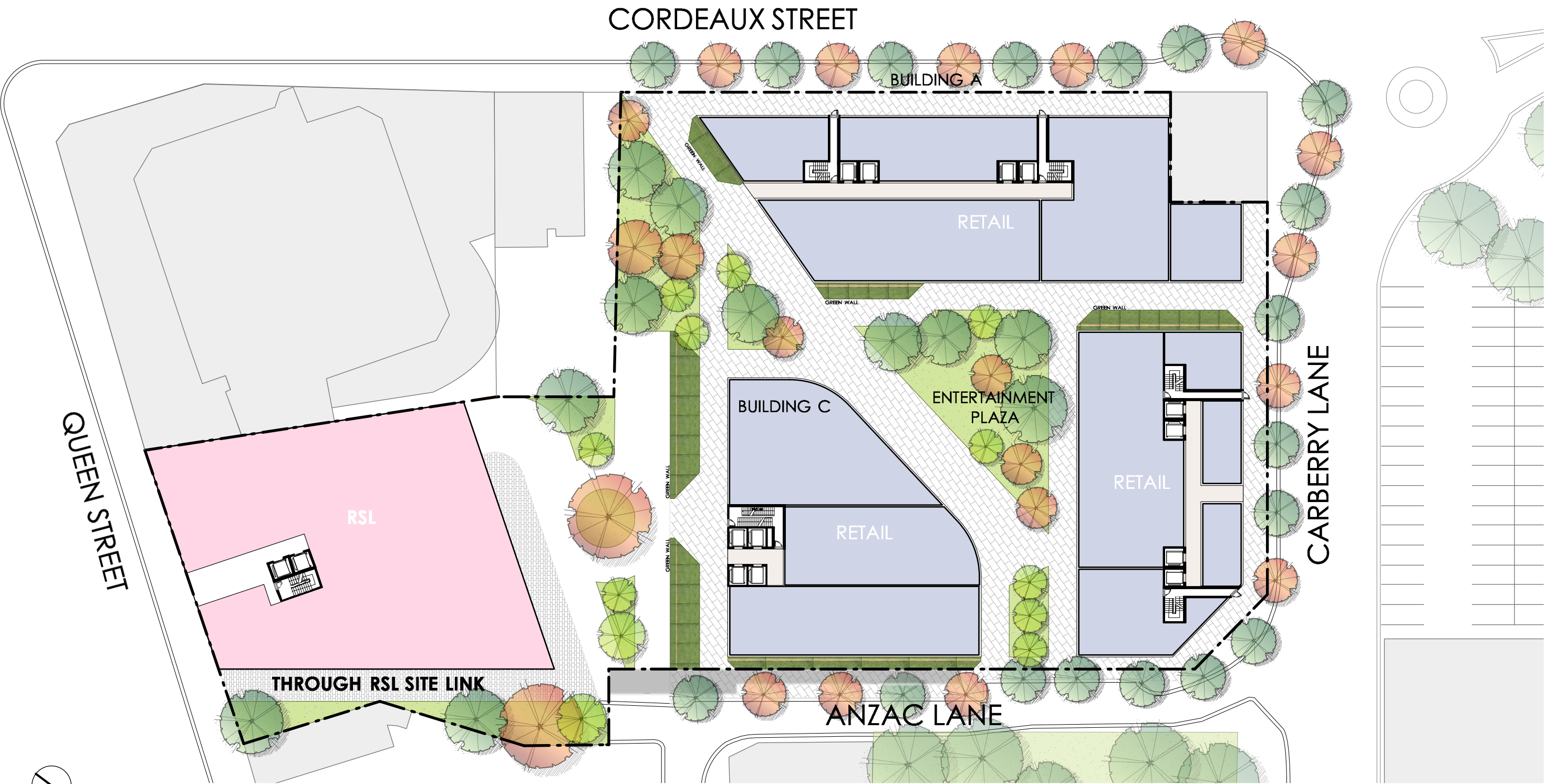


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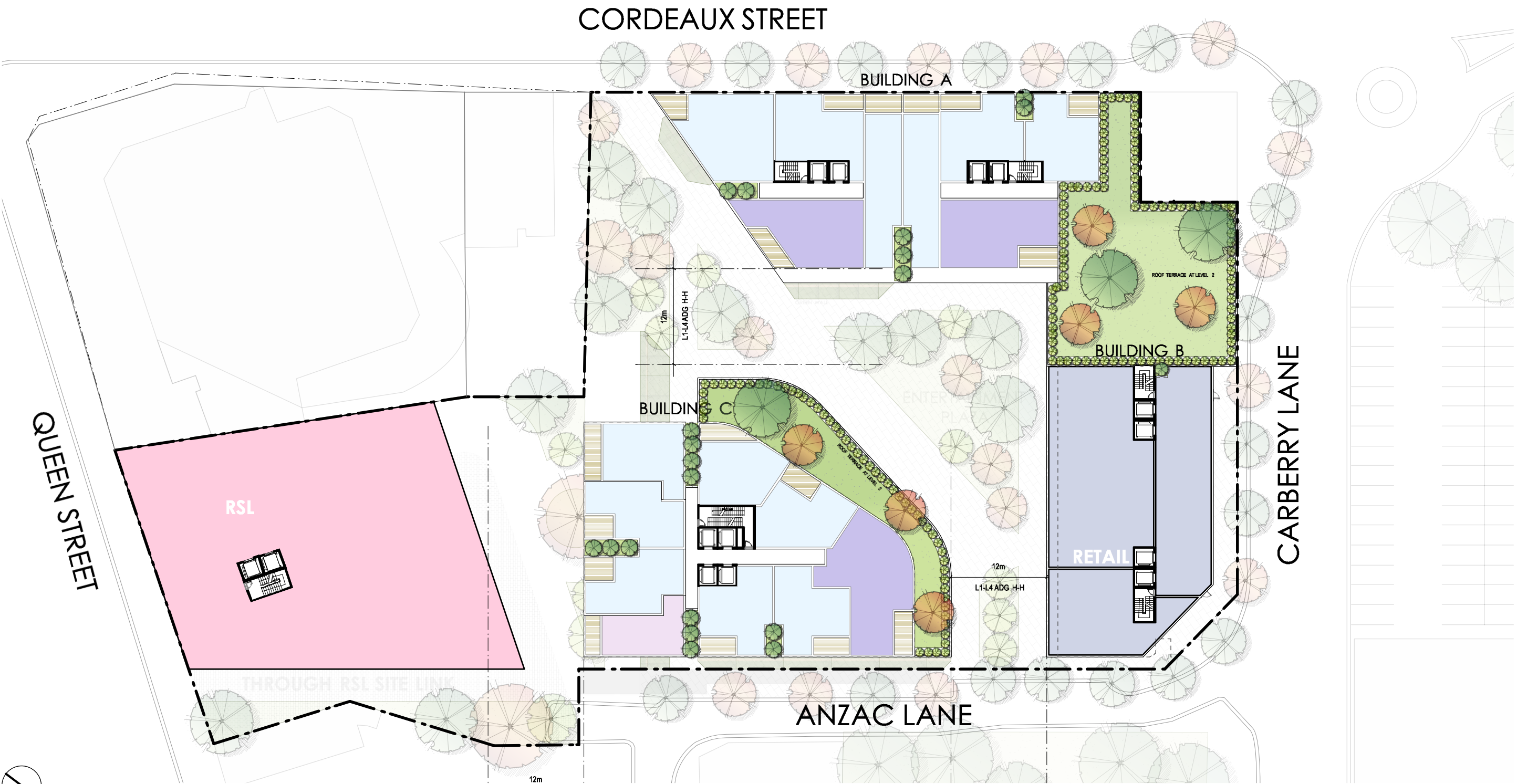
PROPOSAL



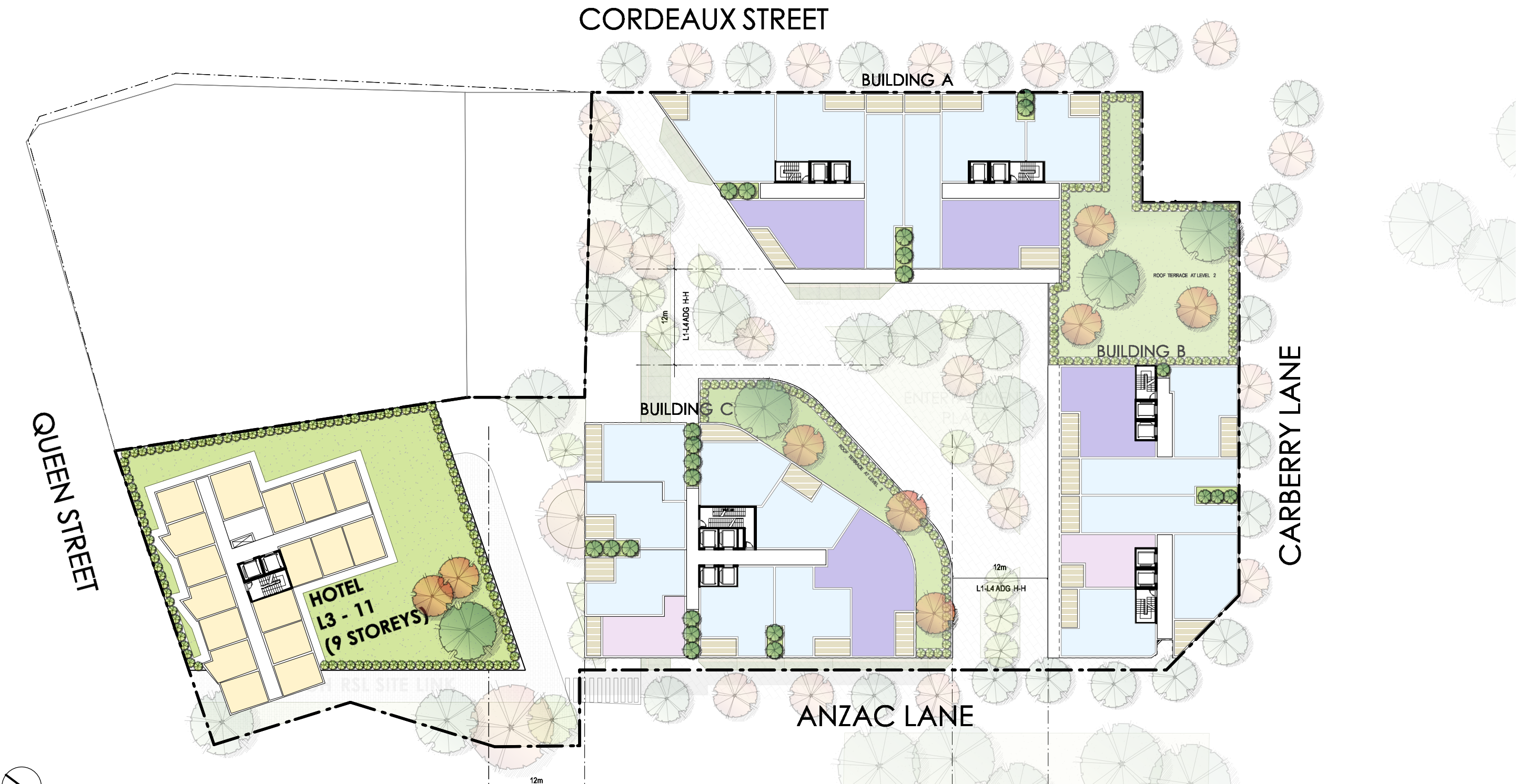
Site Plan 1:1000



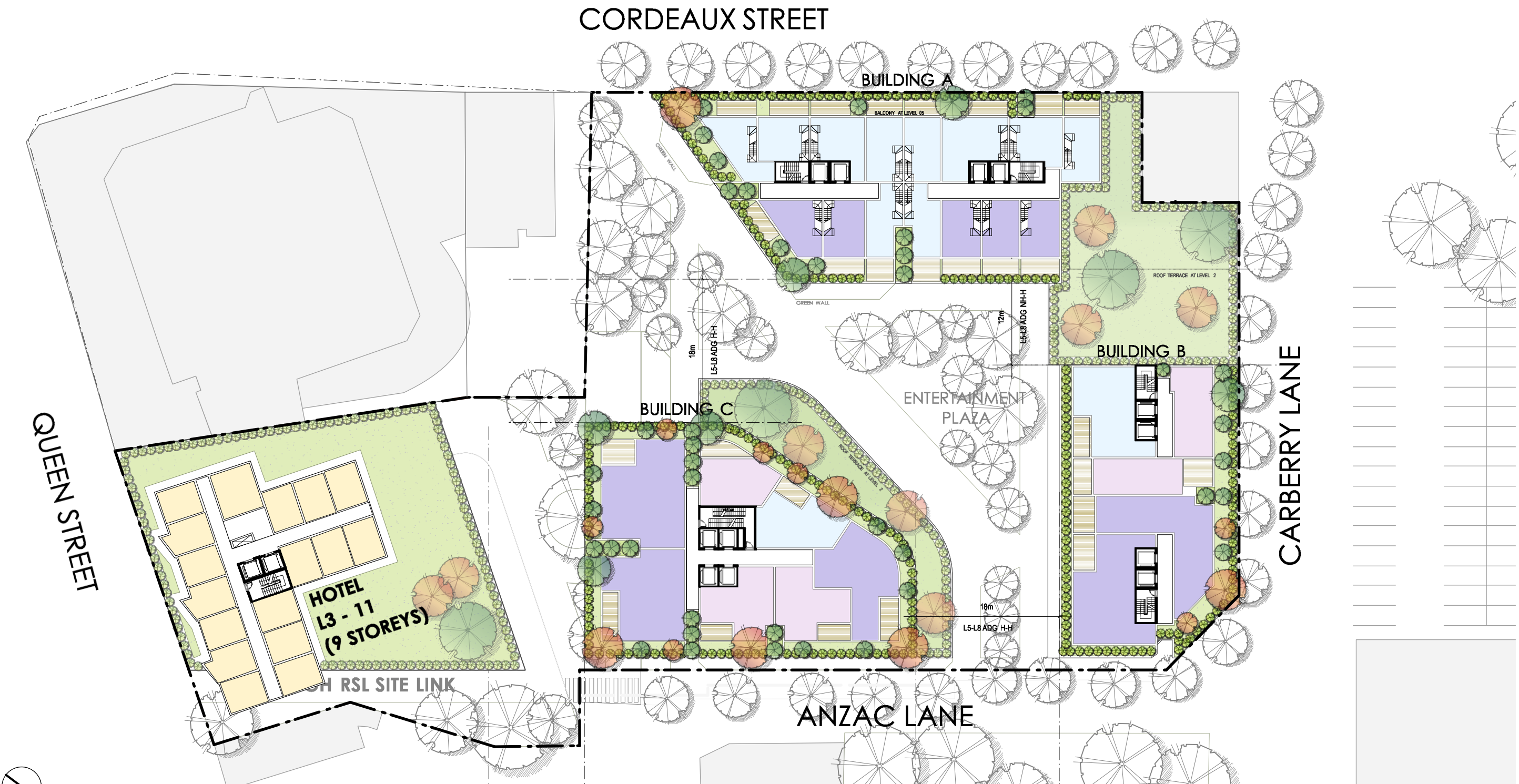
GROUND FLOOR PLAN 1:500



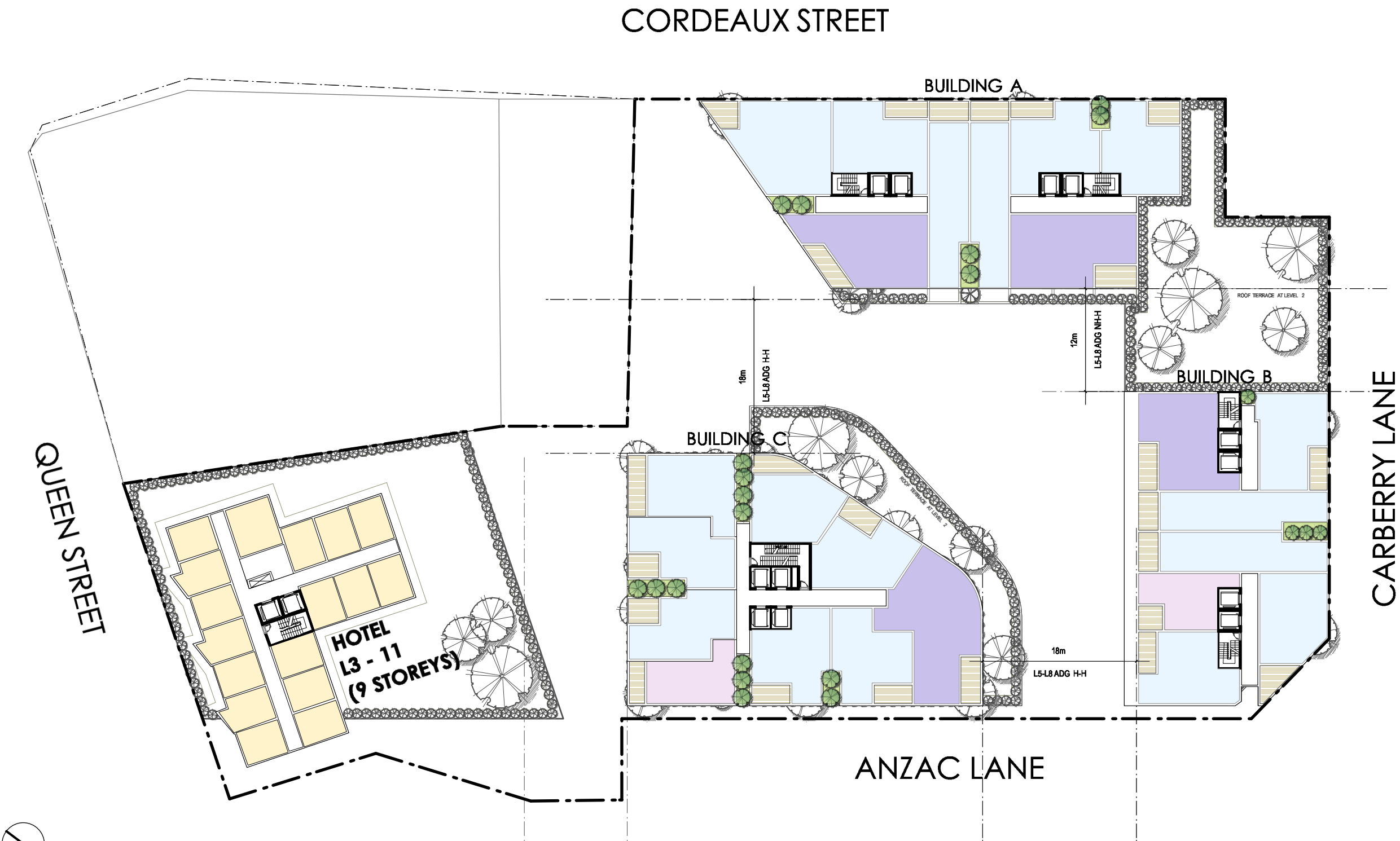
L2 FLOOR PLAN 1:500



L3-4 FLOOR PLAN 1:500

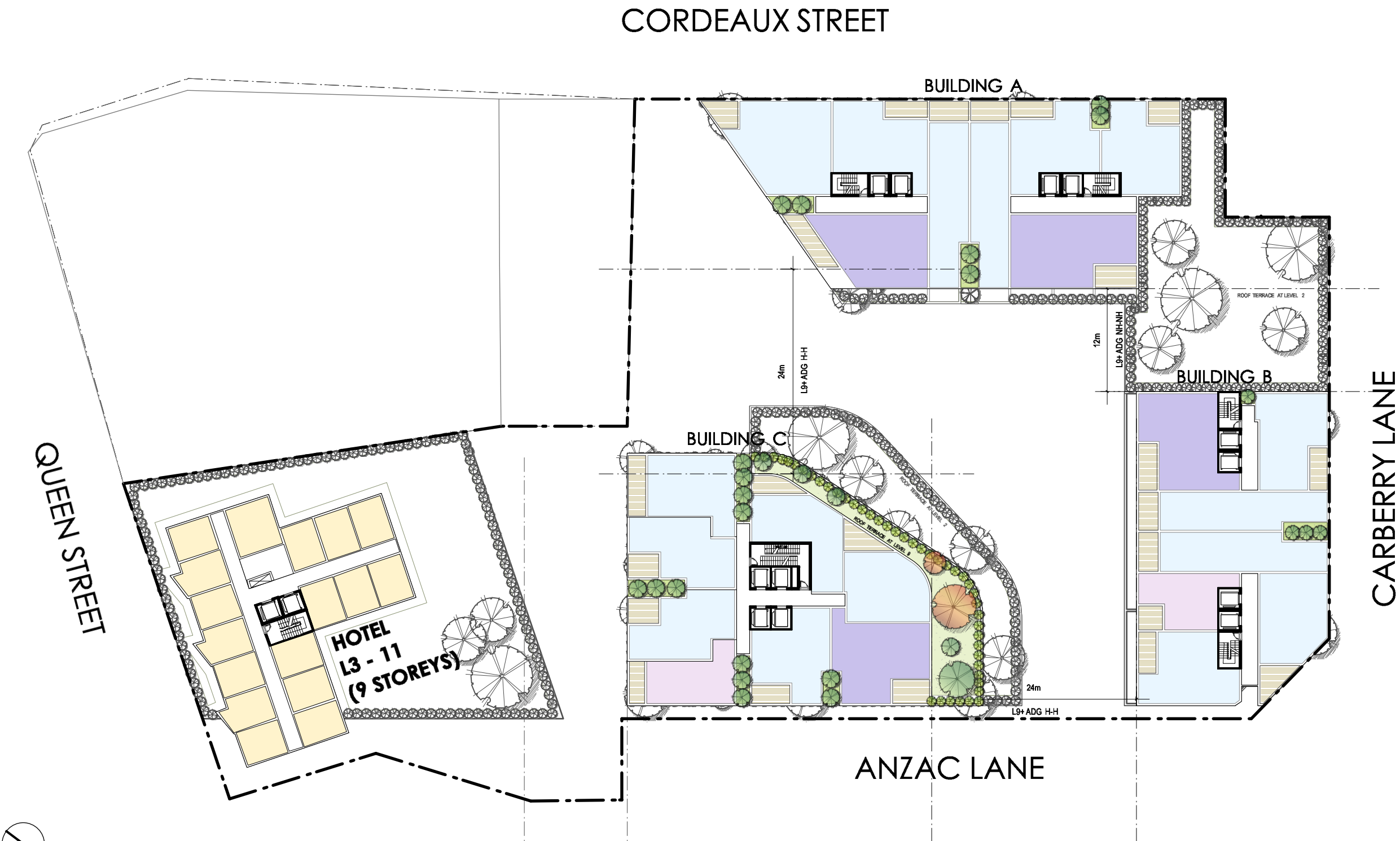


L5-6 FLOOR PLAN 1:500



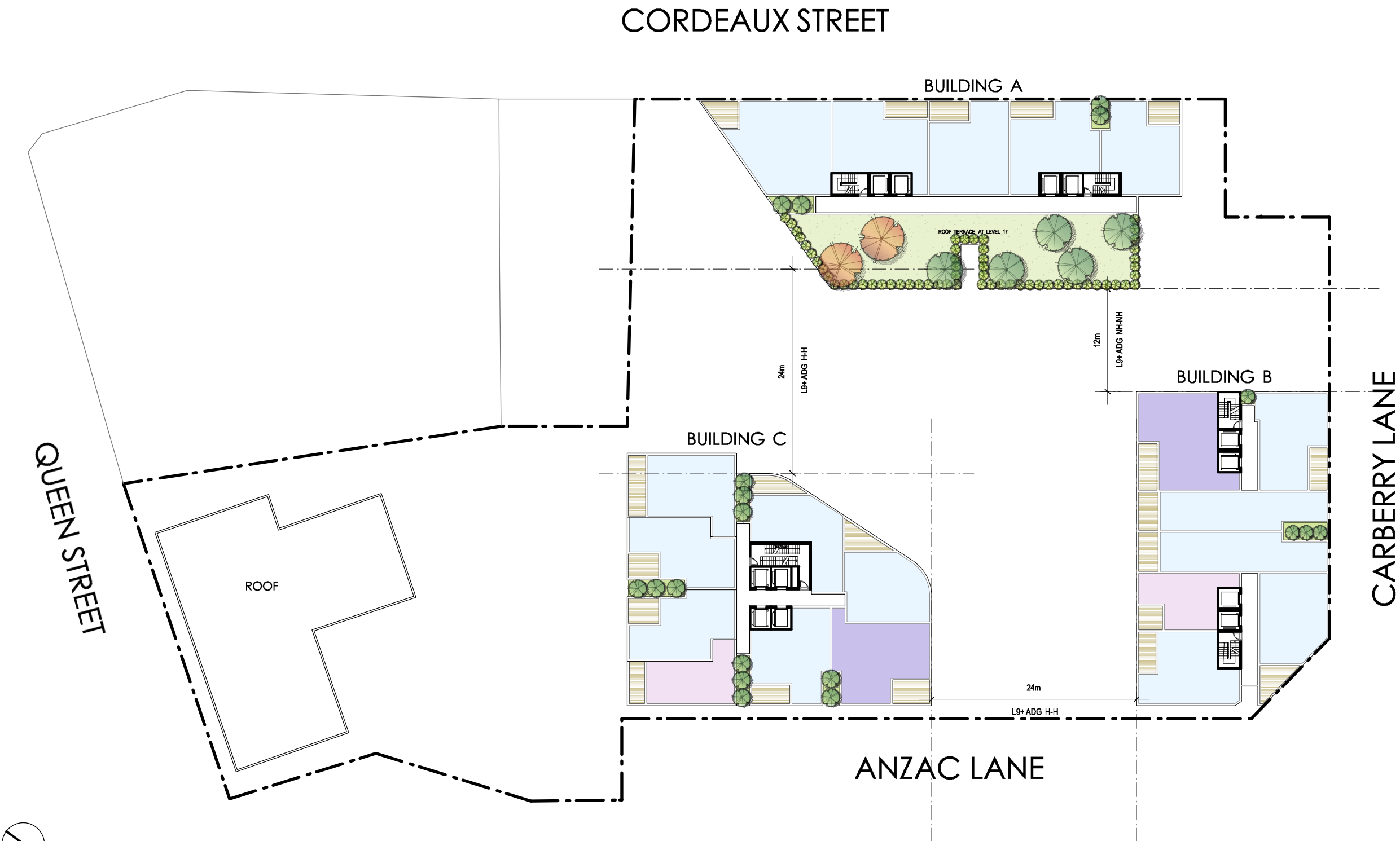
L7-8 FLOOR PLAN 1:500





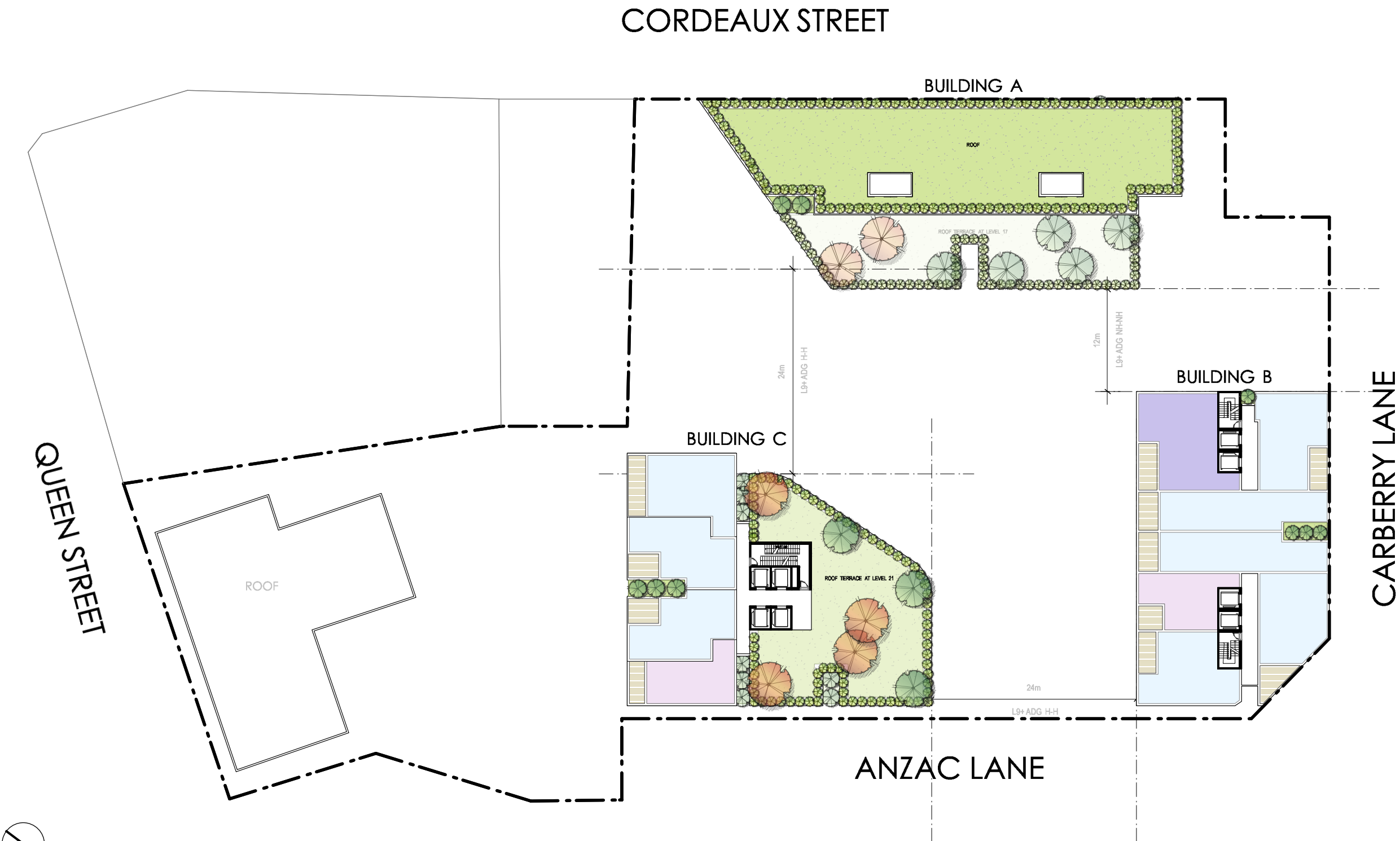
L9+ FLOOR PLAN 1:500

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



L17 FLOOR PLAN 1:500

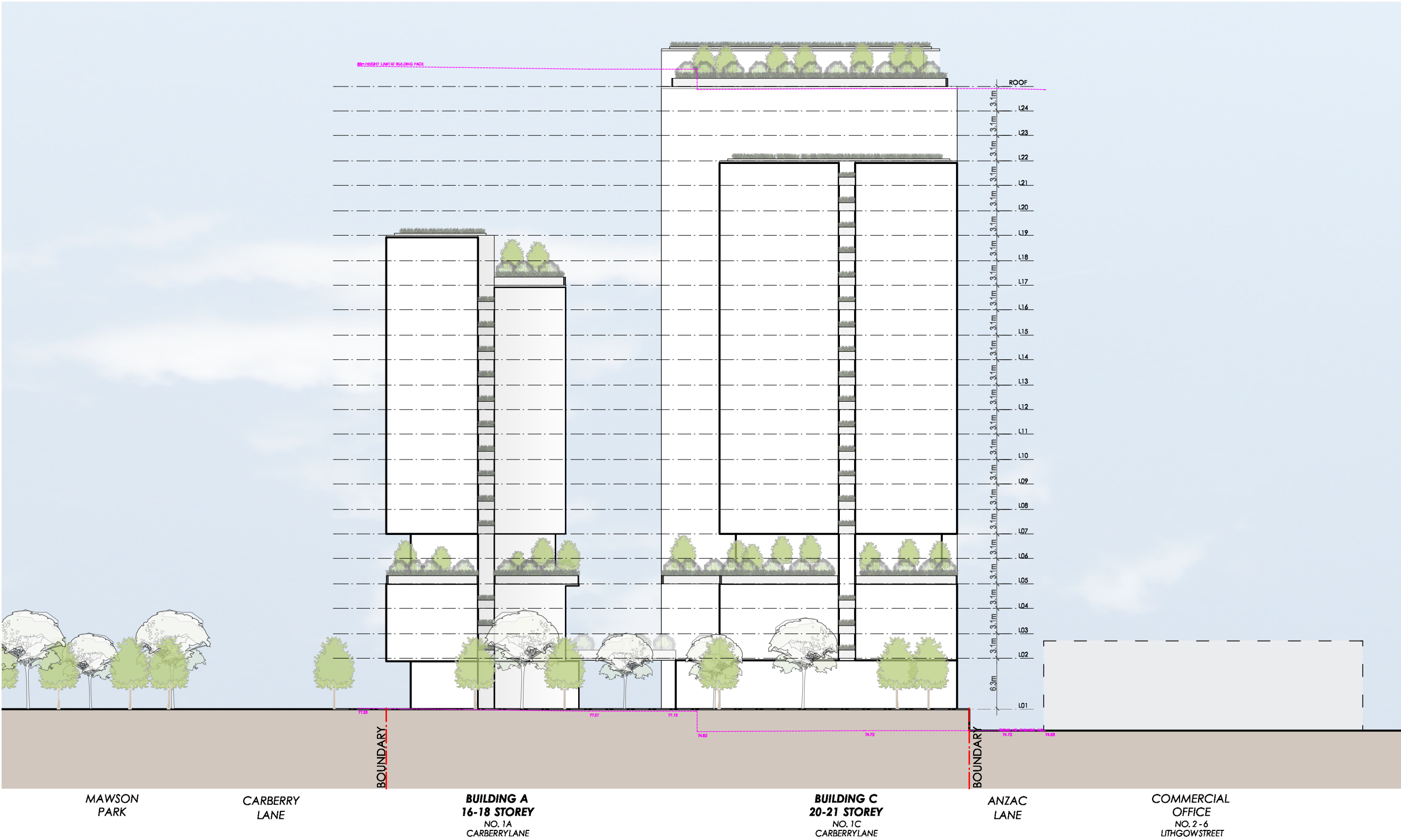
155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



L21 FLOOR PLAN 1:500

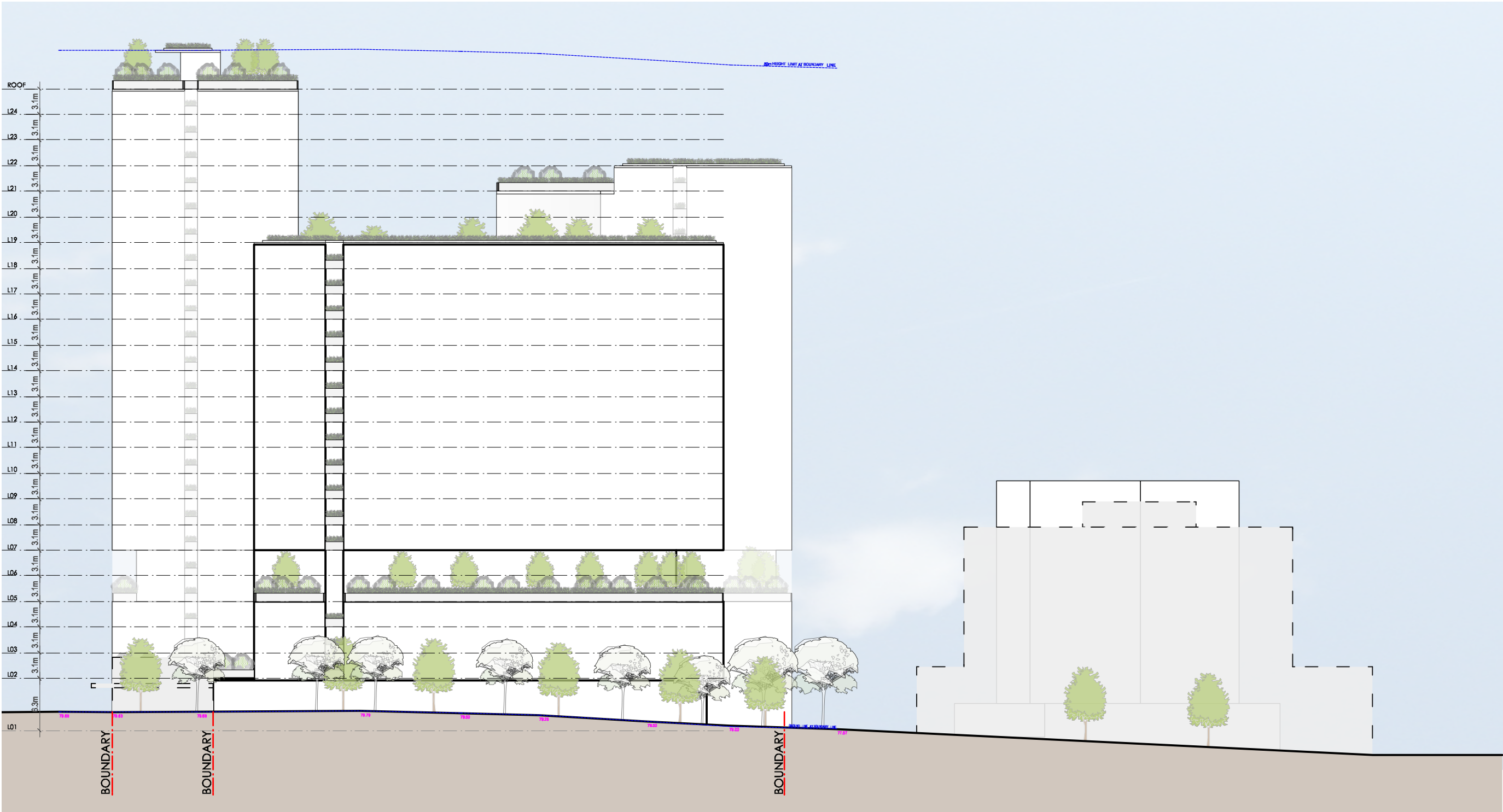
MASSING ELEVATION 01

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



MASSING ELEVATION 02

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN

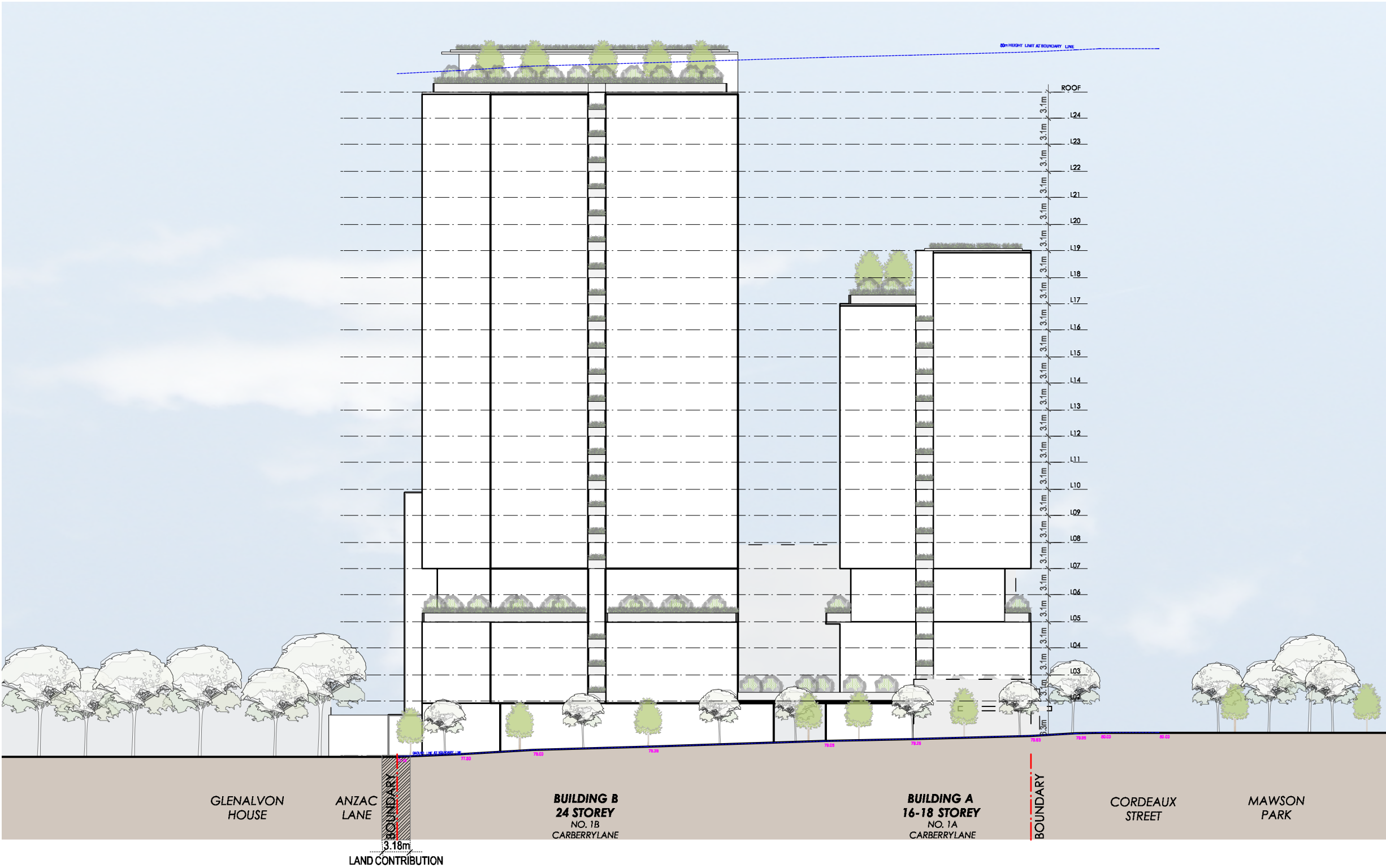


CARBERRY LANE
MIXED COMMERCIAL
No. 11A
CORDEAUX STREET
EAST ELEVATION (CORDEAUX STREET) 1:500

BUILDING A
16-18 STOREY
NO. 5 - 9
CORDEAUX STREET

CAMBELLTOWN CITY HOTEL
& MIXED COMMERCIALS
No. 138 - 154
QUEEN STREET

QUEEN STREET



SOUTH ELEVATION (CARBERRY LANE) 1:500

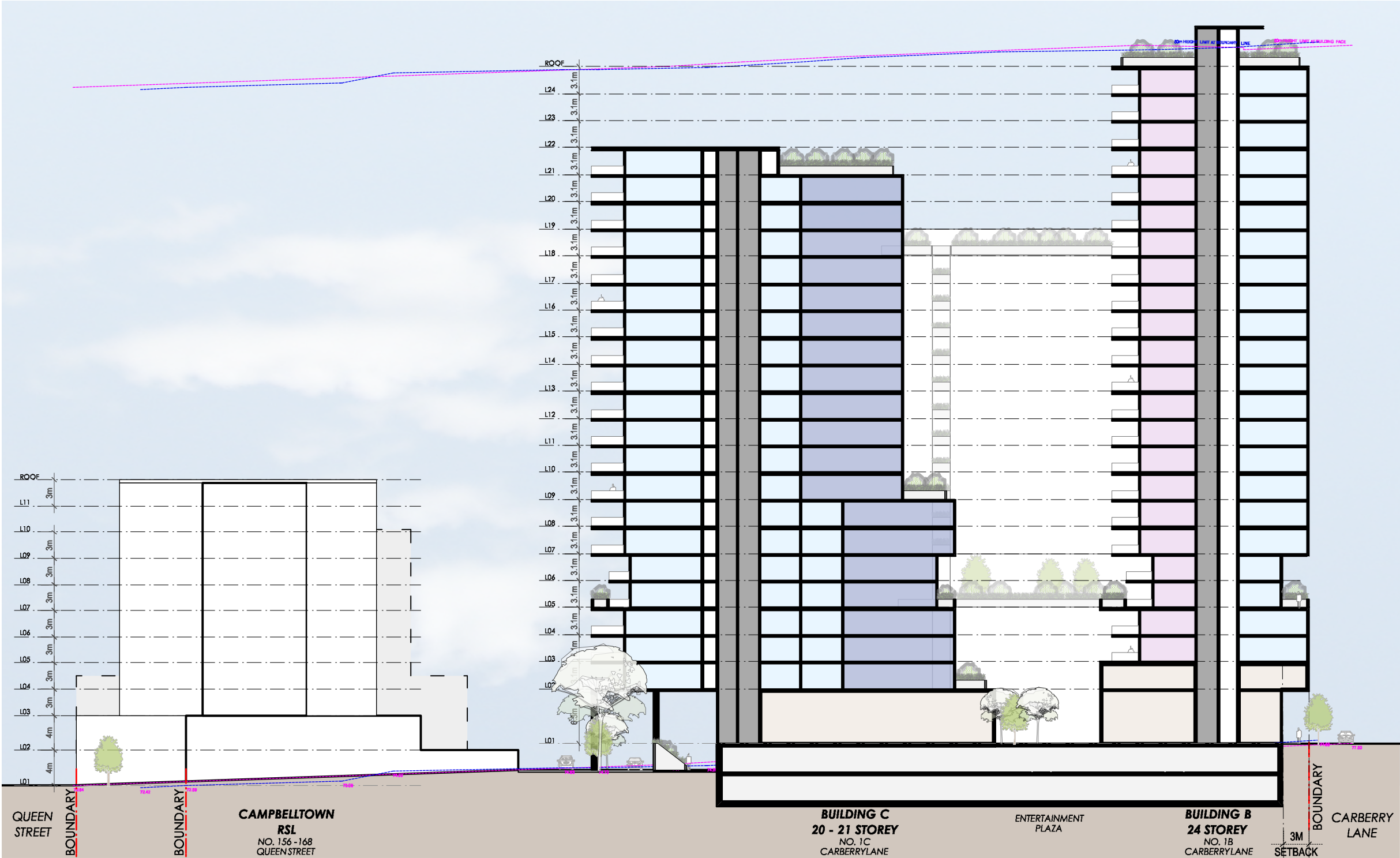
MASSING ELEVATION 04

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



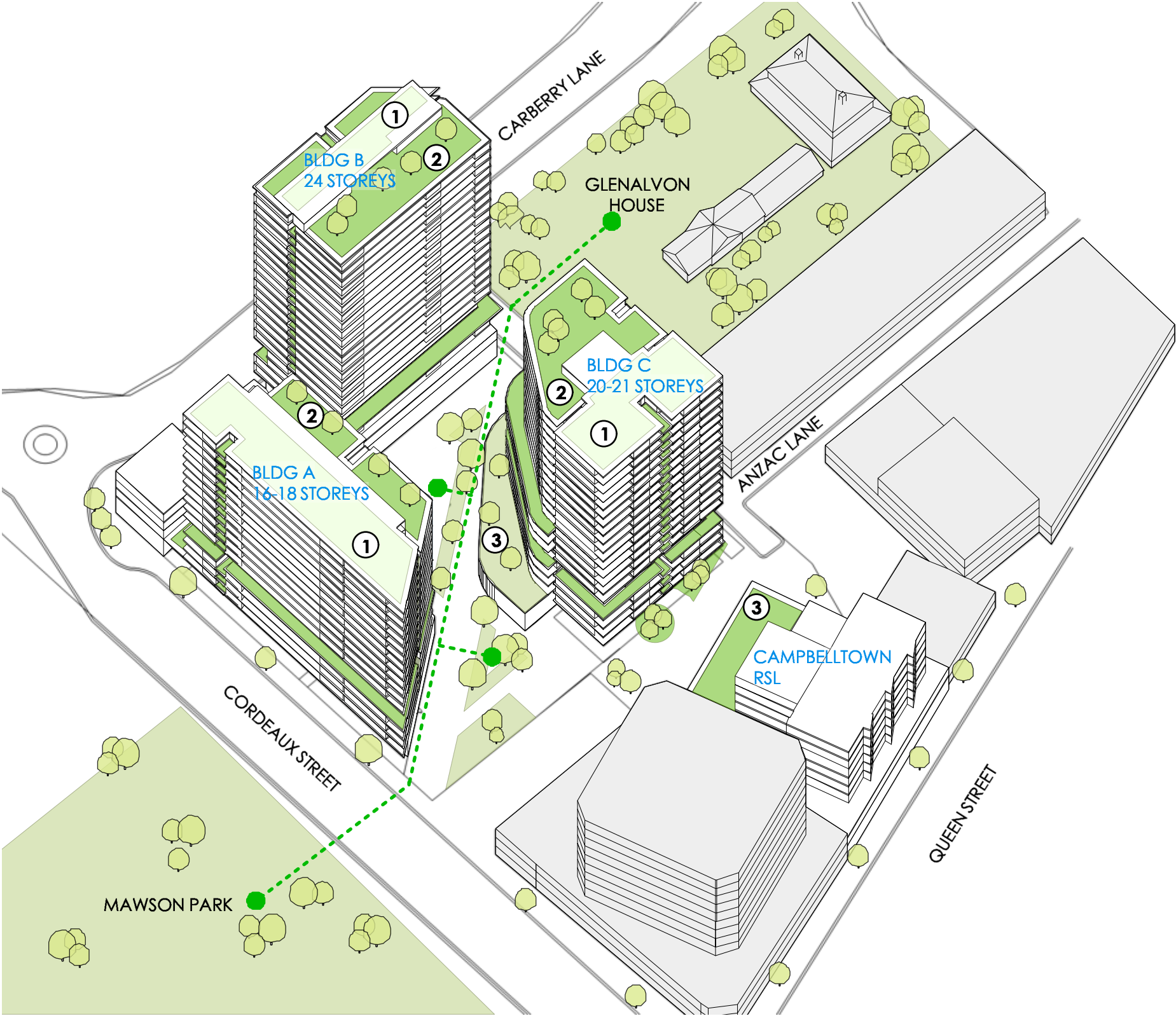
WEST ELEVATION (ANZAC LANE) 1:500

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



SECTION (QUEEN STREET - CARBERRY LANE) 1:500

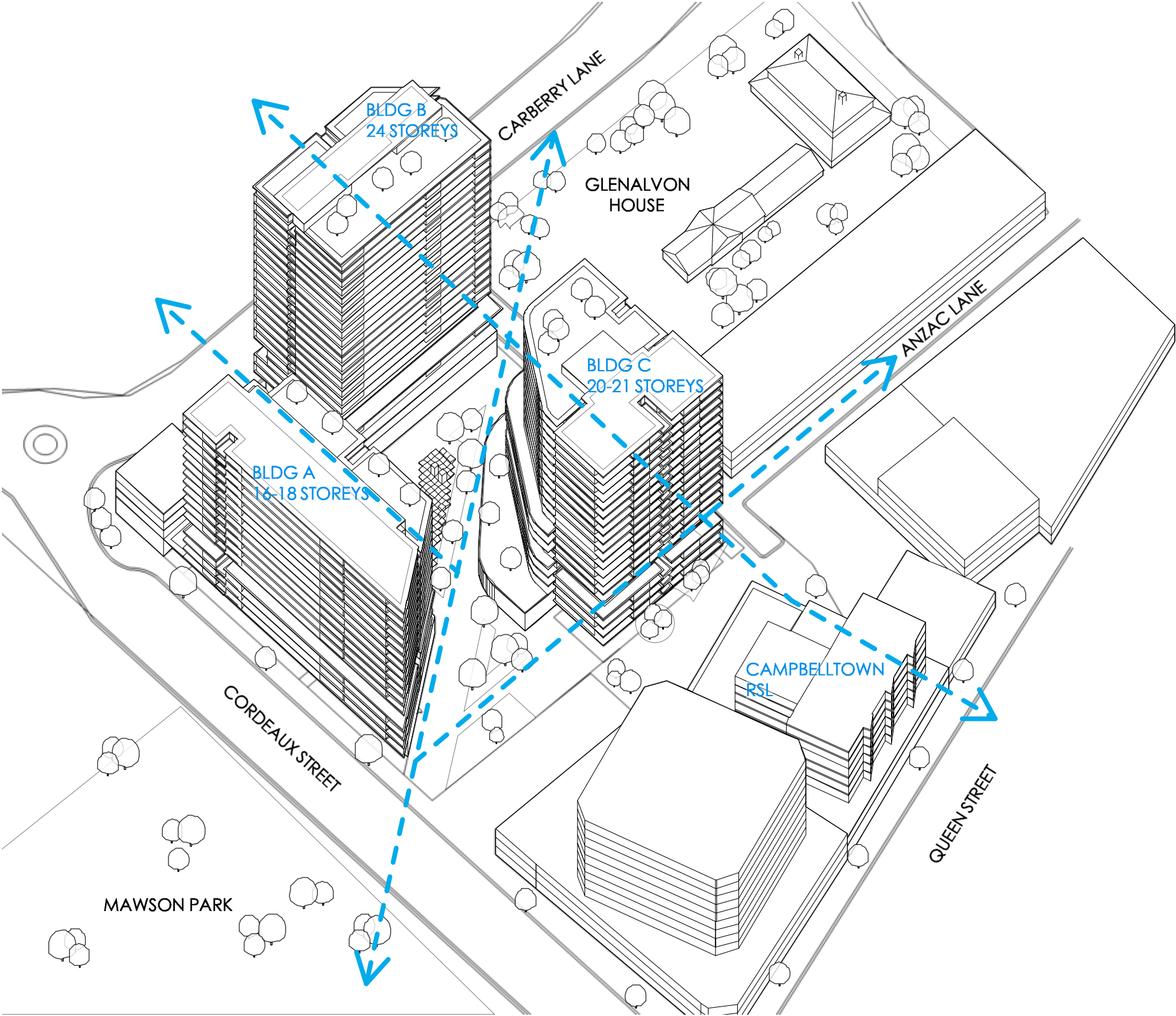
155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



- INTERCONNECTING PUBLIC OPEN SPACES
- PASSIVE ROOF TOP GARDENS
- COMMUNAL ACTIVE OPEN SPACE/ROOF TERRACES
- PUBLIC OPEN SPACE

THROUGH SITE LINK

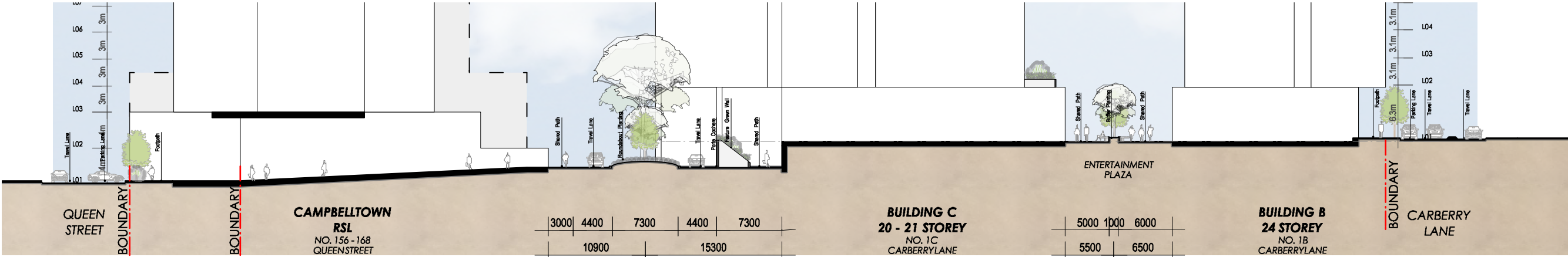
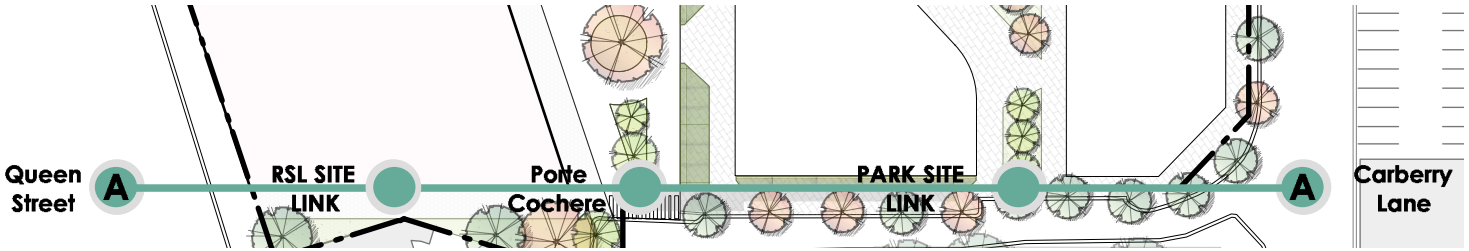
155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



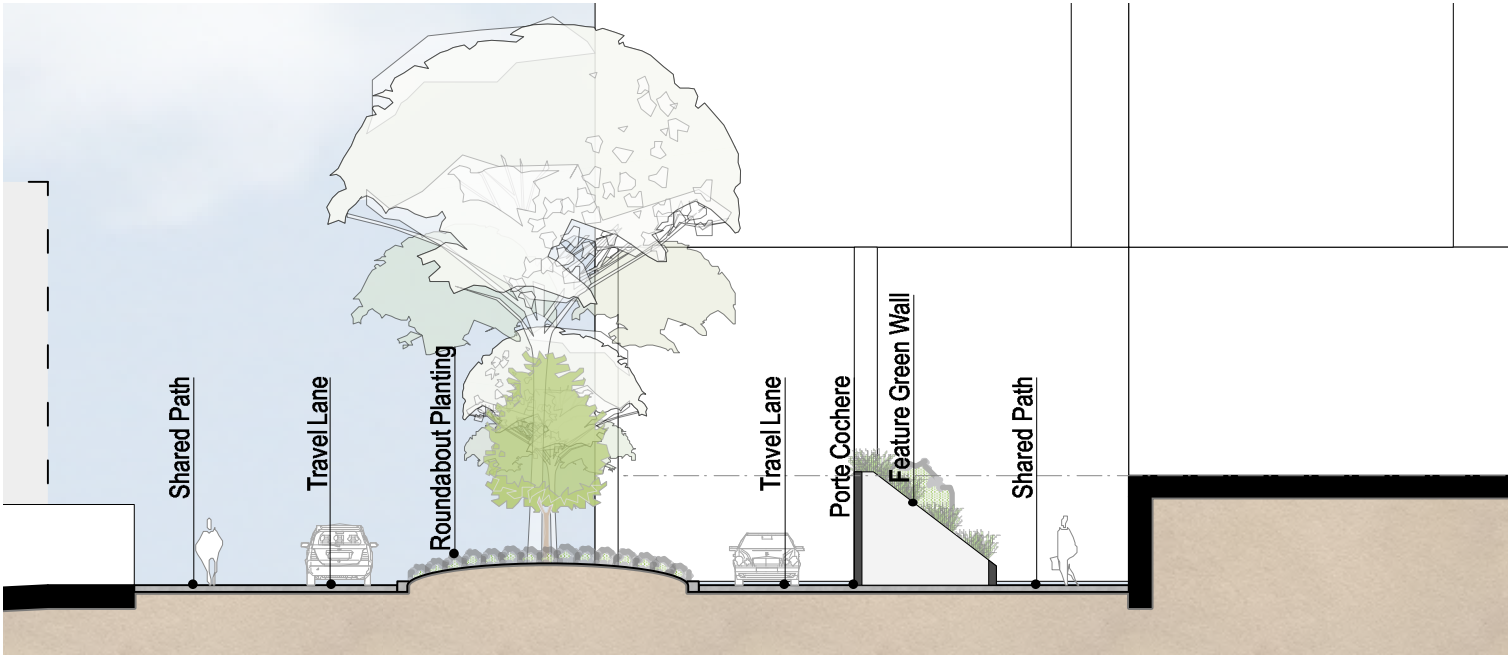
---> THROUGH SITE LINK

STREET TYPE

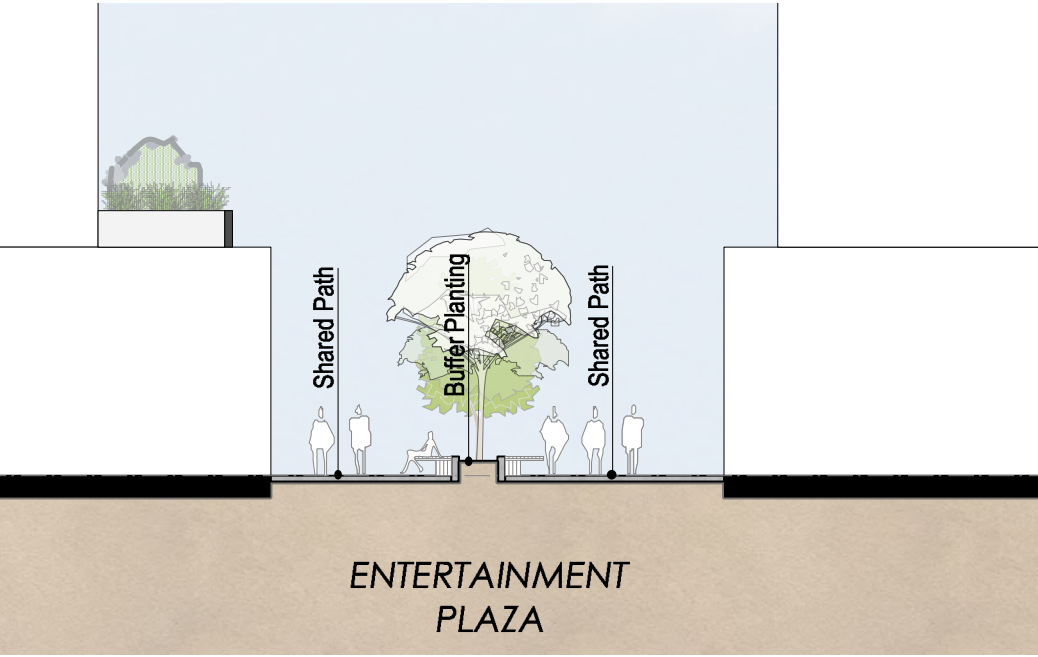
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CAMPBELLTOWN



STREET SECTION A
SCALE 1:500



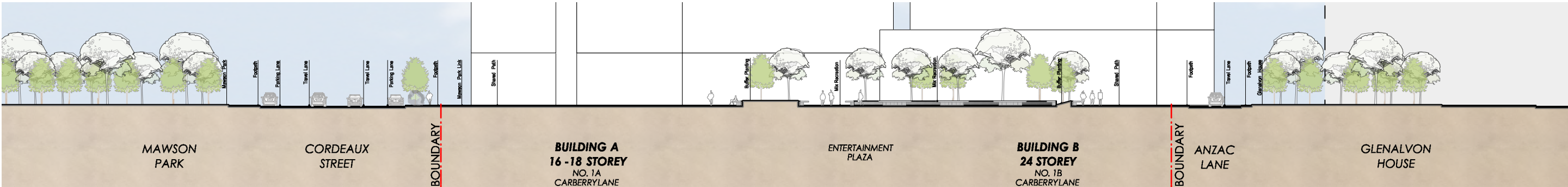
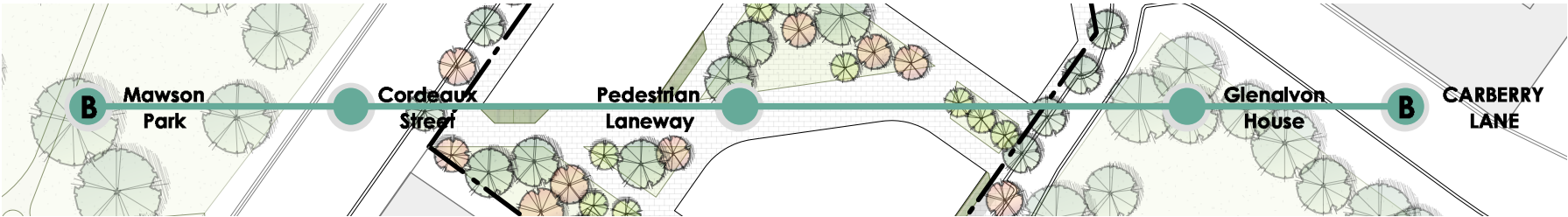
STREET SECTION A (RSL - BUILDING C)
SCALE 1:200



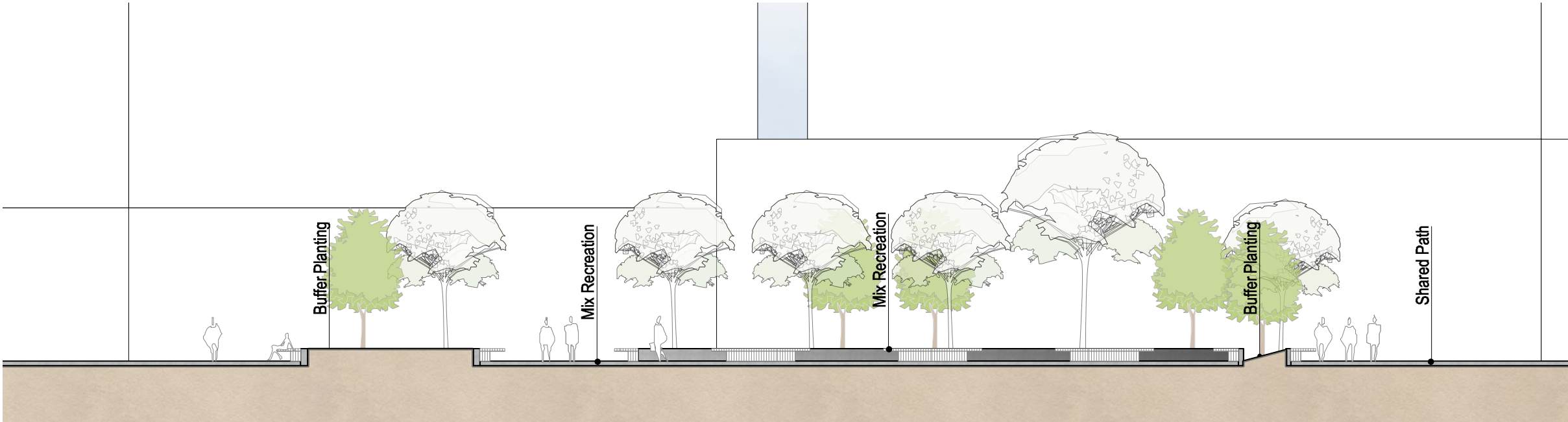
STREET SECTION A (BUILDING C - BUILDING B)
SCALE 1:200

STREET TYPE

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



STREET SECTION B
SCALE 1:500



STREET SECTION B (THROUGH SITE LINK)
SCALE 1:200

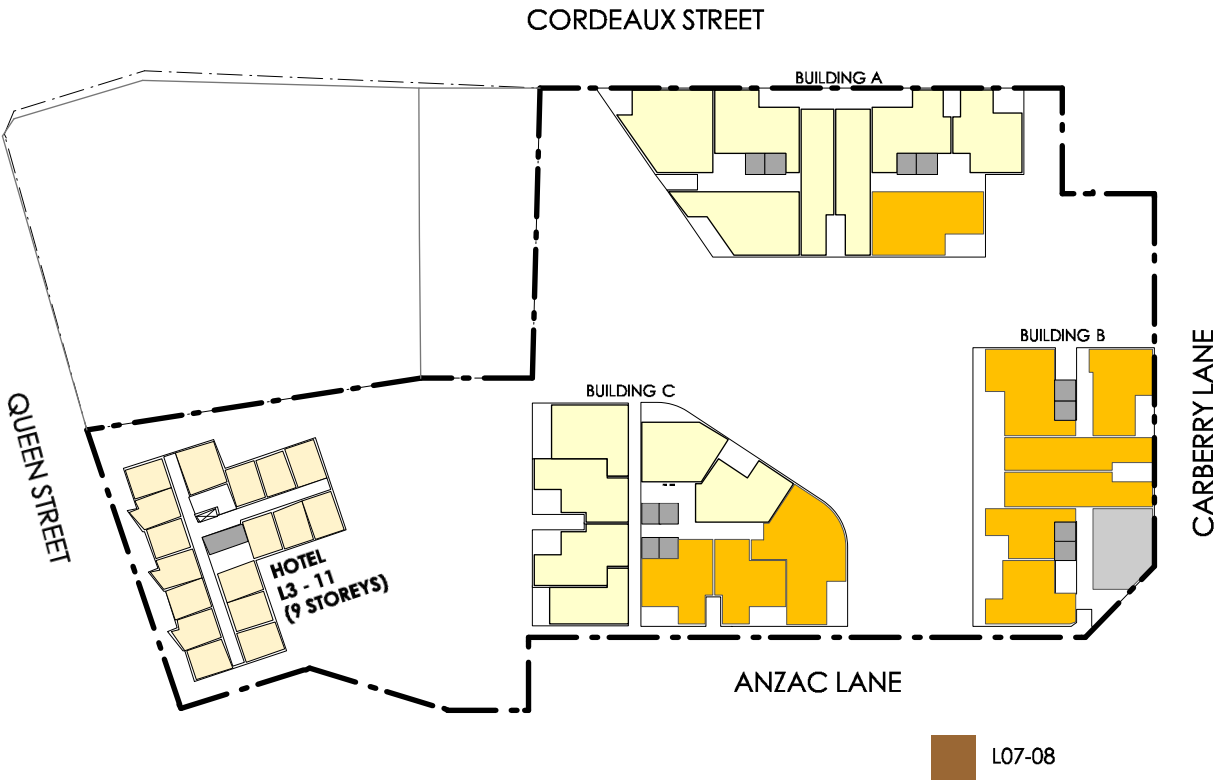
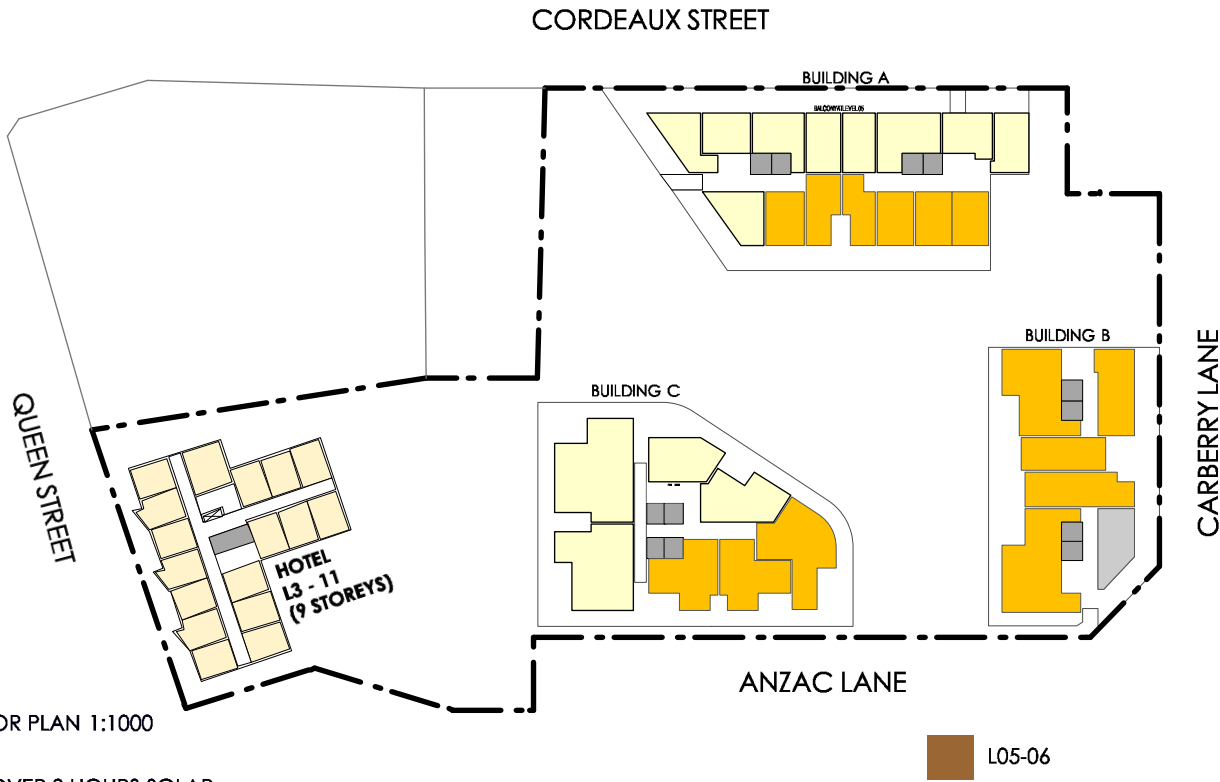
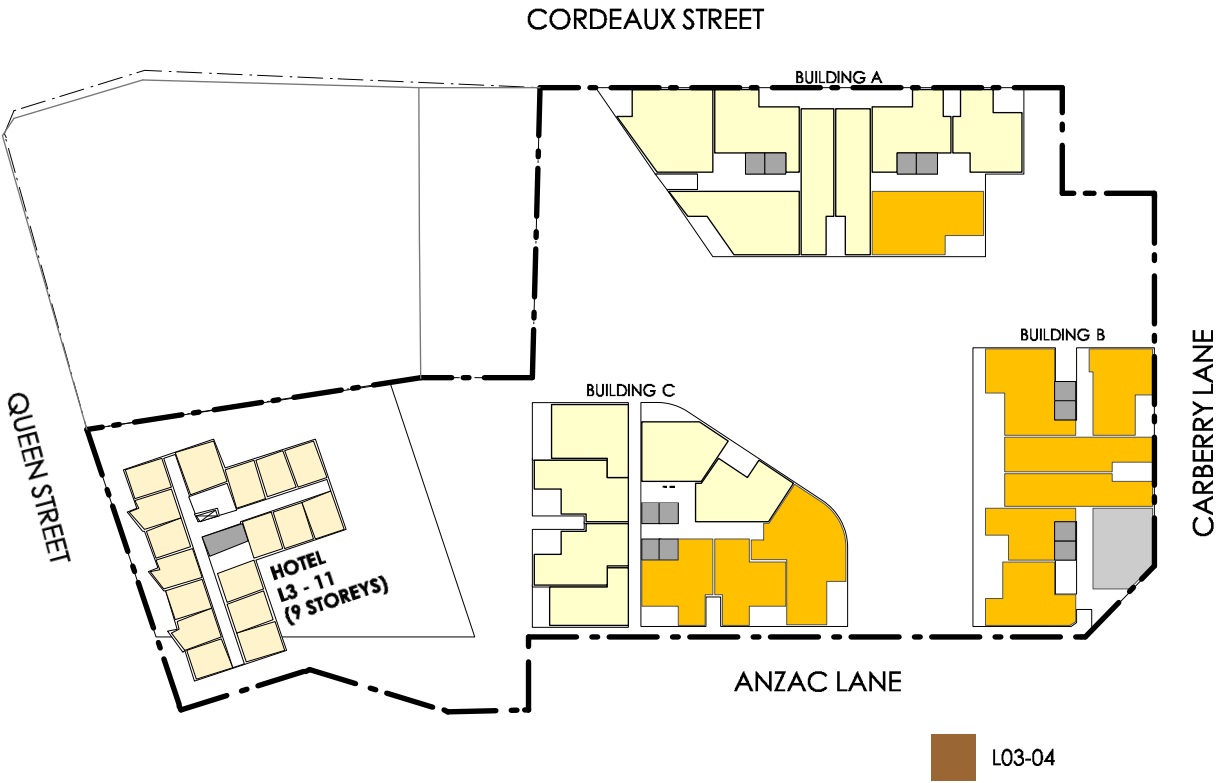
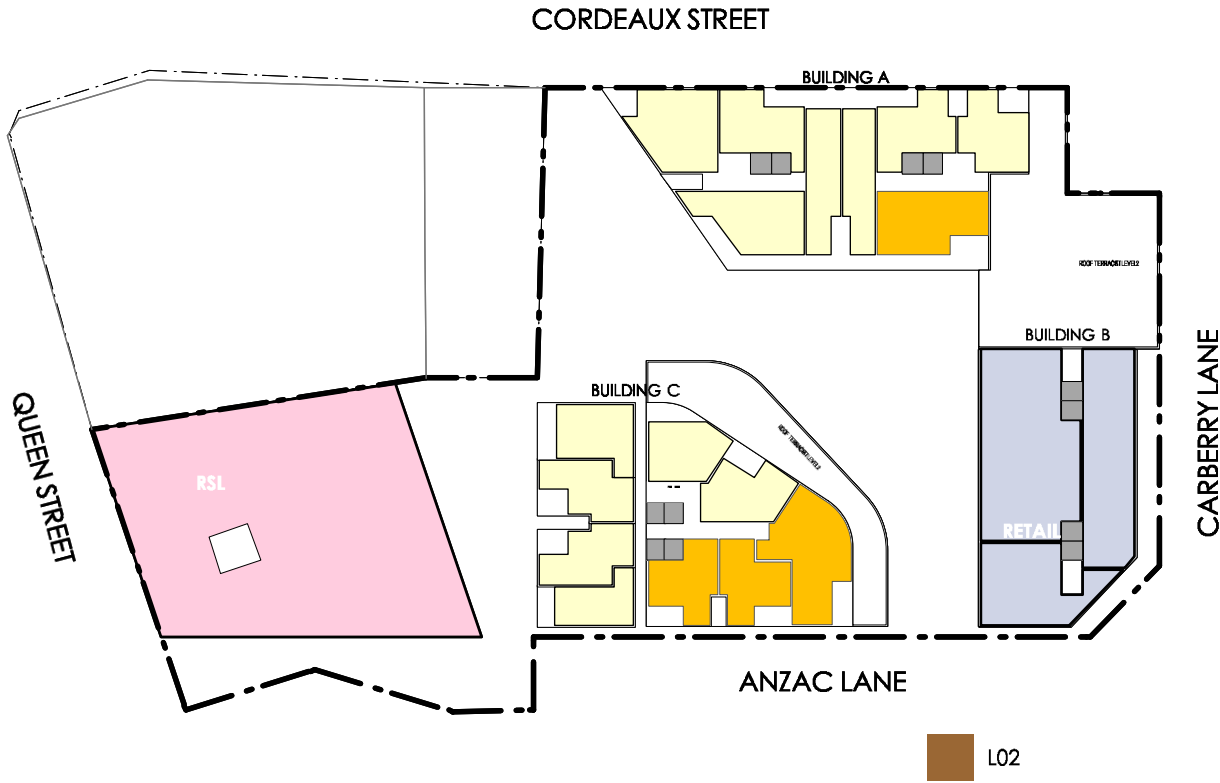


155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



 PROJECTED SHADOW FROM PROPOSED

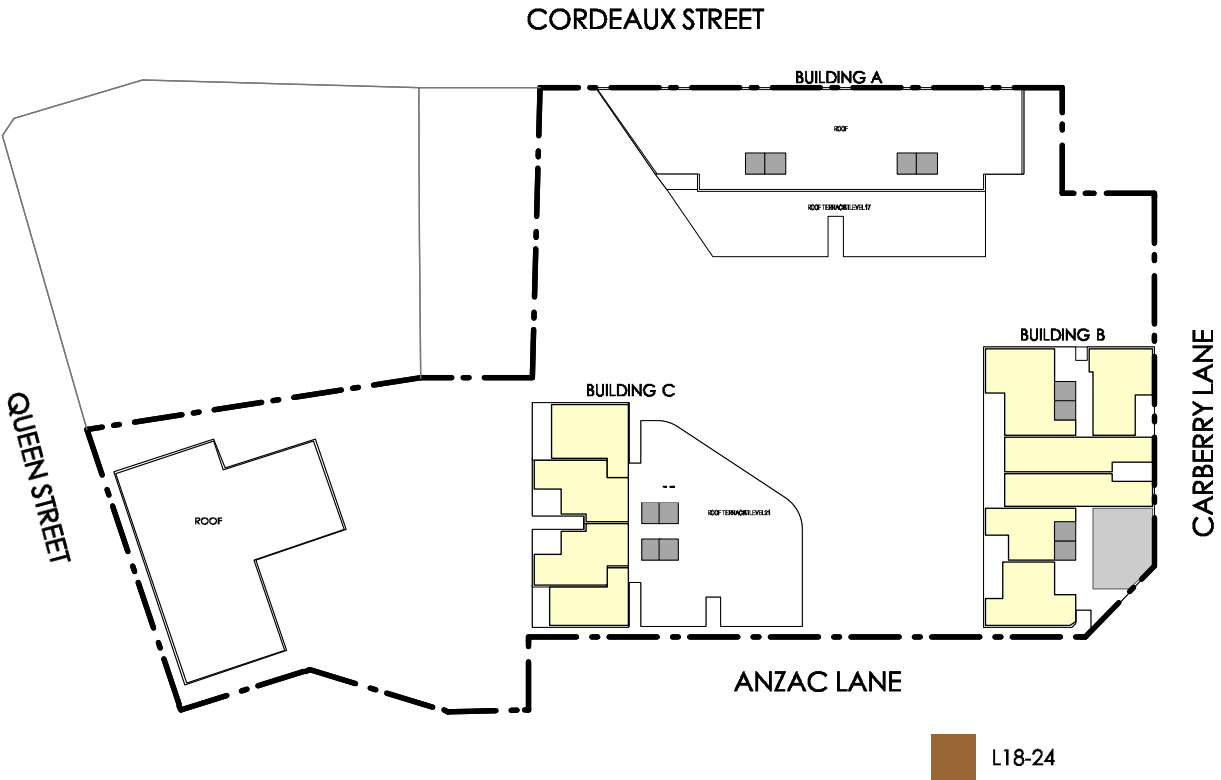
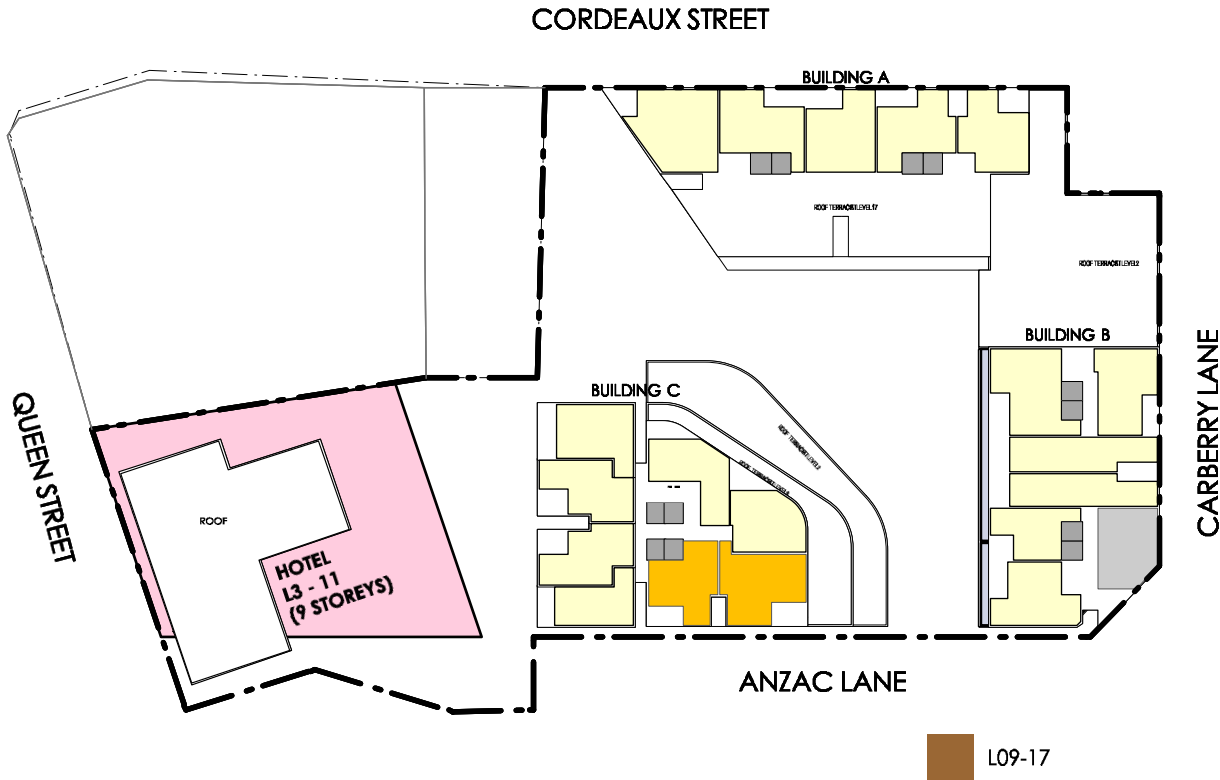
155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



TYPICAL TOWER FLOOR PLAN 1:1000

- LEGEND
- ACHIEVES OVER 2 HOURS SOLAR
 - ACHIEVES LESS 2 HOURS SOLAR
 - NO SOLAR





TYPICAL TOWER FLOOR PLAN 1:1000

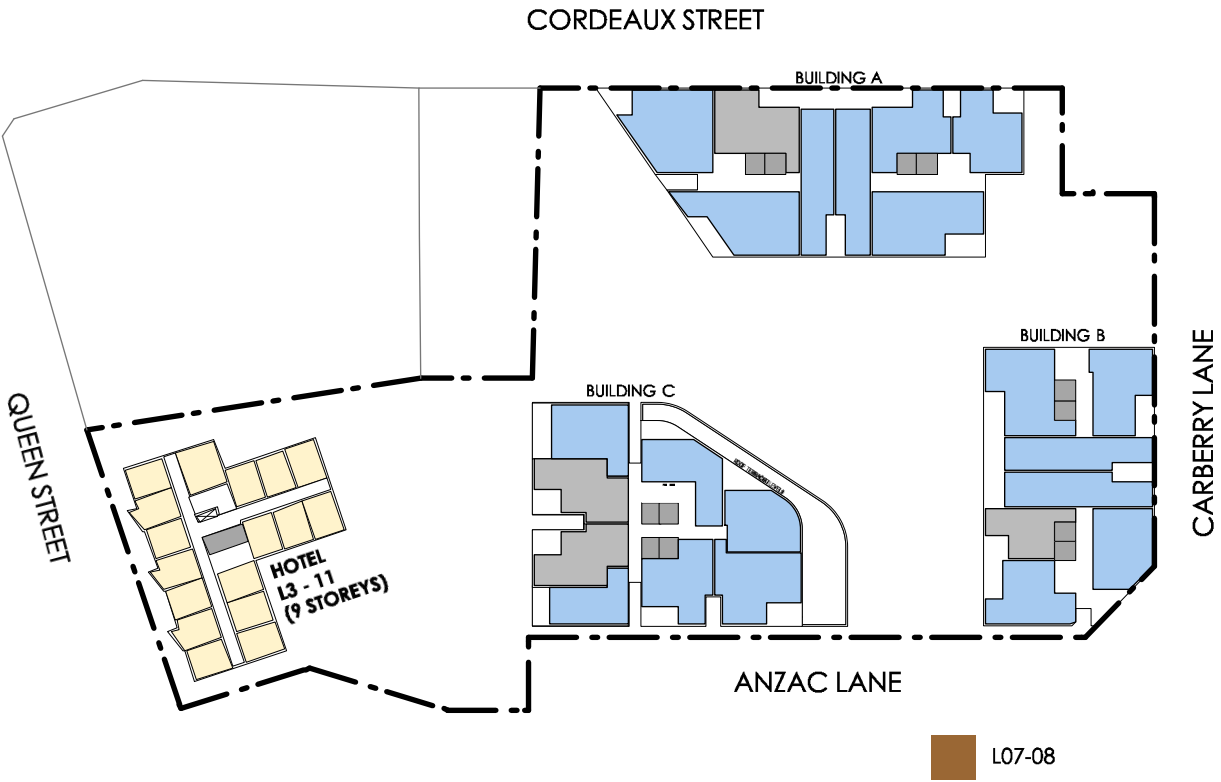
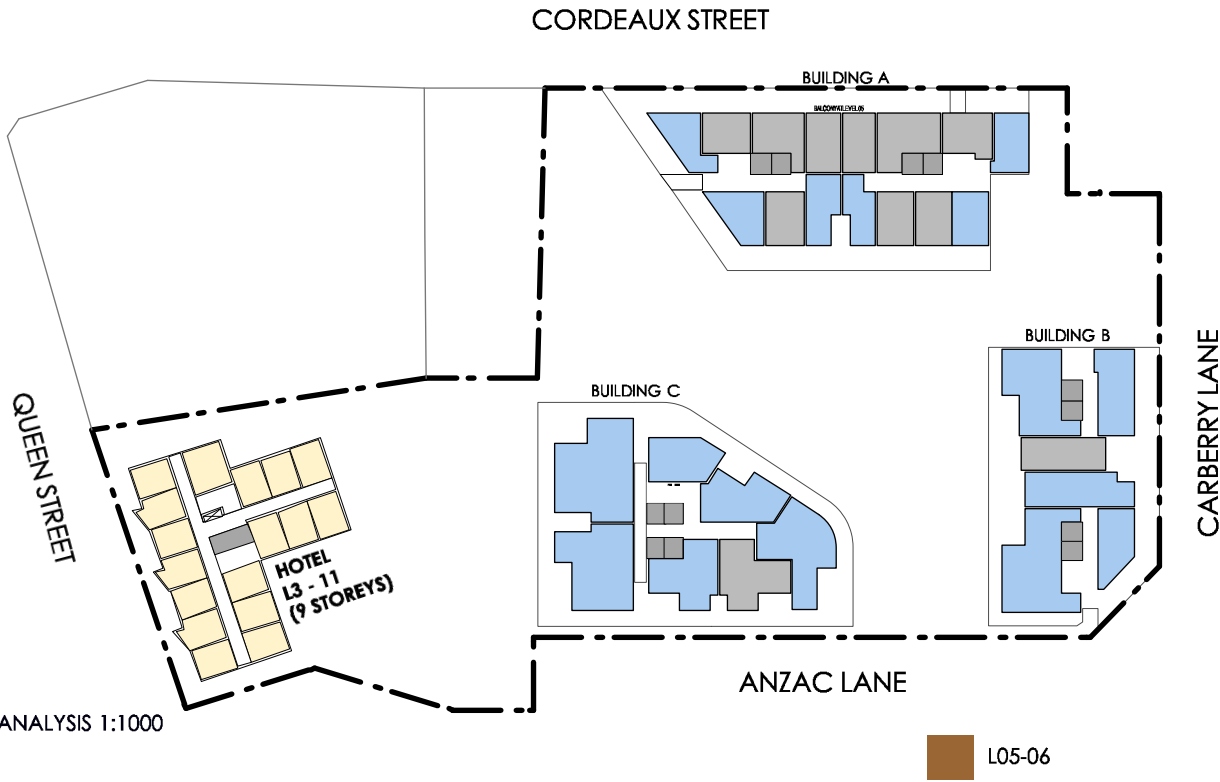
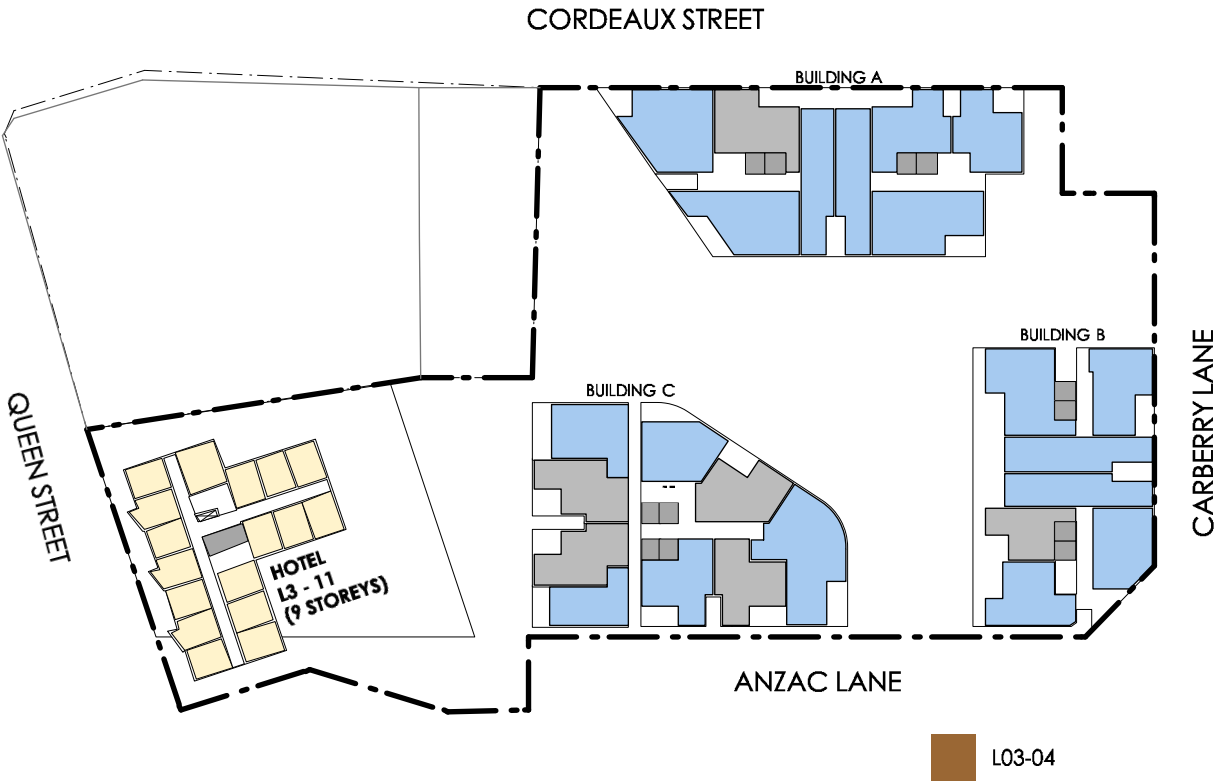
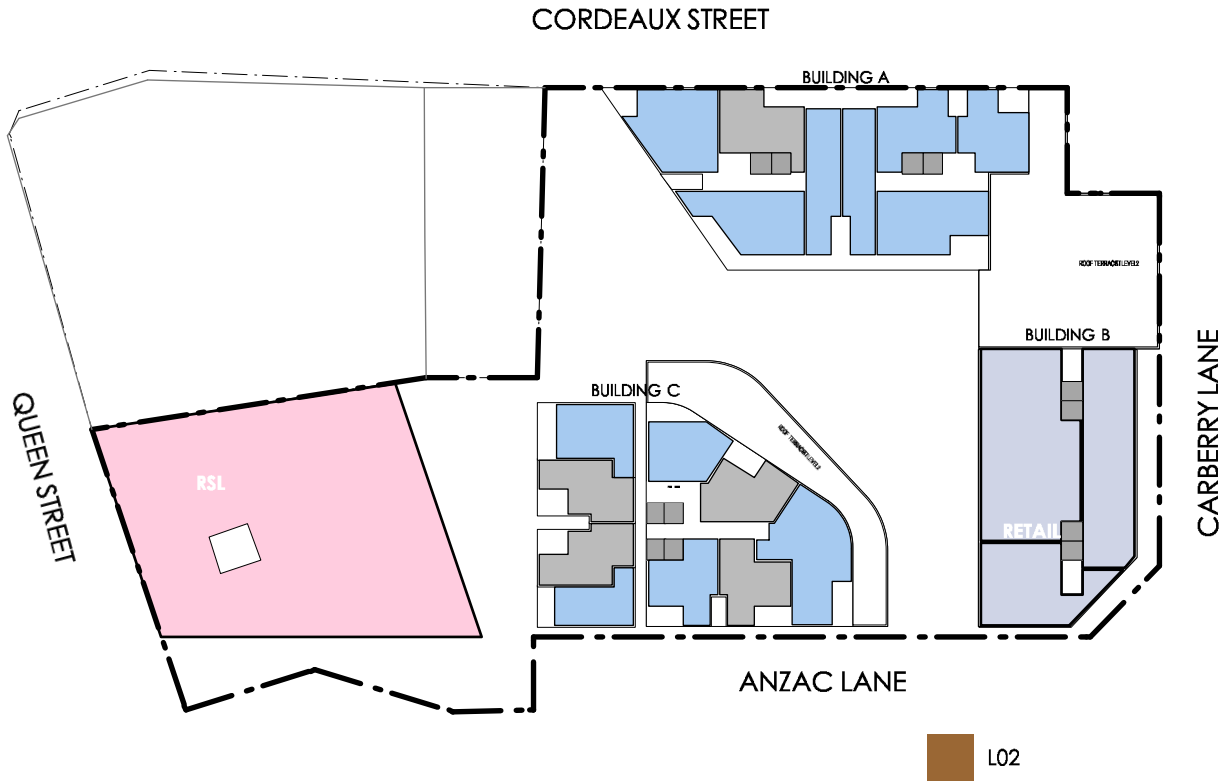
LEGEND

- ACHIEVES OVER 2 HOURS SOLAR
- ACHIEVES LESS 2 HOURS SOLAR
- NO SOLAR



CROSS VENTILATION ANALYSIS

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



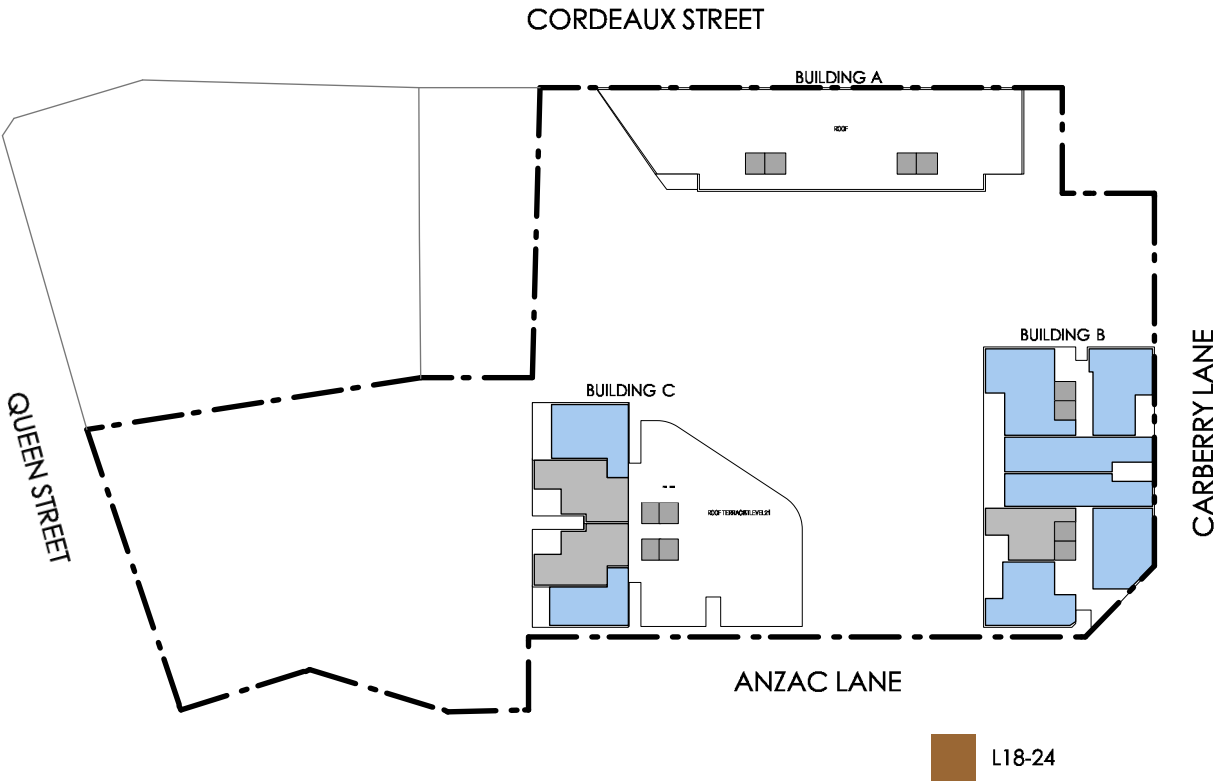
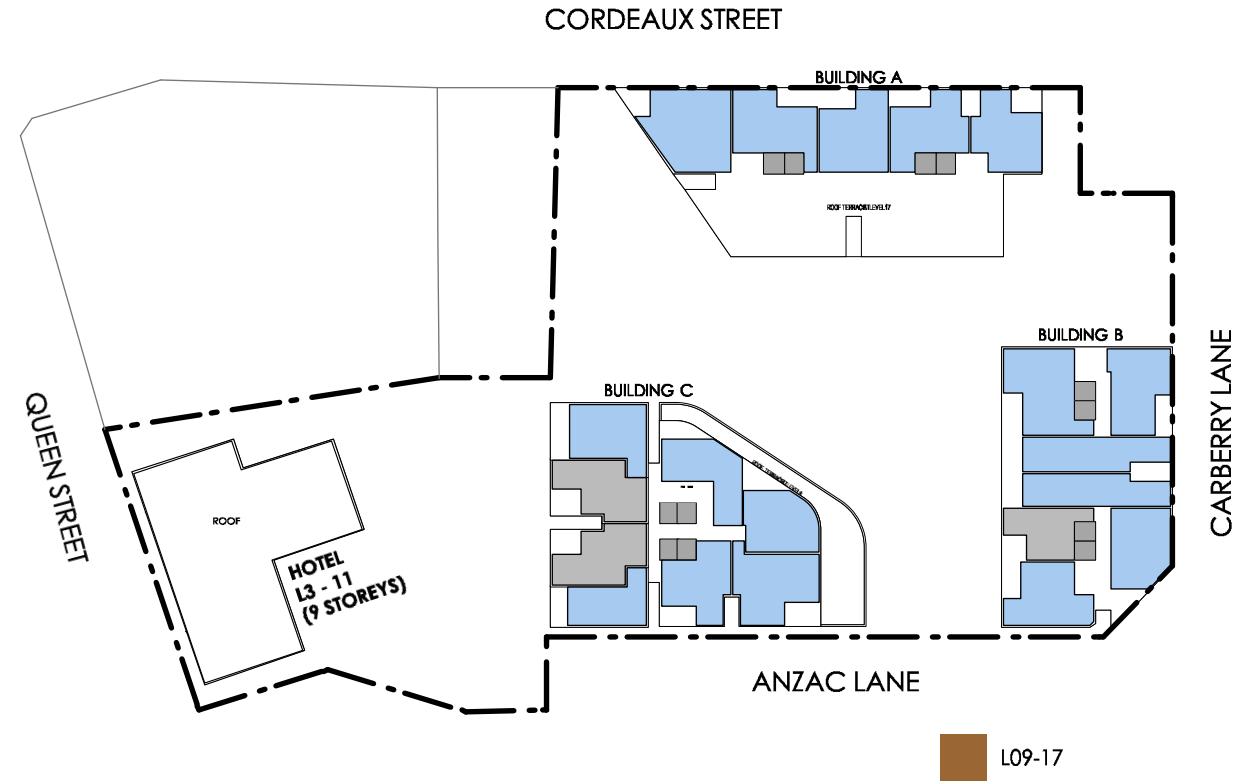
CROSS VENTILATION ANALYSIS 1:1000
LEGEND

ACHIEVES CROSS VENTILATION

NO CROSS VENTILATION

CROSS VENTILATION ANALYSIS

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



CROSS VENTILATION ANALYSIS 1:1000
LEGEND

ACHIEVES CROSS VENTILATION

NO CROSS VENTILATION



YIELD

SITE AREA	7965 M2
COUNCIL CONTROLS	
ZONE	B3 COMMERCIAL CORE
HEIGHT LIMIT	32 m

PROPOSED YIELD - COMPLYING HIEGHT							
USE	LEVEL	NO. OF STOREYS		PROPOSED ENVELOPE	PROPOSED GFA		NO. OF UNITS
				M2	M2		
					85% FOR COMM	75% FOR RESIDENTIAL	/85M2
RSL	L01	1		1450	1230		
	L02	1		770	655		
HOTEL	L03-08	6	400	2400	2250		
RETAIL / COMMERCIAL	L1	1	3100	3100	2635		
APARTMENTS	L2	1	3450	3450		2588	30
	L3-4	2	3780	7560		5670	67
	L5-10	6	2550	15300		11475	135
TOTALS		10		34030	6770	19733	232
				PROPOSED GFA		26502	M2
				PROPOSED FSR		3.33	.1
				TOTAL UNITS			232

* NOTE: AREAS FOR RSL + HOTEL EXTRAPOLATED FROM CONCEPT DRAWINGS BY GEN ONE GROUP DATED SEPT. 2015

PROPOSED YIELD - 450 RESIDENTIAL APARTMENTS										
USE	LEVEL	NO. OF STOREYS	1BED	2BED	3BED	NO. OF UNITS	PROPOSED ENVELOPE	PROPOSED GFA		
							M2	M2		
								85% FOR COMM	RESIDENTIAL	/85M2
BSL	L01	1					1450	1230		
	L02	1					1450	1233		
HOTEL	L03-11	9				17	513		4617	
						153				
BUILDING A										
RETAIL / COMMERCIAL	L1	1					1062	903		
APARTMENTS	L2	1		6	2	8	816		816	
	L3-4	2		6	2	16	816		1632	
	L5-6	2		5	2.5	15	659		1318	
	L7-8	2		6	2	16	816		1632	
	L9-15	7		6	2	56	808		5656	
	L16	1		6	2	8	808		808	
	L17-18	2		5		10	535		1070	
TOTALS		18	0	86	27	129		3365	17549	
BUILDING B										
RETAIL / COMMERCIAL	L1	1					713	606		
APARTMENTS	L2	1				0	617		617	
	L3-4	2	1	5	1	14	617		1234	
	L5-6	2	1	2	2	10	451		902	
	L7-8	2	1	5	1	14	617		1234	
	L9-12	6	1	5	1	42	617		3702	
	L13-23	9	1	5	1	63	617		5553	
	L24	1	1	5	1	7	617		617	
TOTALS		24	20	100	20	150		606	13859	
BUILDING C										
RETAIL / COMMERCIAL	L1	1					811	689		
APARTMENTS	L2	1	1	7	1	9	806		806	
	L3-4	2	1	7	1	18	806		1612	
	L5-6	2	3	1	3	14	611		1222	
	L7-8	2	1	7	1	18	806		1612	
	L9-12	4	2	5	1	32	667		2668	
	L13-19	7	2	5	1	56	667		4669	
	L20	1	2	5	1	8	667		667	
	L21	1	1	3		4	341		341	
TOTALS		21	30	98	17	159		689	13597	
UNIT MIX										
			11%	65%	15%					
					TOTAL UNITS	438	450 TARGET			

PROPOSED GFA	49666 M2
PROPOSED FSR	6.24 .1

* NOTE: AREAS FOR RSL + HOTEL EXTRAPOLATED FROM CONCEPT DRAWINGS BY GEN ONE GROUP DATED SEPT. 2015

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN



155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN

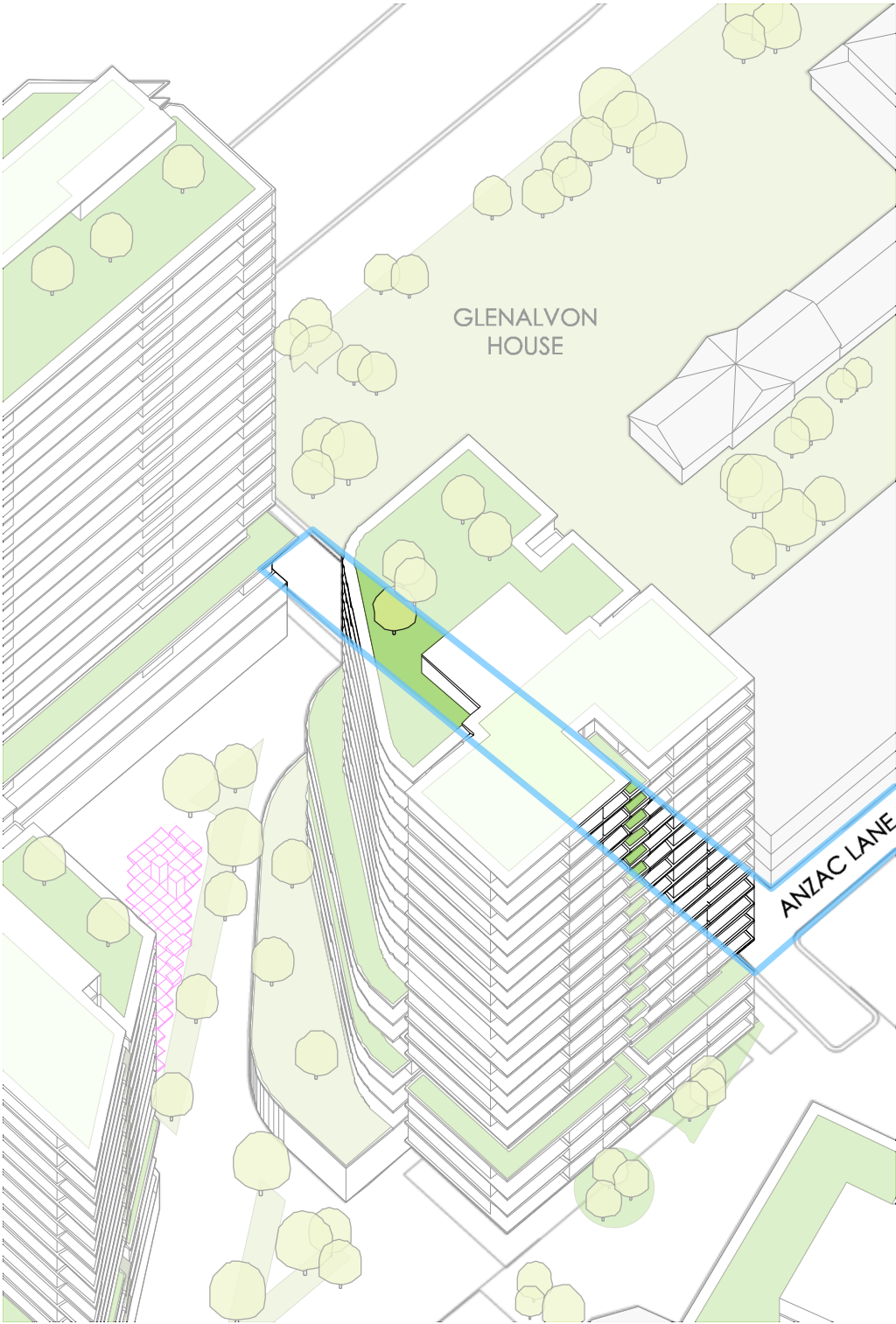


155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



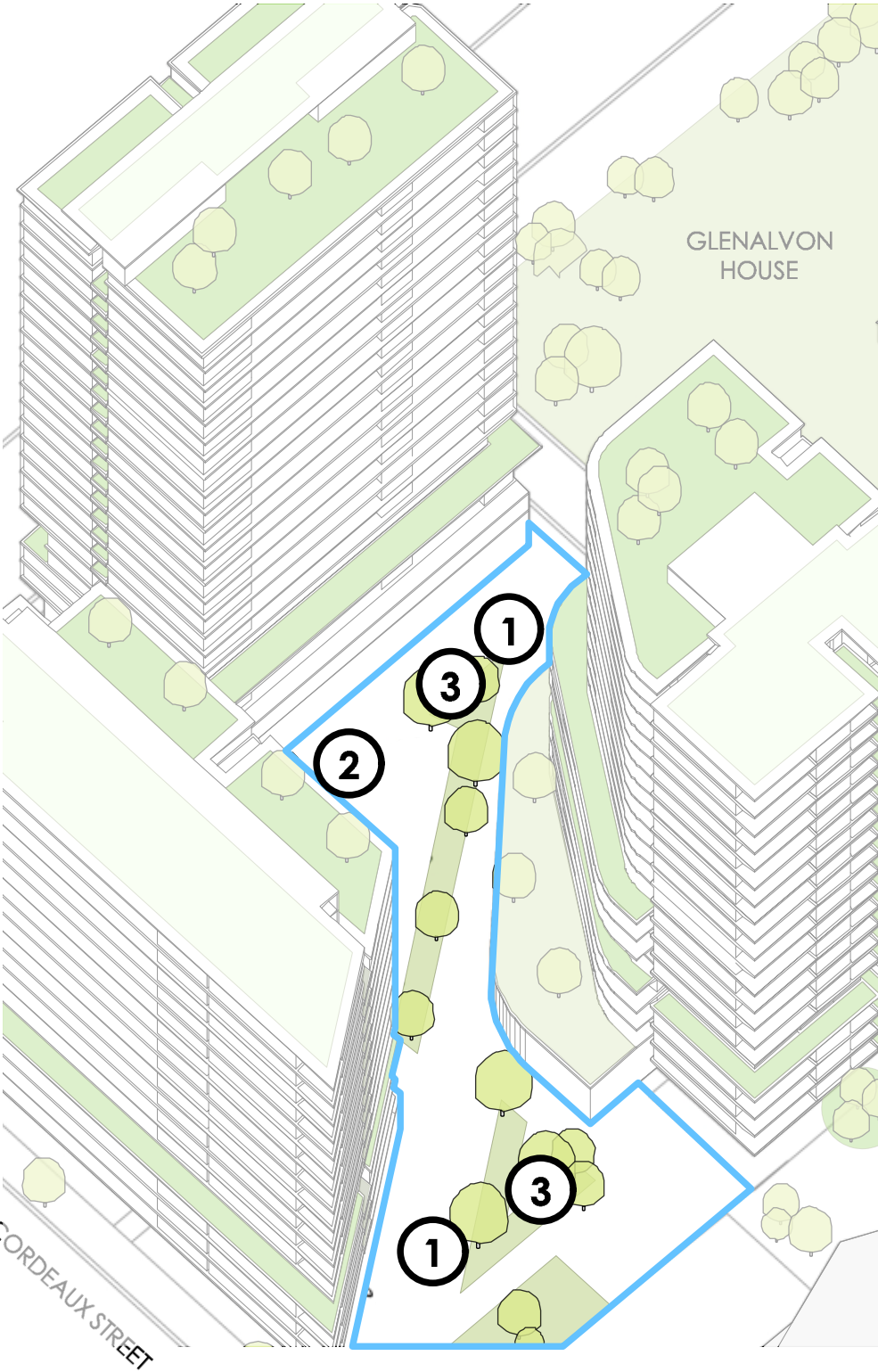
ANZAC LANEWAY ACTIVATION

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



CENTRAL COURTYARD + PUBLIC DOMAIN

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



CENTRAL COURTYARD + PUBLIC DOMAIN

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN





PROPOSED DEVELOPMENT WITH EXISTING BUILDING AT 11/11A CORDEAUX ST

Facade articulation enveloped on southern facade of building A and eastern facade of building B.



PROPOSED DEVELOPMENT ASSIMILATING 11/11A CORDEAUX ST

Proposed development podium extended to integrate corner lot at 11/11A Cordeaux St.

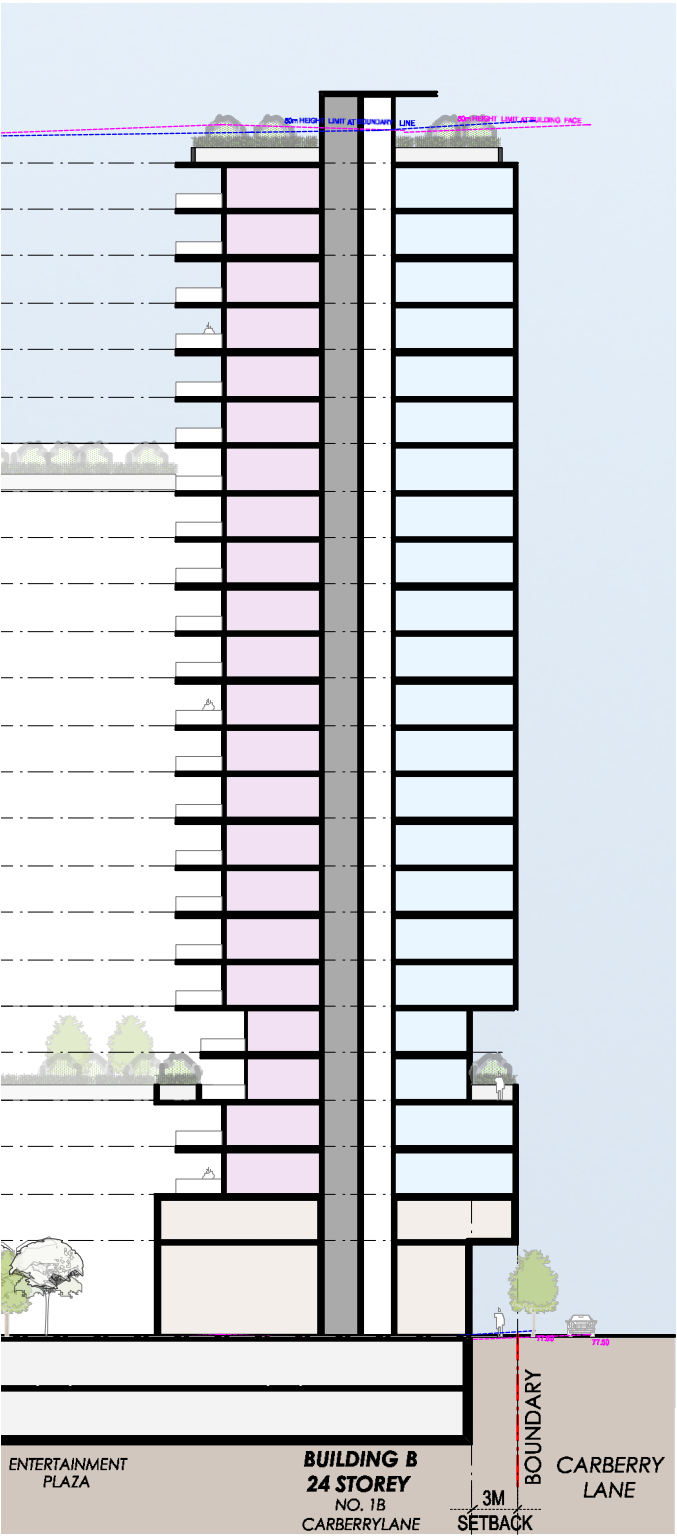






TOWER - PODIUM BREAKDOWN

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



WEST ELEVATION (ANZAC LANE) 1:500



JANUARY 19 2018

'Missed opportunity' for green roofs as Sydney's apartment boom continues



Lisa Visentin

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If there was ever any doubt about the need for green infrastructure to complement Sydney's building boom, the scorching heatwave that cooked the city earlier this month should have cured it.

In the first week of 2018, Sydney baked through 40 degree temperatures, while Penrith, in the city's west, clocked in at the hottest place on earth as the mercury hit 47.3 degrees.

Oasis in the city

"You forget that you're living in the city", Pyrmont resident Kyle Jenkins says rooftop gardens bring communities together.

The current apartment boom is likely to exacerbate what is known as the urban-heat island effect, where buildings and the surrounding concrete and asphalt streetscapes absorb and lock in the sun's heat.

At the same time, however, architecture and sustainability experts say there is now an unprecedented opportunity to harness Sydney's ever expanding rooftop coverage by making green roofs and walls a standard feature on new residential and commercial buildings.



A resident of the M Central apartment complex, in Pyrmont, sunbakes on the building's green roof. Photo: Wolter Peeters

However, they say a lack of proactive policy measures mean this opportunity is slipping through the hands of the NSW government and councils.

"In the absence of a proper evidence-based consideration of green space and green infrastructure, we're likely to see the slums of the future being developed," Dr Paul Osmond, director of UNSW's sustainable built environment program, said.

"In 10 to 20 years' time, will people want to live in these places?"

Scientific research has repeatedly recognised the insulation benefits of living infrastructure, such as green roofs and walls, in reducing energy consumption both in summer and winter, lowering energy and electricity bills as a result.

For example, a 2015 experiment, conducted at the University of Technology, Sydney, found that the process of retrofitting one of the university's roofs with succulent plants lowered the roof temperature by as much as 5 degrees.

A separate study by UNSW professor Mat Santamouris found the large-scale application of green roofs could lower the ambient temperature by up to 3 degrees.

Sara Wilkinson, from the UTS school of built environment, said about 32 per cent of horizontal surfaces in Sydney are rooftops, but the potential has remained largely untapped.

In the City of Sydney, the only NSW council that has a specific policy on green roofs and walls, there are 53 green roofs, which equates to less than 1 per cent of the total available roof space.

At a policy-level, Sydney lags well behind other more dense cities such as Singapore, London, Stockholm and Toronto when it comes to promoting the installation of green roofs and walls, Dr Wilkinson said.

"Greening them really does make a change to heat stress and your urban environment," she said. "We are missing an opportunity to create a beautiful garden city."

Singapore, by comparison, is widely recognised as a world leader when it comes to green roofs. As one of the most densely populated countries in the world, it is also an example of the success that can be achieved through a co-ordinated and targeted policy framework.

"They realised back in the '60s they were a concrete jungle and they needed to do something about it," Dr Wilkinson said.

"What we're seeing in Singapore now in 2018 is 40 years of planning and policy setting."



The One Central Park building, on Broadway, Chippendale, with its eye-catching green facade, has become an iconic feature of Sydney's inner city skyline. Photo: Jessica Hromas

The uptake of green roofs in Singapore has boomed by more than 800 per cent in the past decade, and today the compact island has 80.5 hectares of skyrise greenery across 182 projects.

This has been driven by an array of government-led incentives, such as planning policies that offer developers additional floor space, or grants that cover up to 50 per cent of the cost of green roof and wall installations.

No equivalent measures or financial incentives exist in Sydney. However, the NSW government has made recent significant steps into this space, unveiling a draft green infrastructure policy last November, which increases Sydney's urban tree canopy from 16 to 40 per cent through the planting of 5 million trees.

At the same time, the government is pushing ahead with planning strategies that concentrate new high rise developments around train stations. For example, rezoning around 11 stations along the Sydenham to Bankstown rail corridor is expected to deliver 35,000 new homes over the next 20 years.

In December, the government cleared the way for a further 20,000 homes to be built through rezoning around the rail corridor from Macquarie Fields to Macarthur in Sydney's south-west.

Jock Gammon, co-founder of Junglefy, a company that installs and maintains living infrastructure, said it was more cost effective to install green roofs during the building's construction, and incentivising developers was key.

"It won't happen retrospectively because once they [developers] get their certificate, they aren't really going to want to put one up," he said.

Aside from the environmental benefits, rooftops are also an obvious, if partial, solution to the increasing encroachment by development on green space at ground level.

At the M Central apartment complex in Pyrmont, the 3000 square metres of landscaped rooftop joins the two separate apartment buildings, providing a communal space for residents to mingle and walk their pets.

"When we show potential renters into the building, that is really the point of sale. They see the roof and say 'wow'," building manager Karl Rees said.