

34 QUEEN STREET

Urban Design report



CAMPBELLTOWN

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Aerial view of
Campbelltown city
centre



Campbelltown
Station

Campbelltown
Town Centre

34 Queen Street

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The site currently consists of a medical centre, Officeworks, motorcycle shop, and surface car parking at the front and rear boundaries

CHAPTER

1

INTRODUCTION

Project introduction

This rezoning proposal can support positive renewal outcomes that can enable precinct-style redevelopment that transforms the role, character and attractiveness of the northern end of Queen Street, while achieving broader strategic growth objectives

Purpose of this report

Architectus has been engaged by Arben Management on behalf of H&R Properties, the owner of the subject site located at 34 Queen Street, Campbelltown, to develop a vision and master plan for the site in support of a planning proposal submission.

This urban design report has been prepared following an iterative design process and collaboration with a project team of urban designers, planners and technical experts, as well as consultation with Campbelltown City Council and participation in the Campbelltown Design Excellence Panel process.

The site and immediate surrounds

The site, 34 Queen Street, legally known as 1/DP539856, is a 1.3 hectare site located in Campbelltown, approximately 30km and 40km southwest of Parramatta and Sydney CBD, respectively.

The site is located at the northern end of Queen Street, in close proximity to Campbelltown Road, a major connector that enables local and regional vehicle access. The site is located approximately 800m or a 10-minute walk to Campbelltown Station, and 1km or 15-minute walk to the main centre of town. The site and its location within Campbelltown centre is shown on the following page.

The site has a primary frontage to Queen Street, and is bounded on the northeast by a large site, 22-32 Queen Street, that is currently subject to a Development Application (DA) (formerly a factory outlet), to the south by the Campbelltown Performing Arts High School, and to the southwest by 36 Queen Street and 38 Queen Street, which currently accommodates a dental clinic, and a motel and restaurant, respectively.

Given the site is well-located, its large site area, and the catalyst set by the adjacent DA site, the site is poised for attractive precinct-style renewal.

Structure of this report

This report is structured as follows:

- Strategic context outlines the strategic vision and drivers relevant to the site, and the current development context.
- Analysis includes an understanding of the local context and character, connectivity, open space, social infrastructure and environment, which informs constraints and opportunities for the site.
- Proposal describes the vision and key design principles that contribute to shaping the approach to the site. The proposed scheme is further detailed including proposed key connections, open space and landscape strategy, land uses, built form height and scale, and interfaces.
- Assessment tests the solar access and cross ventilation outcomes of the proposal with respect to the Apartment Design Guide.
- Conclusion provides key outcomes and recommendations from this urban design study, including proposed amendments to the planning controls and key DCP guidelines.

Key outcomes

The master plan described within this report has the potential to deliver:

- Approximately 395 new homes at a strategically appropriate density, within a 10-15 minute walk of the station and the main street.
- Generous, high amenity open spaces for residents and the wider community.
- Deep soil and tree canopy that exceeds local target.
- Approx. 2,000sqm of local retail and non-residential uses that provide important services and amenities for the local community.
- Publicly accessible connections to neighbouring sites, including the adjacent future development.
- High quality design.

Proposed LEP amendments

A summary of proposed amendments to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) are as follows:

- Land use: B4 Mixed Use retained at the front portion of the site, amendment to R4 High Density Residential at the rear portion of the site.
- Height of building: 2 zones of height; 52m at the southwest half of the site, 29m at the northeast of the site.
- FSR: 2.85:1

A site-specific DCP has also been prepared to guide future development on the site.

Project introduction



To Leumeah

Campbelltown
Performing Arts
High School

Campbelltown
Showgrounds

Civic precinct

Mawson park

Campbelltown
main street

Campbelltown
Mall

To Macarthur

The site is located
at the northern end
of Queen Street,
within walking
distance to the
station and main
retail street



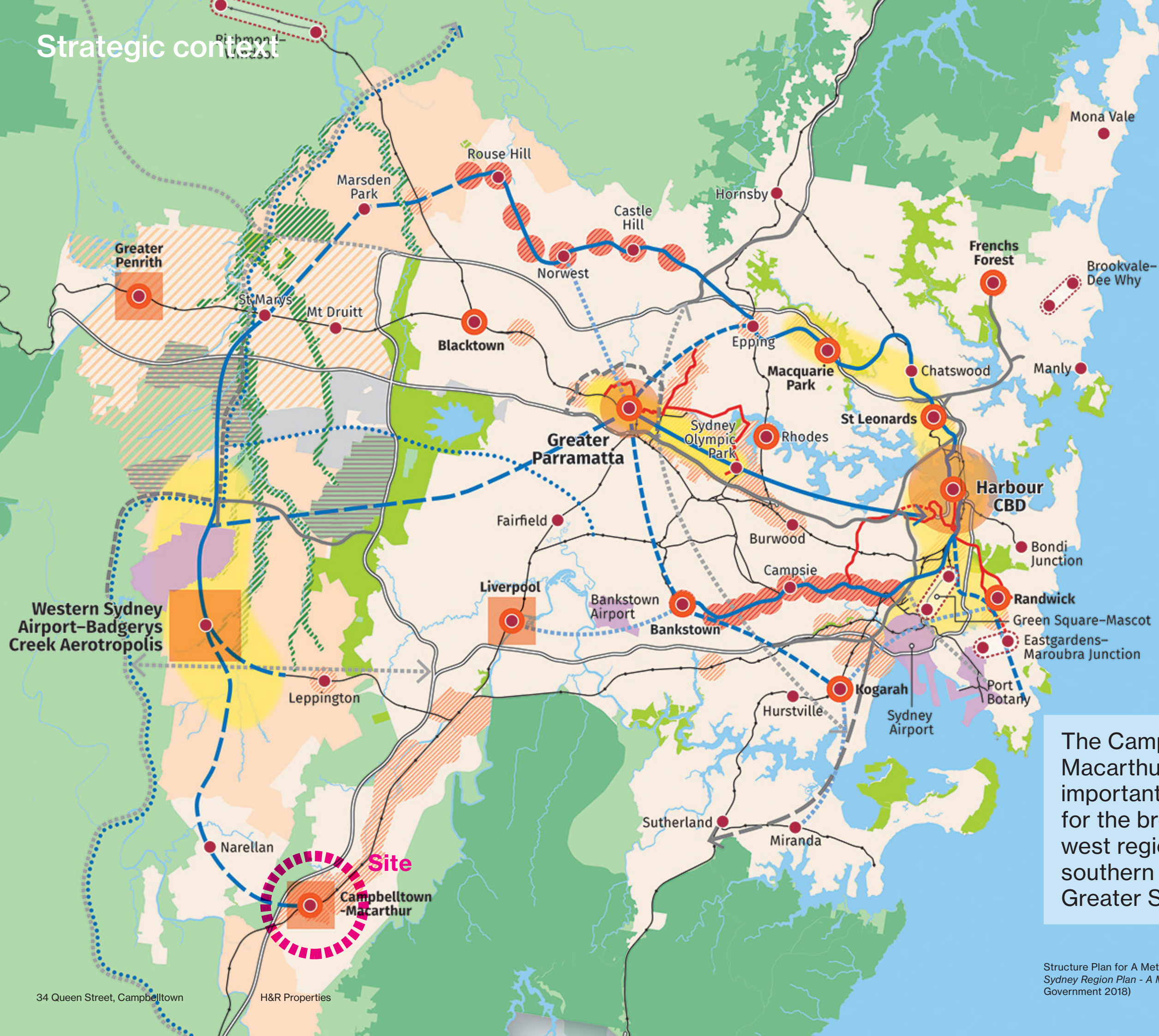
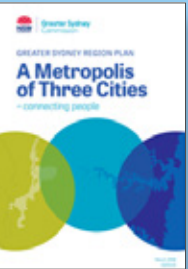
The site is bounded by a development site (DA) on the northeast, the Campbelltown Performing Arts High School on the south, a dental clinic and motel including a heritage item on the southwest and a 6-7 storey residential building to the north

CHAPTER

2

STRATEGIC CONTEXT

Strategic context



The Campbelltown-Macarthur area plays an important strategic role for the broader south-west region, and is the southern gateway into Greater Sydney.

Structure Plan for A Metropolis of Three Cities (The Greater Sydney Region Plan - A Metropolis of Three Cities, NSW Government 2018)

Strategic context

Greater Sydney Region Plan and Western City District Plan

The Greater Sydney Region Plan - Metropolis of Three Cities (Greater Sydney Commission 2018) organises Greater Sydney into three key cities; the Eastern Harbour City, the Central River City and the Western Parkland City, where most residents live within 30 minutes of their job, education, services and great places.

The site is located in Campbelltown within the Western City District of the Western Parkland City. The region has been targeted for significant growth given the investment into the Western Sydney Airport and Aerotropolis, as well as new Metro infrastructure. The Campbelltown-Macarthur area forms part of the Metropolitan Cluster for the region, along with Liverpool, Greater Penrith and the Airport/Aerotropolis, that will reinforce connectivity, and provide more jobs and homes within the Western City. Campbelltown-Macarthur has also been identified as a Health and Education Precinct.

Campbelltown-Macarthur plays an important strategic role for the southwest region, and is the southern gateway into Greater Sydney.

This project has the potential to contribute to the centre's growth and address a number of key objectives of the Plan, including:

- Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities
- Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport
- Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage
- Planning Priority W18: Delivering high quality open space

Campbelltown-Macarthur Collaboration Area

The Place Strategy for the Campbelltown-Macarthur Collaboration Area (Greater Sydney Commission 2020) sets priorities and actions to guide the delivery of the vision set out in the Western City District Plan. The Strategy was developed in concert with Reimagining Campbelltown, which is described in the following sections.

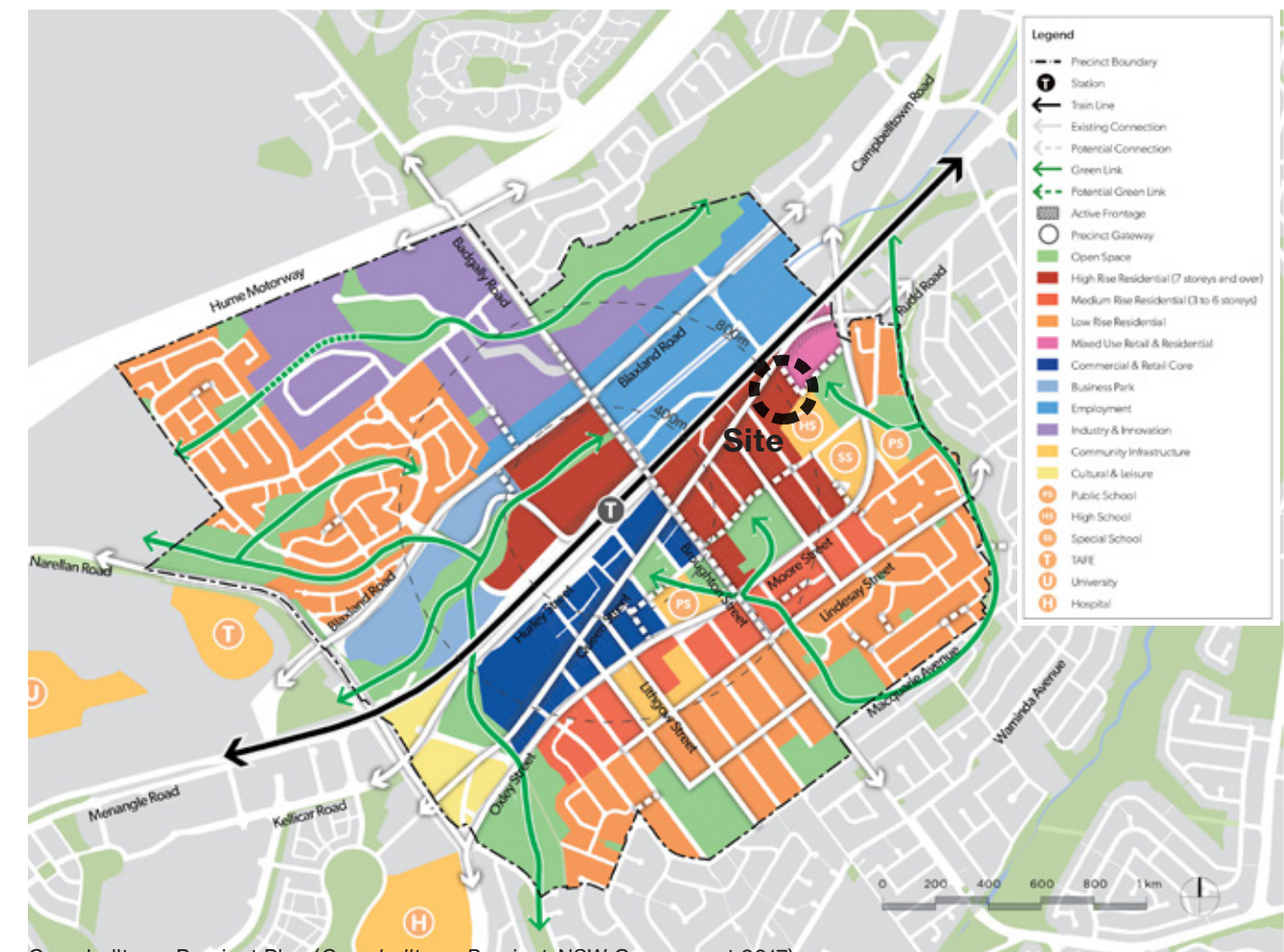
The site is identified within the Place Strategy as part of a mixed use area stretching northeast along Queen Street, with potential for medium to high density housing, shops, services and short-term accommodation. Given the location of the site within the city centre, this project has the potential to address the following priorities identified in the Place Strategy:

- Priority 1: Improve connectivity and increase the share of walking, cycling and public transport trips within the centre
- Priority 4: Create a lively City Centre that encourages health and wellbeing, and activity day and night
- Priority 6: Facilitate inclusive accommodation options within the City Centre

Greater Macarthur Growth Area

Greater Macarthur was declared a Growth Area in 2019 by the Department of Planning and Environment, and includes targeted studies into seven station precincts including Campbelltown. The strategy outlines a plan for growth within Campbelltown, including boosting the health and education precinct, as well as providing homes, jobs, cultural facilities and services to support the community.

The precinct plan supports investigations into high rise residential and mixed use retail and residential, over 7 storeys (greater than the current planning controls), on the eastern side of Queen Street, including on the subject site.



Campbelltown Precinct Plan (Campbelltown Precinct, NSW Government 2017)

Campbelltown LSPS

The Campbelltown Local Strategic Planning Statement (LSPS) was prepared by Campbelltown City Council and came into effect on 31 March 2020.

The Campbelltown LSPS provides a basis for Council's decision on use of land, resources and assets to achieve the growing community's broader goals and set the 20 year vision for the Campbelltown Local Government Area (LGA).

The site is part of an area identified as 'Metropolitan Cluster (City Centre)' shown in the adjacent map, which performs a vital role in servicing not only its immediate local community, but also the district and regional communities within the broader southwest region.

The LSPS identifies 16 planning priorities that respond to four key themes; liveability, sustainability, productivity and infrastructure and collaboration. Of relevance to the site are:

- Planning Priority 1 - Creating a great place to live, work, play and visit.

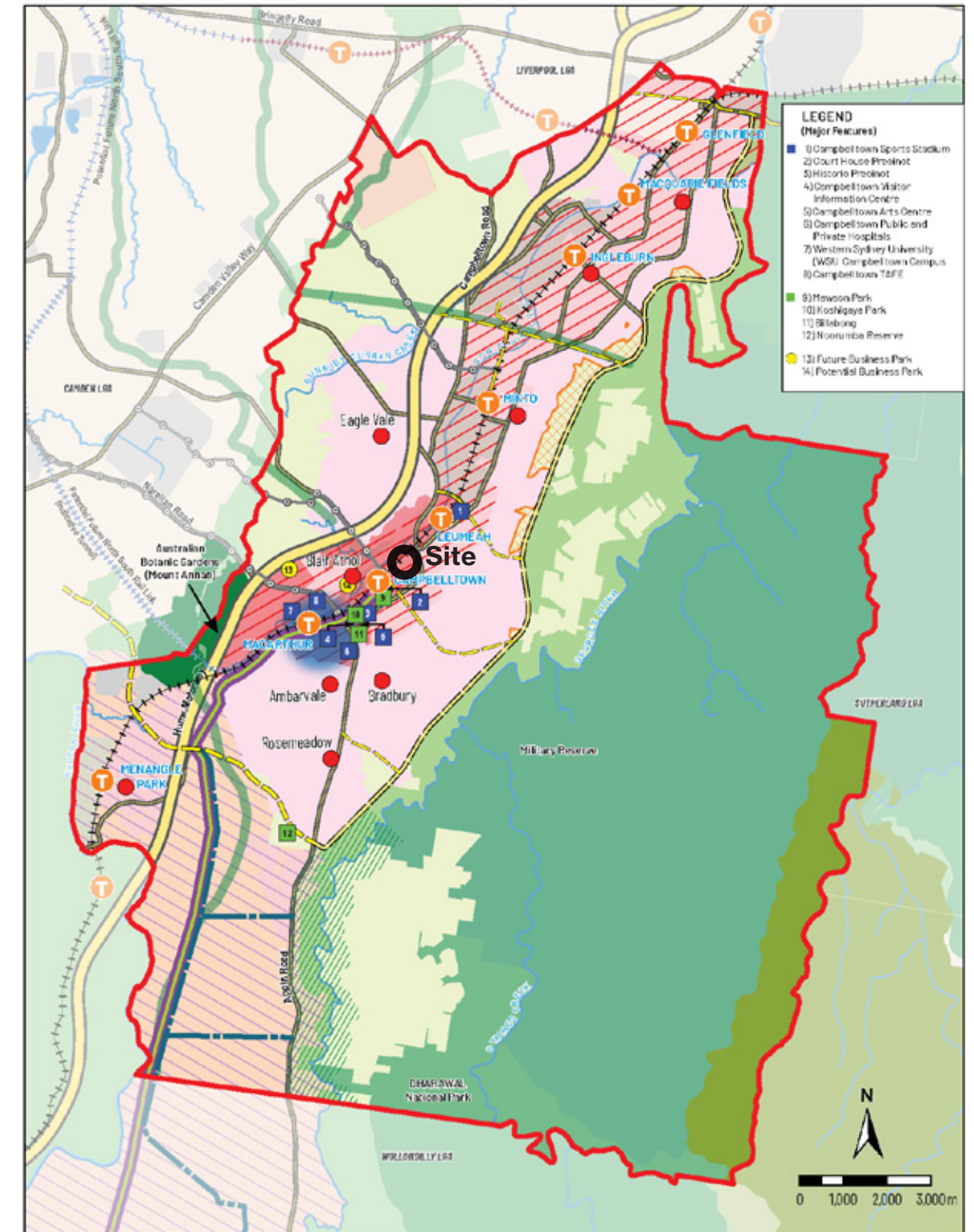
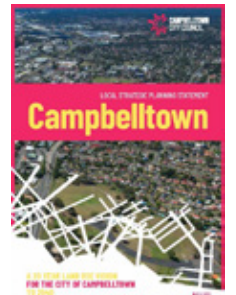
This priority identifies the need for the provision of services, infrastructure and places to meet, create, learn, play and socialise to support the significant population growth projected for Campbelltown.

The site has an opportunity to provide enhanced amenity and services in the northern portion of Campbelltown CBD, where currently it is lacking, which increases accessibility and supports local, everyday needs. The site also has an opportunity to deliver increased housing supply within walking distance to services and infrastructure.

- Planning Priority 2 to Create high quality, diverse housing.

This document makes specific reference to the Greater Sydney Plan's five year housing target for the Campbelltown LGA which is 6,800 new dwellings by 2021.

Being one of the few large sites within Campbelltown Centre zoned mixed use or residential, the site has the potential to deliver a significant amount of homes, with a broad apartment mix that suits single people, couples, groups and families.



Structure Plan (Campbelltown Local Strategic Planning Statement, Campbelltown City Council March 2020)

Reimagining Campbelltown City Centre Master Plan



Reimagining Campbelltown, prepared by Campbelltown City Council, sets out a vision and guiding framework for the revitalisation of Campbelltown City Centre, capitalising on its strategic position as a metropolitan cluster that services the broader Macarthur region and its geographical location as a 'City in a Valley'.

Campbelltown City Centre is a city of three centres, each with their own role and character:

- Campbelltown, the ‘engine room’, with a traditional commercial core, and civic and justice precinct around the station, focused on Queen Street. The centre is bookended by a cultural precinct and mixed use/residential to the southwest and northeast, respectively. The site forms part of the mixed use area at the northeastern end of Queen Street.
- Macarthur, the targeted location for the Health and Education Innovation Precinct, that builds on existing facilities such as Campbelltown Hospital and the Western Sydney University and TAFE campuses.
- Leumeah, renewal focused around the existing sports and entertainment precinct.

Underpinning the report is a Place Framework which identifies six growth pillars that inform decision-making around the evolution of Campbelltown City Centre over the next 20 years:

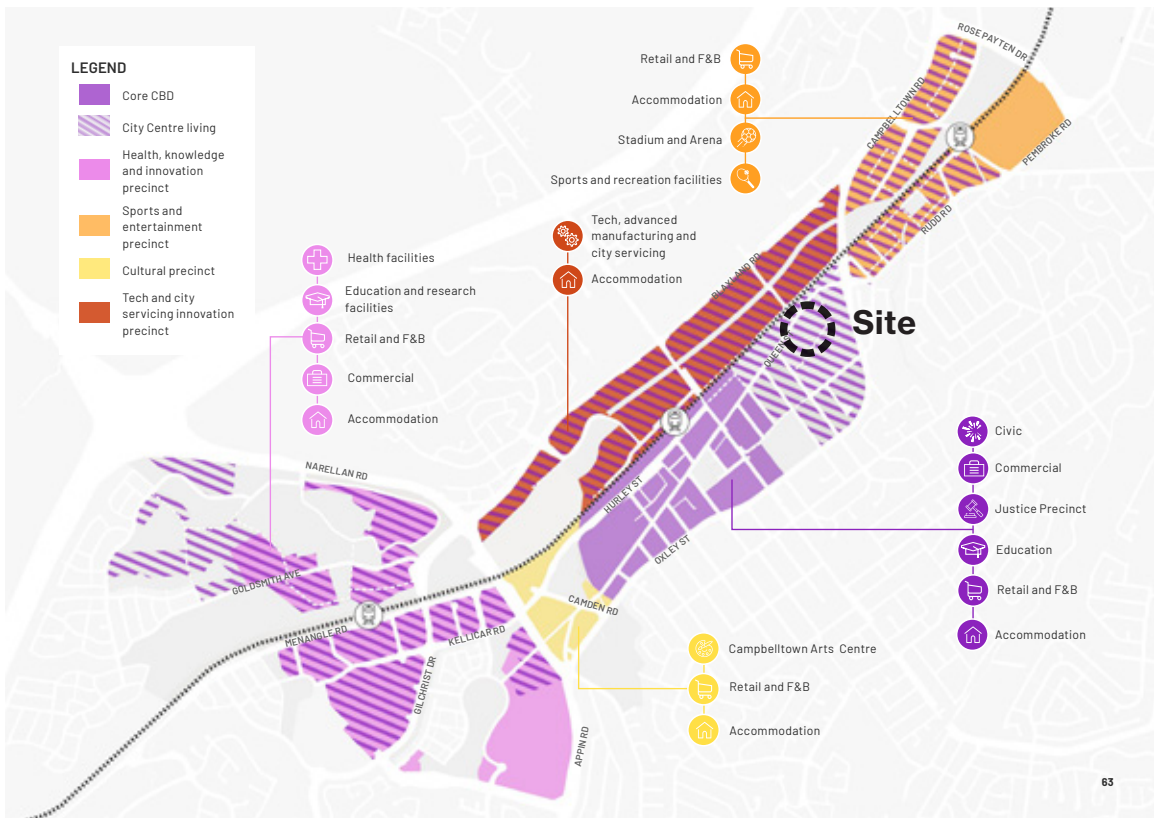
1. Confident & Self Driven
2. Connected Place
3. Centre of Opportunity
4. No Grey to be Seen
5. City & Bush
6. The Good Life

These six pillars are supported by 25 commitments which describe the key outcomes envisaged for the City Centre. Of particular relevance to the site:

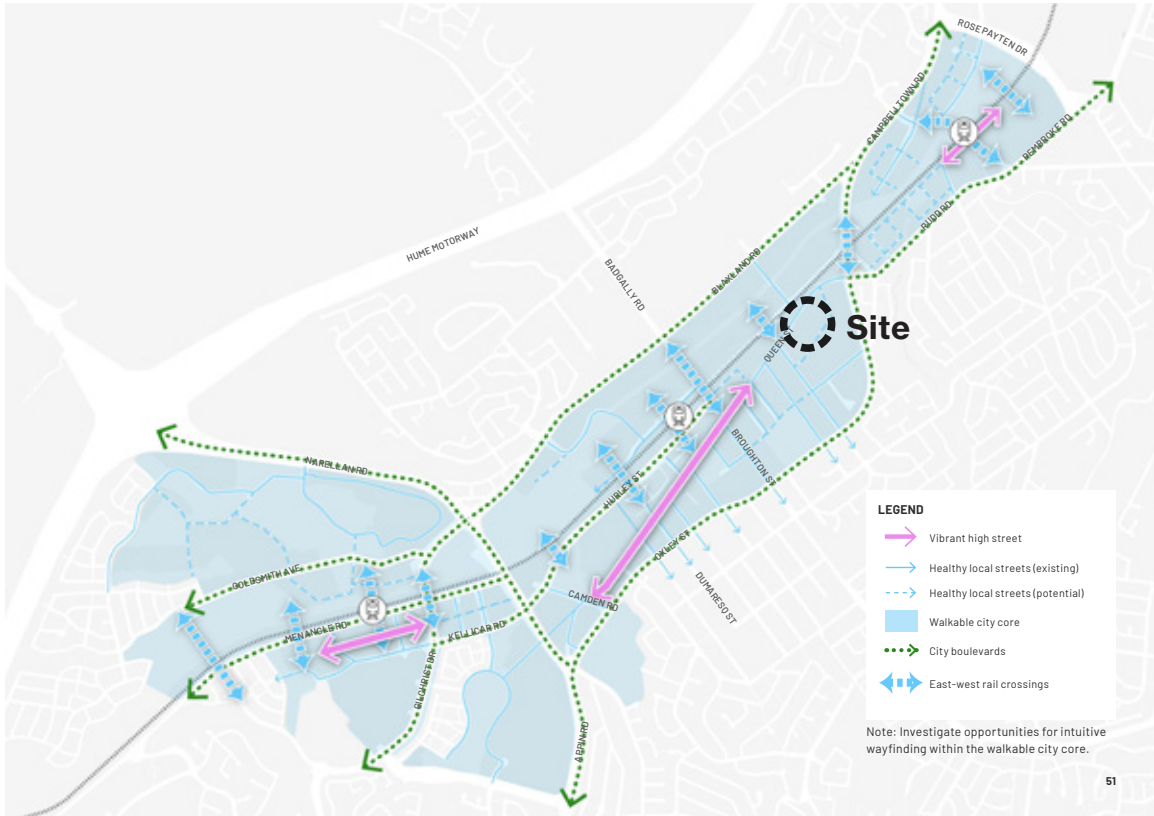
- Commitment 3.1: to better cluster and connect businesses to achieve economic benefits - identifies five economic precincts and their specific roles within the wider city centre. Significantly, the site sits within the 'City Centre Living' area which is adjacent to and grouped with the 'Core CBD' precinct; the commercial and civic heart of the city.
- Commitment 2.1: Prioritise people within the city centre - Identifies a series of 'people streets' that encourage social interaction and a true sense of place through active transport connections.

Of significance to the site, Queen Street is identified as a 'Vibrant High Street' envisioned as a vibrant and attractive pedestrian environment. There are opportunities to extend this vision along the length of Queen Street, to transform the northern end of Queen Street. Additionally, the site's south eastern boundary has been identified as a 'Healthy local street', forming part of a wider network of high-quality walkable local streets.

The site presents the opportunity to activate and revitalise northern Queen Street with enhanced pedestrian amenity, ground floor retail and the potential for a new publicly accessible open space to optimise opportunities to create a 'vibrant high street' and 'local healthy street'.



Precincts map (Reimagining Campbelltown, Campbelltown City Council)



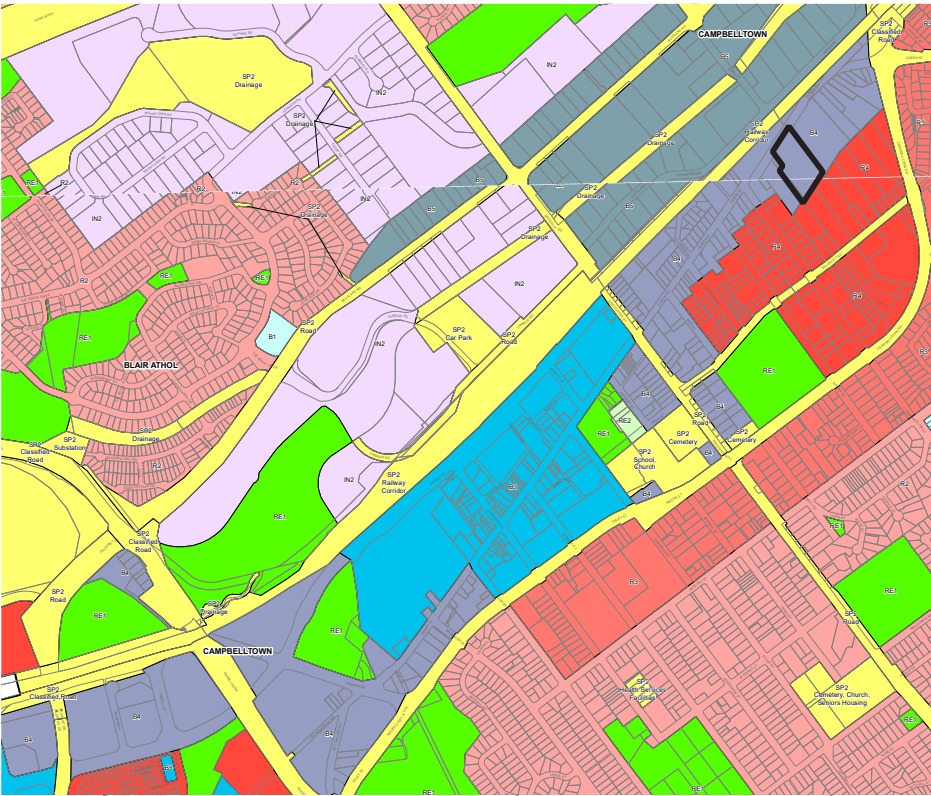
Connections map (Reimagining Campbelltown, Campbelltown City Council)

Current planning controls

The planning controls currently allows for mixed use development up to 26m or 6-7 storeys on the subject site.

The adjacent site located at 22-32 Queen Street (rezoning proposal recently approved), permits a maximum height and FSR of 52m (15 storeys) and 4.2:1, respectively.

The following planning control maps have been extracted from the Campbelltown Local Environmental Plan 2015.

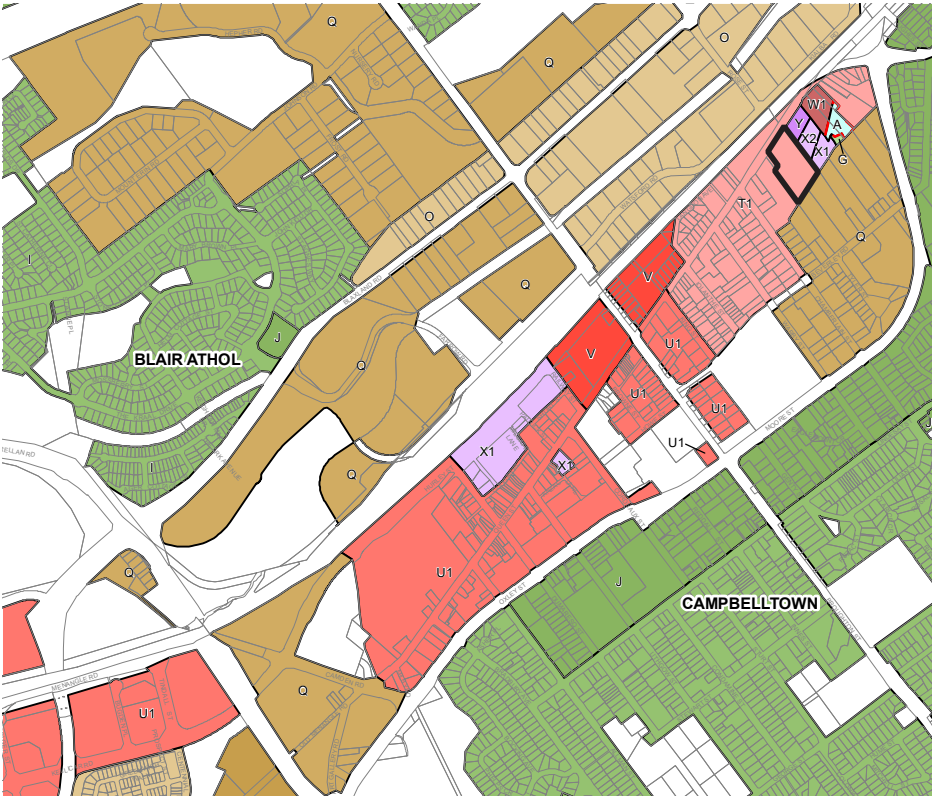


Land Use

- The site is currently zoned B4 Mixed use and forms part of a mixed use corridor along Queen Street between Broughton Street and Campbelltown Road. The B4 zone permits with consent a variety of residential uses including residential flat buildings, seniors housing and serviced apartments, as well as child care, commercial, community, educational, medical and recreational facilities.
- The area west of Broughton Street and south of Campbelltown Station is zoned B3 Commercial Core, reflecting the civic, commercial and retail focus of this area.
- The area to the south of the site is zoned R4 High Density Residential. Beyond the city centre, residential density reduces; land to the southeast of Campbelltown Road is zoned R3 Medium Density Residential, then R2 beyond.

Legend

	Site boundary
	B3 Commercial Core
	B4 Mixed Use
	B5 Business Development
	IN2 Light Industrial
	R2 Low Density Residential
	R3 Medium Density Residential
	R4 High Density Residential
	RE1 Public Recreation
	RE2 Private Recreation
	SP2 Infrastructure

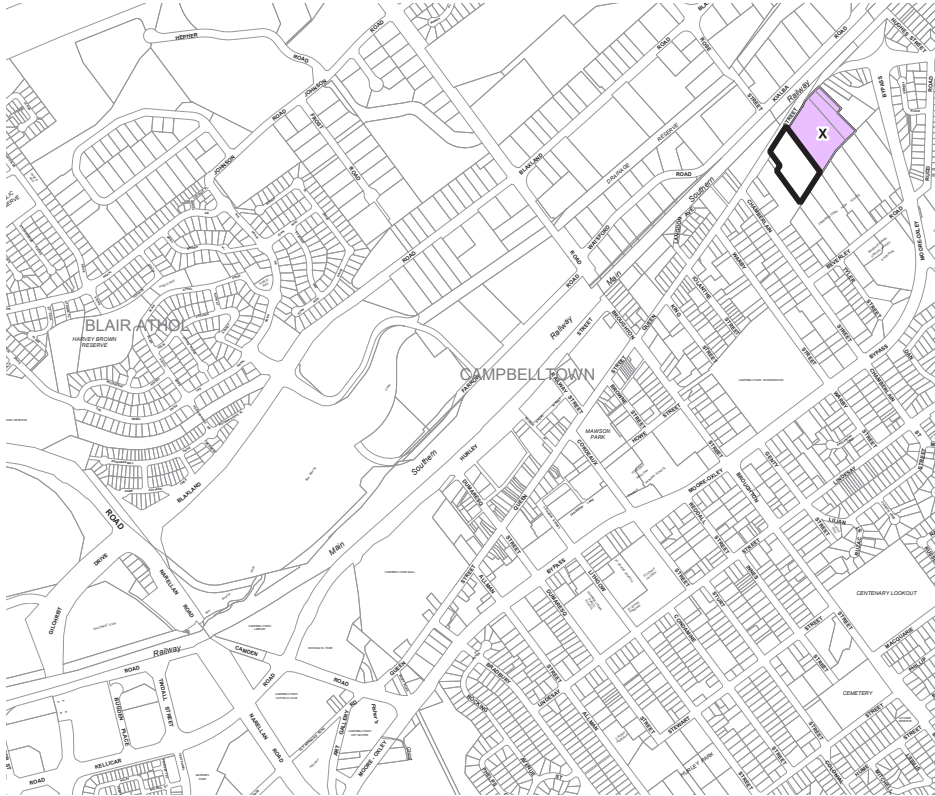


Height of building

- A maximum building height of 26m or approximately 6 to 7 storeys is currently permitted on the site.
- Height within the city centre is generally concentrated along Queen Street, Broughton Street and immediately adjacent to the station - approximately 32m (9 storeys), 38.5m (11 storeys) and 45m (13 storeys).
- The adjacent site at 22-32 Queen Street has been recently approved and amended to permit a variety of heights up to 52m (15 storeys).
- Adjoining areas zoned residential permit a maximum height of 19m or 6 storeys.

Legend



	Site boundary
	A 1.5m
	G 7m
	J 9m
	M 12m
	O 15m
	Q 19m
	T1 26m
	U1 32m
	V 38.5m
	W1 42m
	X1 45m
	X2 49m
	Y 52m



Floor Space Ratio (FSR)

- There is currently no floor space ratio control for the site, however the recent amendment for the land at 22-32 Queen Street permits an FSR control of 4.2:1. It is worth noting that the Development Application for the site proposes an FSR Of 3.02:1.

Legend



-  Site boundary
-  4.2:1



Heritage

- The site adjoins the former Congregational Manse, which is located on a large site at 38 Queen Street. The heritage item has been adaptively reused and currently is a restaurant.

Legend

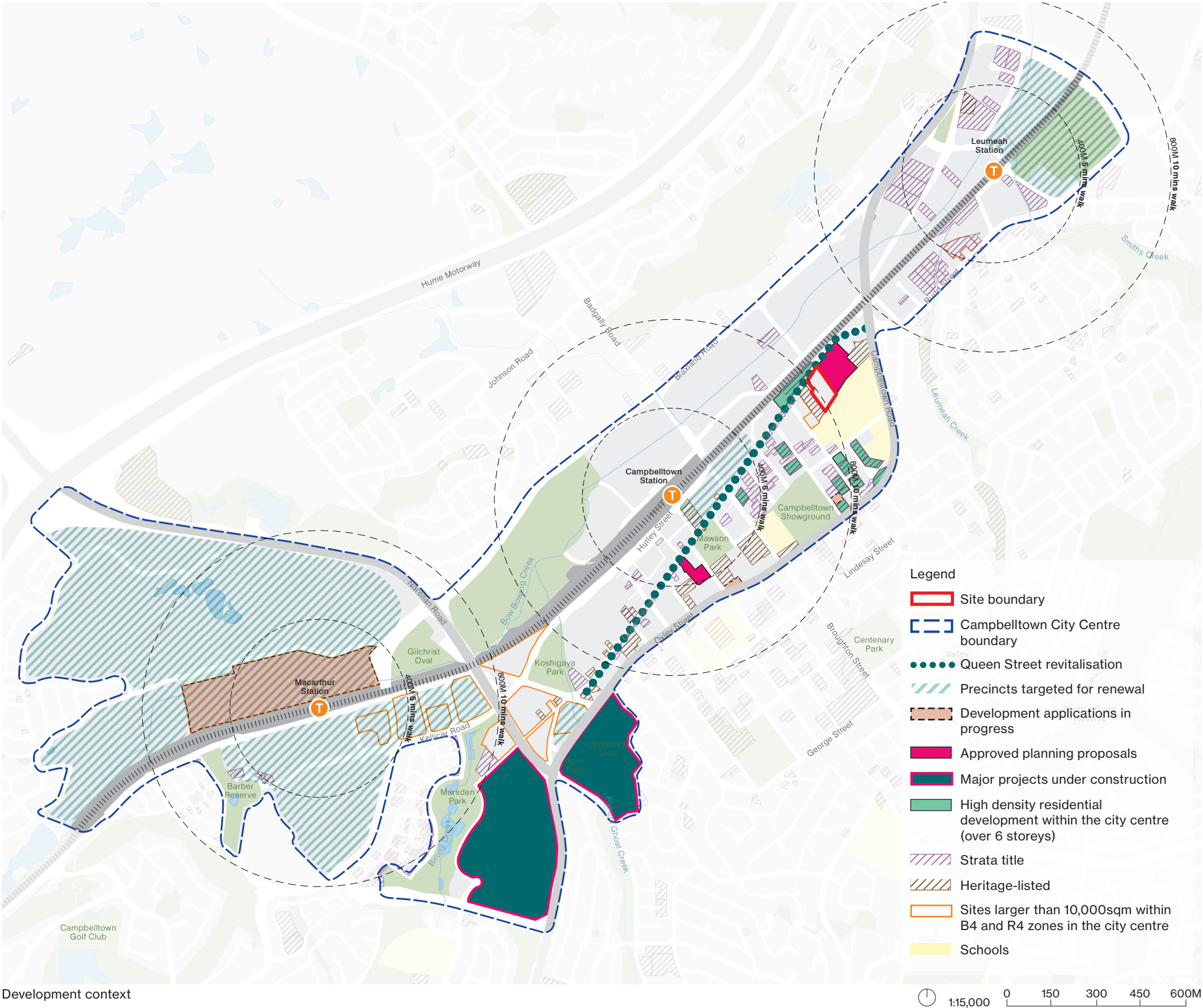
-  Site boundary
-  Item - General

Development context

The site presents a unique opportunity to renew a large site within walking distance to Campbelltown centre and train station, enlivening the northern end of Queen Street

Campbelltown City Centre is ripe for renewal given the enormous strategic potential identified for the centre and the region within State and local plans. The development context of the area includes the following:

- Targeted precincts for future planning, such as the Health and Education Innovation Precinct located around Macarthur centre.
- The subject site is one of the only large sites (greater than 1 hectare) and under single ownership within land zoned B4 Mixed Use or R4 High Density Residential within walking distance of Campbelltown Station, that is capable of delivering a significant number of new homes for the community, in line with the strategy and forecasted growth.
- A number of mixed use residential and apartment buildings, up to 6-7 storeys, constructed within the last 5-10 years, within the 'City Centre Living' area.
- A number of Council priority projects are currently underway:
 - Revitalising Queen Street into a vibrant high street and economic hub
 - Delivering the Billabong Parklands
 - A new city library as part of the expanded Community and Justice Precinct
 - Amplifying Leumeah Live as a sports and entertainment precinct



Approved planning proposal

The neighbouring 22-32 Queen Street development sets a precedent and opportunity for uplift and density for the subject site. The development will be a catalyst for the transformation of northern Queen Street

Of particular interest to this project is a proposed mixed-use development at 22-32 Queen Street. The planning proposal and LEP was finalised in June 2021 and Development Application submitted in July 2022.

The approved planning proposal amended the permissible height from 26m to a range of heights across the site up to 52m (approximately 15 storeys), and a maximum FSR control of 4.2:1.

Key features of the DA scheme includes:

- Floor Space Ratio of 3.02:1;
- Total GFA of 62,177.7 sqm;
- 5 towers across two podiums, ranging in heights - 1.5, 7m, 42m, 45m, 49m, 52m (1 to 15 storeys);
- 558 residential apartments;
- 9,494 sqm of non-residential commercial and retail floorspace;
- 5 levels of basement car parking supporting 1,509 car parking spaces;
- Community park/open space that incorporates a community facility; and
- An activated main street through the centre of the site and new loop road.

Key opportunities for the subject site

The redevelopment of the adjacent site creates opportunities for the renewal of the subject site. These include:

- Sets a precedent for the heights and scale within the northern portion of Queen Street. This includes heights around the 12-15 storey mark.
- Height located at the northern end of Queen Street can act as a marker and become the northern gateway into the centre, and reinforce Queen Street as main connectivity and activity spine of the centre.
- Provision of destination retail offerings such as food and beverage may draw people to the site and activate northern Queen Street. However the quantum and type of retail will need to be considered as the northern portion of Queen Street currently has a large amount of capacity, with almost 10,000sqm of non-residential floorspace proposed at 22-23 Queen Street. Any retail uses on 34 Queen Street should complement the range of uses proposed.
- The development proposes a new vehicle loop through the centre of the site and along the boundary with the subject site, with a signalised entry/exit on Queen Street. There is an opportunity for the subject site to link into the proposed street in the adjacent development in the long term.
- Provides walking connections and new publicly accessible open space. The redevelopment of the site will deliver over 4,000sqm of new open space for the community to enjoy.



3D visualisation of 22-32 Queen Street (Statement of Environmental Effects, Pacific Planning 2022)



3D visualisation of 22-32 Queen Street (Architectural Drawings, Sketch Design Group)

CHAPTER

3

ANALYSIS

Who lives and works here

Campbelltown celebrates and supports its diverse community

The centre provides essential jobs, services and amenities for the immediate community as well as the broader southwest region



Campbelltown will provide the majority of new homes within the Macarthur region
Forecast population growth of 62% or 28,000 new dwellings in Campbelltown.



Campbelltown supports a culturally diverse community with strong community ties
76 languages are spoken and 38% of residents are born overseas



Campbelltown is both young and old
36% of residents are under 25, increasing number of young workers, as well as older age groups



Campbelltown is a city of choice for living
59% of residents live at the same address as five years ago.



Key workers live or commute to Campbelltown
Health care, social assistance and retail are dominant industries. This is set to grow through the focus on building the Health and Education Innovation Precinct in Macarthur.



An opportunity for people to live close to public transport, jobs and encourage walking and public transport use
63% of people drive to work. 62% of residents travel outside of Campbelltown to work.

Local context and character

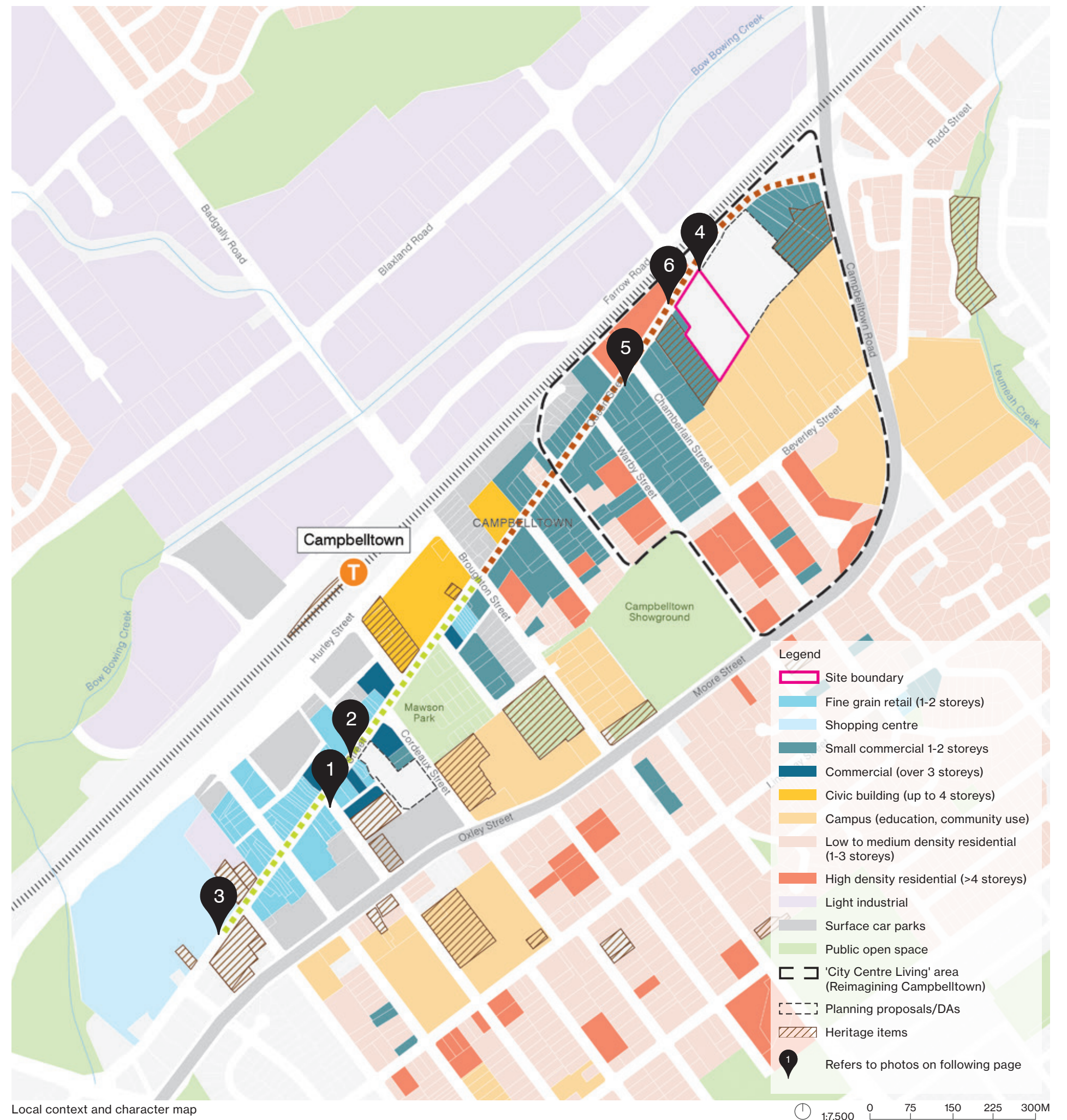
Renewal of the site has the potential to transform the northern end of Queen Street and build on local character as well as create an attractive place for the community and local residents to enjoy

Key findings

- Campbelltown city centre currently consists of mixed built form character ranging from established lower scale residential buildings to increasing higher density.
- Queen Street is the main street of Campbelltown, extending the length of the city centre. Retail activity is predominantly focused around the traditional fine grain shops at the southern end of Queen Street. The shared zone, narrow street and widened footpaths creates an intimate and pedestrian-focused street setting.
- The northern end of Queen Street (north of Broughton Street) consists of mixed commercial and service-type retail as well as some high density mixed use and residential development. This portion of the street is more vehicle focused; 4 lanes of traffic with destinations that are generally driven to.

Opportunities

- Being one of the largest sites under single ownership within walking distance of the station, the site presents a great opportunity for significant renewal in the northern city centre.
- Increase height and density to align with the aspirations for the City Centre Living Area.
- Transform the character and amenity of the northern end of Queen Street through new precinct-style development.
- Improve pedestrian amenity along the northern end of Queen Street to encourage walking and connection to the city centre.



Local context and character map

Local context and character

Southern end of Queen Street



View looking north towards On-Q Queen Plaza

The plaza has recently been upgraded and creates an attractive community focal point along the main street.



View from Queen Street looking northeast

The widened footpaths along the main street have allowed for temporary and permanent public domain upgrades and street art, along with outdoor dining opportunities. The street feels vibrant and encourages people to stay and dwell.



View from Queen Street looking towards the heritage precinct

Further south of the fine grain shops is a heritage precinct which accommodates some civic, medical and educational uses.

Northern end of Queen Street



View from Queen Street looking southwest - the site can be seen to the left of the image

The tree canopy along Queen Street is mixed, however the portion along the site's frontage includes significant tallowwoods that contributes to establishing landscape character and providing amenity. This is a unique feature of Queen Street.



View from Queen Street near the intersection with Chamberlain Street

The northern end of Queen Street currently does not have a cohesive or attractive built form and streetscape character. Built form quality and interfaces with the street are mixed given the diversity of uses and busy-ness of Queen Street.



View from Queen Street looking towards 7-storey apartment building across from the site

Some taller development exists within the northeastern portion of the city centre, including apartments and mixed use development up to 6-7 storeys. Within this example, the street wall varies between 5-6 storeys with the top level set back.

Connections

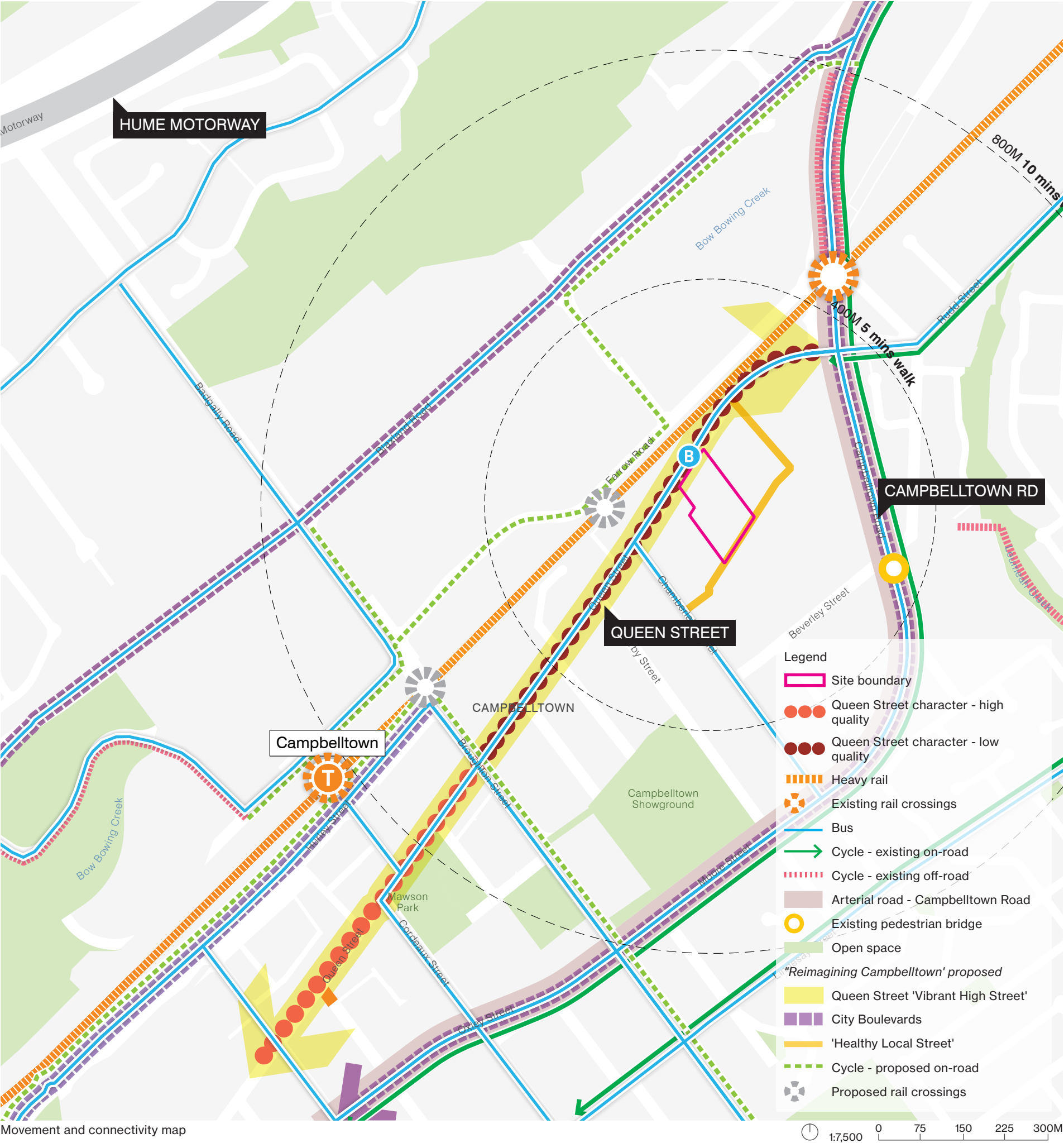
Adding to the network of proposed local pedestrian streets and enhanced amenity on Queen Street will help realise a vibrant northern high street.

Key findings

- The site is well served by public transport, just an 800m walk to Campbelltown Station, and its primary frontage along Queen Street – a main bus route – includes a bus stop.
- The site is situated within immediate access to Campbelltown Road, a major regional connector offering broader connections across the southwest region and beyond.
- Queen Street is the main vehicular and pedestrian spine of Campbelltown town centre, although quality and amenity of the streetscape is mixed.
- A proposed development in the neighbouring lot to the north includes new vehicular and pedestrian links along the site's northeastern and southeastern boundaries.
- There is an existing on-road cycleway along Campbelltown Road and an off-road cycleway along Fitzroy Walk (along Leumeah Creek).
- Existing pedestrian bridge over Campbelltown Road (at Beverley Street) providing access to passive open space and walkways.

Opportunities

- Enhance pedestrian amenity on Queen Street north, contributing to the 'Vibrant High Street' (Reimagining Campbelltown) vision.
- Enhance and connect with the proposed street network in the neighbouring development.
- Realise connection along the rear boundary as a 'healthy local street' (Reimagining Campbelltown, Council) that links into Chamberlain Street.



Open space

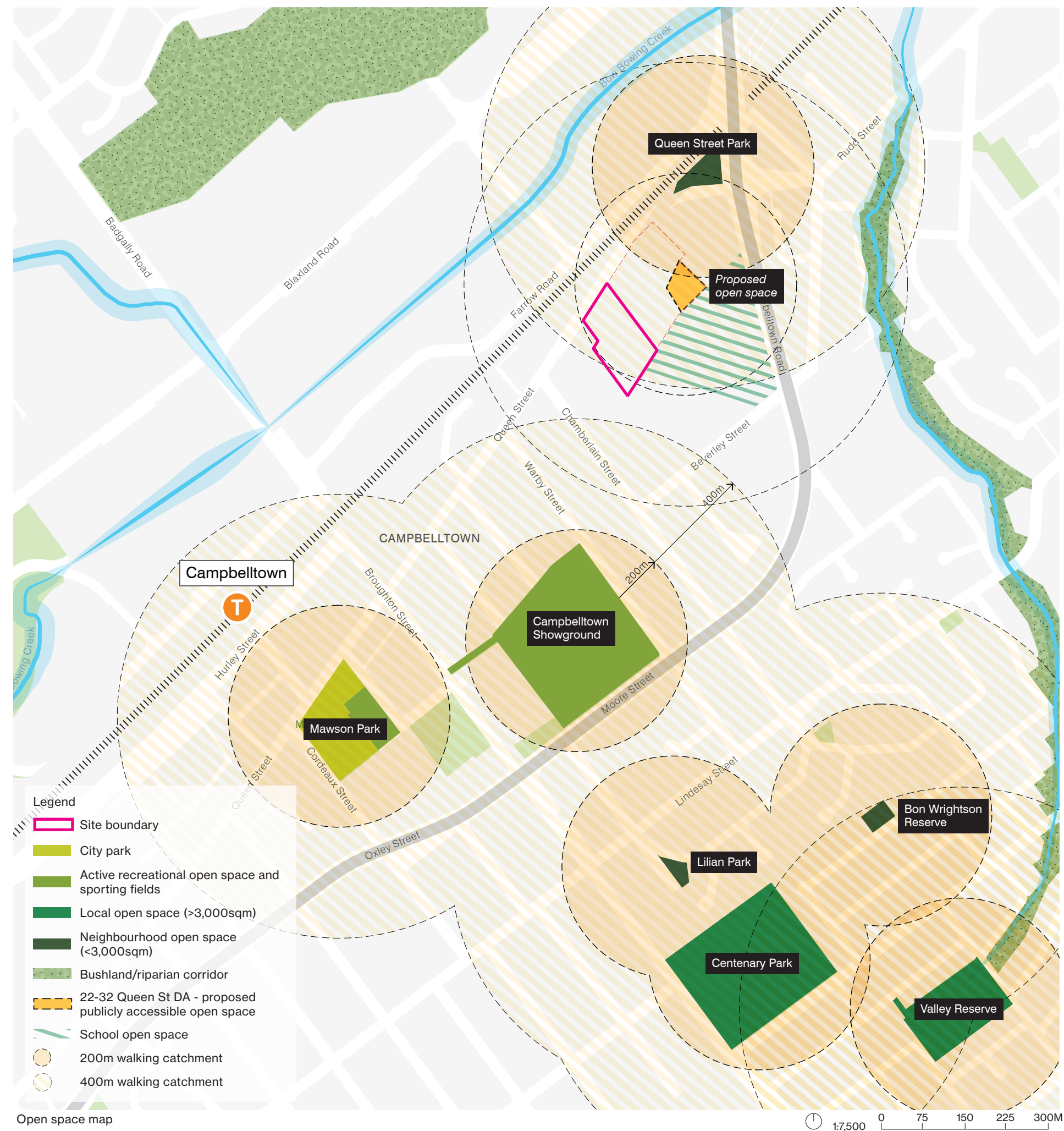
The site is within walking distance to a number of existing and potential open space including local parks, a riparian corridor with walking trails, and active recreational spaces

Key findings

- Queen Street Park is the closest local open space to the site (located 200-300m away), which includes passive recreational opportunities. The site is also within 400m of the passive/riparian open space corridor along Leumeah Creek with walking paths.
- The site is within 800m to large active open space including Campbelltown Showground. Campbelltown North Public School also allows community use of school open space and facilities in school holidays. There is also the potential for an arrangement with the Campbelltown Performing Arts High School, located south of the site, to provide access and connections for the use of the school open space, in the future.
- The proposed development at 22-32 Queen Street includes over 4,000sqm of new publicly accessible open space available for residents to enjoy within 200m of the site.

Opportunities

- The site is large enough to provide high amenity communal open space, some of which may be publicly accessible. Together with the neighbouring proposed development, the site can diversify the open space offer within the northern part of Campbelltown City Centre, and provide local 'urban' communal open space that is publicly accessible, and can be integrated with retail and other activation opportunities.
- Enhance pedestrian amenity through increased canopy cover, footpath upgrades and activation between the site and centre of town.
- Link to neighbouring development's proposed open space and contribute to realising the 'healthy local street' (Reimagining Campbelltown).



Social infrastructure, retail and services

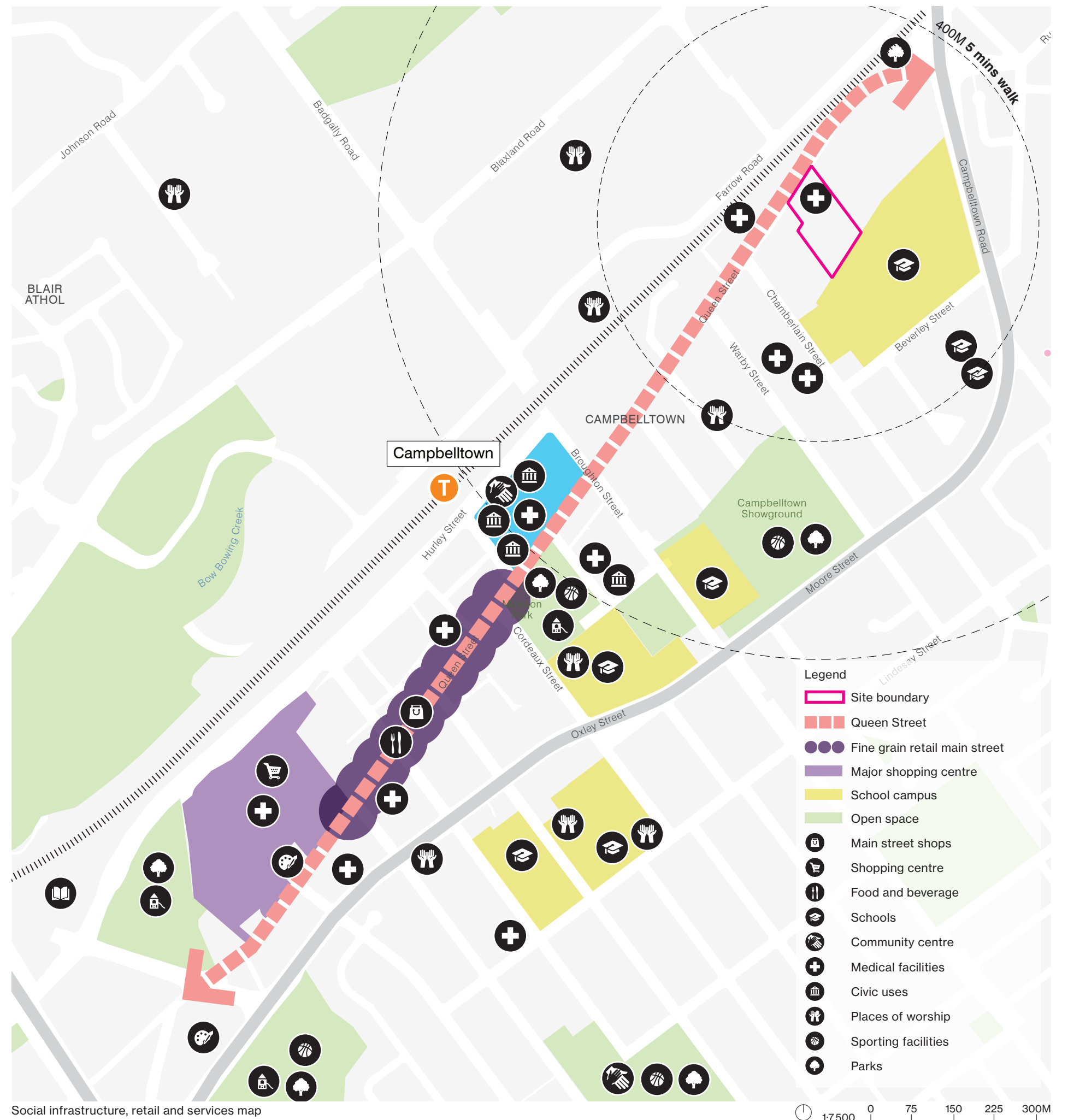
Greater access, convenience and choice for the local community could be provided through increased retail and services in the northern end of Queen Street

Key findings

- Campbelltown's main street is currently focused on the southern portion of Queen Street, comprised of both fine grain retail and cafes as well as the regional Campbelltown Mall which includes large scale supermarkets and retail (Woolworths, Coles, Aldi and Kmart). This is approximately a 15-minute walk from the site, or 5-minute drive.
- Generally fewer services and amenities along the northern portion of Queen Street, although health related services are in good supply.
- The site's south-east is bound by Campbelltown Performing Arts High School. There are a number of primary and secondary schools within 2km.
- Approx 10,000sqm of retail is proposed on the adjacent site which is assumed to provide a mix of 'destination' and service retail, as well as a community facility.

Opportunities

- A retail assessment (GapMaps 2022) identified that given the existing retail offer in Campbelltown and surrounding centres, the site would likely be able to support a small supermarket and complementary retail such as a bakery, florist, pharmacy as well as cafes, which provides local amenities and services for the community.
- Retain the existing medical facilities on site, which are well utilised.
- Attract people to the site through retail activation, as well as provide a 'convenient' retail offering, given the close proximity to the highway.



Social infrastructure, retail and services map

Topography and views

Campbelltown's adjacencies to national parks and semi-rural areas provide opportunities for sweeping distant views across the region

Key findings

- Known as the 'city in a valley', the linear orientation of the town centre has been shaped both by the ridges of the Scenic Hills to the west and national parks to the east, and other surrounding bushland as well as the Nepean and Georges Rivers.
- Campbelltown, including the site, lie at the topographical low point within the valley which is framed by rolling green hills.
- Given the location of the site and surrounding natural setting, redevelopment on site can benefit from district views in all directions; urban views to the north, views towards the national parks and coast to the east and southeast, and rural and mountain views to the west and southwest.

Opportunities

- Optimise views to the surrounding regional areas and scenic landscapes.
- Future built form will need to consider impact of visual context.

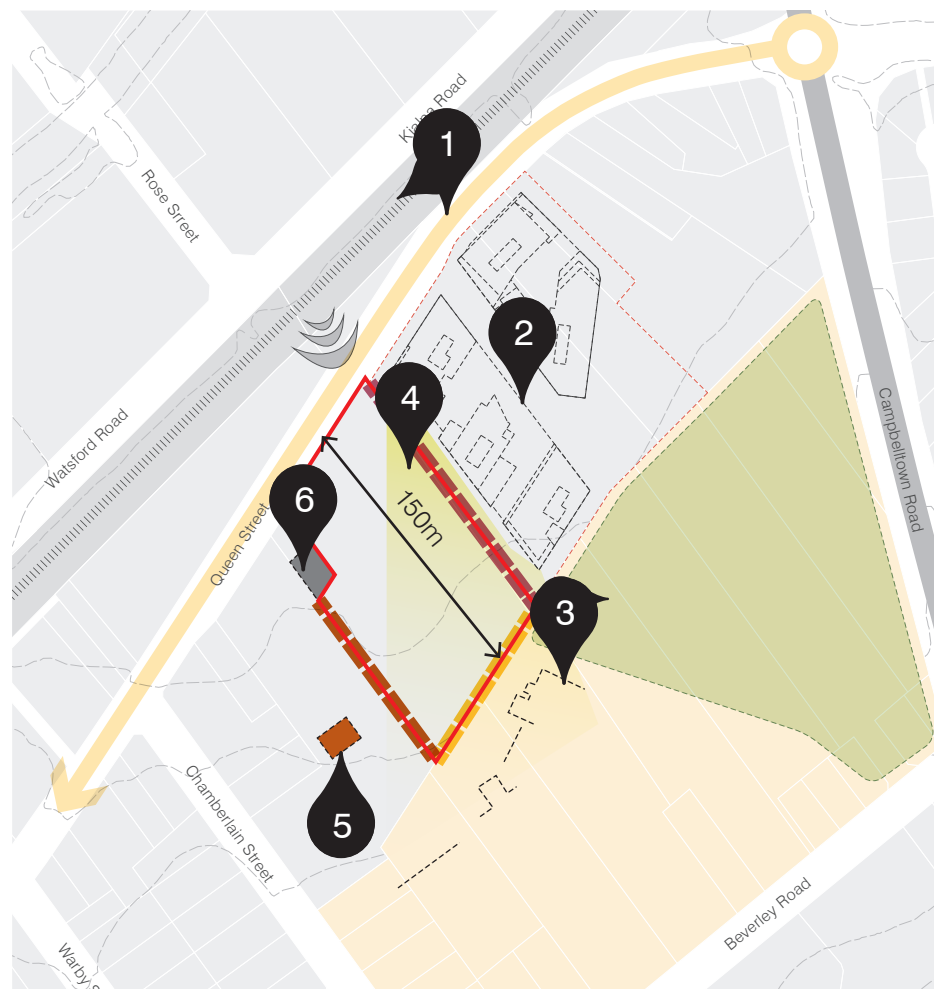


Topography and view map

1:50,000 0 400 800 1,200 1,600 2,000M

Constraints

1. Noise impacts from high traffic rail and roads. The rail line also largely restricts pedestrian access between the east and west, with minimal crossings.
2. Solar impacts from potential neighbouring development.
3. Interface with the school to the south.
4. Depth of site (approximately 150m deep) may impact access and visibility to the rear of the site, as well as viability of non-residential uses too far back from the street frontage.
5. Heritage item to the site's west, as well as future development potential of adjoining sites.
6. Adjacent adjoining site that may become isolated.



Key constraints map

Opportunities

The urban and context analysis identified a number of key opportunities for the site. These have informed the design approach and include:

- 1. Within a 10 minute walking catchment from Campbelltown Station.
- 2. Frontage on Queen Street. The site can contribute to changing the character of Queen Street through activation and enhanced pedestrian amenity along Queen Street, contributing to the vision for a 'Vibrant High Street'.
- 3. The site is large enough to provide a new publicly accessible open space off of Queen Street.
- 4. Opportunity for increased density to align with the desired future character of the 'City Centre Living Area'. Opportunity for a northern gateway precinct into Campbelltown with a changing skyline signaling renewal in Campbelltown.
- 5. The site's south eastern boundary has been nominated as a 'Potential Healthy Local Street' in Re-imagining Campbelltown. There is the potential to deliver this and continue the link proposed by the adjacent DA site.
- 6. Opportunity to connect with proposed vehicular and pedestrian network of neighbouring proposal.
- 7. Extend and enhance the landscape character on Queen Street and adjacent open space areas.

Key opportunities map



CHAPTER

4

THE PROPOSAL

Vision



A new open space that will provide much-needed amenity and a vibrant place for the community

New retail opportunities that attract people to northern Queen Street without competing with the main street



The site will capitalise on its locational significance at the northern entry point into Campbelltown and its Queen Street frontage with new homes, retail and publicly accessible open space to become a destinational mixed use precinct with greenery at its heart.

Along with the neighbouring proposed development, the site will establish a new northern precinct into Campbelltown, will be part of catalyst renewal in the 'City Centre Living' area that will deliver a large amount of new homes, and active ground floor retail will help to realise Council's vision for a vibrant high street.

A range of new homes for a growing community

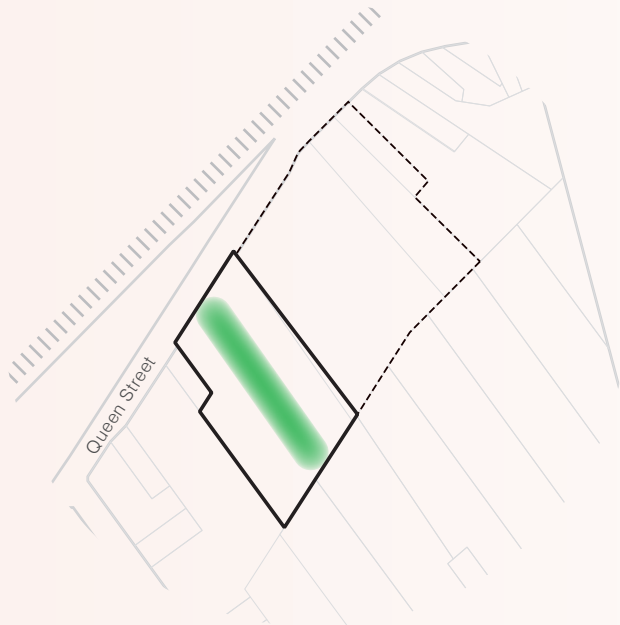


Northern Queen Street will be high in amenity, green and activated

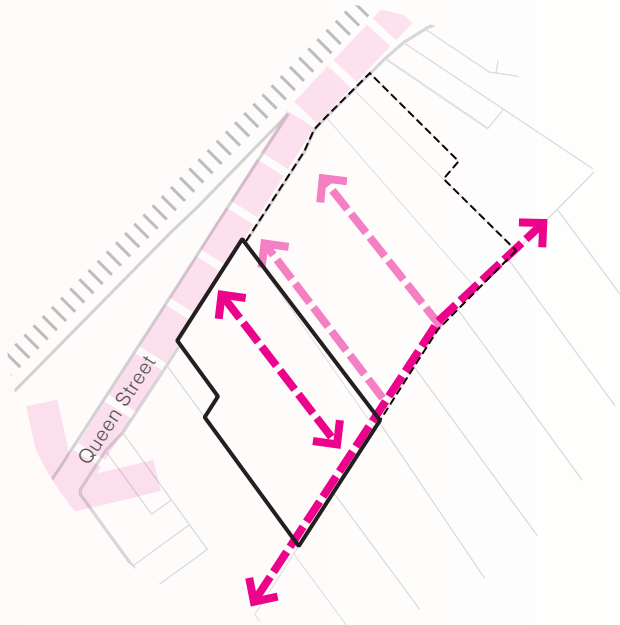


Principles

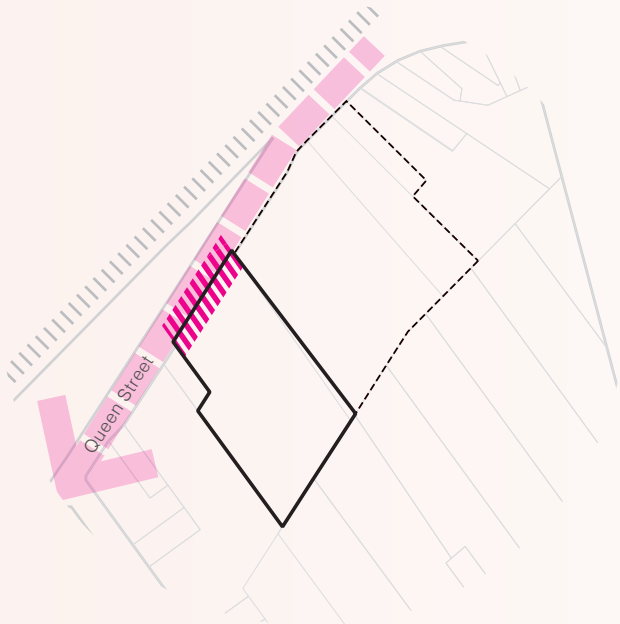
The following principles set the key structuring moves for the site:



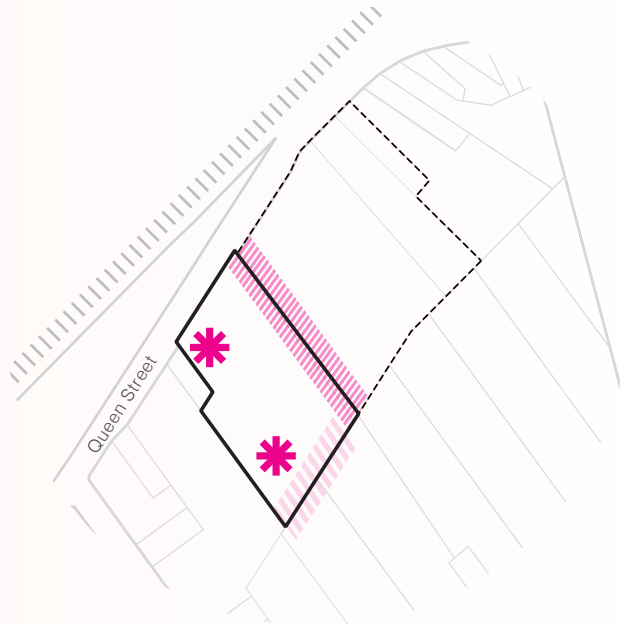
A central open space
A linear open space through the site provides activation along Queen Street, amenity for residents and a view line toward the sky



Connections
Links through the site will provide access and address, as well as has the potential to connect into surrounding areas, realising broader local connections



Activate Queen Street
Ground floor retail, enhanced green setbacks, a new street wall and appropriately scaled built form will redefine Queen Street and transform its character and amenity



Height for amenity
There is an opportunity to locate height in a way that aligns scale with the future precinct character for the northern end of Campbelltown while balancing visual and character impacts of increased height

Master plan

The master plan can deliver:



395 new homes at a strategically appropriate density, within a 10-15 minute walk of the station and the main street



Generous, high amenity open spaces for residents and the broader community



Deep soil and tree canopy that exceeds local target



Approx 2,000 sqm of local retail and non-residential uses that provide important services and amenity for the local community



Publicly accessible connections to the adjacent approved Planning Proposal



High quality design





Queen Street frontage - View from Queen Street/internal street looking south towards the proposal with ground floor activation and apartments above

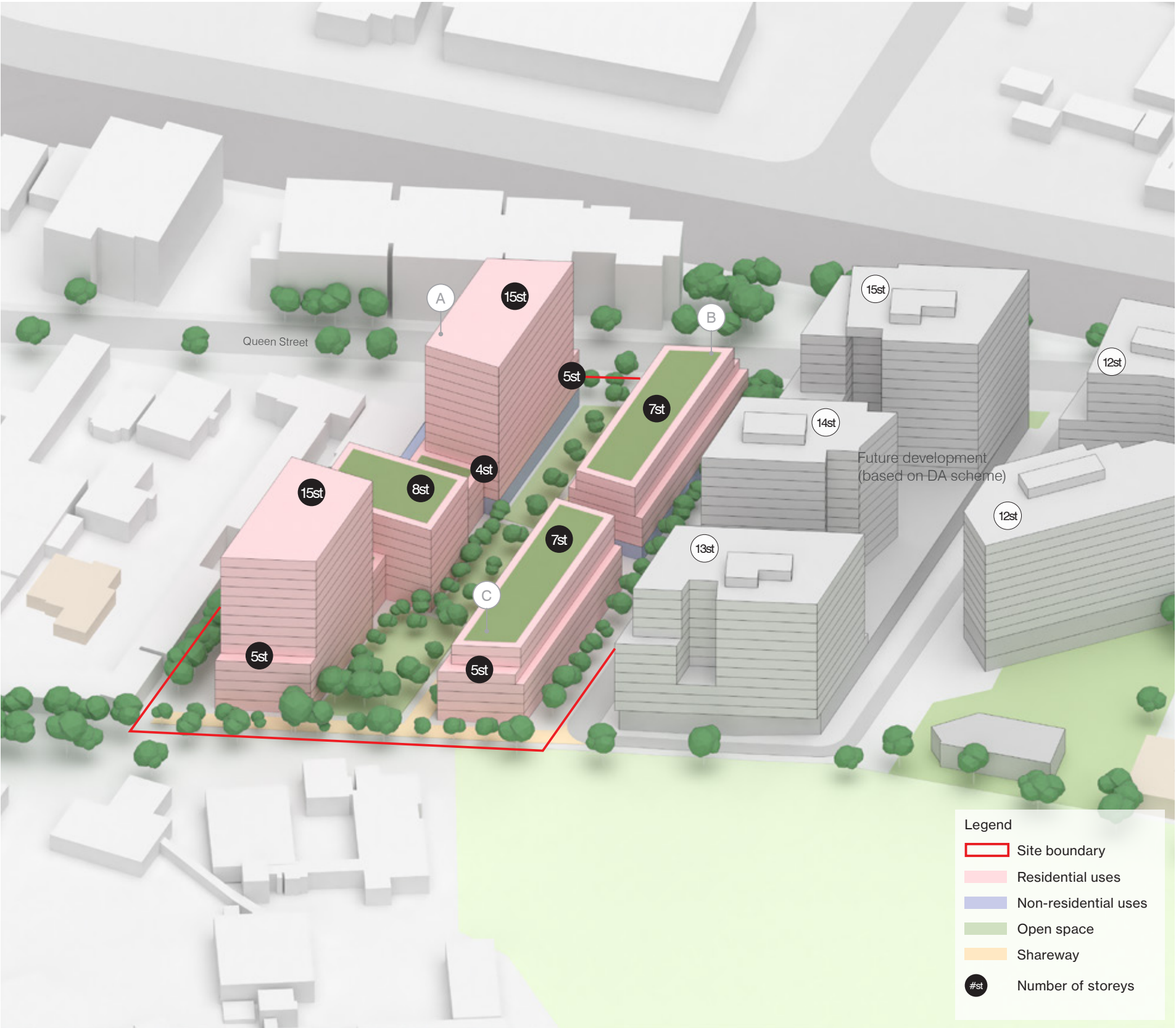


Communal open space - View from the rear laneway looking north towards the communal open space framed by residential and mixed use buildings

Master plan

The proposed outcomes and parameters of the master plan are summarised below.

Development summary	
Site area	13,154sqm
FSR	2.85:1
Total GFA	37,380sqm
Non-residential GFA	2,020sqm
Residential GFA	35,360sqm
No. of apartments	395 apartments
Indicative apartment mix	5% studio / 38% 1-bed / 41% 2-bed / 12% 3-bed / 4% 4-bed
Building height	Varying across site, maximum 52m (15 storeys) at the southwest portion of the site and maximum 29m (7 storeys) at the northeast portion of the site Street wall height - 5 storeys, general 'podium' 4-5 storeys
Setbacks	<u>Front</u> - 9m up to 5 storeys, additional 3m setback above street wall <u>Side</u> - as per ADG separation and visual privacy criteria (min 6m for residential uses, min 9m for greater than 4 storeys). Zero setback for non-residential uses on the southwestern boundary. <u>Rear</u> - 9m up to 5 storeys, additional 3m setback for upper levels
Site coverage	45%
Communal open space	28% - 1600sqm at ground, 2,080sqm on rooftops (ADG and DCP target 25%)
Deep soil	25% (ADG and DCP target 15%)
Tree canopy	30% (Greener Places target 25%)



Massing and land uses

Ground floor plan

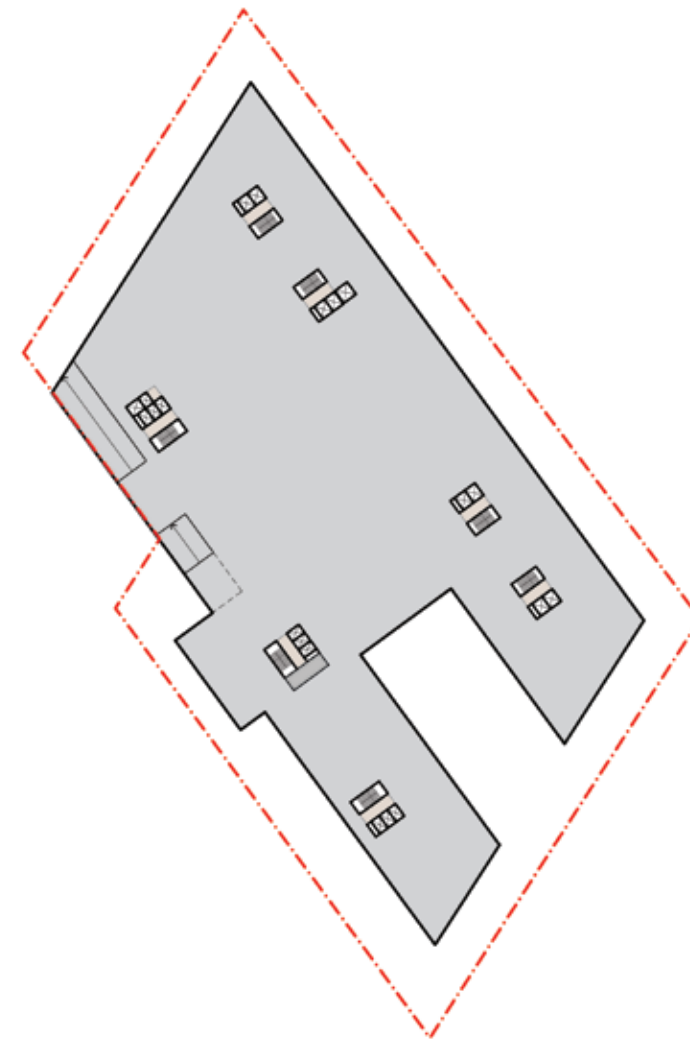
The Queen Street frontage is activated and more 'public' while the rear of the site delivers great amenity outcomes for new residents

- 1 Generous linear open space through the site with varying character.
- 2 Generous front setback with opportunities for trees, landscape and footpaths, extends and enhances the public domain.
- 3 Internal pedestrian and cycle connection that provides access and address to every building. Potential for shareway to provide vehicle access (see point 3).
- 4 Preferred discreet basement entrance at Queen Street that provides access to servicing and parking for both retail and residential uses. Access point dependent on constraints - traffic and landscape (existing street tree) - to be further investigated. Potential for alternate basement entry/exit (4a) via internal street, that can also support pick-ups and drop-offs and provide a few at-grade car parking spots.
- 5 Opportunity to connect into the proposed street in adjacent DA development.
- 6 Ground level retail/non-residential tenancies at the Queen Street frontage e.g. cafes, bakery, florist, pharmacy, medical centre, small IGA/foodworks, medical centre, gym etc with opportunity to activate open space/outdoor dining.
- 7 Ground floor/maisonette apartments with front gardens and landscape outlook.

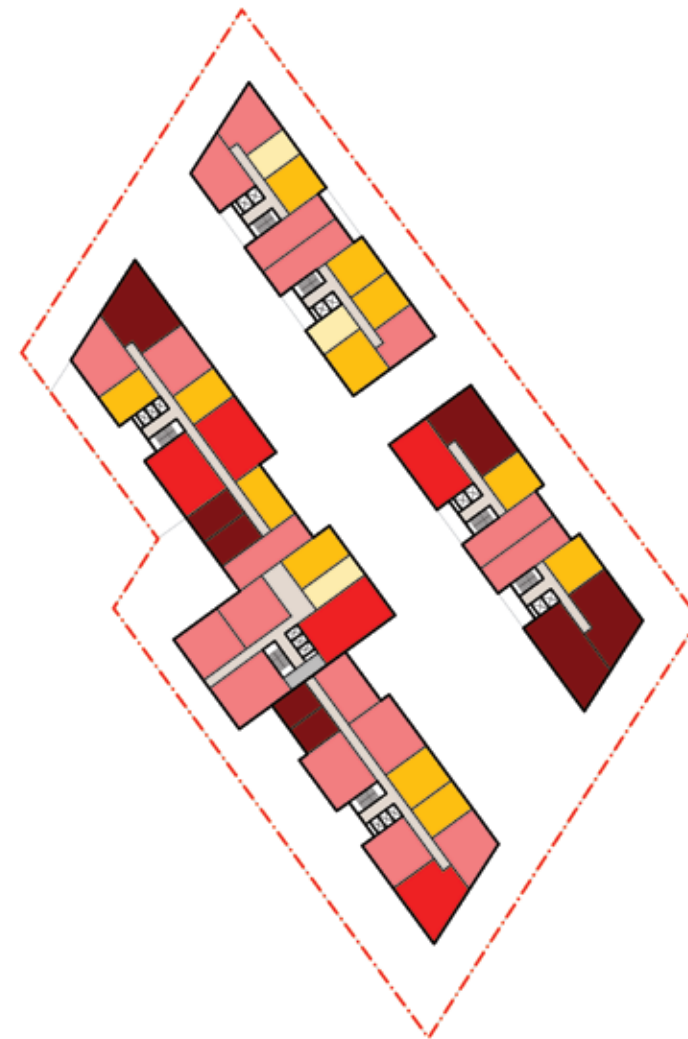


Indicative floor plans

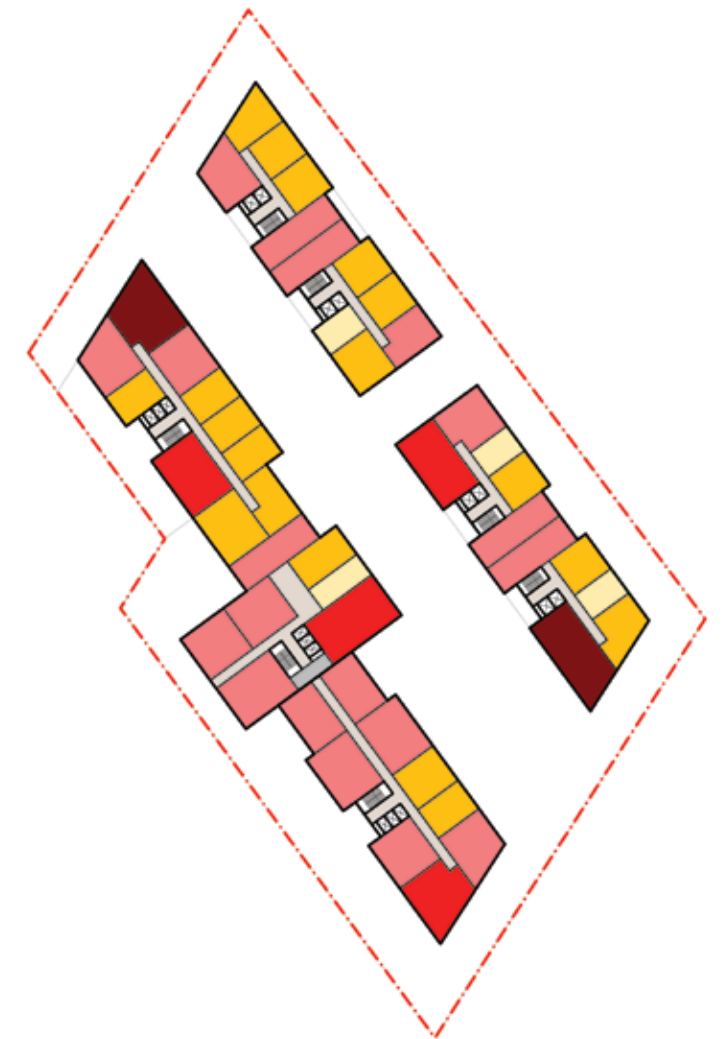
The following pages describe typical floor plans, land use and apartment layout and mix for the proposal.



Basement



Level 1



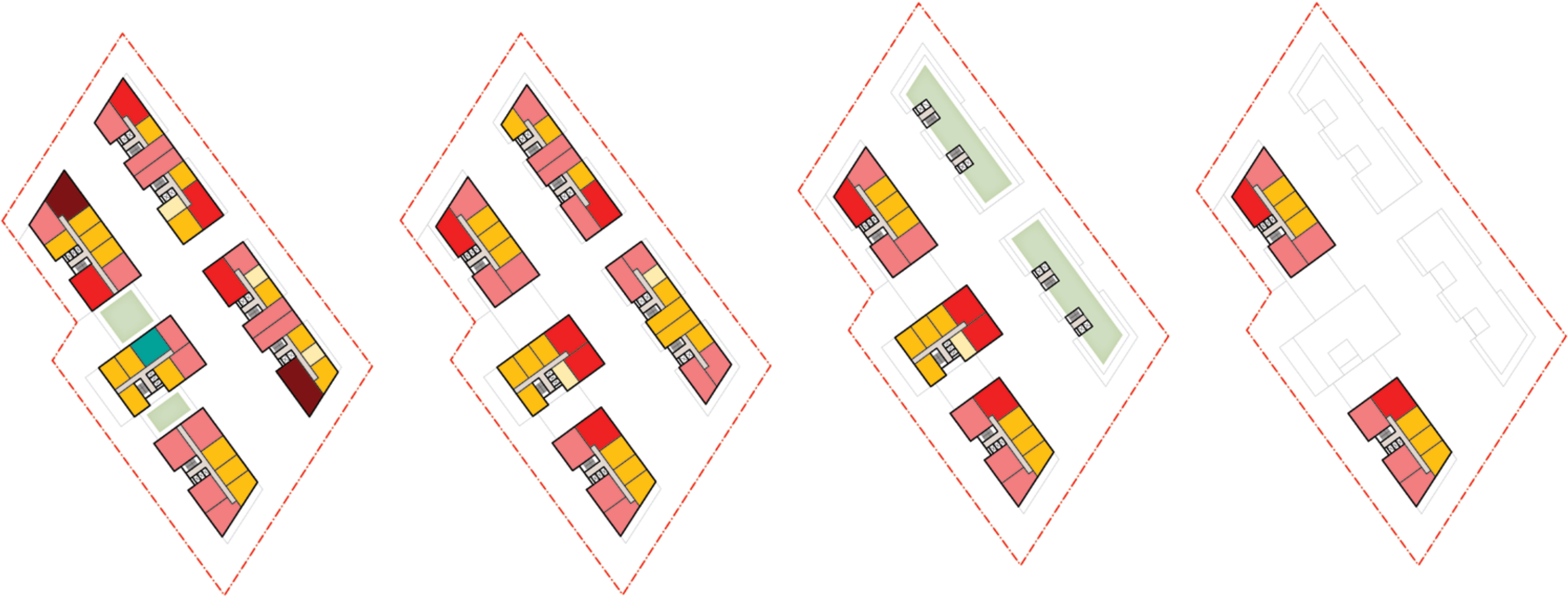
Level 2 - Level 3

Legend

- Site boundary
- Open space
- Shareway
- Retail
- 1-bed apartment
- 2-bed apartment
- 3- bed apartment
- 4-bed apartment
- Lobby/corridors - residential
- Basement

1:1,500 0 15 30 45 60 75M

Indicative floor plans



Level 4 **Level 5 - Level 6** **Level 7** **Level 8 - Level 14**

Open space and landscape approach

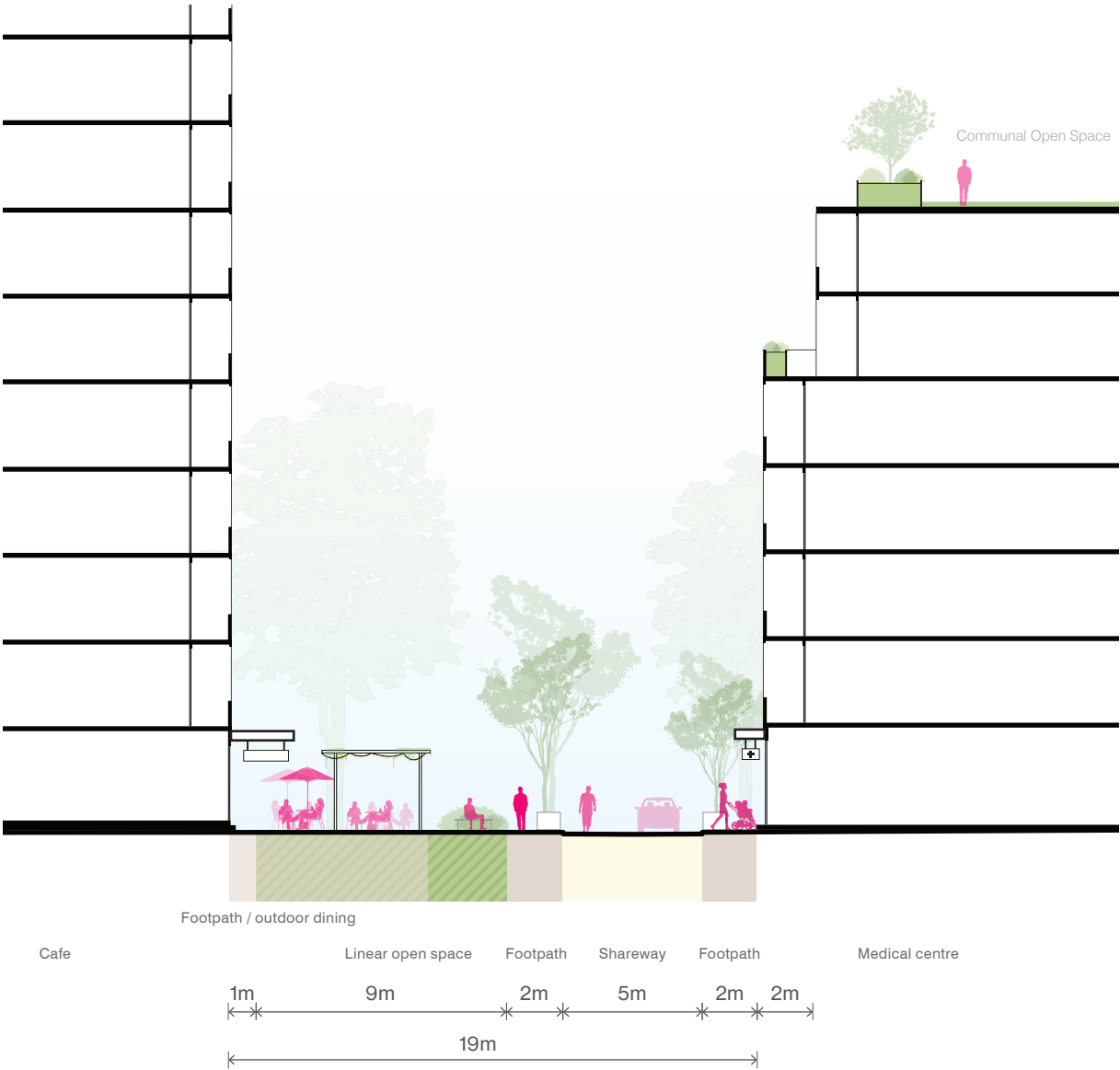
The master plan has the potential to enhance the amenity of the northern end of Queen Street through providing open spaces, landscaping, and increased tree canopy

- 1 Linear open space through the site varying in width, approx 9m to 18m, split into three spaces stepping up along the terrain.
- 2 Open space to the front of the site is publicly accessible, activated and engages with retail uses, with potential for outdoor dining.
- 3 Communal open spaces at the centre and rear of the site, grade separated from the more 'public' space at the front of the site. Potential for green space for passive and informal active recreation, barbecue facilities, seating areas etc.
- 4 Generous front setback provides opportunities to 'extend' the public domain through enhanced landscape, street trees and widened/additional footpaths.
- 5 Landscaped setbacks within the side and rear setbacks provide opportunities for tree planting.
- 6 Opportunity for ground floor and maisonette apartments with front gardens and a landscape outlook. Ground floor apartments to include a raised finished floor level (FFL) to address flooding issues as well as provide separation and privacy to communal areas.
- 7 Communal open space at the rooftops/ above podium with landscape outlook and district views.

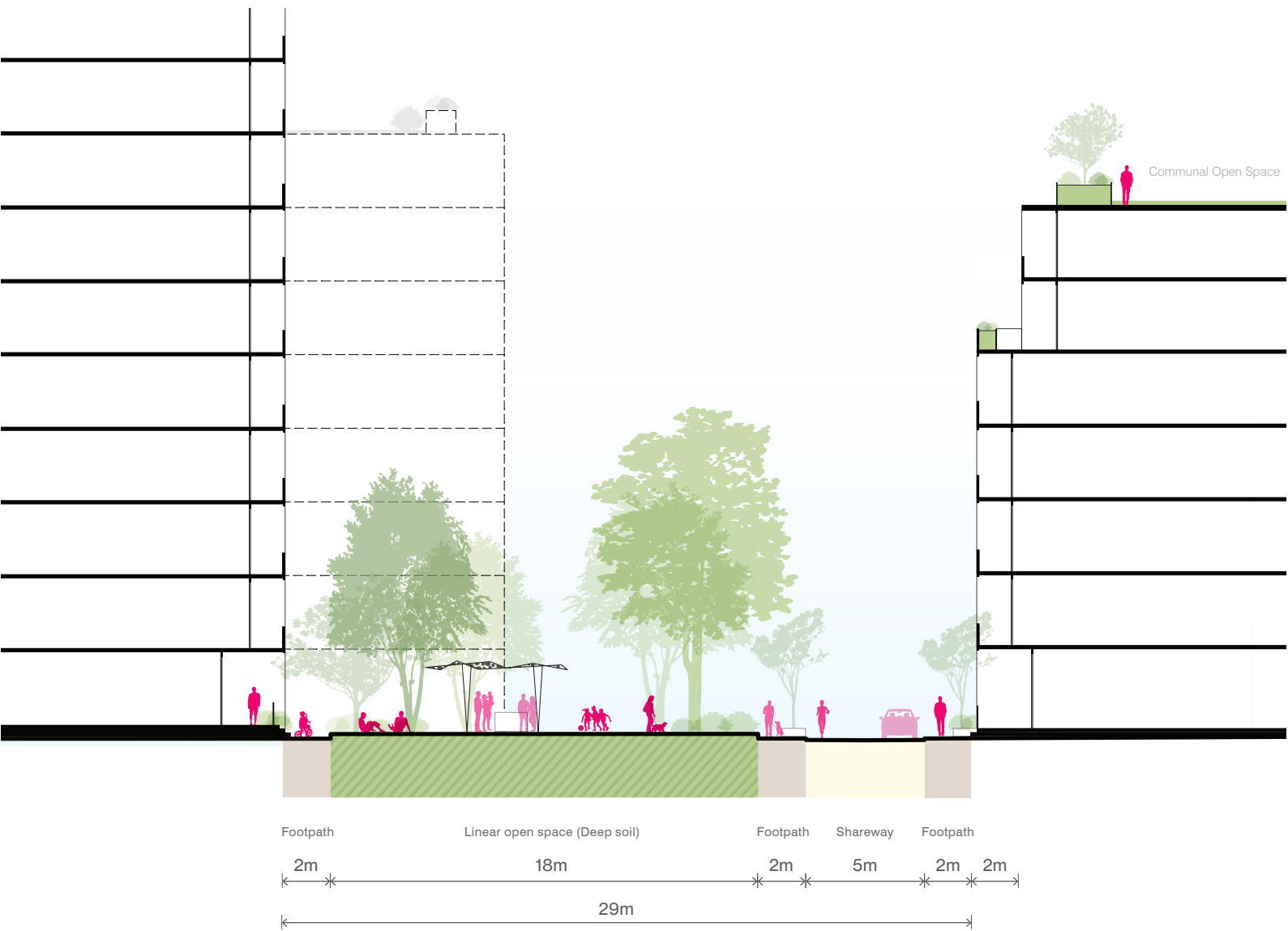
Landscape concept plan

Open space and landscape approach

Section A



Section B



Open space and landscape approach

Deep soil and tree canopy

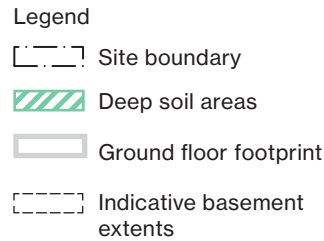
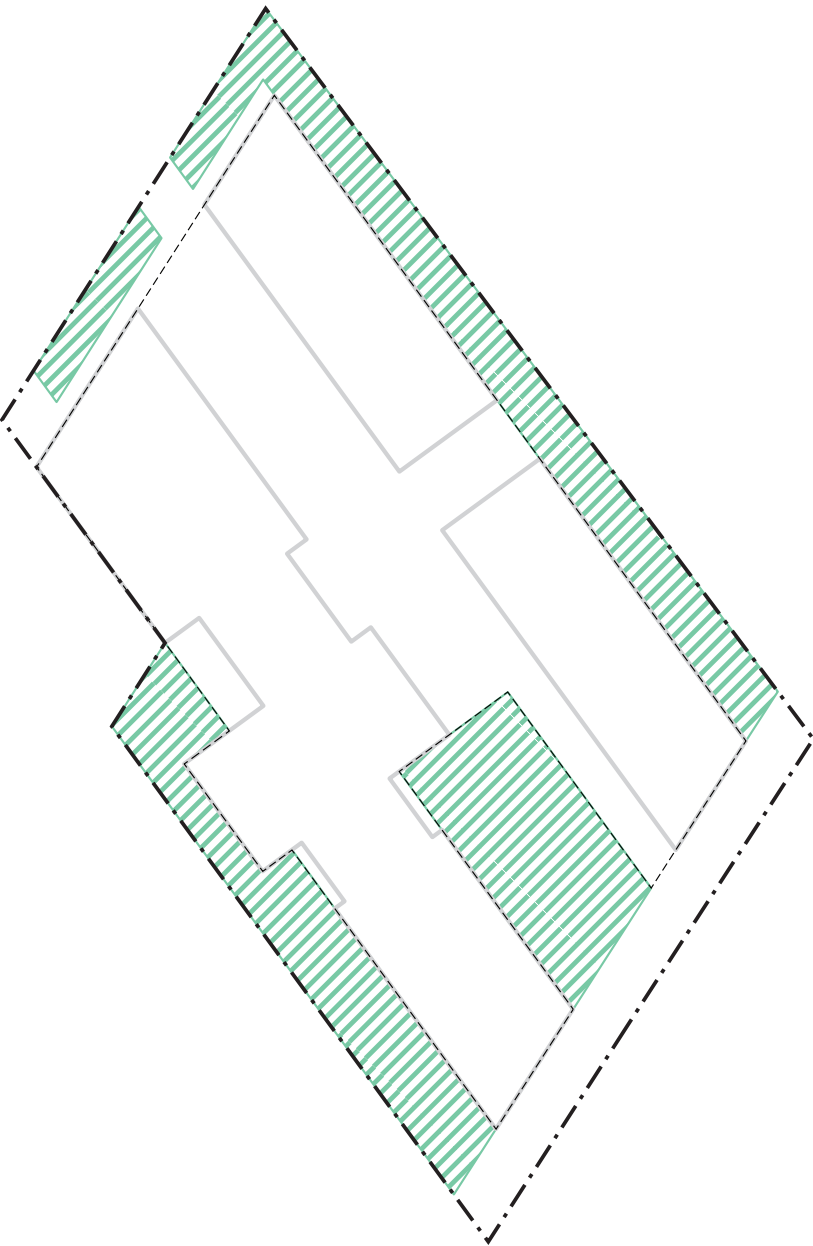
The master plan has the potential to achieve deep soil and tree canopy that exceeds targets, including 25% deep soil and 30% tree canopy cover. The landscape approach seeks to build on the existing landscape character contributed by the significant street trees along the site's frontage, as well as the trees and open space on the adjoining school site to the south. The approach to deep soil and tree canopy includes:

Deep soil

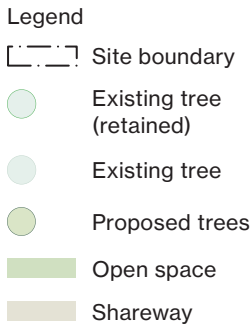
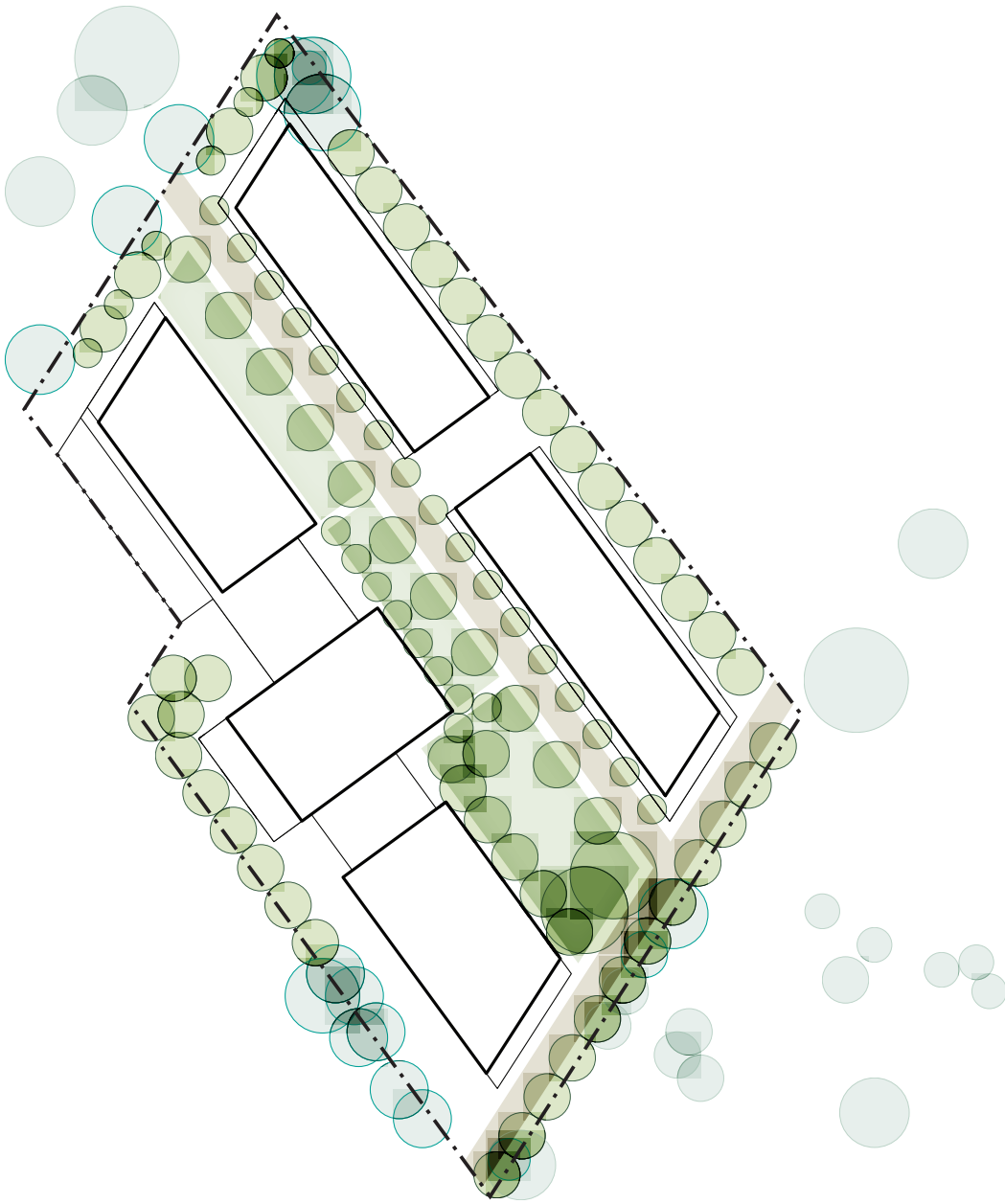
- Deep soil areas provided within generous front and side setbacks that allow for tree planting and landscaping.
- Deep soil area at the open space to the south to allow for significant tree planting.

Tree canopy

- A number of large significant trees along the street frontage and side setbacks of the site are proposed to be retained.
- A second row of trees within the front landscape setback includes a mix of medium and small trees, and provides a landscape buffer to Queen Street.
- The linear open space and shareway are lined with medium (8m diameter) and small (5m diameter) trees at approximately 12m and 8m centres, respectively. Engineered solutions such as raised planters will ensure that tree canopy can be achieved in these areas.
- The open space at the rear of the site which has opportunities for deep soil, can accommodate trees of varying sizes and may be arranged in grouping of trees and/or regular or irregular pattern dependent on detailed landscape design.
- Side and rear setbacks include medium sized trees (8m diameters) with tighter spacing (8m intervals).



Deep soil diagram



Tree canopy diagram

Open space and landscape approach



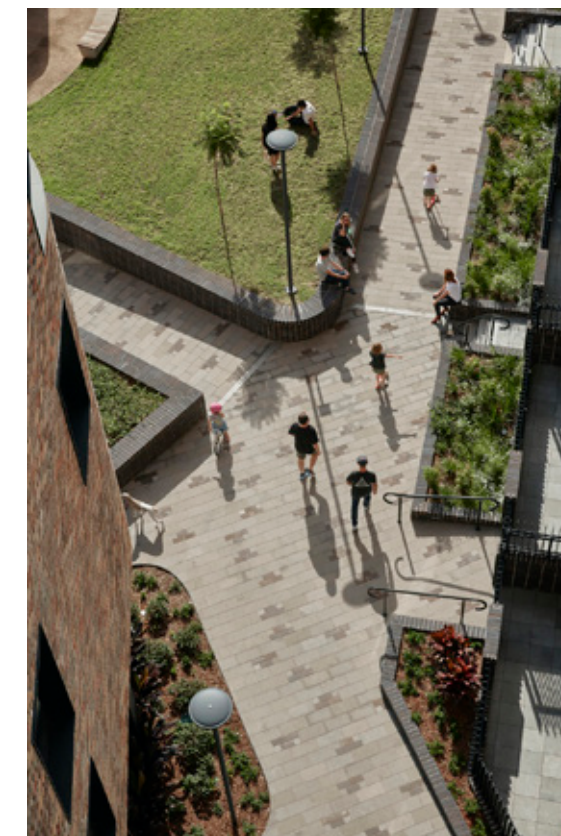
Open space and activation opportunities that can attract people to the site (Newmarket, Randwick)



Places for people to stay and spend time (Hudson Street Park, Lewisham)



Green rooftop spaces with local and regional views (Arkadia, Alexandria)



High amenity communal open space (Arkadia, Alexandria)

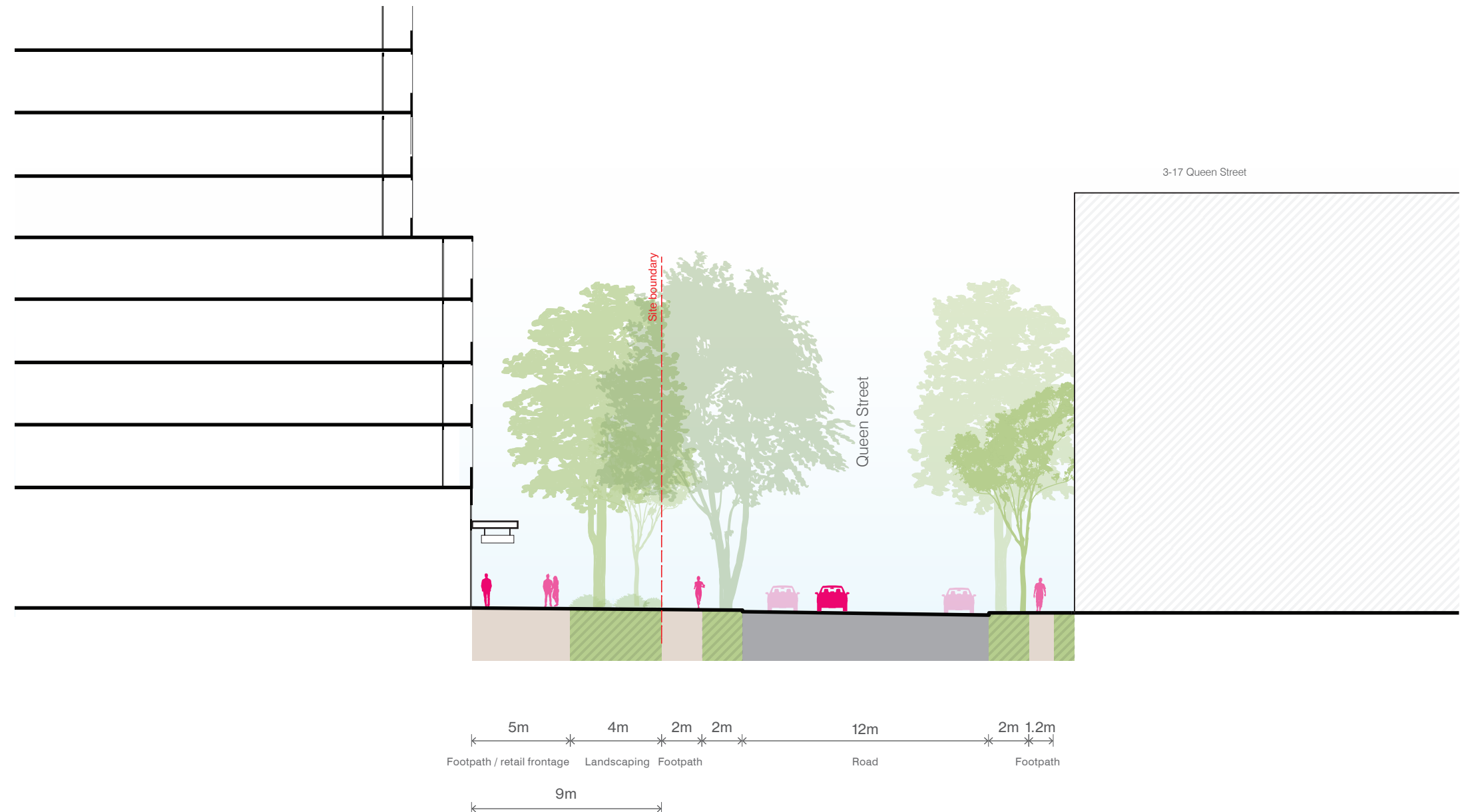


Garden apartments with a landscape outlook (Atlas Apartments, Alexandria)

Site edges and interfaces

Queen Street interface

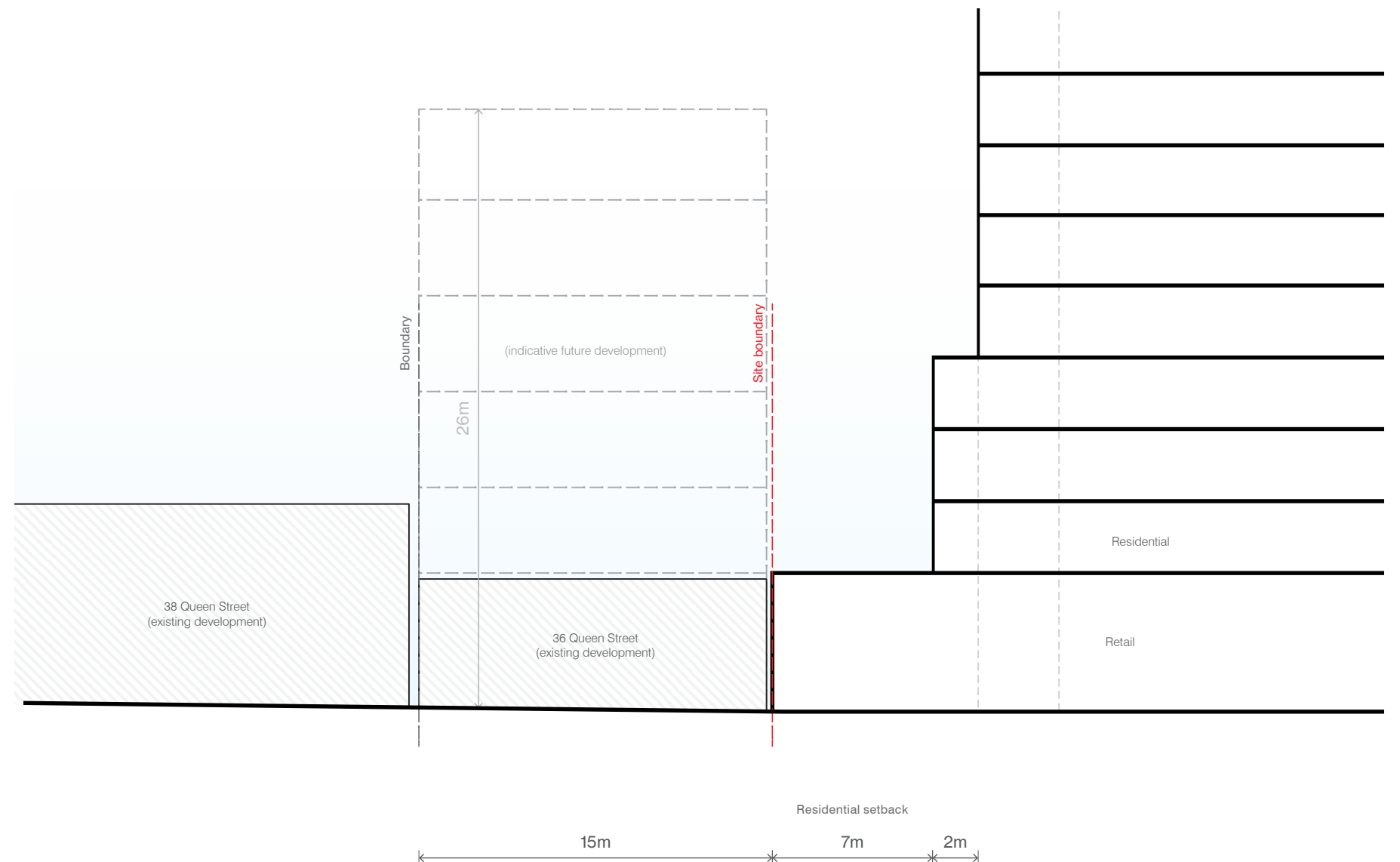
- A proposed 9m setback from Queen Street allows for generous separation to the busy road, allowing for improved activation through public use and landscaping.
- An extended 4m landscape set back can accommodate new trees and landscape, and provides a green buffer between the road and built form.
- A generous 5m footpath and retail frontage area allows for pedestrian amenity, as well as the potential for outdoor activity that engages with Queen Street.
- The proposed development maintains a 5-storey street wall, with retail at the street level and residential uses above.
- A further 3m setback to upper levels reduces visual bulk and overshadowing impacts to adjacent sites.
- The proposed 5-storey street wall remains sympathetic to the scale of existing adjacent development at 3-17 Queen Street (6-storeys). The built form at the northeast of the site is also of a similar scale, with an additional 2 storeys above the street wall.
- A 5m floor to floor height at ground level for retail space provides for amenity and adaptability for future use and fit-out.



Site edges and interfaces

Interface with adjacent development at 36 Queen Street

- The site at 36 Queen Street currently consists of a single storey commercial building (dental clinic), however has development potential up to 26m (approximately 6 storeys), based on the height control. The adjacent section assumes commercial use on that site given the limitations of the site's size in achieving adequate building separation and amenity for residential use.
- Proposed ground floor retail on site extends to the site boundary with zero setback.
- In line with ADG visual privacy design criteria for residential buildings next to commercial buildings, a proposed 7m setback to residential floors at podium level, and a further 2m setback to upper floors of the residential tower (9m setback from the boundary) provides sufficient separation.
- Building cores and service areas are proposed to be located to the southwest facade to address both separation and solar access considerations.
- Any impacted apartments along this facade face north and south, and screening devices on windows can assist with visual privacy.

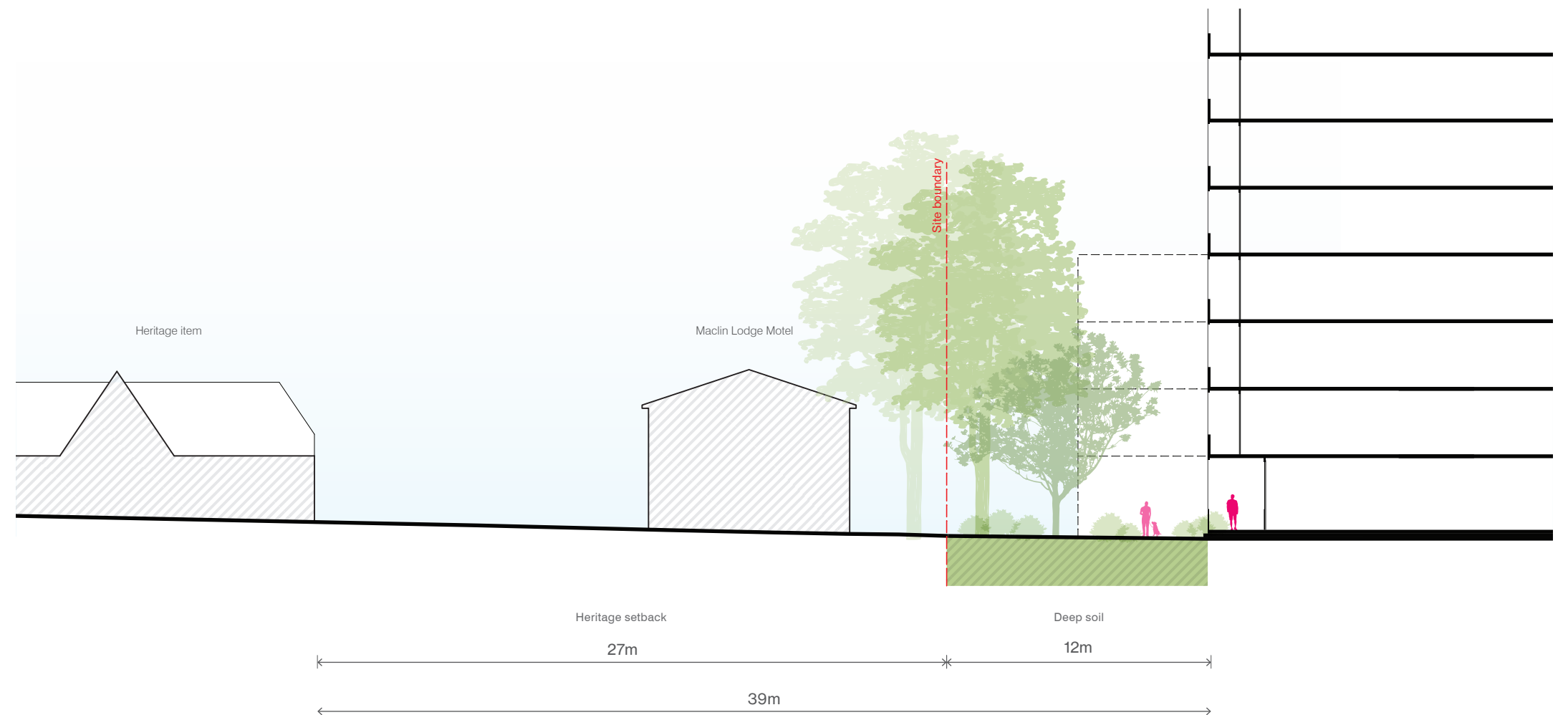


1:250 0 2.5 5.0 7.5 10M

Site edges and interfaces

Interface with heritage item

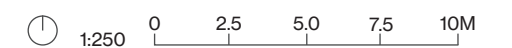
- A heritage building as part of 38 Queen Street sits approximately 27m from the southern site boundary.
- The proposed 12m setback from the boundary ensures adequate separation to the heritage item, which complies with required building separation controls as per the ADG.
- Overshadowing impacts are minimised to the adjacent site through adequate setbacks and separation, and orientation of towers north-south which has a fast-moving shadow (see solar access and overshadowing study in Chapter 5).
- A green buffer within the setback area along the boundary, provides for adequate deep soil for landscaping, planting and the retention of several existing trees.



Site edges and interfaces

Interface with adjacent DA development

- The proposed built form includes a 7-8m setback from the northern boundary. This accounts for a generous deep soil area allowing the retention of existing trees, and additional canopy cover which provides a landscaped buffer to the proposed roadway of 22-32 Queen Street and service/retail areas along that frontage.
- A four storey podium is proposed to provide for an appropriate scale interfacing the roadway and landscaping.
- A further 2m setback to the upper floors of the proposal minimises bulk and provides improved solar access to apartments.



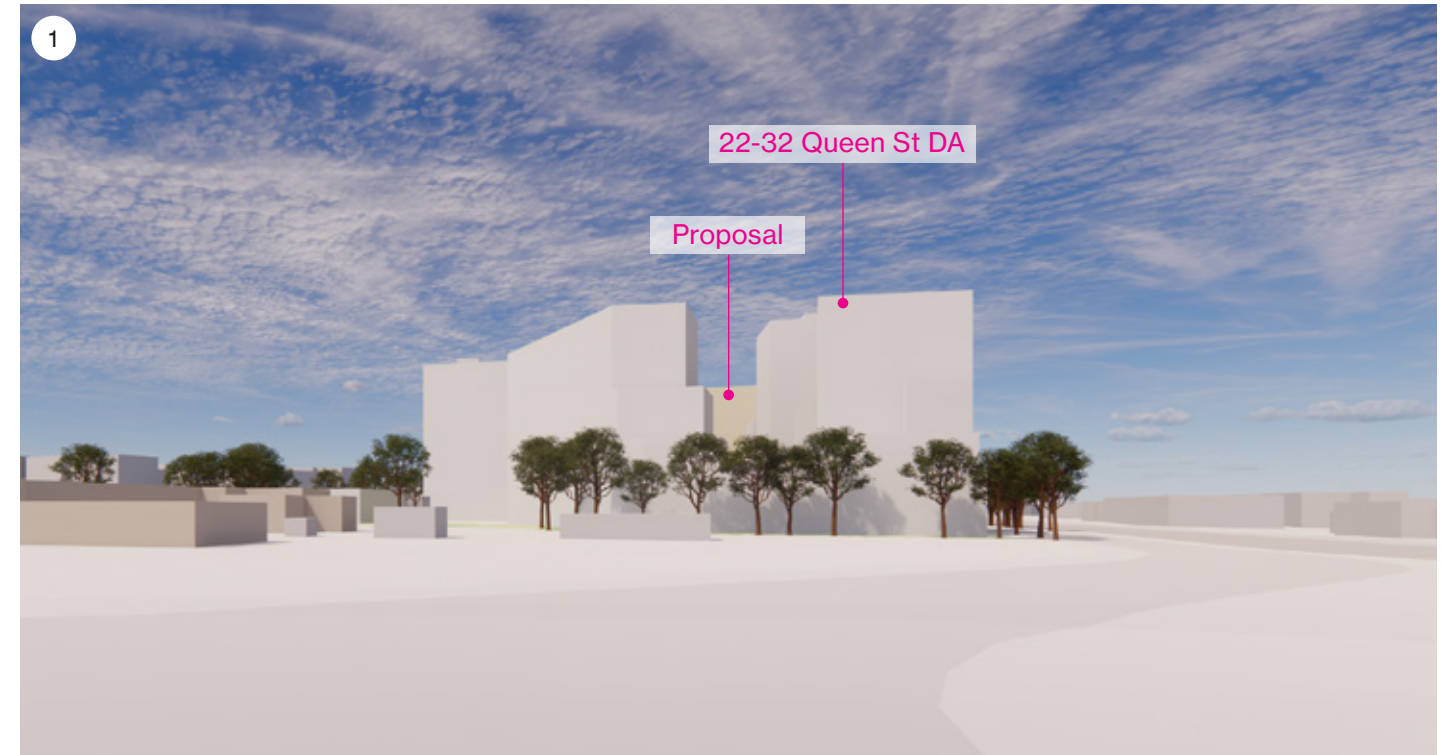
Views and visual impact

The following model views demonstrate the visual impact of the proposed development from key street views, as well as views from adjoining sites. Key findings from the view study include the following:

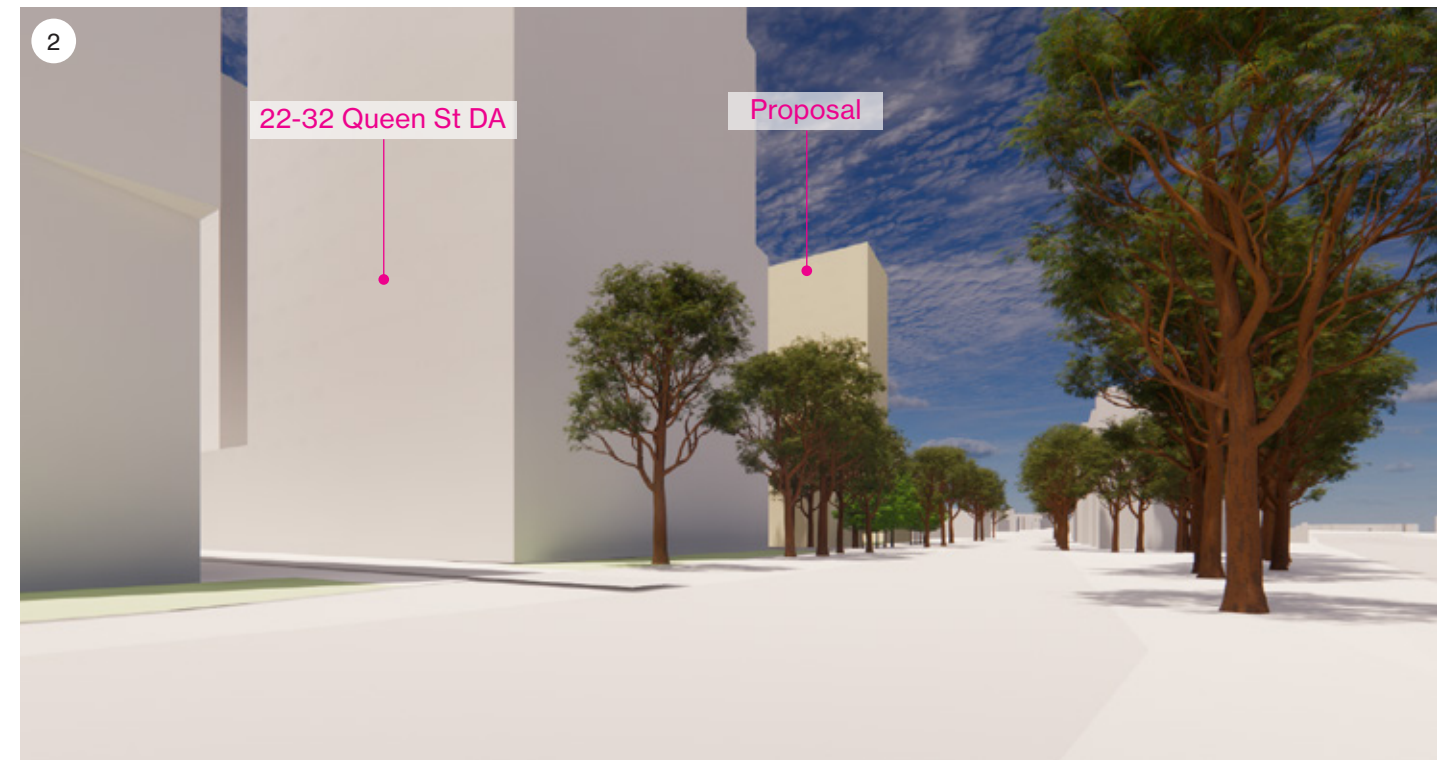
- The visual impact is minimal from the northeastern approach into Campbelltown, particularly from Campbelltown Road, since the adjacent proposed development at 22-32 Queen Street sits in front of the site and is more prominent within the view.
- The proposal can be seen in an emerging cluster of taller development (7-15 storeys) from the southwestern approach to the site. The built form and height approach to the site minimises scale and bulk through:
 - A distinct difference in height between building elements; two tall elements at 15 storeys, and shorter elements at 7-8 storeys.
 - Generous separation between tall elements including approximately 52m between the two 15-storey towers proposed, as well as approximately 58-70m between the tower elements and the proposed built form on the adjoining site.
 - The 15-storey built form along Queen Street marks the site, while the second tall element is set back to the rear of the site, where the visual impact from the street is reduced.
 - A generous 9m setback along Queen Street, and further 3m setback above the 5-storey street wall, reduces visual bulk from the street.
 - Retail activity at the ground floor on Queen Street and the adjoining open space draws attention to the lower levels of the building.



View location plan

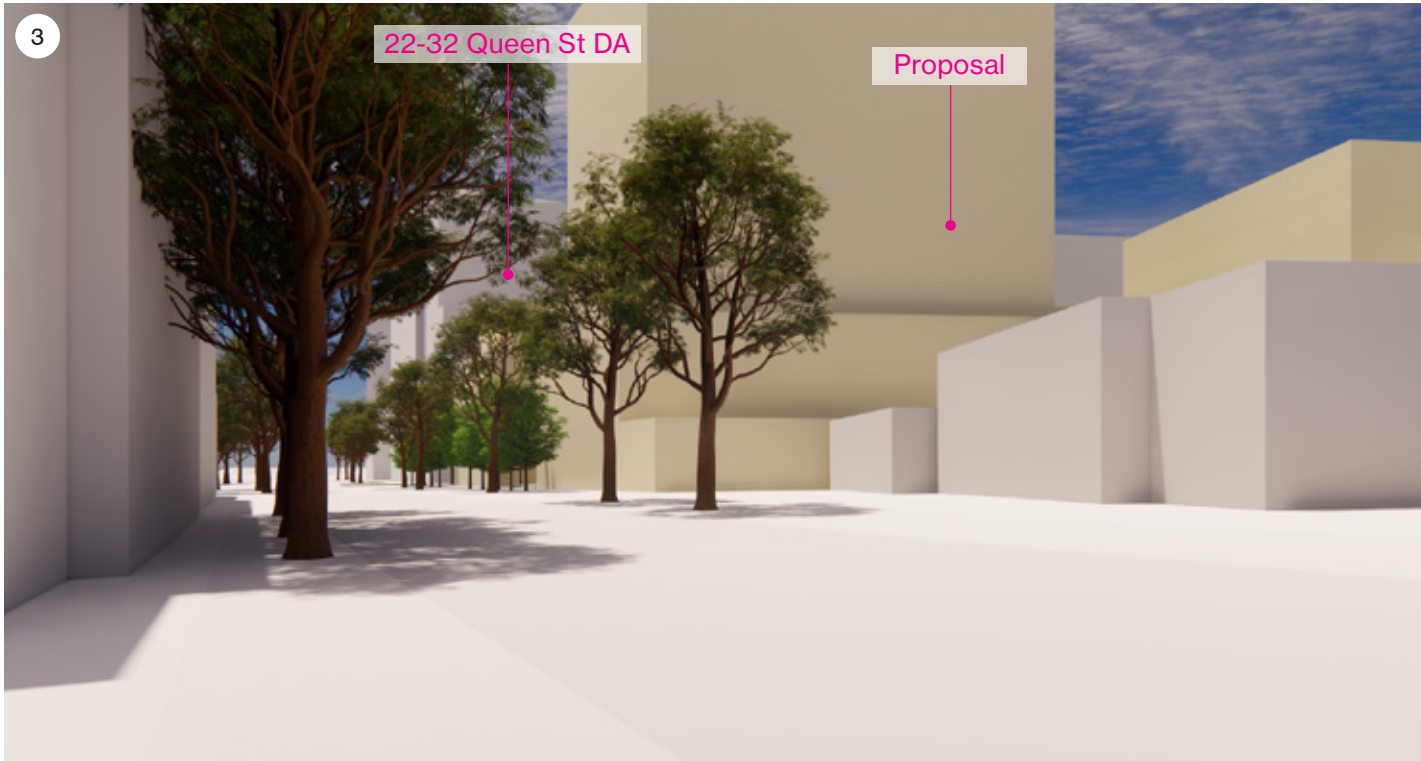


View from the intersection of Campbelltown Road and Queen Street looking southwest



View from Queen Street looking southwest

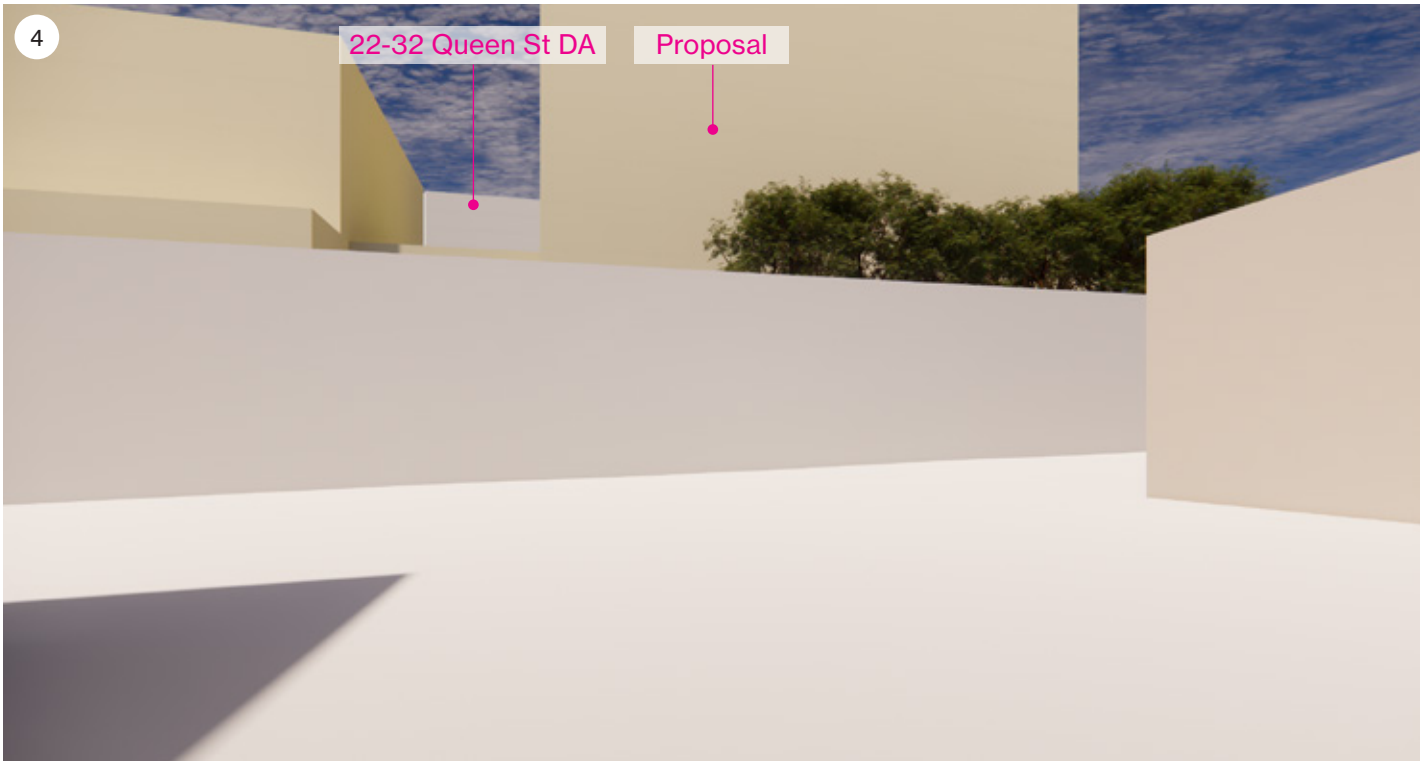
Views and visual impact



View from Queen Street looking northeast



View from the grounds of the Campbelltown Performing Arts High School



View from 38 Queen Street, adjacent to the heritage item

CHAPTER

5

ASSESSMENT

Introduction

The proposed design is compliant with key objectives of the Apartment Design Guide, as described through this chapter.

This section outlines the relevant ADG criteria for the proposal:



Solar access

Open space

- Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter)

Apartments

- Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter.
- A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter

Note: As a high level exercise, the proposal has been tested at 1 minute intervals and based on massing models rather than detailed floorplates. Typical floorplates and apartment layout have been considered as part of this assessment.



Cross ventilation

- At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.
- Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.
- Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.
- Courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation

Solar analysis

Sun-eye views

Perspective views from the projection of the sun, between the hours of 9am and 3pm, provide an understanding of solar access to the proposal and impact to surrounding context. These views are captured over the winter solstice (June 21), where the sun is lowest in the sky, and representing the 'worst case scenario' in terms of solar access.

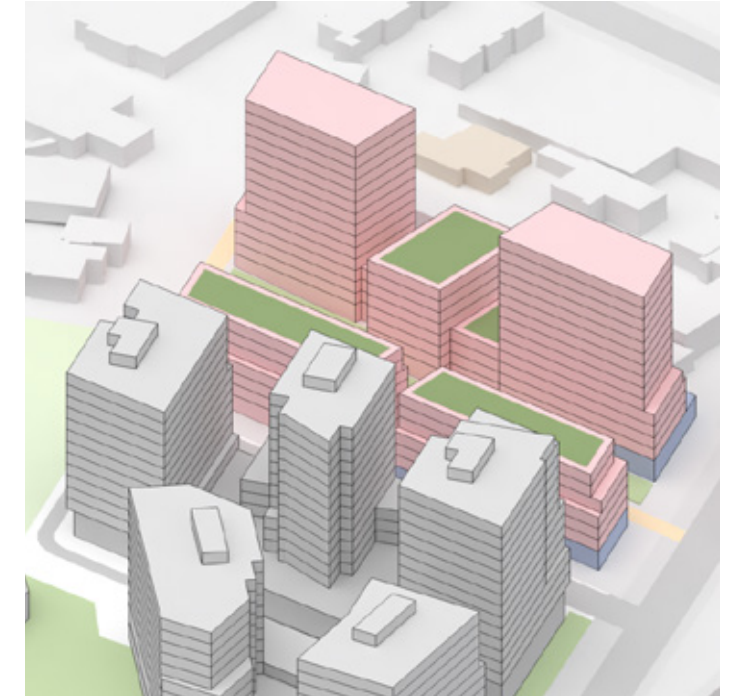
Generally, due to the site's orientation the potential overshadowing impact is greatest in the morning, particularly on the central open space. From 12pm both the apartments and central open space achieved good solar amenity outcomes.



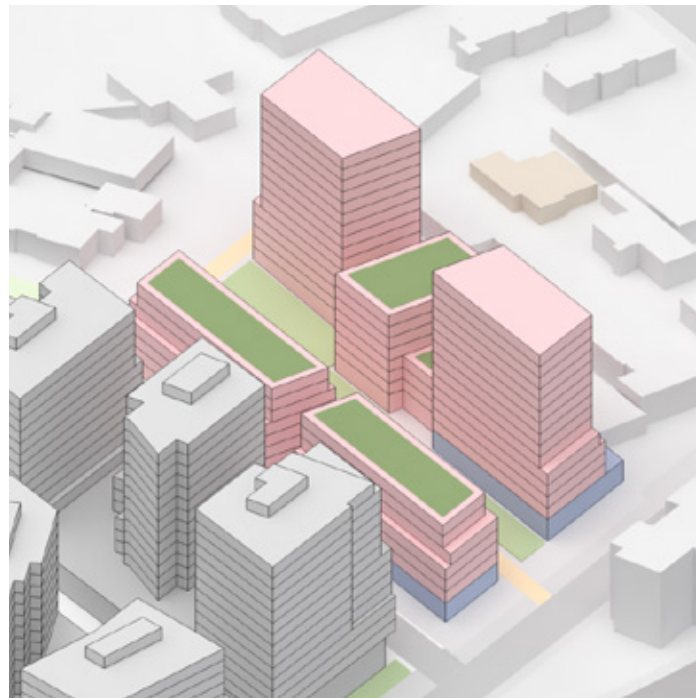
June 21 9am



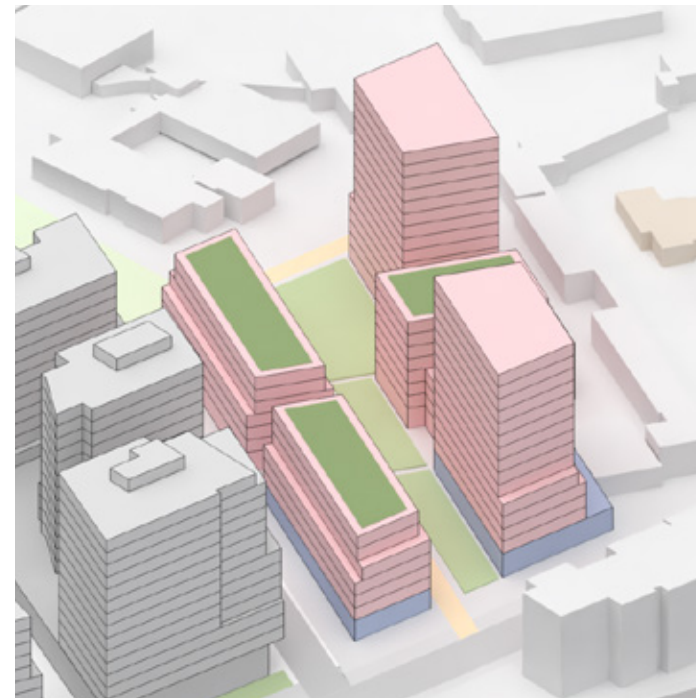
June 21 10am



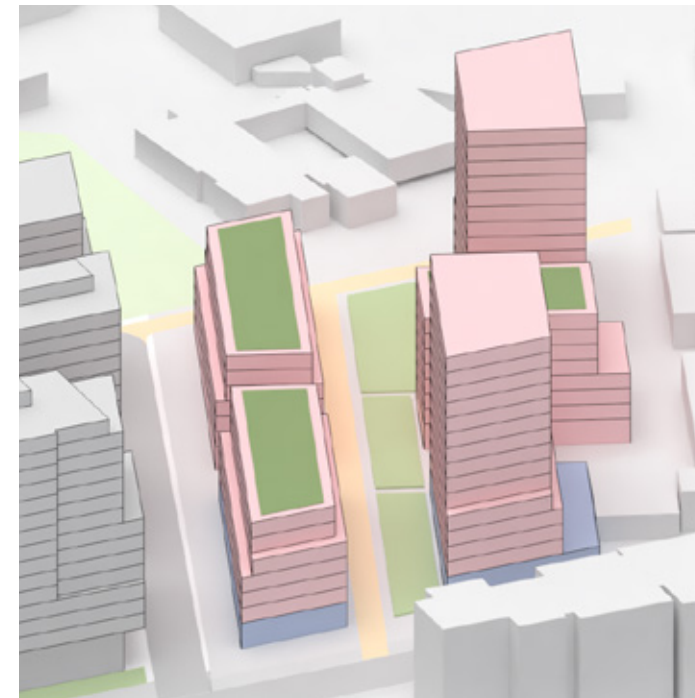
June 21 11am



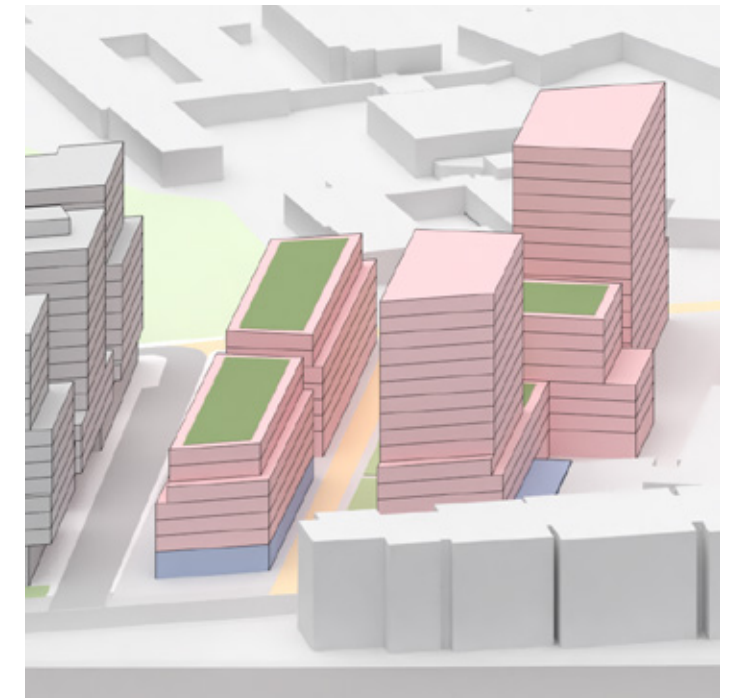
June 21 12pm



June 21 1pm



June 21 2pm



June 21 3pm

Solar analysis

Legend

Site boundary

Open space areas (ground + roof tops)

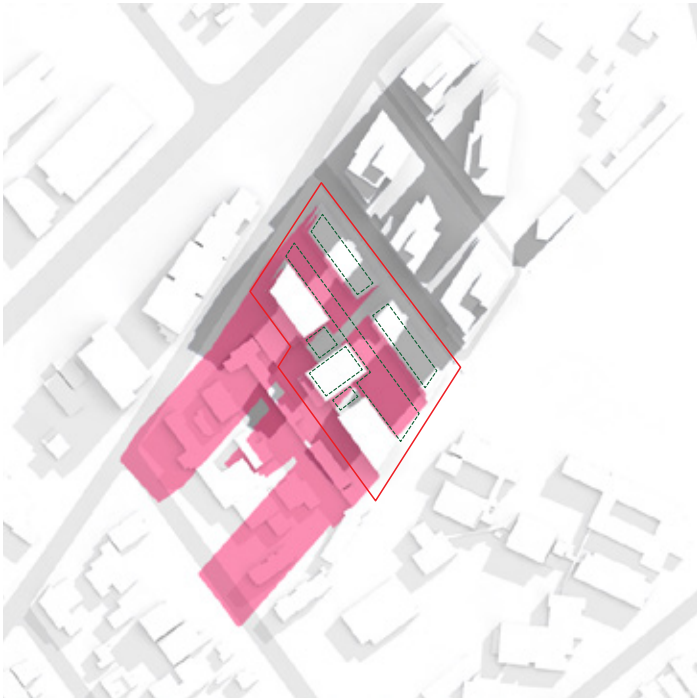
Shadows of proposed on site

Shadows of proposed development at 22-32 Queen St

Shadows surrounding context

Overshadowing analysis - winter solstice (June 21)
This study illustrates the overshadowing impact to the subject site and surrounding existing and proposed development between 9am and 3pm on June 21.

- Summary**
- Overshadowing impacts caused by the proposal and the adjoining proposed development occur mainly in the morning. During the afternoon impact is reduced.
 - The proposal does not considerably impact on future development on the adjacent motel site. From 10am the main frontage of the heritage item is in full sun. From 12pm there is minimal to no impact to most of the site.
 - The school open space areas are generally not impacted by overshadowing from the site.
 - Slender north-south towers (maximum 20-22m width) ensure a fast moving shadow that reduces the overshadowing impact on surrounding areas.



June 21 9am



June 21 10am



June 21 11am



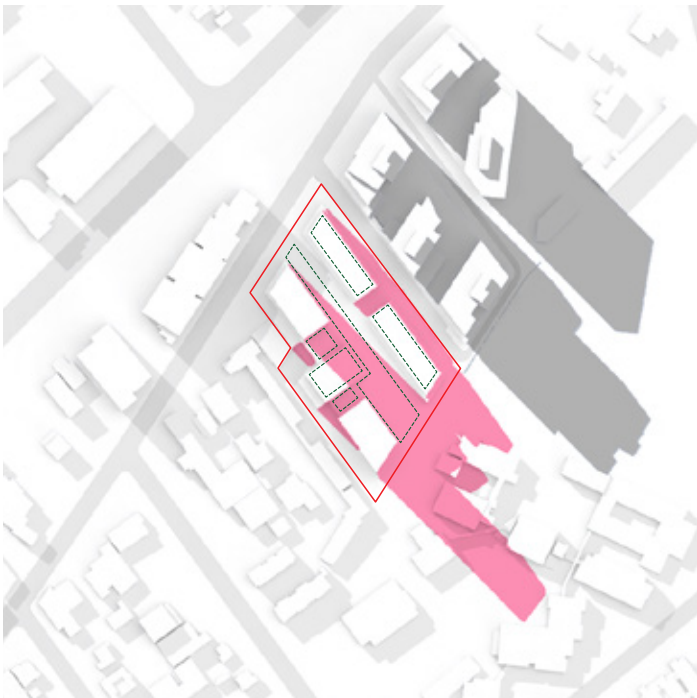
June 21 12pm



June 21 1pm



June 21 2pm



June 21 3pm

Solar analysis

Overshadowing analysis - autumn equinox (March 21)

This study illustrates the overshadowing impact to the subject site and surrounding existing and proposed development between 9am and 3pm on March 21.

Summary

- As shown over the autumn equinox, additional overshadowing of the proposed development has minimal impact to open space within the site, and to surrounding, adjacent sites.

Legend

Site boundary

Open space areas (ground + roof tops)

Shadows of proposed on site

Shadows of proposed development at 22-32 Queen St

Shadows surrounding context



March 21 9am



March 21 10am



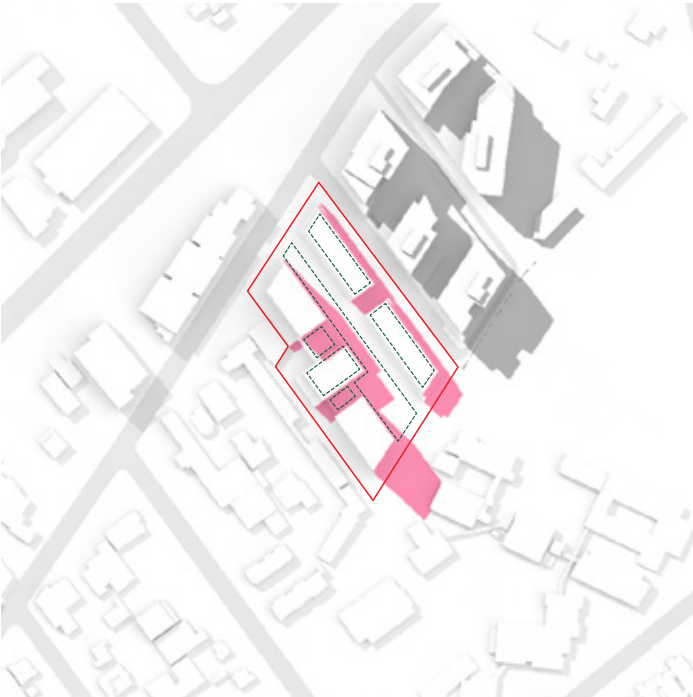
March 21 11am



March 21 12pm



March 21 1pm



March 21 2pm



March 21 3pm

Solar analysis

Solar access to communal open space - winter solstice (June 21)

This heatmap analysis describes the number of hours of sunlight to the proposed communal open space areas within the subject site, assessed between 9am and 3pm on June 21.

Key outcomes

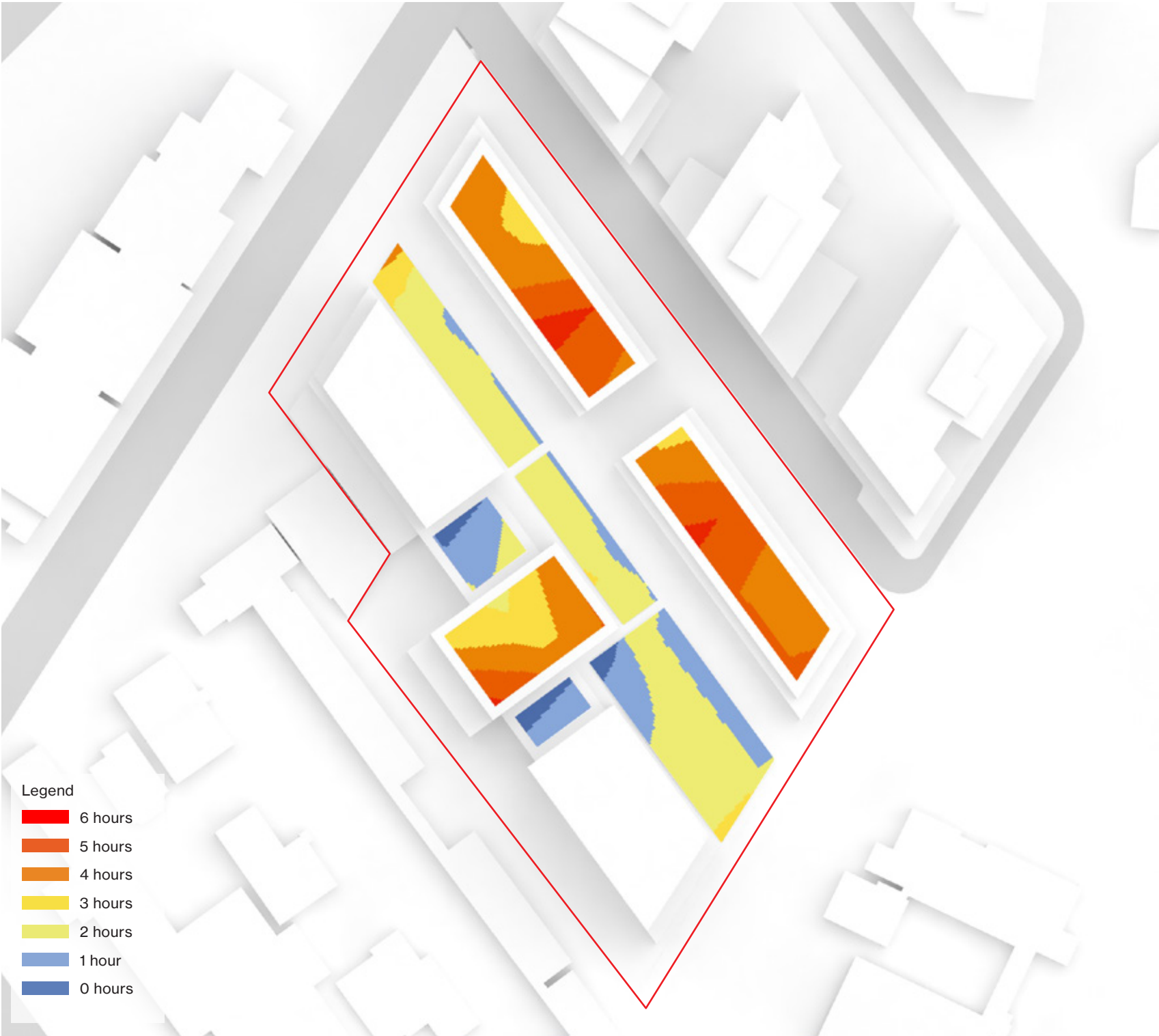
- Proposed built form is limited in height at 7-storeys to the northeastern boundary to maximise solar access to the central linear open space.
- Approximately 44% of proposed open space is located at ground level. Of this, 77% achieves a minimum of 2 hours sunlight between 9am and 3pm.
- Of the proposed communal open space at rooftop levels, 87% achieve more than 2 hours of sunlight between 9am and 3pm.

Results

Open space (ground)	77%
Open space (rooftop)	87%
Total	83%

Summary

As shown, the development exceeds the minimum of 50% direct sunlight to the principal usable part of the communal open space, for a minimum of 2 hours between 9 am and 3 pm on 21 June.



Heatmap - number of hours of sun between 9am and 3pm on June 21

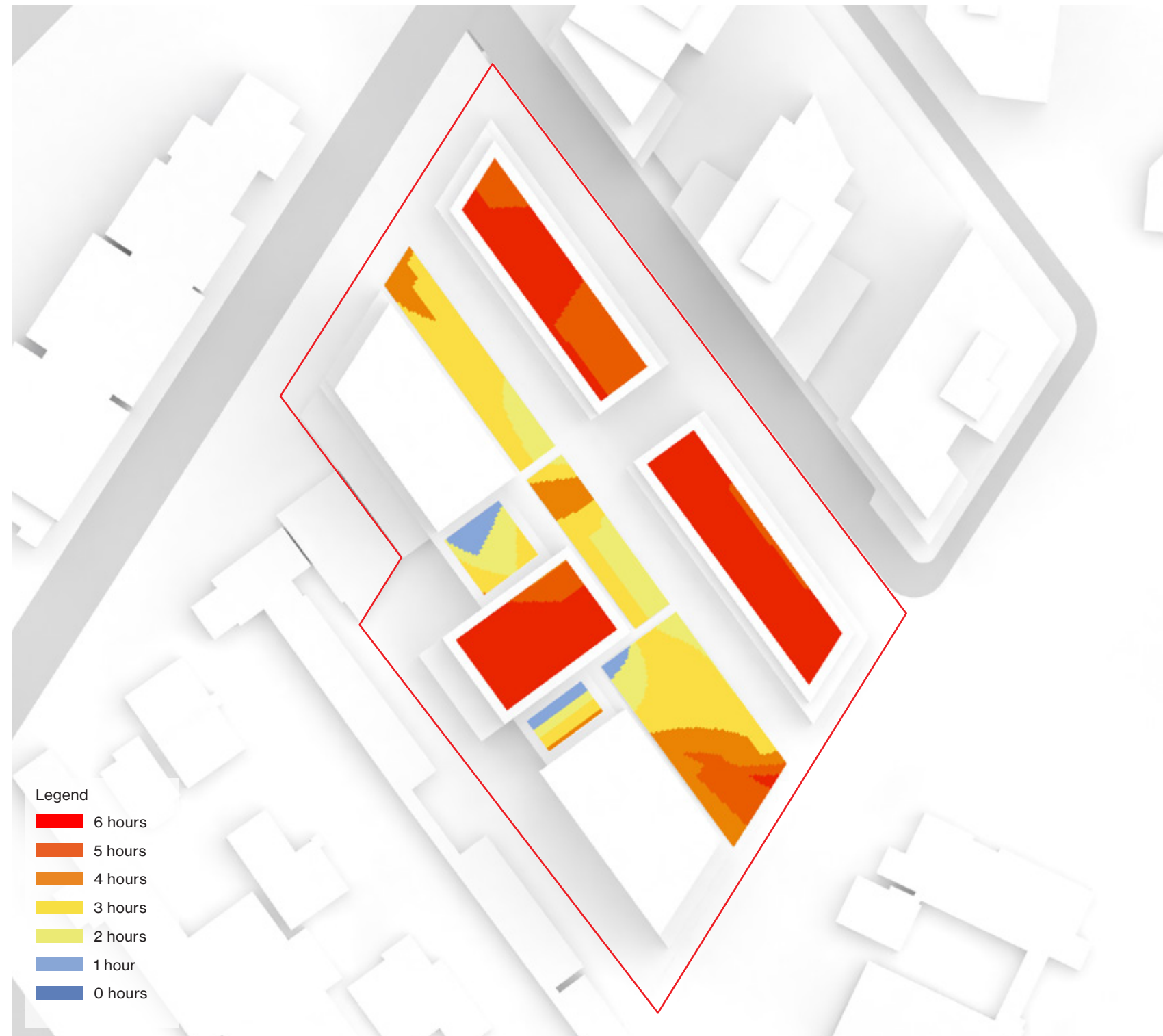
Solar analysis

Solar access to communal open space - autumn equinox (March 21)

This additional heatmap analysis shows the number of hours of sunlight to the proposed open space areas within subject site, assessed between 9am and 3pm on March 21.

Summary

- The principal communal open space achieves approximately 80% direct sunlight for a minimum of 3 hours, and approximately 30% direct sunlight for a minimum of 4 hours between the hours of 9am and 3pm.
- The three principal rooftop spaces are almost in full sun between 9am and 3pm.



Heatmap - number of hours of sun between 9am and 3pm on June 21

Solar analysis

Solar access to apartments - winter solstice (June 21)

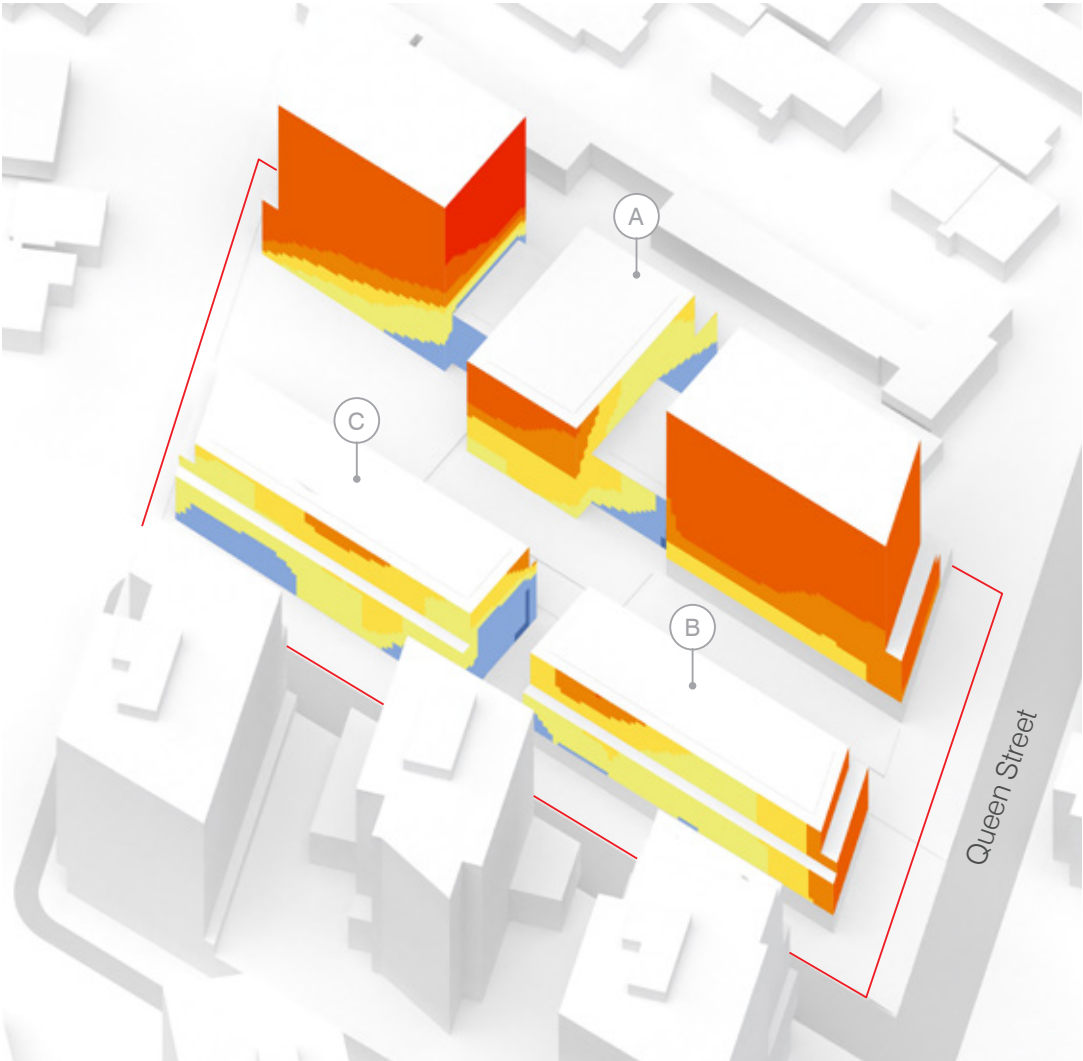
This heatmap analysis describes the number of hours of sunlight to the proposed development facades (as a built form massing), assessed between 9am and 3pm on June 21.

Key outcomes

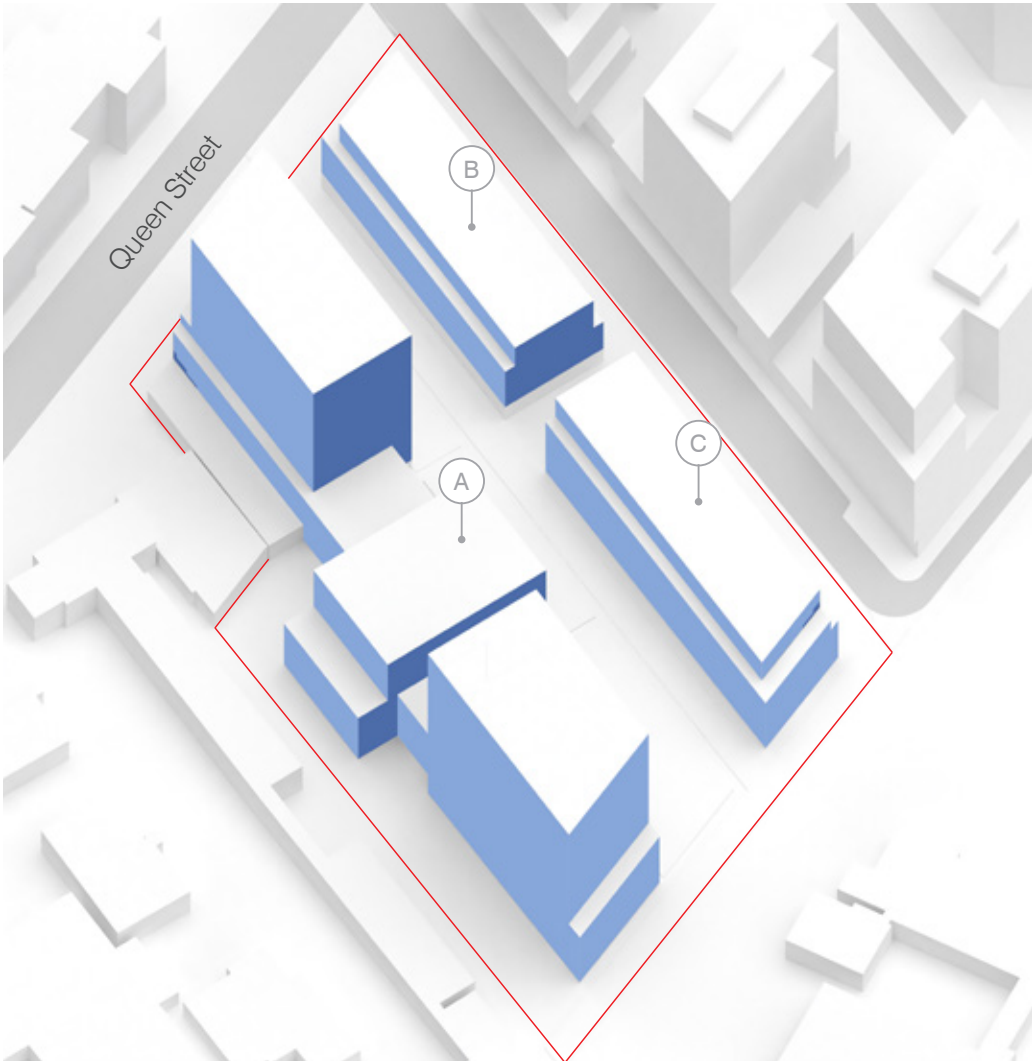
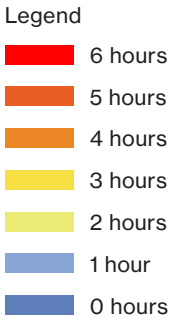
- Given the site's orientation, as well as proposed built form orientation, the northwest and northeast facades generally receives good solar access during mid-winter (majority of apartments receive over 4 hours between 9am-3pm).
- Generally the south and southwestern facades receive under 2 hours of solar access.

A more detailed analysis on the following page describes the solar access to apartments in relation to a typical, indicative floor plan.

Note: heatmap analysis is taken at 1-minute intervals, and relates to the built form massing as shown.



Heatmap - number of hours of sun between 9am and 3pm on June 21



Heatmap - number of hours of sun between 9am and 3pm on June 21

Solar analysis

Solar access to apartments - winter solstice (June 21)

Typical floorplates and apartment layouts have been developed to assess in more detail the number of apartments that can achieve at least 2 hours of solar access between 9am to 3pm on June 21. This assessment is based on the heatmap analysis described on the previous page.

Key outcomes

- Apartments predominantly located to face north/northeast to maximise the number of apartments that can achieve at least 2 hours of solar access during midwinter.
- Where possible, service areas have been located to the south/southwestern side of each block to maximise the number of apartments that are northeast facing.
- 5% of apartments receive no direct sunlight between 9am and 3pm at midwinter.



Results

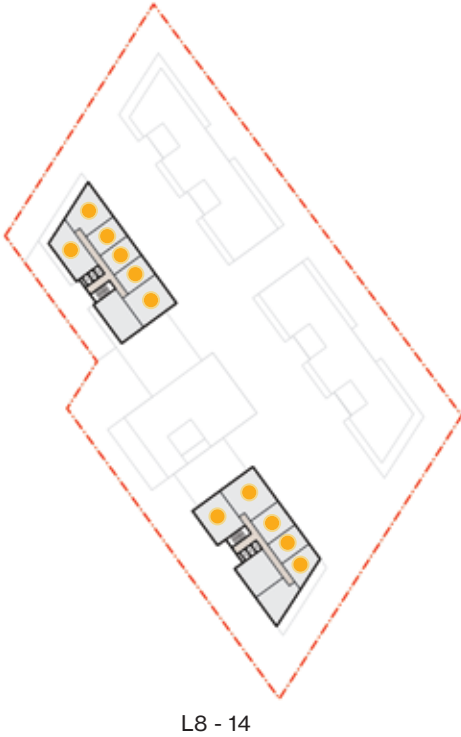
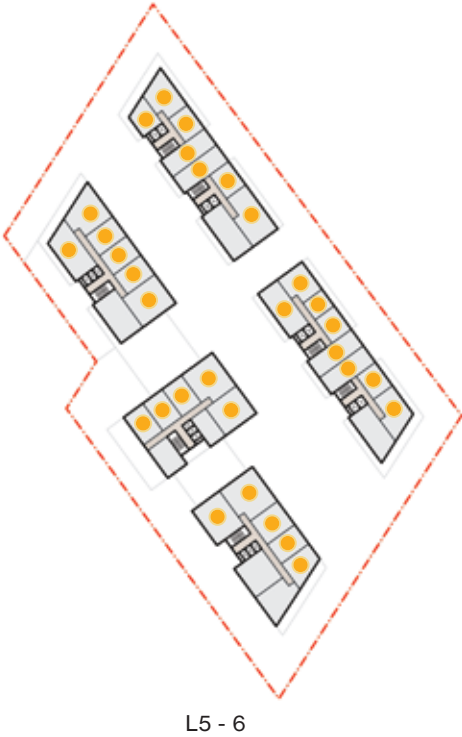
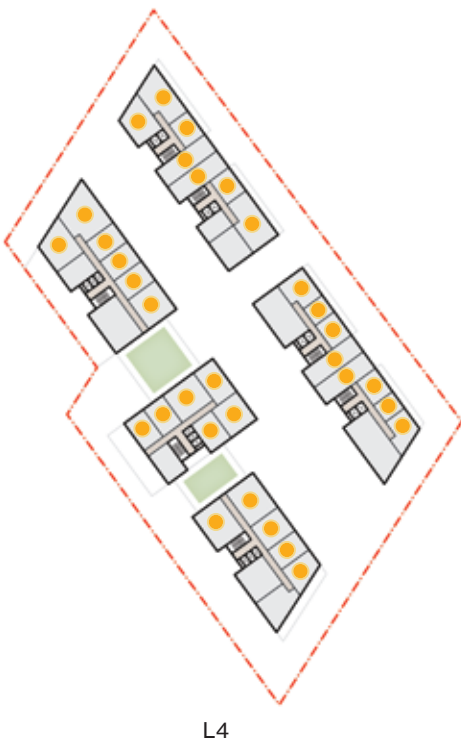
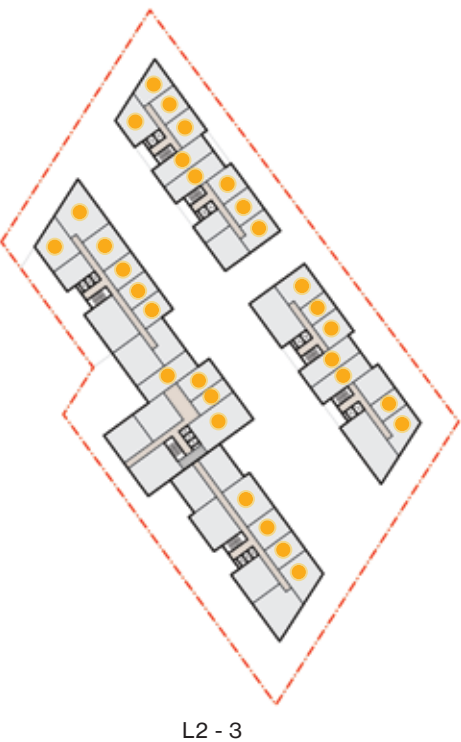
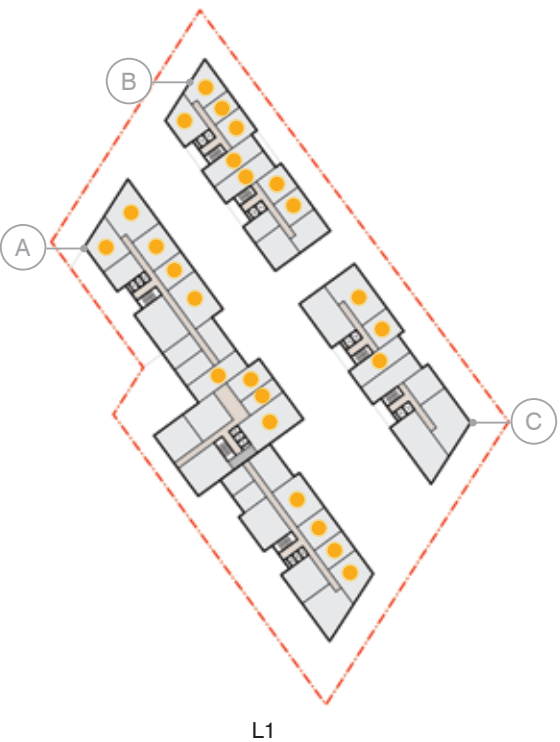
Building A	70%
Building B	81%
Building C	70%
Total	71%

Summary

As shown, apartment layout and mix are optimised to ensure that the proposal complies with the ADG requirement that 70% of apartments for each building receive at least 2 hours of solar access between 9am and 3pm during midwinter.

Legend

-  Site boundary
-  Achieves at least 2 hours of solar access between 9am and 3pm on June 21



Cross ventilation

Cross ventilation

The following cross ventilation assessment is based on typical floorplate and apartment layout.

Key outcomes

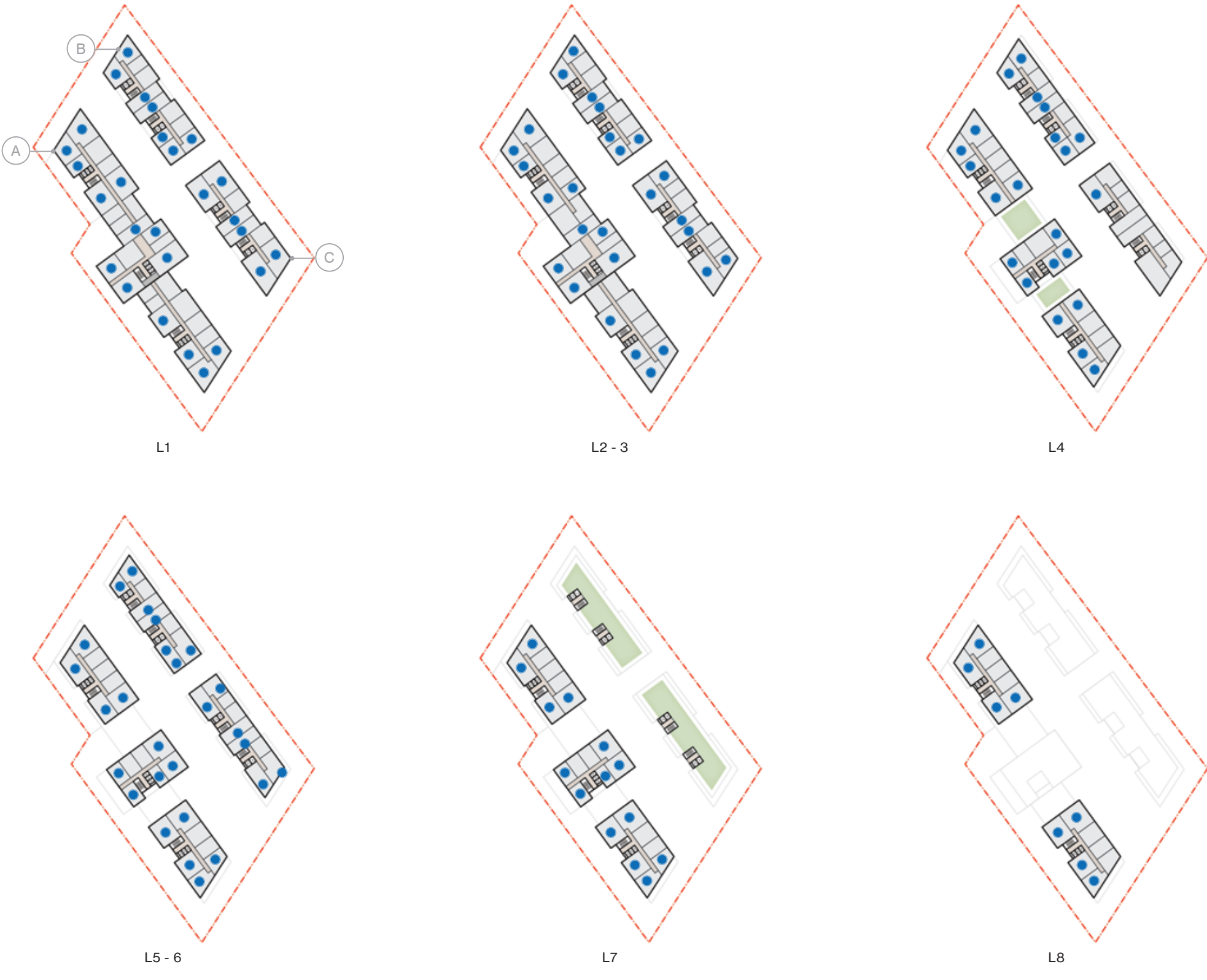
- Corner apartments, dual aspect apartments and ground floor maisonettes maximise cross ventilation opportunities.
- In accordance with the ADG, overall depth of a dual aspect apartment is limited to 18m, to allow for natural airflow.
- Core location and layout allows for indentations in the building that can provide for cross ventilation to corner apartments. As per the ADG, building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation.

Results

Building A	65%
Building B	69%
Building C	66%
Total	66%

Summary

Built form and apartment layout can be optimised so that at least 60% of apartments are naturally cross ventilated within each building.



- Legend
- Site boundary
 - Achieves natural cross ventilation requirements

CHAPTER

5

OUTCOMES AND RECOMMENDATIONS

Summary of proposal and outcomes

This rezoning proposal can support positive renewal outcomes that can enable precinct-style redevelopment that transforms the role, character and attractiveness of the northern end of Queen Street, while achieving broader strategic growth objectives.

The master plan has the potential to provide a significant housing offer, high amenity open space and landscape, as well as retail/non-residential opportunities that attract people to the precinct.



Dwellings and built form

- Approximately 395 new homes at a strategically appropriate density, within a 10-15 minute walk of the station and the main street.
- A broad apartment mix consisting of studio, 1-bed, 2-bed, 3-bed and 4-bed apartments that supports diverse housing needs.
- Meets the SEPP 65 Apartment Design Guide with relation to building separation, solar access and cross ventilation.
- A balanced built form height and scale approach that can deliver a large amount of new homes, while being responsive to the existing and future built form context.



Open space and landscape

- Provision of approximately 3,680sqm of communal open space.
- Generous, high amenity open spaces for residents and the wider community.
- Publicly accessible open space at the Queen Street frontage that can complement the retail offering, provide increased amenity and attract the wider community to the precinct.
- Generous landscaped front setbacks that will contribute to transforming the character and amenity of Queen Street.
- Deep soil and tree canopy that exceeds local target.



Connections

- Encourages walkability through instigating improved pedestrian amenity along Queen Street.
- Generous linear open space and connections through the site that prioritises pedestrians and provides clear access and address.
- Publicly accessible connections to adjoining sites, including to the adjacent proposed development.



Retail and services

- Approximately 2,000sqm of retail and non-residential uses that both attracts people the precinct to stay and dwell, as well as provide general retail and services that supports the everyday needs of the local community.

Key LEP recommendations

The proposed amendments to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) are as follows:

- Land use: B4 Mixed Use retained at the front portion of the site, amendment to R4 High Density Residential at the rear portion of the site.
- Height of building: 2 zones of height; 52m at the southwest half of the site, 29m at the northeast of the site.
- FSR: 2.85:1.

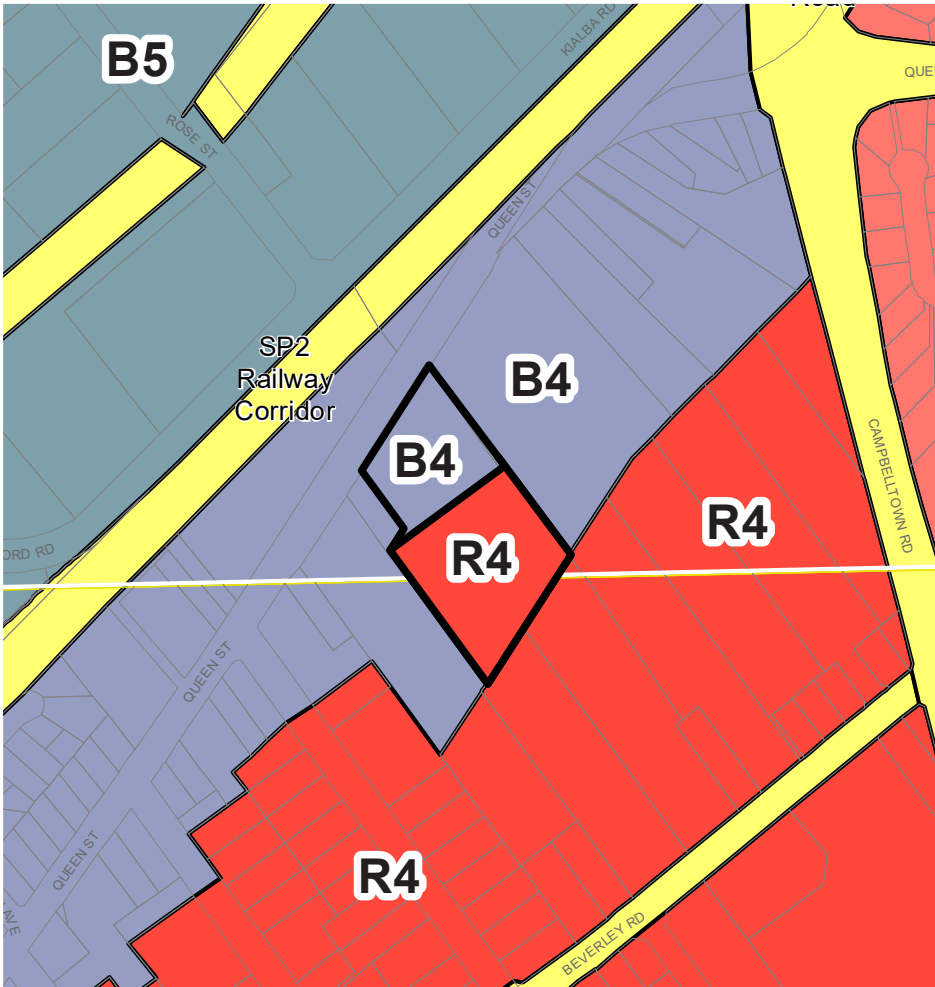
The proposed amendments to the LEP control maps are shown on the following page.

DCP Controls

DCP controls are included in a site-specific DCP and will address matters such as:

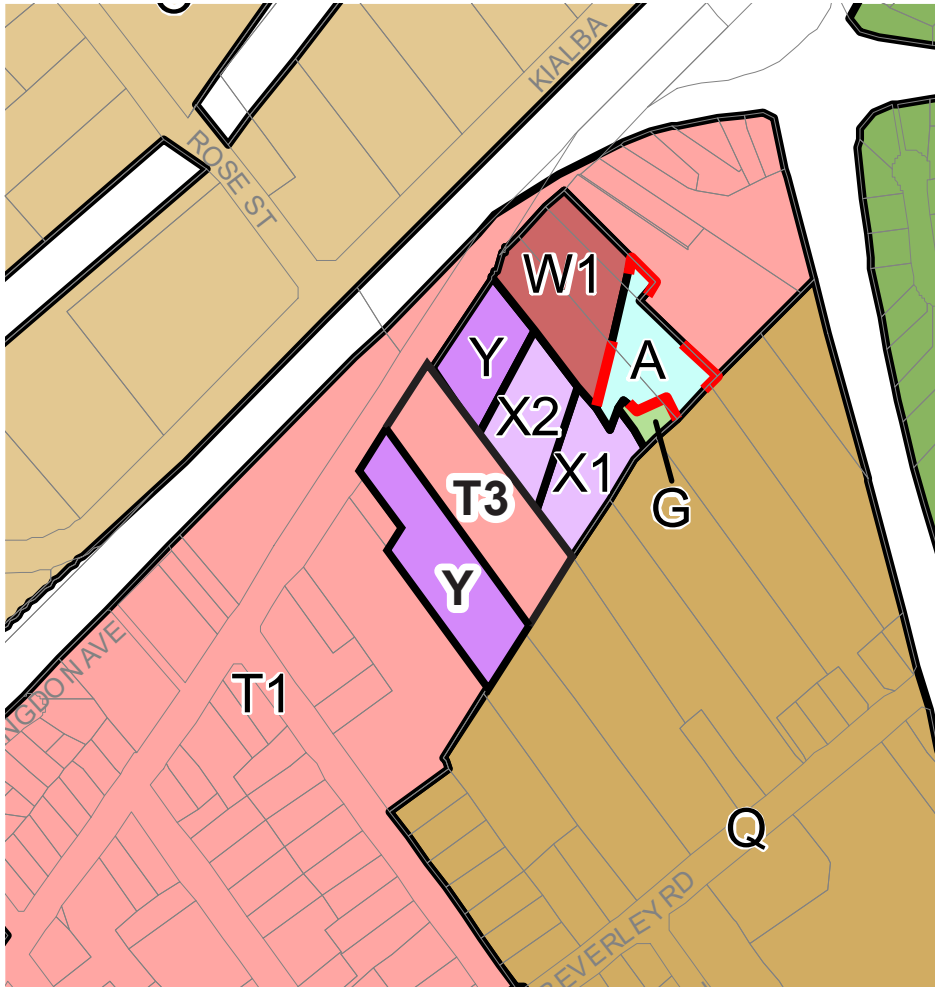
- Built form including heights in storeys;
- Setbacks;
- Active frontages;
- Landscaping and open space; and,
- Access and movement.

Proposed LEP amendments



Proposed amendment to the LEP land use map

- Legend
- Site boundary
 - B4 Mixed Use
 - B5 Business Development
 - R4 High Density Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - SP2 Infrastructure



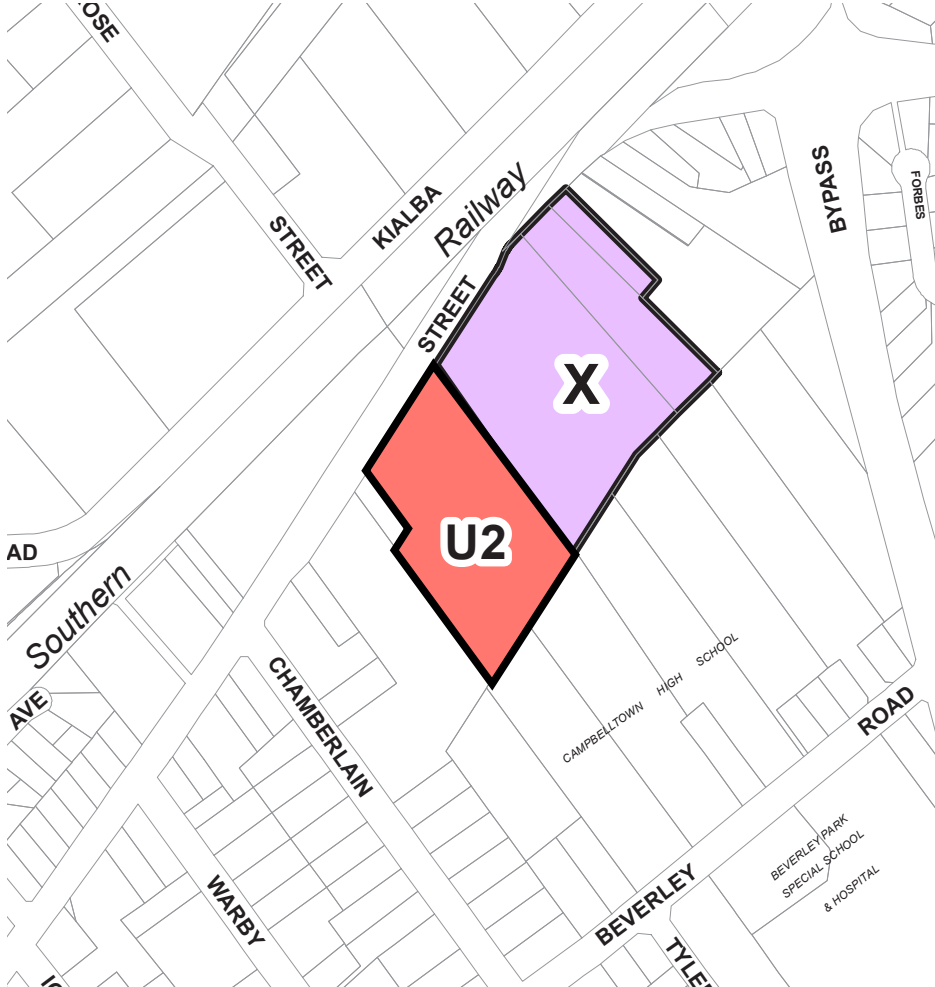
Proposed amendment to the LEP height of building map

- Legend
- | | |
|----|------|
| T1 | 26m |
| T3 | 29m |
| W1 | 42m |
| X1 | 45m |
| X2 | 49m |
| Y | 52m |
| A | 1.5m |
| G | 7m |
| J | 9m |
| O | 15m |
| Q | 19m |

Note
Assumptions in calculating heights include:

- Approximate 1m allowance for flood mitigation
- 4.5m ground floor height
- 3.1m floor to floor per residential storey
- 4.7m for structures and plant/lift overrun for <8 storeys (allows for occupiable roof/roof top garden
- 2m for plant/lift overrun for >8 storeys

The base calculations have been rounded to the nearest metre or in some cases to a height designation existing in the LEP.



Proposed amendment to the LEP floor space ratio map

- Legend
- Site boundary
 - U2 2.85:1
 - X 4.2:1



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34 QUEEN STREET

Addendum to the Urban
Design Report



CAMPBELLTOWN

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Project and report	34 Queen Street Campbelltown Urban Design Addendum report	
Date	April 24, 2024	
Client	H&R Properties	
Document no.	K:\220259.00\Docs\C_Client\C05_REPT	
Version and date issued	Issue A (Draft to Client) - 19/04/24	Approved by: JT
	Issue B (Issue to Council) - 24/04/24	Approved by: JT
	Issue C (Final issue) - DD/MM/YY	Approved by:
Report contact	Jenina Tolentino Associate, Urban Design	
This report is considered a draft unless signed by a Director or Principal	Approved by:	

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Campbelltown
Station

Campbelltown
Town Centre

34 Queen Street



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Project introduction

This rezoning proposal can support positive renewal outcomes that can enable precinct-style redevelopment that transforms the role, character and attractiveness of the northern end of Queen Street, while achieving broader strategic growth objectives

Purpose of this Addendum to the Urban Design Report

Architectus has been engaged by Arben Management on behalf of H&R Properties, the owner of the subject site located at 34 Queen Street, Campbelltown, to develop a vision and master plan for the site in support of a planning proposal submission.

An urban design report describing the proposal was prepared in 2023 following an iterative design process and collaboration with a project team of urban designers, planners and technical experts, as well as consultation with Campbelltown City Council (Council) and participation in the Campbelltown Design Excellence Panel process.

This report is an Addendum to the urban design report following Council feedback, and describes a revised concept for the site. This Addendum should be read in conjunction with the urban design report.

Structure of this report

This report is an Addendum to the urban design report and describes the revised concept:

- Master plan and development summary
- Ground floor plan
- Open space and landscape concept
- ADG assessment - solar access to communal open space
- Land dedication
- Proposed LEP amendments

Key outcomes

The master plan described within this report has the potential to deliver:

- Approximately 398 new homes at a strategically appropriate density, within a 10-15 minute walk of the station and the main street.
- Approximately 4,470sqm open space for residents and the wider community.
- Deep soil and tree canopy that exceeds local target.
- Approx. 1,800sqm of local retail and non-residential uses that provide important services and amenities for the local community.
- Publicly accessible connections to neighbouring sites, including the adjacent future development.
- High quality design.

Proposed LEP amendments

A summary of proposed amendments to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) are as follows:

- Land use: MU1 Mixed Use retained at the front portion of the site, amendment to R4 High Density Residential at the rear portion of the site.
- Height of building: 2 zones of height; 52m at the southwest half of the site, 29m at the northeast of the site.
- FSR: 2.85:1

A site-specific DCP has also been prepared to guide future development on the site.

REVISED CONCEPT

Master plan

The master plan can deliver:



398 new homes at a strategically appropriate density, within a 10-15 minute walk of the station and the main street



Generous, high amenity open spaces for residents and the broader community



Deep soil and tree canopy that exceeds local target



Approx 1,800 sqm of local retail and non-residential uses that provide important services and amenity for the local community



Publicly accessible connections to the adjacent approved development and potential future redevelopment to the west



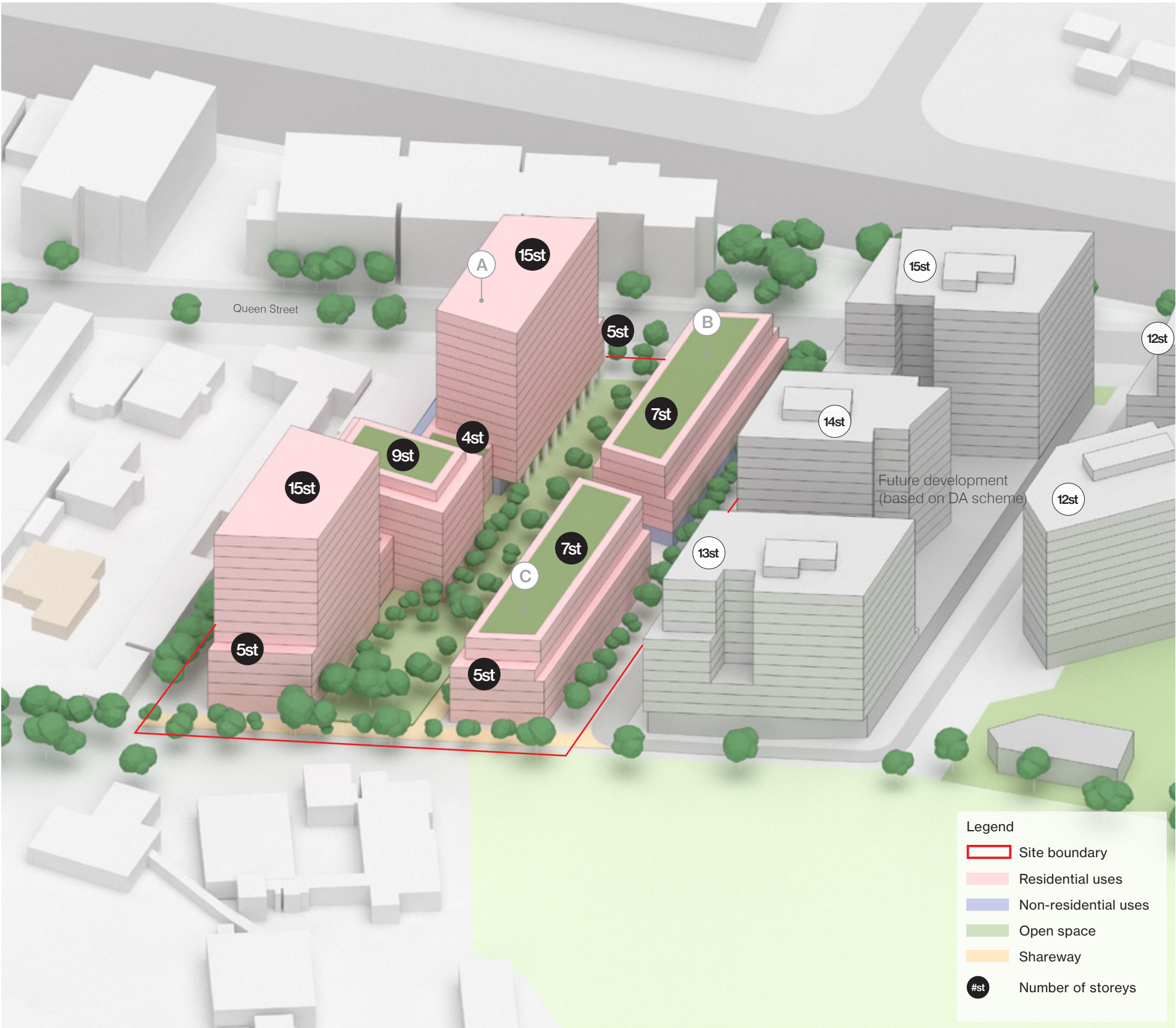
High quality design



Master plan

The proposed outcomes and parameters of the master plan are summarised below.

Development summary	
Site area	13,154sqm
FSR	2.85:1
Total GFA	37,430sqm
Non-residential GFA	1,865sqm
Residential GFA	35,565sqm
No. of apartments	398 apartments
Building height	Varying across site, maximum 52m (15 storeys) at the southwest portion of the site and maximum 29m (7 storeys) at the northeast portion of the site Street wall height - 5 storeys, general 'podium' 4-5 storeys
Setbacks	<u>Front</u> - 9m up to 5 storeys, additional 3m setback above street wall. Potential 3m land dedication adjacent Queen St. <u>Side</u> - as per ADG separation and visual privacy criteria (min 6m for residential uses, min 9m for greater than 4 storeys). Zero setback for non-residential uses on the southwestern boundary. <u>Rear</u> - 9m up to 5 storeys, additional 3m setback for upper levels
Site coverage	45%
Communal open space	34% or 4,470sqm total including 2,660sqm at ground, 1,810sqm on rooftops (ADG and DCP target 25%)
Deep soil	25% (ADG and DCP target 15%)
Tree canopy	30% (Greener Places target 25%)



Massing and land uses

Ground floor plan

The Queen Street frontage is activated and more 'public' while the rear of the site delivers great amenity outcomes for new residents

- 1 Generous linear open space through the site with varying character.
- 2 Generous front setback with opportunities for trees, landscape and footpaths, extends and enhances the public domain.
- 3 Internal pedestrian and cycle connection that provides access and address to every building. Potential for shareway to provide vehicle access (see point 4).
- 4 Discreet basement entrance at Queen Street that provides access to servicing and parking for both retail and residential uses. Access point dependent on constraints - traffic and landscape (existing street tree) - to be further investigated. Potential for alternate basement entry/exit (4a) via internal street, that can also support pick-ups and drop-offs and provide a few at-grade car parking spots.
- 5 Opportunity to connect into the proposed street in adjacent DA development, and also instigate future connection to the southwest.
- 6 Ground level retail/non-residential tenancies at the Queen Street frontage e.g. cafes, bakery, florist, pharmacy, medical centre, small IGA/foodworks, medical centre, gym etc. A colonnade along the open space provides a covered walkway and outdoor dining opportunities.
- 7 Opportunity for ground floor and maisonette apartments with front gardens and a landscape outlook. Ground floor apartments to include a raised finished floor level (FFL) to address flooding issues as well as provide separation and privacy to communal areas.



Open space and landscape approach

The master plan has the potential to enhance the amenity of the northern end of Queen Street through providing open spaces, landscaping, and increased tree canopy

- ① Linear open space through the site varying in width, approx 16m to 22m, split into three spaces stepping up along the terrain.
- ② Open space to the front of the site is publicly accessible, activated and engages with retail uses, with potential for outdoor dining, as well as a small play space.
- ③ Communal open spaces at the centre and rear of the site, grade separated from the more 'public' space at the front of the site. Potential for green space for passive and informal active recreation, barbecue facilities, seating areas etc. These spaces have a more residential focus, however are still publicly accessible.
- ④ Generous front setback provides opportunities to 'extend' the public domain, including additional trees and landscaping to provide a green buffer to the busy Queen Street. Potential for land dedication to a portion of the setback (See page 21).
- ⑤ Landscaped setbacks within the side and rear setbacks provide opportunities for tree planting.
- ⑥ Communal open space at the rooftops/ above podium with landscape outlook and district views.

Landscape concept plan

1:1,000 0 10 20 30 40 50M

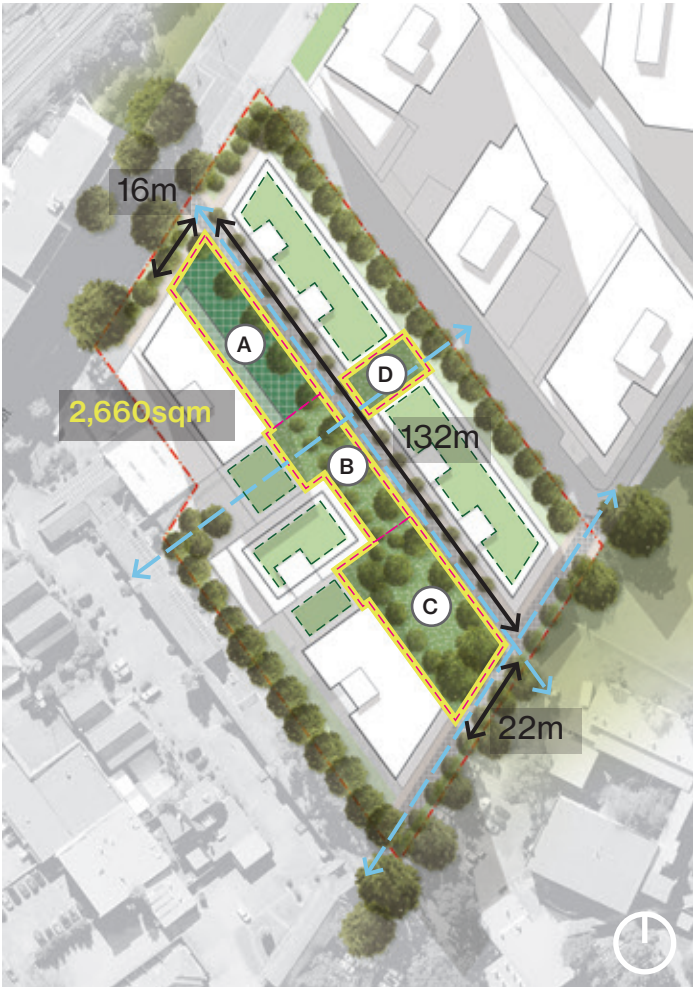
Open space and landscape approach

The proposed scheme provides approximately 2,660sqm principal open space at ground (20% of the site area), and approximately 1,810sqm of rooftop open space (14% of the site area). This provides a total open space of 4,470sqm or 34% of the site area (25% is the target stated in the Apartment Design Guide).

The linear open space allows for visual and physical connections from Queen Street through the site, and creates distinct spaces of varying program/function and character.

The principal open space at ground consists of 4 spaces:

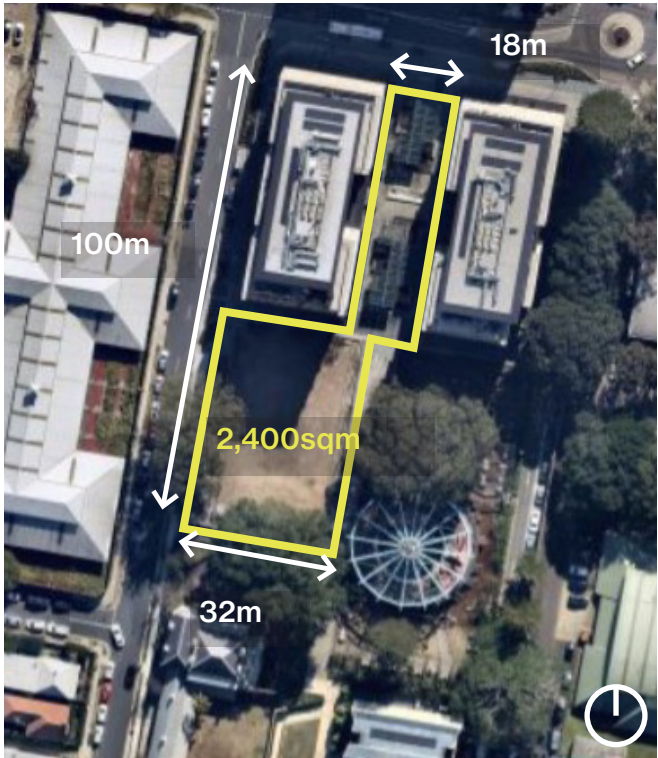
- (A)** 785sqm (approx 16m x 49m)
The northern open space is visible from Queen Street and is a more 'public' plaza-type space that is activated by retail with opportunity for a children's play space. A colonnade adjacent retail uses provides a covered area for outdoor dining.
- (B)** 580sqm (approx 12m x 40m)
The open space in the centre can provide seating and BBQ areas, and landscaping for residents.
- (C)** 1,055sqm (approx 22m x 47m)
The open space at the rear has a more 'private' focus surrounded by residential apartments and will be a grassed area with significant tree planting and landscaping. However this space may also be publicly accessible.
- (D)** 240sqm (approx 12m x 20m)
A landscaped connection that links into the adjacent proposed development, and can also provide a future additional link through the precinct to the heritage site to the south (this portion of the link can be provided as a double height link through the building).



Proposed scheme - open space size

- Legend
- Site boundary
 - Total principal open space at ground
 - # Open space zones (at ground)
 - Rooftop space
 - ↔ Through site links

Similar linear open spaces

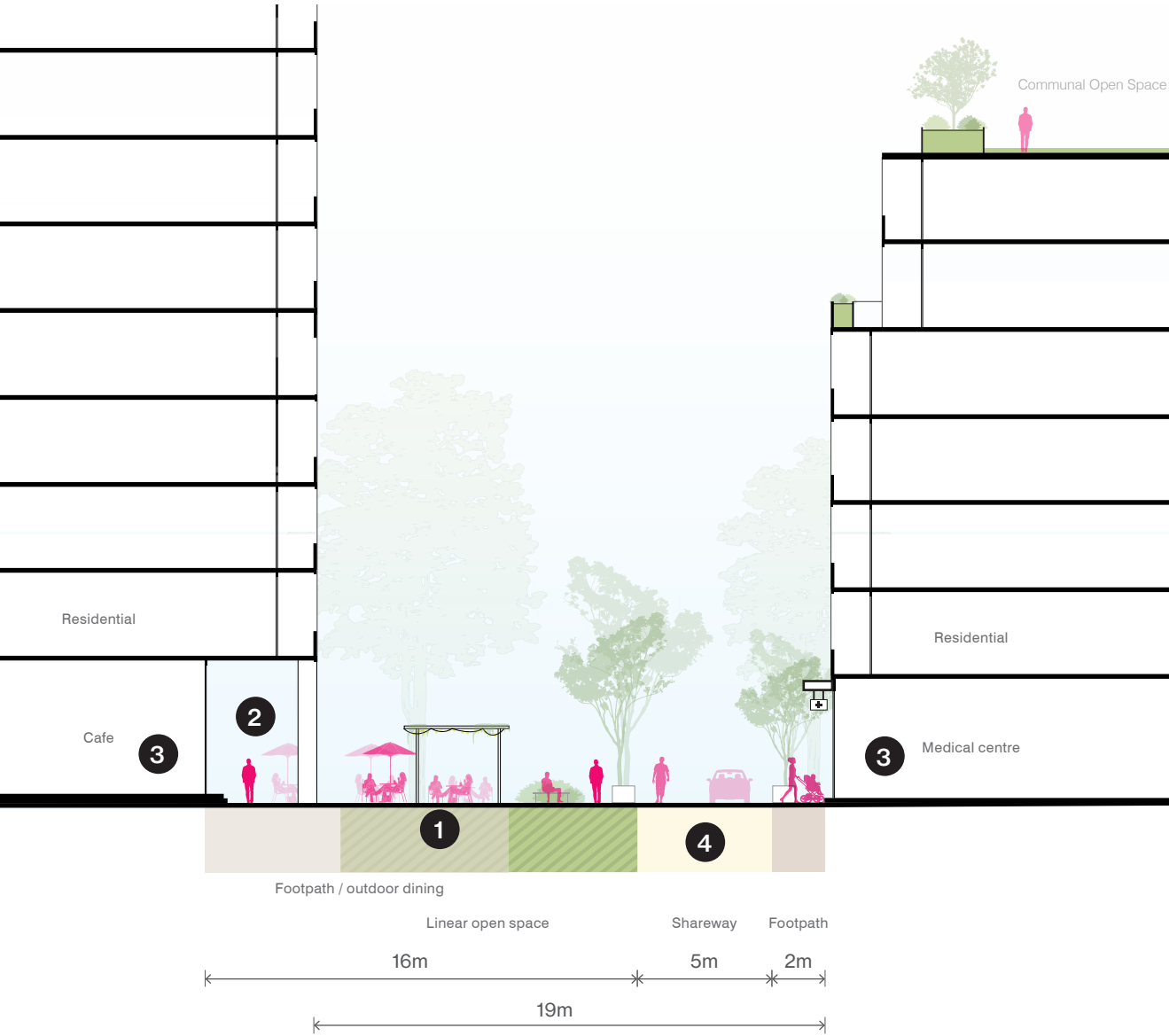


Newmarket, Randwick
Newmarket is an example of a successful recent development on a linear block that consists of a series of open spaces, some publicly accessible open space and some zoned RE1 Public Recreation. The dimensions and scale of the retail plaza with development either side within the Newmarket example is similar to open space 'A' in the proposed scheme.



Hudson Street Park, Lewisham
Hudson Street Park is a publicly accessible open space delivered as part of its adjacent development. While open to the street on three sides, the open space provides a successful example of a linear open space of a similar type as proposed in the scheme for the site. Hudson Street Park provides pedestrian pathways, seating and BBQ areas, a playground and landscaped areas.

Open space and landscape approach



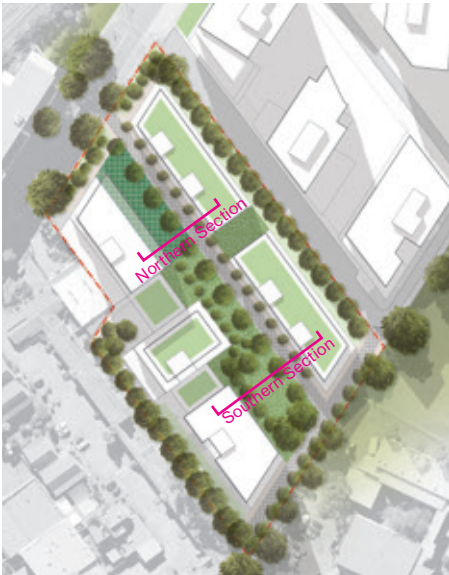
Northern section

- 1 A publicly accessible open space at the north of the site will activate Queen Street and provide opportunities for outdoor dining, seating and a play space.
- 2 Colonnade to expand footpath and provide a covered walkway and area for outdoor dining.
- 3 Retail uses activate the central open space, primarily accessed from the shareway/open space.
- 4 Shareway with continued paving treatment prioritises pedestrian movement, while also allowing vehicle access.



Southern section

- 1 Generous communal open space will provide a grassed area for passive and informal active recreation, seating areas and BBQ facilities.
- 2 Opportunity for deep soil to support tree canopy and low level planting within the green open space.
- 3 Garden apartments and maisonettes front the open space. A raised ground floor provides privacy and separation from the communal open space while also addressing flooding requirements.
- 4 The linear open space is visible from Queen Street and is accessed by the shareway and pedestrian paths.



Open space and landscape approach

Deep soil and tree canopy

The master plan has the potential to achieve deep soil and tree canopy cover that exceeds targets, including 25% deep soil and 30% tree canopy cover. The approach to deep soil and tree canopy includes:

Deep soil

- Deep soil areas provided within generous front and side setbacks that allow for tree planting and landscaping.
- Deep soil area at the open space to the south to allow for significant tree planting.

Tree canopy

- A number of large significant trees along the street frontage and side setbacks of the site are proposed to be retained.

Retention of street trees

The proposed vehicle access onto the internal street is located between two existing street trees (labelled no.2 and no.3 adjacent). The trees have a tree protection zone (TPZ) of 6.2m and 9.5m respectively, and are approximately 18m apart from centre of trunk, according to the arborist report. The report states '*driveways encroaching within the TPZ are to be constructed or with pier and beam construction*'. This can be further resolved at DA stage.

A potential basement access is proposed at the northwest corner of the site, which may conflict with the existing street tree (labelled no.1 adjacent). However the proposal identifies a number of basement access options, including access from the internal street, and can be further tested and resolved at DA stage.

- A second row of trees within the front landscape setback includes a mix of medium and small trees, and provides a landscape buffer to Queen Street.
- The basement extent shown in the dashed black line adjacent, ensure that front, side and rear setbacks as well as a portion of the open space at the rear are able to achieve deep soil.
- The linear open space and shareway are lined with medium (8m diameter) and small (5m diameter) trees at approximately 12m and 8m centres, respectively. Engineered solutions such as raised planters will ensure that tree canopy can be achieved in these areas.
- The open space at the rear of the site which has opportunities for deep soil, can accommodate trees of varying sizes and may be arranged in grouping of trees and/or regular or irregular pattern dependent on detailed landscape design.
- Side and rear setbacks include medium sized trees (8m diameters) with tighter spacing (8m intervals).



Tree canopy diagram

Solar Access






Overshadowing analysis - winter solstice (June 21)

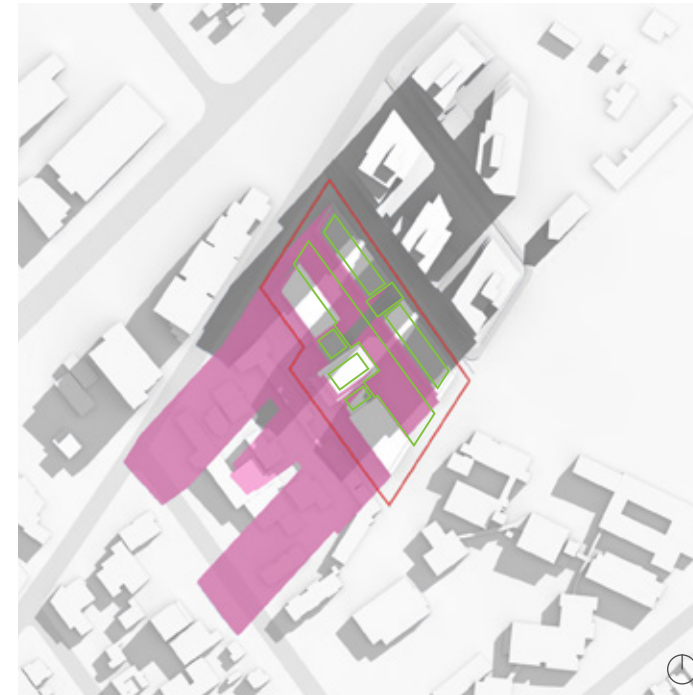
The adjacent diagrams illustrate the overshadowing impact to the subject site and surrounding existing and proposed development between 9am and 3pm on June 21.

Summary

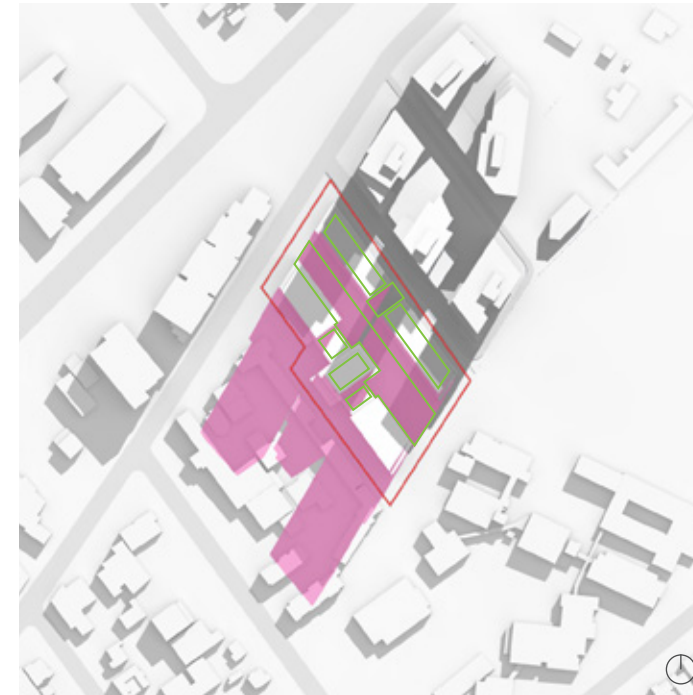
- Overshadowing impacts caused by the proposal and the adjoining proposed development occur mainly in the morning. During the afternoon impact is reduced.
- The proposal does not considerably impact on future development on the adjacent motel site. From 10.30am the main frontage of the heritage item is in full sun. From 12pm there is minimal to no impact to most of the site.
- The school open space areas are generally not impacted by overshadowing from the site.
- Slender north-south towers (maximum 20-22m width) ensure a fast moving shadow that reduces the overshadowing impact on surrounding areas.

Legend

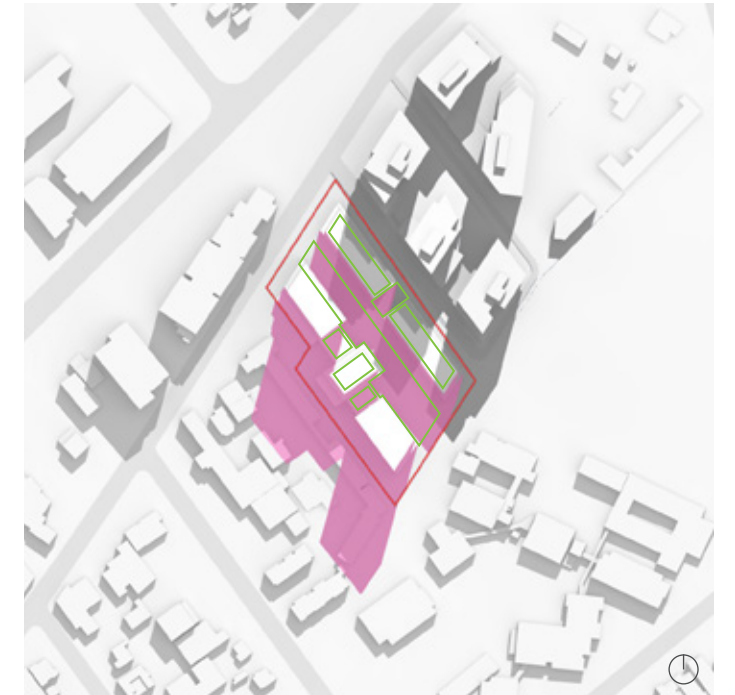
-  Site boundary
-  Open space areas (ground + roof tops)
-  Shadows of proposed on site
-  Shadows of proposed development at 22-32 Queen St
-  Shadows surrounding context



June 21 9am



June 21 10am



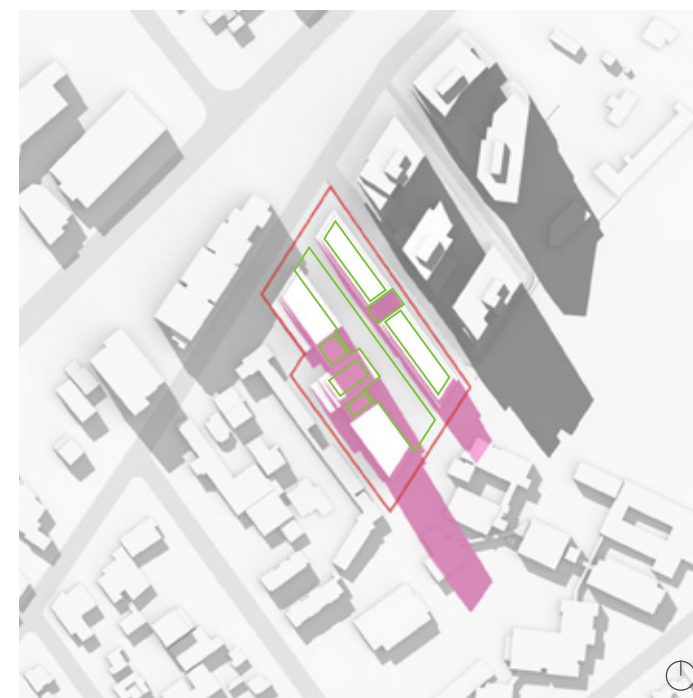
June 21 11am



June 21 12pm



June 21 1pm



June 21 2pm



June 21 3pm

Solar Access






Overshadowing analysis - autumn equinox (March 21)

The adjacent diagrams illustrate the overshadowing impact to the subject site and surrounding existing and proposed development between 9am and 3pm on March 21.

Summary

- Given the time of year, the overshadowing impact is less than during winter. The linear open space through the site receives good sun from 11am-2pm, and is almost in full sun during the lunchtime hours.
- The overshadowing impact to the surrounding context is also less than in winter. There is minimal impact to the adjacent motel site; the main frontage of the heritage item is in full sun from approximately 9.30am, and there is generally no impact from around 12pm onwards.

Legend

-  Site boundary
-  Open space areas (ground + roof tops)
-  Shadows of proposed on site
-  Shadows of proposed development at 22-32 Queen St
-  Shadows surrounding context



March 21 9am



March 21 10am



March 21 11am



March 21 12pm



March 21 1pm



March 21 2pm



March 21 3pm

Solar Access






Overshadowing analysis - summer solstice (December 21)

The adjacent diagrams illustrate the overshadowing impact to the subject site and surrounding existing and proposed development between 9am and 3pm on December 21.

Summary

- Summer generally represents the best solar outcome given the time of year. The linear open space through the site receives good solar access between 9-1.30pm, and is in full sun between 10am-12pm.
- There is minimal overshadowing impact on the surrounding context.

Legend

-  Site boundary
-  Open space areas (ground + roof tops)
-  Shadows of proposed on site
-  Shadows of proposed development at 22-32 Queen St
-  Shadows surrounding context



December 21 9am



December 21 10am



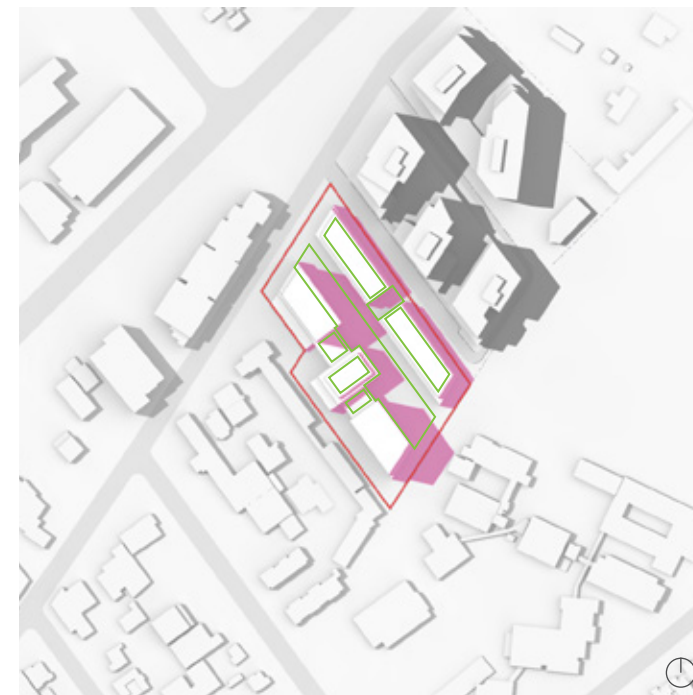
December 21 11am



December 21 12pm



December 21 1pm



December 21 2pm



December 21 3pm

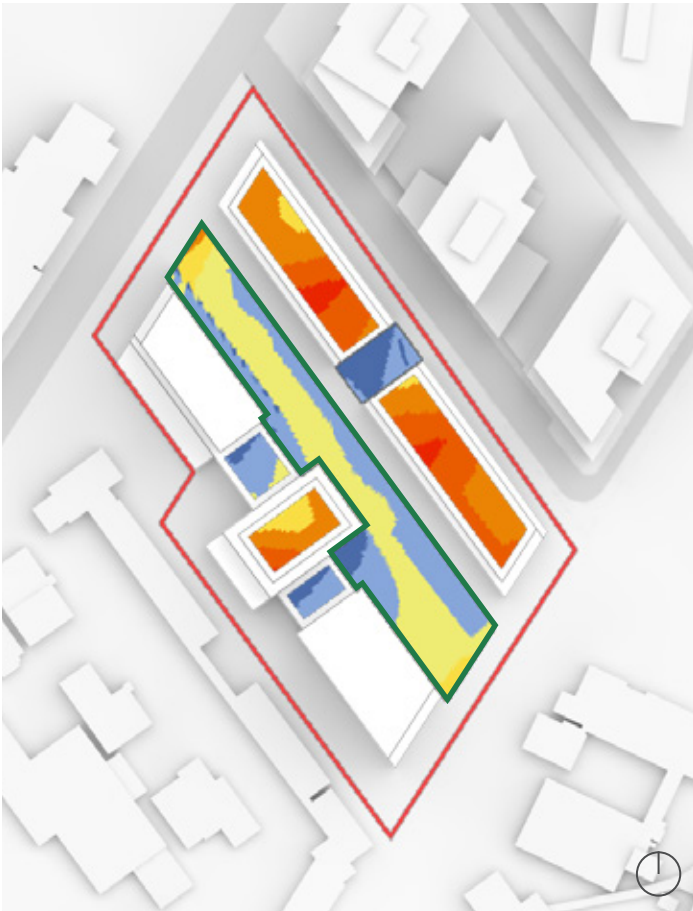
Solar Access

Solar access to communal open space - winter solstice (June 21)

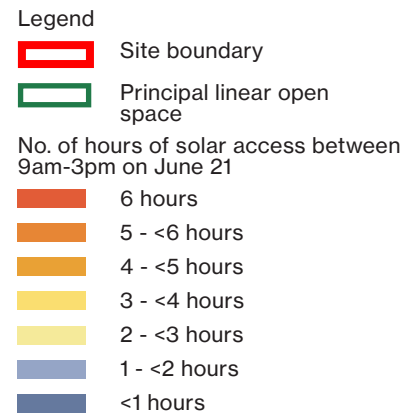
The adjacent heat map shows that 57% of the principal linear open space achieves 2 hours or greater of solar access during midwinter (exceeds ADG - 50% target). Critically there are large areas in sun during the lunchtime hours 12.30-2.30pm.

The majority of the rooftop spaces will be in sun (more that 3 hours) during winter.

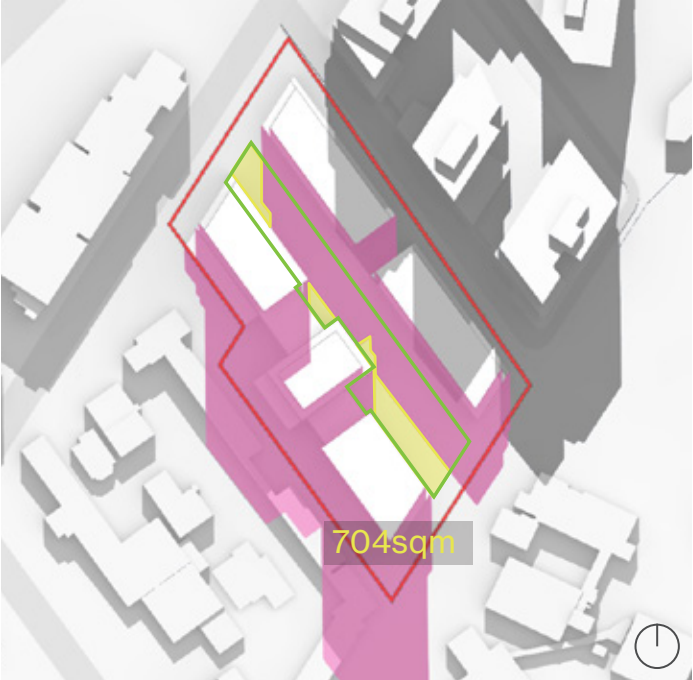
Cumulative hours of solar access



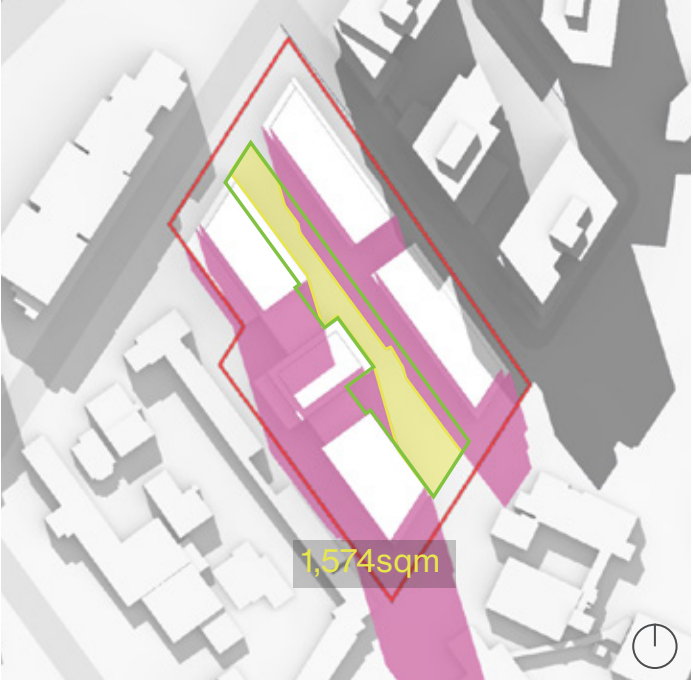
June 21



Solar access during lunchtime hours



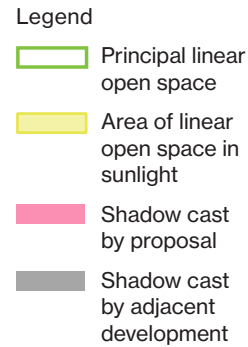
June 21 12pm



June 21 1pm



June 21 2pm



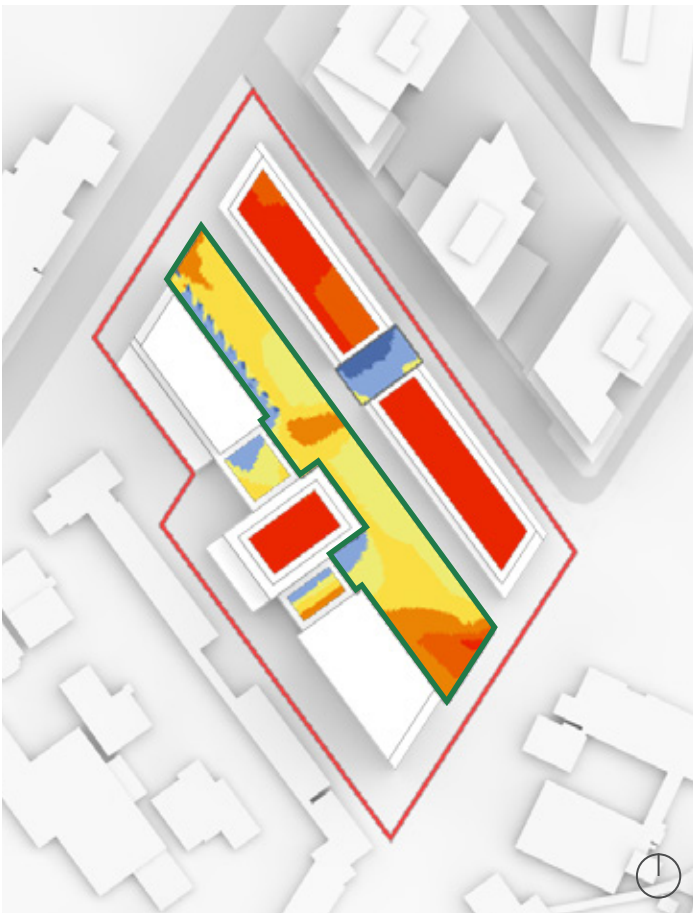
Solar Access

Solar access to communal open space - autumn equinox (March 21)

The adjacent heat map shows that 91% of the principal linear open space achieves 2 hours or greater of solar access during the autumn equinox. The open space at the rear of the site achieves over 4 hours to a portion of it. There are also large areas in continuous sun in the middle of the day between 11-2pm.

The majority of the rooftop spaces will be in sun (at least 3 hours), with some rooftops being in full sun throughout the day.

Cumulative hours of solar access



March 21

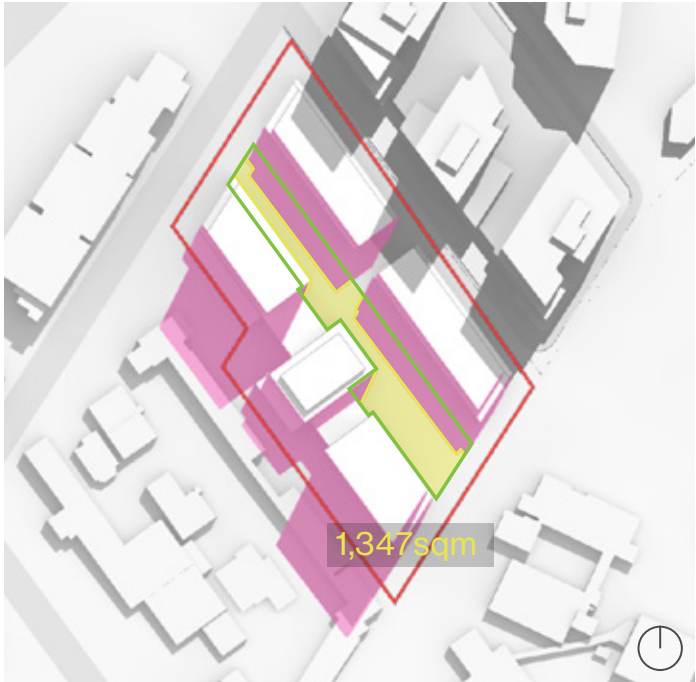
Legend

- Site boundary
- Principal linear open space
- No. of hours of solar access between 9am-3pm on March 21
- 6 hours
- 5 - <6 hours
- 4 - <5 hours
- 3 - <4 hours
- 2 - <3 hours
- 1 - <2 hours
- <1 hours

Legend

- Shadow cast by proposal
- Area of linear open space in sunlight
- Principal linear open space
- Shadow cast by adjacent development

Solar access during lunchtime hours



March 21 11am



March 21 12pm



March 21 1pm



March 21 2pm

Solar Access

Overshadowing analysis - summer solstice (December 21)

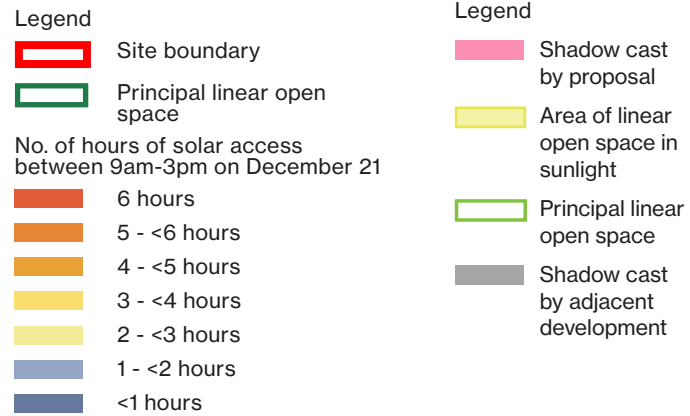
The adjacent heat map shows that 94% of the principal linear open space achieves 2 hours or greater of solar access during the summer solstice. A large portion of the open space along Queen Street and the open space at the rear of the site achieves over 4 hours of sun. There are large areas that receive continuous sun during the morning and lunchtime hours, between 9am-1.30pm.

The majority of the rooftop spaces will be in sun (at least 3 hours), with some rooftops being in full sun throughout the day.

Cumulative hours of solar access



December 21 - heatmap



Solar access during lunchtime hours



December 11am



December 21 12pm



December 21 1pm



December 21 2pm

Land dedication

The northern edge of the lot boundary along Queen Street currently protrudes 3m into an existing grassed verge area, and also includes an existing bus shelter. This 3m strip (highlighted in the adjacent map), is proposed to be dedicated to Council for the purposes of potential public domain upgrades including widened footpaths and landscaping.

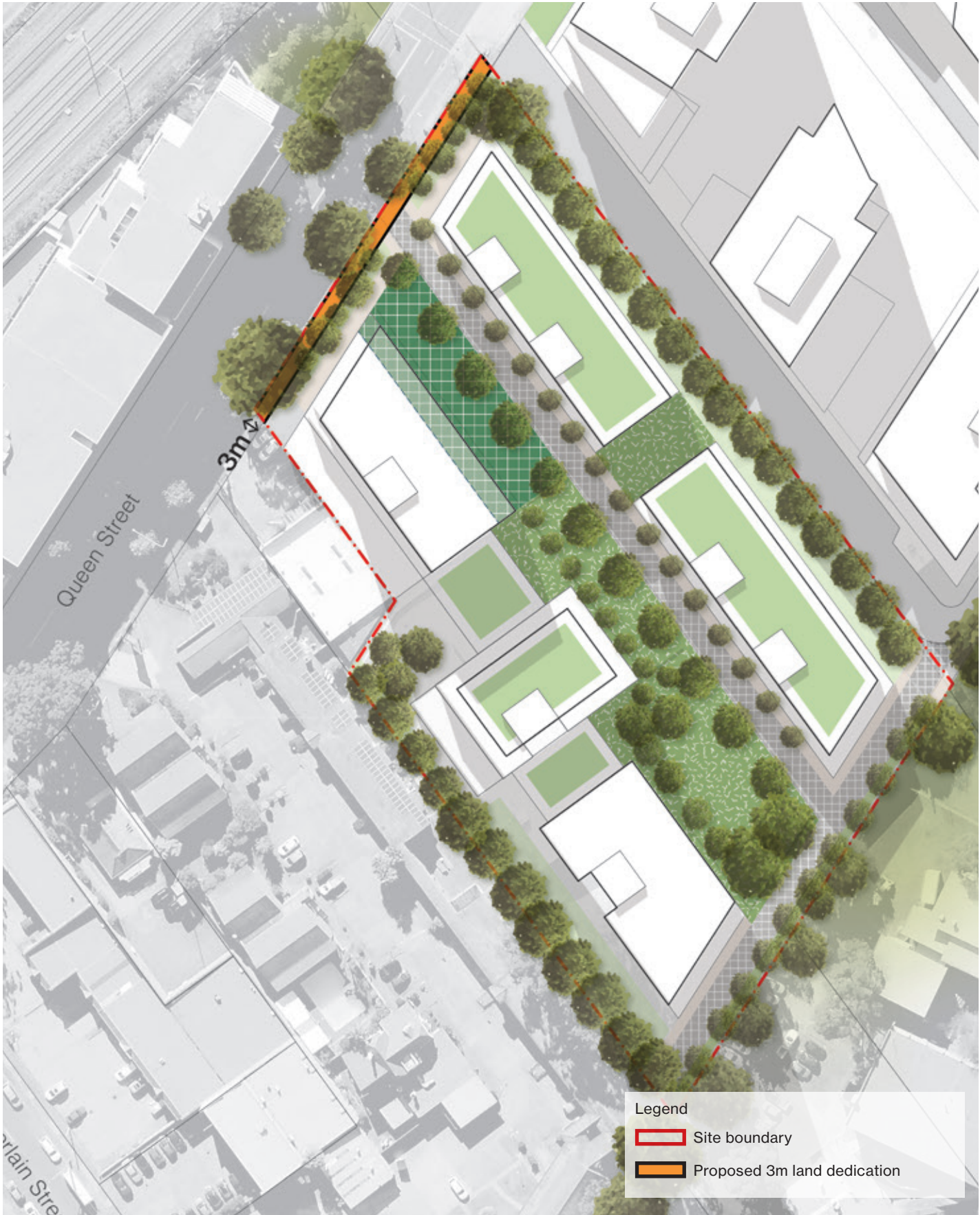
This will allow the cadastre to align with that of adjoining lots. The proposed development is well set back from the existing front boundary (9m setback), and generally aligns with the proposed setback of the adjacent development at 22-32 Queen Street. This setback allows for an expansion of the 'public domain' including widened footpaths, landscape and tree planting, as well as potential for outdoor activity.



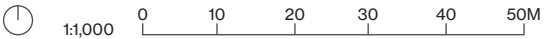
Existing condition - grassed verge and bus shelter within site boundary (approximate location shown in dashed red), approximate 3m land dedication area shown in orange

34 Queen Street, Campbelltown

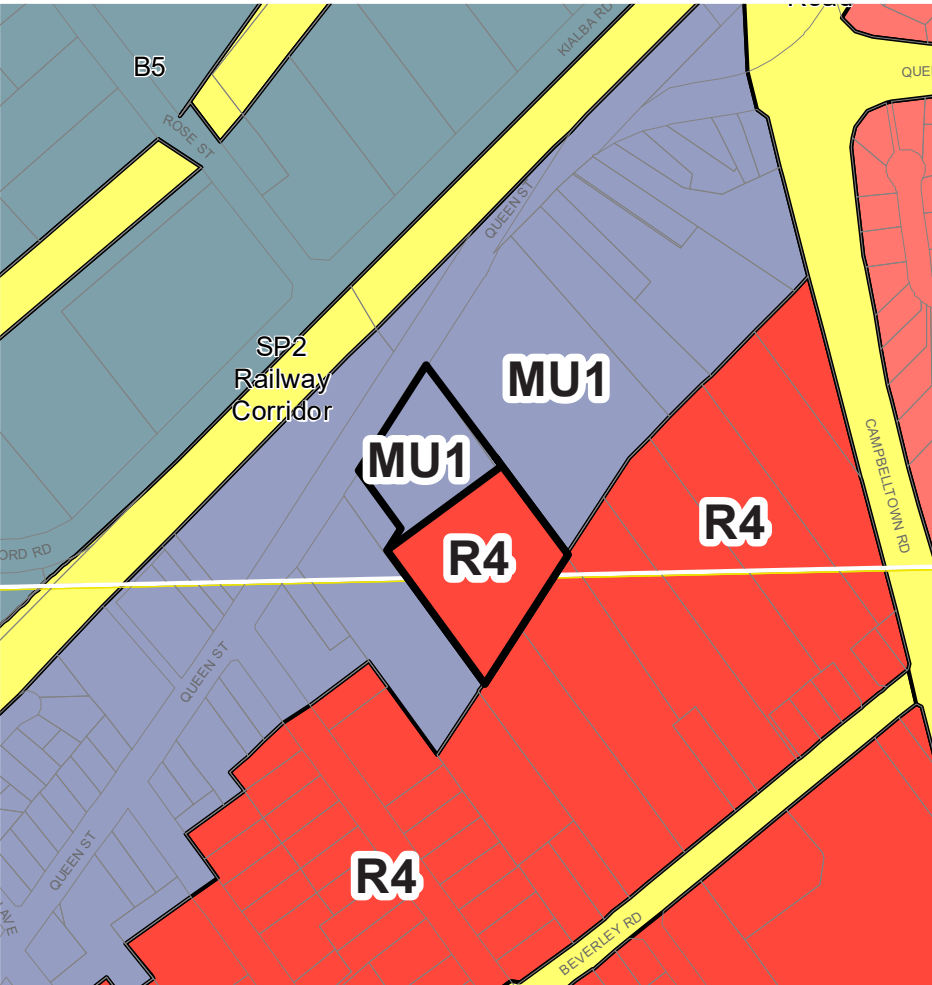
H&R Properties



Land dedication

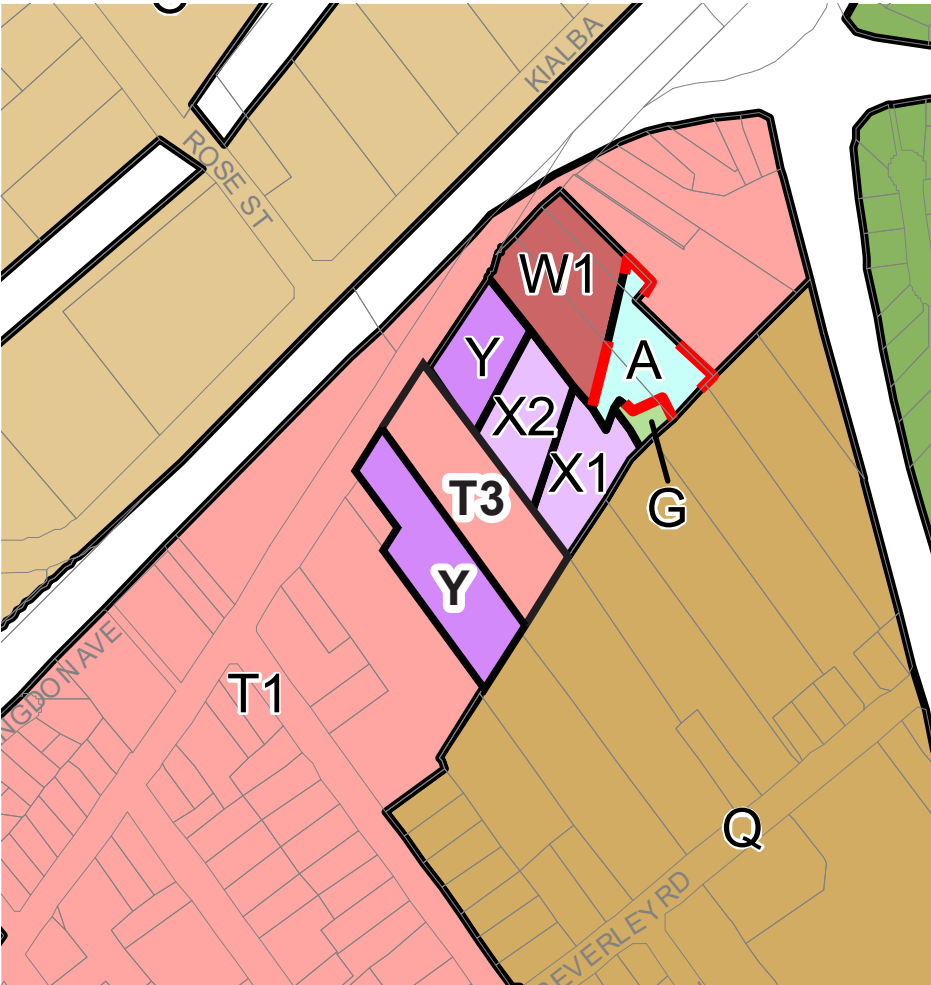


Proposed LEP Amendments



Proposed amendment to the LEP land use map

- Legend
- Site boundary
 - MU1 Mixed Use
 - R4 High Density Residential
 - SP2 Infrastructure



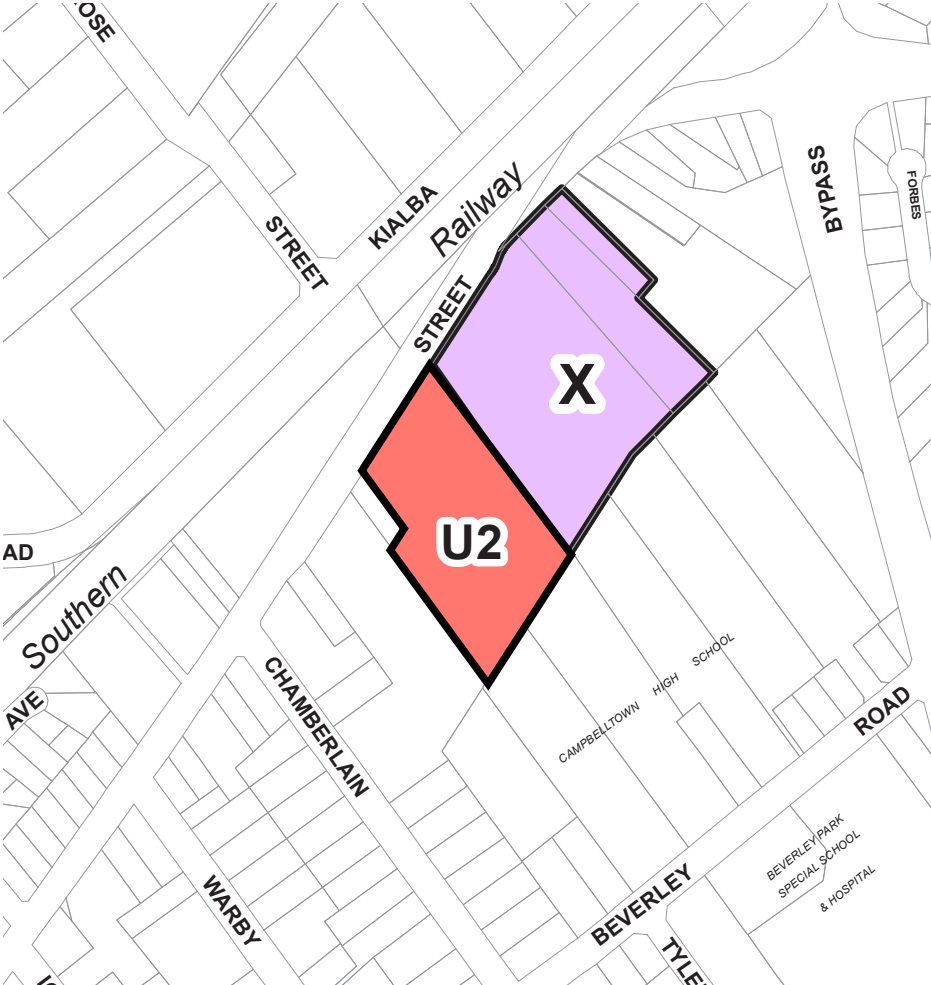
Proposed amendment to the LEP height of building map

- Legend
- | | |
|----|------|
| T1 | 26m |
| T3 | 29m |
| W1 | 42m |
| X1 | 45m |
| X2 | 49m |
| Y | 52m |
| A | 1.5m |
| G | 7m |
| J | 9m |
| O | 15m |
| Q | 19m |

Note
Assumptions in calculating heights include:

- Approximate 1m allowance for flood mitigation
- Minimum 4m ground floor height
- 3.2m floor to floor per residential storey
- 4.7m for structures and plant/lift overrun for <8 storeys (allows for occupiable roof/roof top garden)
- 2m for plant/lift overrun for >8 storeys

The base calculations have been rounded to the nearest metre or in some cases to a height designation existing in the LEP.



Proposed amendment to the LEP floor space ratio map

- Legend
- Site boundary
 - U2 2.85:1
 - X 4.2:1



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