CAMPSIE MASTERPLAN PLANNING PROPOSAL

Responses to the department's urban design questions

City of Canterbury-Bankstown
May 2024

Executive Summary

This report addresses queries from the Department regarding the Campsie Masterplan planning proposal, offering clarity and evidence on the analysis and processes behind the proposed controls.

The Report is structured into three main sections, as per the following:

Section 1: Urban Design Assessment Overview

This section offers a concise summary of the urban design assessment process undertaken to inform the Masterplan decisions and controls, covering the background analysis, technical studies, guiding principles, 3D modeling and scenario testing, as well as the extensive community consultation process.

Section 2: UD Response

This section provides comprehensive responses to specific queries, and is divided into three parts:

Part 1:

Addresses questions 1, 2, and 3, supported by evidence from the 3D model to illustrate built form changes that is consistent with the endorsed master plan.

Part 2:

Responds to questions 4 and 5, presenting evidence from two example sites to demonstrate achievement of the proposed FSR and height within SEPP 65 and ADG requirements.

Part 3:

Addresses question 6, with evidence from two key sites showcasing achievement of the proposed FSR and height while ensuring appropriate solar access to public spaces and neighboring sites.

Key Sites include:

- The RSL site; adjoining the Anzac Park and Carrington Square; and
- The Evaline Site; providing publicly accessible open space and active pedestrian link.

Part 4:

Clarifies assumptions used for calculating GFA capacity and the split between residential and commercial GFA in response to question 7.

Section 3: Appendices

Contains supplementary materials for further detail and demonstration.

Section 1:
Urban Design Assessment Overview

1. Overview of the Urban Design Process

The Campsie masterplan was prepared following a comprehensive process of research and analysis to ensure that the masterplan is well-informed and reflects the desires and needs of the local area.

The process involved 5 stages, namely:

- **Stage 1 – Place and Character Analysis (Phase 1 report)**
- **Stage 2 – 9 Technical studies**
- **Stage 3 – Setting the Guiding principles**
- **Stage 4 - 3D modeling and scenario testings**
- **Stage 5 – Setting the controls**

Stage 1 – Place and Character Analysis
(Phase 1 report attached as appendix)

The stage includes conducting a place and character analysis of the study area to grasp its existing conditions and determine what aspects to maintain, enhance, or change.

This involves a thorough examination of various elements, including the natural environment, flood hazards, open spaces in terms of size, use, performance, and catchment areas, activities and uses, lot sizes, subdivision patterns, land ownership, heritage, character, built form, densities, movement, and connectivity (guided by Bankstown complete streets).

The analysis outlined key opportunities and constraints, and provided a foundation for informed decision-making in subsequent planning phases.

Stage 2 – Nine Technical studies

Council undertook 9 technical studies to inform the directions of the masterplan. These include:

- **Aboriginal Cultural and Heritage Study**
- **Infrastructure Funding Study** - to inform the funding and delivery strategies to deliver the associating infrastructure needs.
- **Land Use and Economics Study** – to understand the required capacity and feasibility in the study areas.
- **Off Street Parking, Servicing and Loading Study** - to understand the current and expected future travel patterns
- **Student and Worker Needs Study 2036**- To identify gaps in social infrastructure provisions to meet student and worker needs
- **Sustainability Study** – to inform controls and strategies that help reducing the environmental impacts
- **Tall Building Study** - For guidance on how future tall buildings can meet design excellence and sustainability objectives
- **Traffic Study** - Considering Bankstown complete streets and the overall vision for Bankstown as a desirable destination to live, work and visit
- **Urban Tree Canopy Master Plan** (Awarded the NSW ShadeSmart Award 2022 by AILA) - to achieve high standards of urban greening and increased tree canopy targets

Stage 3 – Setting the Guiding principles and key moves

Expanding upon the previous stages to establish the core principles of the masterplan, which entail:

- Intensification Strategy: Concentrating density around the station with the highest accessibility and amenities, alongside a secondary focus area along the Cooks River and Canterbury Road.
- Preserving Beamish Street's character while encouraging active transportation, such as walking and cycling.
- Diverting vehicular traffic through two bypasses along the eastern and western perimeters.
- Implementing an affordable housing incentive scheme.
- Eliminating minimum car parking requirements in the city center.

Stage 4 - 3D modeling and scenario testings

Council undertook 3D modeling to explore various built form scenarios, applying the masterplan's overarching principles on a site-by-site basis to ensure a balance between amenity and capacity.

This phase also involved commissioning an independent panel to evaluate the public submissions following the exhibition and offer advice and recommendations (the joint panel report is included in the appendices).

Stage 5 – Setting the controls

The masterplan identifies:

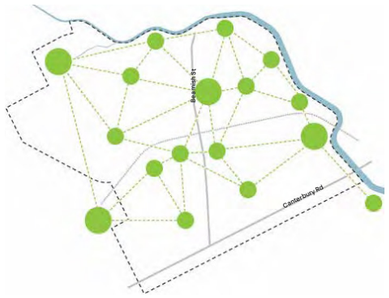
- Identifying 12 local character areas to preserve the unique character of Campsie
- Building controls, including height and Floor Space Ratio (FSR), balancing amenity with capacity and facilitating the delivery of public benefits where possible.
- Concentrates intensification around the station, the Canterbury Road, and the Cooks River corridor.
- Introduces a B4 mixed-use zone in the center, mandating non-residential uses on the ground floor and incorporating a "no net loss clause" for existing employment floor space to bolster the economic vibrancy of the center.

2. Key Moves

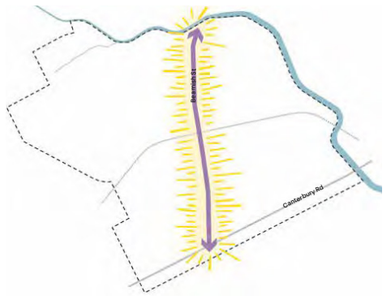
- Define & Celebrate Unique Character Areas

- Celebrate and connect to the river

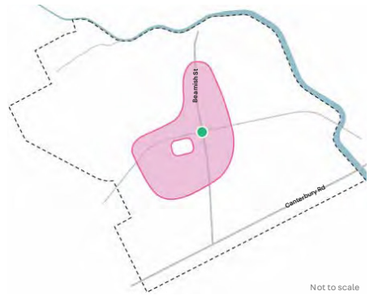
- Connect existing and new open spaces with green streets



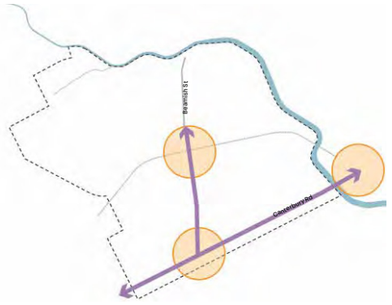
- Beamish Street to emerge as a premier day and night main street destination



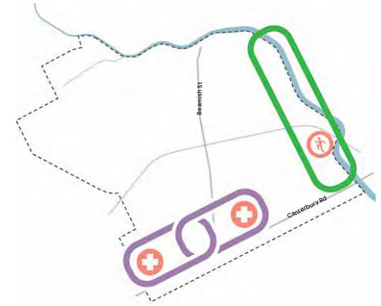
- More people living and working near the station



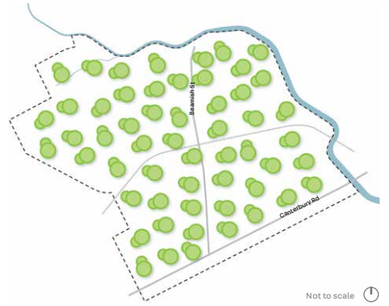
- Canterbury Road as a key connector



- Create a health precinct anchored by two hospitals



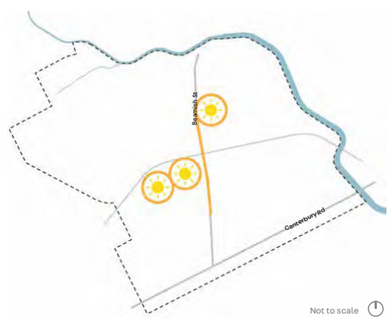
- A garden city with a tree in every yard



- Spread new dwellings to maintain human scale

- Make it nicer to be there and easier to walk around

- Sun in parks and eat streets



3. Intensification strategy

The key aim is to achieve the following:

- accommodate the employment and housing growth envisaged for Campsie in Connective City 2036, the Housing Strategy and the Employment Lands Strategies
- respond to the existing urban context and character of Campsie.
- align with Campsie's role as a smaller Strategic Centre with a localised job function
- ensure Tall buildings achieve design excellence and sits appropriately within their context.

The Intensification Strategy sets out five specific principles for urban renewal in Campsie:

1. Intensification within walking distance of the Metro Station (400m).
2. Intensification within walking distance of key open spaces and improved connections to open spaces.
3. Intensification within key node of Canterbury Road and Beamish Street.
4. Low intensification areas between the key nodes (town centre, river, Canterbury Hospital).
5. No intensification - Maintain existing built form controls in special character and low density areas.

Following early community and stakeholder engagement on the draft Master Plan, the areas for intensification have been amended to reflect and respond to submissions received.

1. Intensification within walking distance of the Metro Station

2. Intensification within walking distance of key open spaces and improved streets connecting to open spaces

3. Intensification within key node of Canterbury Road and Beamish Street

4. Low intensification areas between the key nodes (town centre, river, Canterbury Hospital)

5. No intensification - Maintain existing built form in special character and low density areas

Section 2:
Response to Questions

Part 1

Question 1:

Provide clearer drawings and images to better illustrate the comprehensive proposed built form changes for the full city centre, such as three dimensional drawings that can demonstrate the built form changes throughout the town centre.

Question 2:

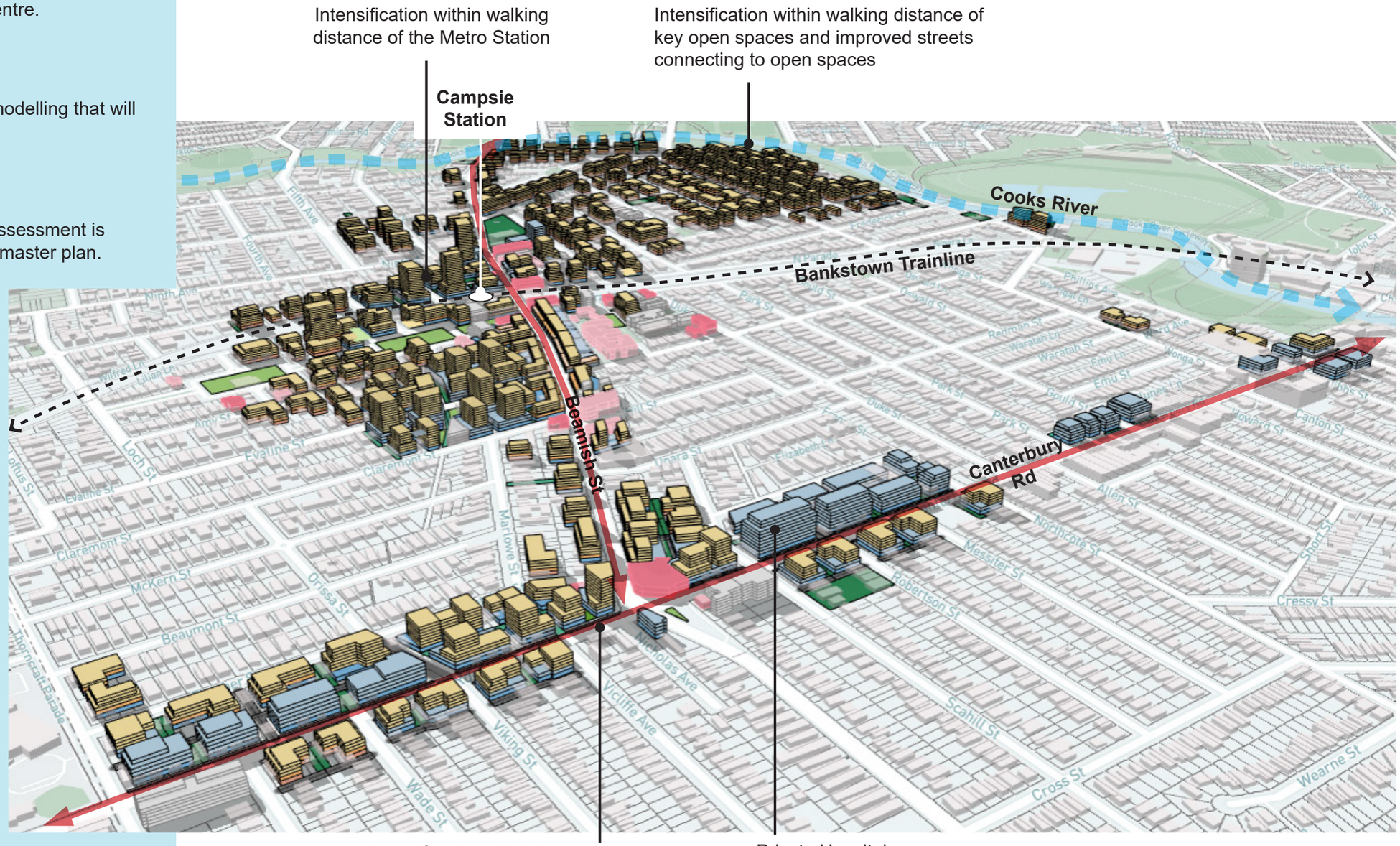
Clearly demonstrates the built form modelling that will result from the proposal.

Question 3:

Demonstrate that the urban design assessment is consistent with the council endorsed master plan.

1. Campsie Masterplan 3D modelling - General View

This part addresses questions 1, 2, and 3, supported by evidence from the 3D model to illustrate built form changes that is consistent with the endorsed master plan.



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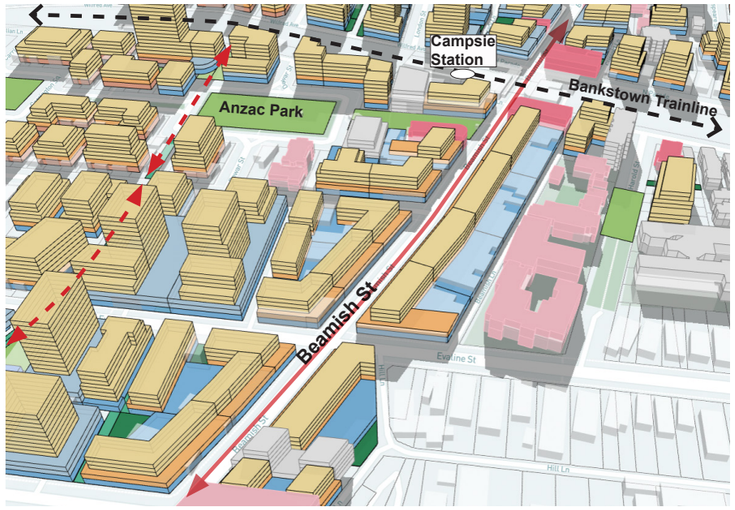
2. Campsie Masterplan 3D modelling - Intensification Strategy

Intensification area 1-

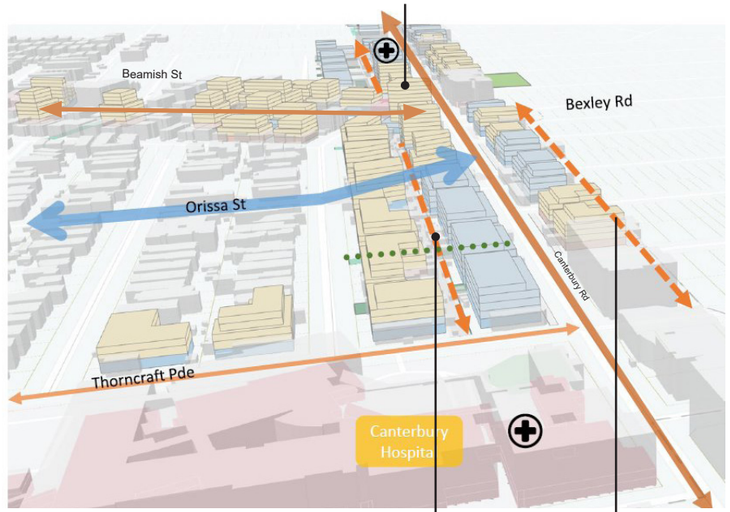
within walking distance of the Metro Station



Intensification area 3 -

within key node of Canterbury Road and Beamish Street

Private hospital - Adopted PP



New access laneway running parallel to Canterbury Rd to alleviate traffic and provide rear access.

Intensification area 2 -

within walking distance of key open spaces and improved streets connecting to open spaces

Part 1

Question 1:

Provide clearer drawings and images to better illustrate the comprehensive proposed built form changes for the full city centre, such as three dimensional drawings that can demonstrate the built form changes throughout the town centre.

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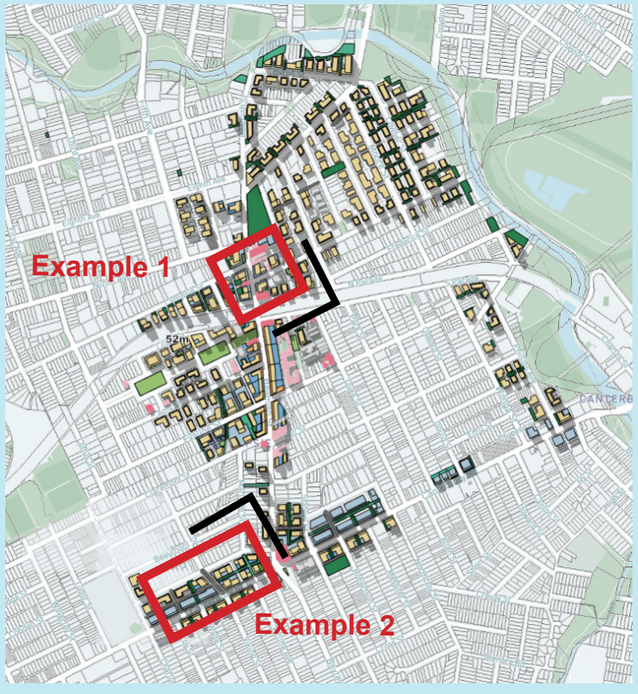
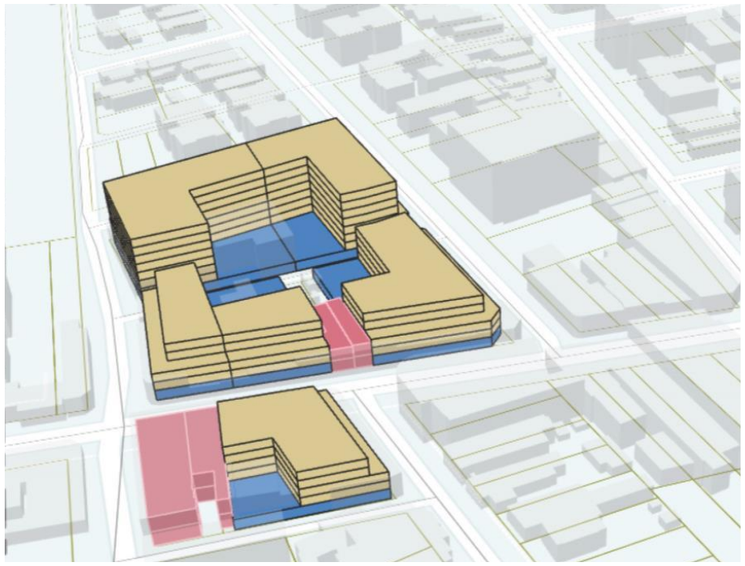


Key plan

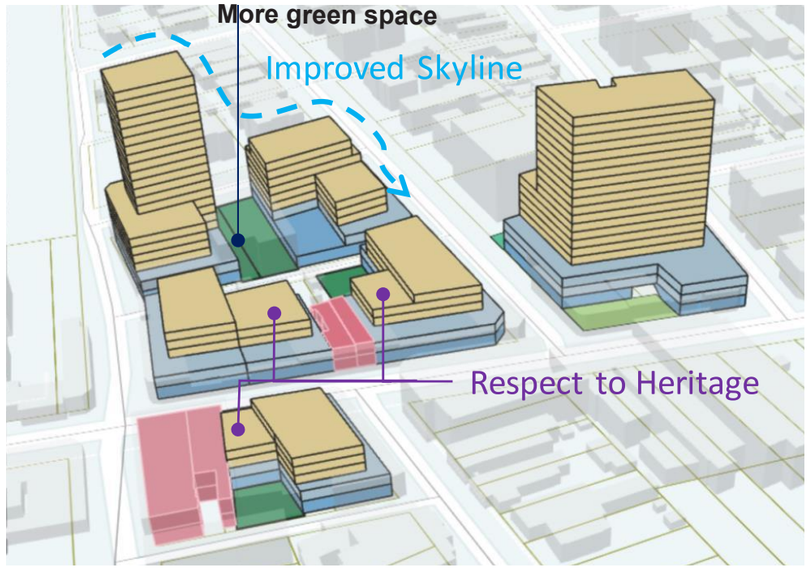
3. Campsie Masterplan 3D modelling - Base Controls VS Masterplan Control

Example 1

The Campsie Masterplan provides additional density compared to the base controls, ensures development is sympathetic to character and heritage, creates interesting skyline, and provides additional public benefit by increasing green space provision for example.



Base Controls

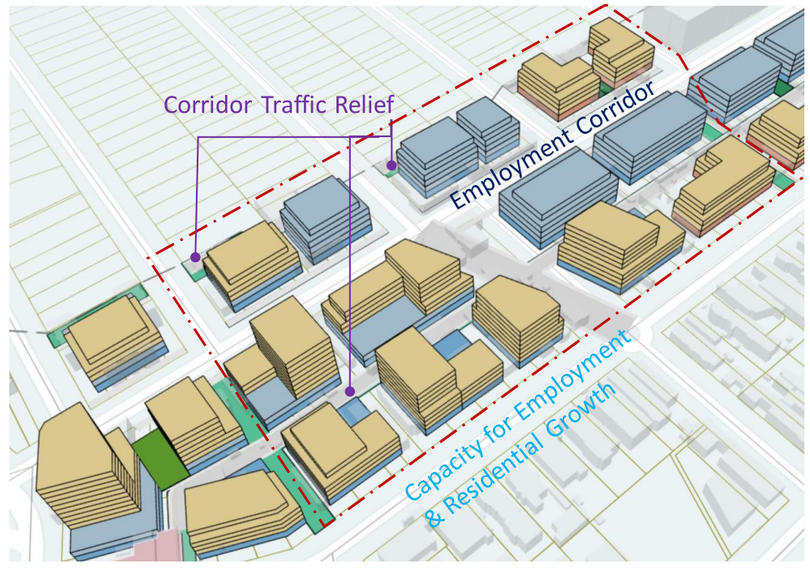


Master Plan Controls

Example 2

The Campsie Masterplan provides additionnal capacity for employment compared to the base controls, and provides additionnal public benefit such as corridor traffic releif and service laneway at the back of the busy canterbury Rd corridor.

Base Controls



Master Plan Controls

Part 2

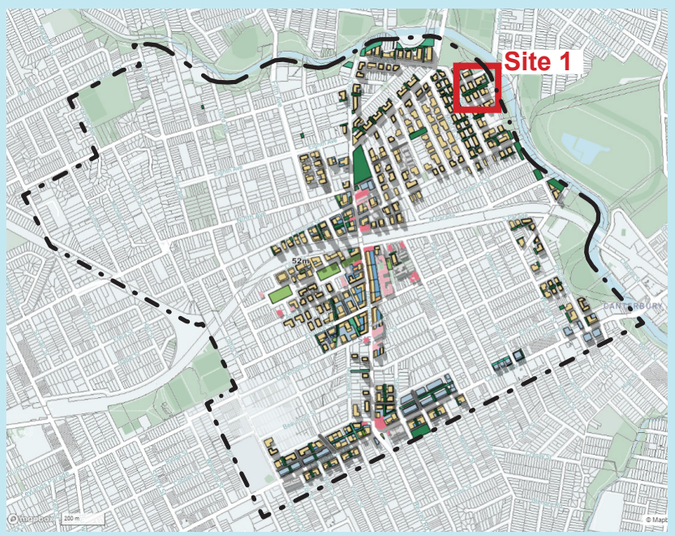
Question 4:

Provide further information regarding the built form testing undertaken to clearly demonstrate the appropriateness of the proposed controls with particular focus on SEPP 65 and ADG analysis.

Question 5:

Provide further information to demonstrate that the proposed FSR and heights can be realised.

Concern is raised that some sites do not take into account future retail and commercial podiums so a particular focus is to be made to the proposed amendments seeking to deliver tower built-form outcomes.

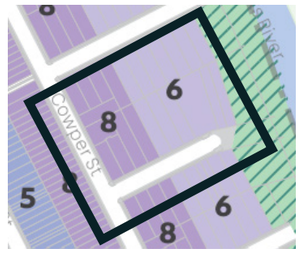


Key plan

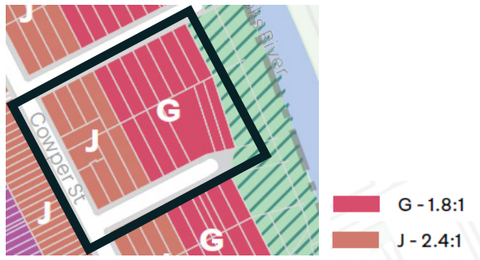
4. Campsie Masterplan 3D modelling - Built Form Testing

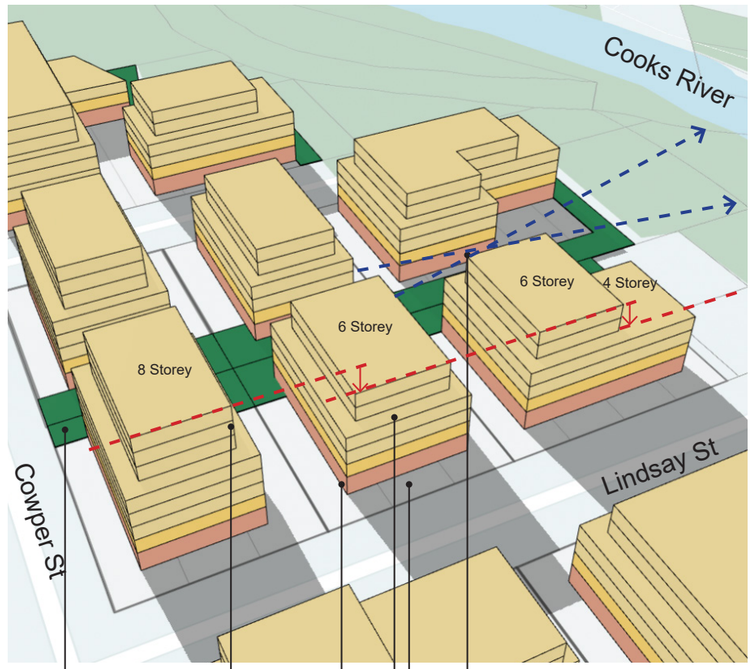
Site 1 - Cooks River Edge

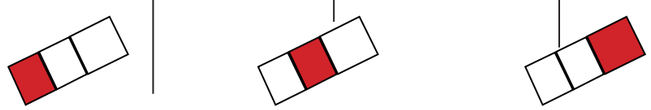
Maximum Height



FSR







Site 1:

Site area: 1,670

Total GFA: 4,030

FSR: 2.4

Street setback: 6m

Upper level setback: 3m

St wall height:5

Height in storeys: 8

Site 2:

Site area: 1,670

Total GFA: 3,380

FSR: 2.0

Street setback: 6m

Upper level setback: 3m

St wall height:4

Height in storeys: 6

(note: site across two different FSR controls: 2.4 and 1.8.)

Site 3:

Site area: 2,230

Total GFA: 3,960

FSR: 1.8

Street setback: 6m

Upper level setback: 3m

St wall height:4

Height in storeys: 6

Consolidated deep soil strip across property boundaries

Street wall height and building height stepping down towards the Cook River

Residential Ground floor: 4.4m F.t.F.

Residential first floor and above: 3.1m F.t.F.

Increased rear boundary setback to open views to the river to neighboring

6m street setback for increased amenity and privacy as well as preservation of existing streetscape character

3m Upper level setback

Part 2

Question 4:

Provide further information regarding the built form testing undertaken to clearly demonstrate the appropriateness of the proposed controls with particular focus on SEPP 65 and ADG analysis.

Question 5:

Provide further information to demonstrate that the proposed FSR and heights can be realised.

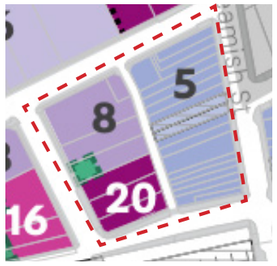
Concern is raised that some sites do not take into account future retail and commercial podiums so a particular focus is to be made to the proposed amendments seeking to deliver tower built-form outcomes.

Key plan

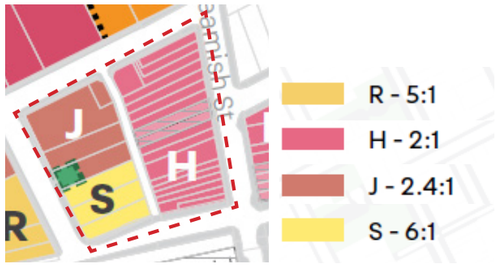
4. Campsie Masterplan 3D modelling - Built Form Testing

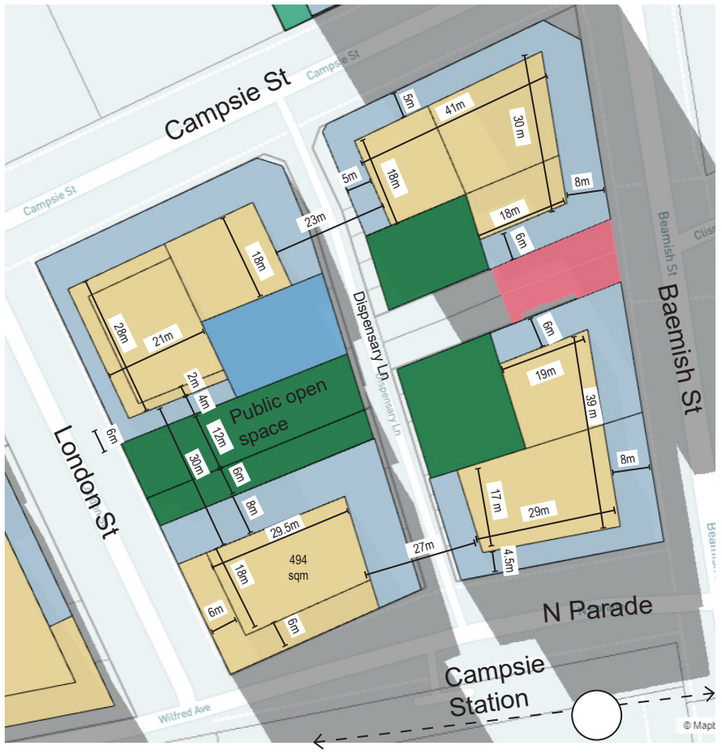
Site 2 - North Station

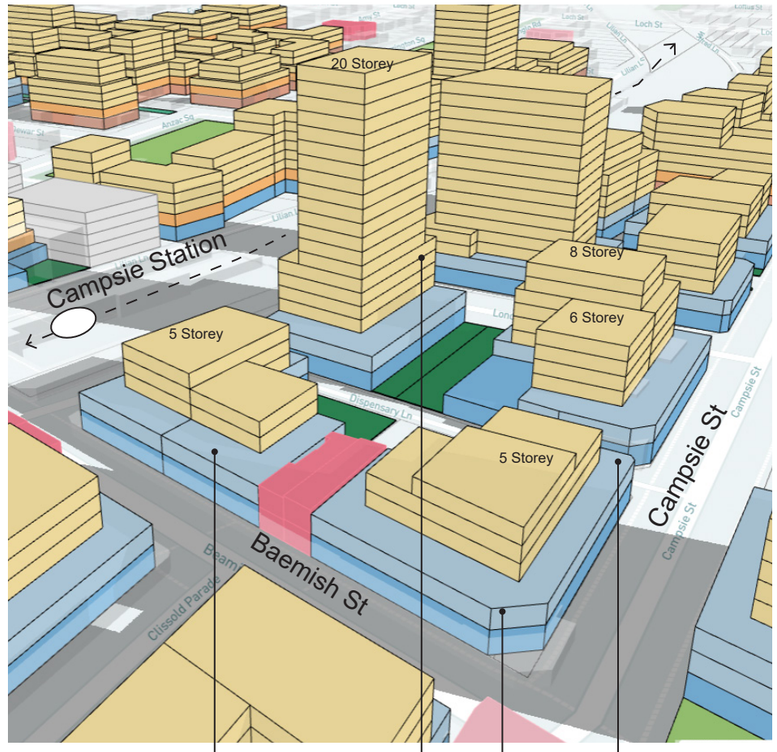
Maximum Height



FSR







Site 1:

Site area: 2,685 sqm

GFA: 6,450 sqm

FSR: 2.4:1

Street setback: 1m to Dispensary Ln

Upper level setback: 7.5m

St wall height:2

Height in storeys: 8

Site 2:

Site area: 2,140 sqm

GFA: 4,550 sqm

FSR: 2:1

Street setback: 1m to Dispensary Ln

Upper level setback: 8m

St wall height:2

Height in storeys: 5

Site 3:

Site area: 2,110 sqm

GFA: 4,440 sqm

FSR: 2:1

Street setback: 1m to Dispensary Ln

Upper level setback: 8m

St wall height: 2 St

Height in storeys: 5 St

Site 4:

Site area: 1,690 sqm

GFA: 10,150 sqm

FSR: 6:1

Street setback: 1m to Dispensary Ln

Upper level setback: 6m

St wall height: 6 St

Height in storeys: 20 St

2 Storey commercial podium and increased upper storey setback to integrate heritage building and retain existing street scale and character.

20 storey slender tower delivers increased density next to public transport node with reduced overshadowing impact.

2 storey street wall with generous setback delivers increased amenity and extend the human scale of Beamish St along Campsie St.

Commercial ground floors and first floor deliver employment and services in the center of Campsie anchoring it function as a major center for the area.

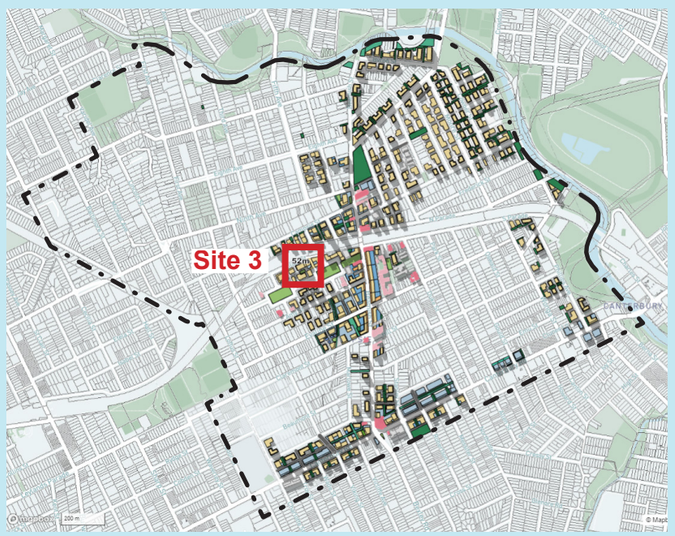
Part 3

Question 6:

Provide further information to clearly demonstrate the appropriateness of proposed densities and heights to ensure an appropriate level of solar access is provided to:

i. public open space in mid-winter; and

ii. neighbouring sites and compliance with SEPP 65 and ADG requirements.



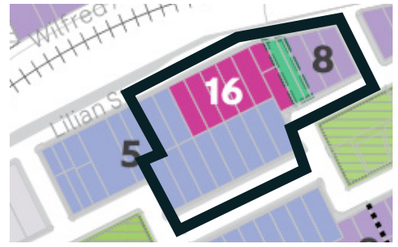
Key plan

4. Campsie Masterplan 3D modelling - Built Form Testing

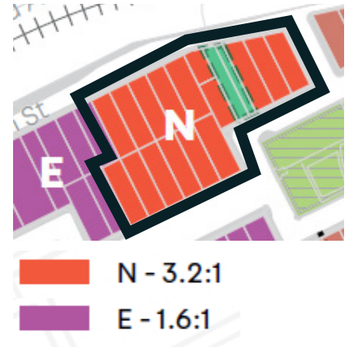
Site 3 - Campsie RSL

Site area: 8,020 sqm
Total GFA: 25,661 sqm
FSR: 3.2 above ground
1:1 underground (not represented on the model)
Height in storeys: 2 - 11 storeys
Infrastructiure: Urban Plaza and Pedestrian connection

Maximum Building Height



FSR



Building separation compliant with ADG requirements

Commercial podium

Commercial podium with active uses

Commercial podium with active uses

Reduced tower floorplate above 8 storey to comply with tall Building study recommendations

Part 3

Question 6:

Provide further information to clearly demonstrate the appropriateness of proposed densities and heights to ensure an appropriate level of solar access is provided to:

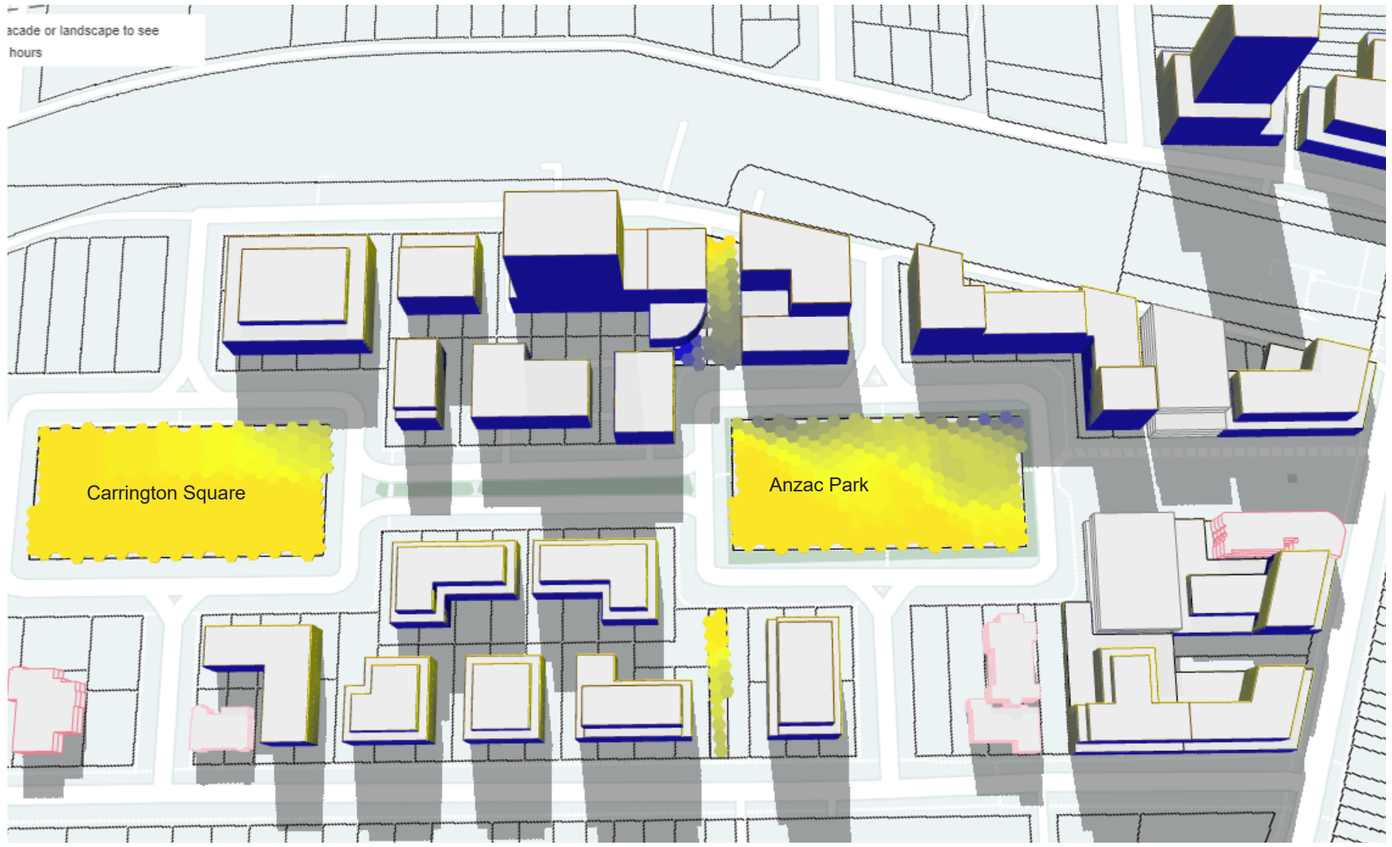
i. public open space in mid-winter; and

ii.neighbouring sites and compliance with SEPP 65 and ADG requirements.

Key plan

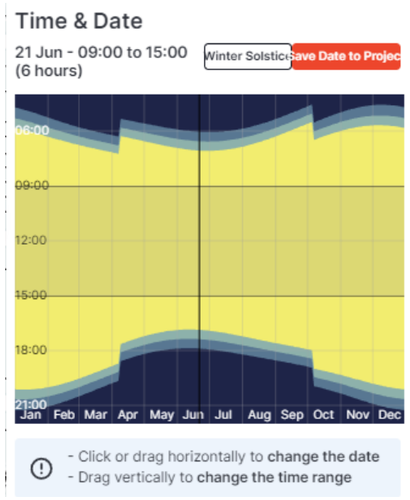
5. Campsie Masterplan 3D modelling - Solar Analysis

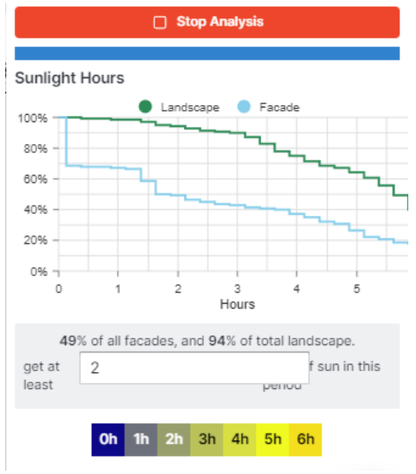
Site 3 - Campsie RSL



21st june 9am to 3pm:

94% of total landscape receives at least two hours of sun





Part 3

Question 6:

Provide further information to clearly demonstrate the appropriateness of proposed densities and heights to ensure an appropriate level of solar access is provided to:

i. public open space in mid-winter; and

ii. neighbouring sites and compliance with SEPP 65 and ADG requirements.

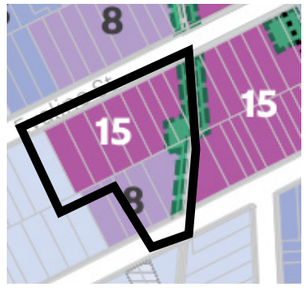
Key plan

4. Campsie Masterplan 3D modelling - Built Form Testing

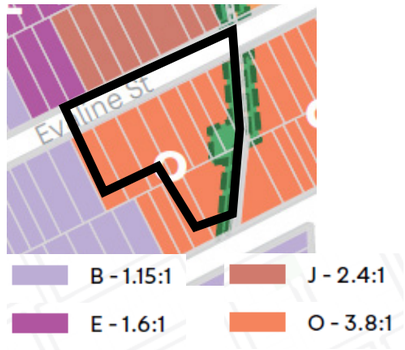
SIte 4 - Evaline place updated model

Site 4:
Site area: 6,469 m2
Total GFA: 24,530 m2
FSR: 3.8 above ground
1:1 underground (not represented on the model)
Height in storeys: 2 - 15 storeys
Infrastructiure: Public open space & Pedestrian laneway

Maximum Height

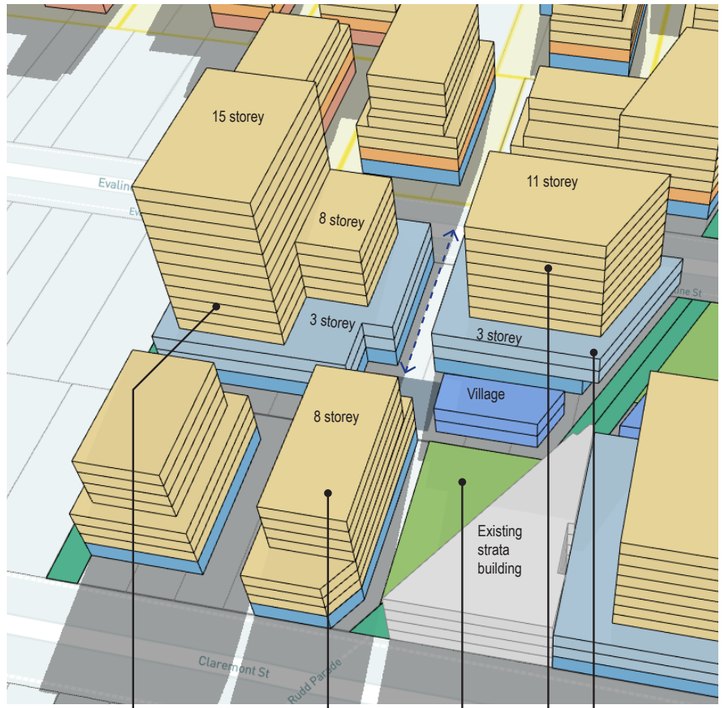


FSR



Tower separation distance in excess of ADG requirement to transition ot lower scale neighbourhood west.

Existing strata building, grd floor commercial, unlikely to be developed.



Change from Panel recommendation to a Regular shaped building to enhance solar aspect to the existing building and public open space.

Commercial podiums

Reduced tower height to increase afternoon sun exposure to public open space and existing building facade.

Tall tower required west of the site to achieve site FSR while preserving solar performance of pubic open space and existing residential building.

Public open space shifted south away from the tall towers to the north to increase solar performance in winter.

Part 3

Question 6:

Provide further information to clearly demonstrate the appropriateness of proposed densities and heights to ensure an appropriate level of solar access is provided to:

i. public open space in mid-winter; and

ii.neighbouring sites and compliance with SEPP 65 and ADG requirements.

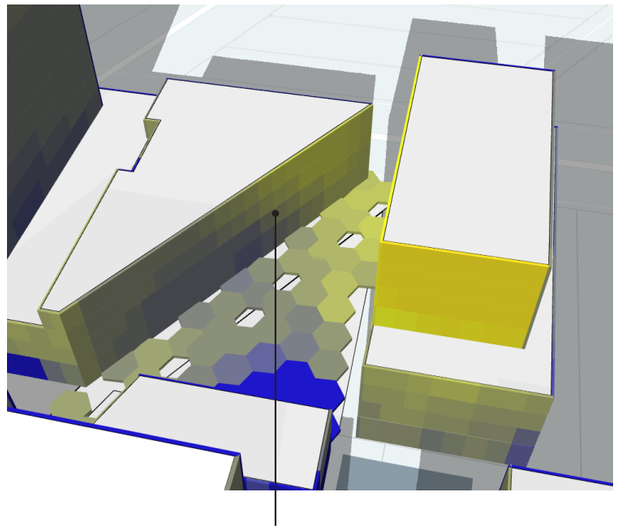
Key plan

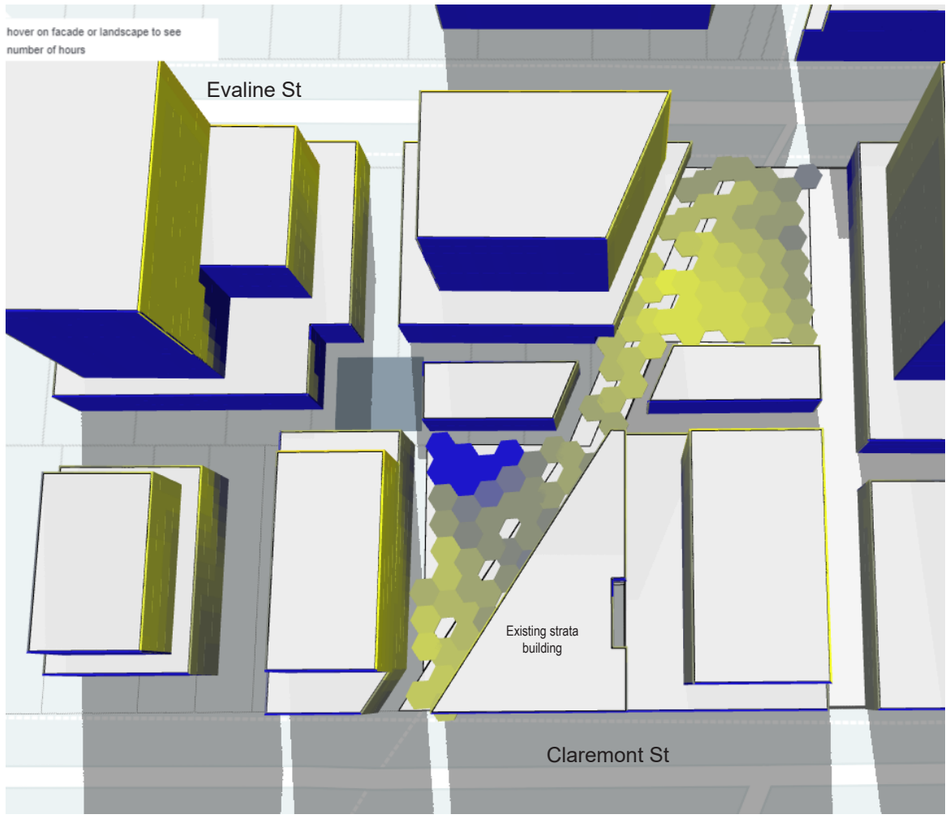
5. Campsie Masterplan 3D modelling - Solar Analysis

Site 4 - Evaline place updated model

21st june 9am to 3pm:

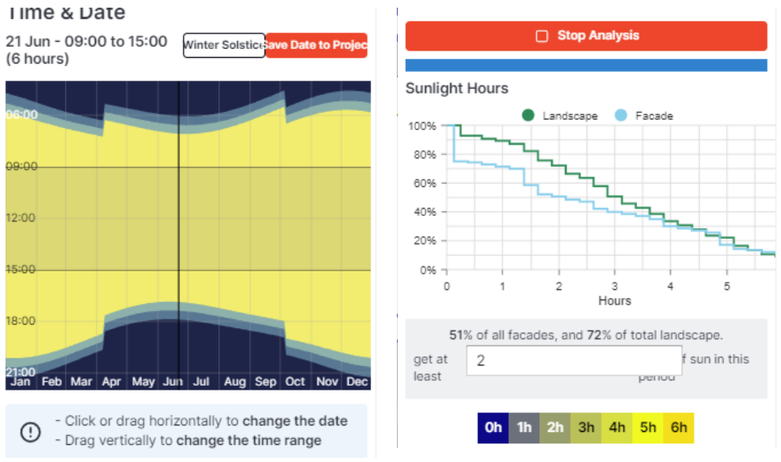
73% of total landscape receives at least two hours of sun





Built form maximise solar access to existing strata building

(Ground floor commercial and 4 levels of residential)



Part 4

Question 7:

Include an estimate of additional gross floor area expected to be achieved under the proposal, including a likely split of commercial and residential development, explaining the logic for these expected amounts.

7. GFA Capacity

The masterplan capacity calculation have focused on the intensification area of the masterplan where the proposed controls differ from the current controls. The area with no change have been left out of the calculation for the purpose of this exercise.

Calculation approach:

The calculation is using the masterplan's proposed FSR, multiplied by lot size for each property receiving uplift, including the underground FSR bonus in B4 zone.

Exclusion:

- Strata with more than 5 owners
- Heritage listed items
- Potential heritage item
- Special character areas
- Campsie Private hospital site
- Campsie Civic Precinct

The same method has been used to assess the GFA capacity under the current controls.

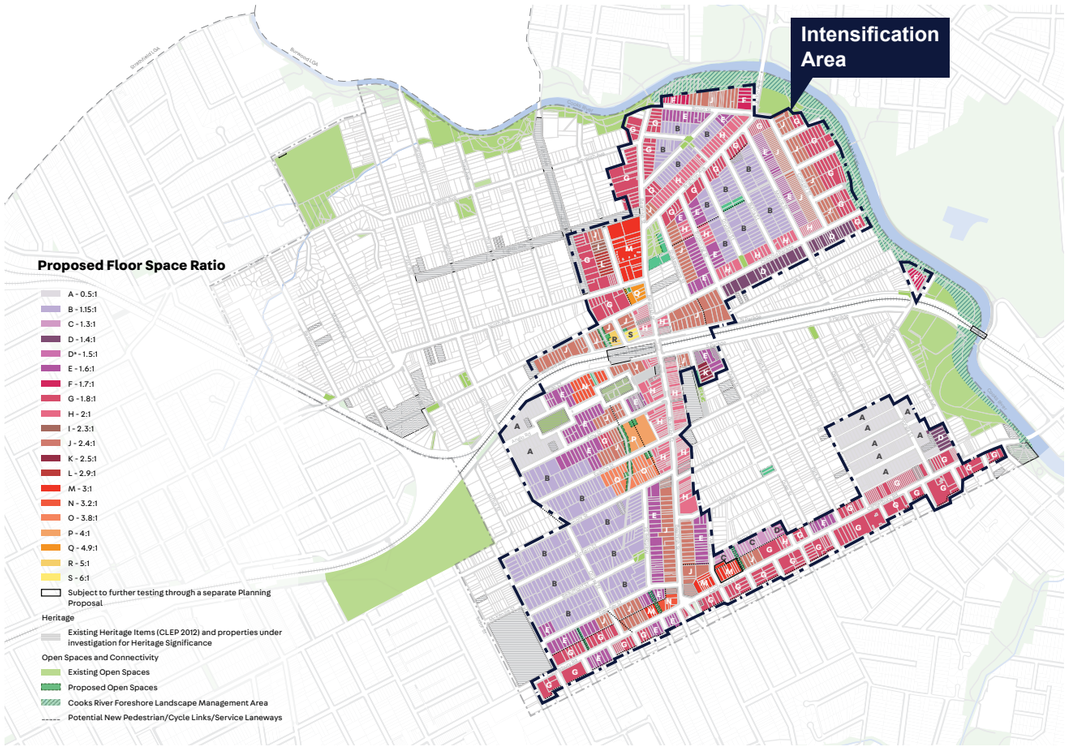
Allocation to residential or commercial GFA:

Based on the proposed Building typology map of the masterplan and land use, GFA is allocated to either residential, commercial (non-residential) or mixed-uses

Mixed-use buildings have been separated into two categories, the "mixed-use podium with tower" on one hand, and the "shop top housing" on the other.

Shop top housing typologies generally have a commercial ground floor the rest of the building being residential, while mixed-use podium with tower are not easily predictable and the distribution of commercial floorspace can vary. It's been assumed for this exercise that this category would have a commercial ground floor and a commercial first floor while the rest is residential.

For both typologies, the residential component is calculated by substracting the commercial FSR to the overall FSR proposed in the masterplan.



Part 4

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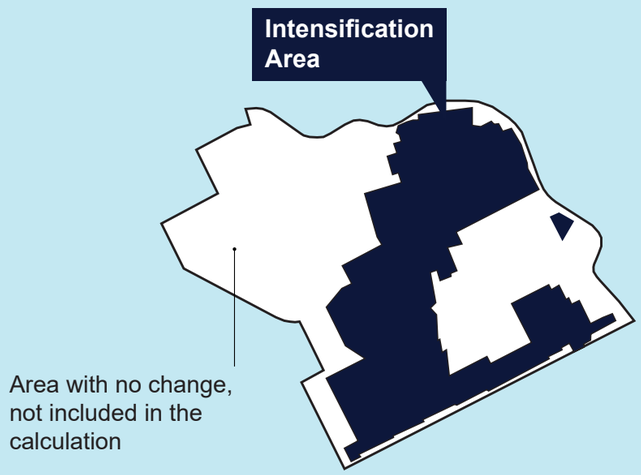


Key plan

7. GFA Capacity

The results are showing that the masterplan proposed control will increase the area capacity by 695,700 m², almost doubling it, with the majority of the additional GFA being dedicated to residential use (+531,500 m²).

The masterplan uplift is the difference between the current capacity and the masterplan capacity

Masterplan Uplift:

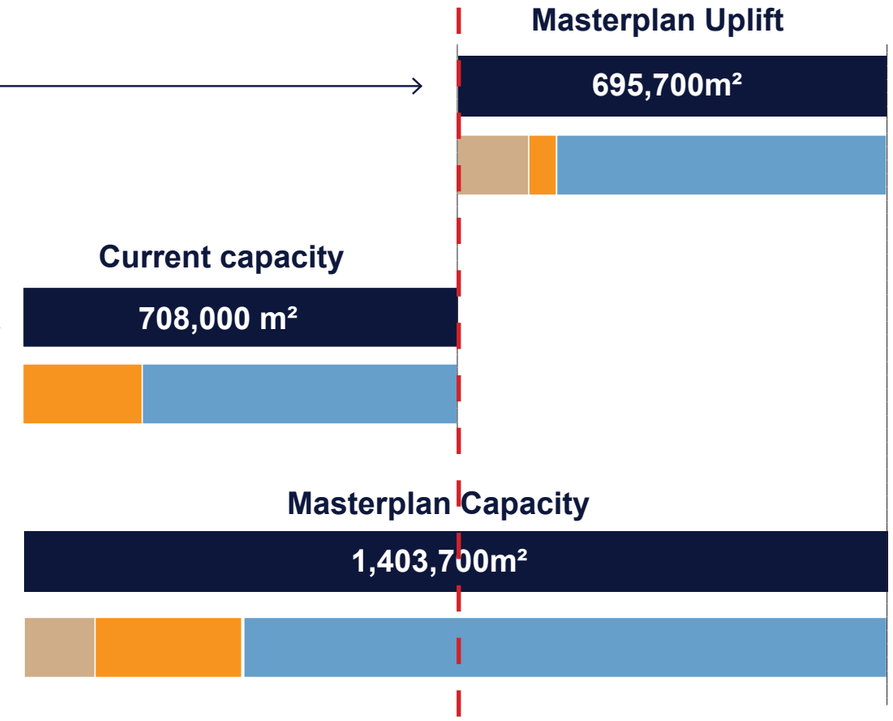
- Residential: +531,500 m²
- Commercial* above ground: +47,600 m²
- Commercial* underground: +116,600 m²

Current capacity:

- Residential: 514,300 m²
- Commercial*: 193,700 m²

Masterplan capacity:

- Residential: 1,045,800m²
- Commercial* above ground: 241,300 m²
- Commercial* underground: 116,600 m²



*Note: commercial is used in the sense of “non residential”

Section 3:
Appendices

Supplementary materials for further detail and demonstration