

# **Campsie Masterplan Planning Proposal**

## **Open Space Network**

# Executive Summary

## Department's Comments:

The Department's assessment of the additional open spaces provided appear minimal.

Council is required to carry out further work to review and address the open space proposed across Campsie Town Centre and explore opportunities to provide additional functional open spaces for future residents, workers, students and visitors in this area.

**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 open space provision.**

The Campsie master plans articulates a holistic approach to open space provision in the renewal area, and a set of urban design and intensification principles that collectively aim to create a more sustainable, accessible, and vibrant urban environment.

### **1 - Existing Open space:**

This section presents a summary of the current provision of open space within the MP study area and in the nearby suburbs. It identifies:

- Those currently under performing to undergo upgrading programs,
- Those could benefit from enhanced connections such as bridges and through site links, and
- Gaps that require the delivery of new open space.

### **2 - New open spaces:**

This section highlights opportunities to increase the delivery of public green and open space within the intensification area through various mechanisms. These include:

- An integrated network of new open spaces of different sizes, uses and functions, including pocket parks, civic plazas, and active pedestrian/cycle links,
- Unlocking the foreshore parkland

### **3- Enhanced connectivity:**

The masterplan identifies a number of new through site links, laneways and bridges that improve pedestrian permeability and access to open space and destination in the precinct.

### **4 - Enhanced amenity:**

The Campsie Masterplan is setting solar access control for existing and new open spaces and ensure appropriate amenity and usability.

It also sets target to increase the tree canopy cover in both public and private areas.

As a result of the combination of new open spaces and new links, most of the areas of intensification is now within a 200m-400m walking distance to an open space of high quality and high performance.



# 1 - Existing Open Spaces

This section presents a summary of the current provision of open space within the MP study area and in the nearby suburbs. It identifies:

- Those currently under performing to undergo upgrading programs,
- Those could benefit from enhanced connections such as bridges and through site links, and
- Gaps that require the delivery of new open space.



# 1 - Existing open space network

## Types of Open Space

- Campsie Analysis Catchment
- Environmental protection
- District Parks
- Town Centre/Local Parks
- Pocket Parks
- Southwest Metro Green Grid and East-West walking and cycling link
- Privately owned public open space
- Open Space beyond Study Area

## Numbering

- District Parks
- 1 Rudd Park
  - 2 Belmore Sports and Recreation Precinct
  - 3 Tasker Park
- Environmental Protection (EP)
- 4 Cooks River Parklands
- Town Centre/Local Parks
- 5 Little Tasker Park
  - 6 Carrington Square
  - 7 Anzac Park
  - 8 Harcourt Reserve
  - 9 Lofts Garden
  - 10 Federation Reserve (also EP)
  - 11 Mildura Reserve (also EP)
- Pocket Parks
- 12 Unnamed- Bruce St
  - 13 Unnamed- Stratham St
  - 14 Unnamed-SharedZoneonCampsieSt
  - 15 Unnamed- End of Lincoln St
  - 16 Neate Reserve
  - 17 Loch St Reserve
  - 18 Unnamed- Diagonal to Harcourt Reserve
  - 19 Unnamed- Shelley + Tennyson St Crossroad
  - 20 Oxley Place
  - 21 Unnamed- Nowra Lane
  - 22 Oswald St Reserve
  - 23 Harold St Reserve
  - 24 Unnamed- Beaumont Street





# 1 - Existing Open Space performance

Page 84 of campsie Town center Master Plan: Phase 1 report.

Council conducted a performance analysis of the existing local open space network in terms of capacity and walking catchment.

## Local Open Space Performance

The following pages provide an analysis of the capacity of neighbourhood and local/ pocket parks, informed by the Draft Greener Places Design Guide. District Parks have been excluded from the capacity analysis due to their role in servicing multiple neighbourhoods, with wider implications beyond the Campsie Analysis Catchment. The analysis provides an understanding of the level of intensity of population surrounding each individual park. The demographic information is based on the ABS Census information at a Mesh Block level (dated 04/07/2017 - downloaded on 24/08/20).

The walkable catchments, consistent with the previous sections of the report, were defined using GIS software based on analysis of each individual park and based on 200m for neighbourhood and local/ pocket parks. Walkable catchments account for crossings over major roads and barriers at known points following the road network, as indicated in the walkability analysis maps.

Parks have been considered ‘over capacity’ when a ratio of 1500 people per 5000sqm neighbourhood or local park is exceeded within the 200m walkable catchment. This distance was informed by the Guideline and based on proximity of neighbourhood and local parks in dense urban areas.

Overlaps between parks have been considered depending on the size of individual mesh blocks and their relationship within the walkable catchment. Similarly to the analysis of Open Space provision, the worker population within Campsie Town Centre was not included in this analysis given the level of variability in the demand for open spaces.

Commentary is also offered in terms of the quality of the open spaces, as an outcome of the previous Open Space Profile analysis in this report. A matrix was generated to summarise the findings of this analysis which concludes on the performance of each of the open spaces and illustrated by the map adjacent.

Park	Capacity	Quality	Performance
4. Cooks River Foreshore	Not at Capacity	Low	Limited Performance
5. Little Tasker Park	Not at Capacity	Low	Limited Performance
6. Carrington Square	Not at Capacity	Low	Limited Performance
7. Anzac park	Not at Capacity	High	Performing
8. Harcourt Reserve	Overcapacity	Good	Limited Performance
9. Lofts Garden	Overcapacity	Low	Underperforming
10. Federation Reserve	Not at Capacity	Good	Limited Performance
11. Mildura Reserve	Not at Capacity	Fair	Limited Performance
12. Unnamed - Bruce Street	Overcapacity	Low	Underperforming
13. Unnamed - Stratham Street	Overcapacity	Low	Underperforming
14. Unnamed - Shared Zone on Campsie Street	Overcapacity	Low	Underperforming
15. Unnamed - End of Lincoln Street	Overcapacity	Low	Underperforming
16. Neate Reserve	Overcapacity	Low	Underperforming
17. Loch St Reserve	Overcapacity	Good	Limited Performance
18. Unnamed - Diagonal to Harcourt Reserve	Overcapacity	Low	Underperforming
19. Unnamed - Nowra Lane	Overcapacity	Low	Underperforming
20. Oxley Place	Overcapacity	Low	Underperforming
21. Unnamed - Nowra Lane	Overcapacity	Low	Underperforming
22. Oswald Street Reserve	Overcapacity	Fair	Limited Performance
23. Harold Street Reserve	Overcapacity	Good	Limited Performance
24. Unnamed - Beaumont Street	Overcapacity	Low	Underperforming

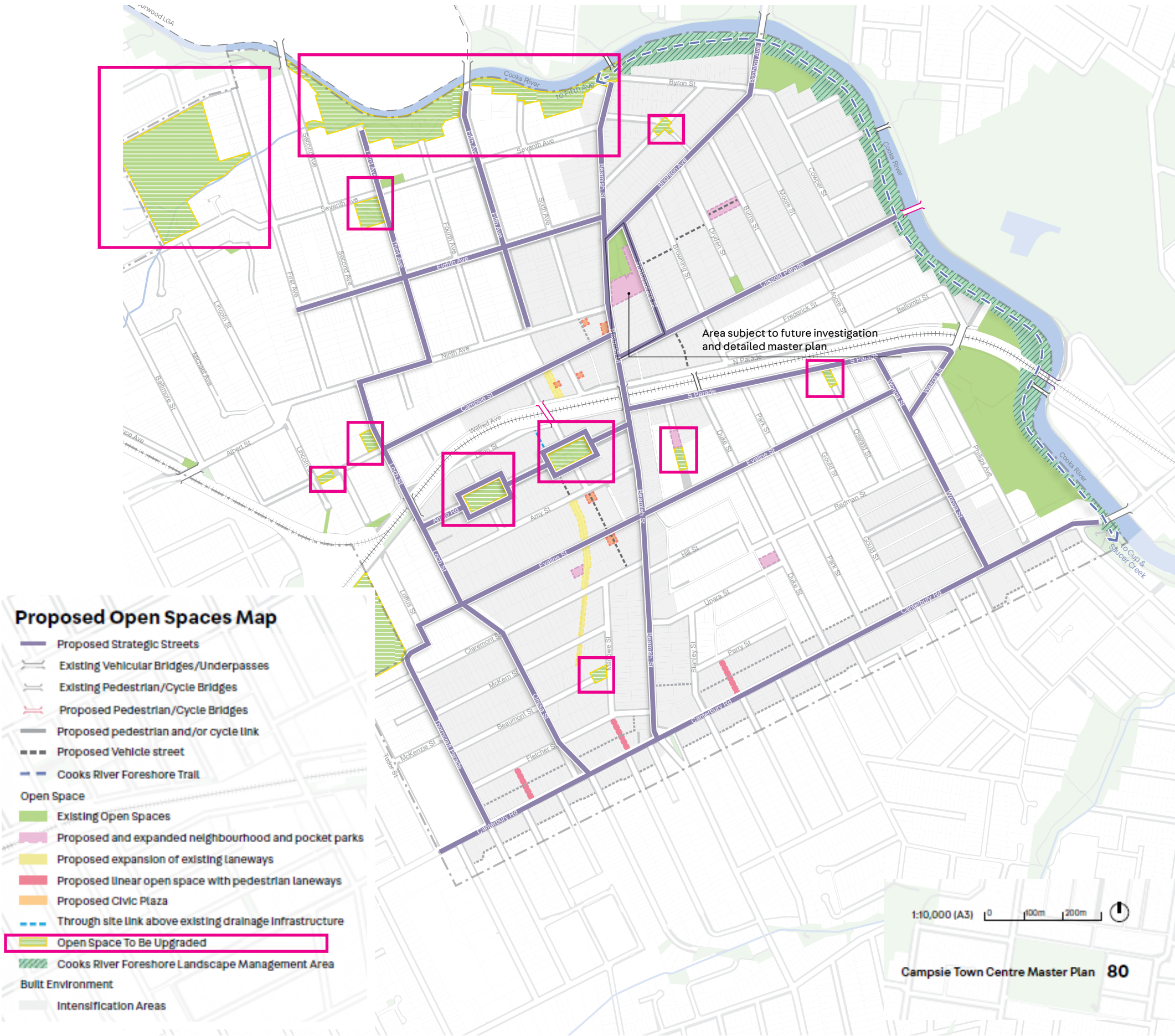
- Assumptions:
- Capacity is based on number of people (2016 mesh block count) within the 200m walking catchment.
  - The measurement uses a ratio of 3.33sqm/person as the limit for capacity.
  - The analysis does not account for overlaps in the walking catchment. Some parks nearby one another at capacity will service the same population.
  - Parks near the town centre will appear to have capacity due to the lower residential population within the walking catchment.



# 1 - Upgrades to existing open space

Several parks within or in proximity to the Town Centre were considered to be under-performing in their role of open space.

The Campsie Masterplan identifies a comprehensive program for the upgrade and enhancement of the existing neighbourhood parks and pocket parks within Campsie. This will also be in line with the provisions of the Urban Tree Canopy Master Plan.






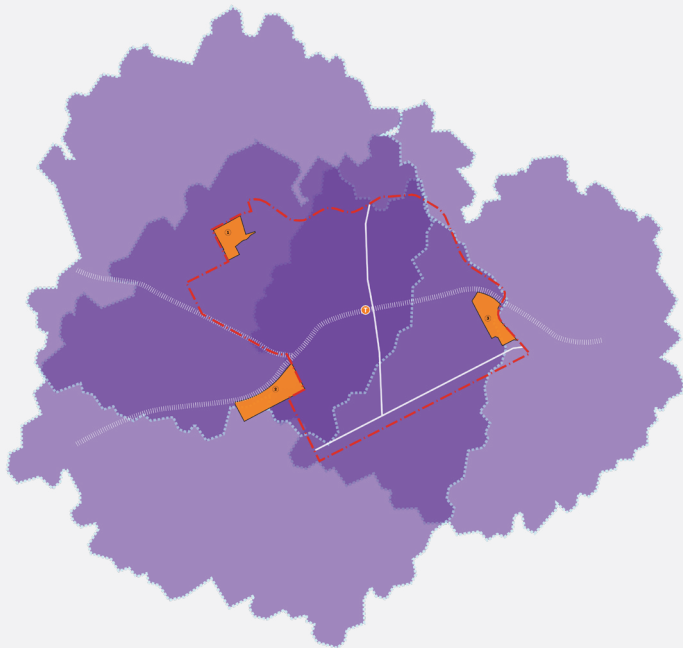
# 1- Existing open space walking catchment

Page 72-73 of Campsie Town Center Master Plan: Phase 1 Report.

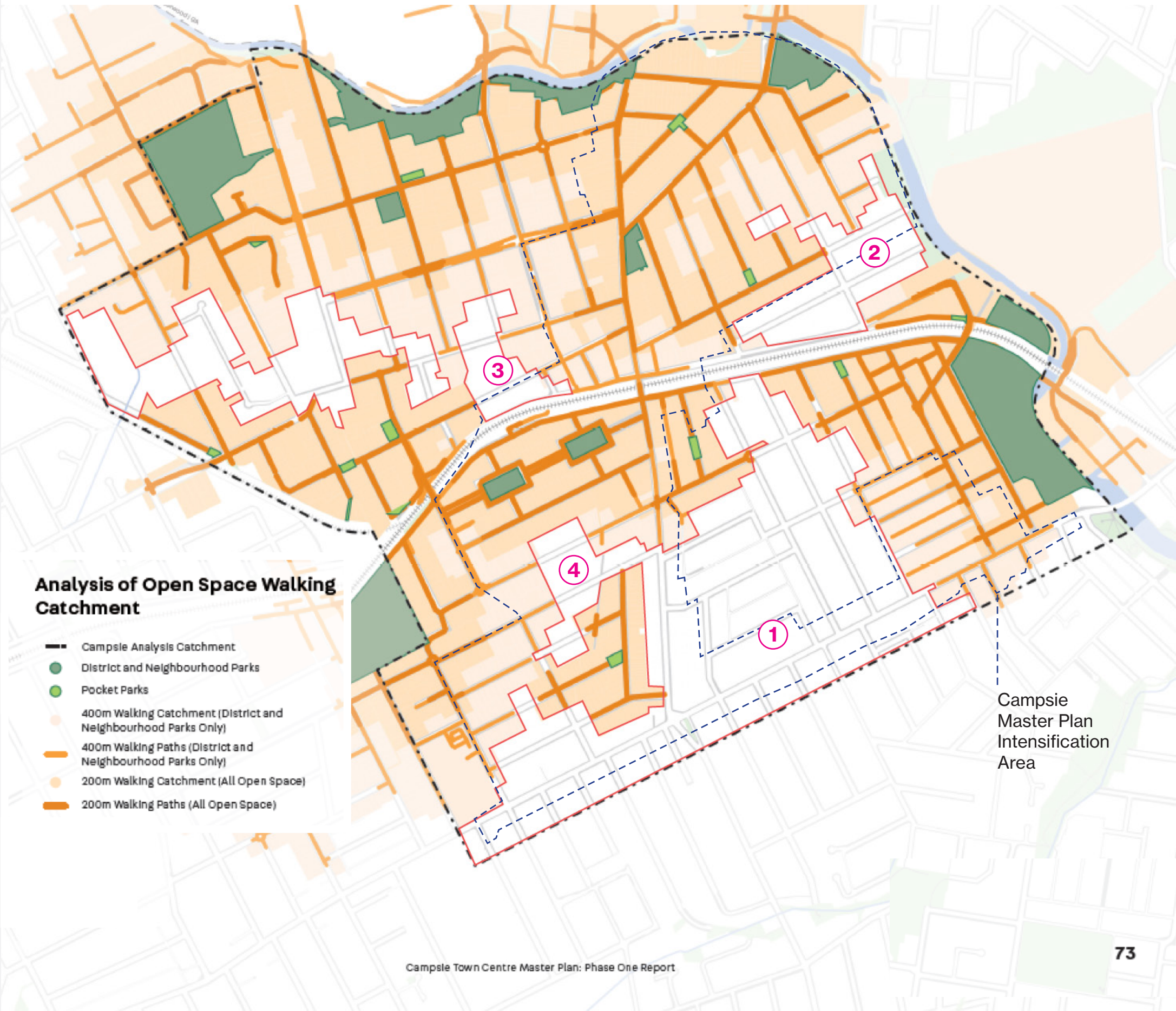
The phase 1 report mapping analysis identified four main areas within the Campsie Analysis Catchment where access to open space is lacking:

 Area of deficiency

- 1** Along the Canterbury Road Corridor, and between Beamish Street, Gould Street and Hill/Redman Streets;
- 2** North east of the Town Centre, between Moore Street & the Cooks River foreshore;
- 3** West of the Town Centre along Ninth Avenue;
- 4** South west of the Town Centre, between Evaline and Claremont Streets.



Within the Campsie Analysis Catchment, the 2km radius from all three District Parks overlaps and services the area in its entirety.



## 2 - New Open Spaces

This section highlights opportunities to increase the delivery of public green and open space within the intensification area through various mechanisms. These include:

- An integrated network of new open spaces of different sizes, uses and functions, including pocket parks, civic plazas, and active pedestrian/cycle links,
- Unlocking the foreshore parkland



## 2 - New open spaces

The Master Plan proposes areas of intensification within walking distance of considerable existing open spaces such as the Cooks River Foreshore, Tasker Park, ANZAC Park and Lofts Gardens.

To re-enforce the role of these open spaces, a network of pedestrian through site links, pocket parks and corner plazas are proposed in areas of greater intensification, such as Town Centre North, Town Centre South and Campsie Medical and Lifestyle Precincts.)

The aim is to ‘balance’ the intensity of redevelopment with the delivery of amenity for residents and workers of those areas and ensure the parks are within 200-400m catchment in accordance with the Draft Greener Places Guide (Government Architect NSW)

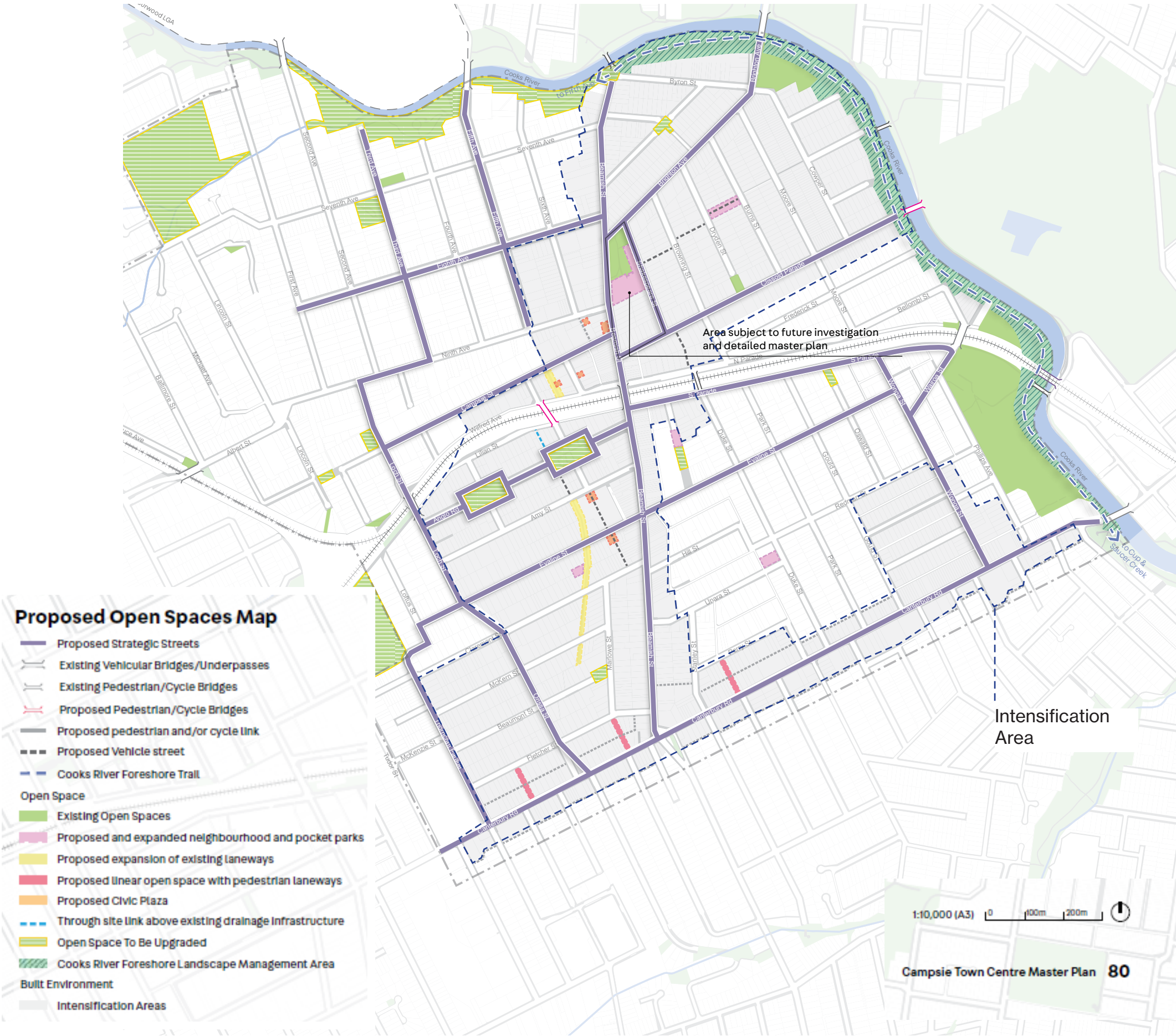
The location of open spaces other ‘pocket parks’ are indicative. Future Development Control Plan provisions will provide guidance on the quantum and location of open space on key sites. They will be subject to detailed design.

The future open space on Duke Street/Unara Street is seen as a key missing open space within the area of Campsie

A comprehensive program for the upgrade and enhancement of the existing under-performing neighbourhood parks and pocket parks within Campsie

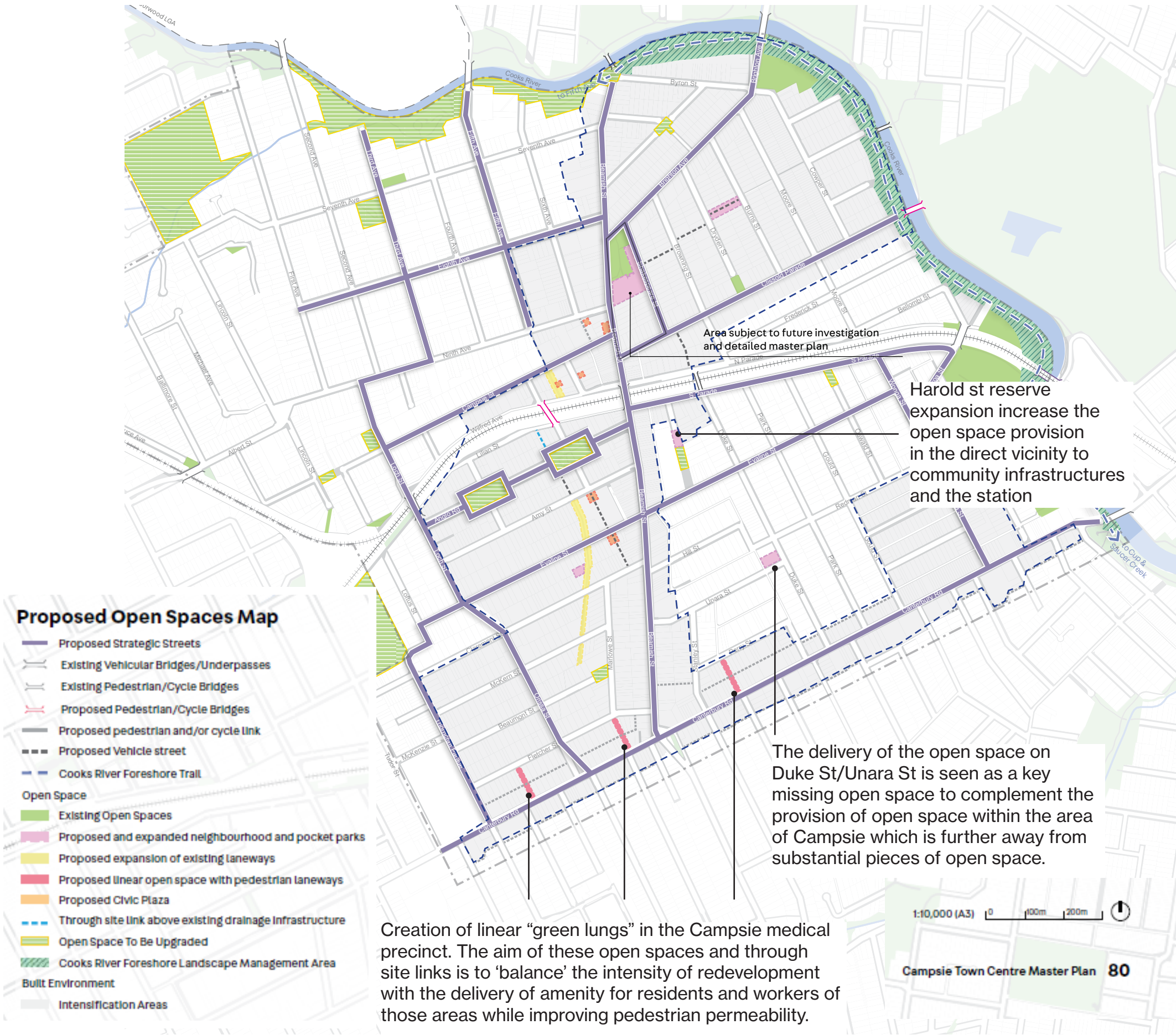
By 2036, almost all of the Campsie Town Centre would be within a 200-400 meter walk of open space

Overall, the Master Plan envisages over 3 hectares of new publicly accessible open space and through site links.



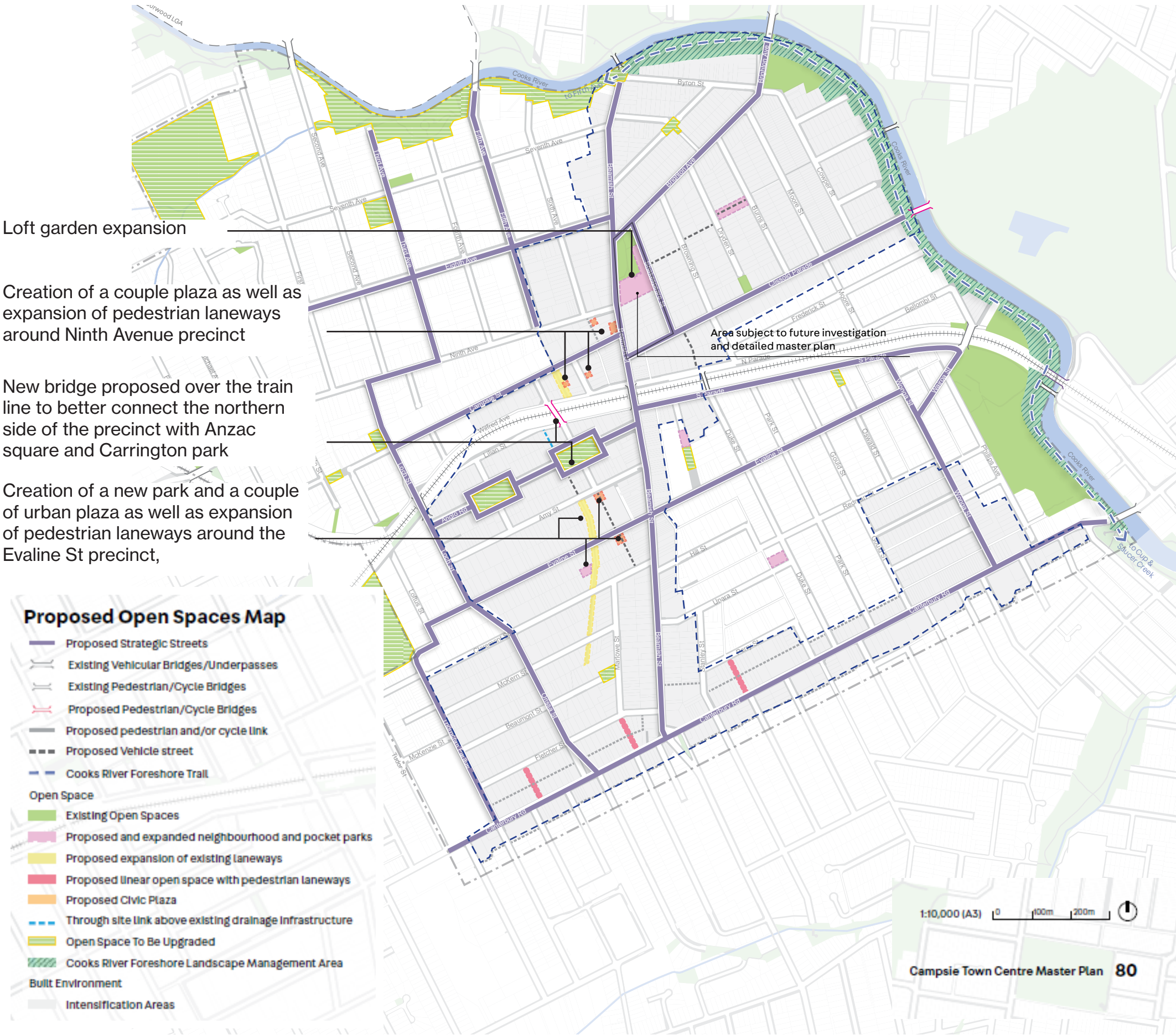


2 - Proposed Open Space Network  
The southern area





# 2 - Proposed Open Space Network The Centre of Campsie





2 - Proposed Open Space Network  
Connecting to the River

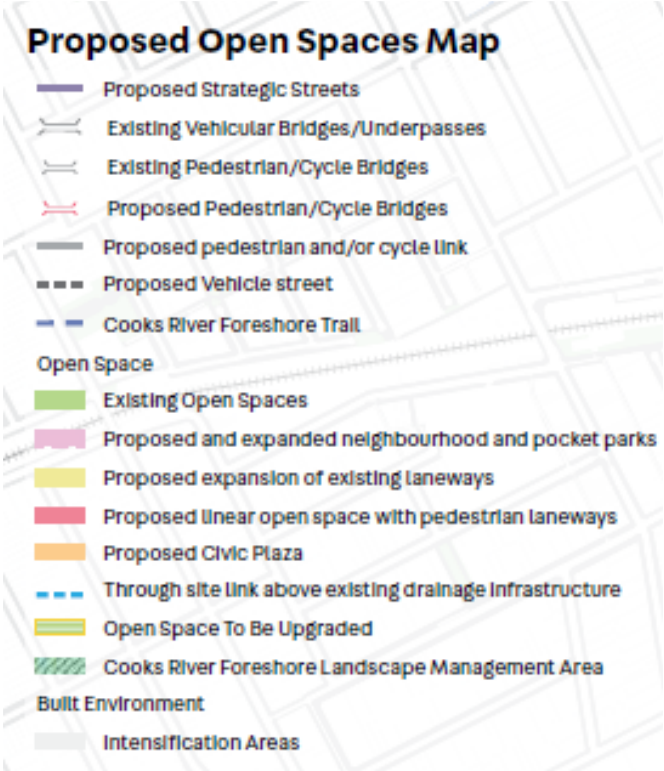


New open space and pedestrian/cycling through site links complementing the existing through site links between Burns St and Cowper St to create an active transport connection link that connects the loft gardens to the foreshore, while providing an additional open space and improving the overall block permeability in this area of Campsie.

The Cocks River Foreshore is one of the main sources of open space and amenity within Campsie. The Master Plan proposes to set planning and development mechanisms to ‘unlock’ the potential of the foreshore.

New Bridge over the Cocks River to increase accessibility to Canterbury open spaces across the Cocks River.

Area subject to future investigation and detailed master plan





## 2 - The Cooks River Foreshore

“The Cooks River Foreshore is one of the main sources of open space and amenity within Campsie. The Master Plan proposes to set planning and development mechanisms to ‘unlock’ the potential of the foreshore. It will be established as a linear park, between Tasker Park and Federation Reserve. This will also link in with the proposed Sydenham to Bankstown active transport corridor. It is proposed the foreshore be established as a Landscape Management Area which draws on best practice landscape design to:

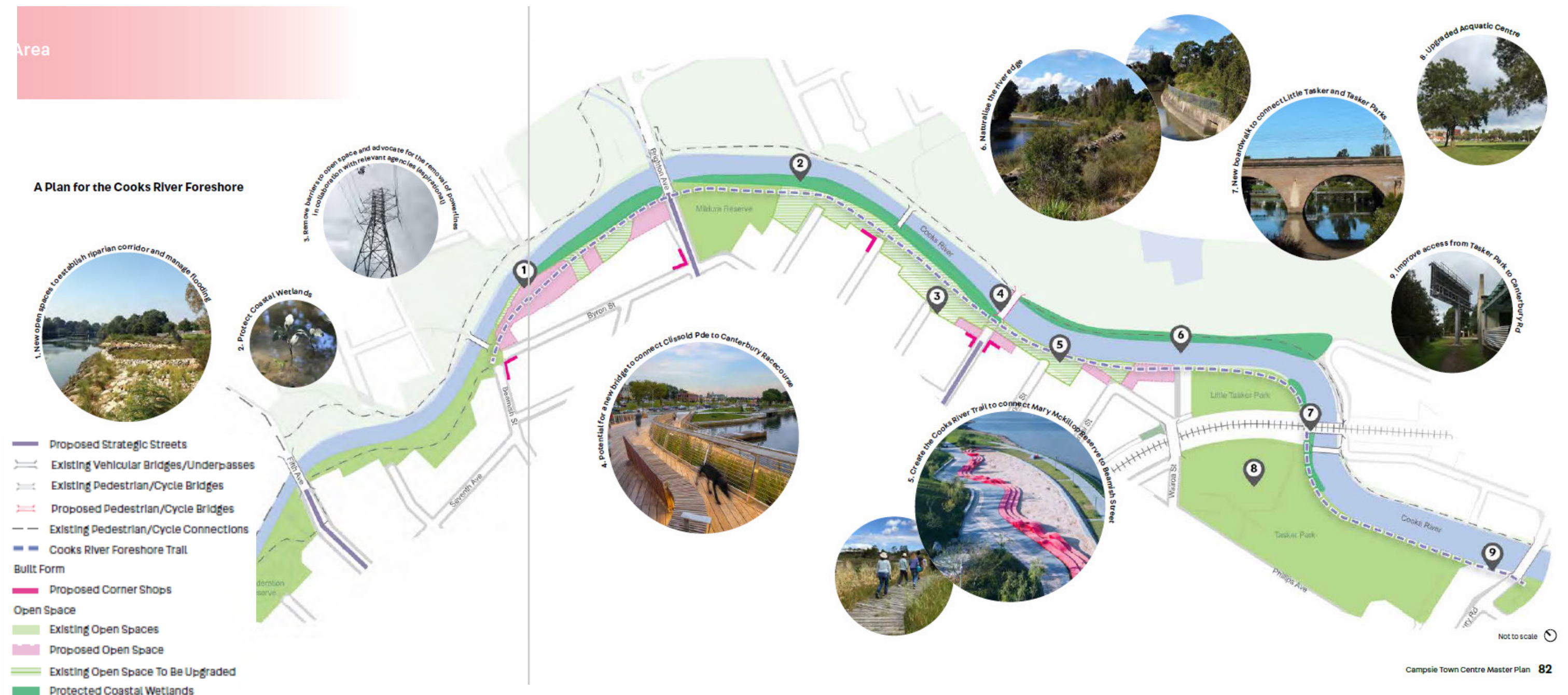
- Mitigate and manage flood and stormwater, to address the seasonal flooding of the Cooks River and the stormwater

overland flows within surrounding areas.

- Expand the Cooks River riparian corridors and existing mangroves promoting biodiversity.
- Expand the network of open spaces and possible location of recreation areas.
- Ameliorate and mitigate the visual impact of the existing power lines along the Foreshore.
- Create a high quality, high amenity river foreshore precinct that becomes a focal point for Campsie.

A key item within this proposal is also the establishment of the Cooks River Foreshore Trail. The proposed trail extends north along the foreshore from Canterbury Road and the East-West Pedestrian and Cycle Link (EWPCCL), to Beamish Street near Byron Street, connecting to the existing network of cycle and pedestrian paths leading to Federation Reserve. The establishment of the Cooks River Foreshore Trail will also promote a new bridge connection between Clissold Parade and the Canterbury Racecourse precinct should the site cease to operate as a racecourse.”

Campsie Master Plan p81



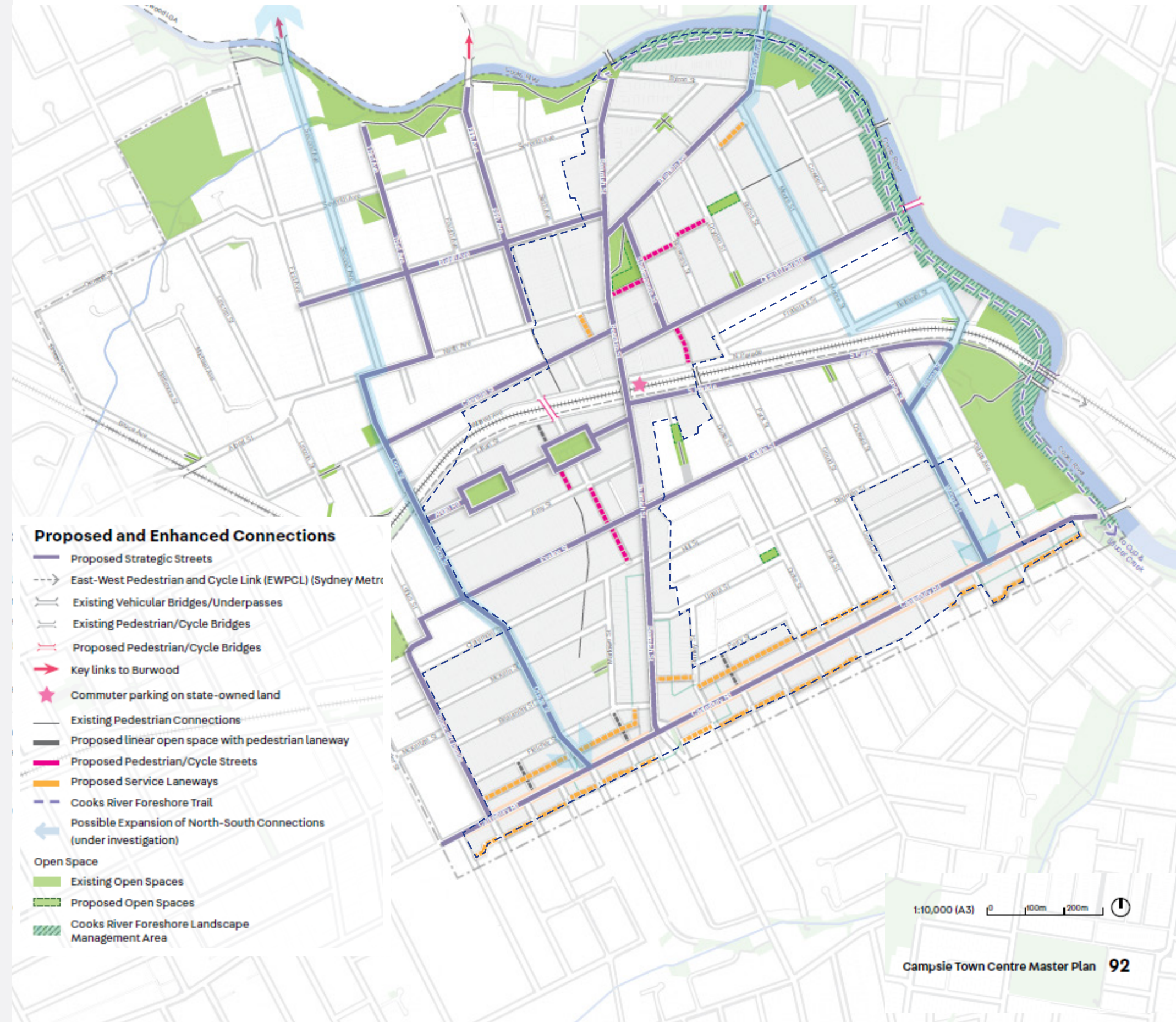
# 3 - Enhanced Connectivity

The masterplan identifies a number of new through site links, laneways and bridges that improve pedestrian permeability and access to open space and destination in the precinct.



### 3 - Enhanced Connectivity

- One of Campsie's greatest assets is its proximity to the Cooks River and surrounding parklands. However, the river and parklands are disconnected from the main streets within the town centre.
- The Master Plan will leverage off existing pedestrian connections proposes new pedestrian and cycle links that enhance connection to the foreshore and improves access to the Metro station and town centre.
- A new pedestrian bridge is proposed to connect from Clissold Parade to the Canterbury Racecourse precinct, should racing activities cease on the site and it be utilised for alternate uses, including open space.
- A second bridge has been safeguarded by Sydney Metro as a future crossing at the western end of Campsie Station and will provide a second entrance to the future Campsie Metro Station. This crossing is essential to improving pedestrian North South movement through Campsie. Collaboration with relevant agencies including Sydney Metro and Transport for NSW will be pivotal to establishing this new rail crossing.



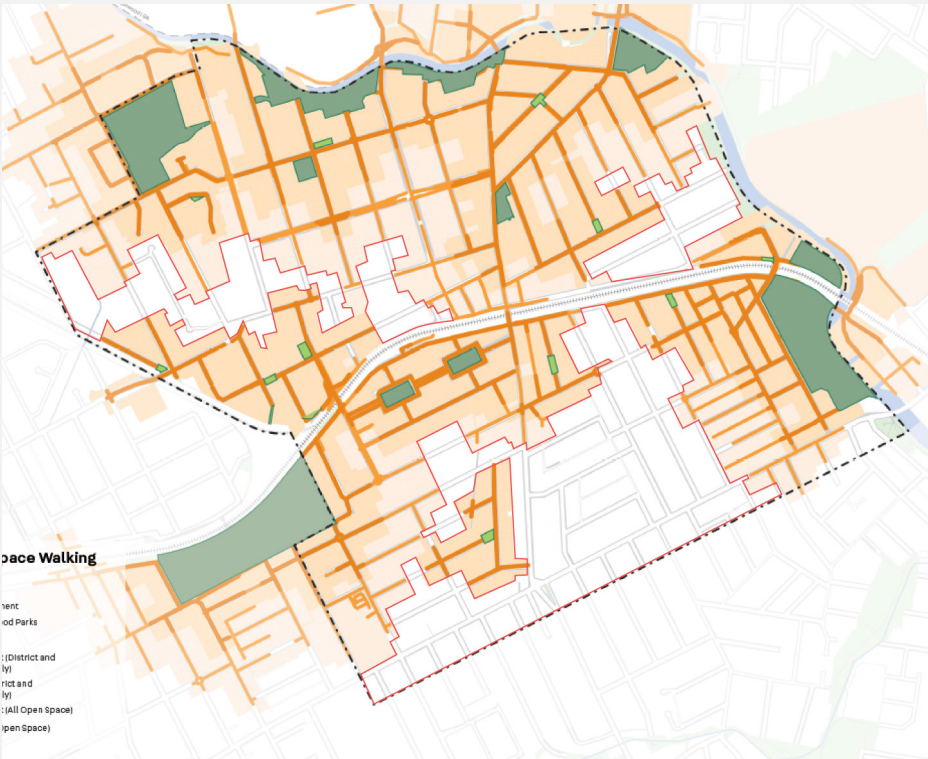


### 3 - Open space walking catchment

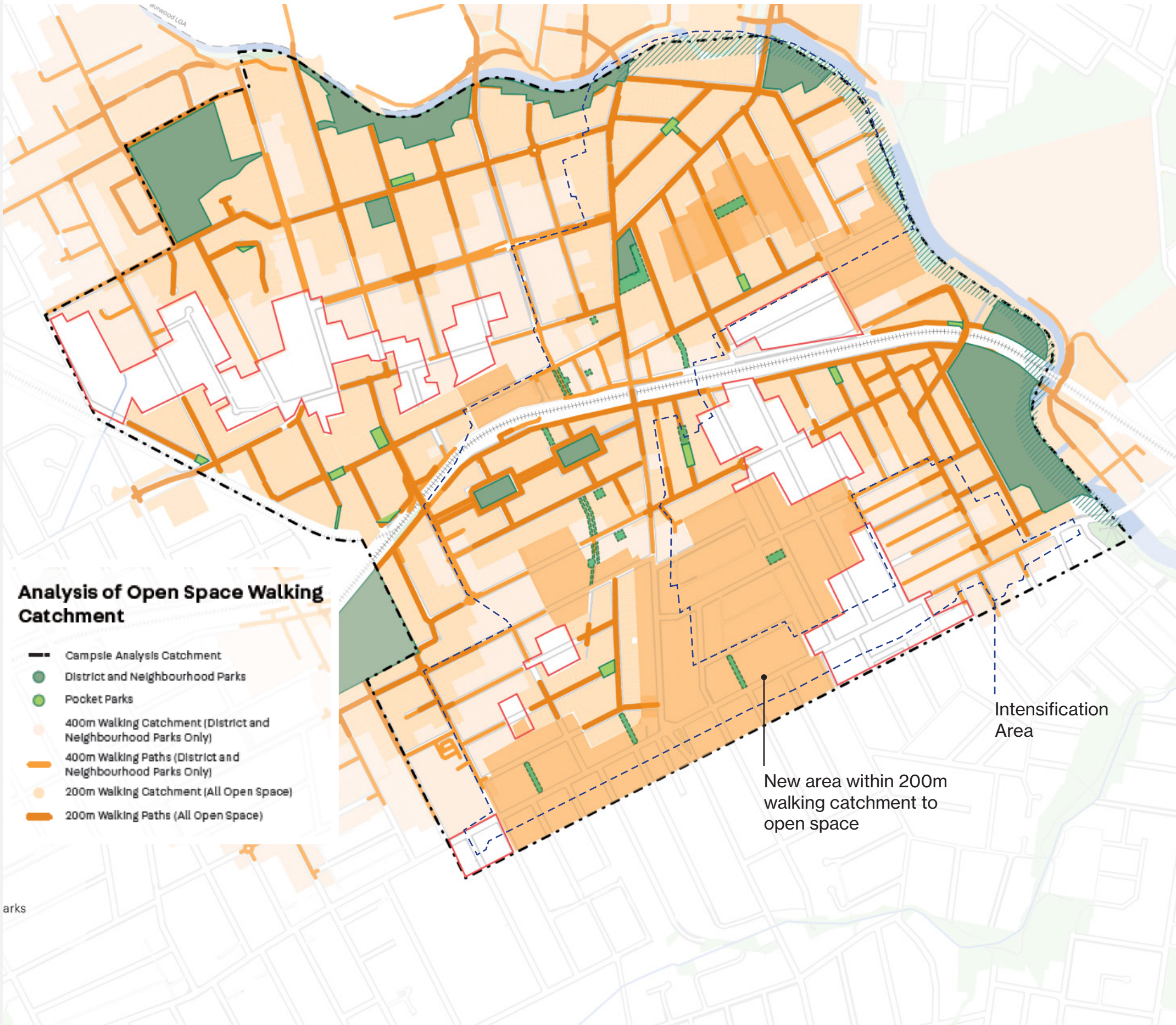
#### Proposed masterplan

- The mapping analysis illustrates the impact of the proposed open space network on the open space walking catchment.
- Most of the intensification area is now within 200m to 400m from an open space. The central area around the station where most density is planned, has now a network of small plaza, laneways and bigger open space all within 200m-400m to the densest area of campsie.

Area of deficiency



Walking catchment of existing open space network





# 4 - Enhanced Amenity

The Campsie Masterplan is setting solar access control for existing and new open spaces and ensure appropriate amenity and usability.

It also sets target to increase the tree canopy cover in both public and private areas

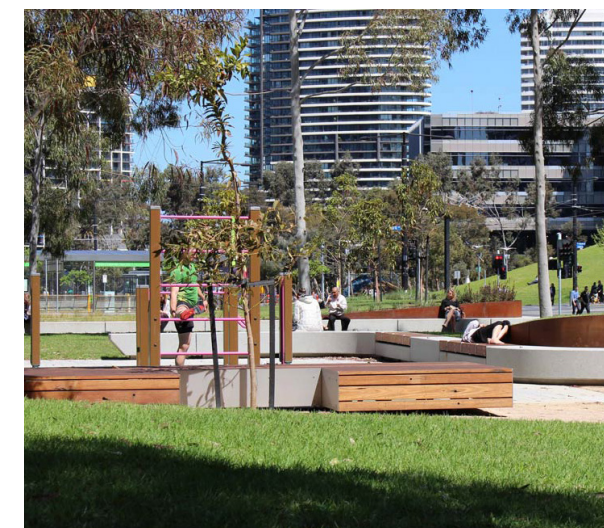
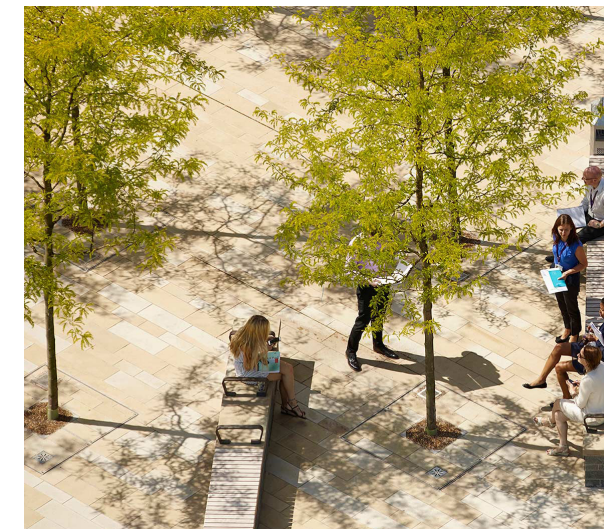
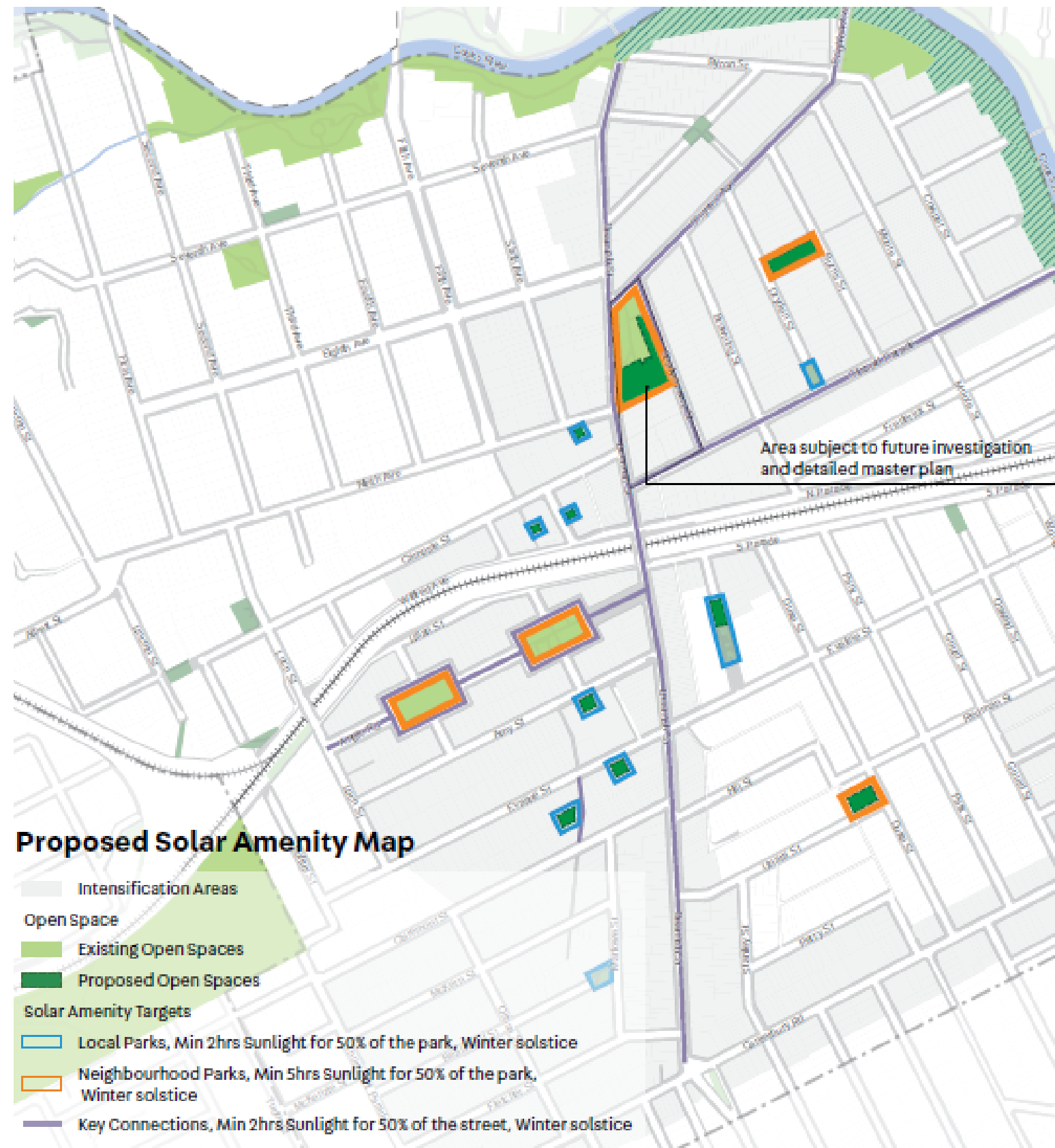
## 4 - Solar amenity

It is anticipated an increase in building heights will occur, within the intensification areas, adjacent to parks and open spaces. This increase requires careful consideration of solar access to open spaces. This is particularly relevant in existing parks such as ANZAC Park and Lofts Gardens.

Within the intensification areas the Master Plan proposes the introduction of development controls which determine the minimum number of hours which the park should retain in solar access. This will promote the retention of existing tree canopy and the establishment of future tree canopy within those parks. The built form controls, including height and floor space ratios, will be appropriate set to achieve solar amenity to parks.

### Actions

- 5.5.1** Review the Local Environment Plan and Development Control Plan controls for the Centre based on recommended targets for establishment of adequate solar access to parks and main streets.





4 - Tree canopy target



The Urban Tree Canopy Master Plan establishes a canopy cover target of 15% for commercial centres, and a canopy cover target of 25% for urban residential areas, to meet current outlined in Draft Greener Places Guideline (2020).

To achieve such targets, both public land in the form of streets and open space, and private land will need to contribute to tree canopy cover. The tree canopy cover target for streets and open space is 40%, whilst the target for private land is a minimum of 5% in commercial centres and 20% in urban residential areas.

The Campsie Complete Streets Project will further investigate the potential for provision of tree canopy along with the overall improvement of the public realm. The updated Development Control Plan for Campsie will include development controls which consider the achievement of the targets within private properties.

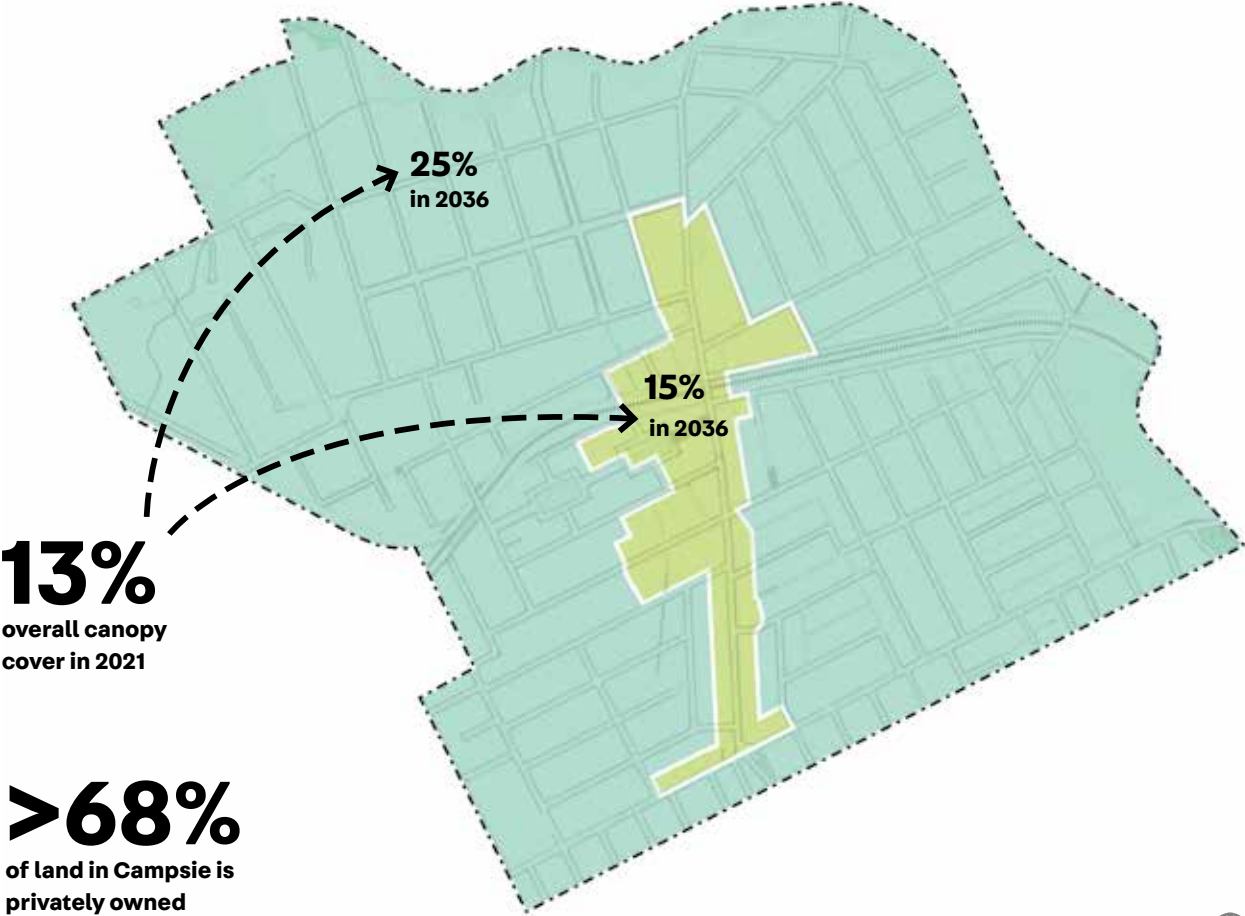
**Actions**

5.3.1

Subject to findings from Complete Streets and detailed design of the public realm, Council will establish a program for street tree planting within the Centre.

5.3.2

Review the Local Environment Plan and Development Control Plan controls for Campsie based on recommended targets for establishment of deep soil zones, tree canopy on ground and tree canopy on structure where practical.



Not to scale ⓘ

To meet the canopy cover targets



# 5 - conclusion

**As a result of the combination of :**

- Upgrades to existing under-performing park,
- Delivery of new open spaces,
- Delivery of new pedestrian and cycling connections,
- New controls ensuring high amenity to existing and future open spaces,

**Most of the areas of intensification will be within a 200m-400m walking distance to an open space of high quality and high performance.**