

Chapter 6.3 Campsie Town Centre

Canterbury-Bankstown
Development Control Plan 2023

October 2025

Draft for internal review
Version 02
October 2025

CANTERBURY  BANKSTOWN



Acknowledgment of Country

The City of Canterbury-Bankstown acknowledges the traditional country of the Darug (Darag, Dharug, Daruk and Dharuk) and the Eora peoples.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to Aboriginal and Torres Strait Islander peoples living today.

Council also acknowledges other Aboriginal and Torres Strait Islander language groups in the City and works closely with Aboriginal and Torres Strait Islander communities to advance reconciliation in the City.

We're committed to creating a liveable and loveable City for all our residents



Great Cities

We believe in creating vibrant, dynamic, and diverse communities that offer opportunities for people to connect, pursue their passions, and contribute to the world around them.



Naturally Green

We protect and prioritise nature in and around our city to enhance environmental sustainability and improve the quality of life for our residents.



Design Excellence

We encourage buildings, spaces, and objects that are both beautiful and practical, enhancing the beauty, accessibility, and safety of our built environment.



People First

We prioritise the needs, preferences, and aspirations of our community in all aspects of urban planning and design, creating supportive and enriching places people love.



Community

We engage with our community to ensure their needs and aspirations are reflected in the outcome, creating sustainable, resilient, vibrant, diverse, and inclusive places.



Sustainability

We seek designs that reduce negative impacts on the environment while also promoting social and economic well-being.



Net-Zero

We encourage our community to design buildings and places that produce as much renewable energy as they consume, reducing greenhouse gas emissions, lowering energy bills, and increasing resilience to environmental shocks and stresses.

Explore the design for Campsie Town Centre DCP

Campsie Town Centre, along with other significant centres in CBCity, have an area specific Development Control Plan (DCP). This DCP contains the following parts:



Introduction



Understanding Place



**Designing the Public
Domain**



**Building Layout, Form
and Design**



General Provisions



Key Sites



Definitions

Accessibility Note:

This document is designed for web viewing.

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SECTION 1

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Figure 1. Artist's impression



1.1 Application of this Chapter

This chapter of the Canterbury Bankstown DCP 2023 (CBDP 2023) supports the *Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023)* by providing additional objectives and development controls to enhance the function, design and amenity of development within the Campsie Town Centre.

This chapter of the CBDP 2023 applies to all development on the land within the Campsie Town Centre as identified in Figure 2. The other chapters of the CBDP 2023 continue to apply to all land covered by this DCP chapter and must be addressed as part of Development Applications (DAs) and Modification Applications lodged for development in Campsie Town Centre.

Where there is an inconsistency between the controls in this chapter and other chapters in the CBDP 2023 in relation to development in the Campsie Town Centre, this chapter prevails.

LEGEND

..... Application of DCP



Figure 2. Campsie Town Centre land application map.



1.2 Vision

The adjacent vision statement provides the overarching aspirations for Campsie and its community. The DCP serves as a framework with visual and written guidance and controls to ensure renewal opportunities realise this vision.

The DCP establishes distinct future character areas that resemble the richness and diversity of Campsie's community and history. It details public domain design to ensure lively, inclusive, green and pedestrian friendly streets, open spaces and plazas. It illustrates how the built form controls can be applied and provides exemplar precedents to ensure renewal opportunities realise this vision.

The DCP will deliver high quality, beautiful, sustainable and resilient built structures that reflect a human scale and are well integrated into their context both today and in the future. Additionally, the DCP identifies key sites that present significant opportunities for revitalisation, public benefit and amenity while leaving a long-lasting positive legacy for Campsie.



Figure 3. Beamish Street Artist Impression, Campsie Master Plan 2024



Vision Statement

Campsie will transform from a main street into a thriving lifestyle and medical precinct that brings together the vibrancy of Beamish Street, Canterbury Hospital and the amenity of the Cooks River foreshore. Development within Campsie Town Centre should respond to the human scale and the existing urban character.

Campsie will become a significant centre within Canterbury-Bankstown, with significant investment in jobs and housing, which will attract residents, visitors and workers alike. Future development will be supported by improved transport connections, an activated riverfront and green streets.

Campsie will become a cultural hub for inner Sydney, supported by its proximity to Central Sydney. The centre will have new and enhanced community, arts and cultural facilities complementing a growing night-time economy as a visitor destination.

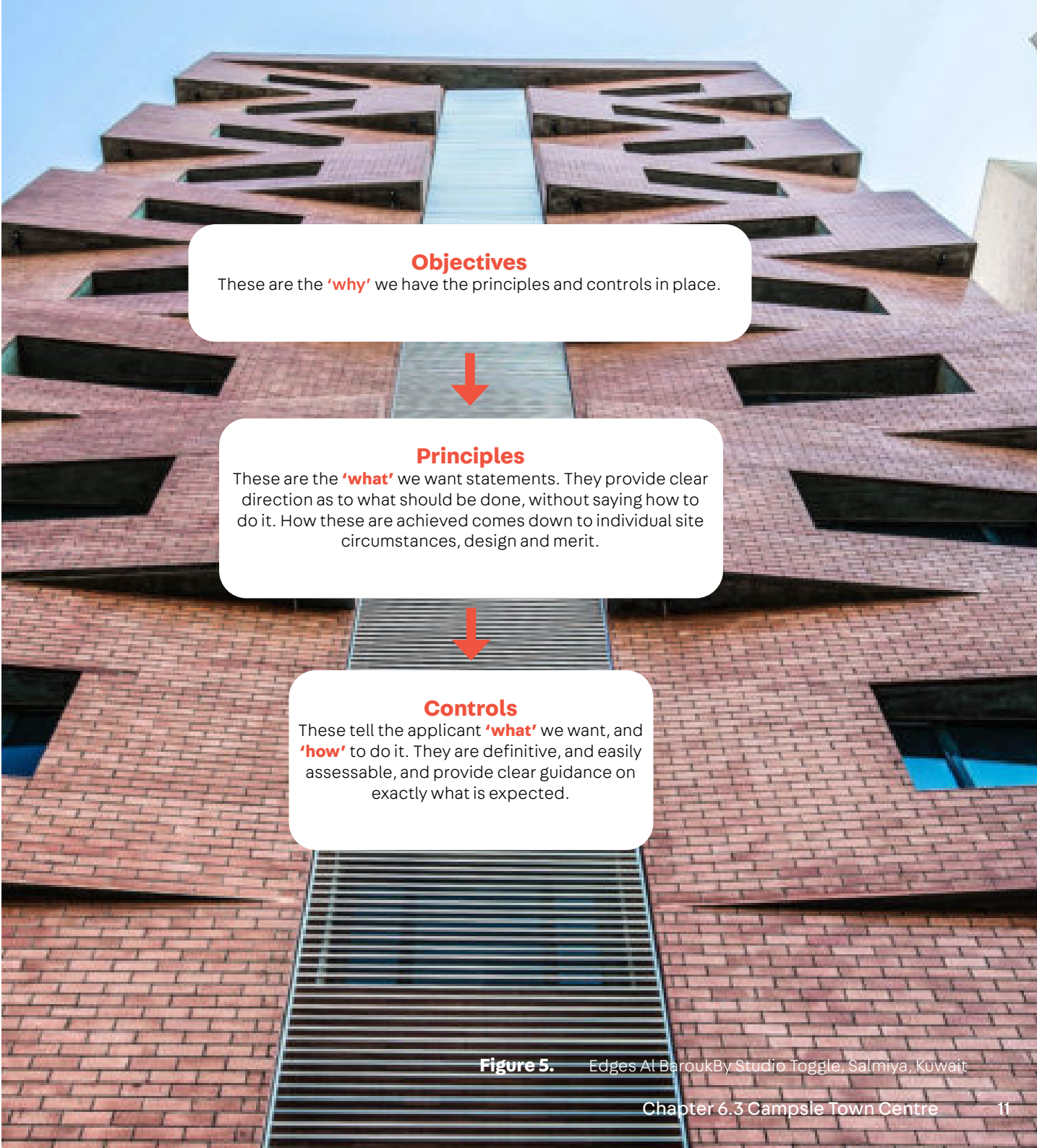


Figure 4. Cooks River Artist Impression, Copsie Master Plan 2024



1.3 How to read this DCP

This DCP is structured around a hierarchy of criteria encompassing objectives, principles and controls. The intent is to provide clear, direct and informative design guidance for all new development and public domain improvements in the Campsie Town Centre. When addressing the criteria it is important to consider the purpose of each category, as outlined on this page. Collectively these elements create a comprehensive framework that will enable Campsie Town Centre to deliver high quality renewal opportunities that can deliver on its vision.



Objectives

These are the **'why'** we have the principles and controls in place.

Principles

These are the **'what'** we want statements. They provide clear direction as to what should be done, without saying how to do it. How these are achieved comes down to individual site circumstances, design and merit.

Controls

These tell the applicant **'what'** we want, and **'how'** to do it. They are definitive, and easily assessable, and provide clear guidance on exactly what is expected.

Figure 5. Edges At BaroukBy Studio Toggle, Salmiya, Kuwait



SECTION 2

UNDERSTANDING PLACE

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2.1 Character Areas

Proposed development in Campsie Town Centre must demonstrate consistency with and contribute to the vision for Campsie Town Centre, its character areas, and have regard to the Connection to Country Principles.

Campsie Town Centre has 13 unique Character Areas. Character Areas identify where there is a consistent and distinct existing character to be retained and enhanced or where a strategic assessment has determined the area may change and have a desired future character.

Character Areas ensure that new development has a consistent approach to matters including built form, function, heritage, landscape, streetscapes, materials and finishes. Different areas of distinct character make a place special and unique.

As part of a DA the applicant must demonstrate that their proposal is consistent with the Character Area it is located within.

For a map of character area boundaries see Figure 7.



LEGEND

① Beamish High Street	⑧ Cooks River Foreshore
② Campsie Town Centre North	⑨ School and Learning
③ Campsie Town Centre South	⑩ Canterbury Road Commercial
④ ANZAC Park	⑪ The Avenues
⑤ Campsie Medical Precinct	⑫ Special Character Areas
⑥ The Entrance	⑬ Maintain Precinct Character
⑦ Leafy Residential	

Figure 6. Axonometric view of character areas with indicative massing of potential future development.



LEGEND

- ① Beamish High Street
- ② Campsie Town Centre North
- ③ Campsie Town Centre South
- ④ ANZAC Park
- ⑤ Campsie Medical Precinct
- ⑥ The Entrance
- ⑦ Leafy Residential
- ⑧ Cooks River Foreshore
- ⑨ School and Learning
- ⑩ Canterbury Road Commercial
- ⑪ The Avenues
- ⑫ Special Character Areas
- ⑬ Maintain Precinct Character

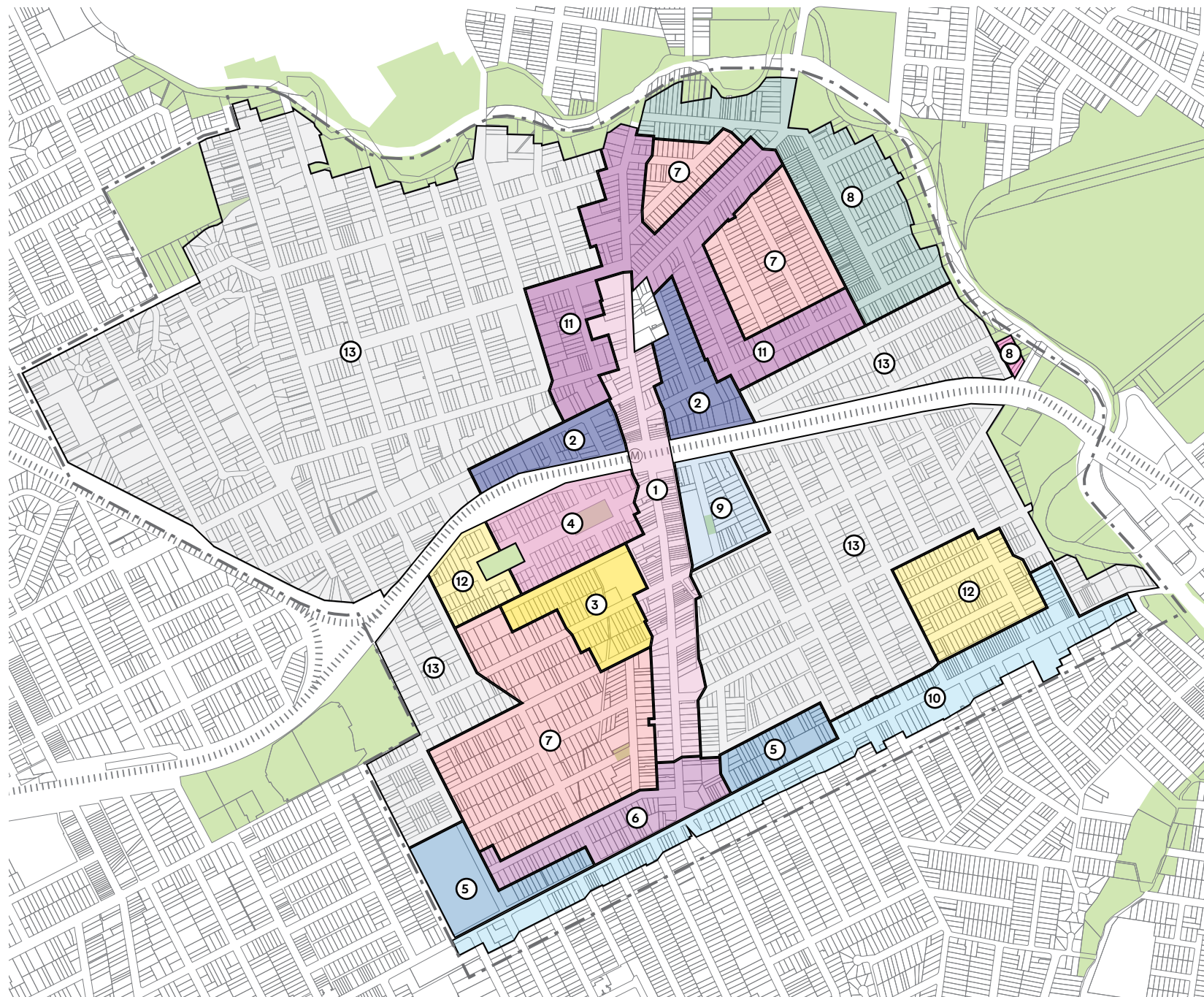


Figure 7. Character Areas Map.



2.1.1 Beamish High Street

Vision Statement

The Beamish Street High Street Character Area is defined by a high energy, fine grained commercial/ retail environment with high levels of pedestrian activity located between Unara Street (south) and Brighton Avenue (north).

Development along Beamish High Street should contribute towards the vibrancy of the streetscape by enhancing safety and reflecting Campsie's cultural diversity.

The existing character will be retained and enhanced by the introduction of sensible shop-top development typologies which retain the fine-grain urban characteristics and vibrancy of the area. The character and function of Beamish Street as the central spine of Campsie will be enhanced while preserving the key features that define its unique identity and purpose.

Council's 'Campsie Complete Street' project will also apply in this area addressing the increased pedestrian activities through a series of traffic calming measures, and streetscape and infrastructure upgrades.

Design Guidance

- G1. Development should demonstrate how it has considered and satisfied the outcomes expressed in the vision statement.
- G2. Development should enhance pedestrian amenity and safety.
- G3. Buildings should ensure the streetscape interface allows active edges for the day and night time economies.
- G4. Development fronting Beamish Street is to be active, with no driveways or expansive areas of blank wall or services.
- G5. Large redevelopments should be accessed via a laneway or secondary street for any vehicle access, waste and building services
- G6. Large developments should reflect the fine grain retail character of Beamish Street with shop entries every 6-12 metres.
- G7. New developments should maintain and reinforce the commercial character of the locality through the design of ground floor activation, street wall heights and building interface with the public domain.
- G8. Development must strengthen visual and pedestrian connectivity between key streets, the Metro Station, Anzac Park, and any proposed plaza. This should be achieved through the integration of well-designed, interconnected through-site links that are safe, accessible, and legible.





LEGEND

- Beamish High Street
- Heritage Item
- Key Site - 1
24-142 Beamish Street
and 16-18 Ninth Avenue



Figure 8. Axonometric view of Campsie Beamish High Street with indicative massing of potential future development.



2.1.2 Campsie Town Centre - North



Vision Statement

The Campsie Town Centre - North Character Area encapsulates two precincts north of the train line:

- between Butler Avenue and London Street along Campsie Street, and;
- along Shakespeare Street down to the block between Clissold Parade and N Parade (excluding the lots fronting Beamish Street).



This area is expected to intensify and transform from the current low density character to medium and high density developments reflected by walk-up apartments, and low to mid-rise buildings, supported by the existing network of streets and lanes.

The area will have increased connectivity to the train station by the introduction of new pedestrian/cycle lanes and new open spaces at key intersections.

The area will be marked by a new community civic and cultural hub within the Civic Centre site and increased open space anchoring the northern edge of Beamish Street.

This area includes two Council car park sites along London Street. These sites offer the potential for renewal with surrounding sites, with parking to either be relocated, consolidated or provided as part of future development.

Design Guidance

- G1. Development should demonstrate how it has considered and satisfied the outcomes expressed in the vision statement.
- G2. Developments should minimise the impact of building services on the primary street frontage through careful integration and maximised landscaping.
- G3. Developments should provide direct street access to street-facing apartments at the ground floor.
- G4. Developments should provide well-landscaped front courtyards and setbacks.
- G5. Developments should provide façade and courtyard lighting that complements the building design and provides a safe, interesting and vibrant atmosphere along the street at night.
- G6. Developments should ensure the front setback and landscape area allows for a large canopy tree supported by deep soil.
- G7. Developments should provide communal and/or private resident access to podium rooftops.
- G8. The provision of small-scale retail, commercial, and food and drink premises on street corners is encouraged.
- G9. Developments should provide interesting and varied façade treatments and building designs that accommodates high quality internal living spaces.





LEGEND



Campsie Town Centre - North



Key Site - 6

10 London Street and 43 North Parade

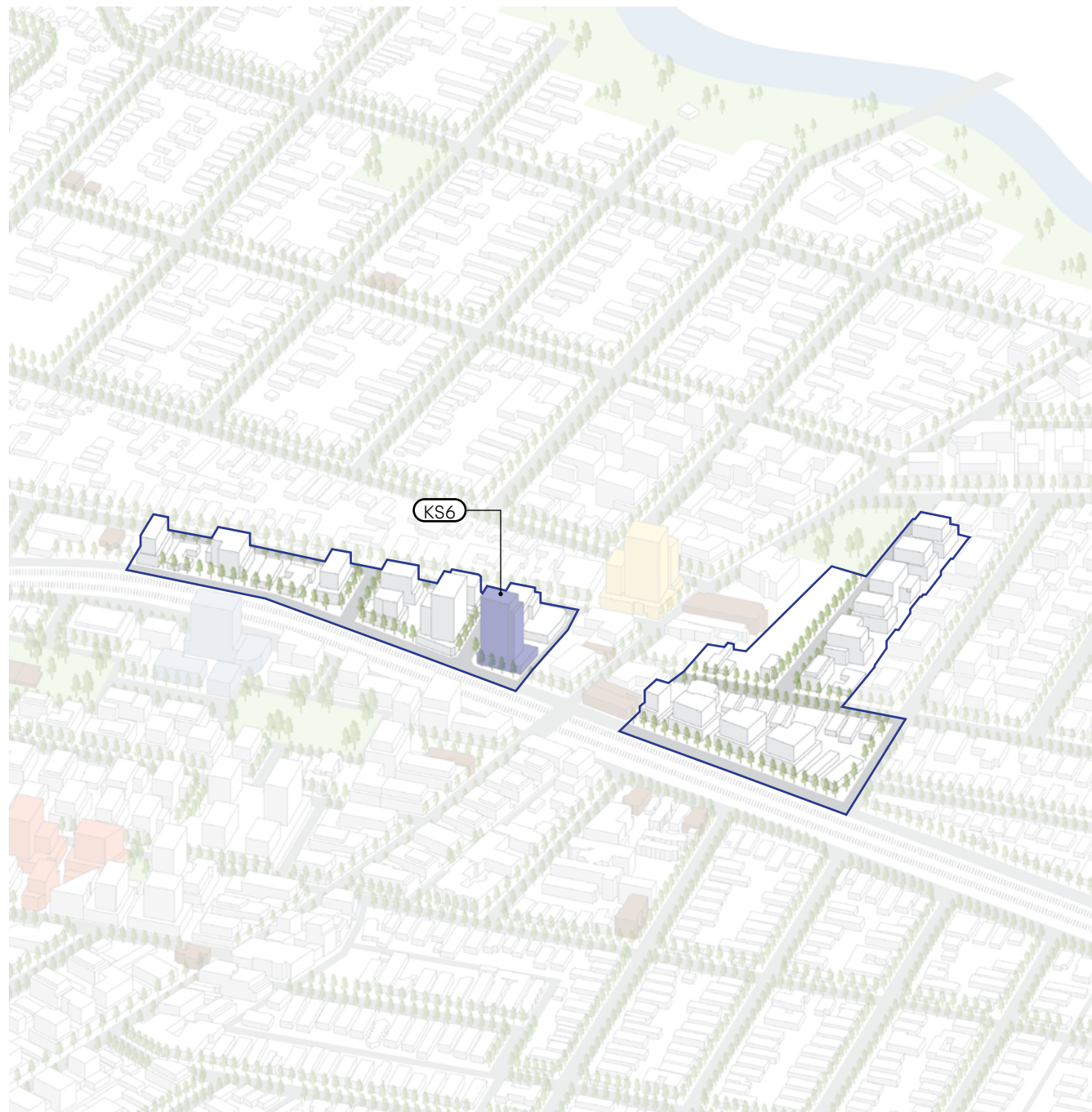


Figure 9. Axonometric view of Campsie Town Centre North with indicative massing of potential future development.



2.1.3 Campsie Town Centre - South



Vision Statement



The Campsie Town Centre - South Character Area includes properties along Evaline and Claremont Street, adjacent to the Campsie Centre and Woolworths. The future character of this area will be largely defined by the transformation of two key sites into mid-rise retail, commercial and residential centre, which supports the growth in this area. The built form will transition from the taller elements on the two key sites to the single residential housing along on the western most edges of Amy Street, Evaline Street and Claremont Street.



A new pedestrian mall connects Claremont Street, near Sydney Central Baptist Church and Campsie Fire Station, directly to ANZAC Park and beyond, with a possible future second access to the train station.



Design Guidance

- G1. Development should demonstrate how it has considered and satisfied the outcomes expressed in the vision statement.
- G2. Developments should minimise the impact of building services on the primary street frontage through careful integration and maximise landscaping.
- G3. Developments should provide direct street access to street-facing apartments at the ground floor.
- G4. Developments should provide well-landscaped front courtyards and setbacks.
- G5. Developments should provide façade and courtyard lighting that complements the building design and provides a safe, interesting and vibrant atmosphere along the street at night.
- G6. Developments should ensure the front setback and landscape area allows for a large canopy tree supported by deep soil.
- G7. Developments should provide communal and/or private resident access to podium rooftops.
- G8. The provision of small-scale retail, commercial, and food and drink premises on street corners is encouraged.
- G9. Developments should provide varied façade treatments and building designs that accommodates high quality internal living spaces.
- G10. Development should enhance pedestrian permeability by upgrading the amenity of existing through-site links or creating new high quality connections that improve walkability.
- G11. Developments should provide greater amenity for pedestrians and cyclists with end of trip facilities.
- G12. Large redevelopments should be accessed via laneway or secondary street for any vehicle access, waste and building services.
- G13. Large developments should reflect the fine grain retail character of Beamish Street with shop entries every 6-12 metres.



LEGEND

 Campsie Town Centre - South

 Key Site - 3
76-90 Evaline Street and
21-23 Claremont Street



Figure 10. Axonometric view of Campsie Town Centre South with indicative massing of potential future development.



2.1.4 Anzac Park



Vision Statement



The ANZAC Park Character Area includes properties directly facing ANZAC Park and Anglo Road, east of Carrington Square, which are subject to redevelopment given this area's proximity to the Metro Station. The future of this area will be defined by buildings responding to the nature and character of ANZAC Park and proximity to Beamish Street. The area will transform from single storey housing to low to medium-rise apartment buildings, located in sites where the conditions are appropriate and do not detrimentally impact the character and amenity of ANZAC Park.



Street and public domain improvements have also been further investigated and detailed within Campsie Comeplete Streets, which seeks to allow for increased pedestrian and cycling mobility and amenity within the public domain.



Height and density in this location should be appropriately located to ensure a sensitive transition to lower density development and the special character area around Carrington Square.



Design Guidance

- G1. Development should demonstrate how it has considered and satisfied the outcomes expressed in the vision statement.
- G2. Development should demonstrate it does not impede solar access to Anzac Park.
- G3. Development should improve pedestrian links to the metro station via upgrades to the streetscape and pedestrian links.
- G4. Development should provide public domain improvements
- G5. Development should provide a sensitive building interface between new developments and Anzac Park.
- G6. Development design and materials should be sensitive to the heritage of Anzac Park and the local precinct.
- G7. Development should provide interesting and varied façade treatments and building designs that accommodate high quality internal living spaces.
- G8. Development should improve active transport connections and amenity.
- G9. Development should provide an active streetscape by promoting pedestrian activities, gatherings and retail.
- G10. Development should provide greater amenity for pedestrians and cyclists with end of trip facilities.

- G11. Large redevelopments should be accessed via laneway or secondary street for any vehicle access, waste and building services.
- G12. Large developments should reflect the fine grain streetscape of the area with shop entries every 6-12 metres.



LEGEND

- Anzac Park
- Key Site - 1
- Campsie RSL



Figure 11. Axonometric view of Campsie ANZAC Park with indicative massing of potential future development.



2.1.5 Campsie Medical Precinct



Vision Statement

The Campsie Medical Precinct Character Area includes the blocks and properties fronting Canterbury Road between Thorncraft Parade and Orissa Street, and Stanley and Una Street. The area will transform from the existing low density residential and business uses to a medical precinct anchored by Canterbury Hospital.



Built form in the medical precinct will contribute to an urban frame along Canterbury Road. This urban frame will transition into adjacent residential areas through lower rise mixed use buildings. A core component of the Campsie Medical Precinct will be a network of pedestrian lanes and open spaces which promote connectivity within and beyond the precinct to improve accessibility and promote healthy lifestyle.

Design Guidance

- G1. Development should demonstrate how it has considered and satisfied the outcomes expressed in the above vision statement.
- G2. Development should allow for active rooftop uses, particularly on large format, specialised health buildings.
- G3. Buildings should be designed to be flexible and adaptable to maximise their use for medical development and uses.
- G4. Development should provide building setbacks with seating and landscaping to improve pedestrian amenity in the public domain.
- G5. Development must be sensitive to medical uses in the area and ensure the impacts on acoustic amenity and air quality are considered.

LEGEND

-  Campsie Medical Precinct
-  Heritage Item
-  Key Site - 4
413-415 Canterbury Road and
2-8 Una Street



Figure 12. Axonometric view of Campsie Medical Centre with indicative massing of potential future development.



2.1.6 The Entrance



Overview



The Entrance Character Area includes properties that form 'the node' at the intersections of Beamish St and Canterbury Road. The intensification of this area was considered within the Canterbury Road Review and signifies the entrance to Campsie Town Centre.



It is anticipated the area will transition from medium density to medium-to-high density through the introduction of mixed-use buildings of 8 to 12 storeys.



Buildings will be designed with primary frontages facing away from Canterbury Road and commercial uses that complement the medical precinct surrounding the node.



Design Guidance

- G1. Development should demonstrate how it has considered and satisfied the outcomes expressed in the above character statement.
- G2. Landscaping should be provided at the interface with the streets.
- G3. The materials of new buildings should predominantly consist of a simple palette of face brick or non-rendered concrete with metal or timber detailing.
- G4. Building façades at podium level should be predominantly masonry and be detailed to reflect Campsie's heritage.
- G5. Façade articulation should be subtle and refined, using a restricted palette of materials and colours to convey simplicity and elegance.
- G6. At street level, 3 to 4 storey podiums should feature articulated facades with a mix of fine-grained shops, cafés or restaurants which spill out onto the footpath, creating a vibrant, people-focused streetscape.
- G7. Ground-level facade treatment should contribute to a human-scaled, pedestrian-friendly streetscape that enhances the public realm and encourages activity and engagement.





LEGEND

-  The Entrance
-  Heritage Item



Figure 13. Axonometric view of The Entrance with indicative massing of potential future development.



2.1.7 Leafy Residential



Vision Statement



The Leafy Residential Character Areas are in two different residential areas of Campsie, on the southwest and northeast of Campsie Metro Station. They are characterised by existing low rise residential buildings (single dwellings or residential flat buildings). These areas allow for some level of change in keeping with the existing low rise (three storeys) while retaining the leafy spacious character of the public realm.



Within the southwest area, between Amy Street and Fletcher Street, some change is proposed by allowing for three storey buildings to be developed interspersed within the existing fabric.



The height of buildings in this locality will be of a low scale that will be within or below the height of tall trees, contributing to its leafy character.



Design Guidance

- G1. Development should demonstrate how it has considered and satisfied the outcomes expressed in the character overview statement.
- G2. Development should retain and protect existing trees, and deliver tree planting in the private domain and along streets.
- G3. The southwest area between Amy Street and Fletcher Street should have a gradual increase in building height, while maintaining the leafy residential character and using similar materiality.
- G4. The proposed new laneways should focus on increased amenity for pedestrians and cyclists, creating connections to the racecourse and the Cooks River foreshore.
- G5. Water Sensitive Urban Design (WSUD) should be used in new development to enhance the streetscape and 'green and blue' connections.





LEGEND

 Leafy Residential



Figure 14. Axonometric view of leafy residential with indicative massing of potential future development.



2.1.8 Cooks River Foreshore



Vision Statement

The Cooks River Foreshore Character Area will be a new sustainable waterfront precinct that reflects the natural qualities of the place and strengthens the visual and physical connections between the Cooks River and Campsie Town Centre. A greater level of intensification is anticipated for the areas east of Cowper Street, north of Clissold Parade. The precinct will transition from low to mid-rise buildings with sensible built form siting, improved network of streets and pedestrian green links, as well as vibrant uses at specific locations to activate the waterfront promenade.

The built form within the prescribed storey limit will sensitively transition to the waterfront, allow for the dedication of up to 30 metres of Cooks River foreshore to the public, and actively provide permeable mid-block garden areas to allow for view sharing and local access to the Cooks River.



Design Guidance

- G1. Development should demonstrate how it has considered and satisfied the outcomes expressed in the vision statement.
- G2. Development should deliver landscaped front setbacks that improve the streetscape and prioritise pedestrian amenity.
- G3. Development should account for delivery of green pedestrian links where identified, and facilitate the delivery of mid-block permeability.
- G4. Development should contribute towards activating the waterfront promenade.
- G5. The public domain and streetscape should support WSUD measures alongside pathways.
- G6. Development along the Cooks River foreshore should be responsive to the natural environment, heritage and open space, delivering increased setbacks and landscaping towards the Cooks River.





LEGEND

 Cooks River Foreshore



Figure 15. Axonometric view of Cooks River Foreshore with indicative massing of potential future development.



2.1.9 Schools and Learning

Vision Statement

The Schools and Learning Character Area includes the two blocks east of Beamish Street where Campsie Public School and Saint Mel's Catholic School and Church are located. Some of the properties within this block have the potential for urban renewal. There are currently heritage items and properties under investigation for heritage classification within these two blocks. The future character will be determined by buildings which are sympathetic with the existing heritage items and school buildings.

Renewal in this area brings with it the opportunity to extend Harold Park and create a shared space for the community, Campsie Public School and Saint Mel's Catholic School.

Design Guidance

- G1. Development should demonstrate how it has considered and satisfied the outcomes expressed in the vision statement.
- G2. Development should enhance green connections between schools through the delivery of landscaped front setbacks and improved pedestrian amenity.
- G3. Development should improve the pedestrian experience by introducing street furniture and seating.

LEGEND

-  Schools and Learning
-  Proposed Heritage Item

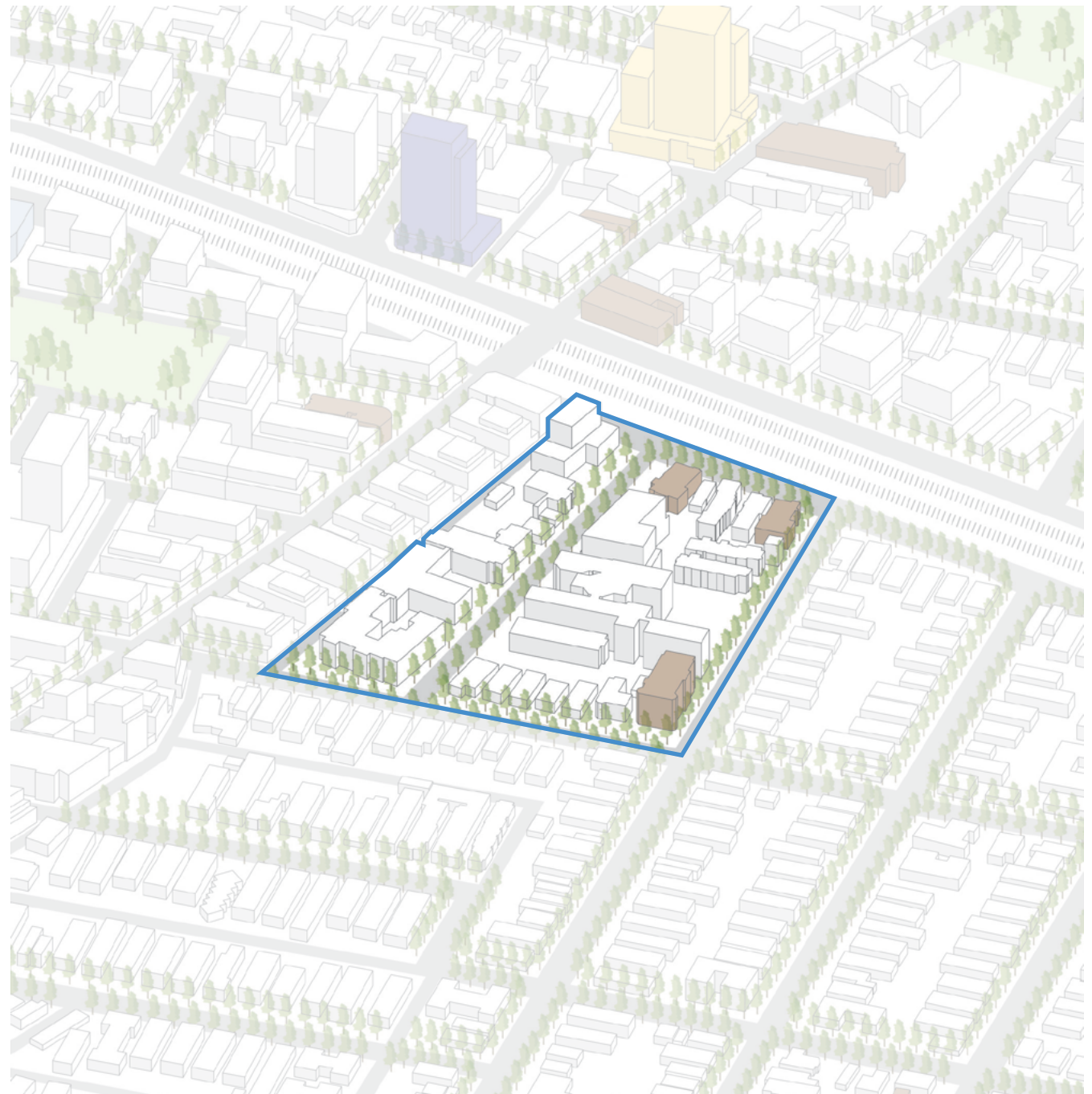


Figure 16. Axonometric view of Schools and Learning with indicative massing of potential future development.



2.1.10 Canterbury Road Commercial



Vision Statement

The Canterbury Road Commercial area will encompass all existing E3 zoned areas between the Cooks River and Canterbury Hospital. It is anticipated the area will transition from mixed-use buildings of differing densities to a uniform low-to-medium density commercial precinct.

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



Design Guidance

- G1. Development should demonstrate how it has considered and satisfied the outcomes expressed in the vision statement.
- G2. Ground-floor commercial and retail spaces along Canterbury Road should feature active edges along their frontages and at key corners offering opportunities for active retail and an improved pedestrian experience.

- G3. High quality paving and landscaping should be delivered to enhance the amenity for pedestrians.
- G4. Basement parking entrances are not to encroach on setbacks.
- G5. Development should enhance laneways by incorporating generous setbacks that facilitate ground-level landscaping and create secondary frontages through building design and/or activation while balancing servicing needs and driveways.
- G6. Where required, development will provide an additional setback for land dedication to enable laneway extensions which will improve permeability and provide an alternate pedestrian and cycle route away from Canterbury Road.

- G7. Development that interfaces the low density areas to the north, Belmore South Public School and St Joseph Catholic Church along Canterbury Road will provide a sensitive interface that considers scale, setbacks, appropriate privacy and landscaping.
- G8. New mixed-use developments should be concentrated at key nodes, with residential dwellings situated above ground level. Dwellings must be designed and oriented to mitigate amenity impacts from noise and pollution, while also ensuring adequate solar access, views, landscaping and high-quality podium and rooftop spaces.
- G9. Building façades should be predominantly masonry and be detailed to reflect Campsie's character.

LEGEND

 Canterbury Road Commercial



Figure 17. Axonometric view of The Entrance with indicative massing of potential future development.



2.1.9 The Avenues



Vision Statement

The Avenues Character Area is defined by a triangular block formed by Beamish Street, Brighton Avenue and Clissold Parade.



These areas are generally characterised by single detached or small walk-up apartments, in proximity to, and connecting between, Campsie Civic Centre and the Cooks River Foreshore. Brighton Avenue is a connector street linking Campsie to Croydon Park. Beamish Street (north of Eighth Avenue) transforms into a quiet local traffic street.



Clissold Parade will have an enhanced role in connecting to the Canterbury Racecourse precinct. All these streets have the potential to transform into tree lined connector streets framed by low-rise apartment buildings which step with the topography and embrace the views to the Cooks River.

Design Guidance

- G1. Development should demonstrate how it has considered and satisfied the outcomes expressed in the above vision statement.
- G2. Development should contribute towards the low and medium density residential character of the area, with generous landscaped setbacks providing considerable tree canopy cover and revegetation along the streets.
- G3. Clissold Parade will have generous street vegetation creating a green network that connects to Canterbury Racecourse.
- G4. New developments should be sympathetic to the surrounding environment and should not obstruct views to or from the Cooks River.

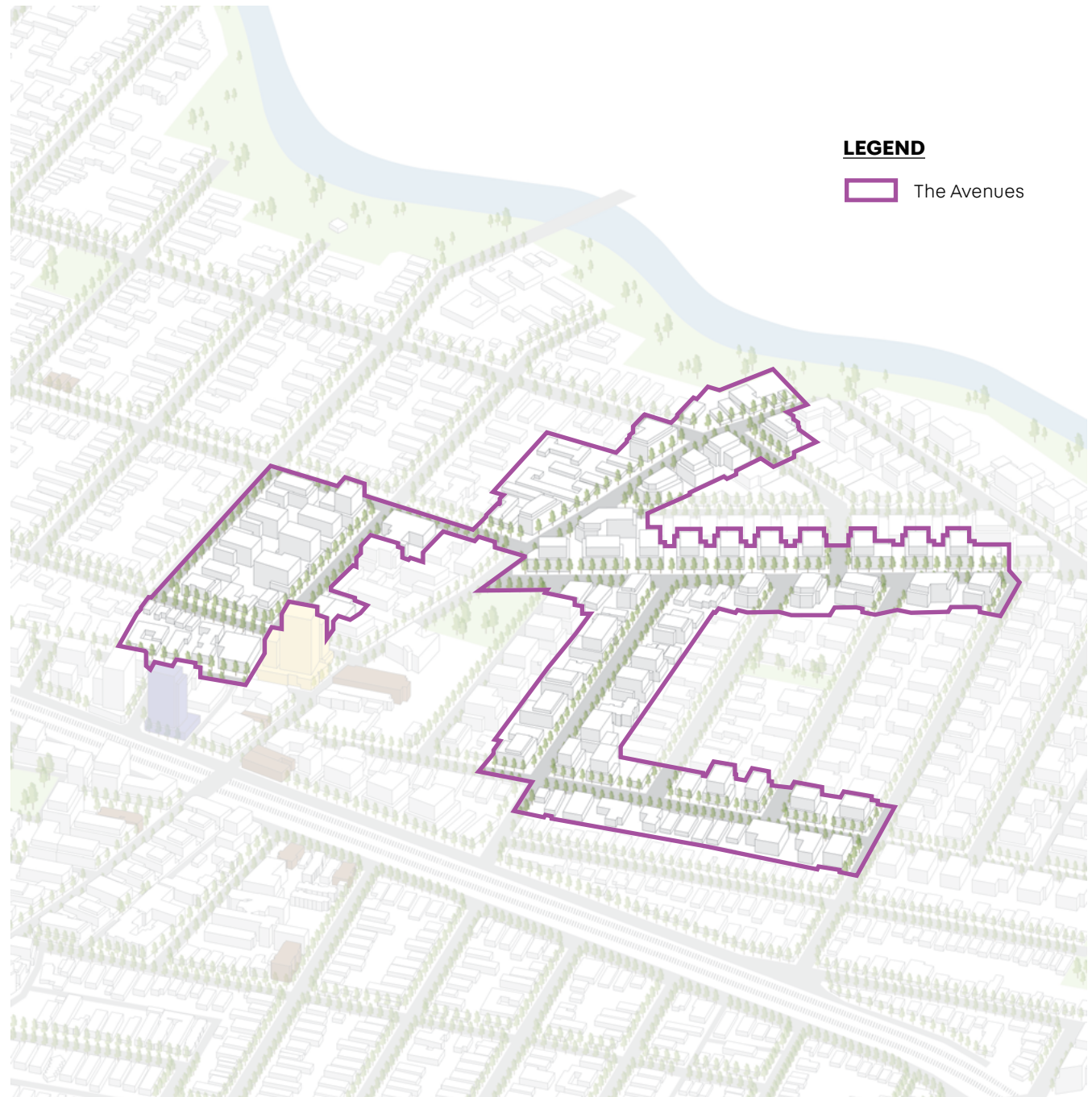


Figure 18. Axonometric view of The Entrance with indicative massing of potential future development.



2.1.12 Special Character Area

Overview

Two areas are identified as special character areas given the number and distribution of relevant character buildings. They are generally characterised by single detached housing, with features originating from an Inter-War period, which can be tied in with the original urban fabric in Campsie. The aim in these areas is to retain their character and for future change to be sensitive and responsive to that character. As such there is limited intensification proposed, and it is recommended these areas be considered for low density land uses.

These areas are:

- Carrington Square and surrounding properties.
- Gould Street, Redman Street and Wonga Street, near Tasker Park.

Design consideration should be given to development surrounding the special character areas.

Design Guidance

- G1. Development should demonstrate how it has considered and satisfied the outcomes expressed in the above character statement.
- G2. New developments should maintain the low-density character of the area, providing well-landscaped front courtyards and generous setbacks.



LEGEND

-  Special Character Area
-  Heritage Item

Figure 19. Axonometric view of The Entrance with indicative massing of potential future development.



2.1.13 Main Existing Character



Overview

The future character of these areas will remain aligned with the existing character of the urban fabric, subject to low levels of intensification and will be in keeping with the surrounding context, derived from no proposed changes to the current planning controls. Buildings are not anticipated to rise above 2-3 storeys (unless already permitted under the current controls) and the character of the leafy streetscape is to be retained.



Design Guidance

- G1. Development should demonstrate how it has considered and satisfied the outcomes expressed in the above character statement.
- G2. Existing trees and vegetation should be retained and preserved.
- G3. Development should be sensitive to the surrounding context, aligning with the low density residential character of the area.

LEGEND

-  Maintain Existing Character
-  Heritage Item



Figure 20. Axonometric view of The Entrance with indicative massing of potential future development.



2.2 Connecting to Country



Objectives



- O1. To take a Country centred approach and thinking that is layered into new development in the Campsie Town Centre consistent with the Government Architect NSW 'Connecting with Country Framework' (CWCF).
- O2. To encourage a Country centred approach to design using a blending of Darug language group cultural practice with multi-cultural practices in Campsie today.
- O3. To include, collaborate and engage with local Aboriginal communities throughout the development and post-development process.
- O4. To integrate Aboriginal cultural practices, history, narratives, and values in the design of proposed development.



Design Guidance

- G1. If development falls under Clause 6.15 Design Excellence in the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP 2023), it should give regard to DCP guidance outlined in this Section. This design guidance is optional for development that is not applicable to Clause 6.15 of the CBLEP 2023.
- G2. The design of the development should acknowledge Sections 3 and 4 of the CWCF by demonstrating the delivery of outcomes that reflect consideration of all aspects of Country.
- G3. Development should demonstrate assessments of the scale and significance of the proposal to determine the appropriate scope of engagement with the Aboriginal community and its representatives – whether it be high, medium or low - as outlined in Section 3.1 of the CWCF. If collaborating with the Aboriginal community, it is important to adhere to protocols outlined in the Engaging with Aboriginal Communities Practice Note.
- G4. As set out in Section 3.4 of the CWCF, an Aboriginal perspective should be adopted throughout the four project delivery phases. These include project formation, project design, project delivery and project maintenance.
- G5. The development should demonstrate that an analysis of the surrounding context has been conducted to connect the development site into existing and proposed landscape elements, open spaces, links and any district or other views.
- G6. If the development process includes seeking knowledge and input from the Aboriginal community, Aboriginal people should be invited to co-design and co-manage projects to ensure they retain authorship and control of their cultural knowledge and intellectual property. Developments are to demonstrate the methods and outcomes from engagement with Aboriginal communities.
- G7. If significant items such as ancestral remains or artifacts are discovered during subsoil investigations, excavation, demolition or other earthworks, proper engagement with the Aboriginal community should take place to determine the culturally appropriate process for handling, repatriation or reburial.
- G8. Development that proposes open space and landscaping should demonstrate consideration of 'walking Country' which reflects Aboriginal cultural practices, artifact, artwork and narratives. Aspects involving the senses of seeing, hearing, touching, smelling and tasting, should be included.



Design Guidance (continued)

- G9. Design aspects of each development should give regard to the culture and heritage of the traditional custodians of the land, the Darug People, on which the development is proposed. The following design opportunities should be considered to ensure a Country-centred approach:
- (a) Connect design with the natural environment and landscape setting, being: people, animals, resources and plants equally.
 - (b) Acknowledge shared history between Aboriginal and colonial settlers to promote healing and reconciliation.
 - (c) Incorporate sustainable practices by using natural building materials that have a cultural and heritage significance.
 - (d) Use Aboriginal place names to encourage understanding and provoke awareness.
 - (e) Incorporate storytelling and knowledge of the past to inspire and educate.
 - (f) Focus on details and patterns to insert cultural meaning.
- G10. The development should consider Country centred design for both public and private domains equally, being both: building façades and interior spaces, public and communal open space, internal corridors and public pathways (through-site links).

- G11. Consider embedding
- (a) 'Healthy Country' principles with respect to the analysis, coordination with, and protection of existing site topography, local biodiversity, and site hydrology, as well as the referenced landscape elements, and
 - (b) Explore opportunities for 'Healthy Community' like community employment during the project design, delivery and maintenance and to provide ongoing access to Country within the development proposal, acknowledging the strong cultural identity and connectedness, that Community has with Country
- G12. Provide acknowledgment, interpretation and learning opportunities about Country.
- G13. All work prepared to address the Connecting with Country objectives and design guidance must address the NSW Indigenous Cultural and Intellectual Property Protocol, to ensure applicants are aware of their duties with respect to the integration of this content.





SECTION 3

DESIGNING THE PUBLIC DOMAIN

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Overview

Public spaces are the streets, squares and parks and are the most enduring spaces of a city. These spaces provide a shared social and cultural domain that provides the city its structure.

Beautiful city spaces help provide a better life for residents, workers and visitors to cities. Campsie Complete Streets provides guidance in relation to the street hierarchy for the Campsie Town Centre and context for the design of a building's interface with the public domain. DA's must refer to Campsie Complete Streets during the initial design stages, to ensure that the public domain is prioritised, and respected, as part of the design development.

New public domain works must also respect existing heritage items and Character Areas. During the DA process, Council will determine if work in the public domain will be carried out by the developer or by Council. Work in the public domain may be carried out by the developer to Council's specifications if related to their development. Otherwise, work in the public domain is usually carried out by Council.

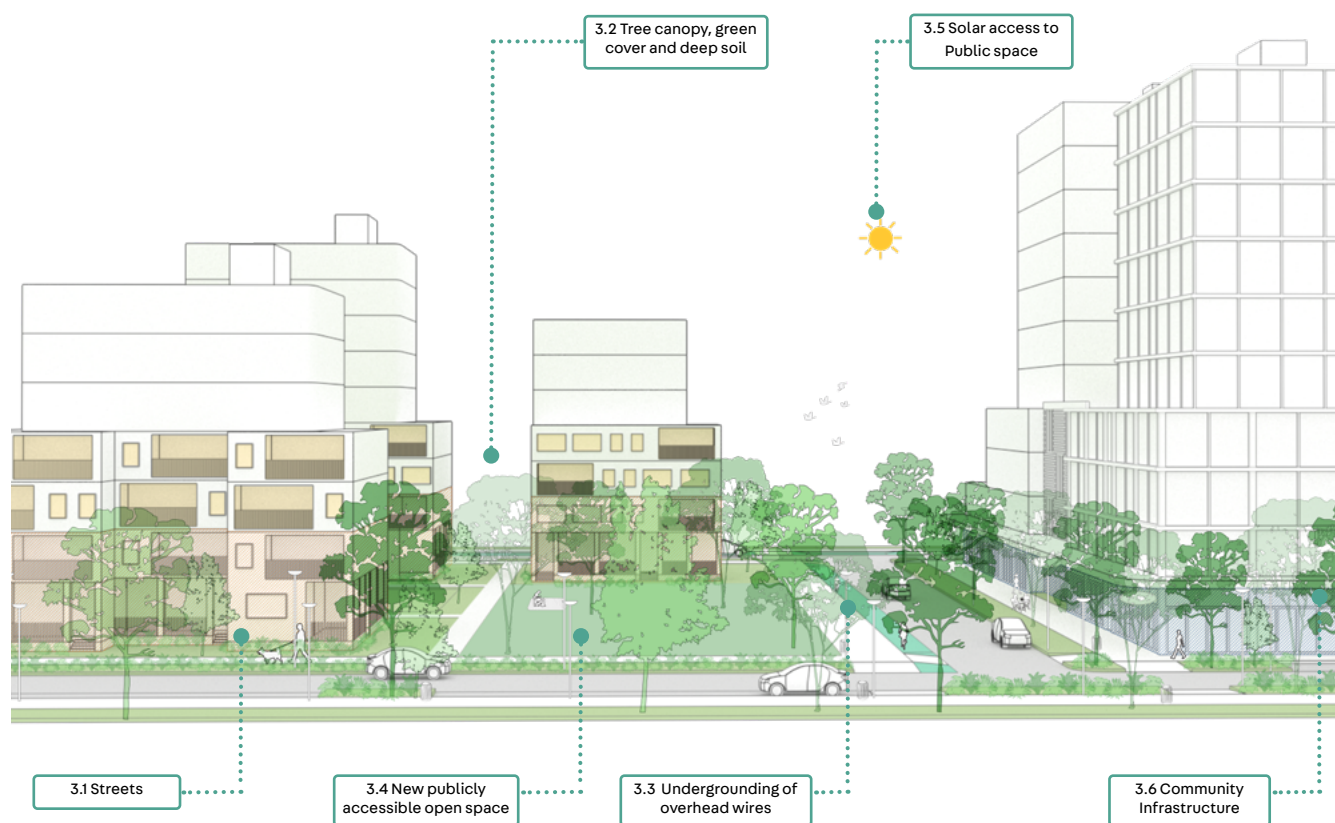


Figure 21. Designing the public domain.



3.1 Streets

3.1.1 Street hierarchy, framework and typology

Overview

The section provides proposed indicative sections of different road typologies derived from Campsie Complete Streets. These street sections illustrate the allocation of space for pedestrians, cyclists, motor vehicles, landscaping, and services. They are intended to guide future development on adjacent land by providing a clear reference for street design.

Objectives

- O1. To ensure new development provides a positive, engaging and quality interface to the public domain appropriate to the development context and interface.
- O2. To ensure that the building interface design is guided by Campsie Complete Streets and is considered at the early stage of the macro and site analysis.

Principles

- P1. Where a development site has an interface to roads identified in Figure 23 as West Bypass and East Bypass or vehicle priority link roads, the design should consider how the building interface can protect pedestrians, residents and workers amenity.
- P2. A building interface with a shared path, pedestrian footpath or bike path shall include lighting and awnings where appropriate.
- P3. All active frontages are to have awnings. Blank walls and services (including fire stairs, substations and fire hydrants) addressing any footpath or laneway should be minimised and must be appropriately screened with designed elements to integrate with the overall building design.
- P4. For residential development that has a public facing frontage at street level, landscaping is to be provided within the front setback at ground level to provide good amenity, to distinguish between private and public land, enhance privacy and amenity for residents, and provide opportunities for biodiversity and positive visual contributions to the streetscape.
- P5. New development must consider Campsie Complete Streets.
- P6. Streets should be designed to facilitate and encourage the community's social interactions, economic activities and healthy living.
- P7. Streets should facilitate the long term establishment and functioning of the urban green and blue infrastructure.
- P8. Street design should allow for flexibility of use to reflect the changing needs of the community over time.
- P9. Streets must create positive influence to the health and wellbeing of the people using the spaces by encouraging physical and social activities.
- P10. Streets should create a safe environment for all users with safety design features integrated seamlessly into its design and the surrounding public domain and private development.
- P11. Streets in residential areas, and where there is high pedestrian movement should be designed to provide quite environments where appropriate.



Controls

- C1. Applicants must demonstrate consistency with the street typologies included in the map in Figure 23, and typical sections in Campsie Complete Streets as a key part of their Site Analysis Plan submitted with a DA.

Note: Section 6 Key Sites takes precedence wherever there is a conflict between its provisions and the provisions in Section 3 Designing the public domain.

For additional information on the design of streets, please refer to the following:

- *Design of Roads and Streets Manual (TfNSW)*
- *Design of Roads and Streets Manual - Transport Standards Portal (TfNSW)*
- *Campsie Complete Streets*



Figure 22. Beamish Street, Campsie



Public Domain Plan

Legend

- Study area
- Strategic street for amenity upgrade
- West and East Bypass
- Vehicle priority links
- Existing pedestrian and cycle links to be upgraded
- Proposed laneways
- Proposed pedestrian streets
- Proposed service lanes
- Proposed shared path
- Proposed dedicated cycleway
- Proposed on road cycling
- New civic space
- New park
- Crossing upgrade to Cooks River
- Metro Station

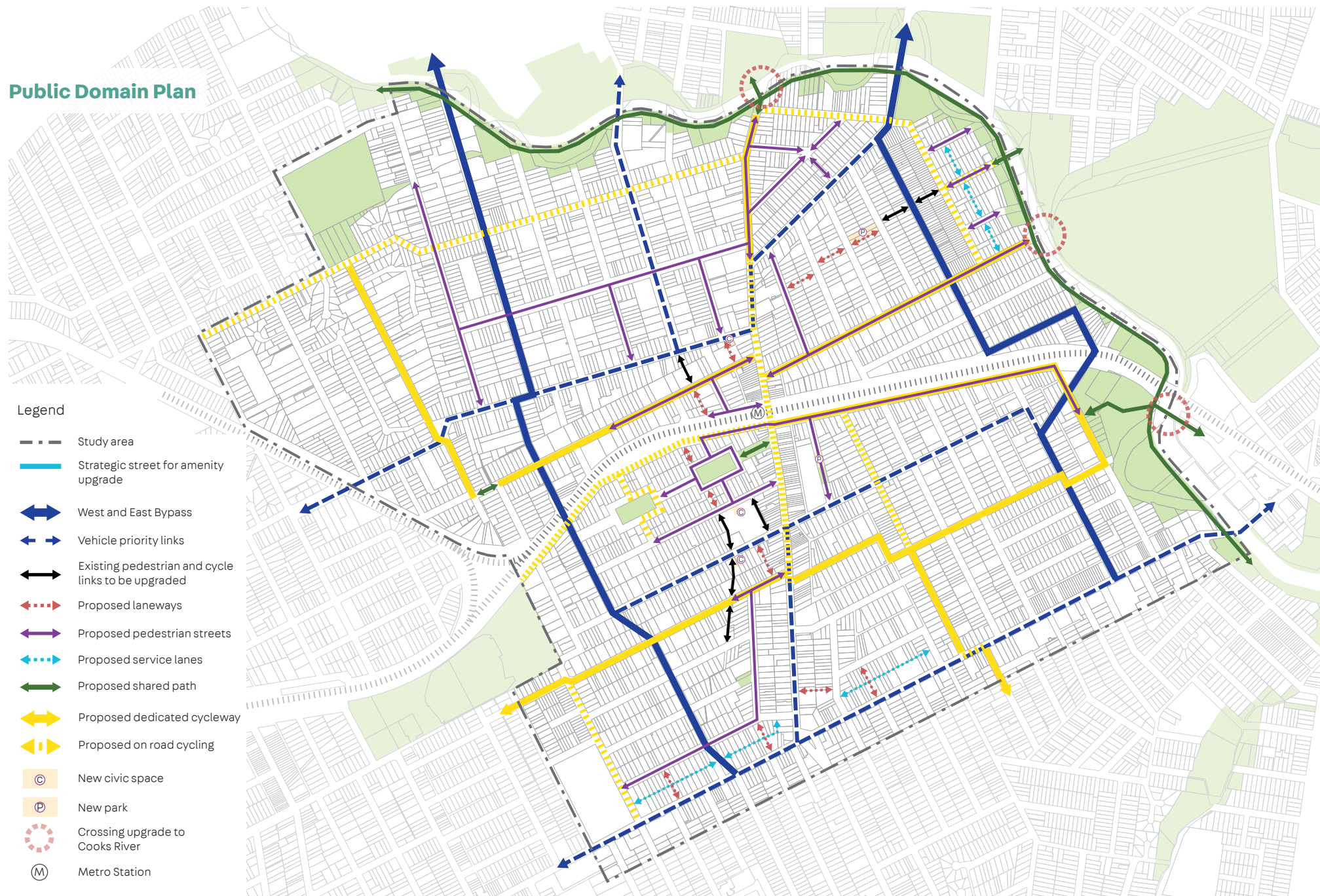


Figure 23. Public Domain Plan



3.1.2 Pedestrian and cycle connection through site link

Laneways and through site links prioritise pedestrians and cyclists, are open to the sky and have awnings.

Through site links are for pedestrians and cyclist only while laneways are shared with service vehicles and access.

Arcades are internalised retail 'lanes' which provide permeability through development and often an engaging retail experience.

Through-site links are typically pedestrian-friendly spaces designed to create a more intimate environment. They offer convenient connections, helping to reduce walking distances and encourage activation of the public domain.

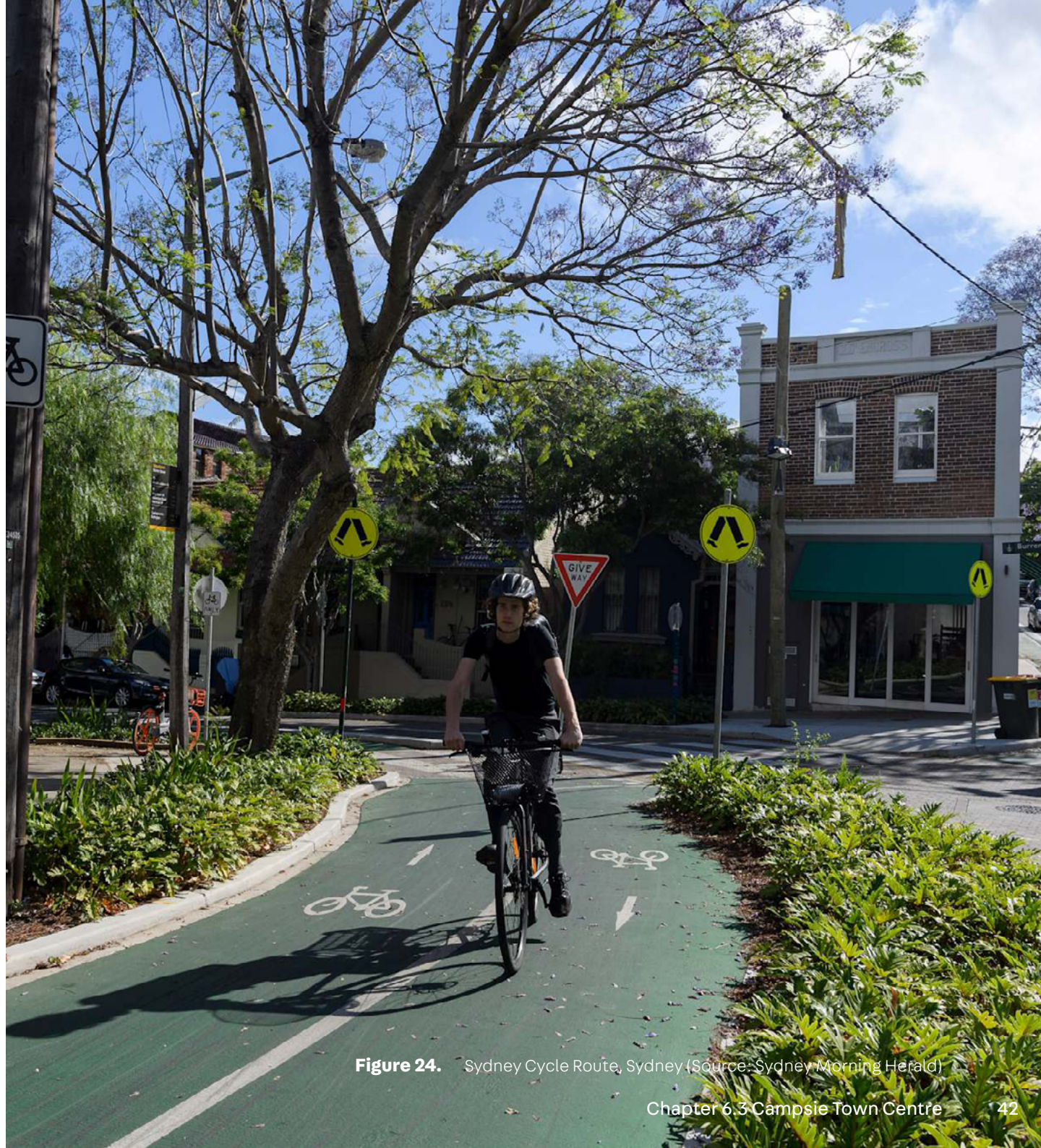


Figure 24. Sydney Cycle Route, Sydney (Source: Sydney Morning Herald)



Objectives

- O1. Complete existing connections and laneways to reduce walking distance.
- O2. To provide partial connections which can be completed when development of the adjacent site occurs.
- O3. To improve connectivity for pedestrians and cyclists between key destination points.
- O4. To ensure through-block connections are accessible, attractive, continuous, well-lit, safe and where appropriate, open to the sky.
- O5. To prioritise pedestrian movement throughout the centre especially along the north-south pedestrian spine.
- O6. To promote walking and cycling to and from the Metro station.
- O7. To encourage use, provide amenity to existing and proposed links and active uses to engage pedestrians.
- O8. To create opportunities and space for walking and social interaction through the provision of linkages and active fine-grained frontages.

Controls

- C1. Provide new pedestrian and cycling through-site links in accordance with Figure 23 Public Domain Plan.
- C2. Through-site links are to be an easement on title unless identified in a contributions plan for dedication to Council.
- C3. Ensure new through-site links have a minimum width of 6m and cater for the movement of pedestrians and cyclists in both directions.
- C4. The maintenance of through-site links is the responsibility of the land owner in perpetuity, unless dedicated to Council. This includes cleaning, repairing and replacing damaged or worn paving, furniture and landscaping.

Note: A maintenance plan for proposed through-site links must be submitted with the DA. The maintenance plan is to include an indicative maintenance schedule including frequency of maintenance and equipment to be used.

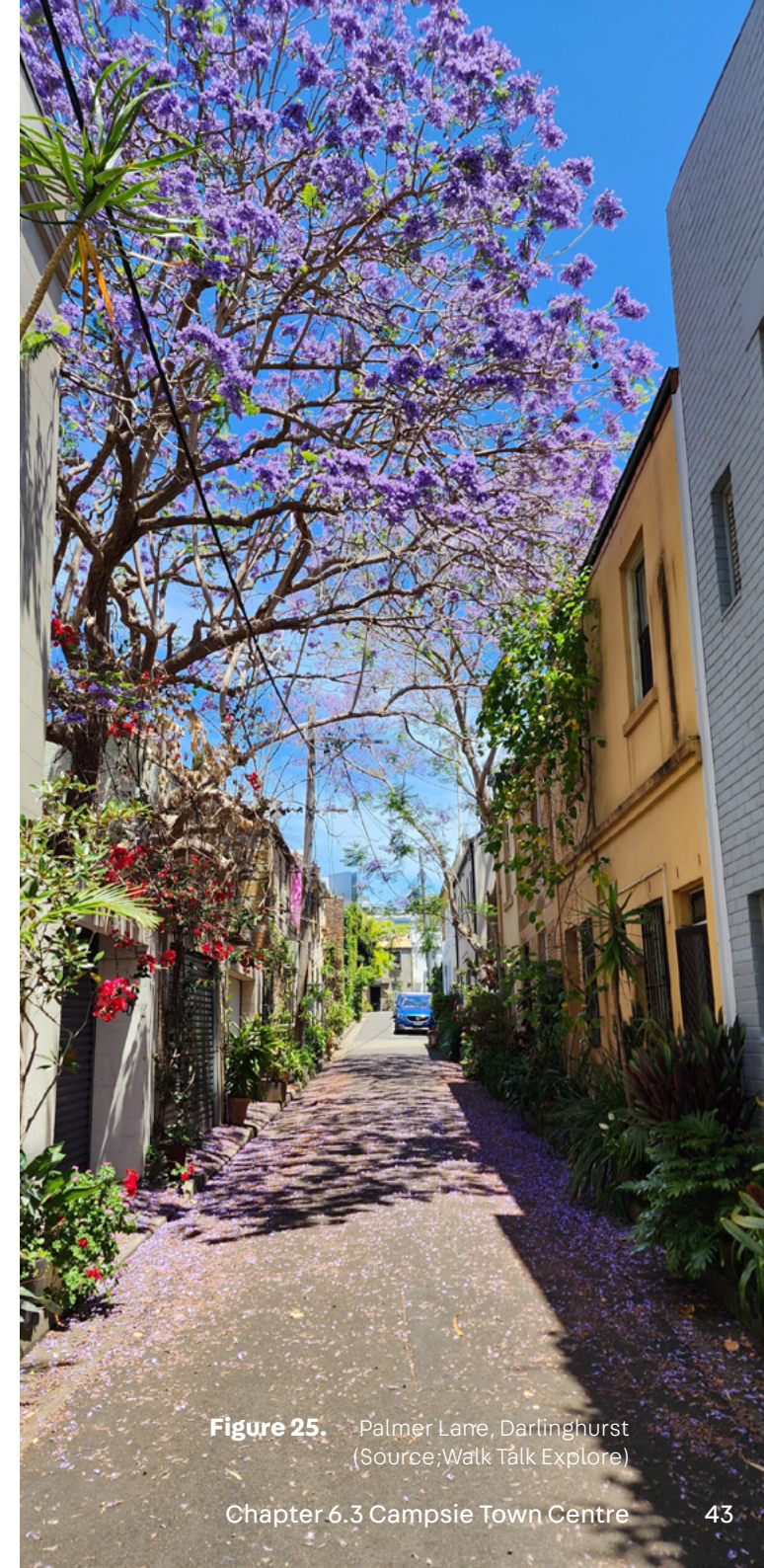


Figure 25. Palmer Lane, Darlinghurst
(Source: Walk Talk Explore)



C5. Through-site links are to be designed to:

- (a) Be fully accessible to the public 24 hours a day.
- (b) Have a minimum width of 4m and cater for the movement of pedestrians and cyclists in both directions.
- (c) Ensure that buildings or structures are not located over any proposed through-site link other than awnings.
- (d) Be landscaped at the entrances and in locations along the through site link, and must include a mix of trees (8 - 12 metres high at maturity), shrubs and ground covers.
- (e) Any basement located under a through-site link must provide at least 1 metre soil depth and 35m³ volume to support the growth of trees (8 - 12metres high, 8 metres spread) in locations where trees are proposed along the through-site link.
- (f) Include awnings for sun and rain protection within commercial zones.
- (g) Have effective stormwater drainage.
- (h) Be clear of all obstructions, including stairs, escalators and columns and provide a clear line of sight from one end to the other for surveillance and accessibility.
- (i) Have appropriate lighting levels provided and maintained to Council's requirements.

C6. In retail, and commercial and mixed use developments through-site links may be within a building provided they are:

- (a) Two storeys in height or where proposed at a single storey ground level, have a minimum floor to ceiling height of 6m.
- (b) 4m – 6m wide where provided within a two storey height, or 5m – 8m wide where provided at a single floor level.
- (c) At ground level and lined with active uses.
- (d) Designed to have access to natural light from skylights in the middle of the link.
- (e) Open at each end or, where air conditioned, provide entry doors that are glazed and comprise a minimum 50% of the width of the entrance.
- (f) Publicly accessible from 6am to 10pm each day.
- (g) Connecting streets or lanes and have a clear line of sight between entrances.

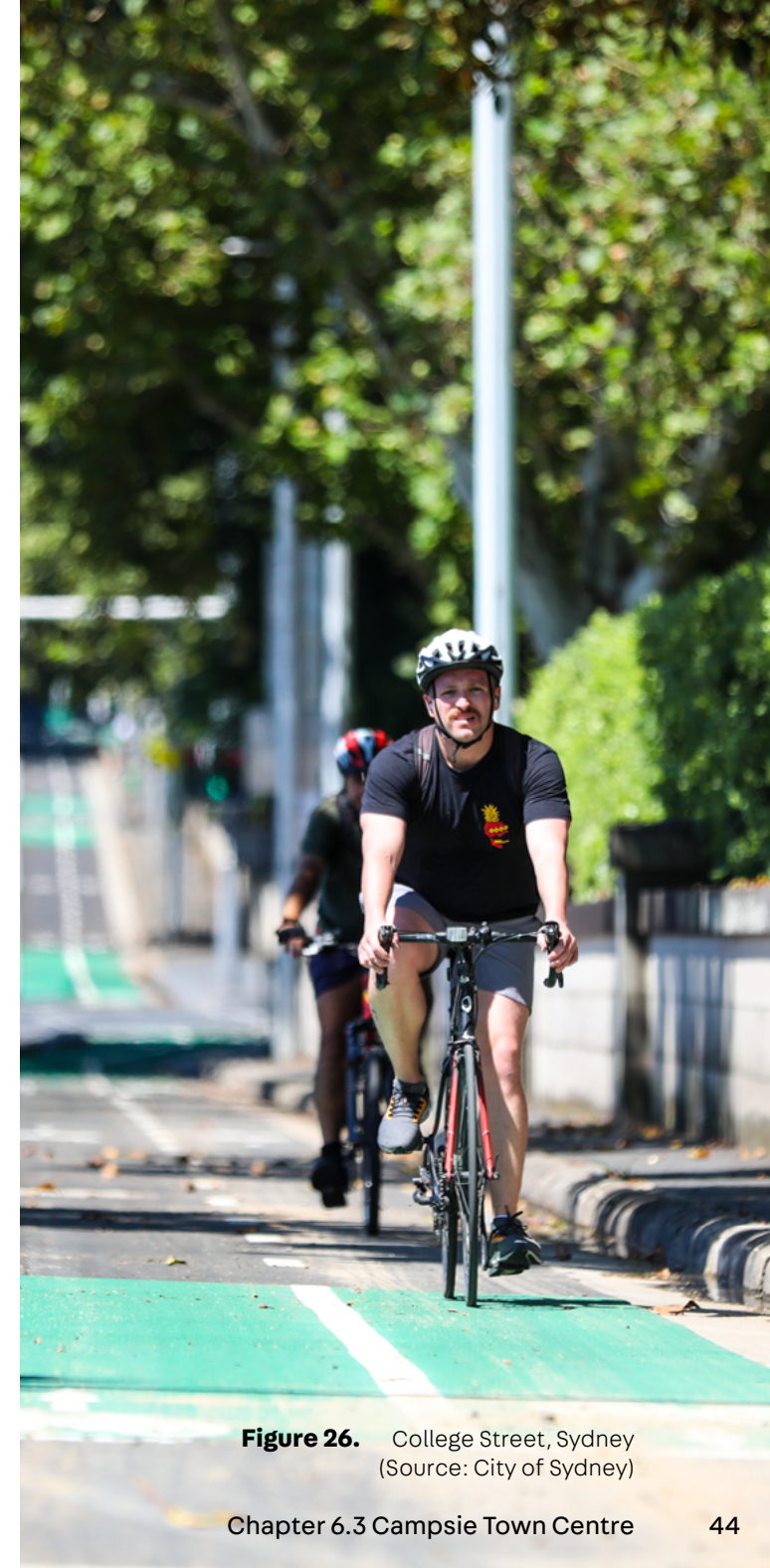


Figure 26. College Street, Sydney
(Source: City of Sydney)



3.1.3 Laneways, shared zones and service lanes

Objectives

- O1. To retain and improve connectivity in the public domain and variety in the street network.
- O2. To encourage active frontages along lanes, shared lanes and service lanes without compromising safety or functionality.
- O3. To ensure lanes are designed to provide an intimate space to promote social interaction within a fine grain spatial network, while being safe spaces throughout the day and night.
- O4. Encourage vehicular entries and servicing from shared zones or service lanes rather than primary street frontages.
- O5. New laneways and shared streets are to be dedicated to Council prior to a final Occupation Certificate being issued. Council reserves the right to not accept dedication and any proposed dedication must be discussed at a pre-lodgement meeting.
- O6. To ensure laneways and shared zones are accessible, attractive, continuous, well-lit safe and where appropriate, open to the sky.
- O7. To provide safety and amenity to existing and proposed laneways and shared zones.

Controls

- C1. Provide new laneways and shared streets on private land as part of new development in accordance with Figure 23.
- C2. Development is to provide for the coordination of proposed connections with neighbouring sites, including level adjustments and detailed plans. This detail is to be provided together with the DA.
- C3. Lighting, paving, street furniture and tree planting are to clearly indicate the priority of the pedestrian or cycling user (to be provided in accordance with Council's specifications and design standards).
- C4. Access to basements, parking and waste collection areas are to be from service laneways or shared streets.
- C5. All laneways must be open to the sky, be accessible to the public at all times, provide direct through-ways with direct sight lines and be unencumbered by basements and infrastructure.
- C6. Vehicle entries to carpark must not create traffic conflict or undermine the attractiveness or safety of the pedestrian experience.
- C7. Ground treatment at the intersection of driveways and pedestrian paths must reflect the adjacent public domain treatment and prioritise pedestrian flows.
- C8. The first 6m of a basement ramp is to be at the same level as the footpath to ensure visibility between vehicles and pedestrians when vehicles exit the basement.
- C9. Provide public access 24 hours, 7 days per week through either dedication to Council or a right of way easement for public access.



3.2 Tree canopy, green cover and deep soil

Overview

Trees are essential for their contribution to the amenity and character of the Town Centre. When appropriately selected, located, planted and maintained, trees provide a multitude of benefits to the urban environment.

The increase in tree canopy and green cover within the Campsie is of primary importance for the centre to mitigate climate change and urban heat gain. Awnings can work in tandem with trees to ensure there is shade and shelter from rain for pedestrians.

Objectives

- O1. To ensure that existing street trees are maintained and protected with additional future trees planted within the public domain where appropriate.
- O2. To improve and enhance environmental biodiversity and mitigate temperature at ground level.
- O3. To ensure maximum tree canopy development and performance on private land and public land.
- O4. To create an integrated green network in the centre by maximising tree canopy and green cover on streets and open spaces to assist in reducing urban heat gain and mitigate urban heat island impacts.
- O5. To create a contiguous tree canopy to mitigate climate change and improve health and wellbeing of people and ecosystems.
- O6. To incorporate water sensitive urban design in new and upgraded streets and other civic infrastructure to harness rainwater, improve water quality and promote vegetation growth.
- O7. To incorporate soil vaulting systems where appropriate to maximise soil for tree planting.
- O8. To create comfortable microclimates for the community and promote health and wellbeing.
- O9. The design of the canopy trees should be laid out such that sufficient room is provided for the trees to achieve their desired mature size. Canopy overlap should not exceed 25%.



Figure 27. Eighth Avenue, Campsie



Controls

- C1. The DA is to include confirmation from a suitably qualified horticulturist (AQF Level 5 Arborist) in the form of a report that proposed planting complies with the requirements of section 3.2 Tree canopy, green cover and deep soil, including suitable soil volumes to enable mature canopy sizes to be achieved.
- C2. A landscape management and maintenance plan must be provided as part of DA documentation to explain how landscaping associated with new buildings is to be maintained for the initial 24 month establishment period. This must include a maintenance schedule which nominates the minimum maintenance operations to be carried out each month/year for the first 5 years of the development. The landscape management and maintenance plan must also include a plant replacement strategy.
- C3. Architectural and Landscape plans and sections submitted with a DA are to be coordinated and provide sufficient information for Council to assess the growing conditions of trees, including:
- (a) Location, dimensions and volume of Deep Soil areas.
 - (b) Location, species and canopy spread of all existing trees to be retained or removed, including those adjoining properties. Tree numbering is to correspond with the submitted Arborist Report.
 - (c) Sections through tree and planter beds on structure, indicating depths of soil to be provided.
 - (d) Location of any stormwater pipes and pits, including any on site detention, and drainage to planter beds on structure.
 - (e) Location of any underground and overhead services and easements.
 - (f) Proposed surface treatments and extent of any structural soil systems (if required to achieve soil volumes).
 - (g) Proposed landscape maintenance measures, including access arrangements.



Figure 28. Gillies Lane Reserve, Lakemba



Streetscape Element	Indicative Minimum Clearance
Street Intersection- approach side	10m from intersection kerb line
Street Intersection- non-approach side	7m from intersection kerb line
Traffic Signals	>10m from signal pole on approach side
Bus Stops	3m
Pedestrian Crossings- approach side	10m
Pedestrian Crossings- non-approach side	7m
Shared Lanes	1m
Driveways- approach side	3m
Driveways- non-approach side	2m
Stormwater Inlet/Outlet	2m
Street Light Pole	3m
Underground Service Pit	1m
Cycleways	0.5m

Table 1. Indicative minimum clearance of streetscape elements



Figure 29. Acacia Street, Belmore



3.2.2 Green Cover

Controls

C1. New development within E1 Local Centre, E2 commercial Centre, MU1 Mixed Use and SP2 Educational Establishment Zones must deliver 50% of the site area as 'green cover' which can be any combination of the following:

- (a) Deep soil zones
- (b) Landscape areas
- (c) Layered planting on structure (including small and medium trees, as per the Apartment Design Guide)
- (d) Green roofs and awnings
- (e) Permanent planting on balconies and podiums (including built-in planter boxes)

Note: The roof area of the site that contains proposed or existing rooftop photovoltaic (solar) panels may be counted towards 'green cover' that is provided on rooftop areas.

C2. Landscaping should avoid obstructing sightlines on the approach to bus stops so that waiting passengers and buses can clearly see one another.



Figure 30. M Central, Sydney, 360 Degree Landscape Architect (source: 360 Degree Landscape Architect)



3.3 Undergrounding of overhead wires

Developments in Campsie Town Centre must maintain consistency with the objectives and controls regarding the underlining of overhead wires in the following Chapters of the CBDP 2023:

- 5.1 Residential Accommodation (Former Bankstown LGA), Section 14
- 6.1 Strategic Centres (General Requirements), Section 8

These controls will apply to all MU1 Mixed Use, R4 High Density Residential, R3 Medium Density Residential and R2 Low Density Residential Zoned land within the Campsie Town Centre Area



Figure 31. Leylands Parade, Belmore



3.4 New publicly accessible open space

Objectives

- O1. To ensure that the size, type, accessibility and program of open spaces accommodates the future number of residents, workers and visitors and their recreational and passive needs throughout the day and night.
- O2. To create new connections to open space to ensure residents, workers and visitors have easy, convenient access by walking, cycling and public transport to existing and proposed open space.
- O3. To provide for inclusive and welcoming new open space in underserved areas and upgrade existing open spaces.
- O4. To ensure private development contributes to meeting the recreation needs of residents, workers, students and visitors.
- O5. To ensure development contributes to a diverse network of quality and attractive open spaces comprised of well-connected parks and plazas, green streets and through site links.
- O6. To ensure open space has a high level of solar access and shade amenity that is appropriate for their purpose.
- O7. To provide corridors for locally indigenous vegetation that link major open spaces and water bodies to enhance environmental quality and create habitat opportunities for native flora and fauna species.
- O8. To promote the use of appropriately sized landscape species that softens the visual impact of buildings.
- O9. To ensure that open spaces are strategically located to assist with water sensitive urban design initiatives and stormwater management.

Principles

- P1. Provide safe and interesting linkages and support existing links for children to playgrounds and schools.
- P2. Provide equitable access and a variety of amenity and recreational options to accommodate the different community needs.
- P3. The design of new open space should use a palette of high quality and robust materials to maximise the design lifespan and create beautiful places.
- P4. Create and enhance natural ecologies within the urban fabric through the use of diverse native landscape species.
- P5. Paths of travel through public open space must respond to 'desire paths' and be lit in the evening to improve safety and accessibility for users.

Controls

- C1. Development must consider the location of existing open space as well as new or improved open space as shown in Figure 24 and the Canterbury Bankstown Local Infrastructure Contributions Plan 2022.
- C2. Buildings (except for awnings), and building basements, are not permitted to be located on, above or under any proposed new open space.
- C3. Public open space is to be primarily soft landscaping except for civic spaces and pedestrian laneways.
- C4. Public space design is to be high quality and create interest and character through combinations of indigenous species, pavement design, amenity, lighting, and well integrated public art where appropriate.
- C5. Public open space must maximise the use of permeable surfaces where appropriate to reduce run-off.
- C6. Public open space must utilise predominately locally indigenous plant species.
- C7. Public open space must maximise visual and physical accessibility with entry points, sightlines, passive surveillance and lighting where appropriate.
- C8. Public open space is to be irrigated with recycled water or harvested rainwater.
- C9. Any outdoor business or dining areas must not interfere with pedestrian amenity.



3.4.1 Solar access to public space



Objectives



- O1. To ensure adequate solar amenity to parks and spaces for the enjoyment of residents and visitors in the centre.
- O2. To provide high levels of solar access to ensure that trees and vegetation in public open spaces thrive, for amenity and to reduce urban heat gain.
- O3. To balance sunlight access to the principal useable parts of public open space with shaded areas to enable a range of activities and planting of vegetation.



Controls

- C1. DA's must include overshadowing diagrams that confirm the minimum amount of solar access is achieved each open space identified in Figure 32.

3.4.2 Passive shading of Parks and Open Space

Controls

- C1. Existing trees that meet the following criteria must be retained in-situ. The existing tree:
 - (a) is ecologically or culturally significant; or
 - (b) has a trunk diameter greater than 300mm; and
 - (c) is in good condition; and
 - (d) is locally appropriate.
- C2. Open spaces must demonstrate that they achieve the minimum the minimum tree canopy targets established in Table 2.

Open Space	Open space area	Tree canopy target (minimum)
Tree canopy cover (at maturity)	Less than 5ha; and Without sports courts and/or fields	Greater than 45% of total site area.
	Less than 5ha; and With sport courts and/or fields	Greater than 45% of site area excluding area used for sports courts or fields.
	Greater than 5ha	No net loss of existing tree canopy cover.
Shading of high use spaces ¹	>70% shade cover (measured in plan).	

¹ high use spaces such as children's playgrounds, eating areas and BBQ areas, etc

Table 2. Minimum canopy coverage on private land based on land use.



Solar access Map



Figure 32. Solar Access Plan



3.5 Community infrastructure

Objectives

- O1. To ensure the size, type, location, accessibility and program of community infrastructure accommodates the future number of residents, workers and visitors and their community needs.
- O2. To ensure that the community infrastructure support artistic, cultural and creative activities to enrich the community and enhance social wellbeing.
- O3. To ensure community infrastructure is co-located with educational facilities, public open space and other uses to contribute to the creation of community hubs and a sense of place.
- O4. To ensure community infrastructure is easily accessed by public transport, walking and cycling.

Controls

- C1. Sites identified in Figure 23 as containing proposed publicly accessible community infrastructure, open space, or through-site links must incorporate and deliver these elements as part of their development.
- C2. Community infrastructure is to be privately owned and managed and be available to the public for use. Details of the legal arrangement to allow this outcome is to be provided with the DA.



Figure 33. Bankstown Library, Sydney, FJC Studio (Source: Dezeen)



Figure 34. Cooks River, Canterbury



SECTION 4

BUILT FORM

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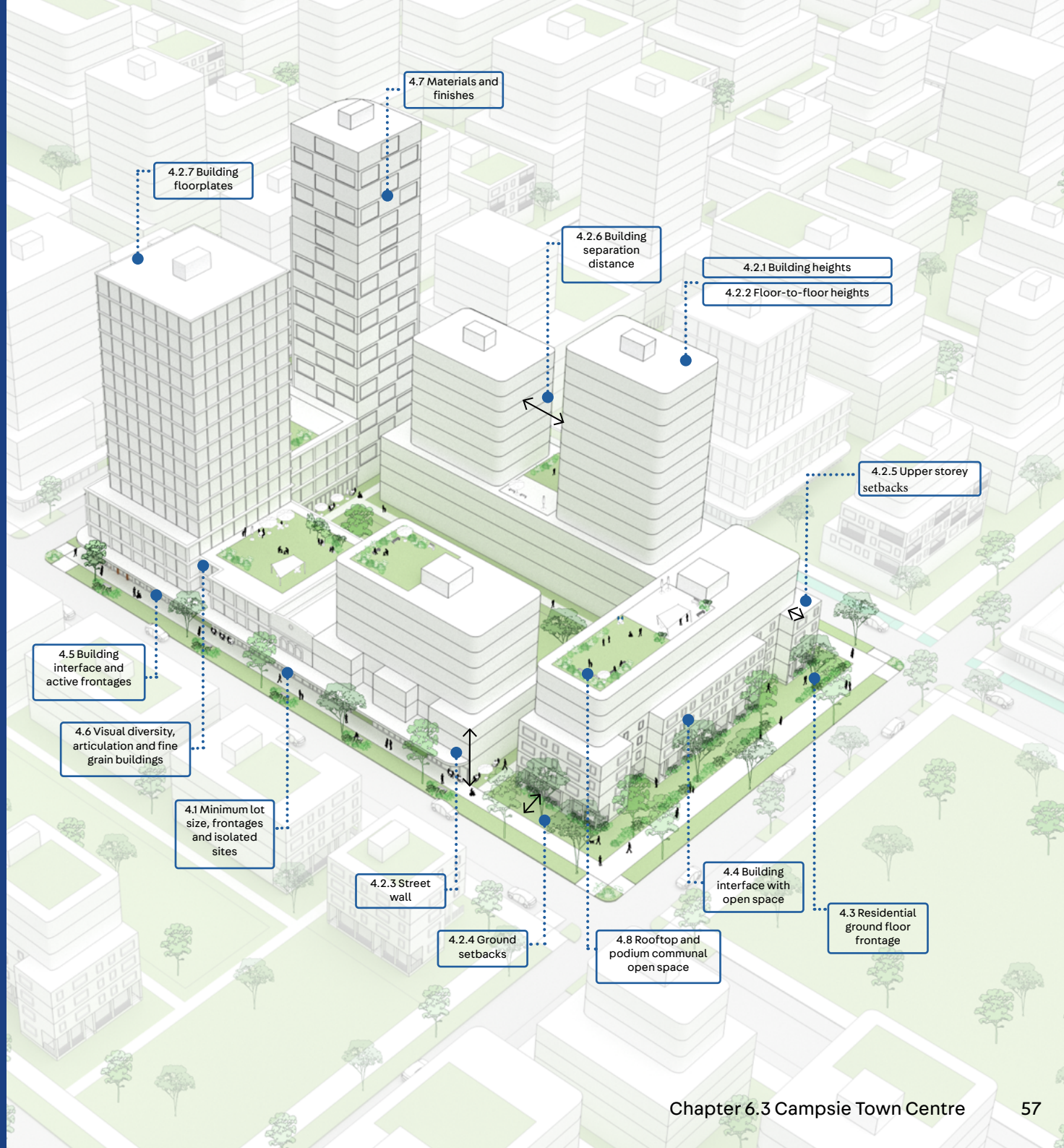


Overview

This section focuses on the design of built form and associated elements including open space and landscaping. The design of a building begins with consideration of the local context, including the characteristics of a character area, proximity to any heritage items, and the interface with the public domain.

Using the macro and site analysis, the design should also consider opportunities for public domain improvements and achieving excellent design outcomes for Campsie.

This section applies to all development unless there is conflict with Key Site provisions. In such instances, the Key Site section prevails to the extent of that conflict





4.1 Minimum lot sizes, frontages and isolated sites

The CBLEP 2023 sets out requirements for minimum lot size and frontage for buildings in certain zones. This is to ensure that the scale of new development suits the size of the land to be developed and that new buildings in the city centre contribute to the overall desired future vision for the Centre.

Figure 35. Example of building frontage responding to context (Source: Koichi Takada Architects).





4.1.1 Isolated sites



Objectives



- O1. Development should not result in the isolation of sites and where this cannot be achieved, is required to clearly demonstrate that all avenues to amalgamate with the site has been undertaken by the applicant to avoid any site isolation.
- O2. To ensure that sites can be developed in a manner that aligns with the desired future character for the precinct.
- O3. To ensure for the orderly development of land in instances where site amalgamation cannot be achieved.
- O4. To ensure that all sites are able to demonstrate suitable access and servicing.

Controls

- C1. Development must not result in the creation of an isolated site that could not be reasonably developed in compliance with the relevant planning controls, including the CBLEP2023 and this DCP.
- C2. Where amalgamation of isolated sites adjacent to the development site cannot be achieved, applicants will be required to demonstrate the following:
 - (a) That an orderly and economic development of the isolated site can be achieved, and
 - (b) How the isolated site can still be developed to a reasonable potential within the applicable planning framework by providing an envelope for the isolated site that demonstrates its achievable height, setbacks, site coverage (building and basement), access and servicing are sufficient.

Note: This enables Council to understand the relationship between the development site and the isolated site. A proposed site plan, floor plans and elevation drawings of sufficient detail are to be submitted.

- C3. The development of existing isolated sites is not to detract from the character of the streetscape and is to achieve a satisfactory level of amenity including solar access, visual and acoustic privacy. Development of existing isolated sites may not achieve the maximum potential, particularly height and floor space ratio, and will be assessed on merit.
- C4. Council will require sufficient documentation to demonstrate that a genuine and reasonable attempt has been made to purchase an isolated site based on a fair market value. At least two recent independent valuations are to be submitted as part of that evidence and is to include reasonable expenses likely to be incurred by the owner of the isolated site in the sale of the property.
- C5. Where adjacent sites are developing concurrently, site planning options for development as an amalgamated site are to be explored.



4.2 The Building Envelope

4.2.1 Building heights

Objectives

- O1. To create a distinctive and legible urban core to define the centre of Campsie.
- O2. To maintain a diverse and interesting skyline through varying heights.
- O3. To ensure adequate provision of sunlight to street level to protect the amenity of pedestrians and to ensure that street trees grow.
- O4. To design slender, elegant towers that can be seen 'in the round' (i.e. how the building is perceived from all sides).
- O5. To ensure that buildings are designed in consideration of wind impacts on the public domain.
- O6. To ensure the height and scale of new development are site specific and developed in response to key features of the site and setting.

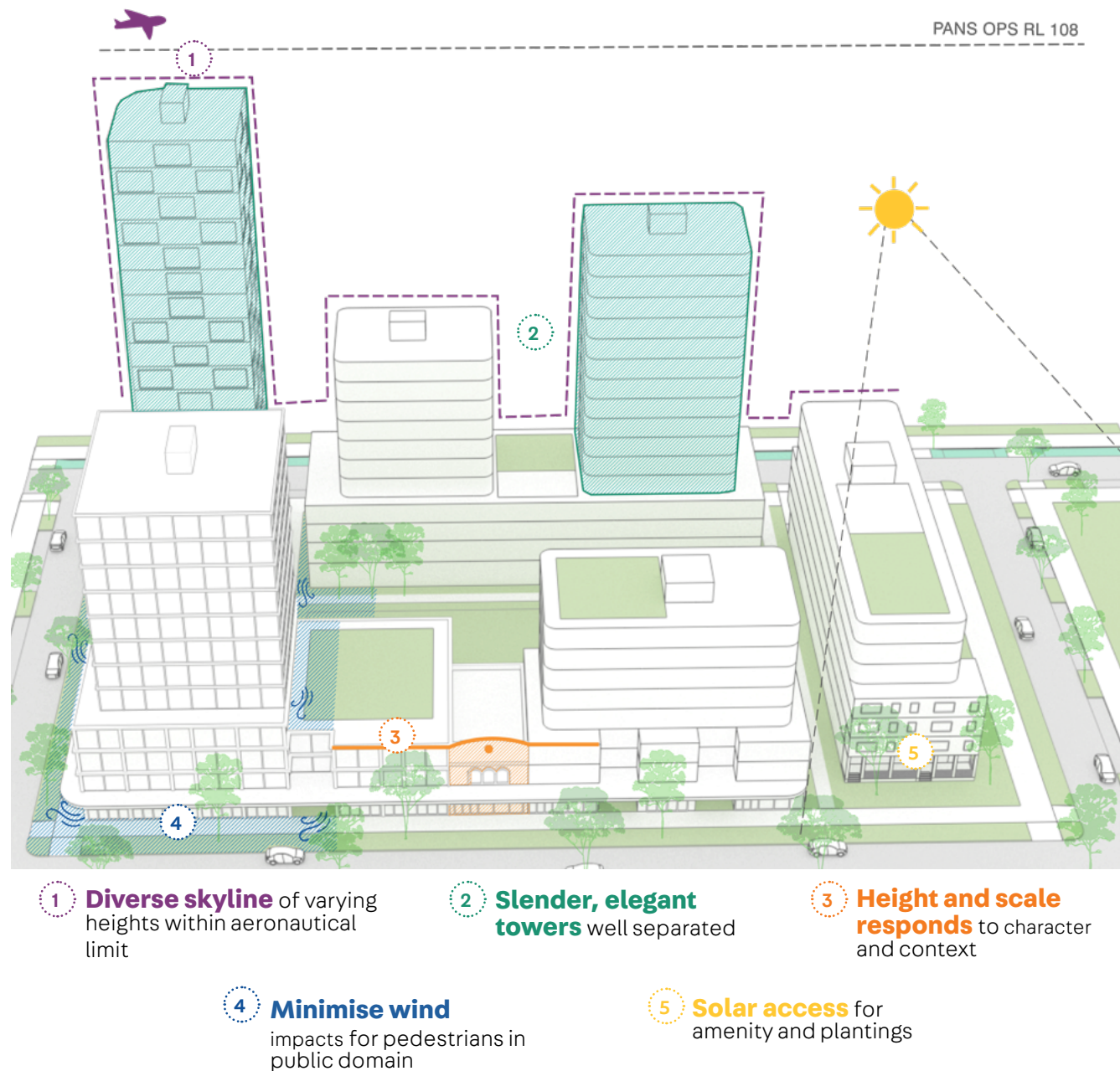


Figure 36. Building height diagram.



Principles

- P1. To ensure tall buildings express a strong architectural response defined by a clearly identified concept or idea to create a sense of place.
- P2. Use gateway buildings to highlight the urban core and important street intersections.
- P3. Concentrate tall buildings around the Metro/ train station.
- P4. To ensure that towers over 50m are setback above a podium to mitigate bulk and dominance to the street.
- P5. Where more than two buildings are proposed on the same site, there should be a height variation between them that should be visually discernible from the surrounding street level.
- P6. Buildings should be designed to reduce wind velocity at footpaths and public outdoor spaces.
- P7. Ensure wind conditions promote outdoor planting, including green roofs and other landscaping elements.

Figure 37. Nightingale Village, Melbourne, Austin Maynard Architects (Source: Nightingale Housing)

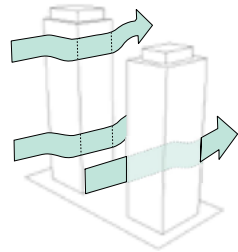
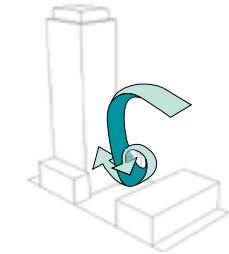
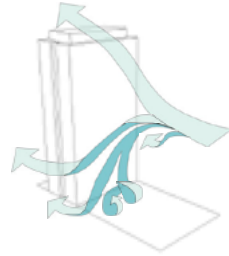




Controls

- C1. Buildings are to provide podiums that comply with the street wall height control in Figure 38.
- C2. A wind impact assessment report, (also known as a Pedestrian Wind Environment Study), is required to be submitted to Council in support of a Development Application for buildings over 50m in height. The report is to consider the issues in Figure 38 and possible solutions to minimise wind impacts in the proposed building design.
- C3. Despite C1, buildings without a podium are permitted on corner sites. In cases where a podium is not proposed, the building is to:
- Be designed to mitigate down drafts to the public domain;
 - Be designed 'in the round' (i.e. consideration of the design quality in relation to how the building is viewed from within the centre, from the street level, from within other buildings and from a distance);
 - Provide a high quality and amenity ground plane for pedestrians at street level.
- C4. Development must comply with the maximum height in storeys as shown in Figure 39.
- C5. Development must apply the minimum floor to floor heights in new development as set out in Section 4.3.Floor to Floor Height. This control does not apply to dwelling house, dual occupancies, semi-detached dwellings or multi-dwelling housing development.

Problems

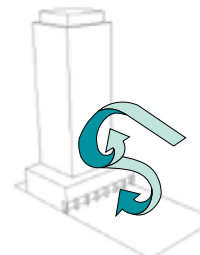
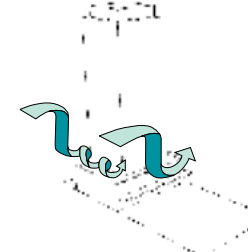
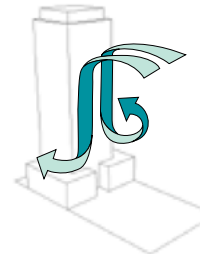
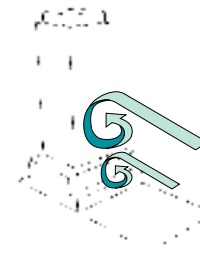


- Wind flowing down the building face causes accelerated wind speeds near the windward corners.
- Tall and wide facades that face the prevailing winds are undesirable.

- Buildings create a low wind pressure area immediately downwind.
- A low building upwind of a tall building increases the downward flow of wind, causing accelerated winds near the windward corners of the tall building.

- Wind is funneled between two buildings causing accelerated winds between them (wind canyon effect.)
- The height, spacing and orientation of buildings affect intensity of wind acceleration.

Solutions



- Towers that step back from base buildings can be used to reduce undesirable downward wind flows.
- The proportion of base building stepbacks and their influence on the wind is affected by the height of the surroundings.

- Base building roof areas that are inaccessible to pedestrians can be used to mitigate against downward wind flows and improve conditions at grade.
- Landscaped base building roof areas can further reduce wind speeds at grade.

- The use of horizontal canopies on the windward face of base buildings is beneficial.
- Parapet walls can increase the canopy's effectiveness.
- Sloped canopies only partially deflect downward wind conditions.

- Colonnaded base buildings can be used on windward facades to control downward wind flows.
- Colonnades provide pedestrians a choice of calm or windy areas (breezes are welcome on hot days.)

Figure 38. Toronto Tall Buildings Guidelines .



Building height in storeys Map

- Study area
- 2 storey
- 3 storey
- 4 storey
- 5 storey
- 6 storey
- 7 storey
- 8 storey
- 10 storey
- 15 storey
- 16 storey
- 20 storey
- Site subject to separate planning controls

Figure 39. Building Height (Storeys) Plan



4.3 Floor to floor height

Objectives

- O1. Ensure that floor to floor heights provide adequate amenity for building occupants, support a different range of uses and allow for flexibility of uses over time.
- O2. Ensure that above ground level parking has adequate ceiling heights to enable it to be converted to other uses over time.

Controls

- C1. Development must comply with the minimum floor to floor heights shown in Table 5. This control does not apply to dwelling house, dual occupancy, semi-detached dwellings or multi-dwelling housing development.
- C2. Sites with active street frontages must have a consistent floor to floor height on the ground floor to ensure an attractive street frontage.

Note: For waste truck access – Heavy Rigid Vehicles (HRVs) requires a minimum clearance of 4.5 metres.*

**This includes ground level and podium level car parking. If a development has basement waste collection facilities, minimum clearance must comply with the controls established in Section 5.8 Waste Management in Campsie Town Centre.*



1 Provide amenity for building occupants

2 Enable adaptivity and flexibility for changing uses

3 Consistent ground floor height along active frontages

Figure 40. Key design guidance for floor-to-floor heights to ensure amenity, flexibility and a consistent street wall

Floor-to-floor-height (m)	Ground Floor	First Floor (Commercial)	Upper Levels	Lift Core (rooftop levels)
Residential	4.4m	N/A	3.2m	3m
Commercial	4.4m	3.7m	3.7m	3m
Mixed Use Commercial / Residential (MU1 Zone, Campsie)	4.4m	3.7m	3.3m	3m

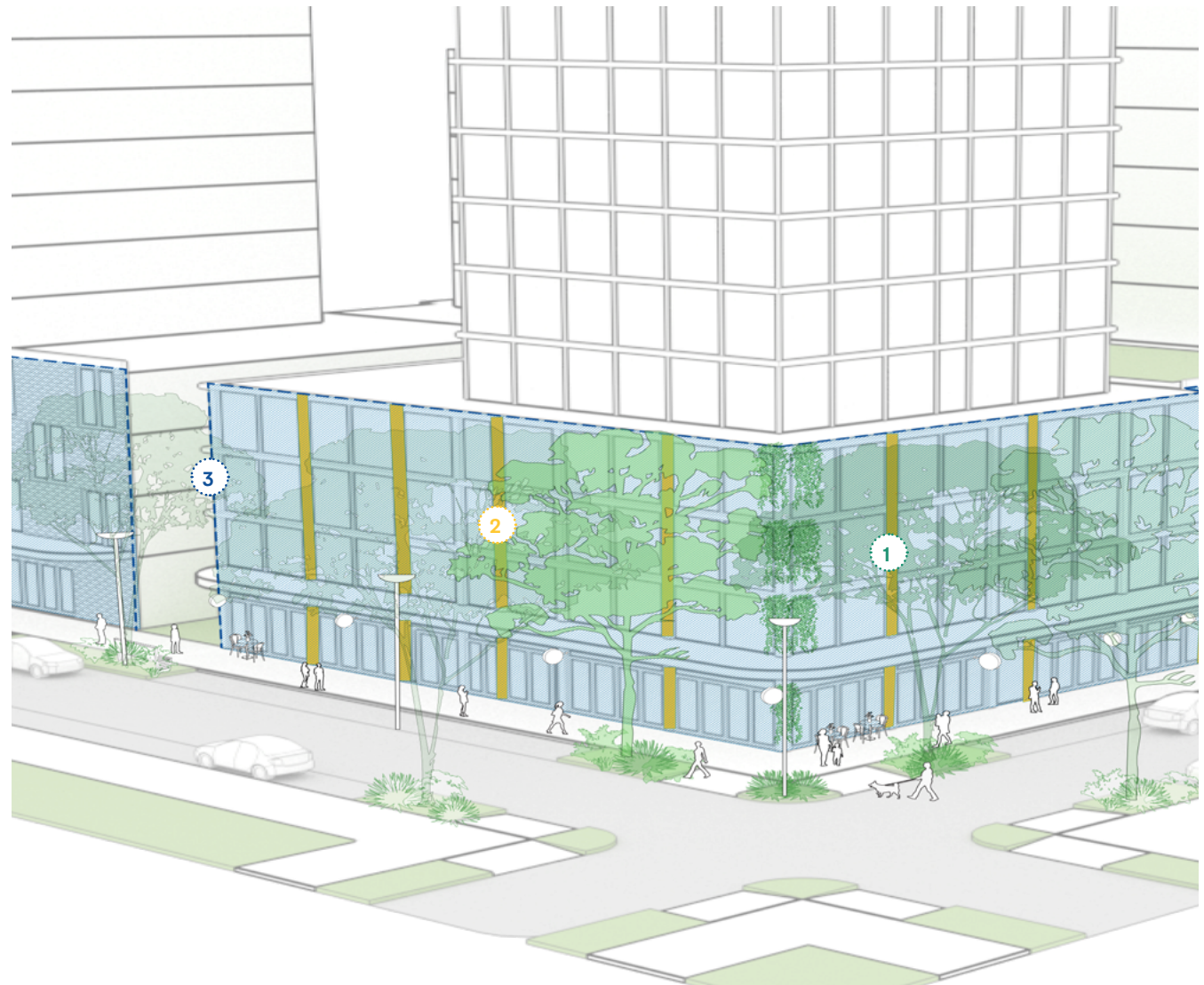
Table 5. Minimum floor-to-floor heights.



4.4 Street wall

Objectives

- O1. Define the space of the street and public spaces and articulate edges.
- O2. Design the street wall to provide appropriate scale, material quality and detail.
- O3. To ensure that the visual relationship between the street and public spaces are reinforced.
- O4. Design the street wall to achieve fine grain modulation to create visual interest and variety while ensuring for consistency in streetscape character.
- O5. To create a vertical rhythm and visual interest to reduce the scale of building mass.
- O6. Encourage walkability by locating active uses in streets.
- O7. Minimise large expanses of inactive frontage.



1 Define the space
and articulate edges

2 Fine grain modulation
and a vertical rhythm

3 Appropriate scale, detail
and character that responds to its
context

Figure 41. Key design guidance for street walls to ensure appropriate scale, definition, articulation and fine grain



Controls

- C1. Street wall heights must be consistent with Figure 43.
- C2. Street walls must use masonry such as brick or stone with no lightweight panel construction or curtain walling.
- C3. All DA's must include a streetscape analysis to determine the most appropriate street wall height and provide details of the street wall. Submissions must include:
 - (a) The street wall elevation at 1:200 scale in context showing existing buildings on the block.
 - (b) A detailed street wall elevation at 1:100 scale including immediately adjacent buildings accurately drawn
 - (c) A site context analysis referencing the existing and/or desired shop front pattern, including shop widths.
- C4. Where the adjacent built form context is lower-scale and not anticipated to change, development must provide a transition to the lower scaled built form and include appropriate articulation to fit with the context.
- C5. For sites including or adjacent to heritage items, development must transition the scale and height of the development and provide adequate separation and appropriate articulation to respect the scale established by the historic or existing context.
- C6. Where a listed heritage building is located on the site or on an adjoining property, the height and scale of new development – including main ridgelines, parapets, top plates, eaves, awnings, and ground floor levels – must be designed to ensure visual harmony with the heritage building.



Figure 42. Skye House, Melbourne, Breathe Architects
(Source: Nightingale Housing)



Street wall Map

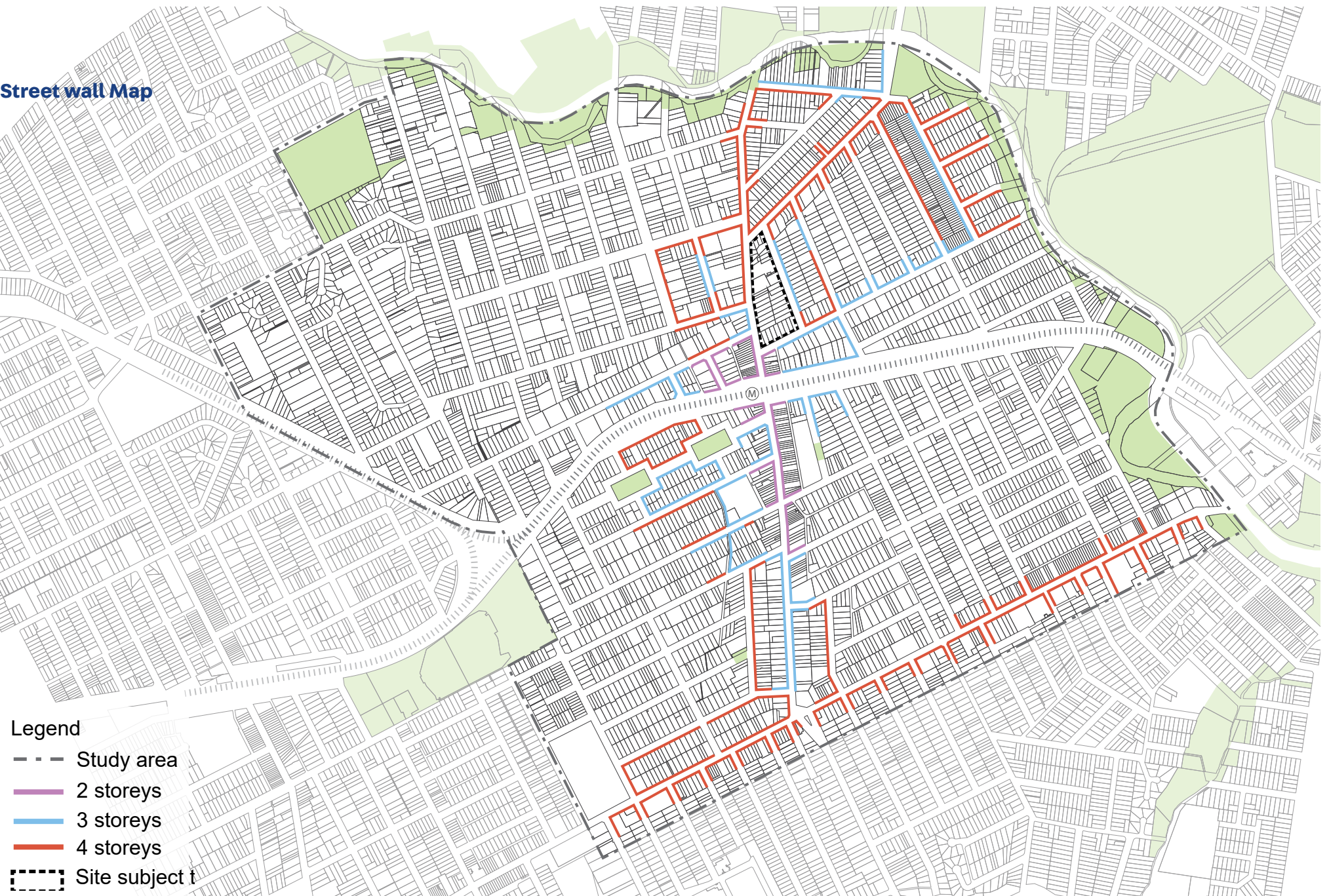


Figure 43. Street Wall Height (Storeys) Plan



4.4.1 Ground level setbacks

Objectives

- O1. To reinforce the clear spatial definition of streets and public spaces.
- O2. To maximise the impact of active frontages in the town centre.
- O3. To create a clear delineation between public and private space.
- O4. To allow some flexibility in proposed setbacks in response to context and where impacts on surrounding properties and the public domain are minimised.
- O5. To reinforce significant elements of the centre including public spaces, monuments and landscape elements.
- O6. To provide setbacks in residential areas for deep soil landscape and tree canopy that contributes to the public domain and provides privacy to residents.
- O7. To ensure setbacks maintain the setting of heritage items.
- O8. To encourage new building setbacks where appropriate to reinforce a desired character area.



1 **Landscape** setbacks for plantings and visual privacy in residential areas

2 **Setbacks reflect context** and delineate privacy and public space

3 **Urban street edge** with active frontages in core

Figure 44. Key design guidance for ground level setbacks to provide amenity, contribute to deep soil and planting, provide activation and respond to context.



Principles

- P1. Reinforce the urban core of Campsie by creating a defined urban street edge.
- P2. Existing and proposed street canopy should be contained within setbacks where possible, especially outside of the urban core.
- P3. Ensure setbacks enable built form to frame and define open spaces.
- P4. Ensure appropriate amenity and sunlight to streets and adjoining properties is maintained.
- P5. To allow flexibility in response to context only where amenity and environmental impacts are minimal.

Controls

- C1. Ground floor setbacks are to be consistent with Figure 46. Where setbacks vary along the street, new development must adopt either the greater of the adjacent setbacks or the average setback to maintain the established streetscape character.
- C2. If not indicated on the maps, street setbacks are to be consistent with the prevailing street setbacks in the immediate context or with the desired future character of the area.
- C3. The rear setback is to be generally consistent with adjoining existing buildings. Where setbacks or alignment varies, new development must adopt either the greater of the adjacent setbacks or the average setback.
- C4. If an existing neighbouring building is unlikely to change and has a reduced side setback, the applicant must demonstrate that reasonable amenity will be maintained to that neighbour in terms of solar access, natural ventilation and visual and acoustic privacy.
- C5. In areas where corner buildings are typically built to the street boundary on one or more frontages, new development on a corner may also build to the street boundary.
- C6. Where the site boundary includes a splay at the corner, the building is to be built to the boundary of the splay at ground level.
- C7. The ground floor entries to retail, commercial, and other non-residential uses are to have the same finished floor level as the adjacent footpath and are to be accessible directly from the street.
- C8. The ground floor level of residential accommodation must be a minimum 0.5m above the adjacent footpath.



Figure 45. Arkadia, Sydney, DKO Architects (Source: Archipro)



Ground level setbacks plan

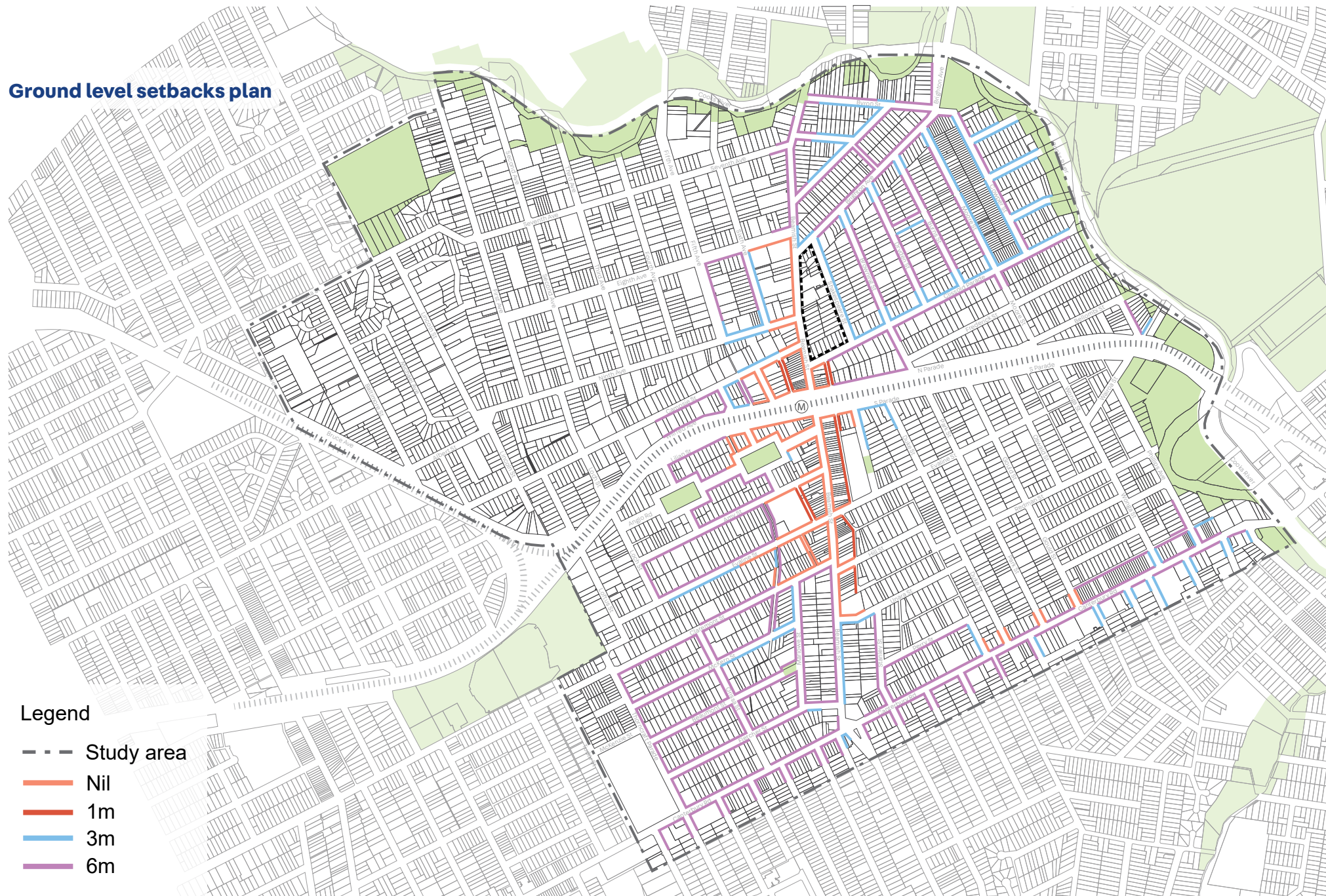


Figure 46. Ground Level Setback Plan



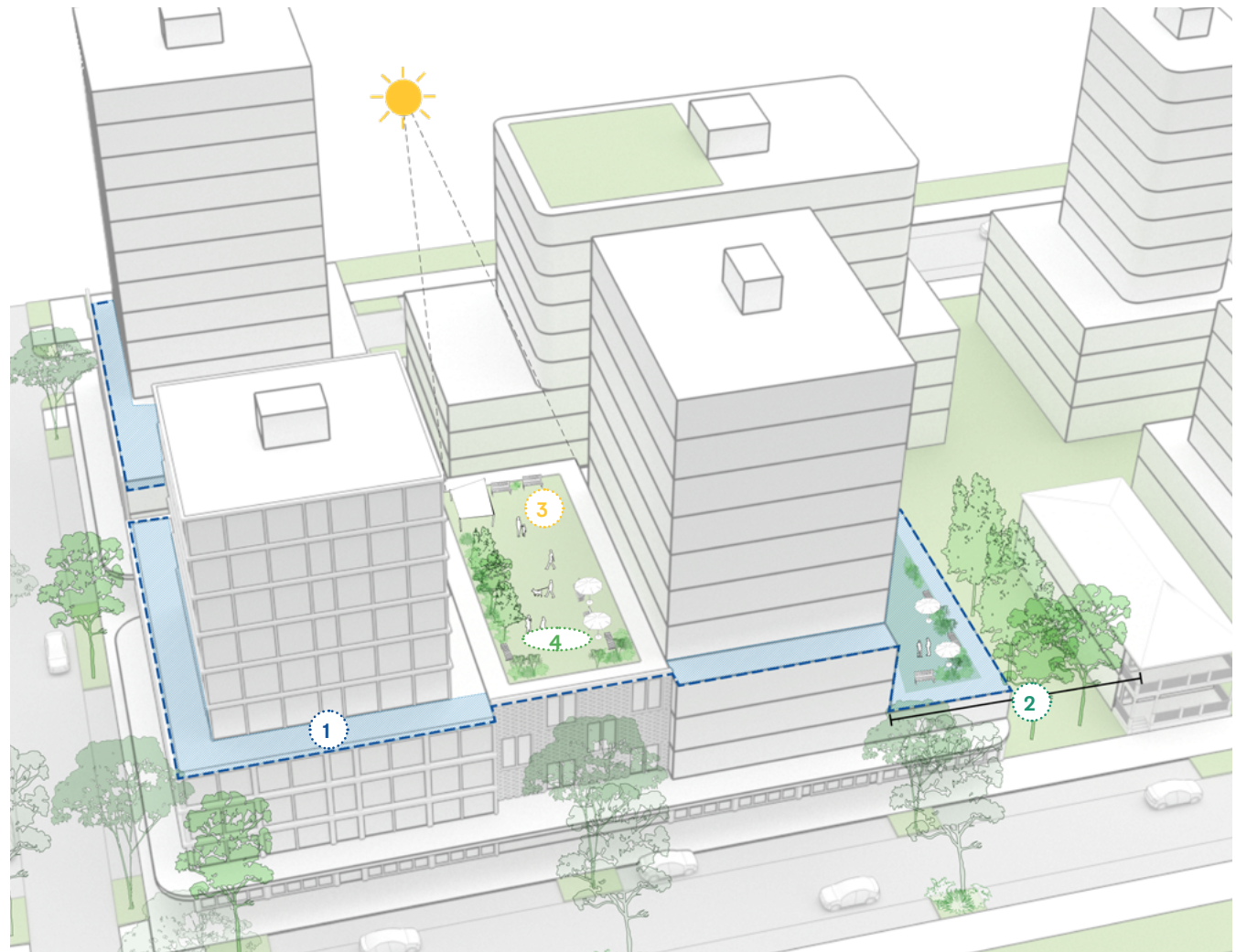
4.4.2 Upper storey setbacks

Objectives

- O1. Ensure towers are setback above street walls to reinforce the scale of streets and mitigate down drafts to pedestrians.
- O2. Provide upper storey setbacks to ensure tall towers do not dominate the public domain.
- O3. Ensure that setbacks allow for the enjoyment of sun and daylight within city spaces and provide for views of the sky.
- O4. Provide for appropriate transition and sympathetic response to lower-scaled buildings and significant elements within the local context.
- O5. Create opportunities for tree canopy, planting and outdoor open space on podiums.

Principles

- P1. Clearly delineate street wall height to create a visual break to taller building elements.
- P2. Minimise wind down drafts and corner effects that accelerate and intensify wind speed at ground level public spaces and ensure the Lawson Pedestrian Wind Criteria for safety and comfort are met.
- P3. Encourage green cover and useable spaces on podiums and rooftops.
- P4. Promote generous commercial, communal and residential balconies on upper storey setbacks.
- P5. Buildings above the podium are setback from the street in a way that is sympathetic to surrounding development and does not detract from the human scale of the streetscape.



1 **Towers setback** above podiums provide human scale

2 **Provide transitions** to respect context

3 **Maximise sun light** and views to the sky

4 **Activate podiums** for outdoor open space and plantings

Figure 47. Key design guidance for setbacks above street walls to provide a human scale, appropriate height transitions, ensure amenity and allow for podium outdoor activation.



Controls

- C1. Upper storey setbacks are to be consistent with Figure 49.
- C2. Where there is no upper storey setback shown on the map, the upper-level setback of existing development immediately adjoining the site must be adopted. Where there is insufficient existing development adjoining the site, the applicant is to demonstrate why the proposed setback is appropriate giving consideration to the Principles and Objectives of this section.
- C3. Building envelopes may require a deeper upper storey setback to protect sunlight and limit shadowing of neighbouring streets, properties, parks, and open space. A deeper upper storey setback may also be required for heritage items to ensure heritage significance is not compromised.
- C4. For sites identified as corner or gateway sites, different upper-level setbacks may apply, including a nil setback, to emphasise the corner element in line with the street wall height map at Figure 43.

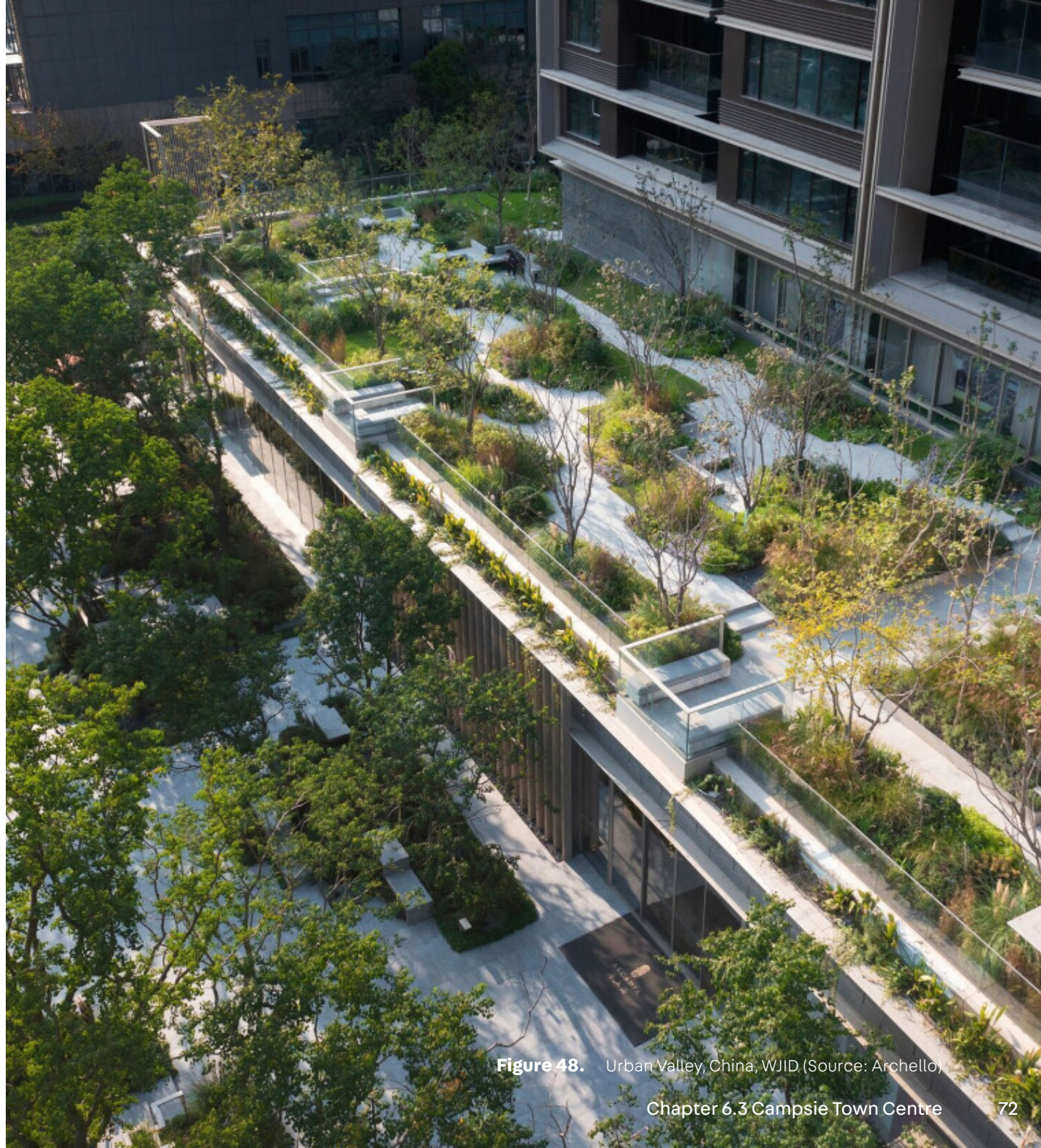


Figure 48. Urban Valley, China, WJID (Source: Archello)



Upper storey setbacks plan

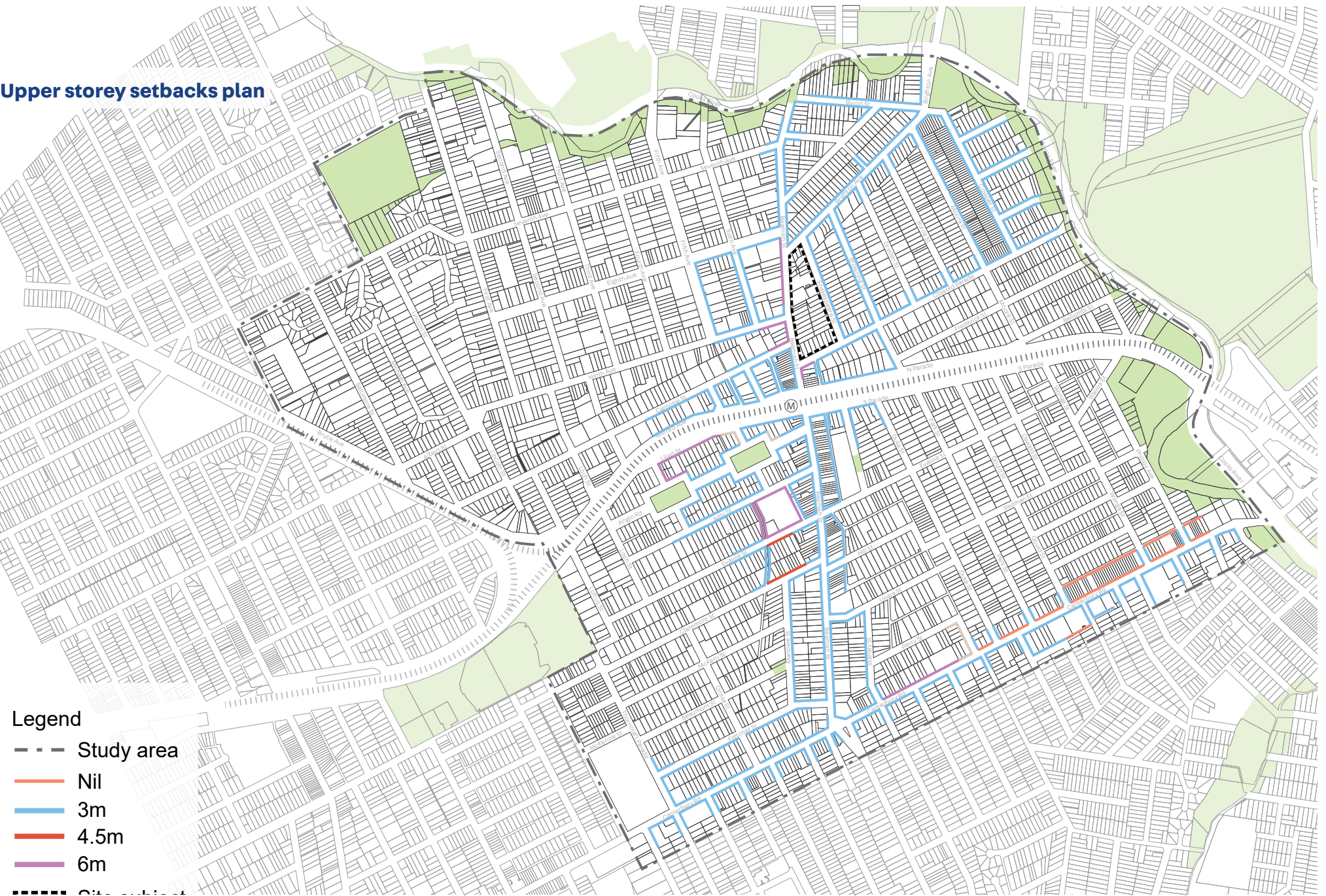


Figure 49. Upper Storey Setback Plan



4.4.3 Building separation distance

Objectives

- O1. Protect the amenity of streets and public places by providing a healthy environment for street trees and allowing adequate daylight and views to the sky.
- O2. Ensure the separation distance adequately respond to the setting of adjoining sites, in particular, narrow sites.
- O3. Provide adequate privacy, access to light, air and outlook for the occupants of buildings, neighbouring properties and future buildings.
- O4. To ensure sunlight penetrates through to street level to protect the amenity of pedestrians and to ensure that street trees grow.
- O5. Ensure development does not unfairly limit the re-development potential of adjoining sites in the future.
- O6. Maintain adequate separation distances between buildings on the same site to protect access to sunlight and sky views and improve air circulation between buildings.

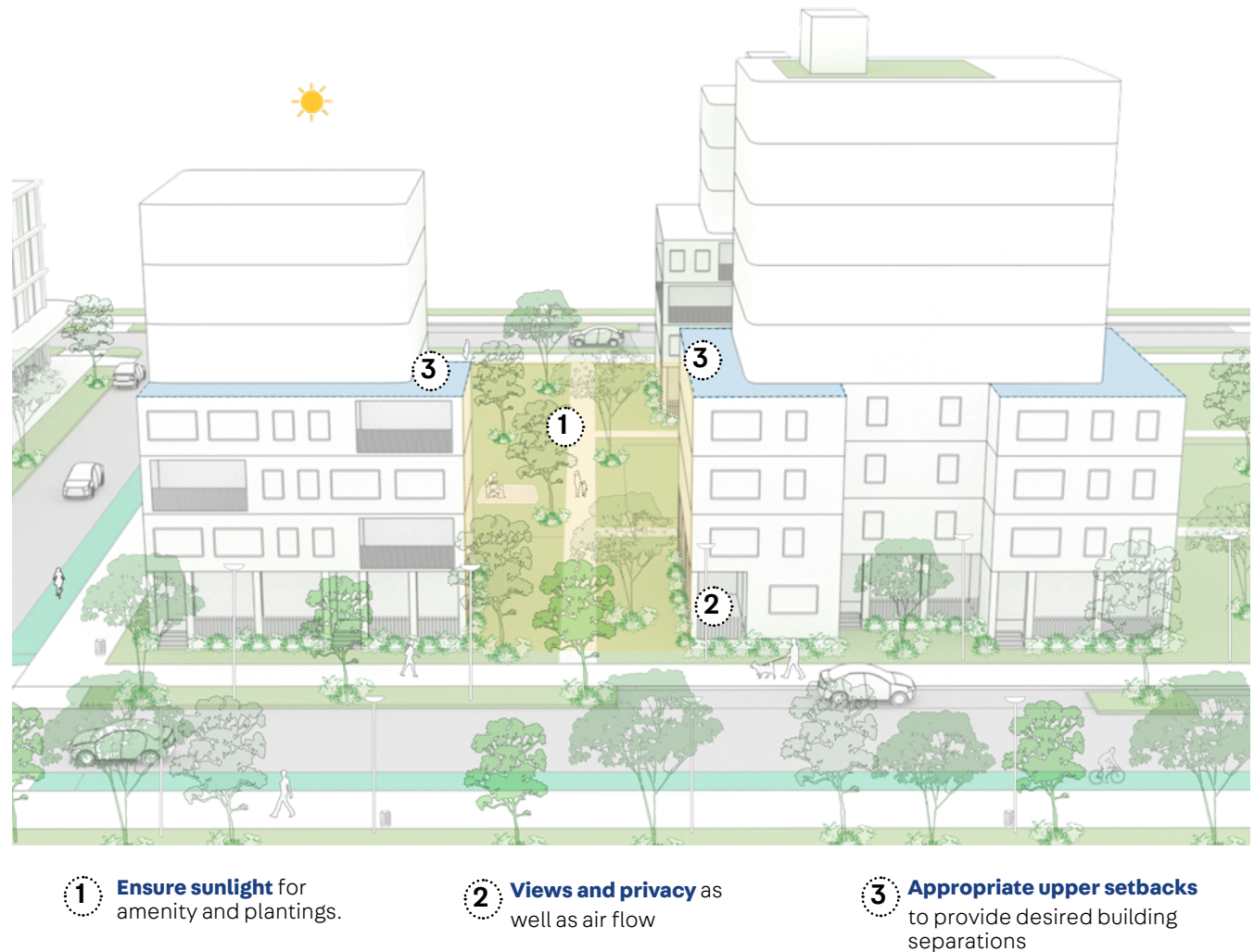


Figure 50. Key design guidance for building separation to ensure amenity, visual privacy, views, air circulation and sunlight.



Controls

- C1. Minimum building separation distances for non-residential uses are outlined in Table 6.
- C2. Minimum building separation distances for residential uses are outlined in Table 7.
- C3. For non-residential uses at the ground level that are not shown in the Active Frontages map in Figure 63, an analysis of existing and likely future context must be submitted by the applicant to determine the most appropriate separation distances between buildings. Separation distances will be determined on site-by-site basis in accordance with the following matters:
- (a) Site condition
 - (b) Lot size and frontage width
 - (c) The immediate surrounding context
 - (d) Building envelope
 - (e) Proposed use
 - (f) Access and servicing requirements

Storeys	Up to 4 Storeys	5–8 Storeys	9+ Storeys
Non-residential uses	3m	6m	9m (or 12m for tall buildings of 50m or more)
Commercial developments adjoining single purpose residential uses*	6m	9m	12m
Service plant areas adjoining residential uses	3m	4.5m	6m

Table 6. Minimum building separation for non-residential uses

**Commercial developments include business premises, childcare centres, educational establishments and places of worship. Single purpose residential uses include residential flat buildings, boarding houses, multi-dwelling housing and single dwelling houses.*

Storeys	Up to 4 Storeys	5–8 Storeys	9+ Storeys
Residential (between habitable rooms)	12m	18m	24m
Residential (between habitable and non-habitable rooms)	9m	12m	18m
Residential (between non-habitable rooms)	6m	9m	12m

Table 7. Minimum building separation for residential uses

**Where the proposed development is above 4 storeys, the 18m separation between neighbouring buildings may be reduced if it can be demonstrated there is negligible impacts to an existing adjoining properties privacy and sunlight. If it is a new proposal within an area that will change, the proposal must demonstrate that the ADG privacy guidelines are met.*



Controls (continued)

- C4. Blank side walls are not supported. Side walls must be articulated using quality street art reflecting local identity, corbelling of brickwork or a change in building material.
- C5. Separation is to be measured to the outside face of buildings, including balconies, vertical and horizontal circulation and external walls
- C6. Separation distances must be apportioned equally between adjacent sites to determine side and rear boundary setbacks.
- C7. In the case where a development results in an isolated site, the development may need to provide greater separation to ensure the isolated site can be reasonably developed.
- C8. Only one step in the built form is permissible.
- C9. For buildings taller than 8 storeys, the building separation distances applicable to 9+ storey developments must be applied from the fifth storey upwards, in accordance with Table 6 and Table 7.



Figure 51. Building separation with high amenities in public domain
(Source: ETON Apartment | Stanasic Architects)



4.4.4 Building floorplates

Objectives

- O1. To allow for views to the sky from streets and lanes.
- O2. To protect the amenity of streets and public places by ensuring appropriate levels of daylight and sunlight in streets, lanes, public places and for street trees.
- O3. To ensure floor plates are limited in size and configured appropriately to align with the intended use of the building, ensuring efficient layout, structural integrity, and compatibility with surrounding development.
- O4. To ensure that towers are of slender proportions to achieve an elegant built form.
- O5. To mitigate the potential adverse effects that bulky buildings may have on the public domain including overshadowing and urban heat.
- O6. To achieve living and working environments with good internal amenity and minimise the need for artificial cooling and heating.
- O7. To ensure tall buildings with commercial premises prioritise daylight access and minimise solar heat load.
- O8. Shallow floorplates and glazing to south facade is favourable for providing excellent natural daylight.

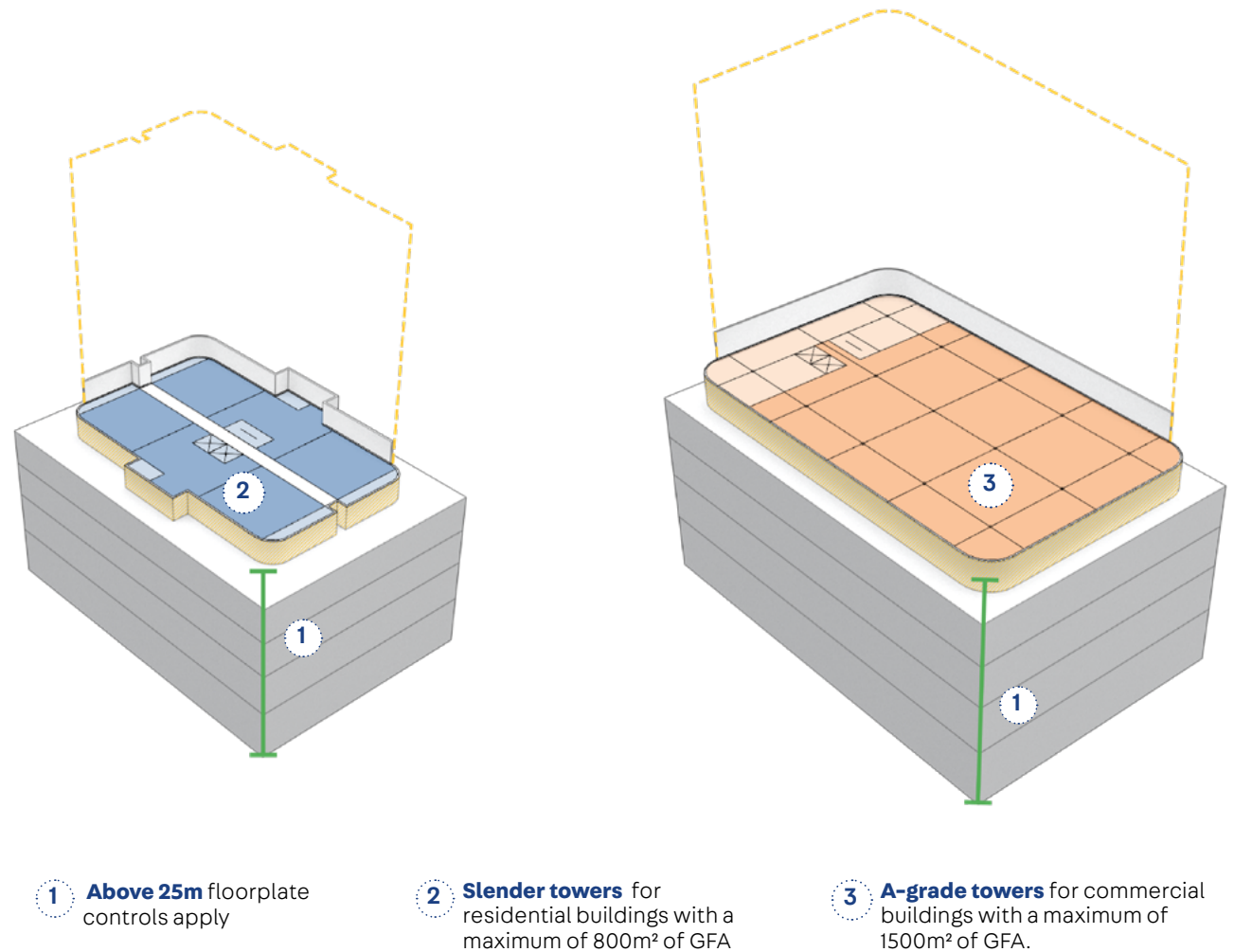


Figure 52. Floorplate controls for towers seek to ensure good functionality, circulation, amenity, solar access and maximise views to the sky.



Controls

- C1. The maximum floor plate area for any levels above 25m above ground level must be:
- (a) 800 m² GFA for residential flat buildings, residential accommodation within shop top housing, serviced apartments and self-contained hotels.
 - (b) 1,500 m² GFA for commercial.
- C2. Larger floor plates that exceed the above may be considered by Council where the proposal demonstrates consistency with the Objectives and exhibits Design Excellence, in accordance with Clause 6.15 of the CB LEP 2023, where applicable.



Figure 53. Natura, Macquarie Park, NSW, Architectus (Source: Australia Institute of Architects)



4.5 Residential ground floor frontage

Objectives

- O1. Establish new canopy trees within setbacks that contribute to the character of the street and provide privacy to residents.
- O2. Appropriately define and design the street edge and setback area to achieve amenity and privacy for residents as well as engagement with and passive surveillance of the street for safety.

Principles

- P1. Residential buildings must be set back from the street boundary to provide amenity for ground floor residents, a landscaped setting for buildings and a landscaped character for the street.
- P2. The area between the facade and the street boundary must receive attention in the design of the facade and in its material quality.



1 **Deep soil and vegetation** for tree canopy and landscape buffer

2 **Ground entrances** have direct access to public space

3 **Maisonette apartments** provide passive surveillance

4 **Servicing** and basement access screened and inset behind setbacks

Figure 54. Key design guidance for building ground floor frontages, planting, and services



Controls

- C1. Ground floor setbacks are to comply with the minimum building setbacks in Figure 46.
- C2. A 1 metre articulation zone is permitted within the minimum ground floor setback, in which building facade elements may occupy a maximum of one third of the area of the facade frontage. Services or lift shafts are not permitted in the articulation zone.
- C3. In locations where a nil setback is not required, basements must be setback 3 metres from the street boundary to allow for deep soil areas and planting of canopy trees.
- C4. All services must be integrated into the design of the building.
- C5. Services must not be located within landscaped areas and must be appropriately screened. Refer to Section 4.8 Visual diversity, articulation and fine grain of this DCP, for examples of high quality screening.



Figure 55. Eve Street, Erskineville, Architectus (Source: Architectus)



4.6 Building interface with open space

Objectives

- O1. To maximise pedestrian connections at the lower levels of buildings to public parks and open spaces.
- O2. To reinforce connections with adjoining public open space.
- O3. To encourage active recreation in proximity to density.
- O4. To build on existing amenity and maximise accessibility and usability of existing spaces and infrastructure.
- O5. To ensure that park facilities and grounds are safe for all ages, genders and different groups.
- O6. To enhance vegetation and deep soil throughout parks and provide new publicly and privately accessible open space as heat sinks for the centre.
- O7. To build and enhance community identity and character.
- O8. To provide fine grain tenancy frontages at ground level to street frontages.



1 Balconies and windows
maximising views to the park

2 Deep soil, vegetation and tree plantings
contribute to tree canopy and provide landscape buffer for ground apartments

3 Active retail
provide direct access to public open space and surveillance to park

4 Maisonette apartments
provide passive surveillance to street and park

Figure 56. Design guidance for developments providing a high quality interface with a park ensuring good passive surveillance, access, landscaping and activation



Principles

- P1. Views to existing and future open space must be identified early in the design process.
- P2. Deliver high quality well resolved architecture viewed from open space.
- P3. Ensure for higher density residential living for all groups in proximity to open space and the public realm.
- P4. Where a building has a direct frontage to public open space, the design of the building is to minimise visual impact on the open space and provide a positive contribution.

Controls

- C1. Where buildings address public open space, the design is to maximise direct access for all occupants from the ground floor.
- C2. Buildings must be designed so that balconies and windows are facing public spaces.
- C3. For sites surrounding public open spaces, views to open space from balconies must be maximised.



Figure 57. Newmarket, Randwick, Bates Smart
(Source: CBUS)



4.7 Building interface and active frontages

The active ground floor is the part of a building that interfaces directly with the street or public domain.

The building interface with the street is where pedestrians experience the built environment, and as such it contributes significantly towards vibrant, attractive streetscapes.

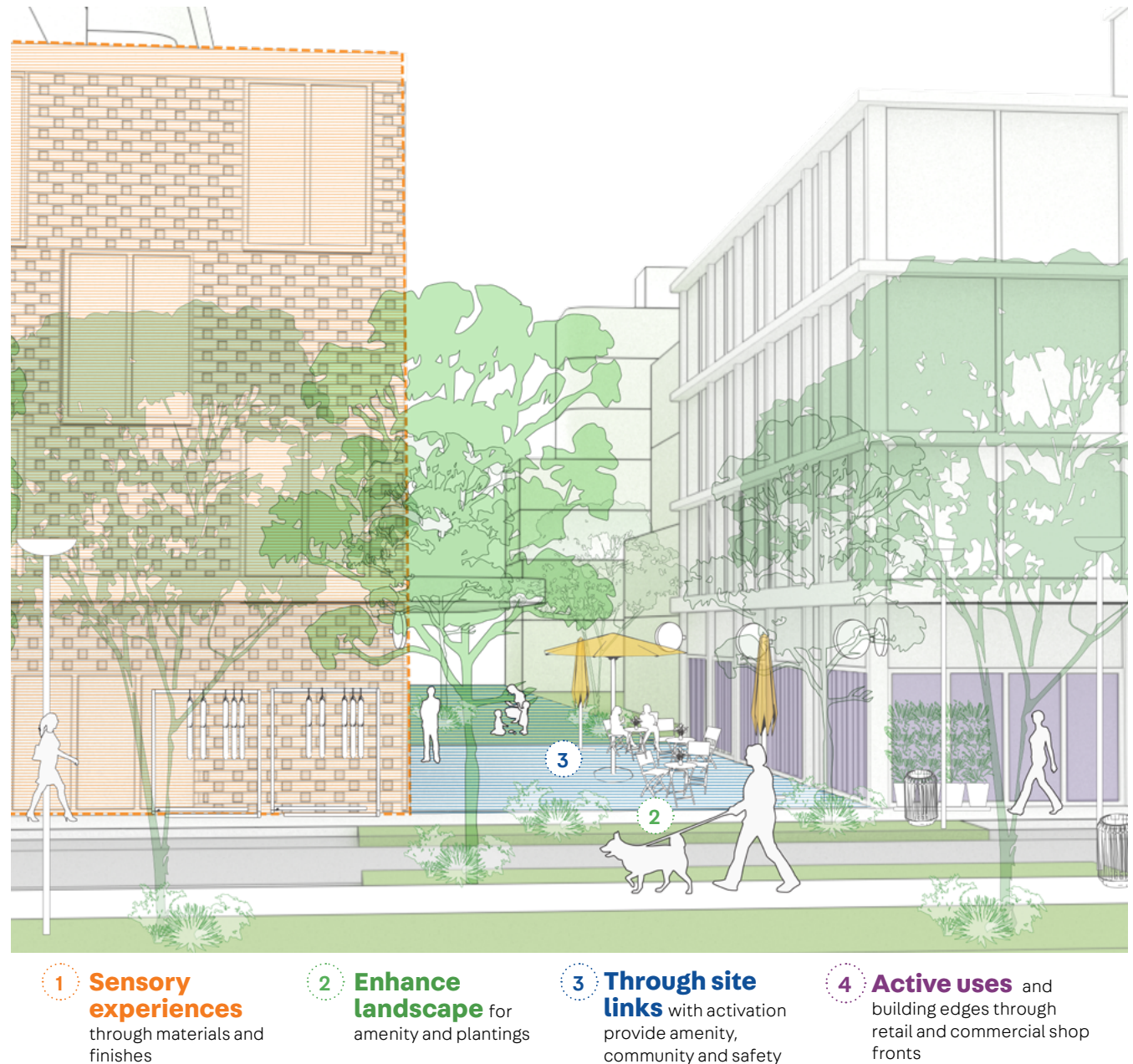


Figure 58. Design guidance for development interfacing streets and public spaces, ensuring amenity, visual interest, landscaping, connections and activation.



4.7.1 Development interface with the public domain

Objectives

- O1. To ensure the interface with the public domain at the ground plane is designed at a human scale and provides a sensory experience through materials and finishes choice, landscape and fine-grained active frontages.
- O2. To create opportunities to enjoy the positive aspects of climate and shield people from the negative; such as wind, rain and heat.
- O3. To retain, improve and complete connections to ensure for reduced walking distances and an enhanced and permeable pedestrian network.
- O4. To ensure active transport networks are well designed, safe, well lit, highly accessible and promote public use.
- O5. To ensure pedestrian connections are direct, well-lit, attractive, have active frontages where appropriate and provide a line of sight from one end to the other.
- O6. To ensure retail and hospitality uses address public spaces and streets to maximise opportunities for activation.
- O7. To ensure shared zones and service lanes are designed to be safe for pedestrians.

Principles

- P1. Ensure that the elements of new development that have a direct interface with the public domain are designed and constructed to be easily maintained and do not impede the maintenance of the adjoining public domain either by Council or the relevant public authority.
- P2. Active uses at the ground floor must be interesting and engaging when viewed from the adjacent streets and be illuminated for interest at night.

Controls

- C3. Enhance the public domain by ensuring adequate solar access to publicly accessible places and protect significant views to and from public spaces.
- C4. Ensure that robust quality materials such as stone and face brick are used at the lower levels of buildings where pedestrians are using footpaths.
- C5. Active uses at the ground floor must not have roller shutters. Security measures must be built in behind the glass line.



Figure 59. Nightingale 1, Melbourne, Breathe Architects (Source: Nightingale)



4.7.2 Building awning and interface with streets, plazas and squares

Objectives

- O1. To enhance the public domain by ensuring buildings use high quality, robust materials and finishes.
- O2. To provide an interface to public space that provides a sensory experience and is engaging for pedestrians.
- O3. To ensure that buildings address public space and do not have unarticulated blank walls.
- O4. To ensure that shelter is provided for pedestrians where active uses are located.

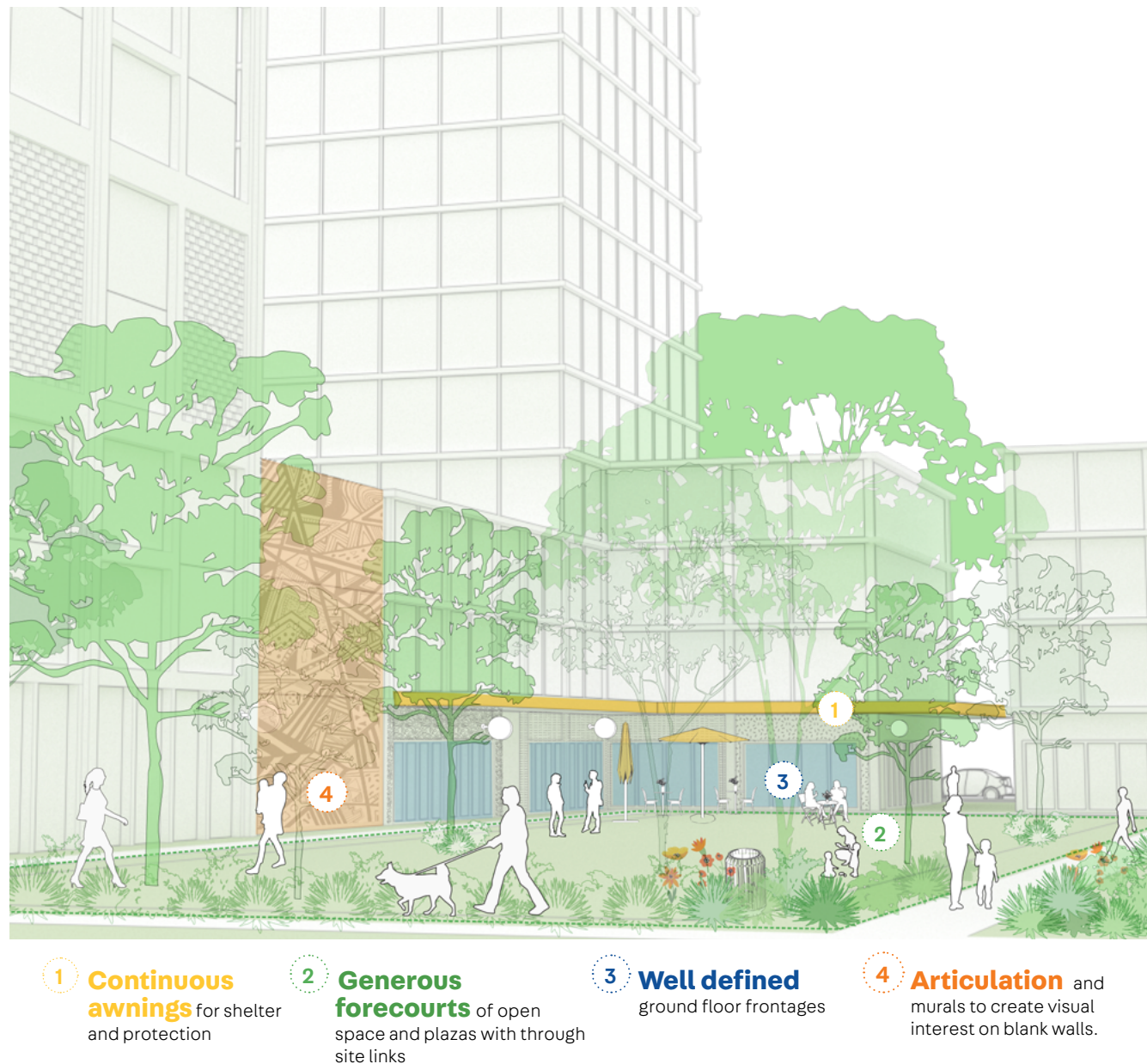


Figure 60. Design guidance for building awnings and interfaces to public spaces that are inviting, active, safe and vibrant.



Principles

- P1. Integrate forecourts, squares and courtyards with through site links where appropriate.
- P2. Provide 'edges' to frontage spaces and stairs for people to use to sit and stay.
- P3. Ensure buildings provide good external lighting on street frontages and have well defined entries.
- P4. Emphasise the street as a distinct spatial entity and design the street wall frontage with an appropriate human scale.
- P5. To maintain complementary architectural detail of awning design.
- P6. To ensure for amenity and safety of the public domain.
- P7. To ensure pedestrian amenity in areas with high pedestrian volume by providing continuous protection from rain, sun and wind down draft.

Controls

- C1. Development viewed from public space, particularly from parks, plazas and open space, is to be given detailed design consideration and articulation. This includes but is not limited to building materiality, the design of entries and fenestration, landscape, textured facade detailing, and green walls.
- C2. Provide awnings in accordance with Figure 62 and Section 7 – Awning Design in Chapter 6.1 of the CBDP 2023.
- C3. Continuous awnings are to be provided on active frontages and include integrated lighting.
- C4. Narrower width awning as shown in Figure 61 are to be provided where there are existing or proposed street trees or light poles.
- C5. The awning is to be designed to integrate with the building and have all guttering and electrical wiring for under awning signage concealed and down pipes incorporated into the building design.
- C6. Provide individual awnings at building entries on lanes and through site links.



Figure 61. Breese St, Melbourne, Breathe Architects (Source: Breathe Architects)



Awning plan



Figure 62. Awning Plan



4.7.3 Active frontage design



Objectives

- O1. Encourage in new development finer grained narrow frontages to create varied experiences that provide views into and out of shops.
- O2. Ensure for articulation of buildings into vertical bays and the integration of landscape where the use is not retail.
- O3. Within a wide frontage, limit the length of a podium or frontage to a building to provide relief, modulation and a finer grain.
- O4. Ensure vehicle entries are located away from key pedestrian areas.
- O5. Ensure that building services do not dominate the pedestrian experience and are designed as an integrated part of the building form.
- O6. Provide upper level tower podiums to buildings to diversify the building envelop, provide for deep soil planting and amenity for workers.
- O7. Ensure ground floor frontages are pedestrian oriented and of high design quality to add vitality to streets.
- O8. To encourage frequent building entries that face and open towards the street.



Controls

- C1. New development that has a building with a ground level street frontage exceeding 45m in width is to provide active frontages at the ground floor in accordance with figure 63 and the requirements in Table 8.
- C2. Where there is a single large site A development application proposing multiple buildings must, ensure for a common language between buildings using natural materials and finishes such as stone and face brick.
- C3. Shop fronts must be at-grade with the external footpath and not sunken below footpath level.
- C4. Any security measure such as roller shutters, grills or other security mechanisms, must allow for views into the premises, and be setback from the front building line.
- C5. The design of shop fronts is to provide high quality finishes and coordinated use of materials that integrates with the design and appearance of the whole building.
- C6. Any required substations or utilities shall be integrated into the building form or located in the basement level. If integrated into the design of the building, they shall be designed to minimise the impact on the streetscape. Substations within the street or setback will not be accepted.
- C7. For building maintenance and to future proof residential buildings to enable infrastructure upgrades, heating and cooling infrastructure is to be consolidated into a centralised basement location and near the street frontage where possible.

Active street frontage design guidance

Minimum active frontage required for each frontage facing the public domain	5m or 70% of each public domain frontage (whichever is the greater)
Active uses facing the public domain	Entries or display windows to shops and/ or food and drink premises or other uses, customer service areas and activities which provide pedestrian interest and interaction.
Minimum 'grain' of shop front tenancies	10 tenancy entries per 100m. Where a single or larger tenancy is proposed with a single entrance, the facade must give the appearance of being visually broken up into finer grain tenancies and allow for separate tenancy entrances in the future
Provision of awnings	Awnings to be provided in accordance with Figure 62.
Through site links	Through site links to be provided in accordance with Figure 22 Pedestrian and cycle connections in Section 3.1.2 of this DCP.

Table 8. Active street frontage design guidance



Figure 63. Active Street Frontage Plan



4.8 Visual diversity, articulation and fine grain of buildings

Objectives

- O1. Ensure that podiums are not overbearing in length and are designed with smaller parts to create a fine grained and varied experience at street level.
- O2. Ensure street blocks present as a group of buildings not a single building.
- O3. Maintain a diverse and interesting skyline on large sites that propose two or more buildings through a mix of varying heights, roof form and tower design.
- O4. Encourage variety in architectural design and character across large developments to provide a fine grain which enriches and enlivens the City's public realm.
- O5. Ensure that building services are integrated into the building design and hidden from public view to provide a quality street interface.
- O6. Reduce the scale of building mass through vertical or horizontal articulation using depth in façades.

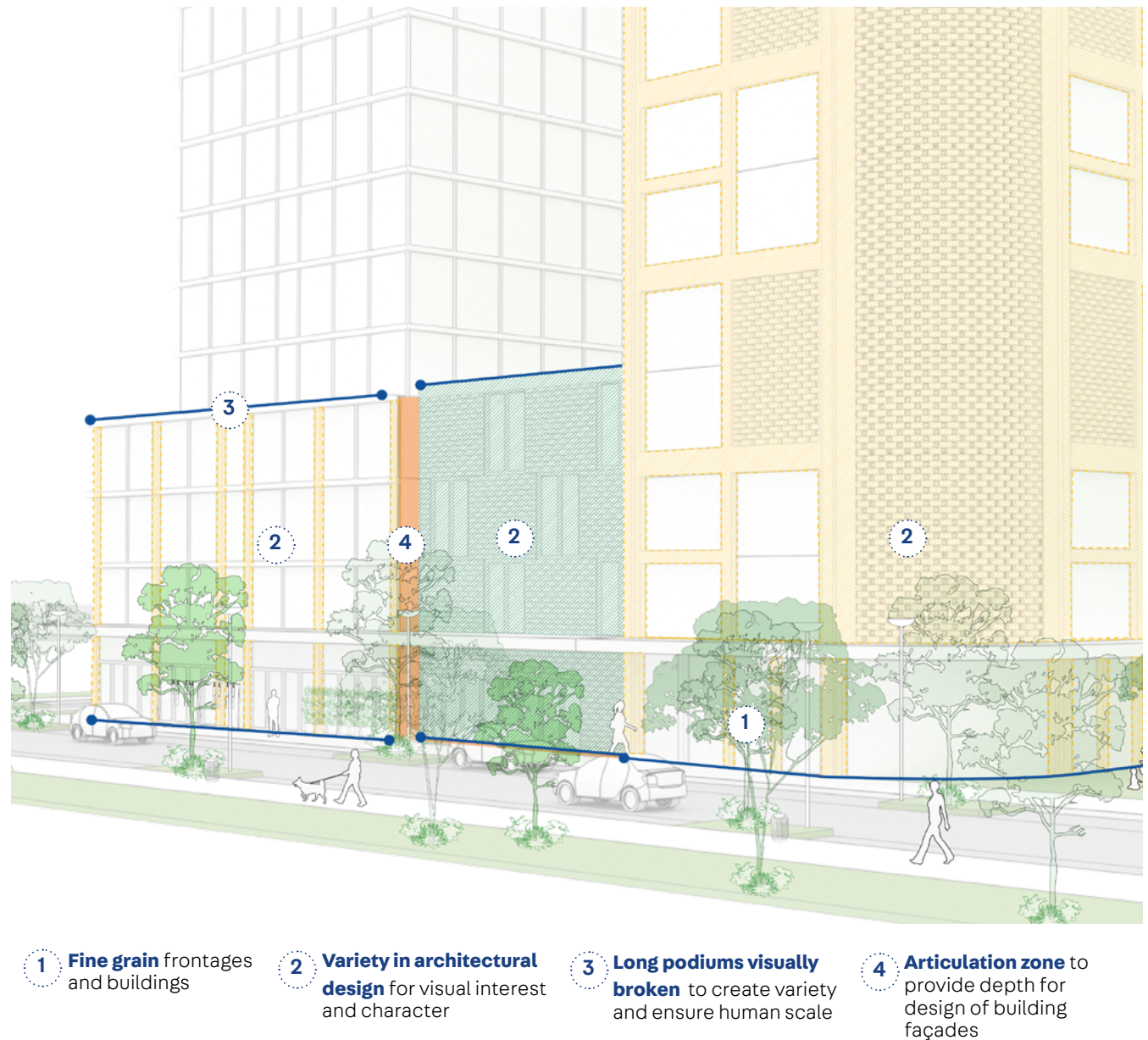


Figure 64. Design guidance on building façades to ensure visual diversity, articulation and fine grain.



Controls

- C1. Where a building podium exceeds 45m in length, it is to appear visually broken into two or more buildings using facade variation or physical separation. This outcome could be achieved through the following articulation design considerations or through other alternative design considerations to the reasonable satisfaction of Council:
- (a) Podiums measuring 45-70m in length are divided into two or more vertical sections.
 - (b) Vertical sections must be separated by indentations and use a varied architectural expression and materiality.
 - (c) In cases where there is a range in street wall height, prioritise the lower range along laneways, pedestrian links, and areas with high pedestrian activity.
- C2. Building entries are to face and open to the street.
- C3. Where there is a nil boundary setback required at street walls, podiums must include a 1.5m articulation zone to allow architectural form to develop and to provide depth in the facade. This can occur above ground level on all public facing sides of a podium. This space can allow for an outdoor space for office workers and retail users but must not comprise Gross Floor Area in accordance with the CBLEP 2023.
- C4. Ensure for a common language between buildings using predominantly masonry and natural building materials, but not including glazed shop fronts.

- C5. The junction between old and new buildings must be articulated by an appropriate architectural treatment such as recesses, colour, materials, form, moulding, setback, height etc.
- C6. Be articulated with depth, relief and shadow on the street facade. A minimum relief of 150mm between the masonry finish and glazing face must be achieved.

Building services design

- C7. Services such as electricity substations/ kiosks, fire pumps and hydrants and fire escapes must be addressed early in the design process to ensure they are integrated into building design. Substations must be integrated within the design of the building footprint where these facilities can meet Ausgrid standards and to the extent possible due to authority constraints and design requirements.
- C8. Integrate fire booster pumps and associated pipes and equipment into the building design and use metal or tinted glass to visually screen such services on public facing street frontages. If a site has two frontages, locate the services on the secondary frontage if possible.
- C9. Where there are blank walls that interface with public open space due to service requirements, metal screens, landscaping and/or public art treatments are to be considered, including green walls where conditions allow plants to flourish.



Figure 65. Peel Street, Melbourne, DKO Architects (Source: DKO Architects)



4.9 Materials and finishes

Objectives

- O1. Use quality materials and finishes at the street level interface to elevate the pedestrian experience.
- O2. Ensure materials are robust and have longevity and contribute to beautiful buildings.

Controls

- C1. Buildings must include durable single material finishes such as masonry and/or off form concrete. Painted cement render or similar painted finishes and Aluminium Composite Panel Cladding (e.g. Alucobond) must not be used within the podium levels of buildings and must not comprise more than 25% of each facade above podium level.
- C2. Elevate the pedestrian experience of the pedestrian at street eye level through fine grained detailing and quality material and finishes selection.
- C3. DA's proposing a tall building must include a reflectivity assessment to ensure external building materials do not cause unacceptable glare.
- C4. Select materials and finishes that are low maintenance.
- C5. Create simplicity through the selection a common language of materials and finishes, rather than selecting many and creating visually complexity.
- C6. Where adjacent development is unlikely to occur in the short term, blank side walls must include public art or murals.

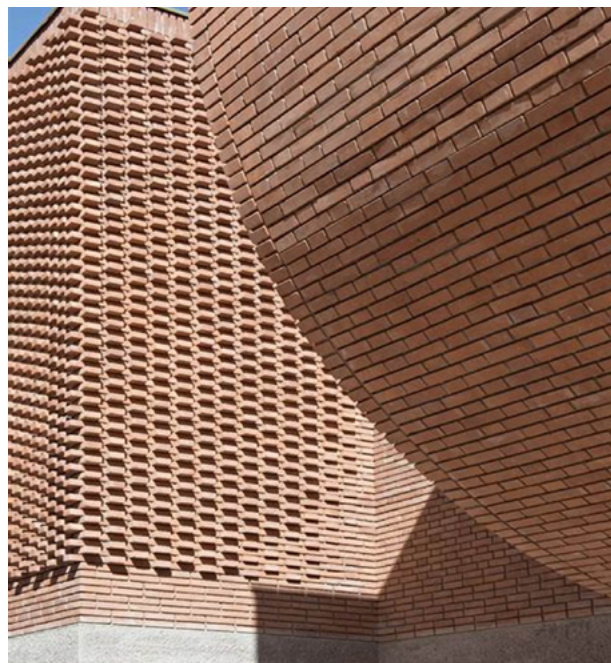


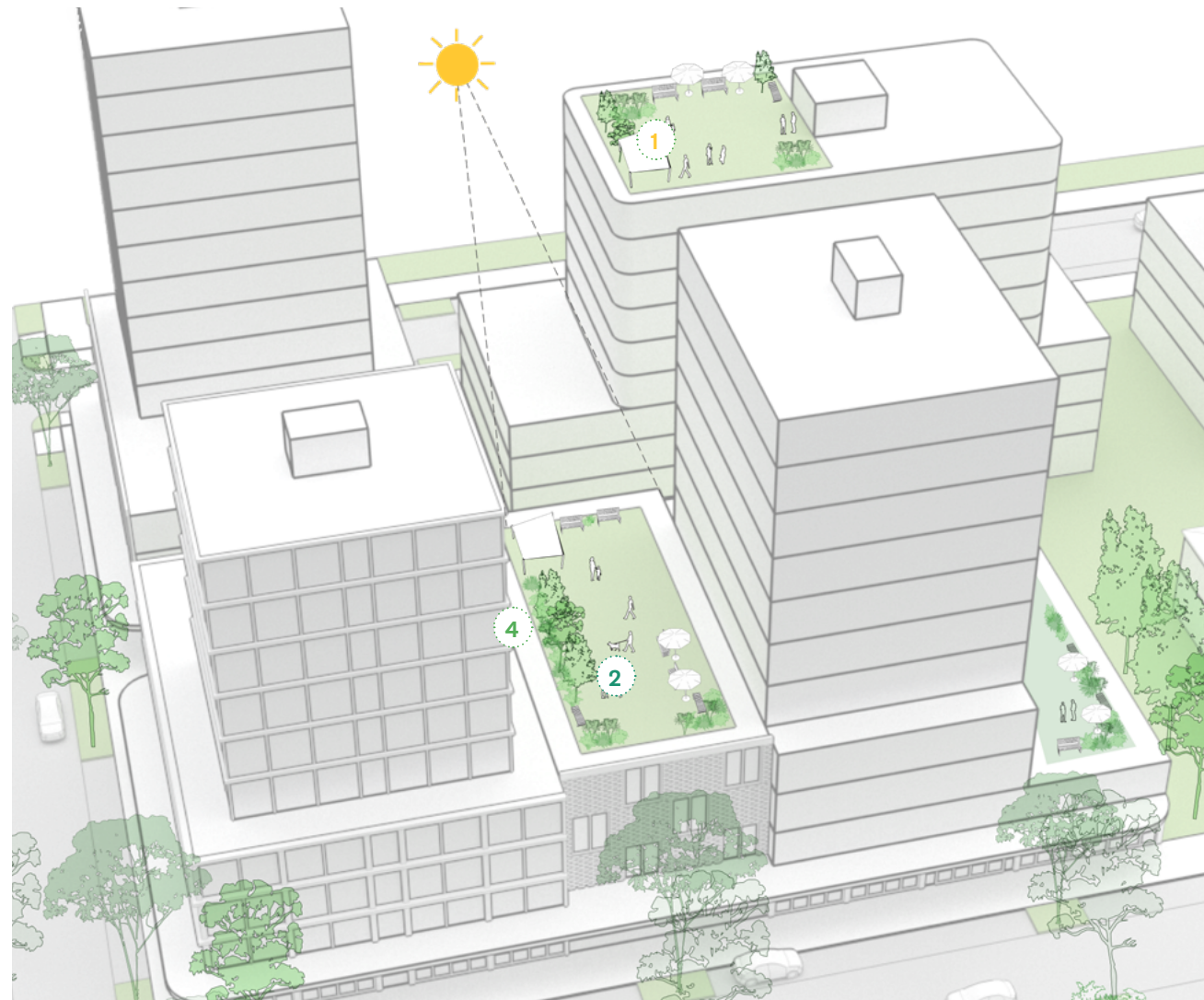
Figure 66. Examples of high quality materials and finishes for building envelopes.



4.10 Rooftop and podium communal open space

Objectives

- O1. Ensure that rooftops achieve good amenity standards for residents.
- O2. Encourage the use of rooftops for passive recreation and communal uses for building occupants
- O3. Design rooftops to minimise urban heat island impacts through the use of landscaping and shade structures.
- O4. Ensure rooftop open spaces are designed to promote the use of water and energy collected on site.
- O5. Ensure rooftop open space use landscape species are suitable for windy and dry conditions.
- O6. Ensure balustrades around rooftop communal spaces are integrated into the design of the space and contributes to the overall appearance of the space.
- O7. Ensure harness anchor points are considered and integrated into the design where required for maintenance works.
- O8. Ensure rooftop microclimates are considered when designing recreational spaces.



1 **Sun and wind protection** on rooftops and podiums

2 **Communal uses** and passive recreation with associated amenities

3 **Activate rooftops** for hospitality uses

4 **Urban greening** and tree canopy

Figure 67. Rooftop and podium design



Control

C1. Communal open spaces, including building rooftops designated for communal use, must be designed to support diverse recreational, social, and amenity needs of residents. These spaces must:

- (a) Be consolidated into a useable area with a minimum width of 6m and a minimum area of 36m².
- (b) Accommodate both passive and active recreational uses, including clearly defined quiet or passive areas for relaxation and social interaction that can be used by multiple groups simultaneously.
- (c) Be accessible to all residents.
- (d) Have suitable amenities including an accessible toilet, food preparation areas with accessible sinks, age appropriate play spaces, seating, shaded areas, rain protection, and watering systems for gardening and water play .
- (e) Be designed to maximise solar access throughout the year.
- (f) Include landscaping with watering systems and integrated stormwater management and disposal systems.

Note: The Healthy Higher Density Living for Families with Children provide examples of how to achieve these requirements.

C2. Any rooftop structures are to be included in the maximum height of building permitted for the site within CBLEP 2023. The height is to be shown in the Development Application drawings.

- C3. Roof tops are to be structurally sound and have the capacity to support planting with adequate drainage.
- C4. The functionality, layout, and design quality of communal open spaces must be clearly demonstrated in the submitted architectural and landscape plans.





SECTION 5

GENERAL PROVISIONS

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Overview

This section applies to all development unless there is conflict with Key Site provisions. In such instances, the Key Site section prevails to the extent of that conflict.



Figure 69. Dwelling mix (Source: Designing child friendly- high density neighbourhoods, pp63)



5.1 Flood related development controls

The provisions in this section are in addition to the controls in Chapter 2.2 - Flood Risk Management of the CBDCP 2023. The flood related development controls in this section are applicable to the Probable Maximum Flood (PMF) areas identified in Figure 70.

Any development in the PMF affected lots must address the requirements of this section and Chapter 2.2.

Objectives

- O1. To establish clear requirements for any shelter-in-place or evacuation provisions for future development in PMF affected areas of the Campsie Town Centre.
- O2. To ensure that the future developments within or adjacent to floodways or Overland Flow Paths (OLFPs) have detailed hydraulic assessment and design.
- O3. To ensure that the development demonstrates maintenance of sufficient conveyance space for floodwaters.
- O4. To ensure the development will incorporate design responses such as OLFP redirection or site-specific flow management strategies.
- O5. To ensure flood risk is managed effectively particularly in areas subject to high hazard, flood emergency response limitations or development intensification.



PMF affected lots – significant impact

1, 3, 5, 7, 9, 11 & 13 Nowra Street, Campsie

14 Philips Avenue, Campsie

PMF affected lots – floodways

PMF affected lots - storage

Figure 70. Flood controls application map.



5.1 Flood related development controls

Principles

- P1. Avoid obstruction of the waterway by proposed development.
- P2. Prevent adverse impacts on neighbouring properties or flood paths.

Controls

- C1. Development on the PMF affected lots must address the following key documents relating to managing flood risk:
 - (a) [Floodplain Risk Management Manual \(NSW Government, 2023\)](#),
 - (b) [Support for Emergency Management Planning - Flood Risk Management Guideline EM01 \(2023\)](#), and
 - (c) [Shelter-in-place Guidelines \(NSW Government, 2025\)](#).
 - (d) Campsie Post-Gateway Planning Proposal- Flood Impact and Risk Assessment (July 2025)



Figure 71. Panoramic view of the Cooks River, Campsie
(Source: Nearmap)



5.1.1 Site specific flooding controls

Controls

- C1. The affected sites located at 1, 3, 5, 7, 9, 11 & 13 Nowra Street, Campsie are significantly affected, (refer Figure 70) for the location where PMF flood durations exceed 6 hours and a H5 hazard is present. Ensure that these sites are not relied upon for shelter-in-place (SIP) unless design responses can address the following requirements:
- (a) Elevated refuge space above PMF.
 - (b) Evidence that the structure is capable of withstanding expected PMF forces.
 - (c) Alternate evacuation via Canterbury Road or an appropriate safe equivalent route.

5.1.2 Emergency Response Key Areas

Principles

- P1. The applicant seeking to redevelop the site (14 Philips Avenue, Campsie) must hold a pre-lodgement meeting with Council to demonstrate how the future residents on the site can safely shelter-in-place.
- P2. Ensure proposed development at 14 Philips Avenue demonstrates robust design measures and integration with emergency response planning that includes consultation with the NSW State Emergency Service prior to the lodgment of a DA with Council.

Note: Emergency Response Key Areas are locations where development may be significantly constrained due to:

- (a) *Lack of viable evacuation routes.*
- (b) *Long-duration flooding of evacuation route (>12 hours).*
- (c) *High PMF hazard (H6 hazard affected sites).*

5.1.3 Shelter-in-Place and Emergency Response Design

Principles

- P1. For PMF affected lots shown on Figure 70, evacuation may not be reliably achieved due to flash flooding. Development should include provisions for safe shelter-in-place (SIP).
- P2. Facilities for water, power, sanitation and emergency supplies should be provided where relevant to support safe isolation.
- P3. Council will not support the reliance on SIP for sites that are subject to long-duration of flash flooding, (greater than 12 hours).

Controls

- C1. A Flood Impact Risk Assessment prepared by a suitably qualified engineer in accordance with 'Flood risk management guideline LU01' must be submitted with the DA and must consider emergency response issues and options and provide management measures consistent with advice from emergency services.
- C2. To ensure SIP spaces in new developments are designed appropriately, the NSW Government Shelter-in-place Guideline (2025) sets out 10 design criteria as listed in Table 9. Any DA that proposes Shelter-in-place must demonstrate compliance with all criteria.



5.1.4 Basement flood risk management

Objectives

- O1. To ensure for the utilisation of design measures including elevated driveways, overland flow redirection, or waterproofing design for best practice flood management.
- O2. To ensure basements in new developments on PMF affected lots are designed to preserve the safety of the occupants during a PMF event.

Controls

- C3. Flood waters should be prevented from entering basements by using the Flood Planning Level (1% AEP + 500 mm) or the PMF level, whichever is greater to set the apex level.
- C4. Hydraulic analysis and/or water surface level checks for all proposed basement entries in flood-affected areas are required.

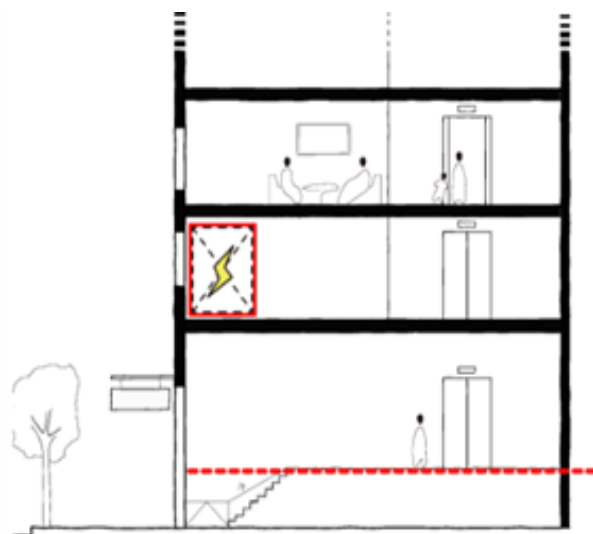


Figure 72. Essential services must be located above FPL.

5.1.5 Fill design considerations and compliance with council policy

Objectives

- O1. To prevent future developments from building on or OLFPs.

Principles

- P2. Ensure that the sites that fall within OLFP have post development flood modelling, based on high roughness assumptions to demonstrate that flood conveyance is retained.
- P3. Ensure the built form in areas within OLFP are designed to either maintain open flow corridors or incorporate suspended structures that allow floodwaters to pass beneath the development footprint.

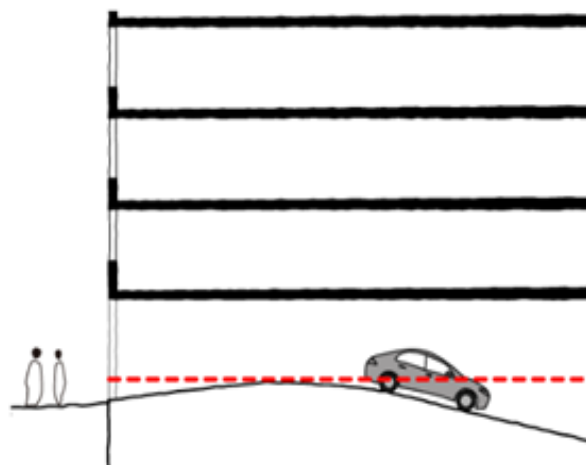


Figure 73. An apex above the flood level prevents water from entering a basement car park.

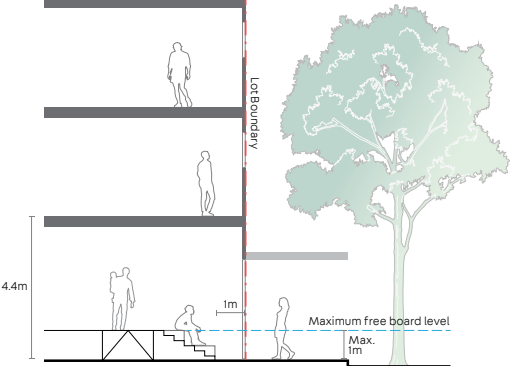
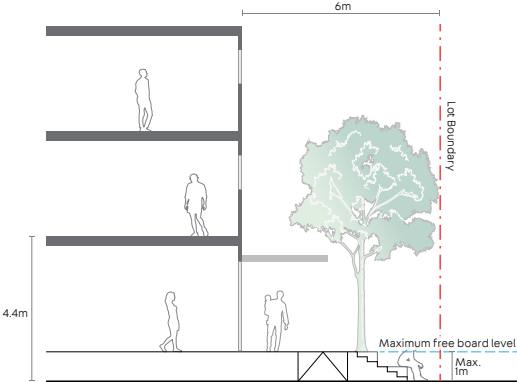
ID	Shelter-in-place Guideline (2025) Design Criteria Requirement
1.	The floor level of the shelter-in-place should be part of the development be above the PMF.
2.	Structural soundness for conditions in a PMF event, considering flood and debris forces, be verified by a suitably qualified structural engineer.
3.	Area and access to the area does not rely on access to electricity and is self-directing. Have clearly marked internal access for all people on site, including consideration of access for potential occupants and/or visitors.
4.	Protection from weather and appropriate heating and cooling.
5.	Access to personal hygiene facilities such as toilet.
6.	A minimum floor space of 2 m2 per person.
7.	Items for self-sufficiency that are stored, maintained and are regularly updated in an accessible location above the PMF, including sufficient drinking water and food for occupants, fire extinguishers, radics and torches with spare batteries, and a first aid kit with an automated external defibrillator (AED).
8.	Centralised communal shelters may be considered but must be freely accessible internally at all times and externally accessible during events.
9.	Access is provided to on-site systems that generate power the shelter-in-place location during and after the event for a full range of flood events up to the PMF.
10.	Includes signage, communication or design elements to support sheltering.

Table 9. Shelter-in-place design criteria.

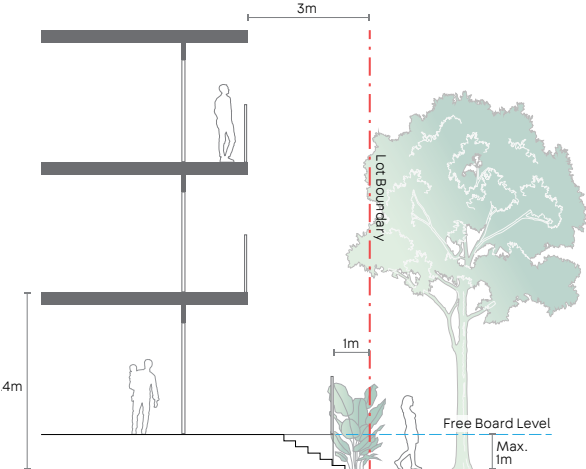
Figures Reference: [Good Design Guide for Flood Affected Areas](#).



5.1.6 Overland Flow Paths

E1 Local Centre Zone			
Setback	Flood Condition	Objectives	Controls
Nil	ARI + Free board level is less or more than 1m	O1. To provide internal elevation within commercial units to mitigate flood level. O2. To maintain active frontage along the street. O3. To maintain a consistent frontage across streets where the maximum freeboard level varies. 	C1. All internal floor levels are to be equal to or greater than the 20-year Average Recurrence Interval (ARI) flood level plus freeboard. C2. All stairs and ramp access is to be provided internally with a minimum 1m setback from the building line. C3. Where ARI + Freeboard level exceeds 1m, provide additional floor elevation through a series of terraces to allow for gradual transition. C4. Where ARI + Freeboard level is more than 1m, consider merging the ground floor with level 1 to retain a consistent building character along the public domain.
6m	ARI + Free board level is less than 1m	O1. To provide outdoor business/recreational area to create a seamless transition into the building envelope. O2. To maintain active frontage along the street/laneway. O3. To maintain a consistent frontage across streets where the maximum freeboard level varies. 	C1. Provide external terraces of a maximum 500mm each up to a maximum height of 1m from the public domain. C2. Provide a minimum 1m setback for the terrace from the public domain boundary. C3. The external terraces should be connected and accessible by stairs and ramp(s). C4. Provide activation along and on the raised terrace to accommodate various recreational and business needs.



6m	ARI + Free board level is more than 1m	Same as above	C1. Where ARI + Freeboard level exceeds 1m, provide additional floor elevation within the building envelope through a series of terraces to allow for gradual transition. C2. Where ARI + Freeboard level is more than 1m, consider merging the ground floor with level 1 to retain a consistent building character along the public domain.
R4 High Density Zone			
3m	ARI + Free board level is less than 1m	O1. To maintain consistent frontage. O2. To reduce the risk of extensive blank walls along the public domain. O3. To maximise usable space for residents. 	C1. All floor levels within the building are to be equal to or greater than the 20-year Average Recurrence Interval (ARI) flood level plus freeboard. C2. Provide a minimum 1m setback from the lot boundary to the ground floor terrace. C3. Provide screen planting of a minimum 1.5m height to enhance the ground floor terrace on the public domain. C4. Provide a minimum 600mm setback from the lot boundary connecting the ground floor units to the public domain. C5. All fencing and gates along the ground floor should be installed at the top of the ground floor terrace.



6m	ARI + Free board level is less than 1m	Same as above 	C1. All floor levels within the building to be equal to or greater than the 20-year Average Recurrence Interval (ARI) flood level plus freeboard. C2. Maximise ground floor private open space on natural ground level.
3m & 6m	ARI + Free board level is more than 1m	O1. To maintain frontage consistency. O2. To reduce the risk of extensive blank walls along the public domain. O3. To minimise raised structure and breach to maximum height controls. O4. To minimise ramps and stairs.	C1. No habitable rooms should be provided on the ground floor where maximum ARI + freeboard level exceeds 1m. C2. Provide communal rooms and facilities on the ground floor addressing the public domain to maximise activation.

Table 10. Design controls applicable to E1 and R4 high density zoned developments.

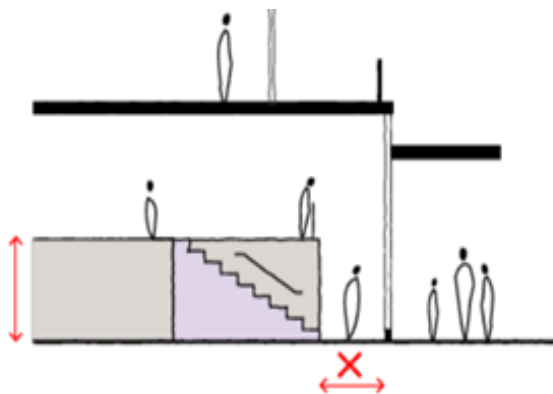


Figure 74. This transition zone creates single step transition that is out of human scale and ground floor front space that is too narrow for activation. The narrow front space below FPL is also a poor flood management outcome

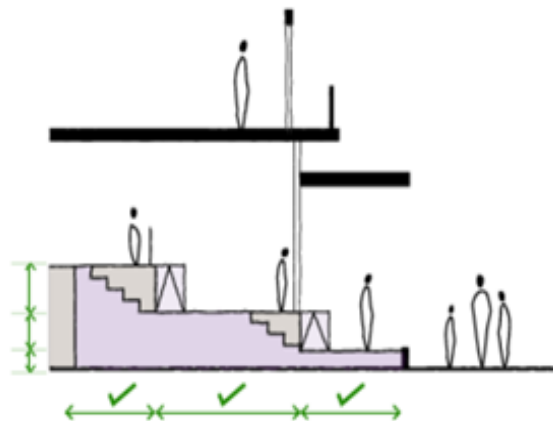


Figure 75. Transition zones can be spread across the floor to allow for gradual transition.

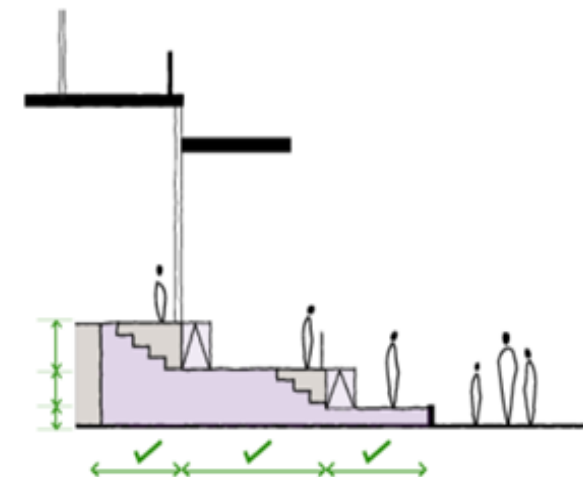


Figure 76. Transition zones can be either internal or external to the building.

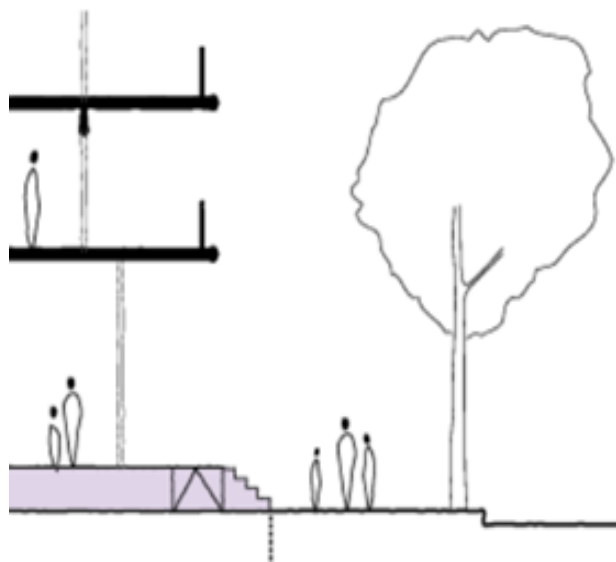


Figure 77. External transition section showing a step and ramp located outside of the building. This area can be designed to include other architectural elements.

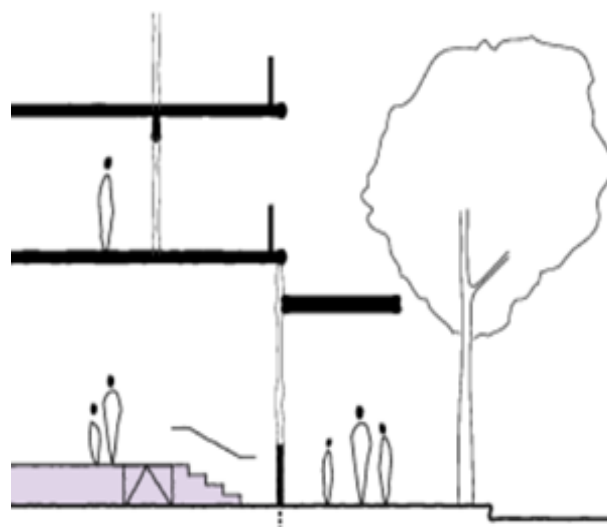


Figure 78. Small internal transition space.

Figures Reference: [Good Design Guide for Flood Affected Areas](#).



Figure 79. Elements such as terracing, seating and landscape bridge the visual gap between the elevated ground and street level and contribute to the activity and attractiveness of the streetscape

Figures Reference: [Good Design Guide for Flood Affected Areas.](#)



Figure 80. Active transitional spaces (Casba SJB, Surry Hills, Sydney).



5.1.7 Car Parking

Principles

- P1. Ensure entries to underground car parking is at, or above, the PMF level for that site.
- P2. Where basement car park entry levels cannot be raised to the required above-PMF level due to site constraints, Council may allow self-actuating flood gates to provide freeboard protection.
- P3. Restraints or vehicle barriers are to be provided to prevent floating vehicles leaving a site during a PMF flood event, other than for single dwelling houses, secondary dwelling, dual occupancies, semi-detached dwellings, and attached dwellings.
- P4. Self-actuating flood barriers are preferred over mechanical and manually operated systems. Any proposed use of flood barriers must be discussed with Council via a Development Application pre-lodgement meeting.
- P5. Flood barriers should be installed on the crest of a driveway at the property boundary. Installation on the footpath should be avoided.

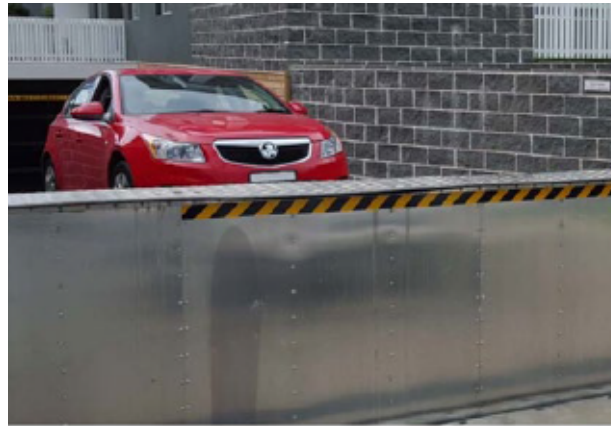


Figure 81. A self-actuating vertical rise flood barrier protects the entrance to a basement.



Figure 83. A self-actuating tilting flood barrier protects the entrance to a basement.

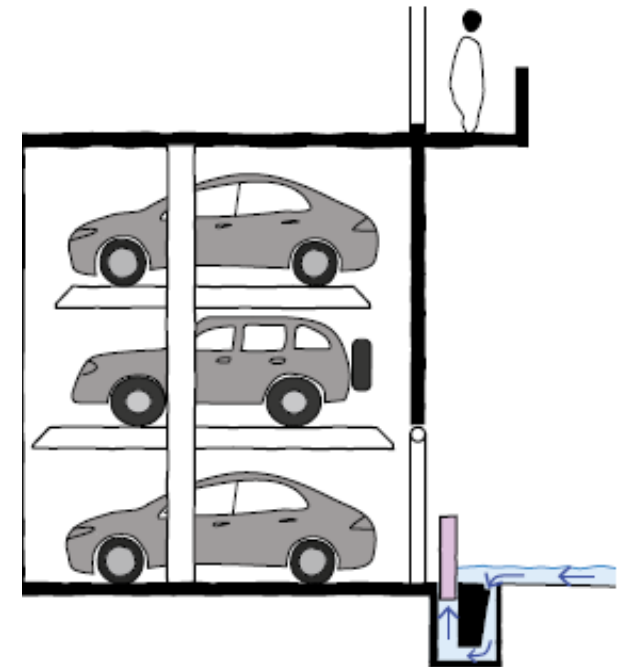


Figure 82. Self-actuating vertical-rise flood barriers detail



Figure 84. Self-actuating vertical-rise flood barriers South Melbourne laneway.

Figures Reference: [Good Design Guide for Flood Affected Areas](#).



5.1.8 Management Plan

Controls

- C1. Where finished floor levels or basement car park entries are below the PMF level for the site, Council will require the applicant prepare a Flood Risk Management Plan and for this to be registered on the land title as a condition of development consent. The Flood Risk Management Plan must address the following requirements:
- (a) Site-specific flood risks
 - (b) General principles of operation of any flood barrier
 - (c) An operational risk assessment
 - (d) Flood barrier rise times
 - (e) Maintenance and reporting schedule.
 - (f) Identify the use of the flood barrier and the ongoing maintenance requirements for the life of the structure.
 - (g) Implement a flood-risk management plan which has been approved by the Council and Sydney Water.
- C2. A maintenance plan for the flood barrier must be submitted to the Council. The maintenance plan must be treated the same as any other essential services with mandatory annual reporting and maintenance checks.

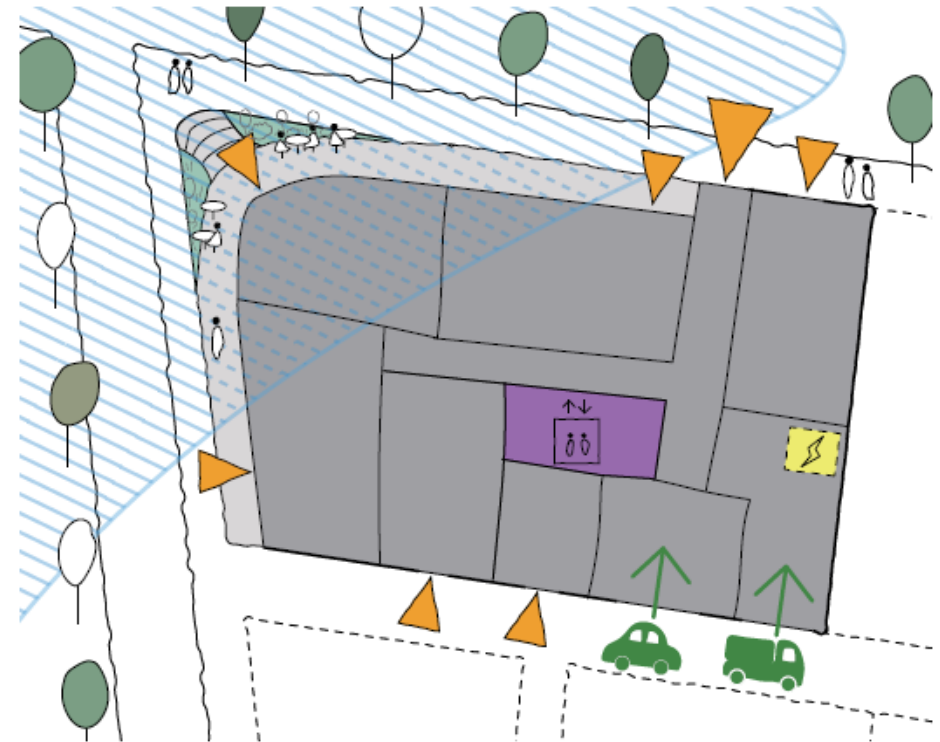
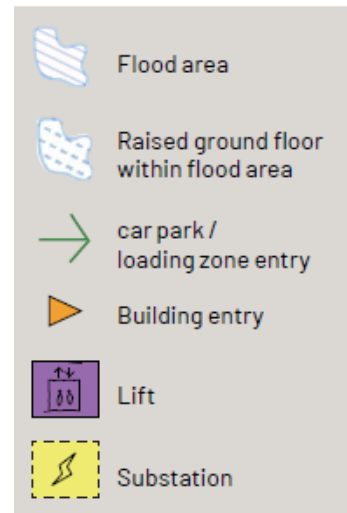


Figure 85. Building entrances are located above the flood line on natural ground and the elevated ground level via a colonnade with raised terrace. Access to car parking and loading zone is located outside of flood area at the rear of the property. The lift and substation are also located outside and above of flood area (Good Design Guide pp 27).



5.1.9 On Site Detention – Sydney Water Requirements

Any development that is connected to or will be connect to a Sydney Water Asset may require the installation of an OSD system may be required. Properties that must have a system include (but are not limited to):

- (a) Commercial, industrial and special uses (for example, community, education, recreational) buildings or structures
- (b) Sealed sporting facilities (for example tennis, basketball courts).
- (c) Town houses, villas, home units or other strata subdivisions. These may use a single OSD system for the total site area if it's located on common property and the body corporate is responsible for maintenance
- (d) Dual occupancy lots. Sydney Water may require each dual occupancy lot to have its own OSD system. Each individual lot owner is responsible for maintenance



Figure 86. Elevated terrace houses in Zetland (Portman St Terraces, Smart Design Studios,



5.2 Dwelling mix and flexible housing

Dwelling mix and flexible housing controls aim to provide housing choice which reflects the demographic of Campsie and housing needs over time.

Objectives

- O1. Ensure housing meets the changing needs of people over time for different people and household types, including families with children.
- O2. Ensure that residential amenity is enhanced with landscaping, private and common open space including spaces that support children's play, communal indoor spaces, sun access, ventilation and acoustic privacy.



Figure 87. Nightingale 1, Melbourne, Breathe Architecture (Source: ArchDaily)



Controls

- C1. The following dwelling mix is required for residential flat buildings and shop top housing developments containing 20 or more dwellings:
- (a) Studio: 5-10%
 - (b) 1 bedroom: 10-30%
 - (c) 2 bedroom: minimum 40-75%
 - (d) 3 or more bedroom: 10-45%
- C5. At least 50 per cent of 2 and 3 bedroom dwellings on the ground floor, and on the same level as any communal open space, are to provide housing suitable for families with children, and have:
- (f) direct accessible access to the street or the communal open space and
 - (g) located close to lifts.
- C4. Common corridors must be designed to maximise safety, movement and security and have a clear width of at least:
- (a) Corridors up to 6 metres long: 1.2 metres
 - (b) Corridors 6 metres or longer: 1.55 metres
 - (c) Corridor areas in front of lifts: 2 metres
- C5. Apartment entry doors and adjacent circulation spaces (except for studios and 1 bedroom apartments) must be designed to be consistent with Australian Standard 1428.1:2021 Section 10.3 to create sufficient space to manage, prams, mobility devices, wheelchairs and the like.



Figure 88. Arkadia, Sydney, DKO Architects
(Source: Tom Ross)



5.3 Parking

5.2.1 On-site parking

Objectives

- O1. To promote sustainable transport use by restricting private parking and facilitating increasing access to, and use of, communal modes of transport within the Campsie Town Centre.
- O2. To ensure that adequate parking is provided to service the needs of development and reduce the impacts on local roads.
- O3. To encourage basement vehicular parking throughout the centre where parking is necessary.
- O4. To provide flexibility for the efficient use of car parking in development by allow off-site users to use car parking.
- O5. To design above ground car parking so that it can be adapted to alternate uses over time.
- O6. To limit vehicular movement through the city centre core.
- O7. To consider the location of car park and service vehicle entrances and exits to ensure the amenity of public domain is maintained and improved where possible.
- O8. To ensure that new car parking can be part of a unified parking system in Campsie Town Centre that includes both public and private car parks. This system will share data and use smart technology to make parking easier and more efficient.
- O9. To ensure that all modes of transport—pedestrian, cycling, public transport, and freight—are well-connected to foster economic activity and enhance accessibility for everyone in Campsie Town Centre.

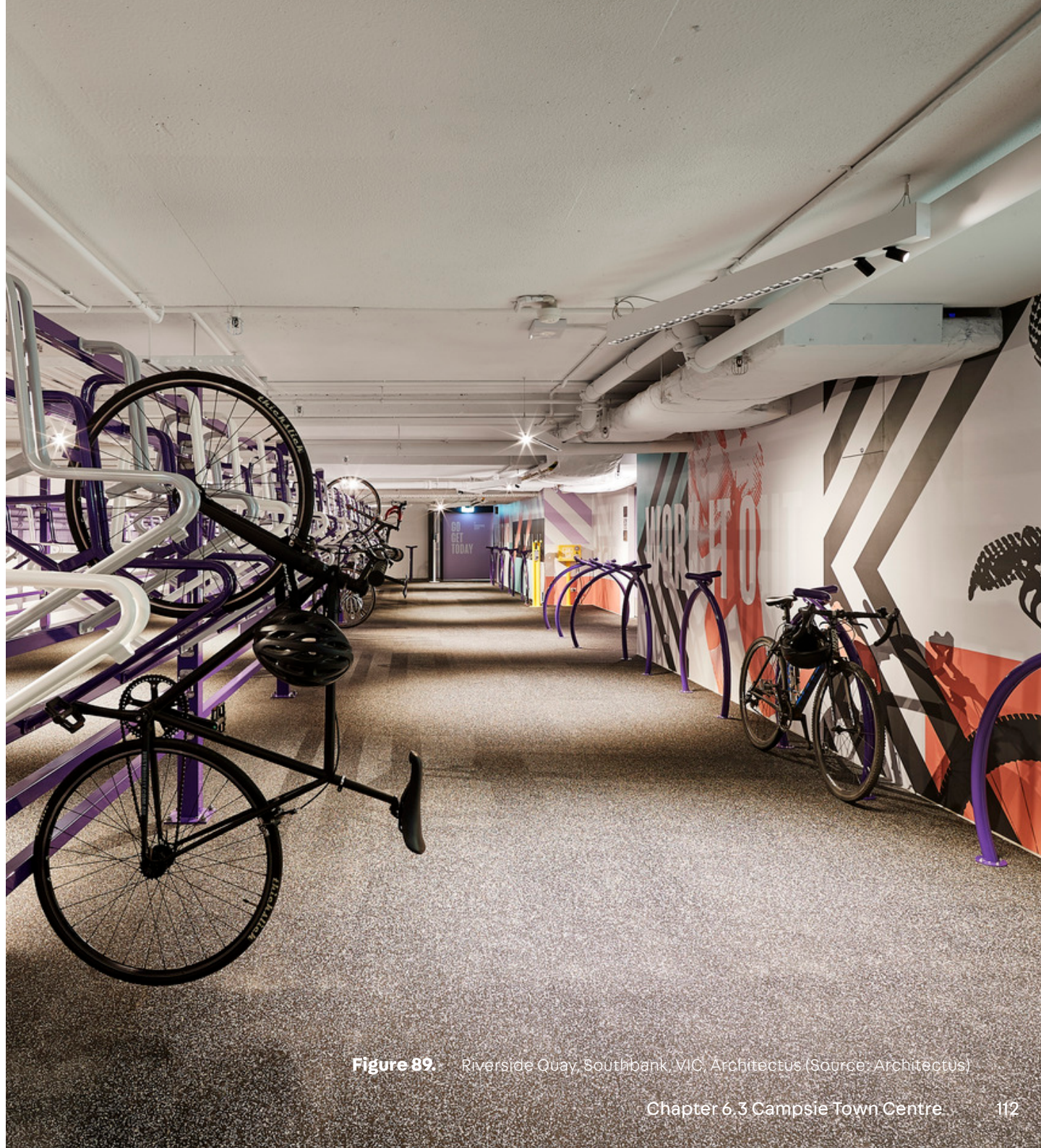


Figure 89. Riverside Quay, Southbank, VIC, Architectus (Source: Architectus)



Controls

- C1. Development Applications must demonstrate how the layout and floor to ceiling height of above ground car parking can be adapted in the future for alternative uses.
- C2. It is preferred that car parking is located within basements, however if above ground it must be 'sleeved' by active frontage to conceal it from the public domain.
- C3. To facilitate adaptation of car parking to other uses in the long term, above ground car parking is to remain as part of the common property and not part of, or attached to, individual strata units.
- C4. All car parking within the Campsie Town Centre must be provided in accordance with the rates as specified in Table 10. If a land use is not included in Table 10 the car parking rates in Section 2 Chapter 3.2 of the CBD CP 2023 will apply.
- C5. Parking for non-residential uses, and non-staff related parking can be considered collectively and be shared if parking is accessible to the public and the hours of use have different peak demand times.
- C6. Parking for non-residential uses, and non-staff related parking can be considered collectively and be shared if parking is accessible to the public and the hours of use have different peak demand times.
- C7. A traffic and parking report must be submitted with a development application.
- C8. Parking in the Campsie Town Centre for any development may opt into unbundled parking.

- C9. Where a development proposes to utilise unbundled car parking, details of the proposed unbundled car parking spaces is to be marked and the proposed contractual arrangements to use unbundled car parking is to be provided in the Development Application for the subdivision of that site.
- C10. The provision of car parking within the maximum car parking rate does not prevent the reallocation of car parking through unbundling.
- C11. For residential development, visitor car parking spaces are to be nominated as common property in a strata subdivision and cannot be leased or allocated to individual units.

Unbundled car parking

Unbundled parking refers to the separation of parking spaces from individual residential dwellings and/or commercial premises within a development. Rather, the parking spaces are held as common property, and are not part of the title of individual dwellings or commercial units and as such are able to be leased or allocated to dwellings as required. This is to be managed and coordinated by the relevant body corporate or strata body.



Figure 90. Brinklaan, Netherlands, ZJA Architects and Engineers (Source: Archello)

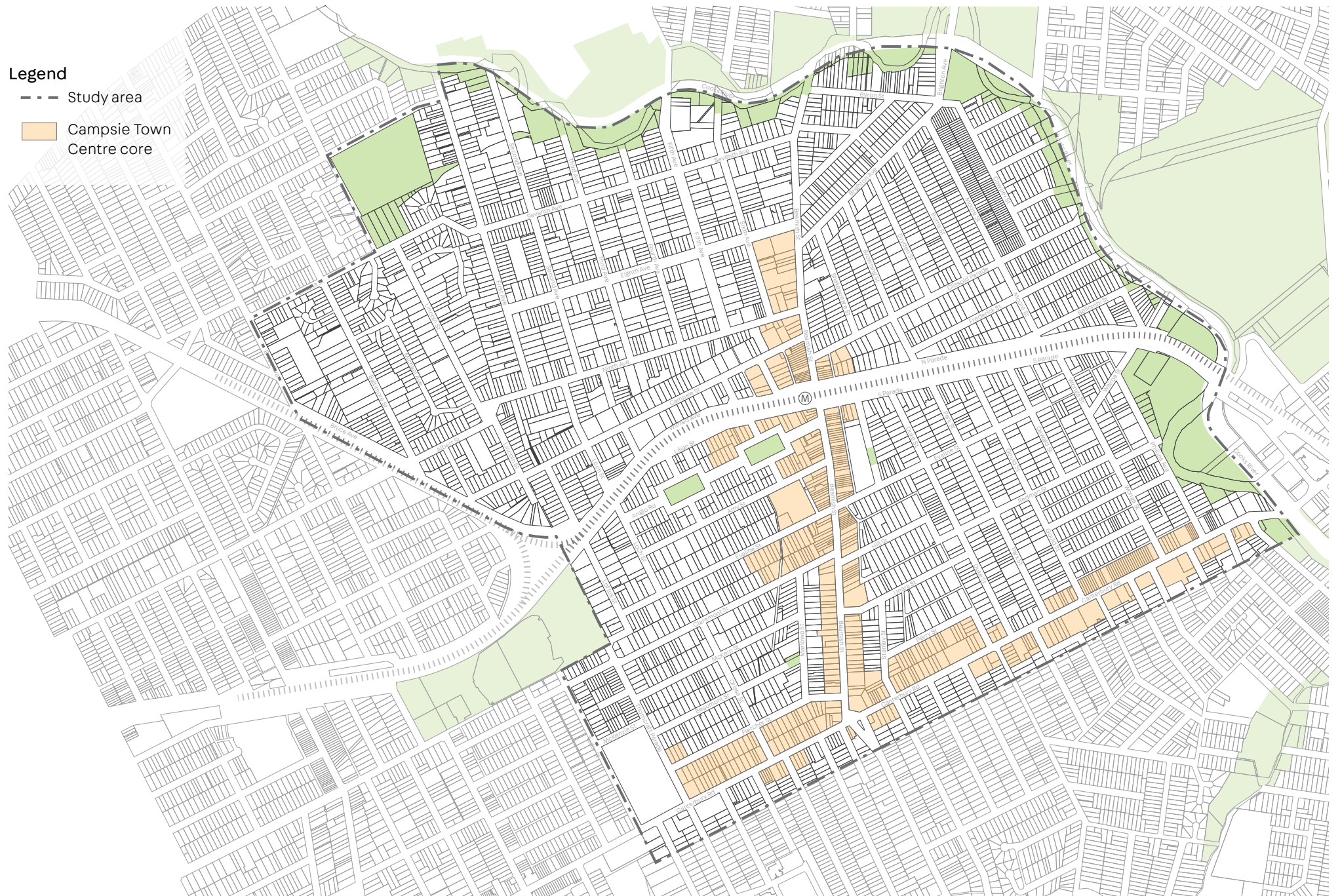


Land Use	Size/ Description	Inside Campsie Town Centre Core		Outside of Campsie Town Centre Core	
		Minimum car parking rate	Maximum car parking rate	Minimum car parking rate	Maximum car parking rate
Detached dwelling		N/A	1 space per dwelling	N/A	1 space per dwelling
Residential flat buildings/ Shop top housing	Studio	0	0.5 space per dwelling	0	0.75 space per dwelling
	1 Bedroom	0	0.5 space per dwelling	0.2 space per dwellings	0.75 space per dwelling
	2 Bedroom	0	1 space per dwelling	0.5 space per dwellings	1.5 spaces per dwelling
	3 Bedroom	0	1.5 spaces per dwelling	1 space per dwellings	2 spaces per dwelling
	Visitor	0	1 space per dwelling	0	1 space per 5 dwellings
Office premises	N/A	0	1.25 spaces per 1000m ²	1 space per 100m ²	2 spaces per 100m ²
Retail premises	Shops	0	1.25 spaces per 100m ²	1 space per 100m ²	2 spaces per 100m ²
Education establishments	Schools, Universities, TAFE	0	1.25 spaces per 100m ²	1 space per 100m ²	2 spaces per 100m ²
All other land uses	N/A	Refer to Chapter 3.2- Parking of the CBDP 2023			

Table 11. Car parking requirements for the Campsie Town Centre 'core' and outside of 'core' areas.



Figure 91. Barangaroo Car Park, Sydney, JPW
(Source: Steve Brown)



Legend

- Study area
- Campsie Town Centre core

Figure 92. Core Parking Plan



5.2.2 Electric vertical charging infrastructure

Objectives

- O1. Car parking is deemed to be capable of being equipped with EV charging stations if it complies with the above CBDP 2023 provisions.
- O2. Ensure that new development within the Campsie Town Centre is equipped with the necessary infrastructure to support the uptake of Electric Vehicles (EVs).
- O3. Minimise the impacts of peak EV charging infrastructure demands placed on the existing electricity grid.

Note: For planning provisions relating to electric vehicle charging infrastructure also refer to the following chapter of the CBDP 2023 – Chapter 3 General Requirements – Chapter 3.2 Parking, Section 3 – Design and Layout.

Controls

- C1. All residential accommodation car parking must provide the following:
 - (a) One car parking space or at least 5 percent of all car parking spaces, whichever is the greater that is delivered within each development must be equipped or capable of being equipped with EV charging stations (Note: this requirement relates to the provision of Level 1 or 2 EV charging stations as conditional to all new residential development. The provision of level 3 chargers is within the discretion of the applicant).
 - (b) EV charging adapters for any EV parking provided must be of an open standard (non- proprietary) and must be designed to be used with a wide range of EV makes and models
- C2. All commercial premises development car parking must provide the following:
 - (a) One car parking space or at least 5 percent of all parking spaces, whichever is the greater that is delivered within each development must be equipped or capable of being equipped with EV charging stations.
 - (b) All car share spaces provided must have a Shared EV Connection.
- C3. All electric vehicle charging infrastructure and associated electricity supply installed on private property shall be the sole responsibility of the owner for maintenance,



Figure 93. Charging Station, Bankstown
(Source: EVSE)



5.2.3 Bicycle parking and end of trip facilities

Controls

- C1. All development is to provide on-site bike parking designed in accordance with AS 2890.3 – Bicycle Parking Facilities. The location of bicycle parking must be:
- (a) Easily accessible from the public domain
 - (b) Well-lit with adequate levels of natural surveillance, and
 - (c) Capable of being made secure to protect personal belongings.
- C2. Bicycle spaces for new developments are to be provided in accordance with rates set out in Table 11, except where:
- (a) Council is satisfied that a residential unit has been provided with sufficient storage within the basement garage for a bicycle and the required maximum number of vehicles and a safe path for cyclists to enter/exit the garage has been demonstrated, and;
 - (b) For proposed uses not listed within Table 11, the applicant is required to demonstrate the number of bicycle spaces and end of trip facilities provided aligns with Council's mode share targets as described in the Canterbury Bankstown Active Transport Action Plan 2021-2031
 - (c) If a land use is not included in Figure 60 the bicycle parking rates in Section 2 Chapter 3.2 of the CBDP 2023 will apply.
- Note: The minimum number of bicycle parking spaces is to be rounded up to the nearest whole number if it is not a whole number.*
- C3. Secure bicycle parking facilities must be provided at a minimum in accordance with AS 2890.3– Bicycle Parking Facilities, including:
- (a) Class 1 bicycle lockers for occupants of residential buildings
 - (b) Class 2 bicycle facilities for staff/ employees of any land use, and
 - (c) Class 3 bicycle rails for visitors of any land use.
- C4. Where bicycle parking is being provided in a basement, it is to be located:
- (a) Close to entry/exit points
 - (b) Within clear sight and access of the entry/exit, and
 - (c) On the uppermost level of the basement.
- C5. Access to bicycle parking must be:
- (a) A minimum of 1.8m wide (as per Council's Standards)
 - (b) Clearly defined with line marking
 - (c) Accessible via a ramp
 - (d) Clearly identified through wayfinding and signage, and
 - (e) Accessible via appropriate security systems.
- C6. Bicycle parking in the public domain must be provided at a location as close as possible to the main entrance of a building at grade, without obstructing paths or landscaped areas.

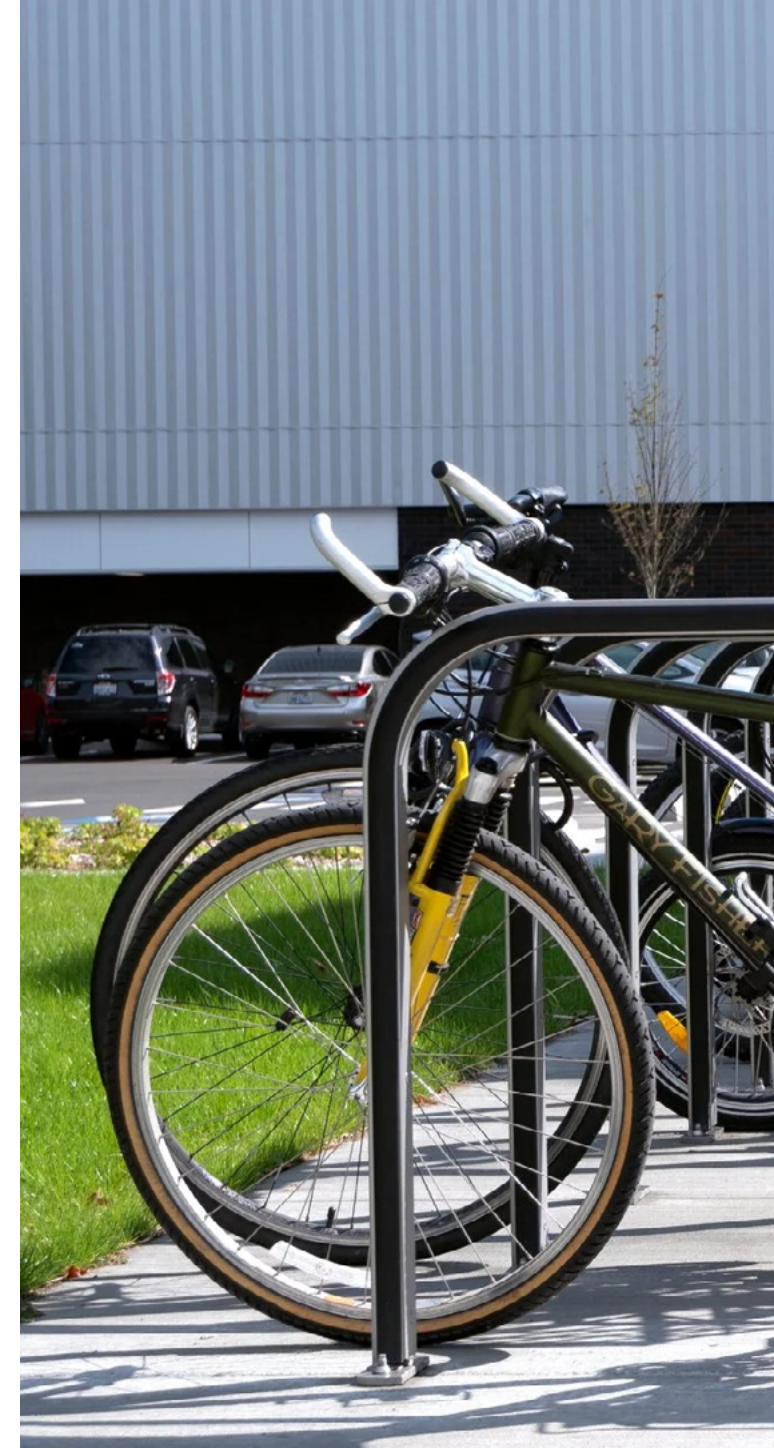


Figure 94. Bike racks, USA (Source: safeworks)



Land Use	Size/ Description	Bicycle Parking Rates	End-of-trip Facility Rates
Detached dwelling	N/A		
Residential flat buildings/ Shop top housing	Studio	1 secure space per 2 dwellings	N/A
	1 Bedroom		
	2 Bedroom		
	3 Bedroom		
	Visitor	1 visitor bicycle space per 10 dwellings	
Office premises	N/A	1 secure bicycle space per 100m² GFA	1 staff shower and change room for every 10 secure bicycle parking spaces required by the DCP
Retail premises	Shops	1 secure bicycle space per 100m² GFA	2 spaces per 100m²
Education establishments	Primary Schools	1 bicycle rail per 20 students	1 staff shower and change room for every 10 secure bicycle parking spaces required by the DCP
		1 secure bicycle space per 10 staff	
	Secondary Schools	1 bicycle rail per 10 students	
		1 secure bicycle space per 10 staff	
	Tertiary Institutions	1 bicycle rail per 10 students	
	1 secure bicycle space per 10 full-time staff		
All other land uses	N/A	Applicant is required to demonstrate the number of bicycle spaces is consistent with the requirements in CBDP 2023 –Chapter 3.2 Section 2–Off-Street Parking Rates and that end of trip facilities are provided at an appropriate rate	

Table 12. Bicycle parking/end of trip facility rates



Figure 95. End of trip facility, Queensland
(Source: RAW Commercial Projects)



5.4 Heritage

Development on land that contains a heritage item, archaeological site, or on land within a Heritage Conservation Area under Schedule 5 – Environmental heritage of the CBLEP 2023 must address the requirements of:

- Clause 5(10) of CBLEP 2023
- Clause 6.15 – Design Excellence in the CBLEP 2023, if applicable to the proposed development.
- Chapter 4 – Heritage of the CBDP 2023, and
- The Heritage Guide in the CBDP 2023.

Objectives

In addition to the objectives in CBDP 2023, the following objectives are specific to Campsie Town Centre:

- O1. Maintain and enhance existing views to heritage items from the public domain in Campsie.
- O2. Ensure significant views and historical visual relationships from and between heritage items are retained.
- O3. Significant physical and visual settings of heritage items must be maintained when proposing new development.
- O4. The distinctive fine grain allotment pattern and streetscape character of the historic retail area on streets such as Campsie Town Plaza and on rear laneways should be retained, reinforced, and enhanced.
- O5. Retain the prominence of heritage buildings in the immediate streetscape, in the surrounding area, and from key vantage points, by appropriately siting and designing new development.

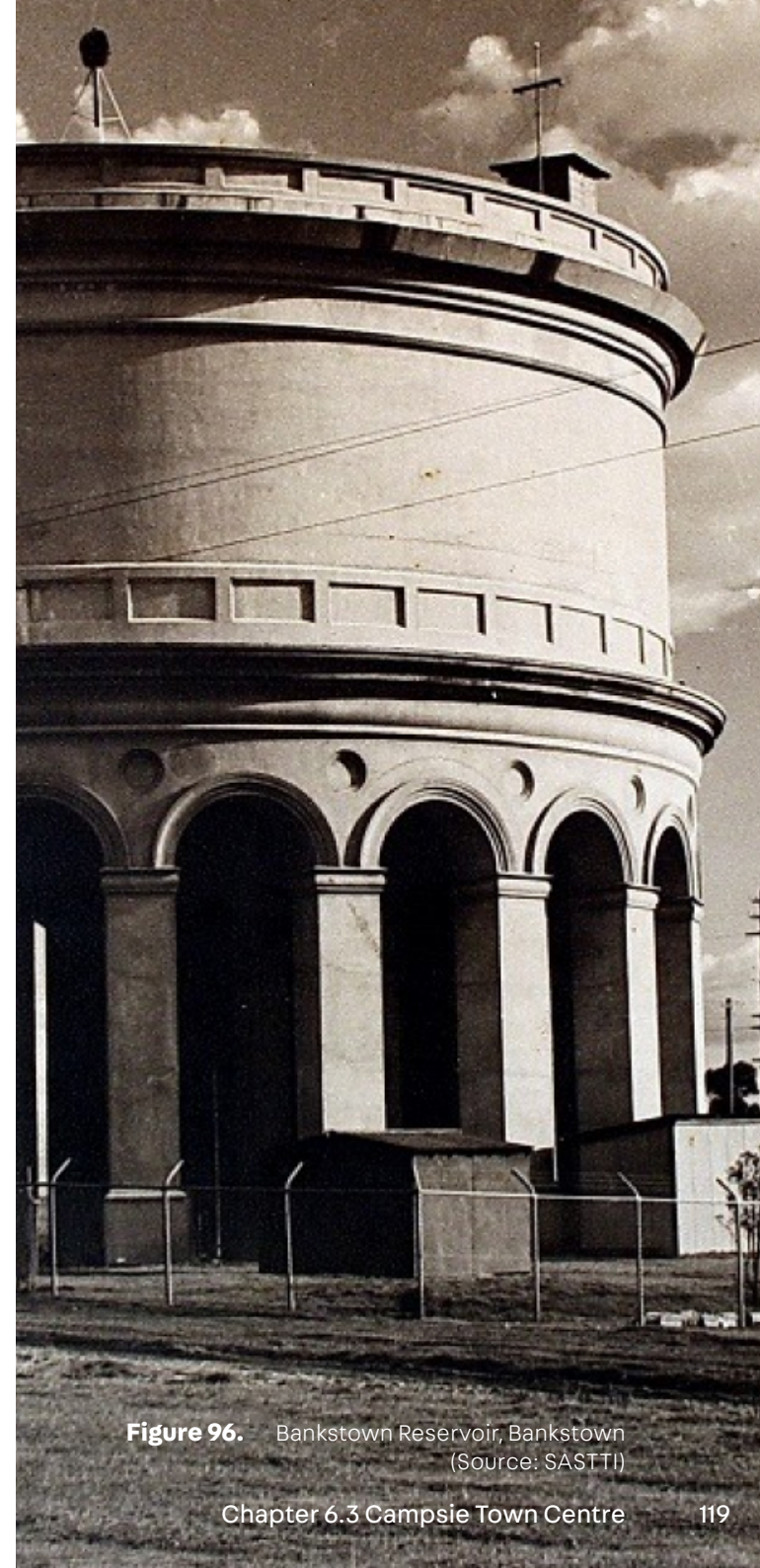


Figure 96. Bankstown Reservoir, Bankstown
(Source: SASTTI)



5.5 Solar energy requirements

Objectives

- O1. Maximise the on-site collection of renewable energy.
- O2. Minimise the consumption of electricity generated from non-renewable resources.

Controls

- C1. Development must include the installation of a solar PV system of no less capacity than:
 - (a) For sites with multiple electricity meters; rooftop photovoltaic (solar) panel system is connected to the common meter and the system is sized to offset 90-100% of estimated base building maximum demand.
 - (b) For sites with a central electricity meter; the rooftop photovoltaic (solar) panels system is sized to offset 30% of estimated maximum demand.
- C2. With any DA plans submitted, the roof plan must show the area(s) allocated to PVs and necessary access requirements for cleaning and routine maintenance. PV solar panels must be setback at least 2m from the edge of the build roof or parapet.



Figure 97. Solar Panel Installation, Australia (Source: Whittles)



5.6 Urban cooling and environmental sustainability

5.6.1 General Provisions

Urban heat - also known as the Urban Heat Island (UHI) effect - refers to the elevated temperatures experienced in urban areas compared to surrounding rural or natural environments. As development intensifies, heat accumulates due to factors such as increased hard surfaces, reduced vegetation, heat retention in streets, and emissions from air conditioning units.

Urban heat has significant implications for community wellbeing, with disproportionate impacts on vulnerable populations. To address this, a range of design interventions can be implemented to mitigate urban heat across both public and private domains. These strategies enhance resilience and contribute to a safer, more comfortable environment for residents, workers, and visitors within CB City.

Objectives

- O1. To reduce the contribution of development to urban heat.
- O2. To improve comfort for residents, workers and visitors in the local urban environment.
- O3. To improve the passive comfort of dwellings and reduce reliance on mechanical cooling systems to achieve thermal comfort through the implementation of passive design solutions.
- O4. To reduce and offset greenhouse gas emissions.

Controls

- C1. Glazing on the external facade of a building and/or enclosed balcony must have a U-value no greater than 4.0. The U-Value of windows is to be marked on plans, and verified through inclusion of window specifications with a DA.
- C2. Gas cooktops, gas ovens or gas internal space heating systems are not permitted in any residential development. Instead, electric systems must be installed and clearly marked on development application plans and reflected on the BASIX.
- C3. Basement carparks must be contained within building footprints and allow for deep soil beneath forecourts and courtyards for large canopy tree planting.
- C4. Compliance with the controls in Section 5.6 must be demonstrated on all drawings and plans submitted with the Development Application and documented in the Statement of Environmental Effects (SEE).

Note: The U-Value of a window shows how easily heat can pass through it. In simple terms, it tells you how well the window helps keep your home warm in winter and cool in summer. The lower the U-Value, the better the window is at insulating your home.



Figure 98. Winter garden, Portugal. Migs Architecture (Source: CASACOR)



5.6.2 Passive shading for buildings



Controls



- C1. All new residential or mixed-use developments must demonstrate the application of acceptable shading solutions as outlined in Table 14.
- C2. West facing walls must have external shading devices applied to windows to reduce heat gain to internal spaces in Summer.
- C3. The selected shading solutions must be identified in the Statement of Environmental Effects (SEE) using the summary table template provided in Table 12.



Note: Examples of acceptable solutions for the controls in 5.5.3 are shown in Table 14.

Facade orientation	Acceptable solution under 5.5.3	Required	Consistent
North	AS1	Yes	
East and west	AS1; and	Yes	
	AS2; and	Yes	
	AS3; or	Yes	
	AS4; or		
	AS5		
North-east and north-west	AS1; and	Yes	
	AS2	Yes	
South-east and south-west	AS1	Yes	

Table 13. Summary table of acceptable shading solutions.



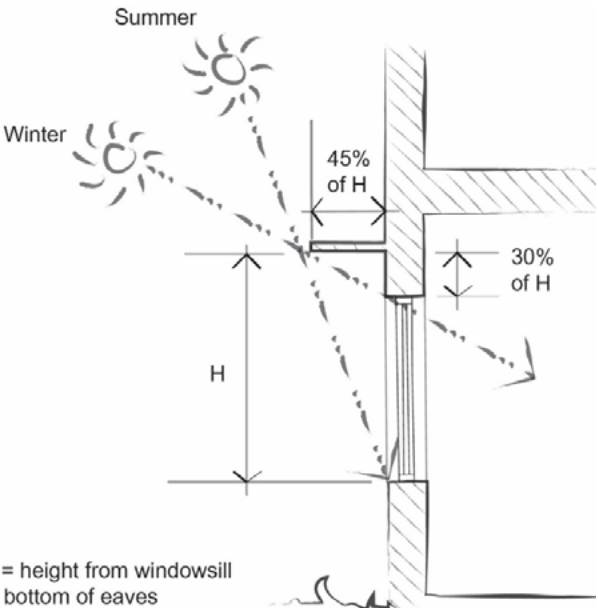
Facade Orientation

Acceptable Solutions

North

AS1. Fixed or adjustable horizontal shading above window (and extending pass window on each side)

Note: Indicative dimensions for the depth or 'overhang' of the shading devices are based on the distance from the bottom of the window to the shading device, which we shall refer to as H. Figure 89 shows illustrates where these measurements are taken from. Standard dimensions for overhang of fixed shading devices are provided in Table 13.



Windowsill to shading devices (H)	Fixed shading device overhang
900-1200mm	450mm
1200-1350mm	600mm
1350-2100mm	900mm
2100-2700mm	1200mm
Greater than 2700mm	0.45 x H

Table 14. Standard dimensions for the overhang of fixed shading devices based on H

Figure 99. Measurements for fixed external shading devices on north facing windows

East and West

- AS1. Double glazed or 'low e' glazed windows; and
- AS2. Fixed or adjustable vertical louvres or blades; and
- AS3. Evergreen trees shading the wall surface during summer; and/or
- AS4. A vertical garden or green wall with potted foliage covering at least 60% of the exterior wall surface; and/or
- AS5. Deep verandas or pergolas with deciduous vines.

Note: examples of fixed and adjustable vertical louvres and shading devices are shown in Figures 90-92 below.



Facade Orientation

Acceptable Solutions

East and West

1. Fixed external shading devices



Figure 100. Examples of external shading devices

Fixed external shading devices work well at blocking the westerly summer sun while still allowing winter sun to enter. There are several ways to apply fixed external shading devices to passively shade openings in your building. For west and east facing windows, vertical shading devices are most effective at blocking low angle afternoon summer sun and early morning sun.

External louvres can be applied to provide additional shading and privacy where required, allowing the occupant greater control over their environment.

If utilised, external fixed shading devices should be integrated into the buildings design, with a similar and complimentary material to the building's facade.

The early morning sun and afternoon sun in summer on the western facing walls, windows, and roof of the home contribute significantly to unwanted heat gain and thermal discomfort during summer.



Facade Orientation

Acceptable Solutions

East and West

2. Fixed pergolas



Figure 101. Examples of fixed pergola

Fixed pergolas work well at shading from the east and west sun in summer, by blocking low angle sun.

These open veranda structures still allow for cross ventilation, light and views, while also providing some privacy.

For additional shading and privacy, deciduous vines can be planted on the pergola, providing shade in summer and light in winter.

Pergolas are most suitable for detached dwellings of low-rise residential developments; however, they are not typically installed in medium to high density or mixed-use developments.



Facade Orientation	Acceptable Solutions	
East and West	3. Adjustable external shading devices	
		
	Figure 102. Examples of external shading devices	
	Adjustable external shading devices are the most appropriate, as they allow occupants to decide how much sun they want in the home during different seasons and times of day. External shading devices are much more effective at keeping the home cool in summer, as they stop heat from entering the home. These shading devices can be applied to all development types, and can be as effective as other options, with the benefit of allowing occupants to adjust their environment as desired. On western facing windows, vertically applied slats are effective at blocking sun will still allowing views and indirect light into internal spaces.	
North-east and north-west	AS1.	Adjustable shading or pergolas with deciduous vines to allow winter solar heating; and
	AS2.	Double glazed or 'low e' glazed windows.
South-east and south-west	AS1.	Evergreen trees shading the wall surface during summer.

Table 15. Acceptable solutions to shade buildings



5.6.3 Reduction of the Urban Heat Island Effect

Objectives

- O1. To minimise heat absorption and heat gain across the public domain and all development types to reduce the urban heat island effect and improve thermal comfort for occupants and users of buildings, private open spaces, and surrounding urban environments.

Note: Compliance with the controls in Section 5.6.3 must be clearly demonstrated on all drawings and plans submitted with the DA and documented in the SEE.

Cool Roof Materials

Controls

- C1. 100% of roofing materials installed must have an initial Solar Reflectance Index (SRI) as identified in Table 15.

Roof Pitch	Initial SRI
<45°	>80
>45°	>40

Table 16. SRI values for roof materials based on the roof slope.

- C2. SRI values of roofing materials must be demonstrated through a specification sheet from the manufacturer as part of the material catalogue for any development.
- C3. Roofs that are 'downslope' from the publicly accessible places, such as in hilly areas, scenic areas or which are in view from taller adjacent buildings should avoid reflective white or very light-coloured finishes that could cause glare.

Note: Solar Reflective Index (SRI) refers to the amount of infrared radiation - or heat - that a surface reflects. The higher a surface's SRI, the less heat that surface absorbs. This plays a major role in ensuring that buildings and outdoor paved surfaces stay cool during summer.

Cool and Porous Pavements

Controls

- C1. For all development involving the construction or upgrade of external through-site links or service lanes, applicants must demonstrate that at least 75% of hard surfaces within the street reserve are constructed using cool pavement materials with an initial SRI greater than 50.
- C2. For all development involving the installation of pavements, including works within the public domain, applicants must demonstrate that at least 50% of hard surfaces within site landscaping are constructed using cool pavement materials with an initial SRI greater than 50, permeable pavement materials, or a combination of both.
- C3. Where a service lane intended for waste servicing incorporates permeable pavement materials, the pavement must be designed to support the weight of a Heavy Rigid Vehicle (HRV).
- C4. SRI values of paving materials must be demonstrated through a specification sheet from the manufacturer.



5.6.3 Reduction of the Urban Heat Island Effect

Tree canopy cover

Controls

- C1. Minimum tree canopy cover is required on private land within Campsie Town Centre as per Table 16, measured as a percentage of the total site area.

Note: Tree canopy cover refers to the layer of leaves, branches, and stems of trees that cover the ground when viewed from above, expressed as proportion of the total site area, calculated in accordance with the following:

- (a) Canopy area is to include the expected mature size (crown spread at maturity) of existing and proposed trees.
- (b) Only trees with a minimum crown spread of 5m in diameter are to be included. Trees with a crown spread less than 4m diameter are to be excluded from tree canopy cover calculations.
- (c) Any overlap in canopy area is to be counted once.
- (d) Canopy area extending outside of site boundaries is to be excluded.
- (e) Canopy area extending within a development site from trees planted in adjoining sites is to be excluded.
- (f) Trees located over structures, including podiums and rooftops, are to be included.

- C2. At-grade car parking as part of all development is to provide one tree per five car spaces. Each tree is to achieve a mature canopy of at least 35m², supported by adequate soil volumes.
- C3. For any on-street car parking interspersed tree pits must be placed:
- (a) Two tree pits for every three parallel parking
 - (b) Two tree pits for every five 90 degree or angled parking
 - (c) Integrated use of water sensitive urban design.
- C4. New street trees must have a pot size of at least 75 litres and no greater than 200 litres.
- C5. Street trees must not be planted directly under awnings. Awnings must feature 'cut outs' that allow for new trees to grow.
- C6. At bus stops, any trees or fixed structures should be set back at least 800mm back from the kerb to prevent buses striking trees when pulling in and out of stops.
- In instances where this falls within a pedestrian passage, such as a pathway, the tree should be sited such that there is at least 800mm clearance on the sidewalk to ensure pedestrians and wheelchairs can pass through.

Zone	Canopy Cover Target
E1 Local Centre; E2 Commercial Centre and E3 Enterprise Corridor	10%
MU1 Mixed Use	15%
R3 Medium Density Residential and R4 High Density Residential	20%
R2 Low Density Residential and E4 General Industrial	25%
RE2 Private Recreation and SP4 Enterprise	35%

Table 17. Minimum canopy coverage on private land based on land use



Figure 103. Sugar House Apartment, Canterbury



5.6.3 Reduction of the Urban Heat Island Effect



Deep soil



Overview

Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.



Deep soil zones have important environmental benefits, such as allowing infiltration of rainwater to the water table and reducing stormwater runoff, promoting healthy growth of large trees with large canopies and protecting existing mature trees which assist with temperature reduction in urban environments. Deep soil zones may be constrained by the size of the lot or the location of a proposed development. To provide shade and amenity for residents they can be co-located with communal open space.



Principles

- P1. Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:
 - (a) Basement and sub-basement car park design that is consolidated beneath building footprints
 - (b) Use of increased front and side setbacks
 - (c) Adequate clearance around trees to ensure long term health
 - (d) Co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil
- P2. Achieving the design criteria may not be possible on some sites including where:
 - (a) The location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)
 - (b) There is 100% site coverage or non-residential uses at ground floor level
- P3. Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved, and alternative forms of planting provided such as on structures.



Figure 104. Regent Crescent, UK, Bowles & Wyer
(Source: Modular)



5.6.3 Reduction of the Urban Heat Island Effect



Deep soil

Controls



C1. Deep soil areas must:



(a) Achieve the minimum areas shown in Table 17, measured as a percentage of the total area of the site; and



(b) Achieve the minimum dimensions shown in Table 18; and



(c) Be sited within an area with no building elements above or below the ground.



C2. Where a building typology is not identified in Table 17, the site must provide 7% of its total site area as deep soil.

C3. Deep soil zones are to be contiguous with adjoining sites to create deep soil corridors for canopy trees.

Development type	Lot size	Deep soil area
Detached dwellings	Equal or less than 300m ²	20%
	Greater than 300 m ² and less than 600m ²	25%
	Equal or greater than 600m ²	30%
Attached dwellings	Equal or less than 150m ²	15%
	Greater than 150 m ² and less than 300m ²	20%
	Greater than 300m ²	25%
Multi-dwelling housing	Equal or less than 1000m ²	20%
	Greater than 1000m ² and less than 3000m ²	25%
	Greater than 3000m ²	30%
Residential Flat Buildings	Equal or less than 650m ²	7%
	Greater than 650 m ²	15%
Commercial; Industrial; or Mixed-Use Development	Equal or less than 1500m ²	Nil
	Greater than 1500m ²	15%

Table 18. Minimum deep soil requirements for new developments.

Site area	Minimum width
Less than 650m ²	Nil
Greater than 650m ² and less than 1500m ²	3m
Equal or greater than 1500m ²	6m
Greater than 1500m ² with significant existing tree cover	6m

Table 19. Minimum dimensions for deep soil areas.



5.7 Energy and Water Management



5.7.1 Energy Efficiency (BASIX affected building)



Objectives

- O1. Promote sustainable development which uses energy efficiently and minimises non-renewable energy usage during the construction and use of buildings.
- O2. Ensure all new developments to actively contribute to the collective effort of reducing energy consumption throughout the Campsie Town Centre.
- O3. Decrease dependency on the main grid energy supply within Campsie Town Centre by implementing alternative energy sources and strategies.



Controls

- C1. For developments not covered by BASIX, compliance with the energy efficiency provisions of the Building Code of Australia (Section J) is mandatory. A Section J report, along with annotated plans demonstrating compliance with fabric and service requirements, must be submitted.
- C2. All development not subject to BASIX must issue documentation from a suitably qualified consultant is to be submitted with Development Applications demonstrating the measures that will be used to achieve the relevant energy efficiency scheme rating. Evidence of a formal commitment agreement or registration with the relevant scheme administrator is required to be submitted prior to the issuing of a construction certificate.
- C3. All new developments must future proof the integration of smart technologies for the purposes of monitoring energy usage (e.g. Lighting, heat, ventilation and air conditioning).
- C4. Verification of energy target achievement requires the submission of a signed Commitment Agreement from the National Australian Built Environment Rating System (NABERS).
- C5. Targets for mixed-use developments must be tailored to the specific mix and proportion of land uses, determined on a site-specific basis and at the discretion of the Council.



Figure 105. Smart Living, Sydney, Smart Design Studio (Source: EST Living)



5.7.2 Water Efficiency



Objectives

- O1. Reduce the consumption of potable water.
- O2. Increase the amount of water harvested from rainwater and urban stormwater runoff for use.
- O3. Increase resilience to the impacts of water scarcity by providing sustainable alternative water supplies.
- O4. Decrease the technical and financial barriers to retrospective upgrades to buildings to connect to future non drinking water supply infrastructure.



Controls

- C1. All new developments must include submetering and future proof for smart technologies to minimise water consumption.
- C2. Cooling towers must be designed in accordance with best practice guidelines to reduce water consumption.
- C3. All development not subject to BASIX will need to incorporate the following water-saving measures:
 - (a) Plumbing fixtures are to meet minimum Water Efficiency Labelling and Standards (WELS) Scheme Standards including 4 star rated showerheads, 4 star rated toilet cisterns, 5 star rated urinals and 6 star rated water tap outlets.
 - (b) Appliances (dishwashers, clothes washers etc) are to be 5 stars (WELS Scheme) or better rated for water use efficiency.
- C4. All development not subject to BASIX must issue documentation from a suitably qualified consultant is to be submitted with development Applications demonstrating the measures that will be used to achieve the relevant water efficiency scheme rating. Evidence of a formal commitment agreement or registration with the relevant scheme administrator is required to be submitted prior to the issuing of a construction certificate.
- C5. Verification of energy target achievement requires the submission of a signed Commitment Agreement from the National Australian Built Environment Rating System (NABERS).
- C6. Targets for mixed-use developments must be tailored to the specific mix and proportion of land uses, determined on a site-specific basis and at the discretion of the Council.



5.7.3 Electric Buildings

Objectives

- O1. To minimise the reliance on the consumption of fossil fuels in new development.
- O2. To prevent indoor pollutants associated with combustion.

Controls

- C1. All new mixed-use development, residential development, commercial premises, tourist and visitor accommodation, health services facilities and educational establishments are to use only electricity for all energy requirements associated with normal operations.
- C2. The use of fossil fuels for any purpose is not to exceed 1% of the projected annual energy demand for the building. **

Note: BASIX certification for residential developments at a DA stage must not rely on gas for heating or hot water to comply with Control C1

*** Note: This control excludes emergency services and emergency infrastructure such as pumps and generators utilised in the case of emergencies (flood, fire, etc). 1% of projected annual energy demand for fossil fuels allows for the use of diesel for standby generation*





5.8 Signage and lighting



5.8.1 Building identification signs - top of building signs



Controls



- C1. Building identification signs located at the top of buildings must comply with the following:
- (a) No more than two top of building signs are displayed on any one building, where each sign is of a similar size and appearance
 - (b) The top of building sign is allocated only to a significant tenant or the building's owner
 - (c) The top of building design integrates with the building's architecture, materiality, and finishes
 - (d) The signage has a maximum vertical height less than one typical floor of the building
 - (e) Signage is not on the building's roof or positioned with the intention of being visible from the air
 - (f) The top of building sign is not used, sold or leased for third party business or advertisement.



5.8.2 Dynamic content sign

Controls

- C1. Dynamic content signs that are visible from residential premises must:
- (a) Only operate between 7am-11pm; and
 - (b) Involve static images that change and not be animated or include moving images/ videos; and
 - (c) Have an image dwell time ≥ 10 seconds, and a transition time of 0.1 seconds.
- C2. Illuminated or dynamic content signs are only permitted in shop windows subject to consent.

5.8.3 All proposed signage (including business identification)

Controls

- C1. For all new development that proposes non-residential accommodation floor space and has more than two or more tenancies is to include a Preliminary Signage Strategy. The Preliminary Signage Strategy is to include, where applicable:
- (a) A plan showing the location of all signage
 - (b) Indicative locations for all building identification signage
 - (c) Under awning signage zones
 - (d) Wayfinding signage zones
 - (e) Details of illumination of signage
 - (f) Dynamic Signage, and
 - (g) Tenancy shopfront signage zones.



5.8.4 Illuminated signage, including light projection signage

In addition to the general requirements for signage in Chapter 3.6 – Signs of the CBDP 2023, the following requirements apply to illuminated signage in Campsie Town Centre.

Controls

- C1. Externally illuminated signs must have a downward facing light source focused on the display area. Upward facing lights are not permitted.
- C2. Implementation of LED light fixtures is recommended, due to the significant reduction in energy consumption LED lights have in comparison to other light fixtures.
- C3. Signs or lights with flashing, chasing, pulsating or flickering lights are not permitted unless part of an approved public artwork.
- C4. Existing signs on heritage items and existing buildings are to be retained where they have heritage value.



Figure 106. Lit LED Signage, Sydney (Source: Apex Signage)



5.9 Waste management

Objectives

- O1. Ensure that development in Campsie Town Centre enables convenient collection of waste and efficient and optimal waste management strategies across all development types within the area.
- O2. Optimise waste collection logistics and to minimise truck movements to reduce traffic congestion, noise pollution, poor amenity, and environmental impact within the community.
- O3. Safeguard the visual amenity, safety, and functional integrity of servicing areas of the site.
- O4. Enable Food Waste and Garden Organic (FOGO) waste collection servicing and align with Council's commitment to fostering a circular economy.

Note: All objectives and controls included in this part apply in addition to the following chapters of the CBDP 2023:

- o Chapter 3 General Requirements - 3.3 Waste Management
- o Applicable Waste Design for New Developments Guide.

Controls

- C1. For large developments, or developments where Council determines collect and return is unsuitable, ensure that waste collection activities exclusively occur on-site via an HRV per the Australian Standards 2890.2 preventing disruptions to shared laneways and maintaining the visual and functional quality of these spaces.
- C2. Implement a range of measures that effectively minimise waste collection truck movements and reduce carbon emissions.
- C3. Mandatory separation of food and garden organic waste at its source is required to meet the NSW Environment Protection Authority FOGO mandate and align with council's commitment to fostering a circular economy.

Note: The length of a vehicular ramp and turning reservation of an HRV requires approximately 55-60m to descend 5.0m into a basement



Figure 107. Waste room, Sydney
(Source: City of Sydney)



5.8.1 Waste management design for new subdivisions

Controls

- C1. Subdivision design and road layout is to ensure that a HRV as per Australian Standard 2890.2 Parking Facilities: Off Street Commercial Vehicle Facilities can enter and exit the development (the subdivision) in a forward direction without the need to reverse.
- C2. For developments incorporating cul-de-sacs, plans illustrating turning paths for a HRV are to be provided to demonstrate that the vehicle can safely manoeuvre with no reverse vehicle movements.
- C3. Temporary turning facilities and access roads for a HRV are to be provided for staged subdivision development where the entire road network will not be completed as part of Stage 1. This will ensure waste collection vehicles are able to enter and exit the development in a forward direction and can continue to service existing buildings.

5.8.2 Waste management design for laneways

Controls

- C1. Laneways are of sufficient width to accommodate a HRV (as per AS2890.2) collection vehicle movements entering and exiting and required manoeuvring to service future dwellings.
- C2. Laneways are to be sufficiently wide for a 2 metre wide vehicle to pass a stationary waste truck.
- C3. Length of laneways need to be considered to ensure collection staff can maintain appropriate and safe sight distances to view any obstructions.
- C4. Waste collection vehicles have sufficient overhead clearance. Collection points need to be located away from any overhead wires, street tree canopies, building awning and overhangs and other structures that can impede waste collection access.



Figure 108. Inglet Street, Sydney (Source: Resi Body Corporate)



5.10 Underground floor space

Principles

- P1. Uses permitted for underground floor space include uses that generally require large floor areas such as theatres, cinemas, neighbourhood supermarkets and larger floor plate retail premises over 1,000m² GFA, entertainment facilities and registered clubs.
- P2. Larger sites that can accommodate the above mentioned uses and demonstrate improved streetscape and public domain impacts.
- P3. Be in areas that do not have minimum parking rates, or have low minimum parking rates, to ensure the design does not force deeper excavation to accommodate minimum parking rates.
- P4. The underground uses should not go beyond the building footprint above, to ensure opportunities for planting and open space in setback areas are maintained.
- P5. Entries to the underground floor space should have an appropriate, active, ground floor frontage;
- P6. The basement levels used should have a minimum floor to ceiling height of 3.7 metres;
- P7. The basement levels used should be the upper- most basement levels, closest to ground floor.
- P8. Any proposed or existing underground floor space is in addition to the maximum Floor Space Ratio for that site under the CB LEP 2023 and any relevant applicable SEPPs. Any existing underground floor space on a site counts towards the maximum 1:1 underground floor space permitted.



Figure 109. Melbourne Central underground
(Source: Visit Melbourne)



5.11 Development near late night trading uses and noisy areas

Controls

- C1. Residential development is to include acoustic measures to reduce the impact of noise from existing or planned external sources (for example busy roads, adjoining industries or commercial activities, late night trading premises, live music venues and public parks and plazas in which people may congregate or host live music or events).
- C2. Development is to incorporate measures that reduce the entry of noise from external sources into dwellings. Such measures can include one or more of the following:
- (a) a limit on window size and number where oriented towards an intrusive noise source.
 - (b) seals at entry doors to reduce noise transmission from common corridors or outside the building.
 - (c) storage, circulation areas, and non-habitable rooms to buffer noise from external sources.
 - (d) double or acoustic glazing.
 - (e) operable acoustic screens to balconies.

5.12 Building address and numbering

Overview

This section provides requirements for street address building numbering for new developments in Campsie Town Centre. It aims to ensure house numbering is consistent, and easily understood by the public. Unique, identifiable, logically numbered addresses are important for the efficient operation of the city.

Objectives

- O1. To ensure building numbering is clear, logical, and avoids ambiguity.
- O2. Addresses are unique and easy to identify.
- O3. Signage implemented to aid in the identification of addresses.

Controls

- C4. Main entranceways to residential buildings must have access to the primary street frontage, in correspondence with the residential address.
- C5. Single houses on land that has not been subdivided must be allocated a single number (e.g. 1 Beamish Street) sequentially with odd and even numbers on opposite sides of the street.
- C6. If land is subdivided or in scenarios where new developments are proposed where additional numbers are required, suffixes (e.g. 1, 1A and 1B Beamish Street) can be used.

- C7. Suffixed numbers must:
- (a) Start at A; and
 - (b) Be ordered sequentially, in the direction of the numbering on the street.
- C5. Strata units must:
- (a) Be numbered from 1 sequentially, and;
 - (b) Use floor numbers as a prefix (e.g. 101, 201, 301) in medium to high density buildings.
- C6. House numbers must be placed at the front of the house near the door, and on a post box.
- C7. Apartment numbers must be on the front door, with individual post boxes for each apartment also numbered and accessible to delivery services. The street number of the apartment block must be placed near the front door, with additional signage on the primary frontage that is legible from the street.
- C8. In accordance with Section 2.2 Connecting with Country, building names are to consider the use of Aboriginal words and names as part of a holistic Connecting with Country strategy for development on the site.



5.13 General requirements for certain new developments

Controls

- C1. Retail development that proposes to provide shopping trolleys for customers must either provide coin-operated locks or a self-wheel locking mechanism that is activated when shopping trolleys travel beyond the site
- C2. Commercial premises that provide shopping trolleys for customers are to submit a shopping trolley containment strategy with their Development Application. The trolley containment strategy must address the following conditions:
 - (a) Commercial premises that provide trolleys must have a trolley restriction system in place to stop any trolley leaving the property boundaries;
 - (b) Recognition of laws under the Public Spaces (Unattended Property) Act 2021, which include harsher penalties for owners of shopping trolleys, unregistered cars and trailers;
 - (c) Trolleys must be branded & include contact details; and
 - (d) Operators with more than 25 shopping trolleys have 3 hours to collect unattended trolleys (outside the hours 11pm-7am).



Figure 110. Nightingale 2, Melbourne, Six Degrees Architects
(Source: Nightingale)



SECTION 6

KEY SITES

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The following sites have been identified as playing a key role in the realisation of the vision and objectives of Campsie Town Centre, due to their site area being 5,000 m² or more, the site having a single ownership, the potential uses for the site and the site's location. To ensure for an optimal outcome for the city, early engagement between the applicant and Council is essential. All site maps and figures are indicative and subject to the lodgement of a detailed Development Application.

All proposed development that seeks to redevelop the entire key site should undergo a Design Excellence Process

Objectives

- O1. To ensure that development is unique to the character, climate and demographic of Campsie Town Centre.
- O2. To achieve Design Excellence, create inspirational key sites with high quality innovative architecture, that are sustainably built, offer community benefit, provide new publicly accessible and private spaces that contribute positively to Campsie's sense of place and its skyline.
- O3. To ensure that the principles of Connecting to Country in Section 2.2 are enshrined and represented in these sites.
- O4. To ensure development does not compromise or reduce solar access to public parks.
- O5. To integrate through site links, to expand the public domain and improve pedestrian and cyclist permeability and connect to existing and new open space.
- O6. To provide for a range of heights on key sites to create an interesting and diverse skyline.
- O7. To ensure that the interface of sites activate the public domain and invite the public into new publicly accessible spaces.
- O8. To ensure that podiums are articulated to appear as smaller parts to create a positive fine grained and varied experience at street level.
- O9. To ensure that building services are integrated into the building design and hidden from public view to provide a quality



Figure 101. Nightingale 2, Melbourne, Six Dgrees Architects (Source: Nightingale)



Legend

-  Key site
- ① 124-142 Beamish Street and 16-18 Ninth Avenue
- ② Campsie RSL
- ③ 76-90 Evaline Street and 21-23 Claremont Street
- ④ 413-415 Canterbury Road and 2-8 Una Street
- ⑤ 10 London Street and 43 North Parade
- ⑥ Campsie Centre

Figure 102. Key Sites



Figure 103. Newmarket, Sydney, Bates Smart (Source: CBUS)



6.1 Key Site 1 - 124-142 Beamish Street and 16-18 Ninth Avenue, Campsie

Vision

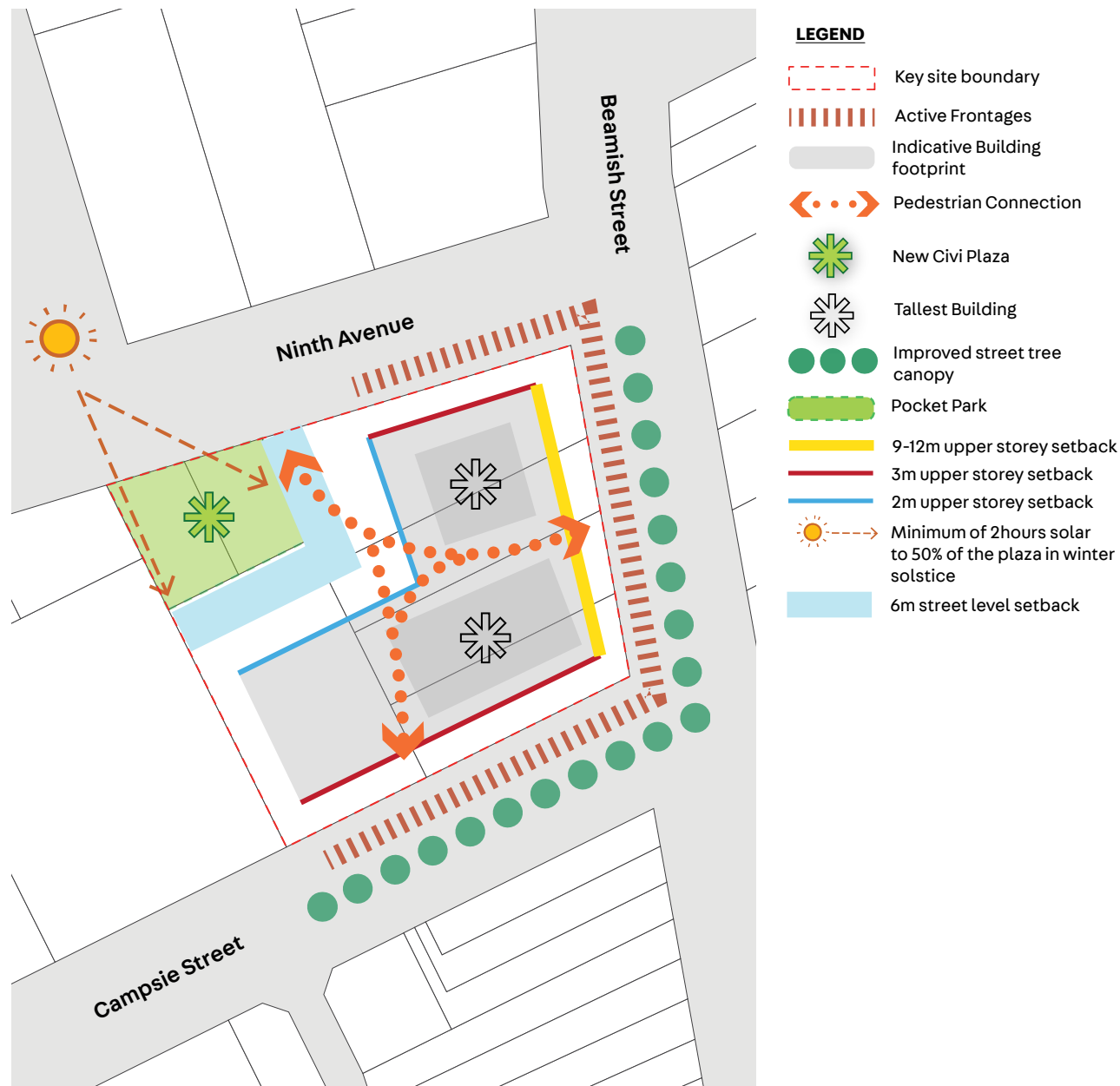
Beamish Street is Campsie's vibrant retail strip and future development is to build on this strength and appeal to become one of Sydney's premier 24-hour destinations.

The site is within the high-level intensification area of Campsie with mixed residential and commercial uses. It falls within the Beamish High Street and Campsie Town Centre North character areas which describe urban design and planning outcomes that:

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

The redevelopment of the site is to include a mixed-use podium with tower building typology for the site and notes the need for careful consideration of the transition to neighbouring sites, streets and areas with different character and development potential.

A new civic plaza should be provided at the site fronting Ninth Avenue, and a proposed pedestrian and service laneway linking Campsie Street and Ninth Avenue should be provided along the site's western boundary.





Principles

- P1. Development at the site should be sensitive to the surrounding built form context and character.
- P2. The site should enhance the connectivity of the site and surrounding areas through the provision of a new through site link.
- P3. Development at the site should contribute to a vibrant, active streetscape that enhances fine grain shops on the ground floor and embellishes the public domain.
- P4. Use high quality and materials that reflect the future civic character and scale of the Council Campsie Hub development on the opposite side of Beamish Street.
- P5. Provide a visual relief and physical separation from the Inter war theatre (former Orion Theatre) on the opposite side of Beamish Street.
- P6. Development at the site must minimise solar access impacts on Beamish Street during mid-Winter.
- P7. Development should contribute to public domain works beyond its boundary to enhance the amenity and movement of pedestrians and cyclists to, from and around the site.

Controls

- C1. Street setbacks must achieve the minimum street back requirements established in Table 19.
- C2. Upper storey setbacks must achieve the minimum street setback requirements established in Table 20.
- C3. Street setbacks must ensure that the pocket park can achieve a minimum of 2 hours sunlight to 50% of the area on the winter solstice.
- C4. Street frontages along Ninth Avenue, Beamish Street, Campsie Street and the through site link lane must include active frontages.

Location	Minimum street setback (m)
Proposed laneway	1
Proposed publicly accessible open space	6
Ninth Avenue and Campsie Street	Nil

Table 19. Minimum street setback requirements for the site (124-142 Beamish Street and 16-18 Ninth Avenue Campsie)

Location	Minimum upper level setback (m)
Proposed laneway	Nil
Proposed publicly accessible open space	2
Ninth Avenue and Campsie Street	3
Beamish Street	9-12

Table 20. Minimum upper storey setback requirements for the site (124-142 Beamish Street and 16-18 Ninth Avenue Campsie)



6.2 Key Site 2 - Campsie RSL

Vision

The Campsie RSL site located at 25 Anglo Road, Campsie is within the high intensification area and currently features a mix of residential and commercial uses. It falls within the Anzac Park character area, which describes urban design and planning outcomes that:

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

Anglo Road and Anzac Square are identified as park of the complete streets network, linking Belmore Park to the west through to Campsie Town Centre.



LEGEND

- Key site boundary
- Active Frontages
- Indicative Building footprint
- Pedestrian Connection
- Tallest Building
- Improved street tree canopy

- Through site link
- 4.5m upper level setback
- 3m upper level setback
- 2m upper level setback
- 6m street level setback



Controls

Solar access to public spaces

- C1. This site is envisaged to provide a mixed-use podium and tower typology that reinforces the need to maintain solar access to Anzac Park, Anzac Square and Anglo Road with Winter solstice sun access controls requiring:
- (a) A minimum of five hours of sunlight to at least 50% of Anzac Park and Carrington Square between 9am and 4pm; and
 - (b) A minimum of two hours sunlight to 50% of Anglo Road and Anzac Square between 9am and 4pm.

Street setbacks

- C3. Street setbacks must achieve the minimum street back requirements established in Table 21.
- C4. Upper storey setbacks must achieve the minimum street setback requirements established in Table 22.

Street wall height

- C5. Street wall heights at the site must be equal to or less than 4 storeys.

Pedestrian link

- C6. Development at the site must deliver a through site link with a minimum width of 6 metres between the existing RSL and the at-grade carpark, on the alignment of the western edge of Anzac Park.
- C7. The pedestrian link must consider flooding impacts and risks to pedestrians as required in Section 5.10 of Chapter 6.3 Campsie Town Centre in the CBDP 2023.

Location	Minimum street setback (m)
Proposed pedestrian link	6
Lilian Street	6
Anglo Road	6

Table 21. Minimum street setback requirements for the site (Campsie RSL)

Location	Minimum upper level setback (m)
Lilian Street	2
Anglo Street	3
Dewar Street	3
Proposed pedestrian Link	4.5

Table 22. Minimum upper storey setback requirements for the site (Campsie RSL)



6.3 Key Site 3 – 76-90 Evaline Street and 21-23 Claremont Street, Campsie

Vision

The site located at 76-90 Evaline Street and 21-23 Claremont Street, Campsie falls within the high intensification area with mixed residential and commercial uses. The site is within the Campsie Town Centre South character area, and adjacent to the Leafy Residential character area. Development at the site should achieve urban design and planning outcomes that:

- Are informed by a mixed-use transformation that combines large floorplate and fine grain retail uses on the site, with ground floor activation and residential housing.
- Achieve a built form which transitions from taller parts of the high intensification area to the single residential housing along on the western most edges of Amy Street, Evaline Street and Claremont Street.

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

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

Midway along the length of the site's frontage to Rudd Parade the Master Plan identifies a new civic plaza. It is required to achieve a minimum of 2 hours sunlight to 50% of the area on the Winter solstice.





Controls

Street Setbacks

C1. Street setbacks must achieve the minimum street back requirements established in Table 23.

Public Domain

- C2. Rudd Parade must be widened by 3 metres to provide a consistent 6 metre minimum width over the full length of the laneway.
- C3. Development at the site must deliver a civic plaza midway along the site frontage of Rudd Parade, or a similarly sized publicly accessible open space where appropriate on the site to improve site amenity.

Built Form

- C4. Development at the site is to deliver a single tower form on the Evaline Street frontage with a maximum 15 storeys building height, and a maximum floorplate of 800m².
- C5. The maximum 15 storey height along the Evaline Street frontage must ensure the following achieve a minimum of 2 hours sunlight to 50% of the area on the winter solstice between 8am and 4pm:
- (a) existing and future potential development adjacent and south of the site’s boundaries; and
 - (b) any proposed public spaces or civic plazas
- C3. Development must provide a minimum 6m separation between the tower and lower built forms fronting Evaline Street.

Location	Street setback (m)	Upper storey setbacks (m)	Street wall height (storeys)
Evaline Street	Nil ground level setback with a 3m colonnade	6	3
Rudd Parade (North)	Nil ground level setback with a 3m colonnade	Nil	3
Rudd Parade (South)	Nil ground level setback with a 3m colonnade	6	4
Claremont Street	Nil	6	4

Table 23. Minimum street setback requirements for the site (Campsie RSL)



6.4 Key Site 2 - 413-415 Canterbury Road and 2-8 Una Street, Campsie

Vision

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

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

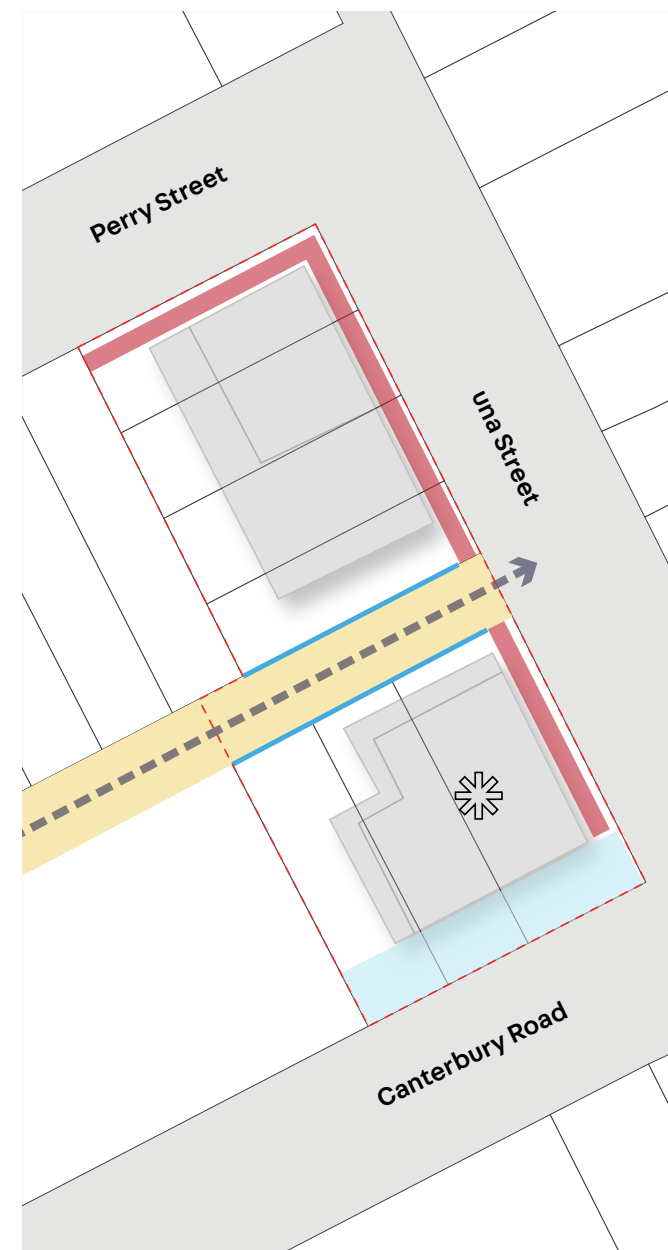
Consistent with all properties that front this length of Canterbury Road, a new service lane is planned to run through the site, at about the midpoint between Canterbury Road and Perry Street. This service lane is a critical element for development sites along Canterbury Road and has successfully been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

Principles

- P1. Maintain 6m setback to Canterbury Road, consistent with approach along this length of the road corridor.
- P2. Retain street setbacks as per this DCP chapter.
- P3. Require a centrally located service laneway open to the sky with a minimum 9m width, consistent with requirement elsewhere within the block.
- P4. Allow zero setbacks to the new 9m wide laneway.

LEGEND

- Key site boundary
- Active Frontages
- Indicative Building footprint
- Service Laneway
- Publicly accessible open space
- Tallest Building
- Improved street tree canopy
- Proposed new 9m wide laneway
- 0m ground level setback
- 3m Street setback
- 6m street level setback





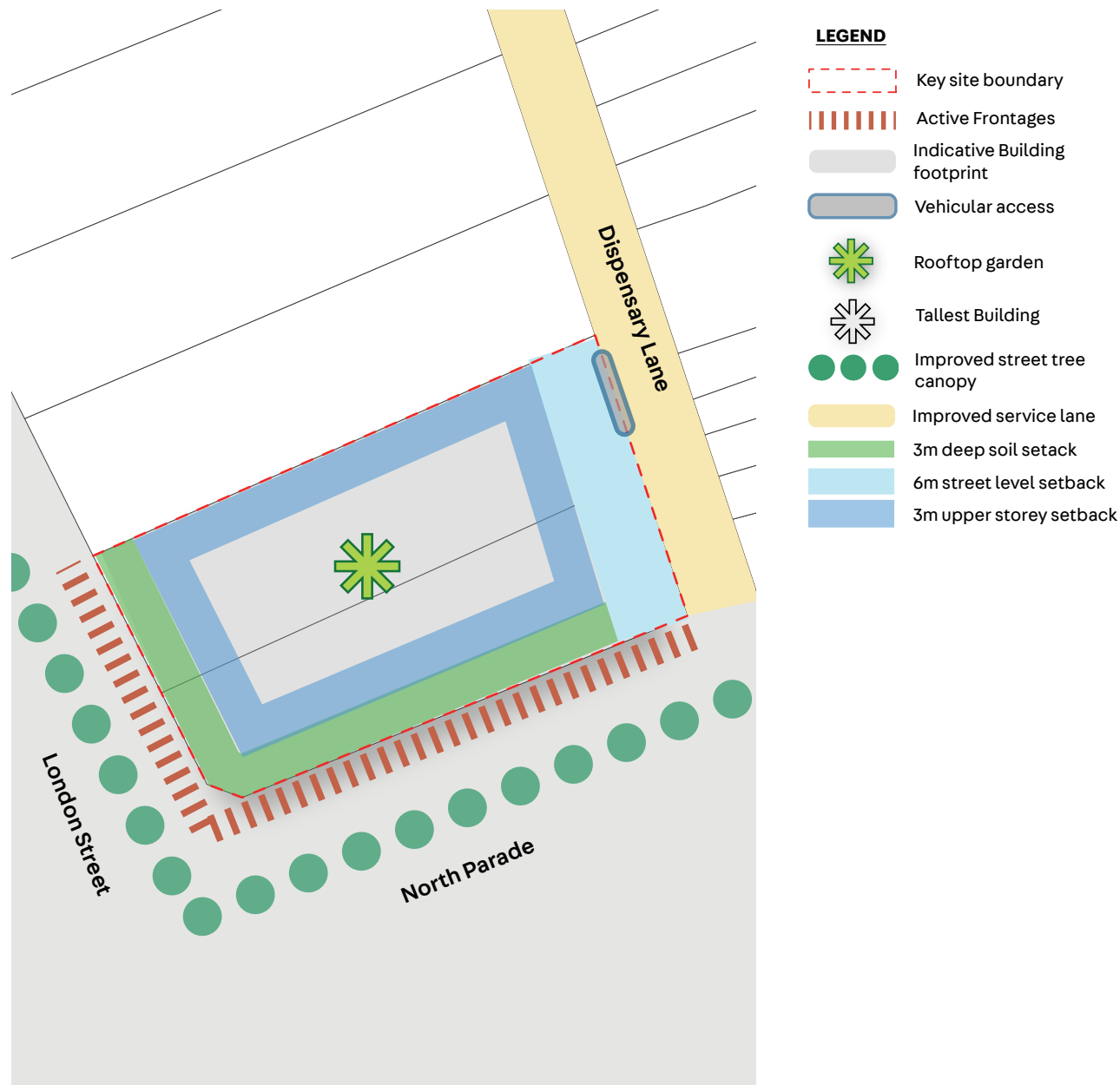
6.5 Key Site 5 – 10 London Street and 43 North Parade, Campsie

Vision

The site at 10 London Street and 43 North Parade, Campsie is located within the Campsie Town Centre North Character Area, which is envisioned as a mixed use precinct that supports retail, commercial and residential intensification. It is expected to be transformed from its current low density character into a high density urban form, comprising of mid rise buildings and increased connectivity to the nearby Campsie Metro station via new and improved pedestrian paths and cycleways.

The site is subject to urban design and planning outcomes that:

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





Principles

- P1. Street setbacks should ensure that the pocket park can achieve a minimum of 2 hours sunlight to 50% of the area on the winter solstice.
- P2. Both street frontages should be active frontages, maintaining consistency with the existing retail high street along Beamish Street.

Controls

Street Setbacks

- C1. Street setbacks must achieve the minimum street back requirements established in Table 24.
- C2. Upper storey setbacks must achieve the minimum street setback requirements established in Table 25.

Location	Minimum street setback (m)
Proposed laneway	1
Proposed publicly accessible open space	6
Ninth Avenue and Campsie Street	Nil

Table 24. Minimum street setback requirements for the site (10 London Street and 43 North Parade, Campsie)

Location	Minimum upper level setback (m)
Proposed laneway	Nil
Proposed publicly accessible open space	2
Ninth Avenue and Campsie Street	3
Beamish Street	9-12

Table 25. Minimum upper storey setback requirements for the site (10 London Street and 43 North Parade, Campsie)



6.6 Key Site 6 – Campsie Centre

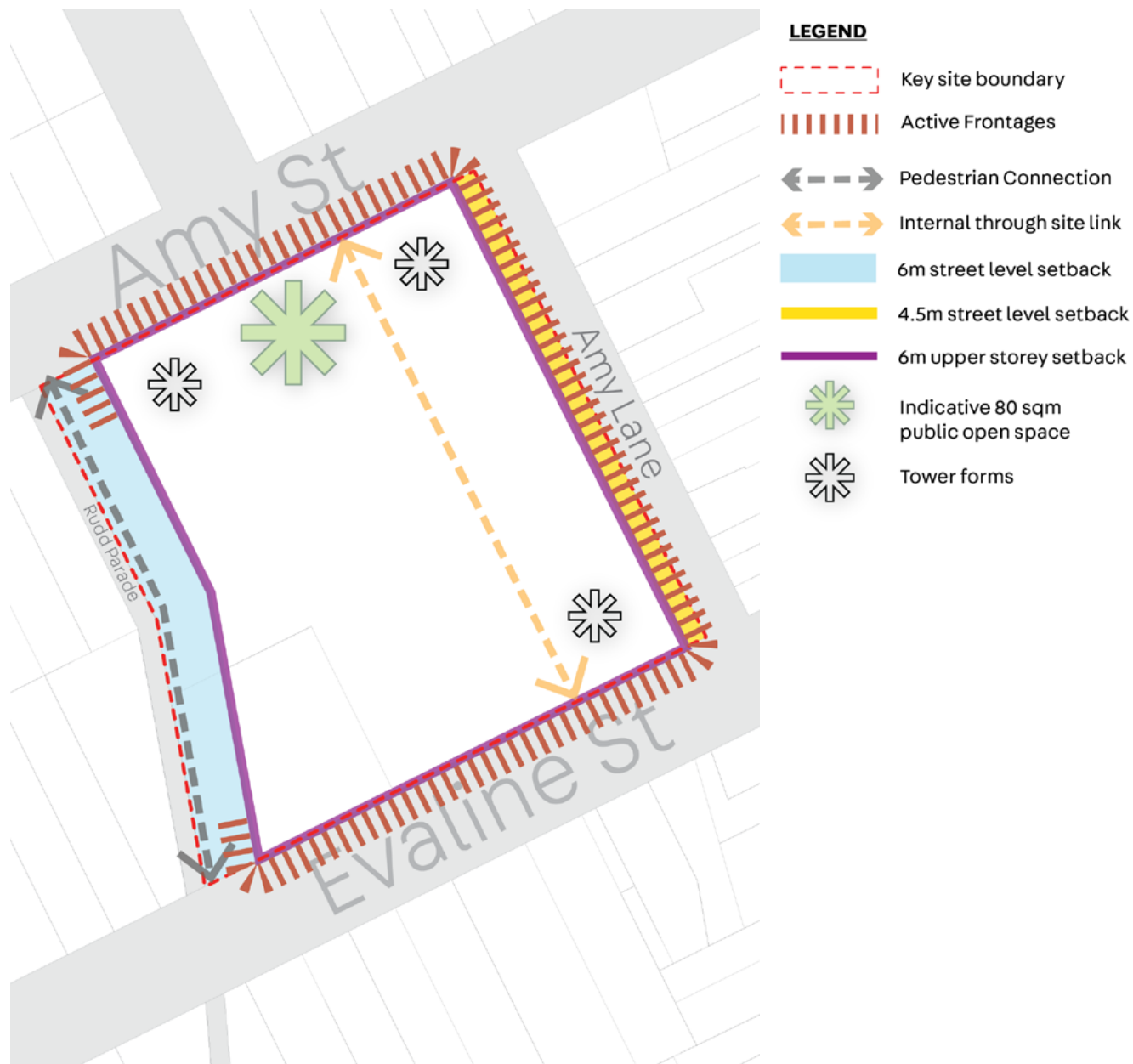
Vision

The Campsie Centre (14-28 Amy Street, Campsie) is within the high-level intensification Area of the Master Plan and is proposed to have a MU1 Mixed Use zone. The site sits within the Campsie Town Centre South character area which describes an urban design and planning outcomes that:

- enhance a vibrant and culturally diverse character with introduced shop-top housing;
- retain the fine-grain urban fabric;
- retain and enhance ground level shops and active uses;
- upgrade the public realm, as described in Campsie Complete Streets;
- transform the existing low to medium density to a high density; and
- improve pedestrian and cyclist permeability and connectivity.

The future character of the Campsie Town Centre South character area will be largely defined by the transformation of Campsie Centre and Key Site 3 into a mixed use retail, commercial and residential centre, which supports much of the growth in this area. The built form will transition from the taller elements on the two sites to the lower scale existing residential dwellings to the West of Amy Street, Evaline Street and Claremont Street.

A new civic plaza/open space is proposed along the northern boundary of the site facing Amy Street creating a connection with Anzac Park, with enhanced pedestrian access via upgrades to Rudd Parade, and a new north-south connection through the centre of the site. The new civic plaza will be privately owned and publicly accessible via an easement.





Principles

- P1. Street setbacks should ensure that the civic plaza/open space can achieve a minimum of 2 hours sunlight to 50% of the area between 9am and 4pm on the winter solstice.
- P2. Amy Street, Evaline Street and the new north-south connection should be activated with active facades.
- P3. The corner of Amy Street, Evaline Street and Rudd Parade should be well activated with ground floor non-residential uses.
- P4. Development should amalgamate Campsie Centre (Strata Plan 34812) and 59 Evaline Street, Campsie (Lot 1 DP 541394) to avoid creating an isolated site and to support coordinated planning outcomes.

Location	Minimum street setback (m)
Amy Lane	4.5
Rudd Parade	6
Proposed publicly accessible open space	6
Amy Street and Evaline Street	Nil

Table 26. Minimum street setback requirements for the site (14-28 Amy Street, Campsie)

Controls

Street setbacks

- C1. Street setbacks must achieve the minimum street back requirements established in Table 26.
- C2. Upper storey setbacks must achieve the minimum street setback requirements established in Table 27.

Street wall height

- C3. Street wall heights at the site must be equal to or less than 3 storeys.

Isolated Site

- C4. If amalgamation is not achievable, the land owner of 59 Evaline Street, Campsie (Lot 1 DP 541394) must be actively consulted during the DA process to ensure any development minimises impacts on their site.

Pedestrian through site link

- C5. Development at the site must deliver a minimum 6 metre wide through site link from Amy and Evaline Street. This through site link can be an internal pedestrian arcade which has a minimum height of 1.5x the width of the through site link.
- C6. The setback along Rudd Parade must consider and respond to the potential impacts of flooding including public domain, building design and pedestrian safety along the overland flow path

Civic plaza

- C7. A new civic plaza is to be provided facing Amy Street with a minimum size of 80m². The civic plaza is to be open to the sky, include seating, trees and places for passive recreation for the public.
- C8. Access to the new civic plaza must be provided 24 hours, 7 days a week via a easement on title.
- C9. The civic plaza must be maintained by the land owner in perpetuity.

Location	Minimum street setback (m)
Amy Lane	6
Rudd Parade	
Proposed publicly accessible open space	
Amy Street and Evaline Street	

Table 27. Minimum upper storey setback requirements for the site (14-28 Amy Street, Campsie)



SECTION 7

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7.1 Definitions

Architectural character refers to the style, design, and general arrangement of the exterior of a building and includes articulation, composition of building elements such as but not limited to fenestration, material use and details, building entrances, balconies, balustrades, awnings, planters, pergolas, boundary walls, fences.

Annual Exceedance Probability (AEP): The chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage. For example, if a peak flood discharge of 500m³/s has an AEP of 5%, it means that there is a 5% chance (that is a one-in- twenty chance) of a 500 m³/s or larger event occurring in any one year.

Articulation zone applies to a tall building and means that within the street frontage length of a podium, a 1 - 1.5m deep articulation zone is provided to allow architectural form to develop. Balconies for amenity and surveillance of the street form part of this articulation zone.

Building envelope means the space that is defined by the maximum building height, gross floor area, street, side and rear setbacks and upper storey setbacks.

Dynamic content sign means a small format sign that has a digital, LCD, LED, plasma or other electronic display area capable of displaying animated, variable or multimedia content and requires a continual power supply for the display area to show content.

EV Distribution Board is a distribution board dedicated to EV charging that is capable of supplying not less than 50% of EV connections at full power at any one time during off- peak periods, to ensure impacts of maximum demand are minimised, and that increases to electrical feed sizes are not required. To deliver this, the distribution board will be complete with an EV Load Management System and an active suitably sized connection to the main switchboard. The distribution board must provide adequate space for the future installation (post construction) of compact meters in or adjacent to the distribution board, to enable the body corporate to measure individual EV usage in the future.

EV Ready Connection is a spare dedicated 32A circuit included in the EV Distribution Board to facilitate seamless future installation of cabling from an EV charger to the board, along with a circuit break-er to supply power to the circuit.

EV Load Management System is to be capable of:

- Reading real time current and energy from the electric vehicle chargers under management
- Determining, based on known installation parameters and real time data, the appropriate behaviour of each EV charger to minimise building peak power demand whilst ensuring electric vehicles connected are full recharged.
- Scale to include additional chargers as they are added to the site over time.

Fine Grain is architectural character and includes massing, articulation, composition of building elements including material use and details. These include building entrances, fenestration, signage, balconies, balustrades, awnings and planters at street and lane level.

Flood Barrier is a structure designed and installed to protect the habitable areas and other potentially vulnerable areas from damaging inundation.

Flood Hazard refers to the risk of flooding in a particular area.

Freeboard is a height above the 1% AEP flood level that is included in the Flood Planning Level to account for factors such as wind, waves, unforeseen blockages, other localised hydraulic effects. Freeboard is usually 0.5m above a flood level.

Green roofs (including green awnings) are roof surfaces that are partially or fully covered with vegetation are known as green roofs (or green awnings). They have a series of layers including a vegetated layer, a growing medium, and a waterproof membrane.

Isolated site is a site that has limitations on its future potential development because of its size and shape, proximity to other development and its ability to be consolidated with other properties for development purposes.

Large developments are developments with a minimum frontage of 45m or greater.

Large food waste generating businesses are premises that produce ≥660L/ week of red bin capacity.



Maximum External Solar Reflectance is the maximum allowable percentage of solar reflectance for the external face of a Reflective Surface. The percentage of solar reflectance is to be measured at a normal angle of incidence

Non-reflective surfaces are those surfaces that diffusely reflect light and heat and for this DCP are defined as those surfaces that have a specular normal reflection of less than 5%.

Normal operations refers to all building energy requirements other than the provision of standby power generations.

Overland Flow refers to the local runoff, travelling through properties and/ or roads, before it discharges into a stream, river, estuary, lake or dam.

Pedestrian lanes are non-trafficable and for pedestrians only. These lanes are narrower and are open to the sky but may in part be covered by awnings or buildings.

Pedestrian links are non-trafficable by vehicles and are for pedestrians only. These lanes are narrower and are predominantly open to the sky but may in part be covered by awnings or buildings.

Podium means the base of a taller building that is built close to or along the site boundary or boundaries.

Probable maximum flood (PMF): The largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation. The PMF defines the extent of flood prone land, that is, the floodplain.

Public domain are the peripheral streets and open spaces surrounding or adjoining the site.

Publicly accessible space includes streets, laneways and open space located within the bounds of the site.

Reflective Surface Ratio (RSR) is the ratio of reflective to non-reflective external surface on any given façade.

Reflective surfaces are those surfaces that directly reflect light and heat and for this DCP are defined as those surfaces that have a specular normal reflection of greater than 5% and includes glazing, glass-faced spandrel panel, some metal finishes and high gloss finishes.

Reinforced corner is where the building corner that must address both street frontages, define and reinforce the street edge through massing and façade orientation and ties together the different street frontages and podiums. Reinforced corners may exceed the maximum podium height of connected street frontages.

Self-Activating flood barrier is a concealed flood defence system that remains out of sight until it is needed. Specifically, when floodwaters rise, the barrier automatically deploys, creating a secure seal to protect your property. Once the water recedes, the barrier retracts into its underground housing, leaving the area clear and unobstructed. In essence, this technology cleverly leverages the very problem—rising water levels—to trigger the solution seamlessly and effectively.

Service lanes prioritise vehicles over pedestrians and cyclists between 8pm-7am. At other times during the day these lanes are shared by pedestrians.

Shared EV Connection provides a minimum Level 2 40A fast charger and power supply to a designated car parking space, which is connected to an EV Distribution Board.

Shared pedestrian lanes give pedestrians priority over vehicles at all times and have footpaths that are level with lanes. Service vehicles generally use these lanes between 8pm-7am.

Solar heat reflectance is the measure of a material's ability to reflect solar radiation. A 0% solar heat reflectance means no solar heat radiation is reflected and 100% solar heat reflectance means that all of the incident solar heat radiation is reflected. In general, lighter coloured surfaces and reflective surfaces such as metals will have typically higher solar heat reflectance, with dark coloured surfaces or dull surfaces will typically have lower solar heat reflectance. External solar heat reflectance measured at the surface normal (90 degrees) is used in these controls

Solar Reflectance Index (SRI) is a composite measure of a materials ability to reflect solar radiation (solar reflectance) and emit heat which has been absorbed by the material. For example, standard black paint has an SRI value of 5 and a standard white paint has an SRI value of 100. The lower the SRI value of a material, the more heat is absorbed and the hotter it will get.



Solar transmittance is the percentage of solar radiation which can pass through a material. Opaque surfaces such as concrete will have 0% solar transmittance, dark or reflective glass may have less than 10%, whilst transparent surfaces such as clear glass may allow 80 to 90% solar transmittance.

Street frontage length is the length of a podium or street wall before a lane, link, entry lobby or similar is provided.

Street setback means a setback from a street boundary.

Street wall storey height is the storey height of the building or podium. It is what defines streets, spaces and laneways.

Tall buildings are buildings that are over 50m in height.

Through site links provide an important function in the form of pedestrian links and bike links to improve pedestrian permeability, and help break up large street blocks and increase the potential for direct and clear connections between buildings.

Upper storey setback means the setback from a site boundary for the part of the building located above the street wall or podium. The upper storey setback controls can be applied as an 'average' across the building frontage, to enable variability in appearance.

Water Sensitive Urban Design (WSUD) refers to any alternative to the traditional conveyance approach to storm water management that aims to mitigate environmental impacts on water quantity, water quality and receiving waterways, conventionally associated with urbanisation. WSUD techniques include, but are not limited to, street planter bio-retention systems, rain garden bio-retention systems, bio-retention swale systems and gross pollutant traps.



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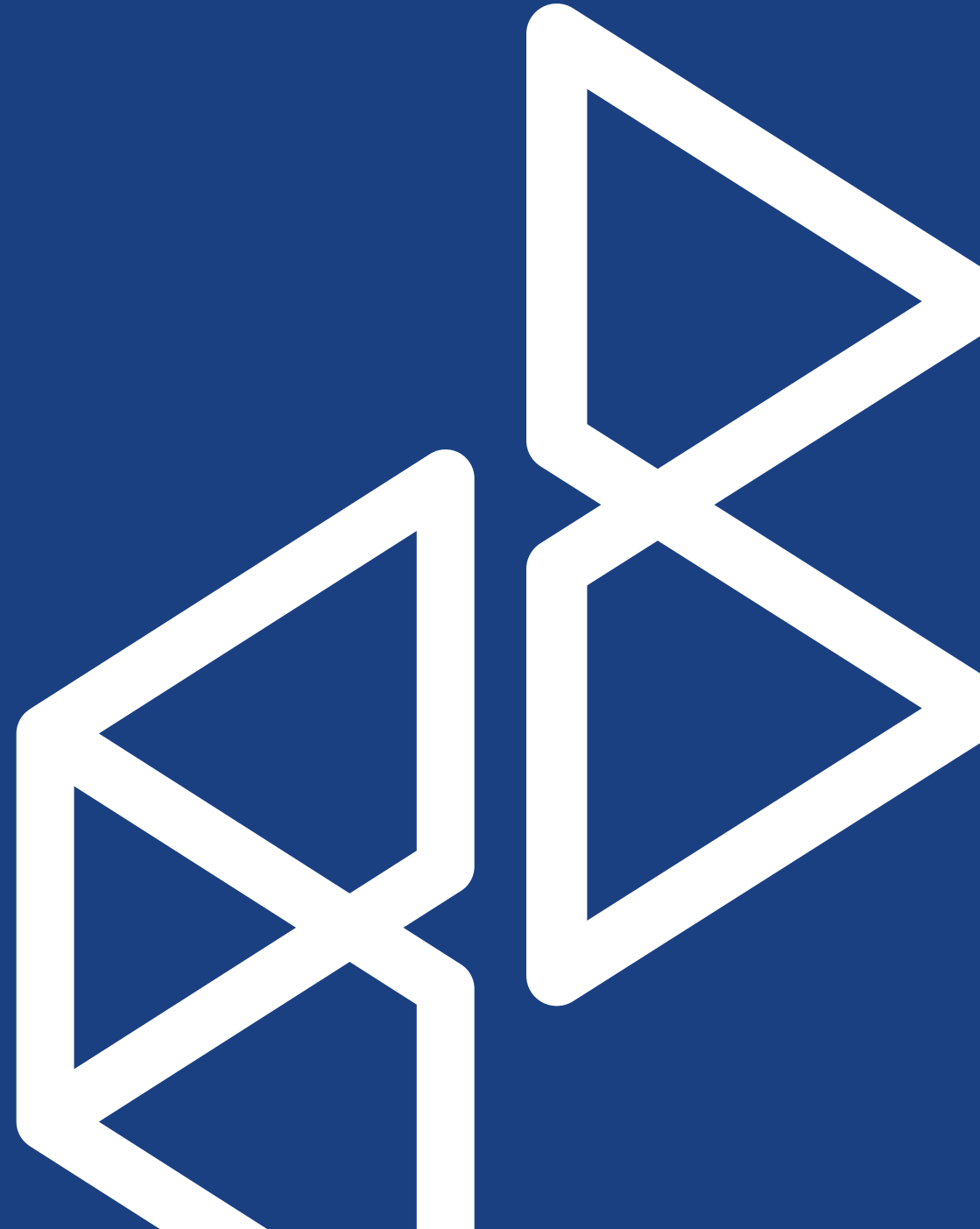


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