

Criteria	Response
(d) how the development addresses the following matters:	
(i) heritage issues,	Compliant - Heritage Impact Statement, Urbis
(ii) the relationship of the development with other existing or proposed development on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	Compliant - The proposal adds a significant amount of “third space” amenity to the immediate neighbourhood, particularly the Civic Hub, in the form of ground floor retail and foodhall, and podium restaurant and wellness spa/ gym/pool. In addition, the plaza fronting Beamish Street and the pocket park fronting Ninth Avenue provide places for pedestrians to sit, rest and play. The urban form of the development has been addressed in bullet point b)
(iii) bulk, massing and modulation of buildings,	Compliant - Architectural Drawings, Woods Bagot
(iv) street frontage heights,	Compliant - Architectural Drawings, Woods Bagot
(v) environmental impacts, including sustainable design, overshadowing, wind and reflectivity,	Compliant - Ecologically Sustainable Development (ESD) Report, Windtech
(vi) the achievement of the principles of ecologically sustainable development,	Compliant - ESD report and BASIX Certificate, Windtech
(vii) pedestrian, cycle, vehicular and service access, circulation and requirements,	Compliant - Transport and Accessibility Impact Assessment, TTPP
(viii) the impact on, and any proposed improvements to, the public domain,	Compliant - Landscape Report, McGregor Coxall
(ix) the integration of utilities, building services and waste management infrastructure in the site layout and building design,	Compliant - Operational Waste Management Plan, Elephants Foot
(x) Aboriginal cultural heritage,	Compliant - Aboriginal Cultural Heritage Assessment Report, Artefact
(xi) the protection and promotion of green infrastructure,	Compliant - Landscape Report, McGregor Coxall
(e) whether the development integrates high quality landscape design in the site layout and building design,	Compliant - Landscape Report, McGregor Coxall
(f) how the development responds to the physical and cultural connection of the local Aboriginal community to the land.	Compliant - Connecting with Country Report, Artefact

URBAN DESIGN: PUBLIC SPACE ACTIVATION

Matter:

Does the proposal activate Beamish Street, Ninth Avenue, Campsie Street and proposed open space?

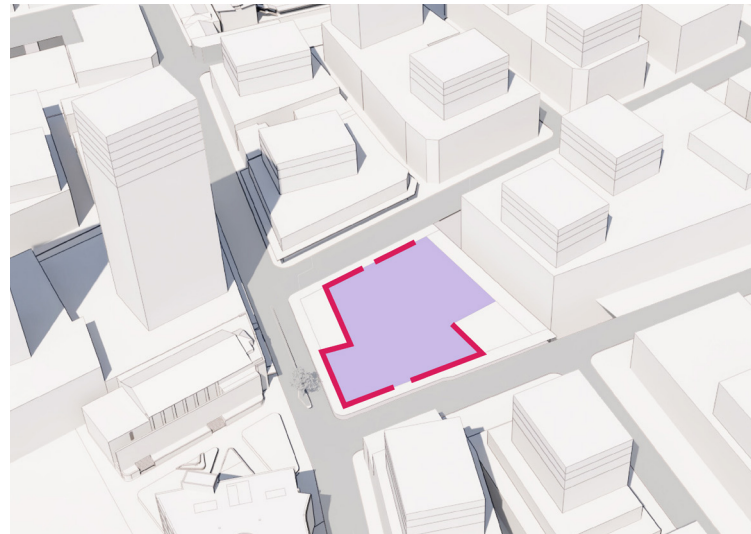
Fast Facts:

- +40% Increase in active frontages
- activated ground floor and publicly accessible podium
- 3,225 sqm of retail and commercial space

Recommendation:

The proposal offers an additional 40% street and open space activation beyond Council’s Masterplan, including the improved activation of Beamish St, Ninth Ave, Campsie St and open spaces by creating a connected network of continuous pedestrian experiences offering safety, comfort and delight for all. Of significance, the proposal’s place-led solution of an integrated basement entry off Ninth Avenue reduces vehicle circulation on the proposed lane and affords the opportunity for further activation over time.

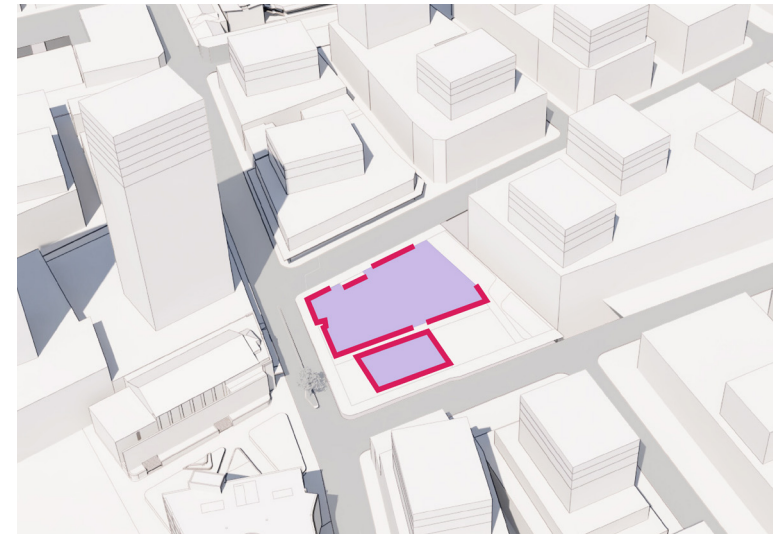
Council Masterplan



These diagrams illustrate the proposal’s significant increase in, and improvement of, street and open space activation beyond Council’s Masterplan including 1) increasing the total length of activated street and open space frontage 158m to 221m linear meters 2) improving street activation with a smart basement entry and developer decision to give priority to an optimized, active ground plane by not pursuing a subterranean supermarket whereby extensive loading and circulation requirements would dominate the proposed laneway and portion of existing street frontages 3) introducing

BEAMISH ST	64.7 M
PUBLIC OPEN SPACE	20.3 M
NINTH AVENUE	42.5L M
CAMPSIE ST	30.5 M
	158.0 M

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activated corner frontages at the northern and southern entries of the shared lane to improve passive surveillance 4) diversifying people’s experience of activated spaces by connecting Council’s proposed open space and civic plaza with a pedestrian arcade 5) facilitating ‘high-performance’ place activation over time by setting-up the precondition for the “Power of Ten” activation methodology to unfold over time with the Council, developer and end-users of the town centre.

BEAMISH ST	55.8 M
PUBLIC OPEN SPACE	98.5 M
NINTH AVENUE	26.2 M
CAMPSIE ST	40.5 M
	221 M
	+40%

Darling Square



Landmark Quarter



Waterloo Estate



URBAN DESIGN: TALL BUILDING STUDY

Matter:

Analysis of and response to the Bates Smart Tall Building Study exhibited alongside the Campsie Town Centre Master Plan.

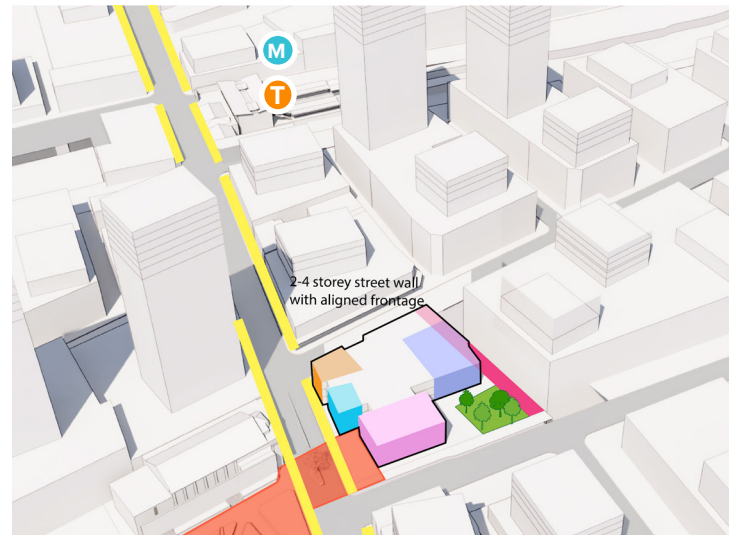
Fast Facts:

- Aligned with the four site specific key considerations

Recommendation:

One Campsie demonstrates a strong alignment with the Tall Building Study's urban design principles through a place-led approach that prioritises pedestrian experience, contextual integration, and environmental performance. The podium responds to the prevailing streetscape scale with a 3-storey form that transitions sensitively between existing and emerging built form, while active frontages and awnings reinforce the high street character. Tower setbacks and slender massing reduce perceived bulk, improve microclimatic comfort, and ensure solar access to public spaces. The proposal's vertical articulation and separation between tower elements enhance sky-view, airflow, and residential amenity, while rooftop gardens, deep soil zones, and photovoltaics embed sustainability into the built form. Together, these design strategies reflect best-practice urban design and support Campsie's transformation into a vibrant, walkable, and resilient strategic centre.

Streetscape Scale and Character



The One Campsie proposal responds directly to the Tall Building Study's principles by delivering a context-sensitive podium and streetwall design that reinforces Campsie's evolving civic identity:

Streetwall Height and Proportion (2-4 Storey Range)

The proposal introduces a 2-storey podium. This maintains a fine-grain vertical rhythm and ensures the streetwall remains human-scaled, consistent with the desired future character of Beamish Street.

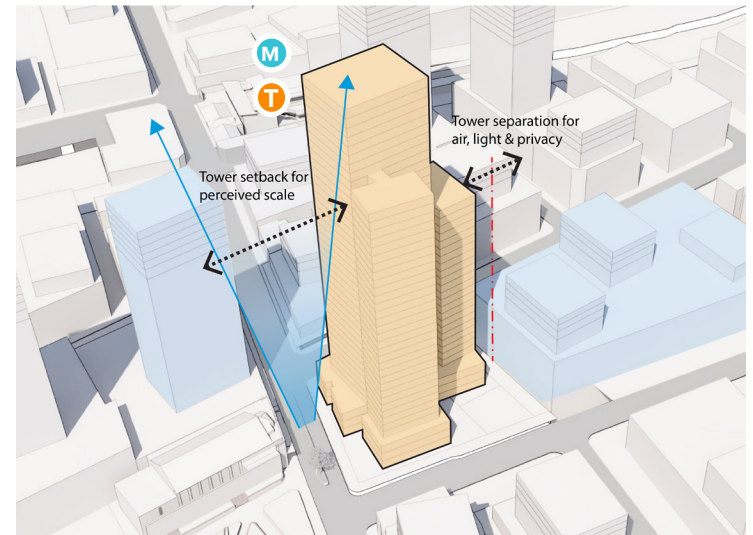
Frontage Continuity and Activation

The design aligns frontages along Beamish Street to preserve the high street character, with zero setbacks promoting active retail edges. The proposal integrates continuous awnings, tree canopy, and public realm landscaping, creating a horizontal visual enclosure that enhances pedestrian comfort and limits perception of building height.

Integration of Movement and Public Realm

The proposal transforms a service lane into a shared pedestrian-priority link, improving permeability and walkability. Vehicle access is discreetly managed via secondary frontages, ensuring safe and legible circulation while prioritising pedestrian experience.

Tower Form + Separation



The One Campsie proposal adopts a refined tower form and separation strategy that supports pedestrian comfort, microclimate quality, and residential amenity:

Tower Setback from Podium

The tower is set back from the podium across all frontages, with:

- Beamish Street: 4.5-11m setback (average 7.75m)
- Campsie Street: 7.4m setback
- Ninth Avenue: 2m from podium, but 5m from street

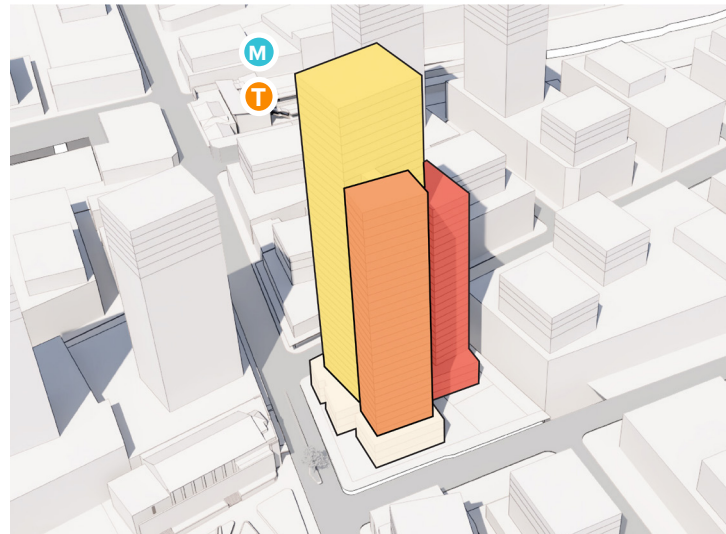
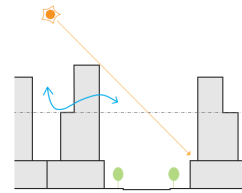
See Architectural Drawings Set for West Side Boundary Analysis and Separation Distances.

Tower Separation

The proposal includes three slender vertical components, separated by deep cuts and varied heights. This design:

- Achieves 12m separation between towers on the site, consistent with ADG guidelines
- Enhances airflow, daylight penetration, and privacy
- Reduces visual massing and supports a legible skyline articulation

Tower Modelling



The One Campsie proposal applies a refined tower massing strategy that improves environmental performance, contextual fit, and urban legibility:

Intermediate Scale Response:

The tower podium is scaled at three storeys to transition sensitively between existing 2-storey shop-top buildings and emerging mid-rise forms, ensuring contextual fit.

Solar Access Protection:

Strategic tower placement and setbacks preserve solar access to Beamish Street and the Civic Plaza, with shadow impacts comparable to the Master Plan envelope.

Sky-View and Air Movement:

The massing is broken into three slender vertical forms with deep separations, enhancing sky-view, ventilation, and microclimatic comfort.

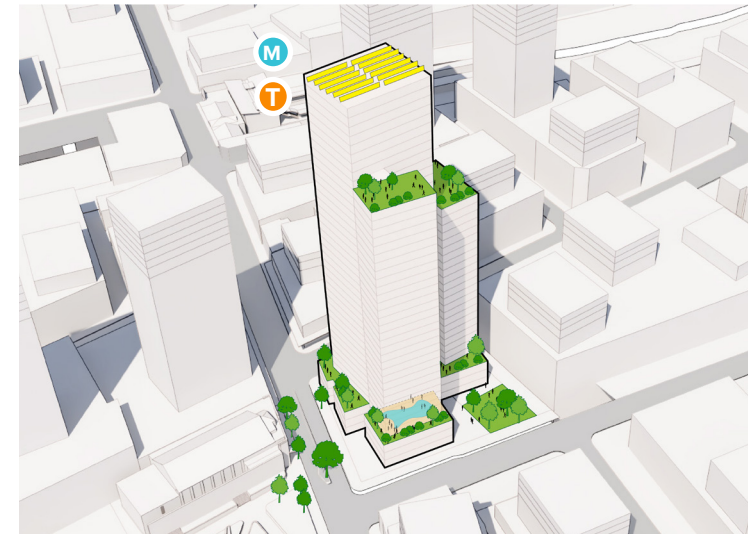
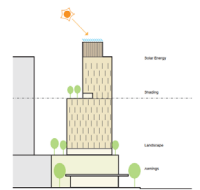
Bulk Reduction:

Vertical modulation, varied heights, and recessive upper levels reduce perceived bulk and maintain a legible, human-scaled skyline.

Green Infrastructure Integration:

The proposal includes rooftop gardens, deep soil zones, and landscaped podiums that support tree planting, biodiversity, and environmental performance.

Environmental



The One Campsie proposal applies a site specific response:

Landscape Integration:

The proposal incorporates deep soil zones, rooftop gardens, and landscaped podiums to embed greenery throughout the site and support biodiversity.

Rooftop Photovoltaics:

A dedicated solar panel array on the uppermost rooftop enhances the building's sustainability and supports the transition to renewable energy.

Orientation-Specific Facades and Shading:

Facade treatments and shading strategies are tailored to orientation, with planting and material choices that mitigate solar heat gain and improve thermal comfort.

Outdoor Communal Spaces:

Communal amenities are distributed across multiple levels, including terraces and wellness areas, providing residents with access to outdoor spaces for social interaction and wellbeing.

Public Realm Awnings:

Continuous awnings along Beamish Street enhance pedestrian comfort, provide weather protection, and contribute to a cohesive and active streetscape.

URBAN DESIGN: PEDESTRIAN COMFORT AND SKYLINE IMPACT

Matter:

Pedestrian comfort along Beamish Street and surrounding public domain, particularly with respect to solar access, overshadowing between 10am to 2pm.

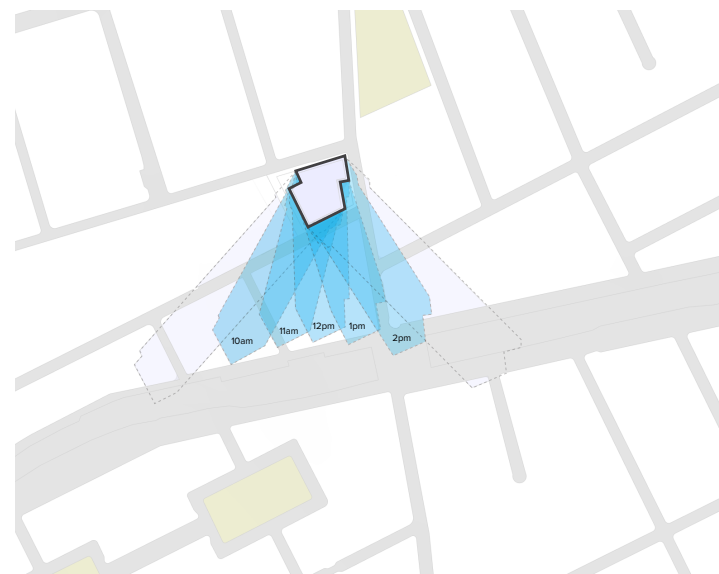
Fast Facts:

- The additional overshadowing is limited into the infrastructure area

Recommendation:

While supporting studies will address aspects such as wind, solar access, visual impact, the diagrams demonstrate how proposal does not overshadow more private residential space than the masterplan envelope – in fact, literally the same area.

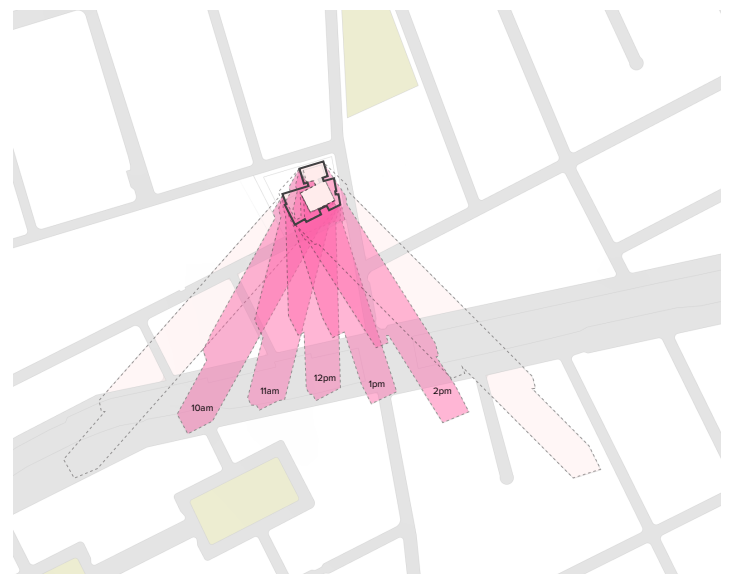
Council Masterplan



The diagram illustrates the comparative overshadowing impact between Council's reference scenario of a 20-storey building and the proposed 39-storey tower, specifically during the critical daylight hours of 10am to 2pm, as requested by Council. While the proposed tower introduces additional verticality, its placement has been strategically calibrated to direct the extended shadow primarily into the infrastructure zone, a low-sensitivity area with minimal public domain exposure. This intentional siting ensures

OVERSHADOW AREA 49,388SQM

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that the solar access to Beamish Street remains effectively unchanged, maintaining the same level of amenity as the 20-storey scenario. The analysis demonstrates that the additional height does not result in a proportionate increase in impact to the pedestrian realm, but instead reflects a best-practice approach to managing vertical density—where form, orientation, and context-sensitive placement mitigate environmental effects while enabling strategic uplift.

OVERSHADOW AREA 49,870SQM