

05

APPENDICES



COUNCIL'S COMMENTS PROVIDED IN THE LETTER DATED 8 JULY 2025: URBAN DESIGN MATTERS

COUNCIL'S COMMENTS	REPORT CHAPTER
<p>CONSISTENCY WITH CAMPSIE TOWN MASTER PLAN PLANNING PROPOSAL</p> <p>The applicant is to demonstrate how the proposed scheme (including height and density) has been designed to more closely align with the Campsie Town Centre Master Plan Planning Proposal. At this stage, it significantly departs from the envisaged density and provides other design variations.</p>	<p>Consistency with Campsie Town Master Plan Planning Proposal</p> <p>pages 20-21</p>
<p>The Campsie Master Plan was exhibited twice and supported by the Local Planning Panel and Council. It was also granted Gateway through a Planning Proposal by the Department of Planning, Housing and Infrastructure. Strong justification is required for departures to the plan, including why this development should contravene the community's expectations in terms of the development of Campsie.</p> <p>The potential for precedent setting should be addressed.</p>	<p>pages 22-23</p>
COUNCIL'S COMMENTS	REPORT CHAPTER
<p>PUBLIC BENEFIT</p> <p>The proposal significantly exceeds Council's adopted Campsie Town Centre Master Plan Planning Proposal in terms of density but does not offer any additional public benefit. This is not supported by Council. The applicant should be clear on whether the proposal will be accompanied by:</p> <ul style="list-style-type: none"> • 3% affordable housing in perpetuity, in line with Council's affordable housing provision in the Canterbury Bankstown LEP (which can be conditioned or subject of a planning agreement); • Any material public benefit beyond the site, such as public domain upgrades to Beamish Street, or contribution to this, community spaces or facilities; • Unencumbered 24/7 access to through-site links and public spaces. <p>This level of development is unprecedented in Campsie, and the public infrastructure need to support a doubling of the density on the site is to be properly considered. A Social Impact and Needs Assessment should ascertain the impact of the additional density above what has been envisaged in the master plan for infrastructure in Campsie, and the letter of offer should align accordingly.</p>	<p>Public Benefit</p> <p>pages 24-27</p>

COUNCIL'S COMMENTS	REPORT CHAPTER
URBAN DESIGN	Urban Design
The following urban design matters should be assessed and addressed:	
<ul style="list-style-type: none"> How the proposed development will achieve the design excellence provisions of the CBLEP. 	pages 28-29
<ul style="list-style-type: none"> Activation of Beamish Street, the proposed public open space, Ninth Avenue and Campsie Street. 	pages 30-31
<ul style="list-style-type: none"> Analysis of and response to the Bates Smart Tall Building Study exhibited alongside the Campsie Town Centre Master Plan. A copy of the report is available on Council's website, see Appendix M https://haveyoursay.cbcity.nsw.gov.au/campsie-masterplan/planning-proposal-submitted-gateway-determination. 	pages 32-33
<ul style="list-style-type: none"> Pedestrian comfort along Beamish Street and surrounding public domain, particularly with respect to wind, solar access, overshadowing and visual impact. 	pages 34-39
<ul style="list-style-type: none"> Details of the materials and finishes, with specifications of how these respond to local context and fabric, and the adjacent heritage listed Orion Centre. 	pages 40-41
<ul style="list-style-type: none"> How the apartment design and mix achieves family-friendly and whole-of-life living options, including the arrangement of apartments for family living, a diversity of communal spaces to cater for all age groups. Note that the Bankstown City Centre chapter of the Canterbury Bankstown DCP provides guidance on unit mix. 	pages 42-43
<ul style="list-style-type: none"> Analysis of how the proposed development will impact the local skyline. 	pages 34-39
COUNCIL'S COMMENTS	REPORT CHAPTER
HERITAGE	Urban Design
The site is opposite the Orion Centre. The proposal appears to re-align a 10 metre setback intended to provide relief at Beamish Street opposite the Orion Centre. This should be justified and a heritage impact statement prepared and submitted with the EIS	pages 44-45

URBAN DESIGN: TALL BUILDING STUDY IN DETAIL

CANTEBURY BANKSTOWN TALL BUILDING DESIGN STUDY

DOCUMENT FOR
CITY OF CANTEBURY BANKSTOWN
DOCUMENT NO. KA 15/2019/0
DESIGN REPORT
12 FEBRUARY 2021
FINAL DRAFT

BATESSMART.



BUILT FORM

Criteria	Requirement	Response
Streetwall	<p>Tall buildings should utilise a lower scape podium. Podium should:</p> <ul style="list-style-type: none"> Respond to a clearly defined desired future character for the street or locality; Relate to the established context, including alignments; Ensure good solar access to parks and public domain; and Be 2-5 storeys high. <p>Streetwall heights should be a maximum street wall-to-width ratio of 1:1.</p>	<p>Compliant</p> <ul style="list-style-type: none"> The podium relates to the established context by maintaining fine-grain vertical lot definitions The streetwall aligns with the prevalent streetwall on Beamish Street (except at the plaza, see below) The northern plaza ensures optimised solar access to the plaza itself and the public realm on Beamish Street The design integrates a 3-storey tall podium, acting as a transitioning level from the 2 storey shoptop housing to the south on Beamish Street towards the apartment blocks to the north on Beamish Street rising to 6-7 storeys The proposed height of the podium is less than 20m (Beamish Street width) maintaining a street wall-to-width ratio of less than 1:1.
Setbacks	<p>Provide setbacks to built form above streetwall height:</p> <ul style="list-style-type: none"> 6m to primary and secondary streets; 8m to Beamish Street 	<p>See Architectural Drawings Set for West Side Boundary Analysis and Separation Distances.</p> <ul style="list-style-type: none"> The tower is set back from the podium as follows - Campsie Street: 7.4m, Beamish Street: 4.5-11m (on average 7.75m), Ninth Avenue: 2m from podium (but 5m from street)

BUILT FORM

Criteria	Requirement	Response
Podium Setbacks	<ul style="list-style-type: none"> Streets with a retail focus should generally adhere to Nil setback Residential streets - provide 3-6m landscaped setback 	<p>Compliant</p> <p>The proposal adheres to a 0m setback for the street level retail. Regarding the northern plaza in lieu of 10m Orion Theatre setback, see the 'Streetwall' criteria response</p>
Separation between Tower Forms	<ul style="list-style-type: none"> 12m between multiple towers on a single site; 6m setback from side or rear boundaries; 6m setback from centre of any street or lane; Provide an additional 6m separation for any floorspace above an effective height of 50m 	See Architectural Drawings Set
Tower Floorplates	<p>Limit tower floorplates for levels above 25m effective height to:</p> <ul style="list-style-type: none"> Max. 800m² GFA for residential, student accommodation, hotel; Max. 1500m² GFA for commercial 	<p>Compliant</p> <p>The design has been broken down into three slimmer vertical components to break down the perceived bulk. These components are separated by deep cuts, distinctly different heights and orientation. Through careful design of the massing each of the three towers is under the floorplate limit of 800sqm GFA.</p>

BUILT FORM

Criteria	Requirement	Response
Site Area	<ul style="list-style-type: none"> Utilising minimum site areas, relative to proposed FSR and heights; Requiring a minimum street frontage of circa 30m; and Utilising design excellence processes to allow innovative approaches to small site development. 	<p>Considered</p> <p>The proposal will provide a series of public open spaces on the ground floor including new laneways and connections, as well as the provision of a green space and a public plaza</p>

FACADES

Criteria	Requirement	Response
Fenestration	<p>Moderate the extent of glazing:</p> <ul style="list-style-type: none"> Consider max 50% glazing (subject to more favourable orientation and/or external shading); Minimise glazing to western facades; Utilise window types, configurations and placements to enable effective natural ventilation; Avoid heavily tinted or reflective glazing; Wintergardens to not compromise natural ventilation 	See Architectural Drawings Set

FACADES

Criteria	Requirement	Response
Shading	<ul style="list-style-type: none"> Minimise exposure to high solar heat loads (subject to optimal east-west orientation for solar amenity compliance) Provide effective shading to facades Utilise planting to provide supplementary shading 	See Architectural Drawings Set
Materials	<ul style="list-style-type: none"> Facade materials and expression to respond to local character Utilise durable facade materials with minimal ongoing maintenance Utilise locally produced facade materials that are recyclable and minimise embodied carbon Utilise materials that assist in mitigating heat island effect 	See Architectural Drawings Set

INTEGRATION

Criteria	Requirement	Response
Access and Parking	<ul style="list-style-type: none"> Proritise vehicle access to sites from rear lanes or secondary street frontages. Integrate loading / waste / service vehicle access in discrete locations to reduce visibility from primary street frontages. 	<p>Compliant</p> <p>Access to parking is from Ninth Avenue (secondary street frontage) as far back from Beamish Street as possible</p> <p>The location of loading, service and waste collection from the rear lane (accessed from Campsie Street) sleeved by retail at both ends effectively shields the public realm from exposure to back-of-house operations</p>
Energy	<ul style="list-style-type: none"> Promote all-electrical design to reduce carbon emissions Maximise roof-top PV installation in conjunction with green roofs 	See Architectural Drawings Set
Water	<ul style="list-style-type: none"> Capture and reuse rainwater Utilise green roofs, deep soil and rain gardens to allow stormwater infiltration 	See Architectural Drawings Set

AMENITY

Criteria	Requirement	Response
Waste	<ul style="list-style-type: none"> Enable efficient and discreet waste management 	<p>Compliant</p> <p>Waste is separated into residential and retail waste (with separate access) and residential waste is conveniently managed via chutes at every floor adjacent to the lift core</p>
Services	<ul style="list-style-type: none"> Enable efficient distribution of services through core 	Compliant
	<ul style="list-style-type: none"> Core size to equate approx. 15% of floor area 	Compliant
	<ul style="list-style-type: none"> Ground level services to be integrated discreetly 	Compliant
	<ul style="list-style-type: none"> Locate AC heat-rejection units at top of building 	Not Compliant
Green Infrastructure	<ul style="list-style-type: none"> Deep soil planting; Extensive roof planting (<200mm depth); Intensive roof gardens (200-1500mm depth) on podiums etc.; Greenwall systems / trellised planting; and Provision of canopy trees at ground or podium should be prioritised. 	<p>Compliant</p> <p>The proposal includes 1,992sqm of total green space (52% of site area), including extensive roof gardens on the two lower roofs, and 308sqm of deep soil (8% of site area)</p>

Criteria	Requirement	Response
Solar	<ul style="list-style-type: none"> Achieve or exceed the winter solar access requirements of the Apartment Design Guide Include passive strategies for thermal stability Utilise performance glazing Preserve excellent solar access to existing parks and other important public places 	<p>Compliant</p> <p>79% of apartments receive a minimum of 2 hours of sun at winter solstice (min. requirement is 70%). The proposal has demonstrated that it does not encroach on the solar amenity of public parks</p>
Ventilation	<ul style="list-style-type: none"> Meet natural ventilation requirements in the ADG; Promote predominantly dual orientation dwellings. 	<p>Compliant</p> <p>65% of apartments are naturally cross-ventilated (min. is 60%)</p>
Lighting	<ul style="list-style-type: none"> Ratio of 2.5:1 (floorplate depth relative to window height). Avoid extensive areas of blank glazed facades. Public art opportunities. 	See Architectural Drawings Set

