

URBAN DESIGN: PUBLIC REALM QUALITY & FINISHES

Matter:

Details of the materials and finishes, with specifications of how these respond to local context and fabric, and the adjacent heritage listed Orion Centre.

Fast Facts:

- +125% Increase in pedestrian link.
- Share Service Laneway with pedestrian priority.

Recommendation:

One Campsie encourages people to walk by increasing permeability through the site, to surrounding cultural and green spaces, public transport and active travel links. The approach prioritises walkability and pedestrian experience, strengthening the civic heart of Campsie through generous, well-connected public spaces.

Landscape Concept

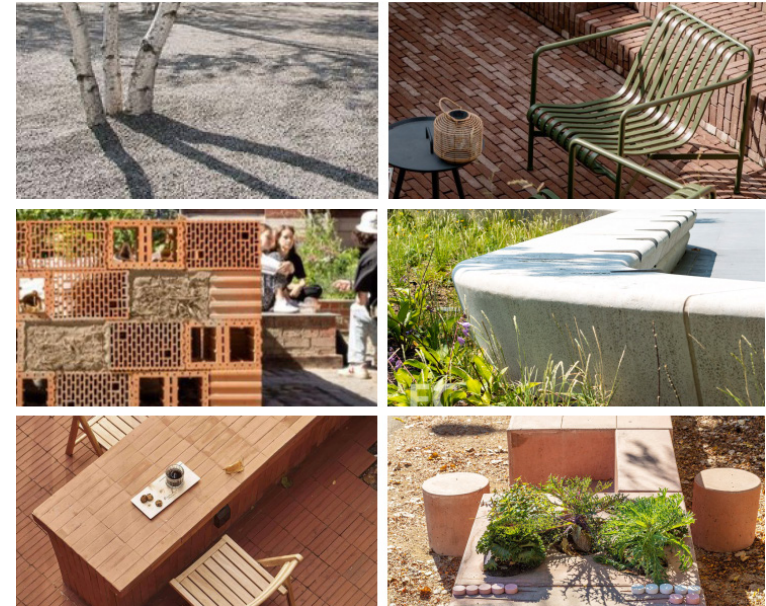


Streets are our neighbourhood, towns and cities' connectors. In our urban areas they provide places where people can walk and cycle, socialise and add vitality to neighbourhoods, creating better and more vibrant places to live.

Aligning movement and place on streets can give users of all ages and abilities better, safer and healthier travel options while creating enjoyable urban environments for people (Source: NSW DPIE).

The proposal significantly increases access and circulation for pedestrians including

- evolving Council's proposed service lane for vehicles into a shared lane for people with landscaping and activation
- new through site link improving connectivity
- pedestrian safety addressed via hours of operation (for waste and loading), marshalling, bollards and a dedicated car entry

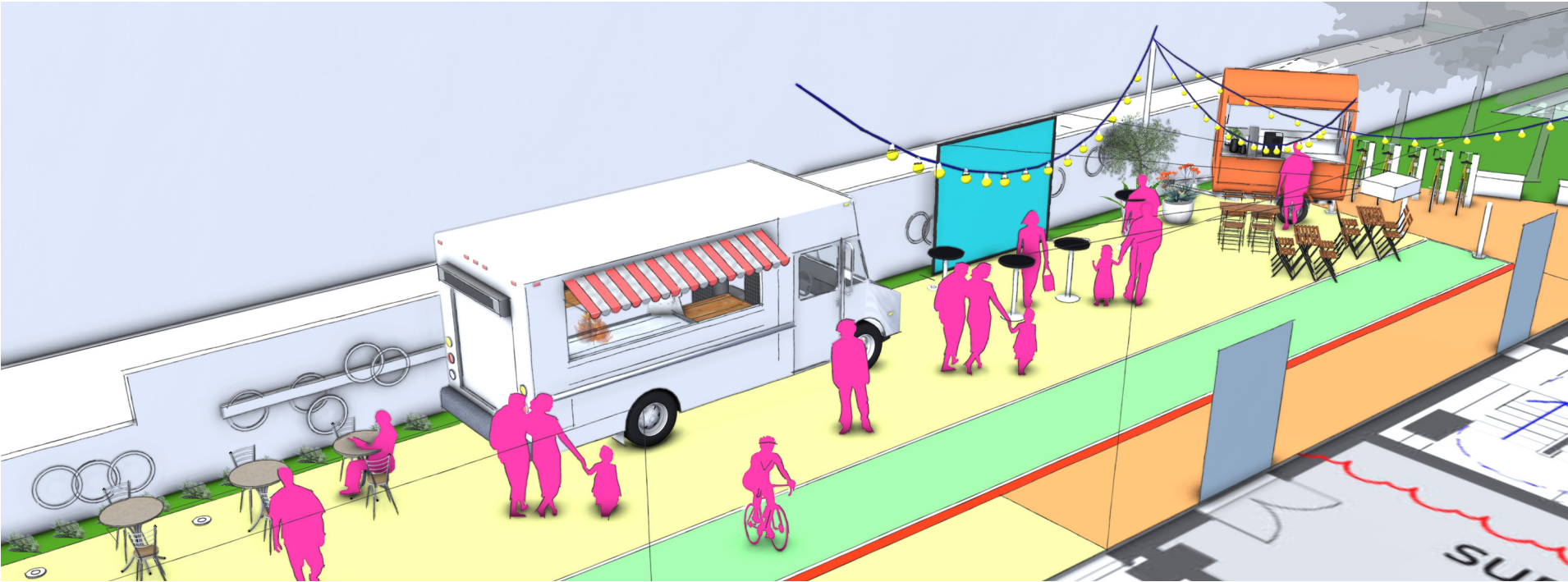
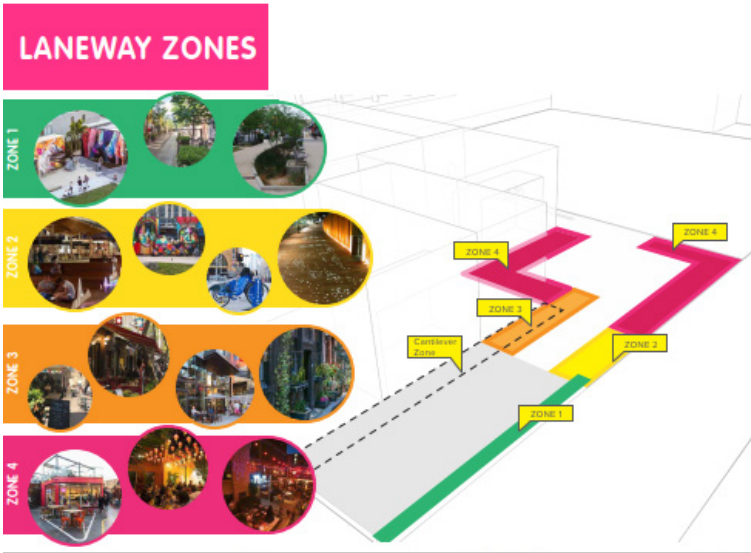


The proposal also takes into consideration best practice for Urban Streets Design, following NACTO global guidance by providing sidewalk zones:

- Frontage zone
- Pedestrian Zone
- Street Furniture Zone
- Buffer Zone.

The following page maps those zones along the Laneway highlighted in Landscape Concept above.

Streets as Shared Spaces



URBAN DESIGN: APARTMENT DIVERSITY

Matter:

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.

Fast Facts:

- There are 346 apartments proposed: 29% 1-bedrooms, 56% 2-bedrooms, 11% 3-bedrooms, 4% 4-bedrooms
- 1,775 sqm of communal open space

Recommendation:

With a variety of uses and activities on site for all ages to enjoy and take part in, One Campsie will be a place for everyone. Through the provision of affordable housing and access to public space and community facilities, the proposal will improve the equity of the site and the broader community.

Council Masterplan



The proposed tower exemplifies the principles of the Vertical Village, a contemporary urban typology that redefines high-rise living through socially responsive and people-centric design. In this proposal, communal amenities are thoughtfully distributed throughout the building: a wellness and spa centre on Level 2 (a) provides early activation and health-focused services for residents; additional shared spaces on Level 24 (b) and Level 32 (c) offer opportunities for social interaction, relaxation, and community programming. At the top, the rooftop on Level 39 (d) is dedicated to a solar

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panel array, contributing to the building's environmental performance and supporting a transition to renewable energy. These design elements are not incidental—they are fundamental to the building's identity as a Vertical Village, where verticality is leveraged to deliver both density and livability. By embedding communal life and sustainability into the tower's form, the proposal aligns with best practice in high-density urban design and supports Campsie's strategic vision as a health and lifestyle precinct.



URBAN DESIGN: ORION CENTRE HERITAGE RESPONSE

Matter:

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.

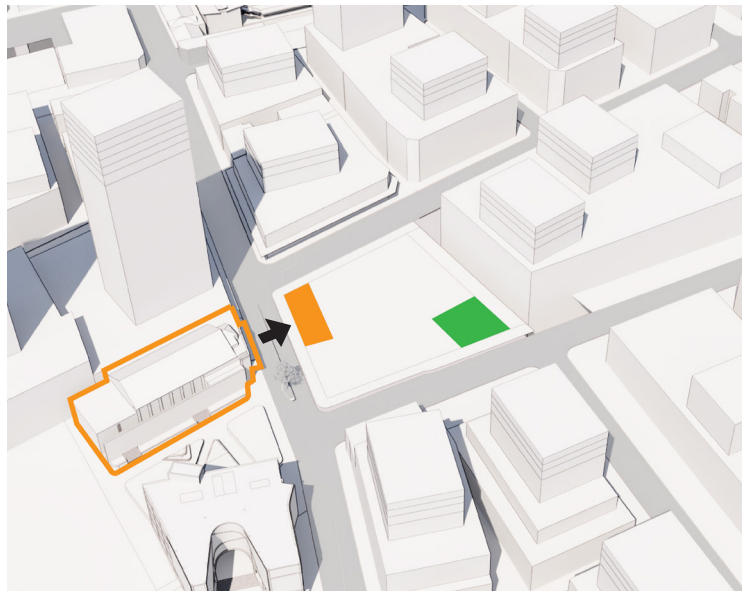
Fast Facts:

- +15% civic plaza
- Improved solar amenity

Recommendation:

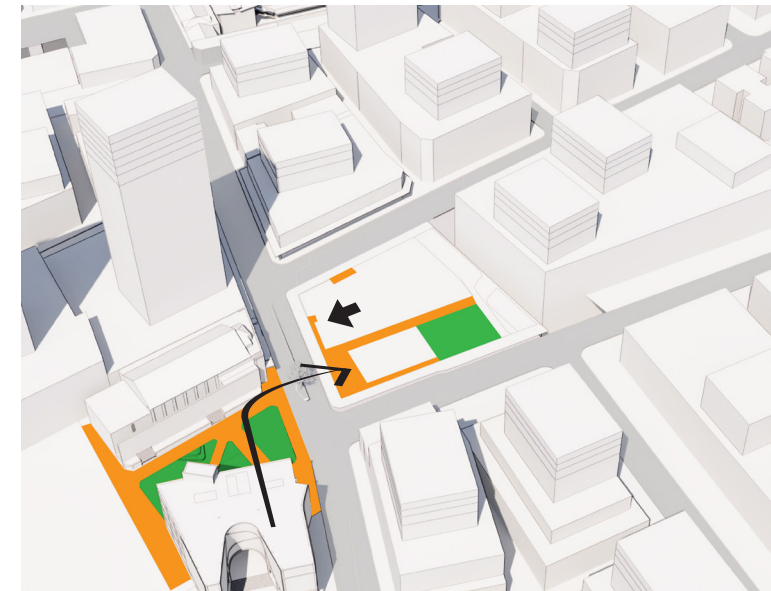
The variation in location to building setback is a place lead response to retained and enhanced the high street local character and fine-grain urban fabric of Orion Theatre, and deliver a improved sense of arrival to Campsie Cultural and Civic Hub with gathering spaces on either sides marked by central existing tree. To note that setback delivers a complete streets response to Campsie Civic Precinct.

Council Masterplan



While the proposal acknowledges the Master Plan 10m setback directly across from the Orion Theatre, a place-led approach deems the relocated northern plaza, on balance, contextually advantageous to the southern plaza, on account of

Our Proposal



- better solar access to both the plaza and to Beamish Street,
- a better pedestrian connection to the Cultural and Civic Hub and
- a strong marker of local character and definition of the Cultural and Civic Hub via a celebration of the central tree framed by public gathering spaces on either side.

■ CIVIC PLAZA

280 SQM

323 SQM