

URBAN DESIGN REPORT

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN

MARCH 2018

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Revisions:

Revision A	January 2018
Revision B	February 2018
Revision C	February 2018
Revision D	March 2018



INTRODUCTION

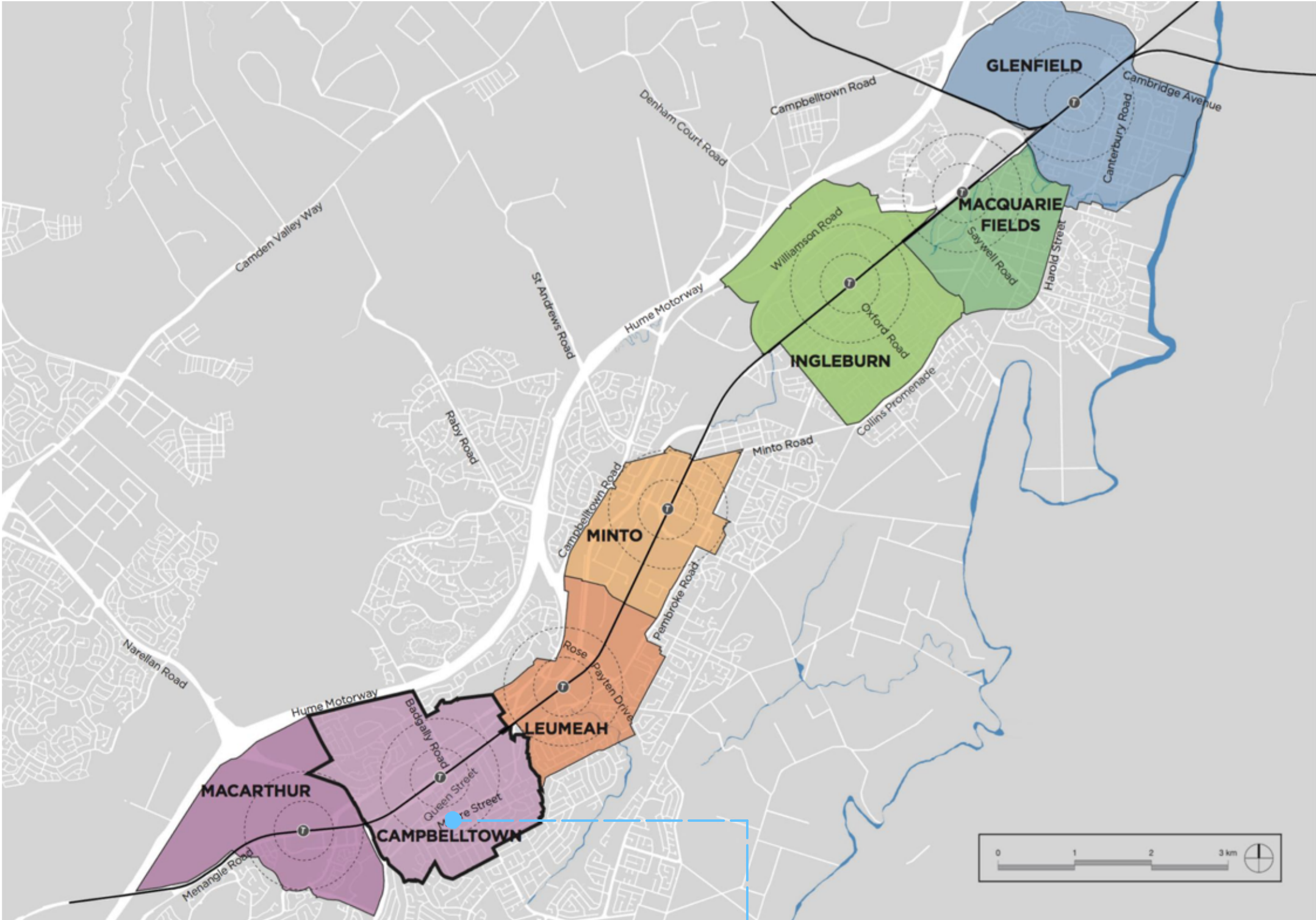
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CAMPBELLTOWN



1

STRATEGIC POSITIONING



Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

SITE



Source: Floor Space Ratio Map - Campbelltown LEP 2015

- CAMPBELLTOWN TRAIN STATION
- CAMPBELLTOWN BOUNDARY
- SUBJECT SITE



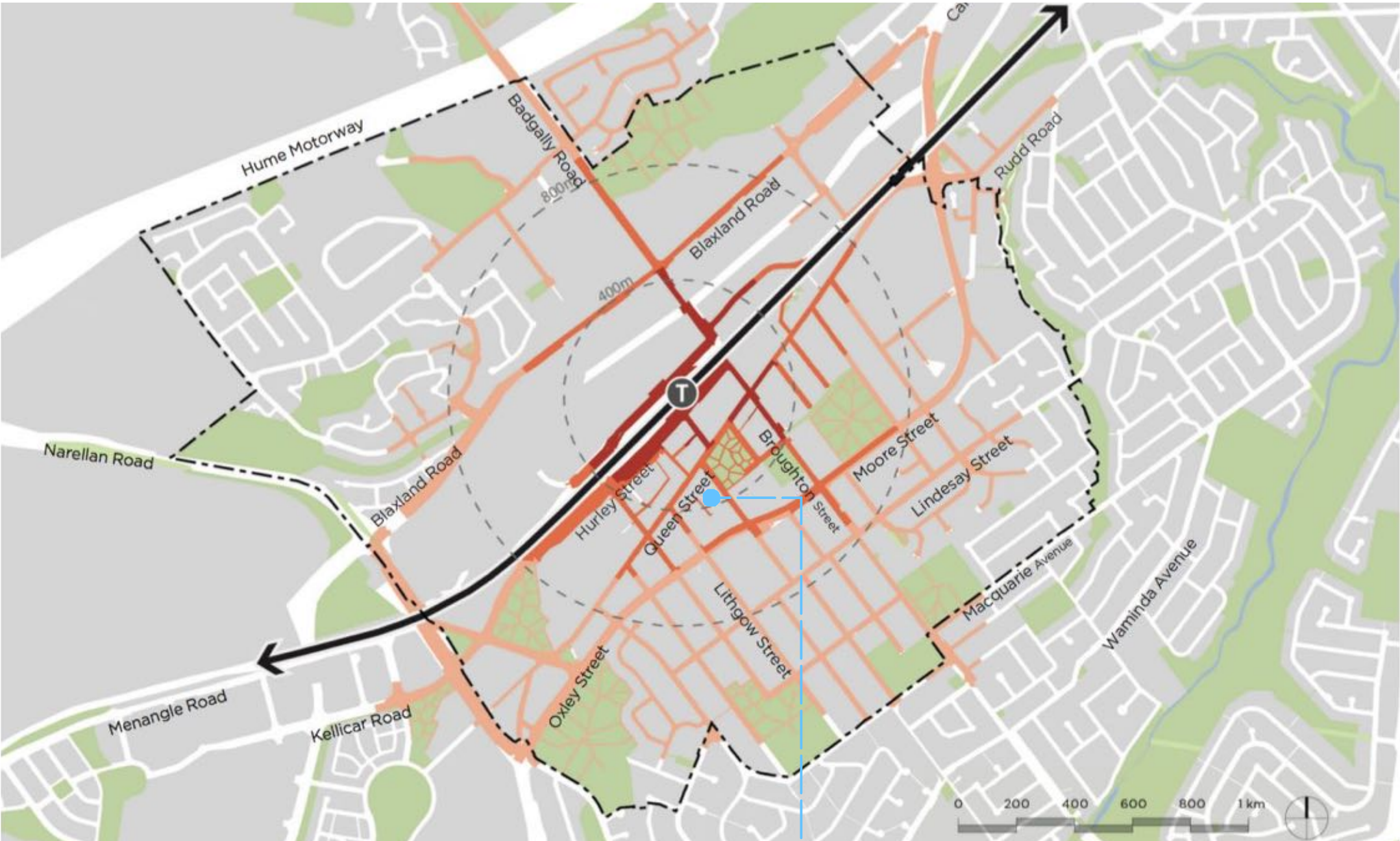
Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

SITE



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SITE



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SITE



Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

SITE

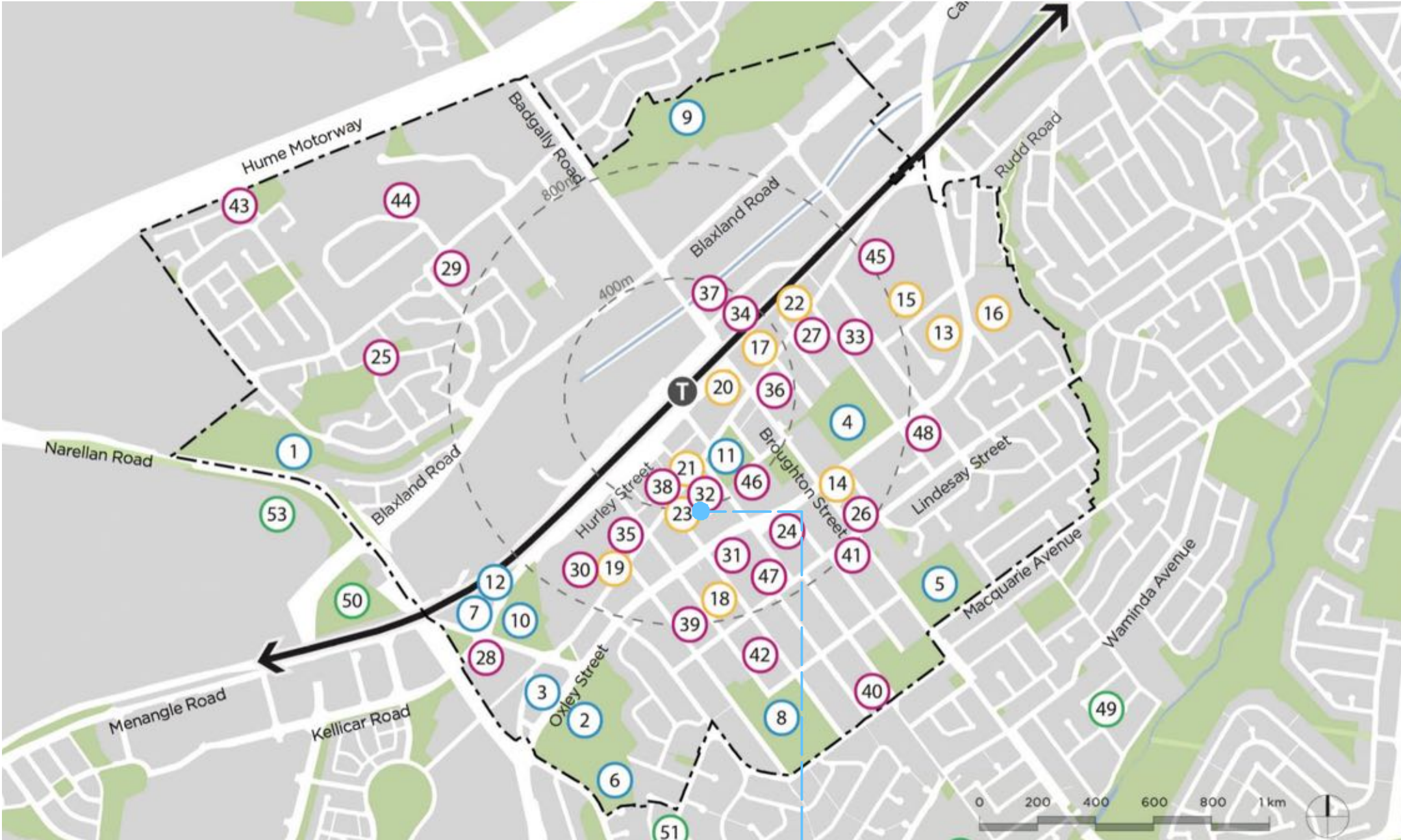
RECENT RESIDENTIAL DEVELOPMENT

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CAMPBELLTOWN



Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

SITE



Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

- Local Government Social Infrastructure**
- 1. Blair Athol Community Hall and John Kidd Reserve
 - 2. Bradbury Oval
 - 3. Campbelltown Art Centre/Japanese Tea House and Gallery
 - 4. Campbelltown Showground, Campbelltown Community Preschool and Harlequin Rugby Club (private)
 - 5. Centenary Park
 - 6. Gordon Fetterplace Aquatic Centre
 - 7. HJ Daley Library
 - 8. Hurley Park and Scout Hall
 - 9. Kanbyugal Reserve
 - 10. Koshiyaga Park
 - 11. Mawson Park
 - 12. Namut Early Learning Centre
- State Government Social Infrastructure**
- 13. Beverly Park Special School and Lomandra School
 - 14. Campbelltown Fire Station
 - 15. Campbelltown High School
 - 16. Campbelltown North Public School
 - 17. Campbelltown Police Station and Campbelltown Community Services
 - 18. Campbelltown Public School
 - 19. Campbelltown Sexual Health Clinic
 - 20. Macarthur Community Options and Campbelltown Civic Hall (Local Government)
 - 21. Macarthur Infant, Child and Adolescent Mental Health Service
 - 22. Traxside Youth Health Service
 - 23. Family and Community Services
- Private and Non-government Infrastructure**
- 24. Anglicare
 - 25. Blair Athol Child Care Centre
 - 26. Broughton Street Child Care
 - 27. Burnside Family Centre and St Vincent de Paul
 - 28. Campbelltown Catholic Club
 - 29. Campbelltown Church of the Latter-day Saints
 - 30. Campbelltown Mall and Campbelltown Mall Medical Centre
 - 31. Campbelltown Presbyterian Church and Community Child Care
 - 32. Campbelltown RSL and
 - 33. Chamberlain Street Medical Practice
 - 34. Church of God
 - 35. Complete Medical Centre
 - 36. Evocca College Campbelltown
 - 37. Hillsong Church
 - 38. iFamily Medical Centre
 - 39. Kidz Ink Long Day Care
 - 40. Land of Oz Kindergarten
 - 41. Little Einsteins Child Care
 - 42. Northside Macarthur Mental Health Clinic
 - 43. Partners in Care Early Childhood Care
 - 44. Pied Piper Kindergarten
 - 45. Queen Street General Practice
 - 46. St Peter's Anglican Church and Primary School
 - 47. St John the Evangelist Primary School and Sherpa's OOSH Care
 - 48. Widgets Child Care
- Nearby facilities servicing the precinct**
- 49. Campbelltown East Public School
 - 50. Gilchrist Oval
 - 51. St Patrick's College
 - 52. St Thomas More Catholic Primary School
 - 53. TAFE NSW South Western Sydney Institute
 - 54. Fishers Ghost Reserve

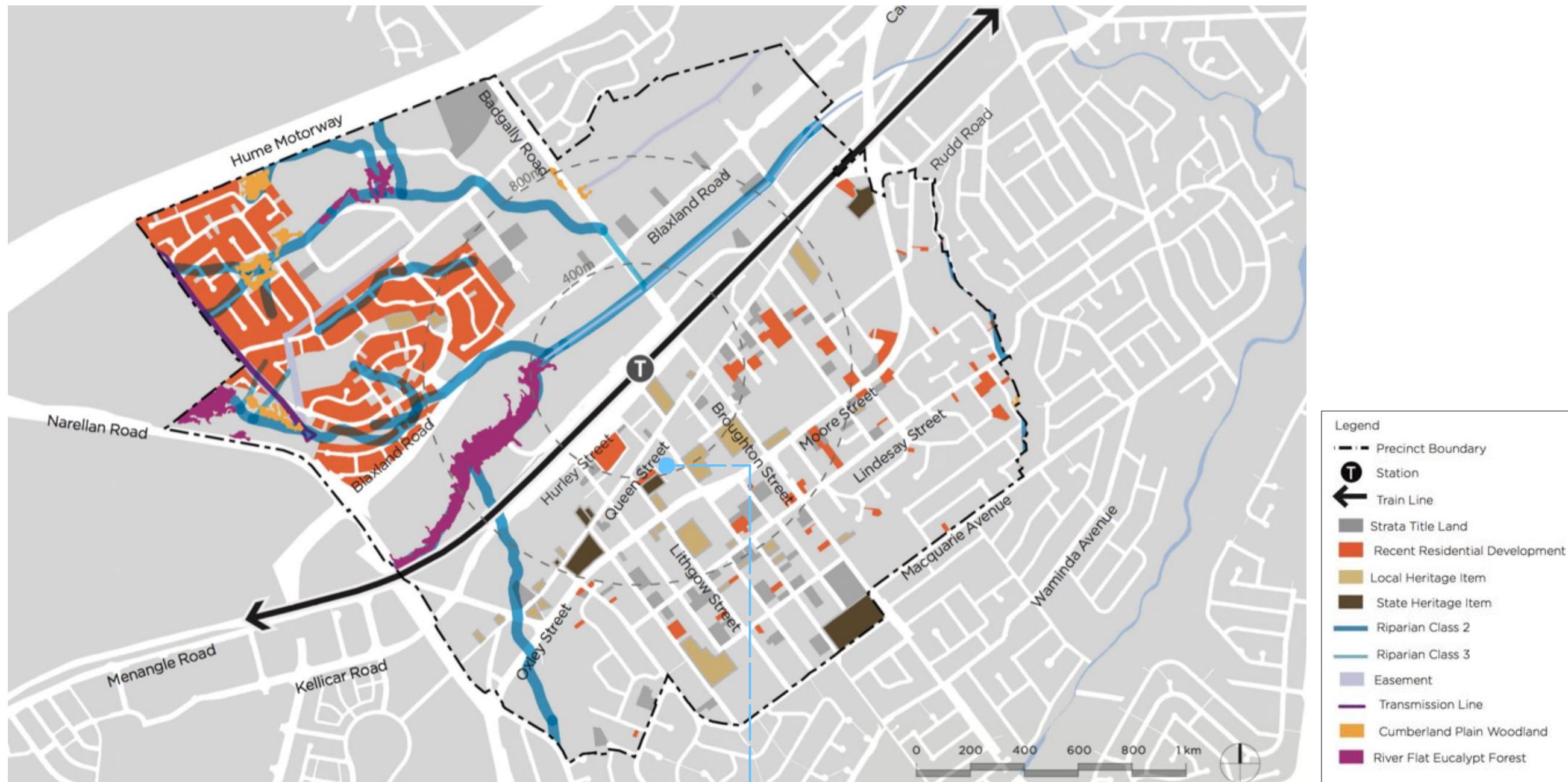
SITE

01 | STRATEGIC POSITIONING

OPPORTUNITIES & CONSTRAINTS

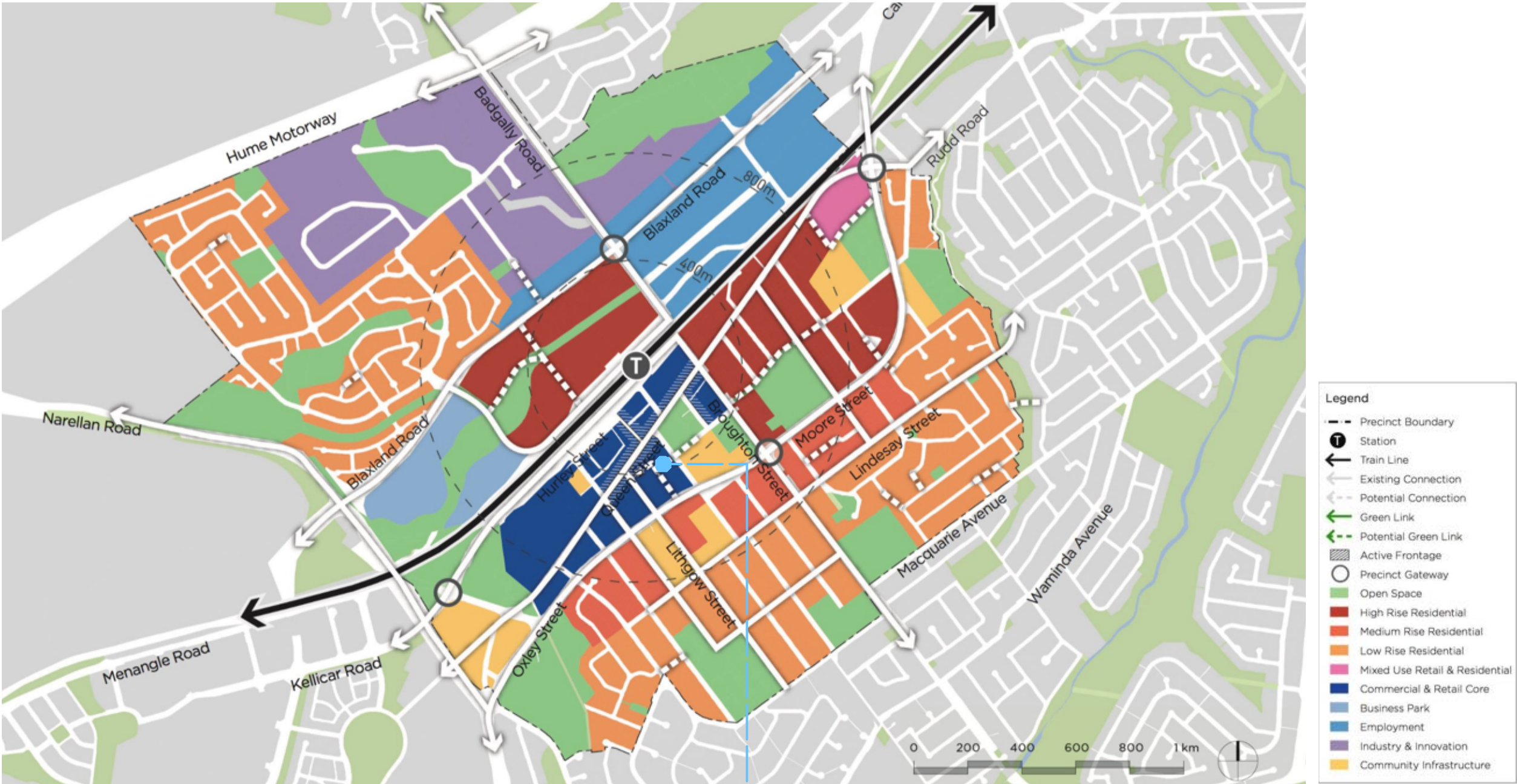
13

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

SITE



Source: Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

SITE

01 | STRATEGIC POSITIONING

CAMPBELLTOWN VISION - PUBLIC DOMAIN & MALL CONCEPT

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
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Source: Google Maps + Campbelltown Precinct - Land Use And Infrastructure Analysis (July 2015)

Queen Street and Campbelltown Mall are proposed to be upgraded to become an inclusive, safe and attractive urban place with active ground floor retail and outdoor dining.



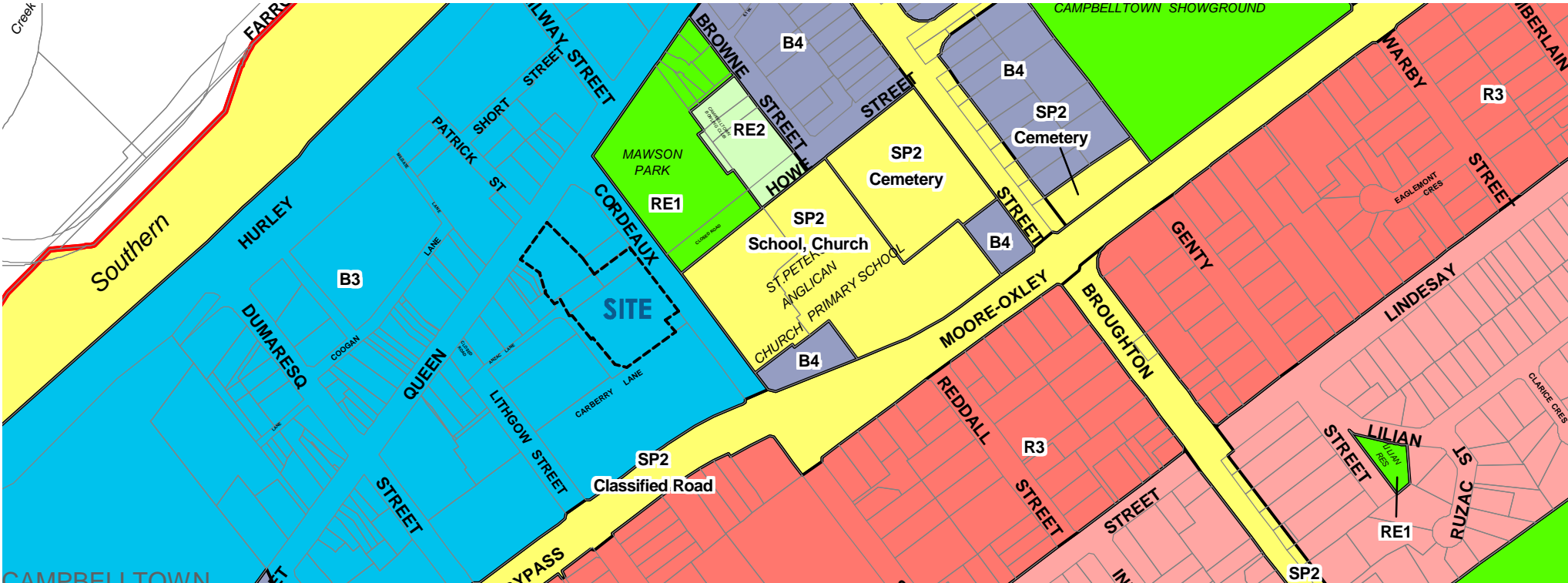
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PLANNING FRAMEWORK



CURRENT LEP FRAMEWORK

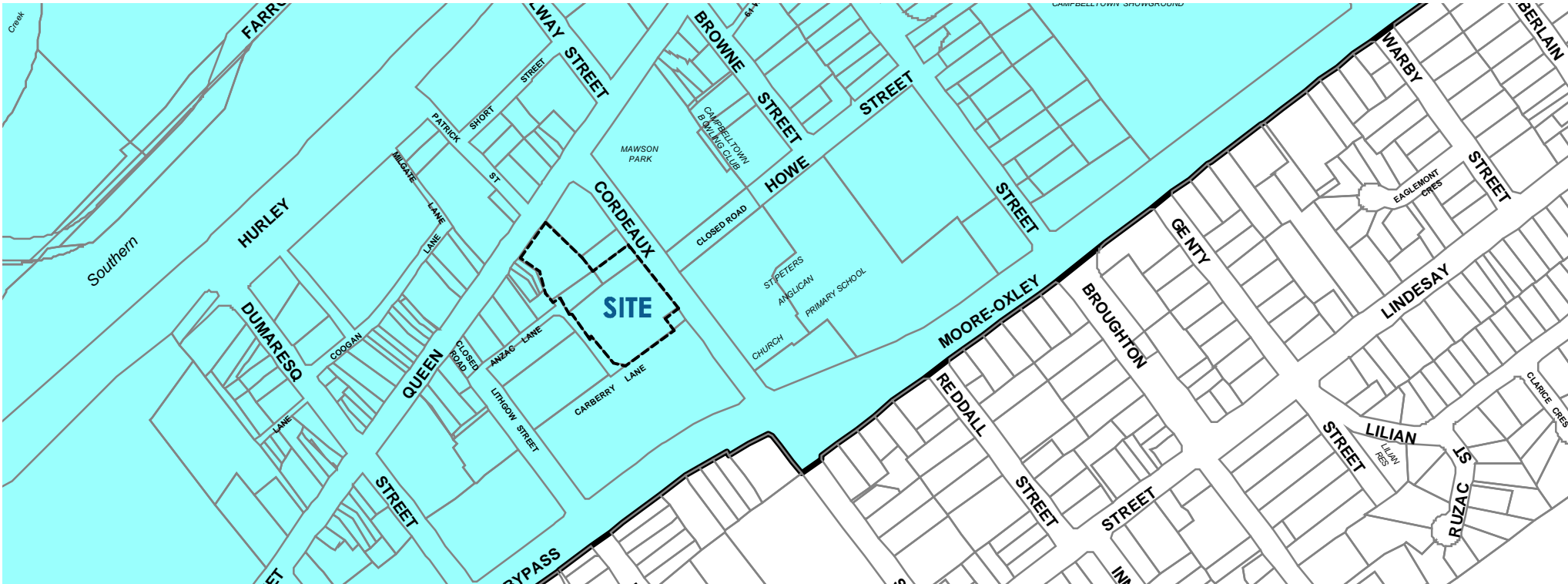
155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



Land Zoning Map - Sheet LZN_008B

- Zone
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B3 Commercial Core
 - B4 Mixed Use
 - B5 Business Development
 - E1 National Parks and Nature Reserves
 - E2 Environmental Conservation
 - E3 Environmental Management
 - E4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R4 High Density Residential
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU2 Rural Landscape
 - RU5 Village
 - SP1 Special Activities
 - SP2 Infrastructure
 - W1 Natural Waterways
 - DM Deferred Matter
 - SEDP SEPP (Major Development) 2005
 - SWGC Edmondson Park South
 - SWGC South West Growth Centre

Source: Zoning Map - Campbelltown LEP 2015



Centres Map - Sheet CEN_008

- Centres
- 1 Campbelltown - Macarthur Centre
 - Regional City Centre

Source: Floor Space Ratio Map - Campbelltown LEP 2015



CURRENT LEP FRAMEWORK

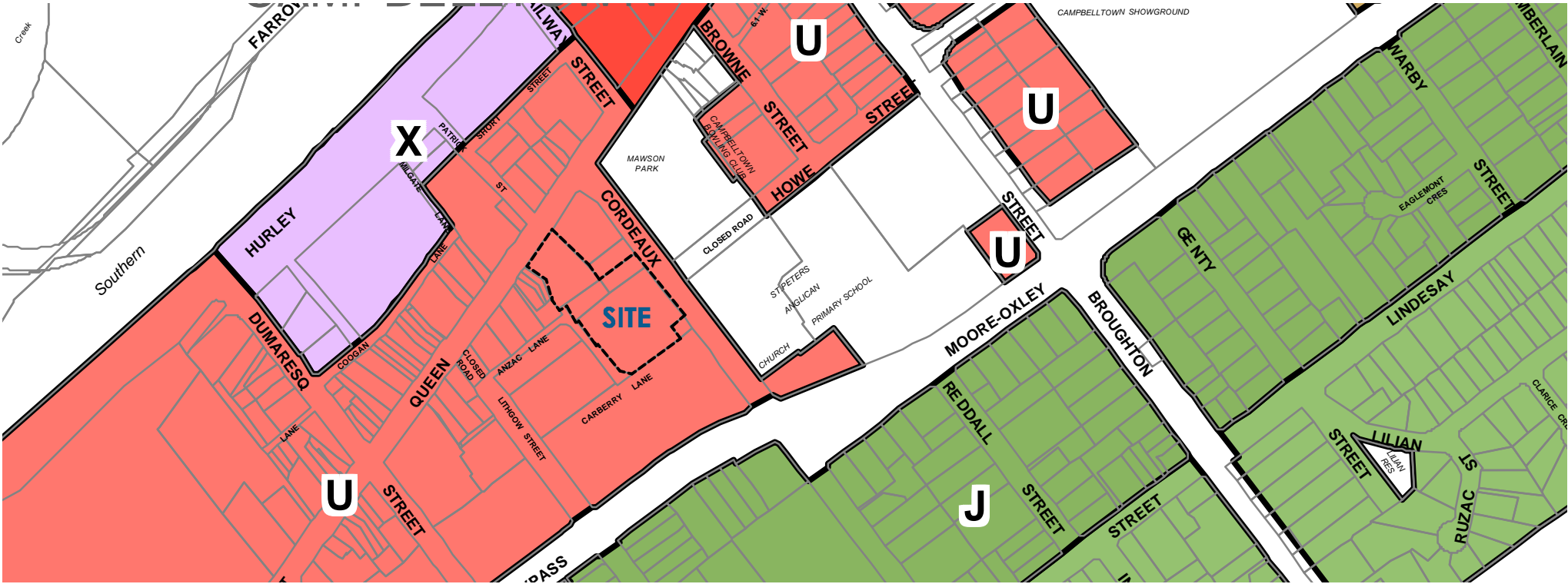
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Heritage Map- Sheet HER_008BC

- Heritage
- Conservation area - General
 - Item - General
 - Item - Landscape

Source: Heritage Map - Campbelltown LEP 2015



Height of Buildings Map - Sheet HOB_008

- Maximum Building Height (m)
- I 8.5
 - J 9
 - M 12
 - O 15
 - Q 19
 - R 22.5
 - T 26
 - U 32
 - V 38.5
 - X 45

Source: Height Of Building Map - Campbelltown LEP 2015

3

SITE ANALYSIS

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



SUBJECT SITE

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



- SUBJECT SITE
- PEDESTRIAN TRAFFIC
- VEHICLE TRAFFIC
- PREVAILING WIND



1. South-West view Queen Street



2. North-East view Queen Street



3. North view Cordeaux Street



4. South view Cordeaux Street



5. West view Carberry Lane



6. West view Anzac Lane



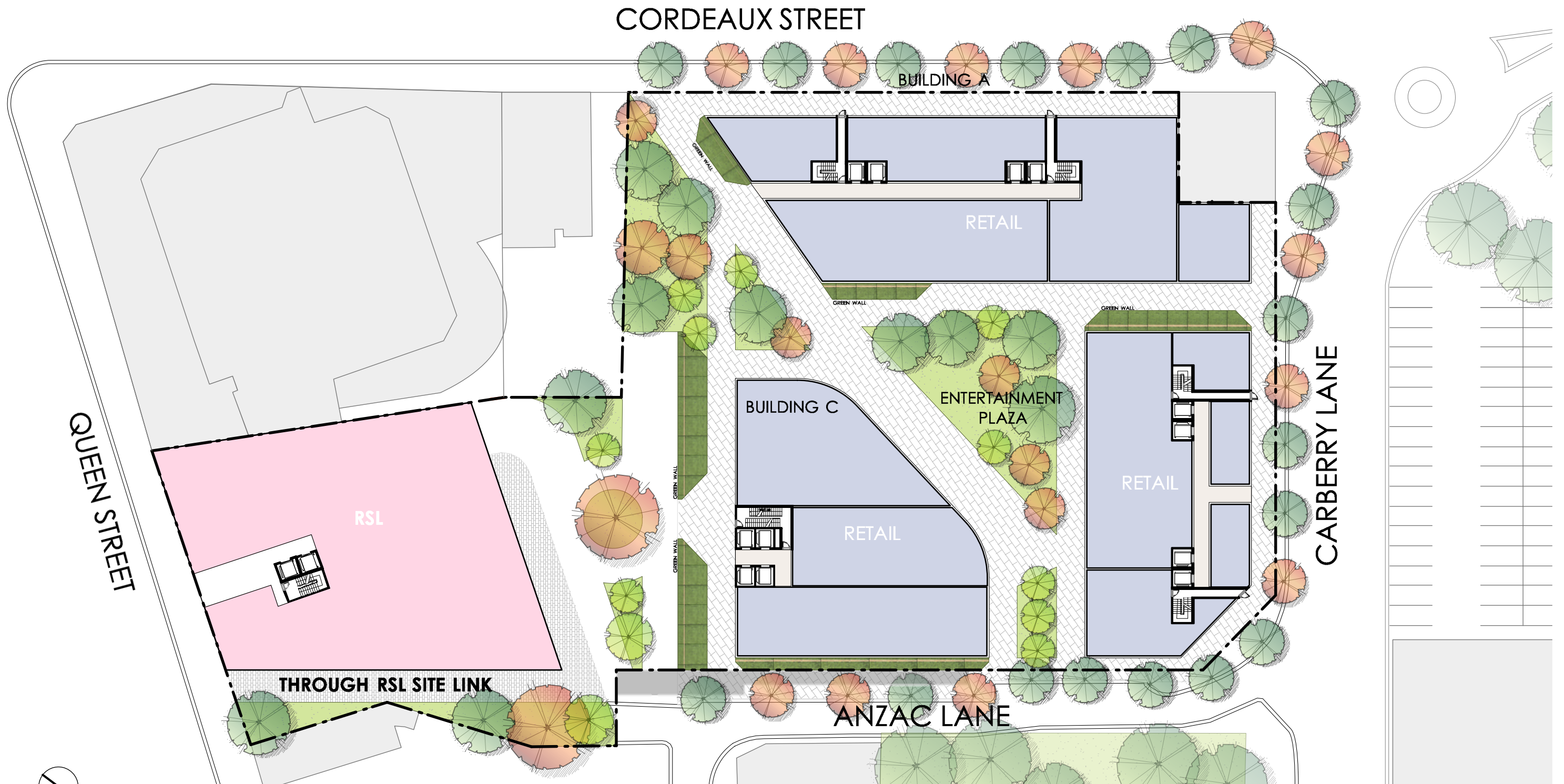
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PROPOSAL

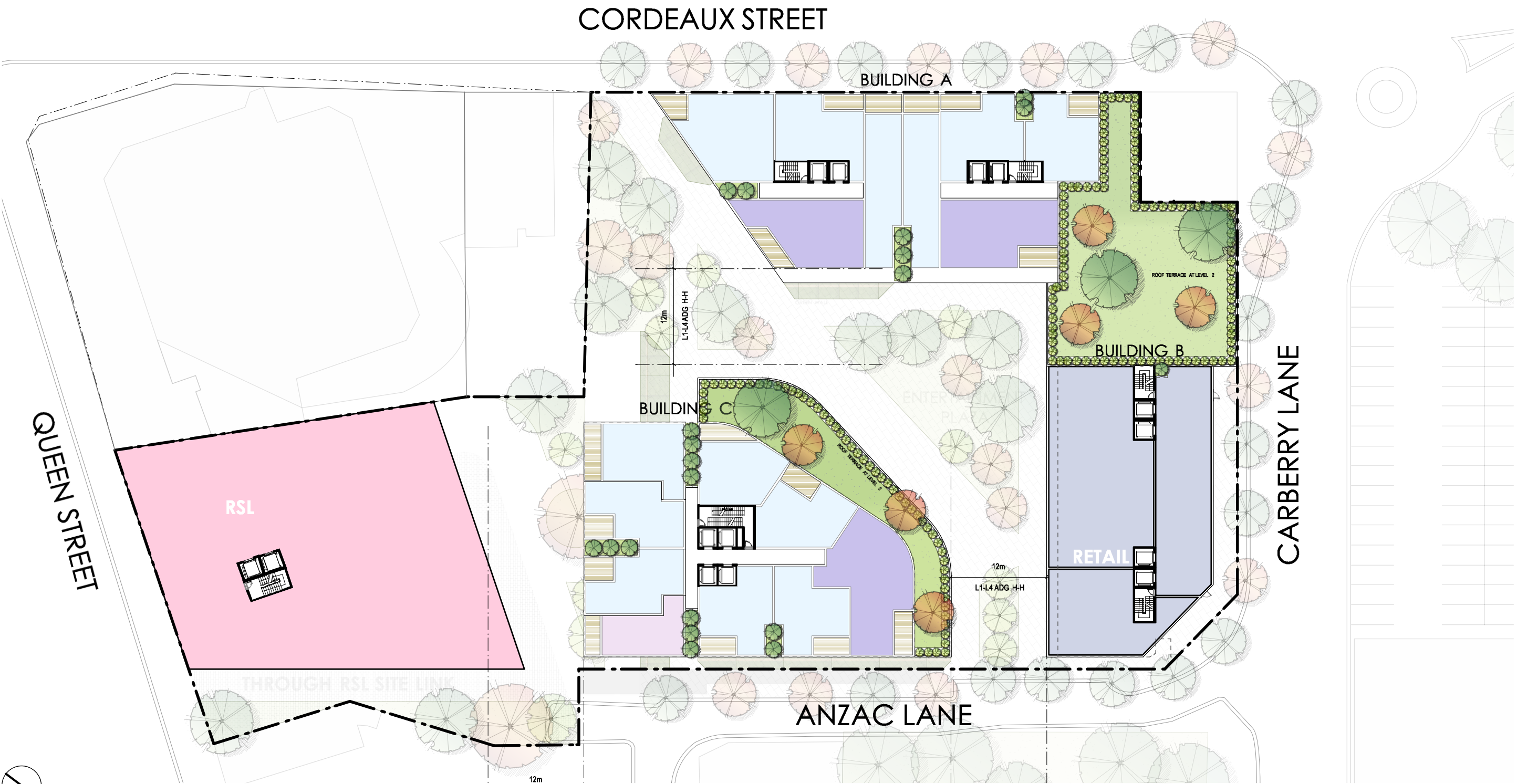


Site Plan 1:1000

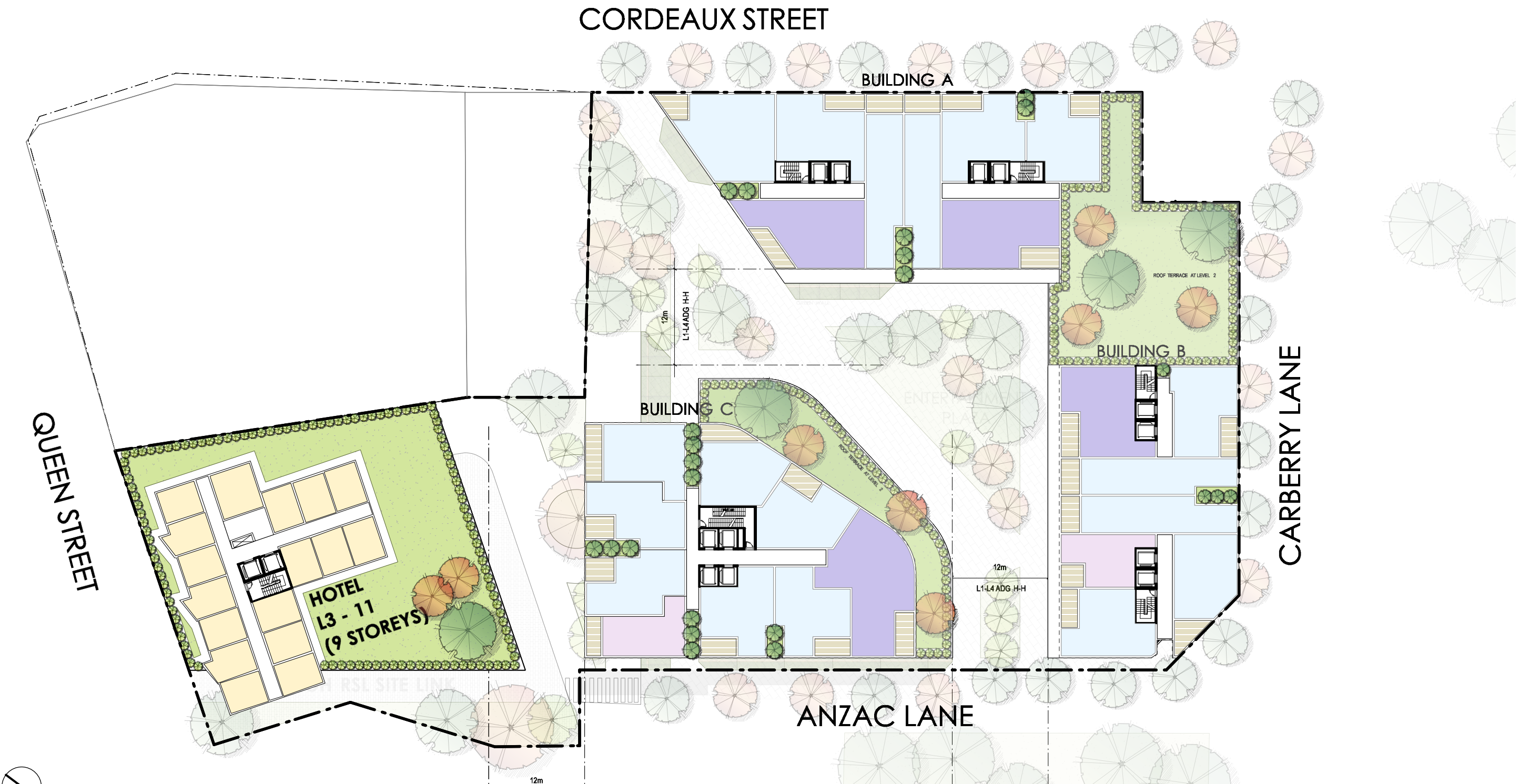
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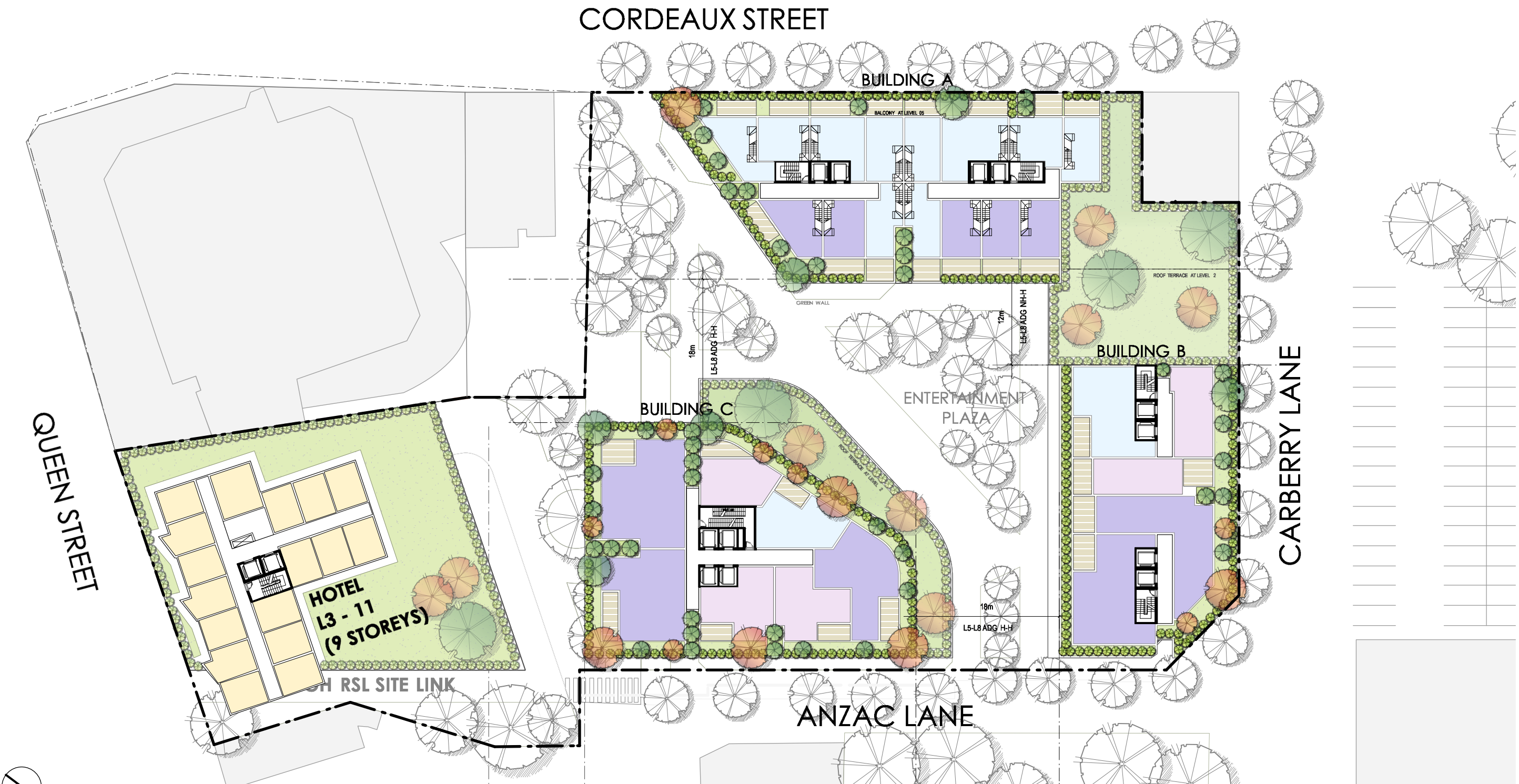
GROUND FLOOR PLAN 1:500



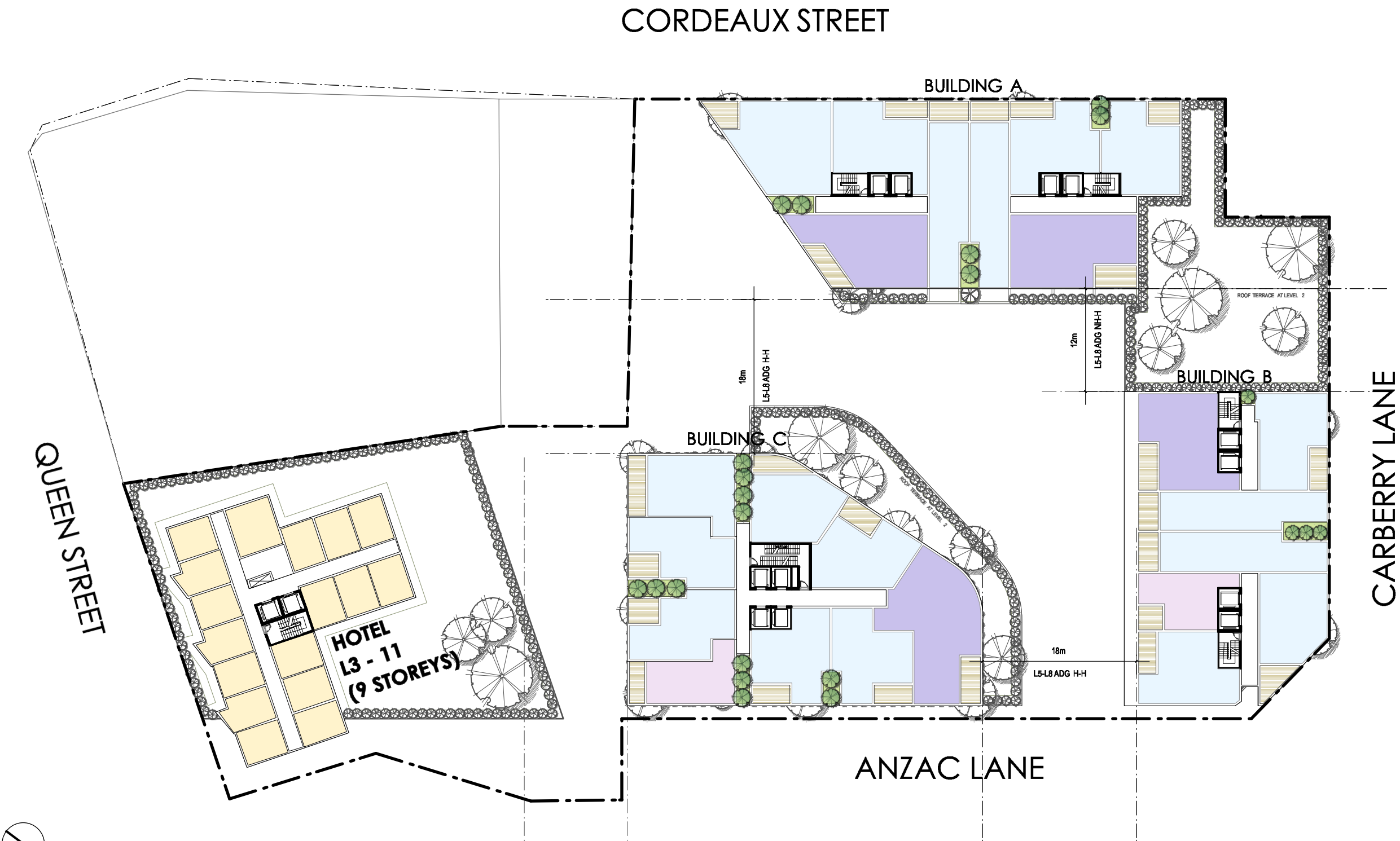
L2 FLOOR PLAN 1:500



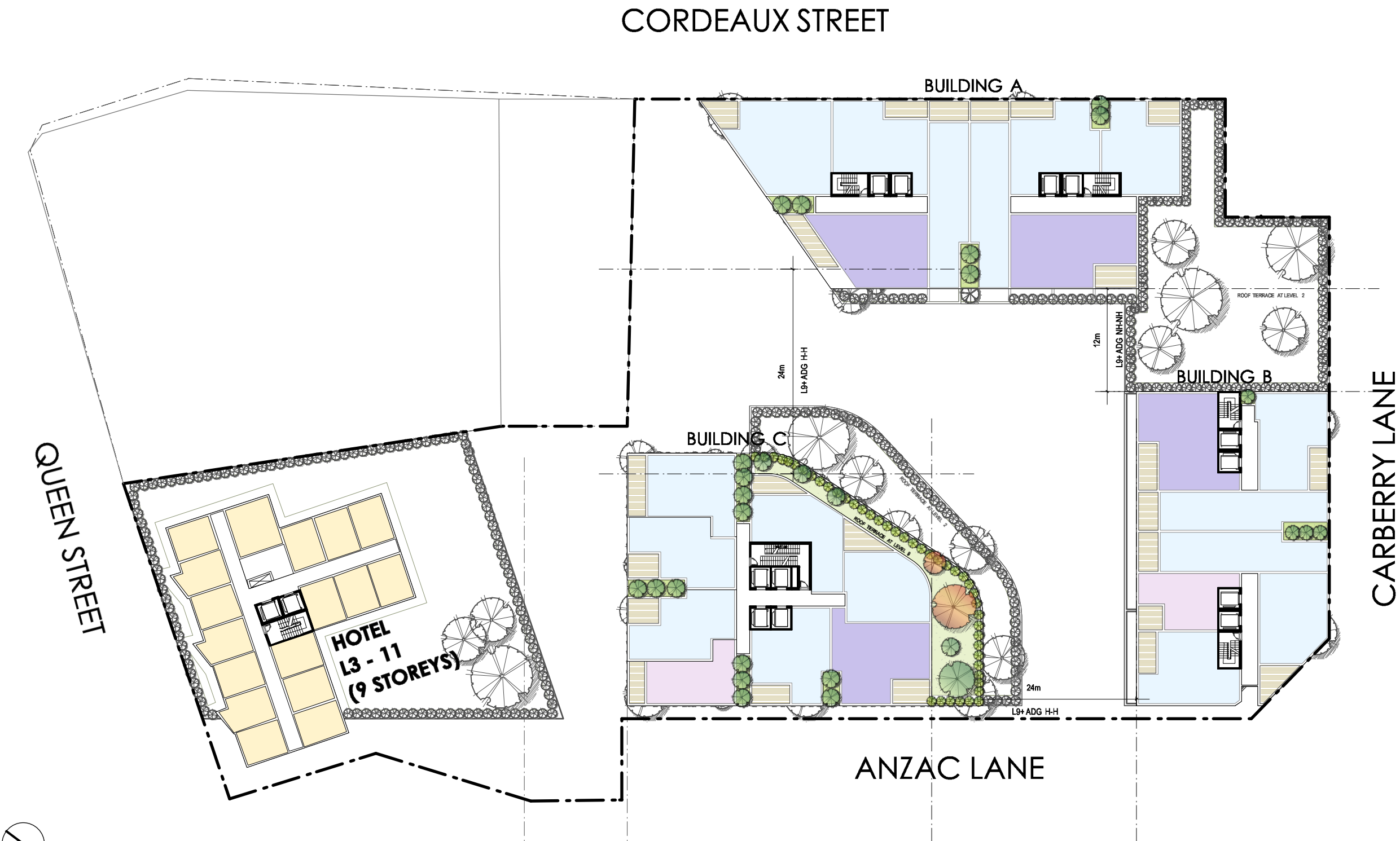
L3-4 FLOOR PLAN 1:500



L5-6 FLOOR PLAN 1:500

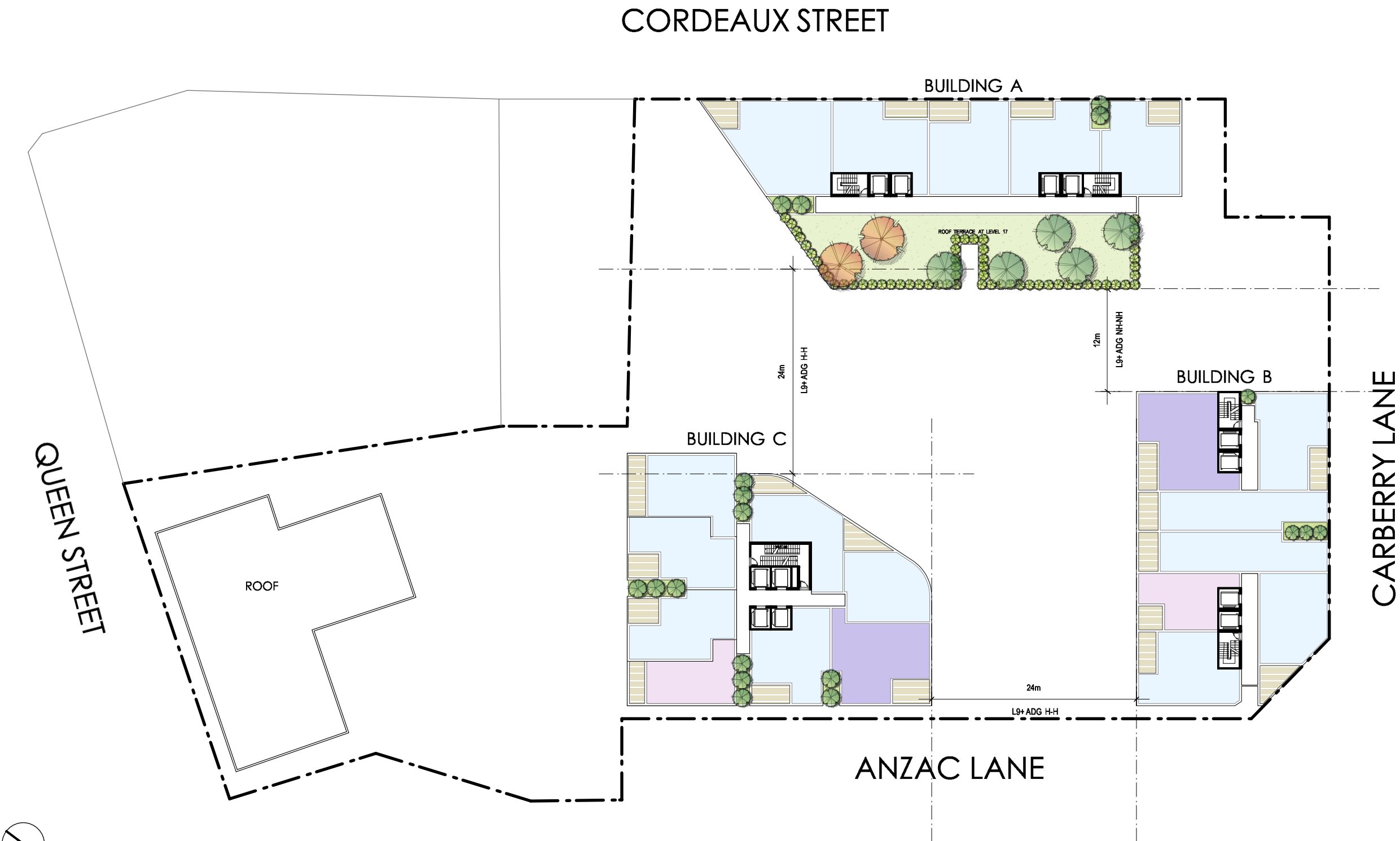


L7-8 FLOOR PLAN 1:500

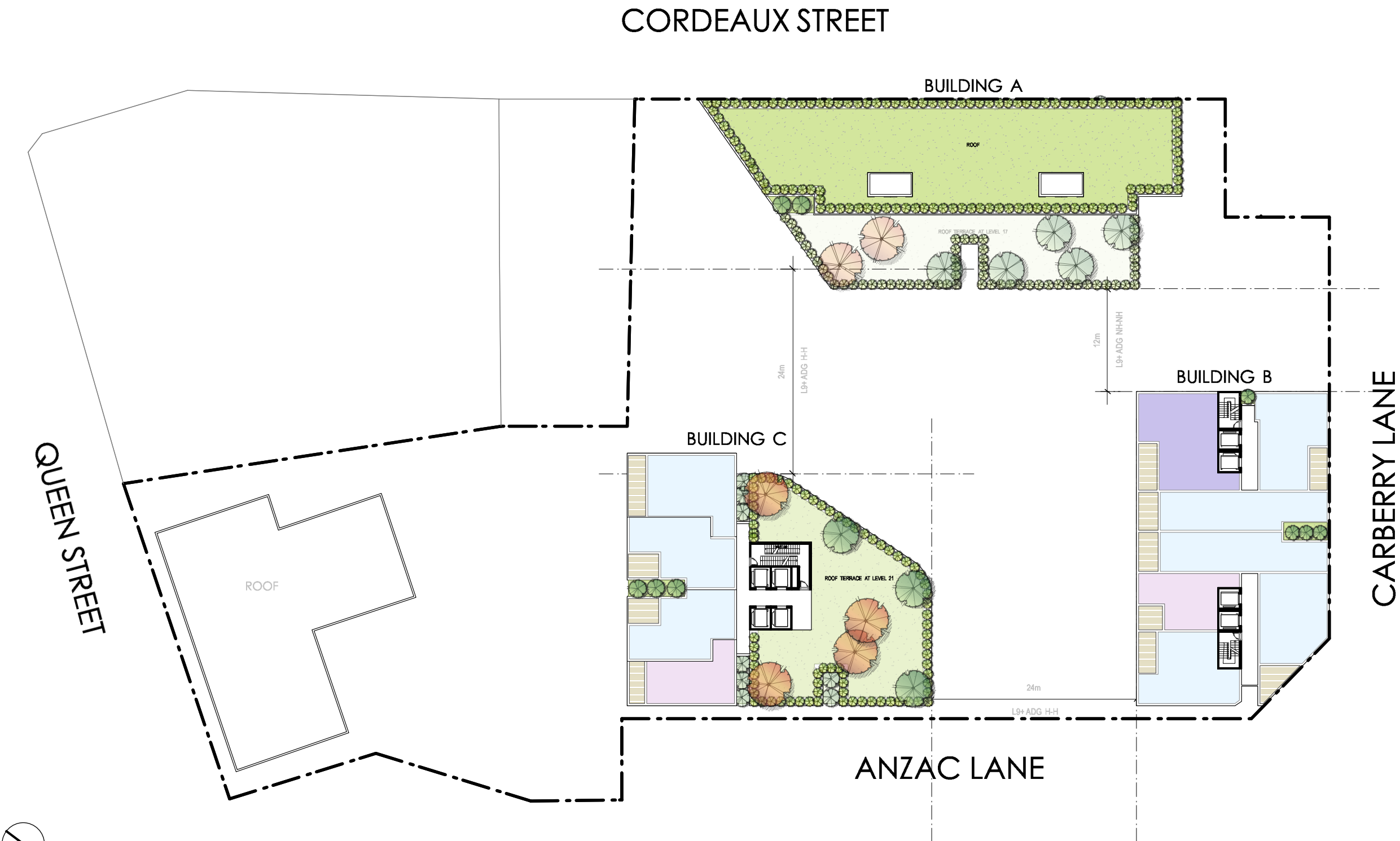


L9+ FLOOR PLAN 1:500

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CAMPBELLTOWN

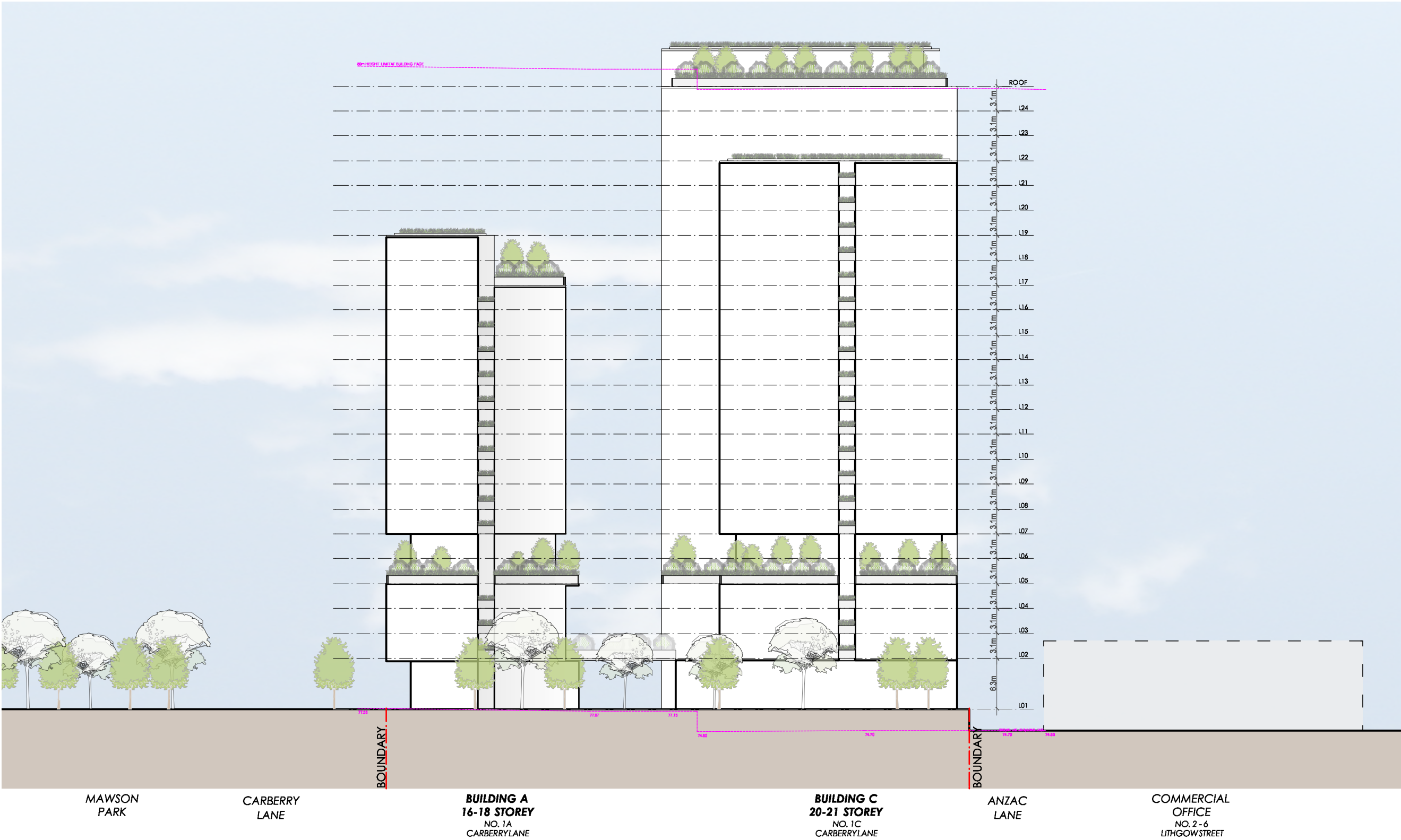


L17 FLOOR PLAN 1:500



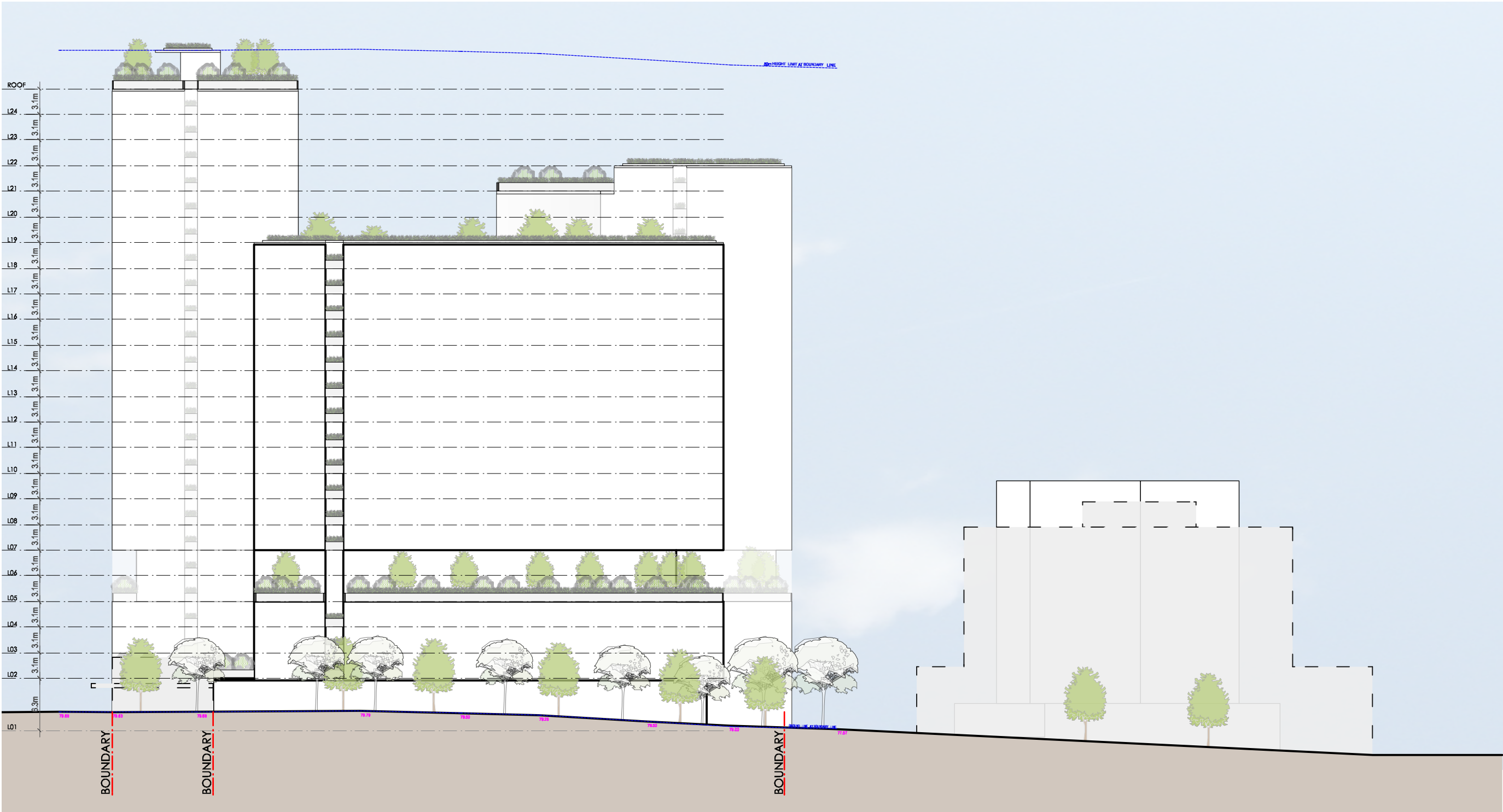
L21 FLOOR PLAN 1:500





MASSING ELEVATION 02

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CAMPBELLTOWN

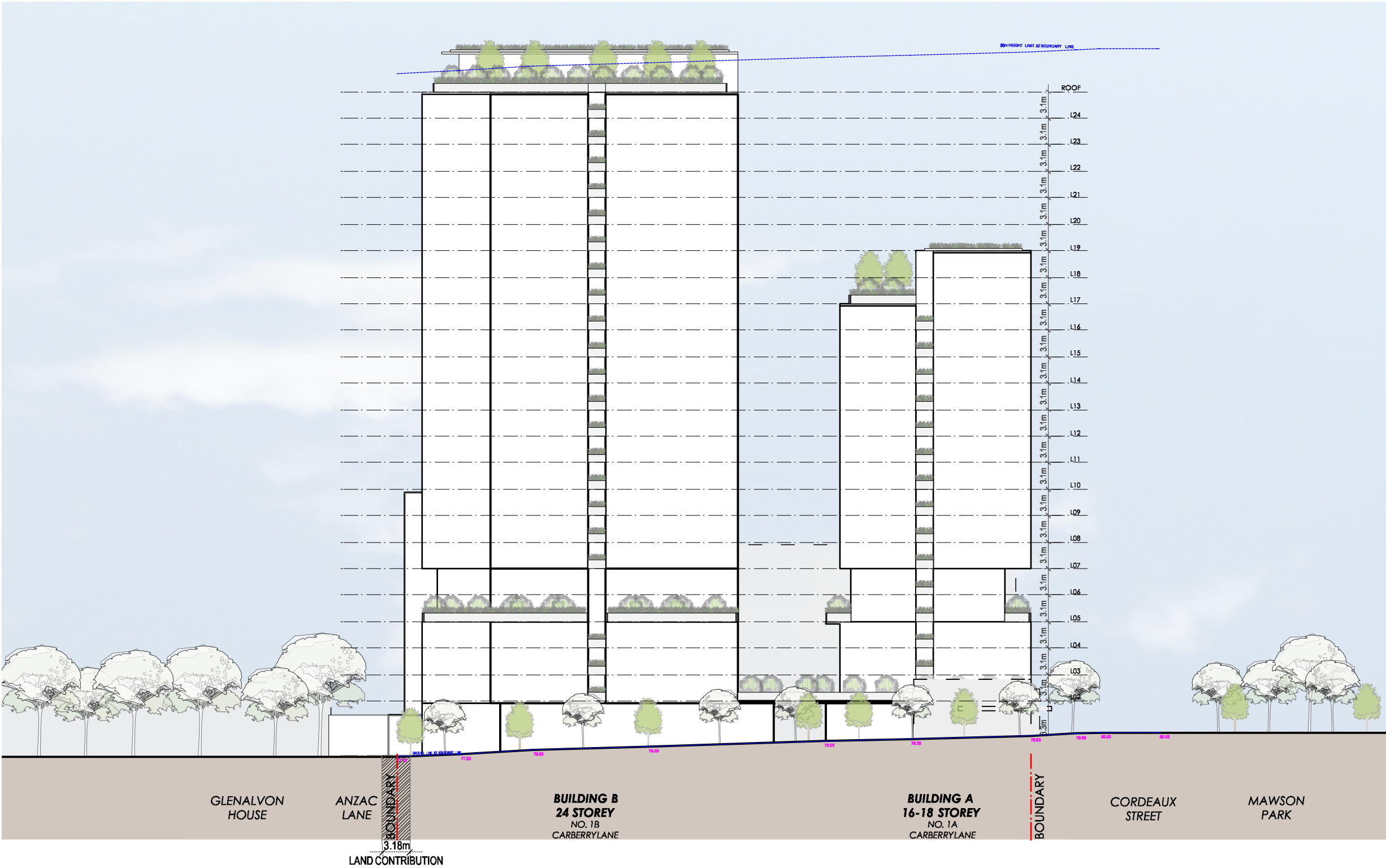


CARBERRY LANE
MIXED COMMERCIAL
No. 11A
CORDEAUX STREET
EAST ELEVATION (CORDEAUX STREET) 1:500

BUILDING A
16-18 STOREY
NO. 5 - 9
CORDEAUX STREET

CAMBELLTOWN CITY HOTEL
& MIXED COMMERCIALS
No. 138 - 154
QUEEN STREET

QUEEN STREET



SOUTH ELEVATION (CARBERRY LANE) 1:500

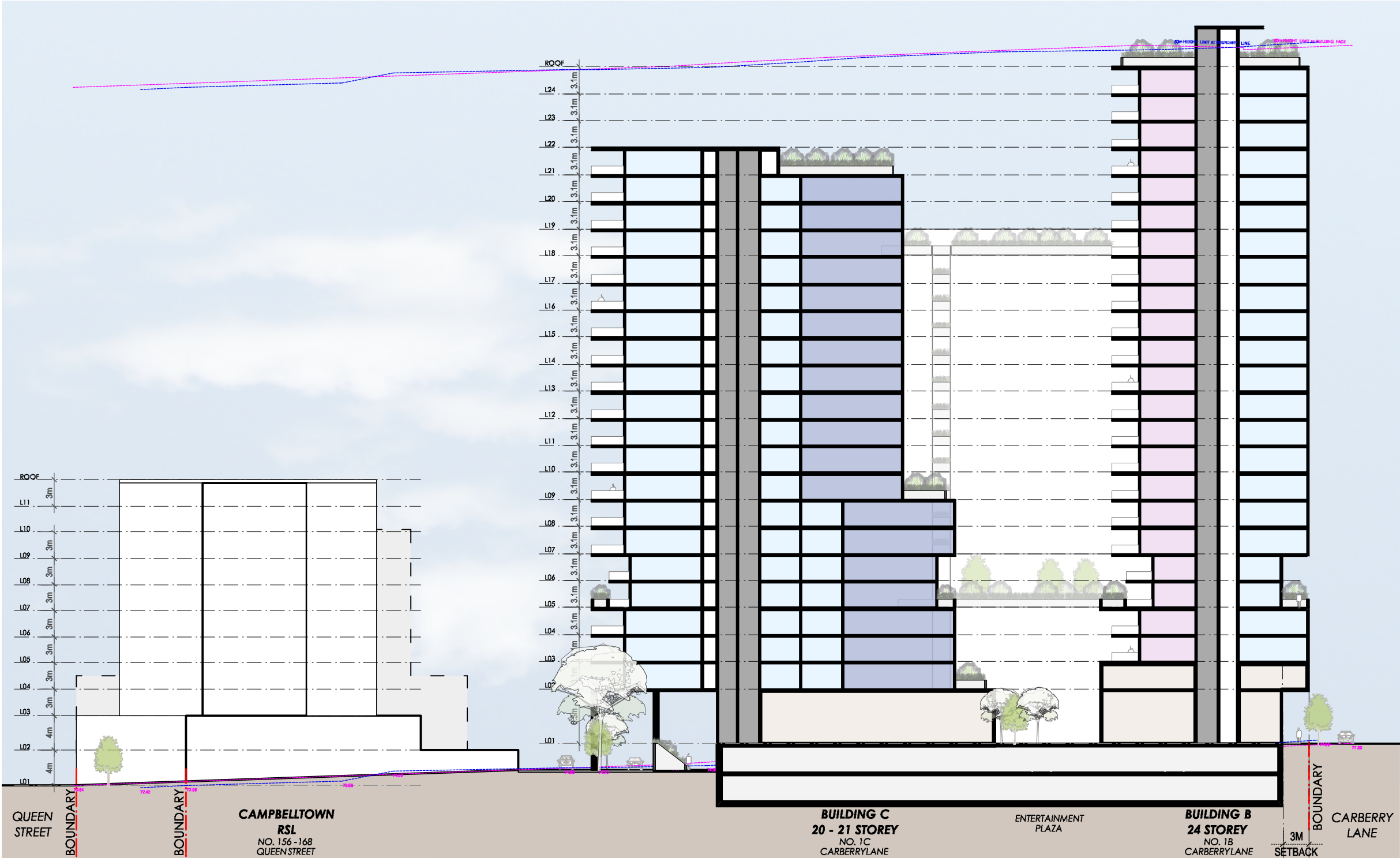
MASSING ELEVATION 04

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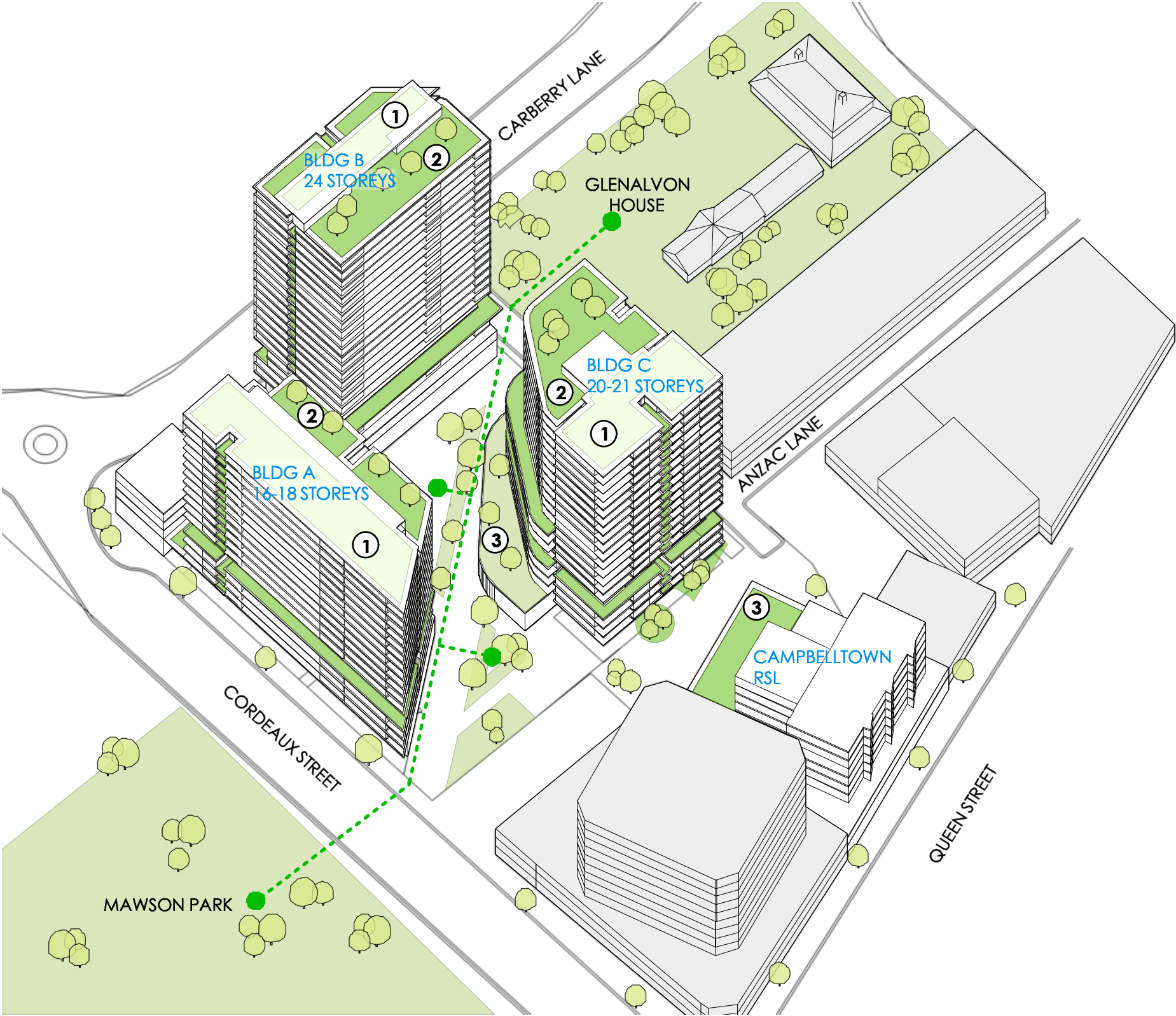
WEST ELEVATION (ANZAC LANE) 1:500

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CAMPBELLTOWN



SECTION (QUEEN STREET - CARBERRY LANE) 1:500

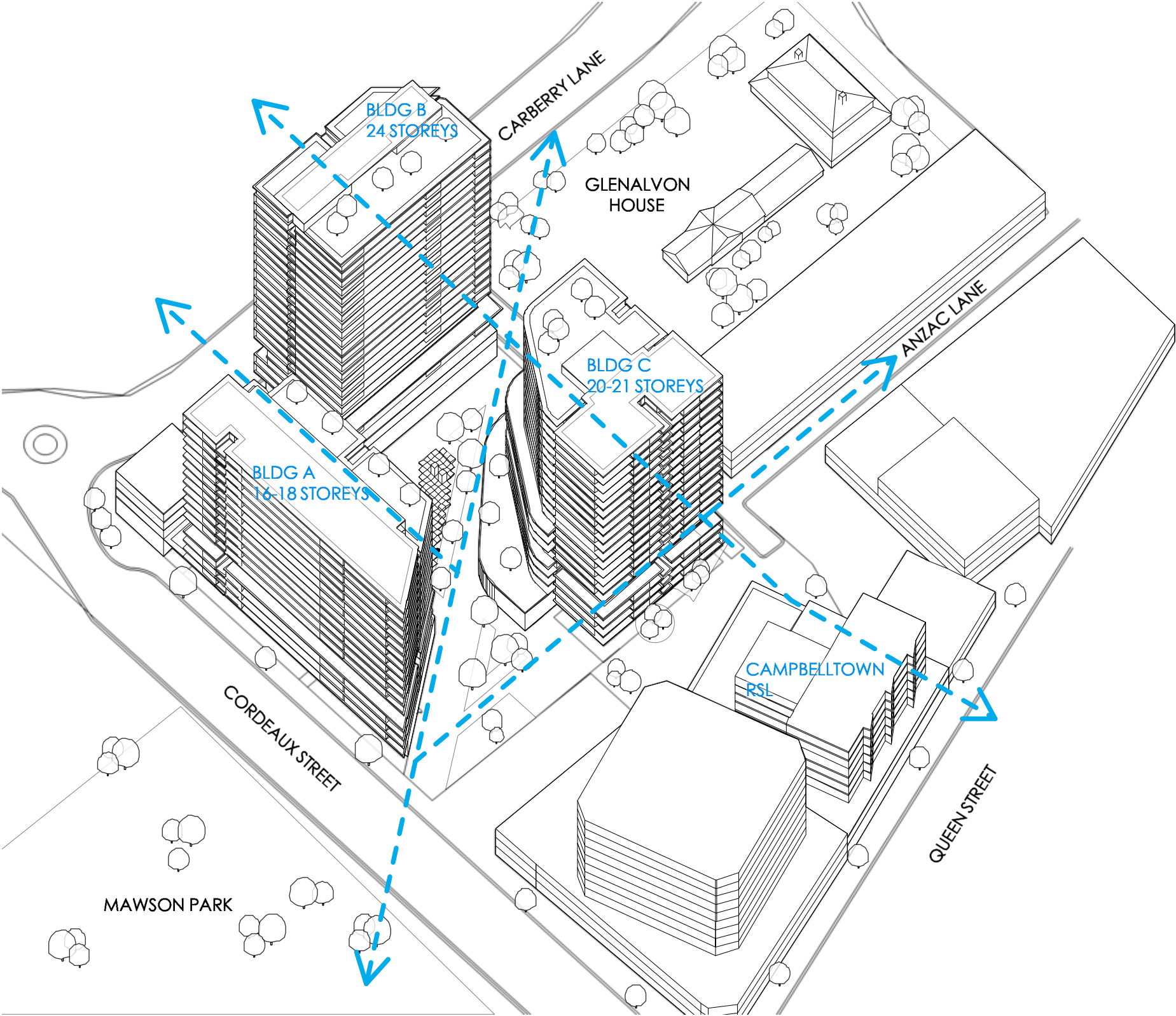
155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



- INTERCONNECTING PUBLIC OPEN SPACES
- PASSIVE ROOF TOP GARDENS
- COMMUNAL ACTIVE OPEN SPACE/ROOF TERRACES
- PUBLIC OPEN SPACE

THROUGH SITE LINK

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN

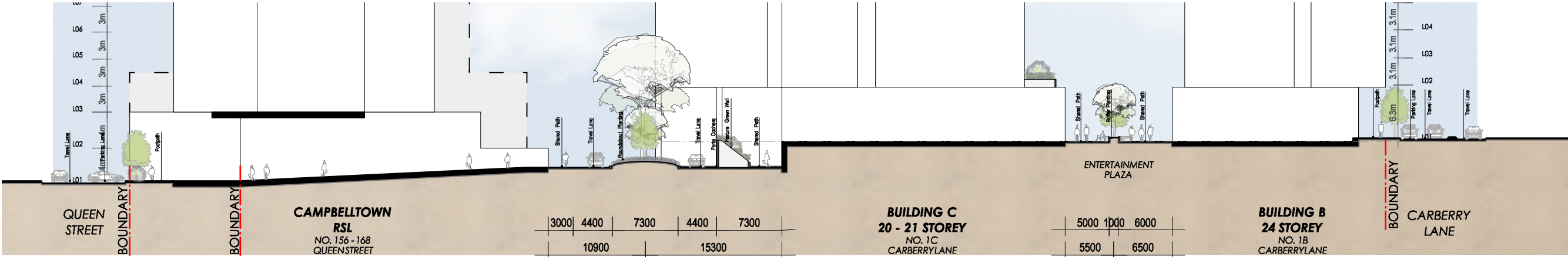
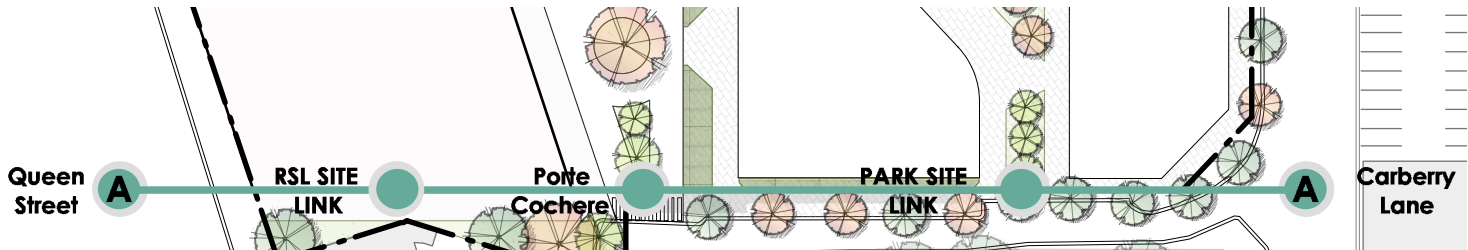


---> THROUGH SITE LINK

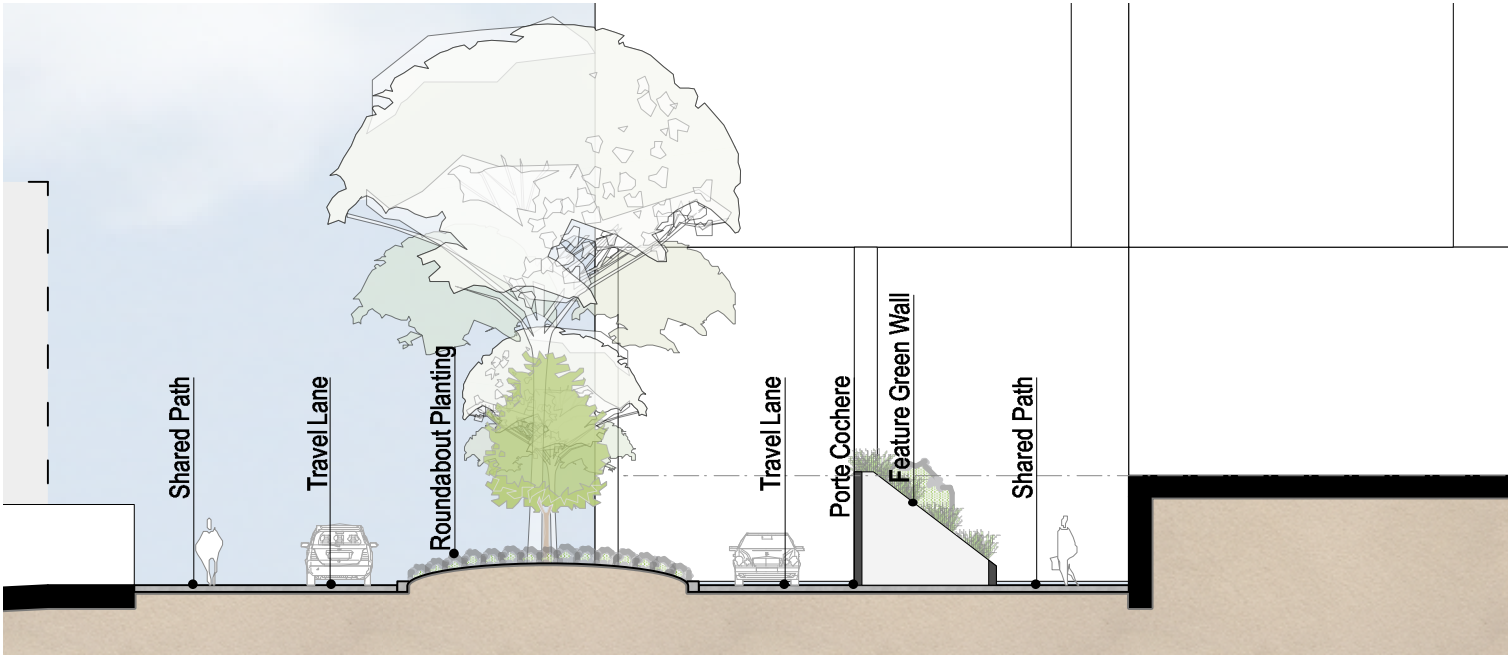


STREET TYPE

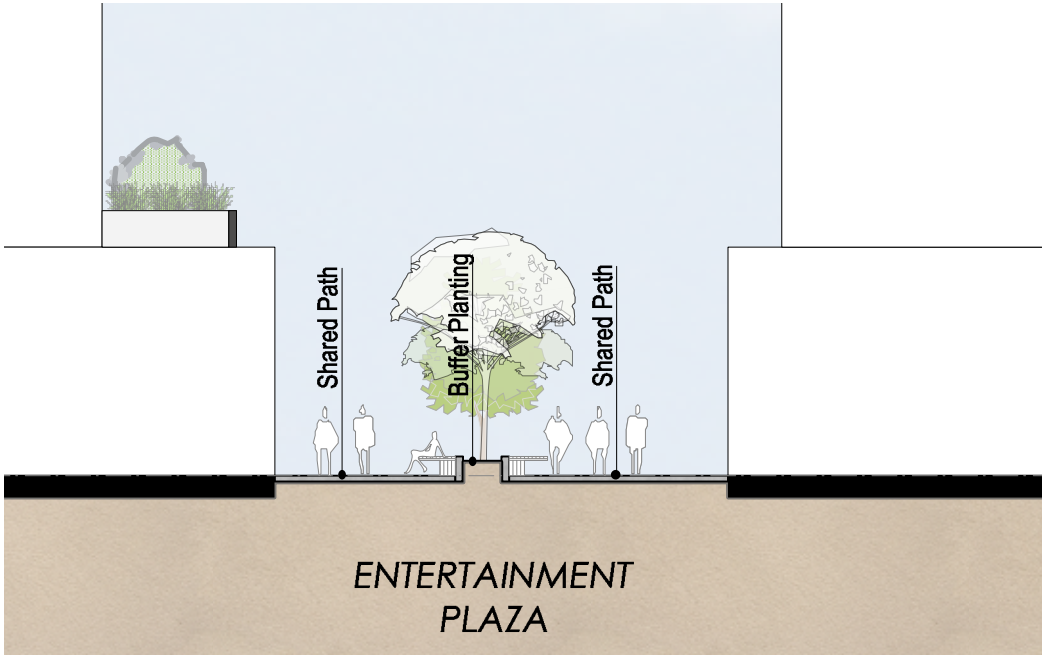
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CAMPBELLTOWN



STREET SECTION A
SCALE 1:500



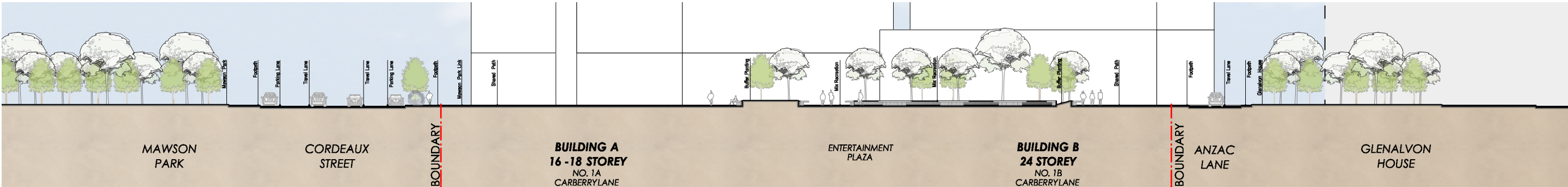
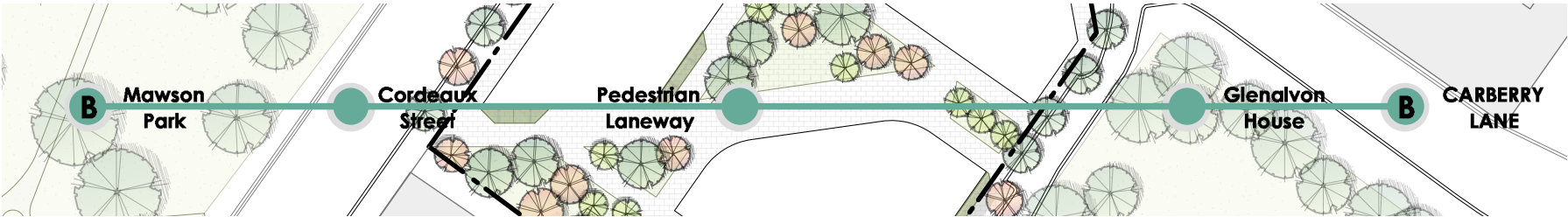
STREET SECTION A (RSL - BUILDING C)
SCALE 1:200



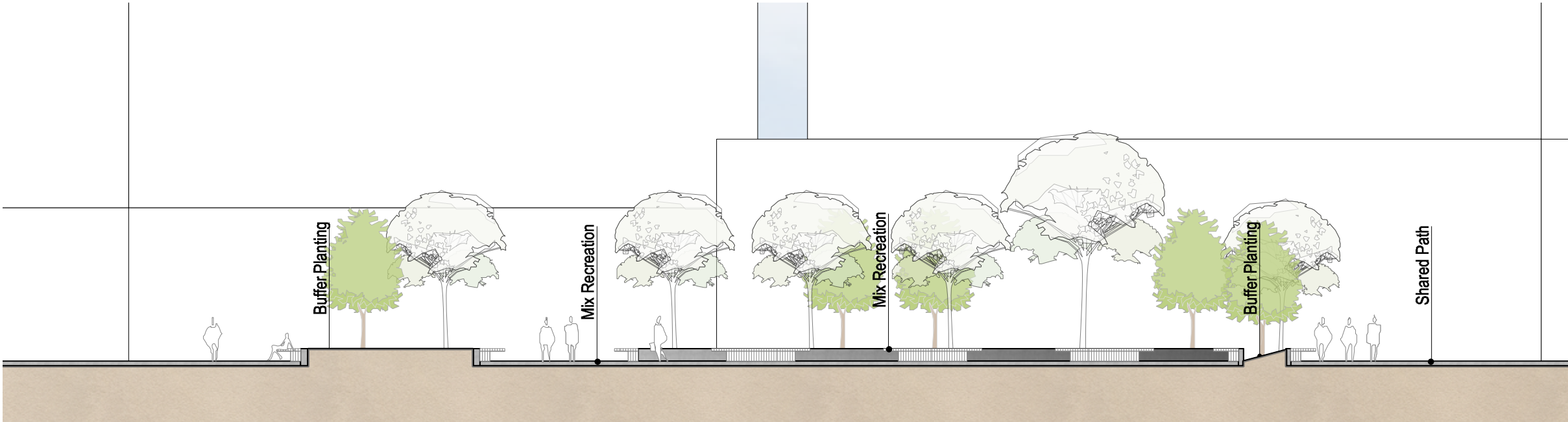
STREET SECTION A (BUILDING C - BUILDING B)
SCALE 1:200

STREET TYPE

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



STREET SECTION B
SCALE 1:500



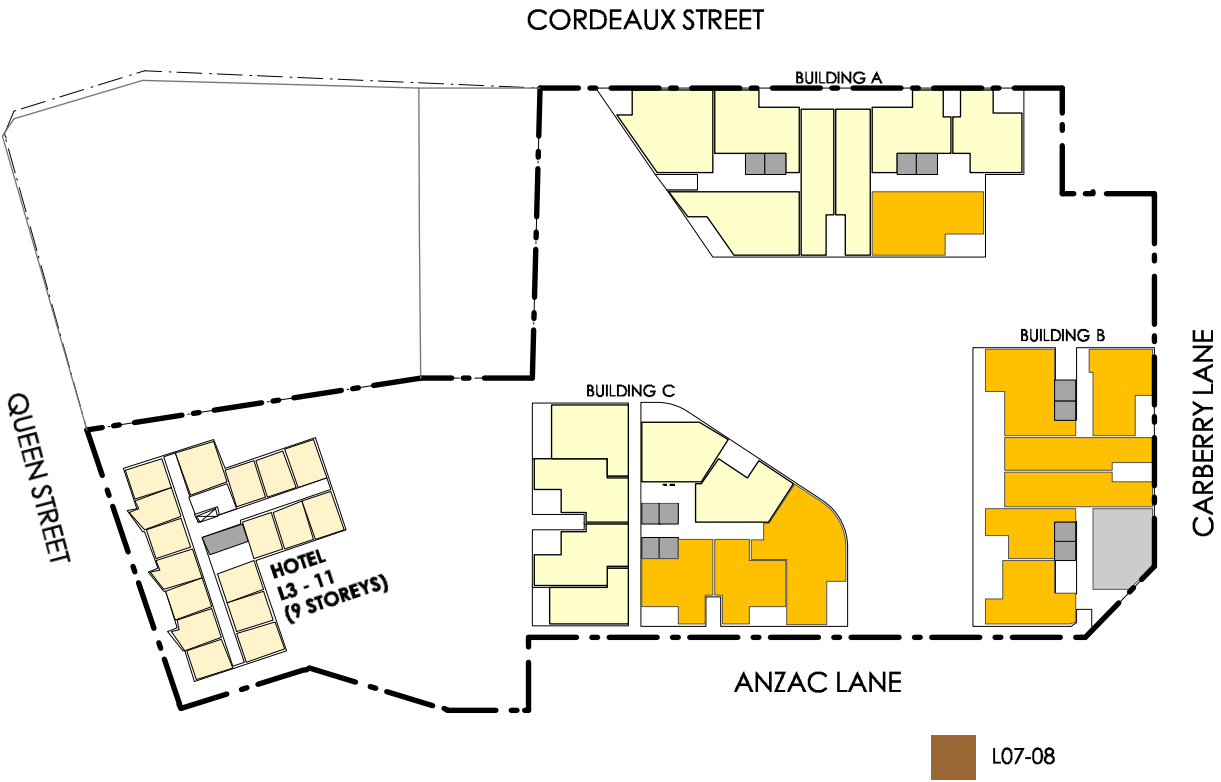
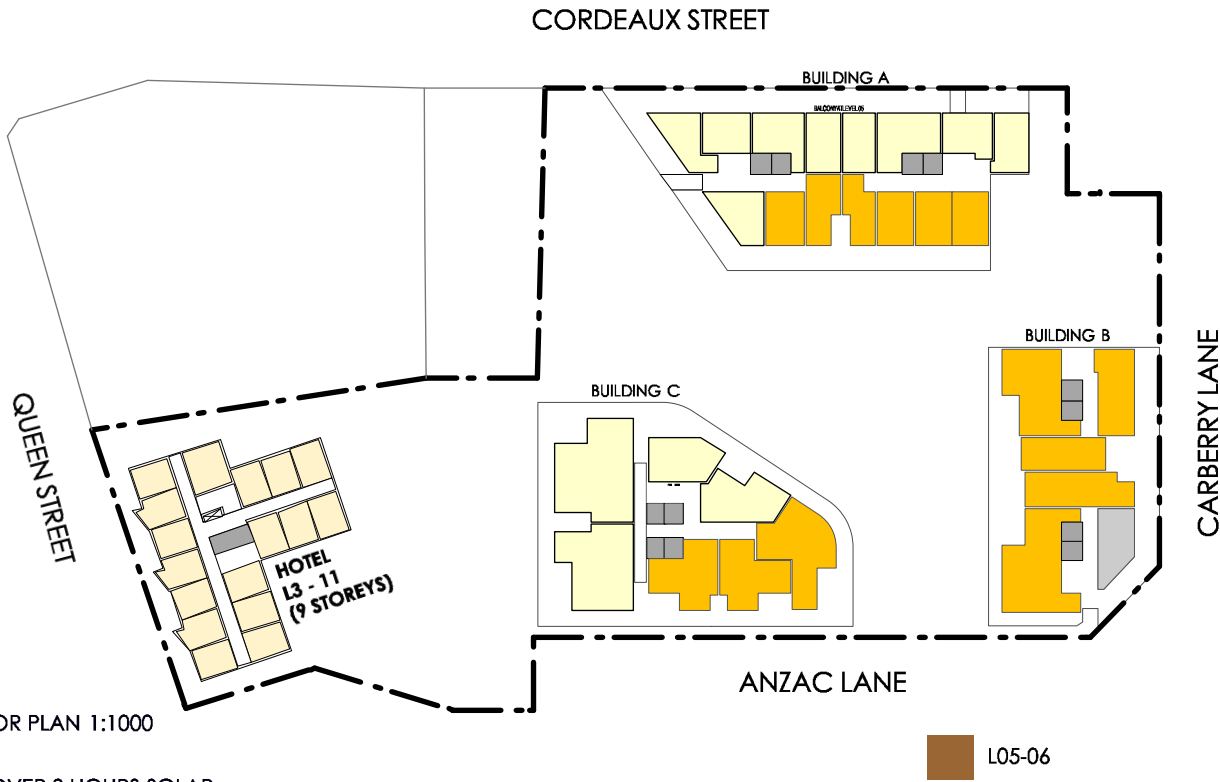
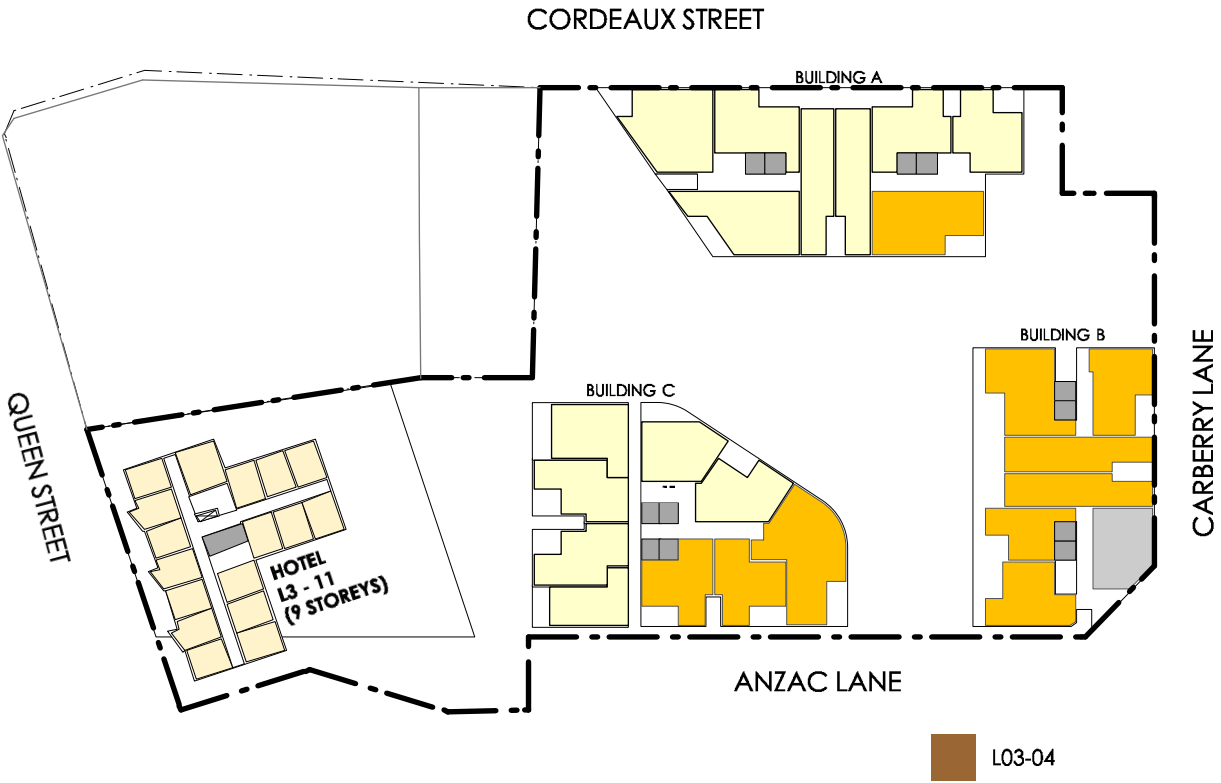
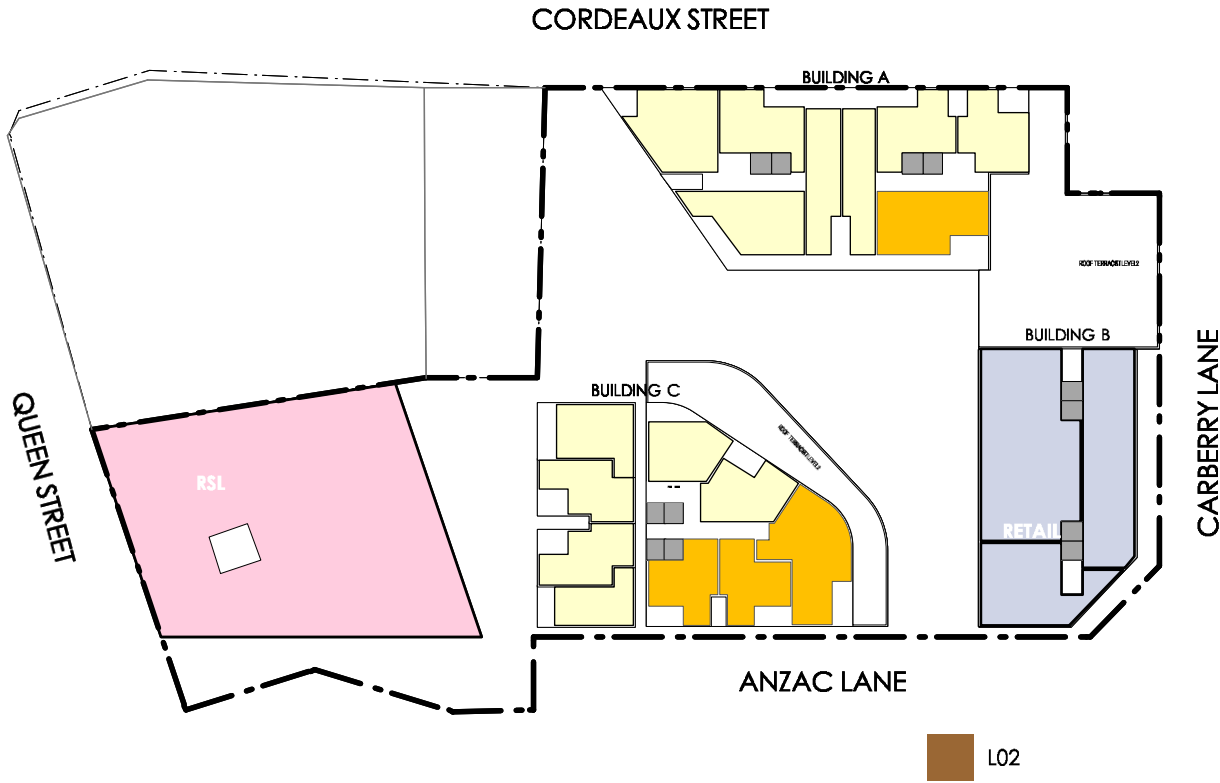
STREET SECTION B (THROUGH SITE LINK)
SCALE 1:200

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



 PROJECTED SHADOW FROM PROPOSED

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



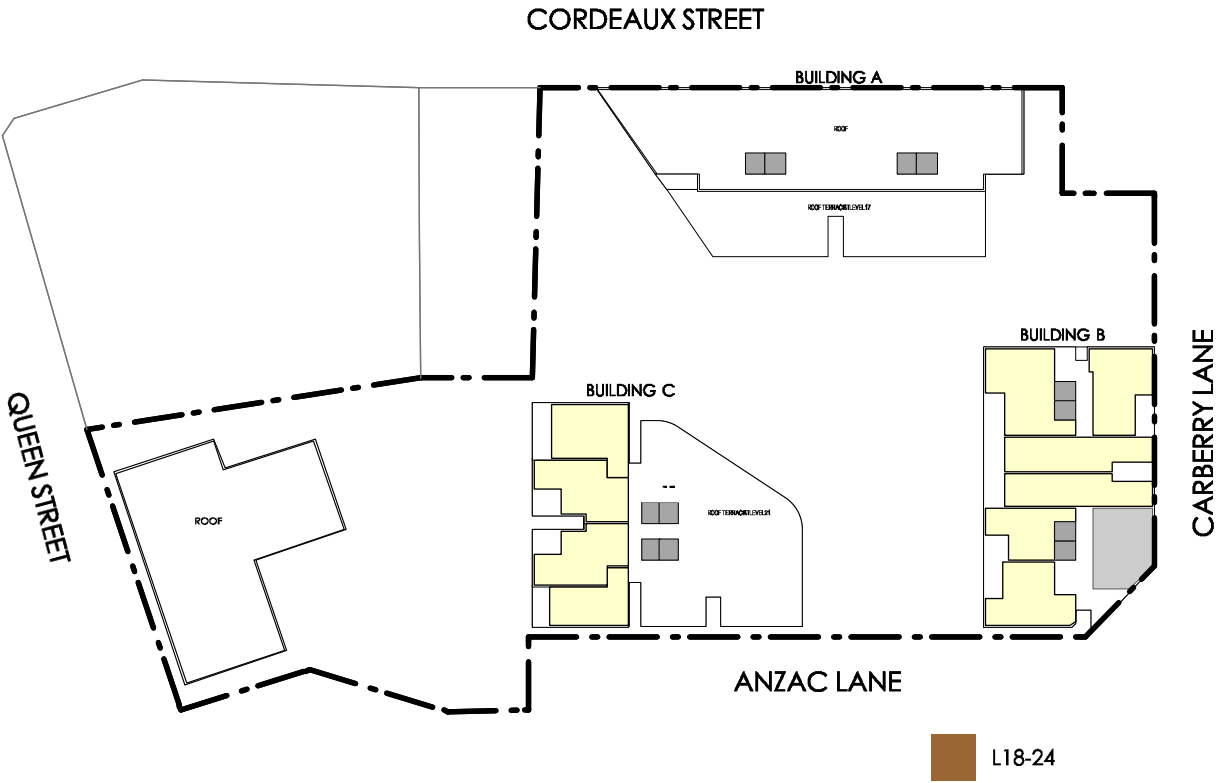
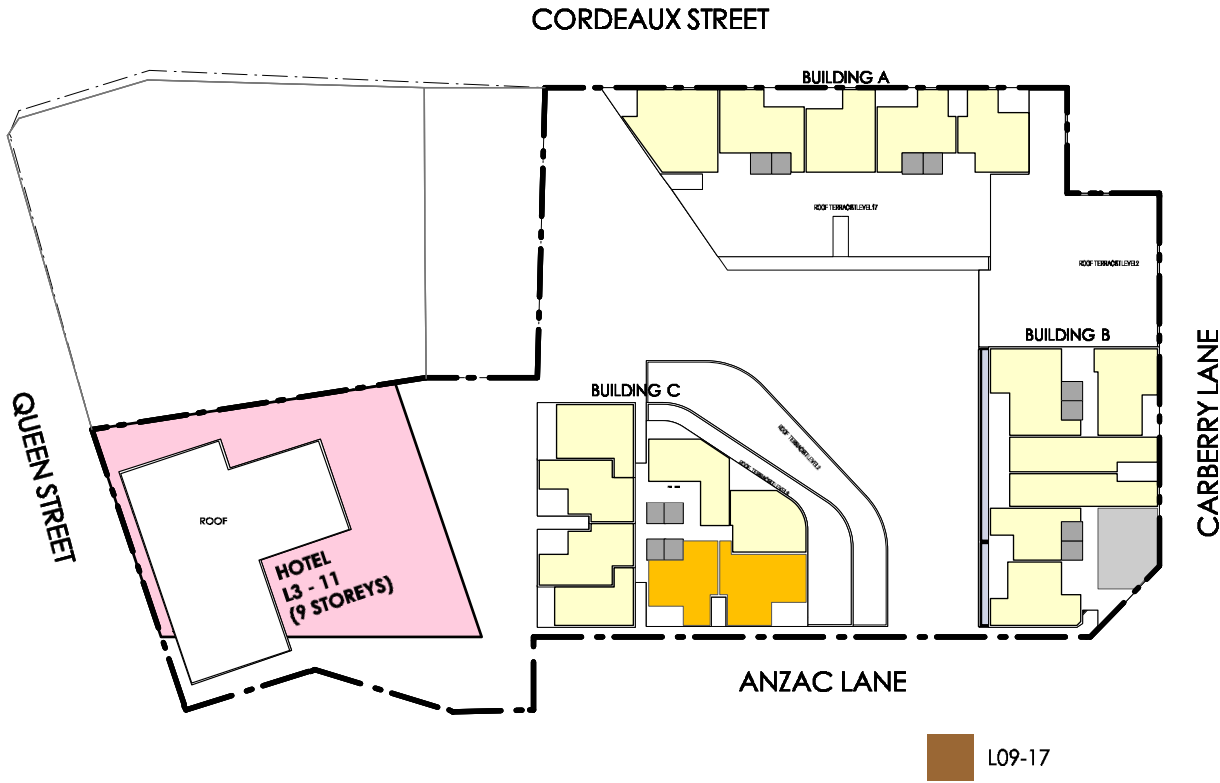
TYPICAL TOWER FLOOR PLAN 1:1000

LEGEND

- ACHIEVES OVER 2 HOURS SOLAR
- ACHIEVES LESS 2 HOURS SOLAR
- NO SOLAR



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CAMPBELLTOWN



TYPICAL TOWER FLOOR PLAN 1:1000

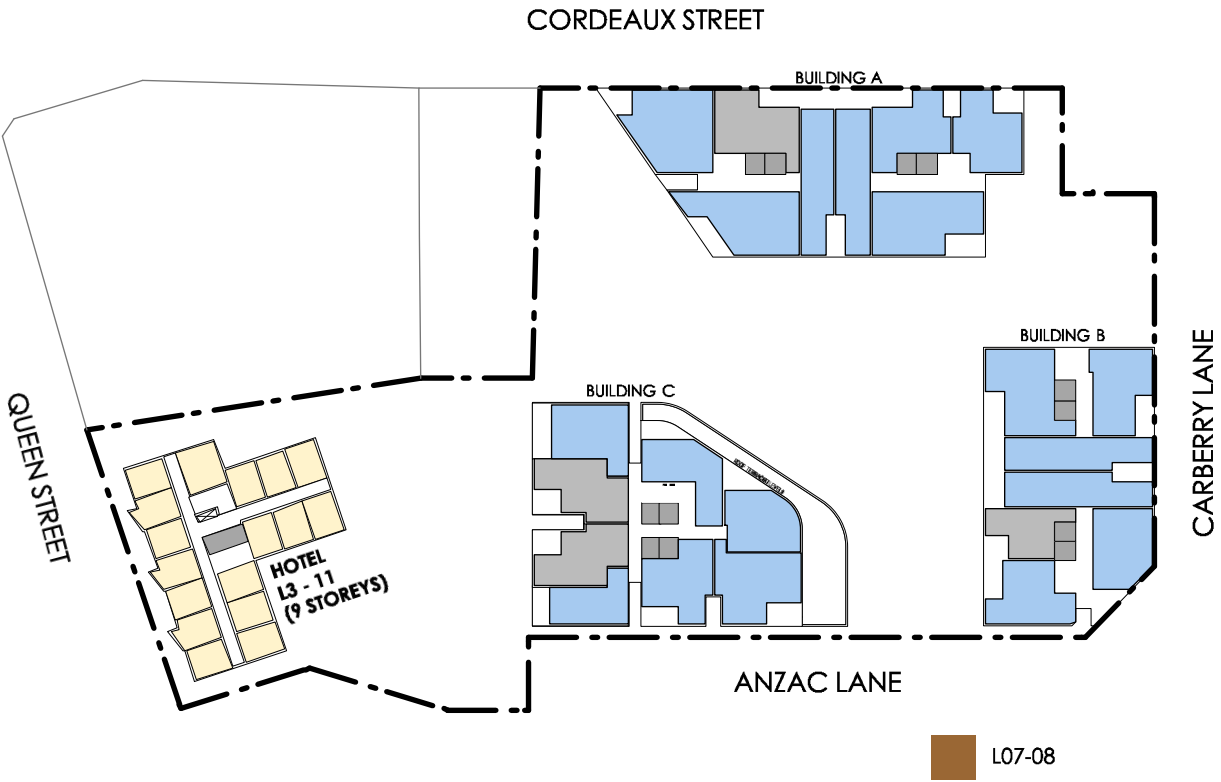
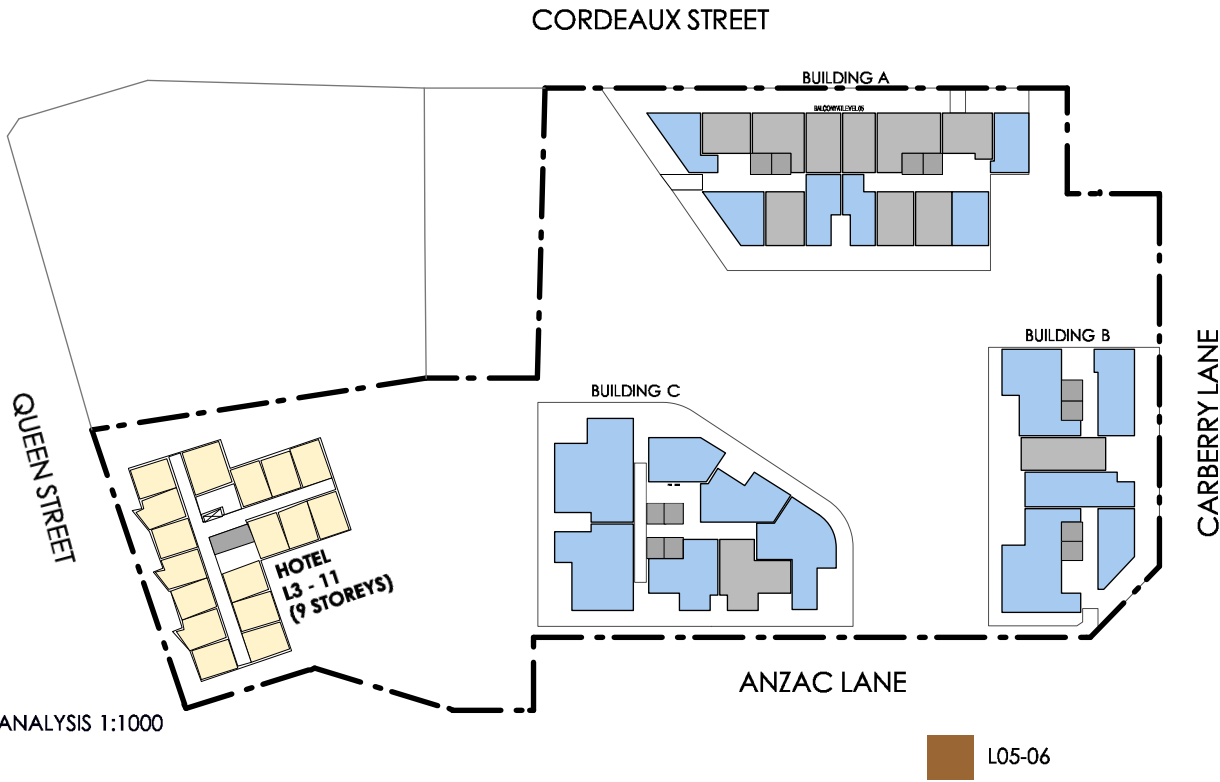
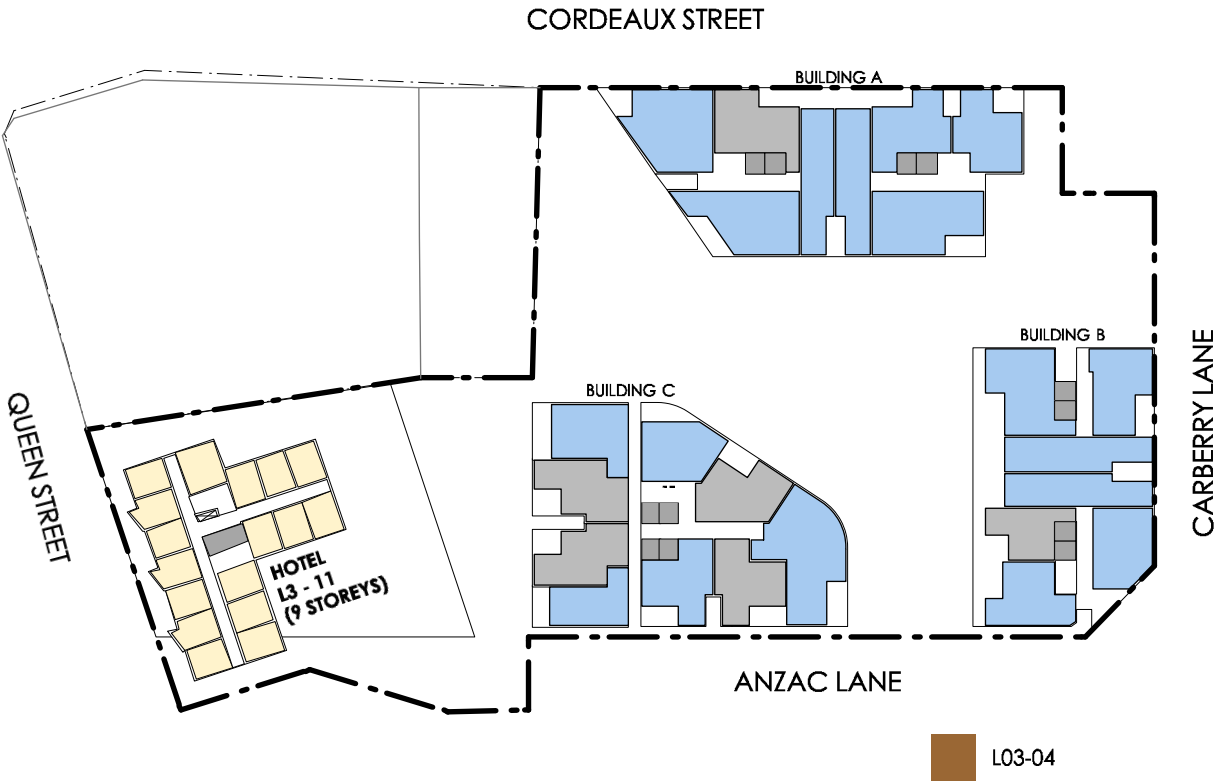
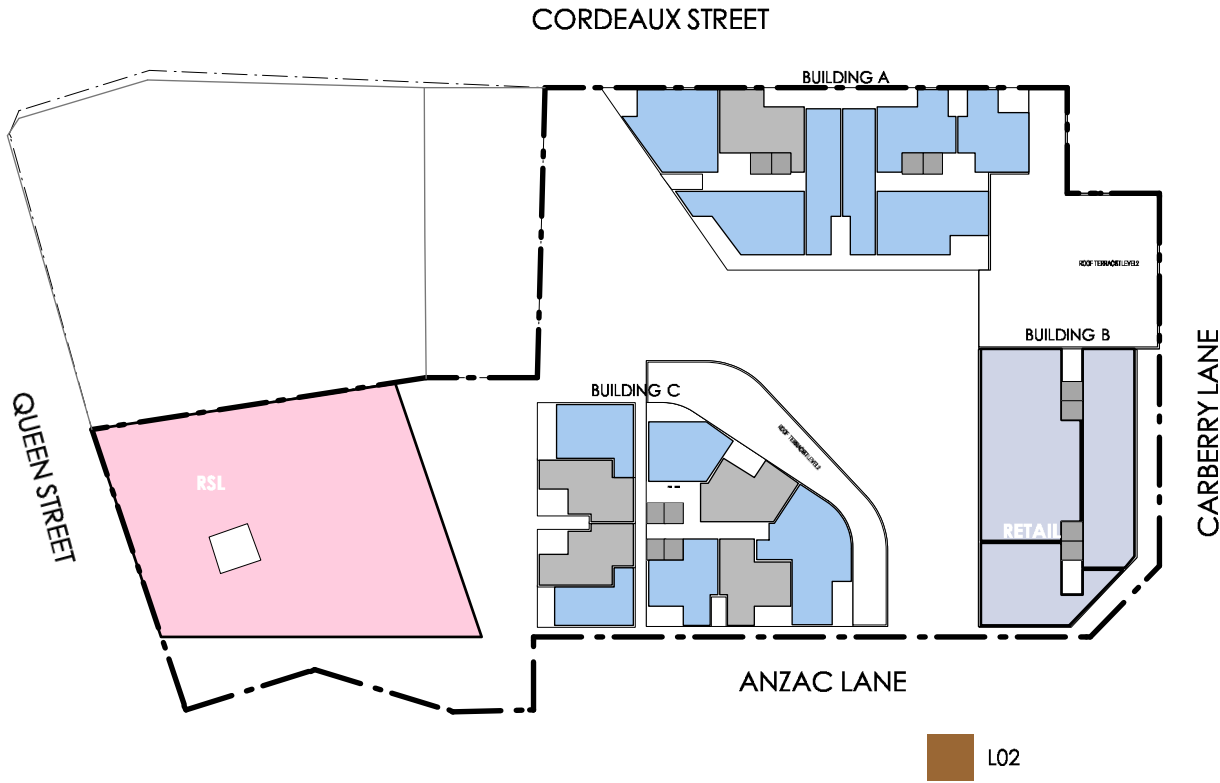
LEGEND

- ACHIEVES OVER 2 HOURS SOLAR
- ACHIEVES LESS 2 HOURS SOLAR
- NO SOLAR



CROSS VENTILATION ANALYSIS

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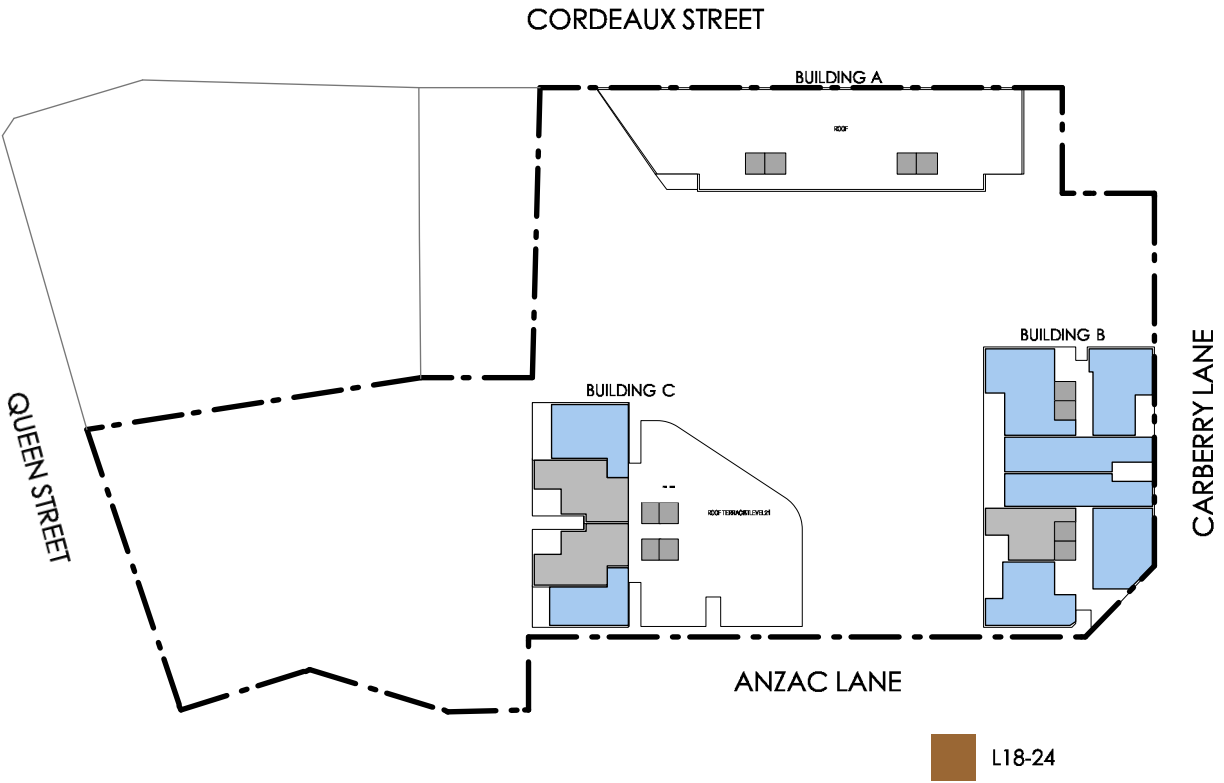
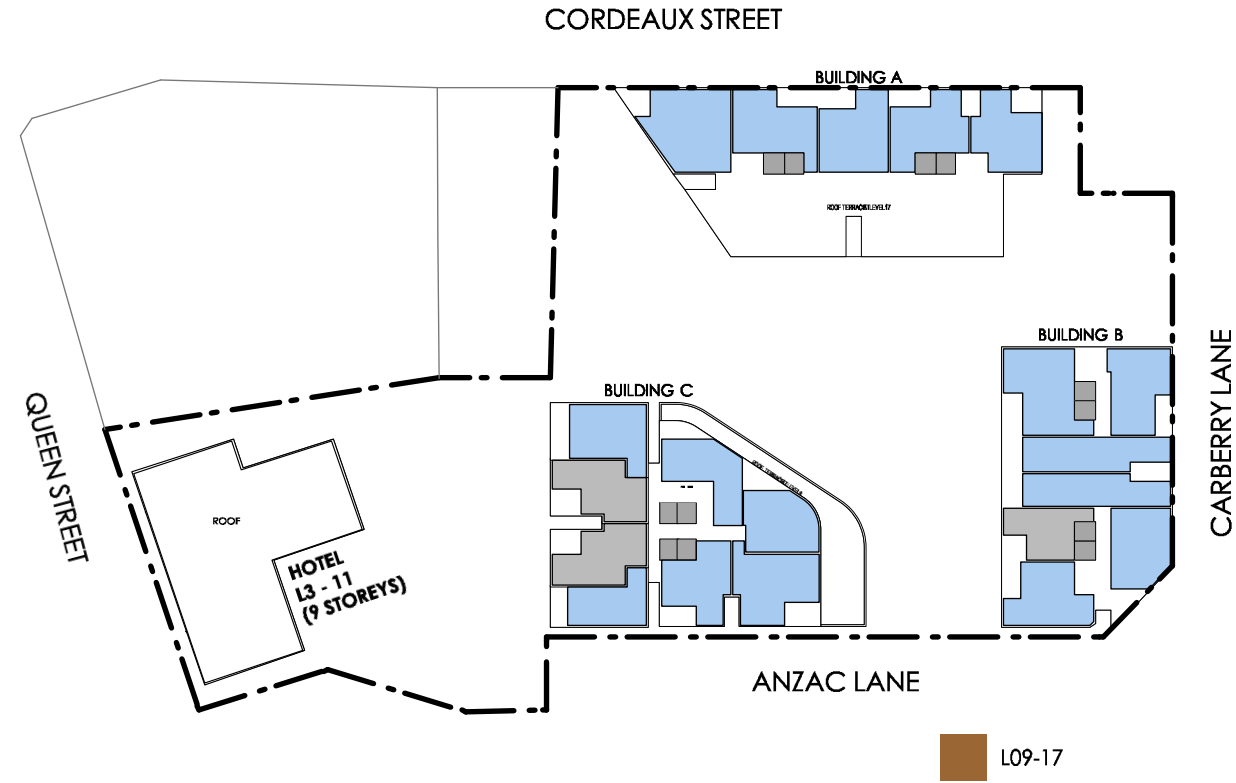
CROSS VENTILATION ANALYSIS 1:1000
LEGEND

ACHIEVES CROSS VENTILATION

NO CROSS VENTILATION

CROSS VENTILATION ANALYSIS

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
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CROSS VENTILATION ANALYSIS 1:1000
LEGEND

ACHIEVES CROSS VENTILATION

NO CROSS VENTILATION



04

PROPOSAL

YIELD

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN

SITE AREA		7965 M2							
COUNCIL CONTROLS									
ZONE		B3 COMMERCIAL CORE							
HEIGHT LIMIT		32 m							
PROPOSED YIELD - COMPLYING HIEGHT									
USE	LEVEL	NO. OF STOREYS				PROPOSED ENVELOPE	PROPOSED GFA		NO. OF UNITS
						M2	M2		
						85% FOR COMM	75% FOR RESIDENTIAL		/85M2
RSL	L01	1				1450	1230		
	L02	1				770	655		
HOTEL	L03-08	6	400				2400	2250	
RETAIL / COMMERCIAL	L1	1	3100				3100	2635	
APARTMENTS	L2	1	3450				3450	2588 30	
	L3-4	2	3780				7560	5670 67	
	L5-10	6	2550				15300	11475 135	
TOTALS		10					34030	6770 19733 232	
		PROPOSED GFA						26502 M2	
		PROPOSED FSR						3.33 :1	
		TOTAL UNITS						232	
* NOTE: AREAS FOR RSL + HOTEL EXTRAPOLATED FROM CONCEPT DRAWINGS BY GEN ONE GROUP DATED SEPT. 2015									
PROPOSED YIELD - 450 RESIDENTIAL APARTMENTS									
USE	LEVEL	NO. OF STOREYS	1BED	2BED	3BED	NO. OF UNITS	PROPOSED ENVELOPE	PROPOSED GFA	
							M2	M2	
							85% FOR COMM	RESIDENTIAL /85M2	
RSL	L01	1					1450	1230	
	L02	1					1450	1233	
HOTEL	L03-11	9				17	513	4617	
						153			
BUILDING A									
RETAIL / COMMERCIAL	L1	1					1062	903	
APARTMENTS	L2	1		6	2	8	816	816	
	L3-4	2		6	2	16	816	1632	
	L5-6	2		5	2.5	15	659	1318	
	L7-8	2		6	2	16	816	1632	
	L9-15	7		6	2	56	808	5656	
	L16	1		6	2	8	808	808	
	L17-18	2		5		10	535	1070	
TOTALS		18	0	86	27	129		3365	17549
BUILDING B									
RETAIL / COMMERCIAL	L1	1					713	606	
APARTMENTS	L2	1				0	617	617	
	L3-4	2	1	5	1	14	617	1234	
	L5-6	2	1	2	2	10	451	902	
	L7-8	2	1	5	1	14	617	1234	
	L9-12	6	1	5	1	42	617	3702	
	L13-23	9	1	5	1	63	617	5553	
	L24	1	1	5	1	7	617	617	
TOTALS		24	20	100	20	150		606	13859
BUILDING C									
RETAIL / COMMERCIAL	L1	1					811	689	
APARTMENTS	L2	1	1	7	1	9	806	806	
	L3-4	2	1	7	1	18	806	1612	
	L5-6	2	3	1	3	14	611	1222	
	L7-8	2	1	7	1	18	806	1612	
	L9-12	4	2	5	1	32	667	2668	
	L13-19	7	2	5	1	56	667	4669	
	L20	1	2	5	1	8	667	667	
	L21	1	1	3		4	341	341	
TOTALS		21	30	98	17	159		689	13597
UNIT MIX			11%	65%	15%				
					TOTAL UNITS	438	450 TARGET		
PROPOSED GFA								49666 M2	
PROPOSED FSR								6.24 :1	

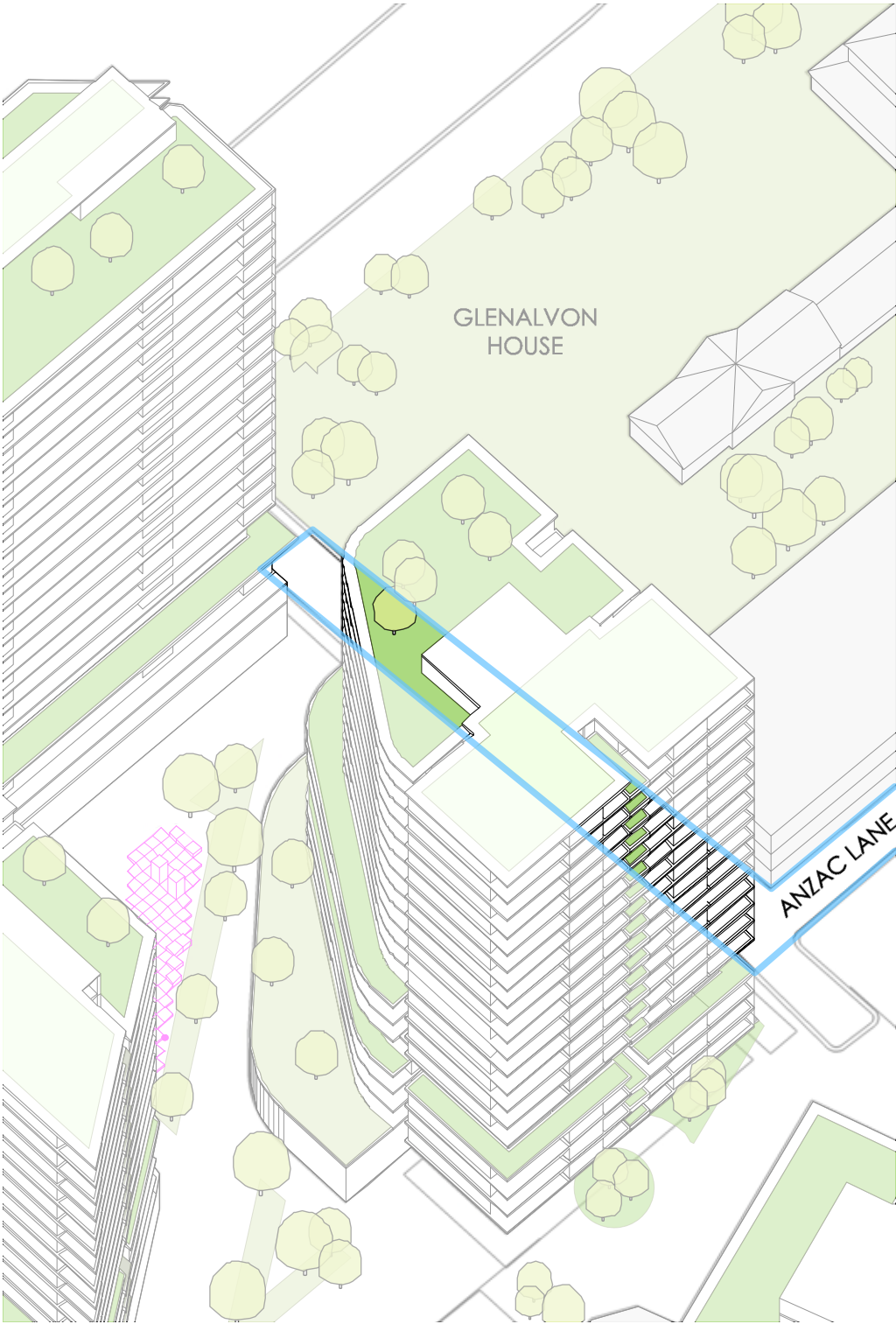
155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



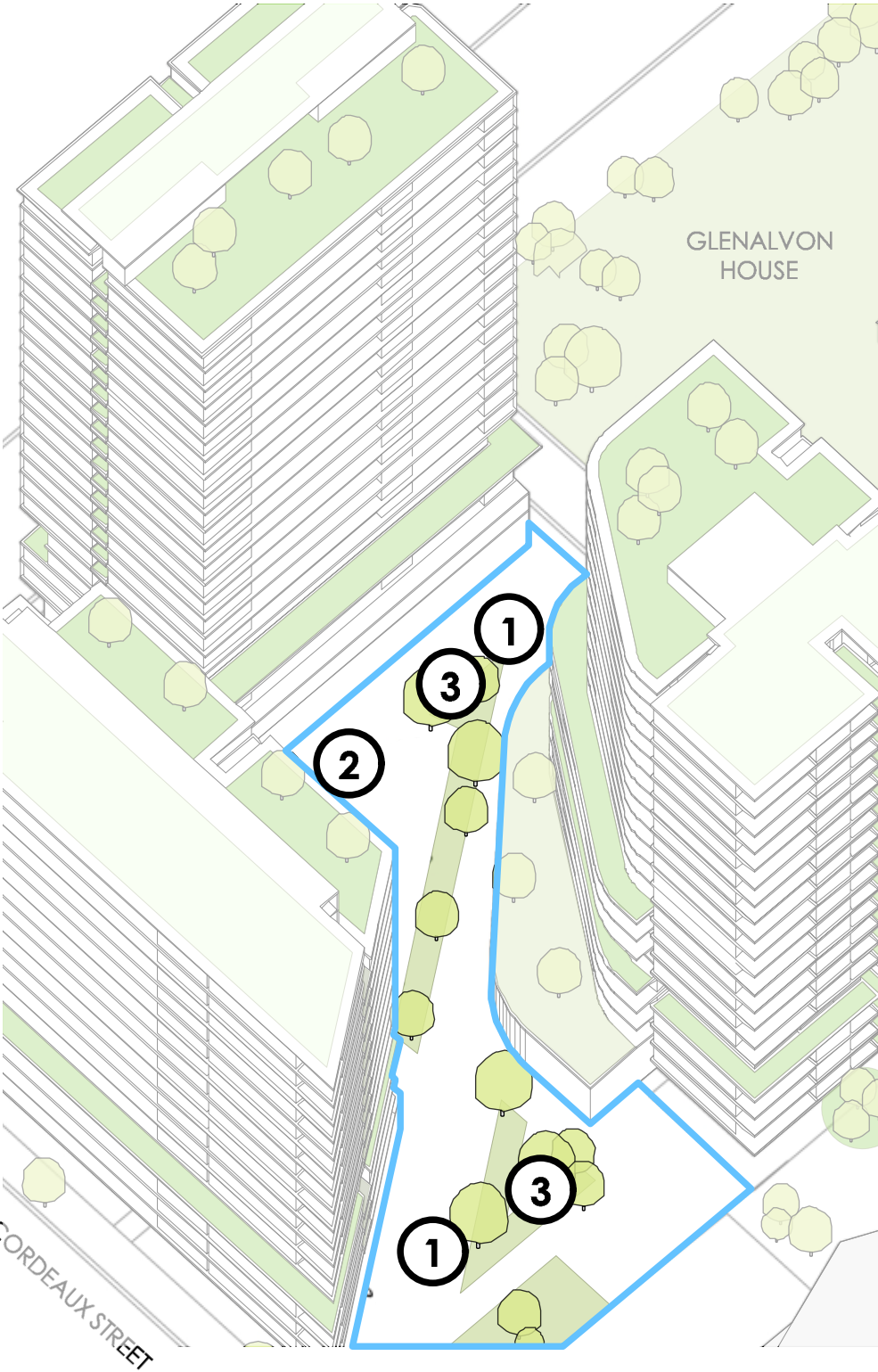
155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



04 PRECEDENTS

CENTRAL COURTYARD + PUBLIC DOMAIN

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



CENTRAL COURTYARD + PUBLIC DOMAIN

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN





PROPOSED DEVELOPMENT WITH EXISTING BUILDING AT 11/11A CORDEAUX ST

Facade articulation enveloped on southern facade of building A and eastern facade of building B.



PROPOSED DEVELOPMENT ASSIMILATING 11/11A CORDEAUX ST

Proposed development podium extended to integrate corner lot at 11/11A Cordeaux St.

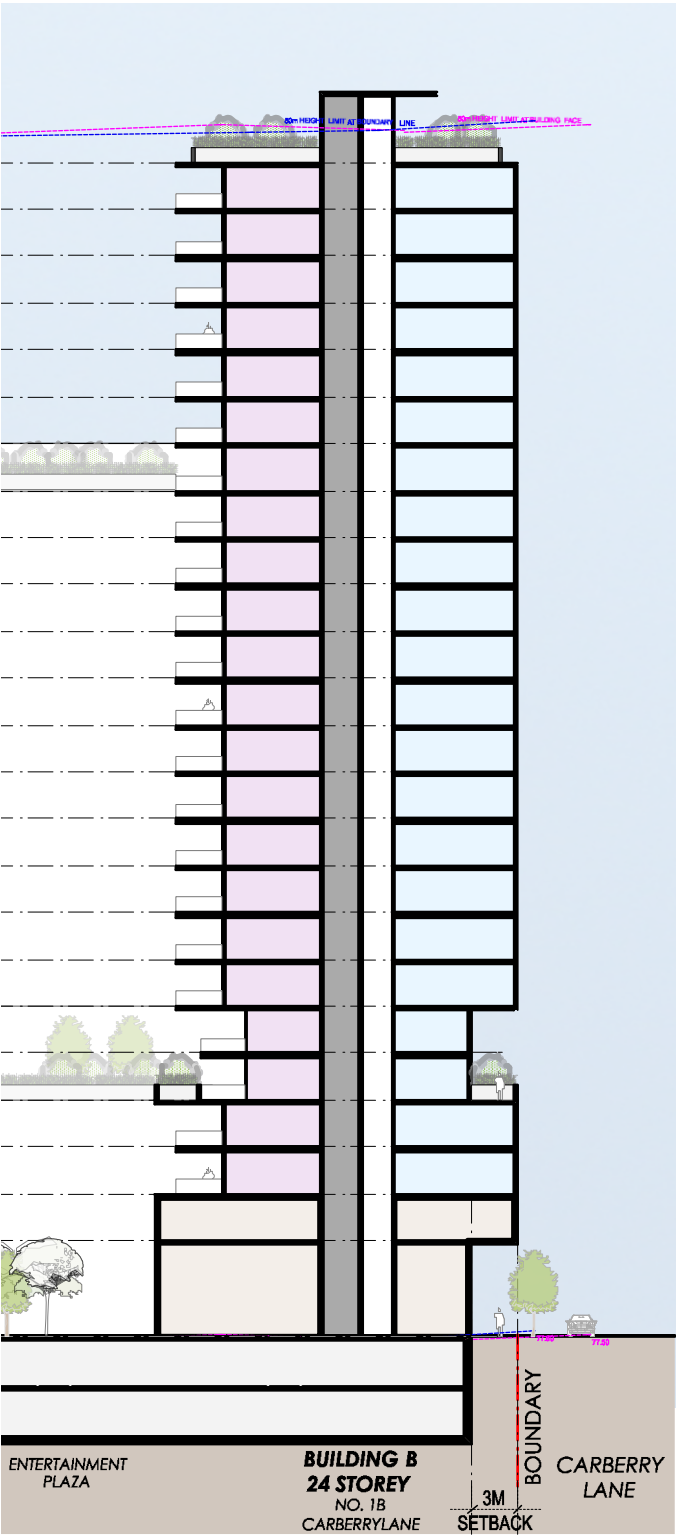






TOWER - PODIUM BREAKDOWN

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET,
CAMPBELLTOWN



WEST ELEVATION (ANZAC LANE) 1:500



JANUARY 19 2018

'Missed opportunity' for green roofs as Sydney's apartment boom continues



Lisa Visentin

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If there was ever any doubt about the need for green infrastructure to complement Sydney's building boom, the scorching heatwave that cooked the city earlier this month should have cured it.

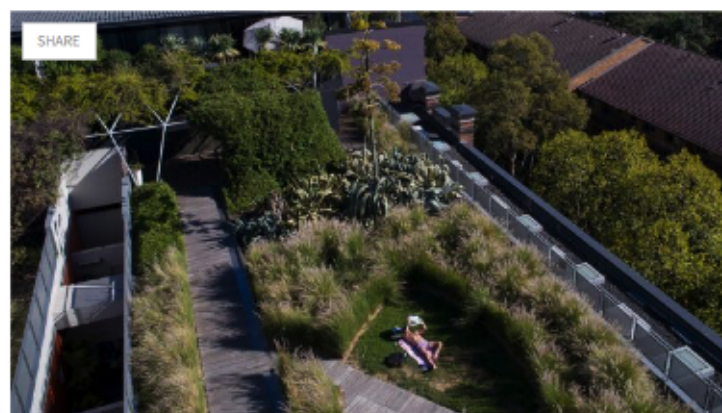
In the first week of 2018, Sydney baked through 40 degree temperatures, while Penrith, in the city's west, clocked in at the hottest place on earth as the mercury hit 47.3 degrees.

Oasis in the city

"You forget that you're living in the city", Pyrmont resident Kyle Jenkins says rooftop gardens bring communities together.

The current apartment boom is likely to exacerbate what is known as the urban-heat island effect, where buildings and the surrounding concrete and asphalt streetscapes absorb and lock in the sun's heat.

At the same time, however, architecture and sustainability experts say there is now an unprecedented opportunity to harness Sydney's ever expanding rooftop coverage by making green roofs and walls a standard feature on new residential and commercial buildings.



A resident of the M Central apartment complex, in Pyrmont, sunbakes on the building's green roof. Photo: Wolter Peeters

However, they say a lack of proactive policy measures mean this opportunity is slipping through the hands of the NSW government and councils.

"In the absence of a proper evidence-based consideration of green space and green infrastructure, we're likely to see the slums of the future being developed," Dr Paul Osmond, director of UNSW's sustainable built environment program, said.

"In 10 to 20 years' time, will people want to live in these places?"

Scientific research has repeatedly recognised the insulation benefits of living infrastructure, such as green roofs and walls, in reducing energy consumption both in summer and winter, lowering energy and electricity bills as a result.

For example, a 2015 experiment, conducted at the University of Technology, Sydney, found that the process of retrofitting one of the university's roofs with succulent plants lowered the roof temperature by as much as 5 degrees.

A separate study by UNSW professor Mat Santamouris found the large-scale application of green roofs could lower the ambient temperature by up to 3 degrees.

Sara Wilkinson, from the UTS school of built environment, said about 32 per cent of horizontal surfaces in Sydney are rooftops, but the potential has remained largely untapped.

In the City of Sydney, the only NSW council that has a specific policy on green roofs and walls, there are 53 green roofs, which equates to less than 1 per cent of the total available roof space.

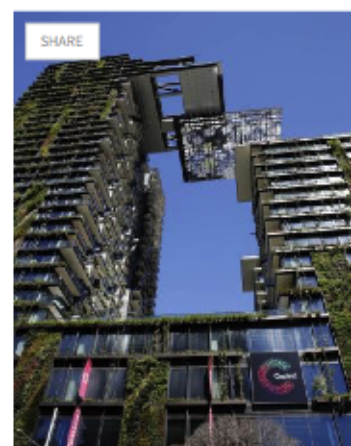
At a policy-level, Sydney lags well behind other more dense cities such as Singapore, London, Stockholm and Toronto when it comes to promoting the installation of green roofs and walls, Dr Wilkinson said.

"Greening them really does make a change to heat stress and your urban environment," she said. "We are missing an opportunity to create a beautiful garden city."

Singapore, by comparison, is widely recognised as a world leader when it comes to green roofs. As one of the most densely populated countries in the world, it is also an example of the success that can be achieved through a co-ordinated and targeted policy framework.

"They realised back in the '60s they were a concrete jungle and they needed to do something about it," Dr Wilkinson said.

"What we're seeing in Singapore now in 2018 is 40 years of planning and policy setting."



The One Central Park building, on Broadway, Chippendale, with its eye-catching green facade, has become an iconic feature of Sydney's inner city skyline. Photo: Jessica Hromas

The uptake of green roofs in Singapore has boomed by more than 800 per cent in the past decade, and today the compact island has 80.5 hectares of skyrise greenery across 182 projects.

This has been driven by an array of government-led incentives, such as planning policies that offer developers additional floor space, or grants that cover up to 50 per cent of the cost of green roof and wall installations.

No equivalent measures or financial incentives exist in Sydney. However, the NSW government has made recent significant steps into this space, unveiling a draft green infrastructure policy last November, which increases Sydney's urban tree canopy from 16 to 40 per cent through the planting of 5 million trees.

At the same time, the government is pushing ahead with planning strategies that concentrate new high rise developments around train stations. For example, rezoning around 11 stations along the Sydenham to Bankstown rail corridor is expected to deliver 35,000 new homes over the next 20 years.

In December, the government cleared the way for a further 20,000 homes to be built through rezoning around the rail corridor from Macquarie Fields to Macarthur in Sydney's south-west.

Jock Gammon, co-founder of Junglefy, a company that installs and maintains living infrastructure, said it was more cost effective to install green roofs during the building's construction, and incentivising developers was key.

"It won't happen retrospectively because once they [developers] get their certificate, they aren't really going to want to put one up," he said.

Aside from the environmental benefits, rooftops are also an obvious, if partial, solution to the increasing encroachment by development on green space at ground level.

At the M Central apartment complex in Pyrmont, the 3000 square metres of landscaped rooftop joins the two separate apartment buildings, providing a communal space for residents to mingle and walk their pets.

"When we show potential renters into the building, that is really the point of sale. They see the roof and say 'wow'," building manager Karl Rees said.