

25 January 2021

Ms Lindy Deitz  
General Manager  
Campbelltown City Council  
PO Box 57  
Campbelltown NSW 2560

Attention: David Smith - David.Smith@campbelltown.nsw.gov.au

**Re: Kellicar Precinct – Built Form**

I refer to recent discussions with Council officers regarding the built form of the proposed Kellicar Road Precinct which is the subject of our current planning proposal.

As you will recall, Council resolved to support the planning proposal in the form presented at its Ordinary Meeting of 9 June 2020. Attachment 1 to the report included a specific ‘Additional Local Provisions’ clause (Clause 7.23) as part of the recommended LEP amendment. The clause suggested, inter alia:

- 3) *The consent authority must not consent to development on land within the Kellicar Precinct unless it is satisfied that the development delivers the following outcomes:*
  - a) ...
  - d) *The maximum height of any development adjacent to any public road boundary is 11m*
  - e) *Any development above 11m in height shall be set back at least 10m from any public road*
  - f) ...

In providing its gateway determination to the planning proposal the Department advised that the planning proposal should proceed subject to the following conditions:

1. *Prior to public exhibition, the planning proposal must be amended to:*

(a) ...

(c) *update proposed Clause 7.23 by removing any provisions that are more appropriate for inclusion in the Development Control Plan and update the consistency with section 9.1 Direction 6.3 Site Specific Conditions; and*

(d) ...

The Department provided a 12-month time frame for the matters specified in its determination to be addressed, i.e. by 11 August 2021.

The Department’s gateway determination specifically suggests that matters intended to be included by Council as part of its ‘Local Provisions’ clause should more appropriately be dealt with as part of the proposed site-specific DCP for the precinct.

A site-specific DCP has been prepared and has been discussed in detail with Council officers over the past few months. The DCP and its Illustrative Master Plan envisages the Kellicar Road Precinct as a new generation mixed use centre with a strong, high quality public domain that contributes positively to the wider health and education hub at Macarthur.

The objective of the DCP is to transition the area from a car dominated environment to a more people and pedestrian friendly destination with plazas, laneways, shopping and outdoor dining within a landscaped urban precinct. The DCP presents the Kellicar Road site as an activated and urbanised precinct of a type that is, as yet, not available elsewhere in the LGA. The precinct is bound by public roads and boulevards that connect it to the wider Campbelltown-Macarthur centre and proposes a built form that is designed to deliver a Macarthur ‘town centre’ experience.

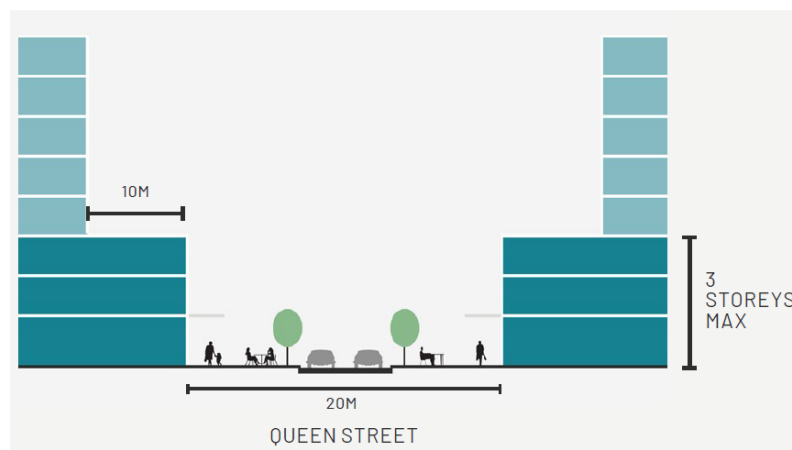
The ‘town centre’ character of the project is befitting of the site’s pivotal location between the city’s health and educational campuses and its proximity to major retail, cultural, recreational and transport facilities.

It is intended that the site’s internal activation is supported through minimal internal building setbacks, a significant and varied public domain offering and local streets and access lanes that are calmed to slow traffic movement and to prioritise pedestrian activity.

The urban design approach is anchored in the site’s historical zoning as ‘10(a) Regional Comprehensive Centre’ under the Campbelltown (Urban Area) LEP 2002 (as opposed to a District Centre or Local Centre zoning) and its current B4 Mixed-Use zoning under Campbelltown LEP 2015. The site is also identified by the recently adopted Reimagining Campbelltown Master Plan as part of a regionally significant Health, Knowledge and Innovation Precinct and key to what is described as a “once-in-a-lifetime opportunity to shape a more prosperous Macarthur region.”

The proposed site-specific DCP suggests a consistent 5-storey (18m) street wall height adjacent to the precinct’s internal roads (Bugden Place and Tindall Street) which is at odds with Council’s recommended 3-storey (11m) street wall height. The DCP, however, suggests a 3-storey street wall for most of the proposed Macarthur Walk, a central pedestrian spine that runs through the precinct.

The 3-storey limit originates from the Reimagining Campbelltown Master Plan which envisages human scaled design details and places that contribute to city centre legibility and wayfinding. The 3-storey street wall recommendation is accompanied by a diagrammatic sketch of Queen Street showing its fine grain human scale and the relevance of recommended building height control in that context.



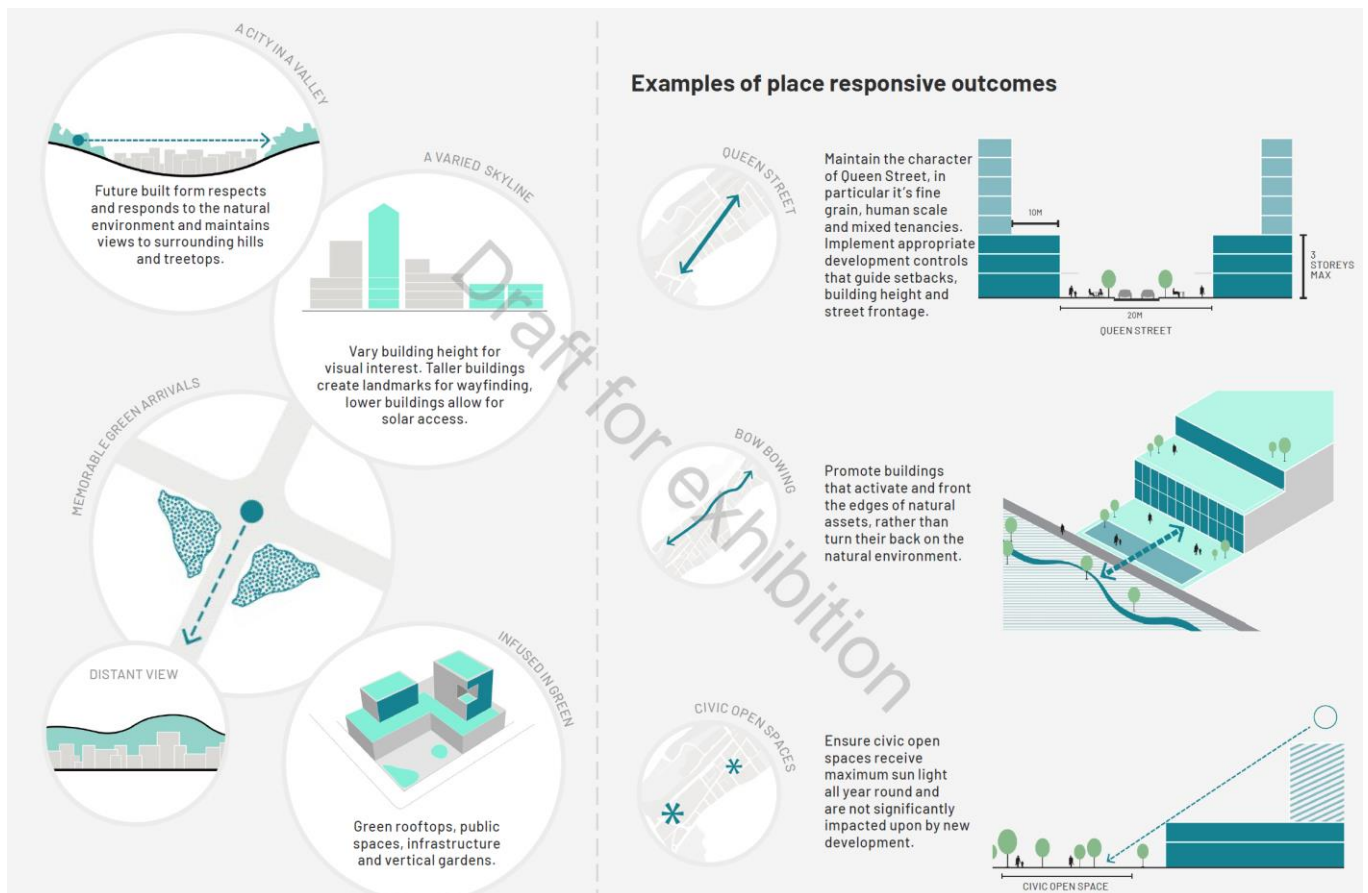
The relevant sections of the adopted Reimagining Campbelltown Master Plan are included below.

### COMMITMENT 5.3 CREATE A MEMORABLE, LEGIBLE AND GREEN BUILT FORM WHICH CELEBRATES ITS 'CITY CENTRE IN A VALLEY' SETTING

Our City sits nestled in a valley, dissected by creeks and framed by green hills. This unique natural environment and connection to local setting has long shaped the city centre's evolution. Before colonisation local Dharawal people and other Aboriginal groups travelling through the area would have frequented campsites along the creek and taken advantage of the protection of the valley. Throughout its growth, the aesthetic, environmental and recreational values of the green spaces have remained at the heart of the city's identity and place values.

### KEY OUTCOMES

- A city skyline framed in green** Campbelltown City Centre is framed in green. The Scenic Hills together with natural bushland, creeks and Mt Annan Botanic Gardens encompass the city centre's urban footprint and are a defining characteristic of its green setting. The City Centre's skyline is varied and diverse, with buildings heights contributing to visual interest and overall legibility. Towers are slim form and building separation allows views through the buildings to the hills beyond. Each building embraces their location at the heart of the valley, delivering intensity and respecting established height datums in order to ensure regional views across the valley are maintained and celebrated.
- Memorable green arrivals** Every arrival journey into our City Centre will be memorable and green. Elevated arrivals will pass through green gateways before the 'City in a Valley' skyline framed in green is unveiled. Key street axis and vantage points connect our City to the rolling hills and treetops in the distance through protected views. At the heart of the valley, the green spine touches every part of our City.
- A city centre infused in green** Everywhere you look you see a city infused in green. Our buildings, infrastructure and public spaces embrace green infrastructure to enrich the character, deliver first-class environmental results, and create great places for people to live, work and play. Within the urban landscape, buildings will incorporate quality outdoor spaces with greenery providing amenity, recreational opportunities and a distinct architectural vernacular. Rooftops, building facades and urban infrastructure will be greened to enrich Campbelltown's landscape character.
- Place-responsive buildings and spaces to navigate the city centre** Buildings and places within Campbelltown's City Centre respond to place, contributing to city centre legibility and wayfinding. Primary pedestrian routes are simple and intuitive, enriched with framed views, human scale design details and memorable buildings that guide pedestrians through the city. Iconic buildings celebrate Campbelltown's create points of reference. Well-designed public spaces provide enjoyable places to meet at key decision-making nodes and unveil desire lines allowing pedestrians to orient themselves to destinations within the city.



It is noted that the Reimagining Campbelltown Master Plan does not articulate in any particular detail whether the 3-storey street wall limit is expected to be followed across all of the various city centre precincts, e.g. the Justice Precinct or at Macarthur Square or throughout the separate health and cultural precincts where the limit is already exceeded by existing buildings (Rydges, various hospital buildings, 4 Hyde Parade and at the Macarthur Square shopping centre itself).

The suggested 3-storey control is considered appropriate for the Queen Street portion of the city centre and has been adopted for Macarthur Walk, which dissects the Kellicar Road Precinct. It is at odds, however, with the intended innovation precinct outcomes for the Kellicar Precinct and is not suited to a blanket application across the city centre.

The relevance of the suggested control in relation to the Kellicar Precinct is addressed in the attached correspondence from our award-winning project architects, CHROFI.

CHROFI presents the view that:

- *The street-wall heights [proposed as part of the Kellicar Road site-specific DCP and its masterplan] allow for a variety of built-form outcomes that acknowledge the importance of having diversity within a vibrant city centre.*
- *The 3-storey street-wall height [proposed for Macarthur Walk] strengthens the built form diversity, establishes an intimate scale for this pedestrian corridor, and will allow more daylight to meet the ground plane.*
- *The typical 5-storey street-wall [proposed for Bugden Place and Tindall Street] balances scale and density whilst providing an effective transition to towers that are set back further from the street.*
- *The 8-storey street-wall [proposed for Kellicar Road] will formalise the new city edge at a scale appropriate for a strategic centre, provides a strong commercial offering, and sets an appropriate scale for Kellicar Road as a grand boulevard.*

In accordance with these findings, it is requested that the site-specific DCP as prepared for the Kellicar Precinct be endorsed by Council for exhibition notwithstanding its (minor) departure from the 3-storey limit suggested by the Reimagining Campbelltown Master Plan.

Yours Sincerely

Wayne Gersbach | **Memphis Strategic**