

23 January 2021

Ms Lindy Deitz
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Campbelltown City Council
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Attention: David Smith - David.Smith@campbelltown.nsw.gov.au

Re: Kellicar Precinct – Built Form

The following commentary is provided in consideration of Council's proposed amendment to the street-wall height for the Proposed Kellicar Precinct.

In general, we believe that the street-wall heights as proposed are appropriate for a strategic centre and will provide a better outcome in terms of supporting an appropriate density, maintaining proposed employment levels, and enabling the built form to respond to the scale of the adjacent street, road or public space.

We do however agree that a 3-storey street-wall would benefit our pedestrian street, Macarthur Walk, and hence we propose to incorporate this revision to deliver further diversity and nuance to the built-form of the project.

The following provides an overview of our considerations, design principles and revised proposal.

CONSIDERATIONS

Council's suggested 11m street-wall height limit would result in a consistent 3-level building format adjacent to all public streets and spaces regardless of their character and scale.

Having such a consistent outcome limits the potential for creating a variety of unique spaces with different spatial qualities, character and use.

Kellicar Road accommodates most of the scheduled commercial floorspace within the planning proposal. Any reduction in building scale adjacent to this road will have a limiting effect on the precinct's proposed employment capacity.

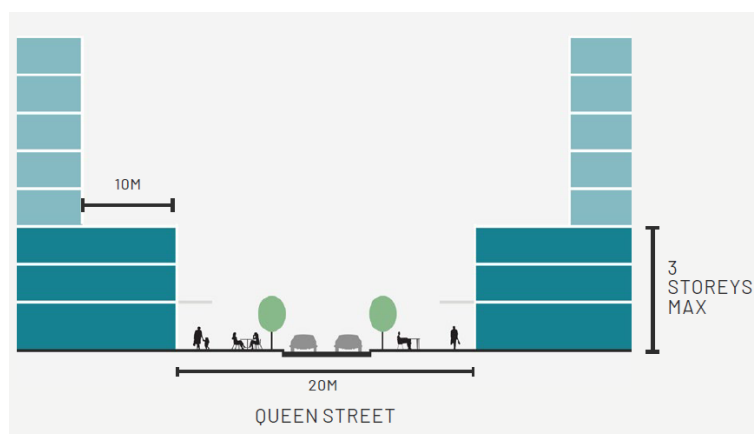
Our street-wall height proposal is consistent with current height controls that apply to the site.

The proposed building towers across the precinct are all set back a distance of 10m from their road frontages and will be separated in accordance with the NSW Government's Apartment Design Guide (minimum 24m). This complies with Council's suggestions and allows through-site views to be achieved across the precinct.

Successful suburban centres including Bondi and Manly permit 5-storey street-wall buildings therefore Campbelltown / Macarthur, as a strategic centre, should do likewise.

In comparison the City of Sydney CBD allows a 45m street wall height.

A 3-storey street-wall combined with a narrower street can however create a more intimate scale for pedestrians and is proposed to be adopted for our Macarthur Walk to match scale with Campbelltown's Queen Street.



Queen St 3-Storey Street-wall Section, Re-Imagining Campbelltown

DESIGN PRINCIPLES

The street-wall height should support or enhance the intended character of a street or public space and have a proportional relationship to the scale of the street or public space.

A key consideration is how open a space is to the sky and the amount of natural light and sun falling at street level. Wider spaces can accommodate taller buildings based on this principle.

Civic spaces may also feel more potent with taller strong edges whereas lower scale, less well-defined edges create informality.

The street-wall is also an important tool to mask the presence of the taller towers on the site. A higher street-wall can vastly reduce the presence of towers above. A 5-storey street-wall balances a good human scale while minimising the presence of the towers within the streetscape.

REVISED PROPOSAL

We propose 3 x different street-wall height conditions to create variety, visual interest and enhance the character of the different public spaces as follows:

*8-storey city scale edge for Kellicar Road to strongly define the CBD,
5-storey European scale for Tindall St and Bugden Pl to create density at a human scale,
3-storey traditional 'High Street' scale to create an intimate pedestrian environment for Macarthur Walk.*

KELLICAR ROAD

Character

Kellicar Road is imagined as a wide green boulevard that sets an edge to the Macarthur City Centre and provides definition to the CBD. This definition is achieved through the scale of the road corridor being 40m plus setbacks, and through the scale of buildings along its length that contrast the lower scale suburban areas surrounding the centre.

The busy 4-6 lane road supports high numbers of vehicle movements to and from the precinct while allowing the centre itself to be pedestrian prioritised.

An 8m setback amplifies the scale and importance of the road while allowing for new formal tree planting that reinforces the existing green median.

Commercial buildings with active ground level uses will provide employment, bring pedestrian life to the street, capitalise on branding opportunities for tenants, and make the most of the southerly outlook to the hills.

Built Form

8 storey street-wall with maximum building height of 10 storeys.

Setback above street-wall height to be 3m minimum.

Precedents

St Kilda Road, Melbourne (60m corridor with 4-20 storey buildings)

William Street, Sydney (40m corridor with 8-10 storey buildings)

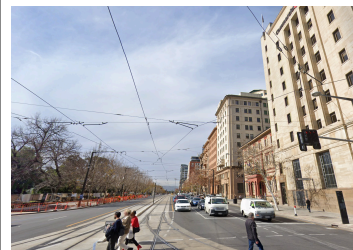
North Terrace, Adelaide (40m corridor with 8-10 storey buildings)



St Kilda Road, Melbourne



William Street, Sydney



North Terrace, Adelaide

TINDALL STREET, BUGDEN PLACE

Character

Tindall and Bugden are imagined as traditional main streets with cars, short-term parking and pedestrian sidewalks busy with people accessing high turnover shops and services. The street is continuously activated with retail shops and local services at street level with residential or boutique retail / commercial above.

The scale of buildings is more akin to traditional European cities with 5 storey shop-top housing along the street edges.

Built Form

5 storey street-wall with maximum building height of 6 storeys.

Setback above street-wall height to be 3m minimum.

Precedents

Gould St, Bondi – 5 storey street wall

La Ramblas, Barcelona – 5 storey street-wall

Manly – 4-5 storey



Gould St, Bondi



La Ramblas, Barcelona



The Corso Manly

MACARTHUR WALK

Character

Macarthur Walk is imagined as a contemporary pedestrianised version of Sydney's traditional high streets featuring 2-3 storey shop-top buildings. The street is continuously activated with shops (retail, boutiques) and food and beverage outlets at street level with residential or boutique retail / commercial above.

The street itself is to be landscaped with hard and soft finishes and public seating to provide a high amenity setting that becomes a destination and promotes lingering and socialising.

Built Form

3 storey street-wall typically with taller 5 storey buildings at the west end adjacent to the Central Piazza. Towers are generally setback 10m behind the street-wall to minimise their presence from within the street.

Precedents

Cronulla Mall – 18m width, 1-3 storeys (9-12m height)

Rundle Street, Adelaide – 21m width, 2-3 storeys (9-15m height)

Burwood Road, Burwood – 20m width, 2-3 storey (9-13m height)

Church Street, Parramatta – 21m width, 2-3 storey



Cronulla Mall



Rundle Street, Adelaide



Church Street, Parramatta

CONCLUSION

The proposed street-wall heights allow for a variety of built-form outcomes that acknowledge the importance of having diversity for a vibrant city centre.

The addition of the 3-storey street-wall height 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 condition balances scale and density while better masking the towers above.

The 8-storey street-wall for Kellicar Road will formalise the new city edge at a scale appropriate for a strategic centre, provide a strong commercial offering, and set an appropriate scale for Kellicar Road as a grand boulevard.

Tai Ropiha
DIRECTOR