

**CAMPSIE CENTRE (and others in Canterbury)**

**It is proposed that we use a workshop process to identify and test different development opportunities within the 800m. walk from Transit (Railway Stations). It is suggested that all land be assumed appropriate for redevelopment unless demonstrably constrained. Constraints may include economic, social and political issues.**

It is suggested that we "Pilot" this process on one centre, then repeat for others.... It is envisaged that envelope controls, typologies etc can be generic and therefore each Centre should be a little easier (and more informed) than the previous

The following steps are proposed:

1. Review power point with workshop panel(s)
  - Councillors/senior staff
  - Planning/engineering/community staff
  - Key stakeholders
2. Determine real constraints, political and economic as well as environmental
3. Review Departments Sydenham-Bankstown Report
  - Indicate where to develop and where not to ...
  - 0 - 400m @ 3:1 / 12 storeys (test)
  - 400 - 600m @ 2.75 / 8 storeys
  - 600 - 800m @ 2.5:1 / 6 storeys
  - Test different heights and FSR's
4. Investigate implications of different typologies for N-S and E-W orientation ( towers/slabs etc)
5. Propose uses and densities, heights and typologies
6. Define envelopes, establish generic controls in line with Apartment Design Guide
7. Establish infrastructure needs to support development (utilities, social/community etc)
8. Establish costs/feasibilities