

URBAN DESIGN REVIEW

445-459 CANTERBURY ROAD, CAMPSIE

Dickson Rothschild | Architecture Urban Design Planning Interior Design

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CONTENTS

1. Executive Summary	4
2. Introduction	5
3. Draft Campsie Town Centre Masterplan	5
4. Proposal Analysis	10
5. Conclusion	15

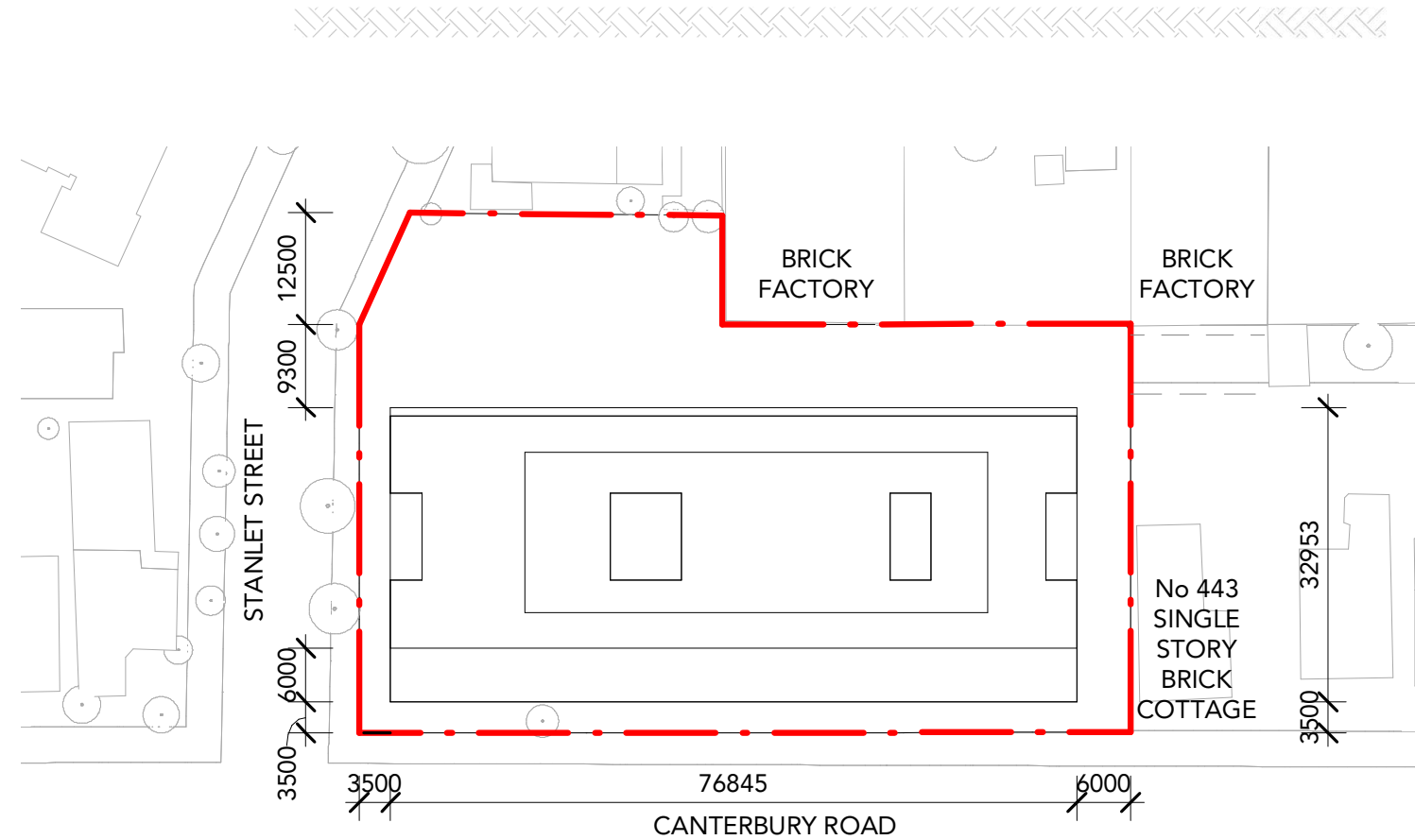
1 Executive Summary

This Urban Design Review has been created for the Planning Proposal to amend Canterbury Local Environmental Plan 2012 at 445-459 Canterbury Road, Campsie.

The proposal is for an increase in the height of buildings standard due to the proposed use of the site as a hospital. Hospitals are special purposes buildings which have different spatial requirements than that of residential and commercial uses.

The submission proposes a 10-storey building which is compliant with the number of storeys for the site indicated in the draft Campsie Town Centre Master Plan. However, the assumptions built into the revised draft Campsie Town Centre Master Plan (August 2021) on maximum building heights are based on commercial and residential floor heights and plant requirements. Neither are appropriate to private hospitals, which have greater and bespoke floor heights and plant demands.

This Urban Design Review assesses the suitability of the proposed 10-storey height and concept massing of the proposed private hospital on the current and future Canterbury Road streetscape envisaged in the Master Plan vision. This review also considers the appropriateness and compatibility of the proposal on the 'node' which is proposed to be created by increased building heights towards the intersection of Beamish Street and Canterbury Road.



Updated Roof Plan (Source: Team2 Architects)

2 Introduction

2.1 Amended Proposal

The planning proposal as amended has reduced the proposed building height and number of storeys. The proposal is for 10 storeys with a total height (excluding plant) of 39.5m and 44.1m (including plant).

Setbacks are proposed as:

- 3.5m clear setback from the front site boundary with Canterbury Road and continuing up to the 8th storey.
- Above this, there is an additional 6m setback from the street for storeys 9 and 10.
- 6m from eastern boundary.
- 3.5m from Stanley Avenue.

The site area is 4414m² and the proposal has a GFA of approx 22,600m².

The concept site layout indicates the potential tree canopy cover is 678m², which is 15% of the site and has a deep soil of 883m² which is 20%.

Parameter	Original Lodged Planning Proposal	Amended Planning Proposal Design	Difference +/-
Height - Storeys	12	10	- 2 storeys
Total height – facing Canterbury Road	46.0m	39.5m	- 6.5m
Total height, incl. plant – facing Canterbury Road	50.8m	44.1m	- 6.7m
LEP Height Control Required (sloping site)	56.0m	45.5m	- 10.5m

Updated Proposal (Source: Mecone)



3 Draft Campsie Town Centre Masterplan

3.1 Relevant Objectives

The Draft Campsie Town Centre Masterplan consists of 10 directions. There are 4 of particular relevance to the proposal in its current form.

- Direction 1 - A City that aligns growth with public benefit
- Direction 2 - A Centre for people
- Direction 3 - A Centre that attracts health and lifestyle investment
- Direction 4 - A Well designed Centre

The directives are discussed in the context of the proposal within this section.

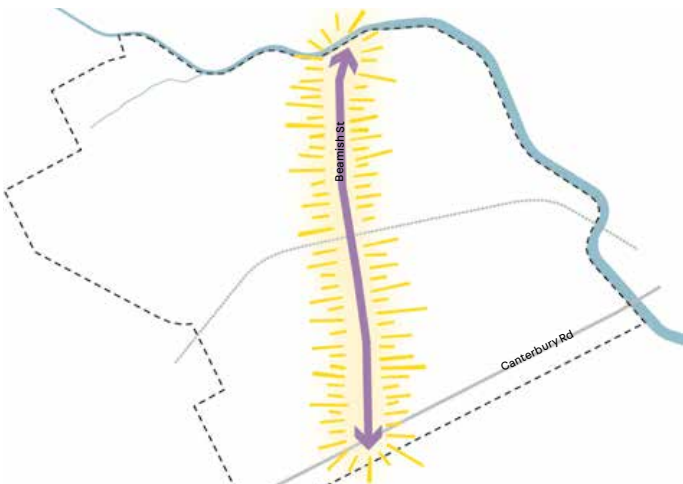
Campsie is considered one of Canterbury-Bankstown's key strategic centres. The Draft Masterplan is aimed at transforming the area into a significant medical and lifestyle precinct.

The key Urban Design consideration for the site's proposal is its height.

This section outlines how the change to the height control for the site to accommodate the proposed private hospital is compatible with the strategic intent and urban design vision for Campsie, as expressed through the draft Town Centre Master Plan.

4. Beamish Street to emerge as a premier day and night main street destination

Beamish Street to evolve into one of Sydney's premier main street destinations. Building on the strength and character of Beamish Street as a high street and increase its attractiveness as a 24-hour destination providing a range of activities and uses both day and night- ranging from outdoor dining, to entertainment, retail and events.



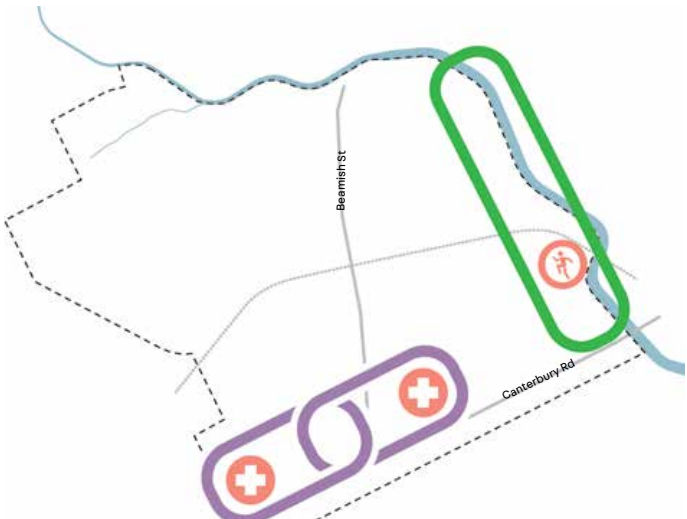
Draft Campsie Masterplan (Source: Canterbury-Bankstown Council)

The proposal is located adjacent to Beamish Street and comfortably within walking distance. A new hospital within walking distance provides additional vitality and footfall for the future commercial uses from hospital users through casual expenditure.

The Masterplan envisages Beamish Street as a lively 24-hour destination. This would be an unsuitable location for the hospital, however its proposed location adjacent to Beamish Street on Canterbury Road can be considered ideal as it is far enough away from the busy and lively Beamish Street to avoid a "bad neighbour" scenario, but within walking distance of the centre's core to allow access to uses that may be complimentary for visitors to the hospital, such as food and clothing retail.

7. Create a health precinct anchored by two hospitals

Leverage the area around Canterbury Hospital to attract and establish health and lifestyle related uses and activities that become unique to Campsie, including investment in allied and private health. Co-locate healthcare services with opportunities for recreation and well-being, such as the Cook's River and Canterbury Leisure and Aquatic Centre.



Draft Campsie Masterplan (Source: Canterbury-Bankstown Council)

The proposal is located within the area earmarked for health development by the draft masterplan.

The proposal achieves the exact objective proposed within this section of the Draft Campsie Masterplan.

10. Make it nicer to be there and easier to walk around

The overall experience of being in Campsie will be improved through improved building and public domain design which will encourage cleaner, nice streets and public spaces.

A network of pedestrian and cyclists oriented 'green links' will transform Campsie into a enjoyable place to wander about.



Draft Campsie Masterplan (Source: Canterbury-Bankstown Council)

A major component of creating places that encourage walking is the theory of walkability. The proposal's design will be assessed in a later section.

Achieving an environment that is conducive to walking is a process achieved through the physical design of buildings and their uses. The proposed hospital will have a busy entrance to Canterbury Road. The presence of other humans in a space increases the sense of safety and promotes walkability.

03 Intensification within key node of Canterbury Road and Beamish Street

- Celebrate the intersection of Beamish Street and Canterbury Road- place a taller building at the node, establishing a landmark at this key intersection and defining the entrance to Campsie Town Centre from the south.
- Encourage the establishment of employment-generating land uses - leverage from the location of Canterbury Hospital to attract and promote the location of health and lifestyle uses in areas of Canterbury Road between the Hospital and the Beamish Street node.



Draft Campsie Masterplan (Source: Canterbury-Bankstown Council)

The proposed landmark building at the Beamish Street/Canterbury Road intersection will not be diminished by the private hospital's height. A full assessment of this is provided in a latter section which includes proposed views in the current context and within the future context envisaged by the Draft Masterplan.

3 Draft Campsie Town Centre Masterplan

The Campsie Medical and Lifestyle Precinct Character Area includes the blocks and properties fronting Canterbury Road between Thorncraft Parade and Orissa St and Stanley and Una Street. The area will transform from existing low density residential and business development uses to a medical precinct anchored by Canterbury Hospital.

Built form in the medical precinct will contribute to an `urban frame' along Canterbury Road. This `urban frame' will transition to into adjacent residential areas through lower rise mixed use buildings. A core component of the Campsie Medical and Lifestyle Precinct Character Area will be a network of pedestrian lanes and open spaces which promote connectivity beyond the precinct.



Actions

1.4.1 A Planning Proposal for Campsie Town Centre should include an incentive height and floor space provision which defines the conditions for increased density based on the delivery of one or more of following:

- On-site infrastructure
- Affordable housing
- Employment-generating floor space (at least 50% of gross floor area)

Actions

3.2.1 Amend the planning controls along Canterbury Road to encourage a the realisation of a medical precinct anchored by Canterbury Hospital.

The area in which the proposal is located, has been earmarked as part of the Medical and Lifestyle Precinct. The objective of the Masterplan aims to increase density and mass of built form. The proposal successfully creates a higher form of development, which will not dominate the view or detract from the planned landmark building at the 'node'.

Since the area is earmarked as a medical precinct, it would be expected that the buildings would be of a dimensions that matched this medical use rather than the form of a commercial or residential building, in that it would require taller floor to floor heights and the need for an increase in plant on the roof space to support its use as a hospital.

The proposal, as a hospital use, warrants flexibility in the application of intended height controls to enable and facilitate the beneficial redevelopment of the site to accommodate a new private hospital.

Draft Campsie Masterplan - Character Areas (Source: Canterbury-Bankstown Council)



This proposal is consistent with the proposed building storey guideline of the draft Campsie masterplan.

The masterplan make reference to number of storeys due to:

“Building Heights in metres will vary accordingly with land use.”

It can therefore be assumed that the height in metres should reflect the building’s intended use.

4 Proposal Analysis

Private Hospital Conceptual Massing and Precedents

The planning proposal in its current form relates to the height control and detailed design will follow as the proposal is advanced.

In its current conceptual form, it expresses the possible massing, design, form and materiality in order to assist in demonstrating the suitability of the intended building height of the planning proposal. The conceptual design aids in informing potential future DCP controls for the site.

Examples of modern hospital developments within Sydney are shown overleaf; Chris O'Brien Lifehouse, Kolling Building and Northern Beaches Hospital.

These buildings are prominent in their placement, this is both appropriate and necessary given their use as hospitals. The buildings all have architectural features such as large amounts of glass on the façade, well-modulated interfaces and articulation within the façade.

The buildings themselves all have plant areas on top. This is necessary due to the physical size of the plant required to provide for the services and facilities within the building. This is entirely different to residential and commercial building uses.

In the following pages, CGI imagery is provided to show that through well thought out design and the use of setbacks, the increase in building height associated with the plant on the roof at the Canterbury Road site, will not be visible at street level.



Chris O'Brien Lifehouse



Kolling Building



Northern Beaches Hospital



Northern Beaches Hospital

4 Proposal Analysis

Private Hospital Conceptual Massing and Design

View from Canterbury Road (Corner of Scahill Street and Stanley Street)

The conceptual built form is split vertically into four sections. The ground floor addresses the street with an active frontage and awning which runs the entire length of the Canterbury Road frontage.

The active frontage is provided via activity on the ground floor which is visible on the street due to the generous glass facade which provides visual connectivity between the internal parts of the building and the external street.

The awning provides protection from both sun and rain, the awning's size also helps to provide an appropriate amount of enclosure to the street, which provides an environment conducive to walking.

The building's form is softened at the Stanley Street boundary through on building landscape planting.

The fourth floor is setback, providing a visual break in the building. Floors 5 through to 8 are split horizontally into five separate elements which breaks down visual bulk within the streetscape. Landscape is also integrated into these areas to further soften the building.

Floor 9 and 10 are further setback reducing the building's bulk and scale. By avoiding an institutional look for the proposed hospital it provides a significant improvement on streetscape compared to a traditional hospital form.

The additional height associated with the plant required for the successful operation of the hospital is setback from the edge of the 10th storey and is therefore hidden from view at street level, as demonstrated by the photomontage. The additional height provided by the plant on the roof is inconsequential to the building's impacts upon streetscape.

The proposal provides a contemporary building form, and the proposal land use and form is consistent with the vision outlined in the Draft Campsie Masterplan.



VIEW FROM CANTERBURY ROAD cnr SCAHILL STREET and STANLEY STREET

JOB NO. 21-087

CAMPsie

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4 Proposal Analysis

Private Hospital Conceptual Massing and Design

Future Context View from Canterbury Road (Corner of Scahill Street and Stanley Street)



The intended building height and massing, plus conceptual design are shown in the proposed future context translated into 3D form as per the proposed building storeys, shown at pages 72 and 137 of the Campsie Draft Masterplan (August 2021). Building envelopes that are provided are as envisaged by the Draft Campsie Masterplan for setbacks, building storeys and building uses.

Buildings step down in number of storeys further east away from Beamish Street. The proposal complies with the recommend 10 storeys of the masterplan without the additional plant on the roof being visible. Adjacent to the east of the site, the building steps down to an 8 storey maximum, then down to a 5 storey maximum.

The roof articulation of the concept design aids in increasing prominence of the western side of the building, which is consistent with the masterplan's objective of "celebrating the area around Beamish Street."

When viewed within the proposed future context, the buildings prominence is consistent with the built form.

The articulation of the facade helps to diminish the bulk and scale, softening the building through setbacks, while on facade landscape and articulation both horizontally and vertically soften the building further.

The bulk and scale of the concept design is consistent with the future character of the area and the objectives and vision expressed through the draft Master Plan.

Private Hospital Conceptual Massing and Design

Context View from Canterbury Road (Corner of Robertson Street)

As per the Campsie Draft Town Centre Masterplan, the intersection between Canterbury Road and Beamish Street is to be celebrated with a higher number of building storeys to be located around this intersection, slowly stepping down away from this intersection. The conceptual design complies with this in that the prominence of the 12 storeys intended at the Beamish Street / Canterbury Road 'node' will not be diminished, and the external articulation that is seen above the roof form on the western side of the building is not replicated on the eastern roof. This provides a subtle design change that better allows the proposal to align with the vision for Canterbury Road of the Draft Campsie Town Centre Masterplan.

The proposed building also provides a generous 3.5m setback at ground level, giving more pavement space to pedestrians with a wide and generous footpath which improves the pedestrian environment and walkability attributes for the site.

Conceptually the illustrative materials and colours of the scheme are neutral and earthy which ensure the building's facade and general aesthetic will not become quickly dated.

There is a mix of facade treatments from face brick around the lower levels to coloured cladding upon the higher levels. The facade has generous amounts of glass within the facade which contributes to the visual quality of the building.





Private Hospital Conceptual Massing and Design

Future Context View from Canterbury Road (Corner of Robertson Street)

The proposed building is shown in the proposed future context as per the Draft Campsie Town Centre Masterplan. Building envelopes that are provided are as envisaged by the Draft Masterplan controls for setbacks, building storeys and building uses.

Adjacent to the site to the east is a future through link; this provides natural separation between the site and the adjacent future building. The increased building heights and urban form on Beamish Street are partially visible in the background as demonstrated by the CGI.

To the west of the site buildings step up in number of building storeys and general bulk. This is as per the Draft Campsie Masterplan which envisages increased building heights towards the Canterbury Road and Beamish Street intersection.

The future form of buildings opposite to the proposal is of 6 storeys. The visual breaks and facade setbacks within the proposal aid in providing a smooth visual transition to this slight reduction in building storeys. The top two storeys of the proposal are to be setback further, which also aids in visual compatibility between the proposal and future context character.

From the street level, the rooftop plant is not visible. The impact upon street scape at pedestrian level is therefore negligible.

The future character of the area is a significant increase in built form aligned to the new health precinct. The conceptual design would set a positive precedent for the use of articulation, setbacks and landscape within the building form. Appropriate principles can be included and reflected in the site-specific DCP to be prepared in due course.

5 Conclusion

This report has been prepared to provide an Urban Design review of the proposed development at 445-459 Canterbury Road, Campsie, and consider its compatibility with the Draft Campsie Town Centre Masterplan.

The proposal provides a compatibility with the number of building storeys as envisaged by the Draft Campsie Town Centre Masterplan. Additional height is provided through plant located on the roof, which is required for the implementation of a hospital on the site.

As shown within this report, hospitals are appropriately and necessary prominent buildings in their contexts, which rarely conform to height controls which are more appropriate and relevant to residential and commercial development.

The use of the site for medical purposes complies with the objectives and strategic intent of the Master Plan to create a medical precinct that is anchored by Canterbury Hospital. To realise the vision of a health precinct within the subject area, flexibility must be provided to the height control. The proposal aligns to the storey height guideline which is proposed for the site within the draft Master Plan, and the notional street wall height is in line with the notional building height which has been indicated by Canterbury-Bankstown Council.

The Draft Master Plan makes reference that building heights will vary depending on land use and that Council should take this into consideration when assessing applications. The street wall height and the maximum height visible at street level is 39.5m with only plant extended beyond this, which as shown through CGI imagery, will not be visible at street level.

The generous setbacks at ground level, and further integrated into the building through articulation of the facade and on the top two storeys mitigate the building's bulk and scale and allow for a building form that is consistent with the objectives and visions of the Draft Campsie Master plan.

Photomontages are provided within this report to provide an example of how the building will fit in with the existing and future context of the site. The proposal is compliant with the objectives of the Masterplan in an increased building form towards the Canterbury Road and Beamish Street intersection.

The way in which the conceptual design articulates the facade to reduce the visual impact of built form provides a precedent for high quality contemporary architecture, which is intentionally a landmark to create a focal point on Canterbury Road. The building's use as a hospital acts as a catalyst for the masterplan's objective of creating a Campsie medical precinct along Canterbury Road.

The indicated Beamish St/Canterbury Road 'node' will still retain prominence - although it is subservient to the up to 20 storey high cluster which signifies the

heart of the town centre and station precinct. The conceptual design and massing shown in this document, and maximum height promoted for the private hospital site through the Planning Proposal are entirely appropriate in urban design terms. They are compatible with, and do not undermine the vision and objectives for Canterbury Road expressed through the draft Master Plan.



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