



**Bankstown
Development Control
Plan 2015**

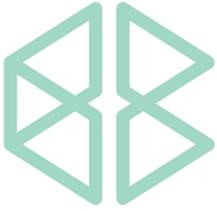
Key Development Sites

11.##

**Bankstown Private Hospital,
297-299 Canterbury Road,
Revesby**

DRAFT March 2021





SECTION 1–INTRODUCTION

Explanation

The Bankstown Development Control Plan 2015 supports the LEP by providing additional objectives and development controls to enhance the function, design and amenity of the site at 297-299 Canterbury Road, Revesby. This chapter only applies to development applications for a hospital. For any other use, refer to the other chapters of the DCP.

Note: If applicable to a development application for a hospital, the development controls of Chapter 11.## of this DCP will prevail if there is an inconsistency with any other development controls in this DCP.

Objectives

- 01** To encourage a high-quality hospital development that is capable of accommodating a mix of allied uses.
- 02** To create a healing environment for patients through built form, landscaping and open space provision.
- 03** To achieve design excellence and improve the streetscape character along Canterbury Road and Mavis Street, through built form and landscaping.
- 04** To provide a high amenity and safe environment and spaces for patients, staff and visitors.
- 05** To enhance the connection between the site and Bankstown-Lidcombe Hospital through improvements to the public domain and pedestrian environment along Canterbury Road, Claribel Street and Artegall Street.
- 06** Provide an appropriate level of supporting infrastructure to meet the demands arising from a hospital development of this size.

Land to which Chapter Applies

Chapter 11.## of this DCP applies to 297-299 Canterbury Road, Revesby legally described as Lot 9, DP 663160 and Lot 202, DP 849245. It applies to development for the purposes of a private hospital. For other development types, the other parts of the DCP apply.



Figure 1 Site Area



Source: Nearmap, 2021.

Desired Character

The site will be a high-quality hospital development delivering important medical and allied health services to the community. This development will fulfil the needs of medical service provision whilst creating a healing, human-scaled environment for patients, staff and visitors. The project will capitalise on the site's proximity to the Bankstown-Lidcombe Hospital, and will seek to enhance connectivity between these health institutions. Improvements to the public domain and pedestrian network on Mavis Street, Canterbury Road, Claribel Street and Artegall Street will improve access between the two sites.

Landscaping, vegetation, deep soil planting, open spaces and public domain improvements will be employed to create a pleasant interface between the site and its surrounds and protect the more sensitive uses of the site from any adverse impacts from surrounding industrial uses. The provision of landscaping, green spaces and vegetation will be crucial to creating a healing environment within this development, and as such will be strongly integrated throughout the built form. Internal and external green spaces, potentially including ground floor and upper level terraces, atria, courtyards, or rooftop gardens will provide high levels of amenity, to fully meet the needs of patients, staff and visitors. The provision of



substantial landscaping along the Canterbury Road and Mavis Street frontage, reinforced by deep soil and general planted areas around the site's perimeter will enhance the public interface and soften the built form at the lower levels. The retention of existing trees near the street frontage is to be maximised through the location of the built form and basement.

Given the site's prominent corner position, new development is to provide a well-articulated built form, improve the streetscape appearance along Canterbury Road and Mavis Street, and create a more engaging interface at ground level. As redevelopment may increase the level of activity on the site, consideration of on-site car parking and improved pedestrian and vehicular safety is expected.

The overland flow path will be retained on the western side of the site, which should provide a physical and landscape buffer to adjoining development. Opportunities to incorporate water sensitive urban design principles, landscaping and public domain improvements into the treatment of this overland flow path will be explored to deliver improved environmental and amenity outcomes.

Development Controls

1.1 Setbacks

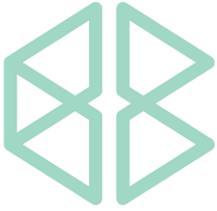
Objectives

- 01** To create opportunities for high quality landscaping, an enhanced public domain and provide open spaces on site.
- 02** To provide adequate tree canopy to mitigate air quality from the industrial area and Canterbury Road.

Controls

- C2** Development must achieve the following minimum setbacks:

	Minimum setback
Front setback / Canterbury Road (southern boundary)	15m
Side setback / Mavis Street (eastern boundary)	10m
Rear setback / 9 Mavis Street (northern boundary)	See control C3 below.
Side setback (western boundary)	6m



Encroachments may be permitted for architectural features to provide articulation to the elevations except for the rear setback in accordance with control C3 below.

- C3** Setbacks to the northern boundary to the property at 9 Mavis Street is a minimum of 27 metres, which includes consideration of the existing right of way to 299A Canterbury Road, Revesby. Encroachments by the basement area, building or any vertical architectural features within the right of accessway is not permitted. Where there is an inconsistency between the existing right of way and these controls, the terms of the right of way prevail.

1.2 Built Form and Design Excellence

Objectives

- O1** To create a high-quality built form which balances the needs of medical service provision with the human-scale.
- O2** To achieve design excellence in the future development of this site.
- O3** To deliver a safe environment with high levels of amenity for patients, staff and visitors.

Controls

- C1** Any development application on this site for a hospital must be referred to the State Design Review Panel. The Panel's recommendations must be incorporated into the detailed design of the development.
- C2** Minimise large expanses of blank walls through articulation, fenestration, architectural detailing and the use of a range of materials.
- C3** The corners of new development that face the street should use architectural features and materials to reinforce the corner.
- C4** Incorporate passive surveillance and CPTED design principles into the built form, particularly in any areas that are intended to operate 24 hours.
- C5** Provide covered entries to all main entries to public facilities such as awnings, canopies or porticos.
- C6** All substations and fire stairs are to be incorporated into the building form and must not be located within any setbacks.



- C7** Utilise high quality building materials.
- C8** Design building components including the structural framing, roofing and facade for longevity.

1.3 Landscaping, Open Space and Public Domain

Objectives

- O1** To use landscaping and open space to create a healing environment.
- O2** To maximise access to natural light, views, open spaces and green space to contribute towards a pleasant and healing environment.
- O3** To integrate landscaping and green spaces into the entirety of the development.
- O4** To incorporate public art into the development.
- O5** To deliver an enhanced public domain within the site itself and create stronger pedestrian connections between the site and Bankstown-Lidcombe Hospital along Canterbury Road, Claribel Street and Artegall Street.
- O6** To ensure landscape planting uses a diversity of local native provenance species to improve local biodiversity.

Controls

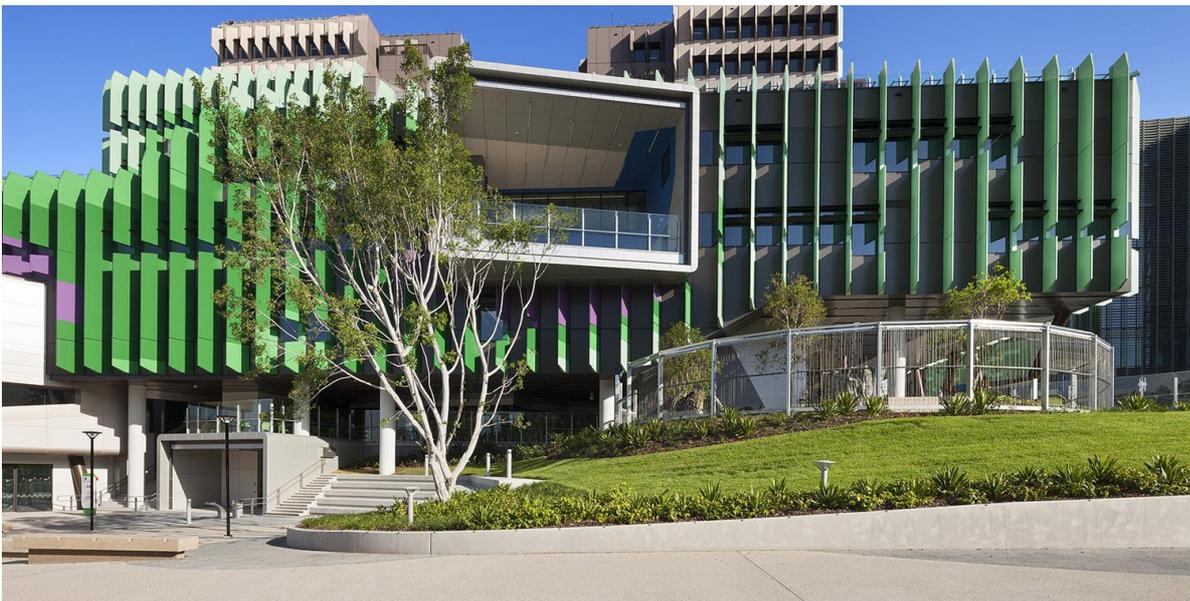
- C1** Utilise landscaping and green space to provide a pleasant interface between the development and the surrounding industrial areas, and to provide screening from any potential disturbances and amenity impacts from surrounding land uses and Canterbury Road.
- C2** Provide a minimum 10m deep soil area along the front setback to support mature tree planting.
- C3** Provide access to outdoor or open spaces areas on the site and within the development itself. This may be external or internal and could include atria, ground floor or upper level terraces, playgrounds, roof gardens, or internal courtyards (See Figure 3 for reference images).



- C4** Consider a variety of activities which these open spaces can provide including: passive recreation, open lawn spaces, outdoor seating, solar access, shade areas and play spaces. Consideration should also be given to the needs of the wide range of potential users of these spaces.
- C5** Orient open spaces on the ground floor and upper levels to maximise amenity, access to natural light, and enhance views.
- C6** Incorporate landscaping and vegetation throughout the development through green walls, window-boxes, roof-top or terrace planters and other landscape treatments.
- C7** Ensure that all levels of the hospital have good access to natural light and views to contribute towards a healing environment.
- C8** Provide public art within the development in accordance with Council's *Creative City Strategic Plan 2019-2029*. This should include consideration of works by local artists and Aboriginal and Torres Strait Islander artists.
- C9** Site landscaping and planting in the Public Domain and street tree planting should use appropriate local native provenance species (trees, shrubs and groundcover species) from the relevant local native vegetation communities that once occurred in this location to improve local biodiversity (rather than use exotic species and non-local native species).
- C10** Tree canopy coverage of 25% must be provided on site and demonstrated on the landscape plan, prepared by a qualified landscape architect. Ensure that tree size selection is adequate to soften the scale of the building.
- C11** Prepare a Landscape Plan for development of the site including details on:
 - a) Proposed open spaces and potential uses and activities.
 - b) Landscaping, plantings, paving, seating, lighting, art and other embellishments.
 - c) The native vegetation community that once occurred in this locality.
 - d) A list of local provenance tree, shrub and groundcovers to be used in the landscaping or if not possible due to microclimates created by the built environment, other native alternatives.
 - e) The quantity and location of plantings.
 - f) The pot size of the local native trees to be planted.
 - g) The area/space required to allow the planted trees to grow to maturity.
 - h) Plant maintenance. The planted vegetation should be regularly maintained and watered for 12 months following planting. Should any plant loss occur during the maintenance period the plants should be replaced by the same plant species.



Figure 3 Reference images for landscaping, internal and external open spaces.





Source: Queensland Children's Hospital (Images 1 and 2: Queensland Health, 2021) and Melbourne Children's Hospital (Images 3 and 4: John Gollings, Landscape Architecture, 2012).

1.4 Parking, Transport and Pedestrian Access

Objectives

- O1** To enhance pedestrian safety and access at street level.
- O2** To minimise the impact of vehicle access points and driveway crossovers on the quality of the public domain.
- O3** To establish appropriate access requirements for servicing.
- O4** To provide supporting traffic and transport infrastructure to meet the demands arising from a hospital development of this scale.
- O5** To maintain existing access arrangements to adjacent properties.

Controls

- C1** Vehicular access, car parking, servicing or access to adjoining sites is to be from Mavis Street.
- C2** The number of basement entries is to be minimised. Primary vehicular access to the basement is to be separate from the pedestrian entry.
- C3** Vehicular entry points must be visually recessive.
- C4** Provide internal pedestrian crossings where there is overlap with vehicular access.
- C5** Provide clearly defined pedestrian entry which is directly accessible from the street.



- C6** An on-site collection point is to be nominated for the development. The location of the collection point must allow collection vehicles to enter and exit the site in a forward direction and allow all vehicle movements to comply with AS 2890.2. The location of the collection point must ensure waste servicing does not impact on any access points, internal roads and car parking areas. The location of the waste storage area must not adversely impact on the streetscape, building presentation or amenity of any nearby residential development.
- C7** On-site parking provision must comply with Pat B5 of Bankstown DCP 2015.
- C9** Basement areas should be located within the building footprint to maximise deep soil planting.
- C10** Install traffic signals and slip lanes at the intersection of Canterbury Road and Mavis Street, in consultation with Transport for NSW and Roads & Maritime Services.
- C11** Install new bus shelters on both the northern and southern sides of Canterbury Road, next to the Canterbury Road and Mavis Street intersection, to cater for staff, patients and visitors using public transport. The locations may be considered in conjunction with the proposed Canterbury Road and Mavis Street intersection design.
- C12** Provide street lighting, road line markings and other safety measures on Mavis Street.
- C13** Provide new pedestrian crossings, footpaths and associated public domain improvements between the site and the Bankstown–Lidcombe Hospital, via Claribel Road and Artegal Street.
- C14** Ensure all footpaths, pedestrian crossings, and traffic and transport improvements are accessible for seniors and people with disabilities and comply with the Disability Discrimination Act 1992.
- C15** Preserve the current easement along the north of the site to provide access to 299A Canterbury Road.

1.5 Flooding, Drainage and Water Sensitive Urban Design

Objectives

- O1** Reduce the risk to human life and damage to property caused by flooding.
- O2** Ensure development does not result in detrimental increases in the potential flood affectation of adjacent or nearby properties.



- O3** Ensure the development does not significantly adversely impact the overland flow path along the western side of the site.
- O4** Incorporate water sensitive urban design principles into the open space and/or landscaping provided along the overland flow path

Controls

- C1** New development is to be setback from the western boundary by at least 6m to maintain the existing overland flow path.
- C2** Provide water sensitive landscaping and water sensitive stormwater infrastructure along within the development. Particular consideration should be given to incorporating water sensitive elements in the treatment of the overland flow path.
- C3** A Flood Emergency Response Plan is to be submitted with the development application for proposals with habitable spaces on the lower ground floor areas and/or basements which are below flood planning level. This needs to be prepared in consultation with the NSW State Emergency Service (SES) and Canterbury-Bankstown Council.
- C4** Development of lots that are impacted by an existing overland flood path or contain existing underground stormwater infrastructure must obtain consent for the relocation and/or upgrade of the existing stormwater drainage infrastructure as necessary within the proposed overland flow corridor.
- C5** Any part of the building within the nominated flood planning levels is to be built from flood compatible materials to minimise damage or erosion from floodwater.
- C6** Implement the relevant Flood Planning Controls including Clause 6.3 'Flood Planning' of the *Bankstown Local Environmental Plan 2015*, Part B12 Flood Risk Management of the *Bankstown Development Control Plan 2015* and the *Bankstown Development Engineering Standards*.