WESTERN SYDNEY
UNIVERSITY

30 August 2019

Canterbury – Bankstown Council
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Bankstown NSW 1885
Australia

Sent via email: simon.manoski@cbcity.nsw.gov.au

Dear Simon

BANKSTOWN CBD CAMPUS: BULK AND SCALE JUSTIFICATION

The Bankstown City Campus design has been developed through a design review process for the Development Application for State Significant Development (SSDA), with the NSW Government Architect chairing the Design Review Panel (DRP).

The DRP reviewed building typology models based on building height, solar access to Paul Keating Park, urban legibility and vistas, campus external space and campus internal space, and the review concluded by identifying a range of key considerations, including:

- Maintaining a clear Appian Way alignment;
- Defining a clear civic datum and alignment of building elements of adjoining civic buildings;
- Privatisation of public space;
- Overshadowing of Paul Keating Park and solar access to adjoining public spaces and; and
- Overall size and bulk of the building.

The initial scheme presented to the DRP proposed a more efficient building similar to 1 Parramatta Square (1PSQ), a WSU vertical campus building in Parramatta CBD, however this was not supported. Following the first DRP meeting, the DRP required that the building to better express its purpose as a University building. The concerns with the initial design concept relate to the large floorplate commercial building typology. The panel raised concerns regarding the ability of this typology to create collaborative working and teaching spaces.

By way of comparison, 1PSQ which is designed as a commercial office building then adapted for educational purposes, with a Gross Floor Area (GFA) of 28,572sqm to Nett Lettable Area (NLA) of 26,845sqm with an efficiency of 93%.

The comments from the Design Review Panel have lead to a building that is expressed as a University building rather than a commercial building. The building NLA was reduced by over 2000m² and the massing was reshaped to minimise overshadowing of The Appian Way and Paul Keating Park. The proposed building accommodated generous atrium and interconnecting stairs and highly activated ground floor and lower level. The stepped form

of the building and articulated massing strategy has resulted in a number of terraces and other recreation spaces to balance student use of community and public domain space.

WSU took on board the comments and alternatives were investigated from the DRP and substantially changed the design approach for the vertical campus. The proposal incorporates a range of floor plate sizes and configurations, that are the result of an analysis of the environmental characteristics of the local context, to optimise solar access to Paul Keating Park and directly respond to the comments from the DRP to create a vertical University campus building.

From the initial design concept, the academic program was refined and the form of the building is deliberately and formally expressive of its role as a vertical University campus through its public porosity, the multiplicity of terraces and balconies which are all connected to the University programs proposed within each level of the building.

The floor plate sizes appropriate for a Vertical Campus typology are necessarily larger than the floor plates appropriate for other tower forms proposed for development in the vicinity of the site, which entail residential towers with commercial facilities at lower levels. A Campus facility needs to support larger room sizes and circulation spaces to suit cohorts of students, as well as additional vertical circulation and building services infrastructure.

The revised design for the Bankstown City Campus, designed purely for educational purposes, has a GFA of 29,270sqm and NLA of 26,622sqm efficiency of 90%. However, the Fully Enclosed Covered Area (FECA) of the building is 41,582sqm which results in an NLA efficiency of 64%.

The reduction in efficiency of the proposed building has resulted from feedback from the Design Review Panel to include design elements including an atrium void, generously proportion circulation spaces and social spaces. This has determined the proposed Floor Space Ratio (FSR) control of 8.1:1.

Yours sincerely,

Michelle Lee
Director, Estate Planning and Strategy