

# Camperdown Medical Facility

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## Urban Design Report

MAY 2022 vC



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PURPOSE OF THIS REPORT

This report has been prepared as part of a Planning Proposal for an ear-marked key site located at 122-130 Pymont Bridge Rd and 206 Parramatta Rd in Camperdown. This Planning Proposal for the site is consistent with the strategic objectives set out in *the Greater Sydney Commission District Plans*, the *Camperdown-Ultimo Collaboration Area and Place Study*, as well as the Camperdown Precinct within *the Parramatta Road Corridor Urban Transformation Strategy*.

The site is unique in that is a relatively large land holding that will allow relatively large, flexible floorplates suited to service world class health, education and innovation user groups.

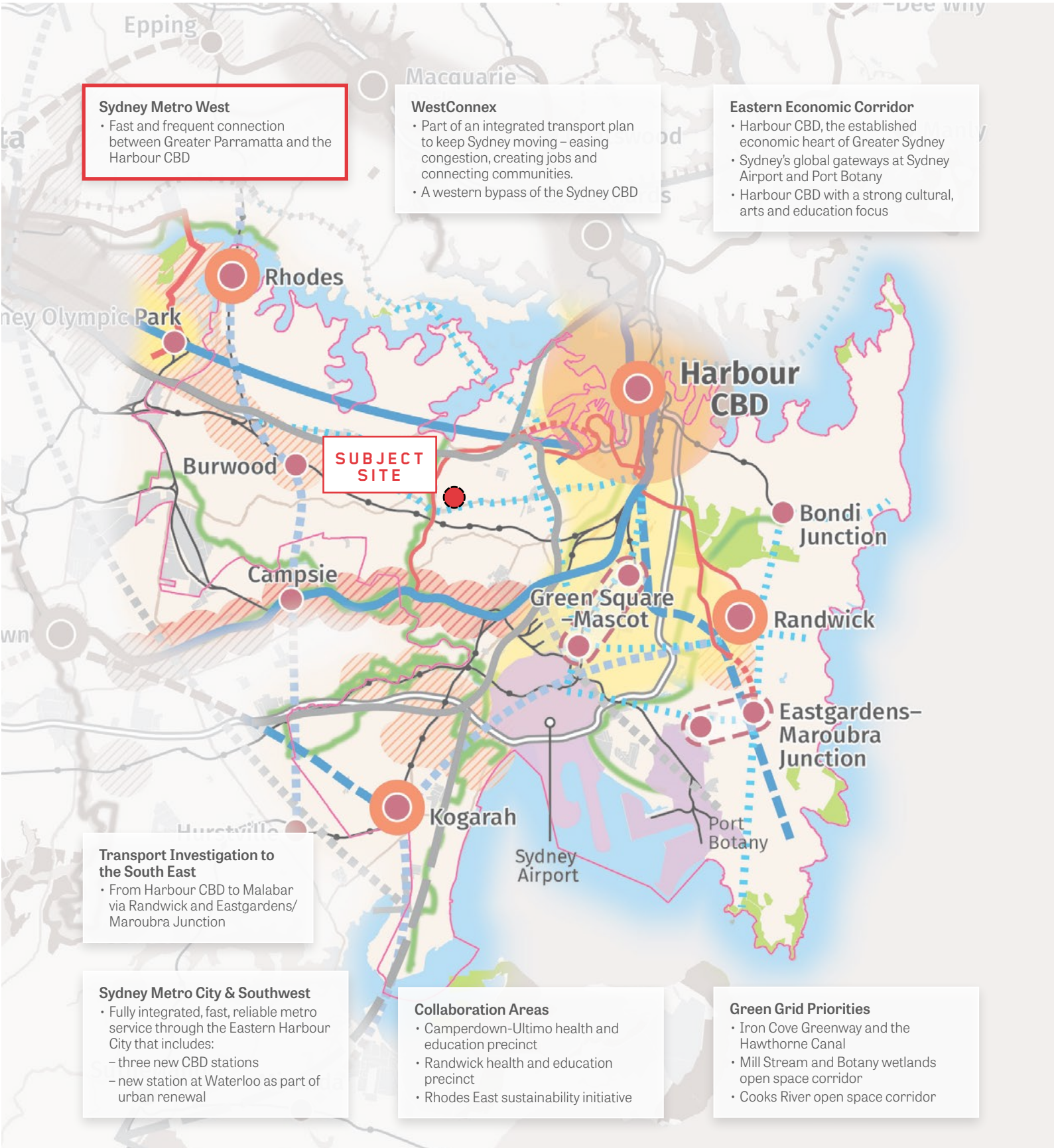
The concept design in particular has been informed by a large health user group, who (subject to the approval of the rezoning and subsequent development application) will occupy the building, thus acting as a catalyst to realise genuine activation of the precinct. The Project intends to ultimately offer World Class health, education and innovation users a place to collaborate, work, innovate and service the community.



# STRATEGIC CONTEXT

- Our Greater Sydney 2056 - Eastern City District Plan
- Parramatta Road Corridor Urban Transformation Strategy
- Camperdown Ultimo Collaboration Area
- Inner West Council Local Strategic Planning Statement
- Inner West Council Camperdown Employment Land Study
- Tech Central- Sydney Innovation and Technology Precinct

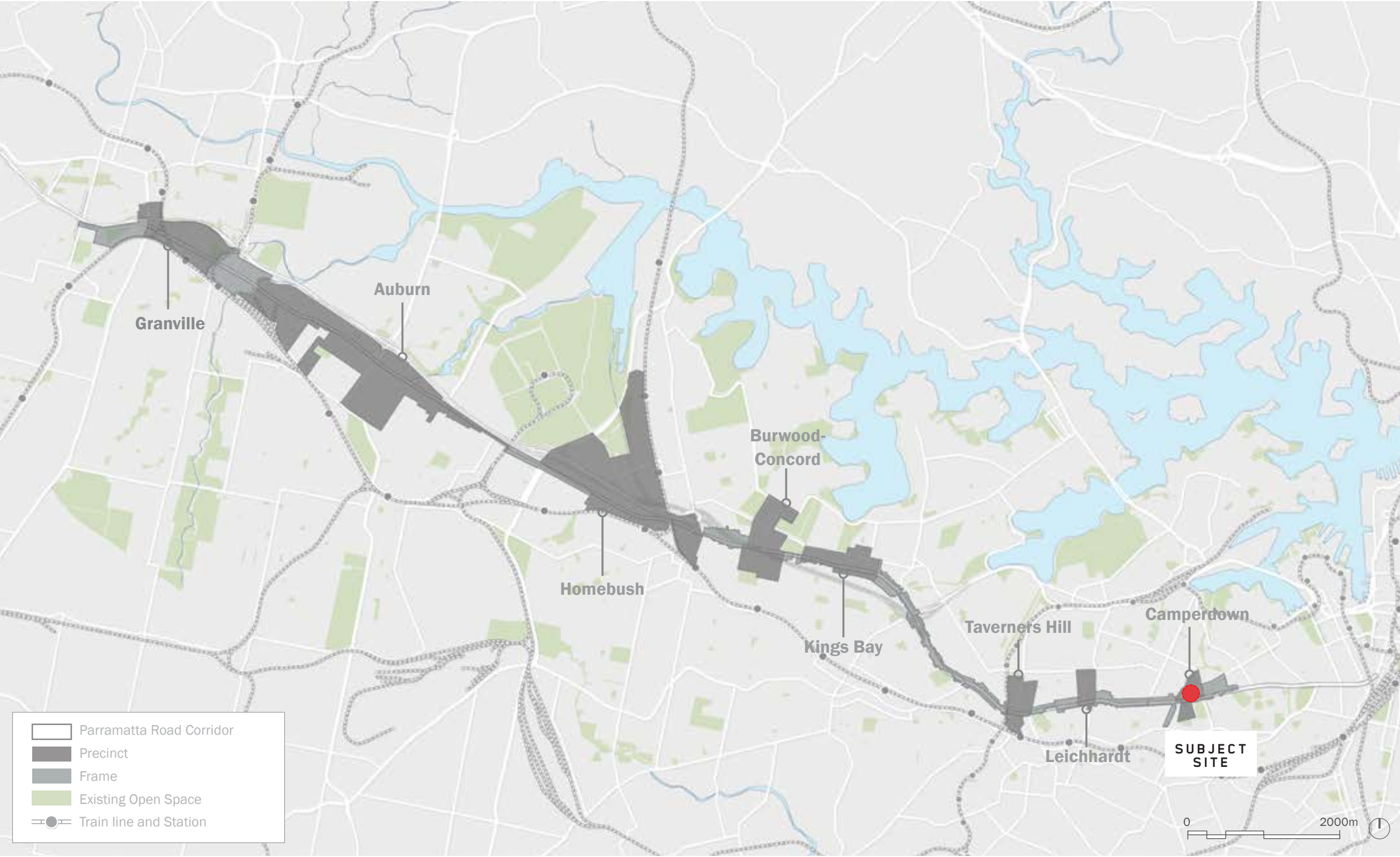
# OUR GREATER SYDNEY 2056 - EASTERN CITY DISTRICT PLAN





# THE PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY

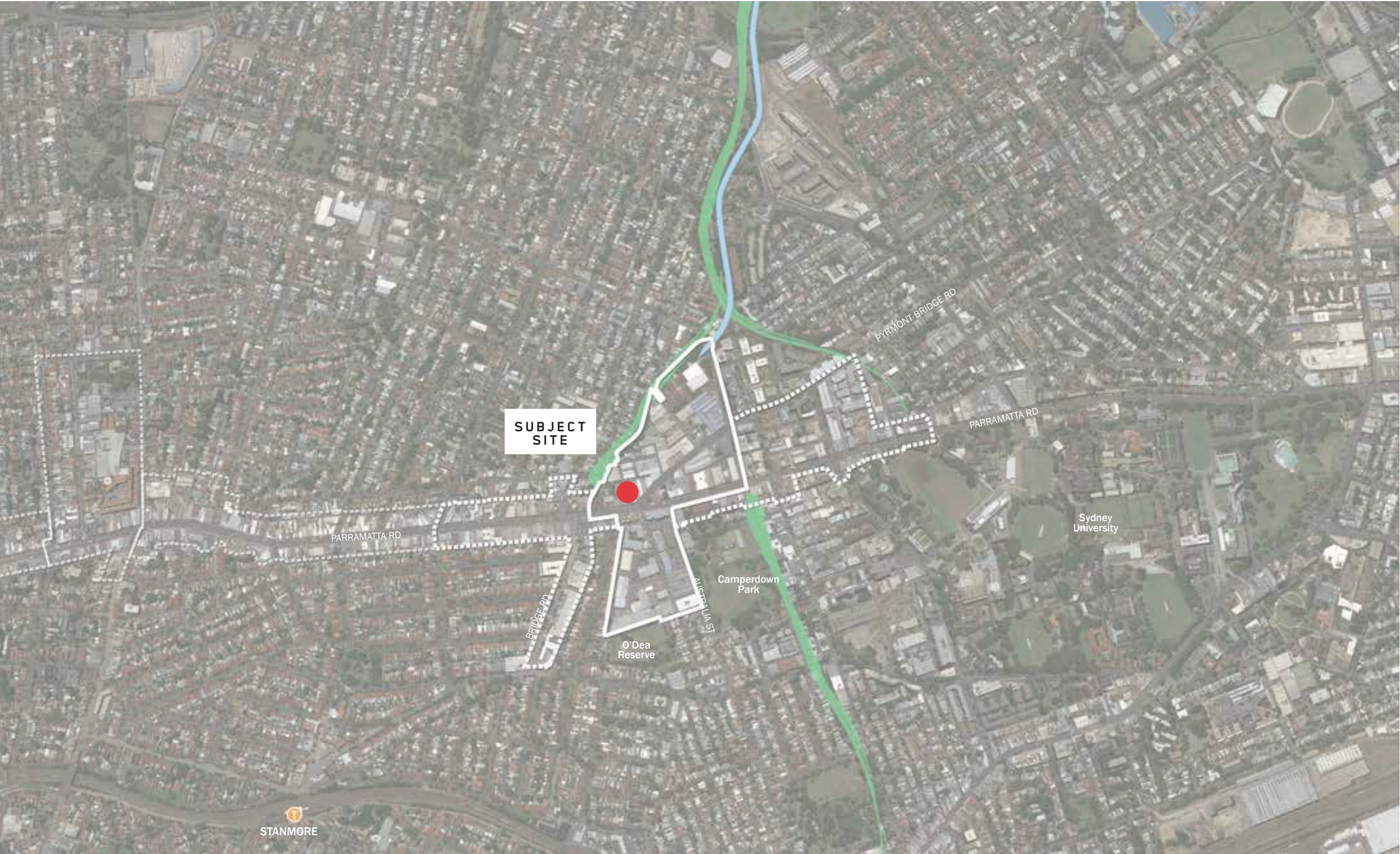
## PARRAMATTA ROAD CORRIDOR





# THE PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY

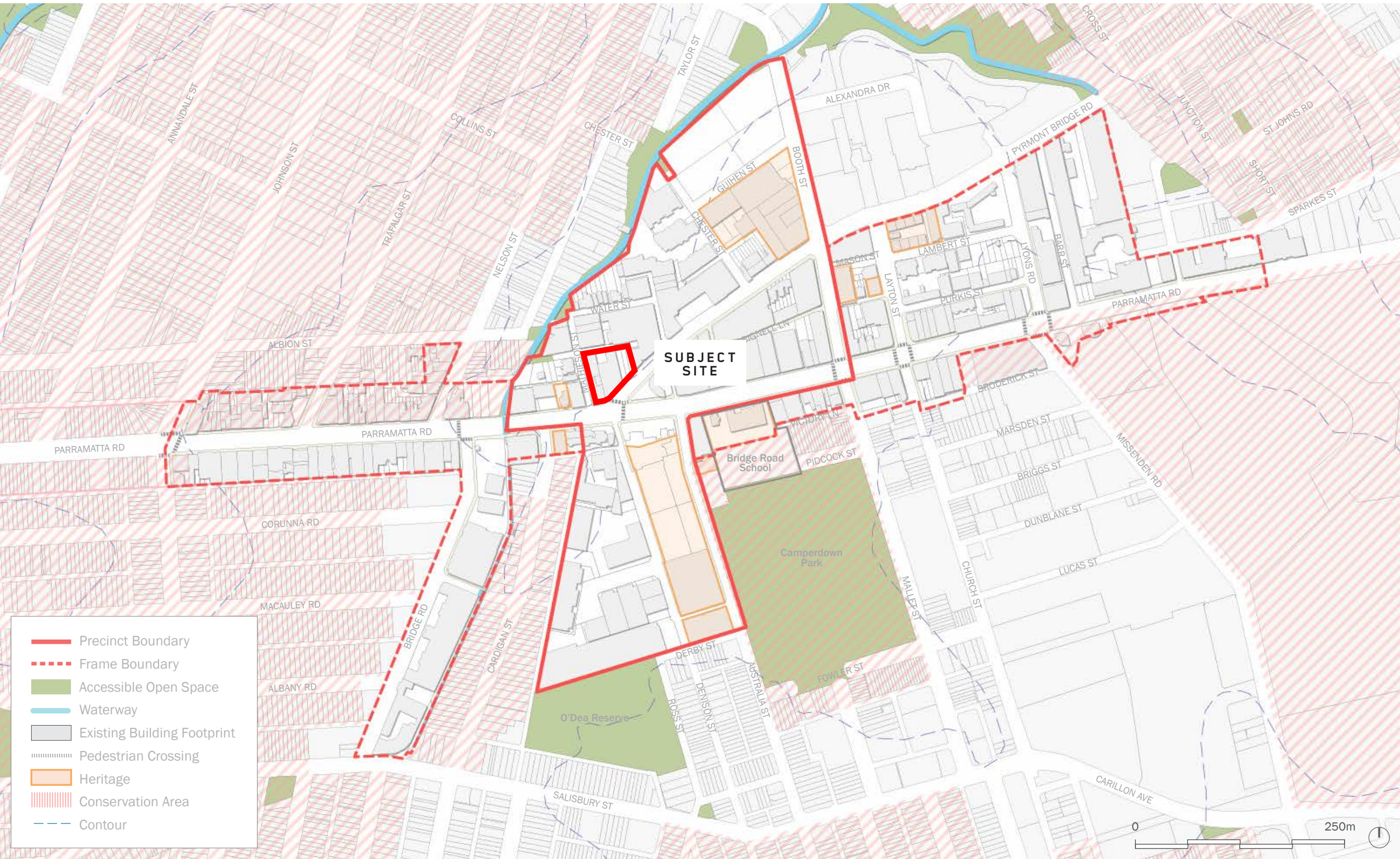
## CAMPERDOWN PRECINCT LOCATION PLAN





# THE PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY

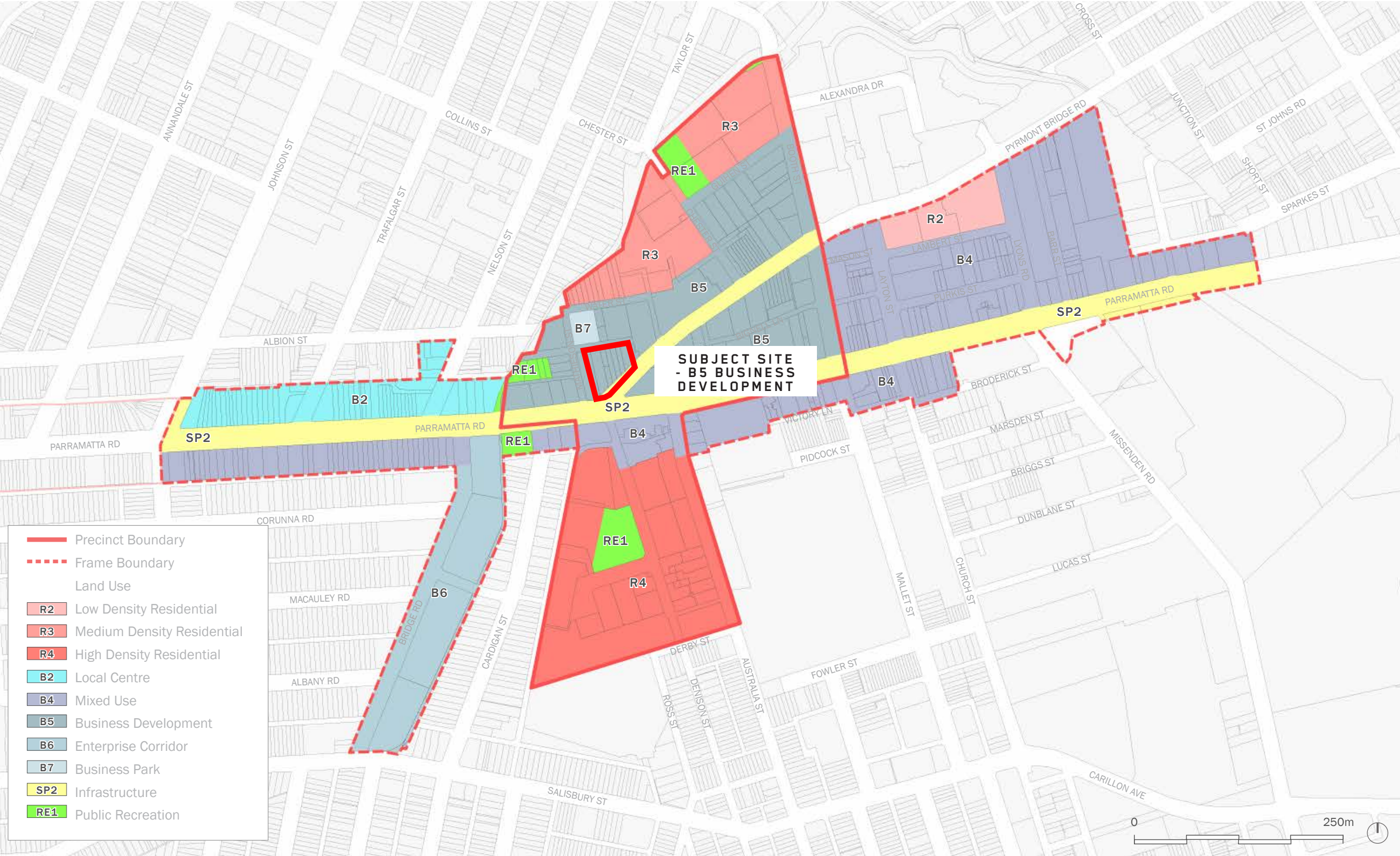
## CAMPERDOWN CHARACTER AND IDENTITY





# THE PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY

## CAMPERDOWN RECOMMENDED LAND USES





# THE PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY

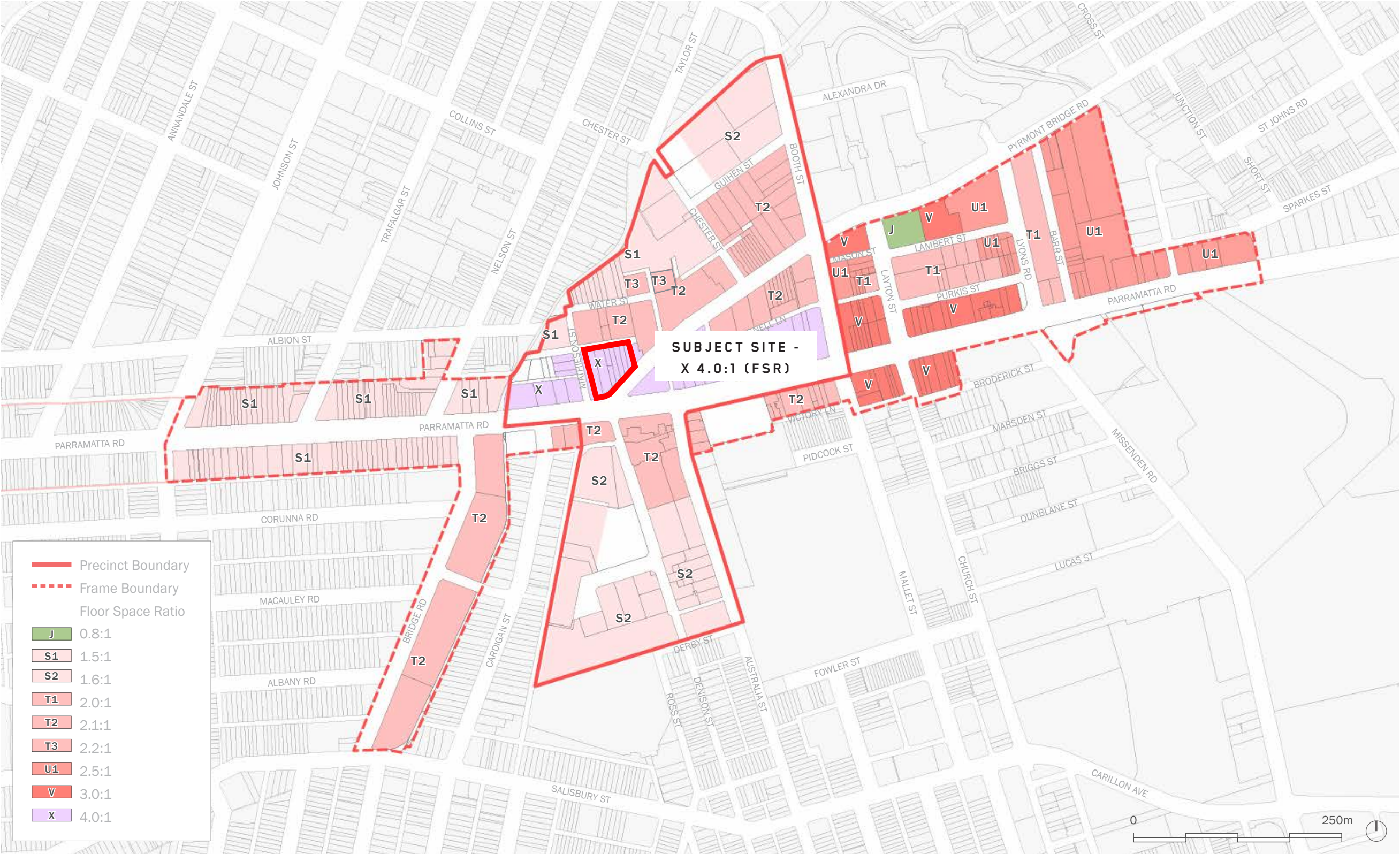
## CAMPERDOWN RECOMMENDED BUILDING HEIGHTS





# THE PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY

## CAMPERDOWN RECOMMENDED DENSITIES (FSR)





# THE CAMPERDOWN-ULTIMO COLLABORATION AREA

The Subject Site is located in the Camperdown Activity Node, with strategic objective to become a Health, Education, Employment 'Biotechnology Hub'

Figure 1: A Place Strategy for Camperdown–Ultimo





# INNER WEST COUNCIL LOCAL STRATEGIC PLANNING STATEMENT

Growing a stronger and more competitive Harbour CBD is a priority under the Eastern City District Plan as are the international trade and transport gateways - Sydney Airport and Port Botany – all of which also contribute to the economic vitality of the Inner West LGA. The Harbour CBD includes Sydney CBD and an emerging Innovation Corridor on its western edge which extends south from The Bays Precinct through to Central Station and parts of Surry Hills (see Figure 33). The Innovation Corridor contains creative and digital industries and business support services that support the global competitiveness of the Harbour CBD.

The Camperdown-Ultimo Collaboration Area sits within the innovation corridor, including existing health and education institutions including the Royal Prince Alfred Hospital, TAFE NSW, University of Notre Dame, University of Sydney and University of Technology Sydney and one of the largest and most comprehensive health and education precincts within Greater Sydney. This area will develop an innovation ecosystem that specialises in education and health, science and technology, arts and creative enterprises, start-ups, research commercialisation and sustainable technologies. The continued development of the area will boost Greater Sydney's economic future and its national and international competitiveness.

### The future for our employment and retail lands

The Strategy projections indicate that by 2036 the Inner West will need:

- An additional 300,000m<sup>2</sup> of gross floor area to accommodate industry and business in the employment lands

**13.2** Ensure placed based planning guides the zoning and development of the Camperdown-Ultimo Collaboration area by undertaking the necessary studies and preparing a master plan supporting employment uses as the major focus, enabling the entire precinct to be a Low Carbon-High Performance precinct and establishing a biotechnology hub in Camperdown. This should include provision of public mass transit on dedicated lanes on Parramatta Road

short - medium term

**13.3** Prepare Inner West LEP and DCP provisions to enable affordable spaces for medical innovation and research, as well as health services and other supporting uses, and safeguard these activities from unrelated commercial uses

short - medium term

**13.4** Identify pilot projects for collaboration that maximise shared use of facilities

short - medium term

**13.5** Work with Greater Sydney Commission to facilitate collaboration with key stakeholders and agencies to create a health and education precinct of international standing

short term

### Parramatta Road Corridor

**13.6** Implement the finalised housing, employment and transport strategies, and the Parramatta Road Corridor Transport Study, and prepare urban design / place based / open space studies to inform planning proposals to implement the *Parramatta Road Corridor Urban Transformation Strategy: Implementation Plan 2016-2023* and *Urban Amenity Improvement Plan*, subject to the provision of public mass transit being provided on dedicated lanes on Parramatta Road

short term

**13.7** Collaborate with Parramatta Road Corridor councils to ensure planning for Parramatta Road is integrated across LGA boundaries

short - medium term

**13.8** Prepare Parramatta Road Corridor local contributions plan to address funding of local infrastructure and services in the Corridor

short term

**13.9** Seek a variation under the Section 9.1 Direction for the *Parramatta Road Corridor Urban Transformation Strategy* to retain the existing industrial land within the corridor and undertake further investigations to identify any additional variations required for the existing employment lands within the corridor.

short term

### Legend

- Inner West Council LGA
- Water Ways
- Parks
- Ferry Wharf
- Railway Station
- Light Rail Stop
- Heavy Railway line
- Light Railway line
- Freight Line
- Ferry Routes
- Airport Boundary
- Airport
- University
- Metropolitan Centre
- Strategic Centre
- Local Centre
- Sydney Metro West Stations
- Sydney Metro West Optional Station
- General Hospital
- TAFE NSW
- Major Transformation Areas**
- The Bays Precinct
- Camperdown - Ultimo Collaboration Area
- Parramatta Road Corridor
- Overlapping Area
- Innovation Corridor
- Harbour CBD

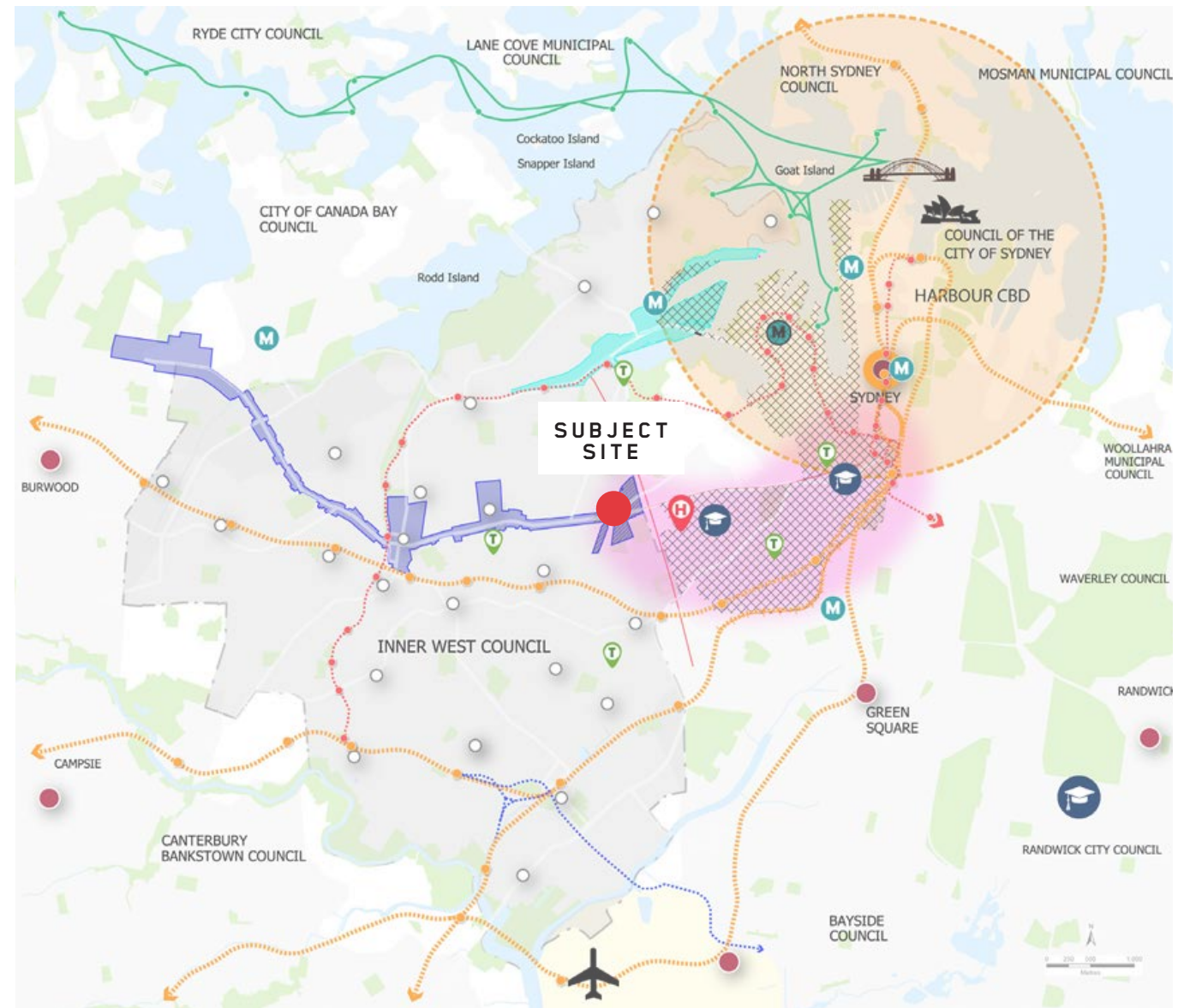


Figure 33: Major Transformation Areas



Strategy 3.3: Support the transition of Camperdown into a health, education and innovation precinct including a biomedical and biotechnology hub

The Camperdown industrial precinct is part of the Camperdown-Ultimo Collaboration Area identified by the Greater Sydney Commission. The close proximity of the precinct to the CBD, Sydney University and Royal Prince Alfred Hospital creates an opportunity to expand the research and knowledge based activities in the precinct.

The Greater Sydney Commission Camperdown Ultimo Collaboration Area Place Strategy Priority 8 is to “Support the role and function of employment lands”. Actions under Priority 8 include safeguarding business zoned land from conversion to residential development, establishing a biotechnology hub and delivery of affordable space for innovation for tech start-ups, innovation, creative industries, cultural use and community uses.

Implementation of the priorities above will support the transition of Camperdown precinct into the health, education and biotech hub and research area recommended by Parramatta Road Corridor Urban Transformation Strategy and the measures recommended below will reinforce this policy objective.

A structure plan for Camperdown Precinct should be prepared to implement the productivity priorities of

the Camperdown Ultimo Collaboration Area Place Strategy by protecting all employment zoned land in the Camperdown Precinct from unrelated residential or commercial land uses until the following actions are completed.

**Action 3.3.1:** Develop a structure plan for Camperdown Precinct to implement the productivity priorities of the Camperdown Ultimo Collaboration Area Place Strategy. (refer to Section 9.3.4 of Study).

**Action 3.3.2:** Continue working with the NSW Government and GSC to develop the area as a ‘Health and Education Precinct.’

**Action 3.3.3:** Work with the Camperdown Ultimo Collaboration Area Alliance to ensure productivity and industry cluster growth outcomes are prioritised in the Camperdown Precinct.

**Action 3.3.4:** Work with NSW government and the Camperdown Ultimo Collaboration Area Alliance to redevelop the WestConnex construction site at Camperdown as a biotechnology hub.

**Action 3.3.5:** Implement prospective outcomes of the 2020 Camperdown Innovation Precinct Land Use and Strategic Employment Study and the associated Camperdown Structure Plan.

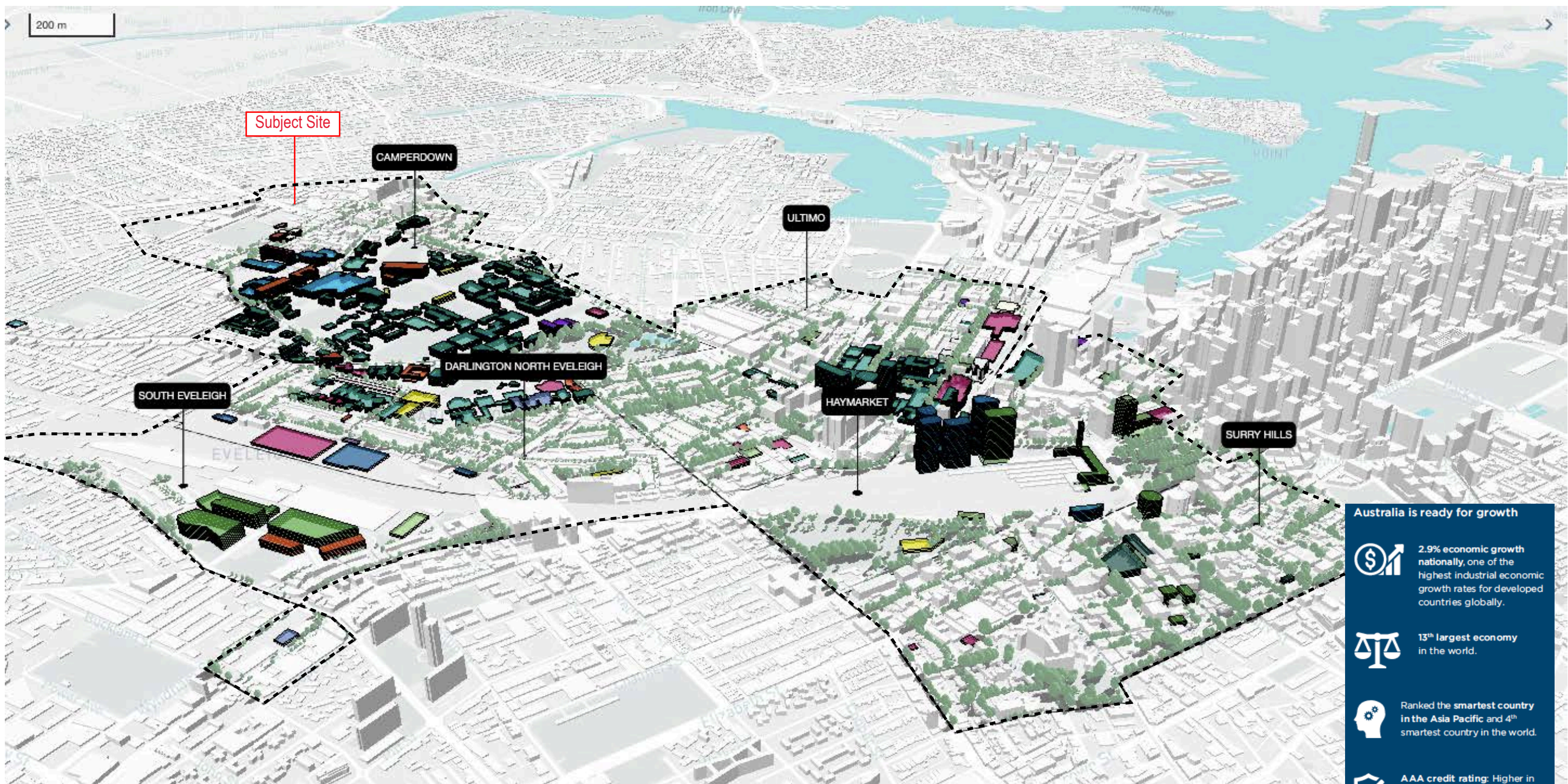
**Action 3.3.6:** Develop planning controls and policies to support the establishment of affordable spaces for medical innovation and research, health services and other ancillary uses in the Camperdown precinct.

Figure 4: Inner West Influences





# TECH CENTRAL - SYDNEY INNOVATION TECHNOLOGY PRECINCT



Source: Tech Central Website tc.sydney

A vision for the Sydney Innovation and Technology Precinct has been developed by collaborating with the technology ecosystem, industry, health, education, and government. The Panel believes the Precinct will drive a sustainable and inclusive approach to the development and growth of the people, the industries and the communities who share its space. The Central to Eveleigh corridor is the ideal location for a new precinct. This area is surrounded by a combination of existing economic assets - including world class universities, Royal Prince Alfred Hospital, over 100 research institutes and centres of excellence, Australian Technology Par and CSIRO's Data61 -supported by transport lin s and a vibrant ecosystem of technology, innovation and creative businesses.

Source: Tech Central Website tc.sydney

**Australia is ready for growth**

-  **2.9% economic growth** nationally, one of the highest industrial economic growth rates for developed countries globally.
-  **13<sup>th</sup> largest economy** in the world.
-  Ranked the **smartest country** in the Asia Pacific and 4<sup>th</sup> smartest country in the world.
-  **AAA credit rating:** Higher in credit quality than the US, UK, France, Japan, Hong Kong, Republic of Korea and New Zealand.
-  **4<sup>th</sup> largest economy** in the Asia-Pacific region.
-  Australia is ranked **4<sup>th</sup>** in the world for protection of intellectual property, ahead of the UK, Germany and France.

Source: Tech Central Brochure

13a



## **SITE CONDITIONS**

- context plans and photos



# CONTEXT PLAN



BICYCLE ROUTE REFERENCE: PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION PLANNING AND DESIGN GUIDELINES, PP 259. URBAN GROWTH NSW, NOVEMBER 2016, [URBANGROWTH.NSW.GOV.AU](http://URBANGROWTH.NSW.GOV.AU)

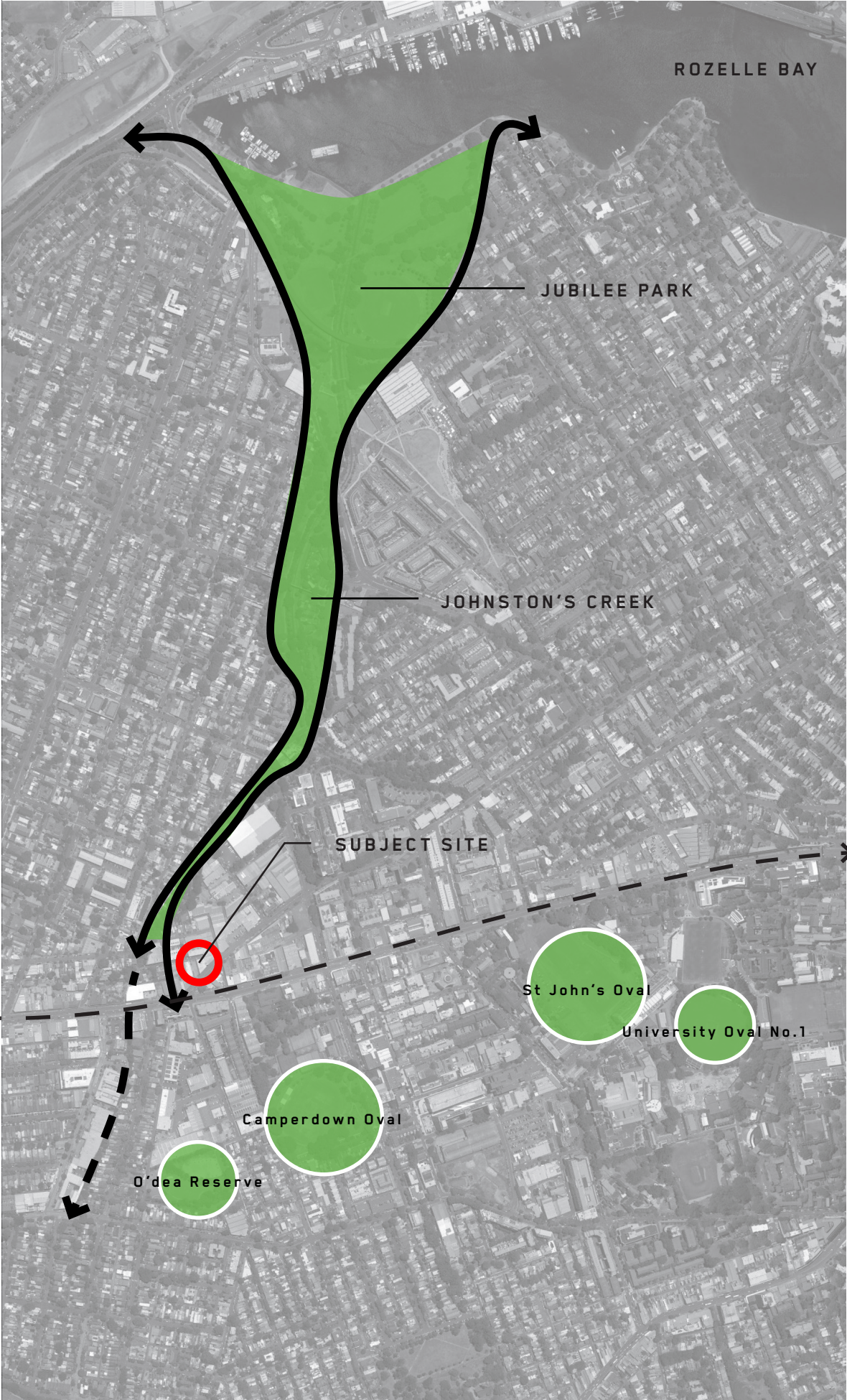


# ACCESS AND CIRCULATION PLAN





GREEN SPACE





# PEDESTRIAN AND CYCLE LINK





SITE PLAN





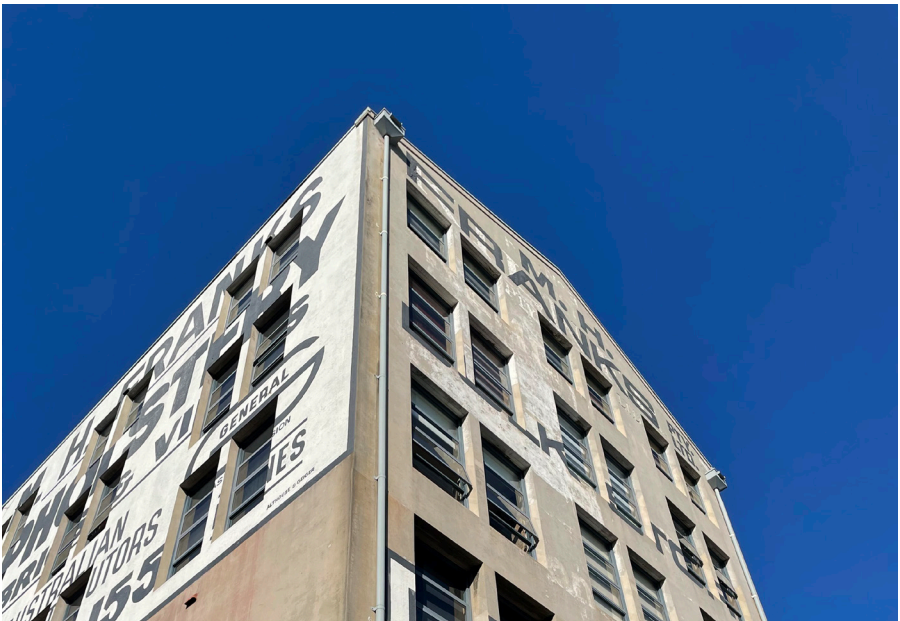
# SITE PHOTO - CONTEXT



looking south down Pyrmont Bridge Road



view west down Cahill Street



industrial-residential building on Parramatta Road



Mathieson Street and Parramatta Road



public reserve off Johnston's Creek



concrete gully along Johnston's Creek



# SITE PHOTO - RECENT CAMPERDOWN DEVELOPMENT



1 Sterling Cct, Camperdown, Trio Apartment



17-19 Pymont Bridge Rd, Camperdown



84 Parramatta Rd, Camperdown



1 Sterling Cct, Camperdown, Trio Apartment



17-19 Pymont Bridge Rd, Camperdown



113 Parramatta Rd, Camperdown



## DESIGN DIRECTION

- sketch plans and models

# PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION FINE GRAIN STUDY

## BUILDING CHARACTER AND TYPOLOGY

According to *Parramatta Road Corridor Urban Transformation Fine Grain Study*, the subject site belongs to Character Area 2.

Key objective of “Character Area 2” is to define a primary gateway to Camperdown at the junction of Pyrmont Bridge Rd and Parramatta Rd. Therefore a tower of 32m high has been proposed in response to the significance of the site.

*The Fine Grain Study* mentioned where design excellence and/or architectural merits of a proposal demonstrate a significant contribution to the public/civic realm, variations to the controls may be considered.

Figure 45. Service laneway



### Character Area 2 Objectives

1. Preserve the character of 1 - 2 storey brick industrial warehouse and factory buildings, supported by a network of service laneways
2. Transform Pyrmont Bridge Road into a people friendly, activated high street, supported by taller, new development
3. Define the primary gateway to Camperdown at the junction of Pyrmont Bridge Road and Parramatta Road through development which responds to warehouse character
4. Preserve and enhance the warehouse character through innovative facade treatment

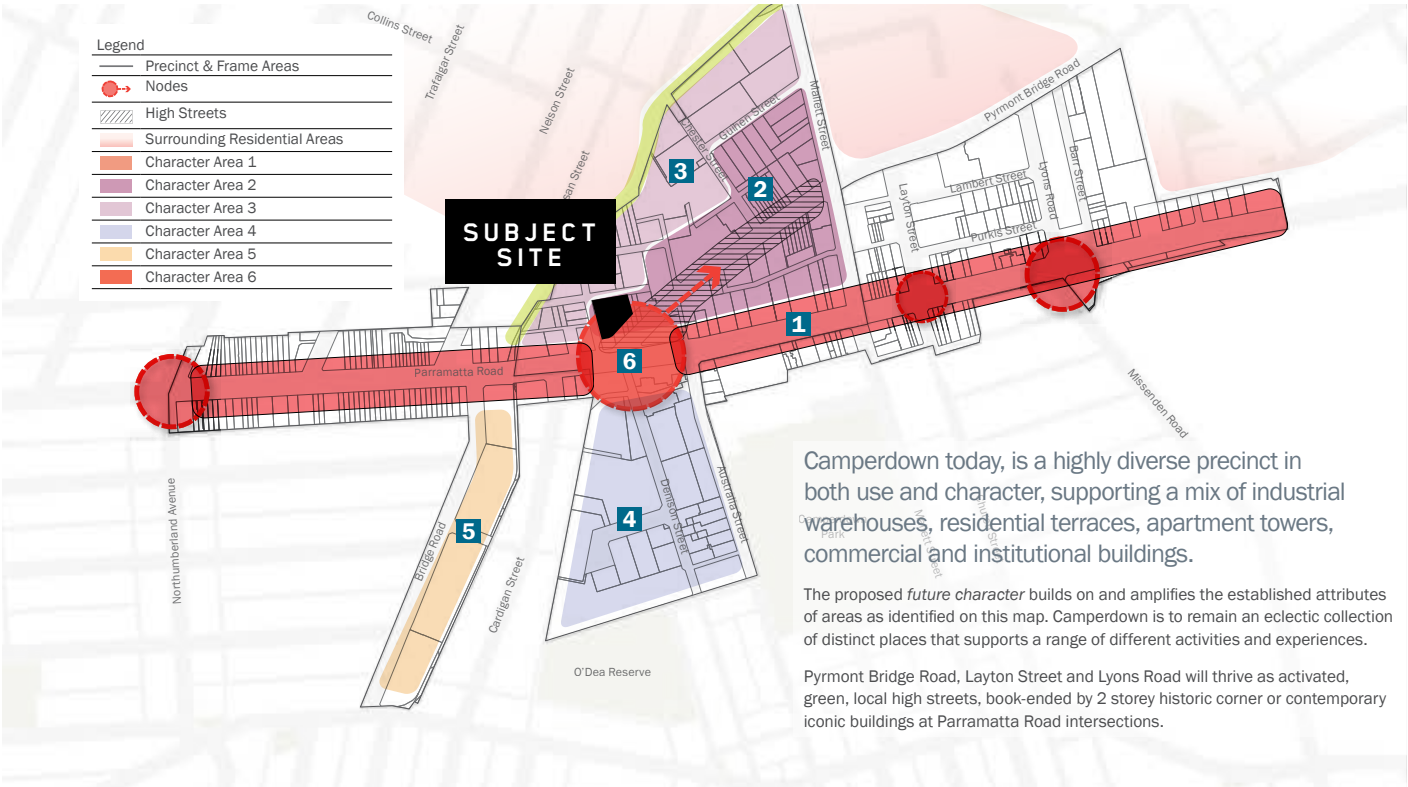


Figure 43. Precinct Concept Plan

62 NEW PARRAMATTA RD

## Building Typologies

### Landmark Buildings

Rationale:	Landmark buildings may be individual heritage items, prominent buildings located on corner sites, or mid-block, or a consistent series of contributory buildings. Adjacent or nearby infill development should relate to the scale of the existing development around the landmark, and respect its prominence.
Objectives:	Retain the prominence of the landmark building in the immediate streetscape, in the surrounding area, and from key vantage points.
Standard Statutory Controls:	<ul style="list-style-type: none"><li>▪ Allow for the landmark building to remain dominant in the streetscape form, composition and pattern.</li><li>▪ New development shall retain, enhance and not imitate the original and historically significant characteristics of signature/landmark buildings.</li><li>▪ The junction between old and new buildings should be articulated by an appropriate architectural treatment including recess, colour, materials, form, moulding, setback, height etc.</li><li>▪ The presence of a larger landmark building should not be used as a precedent for increasing the scale of infill development.</li></ul>
Innovative Provisions	<ul style="list-style-type: none"><li>▪ Where a proposal demonstrates innovation through architectural creativity and design excellence at a level whereby the landmark building is enhanced and revitalised, variations to these provisions may be considered.</li></ul>

# PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION FINE GRAIN STUDY

## HERITAGE INTERFACE

The subject site is not located adjacent or close to and does not interface with any existing Heritage Items, therefore the proposal won't incur any negative impact in this regard.

Extracts from the PRCUTS Fine Grain Study provided below.

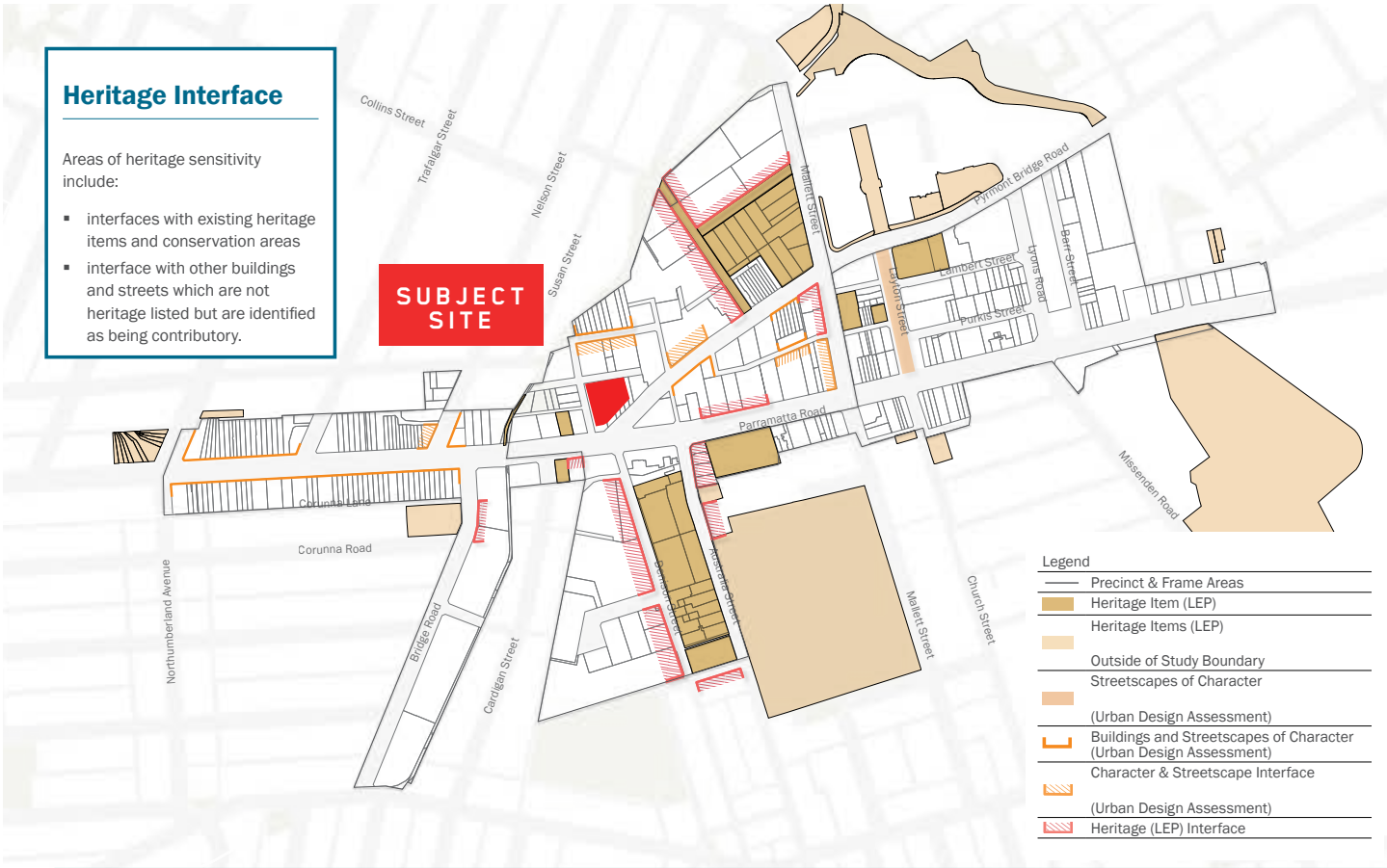


Figure 31. Site Analysis: Heritage Interface

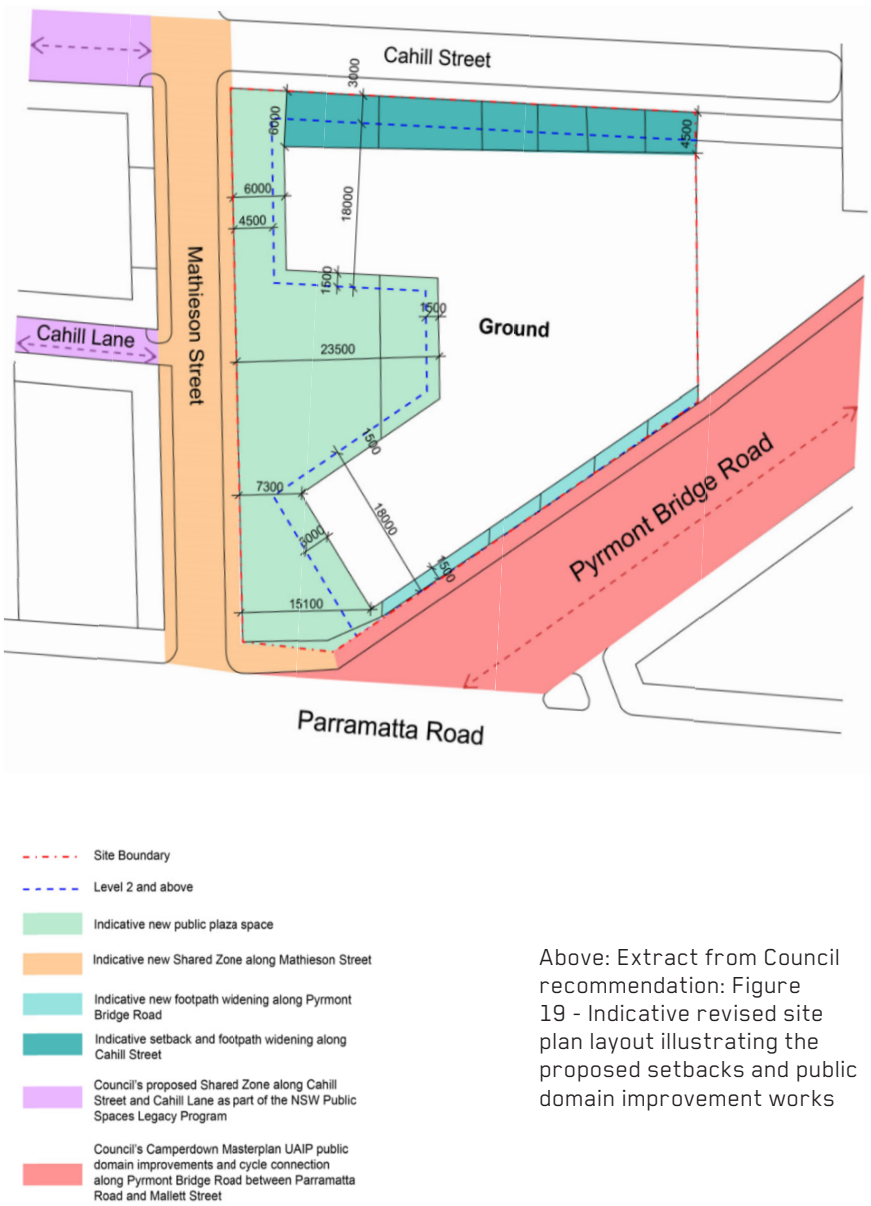
# COUNCIL CONSULTATION AND FEEDBACK

The Proposal was submitted to Council on 21 June 2021. The Local Planning Panel was held on 21 September 2021.

Council provided the following planning objectives in relation to the proposed urban design.

Following further engagement with Council, the Proposal has been amended to include the following:

- A maximum 8 Storeys building, including greater floor to floor height on the 8th Level, rooftop plant/services, therefore a 35m height control
- Appropriate bulk, setbacks, separation, height and envelope
- A high standard of design excellence
- Incorporate publicly accessible Ground and Level 1 setbacks, at least 1.5m to Pymont Bridge Rd, 3m to Cahill St and 6m to Mathieson St
- Provide active frontages to Pymont Bridge Rd and Mathieson St
- Create a new publicly accessible open space with at least 600 sqm at the Mathieson St entrance of the new building
- Provide new walking and cycling connections along Mathieson St and the creation of a 'shared zone' and improved sight lines for cyclists and better cycleway connection at the corner of Parramatta Rd and Mathieson St
- Include a 5 Star Green Star Building
- Incorporate mechanisms to reduce urban heat impacts, including green infrastructure and deep soil zone suitable for large trees
- Include end of journey facilities to promote sustainable forms of travel
- contribute towards improved public infrastructure through public domain improvements along Pymont Bridge Rd, Mathieson St and Cahill St including footpath widening, traffic calming, landscaping, and water sensitive urban design



Above: Extract from Council recommendation: Figure 19 - Indicative revised site plan layout illustrating the proposed setbacks and public domain improvement works



Above: Revised Proposal site plan layout illustrating generally consistent with Council recommended setbacks and includes minimum 600 sqm public domain on Mathieson St, enhanced public domain, shared zone, cycleway, deep soil and landscaping. Note vehicular access and egress arrangement now off Pymont Bridge Rd in accordance with TfNSW pre-lodgement advice



# PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION FINE GRAIN STUDY

## BUILDING FORM AND SETBACK

The building form and setback were nominated in the *Parramatta Road Corridor Urban Transformation Fine Grain Study*.

We understood that the report was created to serve as a high level guideline of the development.

### Building Form and Setback

#### Siting and Setbacks

Rationale:	The siting and setback of buildings and building elements is important in forming and/or enhancing the character of the streetscape and the relationship between adjoining buildings. Consider the siting, orientation, modulation and visibility of new development with regard to existing streetscape/neighbourhood contexts.
Objectives:	Maintain the prominence/legibility of heritage items, contributory buildings and streetscapes while appropriately siting and designing new development.
Standard Statutory Controls:	<ul style="list-style-type: none"><li>Be responsive to existing site conditions such as topography and predominant building lines.</li><li>Be compatible with the prevailing character of the neighbourhood.</li><li>New buildings should be sited to correspond with the existing pattern of buildings and their sites. Front boundary setbacks should be equivalent to those of neighbouring buildings (eg zero setback at ground level in the historic Victorian shopping strip section of Parramatta Road).</li><li>Where existing buildings observe formal setbacks, or have historically been placed in a certain pattern relative to adjoining streets, the pattern must be considered in the location of any new building.</li><li>Setback and alignment of upper levels must be consistent with adjoining buildings to allow the predominant street wall to be read. When the setback or alignment varies, either the adjacent or average front setback or alignment is to be adopted.</li><li>Additions are usually best sited towards the rear or side, to allow the character and legibility of the original building to be maintained.</li><li>Where additional storeys are proposed above an original significant building, the front wall should be set back from the existing parapet/front building line to minimise its visibility from the street.</li></ul>
Innovative Provisions	<ul style="list-style-type: none"><li>Where design excellence and/or the architectural merit of a proposal is such that it demonstrates a significant contribution to the public/civic realm, variations to these controls may be considered (e.g. additions or additional storeys may follow the line of the existing building). Such variations should demonstrate consistency with relevant objectives for heritage items, heritage conservation areas and local/desired future character objectives, and should identify the long term benefits and improvements to the public/civic realm.</li></ul>

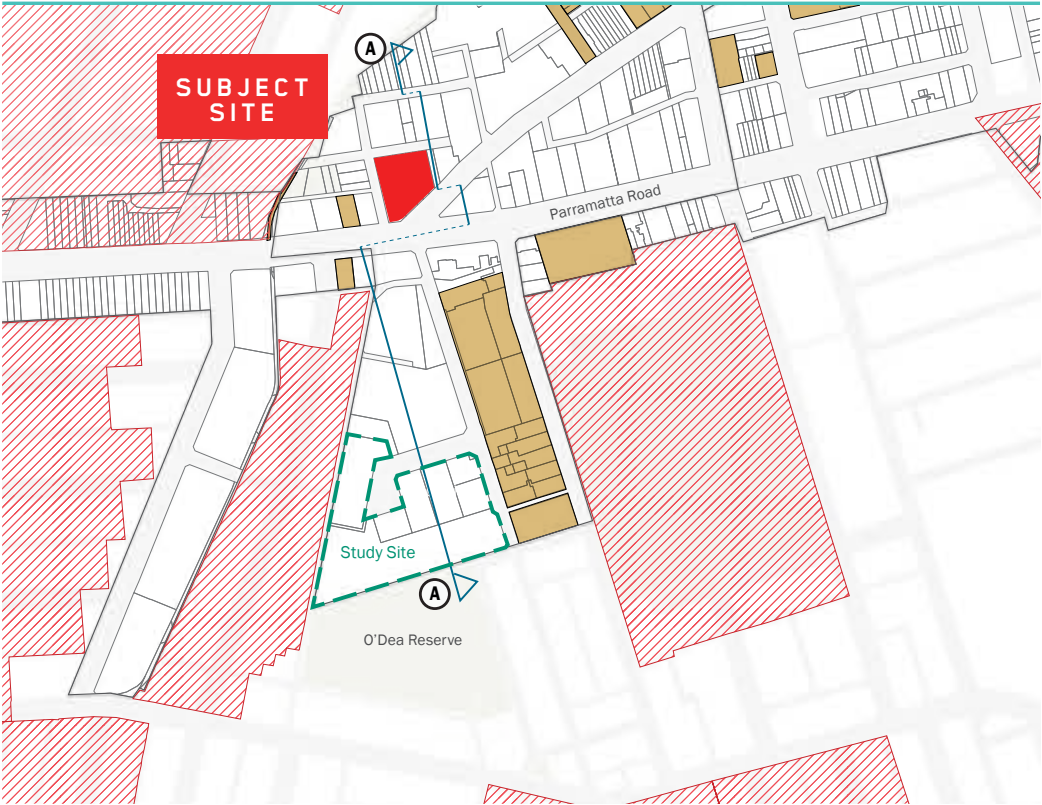
### 4.5 Development Guidelines

The following section identifies typical conditions within the Precinct which will respond to the Development Guidelines within this study. This is illustrated through the inclusion of a study site and a long Precinct section

#### Overview

Land bound by Hordern Place, Denison Street, Cardigan Lane and O'Dea Reserve.

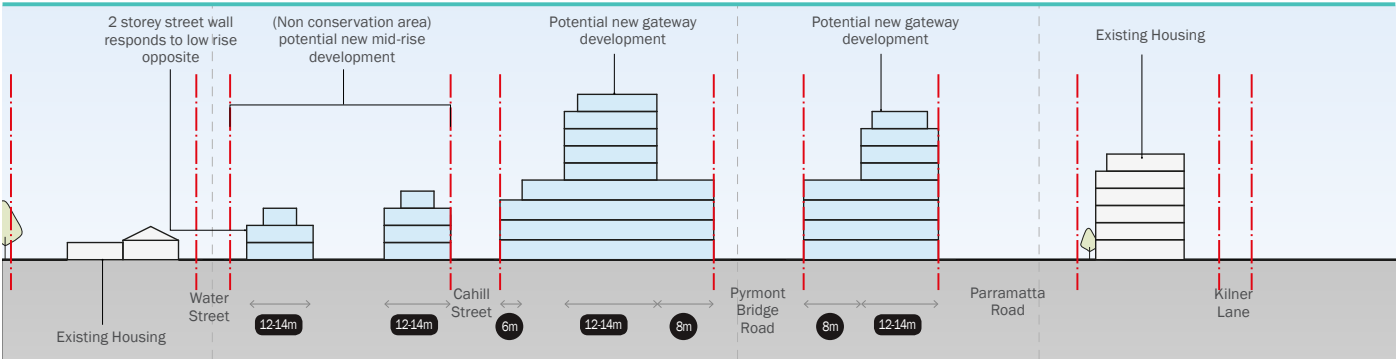
Figure 50. Camperdown Study sites key plan



### Camperdown Precinct Section

Water Street to O'Dea Reserve - Indicative

Figure 51. Camperdown Precinct Section - Section A-A - part 1



# PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION FINE GRAIN STUDY

## BUILDING FORM AND SETBACK

The key objectives we've identified from the *Parramatta Road Corridor Urban Transformation Study* and *Camperdown Ultimo Collaboration Area Report* are:

- to create a world class biotech, health, education and innovation precinct.
- create a 'gateway/iconic building' signifying the entrance of the Camperdown Asset, of high architectural excellence

A massing testing has been done according to the *Parramatta Road Corridor Urban Transformation Fine Grain Study*. The result is a building with 4 storey podium and large setback for levels 4-7.

The upper level would create a compromised floorplate which is not workable as a world-class hospital / health or education asset.

An alternative scheme has been created to address the issue.

In the process our proposal development, specific health and education user groups were kept in mind and consulted. Although departed from the report, it is more site specific, and the key benefits of the current proposal include:

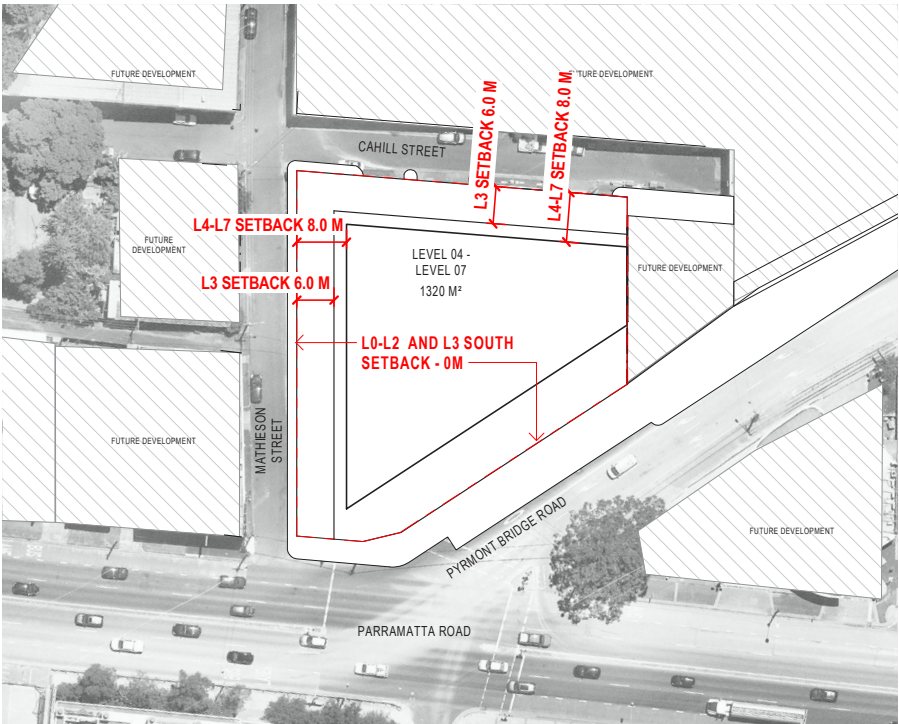
- More suitable floor plate
- Better daylight access provision
- Better view from the building
- More attractive building massing
- Better opportunities for rooftop green spaces
- Better connection and continuation with green lung

It is understood that the *Parramatta Road Corridor Urban Transformation Study* and *Camperdown Ultimo Collaboration Area Report* were both done as high-level guidelines and did not take into account the individual opportunities and constraints of the subject site.

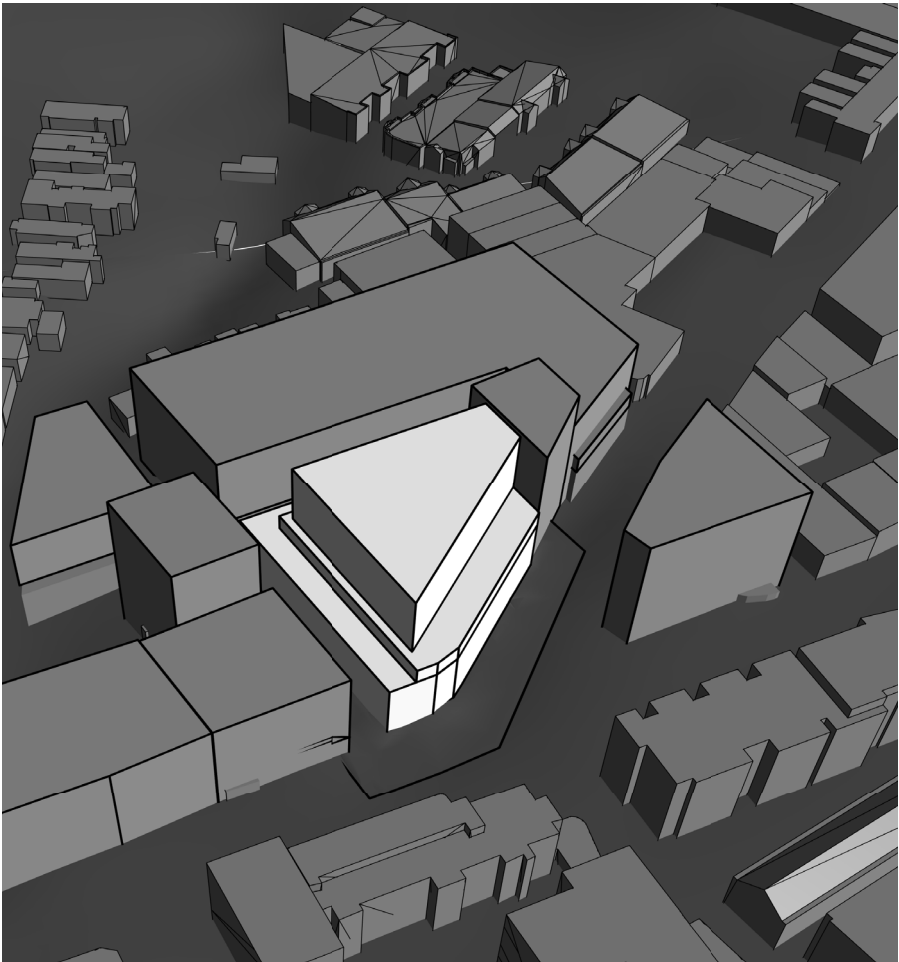
*The Fine Grain Study* mentioned where design excellence and/or architectural merits of a proposal demonstrate a significant contribution to the public/civic realm, variations to the controls may be considered.

With site specific analysis and user involvement in the design process, we believe the proposed scheme is better suited to achieve the key objectives and the vision of this area.

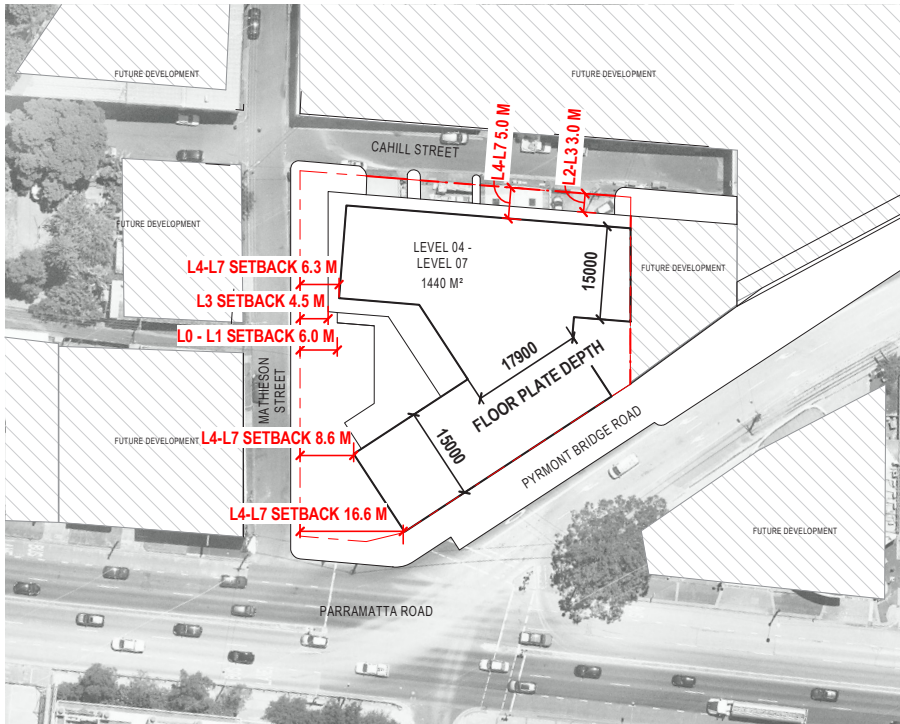
We believe that the massing of this alternative scheme is more suitable as a gateway building on this significant site.



FINE GRAIN STUDY SETBACK IMPLICATION



FINE GRAIN STUDY SETBACK IMPLICATION - PERSPECTIVE



PROPOSED BUILDING FORM

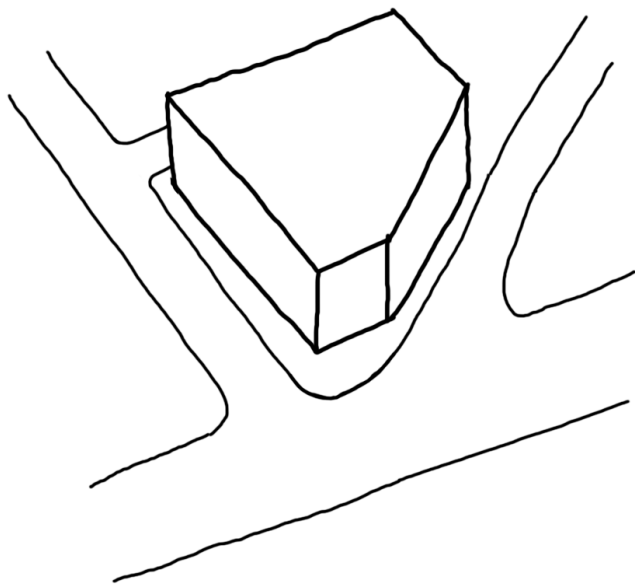


PROPOSED BUILDING FORM - PERSPECTIVE

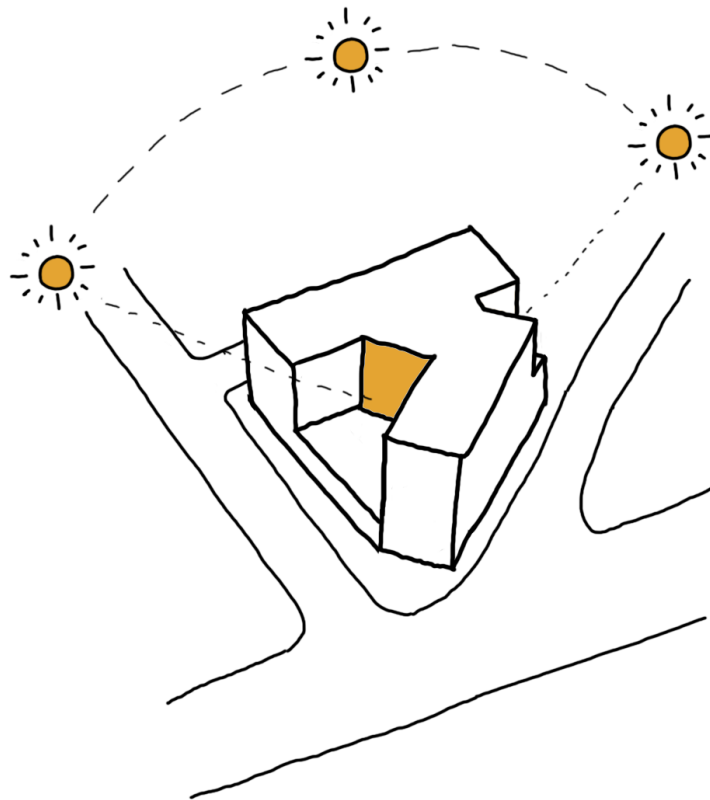
# PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION FINE GRAIN STUDY

## BUILDING FORM EVOLVEMENT

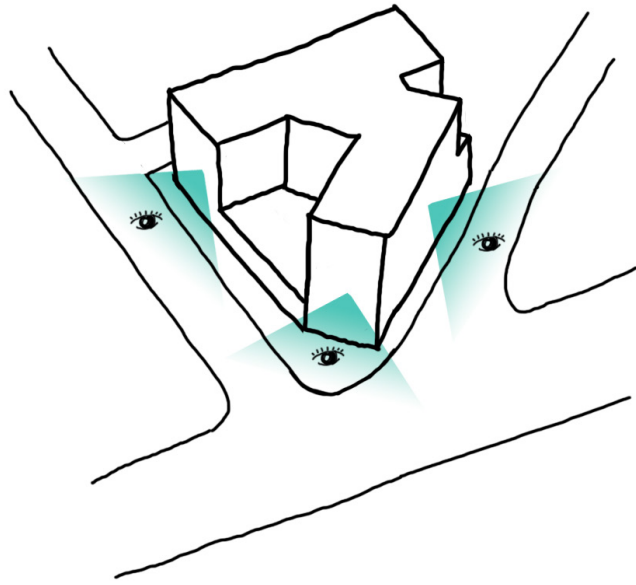
The building massing was evolved according to the objectives set in *Parramatta Road Corridor Urban Transformation Study* and *Camperdown Ultimo Collaboration Area Report*



BASE MASSING

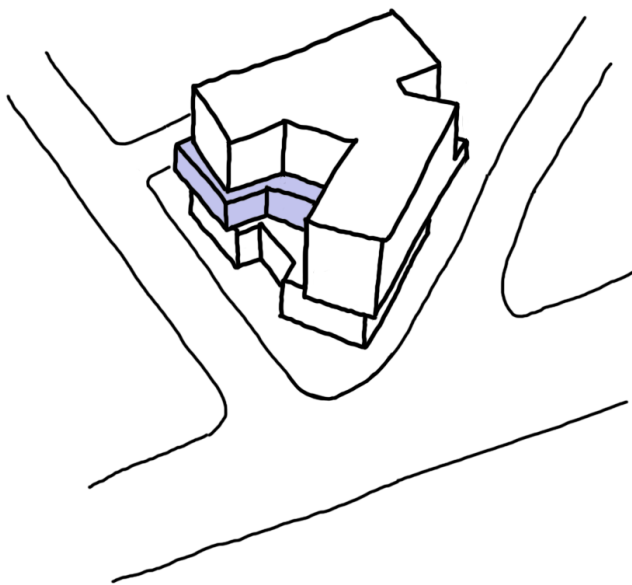


INCREASING DAYLIGHT ACCESS

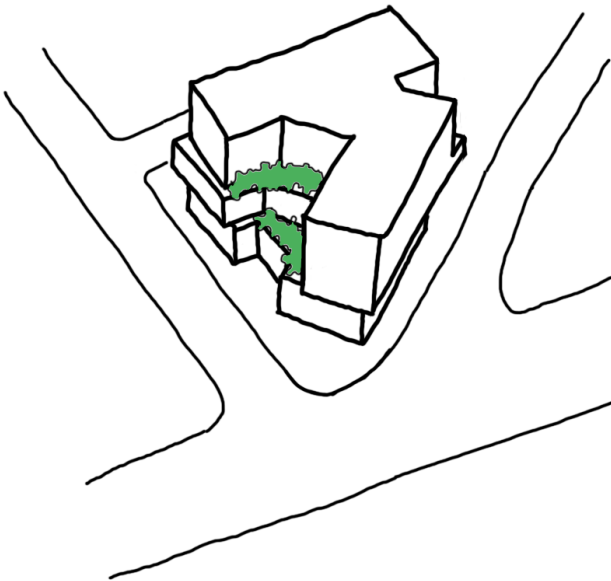


OPTIMISING VIEWS

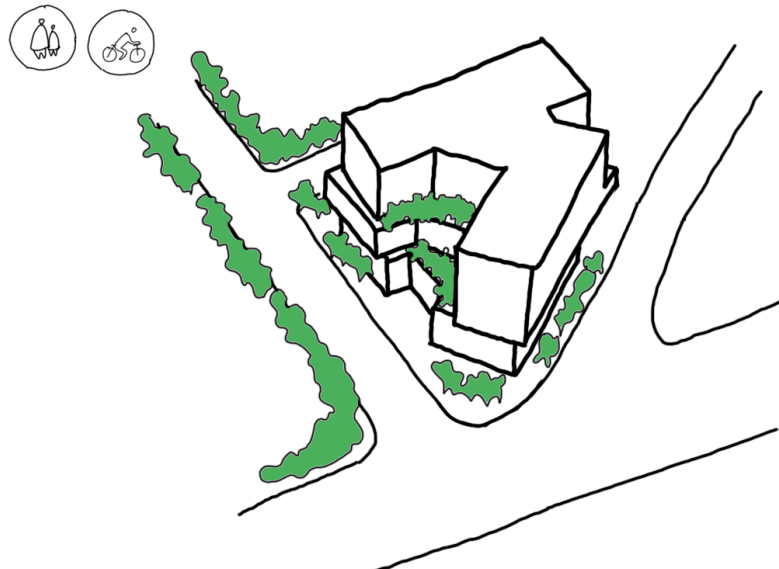
28



BREAKING UP THE MASSING TO RELATE TO HUMAN SCALE AND INTERFACE WITH FUTURE DEVELOPMENT TO WEST AND NORTH



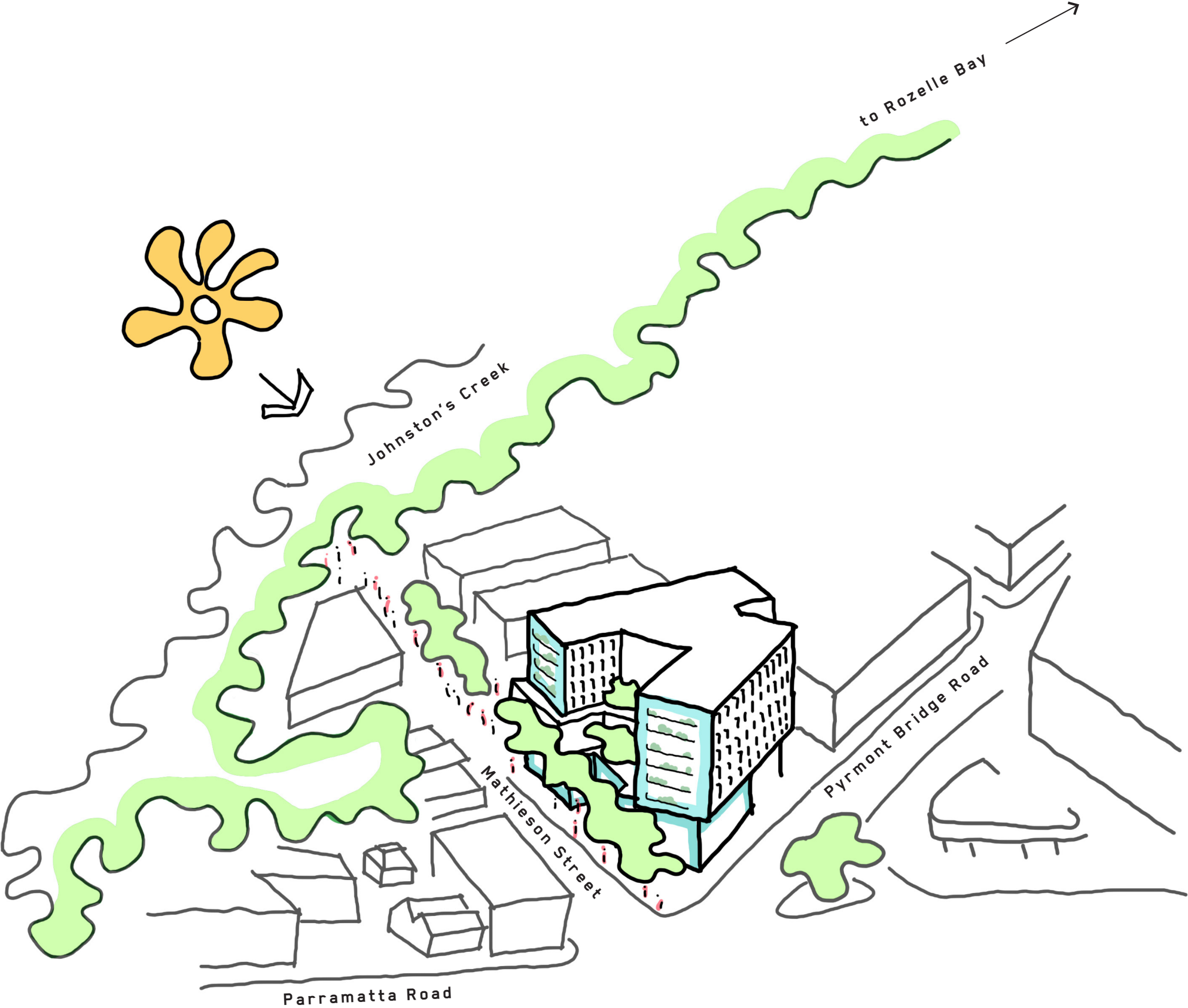
CREATING ROOFTOP GREEN SPACES



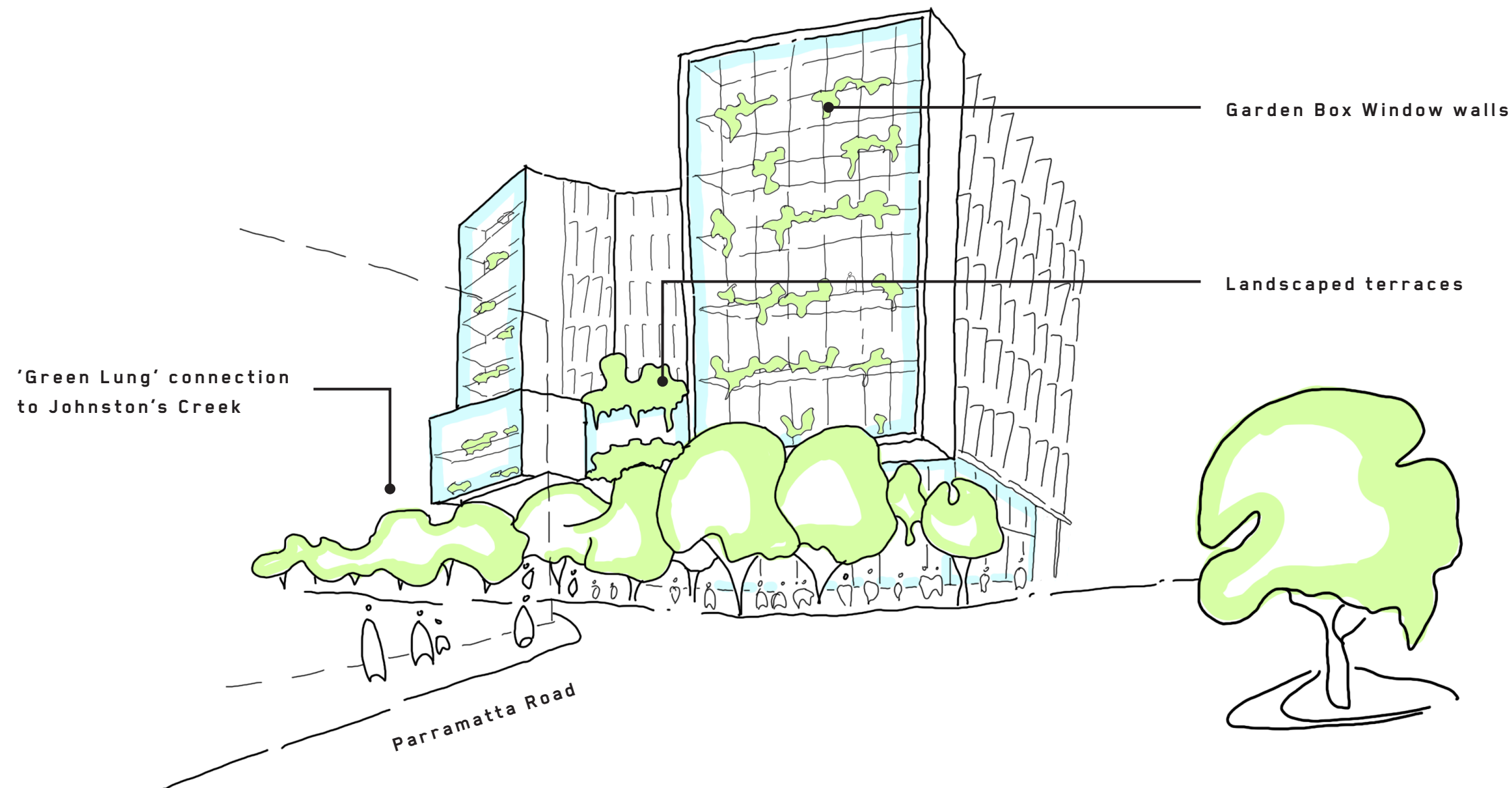
CONTRIBUTE TO THE ' GREEN LUNG '



SKETCH VIEWS

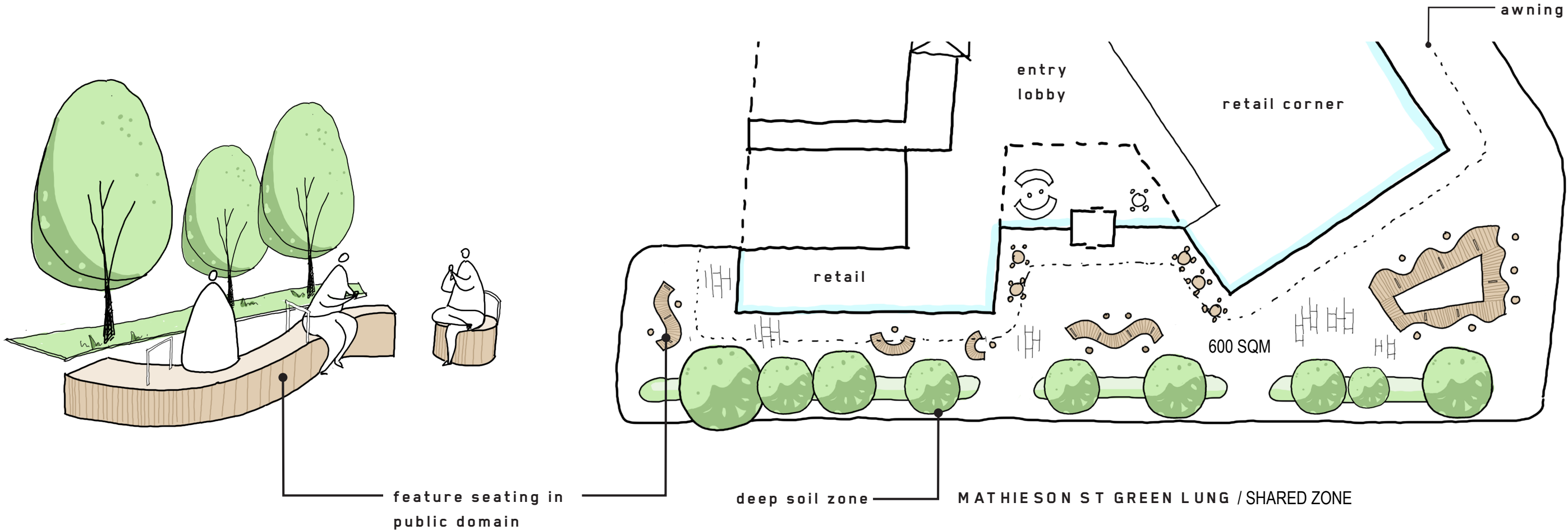
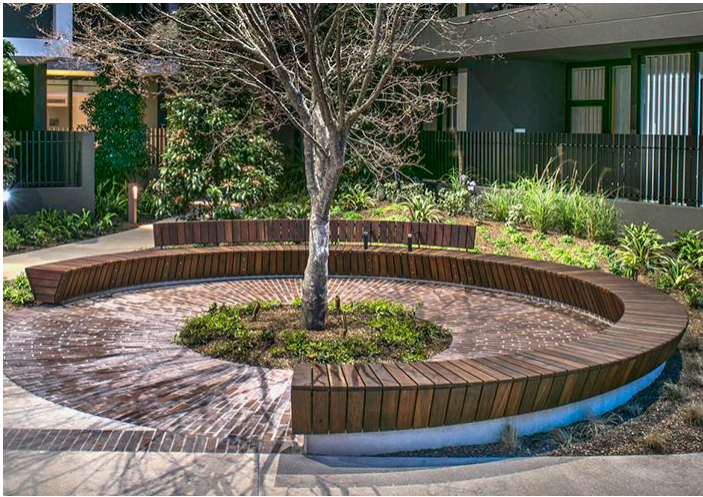


SKETCH VIEWS





# PUBLIC DOMAIN LANDSCAPE AND CONTRIBUTION TO GREEN LUNG





# EXTERNAL MATERIAL PALETTE



1 performance glass facade to garden boxes



2 copper finish to sun-shading fins



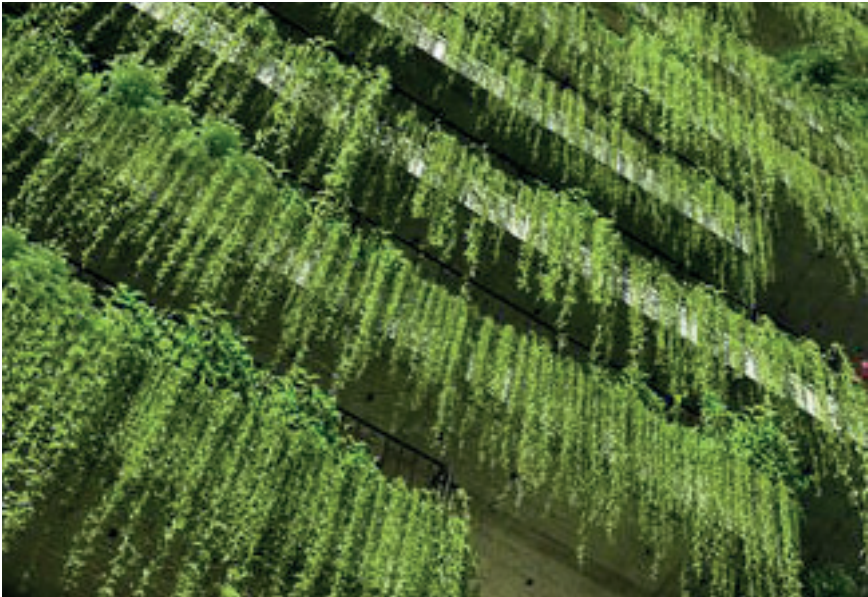
3 pre-cast finish to garden box frames + planters



4 deep bronzed mullions to podium facade



5 Bronze framed retail shopfronts



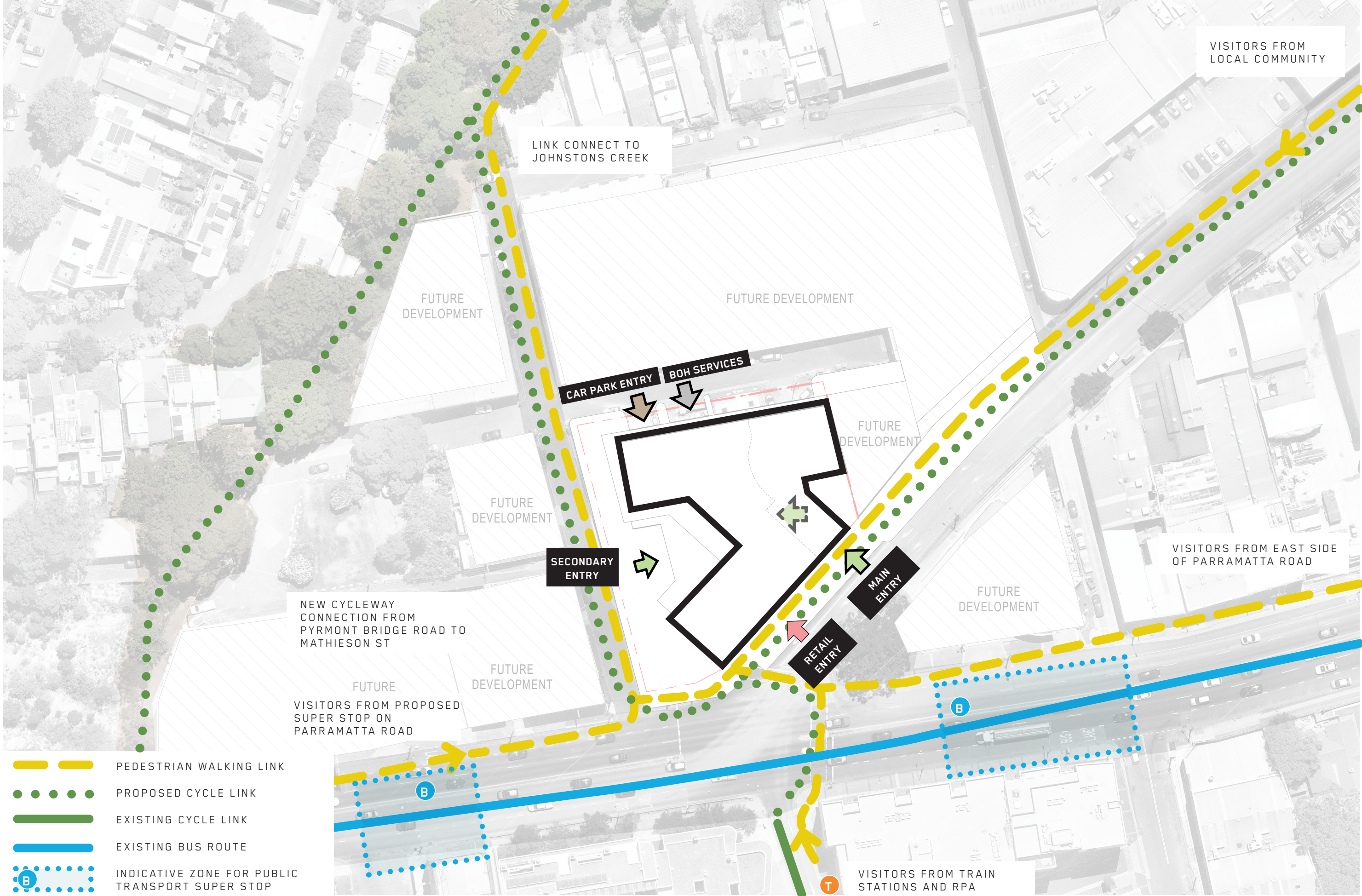
6 draped planting to rear face of garden boxes

# URBAN DESIGN

- diagrams

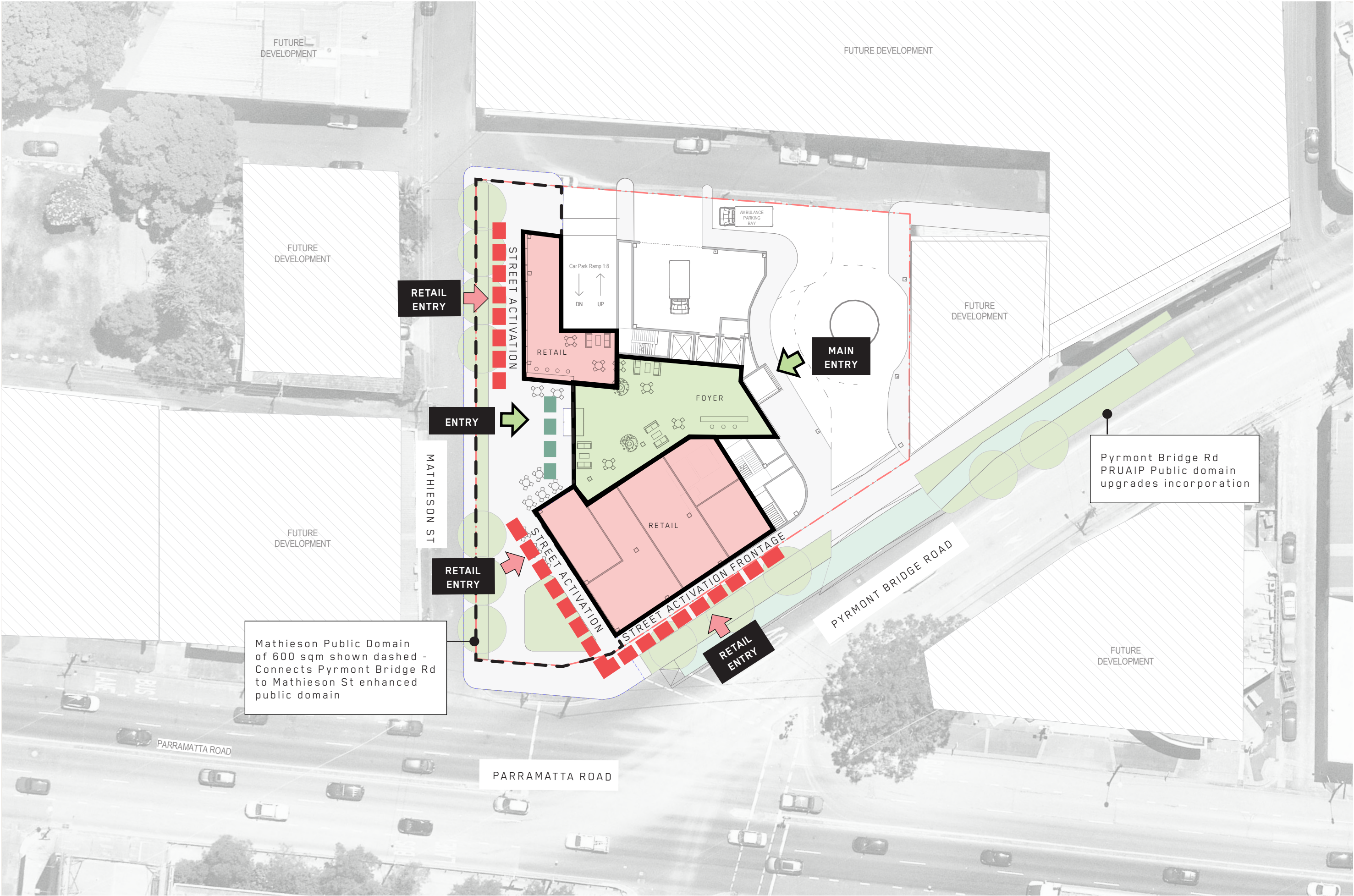


# ACCESS AND CIRCULATION PLAN



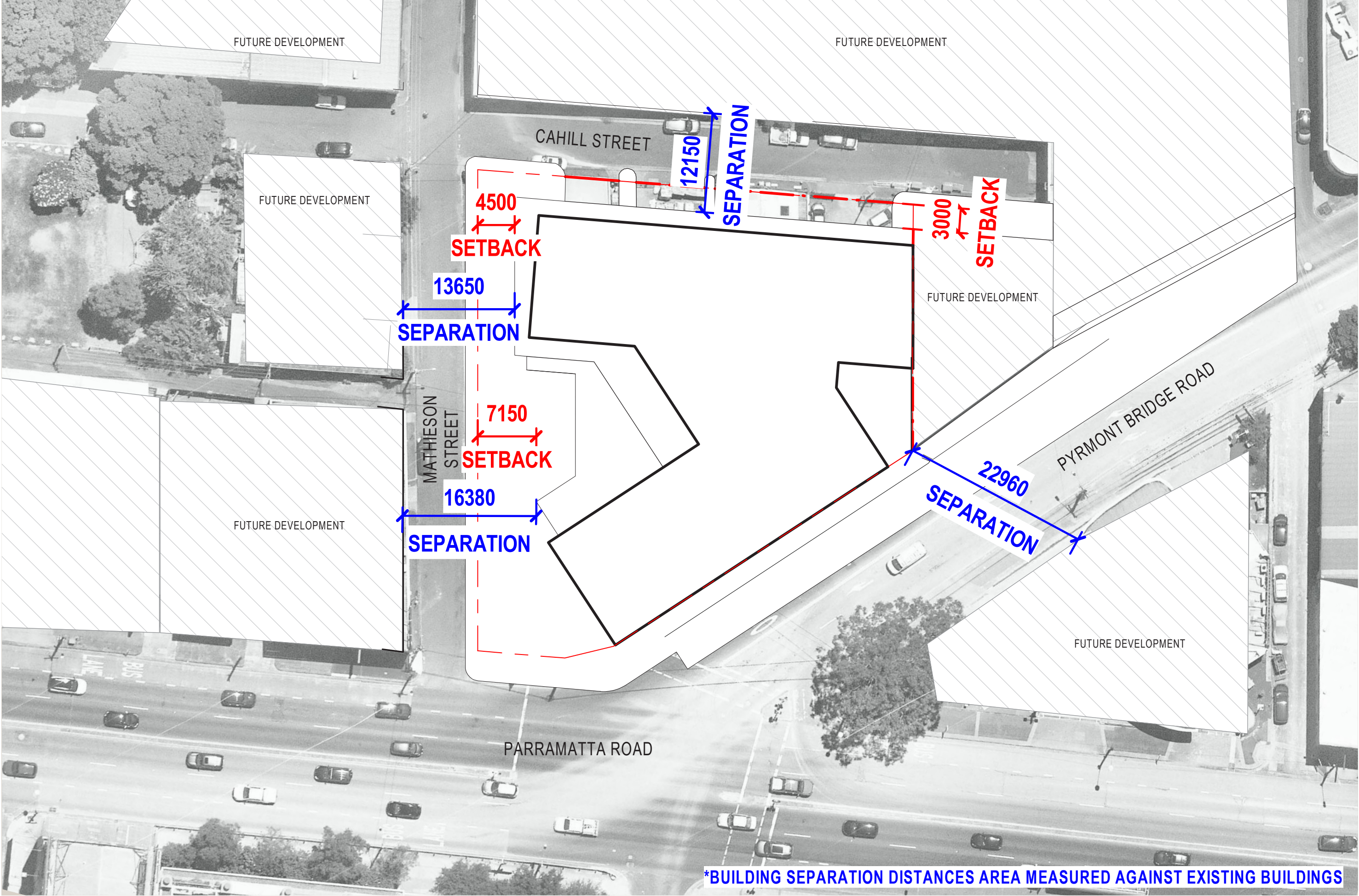


ENHANCED PUBLIC DOMAIN / STREET ACTIVATION / GROUND FLOOR LAYOUT





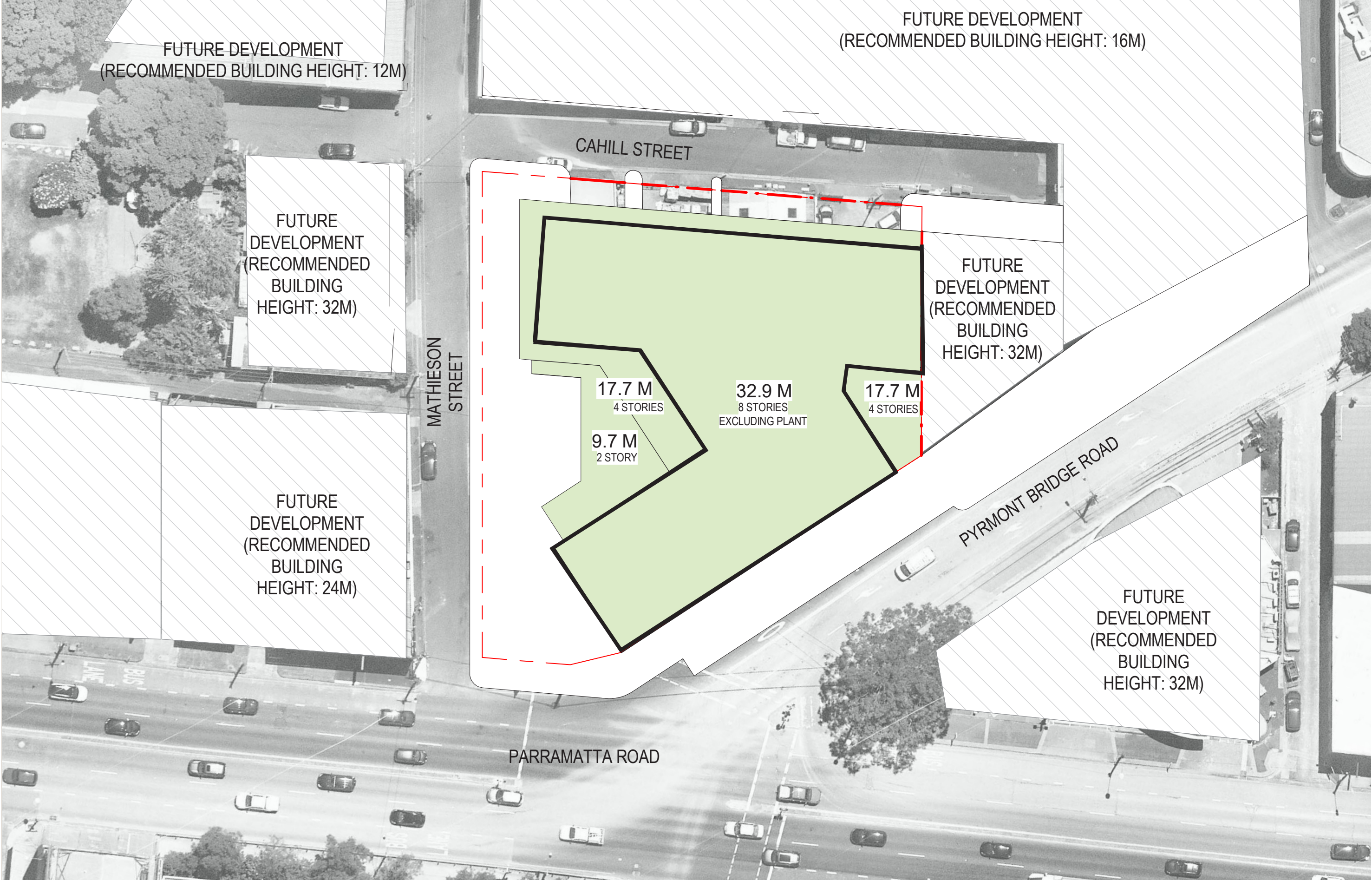
# BUILDING SETBACK AND SEPARATION PLAN



\*BUILDING SEPARATION DISTANCES AREA MEASURED AGAINST EXISTING BUILDINGS



# MAXIMUM BUILDING HEIGHTS PLAN

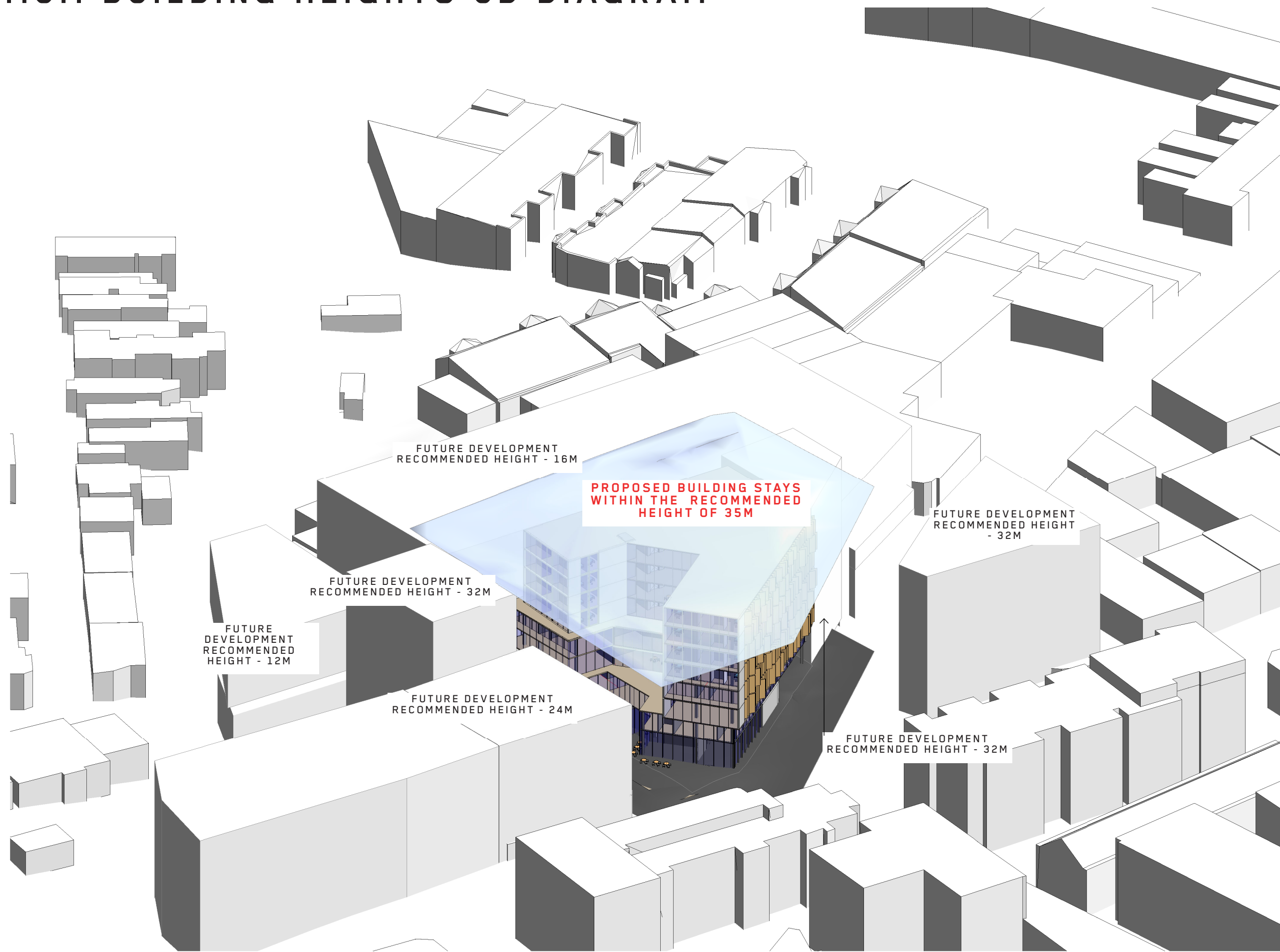


BUILDING HEIGHT REFERENCE: PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION PLANNING AND DESIGN GUIDELINES, PP 271. URBAN GROWTH NSW, NOVEMBER 2016, URBANGROWTH.NSW.GOV.AU

BUILDING SETBACK REFERENCE: PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION PLANNING AND DESIGN GUIDELINES, PP 56. URBAN GROWTH NSW, NOVEMBER 2016, URBANGROWTH.NSW.GOV.AU

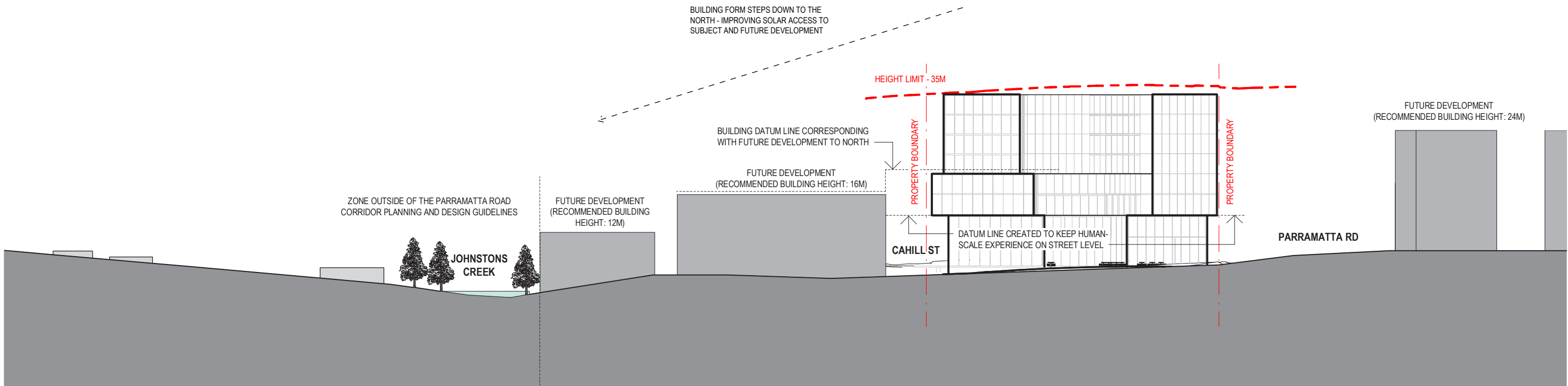


# MAXIMUM BUILDING HEIGHTS 3D DIAGRAM



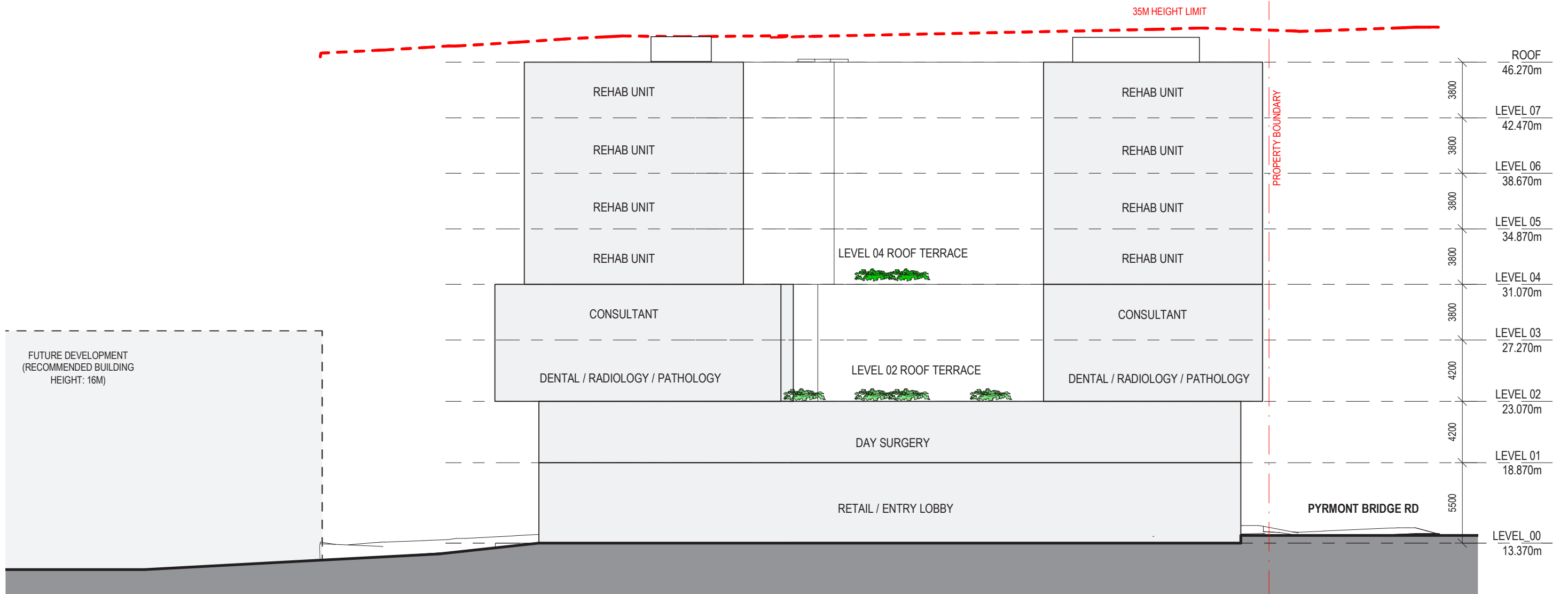


# SITE SECTION - NORTH SOUTH



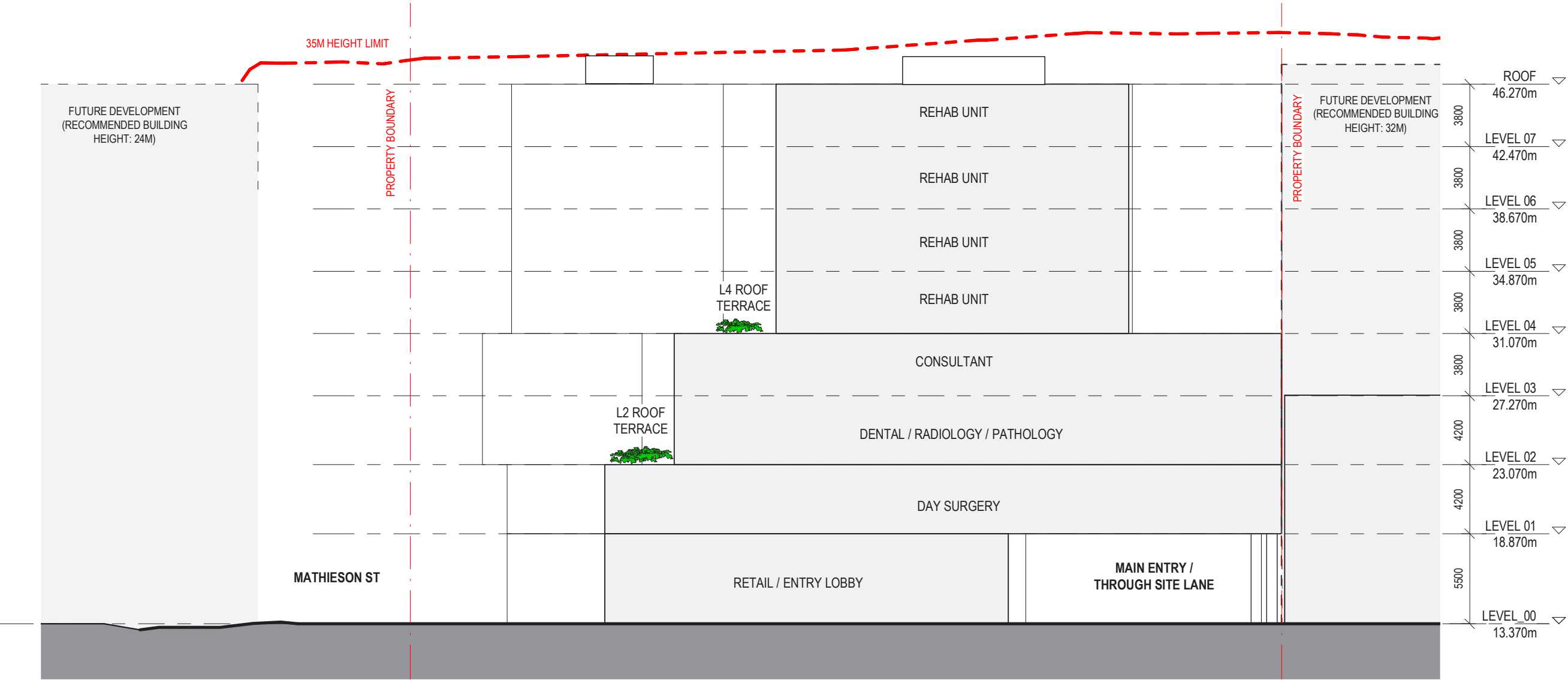


## SECTION - NORTH-SOUTH



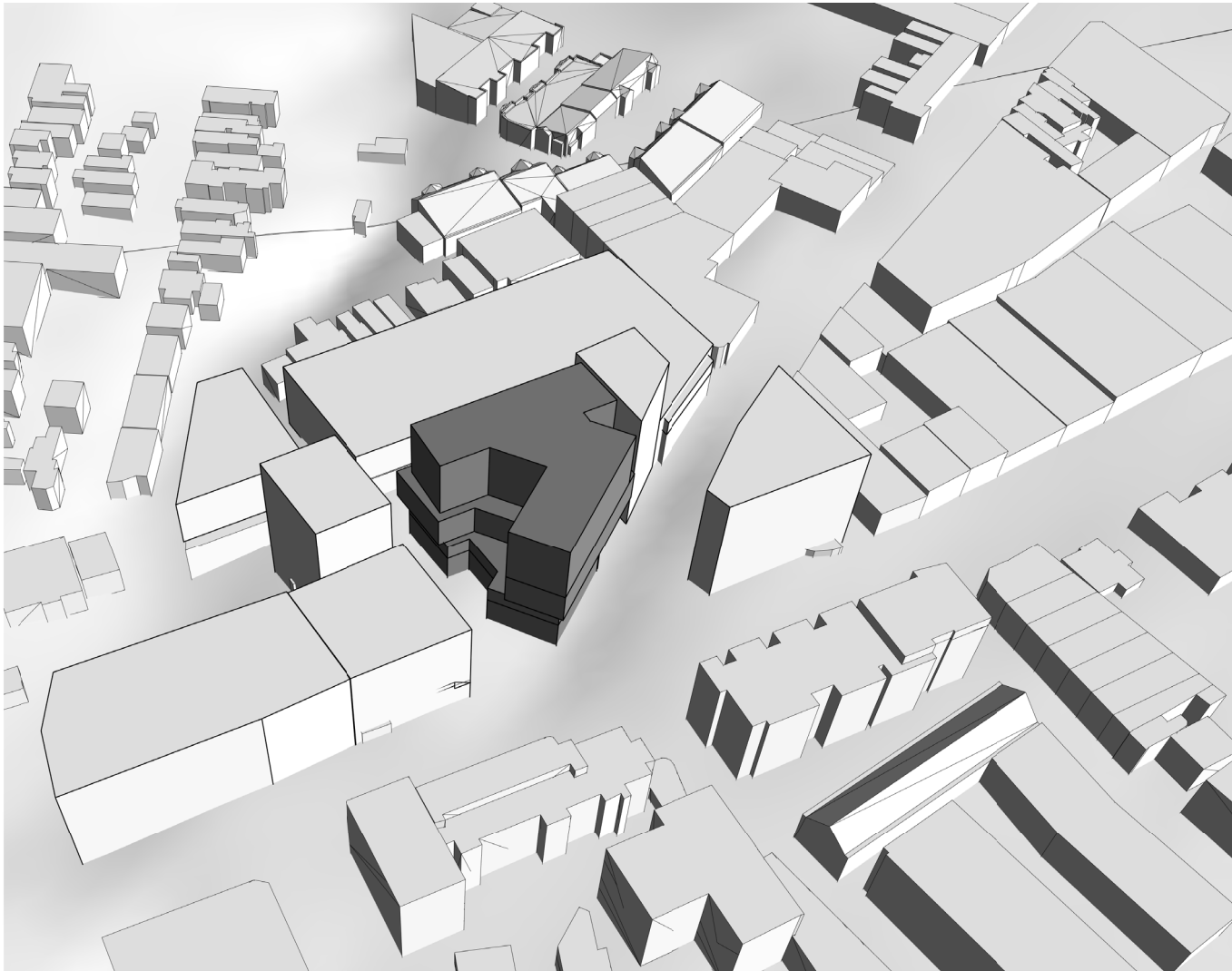


SECTION EAST-WEST

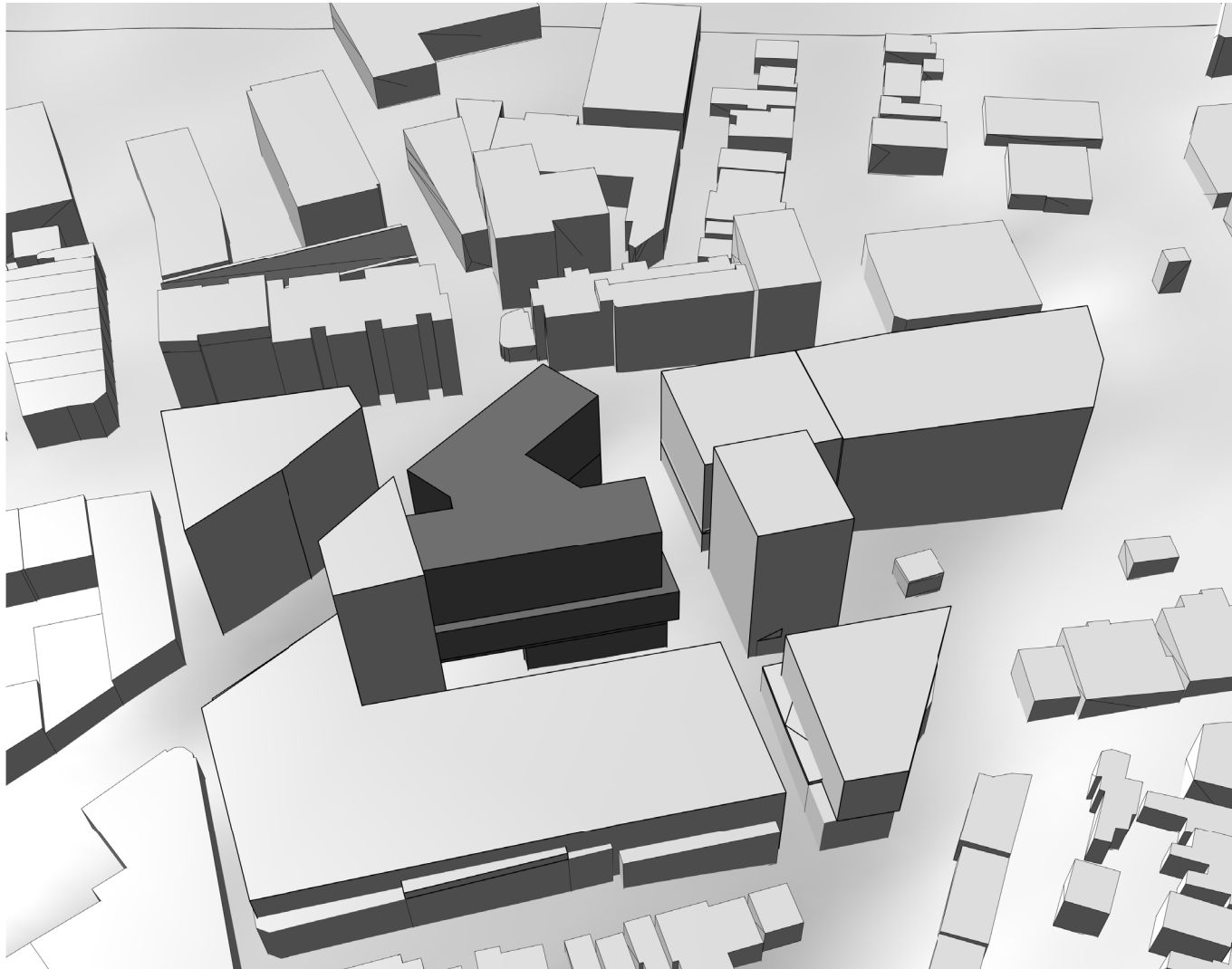




# BUILDING MASSING STUDY



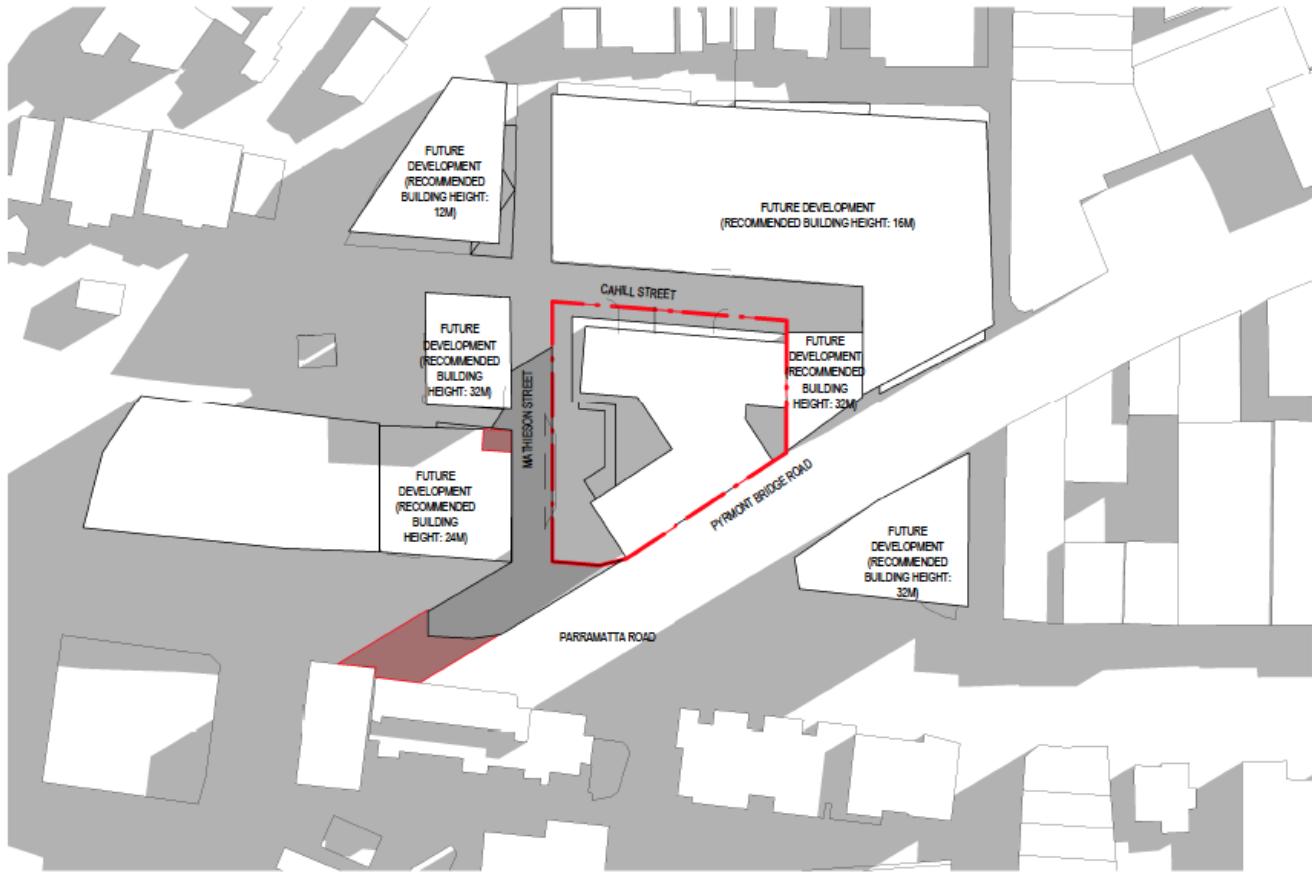
1 BUILDING FORM AND SETBACK - PROPOSED 3D



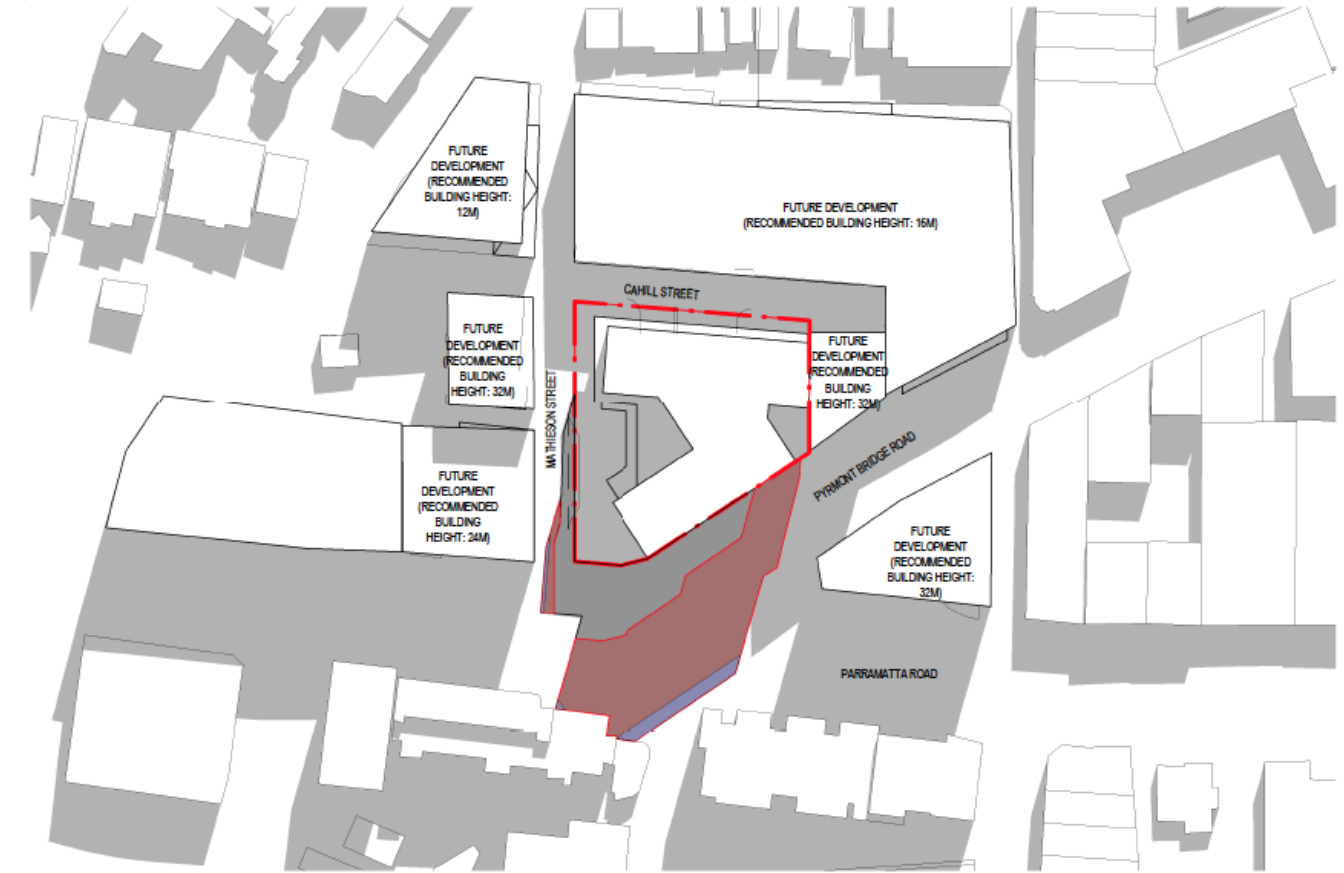
2 BUILDING MASSING STUDY - VIEW 2



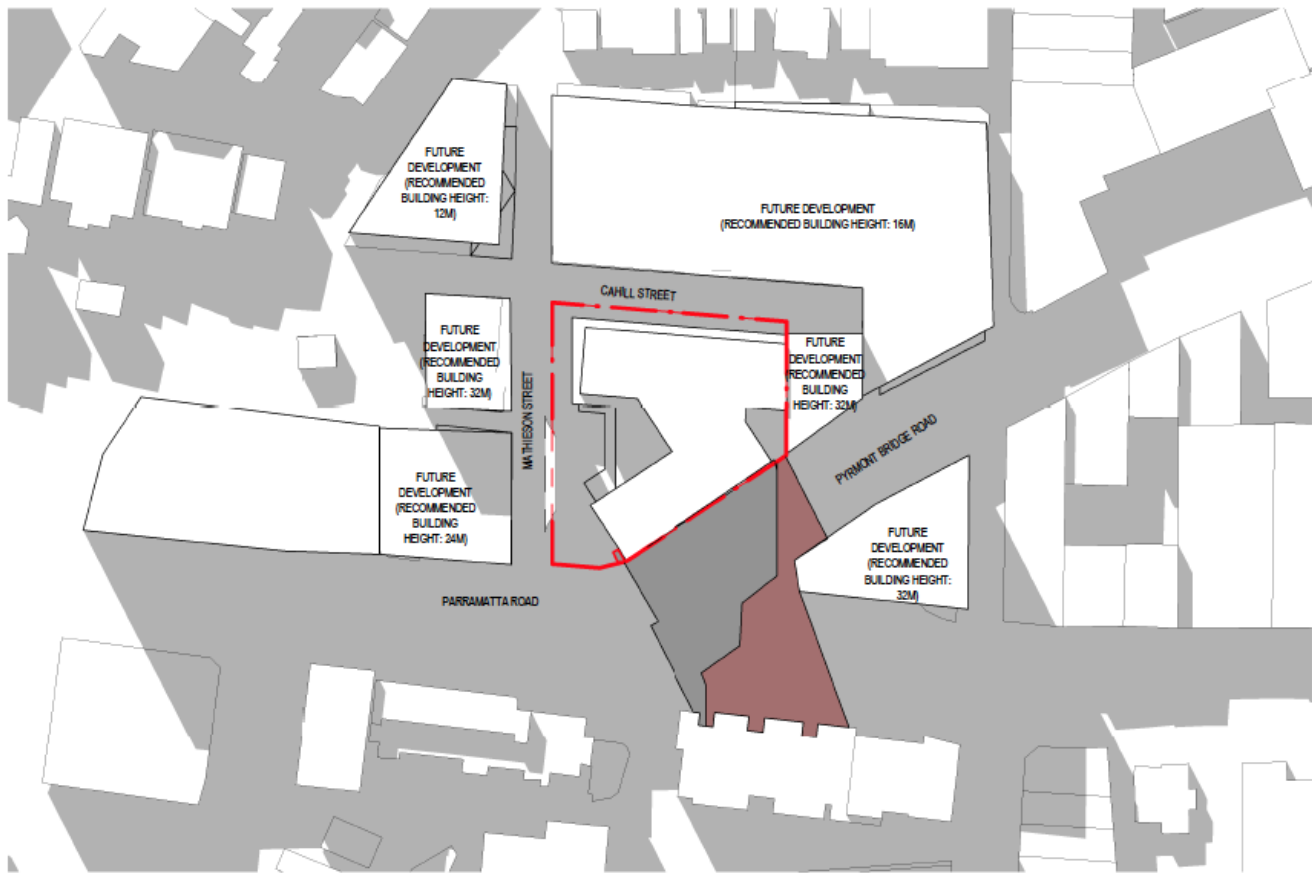
# SOLAR STUDY - FUTURE DEVELOPMENT



1 Shadow Diagram 9am Jun 21



2 Shadow Diagram 12pm Jun 21



3 Shadow Diagram 3pm Jun 21

- SHADOW CASTED BY EXISTING STRUCTURE ON SITE
- SHADOW CASTED BY PROPOSED BUILDING WITHOUT ADDITIONAL 3M BUILDING HEIGHT INCREASE (PRICUTS)
- SHADOW CASTED BY ADDITIONAL 3M BUILDING HEIGHT INCREASE



# SOLAR STUDY - CURRENT CONTEXT



1 Shadow Diagram 9am Jun 21 (Current)



2 Shadow Diagram 12pm Jun 21 (Current)



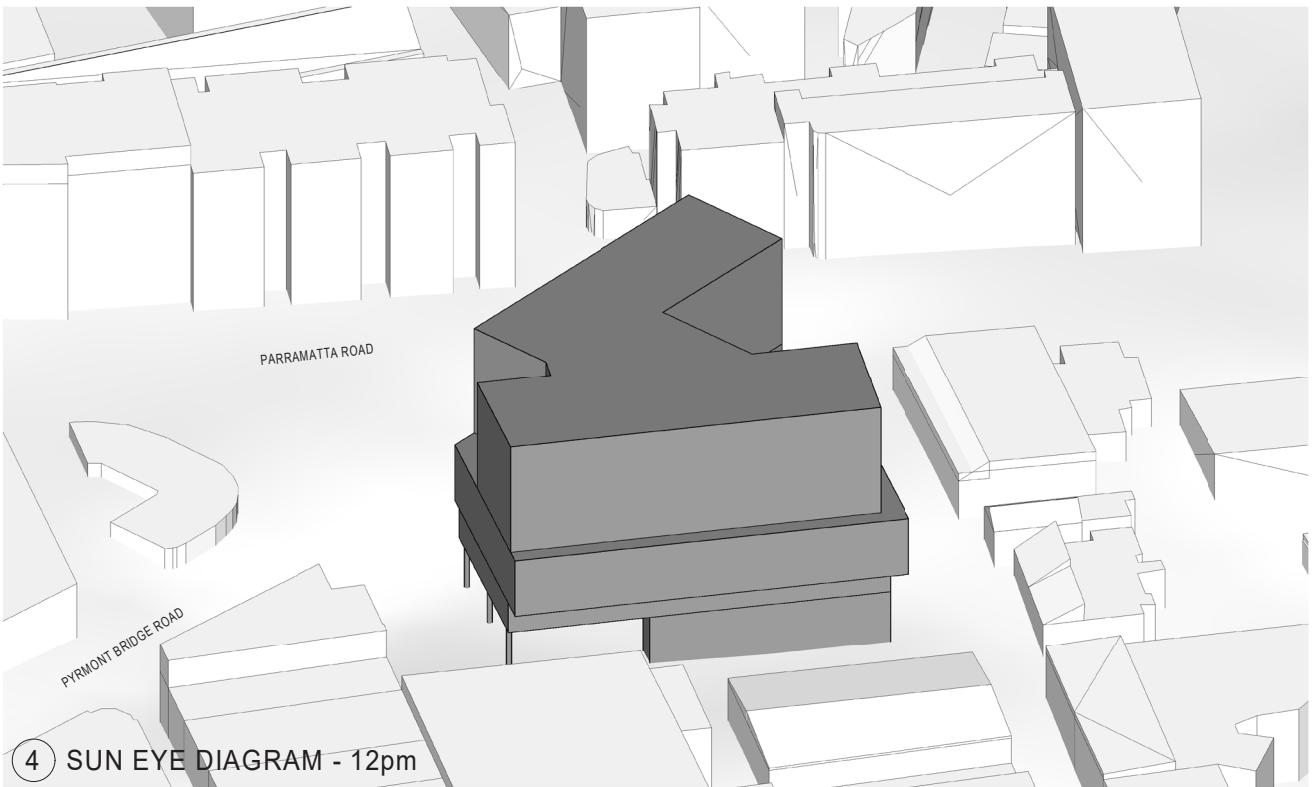
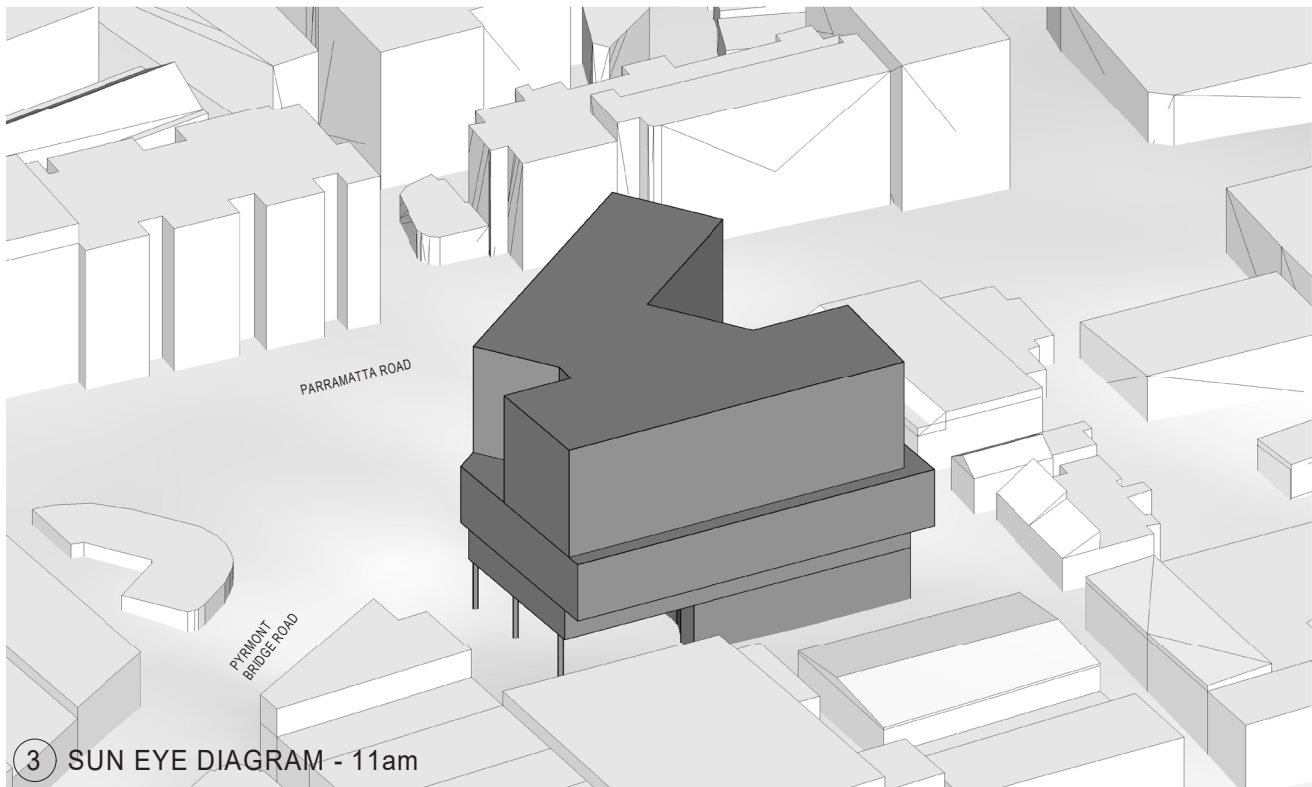
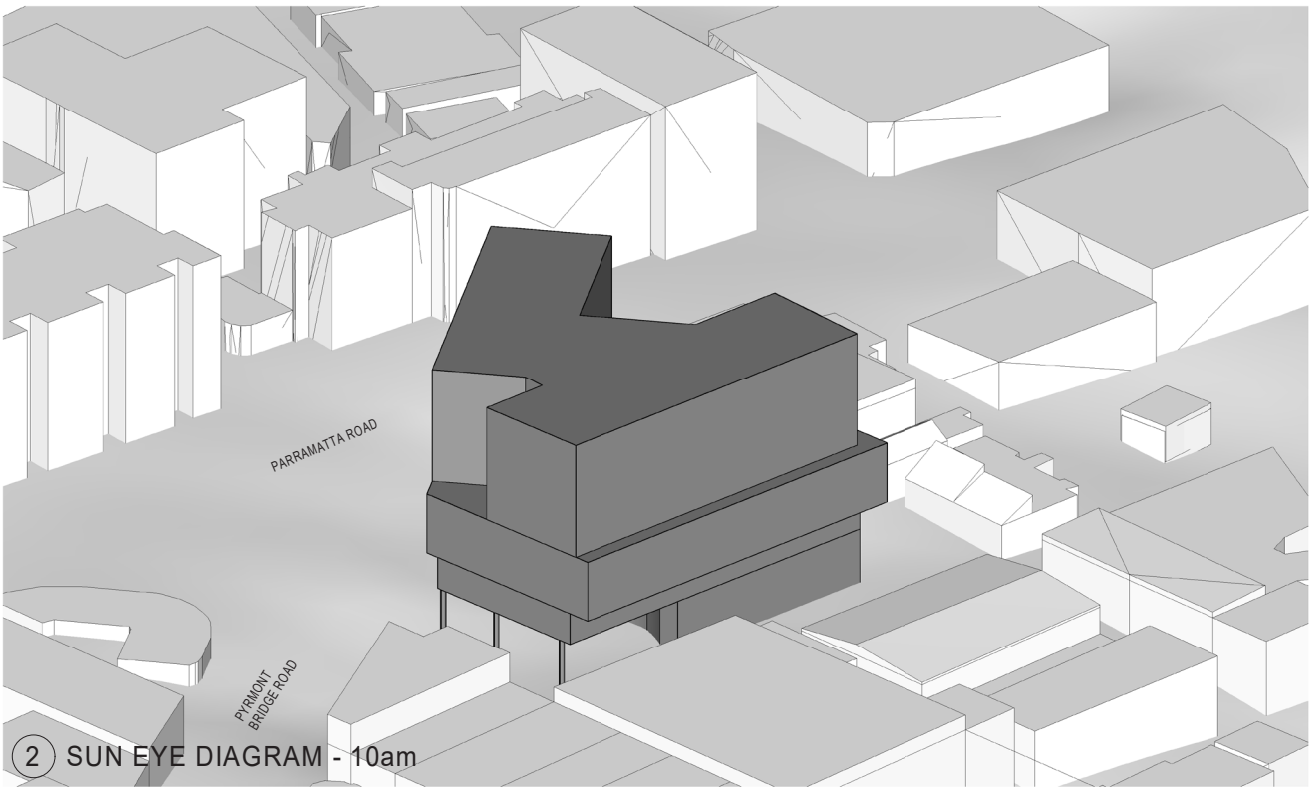
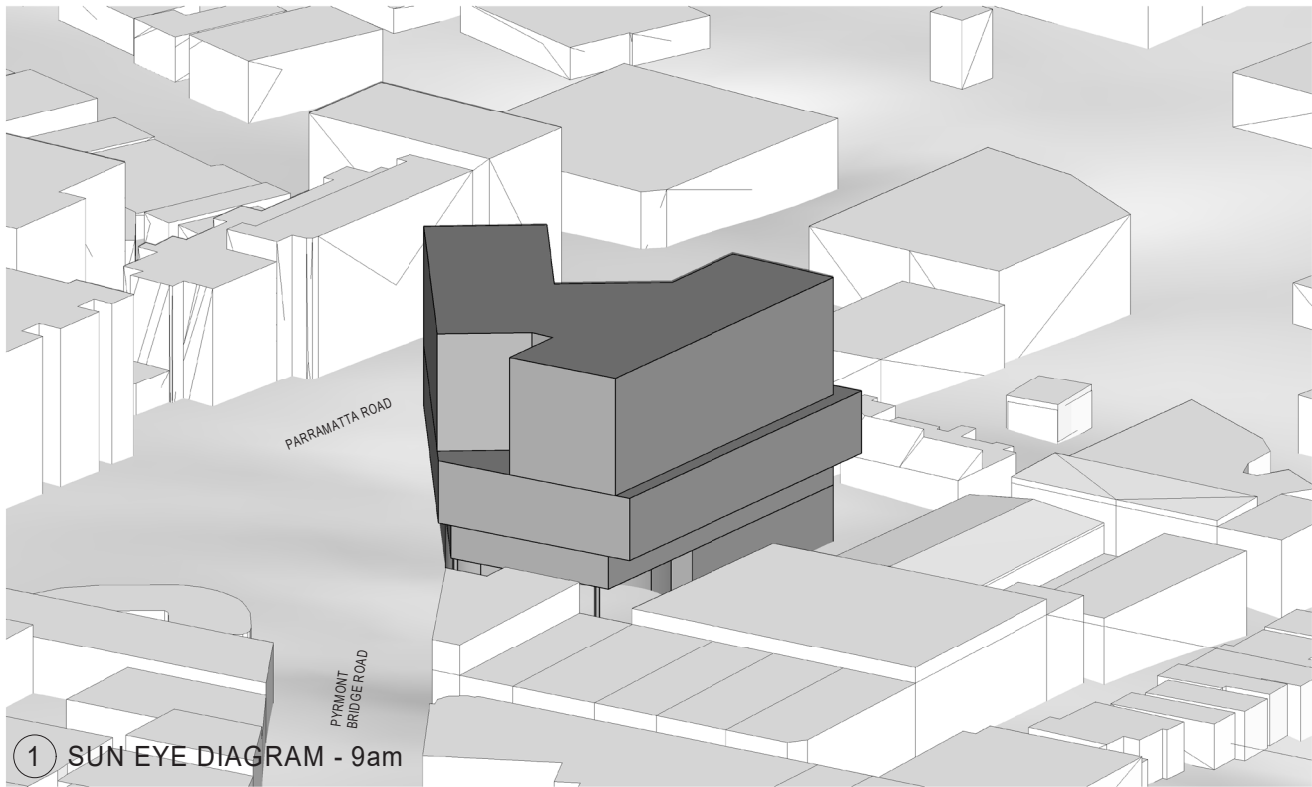
3 Shadow Diagram 3pm Jun 21 (Current)

- SHADOW CASTED BY EXISTING STRUCTURE ON SITE
- SHADOW CASTED BY PROPOSED BUILDING WITHOUT ADDITIONAL 3M BUILDING HEIGHT INCREASE (PRCUTS)
- SHADOW CASTED BY ADDITIONAL 3M BUILDING HEIGHT INCREASE



# SUN EYE DIAGRAMS

Existing context

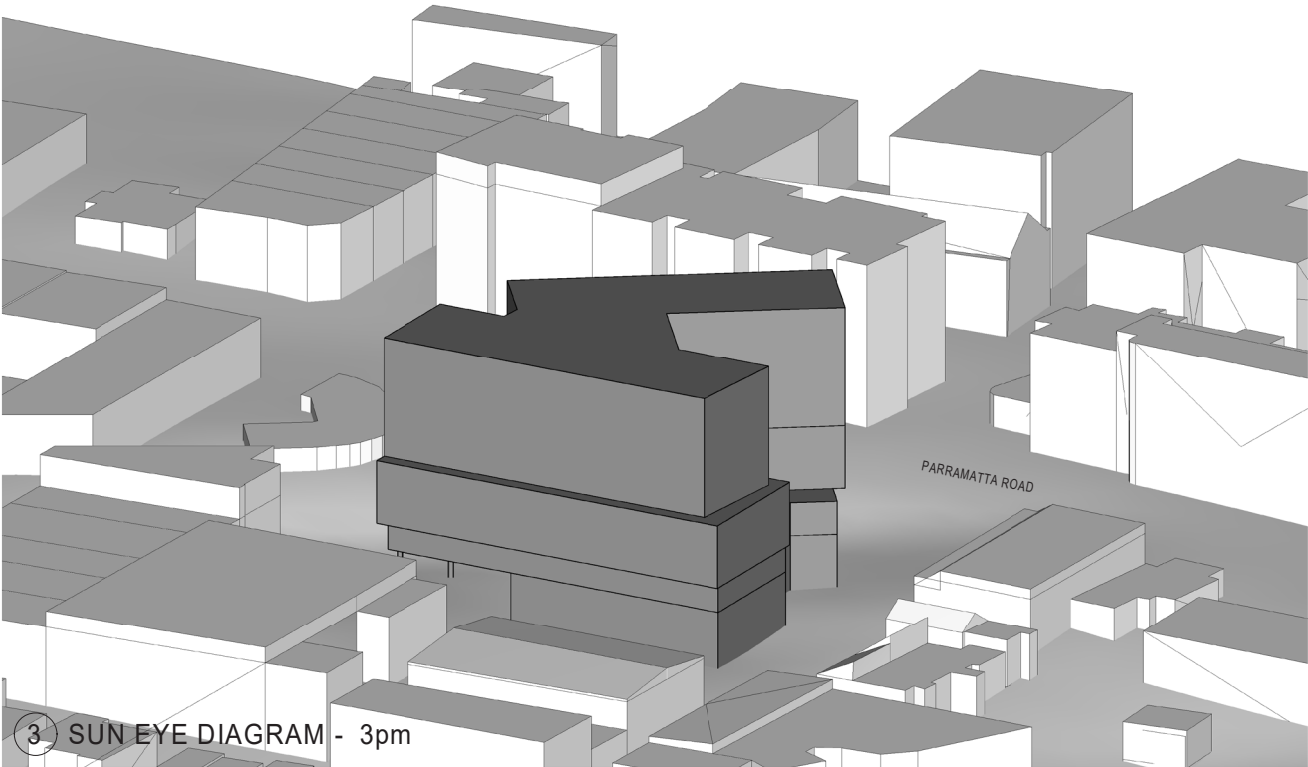
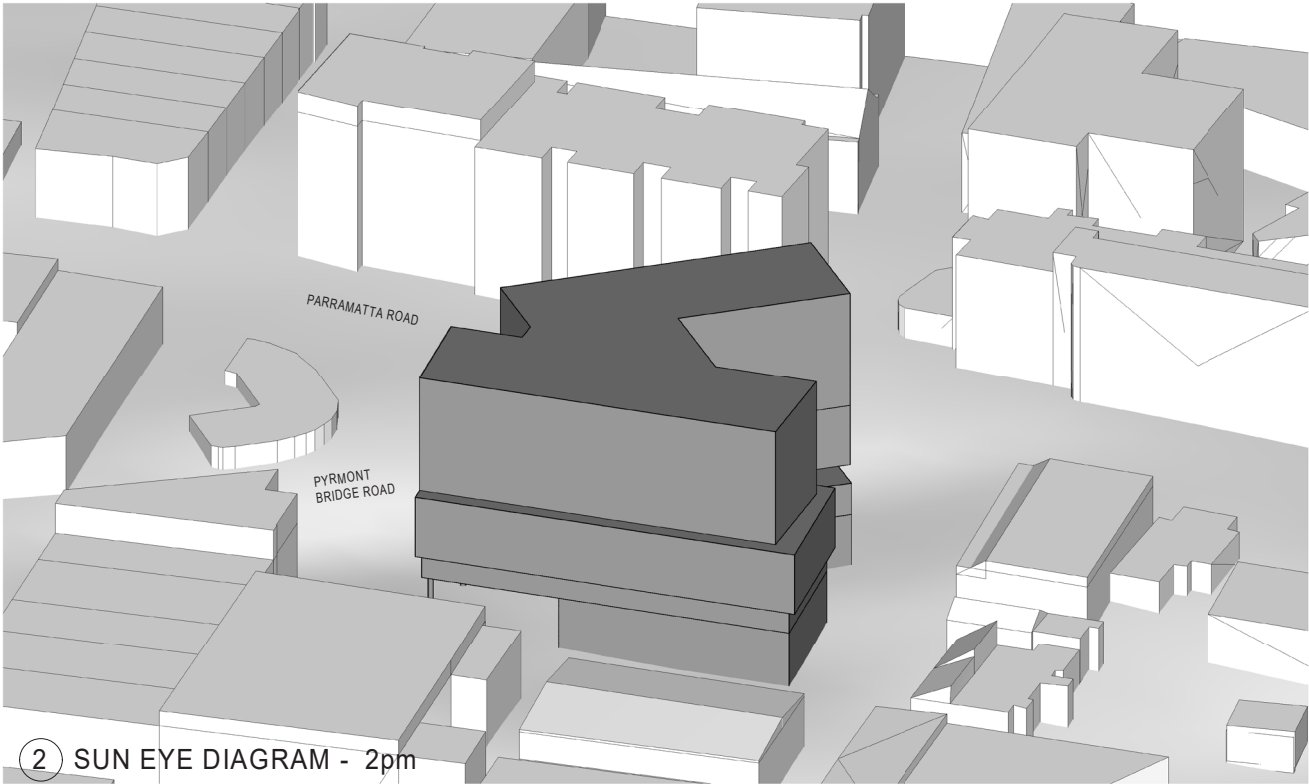
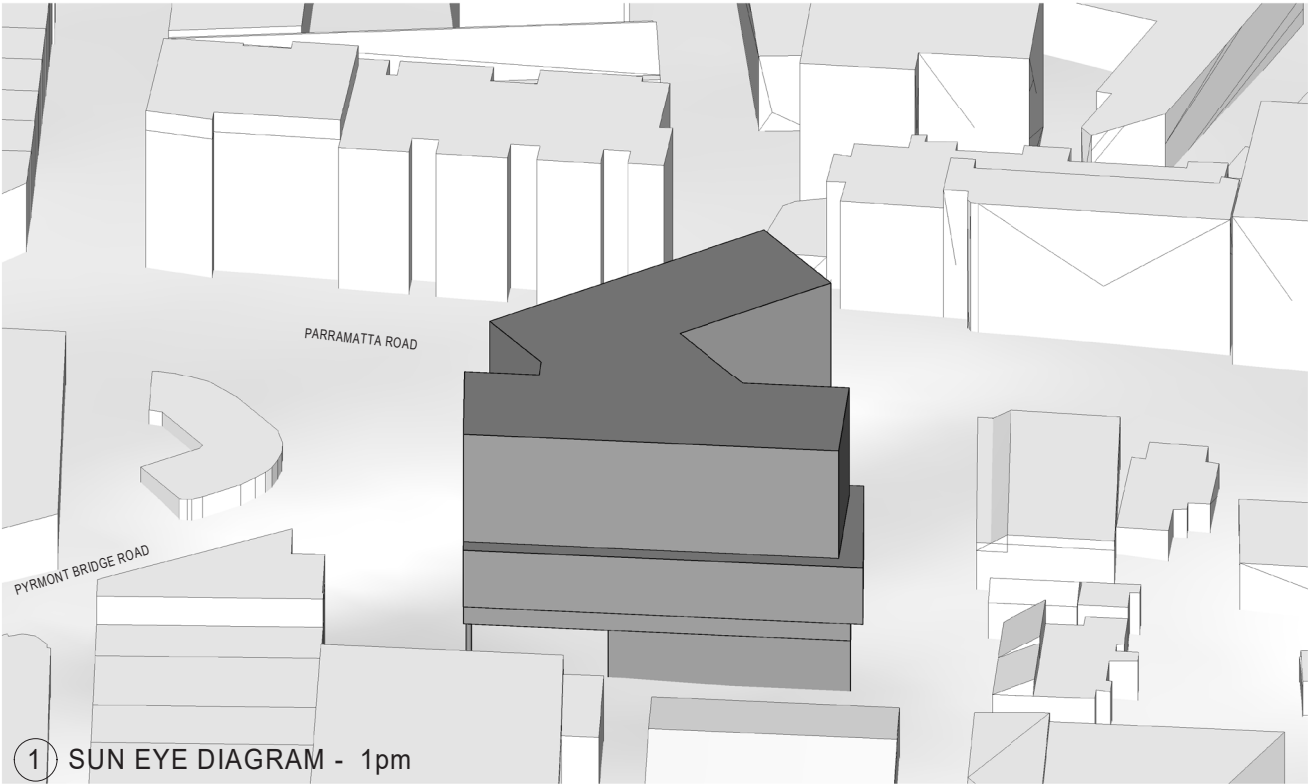


SOLAR ANALYSIS DEMONSTRATES THAT MIN SOLAR ACCESS MID WINTER TO EXISTING RESIDENTIAL TO THE SOUTH IS CONSISTENT WITH ADG GUIDELINES



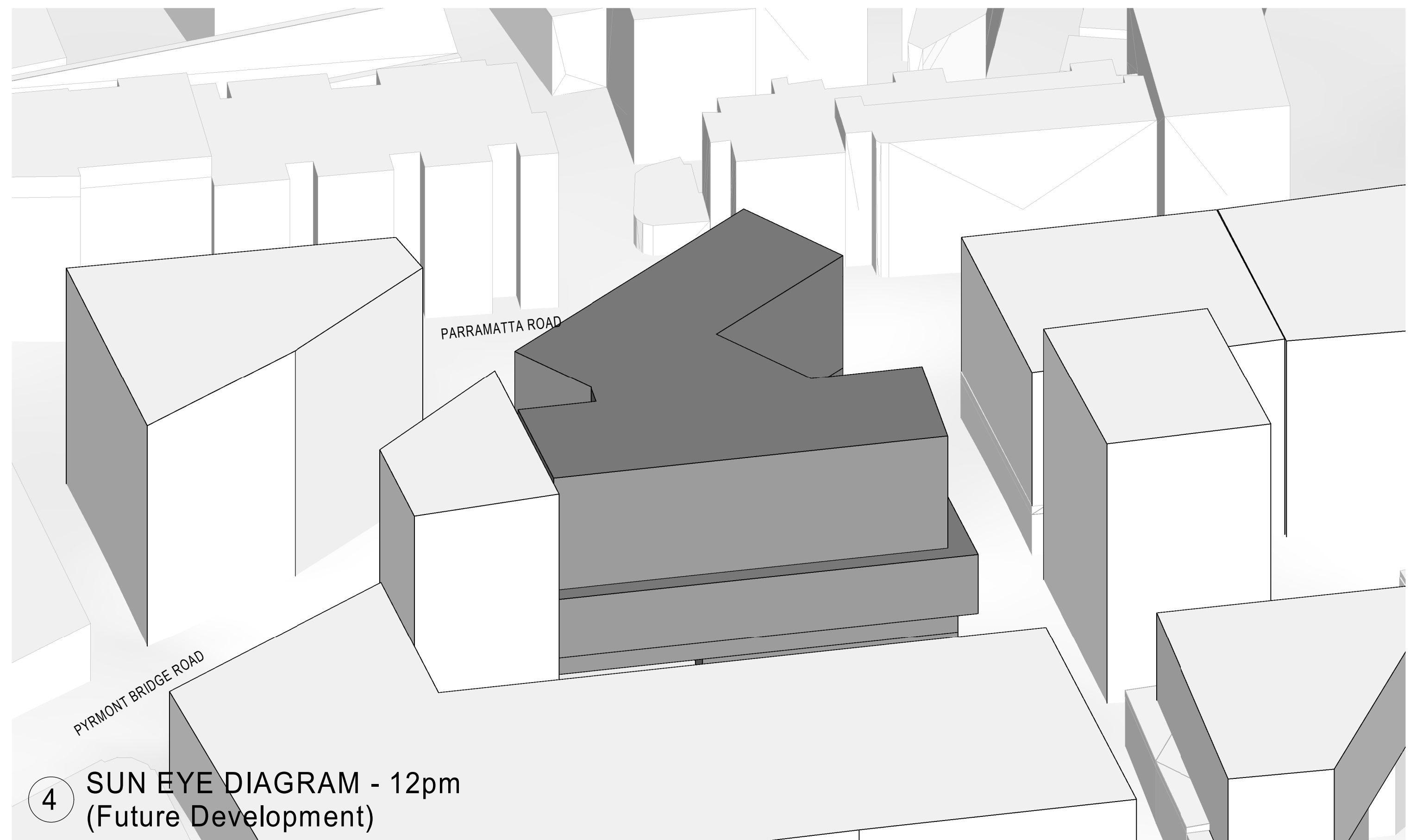
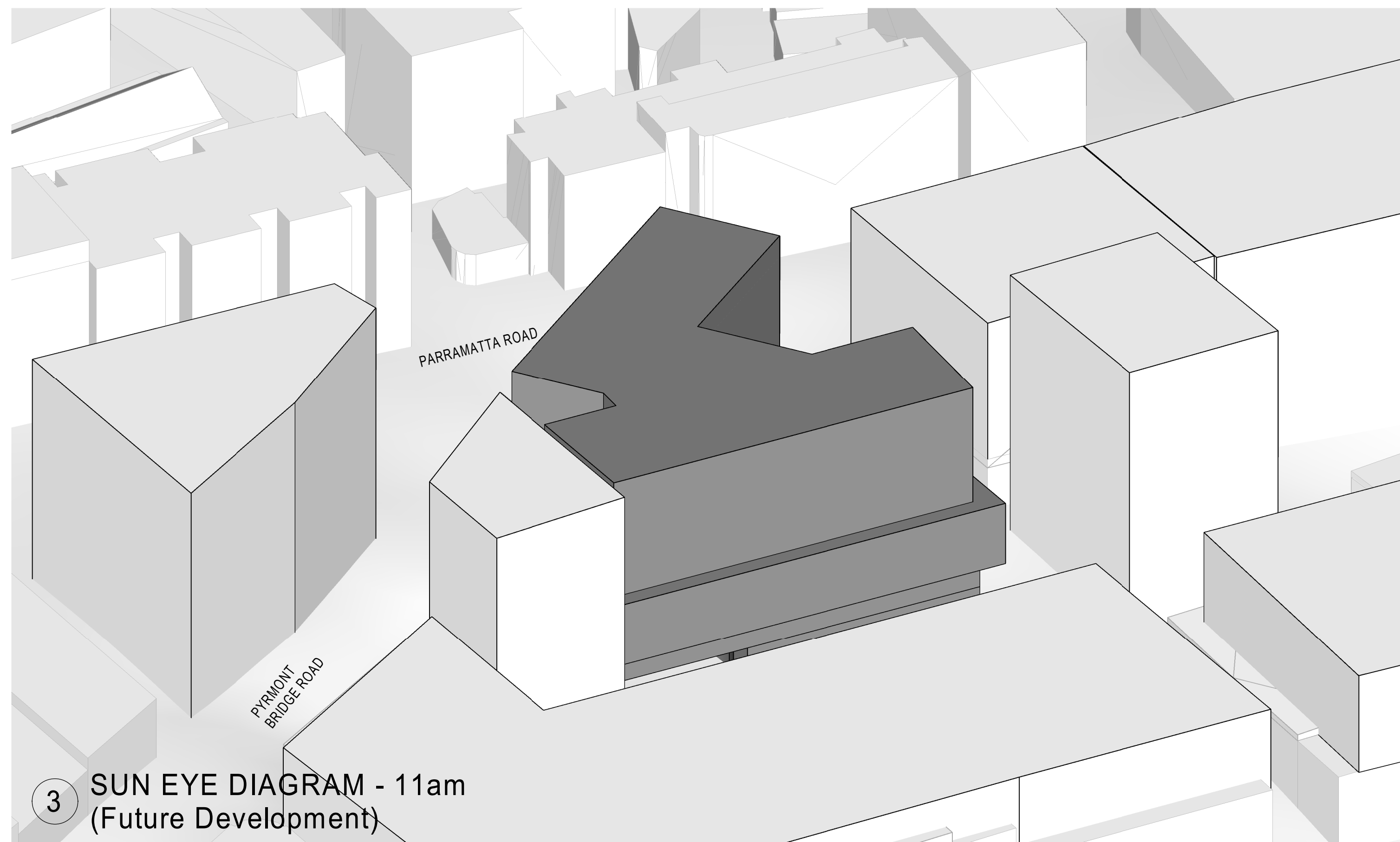
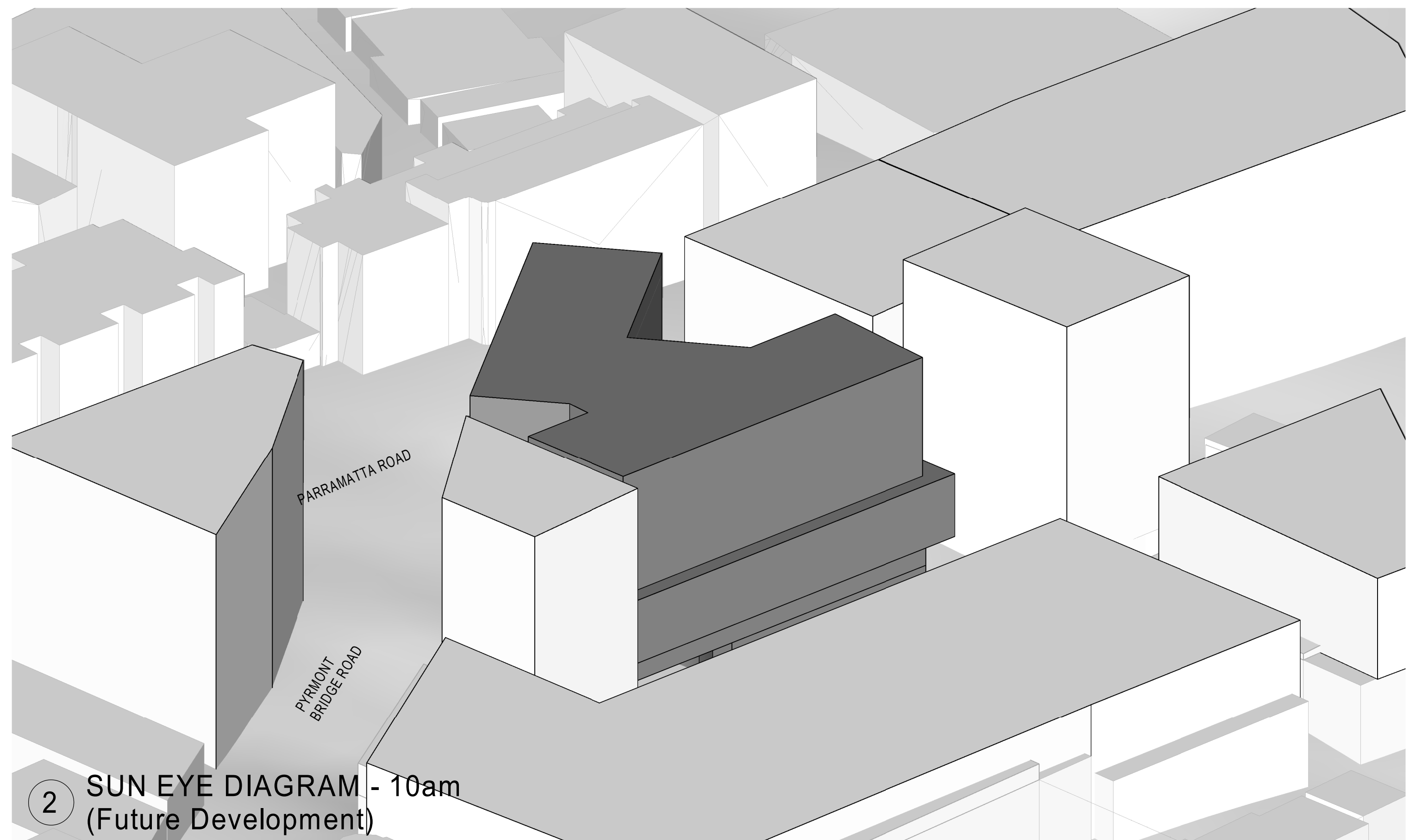
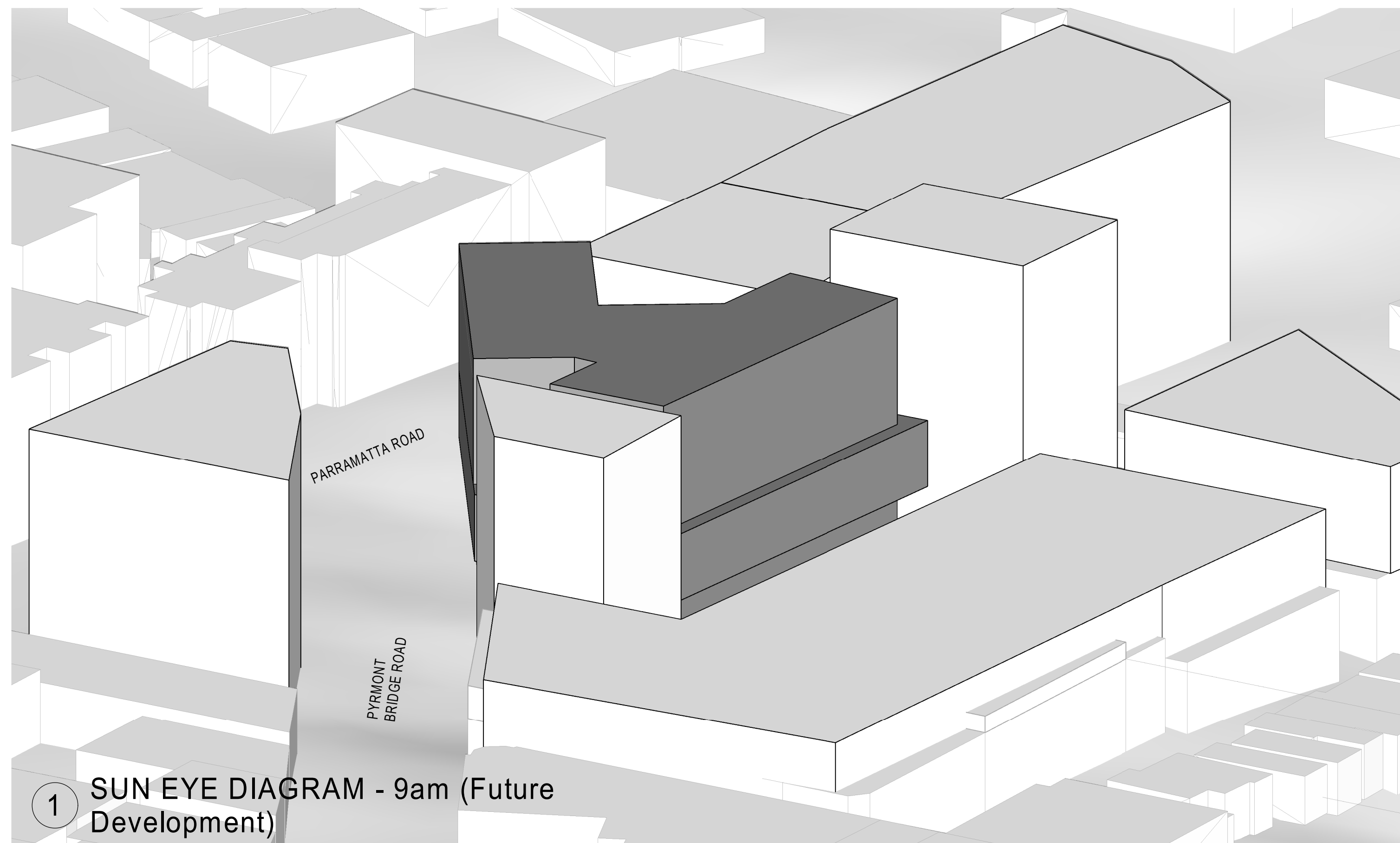
# SUN EYE DIAGRAMS

Existing context



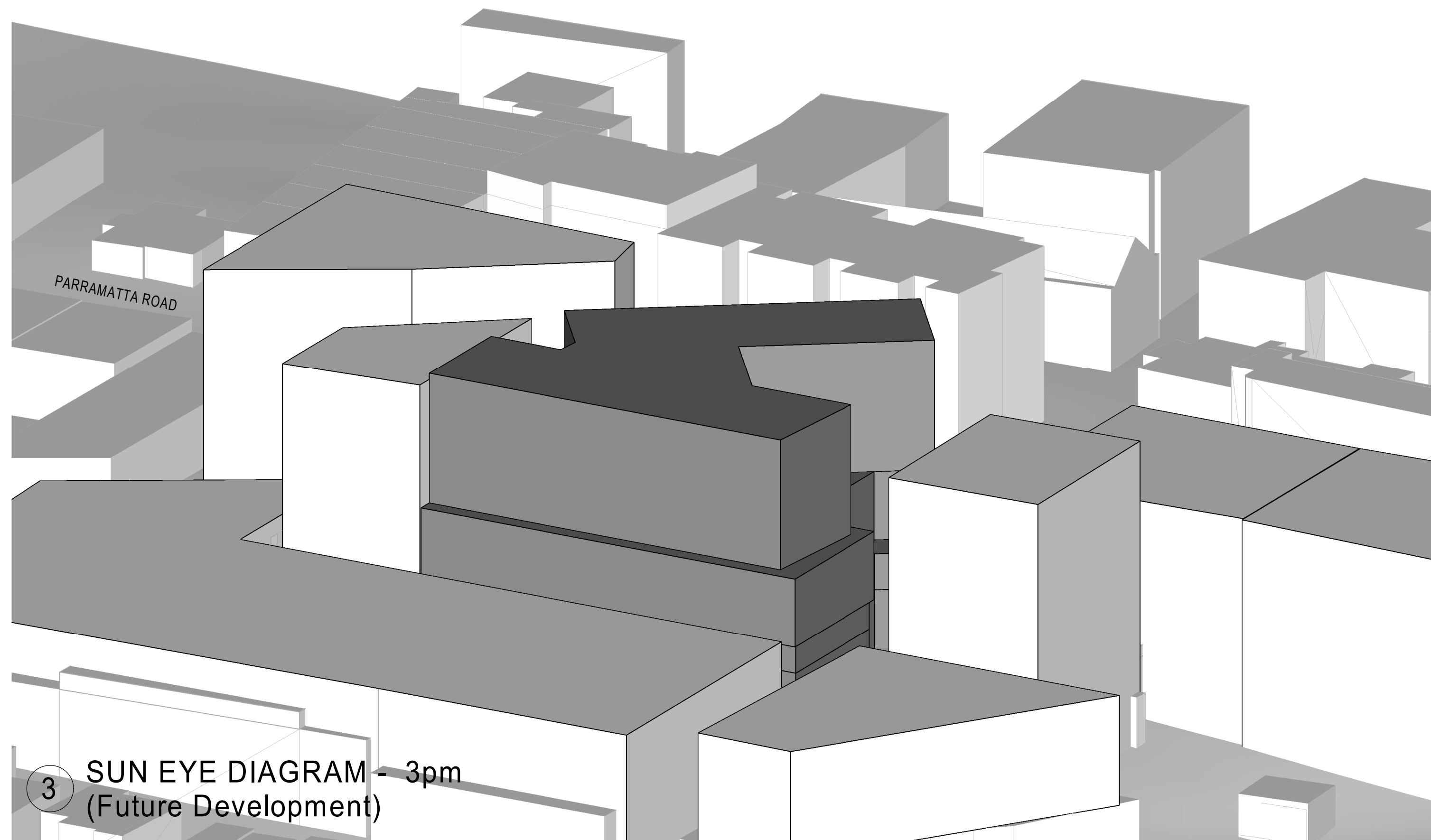
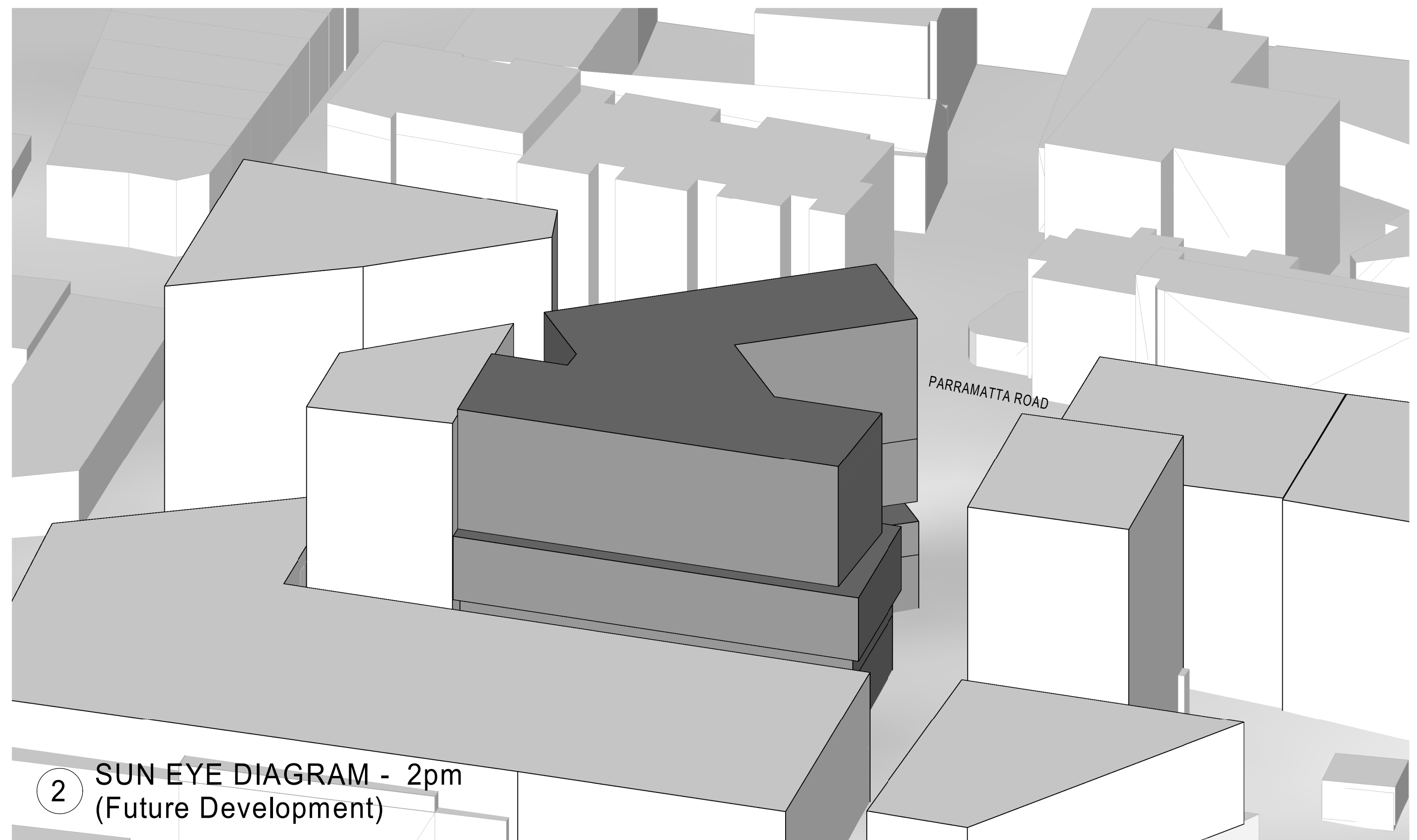
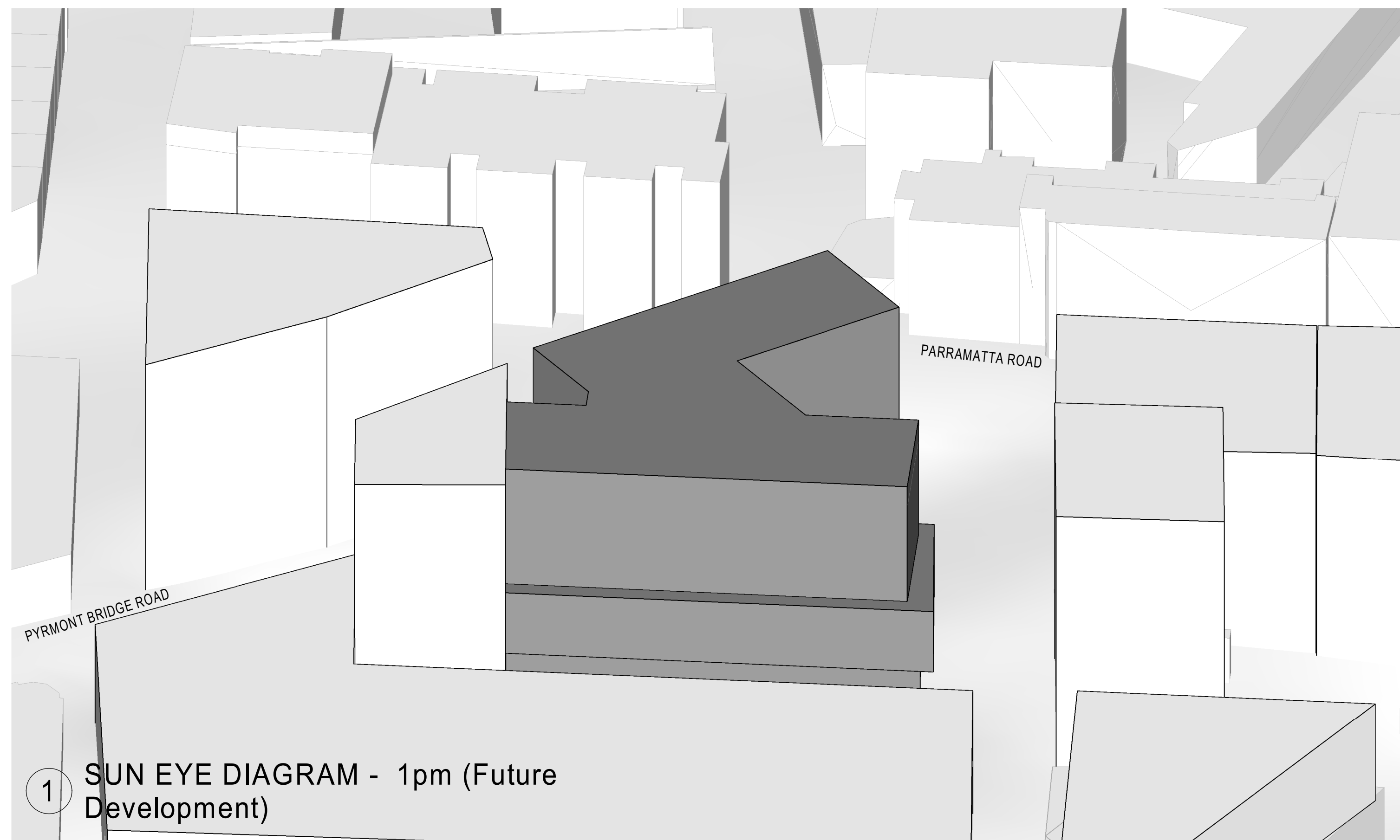
SOLAR ANALYSIS DEMONSTRATES THAT MIN SOLAR ACCESS MID WINTER TO EXISTING RESIDENTIAL TO THE SOUTH IS CONSISTENT WITH ADG GUIDELINES





**SUN EYE DIAGRAMS**  
 Future Context (PRCUTS recommended heights)





SUN EYE DIAGRAMS  
Future Context (PRCUTS recommended heights)



## **DESIGN EXCELLENCE**

- aspirations and previous awards



# DESIGN EXCELLENCE STATEMENT

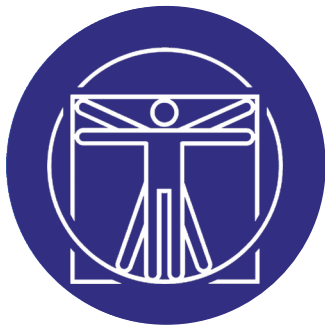
The subject site is located at the intersection of Parramatta Road and Pymont Bridge Road which has a prominent presence in the local context.

The proposed design would strive to achieve design excellence and to contribute to the new enhanced Parramatta Road experience.

In order to achieve the goal, some key principles have been set out as a guideline, which are derived from the aspirations set out in the *design guideline Parramatta Road Corridor Urban Transformation Planning and Design Guide*.

These key principles aims to create a place that provides:

- Human-centred experience
- Sustainability
- Community contribution



## HUMAN CENTRED EXPERIENCE

The Medical Facility aims to provide and promote a healing, health promoting place which would not only serve the patients, but also contribute to the experience of staff and visitors.

The exterior of the space is designed to break down the massing of the building into a scale that is more relatable to human experience. This methodology provides a smaller floor plate which offers clearer internal circulation and better access to daylight.

The interior of the space would also be designed with human experience as one of the top-priorities. Natural material with warm tones like timber would be applied to provide a harmonious, stress-free user experience, for patients, staff and visitors alike.

A pleasant pedestrian experience, access to outdoor spaces and acknowledgement of human scale would all be emphasized as the project move forward.



## SUSTAINABILITY

Sustainability would be a key driver for the project. Facade elements such as sun-shading, insulation, and material selection would be considered in the context of the overall energy performance of the building.

The main entry facade is west facing. Whilst it presents thermal challenges, our project has approached it as good opportunities. By introducing sunshading on this facade, the heat gain in late afternoon would be reduced significantly. The sun shading elements can also serve as a feature of the building. This facade also features indoor planting which both softens the harsh afternoon sun as well as creates a healing environment.

The next phase of the project presents exciting opportunities to embody some innovative engineering solutions. Potential of using local, renewable and recycled materials would also be explored to optimize the energy efficiency during construction.

Grid layout, core design, services reticulation and floor to floor heights will all be designed for future flexibility, providing an element of resilience into the design and ensuring it remains relevant well into the future.



## COMMUNITY CONTRIBUTION

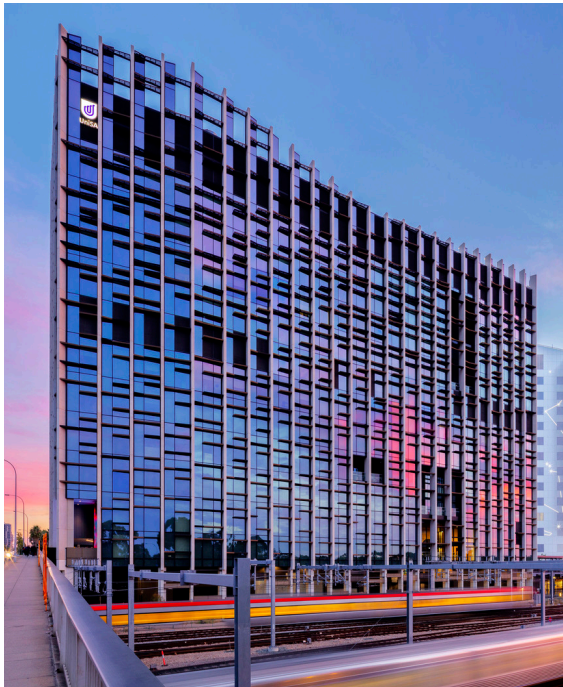
The proposal of putting a Medical Facility on the subject site utilizes its proximity with RPA. This also offers great job in keeping with the housing growth in the local area.

The site is of great adjacency to Johnstons Creek to the north which continues into Jubilee Park and Rozelle Bay. This context has been recognised as a great opportunity. As well-designed landscape elements get incorporated into the subject site, the existing green spine could extend from the waterfront onto Parramatta Road.

This approach would also assist in creating public domain on site and making it a local landmark, which would extending the contribution of the building towards the entire local community.



# BVN - AWARDS RECEIVED IN HEALTH AND SCIENCE



## UNIVERSITY OF SOUTH AUSTRALIA CANCER RESEARCH INSTITUTE

Location: North Terrace, SA

Total Project Value: \$250,000,000

Typology: Health & Science, Education

The UniSA Cancer Research Institute houses a new Centre for Cancer Biology (CCB), the University of South Australia’s School of Pharmacy (PMB) and a major science public outreach initiative MOD - Museum of Discovery. The building consists of 12 levels plus a mezzanine, lower ground, basement and rooftop plant.

Awards:

Australian Institute of Architects National Award for Interior Architecture

Australian Institute of Architects National Commendation for Sustainable Architecture

Master Builders Association Excellence in Work, Health and Safety

Australian Institute of Building (AIB) Professional Excellence Awards 50m+

Australian Institute of Architects SA Chapter The Jack McConnell Award for Public Architecture

Australian Institute of Architects SA Chapter Interior Architecture Award

Australian Institute of Architects SA Chapter Sustainable Architecture Award



## CSIRO BLACKMOUNTAIN CONSOLIDATION PROJECT

Location: Acton, ACT

Total Project Value: \$110,000,000

Typology: Health & Science, Workplace

BVN was appointed as the principal design consultant for the CSIRO Black Mountain Consolidation Project. BVN’s engagement extended to the entirety of the project across two phases, including new building, four-building refits and various demolitions to consolidate CSIRO’s staff from leased sites within Canberra to the Black Mountain site, which CSIRO owns.

Awards:

Australian Institute of Architects National Award for Sustainable Architecture

Australian Institute of Architects ACT Chapter The Roman Giurgola Award for Public Architecture

Australian Institute of Architects ACT Chapter The Derek Wrigely Award for Sustainable Architecture

Australian Institute of Architecture ACT Chapter Interior Architecture Award

INDE.Awards The Work Space Winner



## THE BRAGGS, UNIVERSITY OF ADELAIDE

Location: Adelaide, SA

Total Project Value: \$95,000,000

Typology: Health & Science, Education, Interiors

The Braggs houses the Institute for Photonics and Advanced Sensing (IPAS) and an undergraduate teaching facility at the University of Adelaide. It incorporates both research, and undergraduate laboratories, and a 420 seat lecture theatre. The central philosophy of the building is to enable researchers from different scientific disciplines to come together to enable a transdisciplinary approach to research.

Awards:

Property Council Australia - SA Development of the Year

The Australian Institute of Architects The Jack McConnell Award for Public Architecture (SA)

The Australian Institute of Architects National Commendation for Public Architecture



## THE KINGHORN CANCER CENTRE, SYDNEY

Location: Darlinghurst, NSW

Total Project Value: \$100,000,000

Typology: Health & Science, Workplace

The Kinghorn Cancer Centre provides a nurturing, non-hospital setting that facilitates collaborative research between scientists, clinicians and patients, to deliver personalised medicine, and advance research through rapid translation to the clinic. Filled with natural light, timber finishes and landscaping, the building is organised into functional zones, with the sequence of spaces moving from service core to laboratory, to write-up space, to meeting rooms, to the public atrium where all activity is visible to anyone entering the building.

Awards:

The Australian Institute of Architects The John Verge Award for Interior Architecture (NSW)

Chicago Antheneum International Architecture Award

World Architecture Festival High Commendation - Health Building

The Australian Institute of Architects National Commendation for Interior Architecture

The Australian Institute of Architects National Commendation for Public Architecture



# BVN - AWARDS RECEIVED IN HEALTH AND SCIENCE



## NORTHERN BEACHES HOSPITAL

Location: Frenchs Forest, NSW

Total Project Value: \$550,000,000

Typology: Health & Science

The primary objectives of The Northern Beaches Hospital development is to deliver the best quality integrated health services and clinical outcomes to the community of the Northern Beaches of Sydney where public and private health care are integrated into a single facility to maximise the range and breadth of services available. The Northern Beaches Hospital image is one of care and commitment, safety and excellence. It provides an important civic anchor to Frenchs Forest, and to the whole of the Northern Beaches. This campus design is accessible, safe, approachable to the range of communities it serves and able to be used with confidence and comfort

Awards:

Master Builders Association - Health Buildings \$100M and over



## ROBINA HOSPITAL EXPANSION

Location: Robina, QLD

Total Project Value: \$230,000,000

Typology: Health & Science, Education,

The Robina Hospital expansion transforms a small local hospital into a major regional health facility by improving existing departments and providing new facilities on campus. The principal components of the scheme include the new main entry and public area, two-storey eastern wing housing an outpatients department at ground floor with operating theatre suites above, and a four-storey ward building providing a teaching and training facility at ground level, and an additional 162 beds for a total of 364 hospital beds.

Awards:

The Australian Institute of Architects Award for Public Architecture (QLD)

The Australian Institute of Architects Gold Coast & Northern Rivers Building of the Year

World Architecture News Healthcare Award

World Architecture News Interior Design Award



## ROYAL NORTH SHORE HOSPITAL

Location: St Leonards, NSW

Total Project Value: \$900,000,000

Typology: Health & Science, Interiors, Masterplanning

The new 100,000m2 acute hospital is the centerpiece of the RNSH upgrade. It incorporates one of Australia's largest operating suites, a 60-bed intensive care service, nine 30-bed inpatient units, a major radiation oncology centre, a 34-bed mental health unit and a major emergency department. The design focuses on safe and efficient delivery of service, flexibility for future expansion and providing a welcoming public building.

Awards:

Leighton Holdings Limited Excellence Award for Success

Australian Institute of Building – National Professional Excellence Award (Commercial Construction \$100m+) awarded to Project Director Jim Tragotsalos

Master Builders NSW – Excellence in Construction Awards – Health Buildings (\$500m+)

Infrastructure Partnerships Australia – National Infrastructure Award for Contractor Excellence



## SOUTH EAST REGIONAL HOSPITAL

Location: Bega, NSW

Total Project Value: \$180,000,000

Typology: Health & Science

With a northerly aspect on the edge of Bega River, the South East Regional Hospital has a strong connection to landscape and the regional community. The design has a human scale, at just over three levels, with a generosity of outlook and views to the landscape beyond. Planning is around a central, open space which connects the various activities within the hospital. New facilities associated with the hospital include a significant expansion of acute, sub-acute, clinical support and primary health services.

Awards:

The Australian Institute of Architects Commendation for Public Architecture

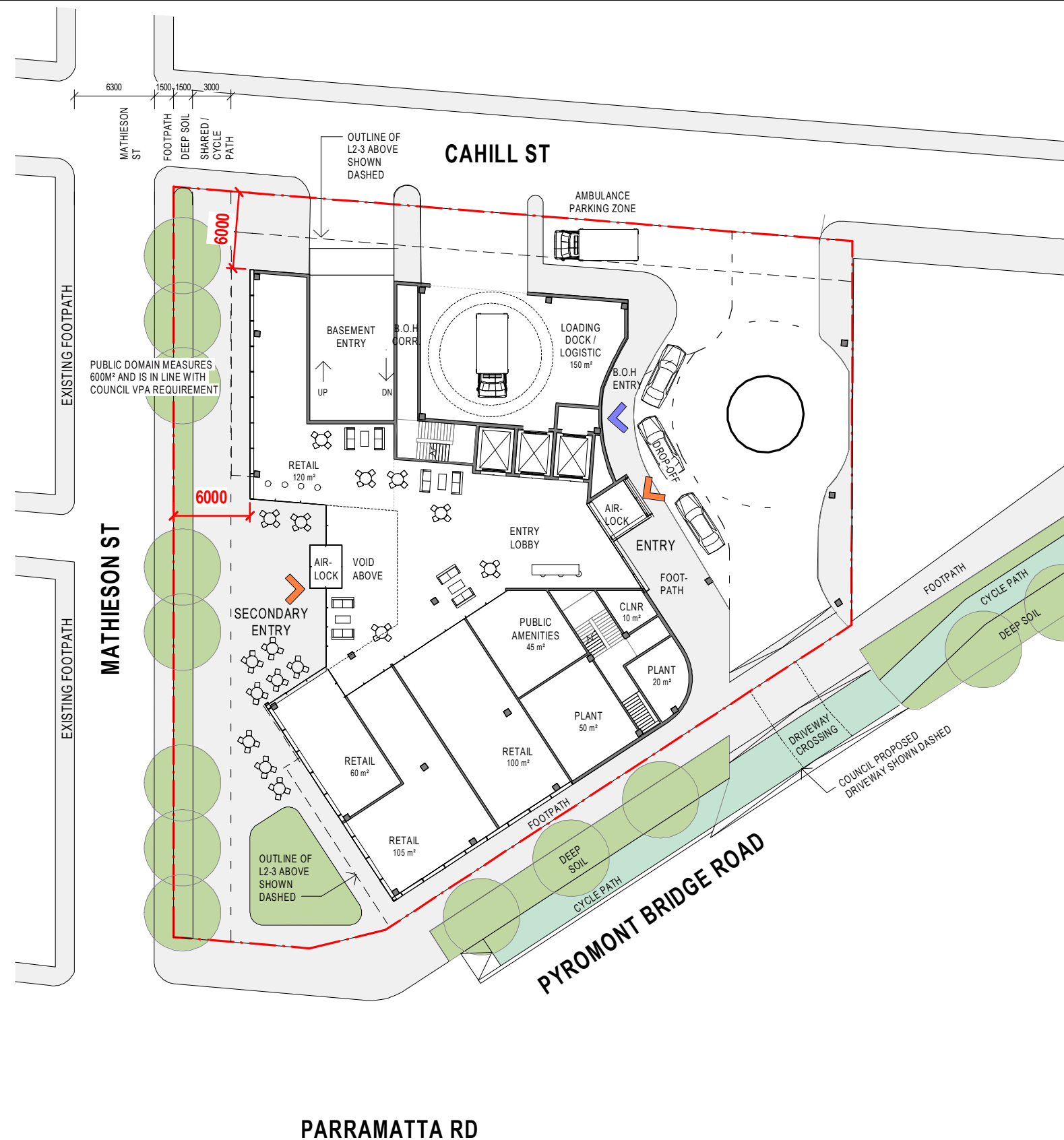
Shortlisted, The World Architecture Festival, Health Buildings



# APPENDIX - DRAWING SET



# PRELIMINARY HEALTH FACILITY



PARRAMATTA RD

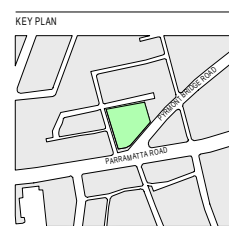


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1	09/03/2022	URBAN GROWTH REPORT

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**URBAN PLANNERS**  
MICHAEL FILE

**SURVEYORS**  
DUNLOP THORPE & CO  
TEL: 92836677  
CONSULTANT

CONSULTANT

CLIENT

**MHA**  
CLIENT NUMBER

PROJECT MANAGER

PROJECT

CAMPERDOWN PLANNING PROPOSAL  
CNR PARRAMATTA ROAD & PYRMONT  
BRIDGE ROAD, CAMPERDOWN, NSW,  
AUSTRALIA  
BVN PROJECT NUMBER

s1611019

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DRAWING

**LEVEL 00 - RETAIL/LOBBY - OPT1**

DRAWING NUMBER  
AR-B-10-00  
ISSUE  
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PRELIMINARY HEALTH FACILITY



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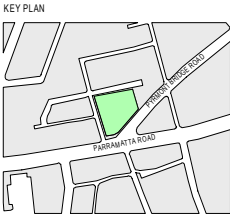


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CONSULTANT

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<b>MHA</b> CLIENT NUMBER
PROJECT MANAGER

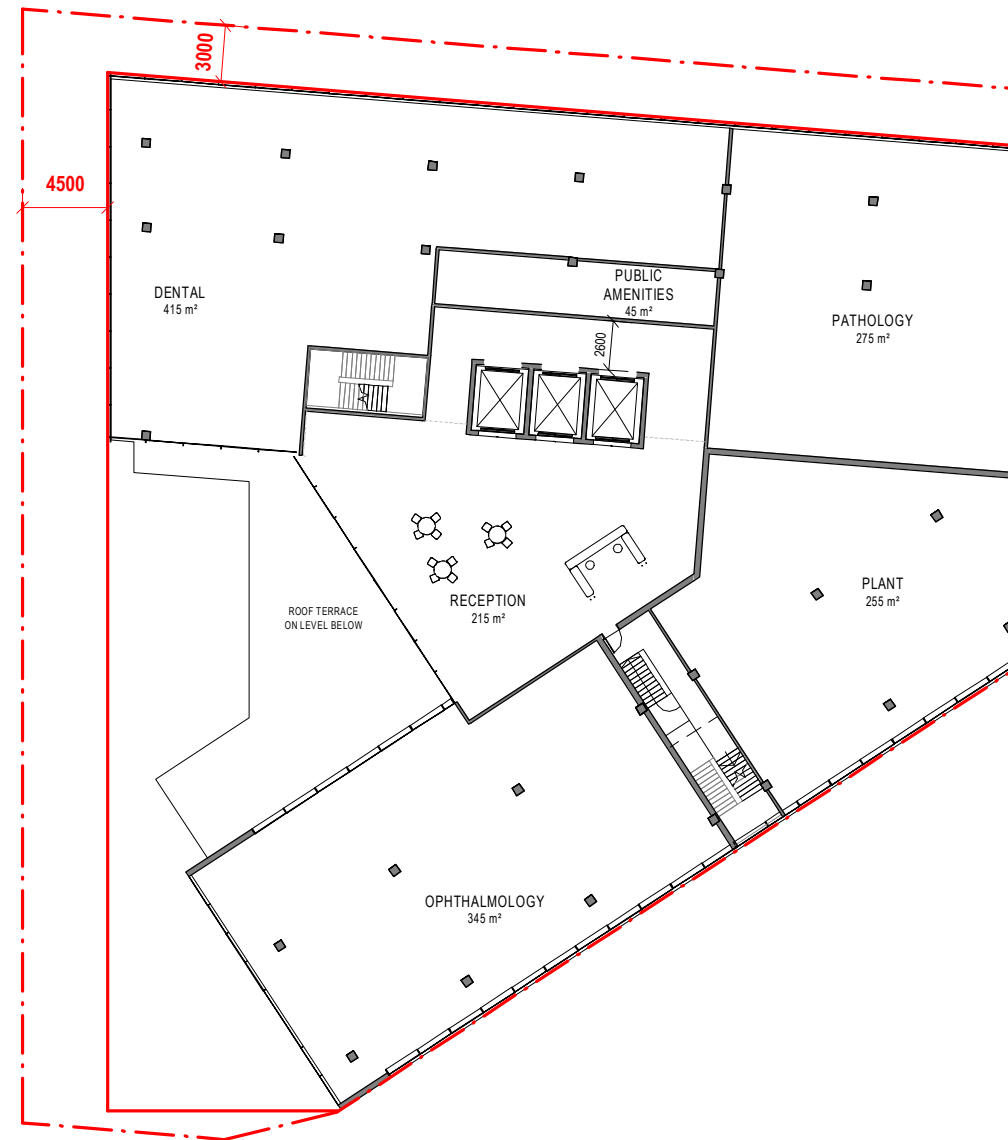
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<b>CAMPERDOWN PLANNING PROPOSAL</b> CNR PARRAMATTA ROAD & PYRMONT BRIDGE ROAD, CAMPERDOWN, NSW, AUSTRALIA BVN PROJECT NUMBER
s1611019

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# PRELIMINARY HEALTH FACILITY



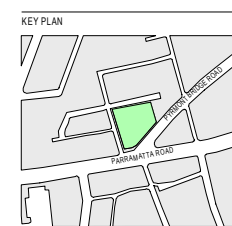
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TEL: 92836677  
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CLIENT NUMBER

PROJECT MANAGER

PROJECT

CAMPERDOWN PLANNING PROPOSAL  
CNR PARRAMATTA ROAD & PYRMONT  
BRIDGE ROAD, CAMPERDOWN, NSW,  
AUSTRALIA

s1611019

TRUE NORTH      PROJECT NORTH

GRAPHIC SCALE



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STATUS		

## CONCEPT DESIGN

DRAWING

LEVEL 02 -  
DENTAL/RADIOLOGY/PATHOLOGY

AR-B-10-02

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PRELIMINARY HEALTH FACILITY

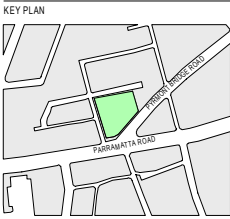


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CONSULTANT

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PROJECT MANAGER

PROJECT
<b>CAMPERDOWN PLANNING PROPOSAL</b> CNR PARRAMATTA ROAD & PYRMONT BRIDGE ROAD, CAMPERDOWN, NSW, AUSTRALIA BVN PROJECT NUMBER <b>s1611019</b>

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PRELIMINARY HEALTH FACILITY

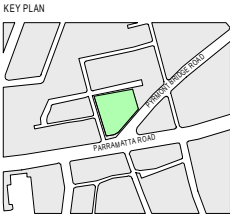


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**NOTE**  
CONTEXTURAL BUILDING MASSING BASED OFF THE CITY MODEL ACQUIRED FROM AAM IN 2016, FOR PRELIMINARY STUDY ONLY.

ISSUE	DATE	FOR
1	09/03/2022	URBAN GROWTH REPORT



URBAN PLANNERS <b>MICHAEL FILE</b>
SURVEYORS <b>DUNLOP THORPE &amp; CO</b> TEL: 92836677
CONSULTANT
CONSULTANT

CLIENT
<b>MHA</b>
CLIENT NUMBER
PROJECT MANAGER

PROJECT
CAMPERDOWN PLANNING PROPOSAL CNR PARRAMATTA ROAD & PYRMONT BRIDGE ROAD, CAMPERDOWN, NSW, AUSTRALIA
BVN PROJECT NUMBER
s1611019

TRUE NORTH	PROJECT NORTH
GRAPHIC SCALE	SCALE
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STATUS	CONCEPT DESIGN

DRAWING	
LEVEL 04-07 - REHAB UNIT	
DRAWING NUMBER	ISSUE
AR-B-10-05	1

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# PRELIMINARY HEALTH FACILITY

Area Schedule (GFA)	
Level	Area

LEVEL 00	686.98 m <sup>2</sup>
LEVEL 01	1456.11 m <sup>2</sup>
LEVEL 02	1354.07 m <sup>2</sup>
LEVEL 03	1496.30 m <sup>2</sup>
LEVEL 04	1305.88 m <sup>2</sup>
LEVEL 05	1305.88 m <sup>2</sup>
LEVEL 06	1305.88 m <sup>2</sup>
LEVEL 07	1305.88 m <sup>2</sup>
10216.97 m <sup>2</sup>	

## GFA - Sydney LEP 2012

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.



1 LEVEL 00  
1 : 500



2 LEVEL 01  
1 : 500



3 LEVEL 02  
1 : 500



4 LEVEL 03  
1 : 500



5 LEVEL 04  
1 : 500



6 LEVEL 05  
1 : 500



7 LEVEL 06  
1 : 500



8 LEVEL 07  
1 : 500

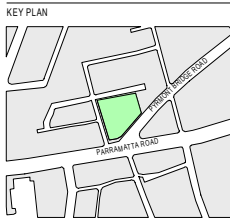


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CNR PARRAMATTA ROAD & PYRMONT  
BRIDGE ROAD, CAMPERDOWN, NSW,  
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**TRUE NORTH**  
  
**GRAPHIC SCALE**  
0 10000 25000  
SCALE  
1 : 500 @ A1  
DO NOT SCALE  
  
**STATUS**  
CONCEPT DESIGN

**DRAWING**  
  
**HEALTH FACILITY - GFA PLANS**  
  
**DRAWING NUMBER**  
AR-R-XX-551  
  
**ISSUE**  
1