CANTERBURY BANKSTOWN

Draft Campsie Hospital Development Control Plan 2022

445 Canterbury Road, Campsie

DRAFT September 2022

Contents

445 CANTERBURY ROAD, CAMPSIE

1 Land to which this DCP applies

This purpose of this site-specific Development Control Plan (DCP) is to provide detailed development controls that foster design excellence and manage the likely effects of the development of a proposed hospital on the amenity of neighbouring uses and residential development; notably to the south of Canterbury Road.

The DCP sits alongside Local Environmental Plan controls which relate specifically to a hospital use of the site.

This section of the DCP applies to the land described in **Table 1** and shown in **Figure 1** below.

Table 1: Description of the subject site

Address	Lot and DP	Site Area (approximately)
445 Canterbury Road, Campsie	Lot 3 DP 337683	**4,414m^2**
	Lots A and B DP 355656	
	Lot A and B DP 416123	
	Lot 15 DP 3995	
	Lots A and B DP 391661	
	Lot 13 DP 3995	

Figure 1: The site context, with the subject site outlined in green. Source: Mecone Mosaic.

The site is zoned B6 Enterprise Corridor. It is bound by low density residential and commercial uses to the immediate north and east and has frontage to Canterbury Road to the south. Stanley Street forms the western boundary.

Further north are high density zoned sites. On the southern side of Canterbury Road, sites are zoned for high-density residential uses. The site forms part of the Campsie Strategic Centre where a Master Plan has been prepared for this area with the objective to "*deliver a medical precinct along Canterbury Road, anchored by Canterbury Hospital".*

2 Application

This DCP applies to development for the purpose of a hospital at 445 Canterbury Road, Campsie.

For other development types, the other parts of the Canterbury Bankstown Local Environmental Plan [Date]. and Campsie Town Centre Development Control Plan [Date] apply and take precedence. If there are any inconsistencies between the objectives and controls in this chapter and any other objectives and controls in this DCP, the objectives and controls in this chapter will prevail, but only to the extent of that inconsistency.

3 OBJECTIVES AND DESIRED CHARACTER FOR CAMPSIE HOSPITAL

The following outlines the objectives and character for the development of the site. These objectives are derived from the Planning Proposal and the vision for the site as part of the Campsie Town Centre masterplan.

The site will accommodate of a hospital providing a range of high-quality medical care including inpatient and outpatient care. Further development will also align with the key objectives of the Campsie Town Centre masterplan, which includes the site within a 'high intensification area' and 'Campsie Medical Precinct'.

The proposed development will be of high quality, be well-designed and respond to the future context for Canterbury Road as outlined in the masterplan, while mitigating any negative impacts to the existing and future residential context. The hospital will be an anchor building within the new precinct.

The future hospital development on the site will be developed in accordance with the setback controls in this DCP to ensure acceptable solar access, in accordance with the State Environmental Planning Policy No. 65 and the *Apartment Design Guide* to sites on the southern side of Canterbury Road. These sites include 412-416 Canterbury Road and 1-5 Robertson Street, Campsie.

Figure 2: Indicative concept reference design (Source: Supplemental Urban Design Review, Dickson Rothschild)

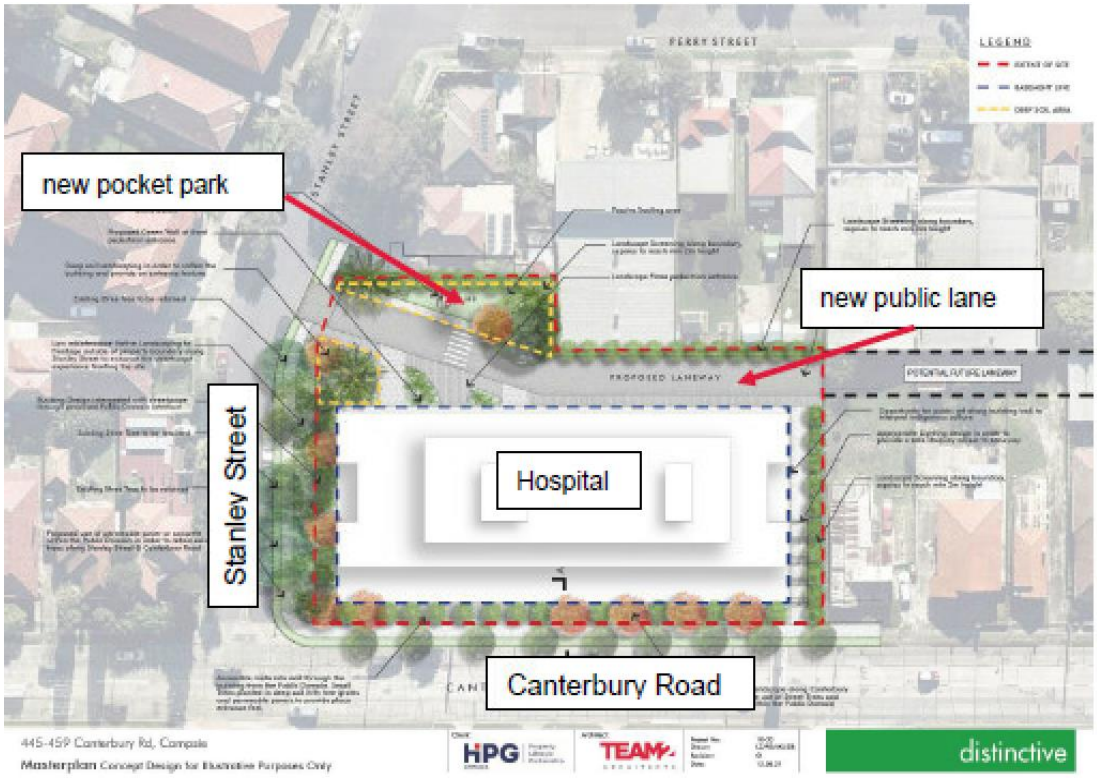

Figure 3:Concept Plan (Landscaping Strategy Report, Distinctive Living Design 2021)

3.1 Key objectives include:

- To provide for a hospital that is compatible with surrounding land uses and responds to site constraints
- To enable a scale of built form which provides the quantum of floor space required to deliver the facilities and functions of a contemporary hospital
- To ensure that the design of the building breaks down its form to reduce visual imposition and employs good design at ground level to create a human scale
- To maintain acceptable solar access to surrounding properties and the public domain
- To provide for a new public laneway for vehicular and pedestrian access
- To ensure the hospital is easy to use and that pedestrians are prioritised
- To provide for a new public pocket park to the west of the site to provide amenity for patients', the public, staff and visitors.
- To provide a new landscaped mid-block link from Canterbury Road through to the proposed laneway that is accessible to all pedestrians and safe and of high amenity, and
- To ensure that the hospital exhibits design excellence and uses high quality, long lasting materials and finishes.

3.2 Key Design Principles

This section sets out the key design principles and priorities to guide a future Development Application (DA) for the site.

a) **Facilitate the spatial and functional requirements of a contemporary hospital:** Ensure that the development is an exemplar of a hospital development typology.

b) **To ensure that the new hospital addresses all street frontages:** Ensure that the built form frames the corner, provides a quality address to Canterbury Road, Stanley Street, the new public laneway and the eastern elevation, as the building will be 'seen in the round'.

c) **Mitigate impacts from Canterbury Road:** Ensure that appropriate building materials and techniques are being used to alleviate noise and vibration impacts. This includes the provision of sufficient setbacks and landscape buffers.

d) **Solar Access to neighbouring Properties:** Ensure that the building envelope and the design prioritise solar access to apartment development on the southern side of Canterbury Road.

e) **Deliver a high-quality building design:** Modulate the form within the building envelope and strive to include natural lighting and ventilation and areas of high amenity in the building and in public areas. Employ the use of quality green walls and robust long-lasting materials and finishes. Ensure that the building design contributes design excellence to the public domain for the duration of the building life.

f) **Providing clear wayfinding and legibility:** Ensure that the site and building is easy to navigate through using simple and clear design of external and internal pathways that are of high amenity. Ensure that legibility and safety is provided through high quality, integrated signage and lighting that is provided to the rear laneway, the pocket park, the through site link and the ground level for all pedestrians. Provide level pedestrian access at the southern and western boundaries and between Canterbury Road and the ground floor entrance of the hospital.

g) **Vehicular movement:** Ensure all vehicles, particularly emergency and waste vehicles, can easily and clearly access the rear of the hospital. Ensure vehicle access and parking for the development is easy to navigate and located in proximity to the rear building entrance off Stanley Street. Parking is to be provided in basement.

h) **Public Domain and Deep Soil:** Provide substantial areas of deep soil planting and mature trees within the Canterbury Road setback, the through site link, the pocket park and generally through the site.

i) **Safety**: Ensure that all walkways are accessible and covered, entries are easily located, and street furniture is of high quality and amenity and integrates with the building design. Ensure pedestrians and cyclists are prioritised.

j) **Site consolidation:** Ensure that Lot 3 DP 337683, Lots A and B DP 355656, Lots A and B DP 416123, Lot 15 DP 3995, Lots A and B DP 391661 and Lot 13 DP 3995 are consolidated into a single lot either prior to any future redevelopment of the site commencing.

4 DEVELOPMENT CONTROLS

The following section set out the objectives and controls for this DCP.

4.1 Site Layout and Setbacks

Objectives

O1 To provide appropriate setbacks to street frontages and common boundaries that allow for mature trees, deep soil landscaping and provide a buffer to residential uses.

O2 To provide setbacks to the building envelope to ensure that solar access is maintained to surrounding properties.

O3 To provide an eastern side setback for a through site link and ensure amenity, deep soil and safety. To provide a new landscaped public pocket park.

O4 To provide for a rear laneway from Stanley Street through to the eastern boundary for future connection further to the east.

O5 To minimise bulk and scale impacts to adjoining properties by introducing a street wall setback on the Canterbury Road frontage.

O6 To create an appropriate building envelope respectful of its context.

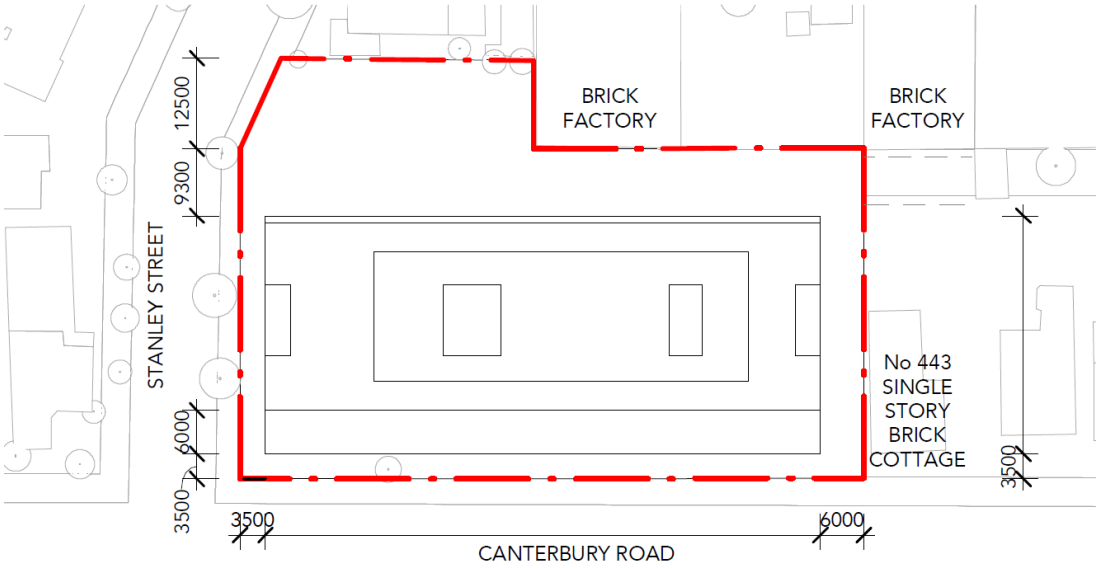

Figure 4: Site plan showing minimum setbacks (Source: Team2 Architects)

Controls

C1 Development must achieve the minimum setbacks identified in Table 2 and demonstrated in Figure 4.

Table 2: Setbacks from site boundaries

Site boundary	Minimum setback
Canterbury Road	3.5 metres clear setback from Canterbury Road (south property boundary) for the predominant street wall. An additional 6 metre setback (9.5 metre setback in total) consistent with Figure 7 for the two floors above. An additional setback consistent with Figure 7 for rooftop plant above approximately 39.5m height from the Canterbury Road ground level A horizontal indent at approximately 17m above the Canterbury Road existing ground level to refer to Canterbury Road emerging context street wall height, dividing the street wall into generally equal upper and lower sections.

Stanley Street	3.5 metres from western property boundary
East boundary	6 metres from eastern property boundary
North boundary	Adequate setback from the northern property boundary to enable a minimum 9m wide rear access laneway

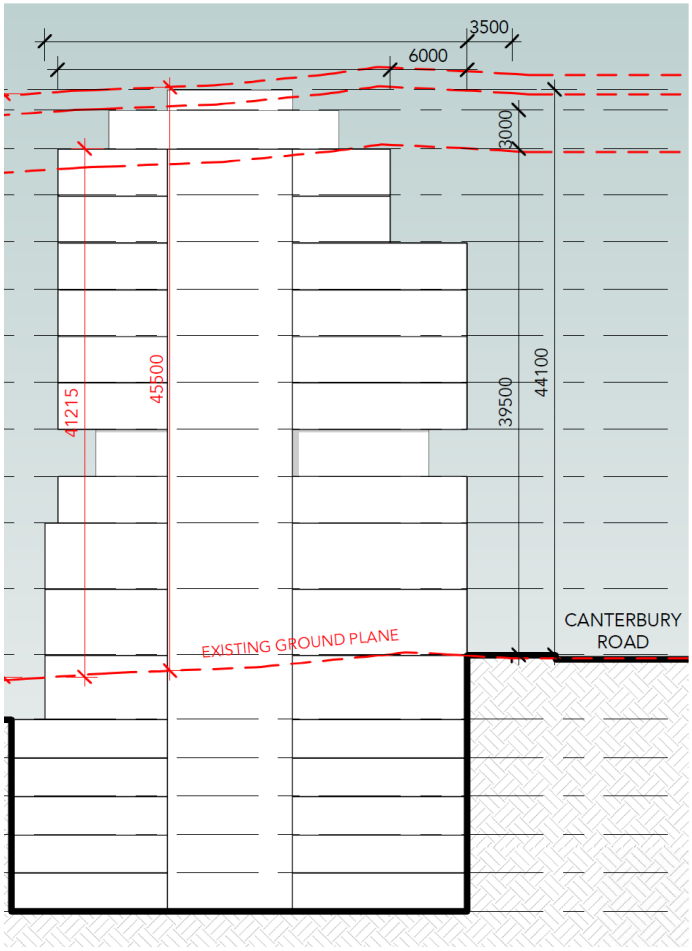

Figure 5: Setbacks from concept reference scheme, section view (Source: Team2 Architects)

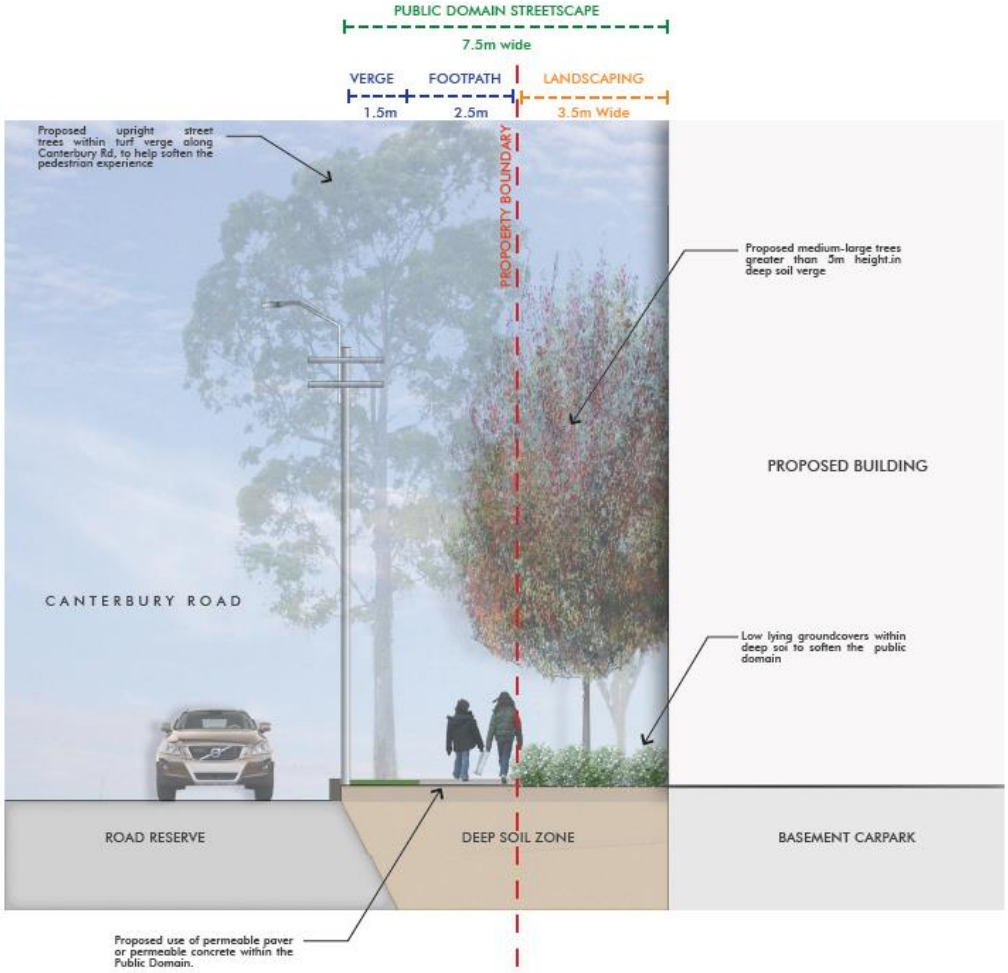

Figure 6: Indicative Canterbury Road setback and interface treatment (Source: Landscape Strategy, Distinctive Living Design)

C2 Encroachments by the basement area, building or any vertical architectural features within the deep soil areas of the setbacks is not permitted.

C3 Functional elements such as lift overruns, air conditioning units, plant equipment, vent stacks and communication devices are to be visually discreet and setback and/or screened to minimise visibility, particularly from the public domain.

C4 Site infrastructure including electricity substations, kiosks, fire boosters and hydrants and fire stairs are to be integrated into the building form and using similar materials and finishes or screened by landscape elements. Locating any services in setbacks should be avoided.

C5 A new public laneway will be dedicated at to Council as a public road to be used to access the hospital. There will be no vehicular access from Canterbury Road.

C6 A pocket park of a minimum 200m2 in area will be provided in the north-western corner of the site for the use of the public, staff and patients.

4.2 Built Form

Objectives

O1 To provide for an appropriate height and quantum of floor space to enable the delivery a contemporary hospital.

O2 To ensure that the development responds to the site's topography.

O3 To ensure the hospital has a clear entry from Canterbury Road and address to the rear lane, connected by pathways within the development site, that have clear and legible signage for patients and visitors.

O4 To ensure that the building façades are well designed and respond to the context and orientation of their address.

O5 To ensure that the design breaks down the mass of the building and particularly, that the long facades on Canterbury Road and the public lane are provided relief through using careful design techniques that reduce scale and result in a building that is legible. The design must have design elements that create a human scale at ground level such as using awnings, planters, signage, lighting and the like.

O6 To provide access from the adjoining streets into the hospital and site that are easy to use through well designed and integrated wayfinding techniques.

O7 To create an exemplar building and development design with a cohesive architectural design language.

O8 To provide high amenity and inclusivity through the design of all walkways, lighting, awnings, entries and street park furniture.

Controls

C1 The maximum building height on the Canterbury Road frontage shall be 44.1m (RL 72.75). The maximum building height on the northern side of the building shall be 45.5m. The maximum building height is inclusive of rooftop mechanical plant in accordance with the height of building definition in the [Draft] Canterbury Bankstown Local Environmental Plan [Date].

C2 The hospital frontage interfacing with Canterbury Road and the new public laneway shall be designed to address the public domain with active edges, pathways and communal open space.

C3 The hospital design should integrate with the landscape design for the site. Landscape should emphasis entries and walkways and be framed by opening in the façade to rooms and the like.

C4 All communal entries must be legible and incorporate awnings, canopies or porticos directly adjacent to the entry that provides a wet weather protected waiting space for visitors. Pathways must provide for shelter using integrated design and finishing for all external street furniture seen in the public domain.

4.3 Solar Access

Objectives

O1 To ensure that the development maximises solar access to any communal areas, private open spaces and internal areas within the hospital.

O2 To minimise overshadowing to any adjoining sites, open space and the public domain.

O3 To ensure that solar access to apartments and communal and private open space on the southern side of Canterbury Road that are redeveloped in the future to include shop top housing receive compliant solar access in accordance with State Environmental Planning Policy No.65 and the *Apartment Design Guide*.

O4 To ensure that communal and private open space areas in the hospital site receiving direct sun also have provision for shading devices. These shading devices must integrate with the hospital's design language and be of high-quality materials and finishes that will withstand outdoor conditions.

O5 To ensure that shading elements are incorporated into the building facades that are integrated with the design language of the building.

Controls

C1 The proposal shall minimise overshadowing on existing sites on the southern side of Canterbury Road and on western neighbouring sites.

C2 The proposal shall ensure that apartments development on the southern side of Canterbury Road at 412-416 Canterbury Road and 1-5 Robertson Street, Campsie achieves a minimum of 2 hours direct sunlight between 9-3pm on the 21st June onto to at least $1m^2$ of the living room windows and a minimum 50% of the required minimum area of private open spaces.

C3 The proposal must ensure that any communal open space as part of these apartment developments receives maximum solar access.

C4 Solar access plans, including view from the sun studies shall be required to demonstrate requirements in C1, C2 and C3. In demonstrating compliance, at least three

redevelopment scenarios for the properties listed in C2 are to be provided to account for possible different lot amalgamation.

C5 Solar access will be maximised to communal, open space areas and private areas within the hospital site and plans shall be provided that demonstrate solar access. Any landscaping plans provided will indicate all shading elements to these spaces.

4.4 Public Domain, Deep Soil, Landscaping

Objectives

O1 To ensure all landscaping is integrated with the hospital building and street furniture and provides for a heightened experience for all users.

O2 To ensure that mature street trees are provided within deep soil setbacks, landscape reinforces entries to the hospital, the wayfinding along pathways and the through site link, while maintaining safety to users.

O3 To ensure that the through site link is designed to respond to site topography and is made safe through surveillance from the building, lighting and signage and ensure it is accessible to all users including the elderly, for wheelchairs and prams.

O4 To establish a landscaped buffer between the site and its interface with the existing low-density residential uses to the east and to future development.

O5 To create a public domain that is visually cohesive, safe, functional and attractive.

O6 To provide high quality street and park furniture that allows for access by wheelchairs, prams and the elderly. Communal pathways shall be covered for rain and sun protection. The design of these public domain elements will integrate with the architectural language of the building and be of high quality, durable materials and finishes.

O7 To ensure safe access to the pocket park for pedestrians by using appropriate landscaping, lighting and signage. To ensure an integrated signage strategy is provided for the site.

O8 To establish areas of deep soil for planting appropriate to location that will allow for water infiltration and drainage.

Controls

C1 A Landscape Plan prepared by a registered landscape architect will be required to demonstrate an integrated landscape design and signage proposal. This includes the proposed planting, outdoor structures, furniture, materials and lighting. Particular attention should be provided to the selection of landscaping species on the Canterbury Road frontage to ensure it is robust, attractive and has longevity.

C2 20% of the site will be provided for deep soil zones and a target of a minimum 15% of site area being canopy cover. Areas less than 1m width or length shall not be included in this calculation. Provide deep soil zones within all setbacks and the pocket park.

C3 Communal open spaces throughout the site are to be designed to be accessible, safe have active street edges, street furniture, lighting and planting. Quality landscape shall be integrated into the building's private and communal outdoor spaces.

C4 Large canopy and street trees are to be planted in setbacks and the park at a minimum size of 45 litres. Landscaping provided in deep soil areas must include a mix of large canopy trees, shrubs and groundcovers.

C5 Proposed landscaping within the public domain must include a statement that addresses how the proposed landscaping meetings Water Sensitive Urban Design (WSUD) principles. Permeable pavements should be considered.

4.5 Pocket Park

C6 The pocket park will be a minimum area of 205m^2 and provide a place of repose, be safe and easy to access and have high amenity using planting, street furniture, public art and lighting. Planting must be selected carefully to ensure that surveillance is ensured.

4.6 Pedestrian Through Site Link

C7 The pedestrian through site link shall be a minimum width of 6 metres and dedicated to Council, in accordance with the Planning Agreement.

C8 Landscaping shall reinforce the entry to this midblock link from Canterbury Road and the rear laneway. Careful consideration must be given to landscape selection and lighting to ensure surveillance is maintain from the street and building.

C9 The design of the link must carefully consider the 2.5m change in topography of the site and ensure that materials and finishes selection are of high quality and durable. The inclusion of a lift, use of tactile surfaces for visually impaired persons and other accessibility treatments must be considered in the design.

C10 The pedestrian through site link is to include provision of public art in accordance with a Public Art Strategy submitted for the site as part of a future Development Application for a new hospital development.

4.7 Access and Movement

Objectives

O1 To provide a functional, safe and easy to navigate movement network throughout the site and hospital where pedestrian and cyclists are given priority during the operating hours of the hospital.

O2 To provide functional and clear access and set down area for emergency vehicles that minimises potential conflict with pedestrians and other vehicles on the site.

O3 To ensure safety for pedestrians crossing to the pocket park from vehicles entering the sites, particularly emergency vehicles.

O4 To provide for vehicle and pedestrian access from Stanley Street that will facilitate movements, servicing, parking and appropriate addressing of the buildings

O5 To ensure for universal design within the building and site, signage devices and wayfinding elements.

Controls

C1 To deliver a rear two-way laneway of a minimum 9 metre width from Stanley Street through to the eastern boundary in anticipation of future connection to Una Street. This public road will be dedicated to Council in accordance with the Planning Agreement (see Figure 7).

C2 The design of the laneway shall incorporate manoeuvring paths to accommodate the largest vehicles that will use the site including emergency, waste collection and delivery vehicles.

C3 The entry to the basement car parking off the laneway shall be located to prioritise pedestrian safety.

C4 The building entry from Canterbury Road should a) be at the same general level as the footpath and accessible directly from the street, and b) provide a positive street address in the form of entries, lobbies and clear glazing, which positively contribute to street activity and promote passive surveillance

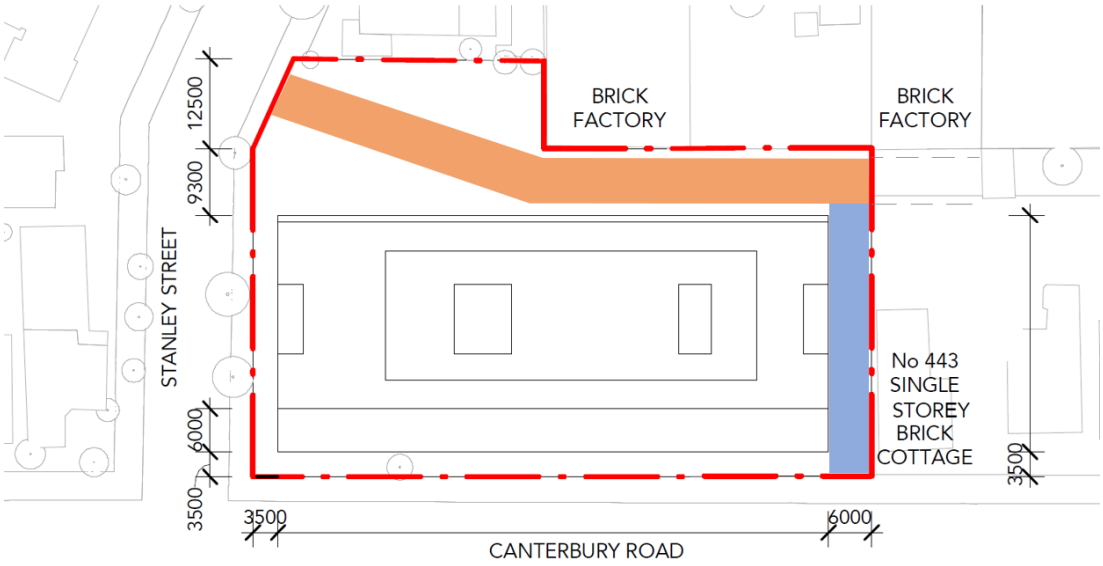

Figure 7: Rear laneway (indicative alignment) and eastern pedestrian link

4.8 Materials and Finishes

O1 To provide high quality façade treatments using materials and finishes that are low maintenance and high quality and contribute positively to the streetscape and views from neighbouring properties.

O2 To use high quality materials particularly at ground level that are durable and will last over time.

O3 To minimise the palette of materials to ensure for a cohesive building that has its own identity that is legible from the public domain.

O4 To select materials that are sustainable as they have longevity and are low maintenance.

Controls

C1 Materials such as stone, brickwork and off-form concrete shall be used, particularly at ground level. Detailed design is to avoid having excessive areas of flat wall with one material or finish.

C2 Awnings should be made of steel or similar and tie into the building design.

C3 Reflective materials and finishes should be avoided. E-glass or similar should be consider especially for the western

C4 Materials should be selected that are sustainable in terms of being made or in terms of their longevity.

C5 The materials selection for all street furniture and the like in the development shall be coordinated and long lasting to maintain its appearance over time.

4.9 Water Sensitive Urban Design, Flooding and Energy Efficiency

Objectives

O1 To ensure the development is resilient to flood events, hazards and risks.

O2 To minimise the carbon footprint of the development to allow for detention and infiltration of stormwater for the purposes of landscape irrigation and for uses in the building further supported by renewable energy sources.

O3 To avoid adverse implications of light spill and glare to the surrounding areas.

Controls

C1 Detailed design and setting of levels and thresholds for the building entries and basement car park shall protect against flooding for events up to the Probable Maximum Flood (PMF) level. This includes all potential entry points for water ingress including the main driveway, stairwells and vents.

C2 A detailed Flood Emergency Management Plan is to be developed as part of any future Development Application on the site and the measures and recommendations of the Plan shall be incorporated into the design or management of the development.

C3 The development shall integrate Water Sensitive Urban Design (WSUD) principles into the landscaping design to minimise stormwater runoff. Permeable pavements should be considered.

C4 The use, location and placement of photovoltaic solar panels is to consider surrounding built forms and the likely permissible built form on adjacent properties. The solar panels must not adversely affect the architectural presentation of the building or views from the streetscape.

C5 The development is to minimise light spill into the adjacent residential areas.

4.10 Public Art

Objectives

O1 To include public art to better integrate the hospital development into the environmental, social and cultural aspects of the site and locality.

Controls

C1 Any Development Application that includes construction of a hospital on the site is to include a Public Art Strategy that has been developed in consultation with Council.

C2 Any Public Art Strategy is to be informed by the Government Architect NSW Connecting with Country Draft Framework.