

11 Harp Street – UD Recommendations for Alternative Scenario

To assist the integration of the subject site into the surrounding area and Campsie Medical Precinct, whilst allowing for a more sympathetic connection and relation to the local character.

Contextual Changes

- Providing a new main entry from Chelmsford Street close to Canterbury Road.
- Increasing the maximum height of the adjoining R3 along the western boundary of subject site from 8.5m to 11m allowing for 3 story developments.
- Providing a midblock pedestrian connection through the northern mix-use development.
- Providing a potential new signalised crossing on Canterbury Road either at the end of Chelmsford Street or at the new midblock connection.
- Providing a midblock pedestrian connection between Elizabeth and Charlotte Street.
- Providing more prescriptive use of units 5, 7, 9 and 11 Elizabeth Street to have low impact for pedestrians on the streetscape.
- Reducing the speed limit of the surrounding streets to 30km/hr.

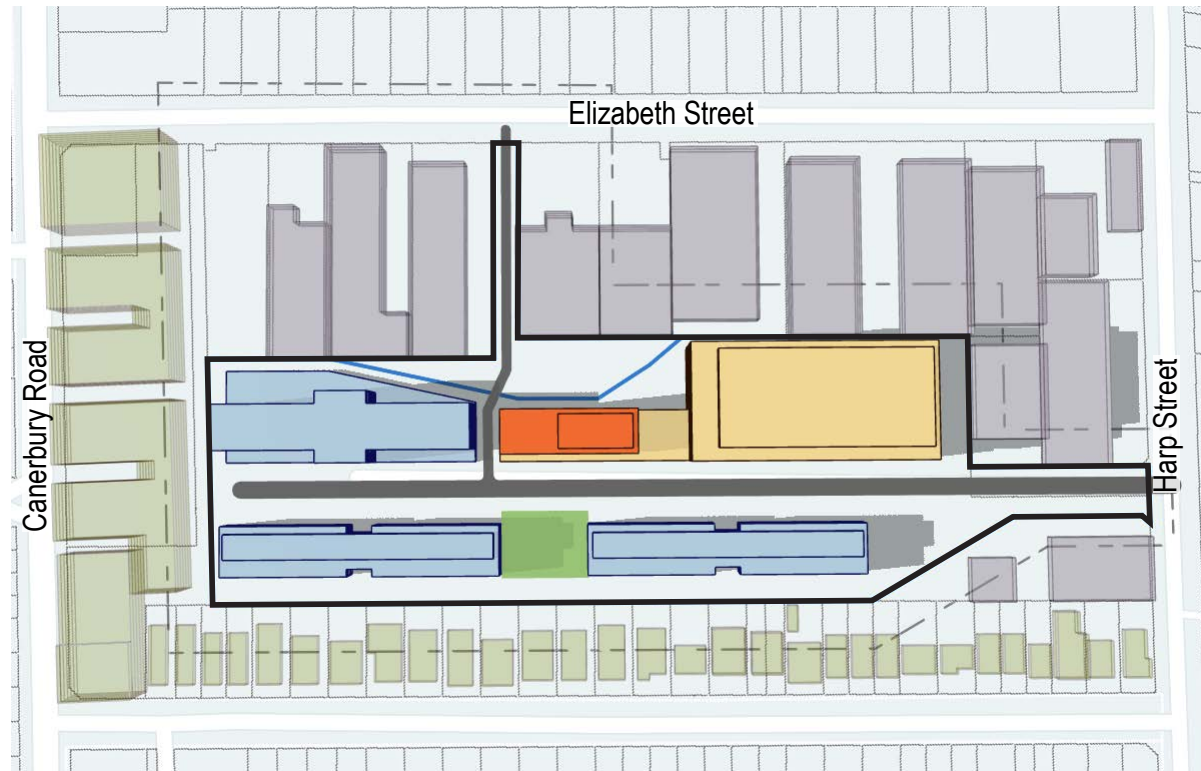
Site/Proposal Changes

- Providing a two-way internal through road from Harp Street to Chelmsford Street.
- Relocating the public plaza to be closer to the Chelmsford Street entry.
- Breaking down building D and E into four smaller buildings with one acting as a visual anchor to the north of the subject site.
- Additional breaks and indentation to building A, and C.
- 9m setback from northern boundary.
- 6m setback of building C tower from podium edge.
- Vehicle connection to Elizabeth Street as exit only.
- Additional building separations:
 - 15m between building A and B+C
 - 25m between building B and C
 - 12m between the new building along the western boundaries
 - 18m between the new anchor building and building A
- Increase height of building A to up to 11-12 stories.
- Reducing building C podium to 2 stories.
- Reducing building B tower to 7 stories.
- Reducing building C tower to 3 stories.
- Anchor building height - up to 9 stories.
- The three buildings along the western edge to be 6, 5 and 4 stories respectively from north to south.

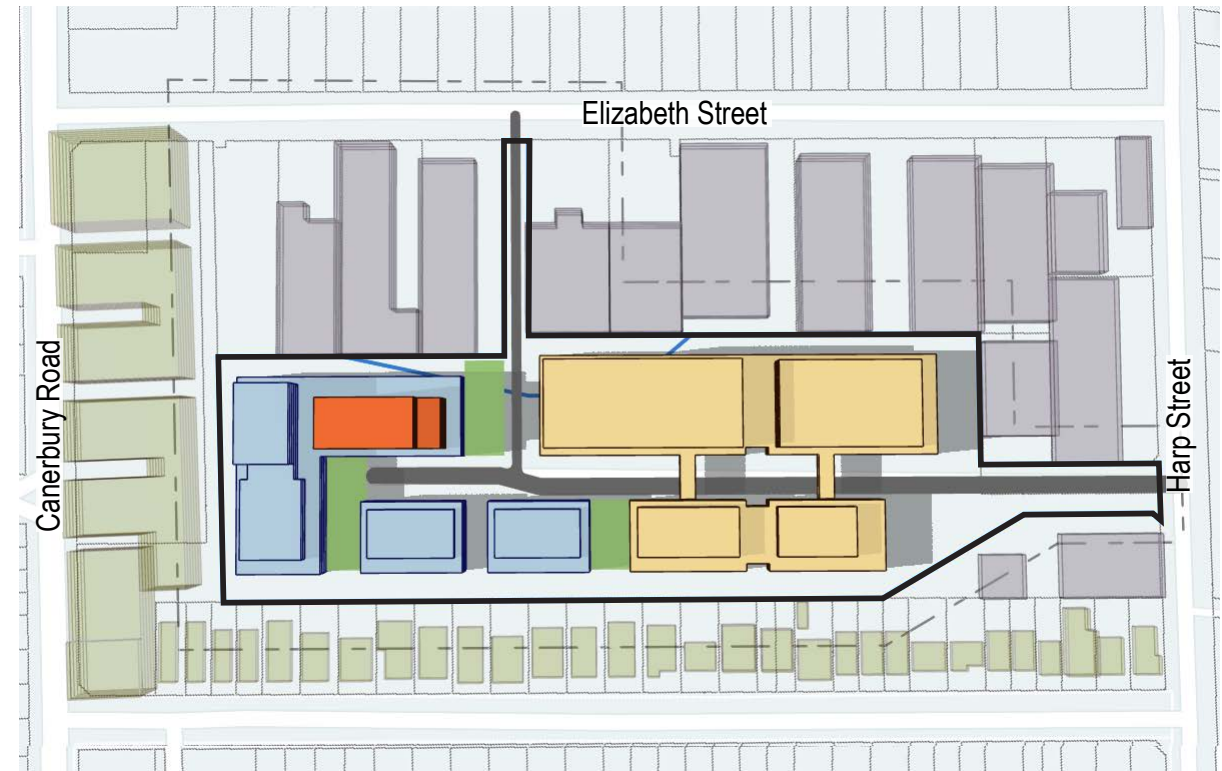


11 Harp Street, Campsie - Scenario Comparison

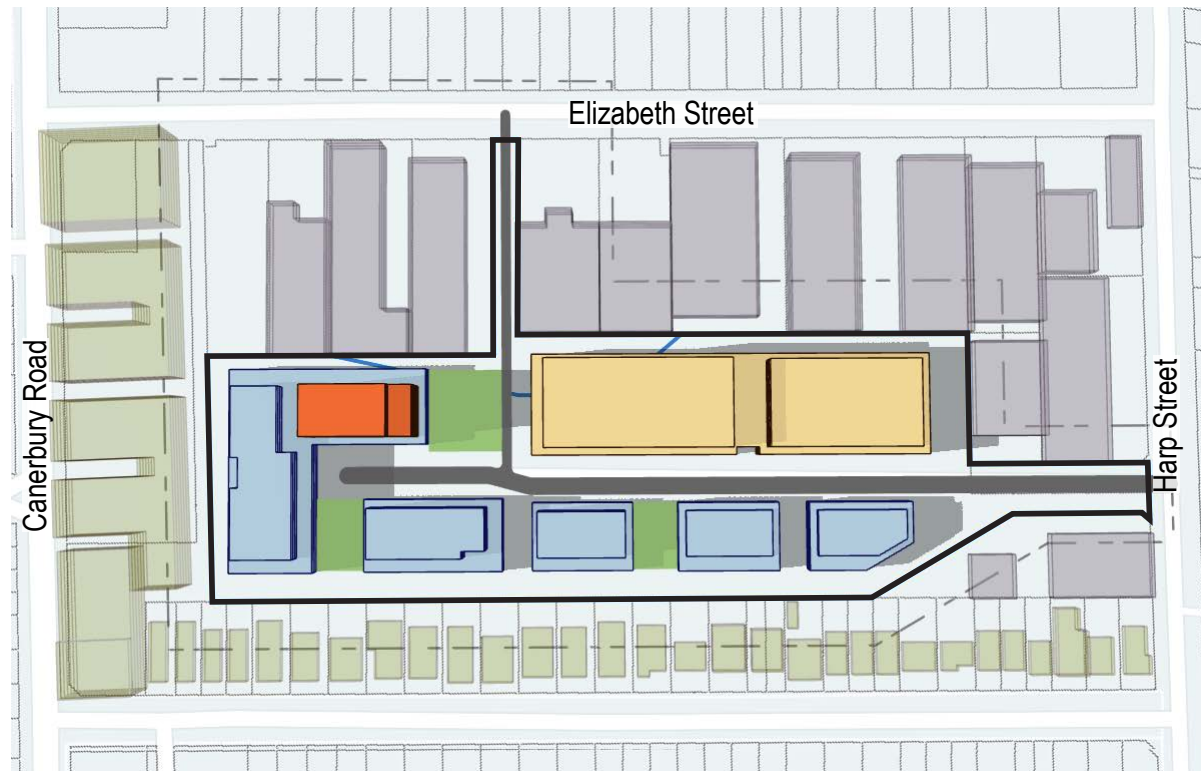
Scenario Summary



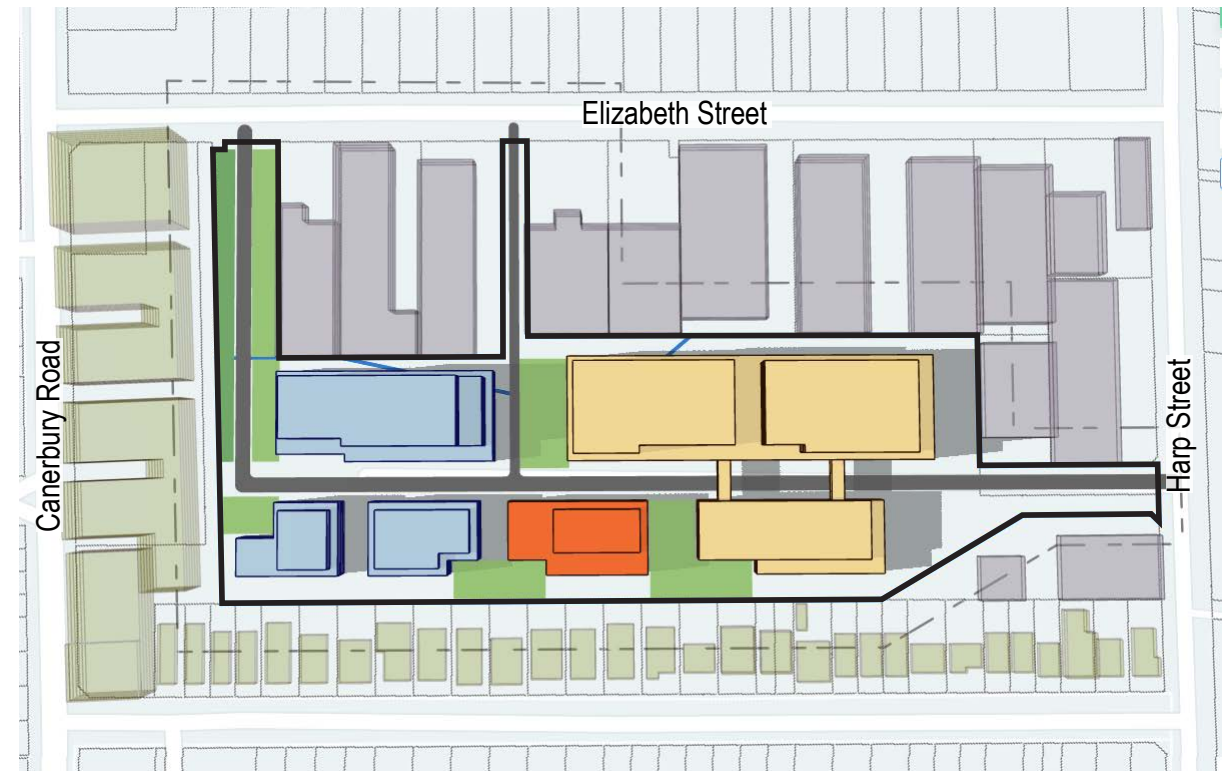
Development Proposal



Scenario 1 - Primary entry via Harp Street



Scenario 2 - Primary entry via 11 Elizabeth Street



Scenario 3 - Primary entry via 5 Elizabeth Street

Scenario 1: Primary entry via Harp Street

Legend

- Hospital
- Medihotel
- Integrated Ambulatory Health Hub
Day Procedure Centre
Clinical Support

Assumptions:

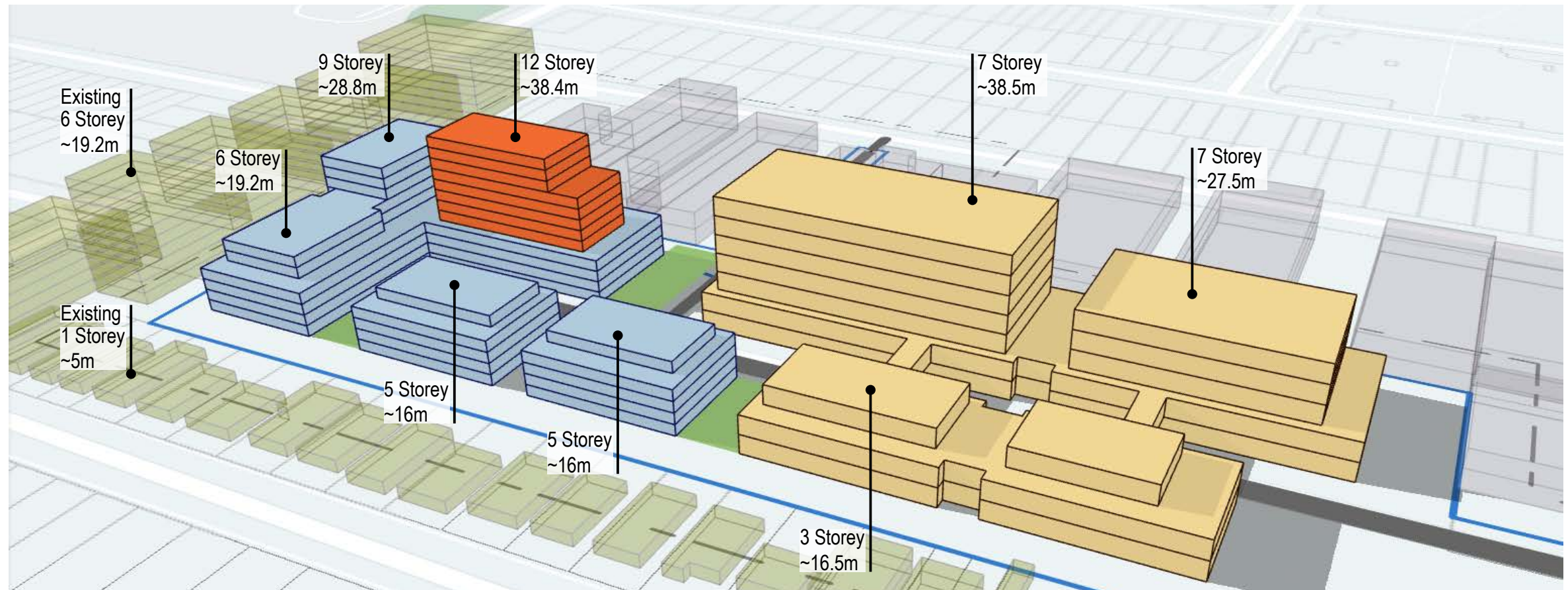
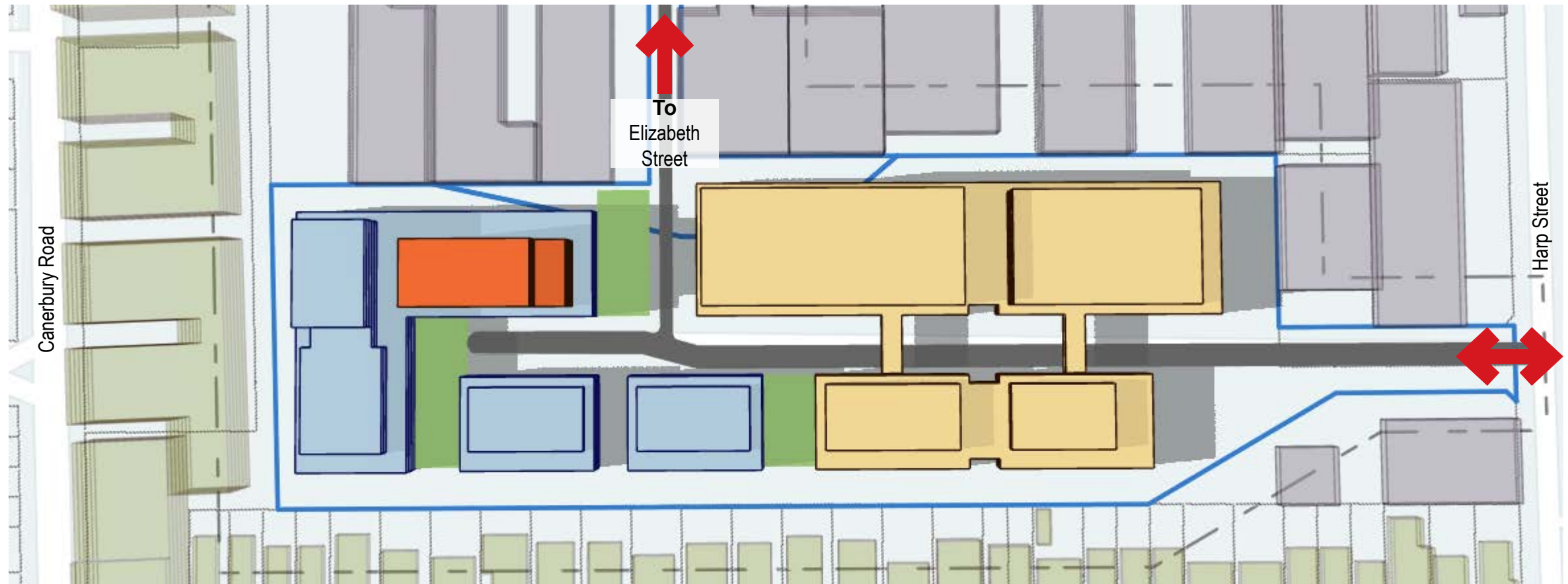
- 11A Elizabeth St will be amalgamated

Pro:

- Improved internal pedestrian amenity
- More accessible open space for workers and visitors
- Finer grain built form interfacing with residential buildings to the west
- Relatively higher hospital floor plate

Con:

- Poor entry visibility and wayfinding
- Entry via industrial precinct
- Pedestrian entry via industrial precinct
- Poor connection with the rest of the Campsie medical precinct
- Cul-de-sac at the northern end of the internal road result in poor vehicle circulation and serviceability
- Heavy overshadowing of public spaces
- Bulky built form to the north to reach adequate FSR



Scenario 2: Primary entry via 11 Elizabeth Street

Legend

- Hospital
- Medihotel
- Integrated Ambulatory Health Hub
Day Procedure Centre
Clinical Support

Assumptions:

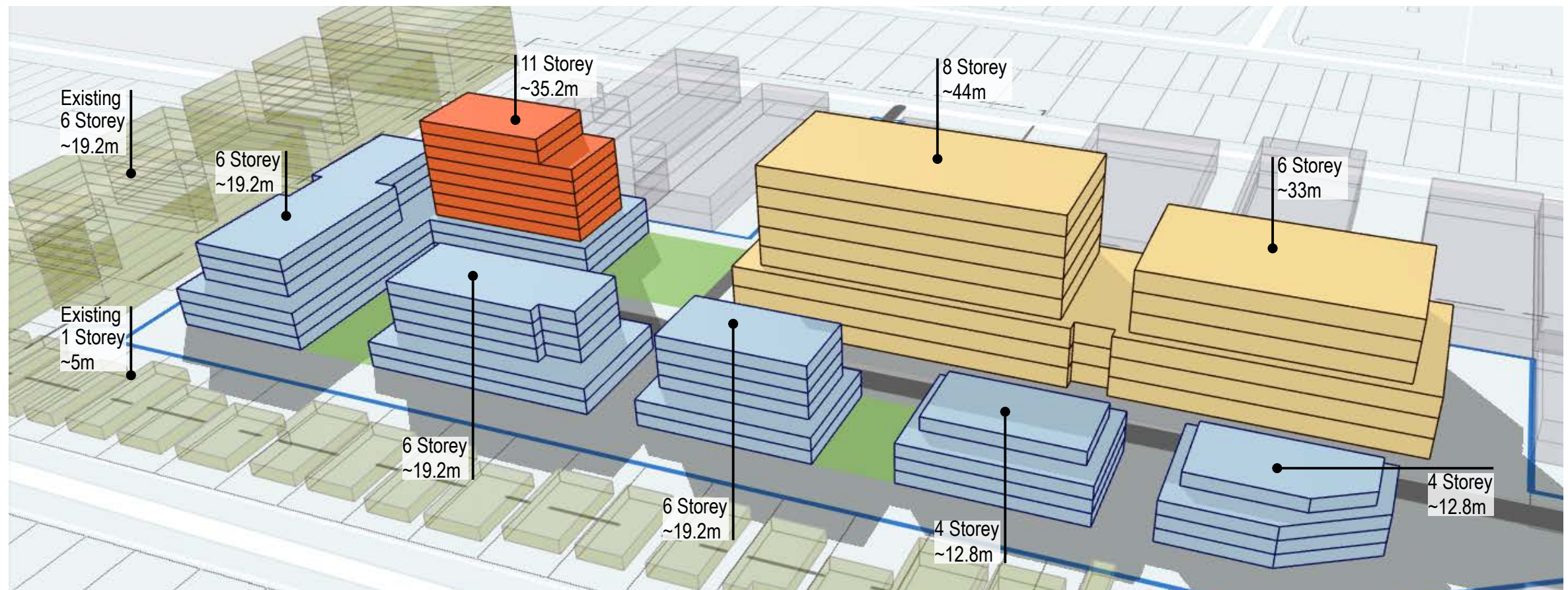
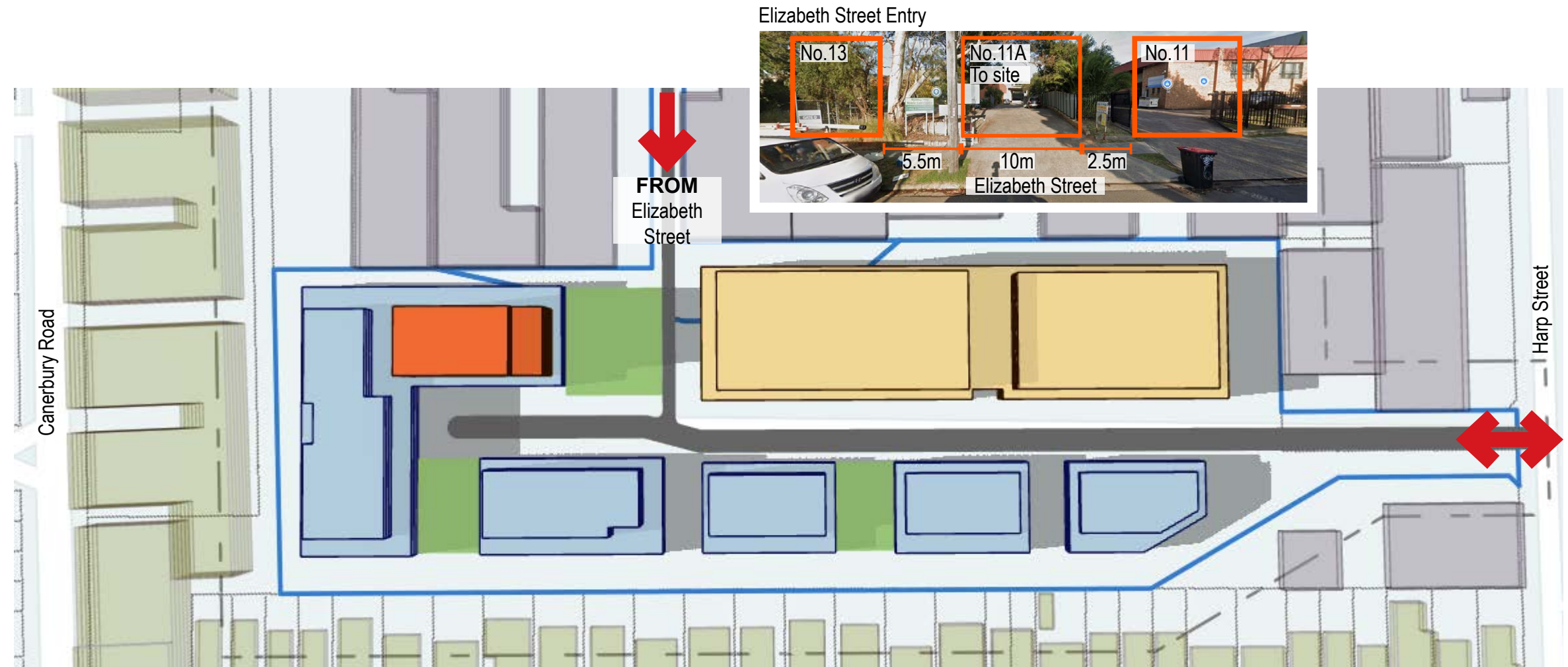
- 11A Elizabeth St will be amalgamated

Pro:

- Improved internal pedestrian amenity
- More accessible open space for workers and visitors
- Finer grain built form interfacing with residential buildings to the west
- Varied built form along residential interface

Con:

- Poor entry visibility and wayfinding
- Entry via industrial precinct
- Poor connection with the rest of the Campsie medical precinct
- Cul-de-sac at the northern end of the internal road result in poor vehicle circulation and serviceability
- Heavy overshadowing of public spaces
- Bulky built form to the north to reach adequate FSR



Scenario 3: Primary entry via 5 Elizabeth Street

Legend

- Hospital
- Medihotel
- Integrated Ambulatory Health Hub
Day Procedure Centre
Clinical Support

Assumptions:

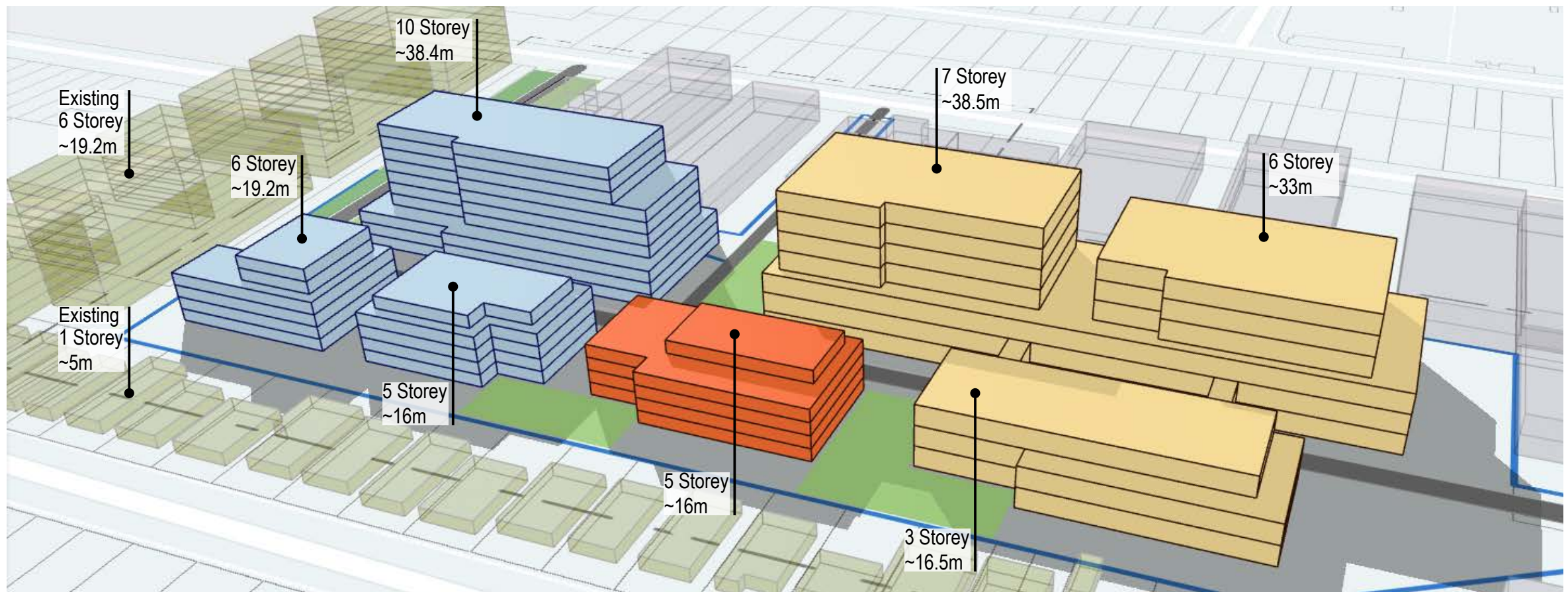
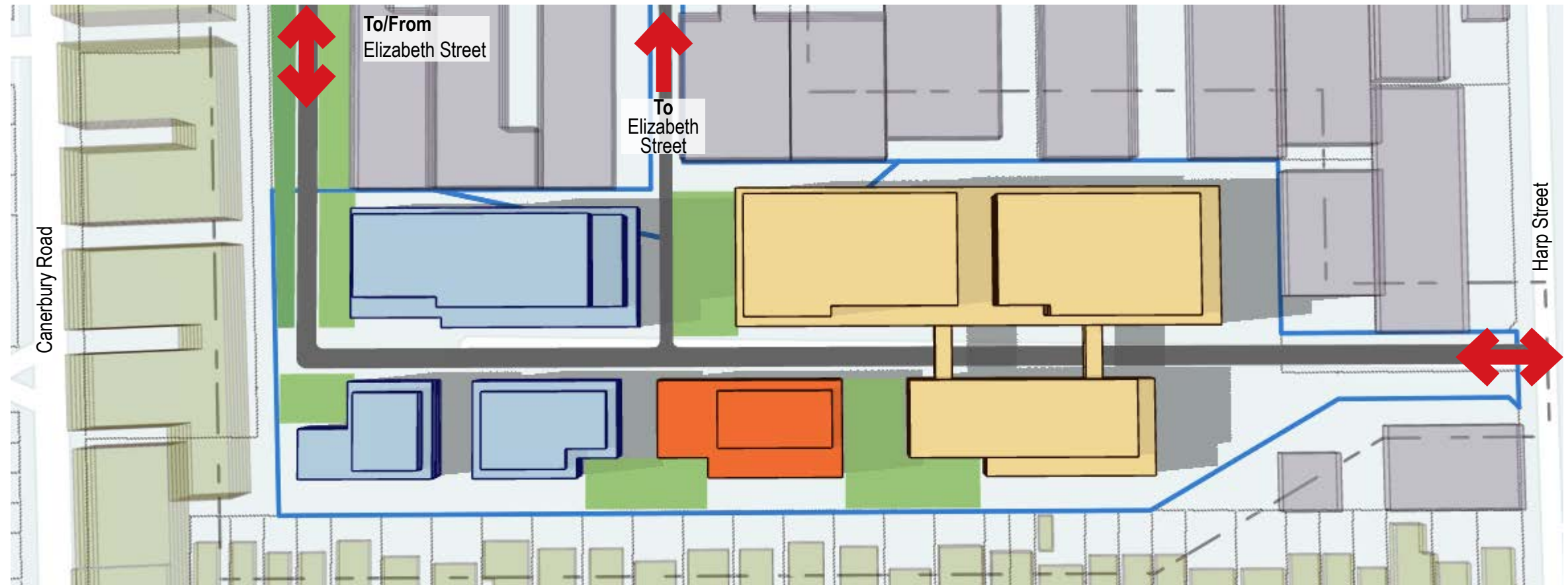
- 11A Elizabeth St will be amalgamated
- 5 Elizabeth St will be amalgamated

Pro:

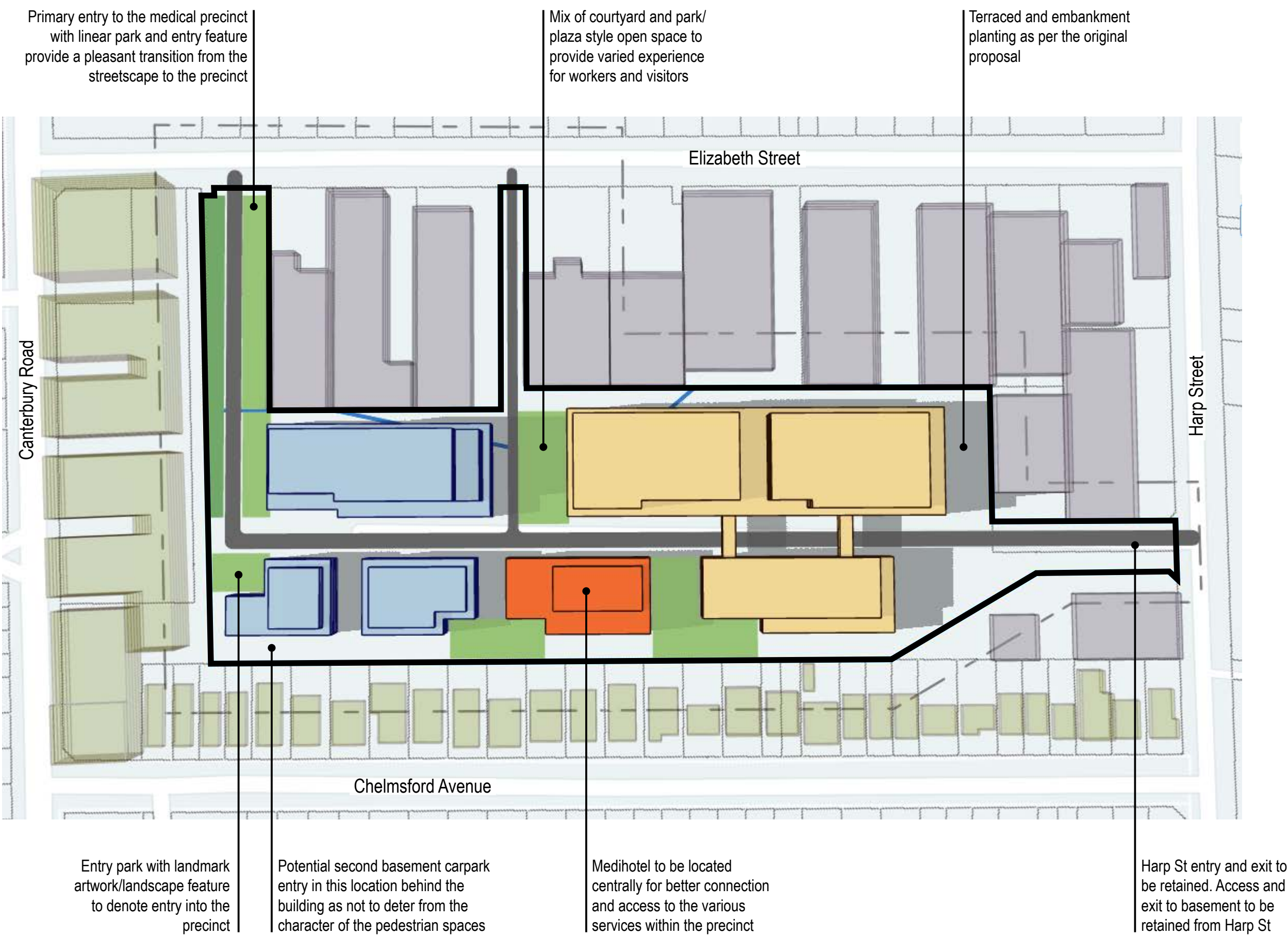
- Improved pedestrian amenity
- Entry visible and accessible from Canterbury Road - better connection with the rest of the Campsie Medical Precinct
- Two points of entry and exit which improves vehicle circulation
- More accessible open space for workers and visitors
- More varied built form interfacing with residential buildings to the west

Con:

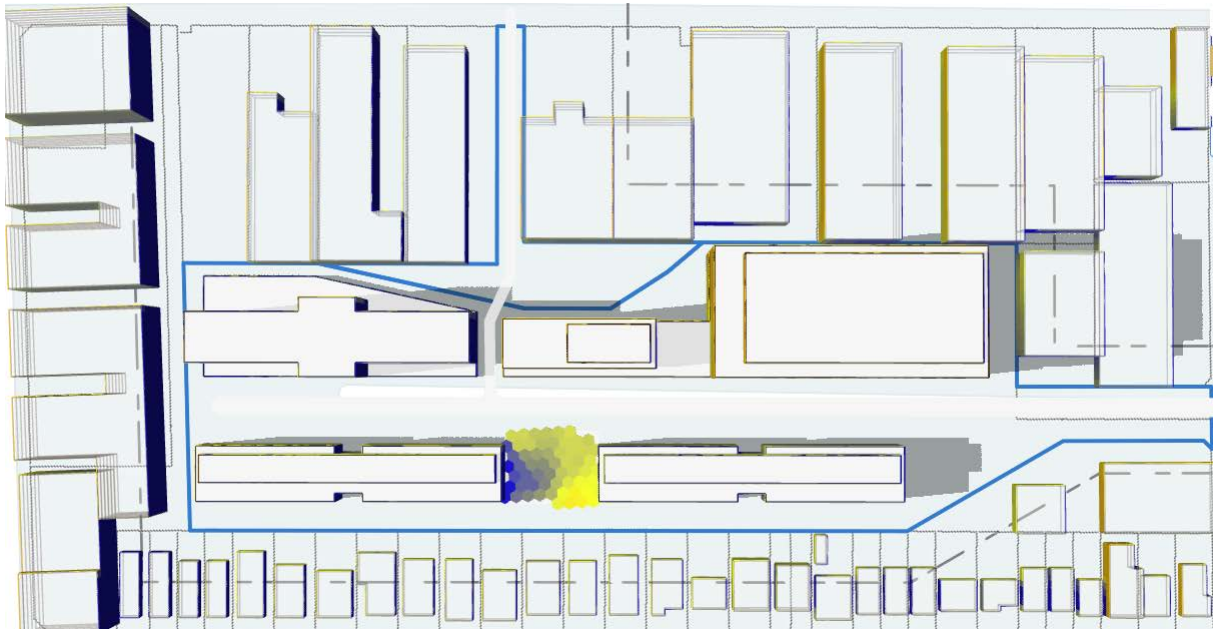
- Still a relatively high building envelope along the eastern side of the development



Scenario 3: Breakdown

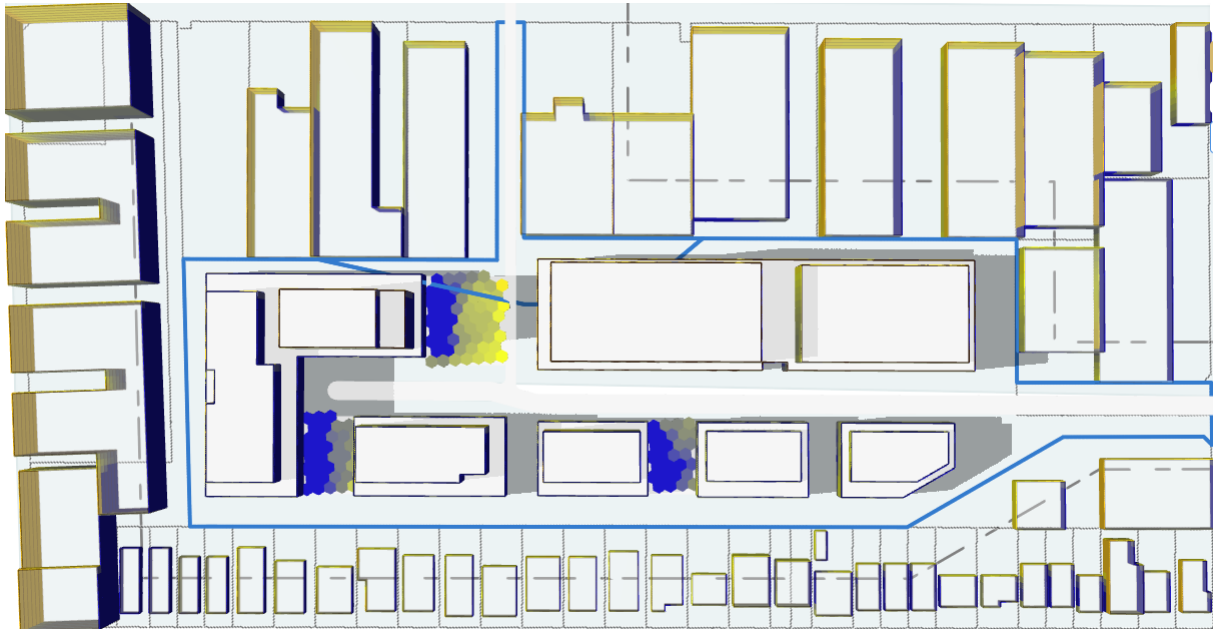


Solar Access Comparison



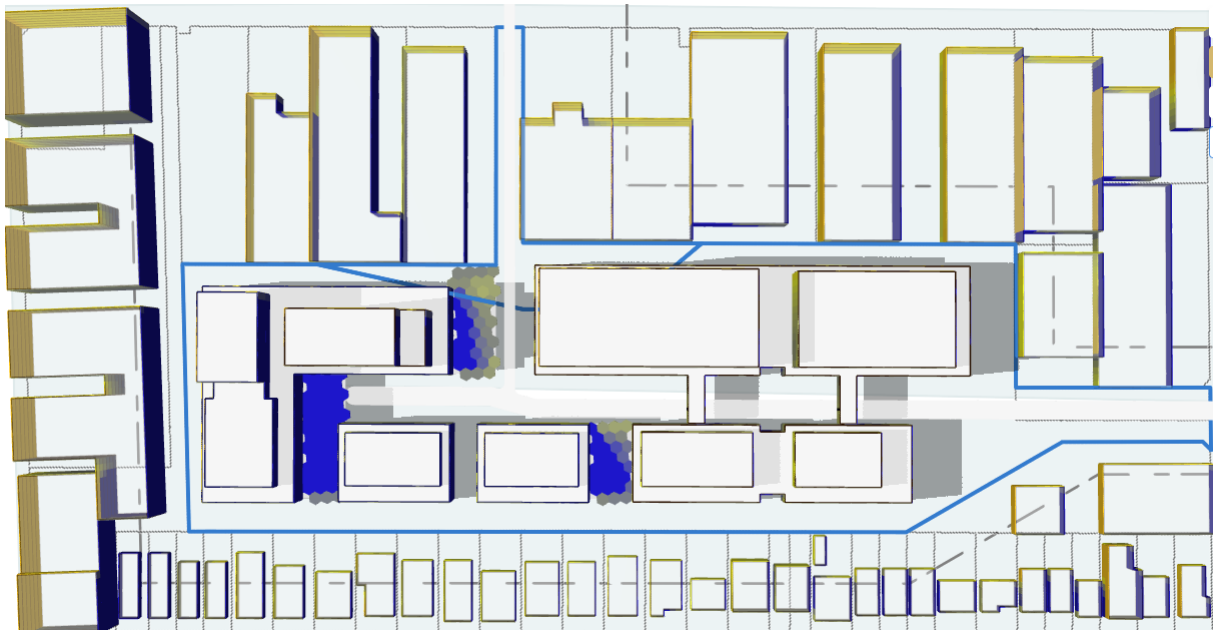
Development Proposal

Solar access over 2 hours: 68%



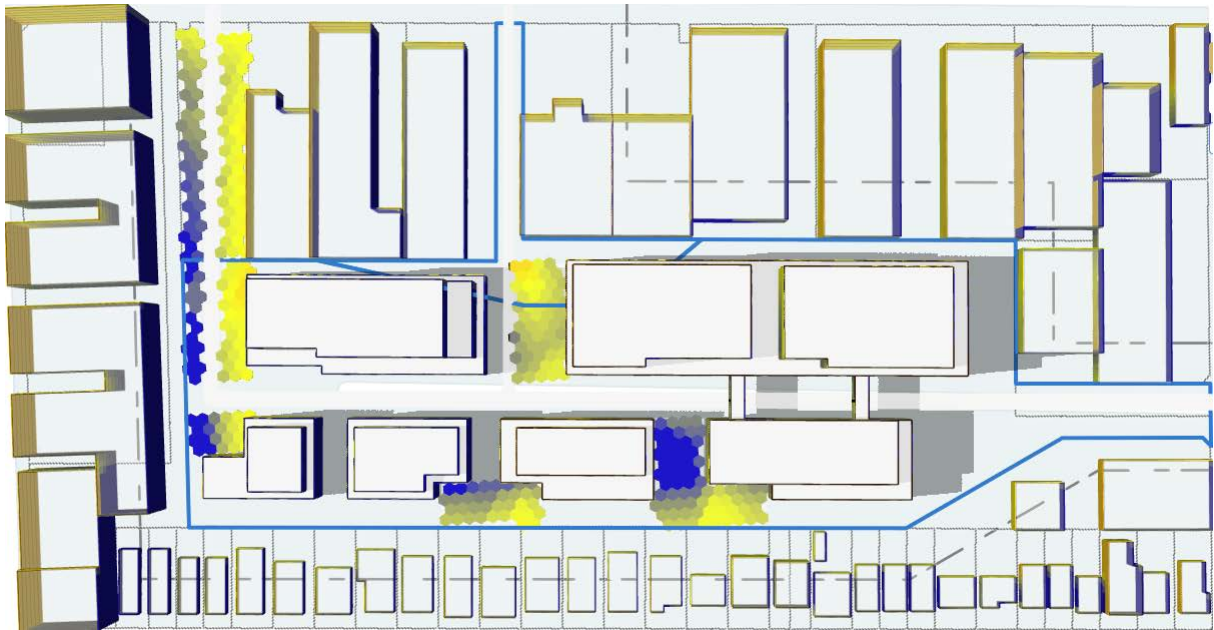
Scenario 1

Solar access over 2 hours: 28%



Scenario 2

















Solar access over 2 hours: 6%



Scenario 3

Solar access over 2 hours: 67%

Summary

Assessment Criteria	Development Proposal	Scenario 1	Scenario 2	Scenario 3
Total Site Area	30,917 m2	30,917 m2	30,917 m2	33,156 m2
FSR	2.28	2:10	2.14	2:10
Use breakdown	Hospital 31,838 m2 Medihotel 5,823 m2 Other 32,891 m2 Public space 945 m2	Hospital 30,364 m2 Medihotel 5,394 m2 Other 29,297 m2 Public space 1,800 m2	Hospital 29,249 m2 Medihotel 5,102 m2 Other 31,678 m2 Public space 2,032 m2	Hospital 30,219 m2 Medihotel 5,266 m2 Other 29,249 m2 Public space 3,313 m2
Built form and visual assessment	The proposal includes very large and bulky building envelope which extends well over 100m with the main hospital building spanning 167m in length. The proposal also have not considered the natural level change of the site with the highest building envelope located to the south of the site at the top of the embankment creating a very over powering built form on the surrounding areas. 	This scenario breaks down the built form to finer grains along the western side of the development adjoining residential to reduce its visual impact whilst creating a much more sympathetic transition. The highest point have also been move to the north of the site for easy way finding from Canterbury Road and reducing in height to the south in response to the natural level change of the site. 	This scenario breaks down the built form to finer grains along the western side of the development adjoining residential to reduce its visual impact whilst creating a much more sympathetic transition. The highest point have also been move to the centre of the site to minimise overshadowing on public spaces and reducing in height to the south in response to the natural level change of the site. 	This scenario breaks down the built form to finer grains along the western side of the development adjoining residential to reduce its visual impact whilst creating a much more sympathetic transition. The height has been distributed relatively evenly along the western edge with the highest building in the centre of the site. 
Connection to surrounding	<ul style="list-style-type: none"> 1 Vehicle entry 2 Vehicle exit 2 Pedestrian entry and exit Includes cul-de-sac to the north of the internal driveway Entries and exits all fronts the industrial precinct 	<ul style="list-style-type: none"> 1 Vehicle entry 2 Vehicle exit 2 Pedestrian entry and exit Includes cul-de-sac to the north of the internal driveway Entries and exits all fronts the industrial precinct 	<ul style="list-style-type: none"> 2 Vehicle entry 1 Vehicle exit 2 Pedestrian entry and exit Includes cul-de-sac to the north of the internal driveway Entries and exits all fronts the industrial precinct 	<ul style="list-style-type: none"> 2 Vehicle entry 3 Vehicle exit 3 Pedestrian entry and exit Southern entry and secondary exit fronts industrial precinct Main entry on Elizabeth St does is located just before the start of the industrial precinct 
Public open space size and location	Proposal nominated one ground floor plaza space located centrally on the site located adjacent to the western boundary. Proposal has nominated two podium outdoor spaces along the eastern edge of the site.  Ground floor total - 945m2 Podium total - 1,368m2	This scenario creates various open space opportunities throughout the site to improve its accessibility whilst also softening the built form. Additional podium spaces can also be nominated throughout the site.  Ground floor total - 1,800m2	This scenario creates various open space opportunities throughout the site to improve its accessibility whilst also softening the built form. Additional podium spaces can also be nominated throughout the site.  Ground floor total - 2,032m2	This scenario creates various open space opportunities throughout the site to improve its accessibility whilst also softening the built form. Additional podium spaces can also be nominated throughout the site.  Ground floor total - 3,313m2
Solar access	Building facade 45% over 2 hours  Public open space 76% over 2 hours	Building facade 44% over 2 hours  Public open space 12% over 2 hours	Building facade 45% over 2 hours  Public open space 37% over 2 hours	Building facade 44% over 2 hours  Public open space 64% over 2 hours