

## Appendix 1c - Proponent's supplementary Urban design information

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30 AUGUST 2021 Rev2

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## RESPONSE TO PROPOSED AMENDMENTS TO BUILT FORM. PREPARED BY BVN 30 AUGUST 2021

### INTRODUCTION

Council has appointed Design Inc to undertake an independent peer review ('Design Inc Envelope') of the Planning Proposal envelope and concept design prepared by BVN Architecture ('Current Proposal') for the Applicant. Phillip Rossington, Principal of BVN Architecture, has prepared the following response to the Design Inc recommendations.

The overarching objective of both Council (in their LSPS and Employment Land Study), and State Government (via the PRCUTS and the Camperdown Ultimo Collaboration area) is to:

- *"Create a world class biotech, health, education and innovation precinct; and*
- *Create a 'gateway/iconic' building on the subject site, signifying the entrance of the Camperdown precinct, the design of the building is to provide high architectural excellence"*

The proposal has been designed with input from a major health user group who intend to occupy the building when complete. This input combined with BVN's wealth of experience in Health Design provides certainty that the Proposed Envelope is capable of the outcome desired by Council and the State Government.

If the building design becomes unattractive or inefficient it would go against the key objectives for the site and the precinct. The new planning controls for the site should be carefully considered to enable these objectives to be achieved.

Please find below some commentary on the 'Current Proposal', as compared to the 'Design Inc Envelope' to assist Council in their assessment of the Urban Design components of the Proposal.



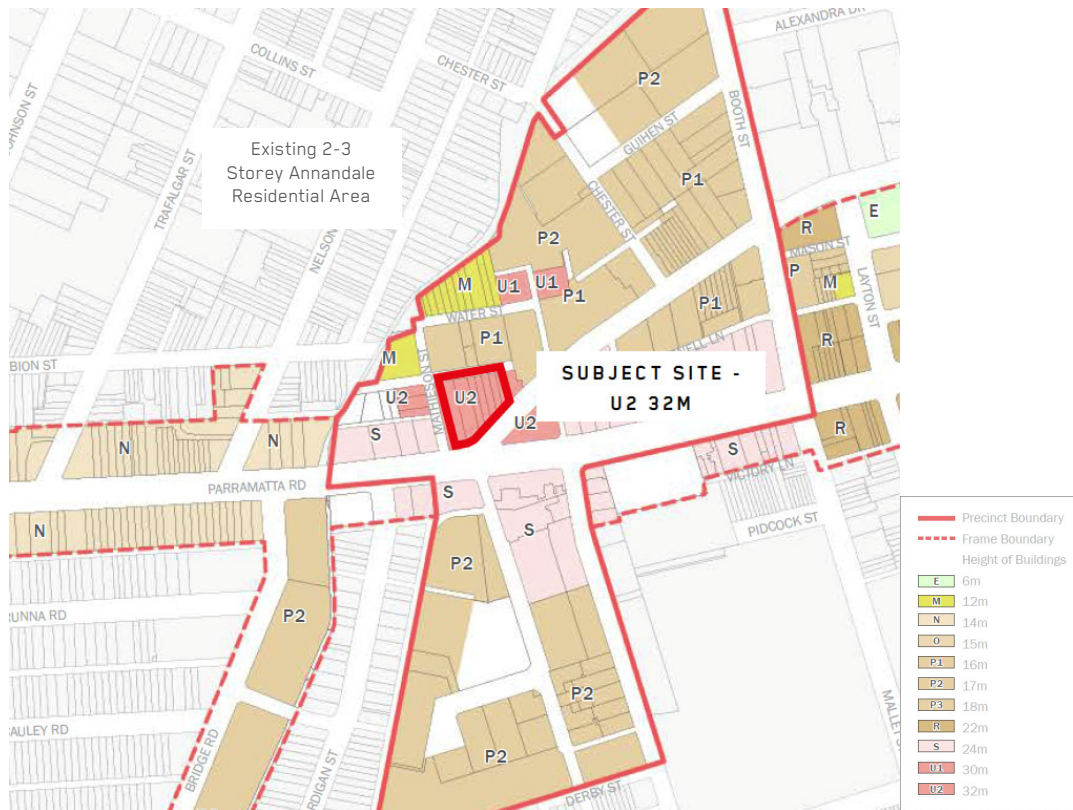
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## 1.0 BUILT FORM, HEIGHT AND SCALE

The PRCUTS Design Guidelines includes prescribed building heights for the subject site and surrounding sites. The overriding intention of the height controls is to provide maximum heights that recognise the potential for new gateway development to mark the entry of the precinct on the corner of Parramatta Rd and Pymont Bridge Rd (the location of the subject site). Then the remainder of the precinct will transition down to the existing 2-3 storey scale and character of existing areas surrounding the precinct. We note the 'Current Proposal' aligns with these guidelines. Refer to pages 270-271 of the PRCUTS Planning and Design Guidelines, relevant extracts below.

Extract page 271 PRCUTS Planning Design Guidelines





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As can be seen, the proposed heights around the site proposed in the PRCUTS are as follows:

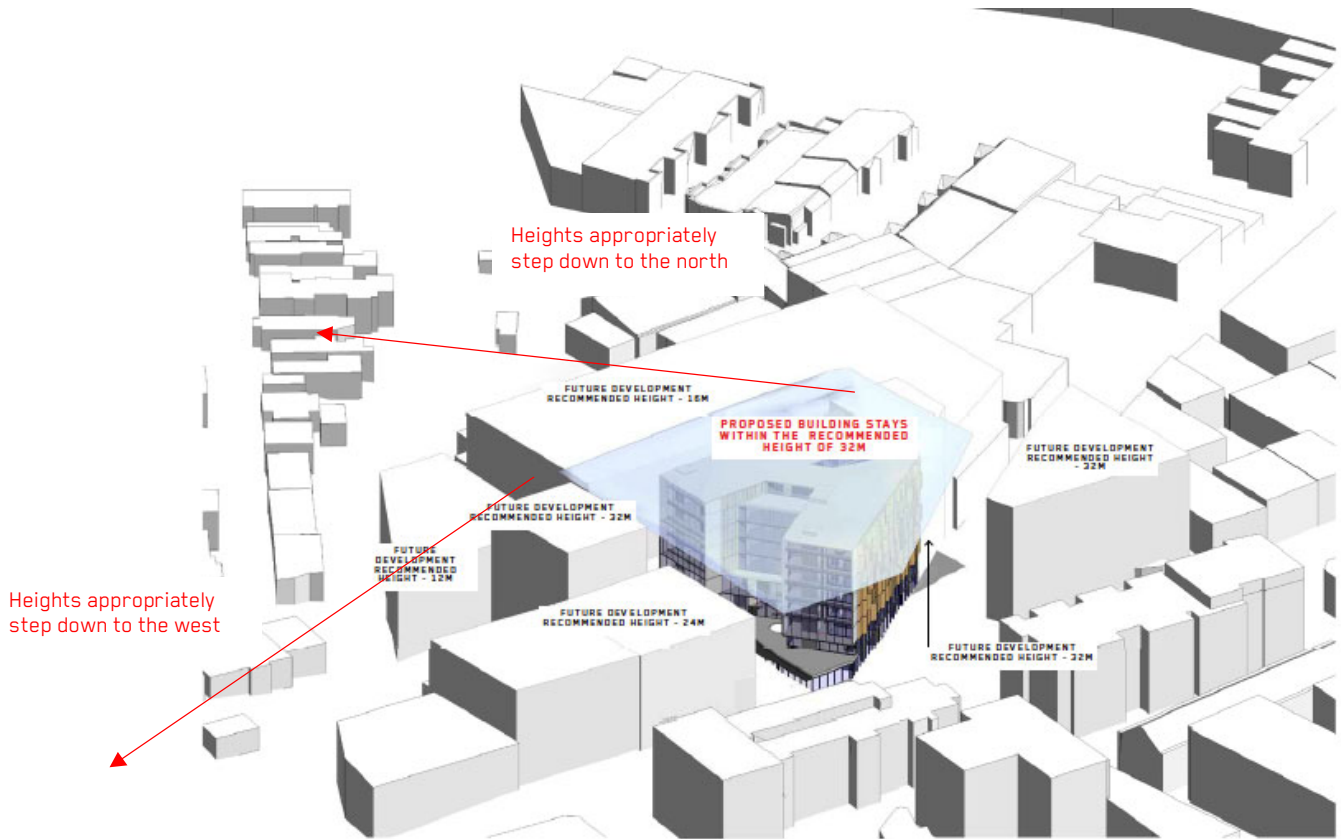
- **Subject Site:**
  - the entire subject site is prescribed to have a 32m height control;
- **Sites to the north of the subject site:**
  - the lots bounded by Water St, Cahill St and Mathieson St, immediately to the north are proposed to 'transition down' to a 16m height control;
  - the lots to the north of Water St, bounded by Water St and Johnstons Creek are proposed to 'transition down' again to 12m height control;
  - land to the north of Johnstons Creek are proposed to maintain the existing 9m height control.
  - This 'transitioning down' is also proposed to 12m on land on the north-west of Mathieson Stand Cahill St
- **Sites to the west of the subject site:**
  - the lots immediately to the west on Mathieson St are prescribed to maintain a consistent 32m with 24m height control fronting Parramatta Rd;
  - further to the west the proposed heights will 'transition down' to 14m along Parramatta Rd.
- **Sites to the south of the subject site:**
  - the lots immediately to the south across Pymont Bridge Rd are proposed to maintain a consistent 32m height limit, transitioning down further east.
  - Land to the south of Parramatta Rd proposed at 24m;
- **Sites to the east of the subject site:**
  - The lot immediately to the east is to be consistent 32m, then step down to 16m height

This is illustrated in the 'Current Proposal' and block massing diagram below



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The 'Current Proposal' and relationship with neighbouring future developments is further illustrated in sections shown below.

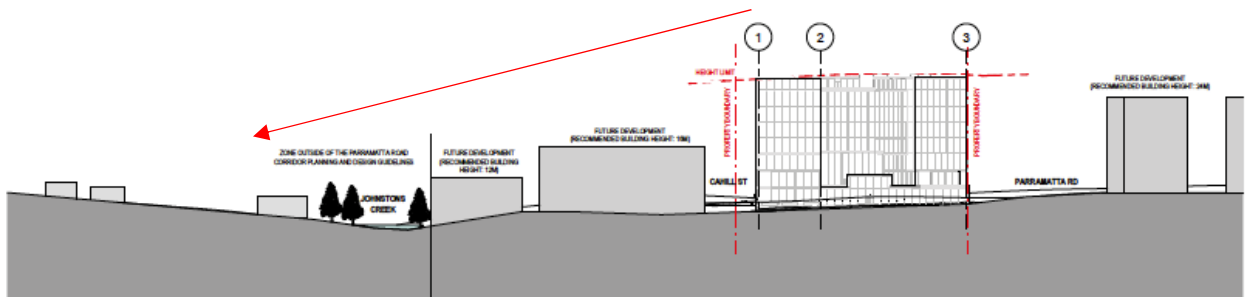


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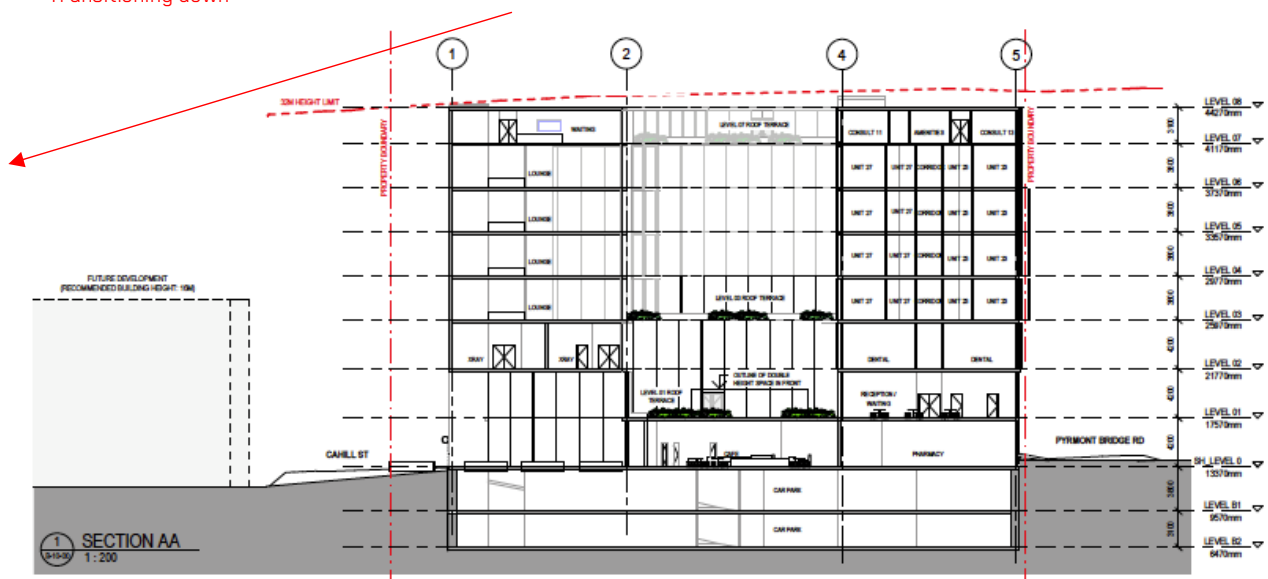
**SITE SECTION - NORTH SOUTH**

Heights appropriately transition down to create acceptable relationship with residential area of Annandale across Johnstons Creek to the north



**SECTION - NORTH-SOUTH**

Transitioning down



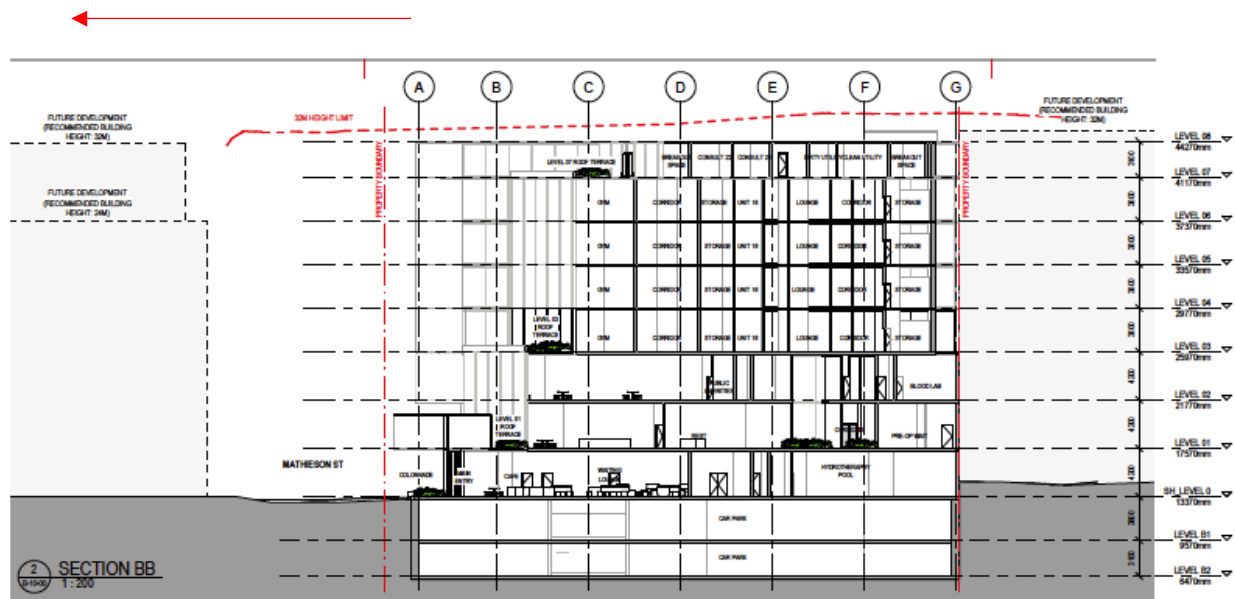


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**SECTION EAST-WEST**

'Current Proposal' heights remain consistency with 32m height proposed immediately to the west (transition down occurs further west)



The 'Design Inc Envelope' however proposes a lowered height on the north west corner of the subject site. The intention of this was to assist in transitioning down to improve the relationship with future development to the north and west. We note the PRCUTS Design Guidelines already accommodates this transition by reducing the height on the Northern side of Cahill St to 16M. It is our understanding that the existing strata building to the North of Cahill St is wholly owned by one entity.

If the height of the north western corner was lowered, this would result in the following undesired outcomes:

- The height of the north-west corner would be inconsistent with the future development immediately to the west.
- The change in height creates inefficiencies in the building design, with reduced useability of the smaller 'high-rise' floorplate and creates unacceptable structural and services transfers - making the building less attractive to the market (and less usable for the intended user of the building).
- Non-regular floorplans in a building also generally reduce flexibility to accommodate changing future needs.
- It is our opinion that in precinct planning, the optimal outcome typically, is to transition heights in between developments as opposed to within a single development, particularly when the sites are separated by a street. As height changes within single buildings creates unnecessary complications with regards to that buildings design and can result in an incoherent architectural response. There are exceptions to this such as if a much smaller Heritage Building item occupies an adjacent site where transitioning might be required within the subject site.

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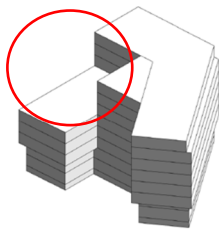
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The inconsistent height transition is illustrated below. The 'Current Proposal' shown (top) with reference to neighbouring future development, and 'Design Inc Envelope' below - with the area in question circled in red.



① ENVELOP MASSING STUDY - VIEW 1



The east-west section highlights the inconsistency with the future development immediately to the west.

We note that Council has suggested that all floors should maintain a floor to floor height to accommodate a range of future B5 uses, and lift overruns and plant rooms are to be accommodated within the height control. A higher height limit than 32m could be accommodated if justified by urban design analysis at the Site Specific DCP stage.

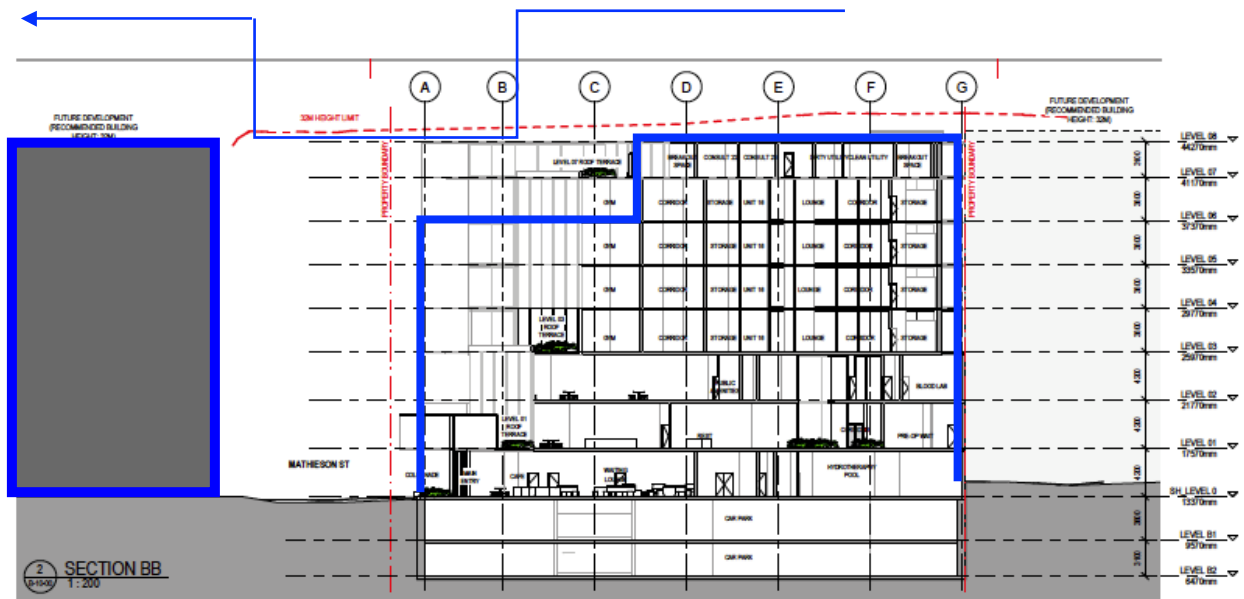


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**SECTION EAST-WEST**

'Design Inc Envelope' lowered height in the NW corner would create an inconsistent relationship with 32m height proposed immediately to the west



**2.0 LOT OWNERSHIP – STRATA OWNERSHIP**

We understand that Council and Design Inc may have been concerned with the strata ownership of 10 Cahill St immediately to the north of the subject site. The Proponent has a relationship with that owner and has confirmed that, whilst the property is strata titled, all strata lots are ultimately owned in one line. That owner is aware of potential redevelopment of the property and is waiting for planning controls to be amended on that site.

It should also be noted that in any event strata titled buildings have become more easily redeveloped with changes in the laws in recent years. In 2017 the NSW government introduced changes to the legislation governing redeveloping a strata title schemes. The current rules allow people to submit proposals to an Owners Corporation for the collective sale or redevelopment of a strata scheme. These proposals are called strata renewal plans.

The change to the laws allow strata renewal plans to take place where there is the support of the owners of at least 75% of the lots. This changed the previous position which was that the termination of a strata scheme required the agreement of all of the owners of the lots.

In light of the above, it should be considered that 10 Cahill St is not a constraint and its ownership structure should not impact any planning of the subject site or other sites within its vicinity.



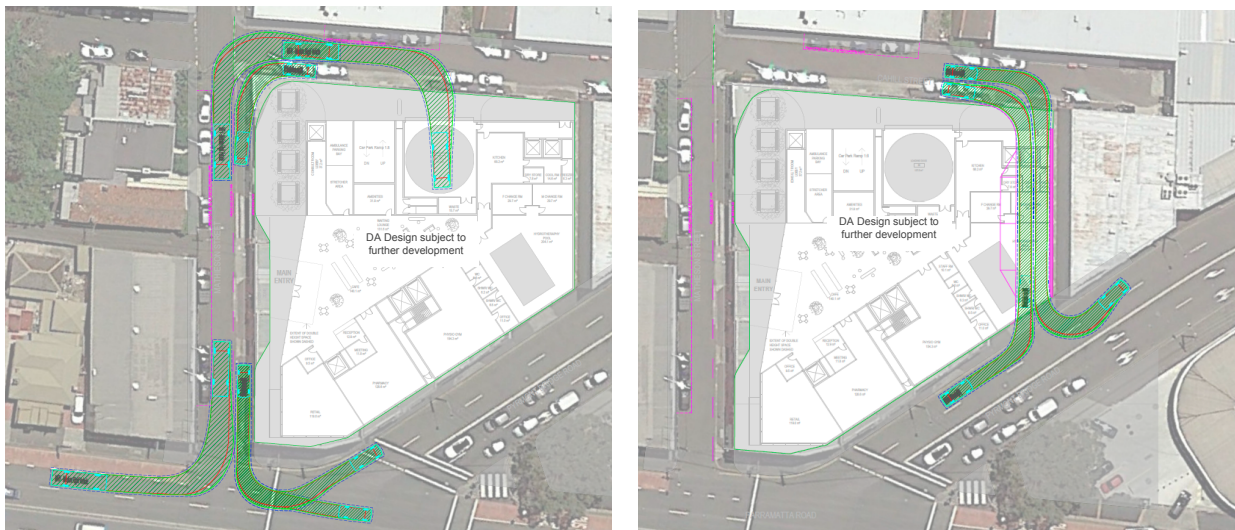


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### 3.0 VEHICULAR AND TRUCK ACCESS

The Ground floor of the "Current Proposal" and public domain / verge around the building, and in particular Mathieson St and Cahill St has been designed with careful consideration of vehicular and truck swept path and traffic analysis. The Ground and second storeys on the north-west corner will likely be required to be set back to allow for vehicular access and sight paths etc. Further traffic analysis by the Proponent is suggesting an undercroft porte cochere / entrance drop off is an option to create a loop around the site.



### 4.0 MATHIESON ST SETBACKS AND PUBLIC DOMAIN ASPIRATIONS

We understand that Councils intention is to celebrate the aspiration of a 'green lung' and intend on making Mathieson St a shared zone between Parramatta Rd and Johnstons Creek. Council would also like to see a widened footpath / improved public domain on Mathieson St ground floor frontage to further assist in achieving this objective. This objective is shared with the Proponent and BVN as an improved public domain around the proposed development will enhance the area for both occupants of the building and the neighbouring community.

We propose that the most appropriate way to achieve this is to allow a sufficient setback in the controls and define the design of the public domain / shared zone with council via the appropriate approval process. The Proponent is prepared to consider a land dedication to council in this area, subject to the setback not adversely impacting the building design (with particular consideration for the end users requirements). Any Land Dedication and works in kind to construct the shared zone could form part of the VPA accompanying the Proposal.

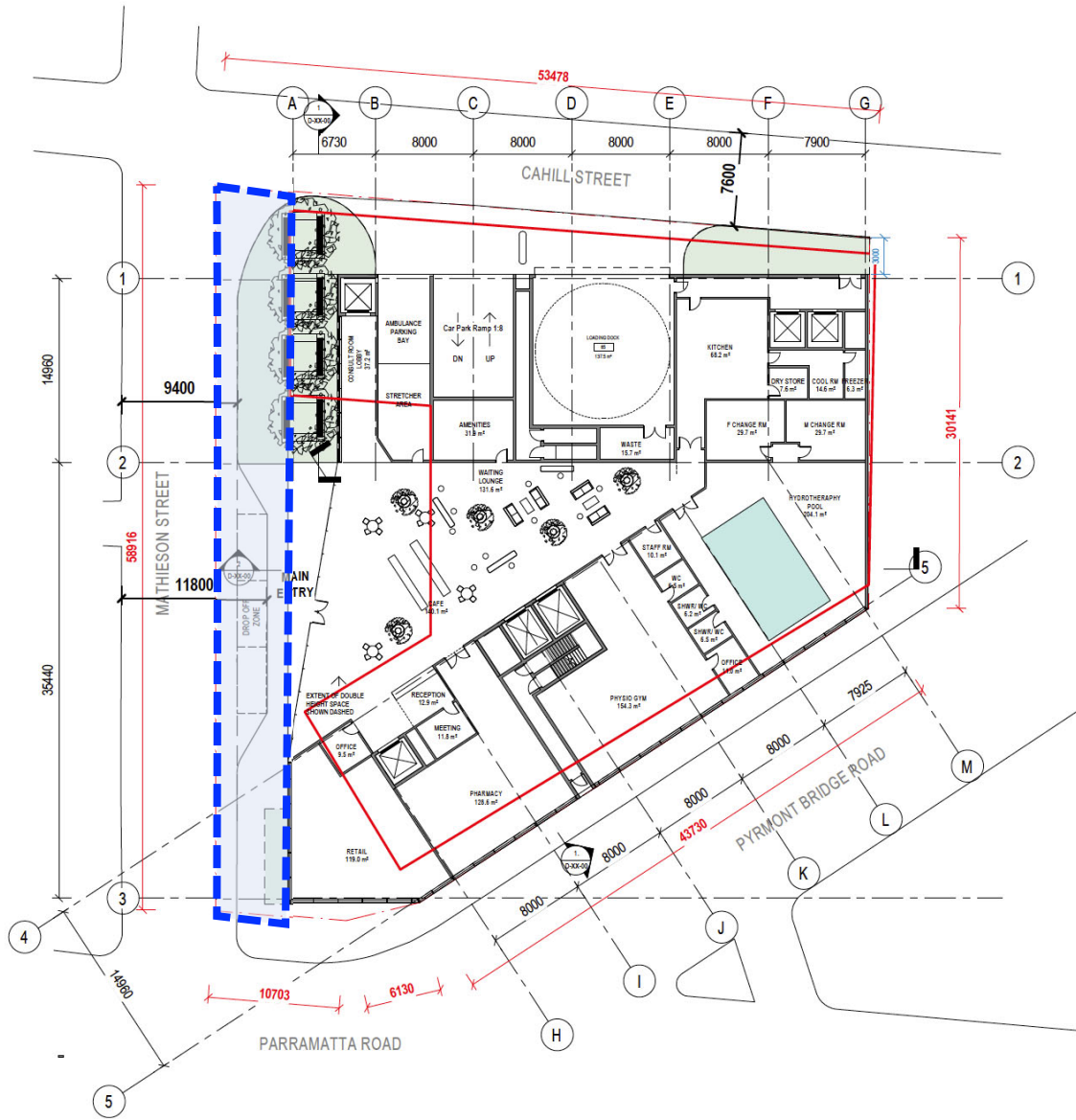
An overlay of the 'Current Proposal' and the 'Design Inc' envelope is included below. A nominal zone to demarcate a revised site boundary is highlighted in blue below. Requirements to include a 'forecourt' to the entrance can be written into the site specific DCP.

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210824. OVERLAY OF DESIGN INC PROPOSED FOOTPRINT - GROUND FLOOR



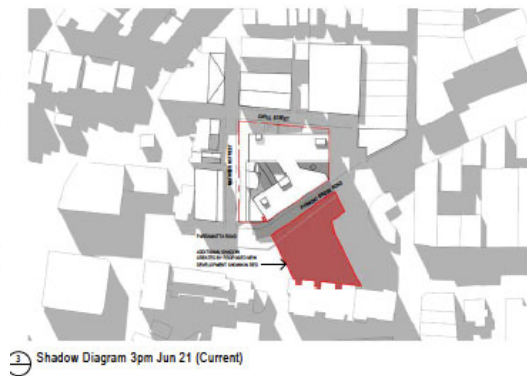
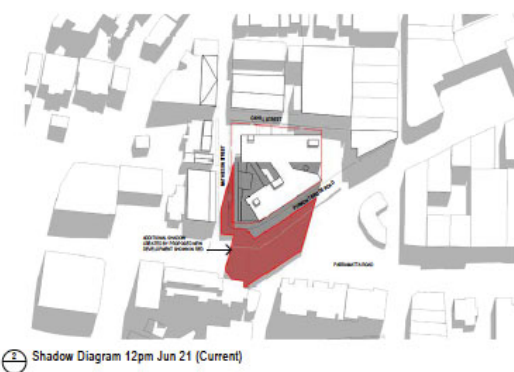
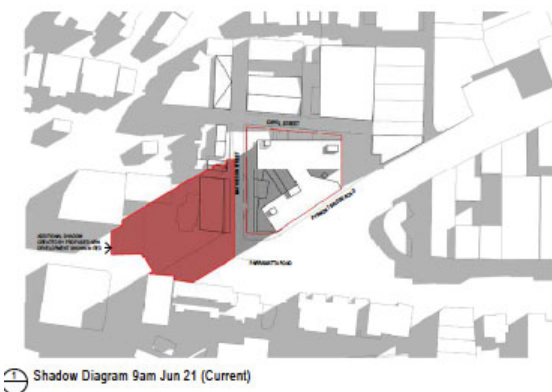
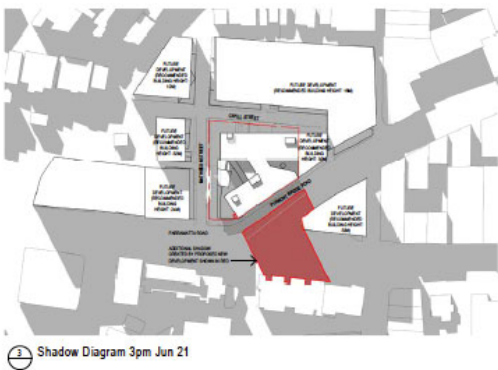
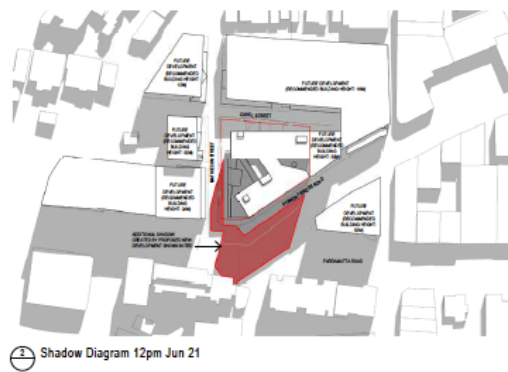
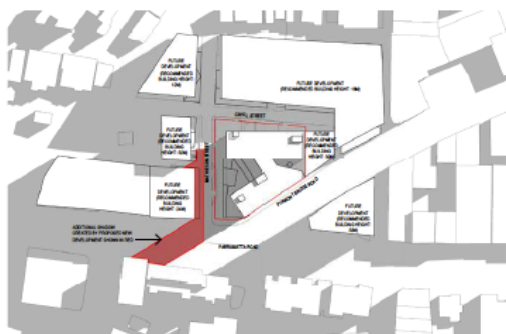
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## 5.0 OVERSHADOWING

Relating to commentary on the height above, we believe the shading created by the 'Current Proposal' is acceptable. Reducing the height to a northern element of the building will not increase solar access to any buildings to the south or the public domain.

### SOLAR STUDY - FUTURE DEVELOPMENT





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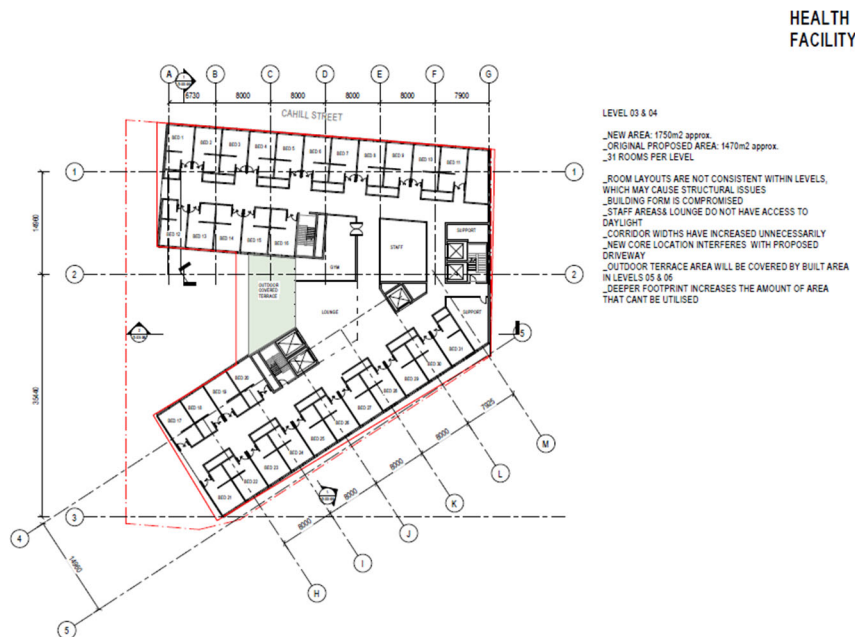
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## 6.0 BUILDING USEABILITY AND FUNCTIONALITY

The attractiveness of the building to end users and in particular the floorplate functionality is critical to the success of the project, and therefore contributing to the success of achieving the Council and State Government objectives for the precinct. In our experience a minimum 1,400-1,500m<sup>2</sup> *usable and efficient* floorplate is required of a state of the art health asset such as the project being proposed. This is consistent with feedback from the market received from the Proponent and is a requirement of the intended end user of this facility. This also enhances flexibility going into the future.

Floorplate testing undertaken by BVN demonstrates the 'Design Inc; envelope may not necessarily be suited or add value to the low-mid rise, and that the reduced footprint of the high rise floorplates will inhibit the building to be usable by the intended end user group of the facility.

BVN assessment of low-mid rise floors with comments listed to the right hand side. This arrangement increases the corridor / circulation space, the intended user has indicated that this extra space is not required on these floors.



Assessment of high rise floorplate below. This is unviable for the above reasons, however noting that the main issue with the 'deeper' floorplate is that not all of the floorplate is usable in an efficient way, ultimately leading to less utilisation of the site, and an ultimate floorplate design more akin to the 'Current Proposal' albeit with a slight modification of a 'kinked' northern wing.

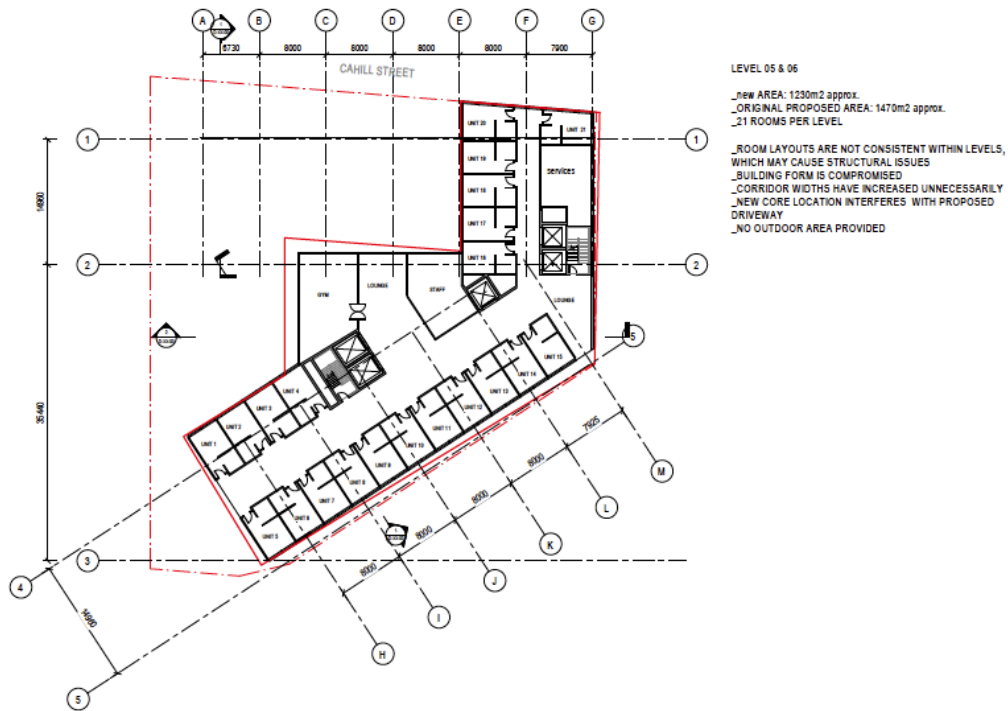
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### HEALTH FACILITY



The transition from larger to smaller high rise floorplates are undesirable as the built form is compromised and the floorplates are too deep and inefficient (oversized corridor widths).

The building floorplates for the purposes of the end user group would need revert back to what was proposed in the 'Current Proposal' and as such the full extent of the 'Design Inc' floorplate would not all be usable floorspace (resulting in potentially less than the 4:1 FSR prescribed for the site). An outline of the 'Design Inc' envelope and the 'Current Proposal' floorplate including efficient and usable floorplates is illustrated below. If this occurs, the remaining floorspace on the high rise floors isn't sufficient to accommodate end user group's total requirements (10,280m<sup>2</sup> GFA).





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## 7.0 CAHILL STREET ALIGNMENT

The 'Current Proposal' allows for a set back to Cahill Street to provide an adequate turning path for trucks and provides a greater separation to the site on the Northern side of Cahill Street.

If the Council prefers the building to align with Cahill Street for Level 2 and above this could be accommodated within the 'Current Proposal'.

## CONCLUSION

We put forward the following for Council's consideration:

1. Adoption of increased set back to Mathieson St on ground floor with enhanced public domain.
2. Proposed envelope along Cahill Street to allow for suitable truck turning path on Ground and Level 1. The envelope on Level 2 and above to align with Cahill Street, potential setback of upper levels above, to be confirmed at Site Specific DCP stage.
3. We note that Council has suggested that all floors should maintain a floor to floor height to accommodate a range of future B5 uses and lift overruns and plant rooms are to be accommodated within the height control. A higher LEP Height Limit of 35m would achieve this level of flexibility (maintaining 8 storeys and 4:1 FSR).

Yours sincerely,

Phillip Rossington  
Principal