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URBIS

DESIGN EXCELLENCE STRATEGY

10 Missenden Road,
Camperdown

Prepared for

ISPT

17 September 2025

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Project Code	P0053584
Report Number	P0053584_DE Strategy_v3



Acknowledgement of Country

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We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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1. INTRODUCTION

This design excellence strategy has been prepared in support of the Concept SSDA for the development of a Private Hospital Project at 10 Missenden Road, Camperdown (SSD-79888213).

The Secretary's environmental assessment requirements (SEARs) requires the documentation of a Design Excellence Strategy where design excellence is required by an EPI.

The SEARs require the demonstration of how the development will achieve:

- design excellence in accordance with any applicable EPI provisions.
- good design in accordance with the seven objectives for good design in Better Placed.

The proponent is also required to demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement.

1.1. THE PROPOSAL

The Development Site is located within the CHERP and is a significant and integral component of the NSW Government's Tech Central vision. CHERP is one of the largest and most comprehensive health and education precincts in Greater Sydney and Australia.

The Concept SSDA seeks development consent for the following:

- A primary land use being a private hospital, which includes the provision of ancillary health and research uses, ancillary retail and commercial office space and carparking;
- A building envelope, comprising a stepped building form, with dual setbacks and cantilevered elements which responds to the surrounding heritage and context.
- A building envelope that includes:
 - Three (3) basement levels to a maximum depth of RL 13;
 - Five (5) storey terraced podium with a maximum height of RL 56.4;
 - A 10-storey tower, plus roof plant level, with a maximum height of RL 85.5;

The concept proposal *anticipates* the private hospital development will provide:

- Vehicular access from Missenden Road;
- Approximately 33,253m² gross floor area;
- Approximately 264 basement car parking spaces and three (3) ground floor, hospital drop-off parking spaces;
- Associated tree removal and tree transplanting, site landscaping, public art and public domain upgrades within and adjacent to the site.
- Approximately 90 ward beds, 26 ICU/CCU beds and 8 Theatre rooms. Additionally, spaces for ancillary uses.

This Concept SSDA is being sought pursuant to Division 4.4 of the EP&A Act. No physical works are proposed as part of this Concept SSDA. The Concept SSDA seeks development consent for the proposed concept envelope and private hospital land use only.

All physical works will be the subject of detailed proposals as part of a future required detailed DA

2. REQUIREMENTS OF THE EPI (SLEP2012)

Under Clause 6.21C of the Sydney Local Environmental Plan 2012 (**SLEP2012**) it states that:

- (1) Development consent must not be granted to development to which this Division applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.*
- (2) In considering whether development to which this Division applies exhibits design excellence, the consent authority must have regard to the following matters—*
 - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
 - (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,*
 - (c) whether the proposed development detrimentally impacts on view corridors,*
 - (d) how the proposed development addresses the following matters—*
 - (i) the suitability of the land for development,*
 - (ii) the existing and proposed uses and use mix,*
 - (iii) any heritage issues and streetscape constraints,*
 - (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers, existing or proposed, on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
 - (v) the bulk, massing and modulation of buildings,*
 - (vi) street frontage heights,*
 - (vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,*
 - (viii) the achievement of the principles of ecologically sustainable development,*
 - (ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,*
 - (x) the impact on, and any proposed improvements to, the public domain,*
 - (xi) the impact on any special character area,*
 - (xii) achieving appropriate interfaces at ground level between the building and the public domain,*
 - (xiii) excellence and integration of landscape design.*

Under Clause 6.21D of the SLEP 2012:

- (1) Development consent must not be granted to the following development to which this Division applies unless a competitive design process has been held in relation to the proposed development—*
 - (a) development in respect of a building that has, or will have, a height above ground level (existing) greater than—*
 - (i) 55 metres on land in Central Sydney, or*
 - (ii) 25 metres on any other land.*
 - (b) development having an estimated development cost of more than \$100,000,000,*
 - (c) development in respect of which a development control plan is required to be prepared under clause 7.20,*
 - (d) development for which the applicant has chosen such a process.*

(2) A competitive design process is not required under subclause (1) if the consent authority is satisfied that such a process would be unreasonable or unnecessary in the circumstances or that the development—

- (a) involves only alterations or additions to an existing building, and*
- (b) does not significantly increase the height or gross floor area of the building, and*
- (c) does not have significant adverse impacts on adjoining buildings and the public domain, and*
- (d) does not significantly alter any aspect of the building when viewed from public places.*

While Clause 6.21D ordinarily requires the undertaking of a competitive design process for a project of this height at cost, triggered by the proposed building envelope height, Clause 6.21D(2) does give the consent authority the discretion to not require a competitive design process if satisfied that it would be “unreasonable or unnecessary in the circumstances”.

This design excellence strategy identifies an alternative approach that will achieve design excellence as required under Clause 6.21C of the SLEP2012, and also achieve the objectives for good design in “Better Placed”.

3. THE SITE SPECIFIC CIRCUMSTANCES AND THE APPROPRIATE APPROACH TO ACHIEVING DESIGN EXCELLENCE

The Development Site, is the area which the concept development proposal relates. It sits within the southern part of the overall lot (or Lot 2 in DP 1124852).

The Development Site is unique in many ways:

- The Development Site forms part of the larger St John's College Campus being land previously identified for future redevelopment.
- There are no built form planning controls applying to the land, meaning that a “first principles” approach to development is needed.
- The Development Site forms part of an exceptionally significant heritage listed precinct, meaning that a highly sensitive, sympathetic and specific response to the surrounding heritage fabric and adjacent built form context is fundamental to success.



3.1. DESIGN EVOLUTION THROUGH PREVIOUS SDRP SESSIONS

Prior to the current proponent's involvement, the proposed redevelopment of the subject land has been subject to detailed design evaluation by the State Design Review Panel (SDRP) on three separate occasions. The SDRP process assessed a series of design proposals, each refined to address issues raised by the SDRP and reflective of the unique challenges of an infill development in this specific context. The iterative design process inevitably led to a 'tight' building envelope, seeking to optimise floor area while limiting the impacts of the proposed built form.

ISPT, now the proponent, then sought to build off the three previous SDRP sessions and associated feedback, and with Architectus developed a further concept for SDRP review which was considered on 12

February 2025. This proposed a concept envelope with larger capacity for building articulation to support a future design excellence competition. However, the feedback from the SDRP session #4 resulted in the proponent having to step back and undertake a more fundamental review of the design approach to the Development Site and its context and further consider the best process to achieve a Concept Approval and ultimately design excellence.

3.2. COLLABORATION BETWEEN ARCHITECTUS, JPW AND ASPECT

In light of feedback from SDRP session #4, JPW was engaged by ISPT in March 2025 to undertake an independent and detailed assessment of the appropriate building scale and form, considering the sensitive heritage and urban context of the Development Site. This analysis has involved:

- **Strategic Context:** Understanding the broader planning framework and Government-led development aspirations for Tech Central and the surrounding Camperdown Health, Education and Research Precinct.
- **Contextual Analysis and Objectives:** Examining historical development patterns, surrounding heritage assets and their Conservation Management Plans, urban form, existing uses and integration with University of Sydney and Royal Prince Alfred Hospital to inform appropriate development parameters.
- **Design Principles:** Establishing guiding principles to define a building envelope and inform key public domain moves that are to inform a reconsideration of the concept envelope, future detailed design and development stages.
- **Visual and Graphic Representation:** Providing illustrative diagrams and conceptual graphics that depict the proposed envelope in its context.

The JPW analysis has resulted in the development of key design principles that have subsequently informed a revised design approach.

A bespoke design strategy has been developed to solve the unique constraints of the Development Site and the extensive technical requirements of the hospital, and this has been brought together through the combined innovation and vision of JPW, Architectus and Aspect Studios.

The proposed envelope and the reference design present a highly specific response that comprehensively integrates the technical functional requirements of a private hospital through a bespoke and tailored arrangement to conform to an envelope that has been shaped by detailed responses to the heritage context and needs of the adjoining institutions. Through a collaborative approach, the design team have drawn upon the heritage context, local built form transitional scale, and the area's grand sandstone and masonry character while introducing contemporary urban design principles to enable the appropriate delivery of a new private hospital facility that positively contributes to and improving the local amenity of the area.

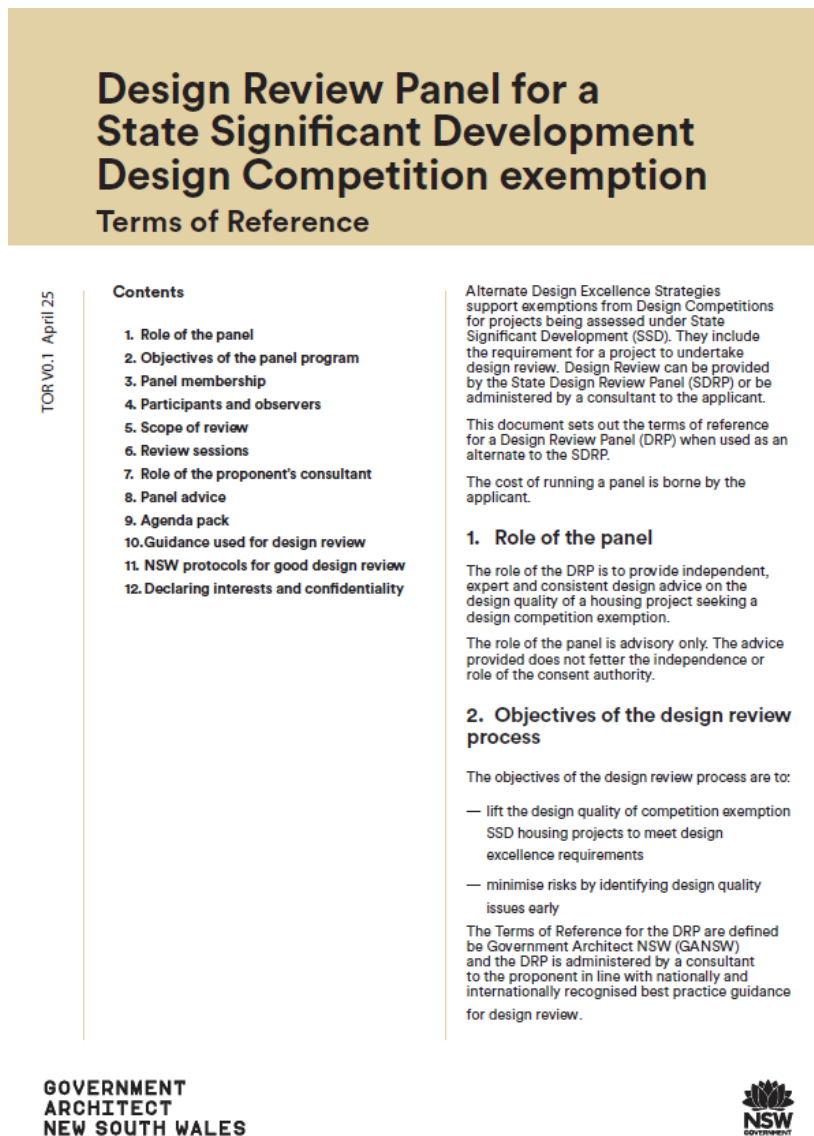
This collaboration has demonstrated that design excellence can be achieved through an alternative process to a design competition which is outlined in the following section.

4. THE PROPOSED DESIGN EXCELLENCE STRATEGY

The proposed design excellence strategy will facilitate the delivery of a high-quality development via the establishment of a Design Review Panel (DRP).

An independently administered DRP is proposed to be adopted to facilitate the achievement of design excellence via the detailed Stage 2 DA. The role of the panel is advisory only. The advice provided does not fetter the independence or role of the consent authority.

The proposed DRP pathway aligns with the April 2025 advisory note issued by the NSW Government Architect (GANSW) titled *"Design Review Panel for a State Significant Development Design Competition Exemption"*.



While developed to support HDA projects, the guidance is equally relevant here given the project's capacity to deliver an important community facility and further leverage the established health precinct cluster, within which the Development Site sits.

4.1. DESIGN REVIEW PANEL PROCESS

This Strategy outlines the proposed process by which design excellence will be achieved for the SSD that would ordinarily trigger the need for a competition, without undertaking a formal design competition.

The approach is intended to satisfy the provisions of Clause 6.21C (Design Excellence) and enable an exemption from a competitive design process under Clause 6.21D(4) of the City of Sydney Local Environmental Plan 2012.

The proposed strategy will follow the guidance set out by the NSW Government Architect (GANSW) and will embed a rigorous independent design review processes to ensure a high-quality design outcome is delivered.

How Design Excellence Will Be Achieved (Clause 6.21C) The project team will deliver design excellence by actively addressing all matters outlined in Clause 6.21C(2), including:

- **Architectural Design:** High architectural merit through innovative built form, quality materials, and refined detailing, delivered by a proven collaboration between Architectus and JPW Architects.
- **Public Domain Interface:** Active, accessible street edges and integrated public realm improvements that enhance safety, permeability, and urban character, that will connect the built form response with the ground plane, led by the experienced team at Aspect.
- **Built Form & Urban Response:** Context sensitive massing and siting, with appropriate building setbacks, and modulation to respond to surrounding context.
- **Environmental Performance:** ESD principles are embedded through the design.
- **Access & Connectivity:** Clear, legible, and safe pedestrian and cycle movement integrated with the broader network.
- **Context & Constraints:** Sensitive response to heritage, existing land uses, and streetscape character, preserving key views and contributing positively to the local context.
- **Landscape Integration:** High-quality communal and public open spaces that support biodiversity and amenity, reinforcing place identity.

These core principles will be embedded in the design process, and the proponent will demonstrate how each is addressed through detailed design reports, DRP feedback, and supporting studies submitted with the SSD application.

4.1.1. Commitment of the Design Team

The proponent will appoint a design team comprising:

- **Architectus** as the Health Architect expert to lead the planning and design of the private hospital use and associated facilities.
- **JPW** – Responsible for setting and guiding the key design principles, on-going design review and design integrity oversight and lead the design and development of external and public architectural elements in collaboration with Architectus.
- **Aspect Studio** - Specialists with demonstrated ability to deliver integrated public realm outcomes within urban environments.
- **Bangawarra** – Connecting with Country expertise and design input
- **Urbis Heritage** – Responsible for providing advice to the design team on the appropriateness of the built form outcome and design, in relation to the heritage sensitives.

The proponent will retain the full design team through all stages of the project, from concept design through to construction completion, to ensure continuity of design intent and execution.

4.1.2. Architect Registration

The nominated architects will be confirmed as registered under the *Architects Act 2003 (NSW)* or eligible for equivalent interstate registration.

4.1.3. Implementation of Independent Design Review (DRP)

To replace a formal design competition, the proponent will establish an Independent Design Review Panel (DRP), consistent with the GANSW Terms of Reference. The DRP will be administered by a third-party consultant and include:

- One GANSW-nominated Chair
- One City of Sydney Council-nominated panellist
- One proponent-nominated panellist (independent and suitably qualified)

The DRP will be convened a minimum of two times prior to SSD lodgement (Stage 2 DA), with additional reviews scheduled as required, depending on the complexity of the proposal and feedback received.

Each session will include a structured presentation, review, and feedback process, with formal Design Advice Letters prepared by the consultant (who will administer the DRP process) and endorsed by the DRP Chair prior to circulating back to the proponent's design team. These will be used to guide design refinement and be submitted as part of the SSD application to demonstrate design excellence.

The proponent's consultant is appointed to the project to support the delivery of the panel's advice. The proponent consultant's role includes liaising with the proponent, design team and key stakeholders and preparing a draft advice letter.

Each DRP session is intended to typically comprises:

- pre-briefing (in private)
- acknowledgement of Country
- project introduction
- presentation
- questions and clarifications
- panel discussion (in private if required to caucus)
- panel review
- design team/applicant reply
- summary
- debriefing (in private).

4.1.4. Guidance used for Design Review

The panel's evaluation of projects is guided by panel members' professional experience and expertise, with reference to:

- The following objects of the EP&A Act:
 - f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)*
 - g) to promote good design and amenity of the built environment.*
- The relevant design excellence clause of the SLEP2012:

- The seven (7) objectives for good design as defined by Better Placed – An integrated design policy for the built environment of NSW (GANSW 2017)
- Good practice for responding to Country in the planning, design, and delivery of built environment projects in NSW, as set out in Connecting with Country Framework (GANSW 2023)
 - Other relevant guidance, including but not limited to: GANSW policies, frameworks and guidance (published on the GANSW website)
 - Local development control plans.
 - Conservation Management Plans
- The Concept Approval for the site.

4.2. ENDORSEMENT AND PATHWAY FORWARD

Prior to commencing DRP sessions, the proponent will submit this Strategy to GANSW for review and endorsement. Once endorsed, the DRP process will be implemented in parallel with the ongoing design development process.

The consent authority will be invited to consider the Strategy and DRP outcomes in determining whether the proposal satisfies the design excellence provisions under Clause 6.21C of SLEP2012.

Attachments (to be included upon formal submission): CVs and registration confirmation for all design team members

Letter of commitment for full design team engagement through to completion.

APPENDIX A

DESIGN REVIEW PANEL FOR A STATE SIGNIFICANT DEVELOPMENT DESIGN COMPETITION EXEMPTION – TOR V01 APRIL 2025

