

APPENDIX C – RESPONSE TO GOVERNMENT ARCHITECT NSW

The Government Architect NSW (GANSW) provides strategic design leadership in architecture, urban design and landscape architecture. One vessel by which they do this is the NSW State Design Review Panel (SDRP). The NSW SDRP provide independent and impartial advice on the design quality of development proposals to inform the formal recommendations of GANSW to the proponents and to the Department of Planning and Environment's assessment team.

The project team attend three SDRP sessions along with a GANSW briefing session and an interim session. **Table 1, State Design Review Panel Meeting 2 – 12.03.2019**

Table 2 and **Table 3** below contain a summary of the issues raised within each SDRP and project team/ design response.

1.1. STATE DESIGN REVIEW PANEL MEETING 1 – 17.10.2018

Table 1 – Design response to GANSW Commentary after SDRP – 1 (17.10.18)

GANSW Commentary		Project Team/ Design Response
Site strategy		
1.	Overhanging of the building mass over Appian Way above ground floor level is not supported. Appian Way should be retained as a street open to the sky.	<p>The potential alignment of The Appian Way is shown in Council (2019) <i>Bankstown Complete Streets</i> (page 180). The revised design is consistent with that alignment and will therefore contribute to achievement of the Complete Streets vision.</p> <p>Council has created the site by subdivision and registration of DP 1256167. The site (Lot 15, DP 1256167) is affected by a Right of Way benefiting Council, which prevents structures within The Appian Way alignment.</p> <p>The design has been revised to comply with the RoW, creating a clear spatial reading of The Appian Way alignment from WSU to the Bankstown Station (as far as possible given street trees, topography and other buildings and structures). The Appian Way will be open to the sky, though punctuated with awnings to provide all weather pedestrian amenity, as would be expected in any street environment.</p> <p>Refer to Section 3.1 and 4.5.2 and Appendices D and E for additional information.</p>

GANSW Commentary		Project Team/ Design Response
2.	The panel supports the intent of the proposal to engage with Bankstown Library and Paul Keating Park, however the appropriation of public spaces such as Paul Keating Park as an 'informal learning space' is not supported.	<p>The revised design includes additional terraces and other 'informal learning spaces' that will provide suitable outdoor spaces for a range of activities, such as informal gatherings, quiet study, or active learning in groups. It is considered that these specifically designed spaces will be more attractive to students, staff and visitors than the more public and busy spaces of Paul Keating Park for most intensive outdoor activities.</p> <p>The building will have a total of 3,399m² of external space comprising 4 open terraces, 10 recessed balconies and an elevated courtyard, landscaped with planters.</p> <p>The building includes specific spaces for quiet study and research, and it is anticipated that these spaces will be more attractive to staff and students than BLaKC, particularly as they will have access to all the electronic resources. However, if BLaKC is used it would be quiet individual study. Conversely, the public may be able to access some of the university's knowledge spaces.</p> <p>Refer to Section 3.1 and Appendices D and E for additional information.</p>
Building form, bulk and height		
1.	The proposed building exceeds both the height (53m allowable/ 81m proposed) and FSR limits (4.5:1 allowable/ 8:1 proposed) set by Council's development controls. The bulk and mass of the building is excessive, overshadows The Appian Way and Paul Keating Park and is not supported.	<p>The revised design comprises 4 distinct, stacked, building volumes, which are defined by recessed terraces:</p> <ul style="list-style-type: none"> • The podium • Low rise tower • Mid tower • Cantilever. <p>In response to perceptions of visual bulk, floor area has been redistributed between the 4 distinct building volumes to refine and simplify the building, and in particular, the cantilever volume has been reduced in height and length, and the 'annex' removed. This has increased sun access into Paul Keating Park, and the revised design now complies with Council's solar access control.</p>

GANSW Commentary		Project Team/ Design Response
		<p>The building volumes are progressively set back from Paul Keating Park, which mitigates perceptions of visual bulk from vantage points to the site's south.</p> <p>Refer to Section 3.1 and Appendices D and E for additional information.</p>
2.	Sunlight levels to both Paul Keating Park and Appian Way should be maximised. The project should achieve access to sunlight on 21 June between 11am-2pm to a diversity of public spaces.	<p>At its meeting of 22 October 2020, Council adopted a proposed control for the site, designed to ensure any building permitted 4 hours of continual sunlight into a contiguous area of Paul Keating Park equal to 50% of its area, between 10:00am and 3:00pm on the winter solstice.</p> <p>On 29 July 2020, the Council confirmed that the revised design complies with this control.</p> <p>Refer to Section 3.2 and Appendix L for additional information</p>
3.	A single large building as currently proposed has the potential to deny civic life to existing public spaces by containing all activities within. Options for the campus to be housed in two (or more) buildings connected via Appian Way should be investigated and interaction of the building users with the surrounding facilities should be illustrated.	<p>For the university campus to be successful and efficient, the building must be able to accommodate its floor area requirements. This is not a precinct wide campus, comprising many buildings in a landscaped setting, where students and staff can move freely between buildings.</p> <p>It is a CBD campus that supports, and benefits from, its integration into a CBD environment comprising accessibility to public transport, businesses and services and civic functions.</p> <p>The building has been designed to be integrated into the public domain of Bankstown's civic precinct. Like all Australian universities, the public will be able to visit the building and join in activities, such as library visits, lectures and conferences, within limits of student needs, security and policy.</p> <p>Refer to Section 3.1 and Appendix E for additional information.</p>
4.	The proposed building is essentially a large floorplate commercial building above level 4. The panel raised concerns regarding the ability of this typology to create collaborative working and	The floor plates are sized to accommodate open and spacious collaborative working and teaching areas, as well circulation spaces for

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	teaching spaces. Alternatives to the large floor plate typology should be investigated at this early stage rather than at the fit-out stage.	<p>large numbers of students who will be moving throughout the building, rather than being tied to desk in one spot.</p> <p>Similar principles are being applied to contemporary commercial buildings, which may explain why the GANSW is perceiving similarities.</p> <p>The floor plates provide flexibility for the university to respond to constantly evolving education and research needs. Conversely, purpose designed spaces may not have this flexibility.</p> <p>Refer to Section 3.1 and Appendices D and E for additional information.</p>
5.	Scalloped corners add to the perceived bulk of the building. Options to reduce the bulk and mass, which may include a slimmer but taller form, should be investigated.	<p>The revised design comprises 4 distinct, stacked, building volumes, which are defined by recessed terraces:</p> <ul style="list-style-type: none"> • The podium • Low rise tower • Mid tower • Cantilever. <p>The revised design has reduced the nett leasable area by over 2,000m². In response to perceptions of visual bulk, floor area has been redistributed between the 4 distinct building volumes to refine and simplify the building, and in particular, the cantilever volume has been reduced in height and length, and the 'annex' removed. This has increased sun access into Paul Keating Park, and the revised design now complies with Council's solar access control.</p> <p>The building volumes are progressively set back from Paul Keating Park, which mitigates perceptions of visual bulk from vantage points to the site's south.</p> <p>The floor plates are sized to accommodate open and spacious collaborative working and teaching areas, as well circulation spaces for large numbers of students who will be moving throughout the building, rather than being tied to desk in one spot.</p> <p>This constrains the ability to create a taller, slimmer tower.</p> <p>Refer to Section 3.1 and Appendices D and E for additional information.</p>

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6.	The massing of the building does not address the existing podium alignment created by the Bankstown Library and the Council Offices building. Options for lowering the podium datum to align with the existing condition should be investigated.	<p>The top of the podium volume matches the roof height of BLaKC in the revised design, and the top of the chamfered glazed podium of the Civic Tower.</p> <p>Refer to Section 3.1 and Appendices D and E for additional information.</p>
Architectural expression		
1.	The thematic connection to the memory of Cumberland Plain woodlands on the building façade is superficial and not supported. A more rigorous application of this thematic should be explored and might influence the design of the landscaped terrace at the level 4 podium.	<p>This theme has been deleted from the revised design. EES have requested indigenous species be incorporated into the landscape design, and this will be done where possible, and where consistent with Council's vision for street planting and landscaping within the CBD.</p> <p>Refer to Section 3.1 and Appendices D and E for additional information.</p>
2.	Appian Way should be considered as a fine-grained local retail and food street and include retail spaces with ground level frontage to support this desired outcome.	<p>The ground floor includes retail outlets, which it is envisaged will accommodate cafes and restaurants, that will be welcoming to the public, as well as students, staff and visitors to the university.</p> <p>Refer to Section 3.1.3 and 4.5.2 and Appendices D and E for additional information.</p>
3.	The proposed building intends to showcase connections to industry and innovation. Opportunities for reflecting these initiatives in the architecture of lower level retail spaces should be investigated.	<p>A pop-up showcase space has been provided in the north west corner of the ground level, with good visibility to Rickard Road. It will be available to students and staff to showcase their work.</p> <p>However, other ground level retail spaces are envisaged as accommodating uses that will support the university population and surrounding workers and visitors.</p> <p>Particularly, cafes and restaurants are an important adjunct to university activities, providing places for socialising, entertaining guests, and working meals.</p> <p>Refer to Section 3.1.3 and Appendices D and E for additional information</p>

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4.	Lower level retail spaces should be designed as clusters which relate to specific academic faculties therefore reinforcing the idea of a city campus.	<p>Please see Point 3.</p> <p>Refer to Section 3.1.3 and Appendices D and E for additional information</p>
Internal amenity and sustainability		
1.	The scheme does not yet demonstrate a thorough, innovative and rigorous approach to sustainability.	<p>The building will achieve a minimum 5 star Greenstar rating with key ESD principles presented at the second SDRP.</p> <p>A detailed ESD assessment has been provided for the revised design.</p> <p>Refer to Section 5.3 and Appendix Y for additional information.</p>
2.	The client is encouraged to provide more decisive information regarding the academic structure of this campus to assist the design team in developing an appropriate response, including the likely faculties to be accommodated in the building and existing and projected student numbers.	<p>The building has been designed to accommodate the university's current academic program, but over coming decades the university must also be able to grow to meet increasing demands, and respond to evolving education and research requirements and trends.</p> <p>The ability to grow and change is built into the building design and internal fit out. There are multiple internal and external spaces that can accommodate a variety of university activities, from large lectures, group tutorials, research and quiet study.</p> <p>The design has responded to a detailed design brief provided by WSU. WSU plans to offer academic programs in the disciplines of education, psychology, arts and humanities, business (focusing on small and medium enterprises), IT (focusing on entrepreneurship and industry), and non-clinical health.</p> <p>These disciplines align with the campus's three key research:</p>

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		<ul style="list-style-type: none"> • Health, Aging and Healthy Living; • Advanced Manufacturing; and • Education. <p>WSU intends to foster partnerships with related local businesses and industry, by offering co-located tenancy spaces, and shared use of flexible workspace facilities with research partners.</p> <p>The projected number students visiting the campus on any one day is 2,000, and work spaces for 245 staff are included in the fit out brief.</p> <p>Refer to Section 4.8 for additional information.</p>
Public domain and community benefits		
1.	<p>The panel consider that the current proposal does not provide sufficient public benefits in exchange for the proposed increase in height and FSR.</p> <p>The panel acknowledge that exceeding the height control may in fact benefit the proposal but only if the bulk and mass is reduced such that overshadowing is minimised, and existing public spaces, including Paul Keating Park, are not appropriated by an influx of staff and students.</p>	<p>The university will make a significant direct and indirect contribution to the social, economic and cultural strength of the Bankstown CBD and south west Sydney more broadly, is acknowledged in state and local strategic planning documents:</p> <ul style="list-style-type: none"> • Greater Sydney Commission (2019) <i>South District Regional Plan</i>; • Council (2019) <i>Local Strategic Planning Statement</i> • Council (2019) <i>Bankstown Complete Streets</i> • Council (2020) <i>Canterbury Bankstown Employment Lands Strategy</i> (p 39) <p>Works In Kind (WIK) contributions toward local infrastructure items must be considered within the context of DPIE (1995) <i>Circular D6 –Crown Development Applications and Conditions of Consent</i>, which acknowledges that Crown projects are in major part, funded by the community, and provide that community with benefits, in this case, long term tertiary education and research.</p> <p>For the university campus to be successful and efficient, the building must be able to accommodate its floor area requirements. This is not a precinct wide campus, comprising many buildings in a landscaped setting, but a CBD campus that supports and benefits from its integration into a CBD environment comprising accessibility to public transport, businesses and services and civic functions.</p> <p>Notwithstanding, Council is progressing an LEP amendment that would increase height and FSR maximums applying to the site. WSU continue</p>

GANSW Commentary		Project Team/ Design Response
		<p>to engage with Council regarding matters of localised, direct benefit that are related to a campus on this specific site.</p> <p>The revised design includes additional terraces and other 'informal learning spaces' that will provide suitable outdoor spaces for a range of activities, such as informal gatherings, quiet study, or active learning in groups. It is considered that these specifically designed spaces will be more attractive to students, staff and visitors than the more public and busy spaces of Paul Keating Park for most intensive outdoor activities.</p> <p>The building will have a total of 3,399m² of external space comprising 4 open terraces, 10 recessed balconies and an elevated courtyard, landscaped with planters.</p> <p>The building includes specific spaces for quiet study and research, and it is anticipated that these spaces will be more attractive to staff and students than BLaKC, particularly as they will have access to all the electronic resources. However, if BLaKC is used it would be quiet individual study. Conversely, the public may be able to access some of the university's knowledge spaces.</p> <p>Refer to Section 3.1 and Appendices D and E for additional</p>
2.	The proponent should investigate ways to maximise solar access to Paul Keating Park and Appian Way, minimise the bulk of the built form, interface with Paul Keating Park at the ground plane, and activate all four facades at the street level.	<p>The revised design comprises 4 distinct, stacked, building volumes, which are defined by recessed terraces and the ground level:</p> <ul style="list-style-type: none"> • The podium • Low rise tower • Mid tower • Cantilever. <p>In response to perceptions of visual bulk, floor area has been redistributed between the 4 distinct building volumes to refine and simplify the building, and in particular, the cantilever volume has been reduced in height and length, and the 'annex' removed. This has increased sun access into Paul Keating Park.</p> <p>The building volumes are progressively set back from Paul Keating Park, which mitigates perceptions of visual bulk from vantage points to the site's south.</p>

GANSW Commentary		Project Team/ Design Response
		<p>At its meeting of 22 October 2020, Council adopted a proposed control for the site, designed to ensure any building permitted 4 hours of continual sunlight into a contiguous area of Paul Keating Park equal to 50% of its area, between 10:00am and 3:00pm on the winter solstice.</p> <p>The revised design complies with this control.</p> <p>Refer to Section 3.2 and 5.6 and Appendix L for additional information</p>
3.	The panel consider that the public would benefit from use of WSU's existing facilities, such as the MARCS Institute, and it should be confirmed which facilities will be relocated to the Bankstown City Campus.	<p>The MARCS institute and Badanami Centre will be relocated from Milperra to the Campus.</p> <p>Like all Australian universities, the public will be able to visit the building and join in activities, such as library visits, lectures and conferences, within limits of student needs, security and policy.</p>
Additional information for next SDRP		
1.	3D studies further resolved to demonstrate a developed response to bulk, scale, overshadowing, and materiality.	Please refer to the Architectural Design report (Appendix E) and Solar Study (Appendix L).
2.	Typical floorplans and sections demonstrating potential and flexible use of the building for education and commercial purposes.	Refer to the Architectural Plans Appendix D .
3.	Typical floorplans and sections to demonstrate the ability of the large floor plate to create a best practice university teaching environment.	Refer to the Fit-out Plans (Appendix J) and Typical fit-out of the upper floors within the Architectural Plans (Appendix D).
4.	Sections describing physical and visual connections between levels to illustrate the vertical campus concept.	Refer to the Architectural Design Report submitted with the EIS and the addendum Landscape Plans (Appendix K).
5.	Shadow diagrams for 21 June between 11am-2pm demonstrating access to sunlight to public spaces including Paul Keating Park and Appian Way.	Refer to the Solar Study (Appendix L).
6.	Revised landscape plan addressing the issues outlined above.	Landscape Design Plans (Appendix K).

GANSW Commentary		Project Team/ Design Response
7.	Details of public benefits proposed as rationale for any height and FSR exceptions to development standards.	Discussions are ongoing with Council in relation to this matter.
8.	Details of sustainability targets and proposed initiatives.	Refer to the Sustainability Statement at Appendix Y . The project will achieve a minimum 5 Star Green Star DAB v1.3 rating.

1.2. STATE DESIGN REVIEW PANEL MEETING 2 – 12.03.2019

Table 2 – Design response to GANSW Commentary after SDRP – 2 (12.03.19)

GANSW Commentary		Project Team/ Design Response
Site Strategy		
1.	Clarify the alignment of Appian Way between Rickard Rd and the Compass development to the south to ensure a clear spatial reading of Appian Way from the train station to the WSU building.	<p>The potential alignment of The Appian Way is shown in Council (2019) <i>Bankstown Complete Streets</i> (page 180).</p> <p>The revised design is consistent with that alignment and will therefore contribute to achievement of the Bankstown Complete Streets vision.</p> <p>Council has created the site by subdivision and registration of DP 1256167.</p> <p>The site (Lot 15, DP 1256167) is affected by a Right of Way (RoW) benefiting Council, which prevents structures within The Appian Way alignment.</p> <p>The design has been revised to comply with the RoW, leaving a clear spatial reading of The Appian Way alignment from the WSU building to the Bankstown Station, as far as that will be possible given street trees, topography and other buildings and structures.</p> <p>The Appian Way will be open to the sky, though punctuated with awnings to provide all weather pedestrian amenity, as would be expected in any street environment.</p> <p>Refer to Section 3.1 and 4.5.2 and Appendices D and E for additional information.</p>

GANSW Commentary		Project Team/ Design Response
2.	A significant area of the ground floor fronting Appian Way is taken up by circulation cores. Ensure there is permeability and a good interface with the public domain in this area.	<p>The revised ground level layout and landscape design for The Appian Way responds to several functional and spatial constraints:</p> <ul style="list-style-type: none"> • Level changes, from a high point at the north west corner to a low point at the south west corner. • Imperative for seamless equitable access for all users. • Flood water levels at the building edge and adjoining the site, which must be managed to ensure flood levels and hazard are acceptable within the site and on adjoining or downstream properties. • Maintaining shared use of The Appian Way for vehicles and pedestrians. • Structural and vertical transport requirements for the building. <p>Within these constraints The Appian Way frontage comprises active retail spaces and entry foyer, with equitable access between the ground level and building entrances that are set above flood levels.</p> <p>Seating along the building edge will facilitate interactions between the building and activities in The Appian Way. Both physical and visual permeability has been provided.</p> <p>Refer to Section 3.3 and Appendices D and E for additional information.</p>
3.	Clarify the dimension of the stairs fronting Paul Keating Park and leading to the upper terraces. As currently indicated this stair appears to be too narrow to signify public access.	The 'Park Stair' has been revised in response to CPTED principles and is now accessed via internal vertical circulation to level 1. The stairs are external from level 1 to level 3.
4.	Clarify plan alignment of the southern edge with the adjacent Knowledge Hub.	Refer to the Architectural Site Plan at Appendix D .
Building form, bulk and height		
1.	The large cantilever of the upper levels exaggerates the scale of the building but does not seem to deliver sufficient public amenity benefits in terms of reduction to overshadowing. Refine the design of these upper levels to improve the benefits to the public domain and minimise the perception of bulk and scale of the building when viewed from Appian Way and Paul Keating Park.	<p>The cantilever volume has been reduced in height and length, and the 'annex' deleted in the revised design.</p> <p>The revised design complies with Council's proposed solar access control for Paul Keating Park.</p> <p>Refer to Section 3.1 and Appendices D and E for additional information.</p>

GANSW Commentary	Project Team/ Design Response
<p>2. Clarify and illustrate the ability of the proposal to accommodate the increase in height and FSR over the LEP base-case with minimal impacts and an appropriate benefit to the public beyond the insertion of an educational use in this location.</p>	<p>The university will make a significant direct and indirect contribution to the social, economic and cultural strength of the Bankstown CBD and south west Sydney more broadly, which is acknowledged in state and local strategic planning documents:</p> <ul style="list-style-type: none"> • Greater Sydney Commission (2019) <i>South District Regional Plan</i>; • Council (2019) <i>Local Strategic Planning Statement</i> • Council (2019) <i>Bankstown Complete Streets</i> • Council (2020) <i>Canterbury Bankstown Employment Lands Strategy</i> (p 39) <p>The issue of direct financial or WIK contributions toward local infrastructure items must be considered within the context of DPIE (1995) <i>Circular D6 –Crown Development Applications and Conditions of Consent</i>, which acknowledges that Crown projects are in major part, funded by the community, and provide that community with benefits, in this case, long term tertiary education and research.</p> <p>For the university campus to be successful and efficient, the building must be able to accommodate its floor area requirements. This is not a precinct wide campus, comprising many buildings in a landscaped setting, but a CBD campus that supports and benefits from its integration into a CBD environment comprising accessibility to public transport, businesses and services and civic functions.</p> <p>Notwithstanding, Council is progressing an LEP amendment that would increase height and FSR maximums applying to the site. WSU continue to engage with Council regarding matters of localised, direct benefit that are related to a campus on this specific site.</p> <p>The revised design complies with Council's proposed solar access control for Paul Keating Park, and is the first stage of the Complete Street's vision for The Appian Way as a pedestrian friendly, legible, direct link from Bankstown Station to the university campus.</p> <p>Refer to Section 3.1 and Appendices D and E for additional information.</p>

GANSW Commentary		Project Team/ Design Response
Architectural expression		
1.	The glass canopy fronting Appian Way does not present itself as an integral part of the building. Investigate options for creating a civic scaled space at this entry point.	<p>The revised ground level layout and landscape design for The Appian Way responds to several functional and spatial constraints:</p> <ul style="list-style-type: none"> • Level changes, from a high point at the north west corner to a low point at the south west corner. • Imperative for seamless equitable access for all users. • Flood water levels at the building edge and adjoin the site, which must be managed to ensure flood levels and hazard are acceptable within the site and on adjoining or downstream properties. • Maintaining shared use of The Appian Way for vehicles and pedestrians. • Structural and vertical transport requirements for the building. <p>Within these constraints The Appian Way frontage comprises ‘fined grained’ active retail spaces and entry foyer, with equitable access between the ground level and building entrances that are set above flood levels. Seating along the building edge will facilitate interactions between the building and activities in The Appian Way. Both physical and visual permeability has been provided.</p> <p>The building has three entrances, from the north, south and east, which will create a sense of openness to the public domain and facilitate pedestrian movement within and to and from the university. One ‘civic scaled’ entry is not consistent with this principle.</p> <p>The awning is integrated with the building design, and incorporates materials and elements that reflect the facades. The awning is integrated with the ‘framing’ to the podium volume.</p> <p>Refer to Sections 3.1 and 3.3 and Appendices D and E for additional information.</p>
2.	Investigate opportunities for expressing the structure of the cantilevered floors.	<p>The structure of the cantilevered floors has been expressed through façade articulation, and soffit treatments.</p> <p>Refer to Section 4.6 and Appendices D and E for additional information.</p>

GANSW Commentary		Project Team/ Design Response
3.	Breakdown the scale of the building through further articulation of the façade, emphasising openings and further distinguishing between vertical blocks.	<p>The revised design comprises 4 distinct, stacked, building volumes, which are defined by recessed terraces and the ground level:</p> <ul style="list-style-type: none"> • The podium • Low rise tower • Mid tower • Cantilever. <p>This creates a striking building, and mitigates against, what otherwise, may have been a monolithic structure. The effect is complemented by the façade treatments, broken at each terrace level by recessed glazed infill, also serve to break up the scale of the building form.</p> <p>Refer to Section 3.1 and Appendices D and E for additional information.</p>
4.	Further develop sun shading and fenestration in response to differing orientations, urban conditions and internal functions.	<p>The revised design includes are review of the facades, as the orientation of some facades has altered, particular the eastern façade. A full passive sun shading control system that considers the facades and uses of adjoining buildings has been incorporated on all facades to meet ESD objectives.</p> <p>Refer to Section 3.1 and Appendices D and E for additional information.</p>
Internal amenity and sustainability		
1.	Provide further development of the internal fit-outs and demonstrate that the same rigorous thinking that has informed the building will be incorporated into the fit-out.	<p>The internal fit-out has been revised by HDR and Lyons to complement the building's revised design and meet WSU's requirements.</p> <p>Refer to Section 4.8 and Appendix J for additional information.</p>

GANSW Commentary		Project Team/ Design Response
Public domain and community benefits		
1.	The proponent should persevere to engage with Council staff to resolve parking, circulation, landscaping and amenity issues along Appian Way. The panel supports an integrated approach to the public domain.	<p>Consultation with Council regarding these issues has been continuous and will continue. Council has recently placed the Paul Keating Park Masterplan on exhibition, and it will inform public domain and landscape designs.</p> <p>The revised design responds a key principle of Bankstown Complete Streets by setting the building and its basements back to define the future alignment of The Appian Way. Retail spaces and openings will activate the space. Council and the proponent will continue to discuss tree species and specifications.</p> <p>Wind impact analysis has been completed, and its recommendations regarding the public domain and ground level amenity.</p> <p>The university campus and associated public domain works will be the first phase in implementing the Bankstown Complete Streets vision for The Appian Way.</p> <p>Refer to Section 3.3 and Appendices D and E for additional information.</p>
2.	Clarify tangible public benefits being provided by the proposal.	<p>The university will make a significant direct and indirect contribution to the social, economic and cultural strength of the Bankstown CBD and south west Sydney more broadly, which is acknowledged in state and local strategic planning documents:</p> <ul style="list-style-type: none"> • Greater Sydney Commission (2019) <i>South District Regional Plan</i>; • Council (2019) <i>Local Strategic Planning Statement</i> • Council (2019) <i>Bankstown Complete Streets</i> • Council (2020) <i>Canterbury Bankstown Employment Lands Strategy</i> (p 39) <p>Notwithstanding, Council is progressing an LEP amendment that would increase height and FSR maximums applying to the site. WSU continue to engage with Council regarding matters of localised, direct benefit that are related to a campus on this specific site.</p> <p>The clearest tangible benefit is the delineation of new The Appian Way street edge and associated public domain works, which will be the first phase in implementing Council's Bankstown Complete Streets vision for The Appian Way.</p>

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		<p>The project will also improve the public domain within the civic heart and complement other civic uses, including the Town Hall/Bryan Brown Theatre and BLaKC.</p> <p>Refer to Section 3.3 and Appendices E and K for additional information.</p>
Additional information for next SDRP		
1.	3D views illustrating how the building presents itself to the broader context at pedestrian level (ie from Bankstown station and similar vantage points).	Refer to the Photomontage Visualisations at Appendix M .
2.	3D studies further resolved to demonstrate a developed response to bulk, scale, overshadowing, and materiality.	Detailed within the Architectural Design Report at Appendix E and the Solar Study at Appendix L .
3.	Typical floorplans indicating internal layouts and fit-out.	Refer to the Fit out Plans at Appendix J .
4.	Shadow diagrams for 21 June between 11am-2pm.	Refer to the Solar Study at Appendix L .
5.	Revised landscape plan addressing the issues outlined above.	Refer to the Landscape Plans and Report at Appendix K .
6.	Details of public benefits proposed as rationale for any height and FSR exceptions to development standards.	Discussions on this issue are ongoing with Council.
7.	Results of wind studies.	Revised Wind Study (Appendix X) has been prepared and addressed in association with the Revised Design.

1.3. STATE DESIGN REVIEW PANEL MEETING 3 – 05.06.2019

Commentary from the GANSW following the third SDRP states:

“The panel acknowledges the majority of issues raised at the previous SDRP session have been addressed by the design team, and subject to the commentary below, broadly support the architectural approach for the project.”

An assessment of the proposal against areas of concern following the third and final SDRP meeting is contained in **Table 3**.

Table 3 – Design response to GANSW Commentary after SDRP – 3 (05.06.19)

GANSW Commentary		Project Team/ Design Response
General		
1.	<p>Bulk and scale of building</p> <p>Beyond the inclusion of a university facility at the proposed location, which the Panel supports, the project has not yet demonstrated tangible public benefits to justify exceedance of the planning controls including height, FSR, and GFA.</p>	<p>The university will make a significant direct and indirect contribution to the social, economic and cultural strength of the Bankstown CBD and south west Sydney more broadly, which is acknowledged in state and local strategic planning documents:</p> <ul style="list-style-type: none"> • Greater Sydney Commission (2019) <i>South District Regional Plan</i>; • Council (2019) <i>Local Strategic Planning Statement</i> • Council (2019) <i>Bankstown Complete Streets</i> • Council (2020) <i>Canterbury Bankstown Employment Lands Strategy</i> (p 39) <p>The issue of direct financial or WIK contributions toward local infrastructure items must be considered within the context of DPIE (1995) <i>Circular D6 – Crown Development Applications and Conditions of Consent</i>, which acknowledges that Crown projects are in major part, funded by the community, and provide that community with benefits, in this case, local term tertiary education and research. It is therefore counterproductive to take funding from those community benefits to pay for other community benefits.</p> <p>For the university campus to be successful and efficient, the building must be able to accommodate its floor area requirements. This is not a precinct wide campus, comprising many buildings in a landscaped setting, but a CBD campus that supports and benefits its integration into a CBD environment comprising accessibility to public transport, businesses and services and civic functions.</p> <p>Notwithstanding, Council is progressing an LEP amendment that would increase height and FSR maximums applying to the site. WSU continue to</p>

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		<p>engage with Council regarding matters of localised, direct benefit that are related to a campus in this location.</p> <p>Refer to Section 3.1 and Appendices D and E for additional information.</p>
2.	<p>Overshadowing to Paul Keating Park</p> <p>In the absence of controls for solar access to Paul Keating Park and Appian Way, reference is made to the City of Sydney's solar access controls for 'The Drying Green' included in the Green Square Town Centre DCP2012.</p>	<p>At its meeting of 22 October 2020, Council adopted a proposed control for the site, designed to ensure any building permitted 4 hours of continual sunlight into a contiguous area of Paul Keating Park equal to 50% of its area, between 10:00am and 3:00pm on the winter solstice.</p> <p>The revised design complies with this control, which was confirmed by Council on 29 July 2020.</p> <p>Refer to Section 3.2 and Appendix M for additional information.</p>
Site strategy		
1.	<p>Clarify the alignment of Appian Way between Rickard Rd and the Compass development to the south to ensure a clear spatial reading of Appian Way from the train station to the WSU building. Provide a site plan illustrating this spatial alignment.</p>	<p>The potential alignment of The Appian Way is shown in <i>Bankstown Complete Streets</i> (page 180).</p> <p>The revised design is consistent with that alignment and will therefore contribute to achievement of the Bankstown Complete Streets vision.</p> <p>Council has created the site by subdivision and registration of DP 1256167. The site (Lot 15, DP 1256167) is affected by a Right of Way benefiting Council, which prevents structures within The Appian Way alignment.</p> <p>The design has been revised to comply with the RoW, leaving a clear spatial reading of The Appian Way alignment, from the WSU to the Bankstown Station, as far as that will be possible given street trees, topography and other buildings and structures.</p> <p>Refer to Section 4.5.2 and Appendices D and E for additional information.</p>

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2.	Clarify public access to the landscaped terraces via the feature stair. Provide details of how public access will be managed.	<p>The Park Stair has been revised to improve the architectural appearance, facilitate security management and ensure equitable, DDA compliant access.</p> <p>In the revised design the Park Stair is now within the building from the ground to Level 1, and external from Level 1 to Level 3.</p> <p>The public will be able to access the Level 3 Student Hub Terrace between 8:00 am and 10:00pm, when the university is most lively and staff are likely to be present. They will be able to use the internal escalators, lifts or Park Stair.</p> <p>Park Stair has been integrated with the southern entry space, providing an immediately visible vertical link from the Paul Keating Park frontage to the public engagement services and facilities on Levels 1 and 2.</p> <p>Refer to Section 4.9 and Appendix K for additional information.</p>
Architectural expression		
1.	Incorporate a version of the proposed coloured blades to the southern façade appropriate for its orientation to integrate this façade into the overall colour and material palette.	<p>The southern façade does not require sun shading blades, therefore floor to ceiling glazing is used to facilitate views from, and into, Paul Keating Park. To reflect the blades installed and colour themes of the 3 other facades, it is proposed to install coloured mullion capping on the southern façade.</p> <p>Refer to Section 3.1 and Appendices D and E for additional information.</p>
2.	The panel support the introduction of planting to building terraces and facades however, the addition of vertical gardens to the eastern façade does not reinforce the overall scheme of horizontal garden terraces and should be reviewed.	<p>The proposed vertical gardens on the eastern façade has been deleted from the revised design as systems available on the market do not comply with required fire controls.</p> <p>The eastern façade has been revised to match the western façade with blades, solid panels and integrated terraces.</p> <p>The building will be read as four distinct stacked volumes, articulated at the terrace levels and with recessed glazing treatment.</p> <p>Refer to Section 3.1 and Appendices D and E for additional information.</p>

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Public domain and community benefits		
1.	The proponent should persevere to engage with Council staff to resolve parking, circulation, landscaping and amenity issues along Appian Way. The panel supports an integrated approach to the public domain.	<p>Consultation with Council regarding these issues has been continuous, and will continue. Council has recently placed the Paul Keating Park Masterplan on exhibition, and it will inform public domain and landscape designs.</p> <p>The revised design responds to a key principle of Bankstown Complete Streets by setting the building and its basements back to define the future alignment of The Appian Way. Retail spaces and openings will activate the space. Council and the proponent will continue to discuss tree species and specifications.</p> <p>Wind impact analysis has been completed, and its recommendations regarding the public domain and ground level amenity.</p> <p>The university campus and associated public domain works will be the first phase in implementing the Complete Streets vision for The Appian Way.</p> <p>Refer to Section 3.3 and Appendices D and E for additional information.</p>