

# Urban Design Report

28 - 32 Somerset Street, Kingswood

16 November 2020



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**The Site**

28-32 Somerset Street, Kingswood is situated within an urban renewal area adjacent to the Nepean Medical Hospital Precinct. Located within the Penrith Local Government area, the site is currently low scale residential housing.

**The Opportunity**

As part of the growing Medical precinct, the subject development presents an opportunity to grow the 24hr economy of the area, through the provision of a high quality, short stay accomodation, and associated food and beverage spaces.

With its close proximity to the hospital, the hotel will perform a dual function of provision of accomodation options for post and pre operation patients and their families, assisting in the ongoing increase in service for the Public Hospital

In addition, the Hotel will provide other associated supporting spaces for the “Medi - Hotel” including Wellness spaces, both indoor and outdoor to cater for patients

**The Proposed Development**

- 6 Storey and Rooftop Pavilion
- 2 Basement car park levels
- Ground Floor hotel reception and dinning amenity
- 5 levels of hotel rooms
- Rooftop food and beverage offering.



## 2.0 Urban Context and Site Analysis



2.0 Urban Context and Site Analysis

2.01 Existing Site Context

The subject site consists of 3 parcels of land known as 28, 30, 32 Somerset Street, Kingswood. It lies on the East side of Somerset Street surrounded by existing single story dwelling houses.

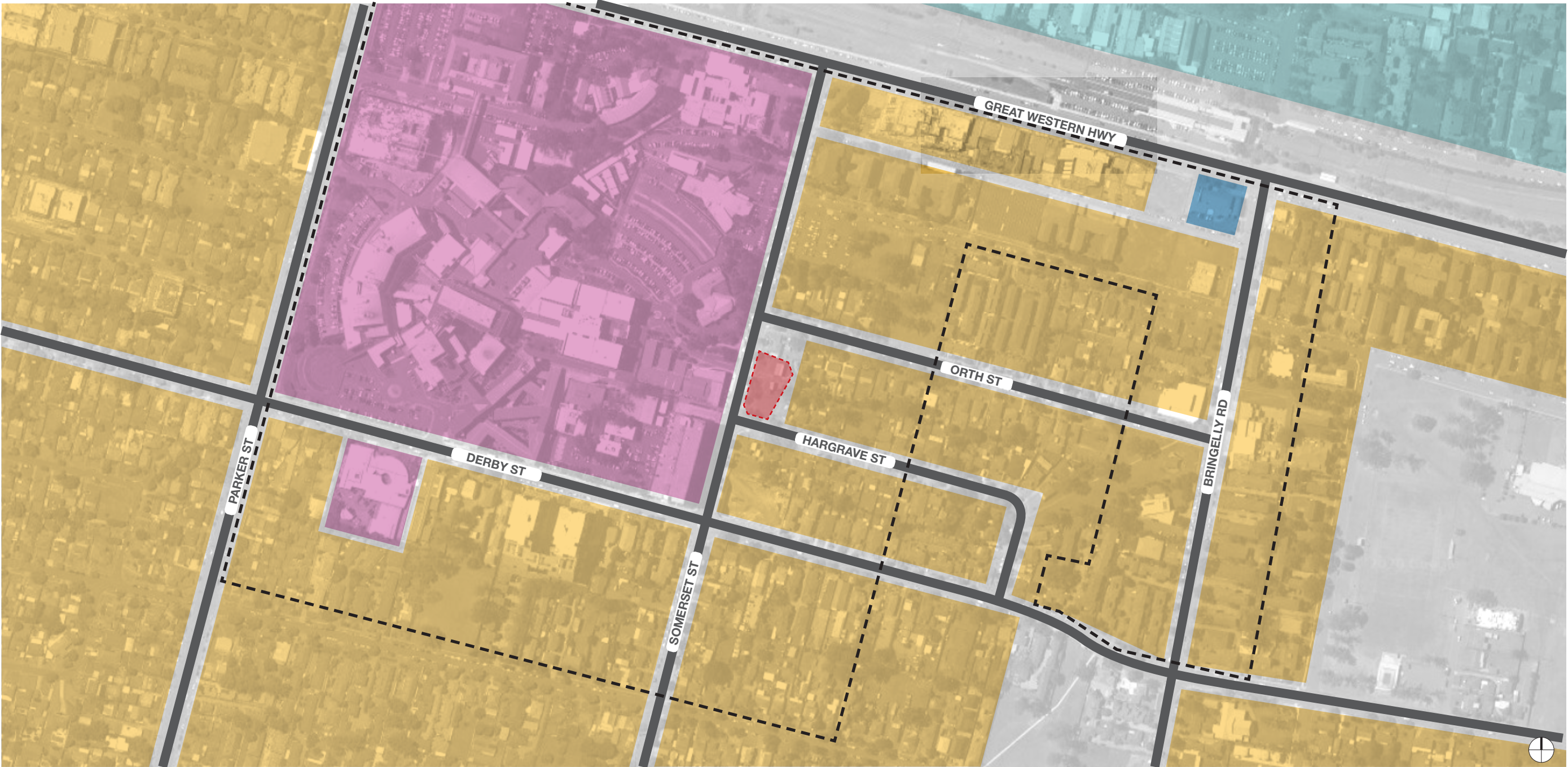
Directly west is the Nepean Hospital precinct which consists of buildings of varying heights and forms. The closest existing building is the 7 storey high car park located south west of the subject site.

The development lies within the Penrith Health and Educations precinct.

The precinct is an urban renewal area with anticipated Residential and Mixed use developments ranging in scale from 3-7 storeys.

Legend

<div></div>	Subject Site
<div></div>	Existing Hotels
<div></div>	Existing Health Services
<div></div>	Existing Residential
<div></div>	Existing Industrial
<div></div>	Boundary of Health Services Precinct





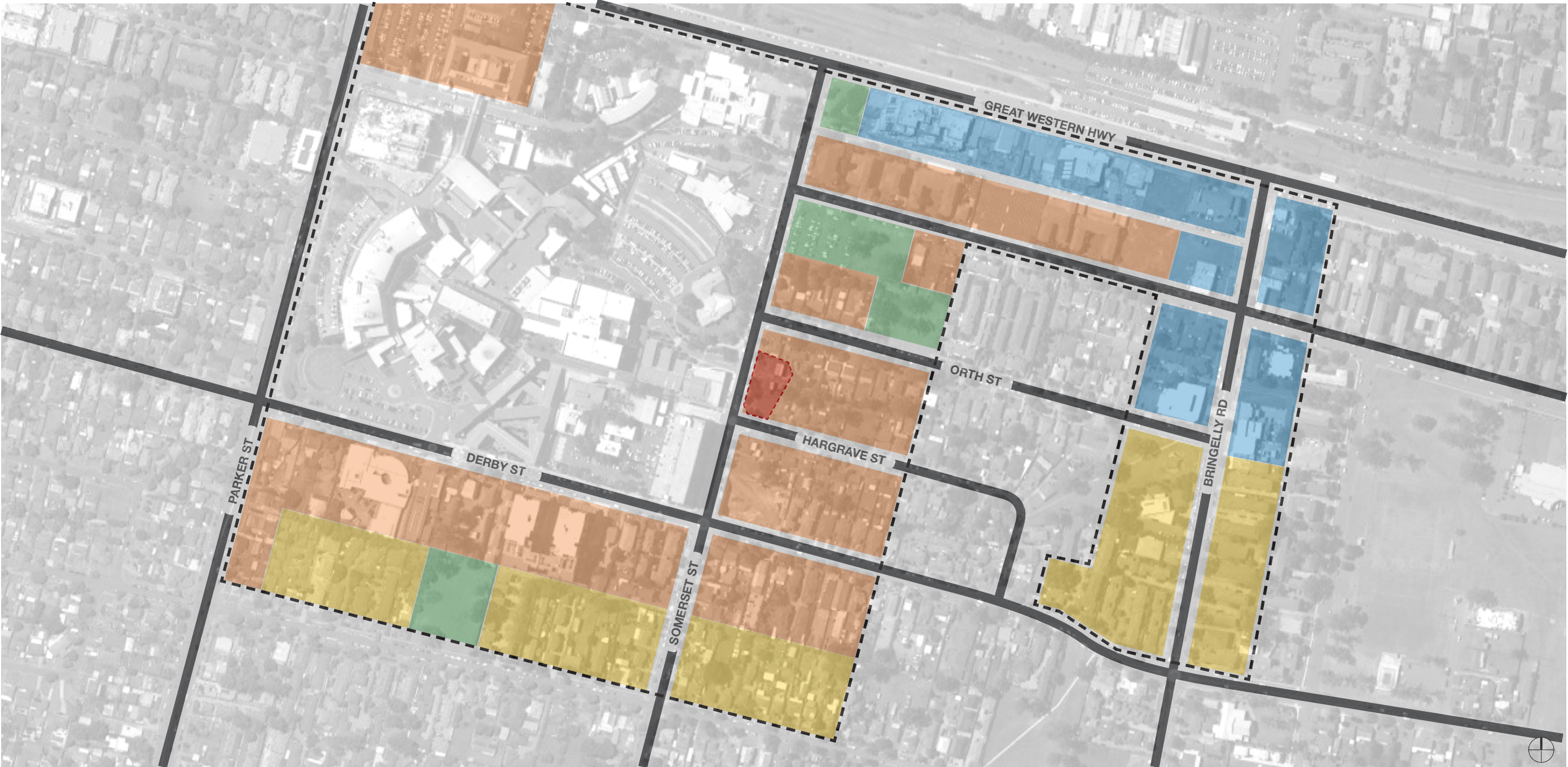
Within the context of the Penrith Health and Education Precinct DCP the site is identified for Medical Mixed Uses

Permitted within this area are Residential Flat Buildings incorporating ground floor commercial uses, Commercial office buildings and Hotel/ Serviced Apartments.

The precinct, has, as its aim: "to contribute to the growth and character of Kingswood as a specialised Medical Precinct, Deliver a balanced social economic and environmental outcome and Protect and enhance the public domain"

Within these aims are the opportunity to create hotel and serviced apartment type developments to cater to the user groups for the Hospitals and associated commercial medical precinct.

Legend	
<div></div>	Subject Site
<div></div>	Commercial Mixed Use
<div></div>	Residential Edge
<div></div>	Medical Mixed Use
<div></div>	Public Recreation
<div></div>	Boundary of Health Services Precinct





The subject site is located directly opposite Penrith Hospital precinct

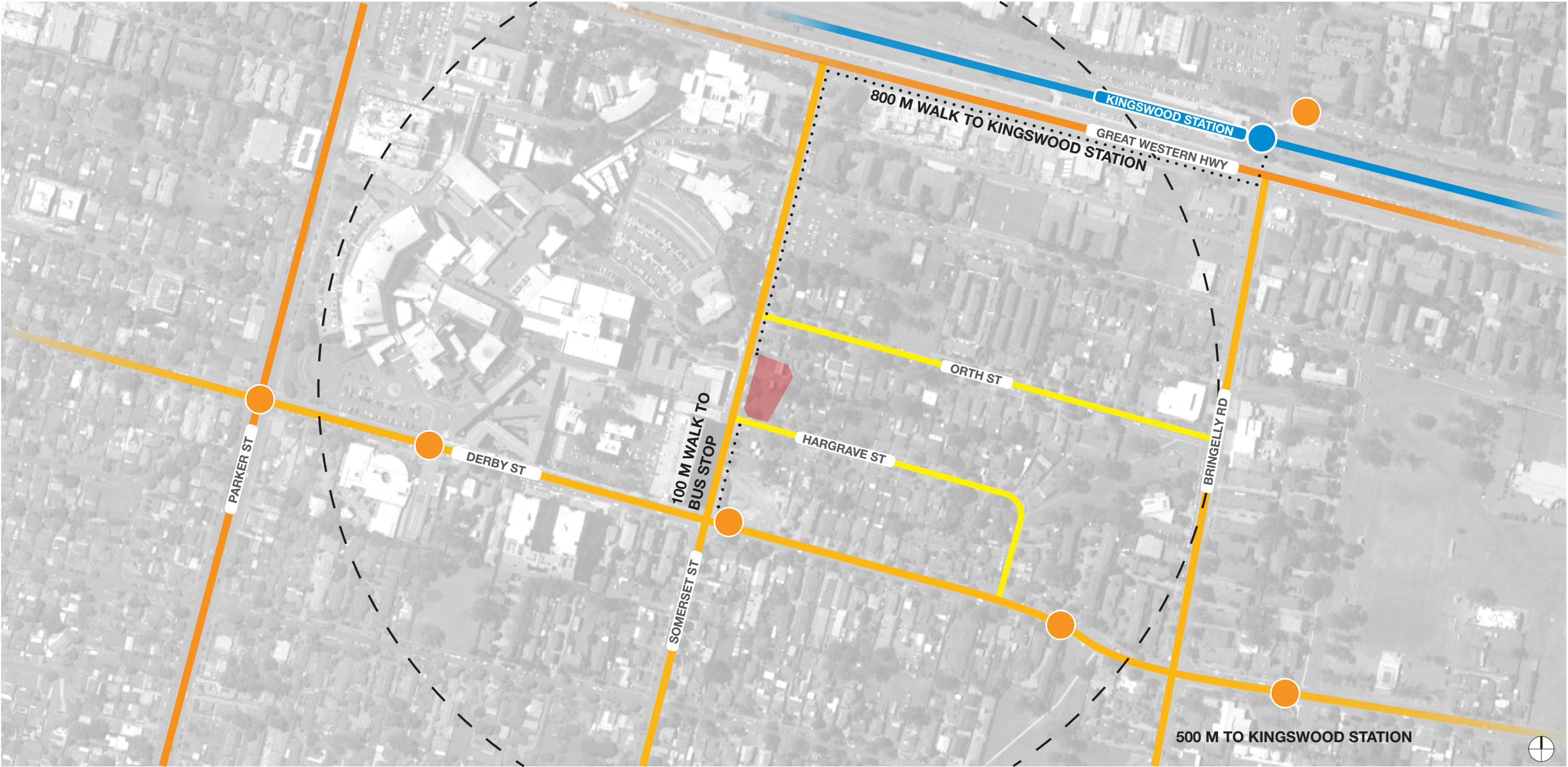
To the east existing low-rise residential housing which has a similar future uplift potential.

The subject site lies within an 800m walk from the existing Kingswood Station to the North.

100m to the south of the site lies a major bus route on Derby Street that serves as access to major centres to the East and West

The terrain is generally level, with good footpath accessibility provided

Legend	
<div></div>	Subject Site
<div></div>	Motorway
<div></div>	Major Road
<div></div>	Local Access Road
<div></div>	Train Route
<div></div>	Train Station
<div></div>	Bus Stop
<div></div>	400m Distance from Train Station





2.0 Urban Context and Site Analysis

2.04 Zoning, Building heights, & FSR

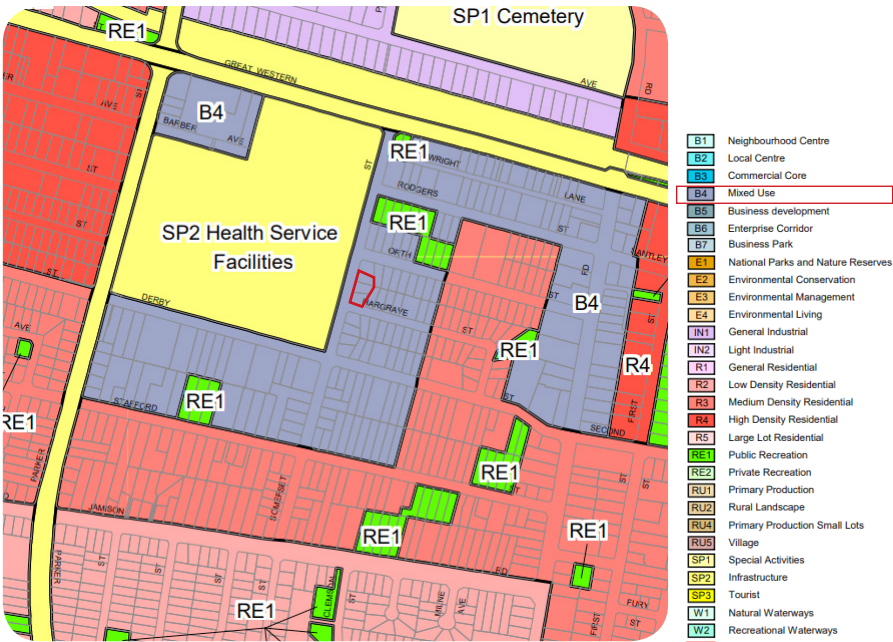
The subject site is located within the redevelopment zone directly adjacent to Nepean Hospital precinct. As such, the planning controls for the site fall within the Penrith Health and Education precinct of the 2014 DCP

This DCP envisages a significant change to the existing density and built form of the surrounding area.

In addition, the following clause 7.11

"Despite clause 4.3, development consent may be granted to development on land that exceeds the maximum height shown for that land on the "Height of Buildings Map" by up to 20% if the floor to ceiling height of both the ground and first floors are equal to or greater than 3.5 metres"

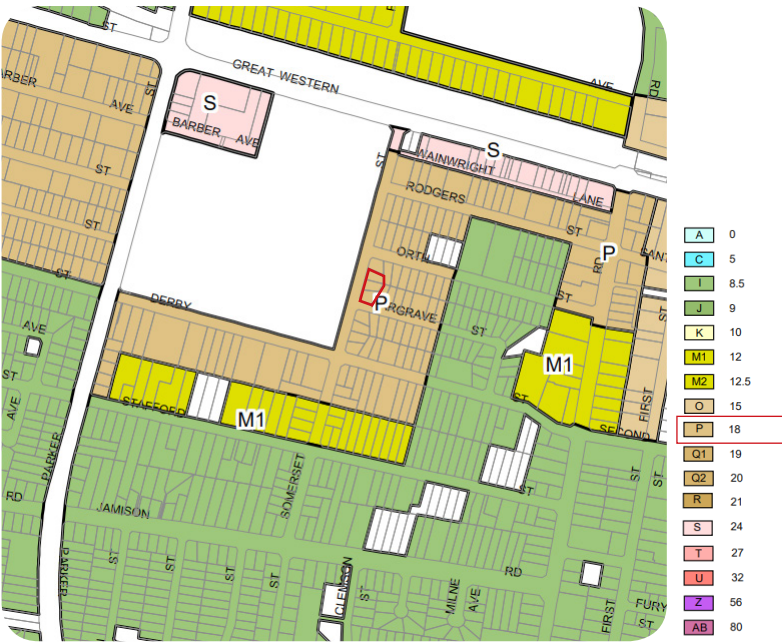
LAND ZONING - B4 BUSINESS DEVELOPMENT



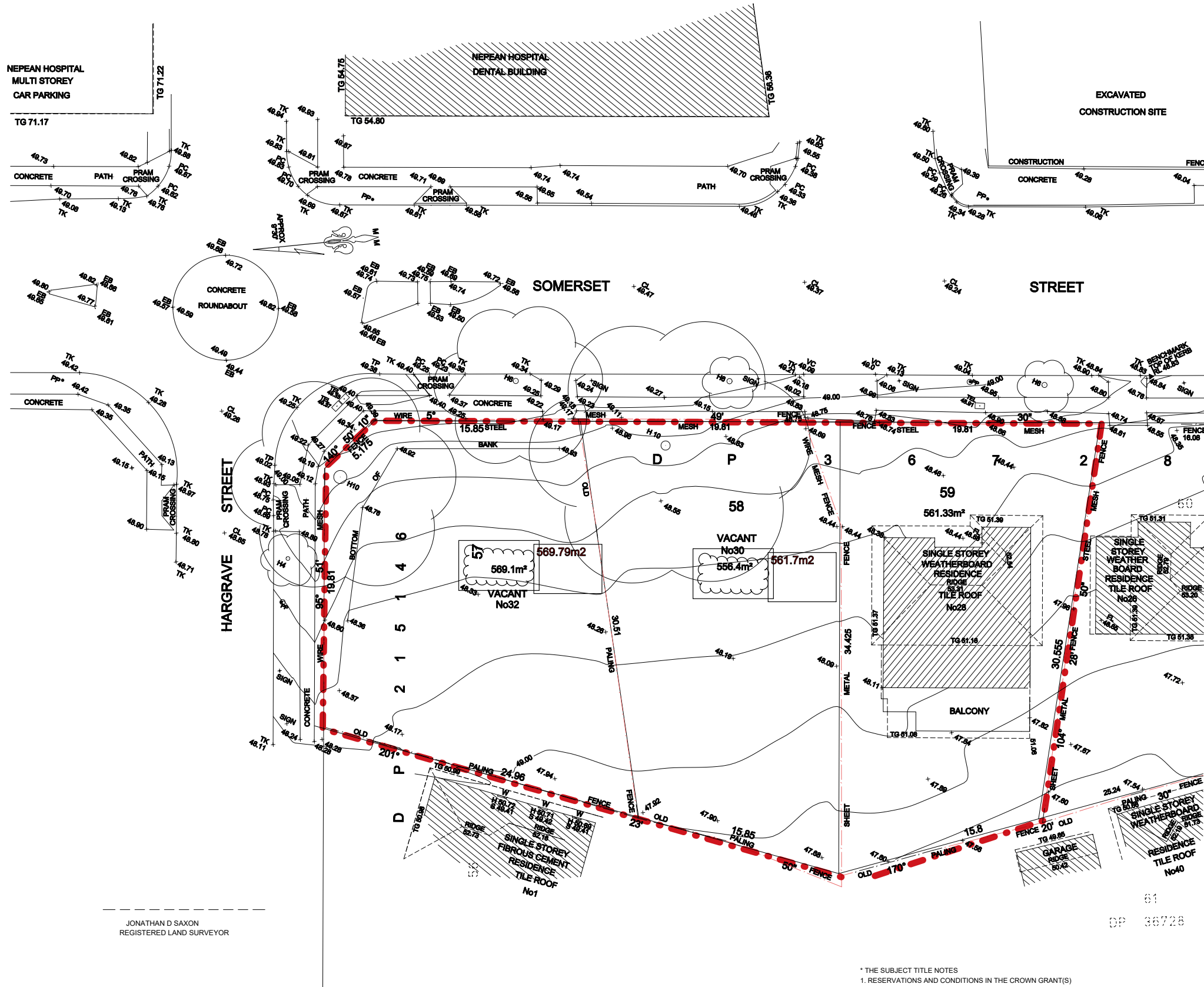
FLOOR SPACE RATIO - 3.5:1



BUILDING HEIGHTS - 18M \* 21.6M WITH HEIGHT BONUS








A1

NOTES :  
\* BOUNDARIES HAVE NOT BEEN DEFINED BY SURVEY AND ARE DIAGRAMMATIC ONLY.  
\* LAND DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM PLANS OBTAINED FROM NEW LRS.  
\* BEARINGS RELATE TO NORTH ORIGINATING FROM DP 213146  
\* LEVEL DATUM IS AHD ORIGINATING FROM SSM 45119 RL 48.44 LOCATED AT THE GREAT WESTERN HIGHWAY  
\* VISIBLE, ACCESSIBLE SERVICES ONLY HAVE BEEN LOCATED. THIS PLAN DOES NOT PURPORT TO SHOW UNDERGROUND SERVICES.  
\* THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN ESTABLISHED.  
\* EXISTENCE OF SERVICES MUST BE VERIFIED BY CONTACTING DIAL BEFORE YOU DIG (DBYD) 1100.COM.AU  
\* CRITICAL SERVICES MUST BE EXPOSED AND LOCATED  
\* NEIGHBOURING HOUSES, WINDOWS AND ROOF POSITIONS ARE APPROXIMATE ONLY.  
\* FLOOR LEVELS GENERALLY SURVEYED AT DOOR THRESHOLDS. INTERNAL ROOMS NOT SURVEYED.  
\* CONTOURS SHOWN ARE INDICATIVE OF LAND FORM. SPOT LEVELS SHOULD TAKE PRECEDENCE.  
\* REFER TO FACE OF PLAN FOR SUBJECT TITLE NOTATIONS.  
\* THIS TITLEBLOCK IS AN INTEGRAL PART OF THIS DRAWING AND SHOULD NOT BE REMOVED.

LEGEND  
ELP - ELECTRIC LIGHT POLE  
HYD - HYDRANT  
PC - PRAM CROSSING  
TK - TOP KERB  
TG - TOP GUTTER  
PP - POWER POLE  
SMH - SEWER MANHOLE  
SP - SIGN POST  
SV - STOP VALVE  
TEL - TELSTRA PIT  
VC - VEHICLE CROSSING  
EB - EDGE OF BITUMEN  
H6 - HEIGHT OF TREE

SHEET 1 OF 1	
	
© PROJECT SURVEYORS - 2020 REPRODUCTION WITHOUT WRITTEN APPROVAL IS STRICTLY PROHIBITED	
REV	AMENDMENTS
B	LOT 59 AREA ADJUSTED 11.11.2020
A	LOTS ADJUSTED, SCALE CHANGED 28.10.2020
REV	AMENDMENTS
DATE	

CLIENT: BOSTON GLOBAL  
PLAN OF: No28, No30 & No32  
SOMERSET STREET,  
KINGSWOOD  
BEING: LOT 57 IN DP215146  
LOTS 58-60 IN DP36728  
SHOWING: GENERAL DETAIL AND  
SITE LEVELS  
PURPOSE: ARCHITECTURAL DESIGN  
COUNCIL SUBMISSION

SCALE 1:150  
JOB REF.: D04666  
DRAWING No.: D04666-DETAIL  
SURVEYOR: CHRIS T  
CHECKED: JONATHAN S  
REGISTERED LAND SURVEYOR  
DATE: 21.10.2020  
A.H.D.  
ORIGIN: SSM 45119 RL 48.44  
REFERENCE SYSTEM: LOCAL

BELLA VISTA  
PO Box 7419  
BAULKHAM HILLS NSW 2153  
SUITE 405, LEVEL 4  
14 LEXINGTON DRIVE  
BELLA VISTA NSW 2153  
PHONE : 9056 1900  
email: office@projectsurveyors.com.au  
www.projectsurveyors.com.au  
ABN 20 068 433 974





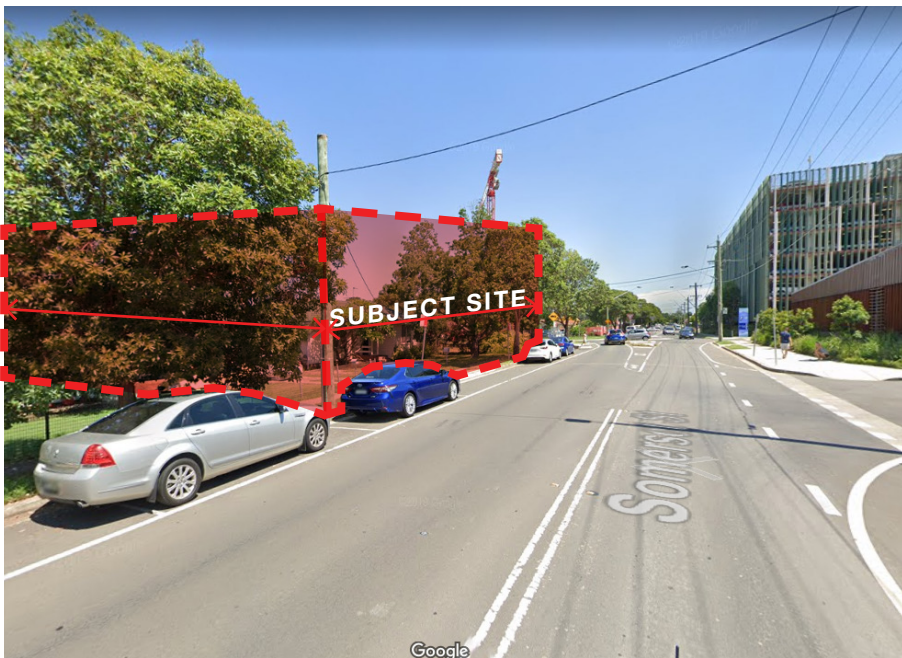
The site's surroundings are predominately characterised by single level residential houses with limited green public space, ample on-street parking and some street trees.

To the West is the larger built forms of the Nepean Hospital Precinct. The precinct is currently under redevelopment with Stage one currently under construction.

The area is in need of public amenity and public green space. With development in this area projected to grow a standard is to be set by new developments to provide for the public on the above.



A - VIEW NORTH UP SOMERSET STREET



B - VIEW SOUTH DOWN SOMERSET STREET







C - VIEW WEST DOWN HARGRAVE STREET



## 2.07 Existing Site Analysis

### Legend

	Subject Site
	Sensitive Interface
	Existing Crossover
	Site Access

## Opportunities

- 1 Location directly opposite Nepean Hospital Precinct
- 2 Upper levels of building will have views to Blue Mountains
- 3 Site sits directly on access spine facing west into hospital and therefore highly visible
- 4 Long street frontage allows for deep soil and landscaping
- 5 Corner site creates opportunity to improve presentation to Somerset Street, bookend the corner and create an exemplary building for future development.
- 6 Side street access on Hargrave to remove all cross overs on Somerset and provide continuous pedestrian zone

### Constraints

7. Ensuring adjacent properties can develop orderly in the future to similar density
8. Long Western site boundary requires passive ESD elements
9. Careful consideration of noise and light pollution management from the hospital precinct adjacent to site.







PROPOSED EXTENSION TO NEPEAN HOSPITAL



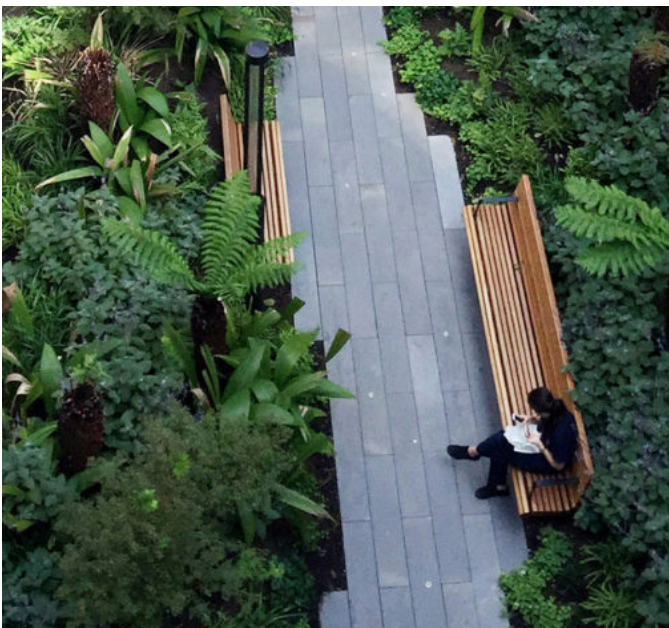
AMENITY FOR LOCAL HOSPITAL WORKERS



NEPEAN HOSPITAL



HOTEL ROOMS

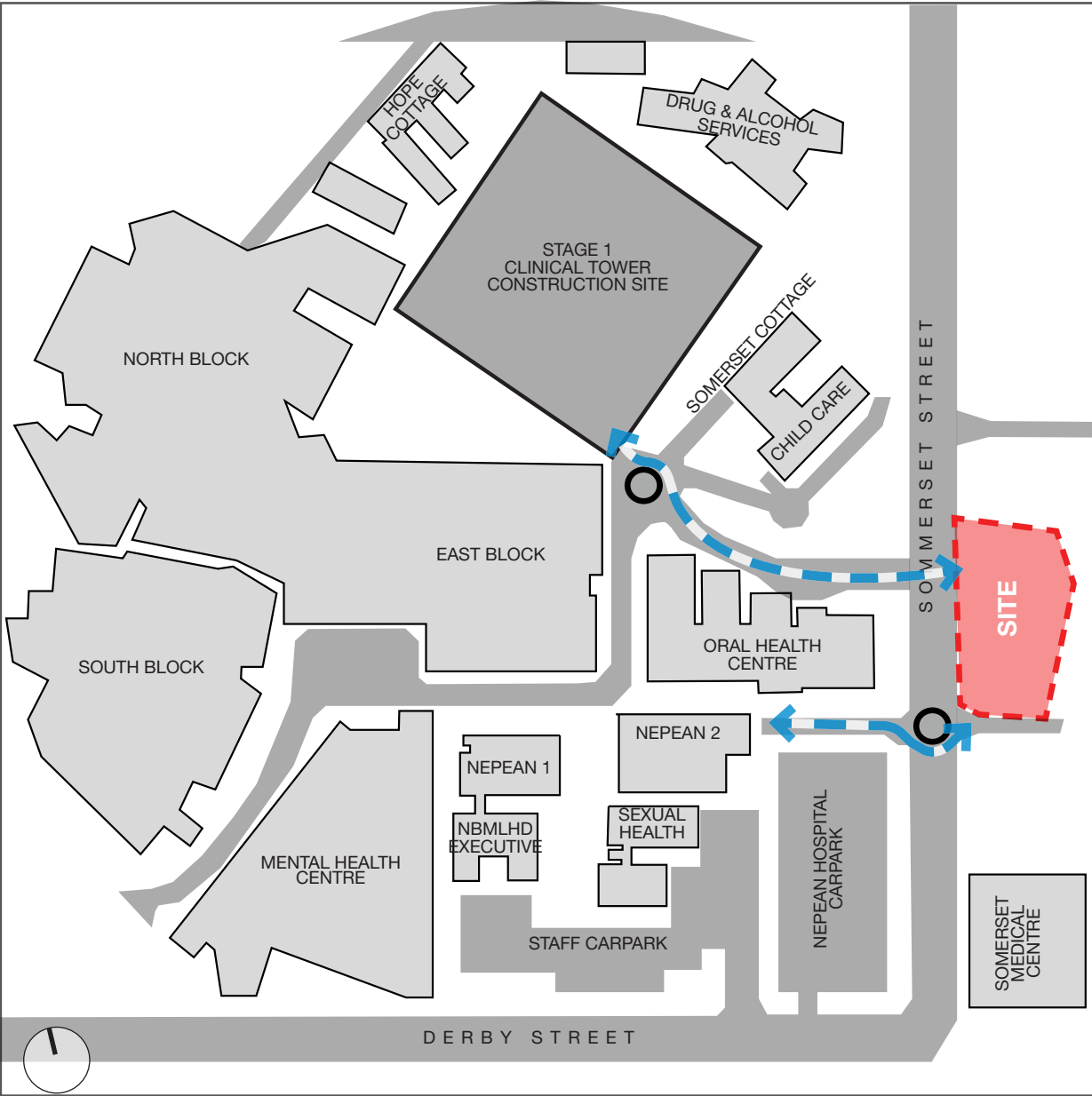


INJECTION OF GREEN SPACE

The subject’s site location is critically linked with the Hospital. The proposed Medi-Hotel will service general visitors to the area, as well as patients and their families using the Hospital

As such, the design needs to perform several key functions

- Provide quality hotel offering with required services and facilities
- Contain the specific Medi-Hotel spaces and configurations over and above a typical Hotel within the bas plan
- Allow the expansion of the full day economy of the area by providing Food and Beverage offers for the Hospital patients, visitors and staff
- Expand on Councils vision for the area, with a locally tuned design response to climate and landscape



PRECINCT MASTER PLAN



With a growing and changing precinct, the design requirements for a new development need to tie into current and future context.

Several recent and future developments nearby have been analysed for this proposal to better integrate into the context.

1. The currently proposed hospital expansion places a pedestrian circulation spine directly adjacent the site. The visual presentation of the hospital from the Western approach will therefore need to read in the scale of the Hospital buildings
2. Somerset Street. With the urban renewal in the area, the opportunity exists to enhance the landscape characteristics of the street through reinforcing and protecting the existing street trees and creating places that activate and animate the street
3. Development has been completed on the southern end of Somerset with large built form to the street frontage and tall forms
4. Whilst proposal is in an urban renewal area, the design needs to ensure impacts in the short term to existing residents are managed

KEY

Site

Fine Grain Connectivity

Potential Future Development

Commercial / Retail

Hospital Precinct



# 3.0 Proposed Design Response





Dynamic architectural expression with passive sustainability



Facade depth to achieve solar protection

The modern hotel needs to be more connected to its place and the community surrounding it. The Nepean Hospital Precinct is developing its own identity, but one that needs to be grounded in the history, people and climate of the Penrith region.

The opportunity presented by the intensification of the precinct means that a similarly more broad and passive sustainability strategy can be applied.

Consolidating large pockets of deep soil in the street setback creates a new shade canopy along the length of the site. Similarly, by creating a facade system that is modular but adaptive to orientation allows for the protection of glazing as well as enhancing and activating the public domain.



Integrating landscaped public domain and building address



Mixed use developments expressed individually within a single architectural composition



The unique proposition of what are being termed Medi-Hotels create a new model of hotel development.

While designed and fitted out similar to a regular hotel, the locating of the hotel facility adjacent to the hospital precinct allows it service family and friends of patients along with the visitors of the medical precinct.

Similarly, the room design allows for flexibility in the future of low intensity use by out-patient style care on individual floors of the building to provide extra capacity for the hospital.

Importantly, the hotel still contains the look and feel of a typical hotel development.



Light and airy spaces



Social spaces with food and beverage provisions



Flexible room designs while maintaining a typical hotel design aesthetic





Outlook and views



Destination for evolving precinct

The proposed rooftop food and beverage space responds to the needs of the of the workers and the visitors of the Nepean Hospital Precinct by co-locating this facility with the hotel use.

This allows for cross-servicing of the facility and creates a destination within the evolving precinct.

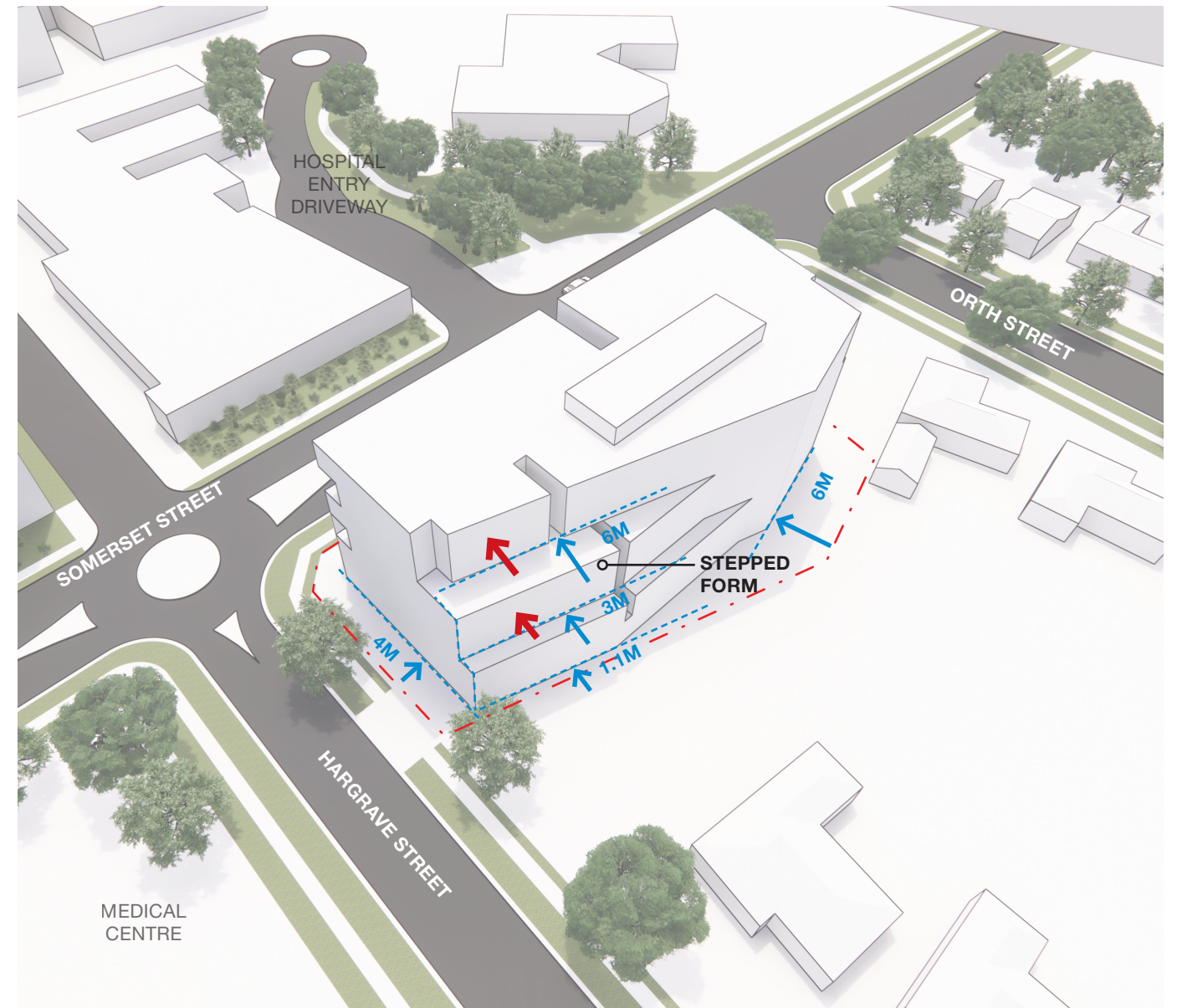
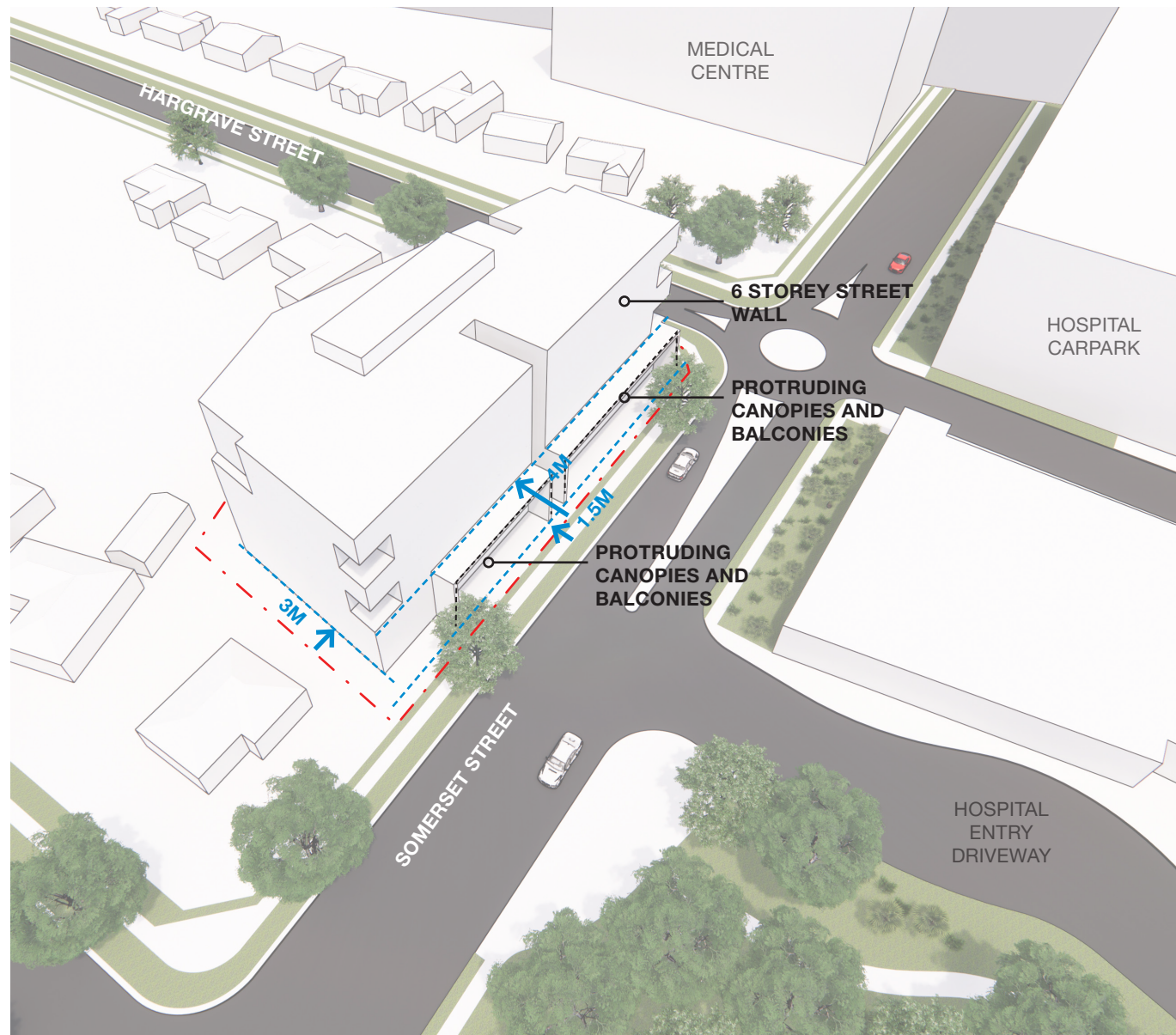
Positioned on the western side of the development, the space looks out over the street towards the hospital with the potential for sunset views.

The proposed architectural language of the space will create a deep shaded area that provides sun protection.



Shaded area for sun protection





**Approved DA on site**

- Approved scheme is entirely Residential Apartment development with limited ground floor activation.
- Form relies upon ADG habitable and non-habitable setback controls.
- Presents as a single form with thin slot in the centre.
- Lower two floors contains balconies that project into the street setback line.





**Initial Pre-DA Proposal April 2020**

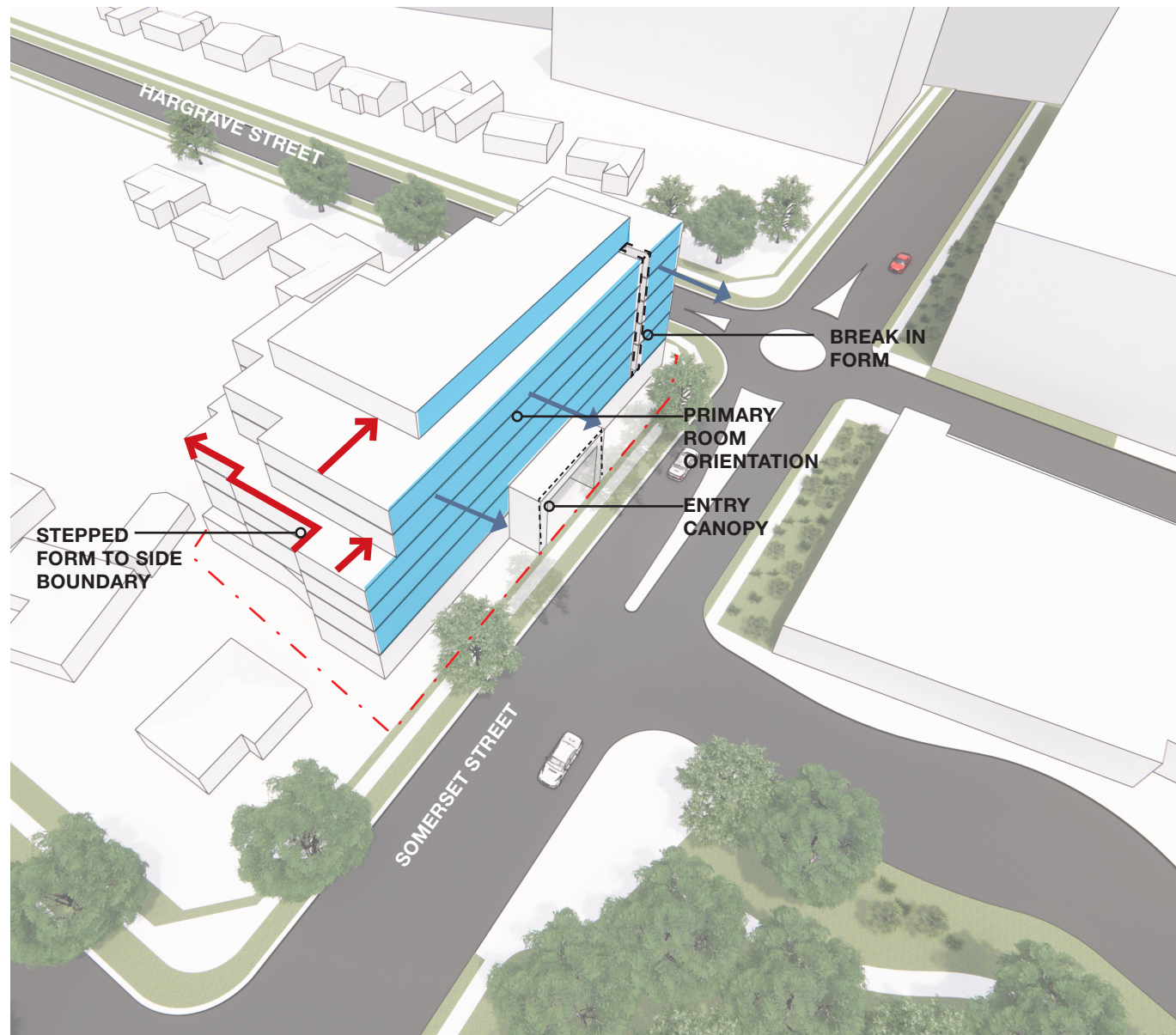
- Orientate building with main tower 4m setback from Somerset Street frontage.
- Side boundary conditions setback to align with an average setback of dimensions nominated in DCP.
- Street setback activated with active use for hotel set to 50% of the street alignment, and balcony/shade structures throughout.



**Initial Pre-DA Proposal April 2020**

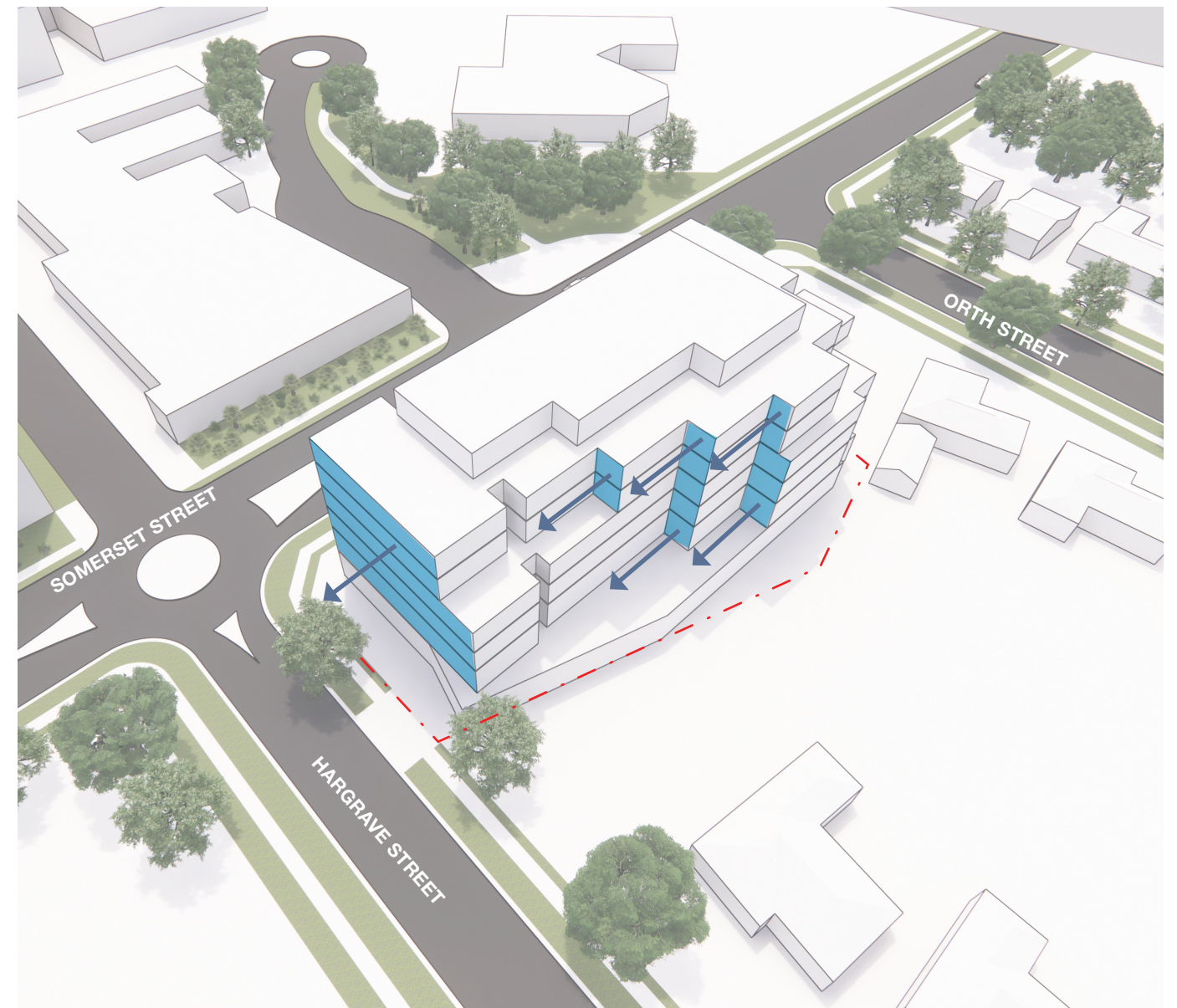
- Orientate building with main tower 2m setback from Hargrave Street frontage.
- Rear boundaries create deep soil pocket in corner of site.
- An additional storey beyond the maximum height is proposed. The scheme does not breach maximum FSR control.





**Amended Proposal - UDRP Scheme**

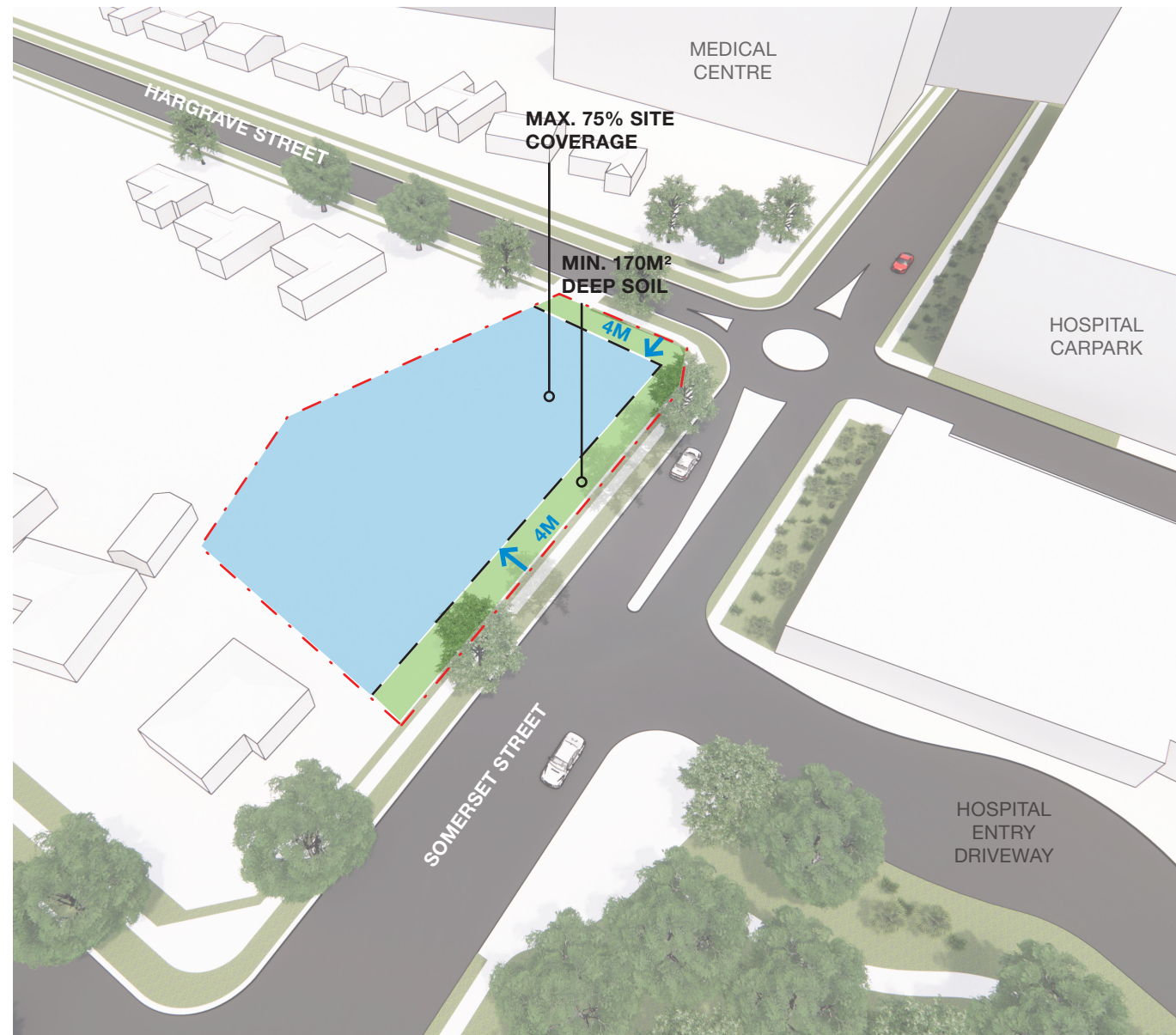
- Rooms oriented to streets.
- Eastern facing rooms stepped in form and to orientate majority of windows away from side boundary setback.
- Articulate building form to long elevation of Somerset Street through break at 1/4 point and project shade canopy at entry to hotel.



**Amended Proposal - UDRP Scheme**

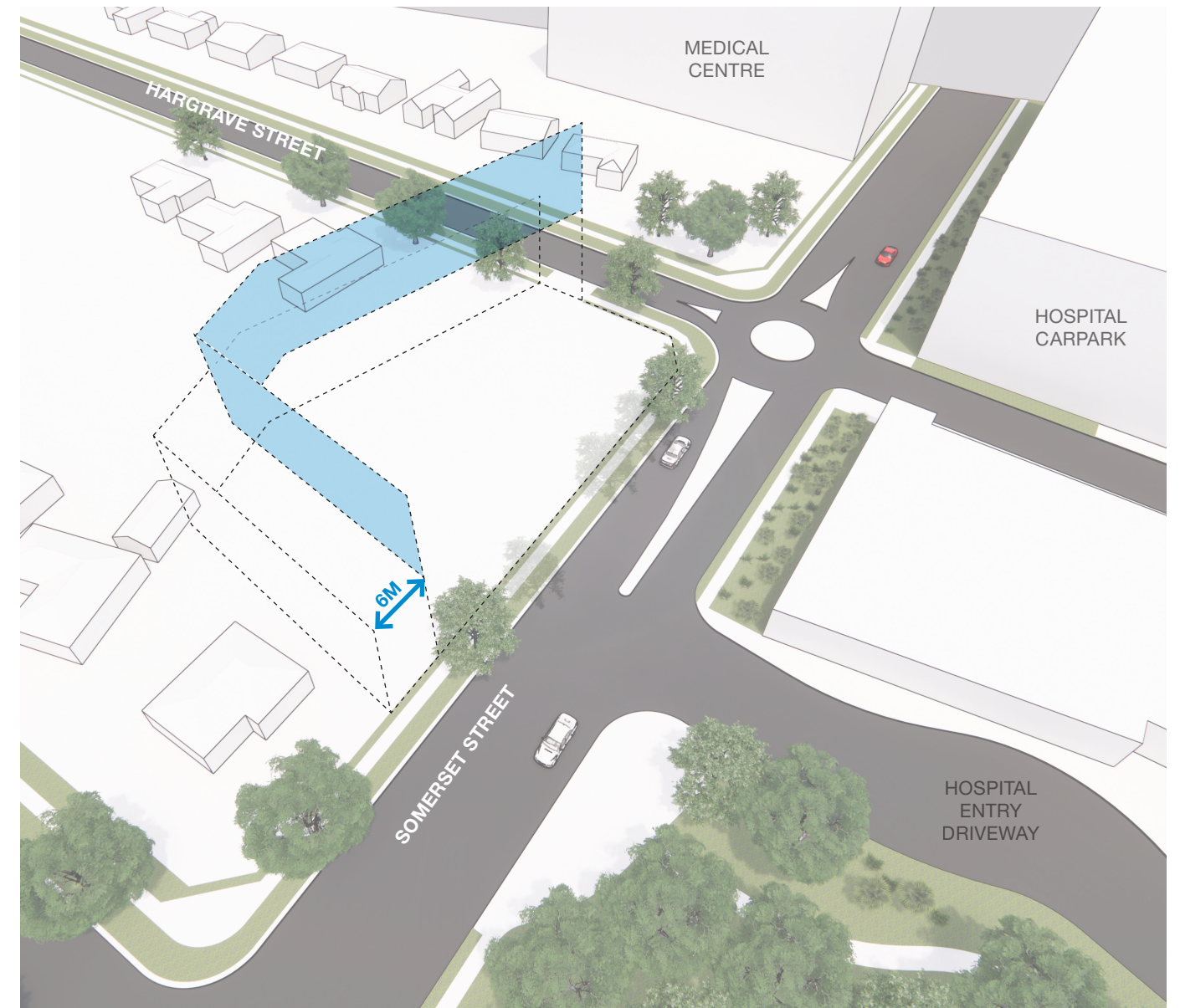
- Stepped form breaks to align with DCP controls create opportunity for urban landscaped breakouts
- Upper levels eroded to match setback controls and protect solar access for dwellings to the south side of Hargrave Street.
- Rooms to rear boundary to be arranged so all views are parallel to the boundary





**Current Proposal - Setbacks, Deep Soil and Site Coverage**

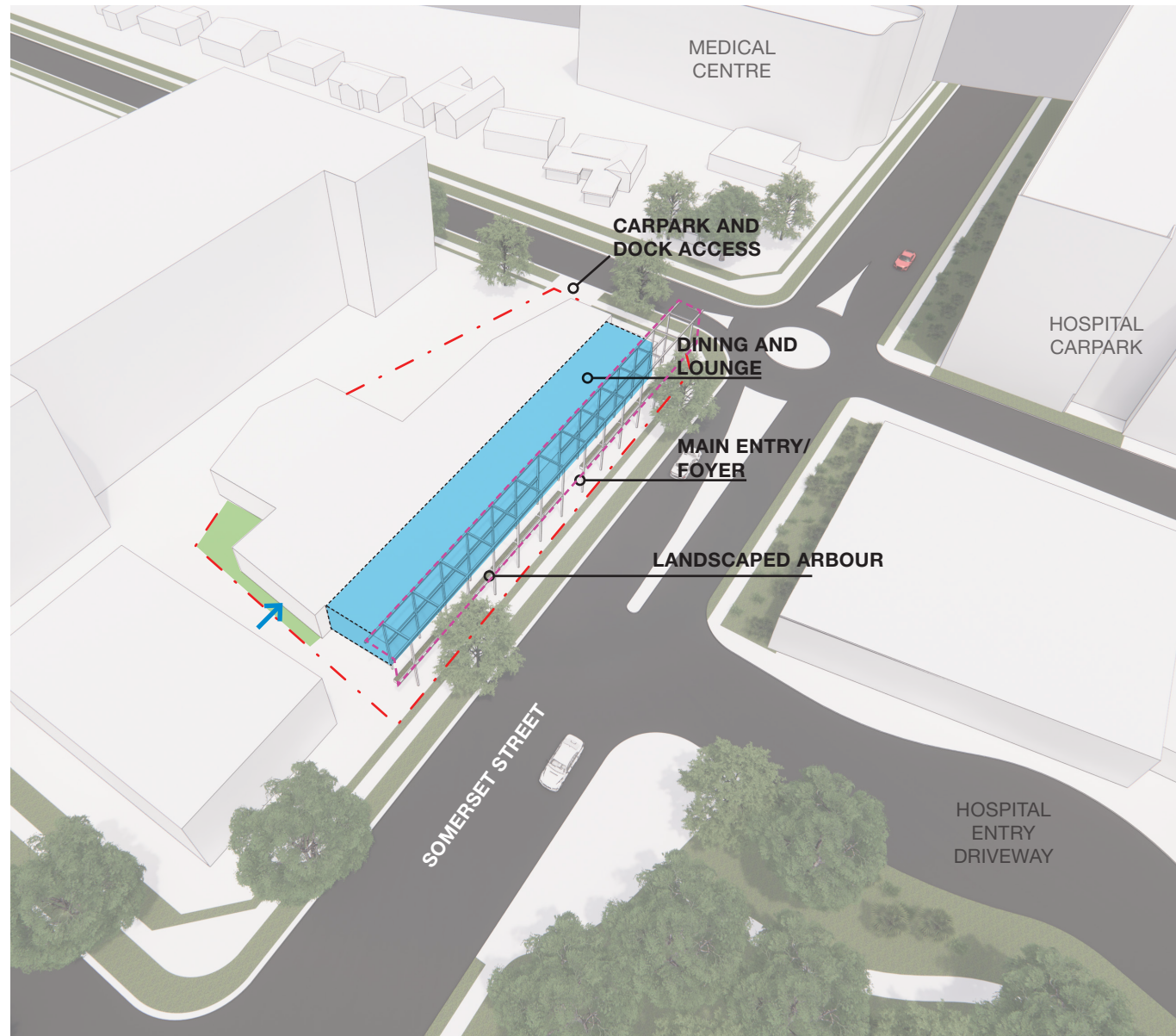
- 4m street setback from Somerset Street and Hargrave Street for deep soil and shade tree planting.
- Building site coverage no more than 75%.
- Provide a minimum of 15% deep soil (beyond the 10% required in DCP).



**Current Proposal - Building Form**

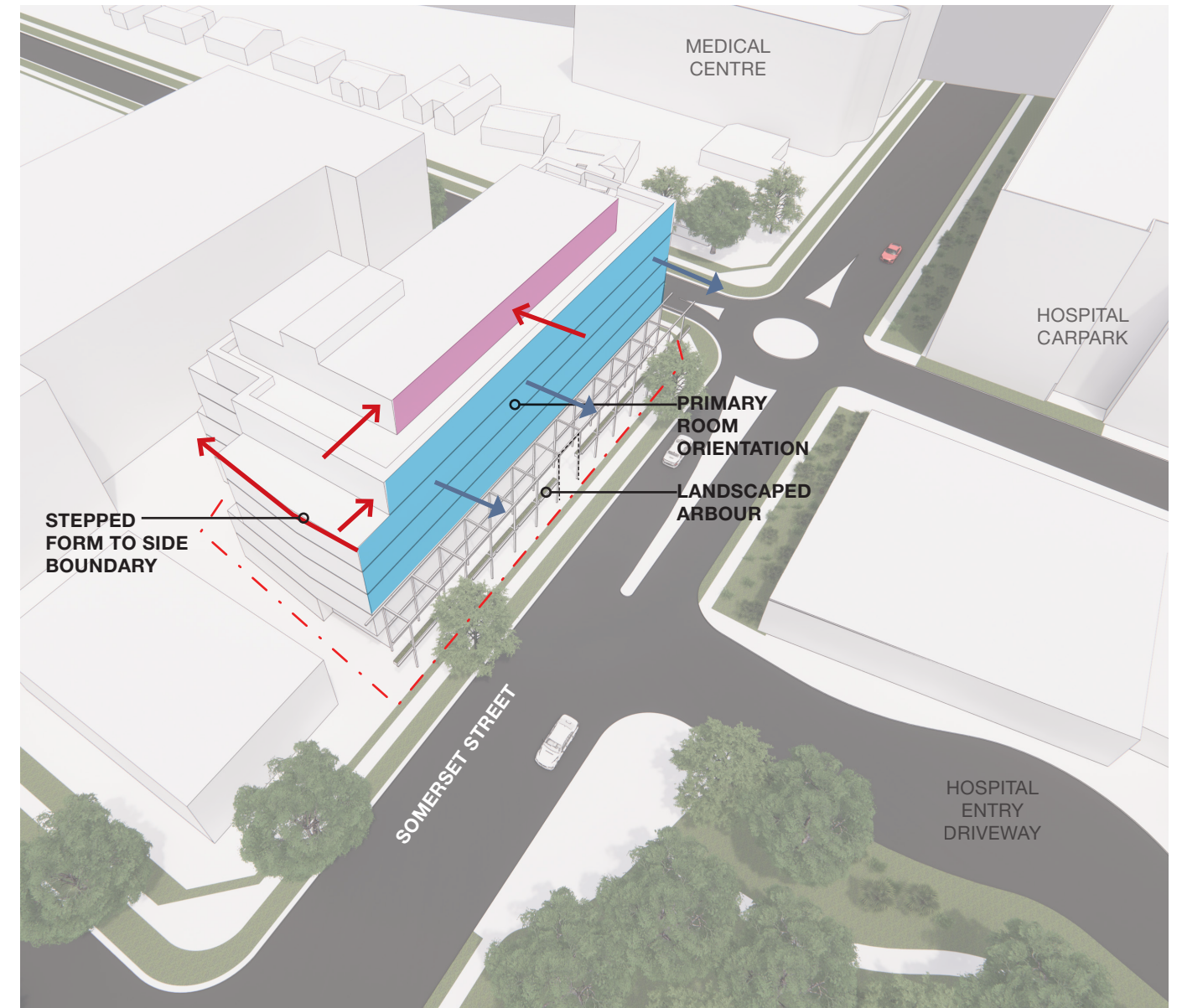
- As a hotel and commercial use, utilise the setback controls within the DCP, namely:
  - 0m setback for first 4 floors
  - 6m setback for upper floors





#### Current Proposal - Ground Floor Program

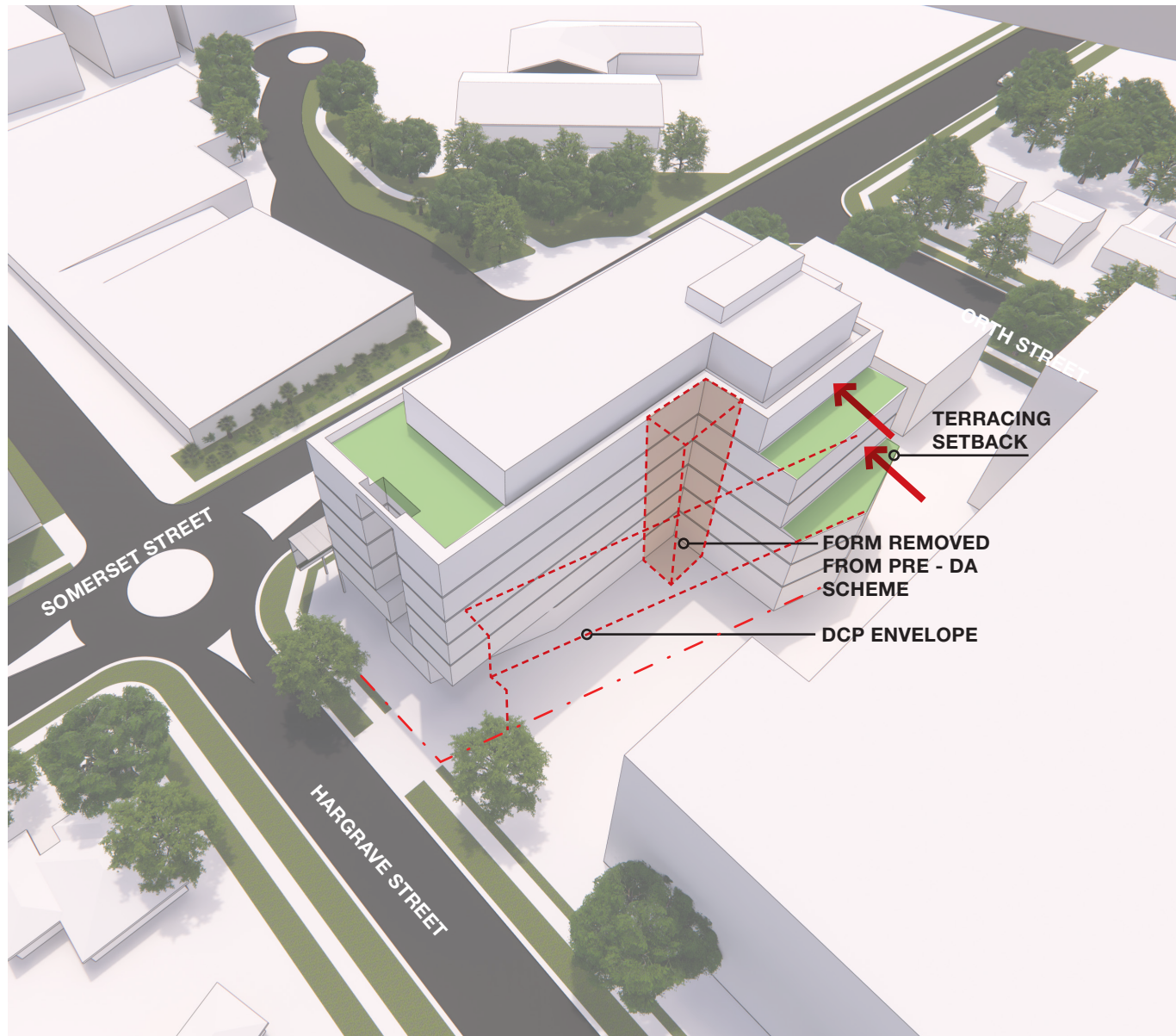
- Carpark and loading access from secondary street frontage (Hargrave Street).
- All carparking and services to take place in basement carpark.
- Setback ground floor use on rear boundaries to create transition to current housing uses and visual relief
- Activation to the street frontage is created through a singular “Long Room” dining and communal space
- Two storey “arbour” proposed in the street setback to create an activated and landscaped street edge



#### Current Proposal - Hotel Tower Arrangement

- Hotel form resolved as cleaner building form
- Rooms aspect to West over hospital creates facade animation opportunity
- Upper floor Wellness and F+B space setback from building edges to reduce visibility from street level and mitigate overshadowing





#### Current Proposal - Hotel Tower Arrangement

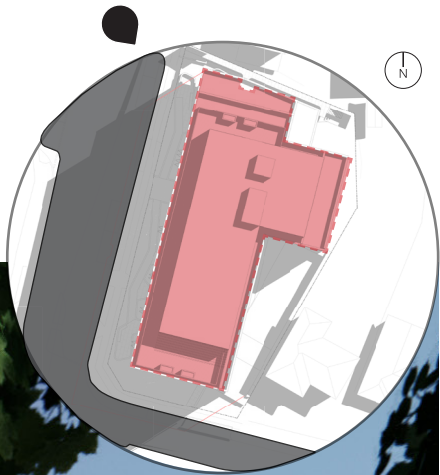
- Stepped form breaks to align with DCP controls create opportunity for urban landscaped breakouts
- Upper levels eroded to match setback controls and protect solar access for dwellings to the south side of Hargrave Street.



#### Current Proposal - Turning to Adjacent Neighbours

- Rooms where possible are oriented away from side boundaries or significantly set back beyond DCP minimums for privacy
- Southern Street facade articulated by expressing vertical circulation to create interest on prominent corner
- Roof top level oriented to West and South with no openings facing neighbours





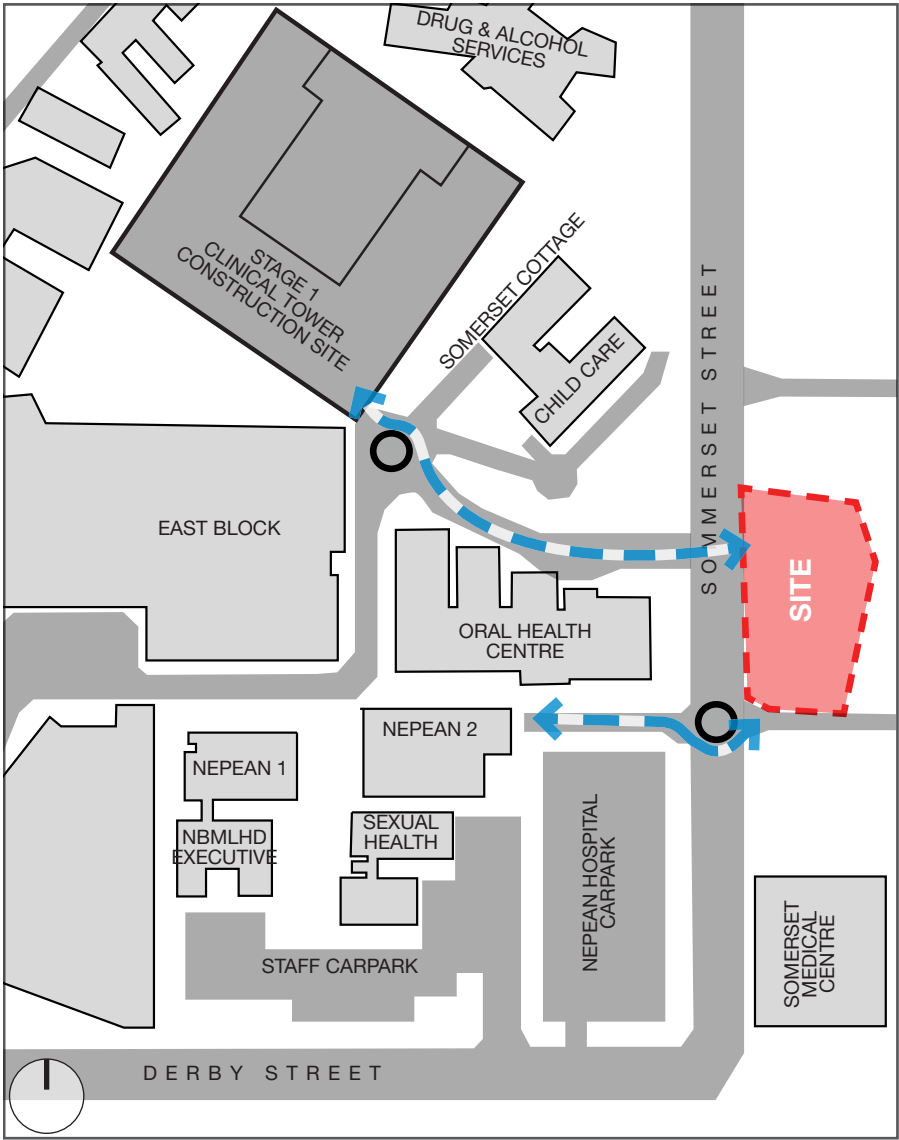












Perspective from West - Somerset Street with portion of roof visible highlighted

The proposed development incorporates 7 stories of building and uses that are within the GFA limits of the site

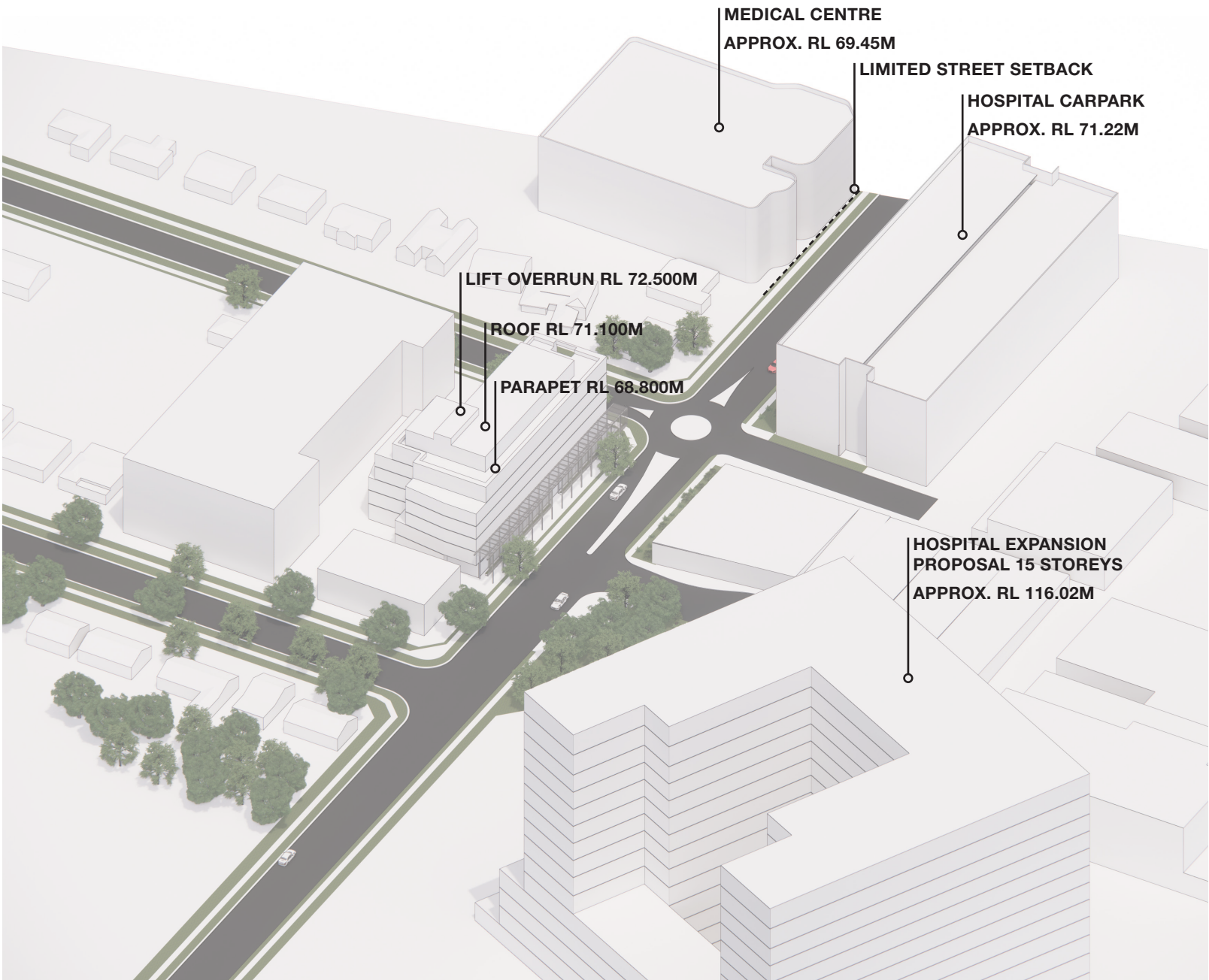
In accordance with the LEP requirements to utilise the 21.6m height control, the first two floors are 3.5m to the ceiling level.

Discussions with the Hospital management identified a key missing part of the hospital precinct to be food and beverage offerings independant of commercial developments in the area. In addition, the specific needs of the Medi-Hotel use, creates demand for enhanced wellness and outdoor spaces with good access to natural daylight and fresh air.

This has lead to the proposal of an additional storey above the maximum height limit.

The below Urban Design analysis identifies several significant and adjacent built forms that match or exceed the proposed height of the subject proposal

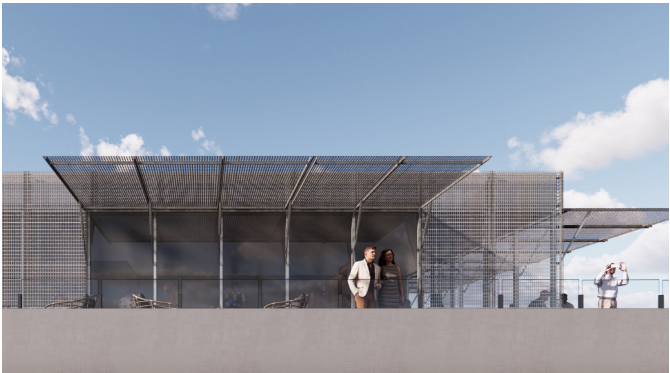
The upper level roof forms is well setback from all street and site boundaries such that it will be barely perceptible from the public domain and limit the presentation to the street as a 6 storey form





3.0 Design Evolution and Response

3.14 Street Wall Composition



**ROOF LEVEL**

The top most floor is setback beyond the street to reduce its visibility, with its materiality in a light grey metallic that maintains its recessive nature.



**LEVEL 4-5**

As the tower rises, the upper two floors have larger cuts into the solid facade, with raking window profiles and accent colour.

In addition, as the building rises through the storeys, the horizontal spandrel gradually thins in section to further accentuate the upper levels differentiation



**LEVEL 2-3**

The lower levels of the hotel are proposed with more solid to void ratio, punctuated with a staggered window expression. This is accentuated with colour fins to the north that combined with the facade depth create solar shading.



**LEVEL G - 1**

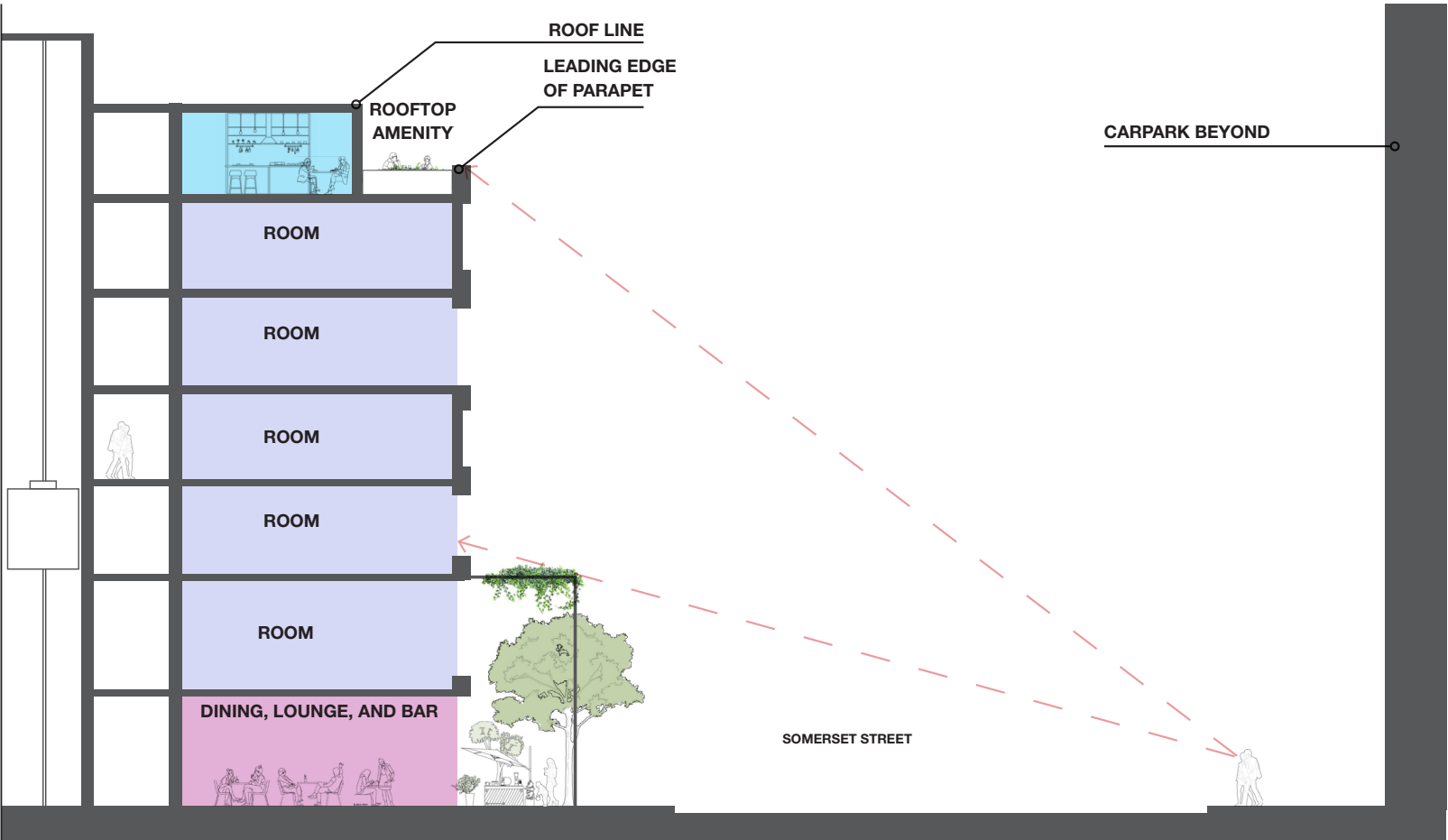
The street presentation at Ground Level and First Floor is primarily composed of the Landscaped Arbour. This performs a dual role of creating a green and landscaped presentation the street as well as creating a deep shaded space at ground level, and to the ground floor internal spaces.

Designed to suit the strong Western sun, in the early days of establishment, the screen will create a dappled shaded effect to the spaces behind

The street wall heights and setbacks of buildings in the adjacent area are variable. To the West of the Hospital Precinct, the carpark structure presents as a 7 storey sheer, but patinated facade. To the south, the recently completed medical centre is a 4 storey, but with high commercial floor to floors, with a zero street setback and variable massing elements.

Our proposal seeks to prioritise achieving the landscape arbour structure creating a deep shaded space on our western edge to manage the sun, and create visual interest from the street. The facade design elements, vary across the heights of the building to set clear design datums, but within the composition of a single architectural element.

The roof top is physically set back, and designed with a visually recessive materiality to limit its visual impact on the streetscape



**HOSPITAL CARPARK**

This building presents a sheer street wall of approx. 7 storeys



**SOMERSET MEDICAL CENTRE**

Presenting a variable massing, this building sits directly at the street edge with varied heights to the street wall



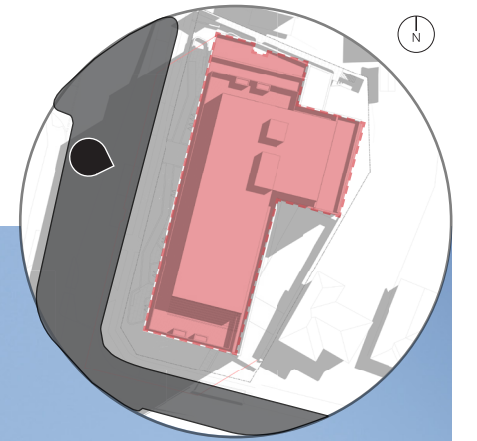
# 4.0 Design Perspectives



## 4.0 Design Perspectives

### 4.01 Main Hotel Entry point on Somerset Street

At the main entry point, the arbour breaks to reinforce the key urban marker in the street, and to integrate the proposed hotel signage into the Architectural form

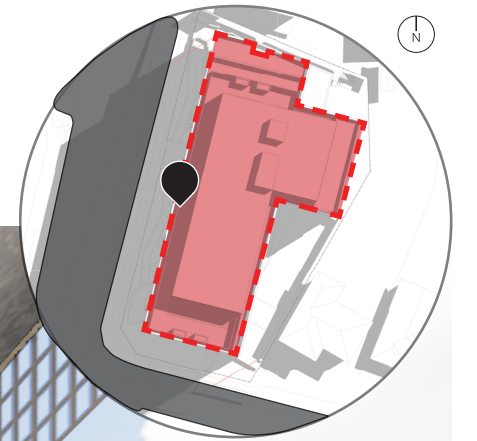




## 4.0 Design Perspectives

### 4.02 Internal Arrangement of Main entrance space under Arbour

The exterior and interior of the arbour space has been designed to maximise the landscape area and its passive cooling effects

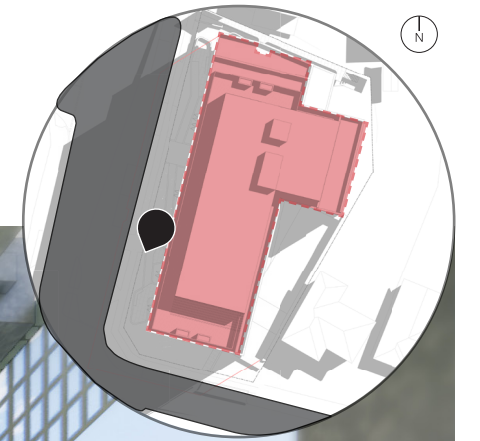




## 4.0 Design Perspectives

### 4.03 Breakout spaces under Arbour

At key break out points along the Somerset frontage, guests and visitors can inhabit the cool space under the arbour, with small outdoor dining opportunities. Hovering in the landscape in an urban oasis

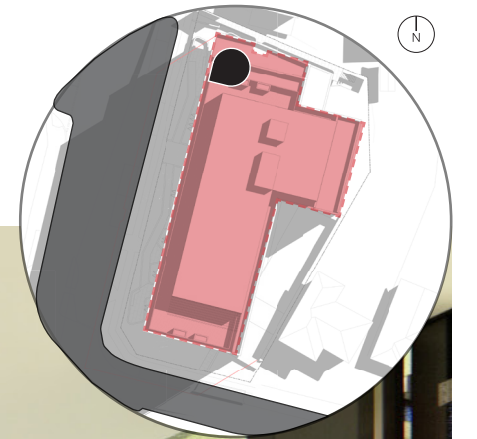




## 4.0 Design Perspectives

### 4.04 Internal arrangement of the “Long Room”

The interior of the Hotel “Long Room” is dominated by the long western facade protected by the landscaped arbour and deep soil setback to the street

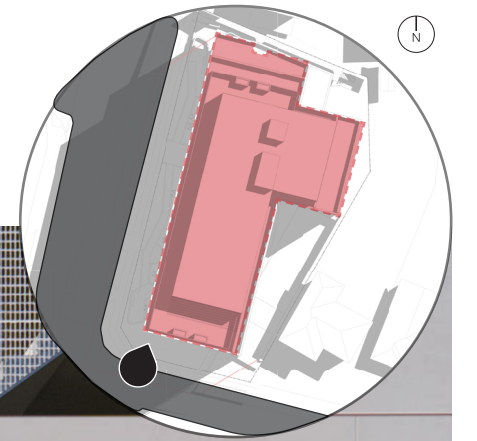




## 4.0 Design Perspectives

### 4.05 Southern aperture from Hargrave and Somerset Street corner

At the southern end of the ground floor space - a large picture window presents to the prominent street corner, highlighting the internal uses of the hotel and activating the streetscape

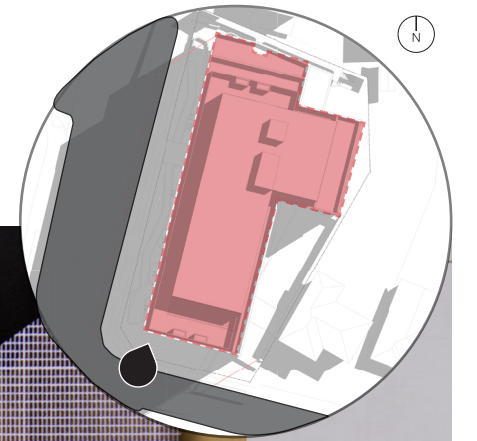




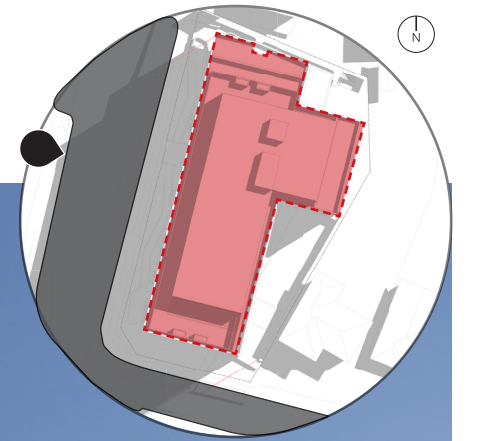
## 4.0 Design Perspectives

### 4.06 Southern aperture from Hargrave and Somerset Street corner

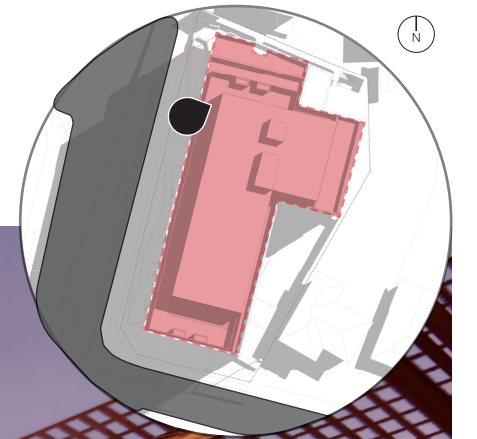
At the southern end of the ground floor space - a large picture window presents to the prominent street corner, highlighting the internal uses of the hotel and activating the streetscape













# 5.0 Materials





AF02

GT02

MF02

AF01

MF03

MF02

MF01

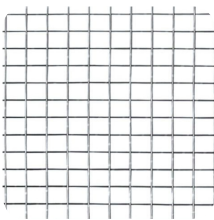
GT01



**MF01**  
Metal Finish - Charcoal



**MF 02**  
Metal Finish - Mid Grey



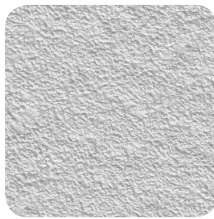
**MF 03**  
Metal Finish - Metal Screen - Mid Grey



**GT01**  
Glazing - Clear



**GT02**  
Glazing - Grey Tint



**AF01**  
Applied Finish - Textured Cladding - Mid Grey



**AF02**  
Applied Finish - Textured Cladding - Copper



