

# GREEN SQUARE Royal South Sydney Hospital Site



## Acknowledgement

This report has been prepared in collaboration with Hill Thalys Architecture + Urban Projects and the following units from the City of Sydney:

- City Life Unit
- City Planning Unit
- City Projects and Property Unit
- Green Square Unit
- Urban Renewal Unit

This report forms a summarised version of the Green Square – Royal South Sydney Hospital Site Masterplan Report (April 2013).

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# 1 Introduction

## 1.1 Overview

Over the last fifteen years, the NSW Government and the City of Sydney (herein referred to as the City) have undertaken investigations and strategic planning to initiate the development of the Green Square Town Centre (GSTC). The town centre, located approximately 4.5 kilometres south of central Sydney and north of Sydney Kingsford Smith Airport, will see the transformation of an industrial area of approximately 13 hectares to a major retail, cultural, residential and commercial centre. The area consists of sites that are privately owned, as well as those owned by State and local authorities.



**Figure 1-1: Regional Context**

The City is committed to the realisation of this exciting new major centre. It is envisaged that the GSTC will set new benchmarks in public domain design and ecologically sustainable development.

## 1.2 Purpose of this Document

It has been identified that the town centre will require a range of public and community facilities to cater for the needs of the future community at Green Square. Such facilities will form an essential element of the community infrastructure and its provision has been identified in Sustainable Sydney 2030, as well as the City's Corporate Plan.

Located within the GSTC is the site of the former Royal South Sydney Hospital. This site has been identified as a critical site for the development of new community facilities; specifically, as outlined in the Green Square Town Centre Development Control Plan 2012, the site has been identified to provide community facilities as well as potential retail or commercial, with residential located on the corner site on Hansard and Portman Streets.



**Figure 1-2: Study Area**

Preliminary investigation and site schematic works have been undertaken and this Site Master Plan, presents the objectives, planning constraints and proposed site layout of a new community precinct, to be located on this site.

This Master Plan – Site Layout was developed by the City of Sydney with specialist advice provided by architecture consultancy, Hill Thalys Architecture + Urban Projects Pty Ltd. It forms a summarised version of the *Green Square Royal South Sydney Hospital Site – Masterplan Report*.



## 2 Planning Context

The GSTC, when complete, will be a mixed use, high density city that will create a vibrant and diverse place with community and recreational facilities, public transport, retail and commercial spaces all within an easy walk for future residents, workers and visitors.

Extensive research and community consultation has been conducted in the area with key community stakeholders and planning documents, associated with the development of the town centre, developed to guide the transformation of the entire site. The key planning controls and strategic documents which apply to the redevelopment of the town centre area include the following:

- South Sydney Local Environmental Plan (Amendment No 17) – Green Square Town Centre (the Town Centre LEP)
- Green Square Town Centre Development Control Plan 2012
- Green Square Public Art Strategy
- Green Square Public Domain Strategy
- Comprehensive Community Facility Needs Assessment
- Green Square Town Centre Social Impact Assessment
- Public Domain Planning Open Space
- Green Square Community Facilities Report
- Green Square Community Update
- Conservation Management for the Royal South Sydney Hospital Site

### 2.1 Planning Scheme

#### 2.1.1 Local Environmental Plan

The GSTC currently operates under a deferred planning scheme, which is un-deferred subject to a planning agreement being settled for each site. The planning agreement includes a financial contribution to the substantial infrastructure required to be delivered. There is a current Planning Proposal for an amendment to the deferred Local Environmental Plan (LEP), which is being finalised by Parliamentary Counsel.

The LEP will include a provision for the local heritage listing of the Royal South Sydney Hospital Site, which will include the following:

- 
- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>▪ Administration Building</li> </ul> | <p>Queen Anne Style Building, 1913 with later alterations and additions</p> |
|---|---|



- 
- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>▪ Nurses Home – Eastern Wing (Esme Cahill Building)</li> </ul> | <p>Three storey Inter-War Georgian Revival Style Building</p> |
|---|---|



- 
- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>▪ Outpatients Building</li> </ul> | <p>Single storey Inter-War Georgian Revival Style Building, circa 1935</p> |
|--|--|



- 
- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>▪ Pathology Building</li> </ul> | <p>Single storey building to Joynton Avenue, 1913</p> |
|--|---|



- **Boundary Fence** Brick and Sandstone Boundary Fence to Joynton Avenue, 1913



- **Landscaping** Landscaped area fronting Joynton Avenue, between Nurses Home and the Pathology Buildings, including significant trees and open landscaped areas around the building.

### 2.1.2 Development Control Plan

A detailed Development Control Plan (DCP) for the Town Centre has been completed and will become active upon the un-deferral of the LEP. The DCP recognises building locations and heights, locations of open space, vehicular access points, high level landscape structure and heritage curtilages. In addition, the GSTC DCP 2012 contains the following stipulations which relate to the provision of community facilities. It states that multi-use community facilities:

- Should meet the needs of the wider Green square Urban Renewal Area and its surrounding suburbs;
- Be located in a space that is convenient to public transport;
- Developed on the former South Sydney Hospital Site to include provision of community uses and community managed spaces, such as artist studios, social enterprises, which includes pop up events and similar initiatives;
- Be in a space that is central and convenient to diverse user groups;
- Have direct access to public domain;
- Be highly visible from roadways and pedestrian paths;
- Have a legible and prominent entry at ground level;
- Be designed for universal access;
- Have a highly visible and positive presence in the community;
- Be designed to be highly welcoming to a diverse range of user groups;
- Be undertaken with effective consultation and collaboration with potential users for the planning and design process;
- Provide adequate space and amenity for people to build relationships and a sense of community; and
- Be designed to comply with multicultural and Braille signage requirements.

Proposed sites within the GSTC permitting the development of community facilities are illustrated in the following figure.



**Figure 2-1: Proposed Sites for Community Facilities within the GSTC**

### 3 Site Description

#### 3.1 Site Boundaries

The former South Sydney Hospital Site is currently bounded by Joynton Avenue to the east, Hansard Street to the south and Portman Avenue to the west. Once developed, the site will be bounded by:

- Zetland Avenue to the north;
- A new aquatic facility to the east;
- The Drying Green, to the north-west; and
- Low scale residential to the south west and high density mixed use elsewhere, over time.

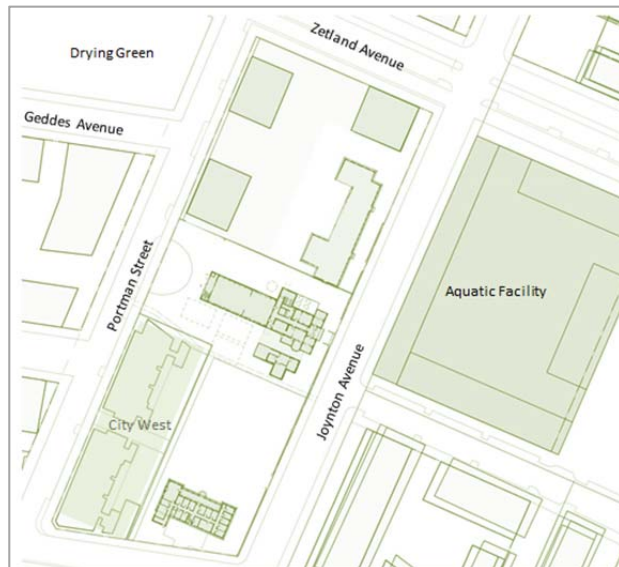


Figure 3-1: Site Boundaries

#### 3.2 Site Development Conditions

When developing the site, the following conditions and restrictions apply:

- The site of the former South Sydney Hospital is owned by the City of Sydney however, an agreement has been made with the NSW Health to replace the hydrotherapy pool that is currently located on the site to another site to be located within the Green Square Town Centre. Thus, the hydrotherapy pool cannot be removed until a new facility has been built.

- A portion of the site located on the corner of Portman and Hansard Streets has been dedicated as affordable housing with City West proposing the construction of a mixture of 1, 2, and 3 bedroom units. City West is proposing to submit a Development Application (DA) for the site in 2013.
- Development Application for the reuse and fitout of the Administration Building was approved in 2012.
- Development Application to undertake the demolition of the non-heritage buildings located on the site was approved in 2011.

#### 3.3 Heritage Items

As described previously, the site contains several buildings which have been classified as Heritage Items. In accordance with the GSTC DCP 2012, these will be reused for community purpose, such as community meeting rooms, creative arts, community shed and child care.

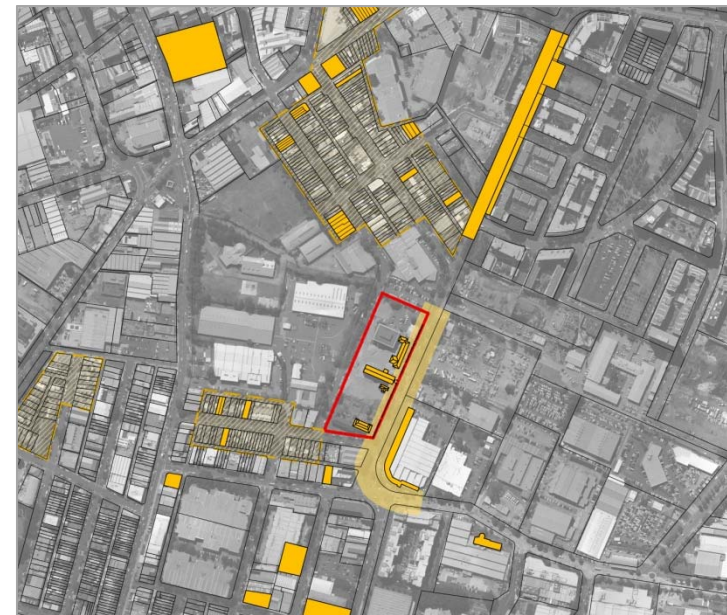
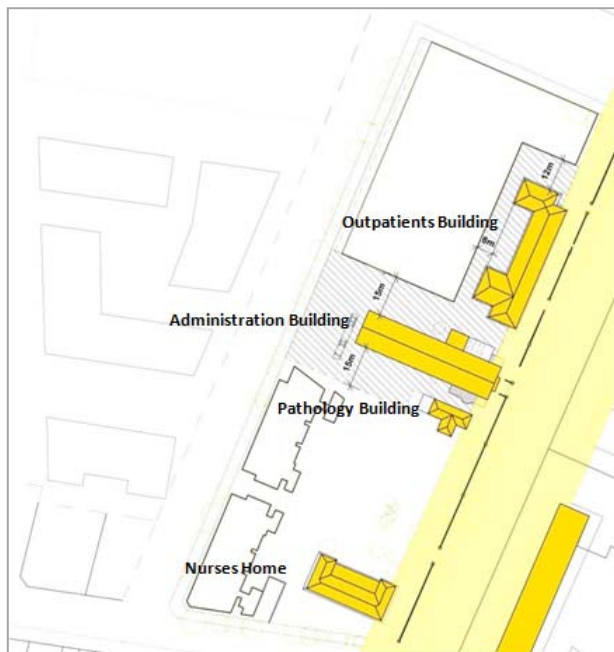


Figure 3-2: Heritage Items Located within Green Square Renewal Area



**Figure 3-3: Location of Heritage Items on Former South Sydney Hospital Site**



## 4 Proposed Development

### 4.1 Development Brief

Based on feedback and responses received from consultation processes that have been conducted, the following design development brief has been determined for the site.

The site is to be developed to:

- Create a new community precinct on the former South Sydney Hospital Site;
- Provide spaces for the community, utilising the existing heritage buildings on the site;
- Provide and accommodate a range of creative and cultural uses, as well as creative enterprises;
- Provide a community hall to replace the Green Square Community Hall;
- Complement the community facilities that are to be located in the Town Centre (ie, new library and Neighbourhood Service Centre) as well as in the Joynton Avenue area (ie, the proposed new aquatic facility);
- Recognise the local industrial heritage and history by incorporating public art, plaques, photos of the buildings and changes over time.

#### Stage 1

- Childcare
- Affordable housing
- Creative art spaces
- Technical workshops and classrooms
- Shared workspaces
- Office spaces
- Meeting rooms
- Exhibition area
- Community lounge room
- Community shed
- Public toilets / amenities

#### Stage 2

- Community hall / youth space
- Performance / rehearsal space
- Complementary small retail / café outlets
- Community health centre / medical rooms

### 4.2 Key Design Principles

In delivering the development brief, and in keeping with the conditions outlined in the GSTC DCP 2012, the following design principles are to be considered when developing on the site:

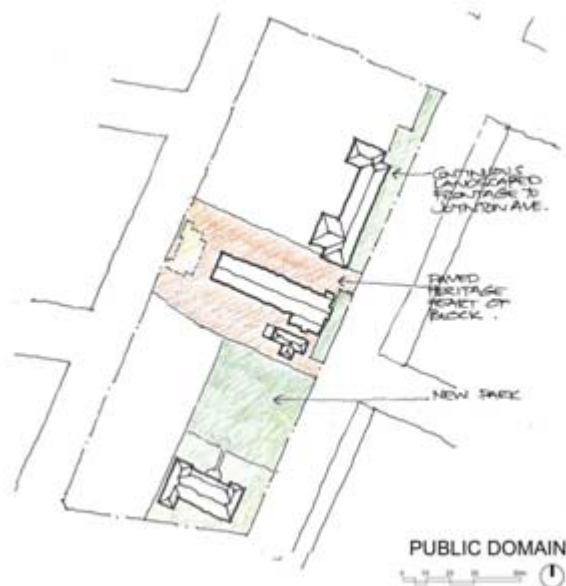
#### 4.2.1 Heritage



- Heritage buildings are to be reused for community purposes to allow:
  - The full benefit of retaining buildings of the former South Sydney Hospital;
  - Appropriate new community uses for redundant assets; and
  - The combination of material conservation and revitalised presence.
- The proposed development:
  - Will be undertaken in accordance with the principles of the Burra Charter and the applicable Conservation Management Plan for the site;
  - Will respect the heritage significance of the individual buildings;
  - Is to be designed and sited to minimise impacts on the heritage significance item;
  - Is to retain the open landscaped setting along Joynton Avenue frontage so that the remaining heritage buildings can be understood as a group;
  - Is to be structured such that the new public domain around the heritage buildings can be seen, used and appreciated by the community;
  - Is to match the appropriate new uses with the retained and adapted heritage buildings;

- Is to interpret other former buildings in the ground plan, retained or recycled elements and materials;
- Is to retain adequate cartilages around the heritage buildings so that new buildings can both have a spatial relationship with them while relating to the larger scale now prevalent throughout the area;
- Is to retain:
  - a 15m setback around the main Administration Building;
  - Retain a 6m setback to the western elevation and maintain a 12m setback to the northern elevation of the Outpatients Building;
  - Retain a 6m setback around the Nurses Home (Esme Cahill Building);
  - Retain the brick wall on Joynton Avenue that is of heritage value; and
- Is to incorporate the outline of the demolished laundry facility in the landscape design.

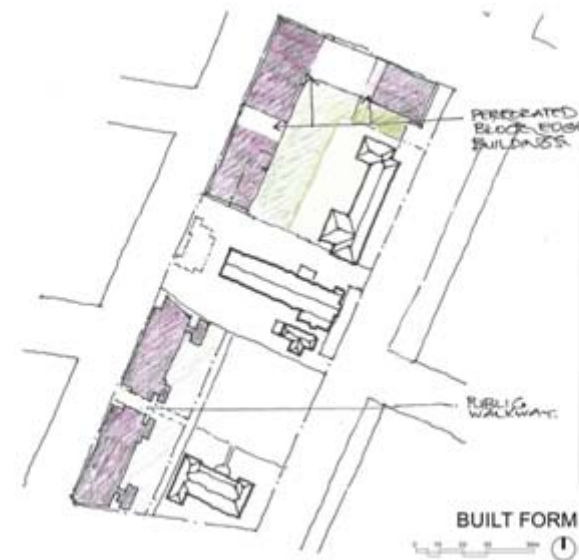
#### 4.2.2 Public Domain



- The public space / public domain area shall be designed to give identity and connection by creating:

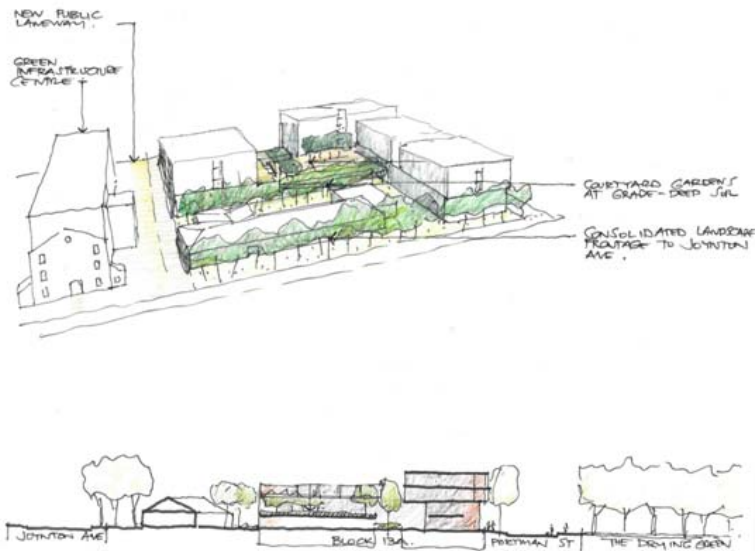
- Multiple through connections between Joynton Avenue and Portman Street;
- A continuous landscape frontage to Joynton Avenue that maintains and continues its established streetscape character;
- A paved heart of the block framing the former main hospital building and courtyard spaces between the heritage buildings and new building types; and
- A new park defined by heritage buildings and new housing.

#### 4.2.3 Built Form



- The built form shall consist of perimeter block buildings that:
  - Create internal garden spaces;
  - Form a perforated block edge which allows for view connections and public walkways through the built form; and
  - Provides an active interface at the site boundaries and reinforces the street alignments.

#### 4.2.4 Community Precinct



- The new buildings within the community precinct are to:
  - Provide a better urban form with interface with bounding streets, parks and heritage structures;
  - Provide a better block form, using a perimeter block model to create a generous central courtyard and open space and address the streets;
  - Create a consistent datum of 3 to 4 storey street wall buildings;
  - Accommodate the substantial available floor space in the most legible and amenable form;
  - Have a revised setback to Joynton Avenue so that it is more consistent with the 6m setback to the main hospital building;
  - Provide appropriate activation of all public domain frontages;
  - Provide better community facility amenity;
  - Improve environmental performance based on thinner section buildings;
  - Provide all levels with daylight and openable windows;
  - Articulate the perimeter block by introducing slots to define individual buildings and allowing sunlight and air into community use spaces and the central courtyard;
  - Provide connections between the outdoor landscaped spaces at grade with deep soil with the internal community use spaces;
  - Provide pedestrian connections and visual linkages through the site to the community facilities on adjacent sites;

- Provide facilities that will complement the new public library and community spaces that will be located in the main plaza at the town centre, as well as the proposed new aquatic facility located east of Joynton Avenue and the Tote community facility in Victoria Park.

## 5 Site Master Plan Proposal

### 5.1 Urban Environment



Figure 5-1: Proposed GSTC Urban Environment

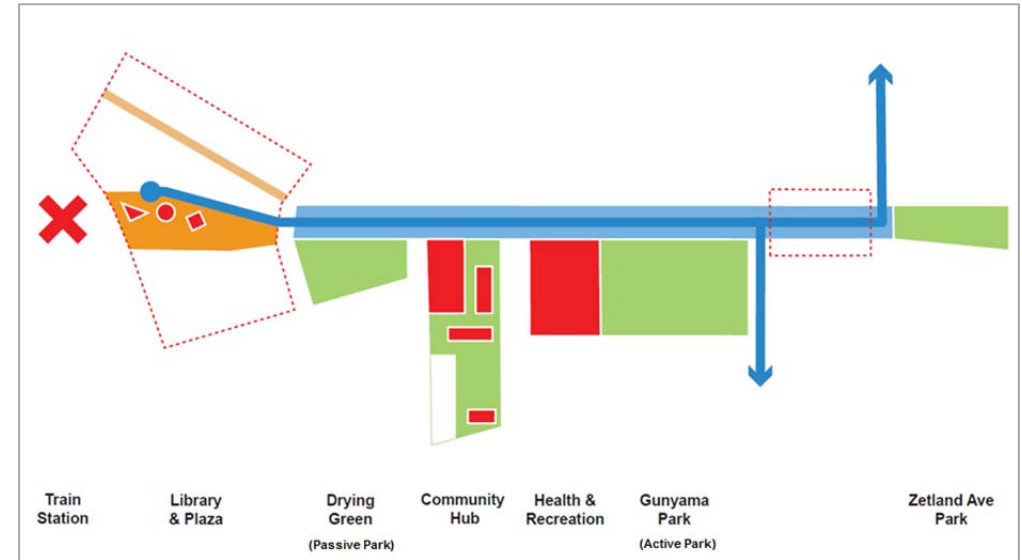


Figure 5-2: Conceptual Illustration of Proposed Community Facilities through the GSTC



## 5.2 Indicative Site Layout and Built Form



**Figure 5-3: Proposed Site Layout of the Former South Sydney Hospital Site**

### 5.3 Indicative Layout of New Buildings on Northern Part of Site

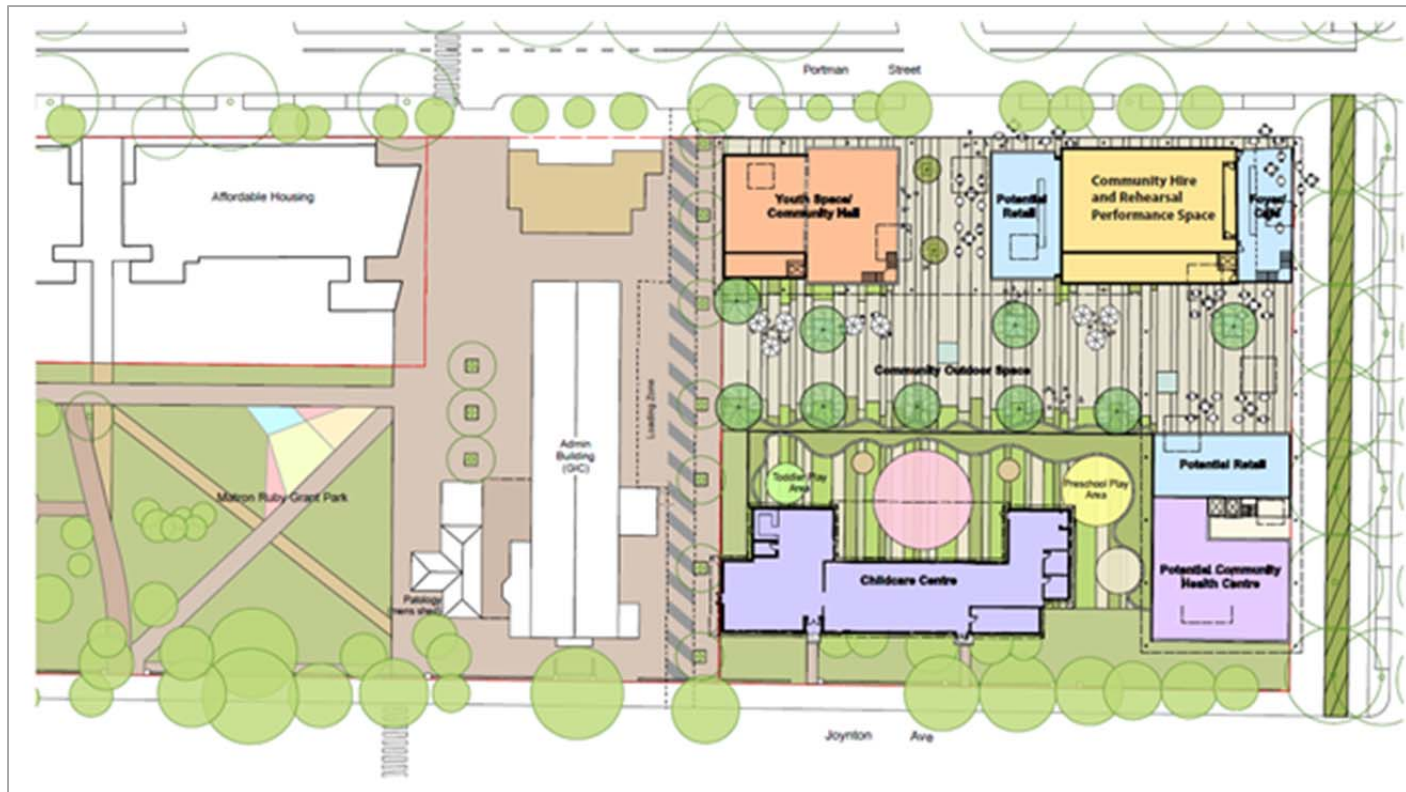
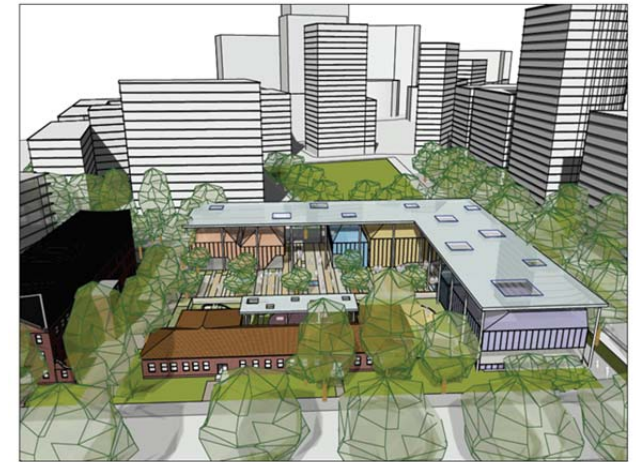


Figure 5-4: Proposed Layout of Northern Part of Site



#### 5.4 Indicative Built Form of Green Square Town Centre and Surrounds



**Figure 5-5: Proposed Built Form of the Site in context of the future Green Square Town Centre and Surrounds**

## 5.5 Staging of Works

The works to be undertaken on the South Sydney Hospital Site is proposed to be carried out in stages. The proposed staging of the works is detailed in the following table:

Staging	Proposed Works	Indicative Timing
Stage 1	Provision of: <ul style="list-style-type: none"><li>▪ Childcare centre in the Outpatients Building</li><li>▪ Affordable housing (undertaken by City West) on the corner lot along Portman and Hansard Street</li><li>▪ Community facility, consisting of creative art spaces, technical workshops and classrooms, office and shared work spaces, community lounge room, exhibition area and amenities in the Esme Cahill Building</li><li>▪ Green Infrastructure Centre in the Administration Building</li><li>▪ Community shed in the Pathology Building and adjoining public toilets</li></ul>	2013/14 – 2016/17
Stage 2	Provision of: <ul style="list-style-type: none"><li>▪ Community hall / youth space</li><li>▪ Rehearsal / performance space</li><li>▪ Community health centre / medical rooms</li><li>▪ Complementary retail / café</li></ul>	2020/21 – 2022/23