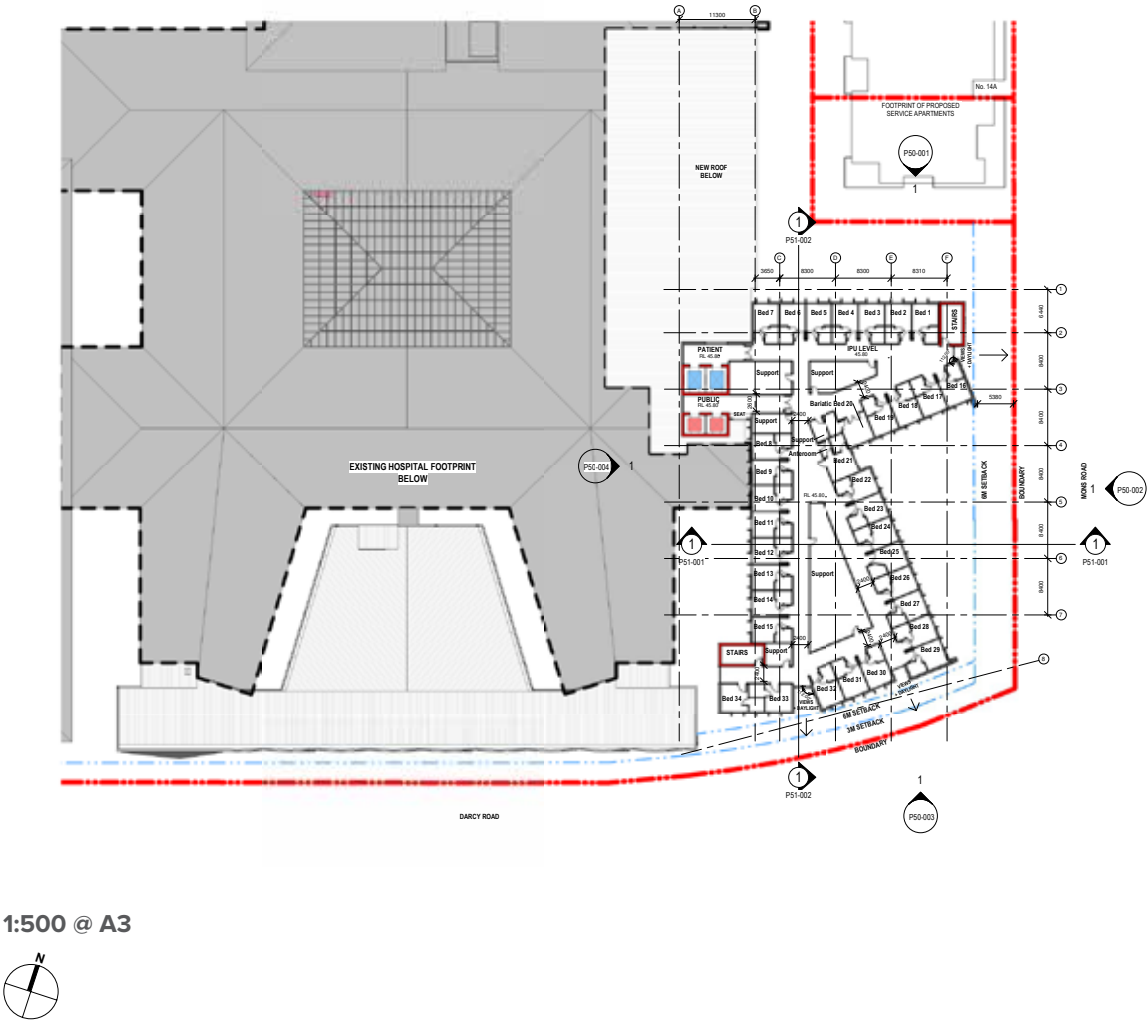


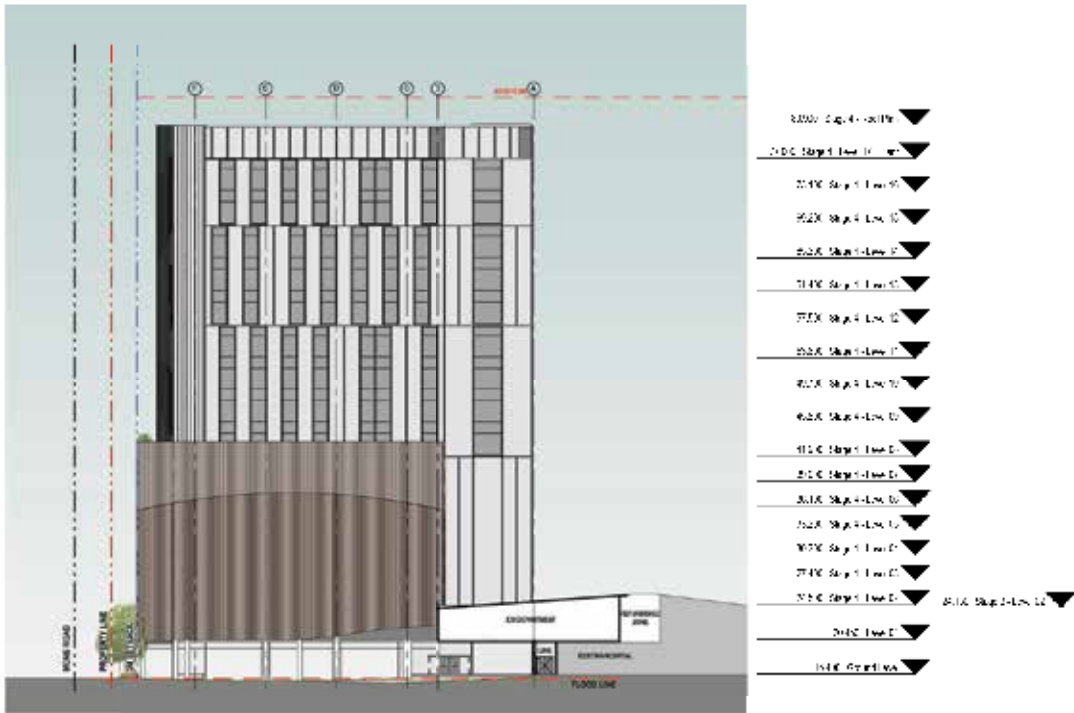
CONCEPTUAL LEVEL 8-16 PLAN (LEVEL 9)



# THE PROPOSAL

## WESTMEAD PRIVATE HOSPITAL

CONCEPTUAL NORTH ELEVATION



1:500 @ A3



CONCEPTUAL EAST ELEVATION - MONS ROAD



1:500 @ A3



# THE PROPOSAL

## WESTMEAD PRIVATE HOSPITAL

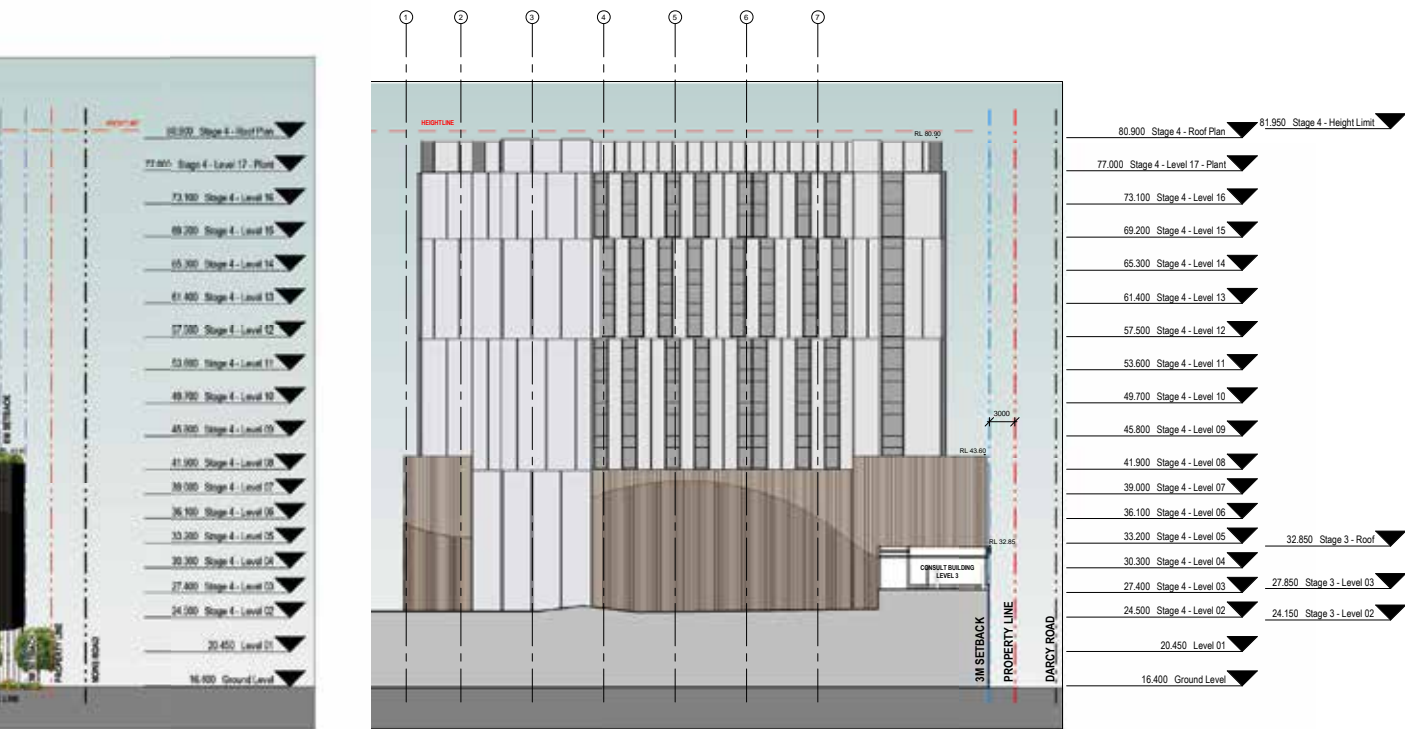
### CONCEPTUAL SOUTH ELEVATION - DARCY RD



1:500 @ A3



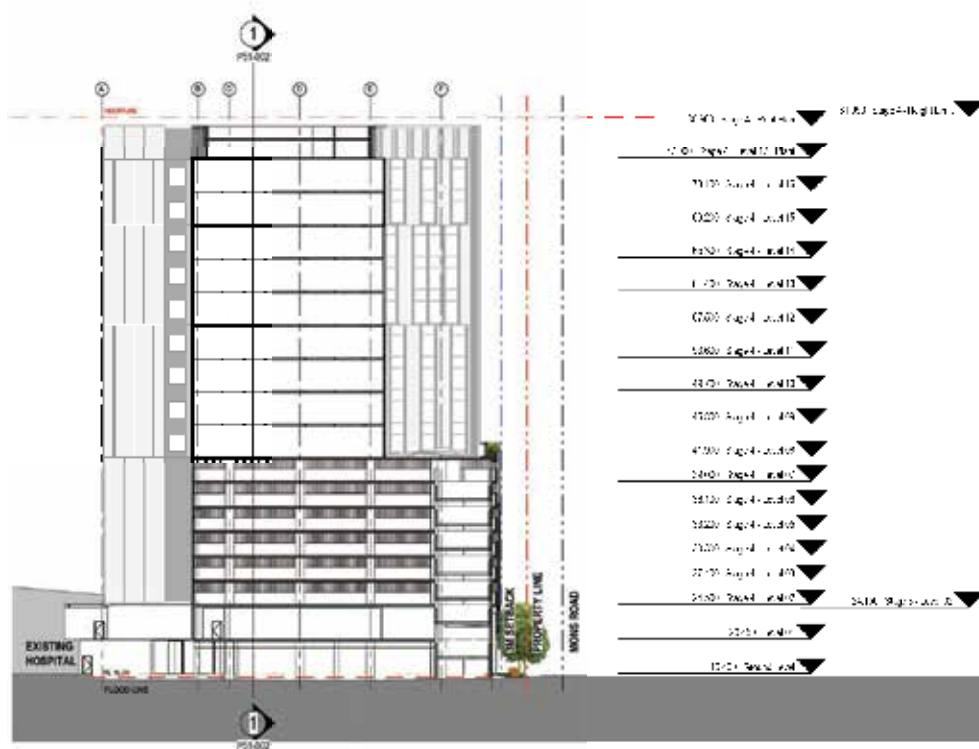
CONCEPTUAL WEST ELEVATION



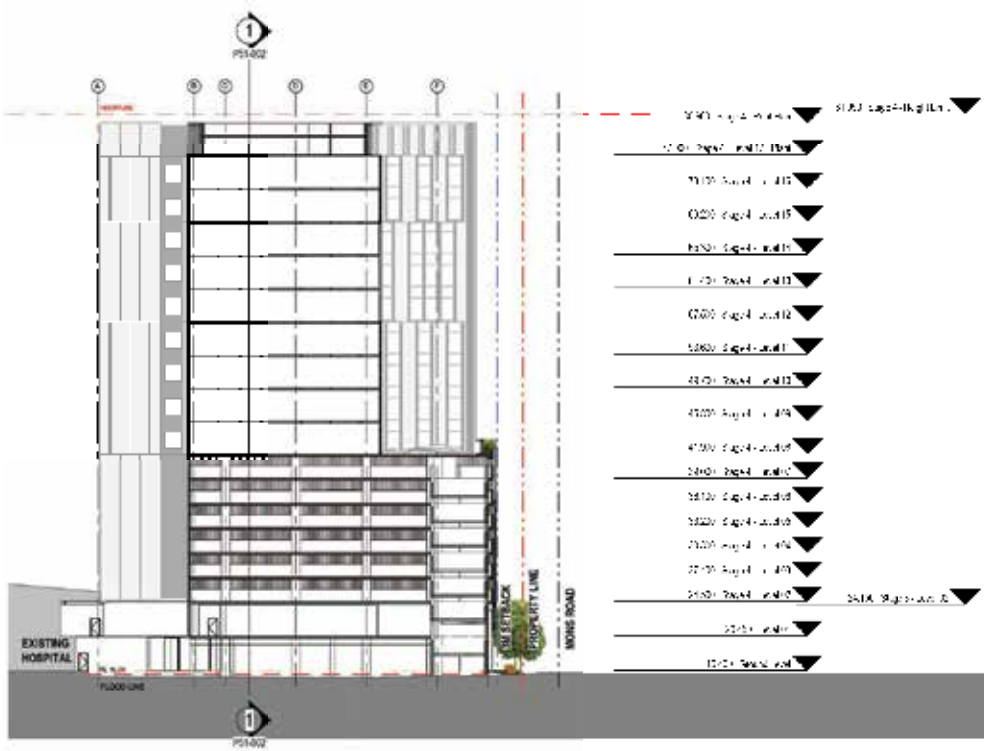
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## CONCEPTUAL SECTION E-W



# CONCEPTUAL SECTION N-S



1:500 @ A3



# **APPENDIX A: CHARACTER ASSESSMENT**

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# CHARACTER ASSESSMENT

## INTRODUCTION

The purpose of this section **Appendix A: Character Assessment** is to identify the particular features of the local character that can be retained or reinforced within the proposed development.

Ramsay has engaged RobertsDay to prepare a Local Character Statement in accordance with the recently released Planning Circular “Stepping up planning and designing for better places: respecting and enhancing local character”.

Using our place-led design expertise and knowledge of Government Policy, this section of the report provides an informed assessment of the impact of the proposed development on the Westmead Private Hospital site on the character of the local area.

To inform our understanding of local character and identify future desired character principles we have researched:

- Local Character and Place Guideline - NSW Government
- City of Parramatta - Community Strategic Plan 2018-2038
- Better Placed - Government Architect NSW
- Draft Westmead Innovation District Master Plan

The character and future desired character principles have been distilled into a series of criteria and used to assess the impact of the proposed development from four key vantage points in the visual assessment component of the report.

The criteria have been grouped under the following categories of:

- Uses
- Built Form
- Streetscape
- Wayfinding

# LOCAL CHARACTER

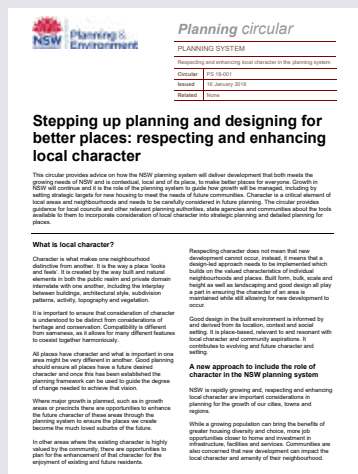
## DOCUMENT REVIEW

### WHAT IS LOCAL CHARACTER?

#### LOCAL CHARACTER PLANNING CIRCULAR

The Department of Planning and Environment has prepared a 'Planning Circular' titled 'Stepping up Planning and Designing for Better Places', provides advice on how the NSW planning system will ensure the delivery of development that both meets the growing needs of NSW and is contextual, local and of its place, to make better places for everyone.

*"Character is what makes one neighbourhood distinctive from another. It is the way a place 'looks and feels'. It is created by the way built and natural elements in both the public realm and private domain interrelate with one another, including the interplay between buildings, architectural style, subdivision patterns, activity, topography and vegetation."*

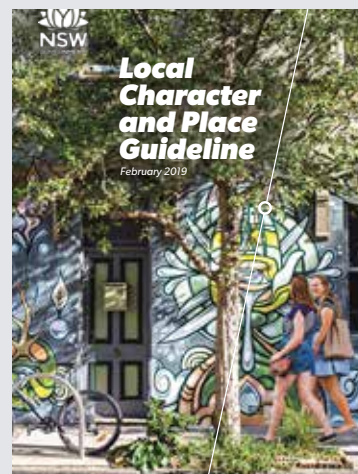


Local character considerations can be included by Councils in DCP provisions to guide the future development of certain zones.

#### LOCAL CHARACTER AND PLACE GUIDELINE

In response to community feedback and NSW Government's direction to elevate the consideration of local character in NSW planning decision making, a planning framework for Local Character and Place Guidelines has been prepared to ensure we can maintain, enhance and cultivate the unique character and identity of places.

*"Local character is what makes an area distinctive. It is the translation of land use and built form, the local economy, public realm and private spaces and the tradition and history of Aboriginal and non-Aboriginal cultures, intrinsically linked to individual places. Character is fluid and reflected by people who value and influence the places they are connected to in different ways."*

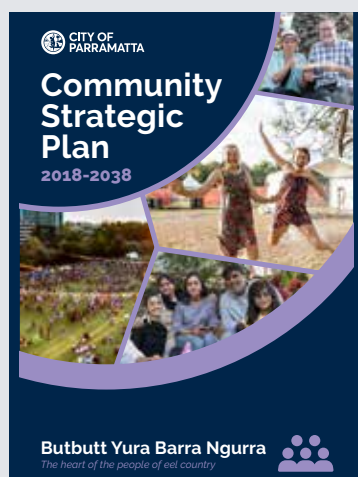


The guideline provides information to clarify the key influences of local character and place, how local character can be integrated into the planning system and current approaches for the inclusion of local character in local planning.

## COMMUNITY STRATEGIC PLAN CITY OF PARRAMATTA

The Community Strategic Plan reflects the research and conversation with the City of Parramatta Community. The strategy details how Council will contribute to achieving the goals set out in this Plan, through aligning Council's services, resources and strategic relationships.

*"Stewards of our built and natural environment. Fostering vibrant neighbourhoods, places and development that is well-balanced, connected and sustainable."*



The guideline provides information to clarify the key influences of local character and place, how local character can be integrated into the planning system and current approaches for the inclusion of local character in local planning.

## LOCAL CHARACTER AND PLACE COLLECTION

The Local Character and Place Collection is a collation of reflection pieces, case studies on local character and place and details the Department of Planning and Environment's exploration into local character and place. The collection explores the diverse perspectives of local character practitioners, and the Department's journey of exploring local character. The Department identifies the Collection is by no means conclusive. It is deliberately catalytic and it is offered with the intent of contributing to public discourse about local character and place.

*"Place is the layout, division and form of environments – its patterns, landscape, density, development, land use and mix - these aspects set the groundwork for places to flourish."*



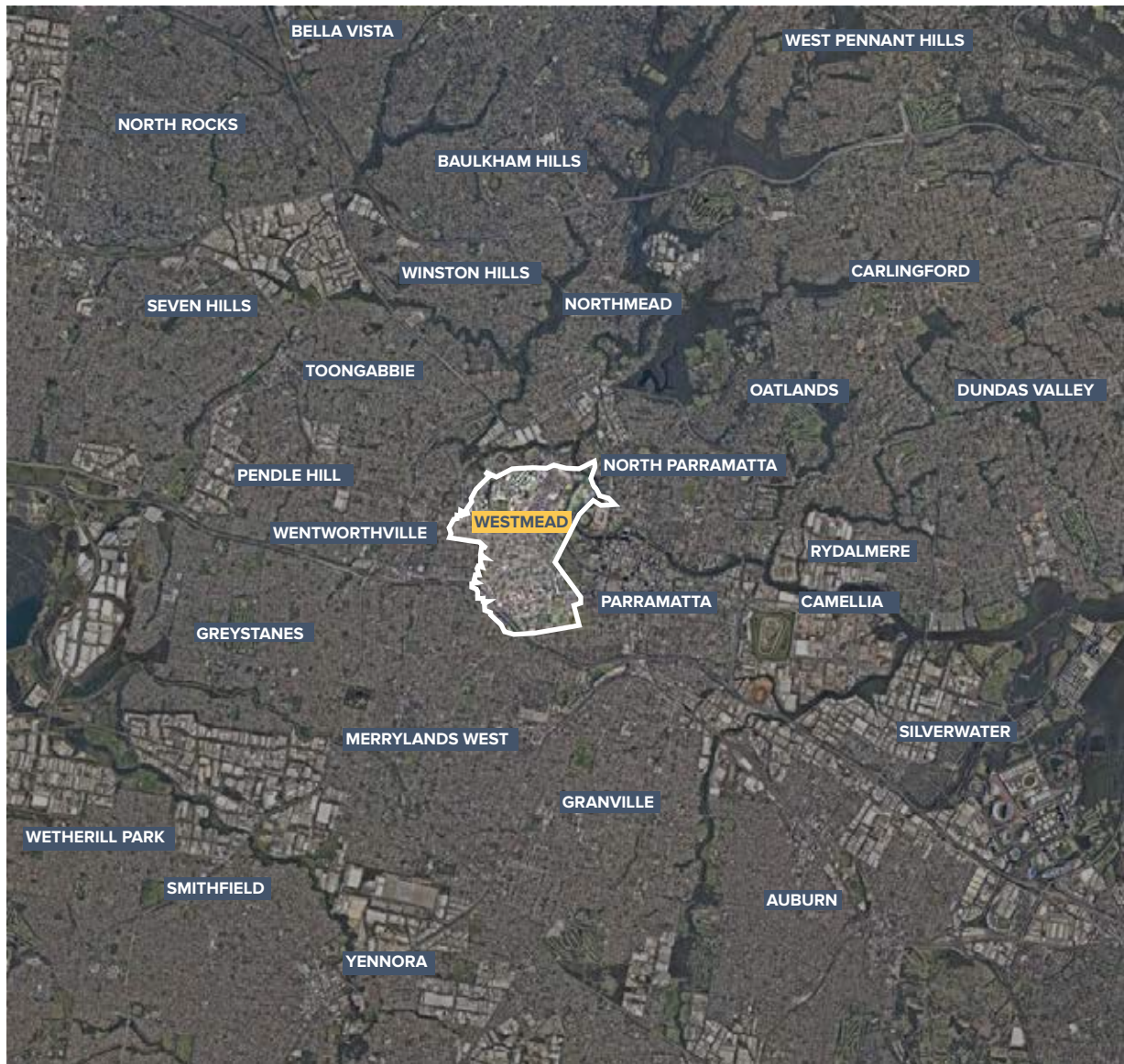
Character is a fluid, shared vision, informed by people's experience of place and their connection to each other.



# WESTMEAD

## UNDERGOING A TRANSFORMATION

HEALTH, EDUCATION & INNOVATION PRECINCT





# WESTMEAD

## UNDERGOING A TRANSFORMATION

### A SNAPSHOT OF A TRANSFORMING WESTMEAD



#### HEALTH SERVICES

- Westmead Specialist Medical Centre
- Westmead Children's Hospital
- USYD Oral Health Centre
- Pathology West (ICPMR)
- Heart Centre for Children
- Cumberland Hospital
- Westmead Cardiologist
- Westmead Hospital
- Ronald MacDonald House

#### EDUCATION & TRAINING

- USYD Clinical School
- Redbank School
- Catherine McAuley Westmead
- Mother Teresa Primary School
- Parramatta Marist High School
- Western Sydney University Campus
- UWS College Student Centre
- Westmead Institute Medical Research
- AustPath Laboratories

#### TRANSPORT CONNECTIVITY

- T-Way buses along Darcy and Mons Road
- Parramatta Light Rail
- Proposed pedestrian and cyclist linkages
- Accessible and direct routes

#### AMENITY & TOWN CENTRE

- Milson Park
- Parabianga Rserve
- Shannon's Paddock
- Parramatta Park
- Local shops along Darcy Road
- Parramatta Town Centre

# WESTMEAD PEOPLE PROFILE

## UNDERSTANDING THE COMMUNITY

### POPULATION & PREDICTED FUTURE GROWTH



## WORK

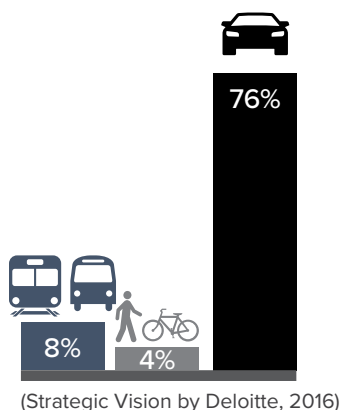
MOST PEOPLE WORK IN



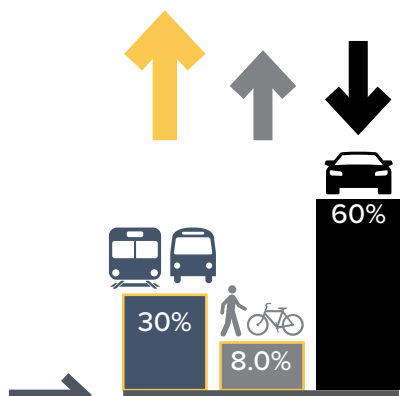
\* Statistics relate to City of Parramatta - Profile Id 2016

**69.2%**

OF RESIDENTS TRAVEL OUTSIDE THE AREA FOR WORK\*



**CURRENT MODE OF TRANSPORT TO WORK OF PEOPLE WORKING IN WESTMEAD**



**FUTURE MODE OF TRANSPORT TO WORK OF PEOPLE WORKING IN WESTMEAD BY 2036**

### POINT OF INTEREST:

- In the future, the use of active transport will increase and car-useage will decrease in Westmead.
- Increasing jobs can help to retain local workers and save on time and transport costs.
- This may be done by adapting and enlarging existing facilities to accommodate new and improved services in the medical field (eg. Additional surgical theatres, more hospital beds, state-of-the-art equipment).

## ACCESS

CURRENT WALKABILITY RANKING

**147<sup>th</sup>**



FUTURE WALKABILITY RANKING BY 2036

**TOP 20**

(Strategic Vision by Deloitte, 2016)



CURRENT TIME TAKEN TO WESTMEAD HEALTH PRECINCT FROM PARRAMATTA



**17 mins**



**24 mins**



**7 mins**

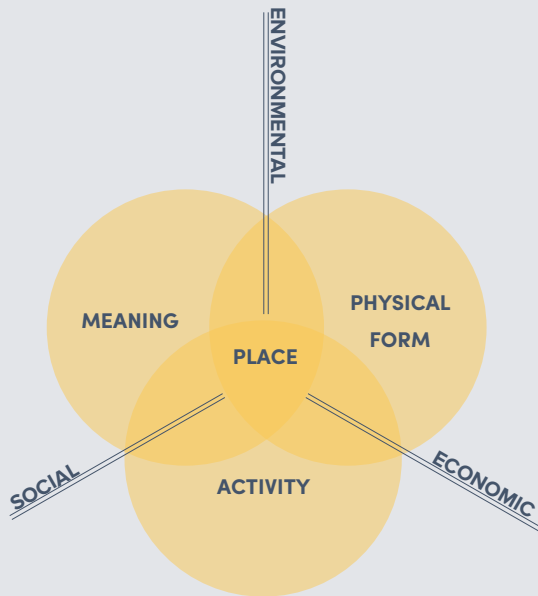
### POINT OF INTEREST:

- Westmead is very walkable and most services & public transport options are found nearby.
- Increasing density in these areas & improving pedestrian connections will enhance Westmead's walkability.
- The walk score will improve with density & precinct supportive uses.

# LOCAL CHARACTER ASSESSMENT

## UNDERSTANDING THE CONTEXT

### UNDERSTANDING WESTMEAD CHARACTER OF PLACE



Adapted from GANSW Place Analysis from Local Character and Place Guidelines, February 2019. Adapted from Canter 1977; Punter 1991; cited in Montgomery 1998

### UNDERSTANDING THE CONTEXT

SOCIAL  
ENVIRONMENTAL  
ECONOMIC

### URBAN DESIGN ELEMENTS

LANDSCAPE  
TOPOGRAPHY/VIEWS  
URBAN FORM  
BUILT FORM

Factors influencing an understanding of place. Refer to Good Urban Design (draft GANSW) for more detail.

### SOCIAL

- Westmead Private Hospital facility is part of the largest Health, Education and Innovation precinct in NSW
- Well-located proximate to local Westmead Town Centre along Hawkesbury and Darcy Roads
- Surrounded by unique open space areas for recreational and local outdoor activities
- Local education south of the site; Mother Teresa Primary School, Catherine McAuley Westmead, Parramatta Marist High School, Palm Avenue School with Westmead Clinical School located proximate to Westmead Hospital
- The Westmead Precinct is built on the land of the Darug People, who have had a continuous connection to country for 60,000 years. Burramatta is thought to be derived from the Aboriginal word for “place where the eels lie down to breed,” in reference to the Parramatta River.
- Medium and High Density Housing make up 99% of Housing
- 71% of the Westmead community speak a language at home other than English
- 47% of the work force utilise Public Transport to commute to work, and is increasing
- Westmead was originally part of the Government House’s domain in Parramatta. The name Westmead came into use when the domain was first subdivided in 1859. The northern meadow and western meadow of the domain were split off and called Northmead and Westmead.
- At present, over three quarters of workers at Westmead use a car as the primary method of travel to work, with only 8% currently using the train.
- Approximately 70% of patients to Westmead come from Parramatta, Cumberland or surrounding local government areas of the Hills Shire, Blacktown, Fairfield and Auburn.



## ENVIRONMENTAL

- Westmead sits within the Parramatta River catchment, close to green, recreational corridors associated with the river.
- Toongabbie River and Finlaysons Creek run to north of the Westmead Private Hospital site.
- Milson Park and Shannons Paddock to the north and west of the site.
- Lush green tree canopy within Milson Park and along the corridor south of the hospital site adjacent to Mother Teresa Primary School and Reveria Park Monarco Estate.
- Close proximity to local transport connections and access to the hospital, supported by Westmead Rail Station, T-Way buses and the future Parramatta Light Rail infrastructure.
- Large open spaces to the south of the hospital and open space car parking adjacent to Institute and Darcy Road.
- The hospital site sits on the corner interface of Darcy Road and Mons Road with the natural backdrop of the Milson Park Wetlands to the rear of the site.
- Open space on the corner of Darcy Road for Catherine McAuley Westmead and at the end of Dragonfly Drive.



Mons Road, Toongabbie River, Redbank Track, Parramatta River

## ECONOMIC

- Westmead is a vital part of Western Sydney's rapid development, with Western Sydney's population projected to grow by almost 50%, or one million people during the next 15 years.
- In 2016, Westmead produced over \$1.9 billion of economic output, representing 1.6% of Western Sydney's economy.
- Westmead is one of the largest health, education and research precincts in the world, providing direct health services to almost 10% of Australia's population.
- Westmead currently provides over 18,000 jobs; the largest number of jobs within Sydney's seven integrated health and education precincts.
- In 2011, more than 71,000 residents living within 30 minutes of Westmead held a degree or higher qualifications in the fields of science, health, engineering, mathematics and IT. A total of 3,700 residents holding PhD's also live within Westmead's labour market catchment. This highly skilled labour force represents approx. one-third of Sydney's total talent pools in these respective cohorts.
- Westmead has currently over \$3.4 billion of capital mobilising within the precincts, with potential identified for over \$2.4 billion of additional capital over the next decade.
- A total of \$5.8 billion of investment is under various stages of delivery, planning, or with potential to be delivered as part of the plans for Westmead over the next decade.



Artist impression of Westmead Hospital & Innovation Centre

# LOCAL CHARACTER ASSESSMENT

## UNDERSTANDING WESTMEAD PLACE

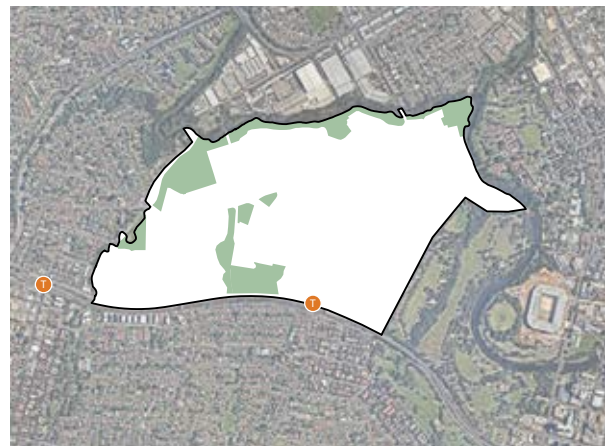
### TOPOGRAPHY / VIEWS

- Visual corridors towards the Redbank Track and Toongabbie River from Mons Road.
- Gentle gradient from the WPH site toward Finlayson and Toongabbie Creek to the north of the site.



### LANDSCAPE

- Milson Park wetlands to the north, and north-west of the site, connects to the Redbank Track traversing Toongabbie Creek.
- In the central zone of Milson Park, there is currently valuable Cumberland Plains woodland communities; Sheoak (*Casuarina glauca*), Roughed-barked Apple (*Angophora floribunda*) and Forest Red Gum (*Eucalyptus tereticornis*) and good habitats for a range of fauna, particularly small birds.
- Finlayson Creek and Toongabbie Creek fall within the Milson Park wetlands open space supporting diverse ecological habitats.
- Open recreational spaces are accessible within walking distance to the WPH site, including Shannons Paddock.
- WPH site currently has some well-established trees along Darcy Road and the corner of Mons Road.



## URBAN FORM

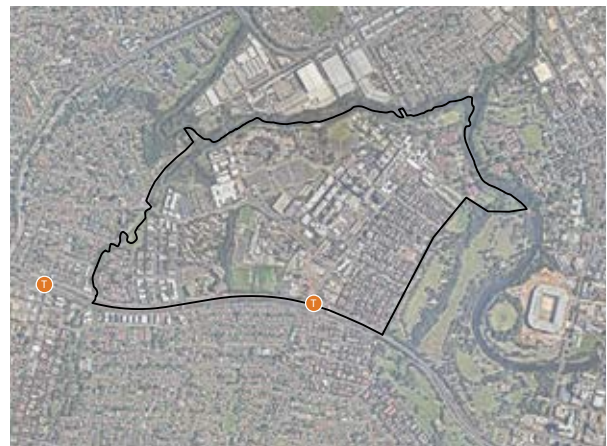
- Suburban character.
- Major Streets widths vary from <15m to up to 30m wide.
- Buildings are generally setback from the boundary with large established trees lining streets.
- Fine grain, mixed use and food and beverage can be found just north of the station.
- Larger retail spaces are located along Darcy Road to the west of our site.
- At times, the surrounding streetscapes comprise of street parking and residential frontages with unengaging and unattractive streetscapes.
- The street layout is a significant contributor to the organising of elements and built form across the Precinct.



## BUILT FORM

The built form in Westmead can be divided into two main categories:

1. Large format institutional buildings generally with considerable set backs from the street in the area dedicated to health facilities to the north of the district. In order to distinguish them as institutional buildings, they typically make greater use of glass and metallic elements and are often finished with large aluminium or timber panels.
  2. Medium to high density residential unit complexes and apartments, ranging from 3-4 storey walk-ups (mostly found in the western part of the district), to 5-8 storey apartment blocks and up to 16-storey apartment towers (within the Monarco Estate). Walk-up flat buildings are generally in face brick, while newer apartment blocks are typically finished with cement rendering.
- It is interesting to note that 99% of dwellings were medium or high density in 2016, compared to 55% in the City of Parramatta.
  - The majority of buildings date from the 1960's to 1990's, with more recent developments scattered through the area.
  - The precinct is undergoing growth that will see more high-rise residential and mixed-use developments in the area, especially near transport hubs.
  - The subject site on the corner of Darcy and Mons Roads has one large two-three storey institutional building bordered by a single-family detached house lot on the western side, 3-4 storey health-



related buildings and a high density residential apartment block to the north and finally, Milson Park to the north-west.

- The Catherine McAuley School, Mother Teresa Primary school and Parramatta Marist School are located opposite the site, on the other side of Darcy Road. They consist of a series of mostly two-storey buildings bordered by a linear forest of trees.

General built form characteristics of the precinct include:

- Existing buildings present to the street generally addressing the front facings of other building, with the rear facing the back of other buildings.



# LOCAL CHARACTER ASSESSMENT

## SUB CHARACTER

### LOCATION OF SUB CHARACTER ZONES



### SUB CHARACTER ZONES

Defined in the report as the following distinct zones of character:

#### THE GATEWAY



#### THE JUNCTION



#### THE COMMONS

