

FUTURE-PROOFING WPH FOR A WORLD-CLASS WPH

CONSIDERATION OF A POTENTIAL GATEWAY HEIGHT DISTINCTION

The design for WPH is a site-specific and balanced approach to floorspace distribution and height. The streetscape and transformational character assessments determined that Stage 4 shall sensitively respond to the surrounding character and heights as an appropriate built form outcome.

Stage 4, as a landmark gateway building, will benefit from the concentration of height at the corner of Darcy and Mons roads rather than along Darcy Road.



PART 4: URBAN DESIGN PRINCIPLES

A WORLD-CLASS WPH

HOW TO DELIVER A FUTURE-PROOFED WPH

CONSIDER THE DRAFT MASTER PLAN AND THE STRATEGIC CONTEXT OF WESTMEAD

TO FUTURE-PROOF THE REDEVELOPMENT OF WESTMEAD PRIVATE HOSPITAL THE NEXT STAGE MUST CONSIDER:

Consider the Draft Westmead Innovation District Master Plan and the wider Strategic Context of Westmead



Understand the Major Planned projects surrounding WPH and within the Westmead Master Plan context to understand if there are guiding principles to inform how WPH should respond



Provide allowances allow the implementation of these principles within Stage 4 development



PART 3

- Addressing Streetscape Character
- Existing Character of Westmead
- Future-proofing the Hospital with consideration to the transforming nature of the precinct



PART 4

- Built Form Options
- Provide World-Class Health Services and benefit to the Westmead Precinct and the broader Greater Sydney Region
- Deliver a redeveloped Hospital aligned within the Draft Master Plan & Westmead Strategic Context

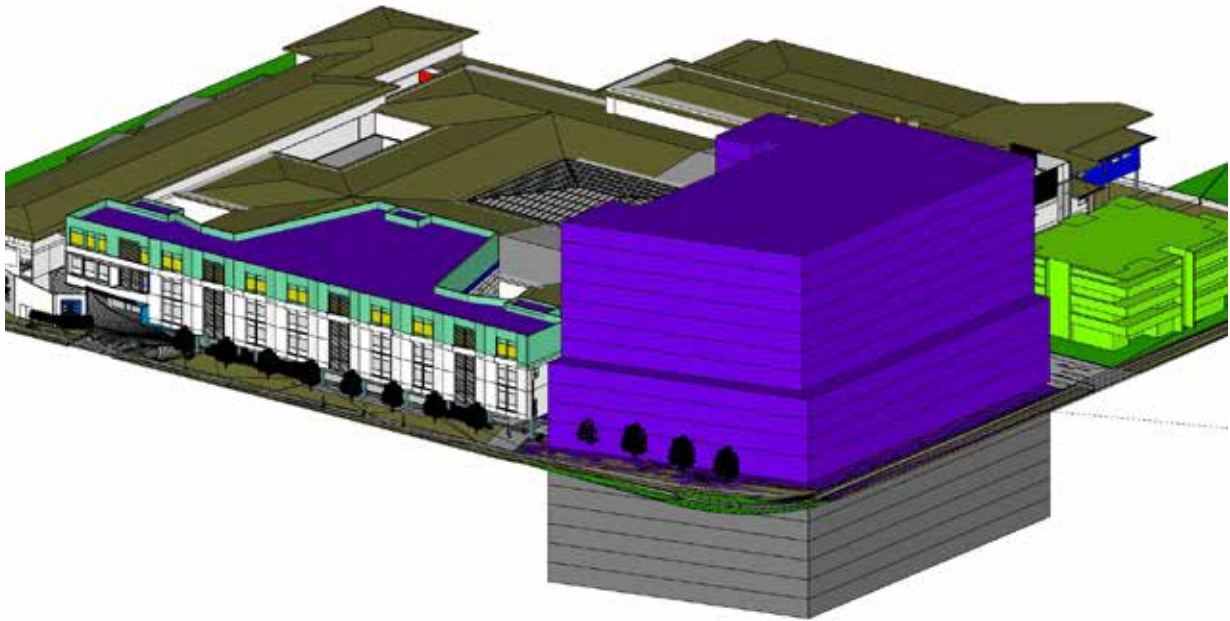
BUILT FORM OPTIONS

FOR A WORLD-CLASS WPH

In order to ensure the optimal urban design outcome for the Stage 4 WPH development, 4 built form options were devised and tested before arriving to a final built form option. Listed in the tables below are the barriers

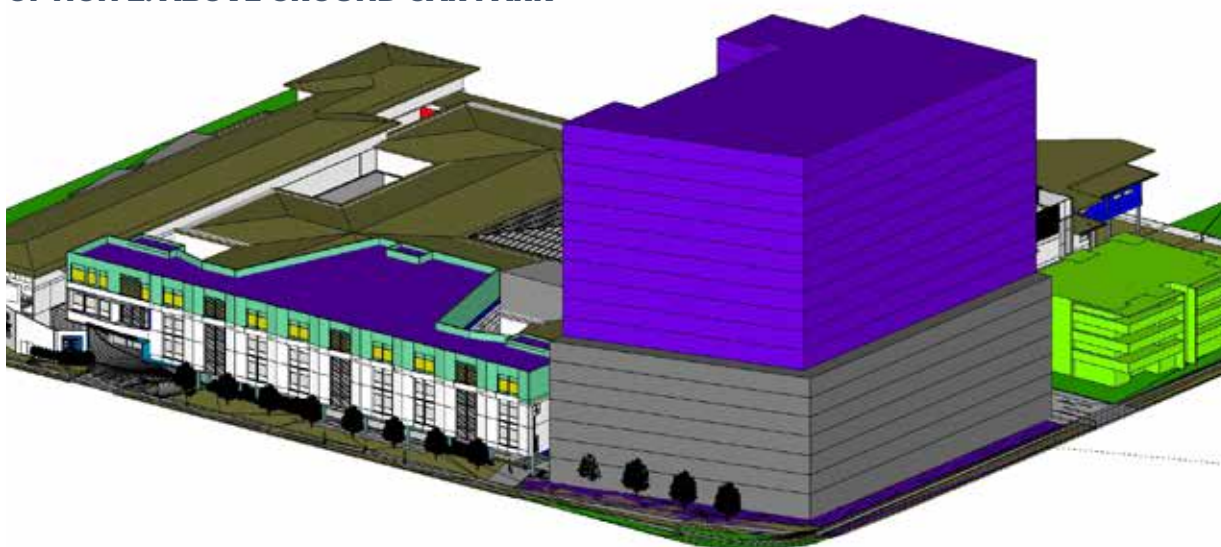
associated with each design option from a flooding perspective, hospital operations and architecture. Lastly, the urban design evaluation summarises and assesses the validity of each built form option.

OPTION 1: BASEMENT CAR PARK



FLOODING	<ul style="list-style-type: none"> Built form at ground level will obstruct flow path Basement design approval at this location could be challenging. 	
HOSPITAL OPERATIONS	<ul style="list-style-type: none"> Flood analysis of site conditions limits the hospital services allowed on ground floor and increases the hospital services exposed to future flooding. Depth of floor plate reduces access to natural daylight. Ground floor entry is not clearly defined to the proposed facility. 	
ARCHITECTURE	<ul style="list-style-type: none"> Increased building costs due to heavy excavation. Building issues resulting from flooding of the basement levels. Impermeable massing on ground floor and upper podium levels fail to relate to the site context. 	
URBAN DESIGN	✗	• Absence of gateway character or landmark corner presence
	✗	• Limited space for hospital facility requirements
	✓	• Overall building height responds better to the site context.
	✓	• Podium maintains human scale of street
	✓	• Street wall datum line is maintained

OPTION 2: ABOVE GROUND CAR PARK



FLOODING	<ul style="list-style-type: none"> • Massing on ground floor would obstruct flow path 	
HOSPITAL OPERATIONS	<ul style="list-style-type: none"> • The massing of the upper clinical levels is not efficient for clinical use. There is a lot of redundant clinical space in this massing. • Depth of floor plate reduces access to natural daylight. • Ground floor entry is not clearly defined to the proposed facility. 	
ARCHITECTURE	<ul style="list-style-type: none"> • Massing of the ground floor creates an impermeable facade and does not respond to the Mons Road and Darcy Street intersection, limiting the active street frontage. 	
URBAN DESIGN	✓	<ul style="list-style-type: none"> • Increased height provides significant corner with gateway character and landmark presence however, more articulation in the facade is required
	✗	<ul style="list-style-type: none"> • Absence of podium or facade articulation at 4 storeys does not reinforce a human scale
	✓	<ul style="list-style-type: none"> • Podium at 7 storeys maintains street wall datum line
	✓	<ul style="list-style-type: none"> • Car-parking required on site is achieved
	✗	

BUILT FORM OPTIONS

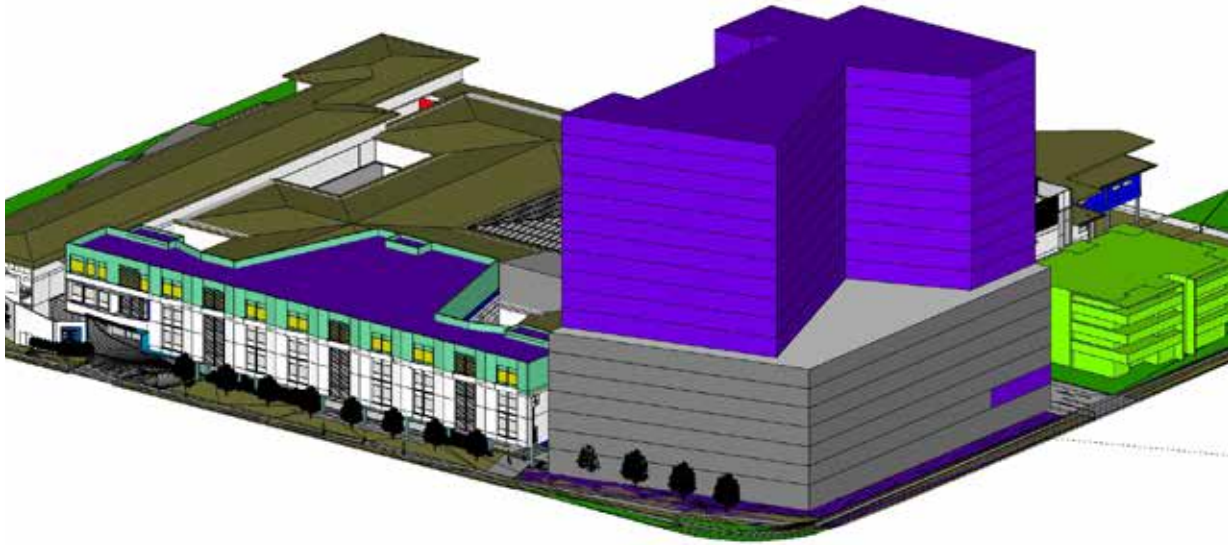
FOR A WORLD-CLASS WPH

OPTION 3: PUBLIC FORECOURT



FLOODING	<ul style="list-style-type: none"> • Massing on ground floor would obstruct flow path 	
HOSPITAL OPERATIONS	<ul style="list-style-type: none"> • Car-parking footprint on site limits the number of public visitors, patients and medical personnel who can access the hospital facilities. Thereby limiting hospital operations. • Ground floor entry is not clearly defined to the proposed facility. 	
ARCHITECTURE	<ul style="list-style-type: none"> • Car-parking required on site is not achieved. 	
URBAN DESIGN	✓	<ul style="list-style-type: none"> • Upper level articulation breaks down form and adds visual interest to the architecture.
	✓	<ul style="list-style-type: none"> • Building increased height creates landmark of significance at the road intersection, improving the gateway character.
	✓	<ul style="list-style-type: none"> • Public forecourt provides an active edge to Mons Rd and allows for public engagement
	✗	<ul style="list-style-type: none"> • Public forecourt significantly limits space for parking/hospital
	✗	<ul style="list-style-type: none"> • Absence of podium or facade articulation at 4 storeys does not reinforce a human scale
	✓	<ul style="list-style-type: none"> • Podium at 7 storeys maintains street wall datum line

OPTION 4: OUTDOOR TERRACE

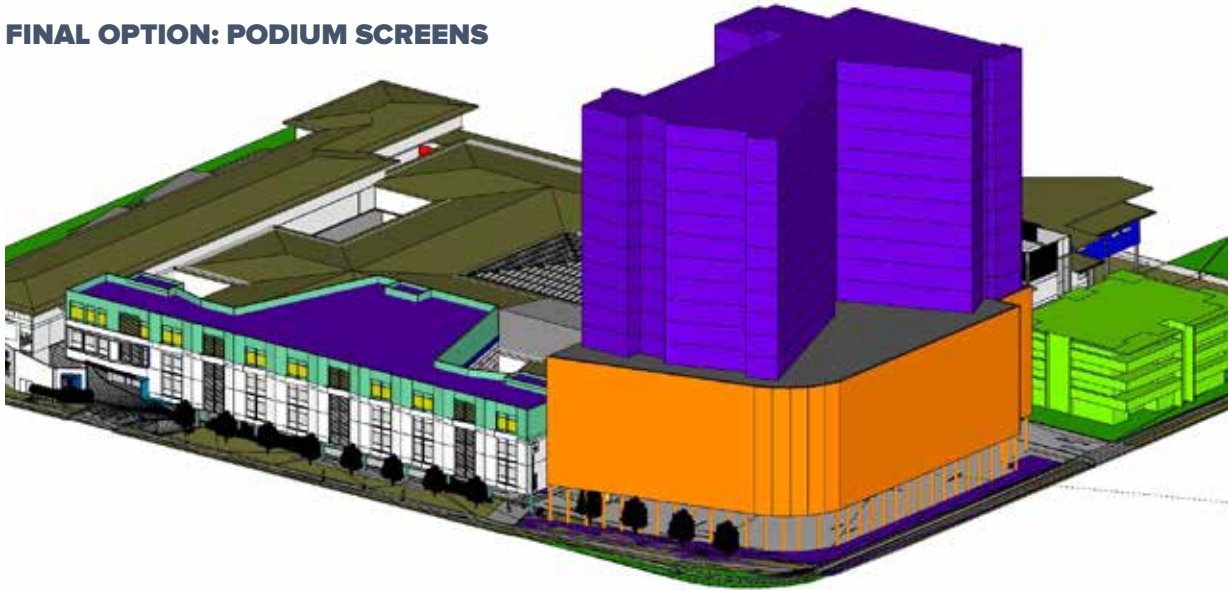


FLOODING	• Massing on ground floor would obstruct flow path
HOSPITAL OPERATIONS	• Ground floor entry is not clearly defined to the proposed facility.
ARCHITECTURE	• Massing of the ground floor creates an impermeable facade and does not respond to the Mons Road and Darcy Street intersection, limiting the active street frontage.
URBAN DESIGN	✓ • Building increased height creates landmark of significance at the road intersection, providing a gateway character and landmark presence.
	✓ • Public forecourt space is raised to the 8th level and becomes a green, landscaped terrace for staff, patients and visitors. This great new amenity also creates visual interest and humanises the scale along Mons Road.
	✗ • Absence of podium or facade articulation at 4 storeys still limits a human scale.
	✓ • Podium at 7 storeys maintains street wall datum line.
	✓ • Car-parking required on site is achieved
	✓ • Upper level articulation breaks down form and adds visual interest to the architecture.

BUILT FORM OPTIONS

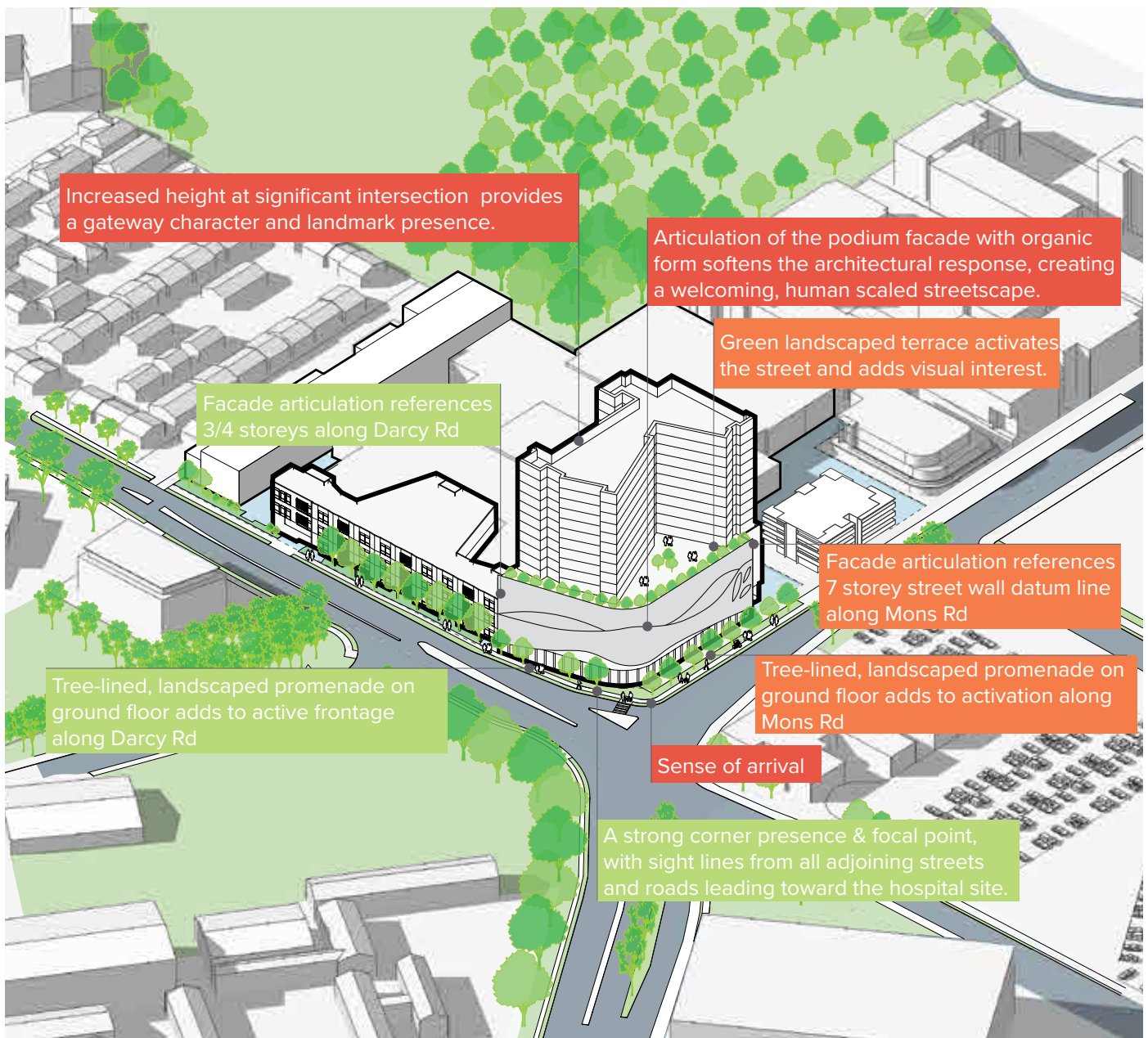
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FINAL OPTION: PODIUM SCREENS



FLOODING	• No barriers to design	
HOSPITAL OPERATIONS	• No barriers to design	
ARCHITECTURE	• No barriers to design	
URBAN DESIGN	✓	• Addition of podium screens emphasises gateway character and landmark presence, contributing to the WIP vision
	✓	• Building increased height creates landmark of significance at the road intersection, providing a gateway character and landmark presence.
	✓	• Green landscaped terrace along Mons Rd, activates the street and adds visual interest.
	✓	• Facade articulation references 7 storey street wall datum line along Mons Rd and 3/4 storeys along Darcy Rd
	✓	• Car-parking required on site is achieved
	✓	• Upper level articulation breaks down form and adds visual interest to the architecture.
	✓	• Potential flooding on lower levels will not directly affect proposed new clinical areas.
	✓	• Permeable facade on the lower levels improves the active street frontage, further enhancing the landscaped promenade on ground floor.
	✓	• Articulation of the lower facade with organic form softens the architectural response, creating a welcoming entry level.

A WORLD-CLASS GATEWAY BUILDING



With its elegant design and visually-engaging screened podium, the Stage 4 development at the corner of Darcy and Mons Roads fulfills the principles from our Streetscape Analysis and adheres to the over-arching vision of the Westmead Innovation Precinct.

1

THE GATEWAY

Corner of Darcy & Mons Road

Friendly Encounter

2

THE JUNCTION

Along Mons Road

Friendly Encounter

3

THE COMMONS

Along Darcy Road

Active Encounter

A WORLD-CLASS WPH

WHAT ARE THE BENEFITS TO THE WESTMEAD PRECINCT & BROADER GREATER SYDNEY REGION

A PROUD COMMUNITY AND ACTIVE PARTNER

- Original member of Westmead Precinct Partners
- Active Member of Westmead Precinct Alliance



LOCAL ACCESS TO A CENTRE OF EXCELLENCE

- Unique Credentials and Accreditation as a centre of Excellence (one of two) Hospitals across Australia recognised for Metabolic and Bariatric Surgery
- Excellence and International Board recognition for breastfeeding and maternal support
- WPH works collaboratively with Westmead health precinct - national and international leader in critical and acute health care, medical research, medicine and nursing education, allied health professions, science and technologies.



STATE-OF-THE ART HEALTH FACILITY

WPH is the first hospital in Australia to undertake innovative procedures utilising:

- State-of-the-art robotic technology
- Single site incision surgeries
- Single site robotic assisted procedures
- Implantation of the world's smallest cardiac monitor
- ROSA robot - first lumbar fusion in the Southern hemisphere
- Australia's second kidney autotransplant



EDUCATION, SKILLS AND TALENT, AND MORE EMPLOYMENT

WPH plays an active role in education and builds skill and talent for the future.

- Proud to be part of the medical training program for Registrars.
- WPH facilitates the training of medical students whilst at Westmead Clinical School and Sydney University.
- WPH provides numerous training positions for undergraduate nurses.



A FACILITY ALIGNED WITH THE PRECINCT VISION

- Considered and consistent with the Draft Master Plan
- Aligned with the existing and future desired character of the Precinct
- Contributing to building the high quality standard of Health, Education and Innovation leading facilities in the Sydney Region



A WORLD-CLASS WPH

RESPONDING TO A PRECINCT UNDERGOING A TRANSFORMATION

HOW WILL WPH RESPOND TO THE FUTURE CHARACTER OF WESTMEAD

In response to the Draft Westmead Innovation District Master Plan, the future development of WPH will consider the following:

The future character should portray Westmead as a regionally significant health and education hub. New institutional medical and research buildings will add a sense of newness and innovation to the area, creating a magnet for future investment and attracting skilled professionals to the area.

Opportunities for hospital, education and community facility development should be integrated with public transport facilities to improve public transport accessibility and to provide a more permeable pedestrian and bicycle network.

New development is to address and activate public domain areas including open spaces, streets, pedestrian links, laneways and public spaces.

New development should improve direct and efficient access to and through the precinct.

In order to align with Westmead Master Plan's current and future built form trend, buildings at important corner intersections should be encouraged to become iconic gateway landmarks of 10+ storeys.

Future built form will be designed to adequately respond to the existing site as well as the scale, form and character of surrounding buildings.

Buildings should be designed to create streetscapes that are characterised by clearly defined edges and corners, and architectural treatments that are interesting and relate to the human scale and respond to the design of existing buildings.

New Lady Cilento Childrens Hospital by Lyon Conrad Gargett



Northwest Corner Building, Columbia University Facilities by Rafael Moneo, New York



Maersk University Tower by C.F Moller Architects, Denmark



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HOW WPH RESPONDS TO THE FUTURE CHARACTER

STAGE 4: CELEBRATING A CORNER ADDRESS

This diagram depicts Stage 4 proposed development responding to the surrounding major planned projects, addressing significant intersections in the Precinct.

The proposed works are consistent with the Precinct corner address character and allows for a celebrated intersection address for Westmead's prominent Health, Education and Innovation streetscape.

STAGE 4: WPH RESPONSE TO A CORNER ADDRESS



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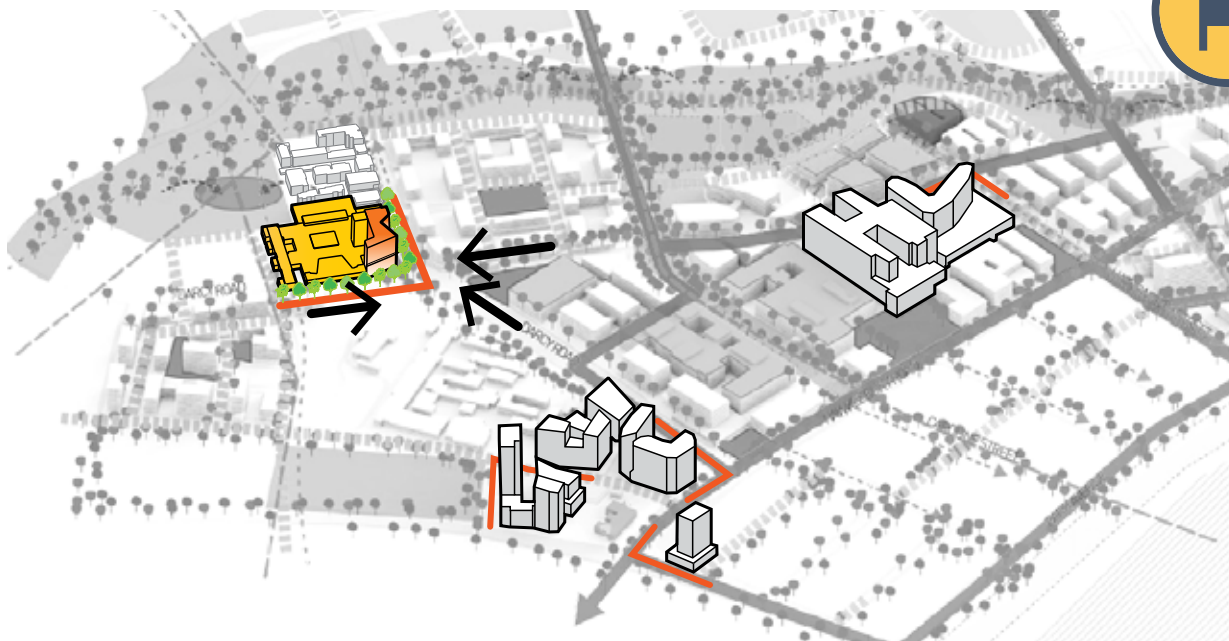
HOW WPH RESPONDS TO THE FUTURE CHARACTER

STAGE 4: CELEBRATING A GATEWAY CORNER PRESENCE

This diagram depicts Stage 4 proposed development responding to the surrounding major planned projects, presenting significant intersections in the Precinct with a Gateway presence. The proposed works are consistent with the Precinct gateway corner character and allows for a celebrated architectural expression representative of Westmead's leading Health, Education and Innovation facilities.

The built form also allows for the important intersection of Darcy and Mons Road to be identified as significant connecting routes leading toward a health facility; particularly with providing a clear demarcation, visible from local transport connections; including Parramatta Light Rail and other nearby transport nodes.

STAGE 4: WPH RESPONSE TO A GATEWAY CORNER PRESENCE



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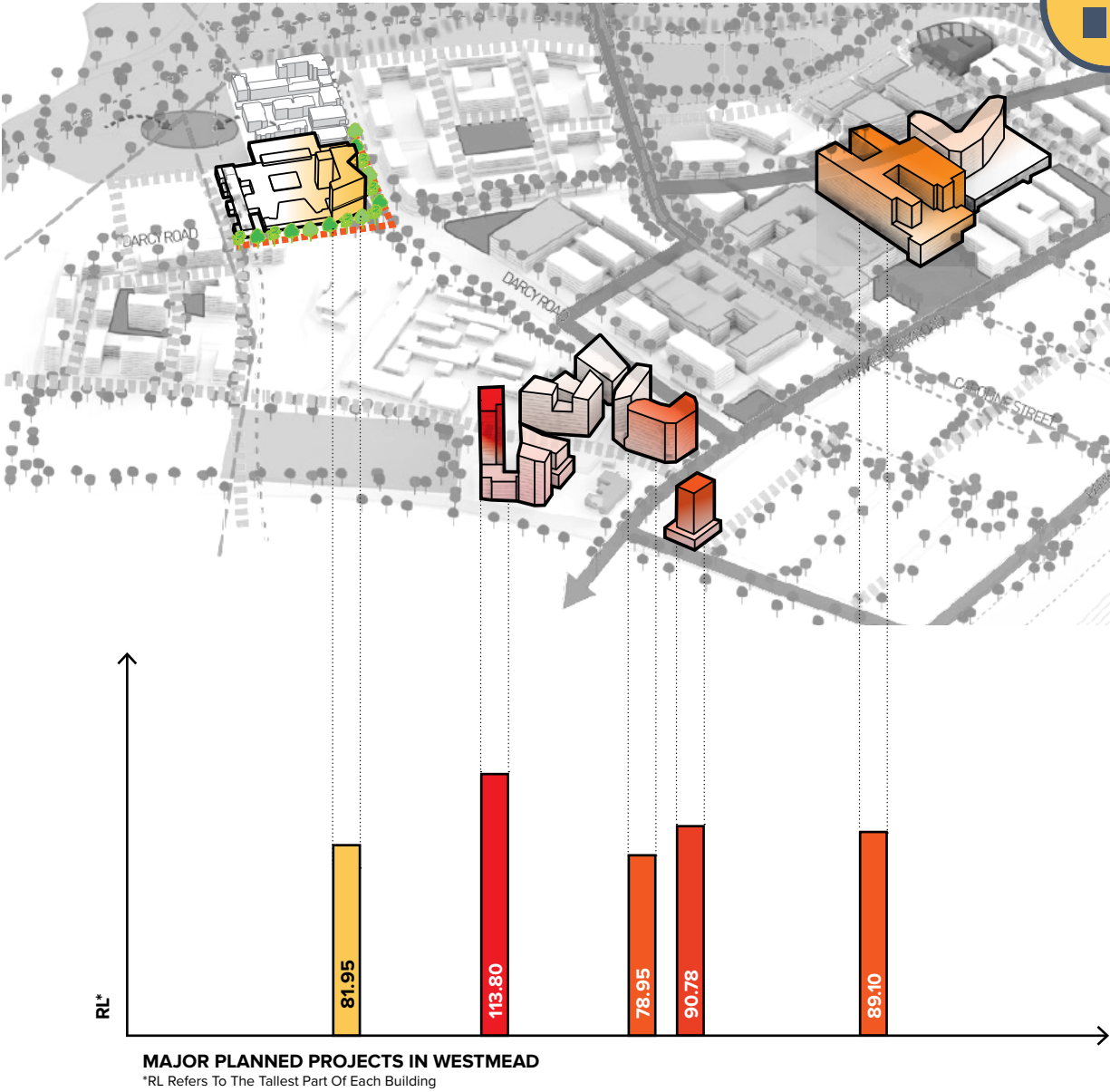
RESPONDING TO THE FUTURE CHARACTER

STAGE 4: GATEWAY HEIGHT DISTINCTION

In response to the transforming character of the Precinct, and the surrounding major planned projects, Stage 4 identifies the Hospital as a significant service, built form and character contribution to Westmead. This diagram depicts proposed Stage 4 responding to the desired future character by presenting as a Gateway Distinctive built form.

The proposed works are consistent with the Precinct corner character and allows for a celebrated architectural expression representative of Westmead’s leading Health, Education and Innovation facilities.

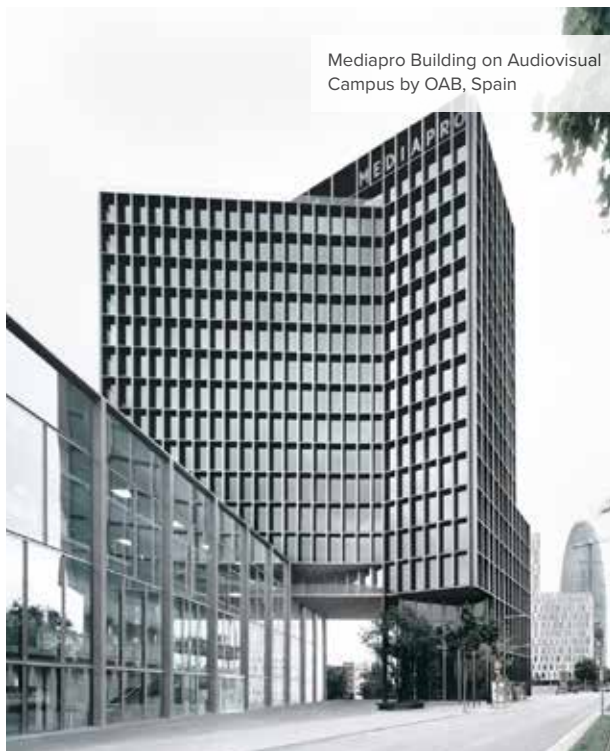
STAGE 4: WPH RESPONSE TO GATEWAY HEIGHT DISTINCTION



A WORLD-CLASS WPH

RESPONDING TO THE FUTURE CHARACTER

BEST-PRACTICE PRECEDENTS: GATEWAY HEIGHT DISTINCTION



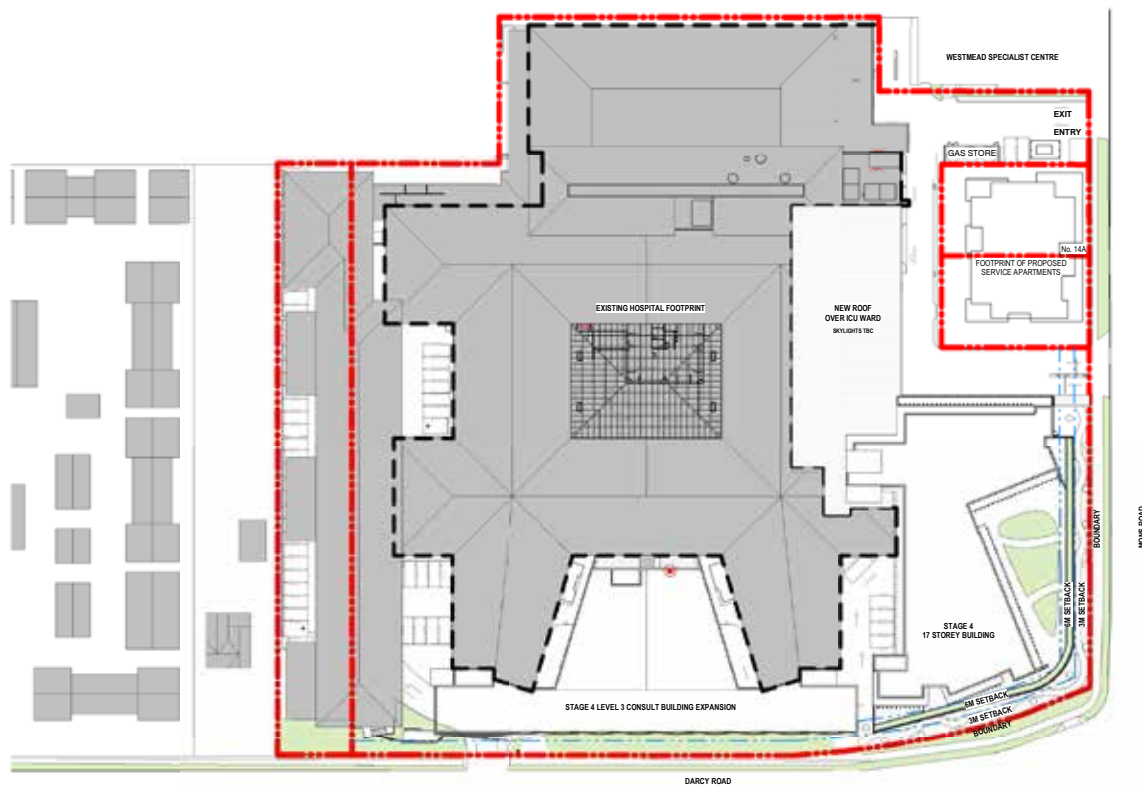
THE PROPOSAL

WESTMEAD PRIVATE HOSPITAL

THE PROPOSAL

The subject site will be developed for the purpose of the Westmead Private Hospital redevelopment facility. It is located within Westmead and comprises Stage 4 development. The following proposal of works include:

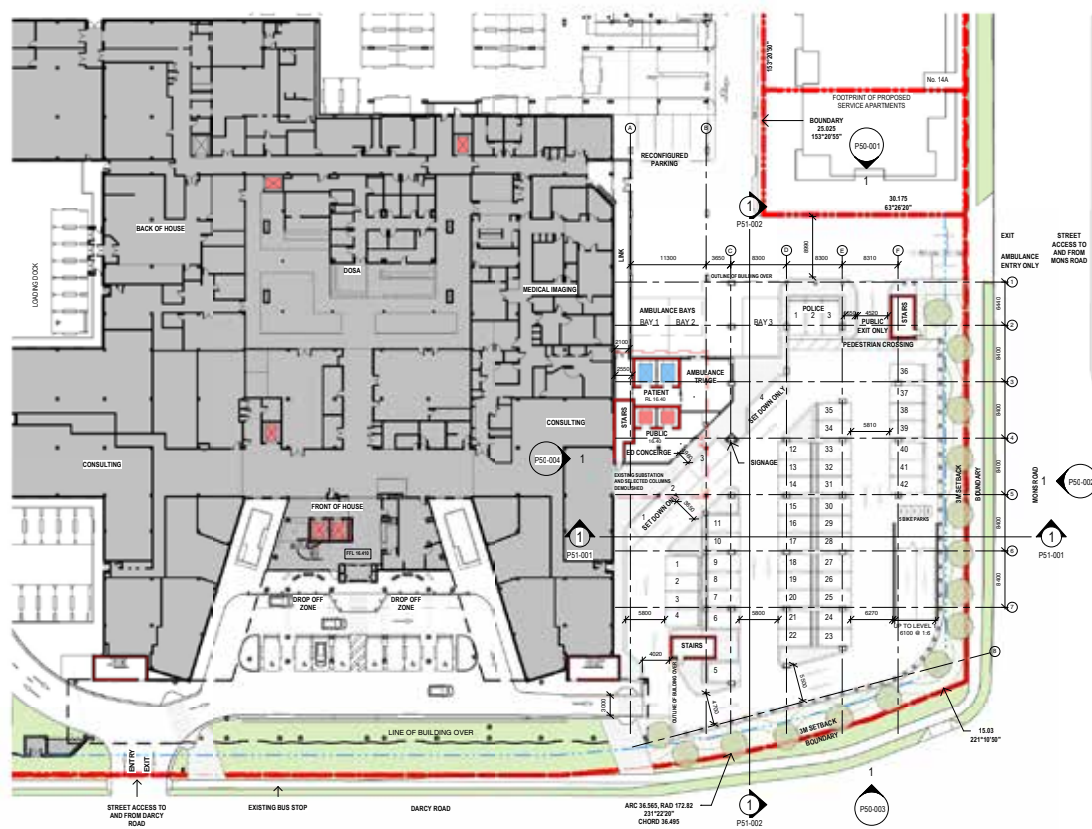
CONCEPTUAL SITE PLAN



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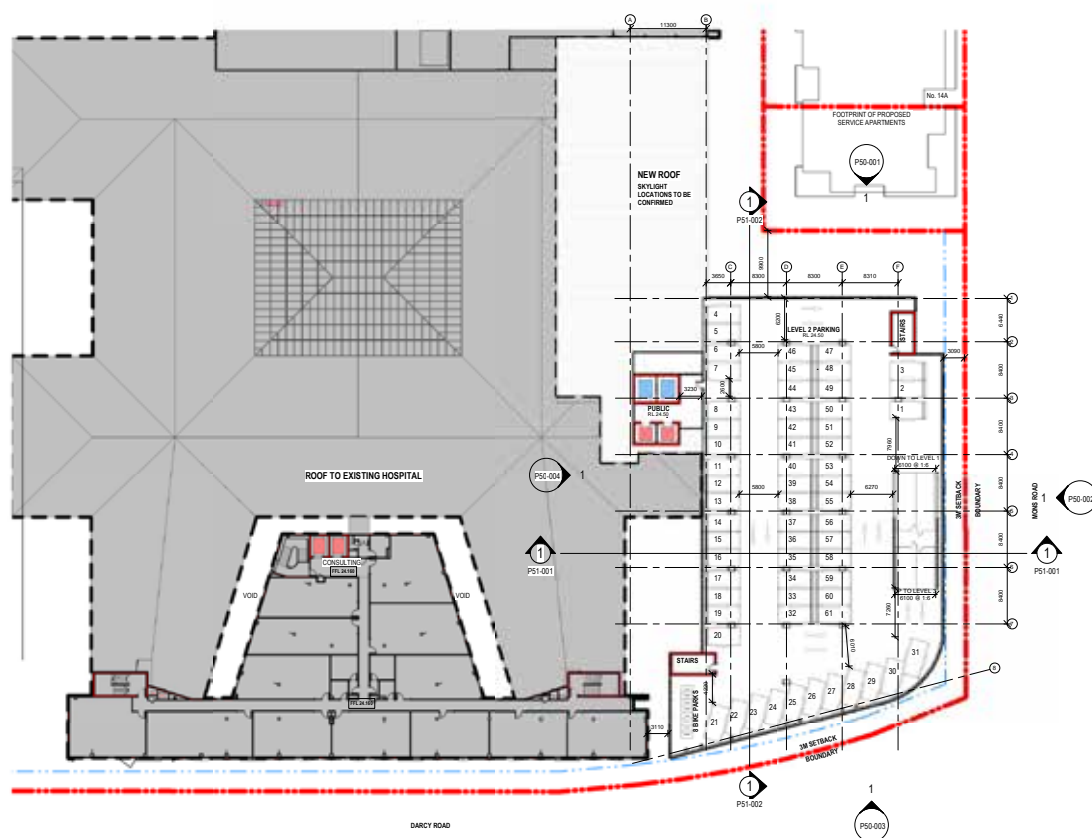
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CONCEPTUAL LEVEL 1 FLOOR PLAN



1:500 @ A3



CONCEPTUAL CONSULTING SUITES LEVEL 3 FLOOR PLAN

