

WPH site - 12m (M)  
Surrounding Heights - L = 11m, Q2 = 20m,  
X1 = 48m, W = 40m, U1 = 31m, Y1 = 52m, M = 12m



WPH site - 1.5 (S1)  
Surrounding FSR - J = 0.8, S3 = 1.7, W = 3.5,  
X1 = 4.0, V1 = 3.0, Y1 = 4.5, S1 = 1.5

# **PART 2: STRATEGIC CONTEXT**

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# STRATEGIC CONTEXT

## SUMMARY

### THE OPPORTUNITY

Identified as a Planned Precinct fit for urban renewal by the NSW Government (2017) as well as Health and Education Super Precinct (inclusive of Parramatta CBD) by the Greater Sydney Commission, Westmead is transforming into a world-class innovation centre.

The suburb of Westmead is situated in the western most part of the Greater Parramatta Olympic Peninsula (GPOP) Precinct 1, positioned as the western gateway to the Parramatta Growth Corridor. Stage 1 of the Parramatta Light Rail project will reimagine Hawkesbury Road as a people-oriented transport corridor, and trams will interchange with trains at Westmead Station and buses at the Westmead Hospital T-Way Stop. Stage 2 could further enhance the east west corridor to Sydney Olympic Park. Broader connectivity to GPOP and beyond can be further enhanced by the potential development of a Westmead Metro Station as a part of a future Sydney Metro West Project.

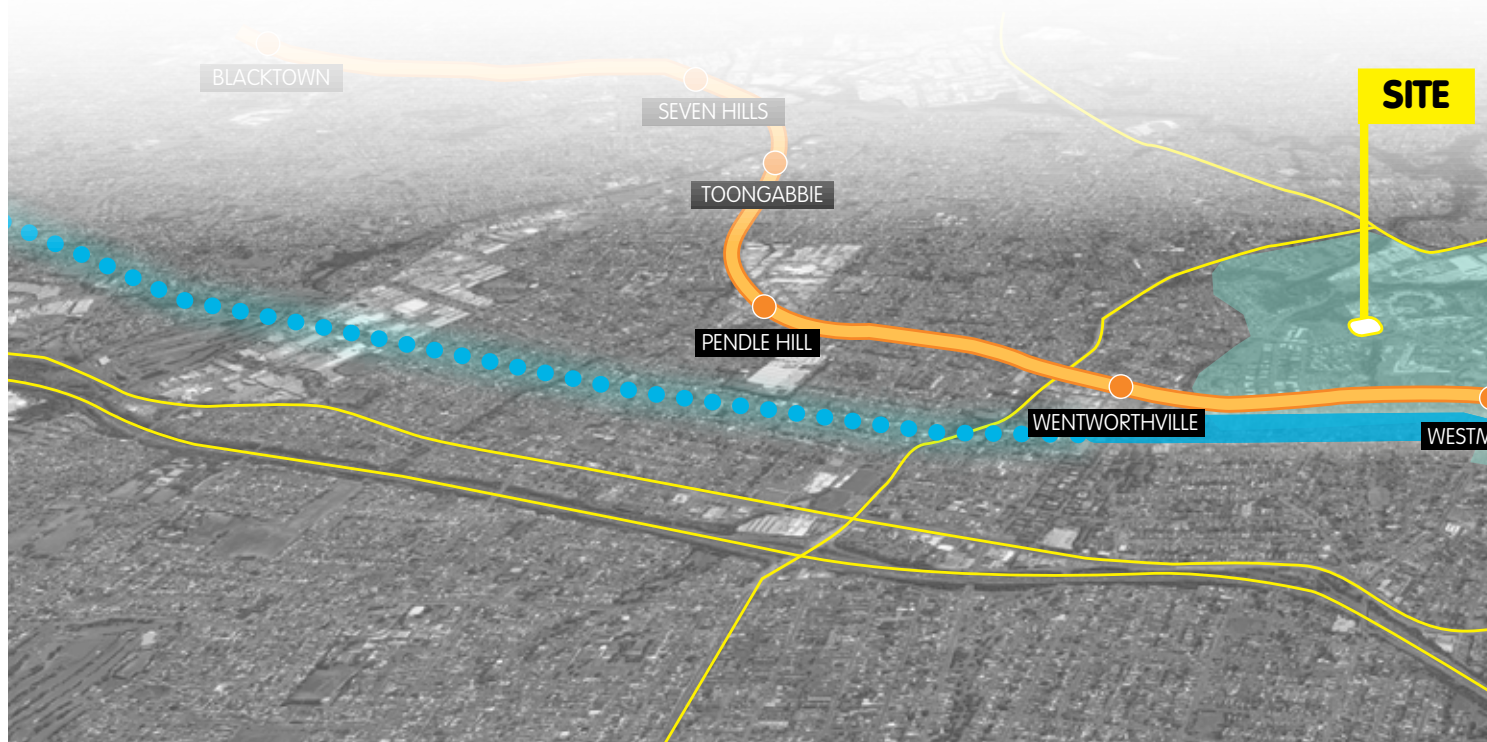
The economic strategy for the Westmead Innovation District (WID), prepared by Deloitte (2016), recognises the immense contribution Westmead will have on driving future job growth in the Western Sydney region. Opportunities can be promoted by encouraging collaboration between health and education activities in a high quality urban environment which promotes a

sense of community, a safe and comfortable pedestrian experience, and connections to great green spaces.

The future expected and planned growth in infrastructure, amenity and public transport provides strong impetus for Westmead to be the catalyst in responding to population, housing and job growth. With this, will come the requirement to provide faster and more reliable access to regional public transport services.

Westmead is expected to experience intense population growth of up to 20-30,000 people by 2036 (Deloitte, 2016; Draft Master Plan, 2018). An increase of up to 32,000 additional jobs (77% growth) and 8-12,000 new students (school, tertiary and PHD) over two decades is also forecast (NSW Government, 2017; Deloitte, 2016; Draft Master Plan, 2018). Dwelling increases are expected to increase by to 11,500 homes by 2036 (Draft Master Plan, 2018), majority of which will be in high density built form.

To accommodate this growth, medical and education capabilities in both research and practice are being expanded in universities, hospitals, and complementary services. The expansion and enhancement of the Westmead Private Hospital will provide a direct contribution to innovation activities in the precinct and to cater to increasing demand.



## THE PROPOSAL

The Westmead Private Hospital is located in close proximity to other local medical and education providers, existing and proposed transport services, and the centre of Westmead. The hospital provides advanced health care services and attracts international medical expertise. The hospital's proposed expansion of medical activities will directly support the vision and objectives of the Draft Westmead Innovation District Master Plan and Westmead Alliance Master Plan.

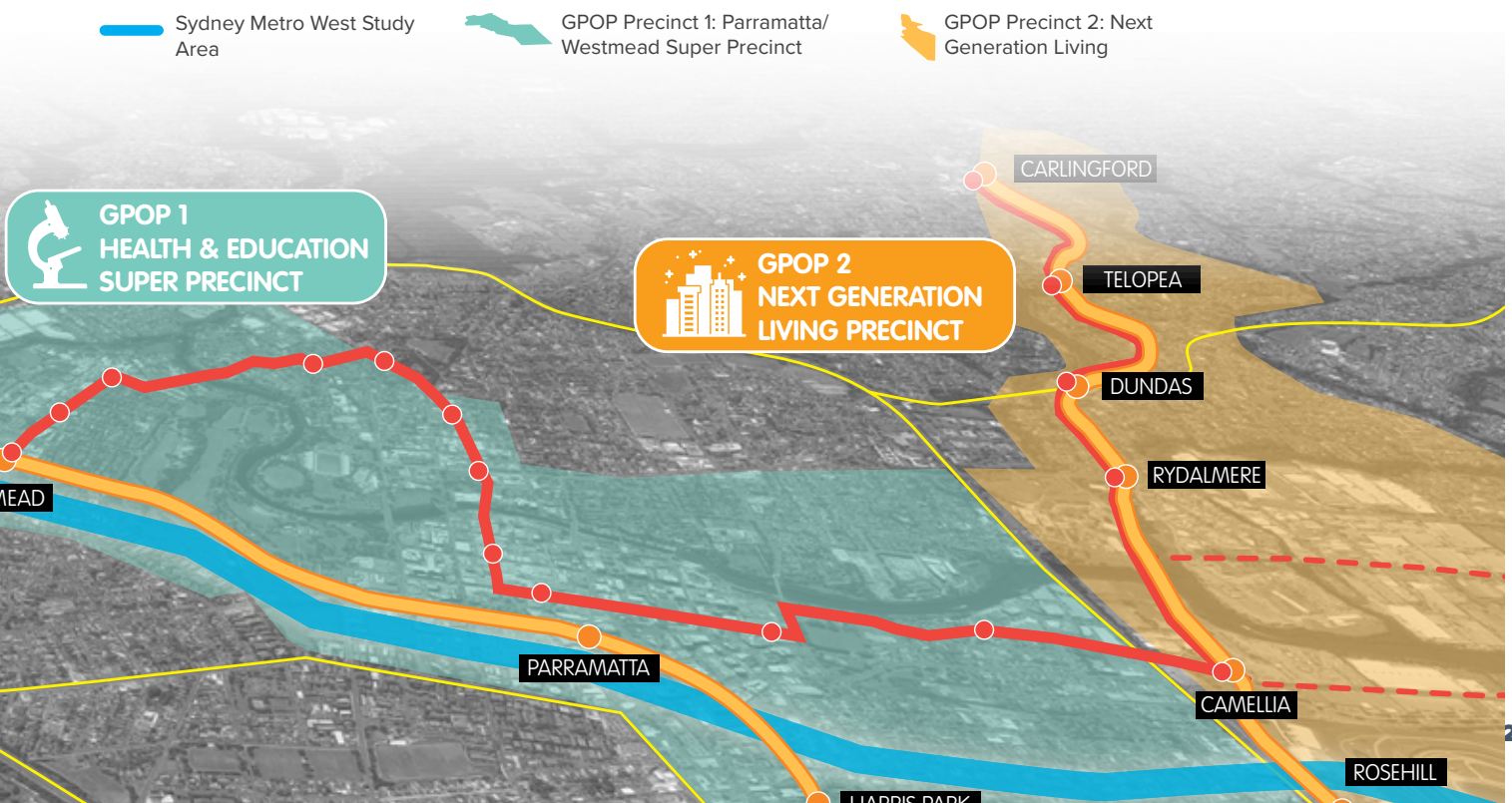
The proposed hospital developments are designed to enhance the quality of the local urban environment. Significant flood planning controls have necessitated urban design principles to be tailored to ensure safety. Nevertheless, new buildings along Darcy and Mons Roads will create higher quality streetscapes, with a visual rhythm to new frontages to create a more consistent street wall. The built form at the corner of Darcy and Mons Roads is designed to reinforce the prominence of this key gateway location, an urban gesture that is appropriate for a major medical institution within the innovation district. The proposed height and mass of the new buildings remain modest relative to the scale of other development proposals in the Westmead local context.

## STRATEGIC MERIT

The proposed concept for Westmead Private Hospital establishes strategic merit under the Central City District Plan and the GOPP strategy. Expanded hospital services will meet the current and future needs of the community, reinforce Westmead's place qualities, and incubate innovative new health and education practices.

The proposed development is also consistent with other Government policies, including:

- Draft Westmead Place Strategy
- Parramatta Ways Walking Strategy
- Sydney Green Grid Spatial Framework
- The NSW Government Architects' Better Placed, Good Urban Design, and Greener Places reports.



# STRATEGIC CONTEXT

## DOCUMENT REVIEW

### A METROPOLIS OF THREE CITIES

The Greater Sydney Region Plan presents a 40-year vision which seeks to transform Greater Sydney into a metropolis of three cities: the Western Parkland City, the Central River City, and the Eastern Harbour City. Supporting this vision is a 20-year plan made up of 10 directions and 40 objectives, spanning Infrastructure and Collaboration, Liveability, Productivity, Sustainability and Implementation.

Its aim is to transform Greater Sydney into a metropolis of three cities to meet the needs of a growing and changing population, as well as to rebalance economic and social opportunities to deliver the benefits more equally and equitably across Greater Sydney.

### THE VISION

“The Greater Sydney Region Plan, A Metropolis of Three Cities is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places.”

### RELEVANCE

#### 10 DIRECTIONS & OBJECTIVES

- **A city supported by infrastructure**
- Objective 4: Infrastructure use is optimised
- **A city for people**
  - Objective 6: Services and infrastructure meet communities' changing needs
  - Objective 7: Communities are healthy, resilient and socially connected
- **A city of great places**
  - Objective 12: Great places bring people together
  - Objective 13: Environmental heritage is identified, conserved and enhanced
- **A well-connected city**
  - Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities
  - Objective 15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive
- **Jobs and skills for the city**
  - Objective 19: Greater Parramatta is stronger and

better connected

Objective 21: Internationally competitive health, education, research and innovation precincts

Objective 24: Economic sectors are targeted for success

- **A city in its landscape**

Objective 30: Urban tree canopy cover is increased

Objective 31: Public open space is accessible, protected and enhanced

In summary, the proposal can optimise present infrastructure by utilising the existing land to extend the current hospital envelope and provide needed health facilities. In doing so, it can support Westmead's planned future growth and enhance the 30min city concept by encouraging job creation, improved access to public transport, public open space, health and education services.

Furthermore, in order to contribute to the Western Central Green Grid network, the proposal has the potential to fill ecological gaps.

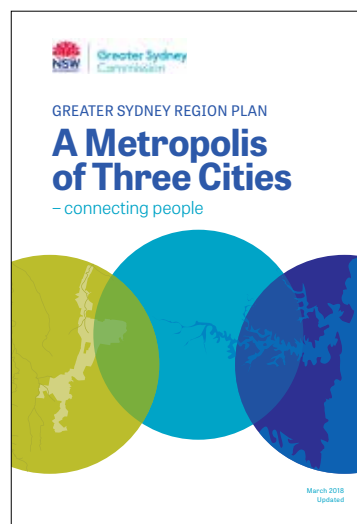


Image: A Metropolis of Three Cities, Greater Sydney Commission

## CENTRAL CITY DISTRICT PLAN

The Central City District covers the Blacktown, Cumberland, Parramatta and The Hills local government areas. This Central City District Plan supports the implementation of the Region Plan at a district level and is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level and is a bridge between regional and local planning.

The District Plan informs local strategic planning statements and local environmental plans, the assessment of planning proposals as well as community strategic plans and policies.

### THE VISION

The vision for Greater Sydney as a Metropolis of Three Cities – the Western Parkland City, the Central River City and the Eastern Harbour City and a 30 minute city – means residents in the Central City District will have quicker and easier access to a wider range of jobs, housing types and activities. The vision will improve the District's lifestyle and environmental assets.

### RELEVANCE

### PLANNING PRIORITIES

The plan establishes a number of priorities which are key considerations in Westmead:

- provide services and social infrastructure to meet people's changing needs
- foster healthy, creative, culturally rich and socially connected communities
- create and renew great places and local centres, and respect the District's heritage
- growing a stronger and more competitive Greater Parramatta
- delivering a more connected and competitive GPOP Economic Corridor
- delivering integrated land use and transport planning and a 30-minute city
- growing investment, business opportunities and jobs in strategic centres

- increasing urban tree canopy cover and delivering Green Grid connections

Aligned with the 10 Directions of the Central City District Plan (2018), through strong urban design and place-making frameworks, the proposal can meet the liveability, productivity and sustainability priorities whilst enabling the delivery of the Plan within the Westmead Centre. We can respond to the Central City District Plan through a design and place lens, which is critical to creating a great place for Westmead.

“

*This Central City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney.*

”

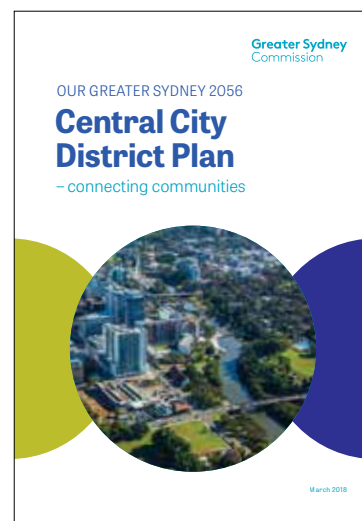


Image: Central City District Plan, Greater Sydney Commission

# STRATEGIC CONTEXT

## DOCUMENT REVIEW

### GREATER PARRAMATTA AND THE OLYMPIC PENINSULA (2016)

In October 2016, the Greater Sydney Commission released its draft vision for the Greater Parramatta and the Olympic Peninsula (GPOP). It is a priority precinct and the first Collaboration Area to be announced by the GSC. An updated District Plan was released in October 2017.

#### THE VISION

The GPOP document outlines the vision for the area, which is to become the central unifying heart of Sydney. It will build on the area's existing assets, and current and future investment will ensure that it is a highly accessible and connected destination. The goals for GPOP are:

- A central city close to Sydney's heart
- A link forging one Greater Sydney
- A jobs hub within reach of skilled workers
- An attractive place to invest
- A place of celebrated natural beauty

#### THE QUARTERS

GPOP includes four precincts, or 'quarters', each linked by Parramatta River and the future Parramatta Light Rail. Each of the quarters will have a distinct character and play a different role within the area. These areas are highlighted on the adjacent page. Westmead is located in Quarter 1, which will host:

- A strong commercial core interwoven with the river (Parramatta CBD);
- A proud 'health city' and international innovator: (Westmead);
- Creative, heritage and entrepreneurial hub: (North Parramatta); and
- A green connector: (Parramatta Park)

#### RELEVANT 12 DIRECTIONS

- Sustain strong investment momentum in the principal economic anchors of Parramatta CBD—Westmead and Olympic Park;
- Advance Westmead as a world-class health and education precinct, with a vibrant street along Hawkesbury Road and a walkable connection through to Parramatta CBD, to become a true 'health city';
- Cultivate a world-class education, research and

enterprise eco-system across Parramatta CBD, Westmead, Rydalmere and Olympic Park

- Design Parramatta as our central '30-minute city', with good connectivity within GPOP and beyond to the north, south, east and west
- Stimulate engagement with Parramatta's rich history and development of cultural assets, and celebrate the extraordinary diversity of people in our city's central heart
- Shape attractive and effective built environments and public spaces that reflect a focus on great urban design and environmental excellence

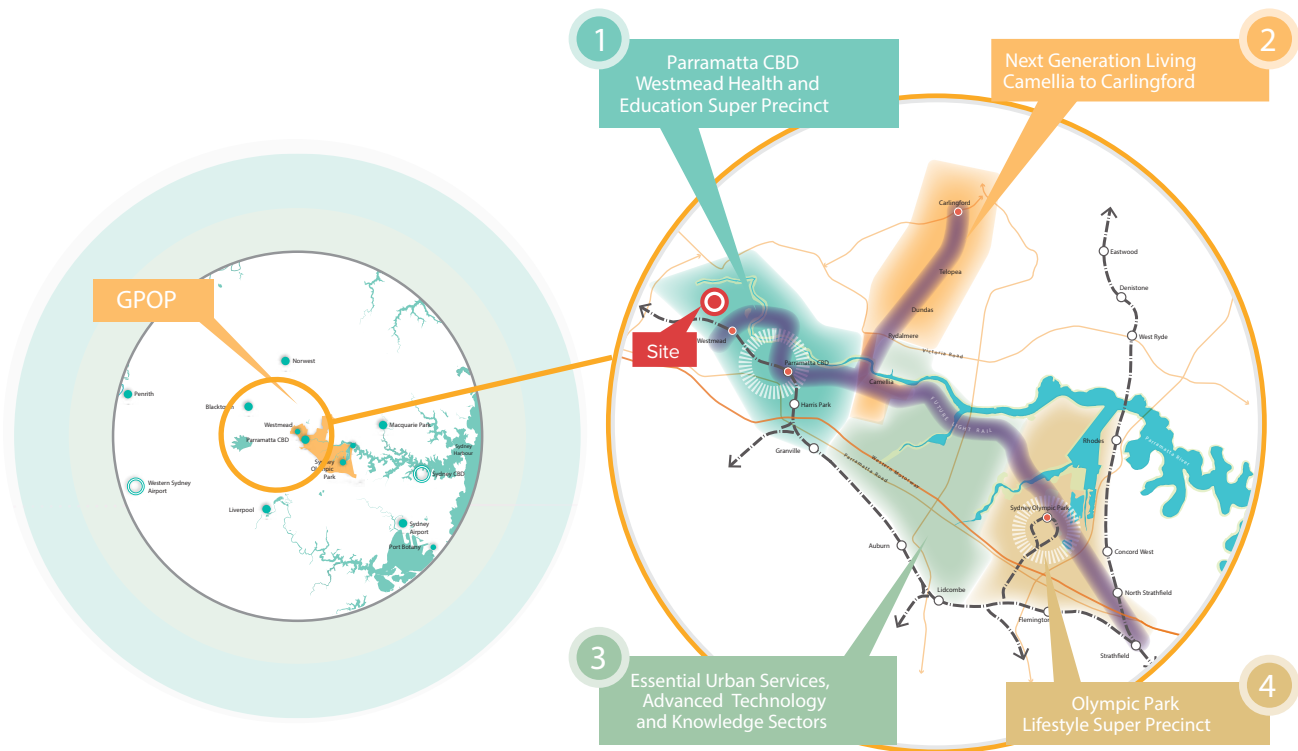
#### RELEVANCE

In summary, GPOP refers specifically to Westmead as a world-class health and education precinct within Quarter 1: a precinct comprising advanced technology and knowledge-intensive based centres, and regional health and educational services, supported by the Parramatta Light Rail and the GPOP Economic Corridor, as well as the new Sydney Metro West. Thus, the WPH proposal, located in this highly strategic zone undergoing transformation in the related fields of health and education, will undoubtedly contribute to the directions in place for GPOP as it provides additional world-class health facilities that will attract investment and fuel economic growth.

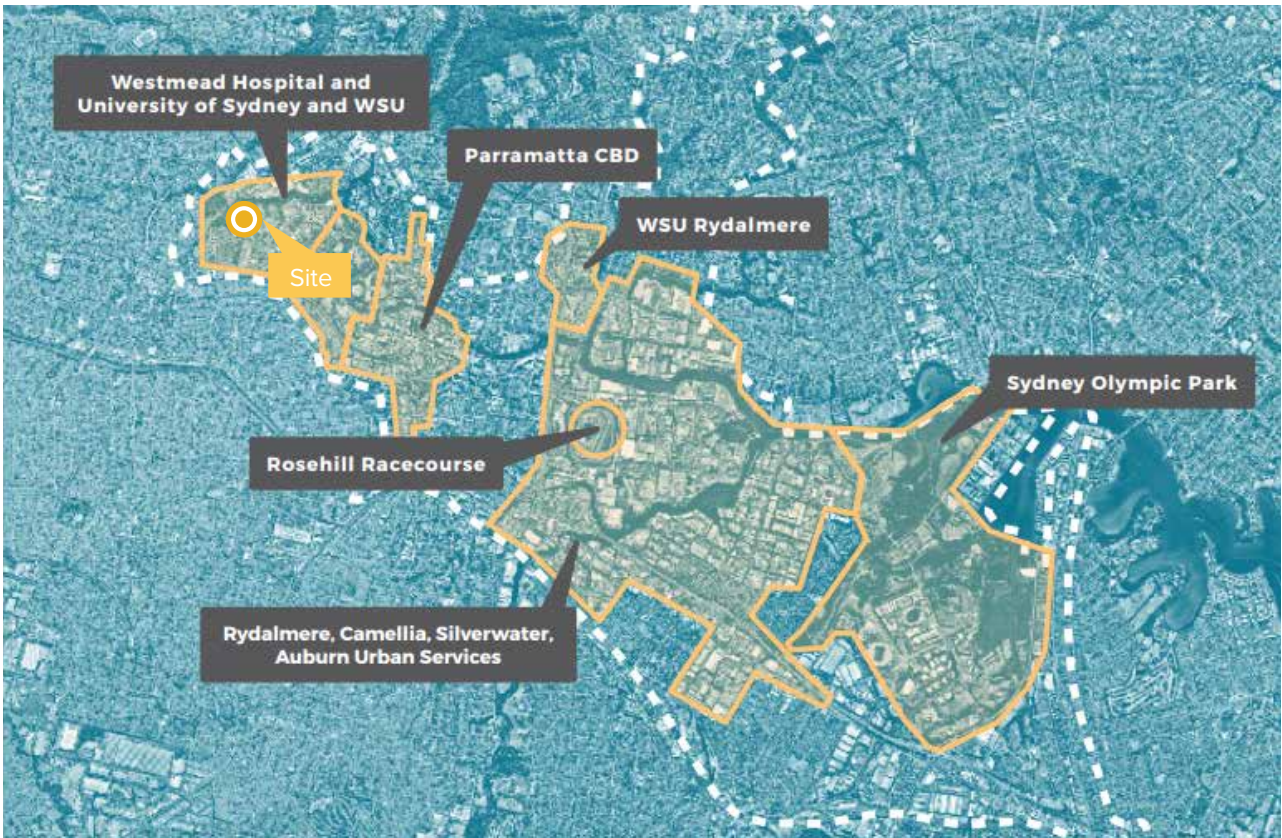


Image: GPOP, Greater Parramatta and the Olympic Peninsula, Greater Sydney Commission

THE GPOP QUARTERS (GSC)



THE KEY FEATURES OF GPOP



# STRATEGIC CONTEXT

## DOCUMENT REVIEW

### WESTMEAD INNOVATION DISTRICT

The Westmead Innovation District: building Western Sydney's Job Engine Strategic Vision 2016-2036 provides insight into Westmead's unique reputation for its successful integration for healthcare, research and education. The report identifies an opportunity of benefiting the private and non-government businesses and industries, leveraging off these investments in Westmead's future growth and development. The document outlines Westmead to be driving the social and economic outcomes for Western Sydney, being ideally positioned to work with the private sector, as well as having the strong track record to deliver Innovation in the delivery of healthcare.

### RELEVANCE

The economic strategy for the Westmead Innovation District (WID), prepared by Deloitte (2016), recognises the immense contribution Westmead will have on driving future job growth in the Western Sydney region. Developments such as the WPH extension are exactly the type of planned growth that will positively contribute to the strong presence of science research, health and education facilities and institutions, that will make Westmead become a World Class Innovation District. The proposal will undoubtedly contribute to the established eco system of leading public and private health institutions, acting as a magnet for future health related investment and attracting advanced technologies, capital and skilled workers required to drive an innovation-fuelled precinct and thus, local economic growth.

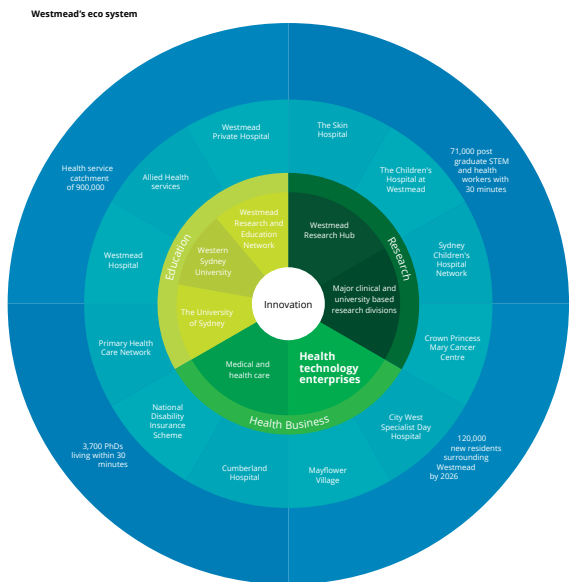


Diagram is provided for conceptual purposes only and includes selected anchor institutions, networks and local drivers of Westmead's existing eco system  
Source: Deloitte Access Economics and Health Care Real Estate Australia.

“We are keen to engage with business and the services sector to attract investment to Westmead for the delivery of excellent health services in a highly liveable urban environment.”

Danny O'Connor, Chief Executive Western Sydney Local Health District



Image: Westmead Innovation District: Building Western Sydney's Jobs Engine

## PARRAMATTA WAYS WALKING STRATEGY (2017)

Parramatta Ways identifies existing walking infrastructure within the Parramatta LGA and highlights key opportunities to improve this infrastructure. The strategy aims to improve walkability and liveability in the Parramatta LGA. The strategy outlines a plan to provide a network of high quality walking routes through streets, open space and river corridors. The strategy will provide vital guidance to creating an integrated urban fabric in an area forecast for rapid change, through increasing green corridors to mitigate the urban heat effect & ensuring streets are more accessible and safe.

### RELEVANCE

Parramatta Ways identifies Darcy Road as part of the Parramatta Ways Network as an intermediate route. An intermediate route is defined as providing “increased connections in difficult but important transport corridors, such as distributor roads, rail corridors, bus routes and areas under future development.” Ensuring the new precinct is liveable and walkable is vital to the community. Our proposal has the potential to respond to the Parramatta Ways strategy through the improvement of public realm along this intermediate route.

“

*Together these streetscapes and green corridors provide an opportunity to create an extensive network, tying together the places people live and work with great places to visit.*

”

## SYDNEY GREEN GRID SPATIAL FRAMEWORK

The Sydney Green Grid proposes the creation and consolidation of a network of high quality green areas that connect town centres, public transport networks and major residential areas. The Sydney Green Grid contributes to the development of a liveable city by setting the framework for the enhancement of open space throughout Metropolitan Sydney. The aim of this project is an overarching scheme that approaches them in a connected way, ensuring that their contribution to our quality of life, the environment and the economy are maximised, rendering a working-whole that is far greater than the sum of its parts.

### RELEVANCE

The site is situated adjacent to an extensive network of green spaces, parks, riparian corridors and creeks. There exists the opportunity to assist in extending the network by enhancing connections of the existing green grid through various initiatives.

Furthermore, the proposal can respond to the Sydney Green Grid Spatial Framework through the revitalization of the streetscape and the creation of interactions between the built form and the landscape.

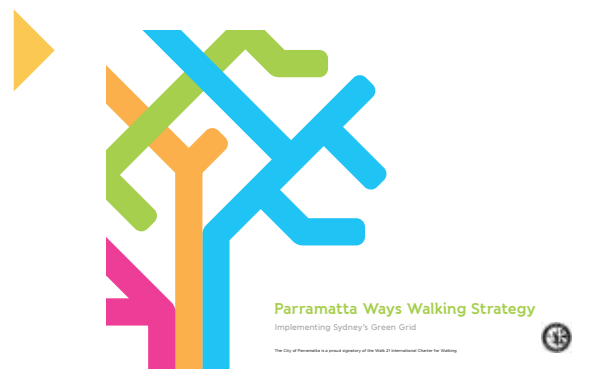


Image: Parramatta Ways Walking Strategy Cover

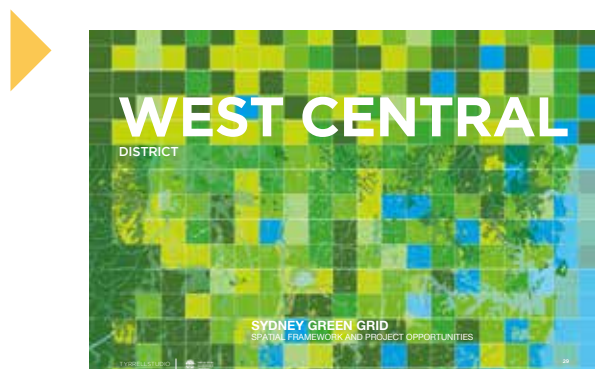


Image: West Central Green Grid Spatial Framework

# STRATEGIC CONTEXT

## DOCUMENT REVIEW

### BETTER PLACED (GA NSW)

The Architecture and Design strategy articulates the means and methods to value and improve the built environment and public domain. Leveraging the GA200+ series of forums, workshops and discussions delivered to date, it offers directions towards design excellence at the scale of cities and towns, the public realm, and buildings.

The Policy directly references existing State Environmental Planning Policies, Local Environment and Development Control Plans and influences the development of new ones.

### THE OBJECTIVE

The strategy aims to create a safe, equitable, sustainable built environment, which is distinctive and of its place, creates value and is fit for purpose.

### WHAT IS DESIGN EXCELLENCE?

Every new development has the potential to transform people's quality of life, stimulate the economy and enhance the environment. The design of built environment shapes the places in which we live, work and meet.

The quality of design affects how spaces and places function, what they contribute to the broader environment, and which kind of end-user or audience they attract.

### THE PRINCIPLES

Collectively, the principles, seen to the right, aim to achieve the kinds of urban places and spaces we collectively aspire to, how we deliver these and ultimately move towards better understanding, measuring and capturing the benefits of good design.

“

*Better Placed has been developed by the Government Architect to deliver the strategic approach needed to ensure that as our cities and towns grow bigger they get even better.*

”



Image: Better Placed (GA NSW)

*In response to 'Better Placed', Westmead Private Hospital has the opportunity to...*



#### **Better fit:**

Contextual, local and of its place

- Maintain connection to the local context through the enhancement of corridors, green linkages and pedestrian connections.
- Provide a distinctive and well-designed built form.
- Be guided by a set of local character principles for Westmead.



#### **Better performance:**

Sustainable, adaptable, durable

- Respond to the changing needs of the precinct and future growth.
- Respond to the existing requirements of the hospital whilst adapting to current site constraints, including flooding.
- Enhance pedestrian connections and green links.



#### **Better for community:**

Inclusive, connected and diverse

- Improve people's connection to the surrounds.
- Enable direct access to and from the hospital for people of all ages, as well as access to other services and amenities in the area.
- Enhance the streetscape making it more welcoming and vibrant
- Improve pedestrian accessibility to and from the site.



#### **Better for people:**

Safe, comfortable and livable

- Improve human comfort and usability.
- Enhance the streetscapes.
- Renew the street environment.
- Make the site more safely accessible.
- Contribute to the increased liveability of the area.



#### **Better working:**

Functional, efficient and fit for purpose

- Retrofit Westmead for future growth with more efficient, functional and purposeful built form within 800m of the Station.
- Assist the GPOP Quarter 1 in advancing Westmead as a world-class health and education precinct with improve health facilities.
- Transform a highly strategic site for an efficient modal shift. This will support people who live and work nearby.



#### **Better value:**

Creating and adding value

- Create ongoing value for people and the community now and into the future, particularly as Westmead grows.
- Build upon the existing qualities of the hospital building to increase the social, economic and environmental benefits to the community.
- Ensure that much-needed facilities are incorporated within the existing hospital by extending and adapting the current building envelope,
- Minimise costs over time, particularly for infrastructure.
- Reduce car dependence.



#### **Better look and feel:**

Engaging, inviting and attractive

- Ensure people can feel welcome and comfortable.
- Showcase architectural quality that is visually attractive through the built form.
- Contribute to the human scale by activating ground levels and the public realm.

# STRATEGIC CONTEXT

## DOCUMENT REVIEW

### BETTER PLACED: GOOD URBAN DESIGN (GA NSW)

Informs the better placed policy by giving urban designers guidelines for achieving better places.

#### PURPOSE

The Good Urban Design Guide provides strategic advice for everyone involved in the design, planning, and development of the built environment in NSW, on how to work together to achieve good urban outcomes for the delivery of better places.

*In response to 'Good Urban Design', Westmead Private Hospital has the opportunity to...*



Image: Good Urban Design (GA NSW)



#### Better fit:

Contextual, local  
and of its place

##### Character:

- Communicates the local identity, character and place-distinctiveness through the materials and planting species used.
- Provide a distinctive and well-designed building that is informed by the existing context and future direction of Westmead.

##### Creating Connections:

- Improve connections to open spaces and services in the vicinity.

##### Scale and Proportion:

- Enhance the spatial experience through the design of appropriate setbacks, alignment and scale
- Create a gateway presence.

##### Great Streets:

- Revitalize the streetscape for an enhanced public realm experience.



#### Better performance:

Sustainable,  
adaptable, durable

##### Access:

- Improve the wayfinding experience and accessibility.
- Evaluate and potentially re-design site entry points and directions of approach.

##### Walkability:

- Increase and improve the means of accessibility in a catchment of 800 metres from the station.



#### Better for community:

Inclusive,  
connected and  
diverse

##### Public Realm Activation:

- Offer an urban landscape strategy that improves the public realm.

##### Quality and Care:

- Positively impact the perceptions of the local area's character through the design, detailing and materials.
- Demarcate access routes clearly with different materials, textures and landscaping features.

##### Safety:

- Provide passive surveillance by visually connecting the public realm and building interiors.
- Make the public realm look and feel safer by enhancing the streetscape.

“The guide focuses on the strategic capacity of urban design; the actions of the urban designer are addressed in separate advisory notes produced by GANSW.”



#### **Better for people:**

Safe, comfortable and liveable

##### **Open Space Configuration and Positioning:**

- Create links to the existing network of open spaces.

##### **Walkable Access:**

- Improve the streetscapes
- Increase walkable access.

##### **Cycling Access:**

- Provide cycling access potentially, depending on future site constraints.

##### **Comfort and Amenity:**

- Positively affect the comfort of people in the public domain.

##### **Usability:**

- Help people access the hospital through the landscape design, its spatial divisions and seating.



#### **Better working:**

Functional, efficient and fit for purpose

##### **Land Division, Development Form and Typology:**

- Increase the hospital's facilities on the current site by utilising the existing infrastructure in place.

##### **Site Layout:**

- Enhance the streetscape to have a friendly frontage with fine grain rhythm in emulation of the surrounding grain.
- Be consistent with the current urban pattern.

##### **Quality and care:**

- Communicate a sense of place and civic pride through the material treatment.



#### **Better look and feel:**

Engaging, inviting and attractive

##### **Landscape Integration:**

- Create a visual or pedestrian connection to the surrounding open space network.

##### **Edges and Frontages:**

- Creates an active edge that positively affects the public realm experience.

##### **Skyline Interest:**

- Create skyline interest by increasing the massing and height of the hospital complex.



#### **Better value:**

Creating and adding value

##### **Social Interaction:**

- Encourage social interaction and more people walking to local services.

##### **Vibrant Urban Areas:**

- Create a more vibrant streetscape for the community.

##### **Visual Interest, Diversity, Richness:**

- Improve the visual interest of the streetscape.

# STRATEGIC CONTEXT

## DOCUMENT REVIEW

### GREENER PLACES (GA NSW)

Greener Places is a draft policy to guide the design, planning, design and delivery of Green Infrastructure in urban areas across NSW. Green Infrastructure is the network of green spaces, natural systems and semi-natural systems including parks, rivers, bushland and private gardens that are strategically planned, designed and managed to support good quality of life in the urban environment. The aim of the policy is to create a healthier, more liveable, more resilient and sustainable urban environment by improving community access to recreation and exercise, walking and cycling connections.

#### OBJECTIVE

The draft policy aims to create a healthier, more livable and sustainable urban environment by improving community access to recreation and exercise, supporting walking and cycling connections, and improving the resilience of urban areas.

#### WHAT IS GREEN INFRASTRUCTURE?

Green Infrastructure is the network of green spaces, natural systems and semi-natural systems including parks, rivers, bushland and private gardens that are strategically planned, designed and managed to support a good quality of life in an urban environment.

#### THE PRINCIPLES

Green Infrastructure connects vital life support systems for urban environments. Well-designed Green Infrastructure responds to four key principles:

- **Integration**
- **Connectivity**
- **Multifunctionality**
- **Participation**

“

*Greener Places is an overarching scheme for ensuring connection and integration of our green assets, ensuring their contribution to quality of life, and that the environment and the economy are maximised, rendering a working whole that is far greater than the sum of its parts.*

”



Image: Greener Places (GA NSW), 2018

*In response to 'Greener Places', Westmead Private Hospital has the opportunity to...*

**Integration:**

combine Green Infrastructure with urban development and grey infrastructure

- Maintain connection to the local context through green linkages and pedestrian connections.
- Provide a distinctive and well-designed built form that responds to the existing context and future direction of Westmead, geared towards growth.

**Connectivity:**

create an interconnected network of open space

- Respond to future changing needs for better connectivity.
- Create links to the surrounding social, cultural and ecological areas.

**Multifunctionality:**

deliver multiple ecosystem services simultaneously

- Ameliorate the public streetscape.
- Increase the tree canopy.
- Improve connections to the surrounding area.
- Improve the offer to visitors and quality of life for all.

**Participation:** involve stakeholders in development and implementation

- Create a balanced and inclusive solution through the participation and collaboration of a diverse set of people, with a range of expertises and skillsets.
- Make use of underutilised space to create accessible spaces in accordance with the objectives of the Westmead Innovation District Master Plan (Draft 2019).



# STRATEGIC CONTEXT

## DOCUMENT REVIEW

### THE WESTMEAD INNOVATION DISTRICT MASTER PLAN: DRAFT 2019

Parramatta City Council's Draft Master Plan establishes an urban design framework for the public realm and landscapes, and community and cultural facilities, while enabling flexibility for changes in land uses, densities and delivery over 10, 20 and 40 years.

Under the Master Plan, Westmead Innovation District will be a \$43.48 billion economy by 2056. This equates to an additional \$11.3 billion in that year compared to a business as usual growth scenario. In net present value terms, the contribution to the Gross Regional Product of Parramatta and Cumberland local government areas will be \$65.3 billion.

#### THE VISION

The vision for Westmead is to develop a connected, productive, vibrant place to live, work, learn and play, with all the features of a world-leading innovation precinct.

To achieve this vision, Westmead must be more than just a health and employment centre. It must demonstrably enhance the urban environment. The investment in new and enhanced transport and infrastructure will catalyse other initiatives and objectives to create a place that offers residents, visitors and workers an attractive and inviting place and public domain outcome including a dynamic night-time economy.

Westmead will be a city of smart jobs supported by multi-disciplinary activities, housing choice and diversity and excellent transport connectivity. It will be a walkable community, with a clear and robust spatial structure, which is safe and welcoming.

#### MASTER PLAN OUTCOMES

The Master Plan's outcomes are as follows:

- To enhance Greater Parramatta's built and natural environment;
- To deliver a high quality public domain;
- To protect key spaces, places, destinations and view corridors;
- To improve pedestrian and cyclist amenity and safety;
- To preserve and enhance activity along adjacent streetscapes and complementary uses and users;
- To develop a consistent urban character, form and design approach that complements the area's history, heritage and character;

- To retain land for public space or complementary uses that generate activity such as gathering spaces, ideas markets and food and beverage outlets;
- To create a multipurpose, year-round innovation district to cater for the research, education, health, wellbeing, living, recreational and cultural requirements of a growing metropolitan region;

“

*The vision for Westmead is to develop a connected, productive, vibrant place to live, work, learn and play, with all the features of a world-leading innovation precinct.*

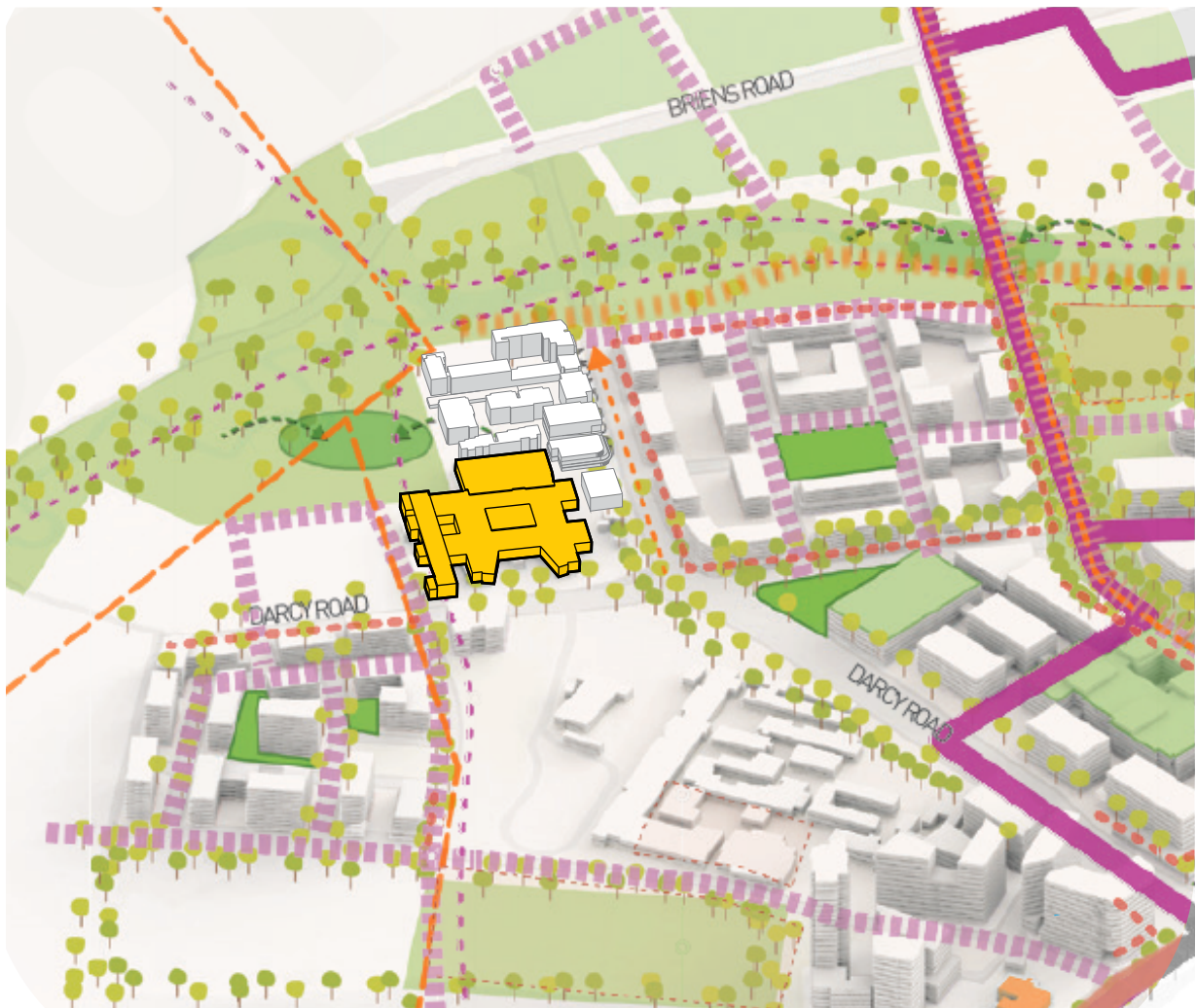
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Image: Draft Master Plan, November 2018

## THE DRAFT MASTER PLAN OUTLINES A VISION OF HOW THE WESTMEAD PRECINCT CAN CONTRIBUTE TO A TRANSFORMING SYDNEY

OUR SITE LIES IN A CRITICAL LOCATION TO WESTMEAD HEALTH AND EDUCATION PRECINCT FROM PARRAMATTA CBD



### THE OPPORTUNITY

“ This Master Plan for Westmead Innovation District will underpin the area’s growth and competitiveness – balancing the need for it to function in a practical sense, while setting ambitions for social, economic and environmental sustainability.

”

# RESPONDING TO THE DRAFT WESTMEAD INNOVATION DISTRICT MASTER PLAN

*In response to the 'Draft Master Plan', Westmead Private Hospital has the opportunity to...*

## INNOVATIVE

- Dynamic,
- Exceptional,
- Competitive,
- Challenging,
- Productive

- Optimise interaction between the organisations within the WID.
- Create a natural point of reference, demarcating the hospital as a destination and visually connecting people to this health facility.
- Provide opportunities for serendipitous interactions.

## HEALTHY

- Lifestyle,
- Life Cycle,
- Healing,
- Liveable

- Complement the operation of Westmead's hospitals and, research and educational institutions by providing an extension to a world-class health facility.
- Create a social, liveable and healthy place through the renewal of the public realm.
- Create green links that could be cultural, social and ecological connectors bringing well-being benefits into the proposal and linking up to multiple green spaces nearby.

## CONNECTED

- Partnerships,
- Walkable,
- Accessible,
- Multi-Modal,
- Regional,
- Global,
- Destination

- Enhance connectivity with the existing and future pedestrian network by providing more direct and pleasant connections to the surrounding area, especially to bus stops and the future Sydney Metro West station (within a 10 min walk).
- Assist Westmead in meeting ambitions for a 30-minute city.

## INTELLIGENT

- Smart,
- Learning,
- Excellence,
- Research,
- Talent,
- Thought Leaders

- Positively contribute to the strong presence of science research, health and education facilities and institutions
- Enable Westmead to become a World Class Innovation District.
- Act as a magnet for future health-related investment
- Attract advanced technologies, capital and talented medical professionals required to drive local economic growth.

## ENTREPRE- NEURIAL

- Brand,
- Ambition,
- Successful,
- Productive

- Leverage Westmead's health and education assets
- Attract students, key workers, professionals, patients and families to invest in Westmead.
- Meet the interest, agendas and aspirations of the various State agencies, Council and the existing and future community.

## GREEN

- Green Grid,
- Environment,
- Water,
- Trees,
- Energy,
- Habitat,
- River

- Increasing canopy cover within all developments and provide planting and landscapes that respond to the variety of built form character and uses that celebrate natural landscape features
- Providing appropriate vegetation that is resilient and provides shade to increase public amenity.
- Protect, enhance and utilise the District's green assets, by providing greater permeability and access to the regional open spaces and various ecological networks.