

WESTMEAD PRIVATE HOSPITAL

PLANNING PROPOSAL | URBAN DESIGN REPORT

MARCH 2021

PREPARED FOR:



BY: **HATCH** | RobertsDay

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INTRODUCTION

BACKGROUND

The Westmead Private Hospital is an anchor institution in the proposed Westmead Innovation District. The hospital provides high quality health services, and requires new and expanded facilities to remain at the forefront of medical expertise and to cater to increasing demand, whilst ensuring the safety and security of patients, staff and visitors.

Ramsay Health Care (Ramsay) has engaged Hatch Roberts Day to provide an Urban Design Framework to support the Planning Proposal for development at the hospital.

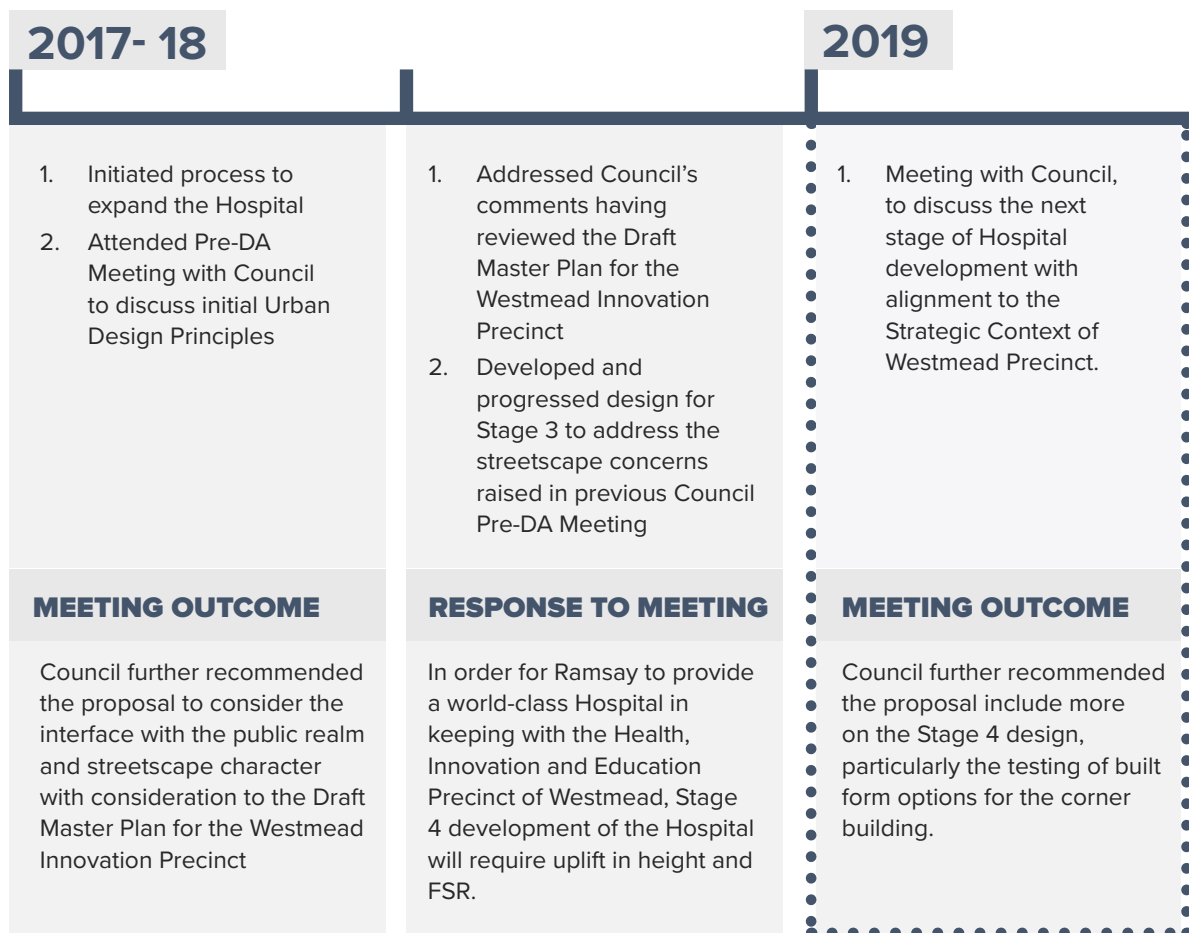
The proposed rezoning and future development on the subject site would assist Ramsay in expanding the capability and quality of services of Westmead Private Hospital.

PURPOSE OF REPORT

The urban design report seeks to:

- Support the Planning Proposal;
- Establish the strategic merit for height changes on the subject site;
- Document a context sensitive redevelopment response in the form of an urban design framework for the site, with consideration to the proposed Master Plan.
- Demonstrate the value of the redevelopment of the site as a catalyst development to support the realisation of the strategic planning for the Westmead precinct.

THE STORY SO FAR



2020

1. Addressed Council's comments
2. Developed and initiated testing of built form options for Stage 4 to address the concerns raised in previous Council Pre-DA Meeting and formal information request.

2020 - 21

1. New flood planning controls were received from Council, altering the feasibility of the current design.
2. Meeting with design team to discuss flooding issues and a possible solution.
3. Continuation of built form testing to address flooding issues.

1. Developed and progressed design for Stage 4 to address flooding concerns. Special consideration was given to the articulation of podium facade to maintain human scale of street.

NEXT STEPS

Ramsay to submit Planning Proposal for Stage 4.

THE PROCESS FOR RAMSAY

Westmead Private Hospital will be a World-Class Health care facility located in the Health, Education and Innovation District of Westmead. Westmead Private Hospital will showcase best-practice in health, care and commitment to the Westmead Precinct and Greater Sydney Region.

TO ACHIEVE THIS, WESTMEAD PRIVATE HOSPITAL WILL NEED TO CONSIDER

1. Existing character of Westmead Precinct and Future-proofing in a transforming Precinct
2. Consider the Draft Master Plan & the Strategic Context
3. How to best showcase World-Class Hospital presence with alignment with the Westmead Health and Innovation District Precinct character

THIS PROCESS WILL INVOLVE

PART 3 - LAYING THE FOUNDATIONS

- Addressing Streetscape Character
- Existing Character of Westmead
- Future-proofing the Hospital with consideration to the transforming nature of the precinct
- Tailoring the urban design outcome to address safety concerns regarding flooding

PART 4 - A WORLD-CLASS HOSPITAL

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

REPORT STRUCTURE

This report holistically assesses the urban context and character in which this development will sit:

1. The **Physical Context** presents an analysis of the local and regional urban environment.
2. The **Strategic Context** reviews the applicable policies from which the proposal has been developed.
3. **Urban Design Principles** articulate key ideas that determine the proposed design response.

Appendix

4. A **Character Assessment** identifies the particular features of the local character that can be retained or reinforced with the proposed development.
5. A **Visual Assessment** explores the vision and visual impacts of the proposed development.
6. **Flood Risk Assessment** explains the major flooding constraints and mitigation measure recommendation around which the hospital expansion was designed.

PUBLIC BENEFITS

INTEGRATED COMMUNITY AND ACTIVE PARTNER



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

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.

HEALTH & INNOVATION



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, BUILDING WESTMEAD'S MEDICAL SKILLS AND TALENT FOR THE FUTURE



WPH plays an active role in education and building 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.

ENHANCED STREETSCAPE INTERFACE



Opportunities for an enhanced, attractive and vibrant public life, with access to seating, shading and interesting streetscape to transition between the proposed WPH and the public domain.

Where flood constraints limit the ability for traditional streetscape activation to occur; our team has conceived alternative activation measures such as articulation and upper level surveillance and public life engagement.

ENHANCED CONNECTIVITY TO THE WIDER PRECINCT



Opportunities for a more safe, and comfortable access to local transport modes with an enhanced streetscape prioritising pedestrians walking and cyclists moving across the Precinct.

CELEBRATED CULTURAL EXPRESSIONS



Opportunities for a more enhanced network of surrounding cultural connections:

- Linking to the OCHRE Grid
- Opportunities for a cohesive cultural expression across the precinct with alignment to the Council's Visions

ENHANCING THE TREE CANOPY & REDUCING THE URBAN ISLAND HEAT EFFECT



Opportunities for a more enhanced tree lined streetscape:

- Maintaining a tree-lined Darcy Road character to contribute to reducing the urban island heat effect
- Providing shading along Darcy Road for a more comfortable environment for patients and visitors to wait for public transport connections.

WPH VISION

HERE'S WHAT WE'RE ASKING FOR:

STAGE 4 LEVEL 3 CONSULT BUILDING EXPANSION

STAGE 4 17 STOREY BUILDING

FSR:

2 : 1 (combined Stage 3 and 4 site FSR)

(Max. currently allowable:

1.5 : 1)

ZONING:

NO CHANGE

(B4 MIXED USE)

NO CHANGE

(B4 MIXED USE)

HEIGHT:

**RL 32.85 m max
/ 4 Storeys Total**

(incl. roof elements)

**RL 81.95 m max
/ 17 Storeys**

(incl. roof elements)



STAGE 4

STAGE 3



STH Artist impression: WPH corner of Mons Rd & Darcy Rd

PART 1: EXISTING CONTEXT

ANALYSIS

EXISTING CONTEXT

LOCAL

The site is located in the suburb of Westmead, located approximately 26km west of the Sydney CBD. It is situated within the Westmead Innovation District and the Westmead Health and Education Precinct and therefore, it is an ideal location for a hospital expansion as it positively contributes to the transformation of the area.

The site occupies two street frontages, Darcy Road (south) and Mons Road (east). The site totals 20,256m² and is zoned B4 Mixed-Use by the LEP. The site is located just north between Westmead and Wentworthville Stations, and within a 10min walk of various health, medical and education services, open spaces and multiple transport connections.

Strengthening the local context, the proposal adapts and expands upon existing health infrastructure to increase needed health services, providing the City with an exceptional world-class health facility. The WPH extension will build on the existing strength of the hospital's ability to attract and retain high-quality medical staff in order to grow as an international place of excellence and an enjoyable place to work.

“

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.

”

EXISTING CONTEXT

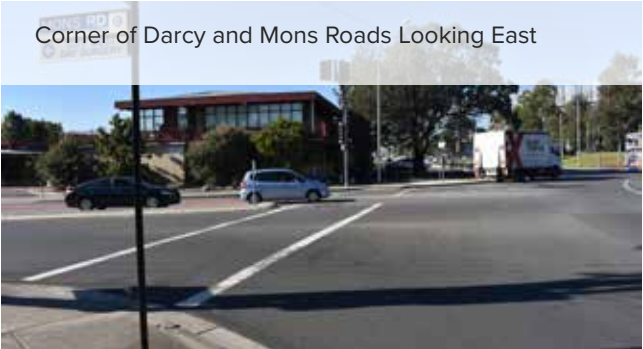
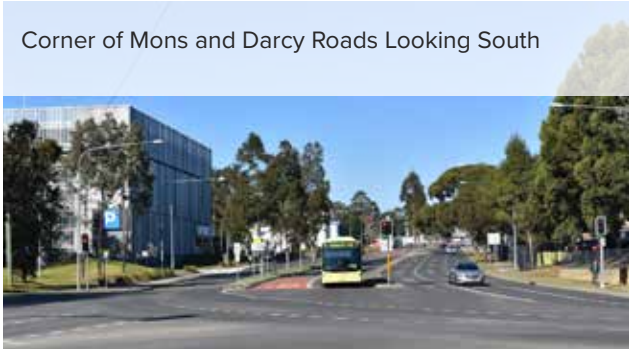
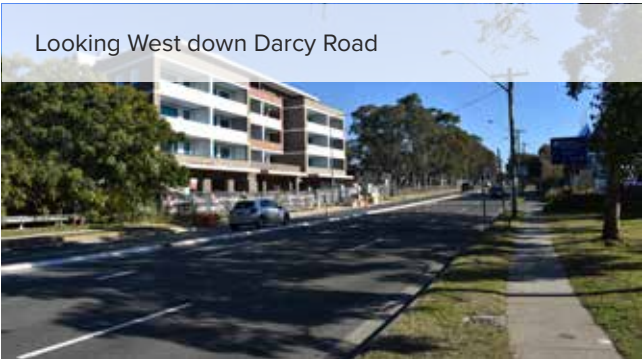
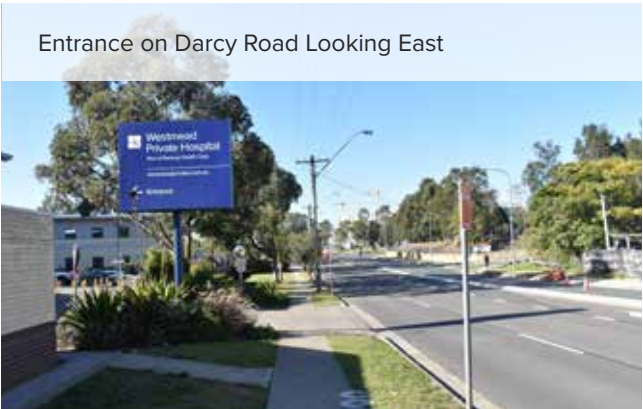
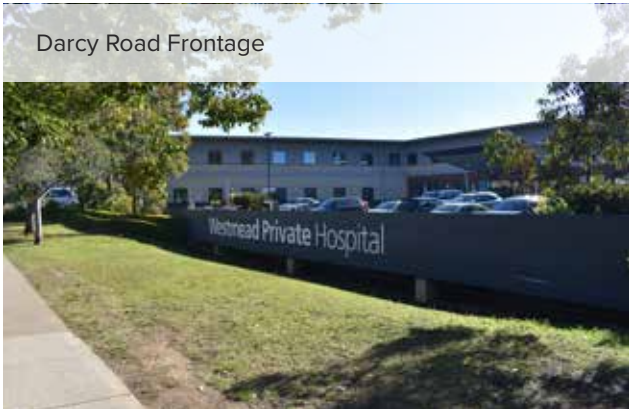
LOCAL MAPPING





EXISTING CONTEXT

SITE PHOTOS



Mons Road Looking North



Mons Road Looking North



Westmead Specialist Centre Next to Site on Mons Road



Mons Road Bridge Looking North



Mons Road Looking South



Car Park Opposite Site on Mons Road



Mons Road Looking South and Car Park

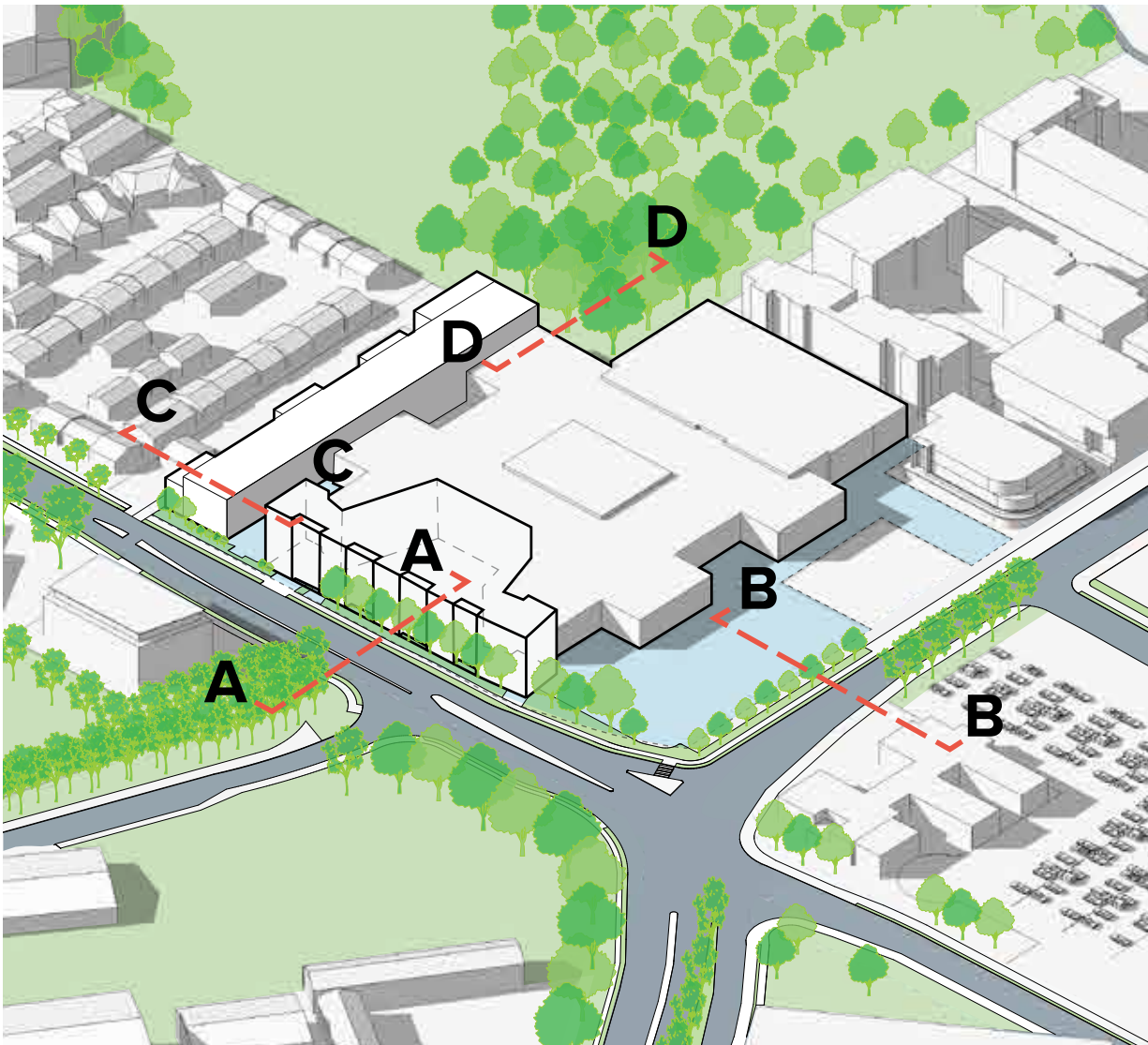


Looking North-west towards Car Park on Darcy Road

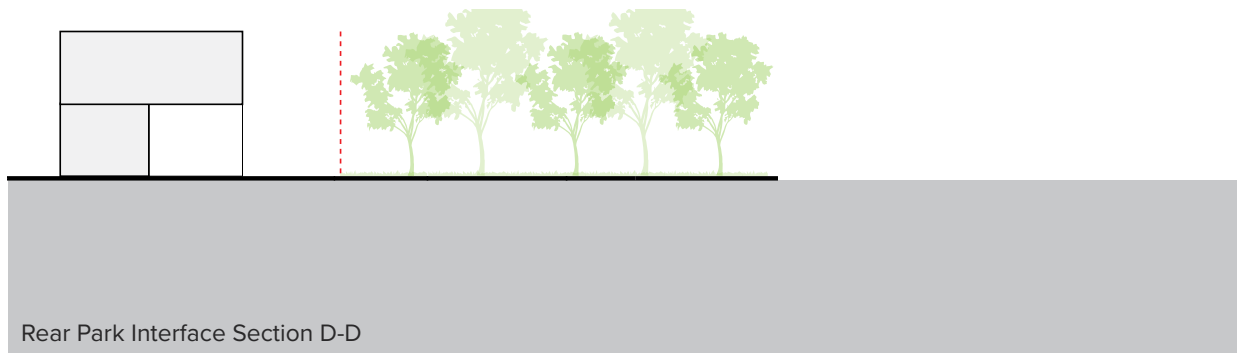
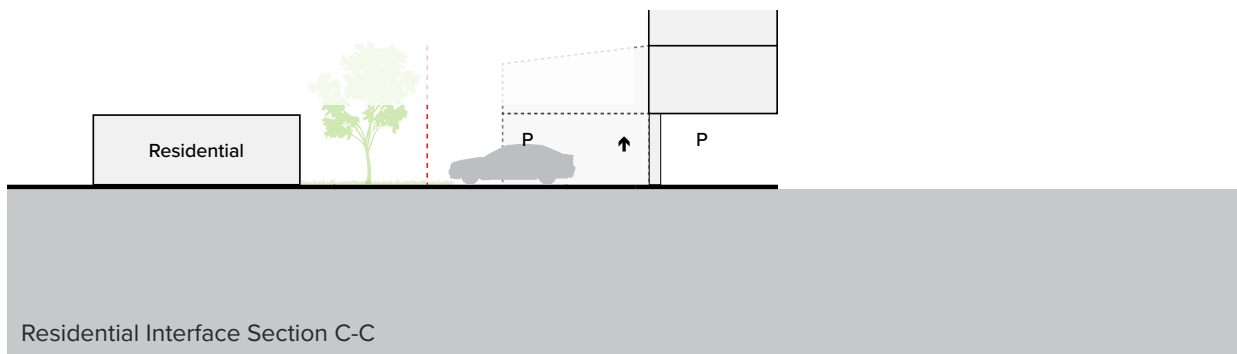
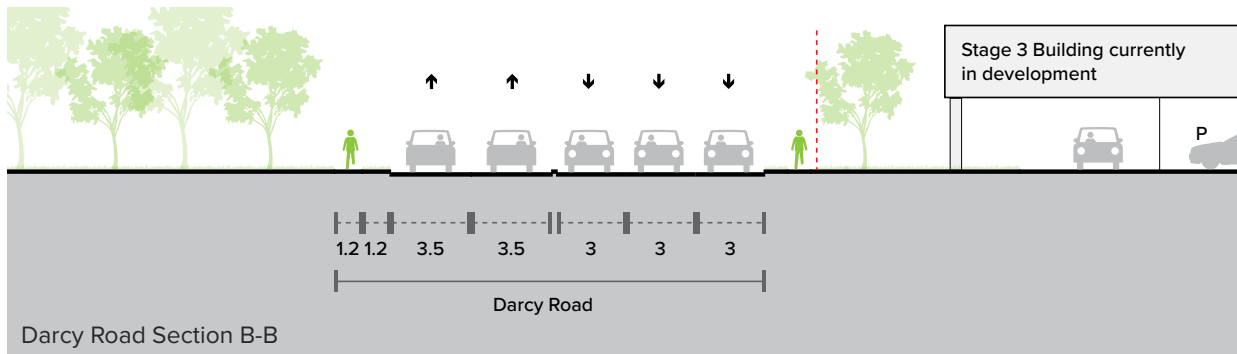
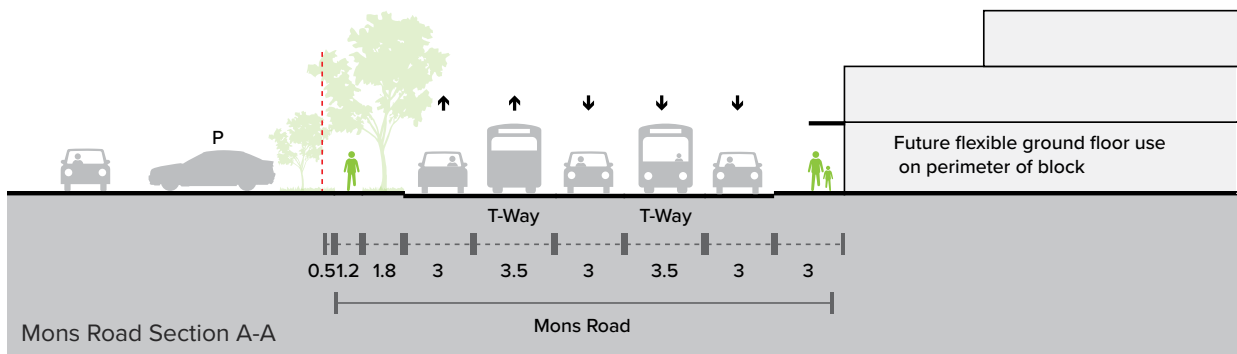


EXISTING CONTEXT

INTERFACE SECTIONS



Section Key Map

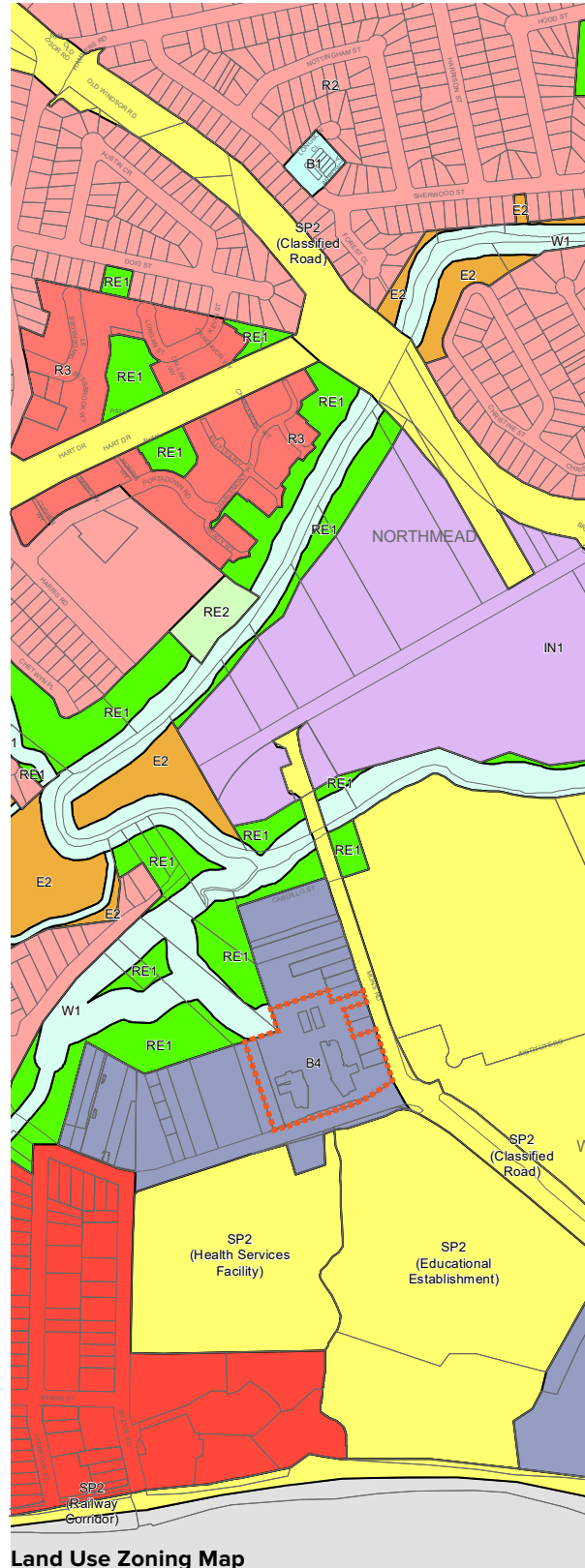


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EXISTING CONTEXT

LOCAL PLANNING MAPS

The adjacent maps (Land Zoning Map - Sheet LZN_004, Height of Buildings Map - Sheet HOB_004, Floor Space Ratio Map - Sheet FSR_004) have been taken from the Parramatta Local Environmental Plan 2011.



Land Use Zoning Map

WPH site - B4 Mixed Use
 Surrounding Uses - R4, SP2 (Health Services Facility), RE1 and B4