

In response to the 'Draft Master Plan', Westmead Private Hospital can...

RESILIENT <ul style="list-style-type: none"> • Agile, • Responsive 	<ul style="list-style-type: none"> • Provide a hospital expansion that is responsive to flood risks and the future climatic condition. • Enable the agility and flexibility of infill land to cater to changing technologies and trends. • Allowing Westmead to showcase best practice examples in construction, architecture and especially, health. • Respond to existing needs by building upon the existing hospital infrastructure to deliver much needed health services.
CULTURAL <ul style="list-style-type: none"> • Unique, • Identity, • Demography, • Place, • Creativity, • Heritage, • Arts/ Craft/ Design 	<ul style="list-style-type: none"> • Maintain and extend existing cultural links. • Provide a unique and creative built form design. • Create a visually-appealing addition to the future skyline of Westmead.
INCLUSIVE <ul style="list-style-type: none"> • Accessible, • Social, • Legacy, • Heritage, • Diversity 	<ul style="list-style-type: none"> • Provide a renewed public realm, contributing to a more accessible, diverse and social Westmead for the benefit of people of all ages. • Increase accessibility through improved pedestrian links.
PLAYFUL <ul style="list-style-type: none"> • Vibrant, • Active, • Fun, • Events, • Recreation, • Family, • Community 	<ul style="list-style-type: none"> • Encourage the active use of the public realm as a place to linger and gather. • Increase the social and cultural well-being of workers and residents in the area. • Enable active edges.
ATTRACTIVE <ul style="list-style-type: none"> • Magnetic, • Welcoming, • Active, • Talent 	<ul style="list-style-type: none"> • Attract residents and talent. • Provide high amenity spaces. • Contribute to Westmead becoming an internationally renowned health precinct. • Attract medical talent and patients who need special medical treatment. • Create an active and welcoming place.
SAFE <ul style="list-style-type: none"> • Practice, • Environment, • Spaces 	<ul style="list-style-type: none"> • Provide a design that puts the safety of patients, staff and visitors, particularly in regard to flood management, at the forefront. • Create spaces for pedestrian movement with clearly define spaces. • Provide safe accessibility to and from the hospital for all pedestrians and commuters, regardless of age or physical needs.

STRATEGIC CONTEXT

DOCUMENT REVIEW

WESTMEAD 2036: DRAFT PLACE STRATEGY

66

The Westmead Place Strategy guides the future planning needs of the Precinct to “meet its regional relevance, anticipated growth and renewal to deliver its 2036 vision”. It identifies 5 key moves to enable Westmead to transform and realise these objectives.

THE VISION

The Strategy delineates twelve directions that drive the vision for Westmead which are embedded in the 47 planning priorities for the Precinct and 45 specific actions for implementation

RELEVANT DIRECTIONS FOR WPH

Relevant directions for our site are as follows:

- Encourage initiatives towards a safe walking and cycling city that is centred on pedestrian and cycleway connections that link to wider regional networks and surrounding places of interest.
- Protect and enhance existing employment areas with a focus on job creation to transform the existing health and education precinct into the Westmead Health and Innovation District.
- Deliver a range of social infrastructure and services that support community diversity and wellbeing to enhance the appeal and competitiveness of Westmead.
- Develop opportunities to celebrate and reinforce Westmead's history and culture with the protection of heritage places, inclusion of cultural and social spaces and enhancement of significant view corridors.
- Expand the urban tree canopy and create active and connected places that integrate with green infrastructure including neighbouring waterways and parklands for the enjoyment of the community.
- Promote a precinct that is resilient and responsive to future climate condition.

The vision for Westmead is to be Australia's premier health and innovation district – an ecosystem for new discoveries, economic growth and global recognition. Westmead will also deliver exceptional place outcomes for the Central River City, with enhanced heritage and environmental assets, activated places, connected communities and housing choice.

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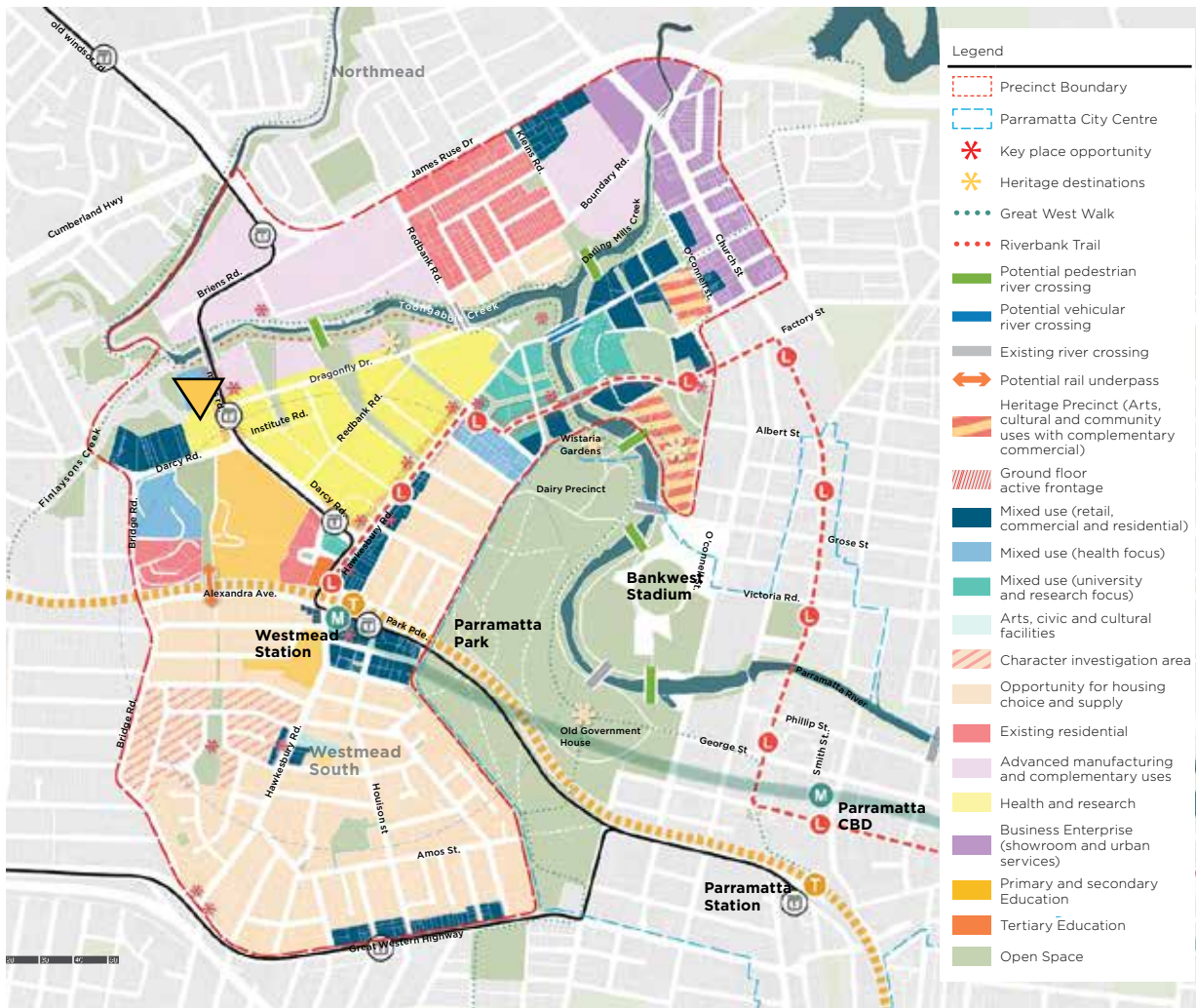


Image: Westmead 2036: Draft Place Strategy, December 2020

THE WESTMEAD PLACE STRATEGY PROVIDES A FRAMEWORK TO DRIVE THE TRANSFORMATION OF THE PRECINCT TOWARDS ITS 2036 VISION



OUR SITE IS SITUATED AT A KEY JUNCTION WITHIN THE WESTMEAD HEALTH PRECINCT



THE OPPORTUNITY

“

Westmead is strategically aligned to become a world-class innovation, education and health precinct. It will have a prominent role within the GPOP economic corridor and will make significant contributions to the Greater Parramatta and broader Sydney Region.

”

PART 3: URBAN DESIGN PRINCIPLES

**STREETSCAPE PRINCIPLES & FUTURE
PROOFING WPH IN A TRANSFORMING
PRECINCT**

URBAN DESIGN PRINCIPLES

LAYING THE FOUNDATIONS FOR A WORLD-CLASS HOSPITAL

PRIORITISING STREETSCAPE INTERFACE WITH THE PUBLIC REALM

Through the understanding of the Existing, Strategic Context and the Future Desired Character of the transforming Health, Education and Innovation District of Westmead, the priority for the immediate development of WPH is to ensure the streetscape interface with the public realm best contributes to the public life for the community and its visitors.

The treatment of the streetscape (ground level and upper level) interface with the surrounding public realm will ensure the existing and future character of Westmead Health Precinct will:

- Prioritise pedestrian movement and connectivity
- Be people and activity focused
- Be comfortable, safe and accessible
- Be a friendly, vibrant place for people to work and play and visit
- Consider the future transport and connectivity routes to and from the Hospital
- Align with the future aspirations of the Westmead Precinct character in the way of streetscape interface with the public realm.

It is important to note that due to major design constraints on account of significant flood planning controls and limited hospital space, all urban design considerations and principles have been tailored to prioritise the safety of staff, patients and visitors, and the need for a fully-functioning world-class hospital.

Due to the flood constraints, creative activation techniques are provided:

- Architectural articulation
- Special attention given to the creation of an engaging, human scale podium (the city at eye level experience)
- Stimulating materiality
- Legible access points for pedestrians and hospital users

To understand the streetscape interface of WPH, a Streetscape Analysis will identify the distinct interfaces to inform the character and level of encounter pedestrians will have with the public domain.

Furthermore, this section outlines how Stage 4 completes the future-proofing vision enabled during Stage 3 development.

STREETSCAPE ANALYSIS

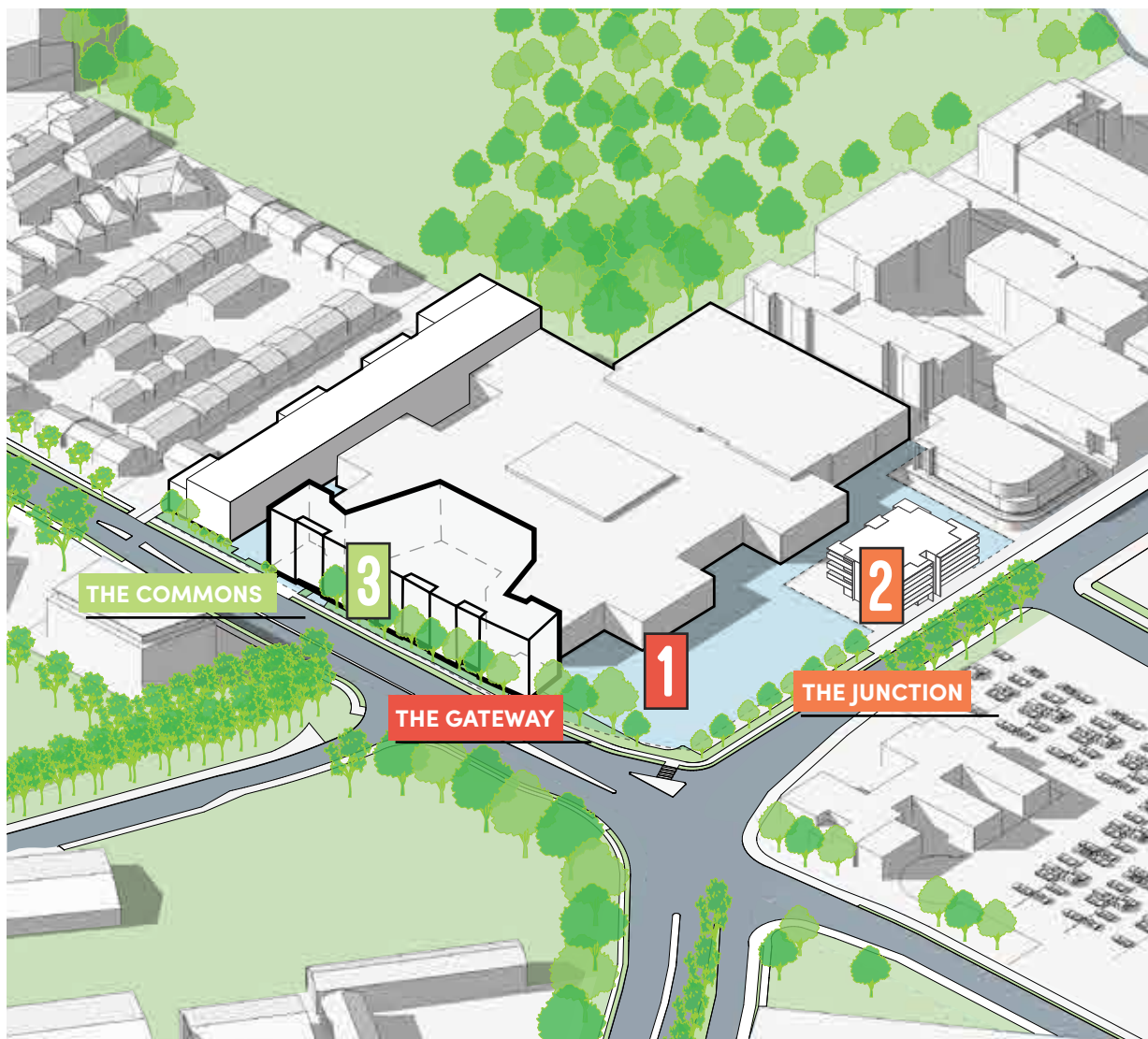
GROUND PLANE EDGES

Informed by the contextual and strategic analysis of the Westmead Private Hospital vicinity, a number of Streetscape Principles have been established as follows. These Streetscape Principles reflect the unique qualities of the place, including the built form response, streetscape experience and connections to transport & pedestrian links.

These Streetscape Principles will be used to inform redevelopment of WPH.

3 key principle edges that define the approach for the developments on Westmead Private Hospital site:

- The Gateway
- The Junction
- The Commons



GROUND PLANE EDGES

1

THE GATEWAY

Corner of Darcy & Mons Road

The unique corner aspect of the site, Darcy Road and Mons Road, presents as the pedestrian arrival point leading from the T-way, proposed light rail line and Westmead Train Station.

Potential character of the streetscape:

- Friendly encounter, with the opportunity for engagement between the public domain and the building at eye level and including all podium levels.
- Setbacks defined by the surrounding buildings curtilage from the main, Darcy and Mons Road, with an opportunity to address the landmark intersection with the public realm.
- Existing built form fabric defined by a mixture of medium-scale buildings between 4-5 storeys, with the potential for a higher element to intentionally stand out from the fabric, demarcating a corner address and contributing to legibility.

2

THE JUNCTION

Along Mons Road

A predominately transit-oriented character, the T-way runs the length of Mons Road. The edge can be softened to present as a safe and responsive frontage to the street.

Potential character of the streetscape:

- Friendly encounter, present a facade and edge encounter reflective of the surrounding built form and building uses, with opportunity for engagement with the streetscape.
- Consistent setbacks defined by the distinct built form alignment along Mons Road.
- Existing built form character defined by a mixture of low-medium scale buildings between 1-7 storeys
- A vehicular egress point on Mons Road does not impact pedestrian amenity and experience of the street, due to the nature of pedestrian movement along the edge.

3

THE COMMONS

Along Darcy Road

A pedestrian-oriented edge that presents as a safe encounter that contrasts from the busy main road.

Potential character of the streetscape:

- Active encounter, with the opportunity to present an engaging edge with spaces for people to sit, stand and meet safely.
- Responsive setbacks defined by the predominate neighbouring built form, set back from Darcy Road.
- Existing built form character defined by a mixture of low-medium scale buildings between 1-4 storeys.
- Enhances entrances from the street with generous footpaths for a pedestrian-friendly experience

STREETSCAPE ANALYSIS

“THE GATEWAY” CORNER OF DARCY & MONS ROAD

1

THE GATEWAY

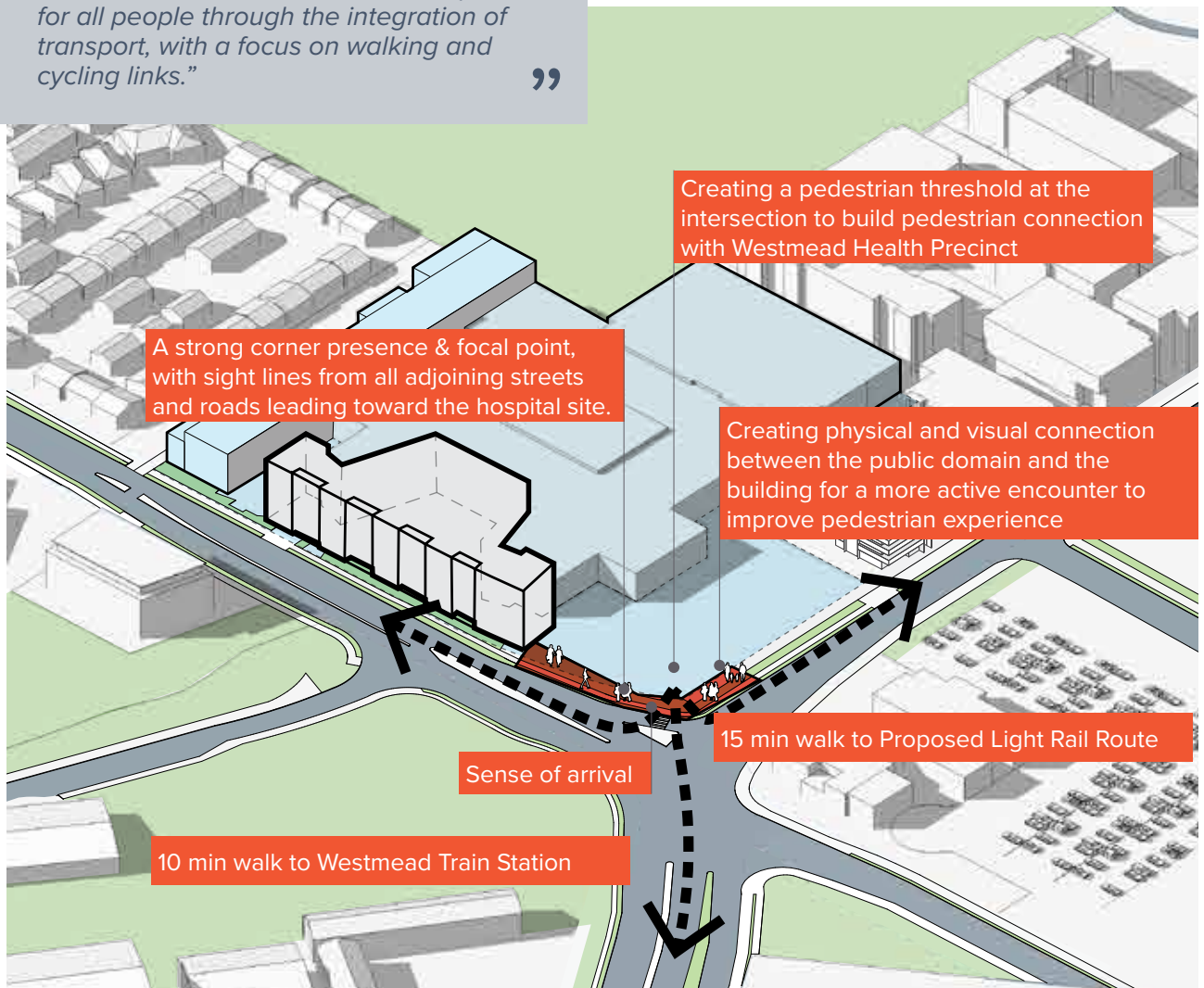
Corner of Darcy & Mons Road

Streetscape principles:

- Friendly encounter:
- Built form transitions
- Sense of arrival and a significant position for a gateway address

- Enhancing key links between public domain with pedestrian and transport connections.

“ Ensure safe and accessible connections within the local centre and to other places for all people through the integration of transport, with a focus on walking and cycling links.” ”



STREETSCAPE ANALYSIS

“THE JUNCTION” ALONG MONS ROAD

2

THE JUNCTION

Along Mons Road

Streetscape principles:

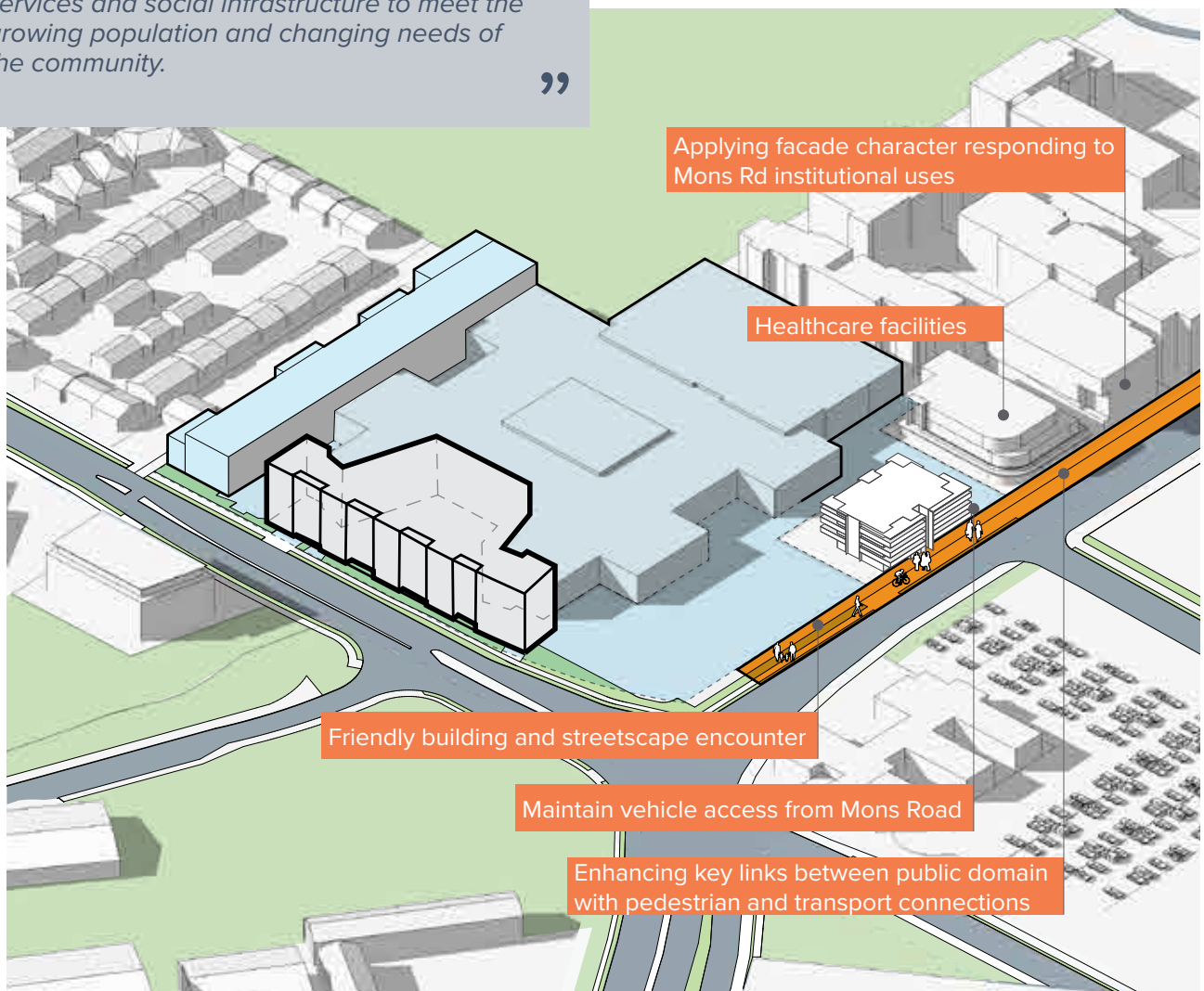
- Friendly encounter;
- Consistent Setback;
- Enhancing key links between public domain with pedestrian and transport connections.

- Maintains positive relationship with adjacent and neighbouring buildings;
- Maintains vehicle access from Mons Road;

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Support the '30-minute' city, providing services and social infrastructure to meet the growing population and changing needs of the community.

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STREETSCAPE ANALYSIS

“THE COMMONS” ALONG DARCY ROAD

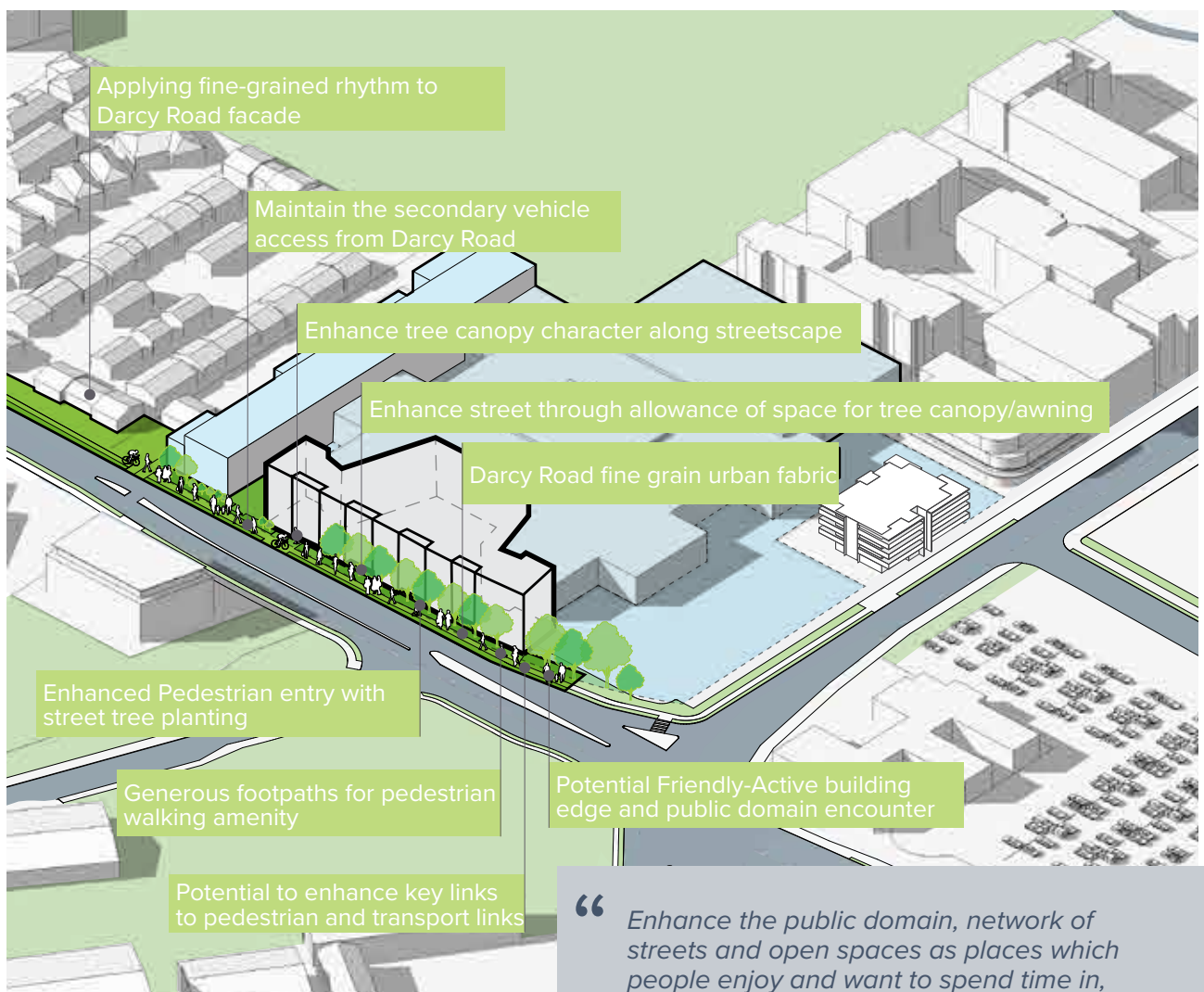
3

THE COMMONS

Along Darcy Road

Streetscape principles:

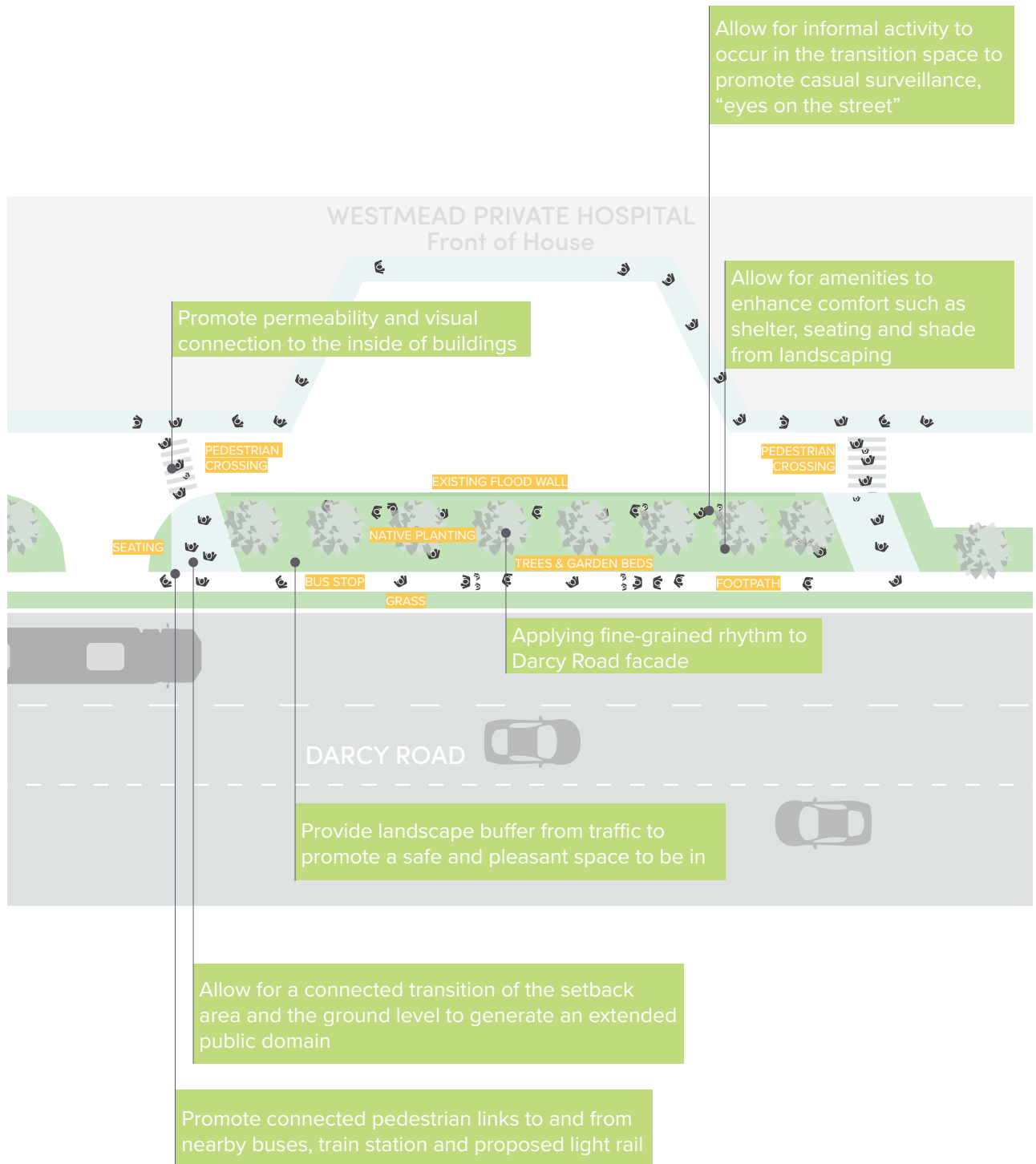
- Active encounter, supported by generous ground floor podium (no higher than 4 storeys);
- Responsive Setback to allow for canopy of trees;
- Enhancing key links between public domain with pedestrian and transport connections;
- Enhancing entrances from the street;
- Pedestrian-friendly experience through generous footpaths, consideration of lighting and street furniture;
- Maintains positive relationship with neighbouring buildings including across the street; and
- Building frontage/rear addresses other corresponding building frontages/rear to maintain a positive interface and edge.



“ Enhance the public domain, network of streets and open spaces as places which people enjoy and want to spend time in, fostering a true ‘healthy city’, with socially connected places.” ”

“THE COMMONS”

CREATING VISIBLE & VIBRANT PUBLIC LIFE



FUTURE-PROOFING WPH

IN A TRANSFORMING PRECINCT

WPH will respond to the changing nature of a transforming Health, Education and Innovation Precinct. For Stage 3 development, the proposal considered future-proofing principles to ensure the Draft Master Plan and the broader Strategic Context plans could be realised. Whilst Stage 3 laid the initial groundwork, Stage 4 completes this future-proofing process.

Identified in the Draft Master Plan analysis in Part 2: Strategic Context, relevant principles to WPH have been identified. These principles have been identified as ways to contribute to the future character and Visions of the Precinct.

The relevant principles for WPH to contribute to the Transforming Precinct include:

- Green : Green / Trees and Environmental
- Cultural: Cultural Connections
- Playful: Prioritising Pedestrian Links to the Precinct
- Attractive: Active Edges

RELEVANT PRINCIPLES FROM DRAFT MASTER PLAN TO FUTURE-PROOF WPH

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.

CULTURAL

- Unique
- Identity
- Demography
- Place
- Creativity
- Heritage
- Arts/ Craft/ Design

- Maintain and extend existing cultural links and expressions.
- Provide a unique and creative built form design.
- Create a visually-appealing addition to the future skyline of Westmead

ATTRACTIVE

- Magnetic
- Welcoming
- Active
- Talent

- Attract residents and talent.
- Provide high amenity spaces.
- Contribute to Westmead becoming an internationally renowned health precinct.
- Attract medical talent and patients who need special medical treatment.
- Create an active and welcoming place

PLAYFUL

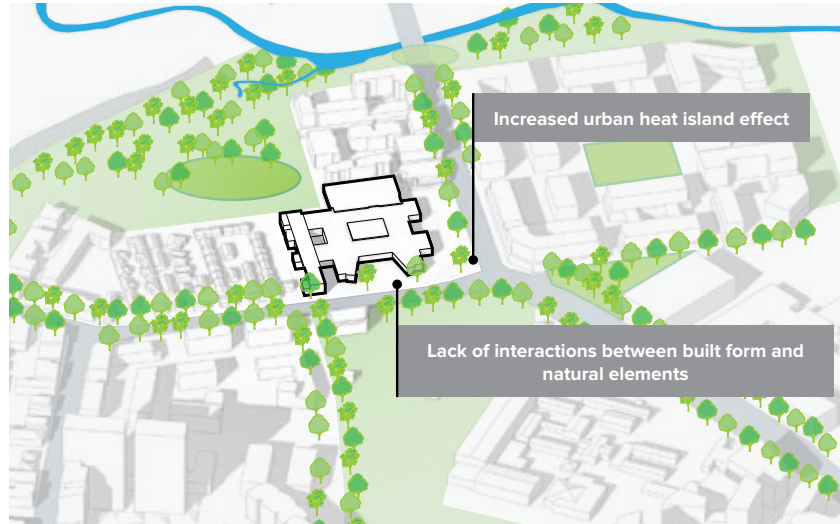
- Vibrant
- Active
- Fun
- Events
- Recreation
- Family
- Community

- Encourage the active use of the public realm as a place to linger and gather.
- Increase the social and cultural well-being of workers and residents in the area.
- Enable active edges

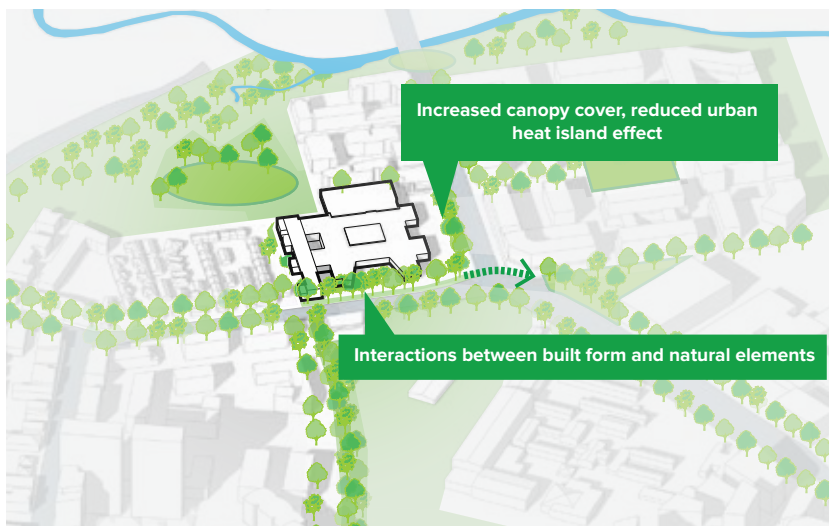
FUTURE-PROOFING WPH

GREEN / TREES AND ENVIRONMENTAL

BARRIER'S TO REALISING COUNCIL'S VISION



IDENTIFIED OPPORTUNITY



SUMMARY

Barrier's to Council's Vision:

- Lack of interactions between built form and natural elements
- Increased urban heat island effect

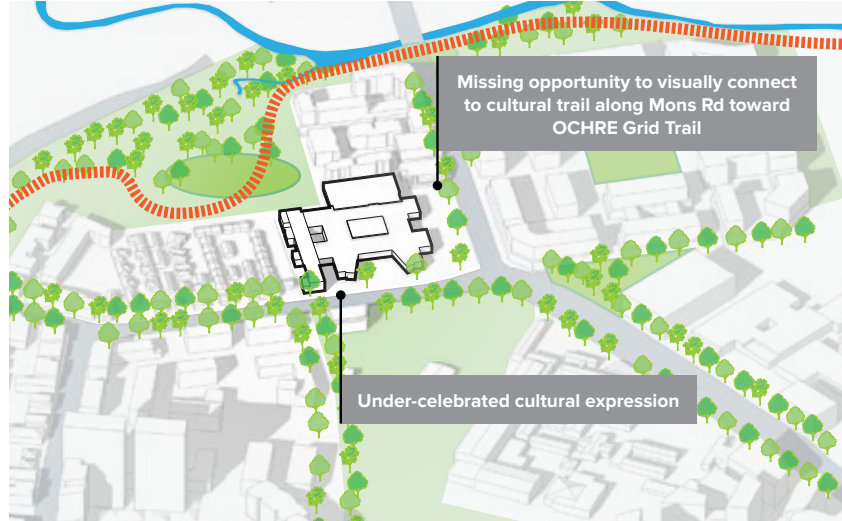
There is an identified opportunity for WPH site to contribute to:

- Increased canopy cover, reduced urban heat island effect
- Interactions between built form and natural elements

FUTURE-PROOFING WPH

CELEBRATING CULTURAL EXPRESSIONS

BARRIER'S TO REALISING COUNCIL'S VISION



IDENTIFIED OPPORTUNITY



SUMMARY

Barrier's to Council's Vision:

- Missing opportunity to visually connect to cultural trail along Mons Rd toward OCHRE Grid Trail
- Under-celebrated cultural expression

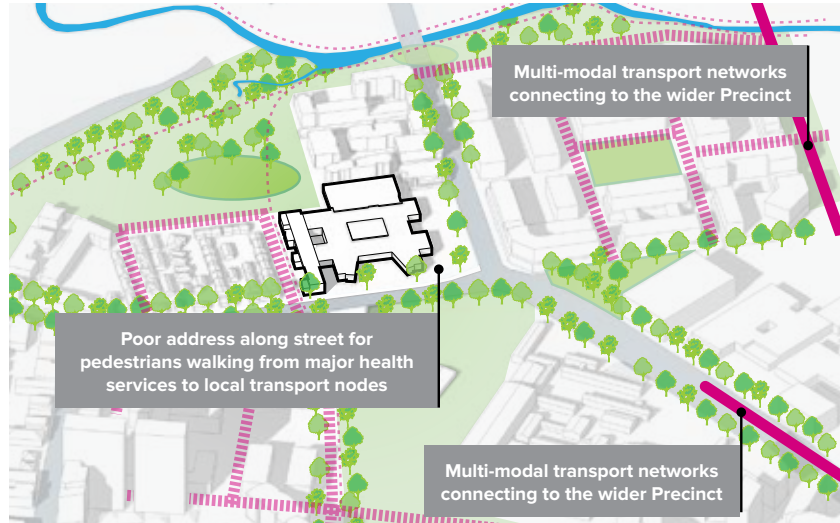
There is an identified opportunity for WPH site to contribute to:

- Visually connect to cultural trail along Mons Road toward Riverbank Trail
- A celebrated cultural expression

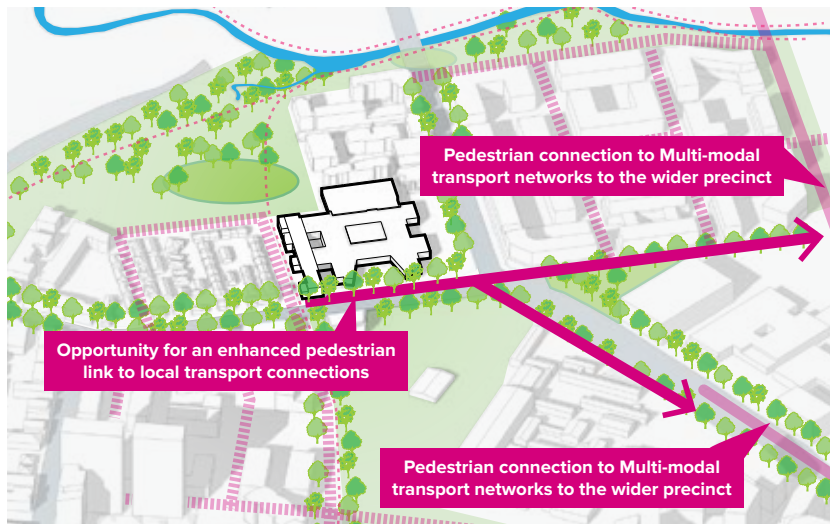
FUTURE-PROOFING WPH

PRIORITISING PEDESTRIAN LINKS TO THE PRECINCT

BARRIER'S TO REALISING COUNCIL'S VISION



IDENTIFIED OPPORTUNITY



SUMMARY

Barrier's to Council's Vision:

- Poor address for pedestrians linking from major health services to local transport nodes
- Disconnection to multi-modal transport networks connecting to the wider precinct

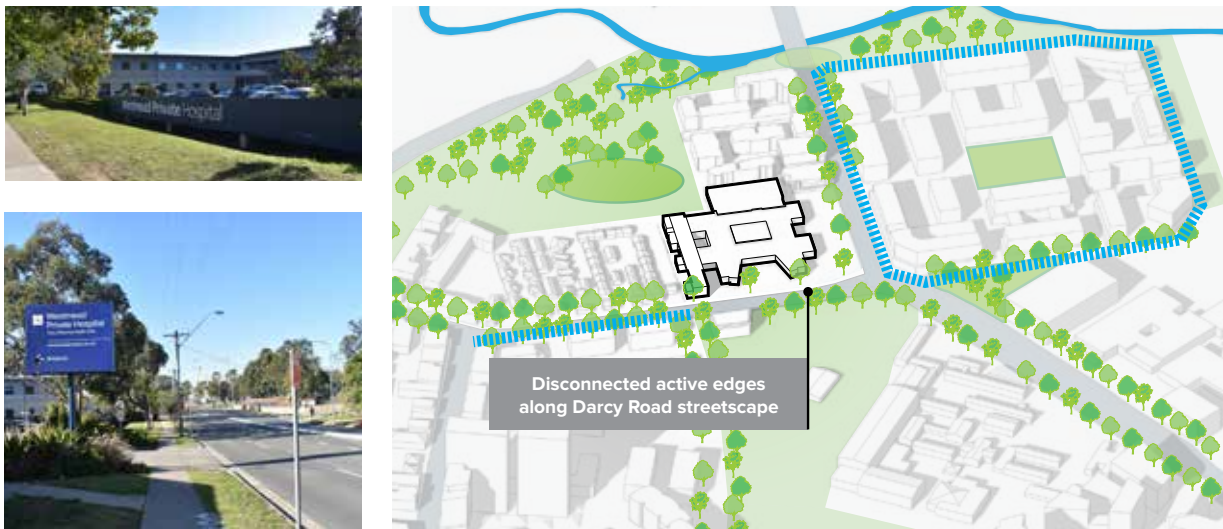
There is an identified opportunity for WPH site to contribute to:

- An enhanced street address for pedestrians to walk to multi-modal transport networks
- Enhanced links between major health services to local transport connections

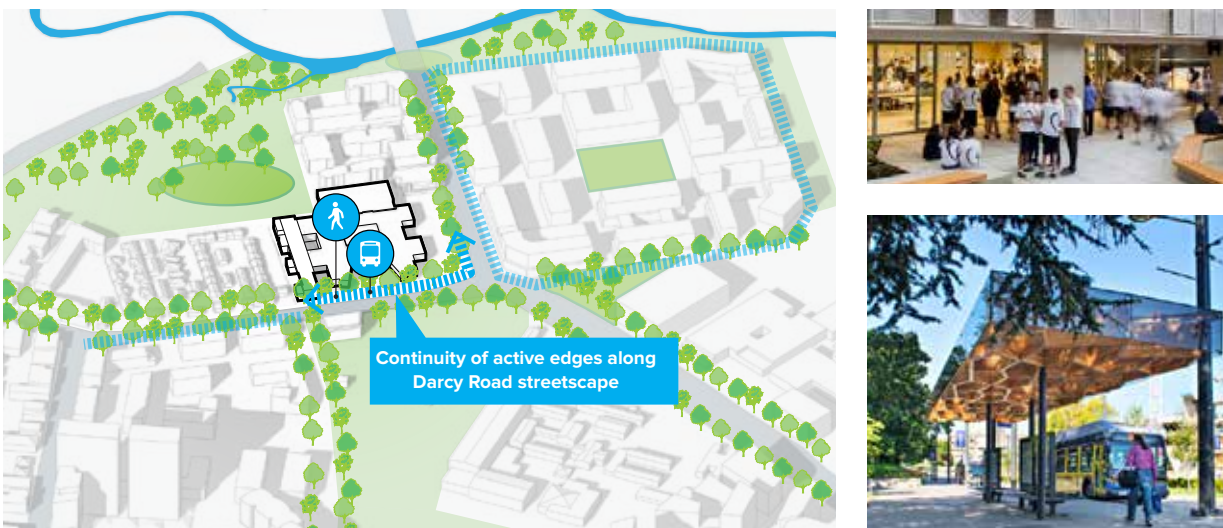
FUTURE-PROOFING WPH

ACTIVE EDGES

BARRIERS TO REALISING COUNCIL'S VISION



IDENTIFIED OPPORTUNITY



SUMMARY

<p>Barrier's to Council's Vision:</p> <ul style="list-style-type: none">• Disconnected active edges along Darcy Road streetscape	<p>There is an identified opportunity for WPH site to contribute to:</p> <ul style="list-style-type: none">• Continuity of active edges along Darcy Road streetscape
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HOW TO FUTURE-PROOF 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 for the implementation of these principles within Stage 4 development



PART 3

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



PART 4

- 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

FUTURE DESIRED CHARACTER

HOW HAVE MAJOR PLANNED PROJECTS RESPONDED

The major planned projects within the Westmead Health, Education and Innovation Precinct all contribute to the future desired character of the transforming area.

Key principles have been utilised by the surrounding Major Planned projects to contribute to the future character, including the consideration of:

- A Corner address,
- A Gateway presence; and
- A Distinct Height presence

MAJOR PLANNED PROJECTS SURROUNDING WPH



Artist impression of The Highline, Westmead



24-26 Railway Pde



Artist impression of Westmead Commercial Campus



CORNER ADDRESS



GATEWAY PRESENCE



DISTINCT HEIGHT



FUTURE-PROOFING WPH

FOR A WORLD-CLASS WPH

CONSIDERATION OF A POTENTIAL CORNER & GATEWAY ADDRESS

This diagram depicts the existing hospital allowing for the space and considering for a potential corner and gateway address on the corner intersection of Darcy and Mons Roads.

The next stage of development of WPH will provide a legible gateway to the Innovation District that is defined by its built form.

