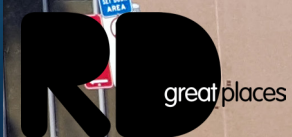


Ramsay Health Care Bridge Link

Urban Design Statement





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Introduction

This Bridge Link, designed by Team2 Architects, would connect the newly approved Specialist Centre at 131 Princes Highway, Kogarah and the St George Private Hospital at 1A South Street. The proposed Bridge Link would span South Street, providing a crucial linkage integrating the Specialist Centre directly to the existing private hospital. Direct access is imperative to ensure safe, seamless and efficient provision of consulting and diagnostic services across the private hospital campus within the Kogarah health and education super precinct.

This Urban Design and Visual Assessment Statement addresses the following in terms of the provision of the Link Bridge:

- Strategic and contextual analysis determining that the air bridge is appropriate in what is earmarked as a Health precinct in the Council and South District plans;
- Precedents and public benefits associated with pedestrian bridges in urban renewal and transformation areas similar to Kogarah Town Centre; and
- Urban design principles and visual analysis for the proposed bridge link design including the appropriate location of the bridge link in the urban setting.

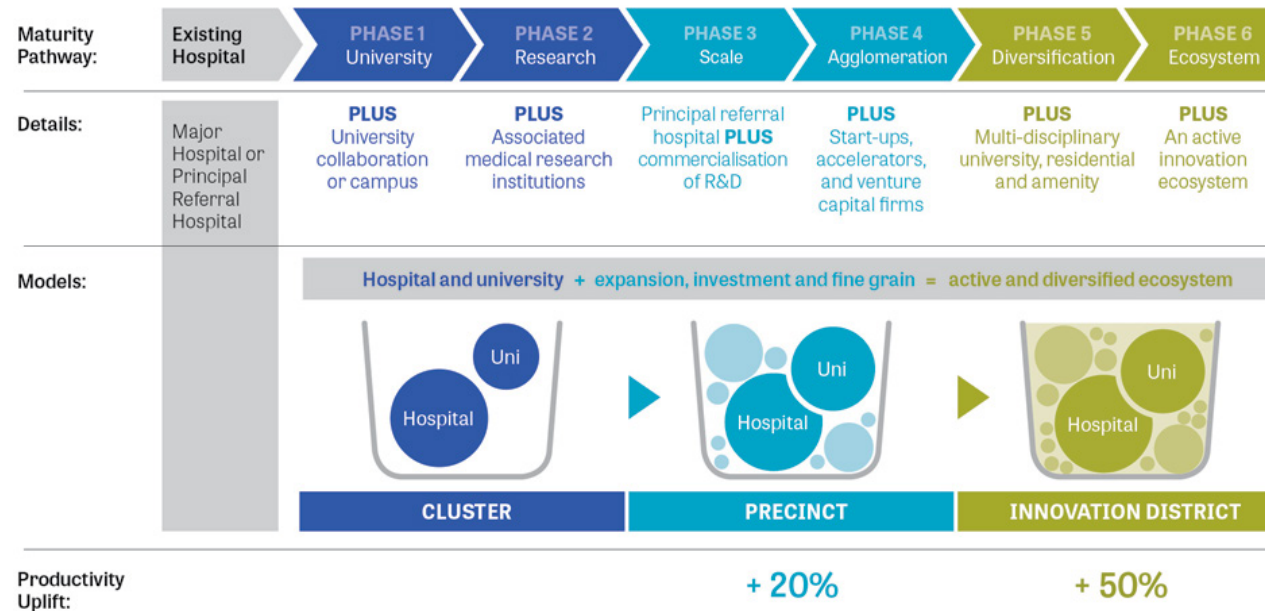


Figure 2 Aerial Map of the Site (SIXMaps, 2018)

Strategic Context

The Kogarah Precinct is considered a Collaboration Area between local councils, NSW Dept of Health, TAFE NSW, ST Georges Public & Private Hospital, NSW Department of ED, Transport for NSW, NSW Dept of Industry Skills and Regional Development, other institutions and the community.

Greater Sydney Commission | South District Plan

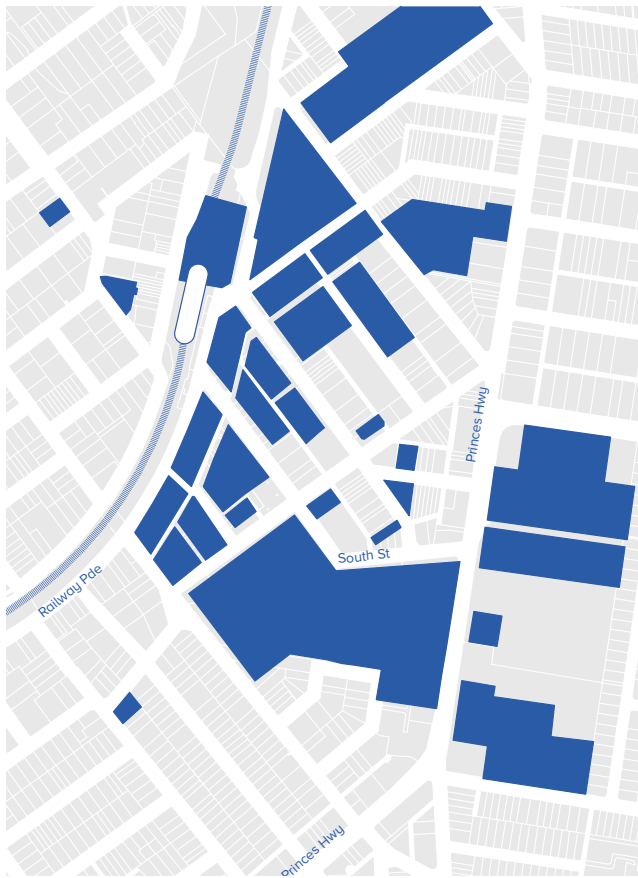


Kogarah is identified as a Health and Education Precinct at a local level and also within the South District Plan. The area currently benefits from high quality health and education institutions within close proximity to a Station, Town Centre and parks.

In order for Kogarah to realise its full potential, there needs to be a concerted effort to plan and future- proof a high amenity, multi-modal, connected network.

Kogarah has the highest concentration of knowledge intensive jobs in the District. Retention and increase of these jobs is reliant on continued investment and the attractiveness of an area to work; but also to live and play.

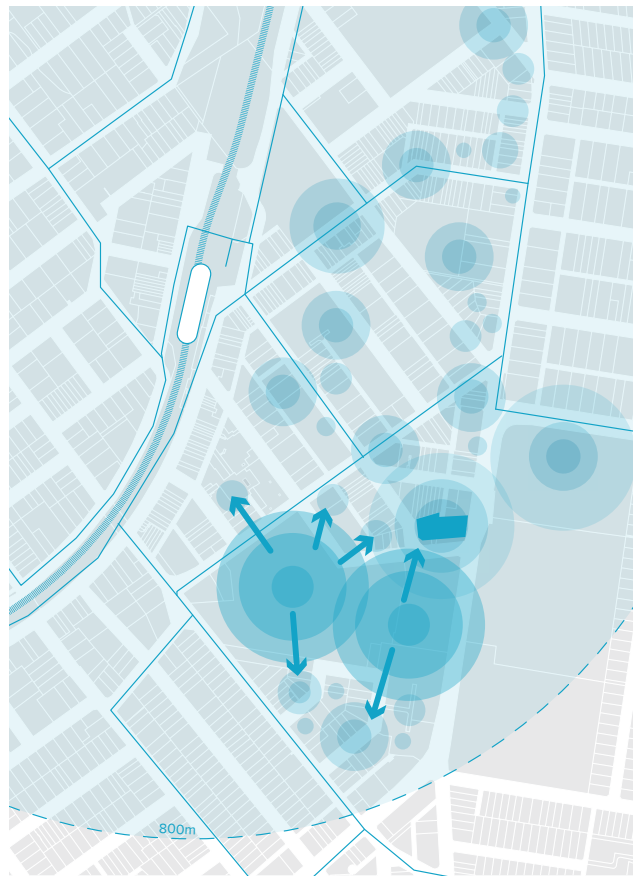
Ramsay's proposal for a Specialist Centre and associated pedestrian bridge will contribute to these strategic objectives for Kogarah.



CLUSTER

The South District Plan notes that the Kogarah area is at a Cluster Stage and needs a tailored response to progress along the maturity pathway based on what is already in place, and what is required in short, medium and long term

Kogarah has significant health infrastructure surrounding St George Hospital and St George Private Hospital and education uses to the east of Princes Highway and to the north, within the Kogarah North Study area. However, synergies between health and education have not been optimised as yet. There is the opportunity to activate, catalyse and diversify by promoting governance and physical connectivity within Kogarah.



PRECINCT

In order to progress to Precinct status; expansion, investment and fine grain development overlays are required. Kogarah Health and Education area is well progressed in the planning to realise itself as a Precinct

The recently approved Ramsay Specialist Centre will contribute to the expansion of the health precinct as well as attracting investment. The Specialist Centre also has synergies with the planned Kogarah North Precinct whereby redevelopment potential could accelerate R&D as a focus and where start ups and general activation is being promoted.



INNOVATION DISTRICT

Kogarah has the framework to ultimately become an Innovation District but requires a focus on diversification and the creation of an active, connected network/ ecosystem for pedestrians as a priority.

The proposed Ramsay Bridge Link will fill a critical connectivity gap, running parallel to the hostile Princes Highway and facilitating broader connectivity to the Station, within the health and education super precinct and into the planned public domain improvements proposed for North Kogarah.

Urban Renewal

Pedestrian bridges are used in areas going through urban renewal and transformation, similar to Kogarah, to prioritise pedestrian connectivity without disrupting traffic flows critical to these types of centres.

The organic and incremental transformation of urban renewal areas require creative interventions in order to balance the historic car- dominant character with the transition towards public transport and the pedestrian.

Kogarah is no different. An at- grade marked pedestrian crossing to support the existing South Street refuge is not supported by RMS due to the vehicular requirements of Princes Highway and the multi- lane South Street. To this end, in order to facilitate safe, direct, pedestrian prioritised north/ south connectivity in such a key location; a bridge link solution is recommended.

A number of recently approved and/ or constructed pedestrian bridges are illustrated opposite. The Ramsay Bridge Link will be attractive, functional and tailored to its context. The following section describes the site- specific design principles that the pedestrian bridge is aligned with.

Whilst the Ramsay Health Care Bridge will not be an RMS bridge, it meets the majority of criteria for the RMS Pedestrian Bridge Eligibility & Prioritisation Assessment:

- Can the existing pedestrian infrastructure be improved? (Eg. is current pedestrian infrastructure unsafe, OR, is critical infrastructure missing, OR, does current infrastructure meet current standards / guidelines?)
- Are there any specific land uses within a 500m radius that include: schools, hospitals, public transport, passive or active recreational facilities, commercial / retail areas and aged care facilities that support the establishment of a suggested pedestrian bridge in this location?
- Have all alternate traffic and safety management facilities/options been considered and ruled out prior to the proposal of a pedestrian bridge?
- Could a suggested pedestrian bridge be easily established in this location? (e.g. is there enough free space for ramps / stairs / lifts, and no significant environment / heritage issues)



Bendigo Hospital, VIC



Northern Beaches Hospital, NSW



WakeMed Childrens Hospital, North Carolina

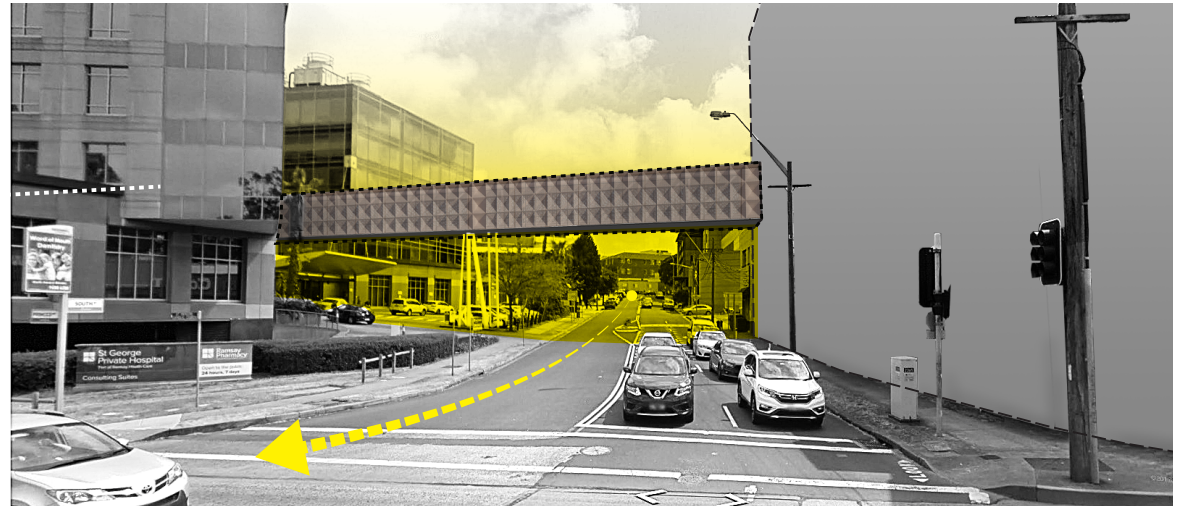


Pomerado Hospital/ Pomerado Outpatient Pavillon, California



Starkey Street Pedestrian bridge, Forestville, NSW

Urban Design Principles



Principle_Retain Visual Amenity To/ From Public Spaces

The pedestrian bridge is constructed from perforated material designed to avoid obstructing and/ or impacting views to and from parks frequented by the public and pedestrians. The top view is taken from the high school, swim academy and associated recreation park east of Princes Highway looking towards the approved Specialist Centre. The lower to the right is looking at the aforementioned area and taken from the park at the corner of Montgomery and South Street. Both views demonstrate the transparency of the bridge and the minimal visual impact and very minor sky obstruction.



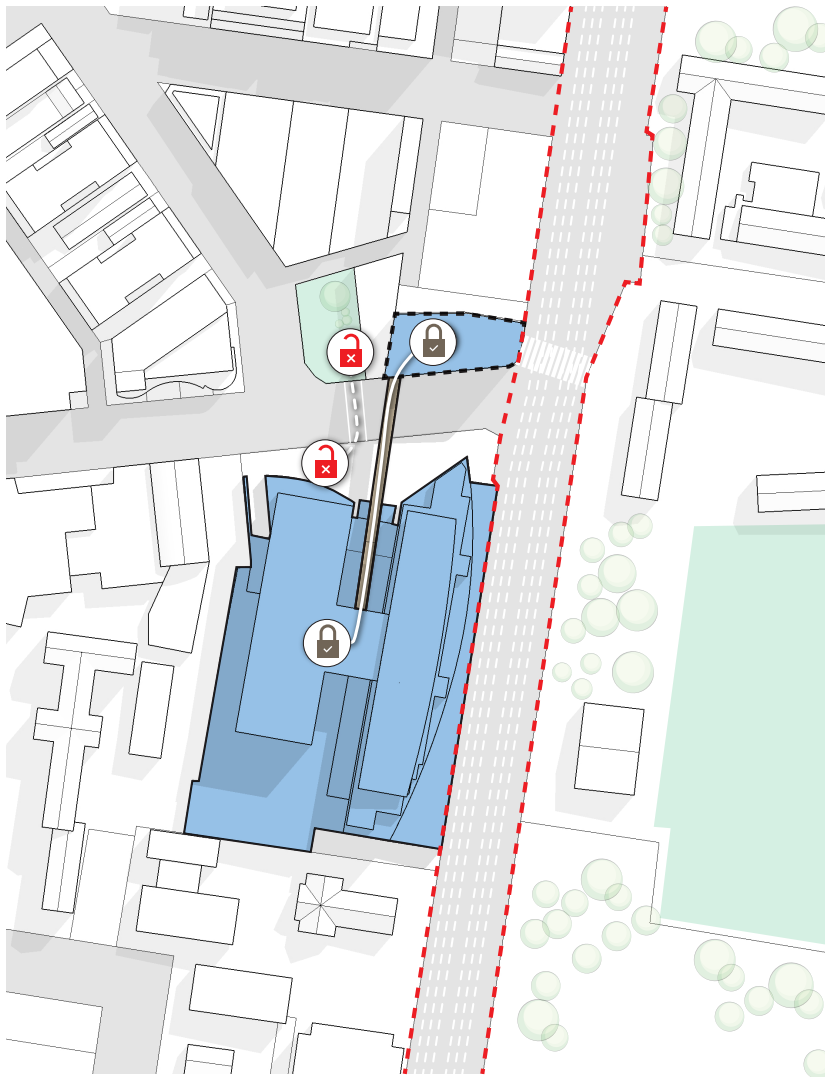
Principle_Appropriate Scale within the Urban Context

The design, material, scale and location of the pedestrian bridge sensitively responds to the height of surrounding buildings and landscape. The narrow, single storey structure is perceived as lightweight and transparent within the sky. The bridge is aligned with the second storey of the adjoining buildings; providing sufficient clearance whilst minimising impact on sky views and well beneath the height of surrounding buildings (5-6 storeys). The columns soften the connection to ground and reflect the structure of the surrounding trees which exceed the height of the bridge.

The Ramsay Health Care Bridge Link will provide safe access between St George Private Hospital and the Specialist Centre whilst sensitively responding to the surrounding scale, context and amenity.

The Ramsay Health Care Bridge Link is designed to the high quality consistent with the Ramsay brand. The proposed bridge link joining the existing St George Private Hospital & the St George Private Hospital Specialist Centre is key to improving health care services within the Hospital precinct and improving on user's access and movement. Additionally, the pedestrian bridge must be aligned with urban design principle and sensitively respond to the Kogarah context because it is a public domain intervention within public airspace.

The diagrams opposite, prepared by Roberts Day, demonstrate that the pedestrian bridge has been designed in accordance with best practice urban design principles or the delivery of pedestrian bridges and that the design minimises visual impact.



Principle_Promote Safe Access Along Key Desire Lines

Removes the need for ambulant or non-ambulant patients or visitors to be required to cross South Street at grade, thus reducing safety risks and removing the need for patients and visitors to be exposed to the elements in the case of a hot day or inclement weather.

Reduced pedestrian traffic at grade will also improve traffic flows and sight distances at Princes Highway and South Street improving overall safety and flow of the Kogarah Town Centre network.



Principle_Attractive and Integrated Design

The bridge is designed as an attractive contribution to the public realm of South Street and Princes Highway whilst also being integrated with the built form design, style and language of the recently approved Specialist Centre.

The perforated triangle panels reflect the vertical rhythm and reflective nature of the St George Private Hospital glazed facade. The transparent material adds depth to the design and provides glimpses of the existing urban and natural context. During the day, the reflective nature of the bridge allows it to reflect and blend into the sky leaving South Street feeling open and inviting. At night, the bridge will sensitively function as a light box improving public safety without creating a distraction to residents or drivers.



PRIVATE
HOSPITAL



SCHOOL ZONE
8-9 AM
2-4 PM
SCHOOL DAYS

40

NO STOPPING
P