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DA Architectural Design Report

Part 1/7

Westmead Commercial Campus

architectus™



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An aerial photograph of Western Sydney University and its surrounding area. The university campus is centrally located, featuring a mix of modern and older buildings, green spaces, and a large sports field. The surrounding area is densely populated with residential houses and trees. The image is taken from a high angle, looking down on the city. The text is overlaid on the left side of the image.

WSU SAT AT EITHER END OF THE MAIN AXIS FOR GREATER WESTERN SYDNEY. VIEWED BY THE NSW HIGHER EDUCATION BOARD AS THE HOME TO EXPAND HIGHER EDUCATION OPTIONS IN THE REGION.

— Statement of Heritage Impact, Graham Brooks & Associates

Vision

This Architectural Design report has been prepared by Architectus and is submitted to the City of Parramatta Council to accompany a Crown Development Application (DA) for a mixed-use development at 158-164 Hawkesbury Road & 2a Darcy Road, Westmead, also known as Lot 2 of the Western Sydney University (WSU) Westmead Precinct.

WSU Westmead Commercial Campus encapsulates the Western Sydney University initiative of engaging with Commercial and Healthcare Industries in establishing an accessible and innovative campus facility in the heart of Westmead CBD.

As such the design approach aims to:

- establish quality public realms through placemaking;
- respond to heritage through a sensitivity of scale and proportion;
- realise the initial master plan principles in creating a new hub in Westmead;
- positively contribute to the new neighbourhood character of Westmead.

Situated at the centre of a network of future urban enhancements, the site is uniquely set to contribute to the urban character of Westmead. As such, it acts as a vital backdrop to eventual movement and urban connectivity, providing a quality public experience that stitches together future residential, workplace and transport amenities and looks to redefine the urban grain and street frontage along Hawkesbury Street and Darcy Road.

The precinct draws upon a rich and varied history; an inherent connection of vocation, livelihood and land that has historically characterised the site, interpreted as a landscaped public plaza defining and enhancing the contemporary workspace environment. The expression of program, articulated in built form, has been carefully crafted to acknowledge the scale and modular proportion of the remaining heritage buildings on site, reinforcing the notion of campus and giving precedence to St Vincent's as a landmark building to the precinct.

The public experience has been curated from the proposed plaza through to the office levels above, providing a range of working and social environments. The proposal caters for commercial workspace, education and childcare facilities, offering a sustainable workplace strategy to reinforce a balanced work life model.

The proposal collocates key WSU institutes and complimentary commercial partners providing opportunity for collaboration within the Westmead Health Precinct. The site is subject to a previous development consent (DA/571/2014), essentially a masterplan for the site itself.

Specifically, the proposed mixed-use development comprises:

- Site preparation works including bulk excavation and tree removal;
- Construction and use of one full level and two basement parking levels;
- Construction and use of an eight storey building comprising:
 - Ground level retail tenancies;
 - Seven commercial/educational levels; and
 - Rooftop terrace.
- Construction and use of an eleven storey building comprising:
 - Lower Ground and Ground level retail tenancies;
 - Level 1 child care centre;
 - Nine commercial levels; and
 - Rooftop terrace.
- Landscaping and public domain works including the provision of a public plaza; and
- Extension and augmentation of services and infrastructure as required.



Taken on the Parramatta River, Thurston Empson

1.0 Urban Context

'To make sense of a city, you need to know something about the people who live in it, and the people who built it.'

– Deyan Sudjic, The Language of Cities



Site Information

Site Description

The site with a total of 5,694 m² presents a flexible educational, research, retail and commercial development opportunity in Westmead.

Located on a prime corner location with frontages to both Darcy and Hawkesbury Roads. The site is also bounded by Farmhouse Road (south and west) which are subject to an approved master plan with approved DA approvals to Lots 4 and 5.

Address: 158 - 164 Hawkesbury Road
Westmead NSW 2145
LOT 2

Local Government (Council): Parramatta City Council

Total Site Area: 5,694 m²

Zones: B4 - Mixed Use

Site Characteristics:

- Farmhouse Roads (south and west) have introduced new public roads and street sidewalks.
- There is approximately a seven metre fall from Farmhouse Road South to Darcy Road.
- Landscaping and replanting has occurred along Farmhouse Road (south and west)



Solar Path



Site Images Locations

Site Images



1. Darcy Street, Looking South



2. Darcy Street, Looking South



3. Hawkesbury Road, Looking South



4. Hawkesbury Road, Looking West

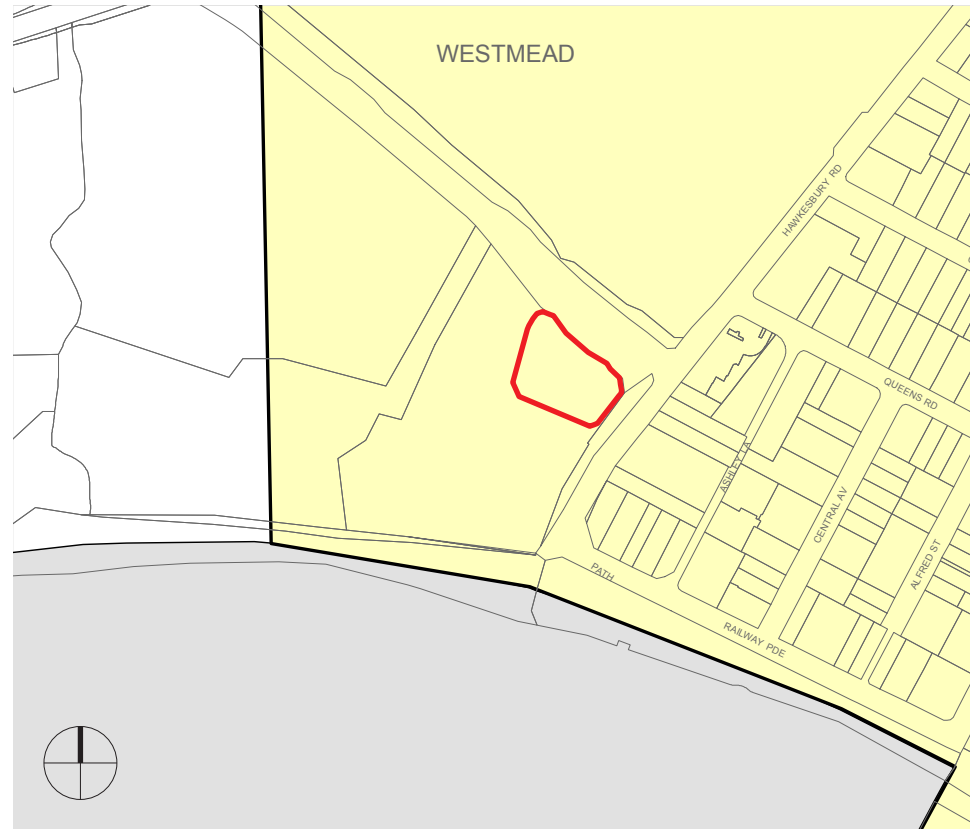


5. Corner of Farmhouse Road West and South, Looking North



6. Hawkesbury Road, Looking North

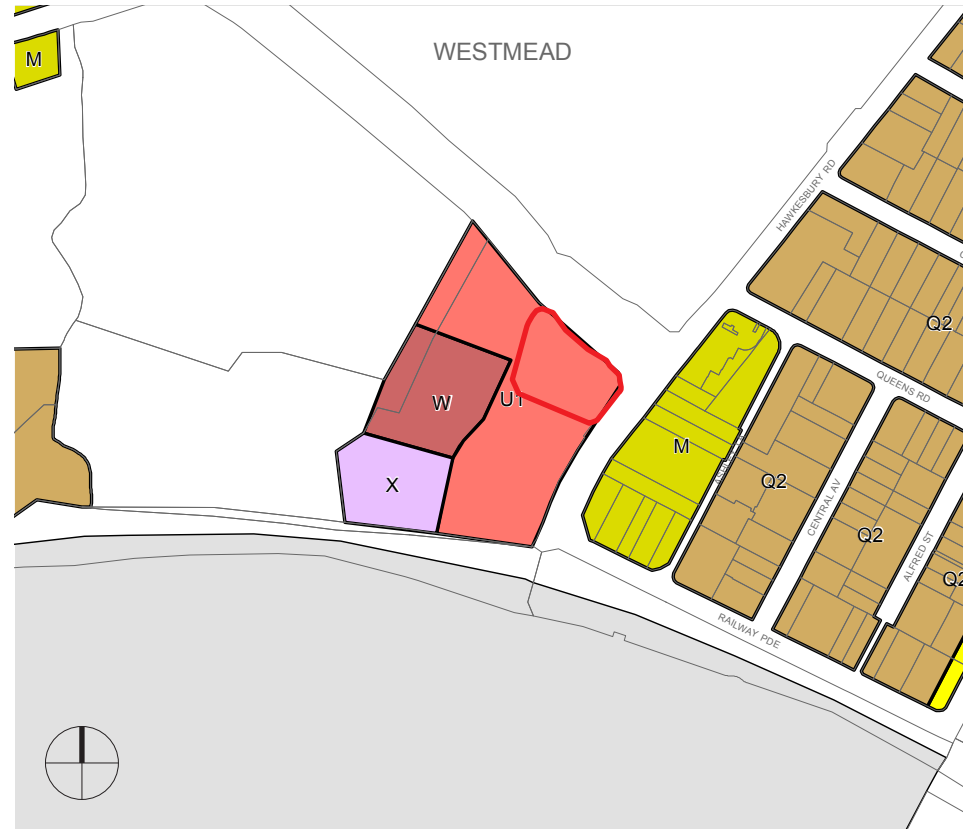
* Dashed Red Line is indicative and highlights site location. Not to scale



Acid Sulfate Soils Map ASS_004

■ Class 5

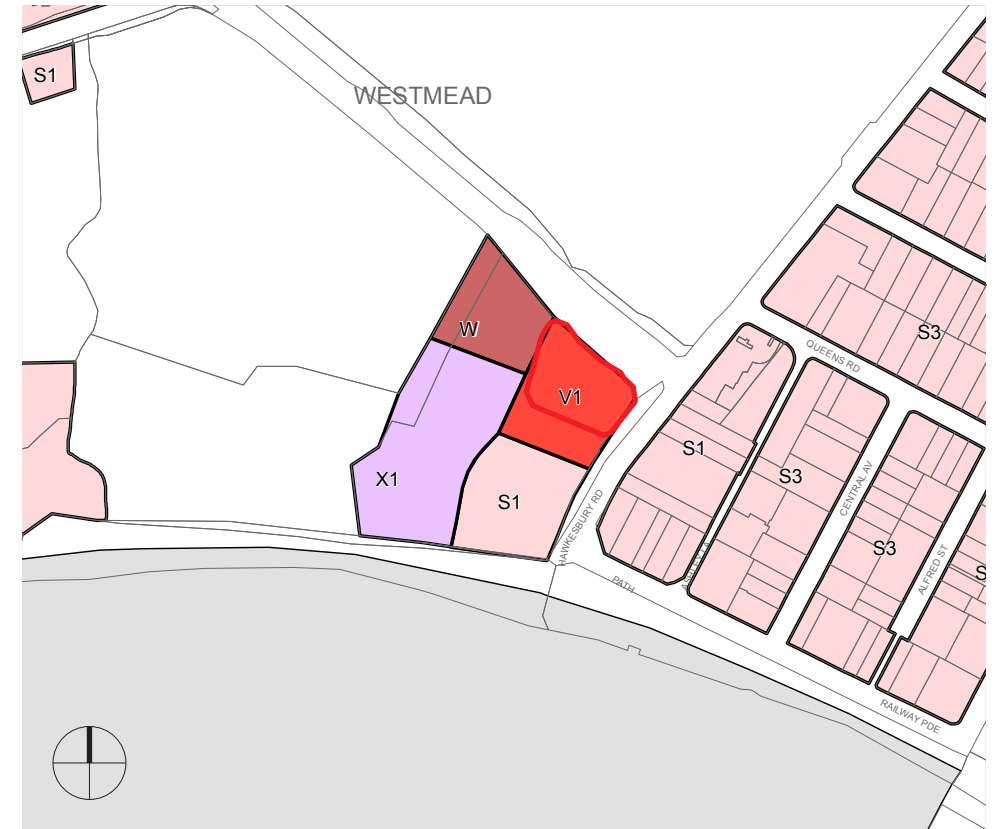
The subject site attains a Class 5 soil classification, therefore has the potential to contain acid Sulfate soils. The proposed development should manage this in a manner consistent with the provisions contained in the Parramatta LEP 2011.



Building Heights Map HOB_004

■ X 48m
■ W 40m
■ U1 31m

The subject site has a maximum height allowance of 31m.



FSR Floor Space Ratio Map FSR_004

■ X1 4.0
■ W 3.5
■ S1 1.5
■ V1 3.0

The site is subject to a maximum FSR of 3:1.



Heritage Map HER_004

I628, I629 General

The site has a general heritage overlay which includes the following heritage items:

- I628 “Western Sydney University” - Local item
- I629 “Victorian Residence (in grounds of UWS)” - Local item



Key Sites Map

A Refer to cl 6.10

6.10 Development on certain land at Westmead

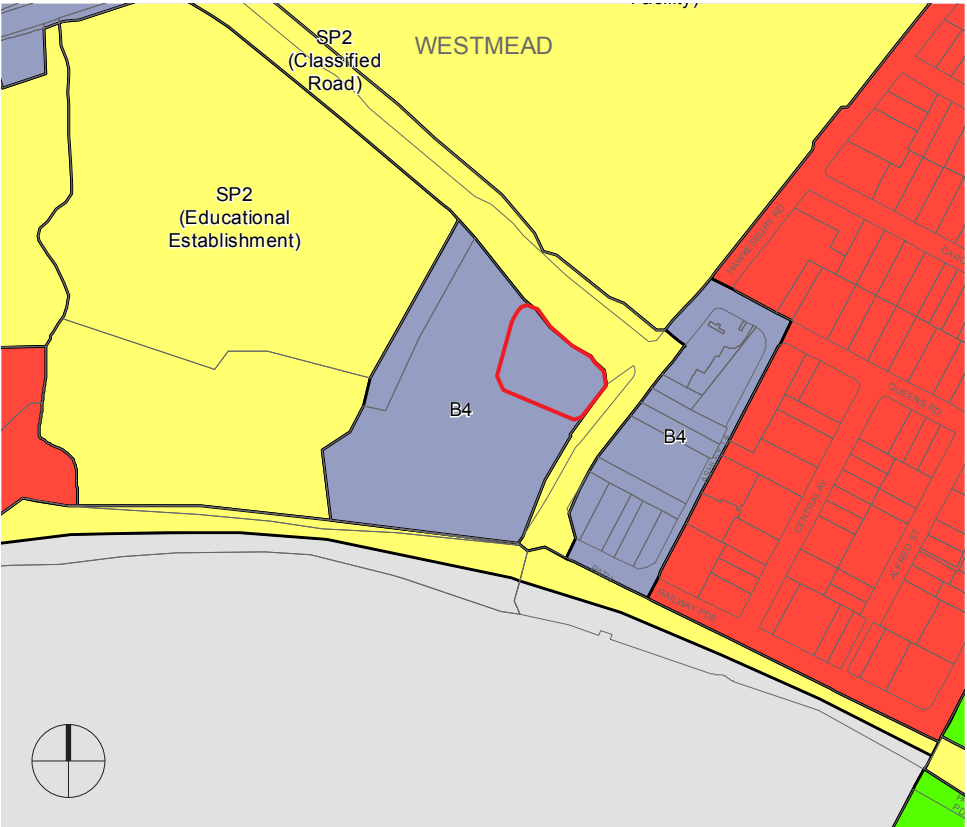
(1) This clause applies to the following land at Westmead (other than the land identified as “St Vincent’s building” on the Key Sites Map):

... (b) 158–164 Hawkesbury Road, being Lot 7, DP 1077852.

(2) If development on land to which this clause applies has a frontage to Hawkesbury and Darcy Roads, development consent must not be granted to the development unless at least 30% of the gross floor area of the building is used for a purpose other than residential accommodation.

– As per Parramatta Local Environmental Plan 2011

– It is noted that Clause 6.0 does not apply to the site



Land Zoning Map LZN_004

B4 Mixed Use
SP2 Infrastructure
R4 High Density Residential
RE1 Public Recreation

The subject site is zoned B4 Mixed Use, which generally aims to:

- provide a mixture of compatible land uses
- integrate suitable business, office, residential, retail and other
- development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To ensure uses support the viability of centres.

– As per Parramatta Local Environmental Plan 2011



St Vincent's Boys' Home



Westmead Ward Aerial



Westmead Family Day, Image sourced: State Library of Victoria



Westmead Hospital, Image sourced: State Library of Victoria



Harvesting Millet for Broom Making at the Home, Image sourced: State Library of Victoria



Westmead Research Institute

Westmead Ward

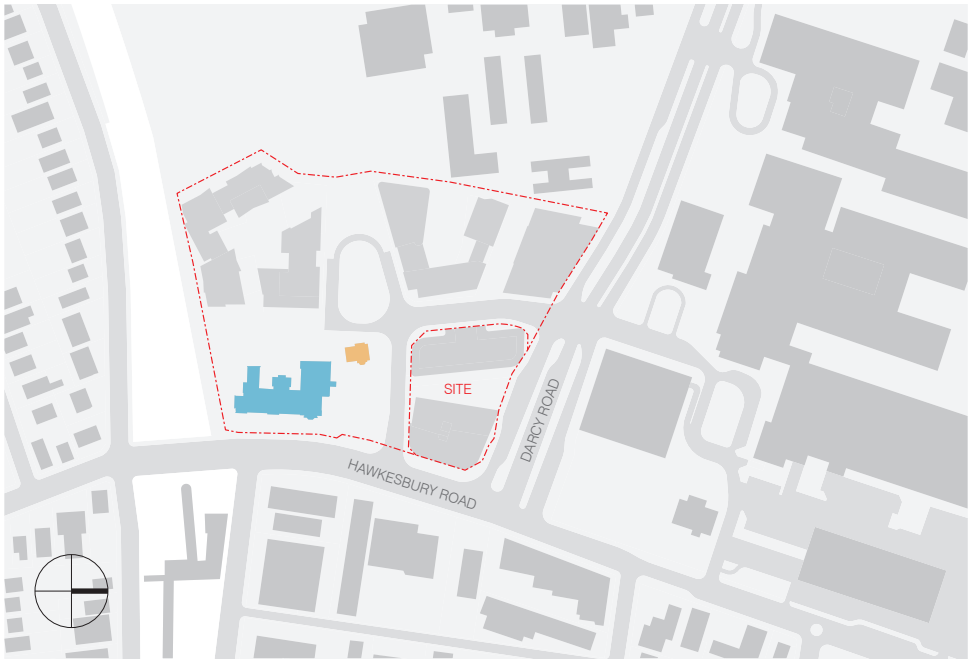
The Westmead Ward and site captures a rich and developing history that challenges and innovates on many scales. It is framed from the ground up, from its original inhabitants, the Burramattagal people developing and employing ‘Fire-Stick farming,’ an agricultural process to nurture the land. The Orchard established under Marshall Bayley and Sarah Anne Pellatt’s ownership. To the St Vincent’s Boys’ Home becoming a place for children to learn crafts and trades, eventually transforming and supporting the importance of educational values.

These echoing impacts to the land and place proclaim a foundation for a precinct prospecting on a well-balanced economic climate. Ensured by the incoming of infrastructural investment such as the Highline apartment towers to the west of the site, the future light rail projects connecting Westmead to greater NSW and the significant refurbishments Westmead Hospital to upgrade from a national post of health and education to a global one.

‘Westmead already represents Australia’s largest concentration of health services co-located with world leading education and medical research. The opportunity for Westmead to play a larger role in transforming Australia’s economy over the future is unsurpassed.’

– David Borger, Director Sydney Business Chamber, Western Sydney

The following pages in this chapter look to introduce a summary of the history, genealogy and architectural qualities that will begin to highlight the rich and ever-changing face of Westmead.

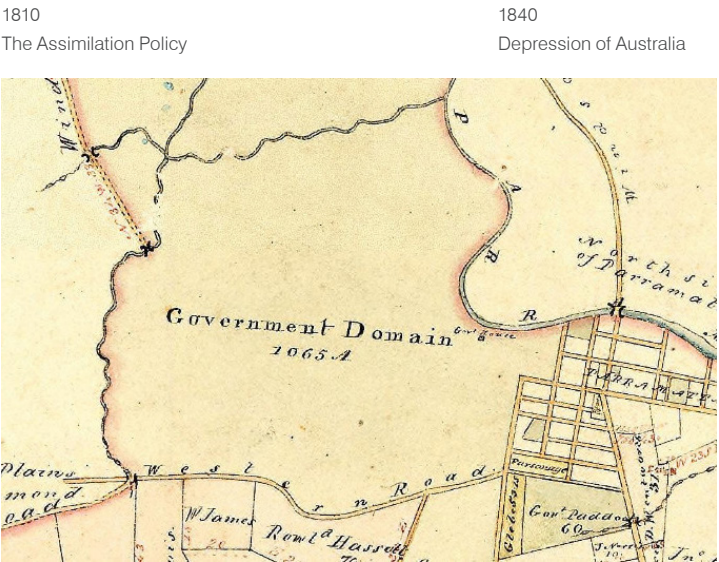


Typologies

- Former St Vincent's Boy's School
- Former Farmhouse



1788
European Colonisation



1810
The Assimilation Policy

1840
Depression of Australia



1881
Children's Relief Department, Boarding-Out Orphans to parents/guardians



1890
Economic Depression & Drought

1898
A Royal Commission was announced to investigate living conditions experienced at the Home

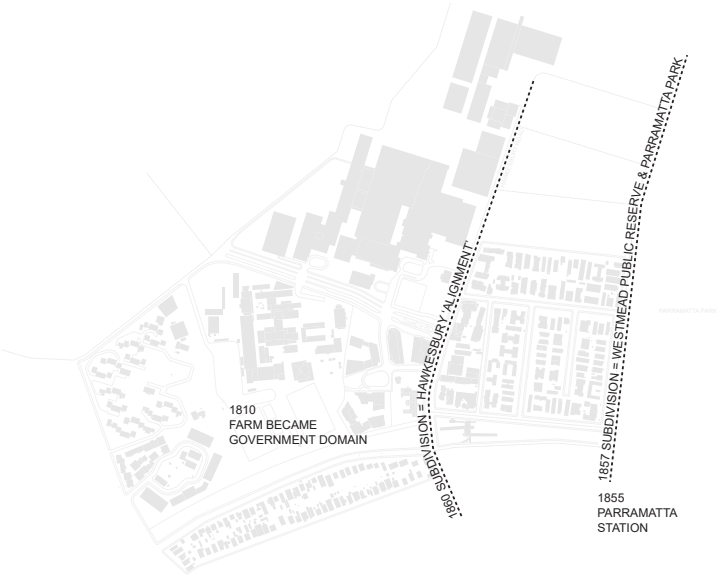
1905
Boys Home reject Boarding-Out Program



Pre 1788

The Burramattagal people occupied Darung Land, a “place where the eels lie down’ to breed.”

They employed early agricultural knowledge such as ‘Fire-stick farming,’ the act of burning vegetation ‘to facilitate hunting and to change the composition of plant and animal species in the area.’



1810

Darung land was rededicated to Government Domain when the first subdivision established Parramatta Park and Westmead as a public reserve.

The next major subdivision established the Hawkesbury Road ‘alignment’ after the opening of the Parramatta Railway Station.



1880

The Victorian structure was built during Marshall Bayley and Sarah Anne Pellatt’s ownership. A two storey timber dwelling consisting of six bedrooms and a basement and an Orchard.

‘Planting of tress maintained for food production, sometimes a feature of large gardens, laid on a regular grid.’



1896 - 1916

The ‘Society’ acquires the land to establish the St Vincent’s Boys Home. A ‘home’ instructing boys in ‘industrial trades and Catholic values. Schooling a secondary priority.’

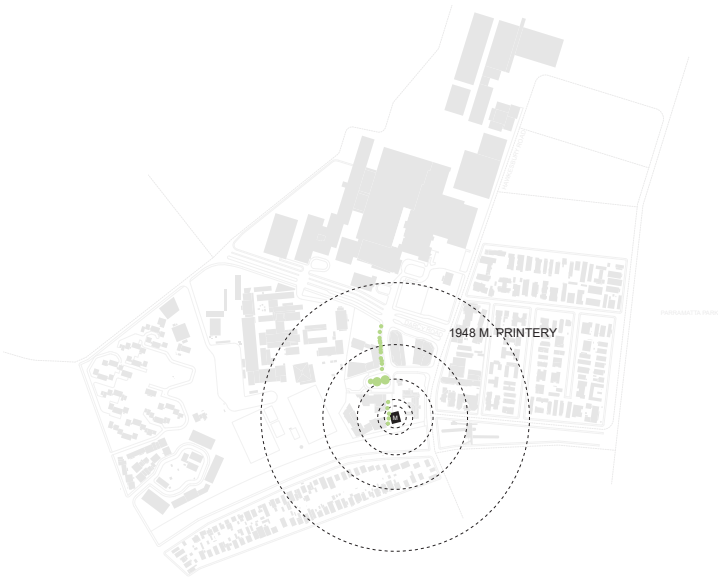
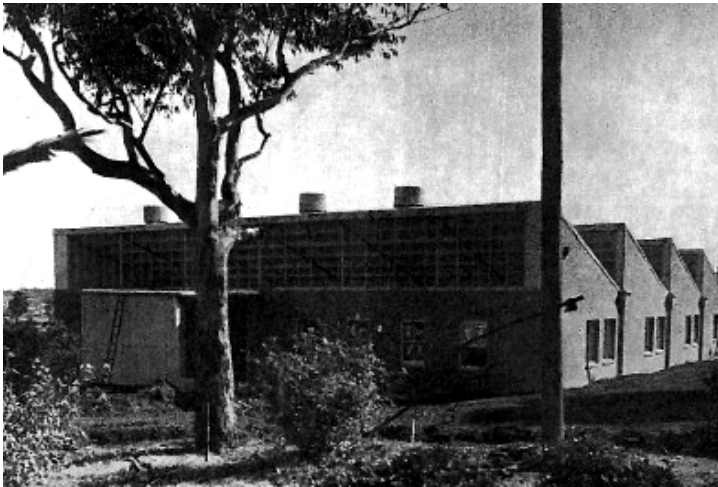
Sheering and Hennessy designed the standing home. A master plan was also envisioned yet only extensions and alterations were executed.

Westmead Ward - Site Genealogy

1914-18
First World War

1930
Schooling finally became of emphasis within the Home.

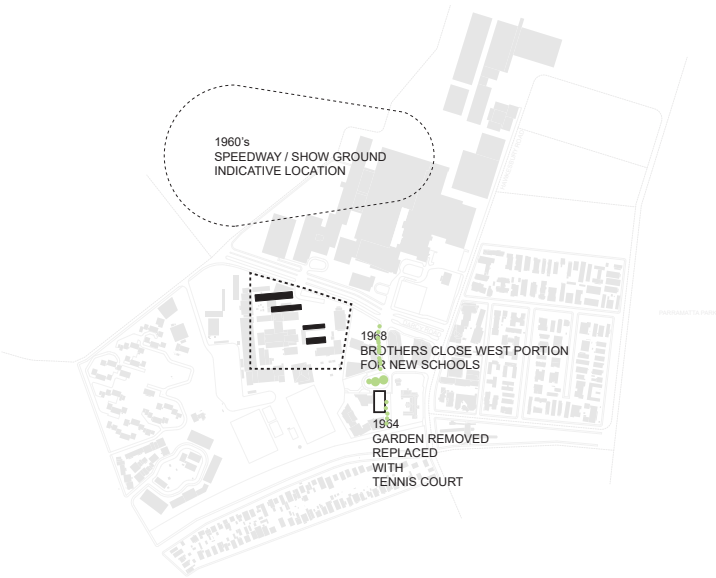
1939-45
Second World War



1939 - 48

The 'Printery (M)' was constructed. And the magazine 'Our Boys' started to connect with Westmead.

The printing and bookbinding departments were 'hailed as one of the best of its kind in Sydney, with perfect natural light.'



1960

The 'home' was experiencing a disbandment of trades and began to promote schooling and education.

The Brothers close farm land to the west to build Parramatta Marist High School and Catherine McAuley school.



1978 - 84

Westmead Hospital was established during the Nursing Education Advent in 1984 placing nursing and health studies on the national agenda.

The Nepean College of Advanced Education (CAE) purchased the 'home'. Classes were held on site until the Parramatta Campus was developed.



2004 - Current

The 'Westmead Precinct Structure Plan - A Vision for 2020' was prepared by the Government Architect's Office to enrich WSU's presence of 'higher education' alongside the development of the Town Centre within Westmead.

"... In 2006 the University called for expressions of interest for the redevelopment of the 'former campus' as a 'vibrant town centre', much-needed by residents.



Existing Precincts, See page opposite for legend

Westmead Ward - Existing Precincts

This site is situated on the western meadow of Parramatta bounded by various precincts as seen in the figure opposite, noting the importance of the connection to local hospitals, schools and social hubs. A project such as this identifies a great opportunity to contribute to the flow and linkages Westmead already provides and must be aware of the greater and immediate surroundings it can address as seen in the varying typologies found directly opposite the site.

‘The Westmead Strategic Precinct has a primary function of a regionally significant health and education hub. Westmead will continue to have a strong residential component to support this primary function. Opportunities for residential, retail, business, hospital, education and community facility development will be integrated with public transport facilities to improve public transport accessibility and to provide a more permeable pedestrian and bicycle network.’

– Extract from Parramatta DCP 2011, Strategic Precincts Plan

Legend:

- 1. The Children’s Hospital Westmead
- 2. Westmead Hospital
- 3. Westmead Private Hospital
- 4. Cumberland Hospital
- 5. Children’s Medical Research Institute
- 6. Westmead Institute for Medical Research
- 7. Kids Research Institute
- 8. Westmead Hospital Centre for Oral Health
- 9. Westmead Skin Hospital
- 10. Parramatta Marist High
- 11. Redbank School
- 12. Westmead Town Centre
- 13. Supermarket



Typologies

- Residential
- Transport
- Retail & Recreational
- Medical
- Accommodation
- Educational
- Commercial / Mixed Use

ST VINCENT'S

ARCHES / WINDOW MODULES

PROGRAM BANDS

MATERIALITY

ORCHARDS

ELEMENTS



Hawkesbury Elevation



Hawkesbury Elevation

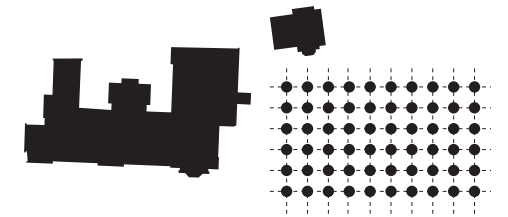
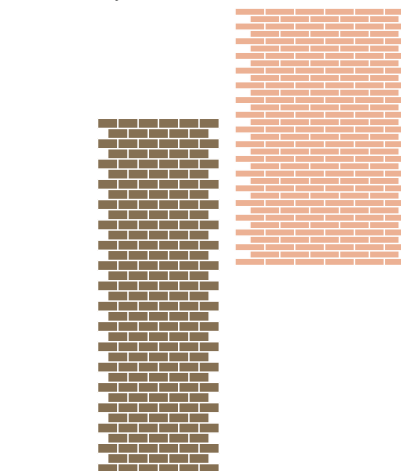
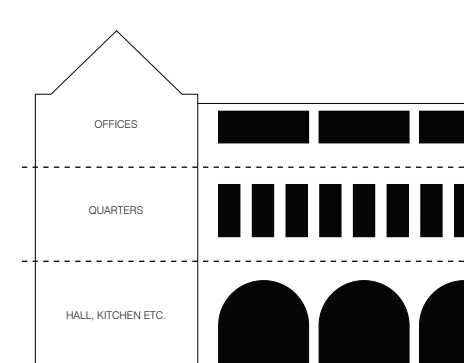


Hawkesbury Elevation



Bayley's Orchard

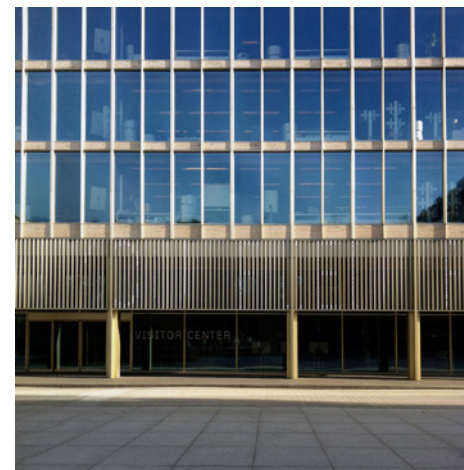
DIAGRAM



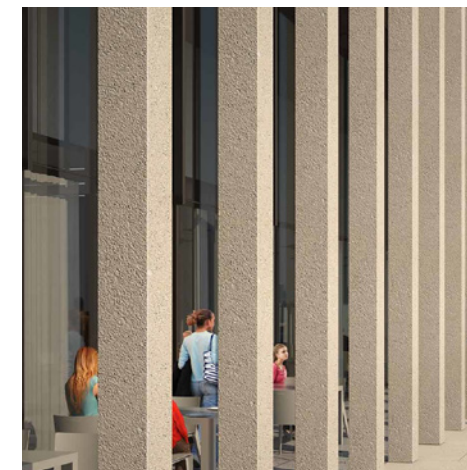
PRECEDENT



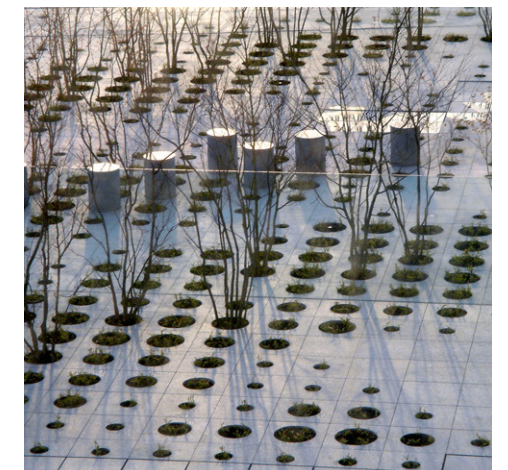
Pancras Square, Townshend Landscape Architects



Novartis Campus, Peter Maerkli



James Simon Galerie, David Chipperfield Architects



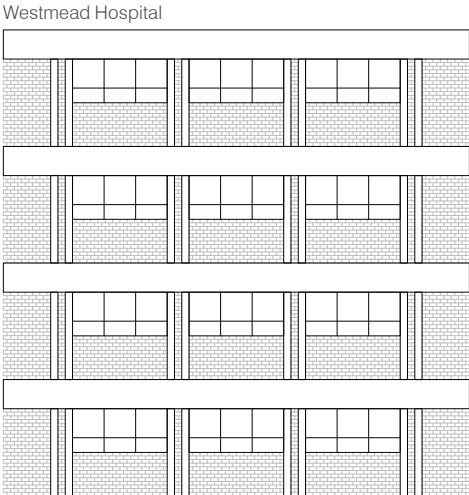
Keio University, Michel Desvigne

Westmead Ward - Architectural Elements

The Taxonomy studies investigate and catalogue existing buildings within the Westmead precinct as well as the immediate site and important context of St Vincent's Boy's Home. This is to explore and define what constructs an architectural language and expression of Westmead to draw out a site-specific language that the proposal can talk to.

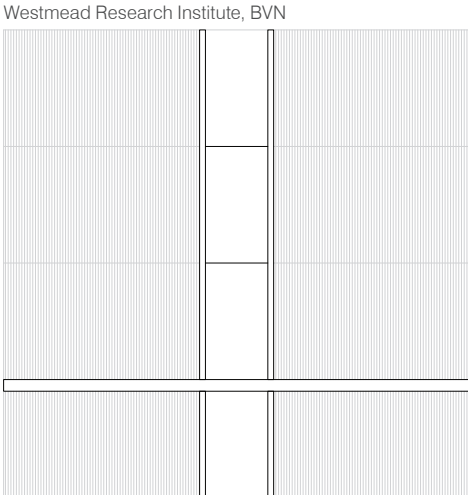
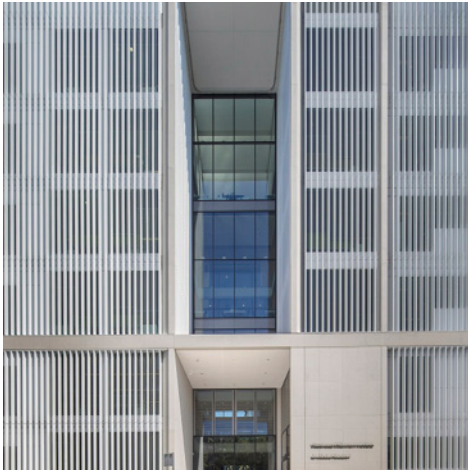
The purpose of this study aims to stitch the proposal into the existing fabric to enhance and capture the unique and growing character of Westmead.

EXPRESSED STRUCTURE



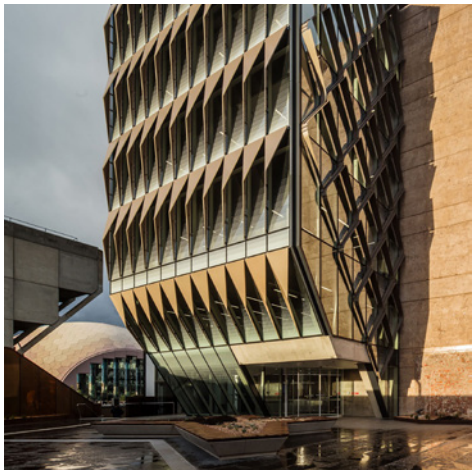
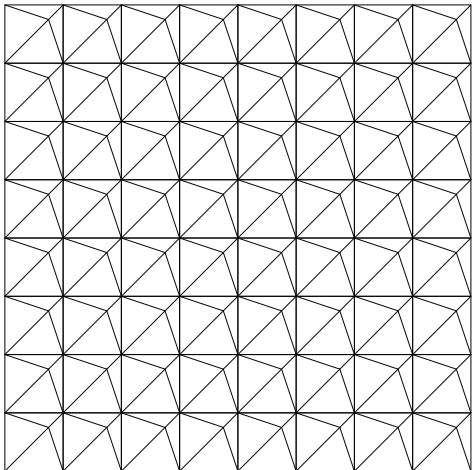
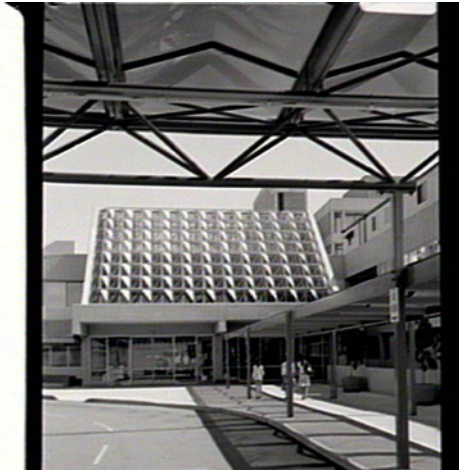
Bloomberg HQ, Foster + Partners

LOUVRES AND BLADES



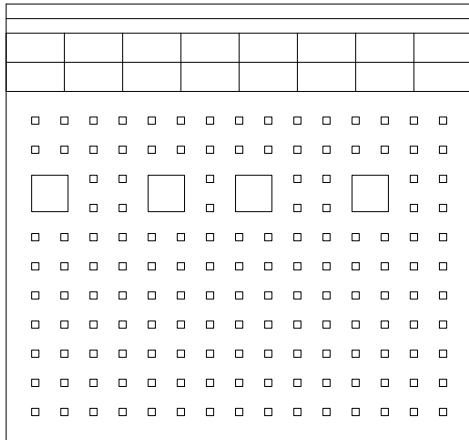
University of Melbourne, John Wardle Architects

SPECIFIC GEOMETRIES



Barwon Water, GHD Woodhead

SOLIDITY AND PUNCTURE



Bonjour Triste, Alvaro Siza



St Vincent's Boys' Home, Graham Evans 1962-1966



Parramatta River, Parramatta Park



St Vincent's Boys' Home, Graham Evans 1962-1966



Parramatta Park



Wistaria Gardens, Cumberland Hospital



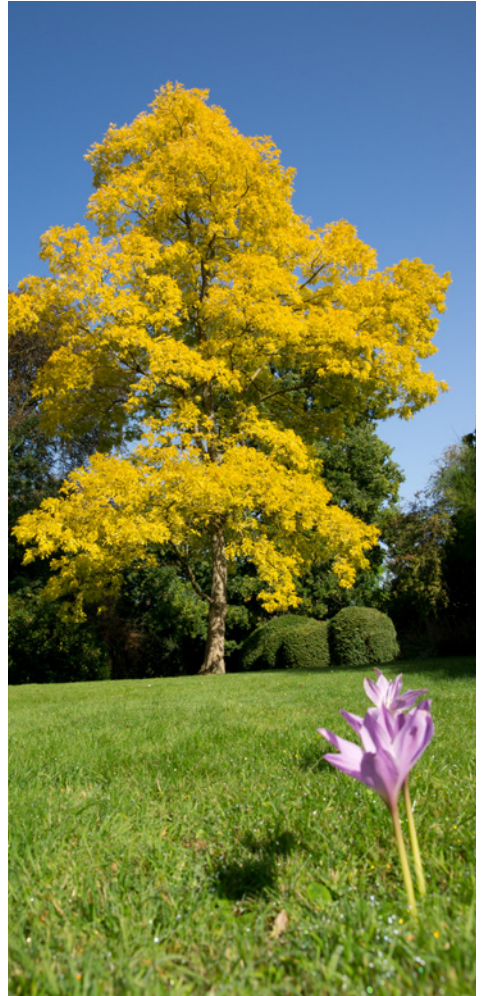
Little Coogee swimming spot 1920, Parramatta River



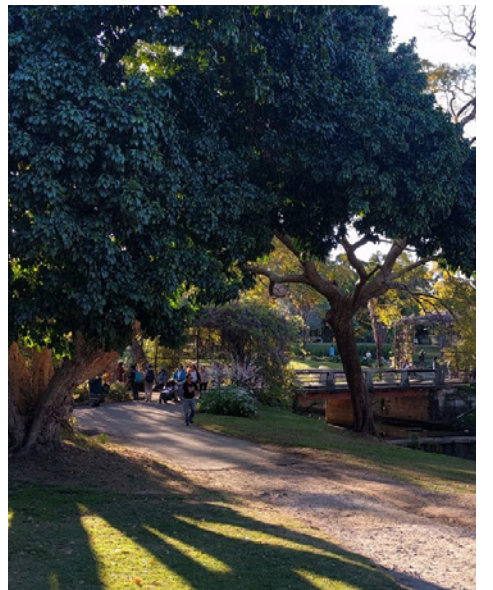
Magnolia Tree on site



Parramatta Park Playground



Parramatta Park



Wistaria Gardens, Cumberland Hospital

Westmead Ward - Landscape

Landscapes and natural features are important to a developing neighbourhood such as the Westmead Precinct because they contribute significantly to our well-being and quality of life. They provide the broader context within which we live our lives. Living and working within aesthetically pleasing and culturally meaningful landscapes enhances our sense of well-being. It begins with understanding existing landscape characters and looking to enhance, extend and reinforce this character through new installations across new developments.

In accordance with the Parramatta Development Control Plan 2011, the project looks to:

- Allow an ongoing appreciation of the nearby heritage buildings as separate structures within a cultural landscape and continue to allow an understanding of their former functional and visual relationships;
- Encourage street level pedestrian movement networks and recognise the existing desire lines between the station and hospital uses; marking these major pathways with trees
- Improve the landscape character and quality of the public domain of Westmead along Hawkesbury Road.
- Respond sensitively to the scale, proportions and form of the heritage Old Boys Home (St Vincent's) on Hawkesbury Road through the streetscape landscape response of any new development.



Landscape

*UWS Urban Design & Master plan Report 2014

- 6m Landscape Buffer Zone
- Private Open Space Between Lots
- Public Open Space Accessible from Main Road Network



Transport and View Corridors

Westmead Ward - Transport and View Corridors

Transport

Good connections are always a key consideration when it comes to any requirement for any development. The site location provides future users the opportunity to reach the building through all forms of public transport, the future light rail along Hawkesbury Road and Westmead Station being approx. 200 metres away. A future metro station at Westmead has also been earmarked by the NSW Government.

As Westmead has seen significant growth it is now one of New South Wales most sought after commercial and innovation hubs for educational, medical and corporate occupiers, as well as making it immensely popular with up and coming food and beverage offerings with a growing spectrum of retailers.

View Corridors

The proposal is also aware of the potential view corridors that can extend the influence and reach to create meaningful connections with Westmead. Some of these outward views are locations and sites such as Parramatta CBD, Parramatta Park, Berowra Valley National Park and Parramatta Marist High School.

- Legend:
- T-Way Bus Route T60

Pedestrian Walk from Bus

Western Rail Line

Pedestrian Walk from Rail

Bike Trail

Bike Friendly Roads

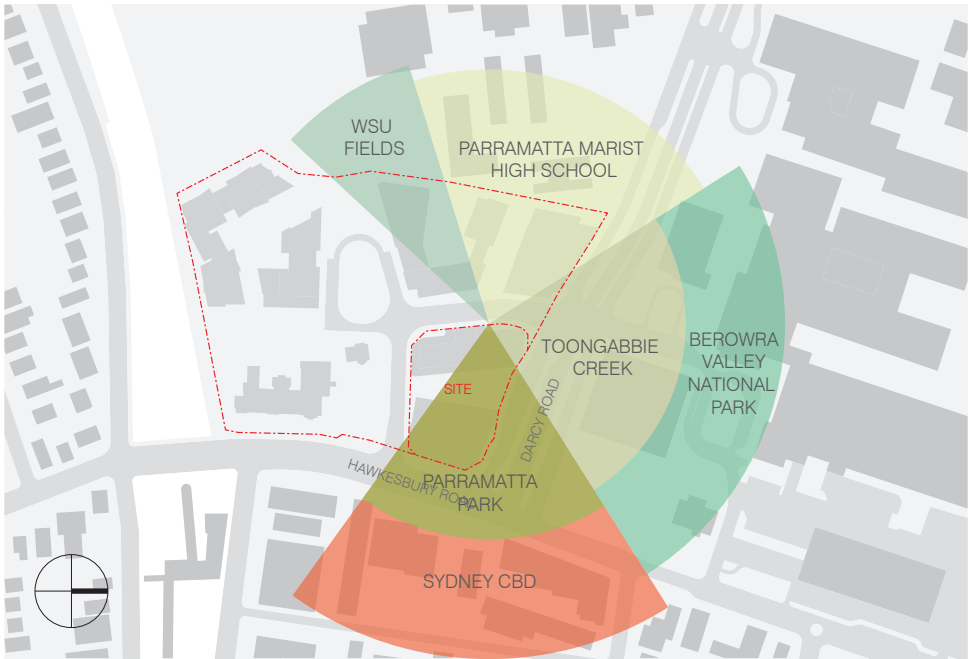
Parramatta River

Westmead Boundary

Walking Radius

Major Transport Stops

Future Light Rail



View Corridors



1.
Highline Westmead Lot 5



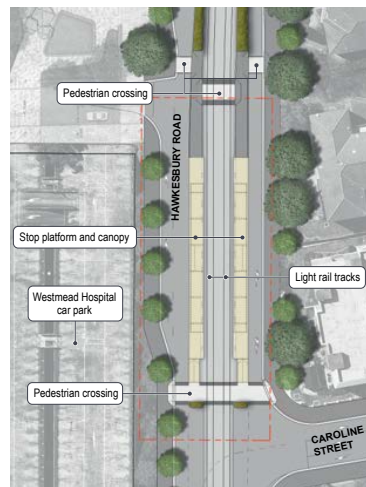
2.
Highline Westmead Lot 4



5.
Westmead Hospital Upgrade



5.
Westmead Hospital Upgrade



7-8.
Proposed Westmead Light Rail
Stops



9.
Westmead Town Centre Upgrade

Westmead Ward - Future Developments

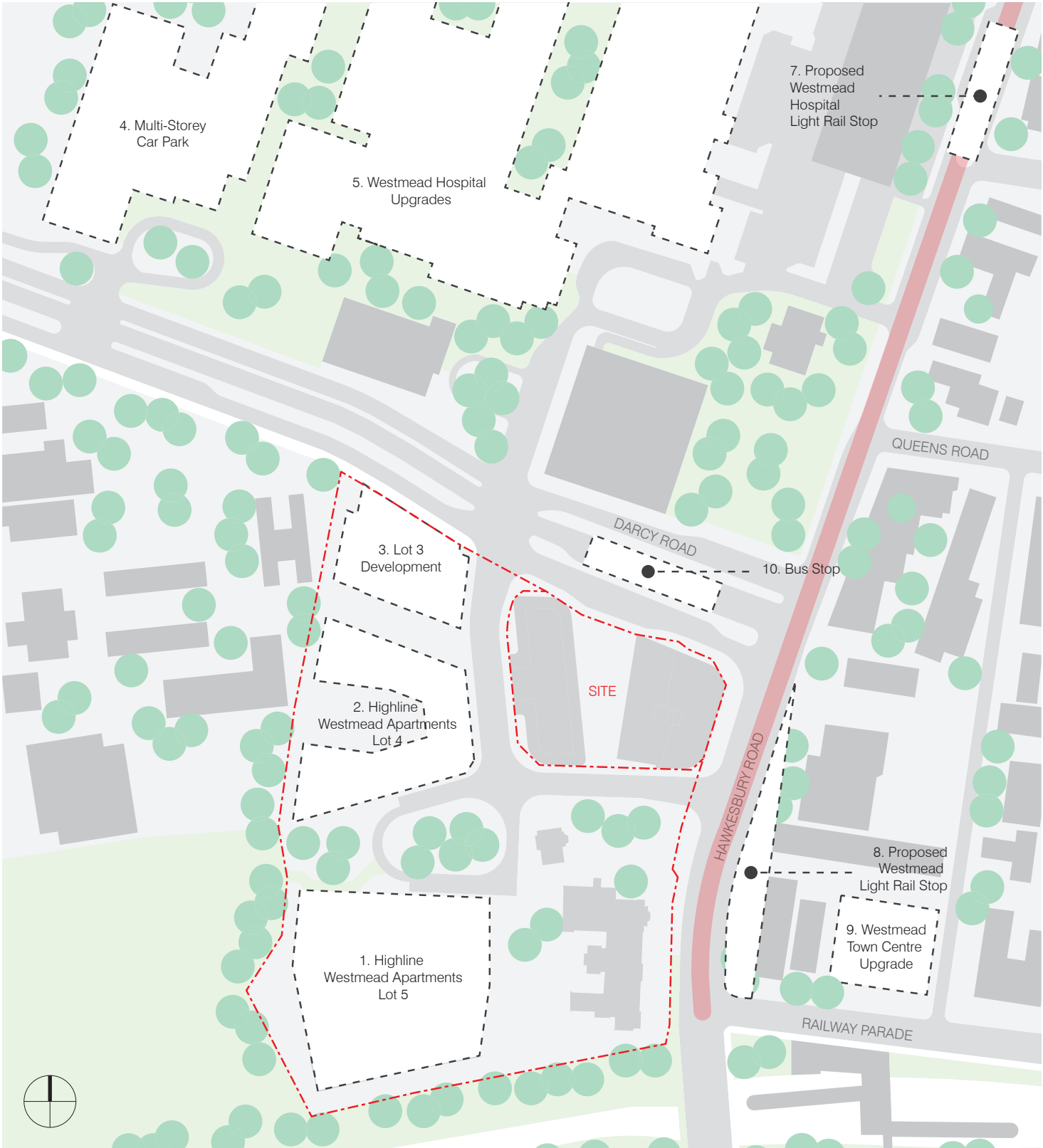
Any given project flourishes alongside an invested mindset towards educational and research infrastructure. The balance between current and incoming developments established by the master plan indicate a clear direction towards not only preserving a place for its national contributions but for its foresight to global recognition.

The site is bounded by development activity, the Highline Westmead towers (which have DA town planning approval) will be assisting the population spurt within a ‘master-planned residential community.’

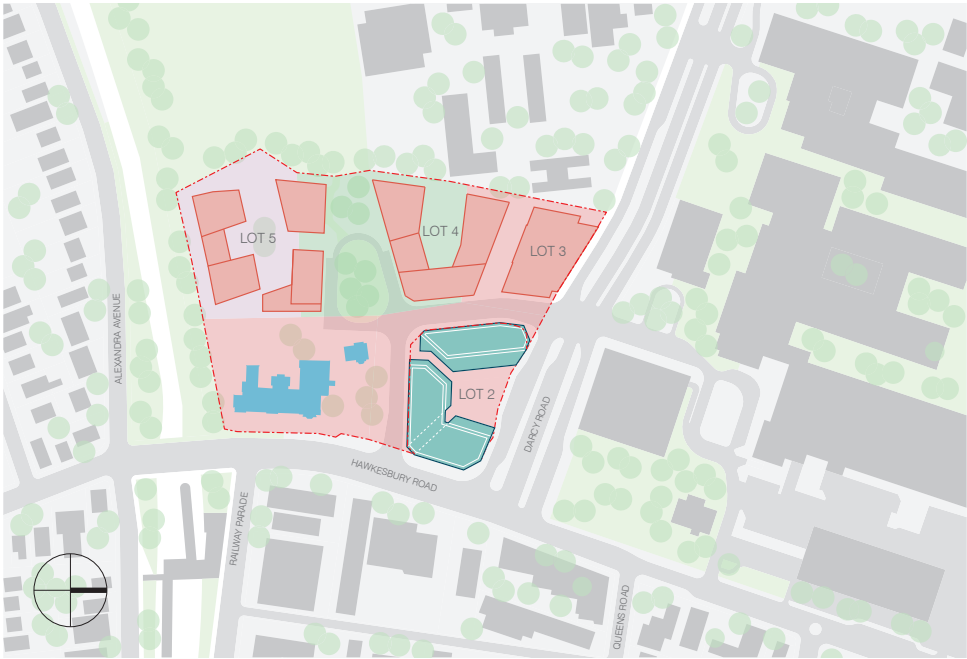
The Westmead Hospital Upgrade will be providing another civic centre directly within a medical hub which will transform healthcare in Western Sydney. This will include integrating buildings, state-of-the-art facilities and the refurbishment of the surrounding Hospital amenities.

The proposed Westmead Light rail which will be located opposite the site on Hawkesbury road will see the incoming and connecting link to Carlingford via Parramatta Central Business District. This station will also be a part of the modifications to the surrounding network, footpaths and the construction of a new bridge over the Parramatta River for pedestrians and cyclists.

Furthermore, the Westmead Town Centre development will provide a shopping ‘village’, residential apartments, communal gardens, supermarkets and multi-use business tenants. Proving the importance of a considered projects within Westmead.



Future Site Development Locations



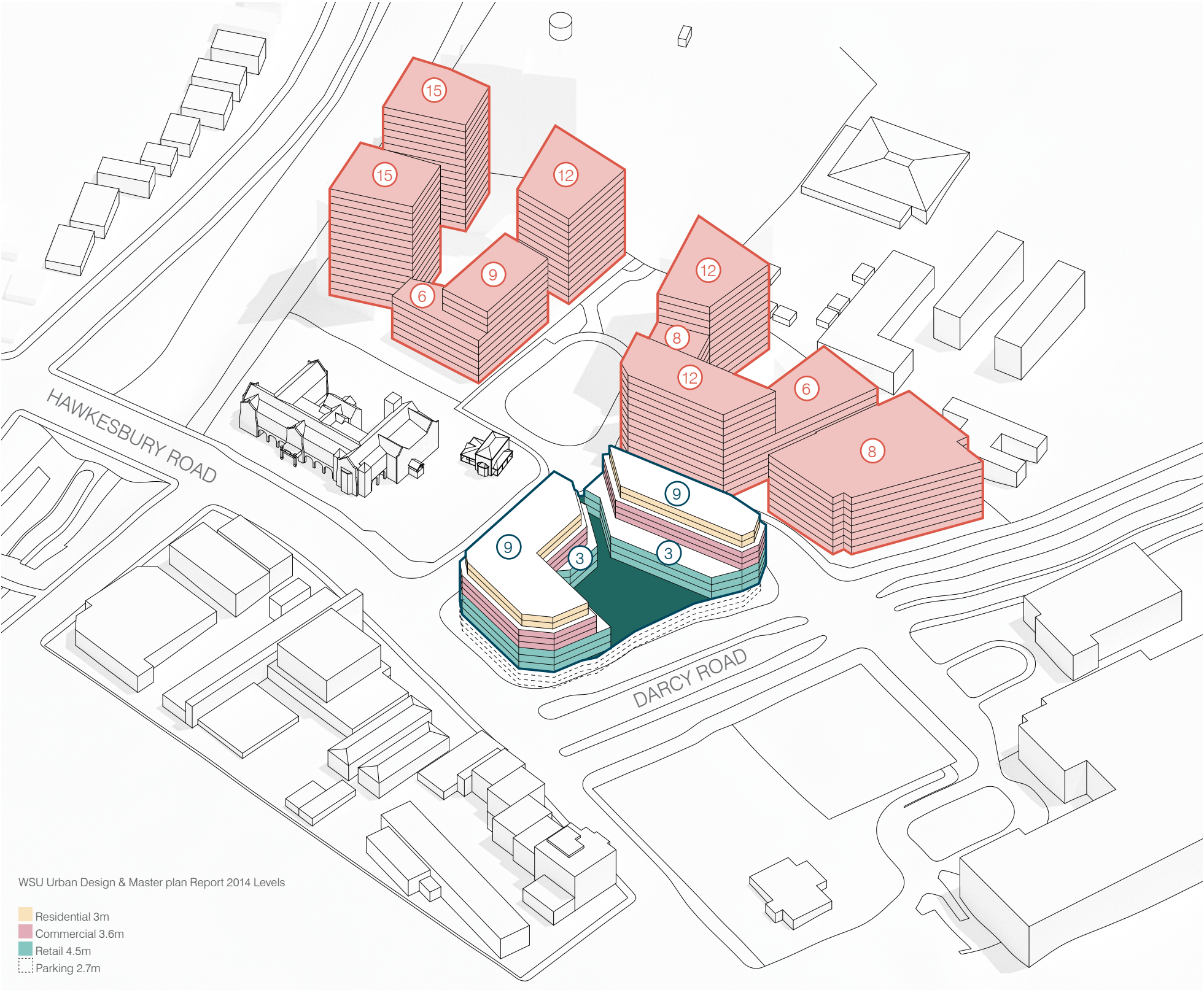
WSU Urban Design & Master plan Report 2014 FSR Zones

- 48 m
 - 40 m
 - 31 m
- Approved Envelope LOT 3, 4 and 5
- Approved Envelope LOT 2

The general principles and guidelines in the master plan establish a vision for the site, which seeks to deliver a true mixed-use development, with net positive economic, environmental and social benefits.

The primary function of the DA was to demonstrate the baseline proof of concept to inform the subdivision of the precinct and rationalise GFA across each Lot becoming future destination nodes for leisure, working and living within an expanding urban experience.

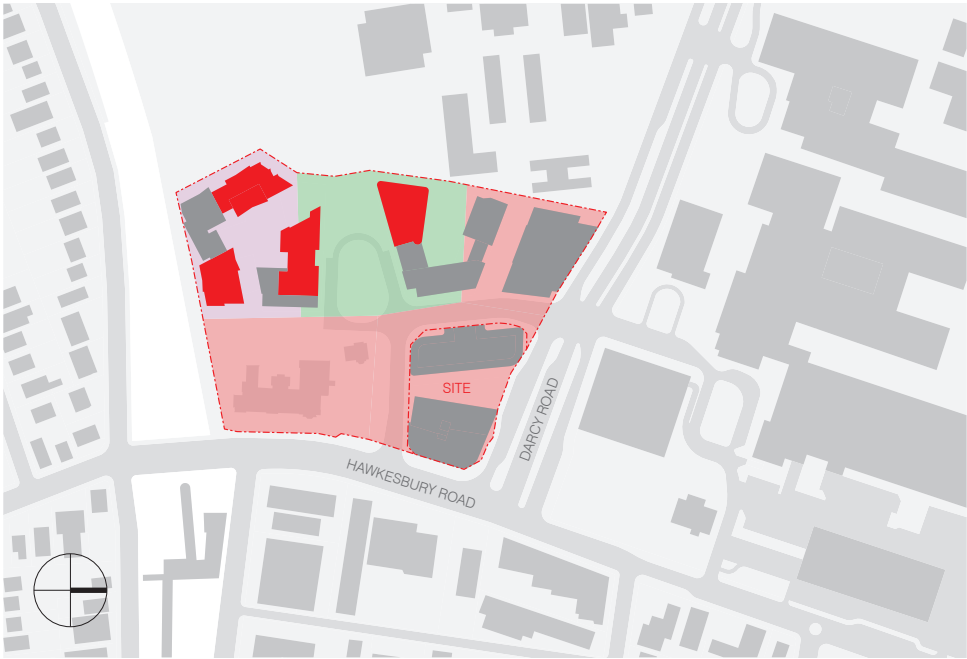
Whilst it was an improvement to the original sub-optimal master plan which informed the LEP controls, there is still room for improvement and further development on each lot (and associated envelopes with those lots).



WSU Urban Design & Master plan Report 2014 Levels

- Residential 3m
- Commercial 3.6m
- Retail 4.5m
- Parking 2.7m

Precinct Evolution

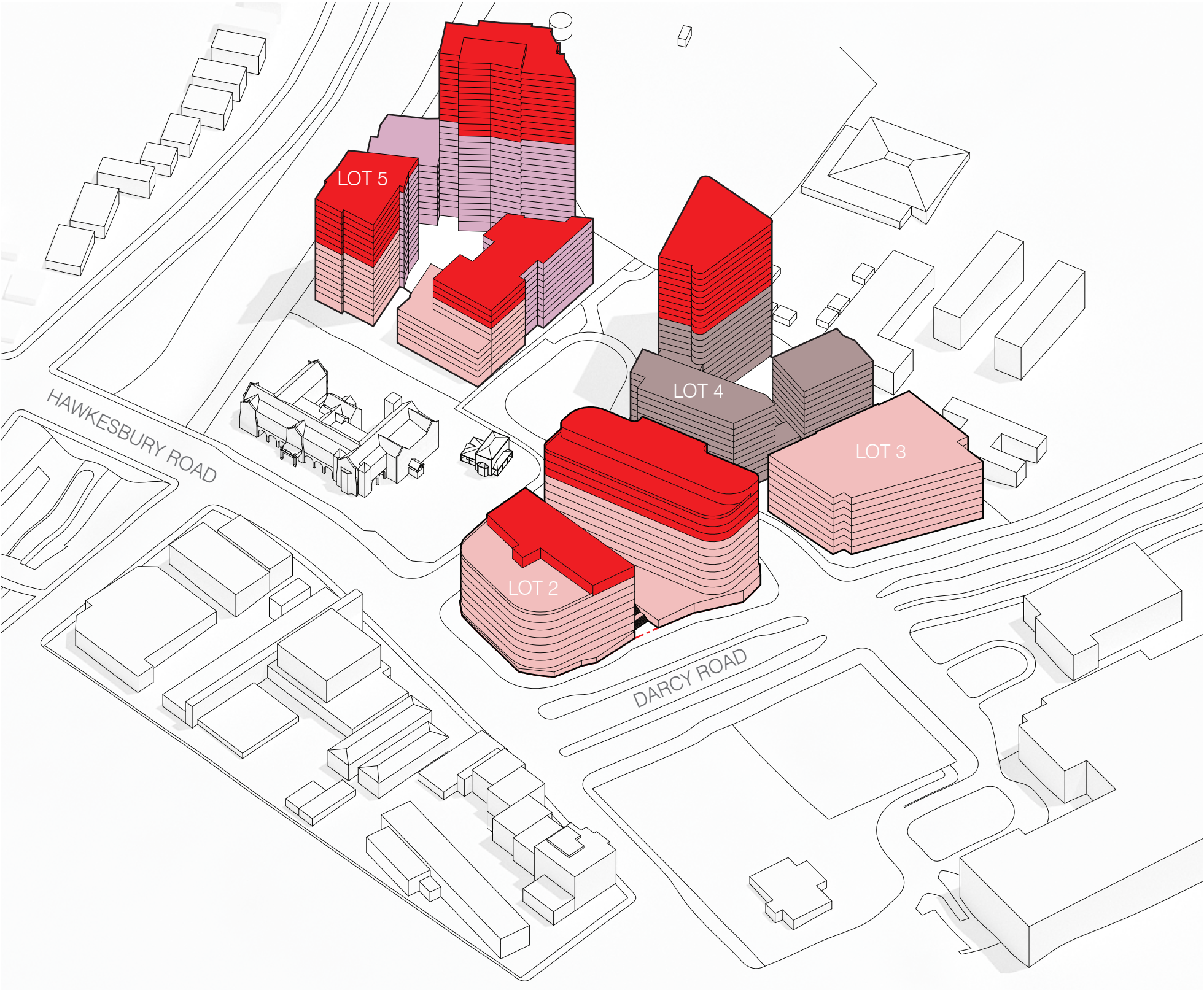


The approved residential developments for master plan concept (DA/581/2014) illustrate a departure from the approved planning controls, suggesting an improved urban design outcome by means of several built form interventions, namely; Distributing heights regarding orientation and scale, repositioning taller buildings to reduce overshadowing and encouraging enhanced access to sunlight and breeze.

“The Indicative Concept Plan... was reconsidered, with the support of Council to deliver improved access and legibility, preserve key trees and respond to the landform and topography”

– Attachment_Design_Evolution_2016SYW219, Turner and Associates

The proposal for Lot 2 makes use of the established strategy above, redistributing built form in addressing solar access of retained heritage buildings and proposed public domain, lowering of building height along Hawkesbury Road in acknowledging the scale of retained heritage buildings and reducing floorplate sizes to provide greater access to public amenity - thereby ensuring the objectives of the approved master plan (DA/581/2014) are retained.





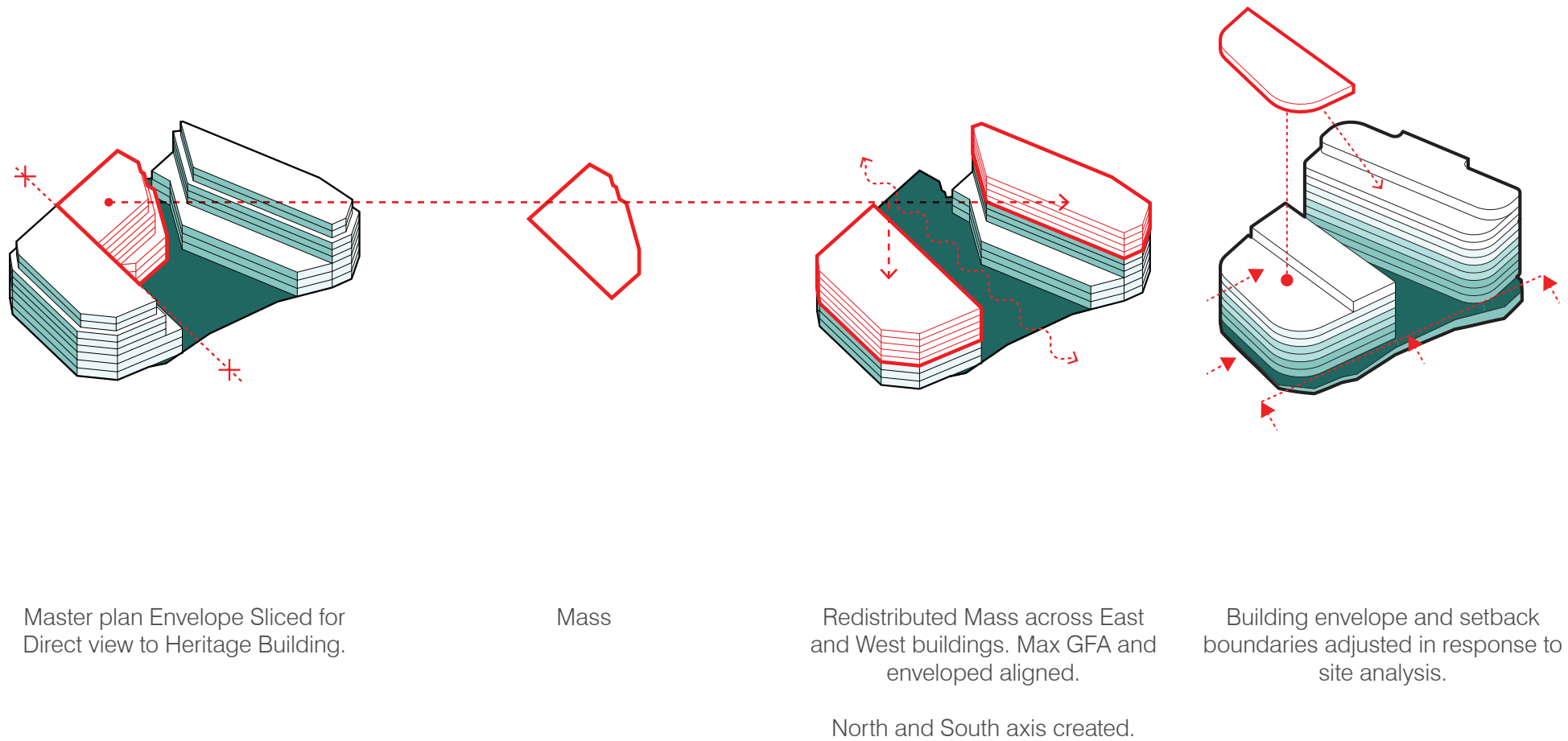
Nearmaps Capture of Westmead Site

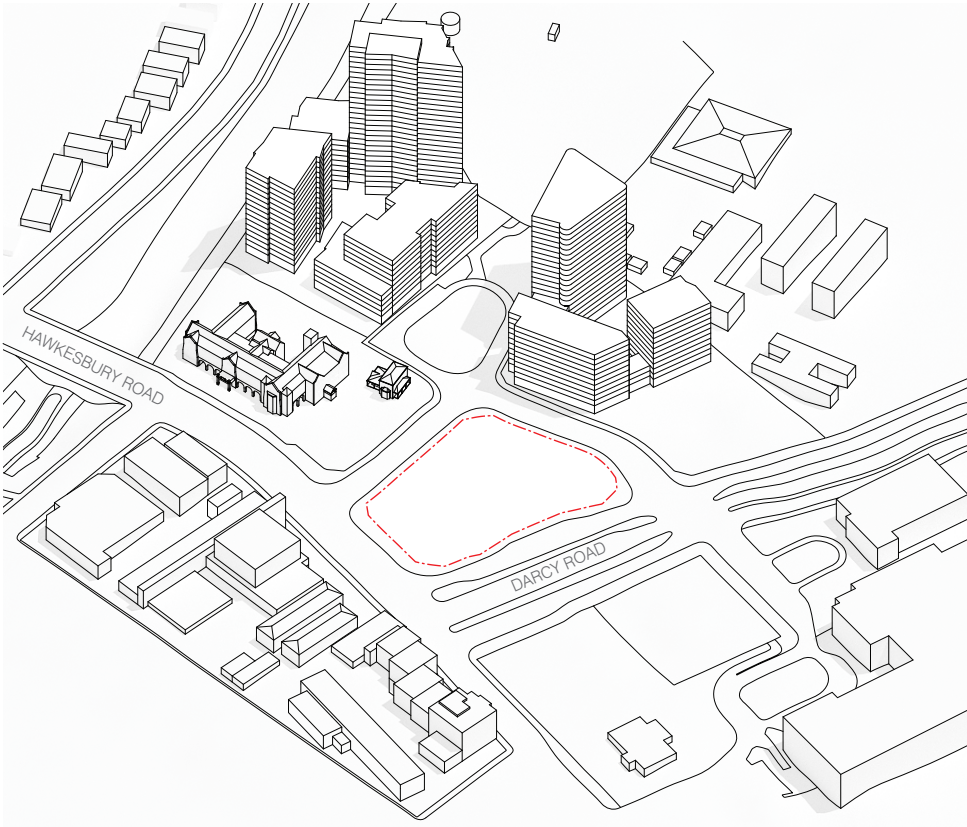
Massing Strategy

The design proposal is consistent with the key directions of the master plan, including two new building forms which 'wrap' the site, frontages to key roads (Darcy and Hawkesbury Roads), and the positioning of an enclosed new public realm space accessed from Darcy Road and the new public road (Farmhouse Road South).

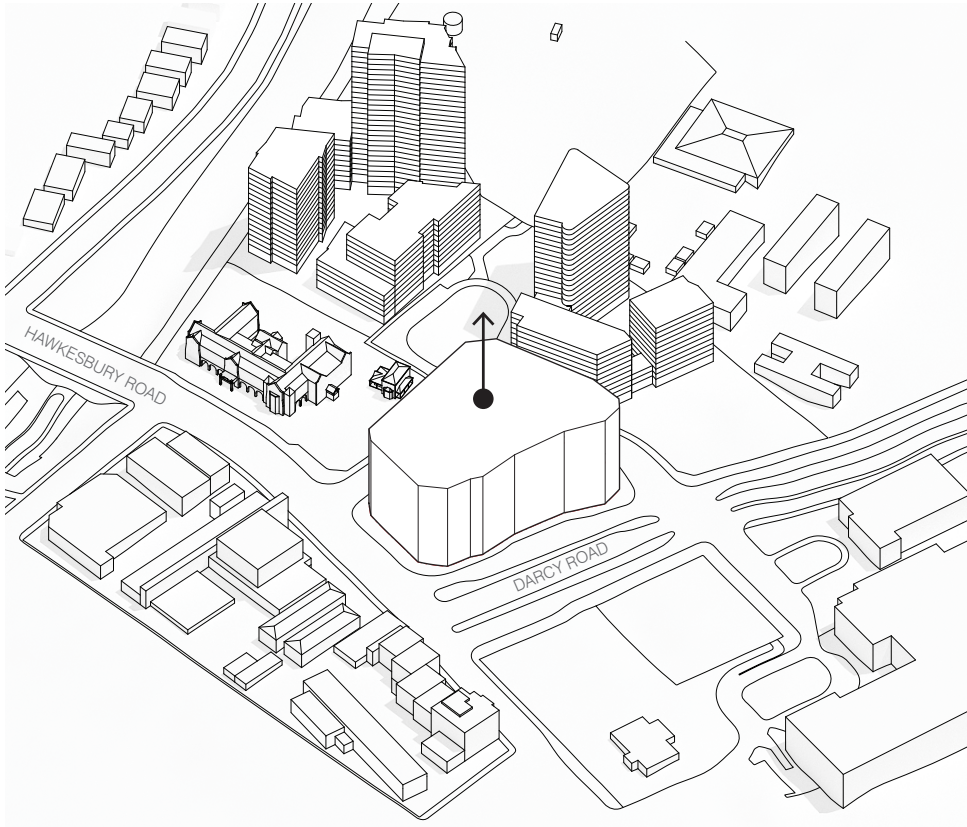
The design variances from the master plan have been carefully considered and include:

- The realignment of the two building forms allow for a more generous and continuous public realm connection from Darcy Road to Farmhouse Road South. This realignment was made with due consideration of the heritage building, formerly St Vincent's Boys home to the south of Farmhouse Road South, and the prominent views and vistas afforded to the building as you move from the north toward the site.
- The massing of the two buildings has been readjusted to increase the public domain by redistributing the GFA to East and West buildings and applying street setbacks. Which have also produced greater usability and efficient floor plates bounded by optimised views into the Westmead district.

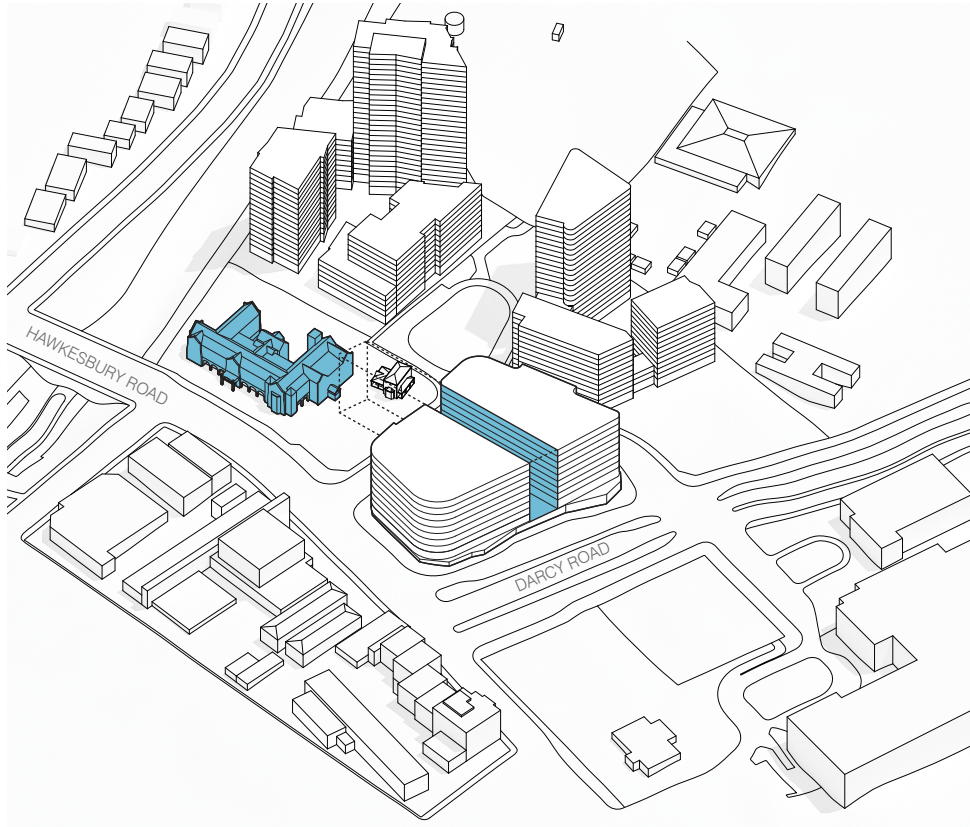




1. Site

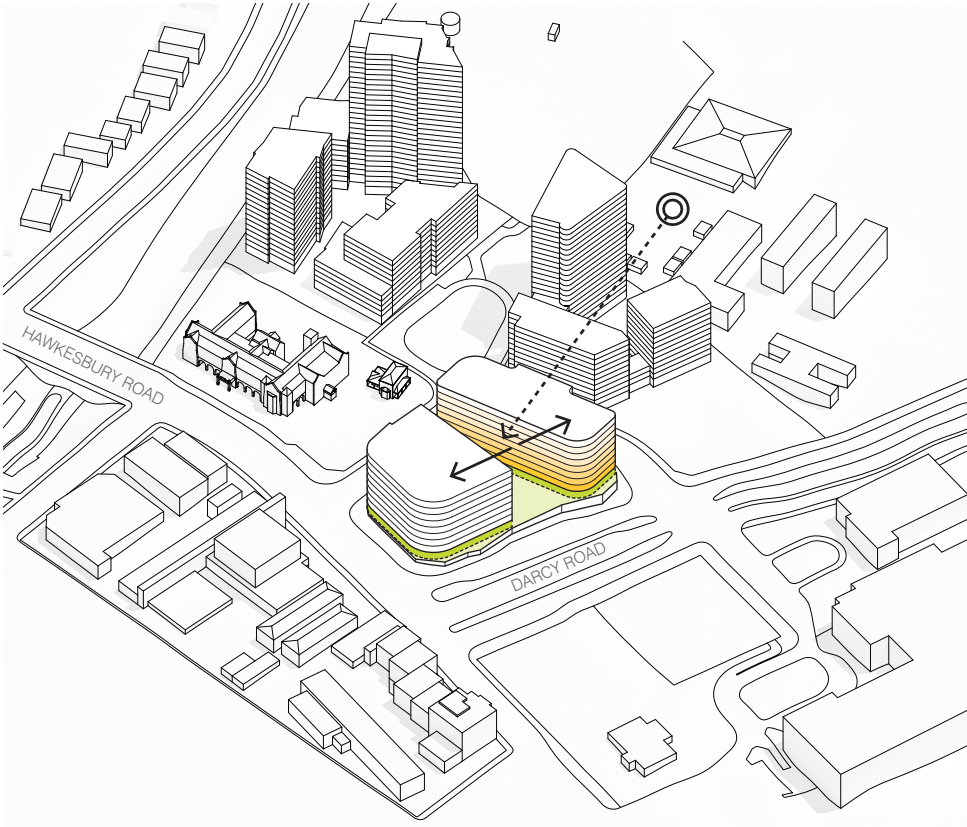


2. Site Extrusion



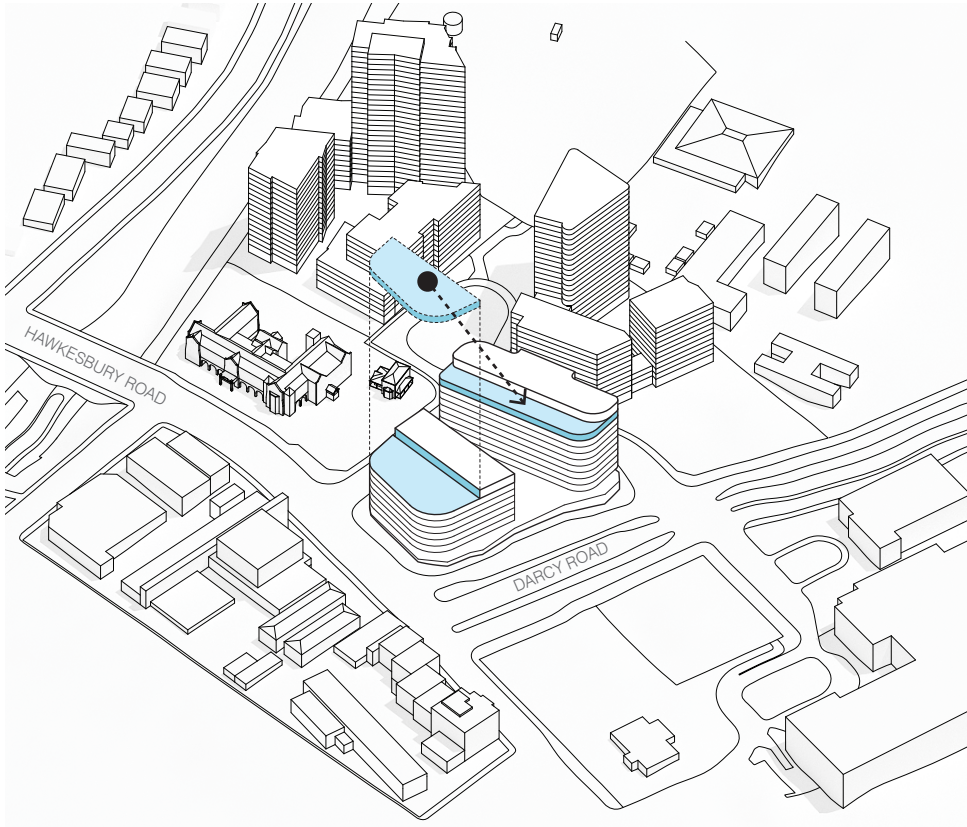
3. Framing St Vincent's + Rationalise Site Boundary Setbacks

- The master plan envelope has been challenged to allow an urban gesture to occur, the framing of the neighbouring heritage building, St Vincent's Boys' Home
- The Site extrusion form has also been rationalised to not only increase the projects GFA but to allow for a more generous urban attitude, softening the corners and using setbacks to reshape the mass



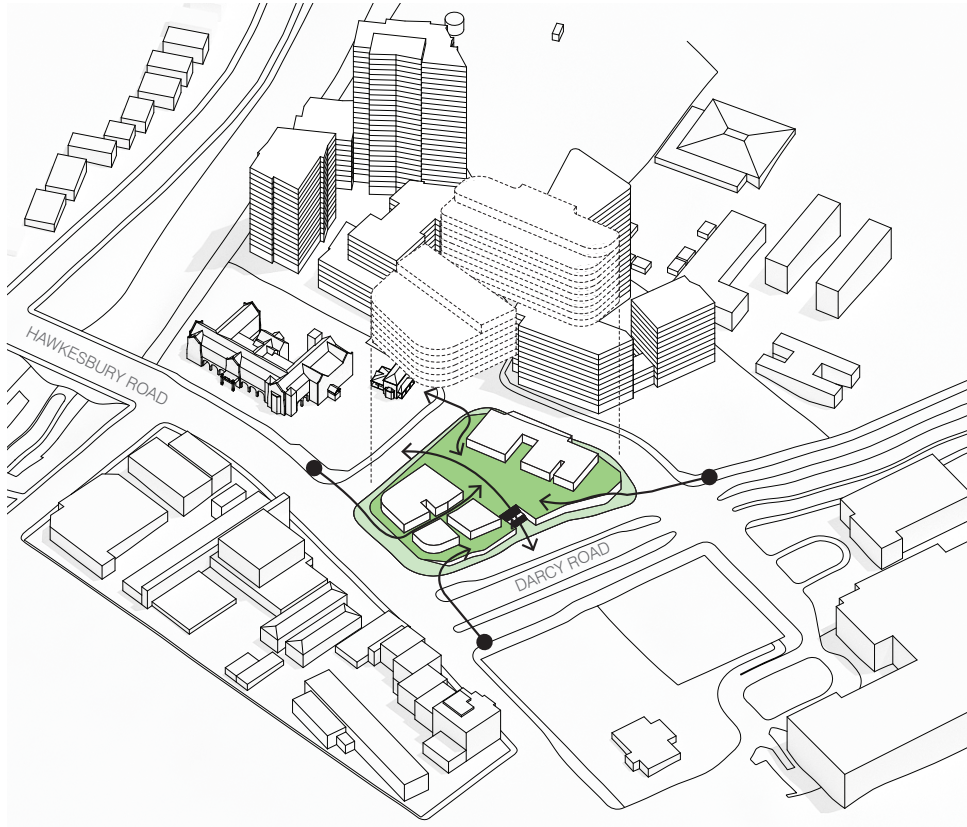
4. Solar access and Ground Floor definition

- The mass has been pulled and shaped to create a public space/ courtyard
- Aligns mass to max FSR and provides more efficient solar access



5. Mass Relocation

- Mass subtracted from Eastern Building to more closely respond to Heritage setback and height.
- Volume added back to Western Building to maintain FSR



6. Site Permeability

- The ground floor plan has played a pivotal role in the development of the project. Please refer to the Design Response in the following chapter exploring the importance of the ground floor plane.