



WESTMEAD PRIVATE HOSPITAL EXTENSION

**URBAN DESIGN PRINCIPLES
& ANALYSIS REPORT**

JANUARY 2019



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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.

Ramsay Health Care (Ramsay) has engaged Roberts Day to provide an Urban Design Principles and Analysis Report to support the lodgement of Stage 3 Development Application for the development at the hospital. Stage 3 development forms the initial basis to support a Planning Proposal.

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 Stage 3 Development Application;
- 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 contributor to the public domain and streetscape character of the Westmead precinct.

SETTING THE SCENE

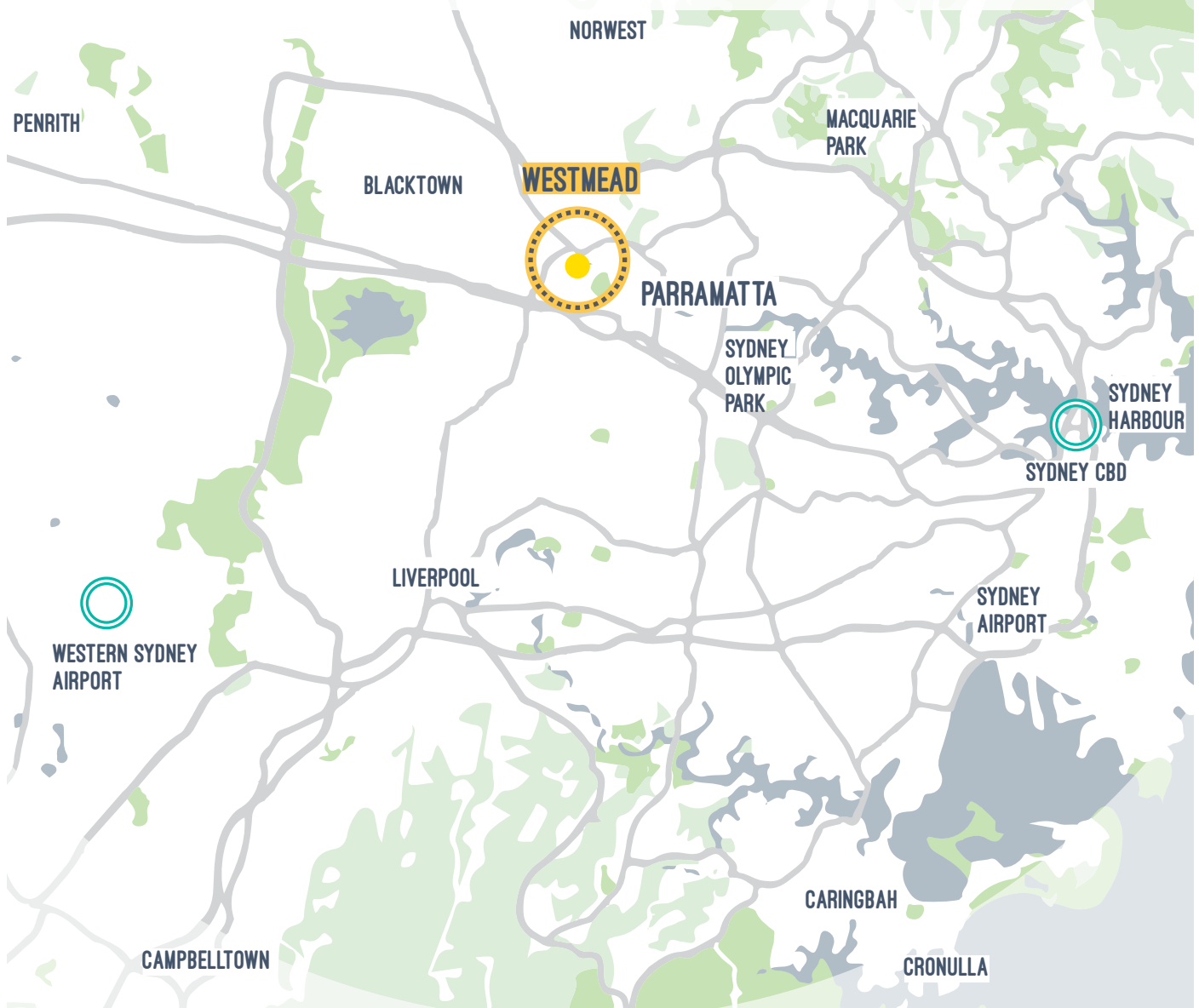
DISTRICT CONTEXT

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.

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.

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.



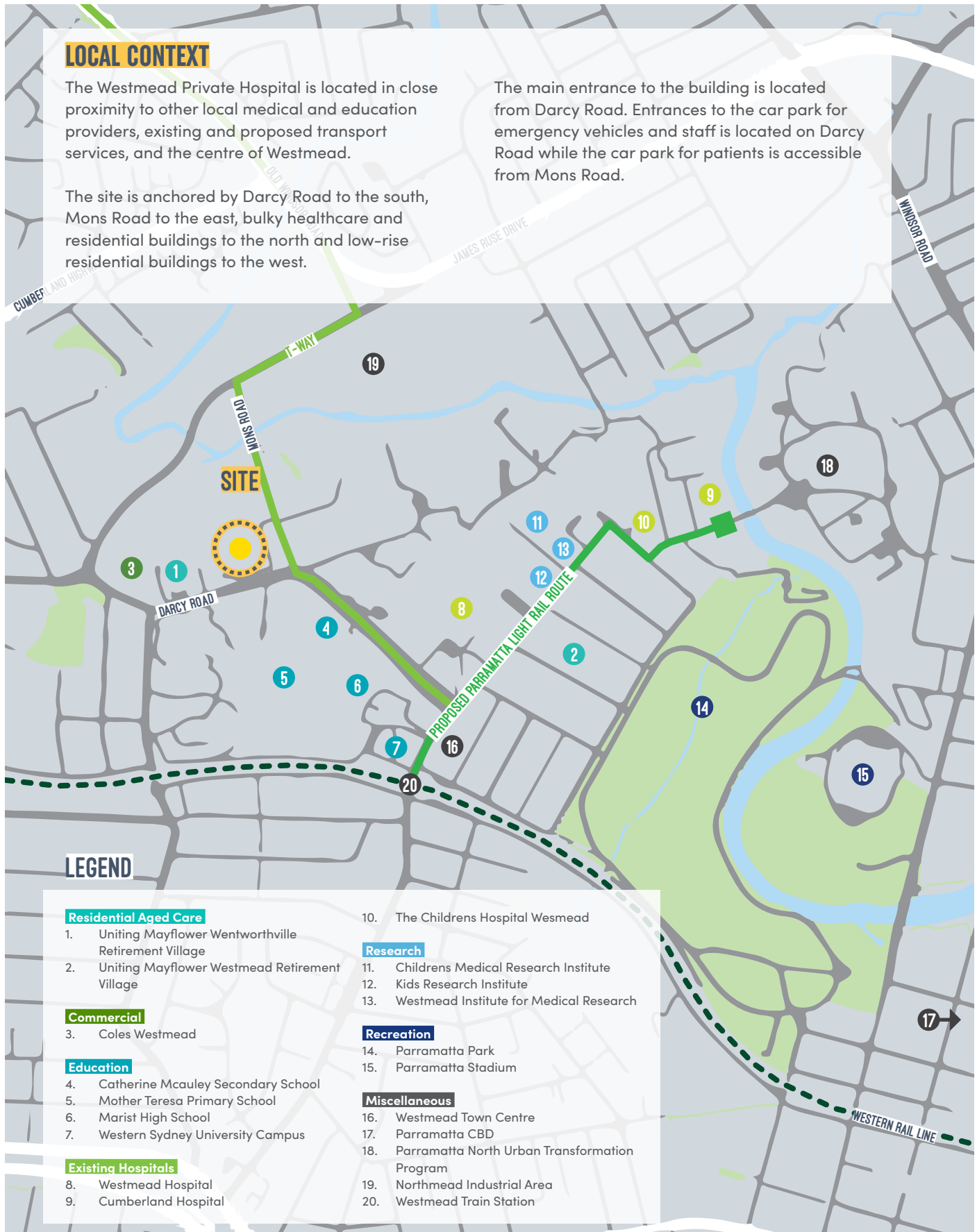
SETTING THE SCENE

LOCAL CONTEXT

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 site is anchored by Darcy Road to the south, Mons Road to the east, bulky healthcare and residential buildings to the north and low-rise residential buildings to the west.

The main entrance to the building is located from Darcy Road. Entrances to the car park for emergency vehicles and staff is located on Darcy Road while the car park for patients is accessible from Mons Road.



LEGEND

Residential Aged Care

1. Uniting Mayflower Wentworthville Retirement Village
2. Uniting Mayflower Westmead Retirement Village

Commercial

3. Coles Westmead

Education

4. Catherine McAuley Secondary School
5. Mother Teresa Primary School
6. Marist High School
7. Western Sydney University Campus

Existing Hospitals

8. Westmead Hospital
9. Cumberland Hospital

10. The Childrens Hospital Westmead

Research

11. Childrens Medical Research Institute
12. Kids Research Institute
13. Westmead Institute for Medical Research

Recreation

14. Parramatta Park
15. Parramatta Stadium

Miscellaneous

16. Westmead Town Centre
17. Parramatta CBD
18. Parramatta North Urban Transformation Program
19. Northmead Industrial Area
20. Westmead Train Station

SETTING THE SCENE

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. The economic strategy for the Westmead Innovation District (WID) recognises the immense contribution Westmead will have on driving future job growth in the Western Sydney region.

"Westmead is one of the largest integrated health, research, education and training precincts in Australia and provides health services to almost 10% of Australia's population.

By 2026, it will have over 2.8 million outpatient visits and over 160,000 emergency department presentations every year.

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.

ENHANCING THE PUBLIC DOMAIN

Every new development has the potential to transform people's quality of life, stimulate the economy and enhance the environment. The design of the built environment shapes the places in which we live, work and meet. Creating an environment where people feel comfortable, safe and have an engaging public life experience allows for the enhancement of place identity and character as well as an improved sense of connection and attachment to place.

Westmead Private Hospital is a key health service to the community. Its role in promoting a healthy lifestyle, well-being and sense of social connection can be strengthened through the redevelopment of the hospital. To highlight its significance as a service provider, role in the region and enhance the connection of the building activity with the streetscape and the community.

Through the enhancement of ground plane transitions and relationship between public domain and the built form, allows for an enhanced connection and perception of place. Better places support the perceptions of place in terms of local services accessibility, provide a place for social cohesion and improve the overall experience of the streetscape as a pedestrian. These experiences affect people's quality of life and build the identity and character of place.

WALKABILITY & STREETScape

Westmead Private Hospital is in a prominent location with close walking distances to world-class health services, transport connections to Greater Sydney.

In Parramatta Ways Walking Strategy (2017), Darcy Road has been identified as an intermediate route, defined as providing "increased connections in difficult but important transport corridors, such as distributor roads, rail corridors, bus routes and areas under future development." To ensure the future precinct is liveable and walkable, the proposed redevelopment of the hospital has the potential to respond to the strategy through the improvement of the public realm along this intermediate route.

Sydney Green Grid Spatial Framework has also identifies the opportunity for sites such as the Hospital to respond to the framework through the revitalisation of the streetscape and the creation of interactions between the built form and the landscape.

“

The most successful health and education precincts are internationally competitive and more accurately described as innovation districts. Innovation districts are transit-accessible precincts with an active ecosystem that includes health and education assets, surrounded by a network of medical research institutions, a mix of complementary industry tenants, housing, ancillary facilities and services. Economic productivity is created by agglomeration benefits flowing from an active innovation ecosystem.

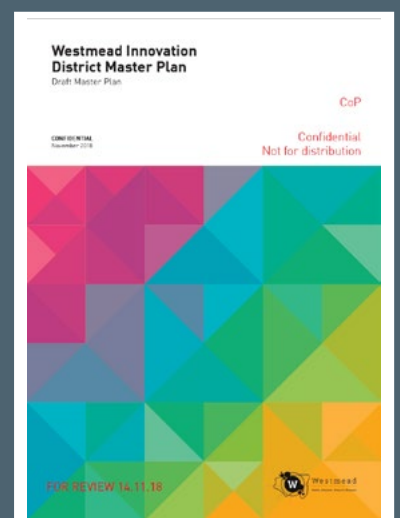
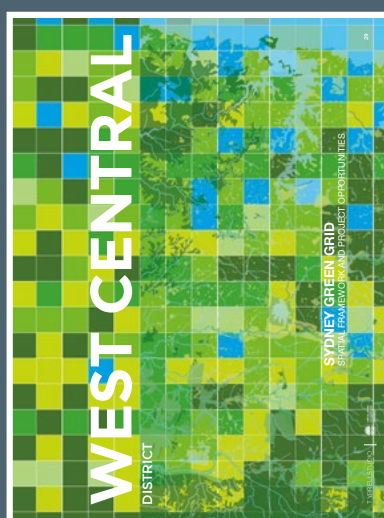
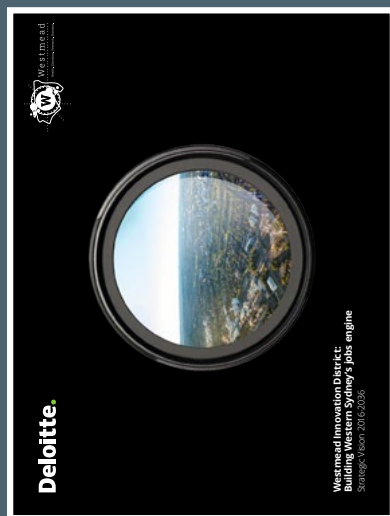
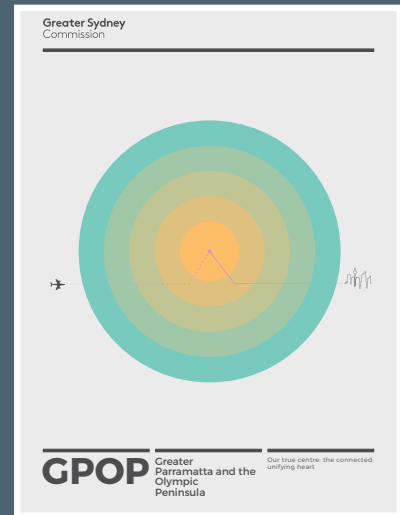
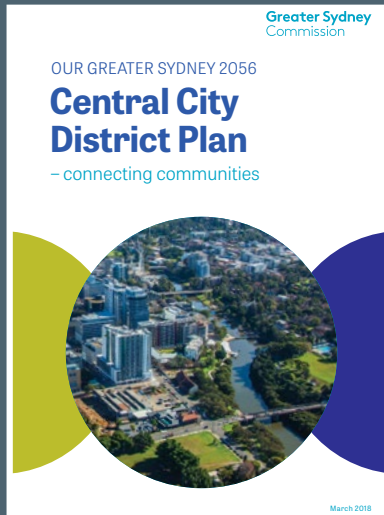
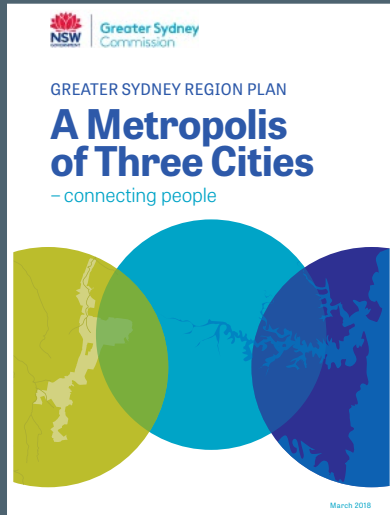
- Central City District Plan, GSC

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STRATEGIC CONTEXT: DOCUMENT REVIEW

The following documents were reviewed in order to gain an understanding of the strategic context in Westmead for this urban design principles & wider context study.



STRATEGIC CONTEXT: DOCUMENT REVIEW

A METROPOLIS OF THREE CITIES:

GREATER SYDNEY REGION PLAN

GREATER SYDNEY COMMISSION, MARCH 2018

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.

Vision for Greater Sydney

"Three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places."

Relevant directions and objectives

- **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
- **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

CENTRAL CITY DISTRICT PLAN

GREATER SYDNEY COMMISSION, MARCH 2018

This 20-year plan gives effect to 'A Metropolis of Three Cities', the Region Plan, and seeks to manage growth by setting out planning priorities and actions for the Central City District, which covers Blacktown, Cumberland, Parramatta and The Hills local government areas.

Relevant Central City District 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
- delivering high quality open space
- reducing carbon emissions and managing energy, water and waste efficiently

“ Westmead is one of the largest integrated health, research, education and training precincts in Australia and provides health services to almost 10 per cent of Australia's population. ”

– Central City District Plan, GSC

GPOP

GREATER SYDNEY COMMISSION, MARCH 2018

GPOP is a draft city-shaping vision covering the region of Greater Parramatta and the Olympic Peninsula. The Greater Sydney Commission established GPOP as its first Collaboration Area, with a vision to transform it as the unifying heart at the centre of Greater Sydney.

Relevant opportunities and challenges

GPOP acknowledges the opportunity to grow the Westmead as a proud 'health city' and defined as a world-class innovation district. It states that in order to deliver this, "renewal will take shape around lively main street and urban villages, served by connected modes of transport. The streets will be a place for workers, student and researchers to meet, for hospital patients and visitors to seek an outdoor escape and a place where many will begin an onward journey into Parramatta CBD".

The report identified Westmead's identity will form around its street life, with great places to meet, fostering the area's dynamic culture. This is an important consideration in light of development for Westmead Private Hospital development.

GPOP Distinct Quarters

The vision sets out four distinct quarters within GPOP:

- Parramatta CBD and Westmead Health and Education Super Precinct
- Next Generation Living from Camellia to Carlingford
- Essential Urban Services, Advanced Technology and Knowledge Sectors in Camellia, Rydalmere, Silverwater and Auburn
- Olympic Park Lifestyle Super Precinct

Relevant directions to drive the GPOP Vision

- Direction 2 : 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'
- Direction 3: Cultivate a world-class education, research and enterprise eco-system across Parramatta CBD, Westmead, Rydalmere and Olympic Park

- Direction 7: Design Parramatta as our central '30-minute city', with good connectivity within GPOP and beyond to the north, south, east and west
- Direction 12: Shape attractive and effective built environments and public spaces that reflect a focus on great urban design and environmental excellence

WESTMEAD INNOVATION DISTRICT

THE WESTMEAD ALLIANCE & DELOITTE

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.

Relevant Objectives

The report outlines the objectives of the vision to be NSW's leading centre in complex and acute care:

- To be recognised as delivering world-class health, education and research services for the communities of Western Sydney and beyond.
- Continue the specialisation of Westmead as Western Sydney's primary care for complex acute and chronic health services
- Broaden and integrate private hospital services with public services at Westmead

Relevant deliverables

- Westmead Private Hospitals planned expansion of surgical and maternity services to meet the growing and changing healthcare needs of Western Sydney. This reflects the rapid population growth of Western Sydney, advances in surgery and increasing hospital admissions with Australia's ageing population.

STRATEGIC CONTEXT: DOCUMENT REVIEW

- Westmead Private Hospital redevelopment will deliver an improved patient experience and help to align the hospital to the Westmead precinct's broader vision of strengthening its vision as a global health destination.
- Westmead Private Hospital...where advanced technology meets the best in care (at the forefront of offering robotic surgery)
- Westmead: Innovation Districts, is defined as geographically compact areas where leading edge anchor institutions and companies cluster and connect with start-ups, business incubators and accelerators. They are also physically compact, transport accessible, technically-wired and offer mixed use housing, office and retail. (Brookings Institute)

BETTER PLACED

GOVERNMENT ARCHITECTS 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.

Objectives

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.

Relevant deliverables

- **Better Fit:** Contextual, local and of its place
Westmead Private Hospital will be a distinctive and well-designed built form is informed by the existing context and future direction of Westmead, geared towards growth. Our place based design approach is guided by a set of local character principles.
- **Better Performance:** Sustainable, adaptable, durable

Westmead Private Hospital will respond to the changing needs of the precinct and future growth.

- **Better for community:** Inclusive, connected and diverse

WPH will enhance the streetscape to be more welcoming and vibrant, as well as improving pedestrian accessibility to and from the site.

- **Better for people:** Safe, comfortable and liveable

WPH will enhance the streetscape, ensuring the site is more accessible and considers the comfort of pedestrians.

- **Better working:** Functional, efficient and fit for purpose

Retrofit WPH for future growth with more efficient, functional and purposeful built form within 800m of the Station.

- **Better value:** Creating and adding value

WPH will build upon the existing qualities of the hospital building to increase social, economic and environmental benefits to the community.

- **Better look and feel:** Engaging, inviting and attractive

Contribute to the human scale by activating the ground level and the public realm.

GREENER PLACES

GOVERNMENT ARCHITECTS NSW

Greener Places is a draft Green Infrastructure policy produced by the Government Architect NSW to guide the planning, design and delivery of Green Infrastructure in urban areas across NSW.

The policy builds on the Sydney Green Grid – the design-led Green Infrastructure strategy developed to create a network of high quality green areas that connect town centres, public transport networks and major residential areas in Sydney.

The policy is assessed against agreed criteria, enabling better opportunities for industry to embed the benefits of a greener approach to projects.

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.

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

- Integration
- Connectivity
- Multifunctionality
- Participation

Relevant deliverables

- **Integration: Combine Green Infrastructure with urban development + grey infrastructure**
WPH will maintain connections to the local context through improved pedestrian connections with integrated green infrastructure.
- **Connectivity: Create an interconnected network of open space**
WPH will respond to future changing needs of Westmead for better pedestrian connectivity to link to the surrounding social, cultural and ecological areas.
- **Multi-functionality: Deliver multiple ecosystem services simultaneously**
WPH will ameliorate the public streetscape, consider the tree canopy, improve connections to the surrounding area and improve the offer to visitors and quality of life to the community.
- **Participation: Involve stakeholders in development and implementation**
WPH will create a balanced and inclusive solution through the participation and collaboration of a diverse set of people, with a range of expertise and skill-set.

BETTER PLACED: GOOD URBAN DESIGN

NSW GOVERNMENT ARCHITECTS, 2018

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.

Relevant deliverables

- **Better Fit: Contextual, local and of its place**
Westmead Private Hospital will be a distinctive and well-designed built form is informed by the existing context and future direction of Westmead, geared towards growth. WPH will revitalise the streetscape for an enhanced public realm experience.
- **Better Performance: Sustainable, adaptable, durable**
WPH will improve the wayfinding experience and accessibility of the site from the public realm
- **Better for community: Inclusive, connected and diverse**
WPH will enhance the streetscape to be more welcoming and vibrant, as well as improving pedestrian accessibility to and from the site.
- **Better for people: Safe, comfortable and liveable**
WPH will enhance the streetscape, ensuring the site is more safely accessible.
- **Better working: Functional, efficient and fit for purpose**
WPH will increase the hospital's facilities on the current site by utilising the existing infrastructure in place.
- **Better value: Creating and adding value**
WPH will build upon the existing qualities of the hospital building to increase social, economic and environmental benefits to the community.
- **Better look and feel: Engaging, inviting and attractive**
WPH will create edge and building frontages/ interfaces to positively affect the public realm experience.

STRATEGIC CONTEXT: DOCUMENT REVIEW

SYDNEY GREEN GRID SPATIAL FRAMEWORK

NSW GOVERNMENT ARCHITECTS, 2018

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.

Relevant Opportunity

- 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.

DRAFT MASTER PLAN

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 draft Master Plan 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.

The draft 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;

“ 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. ”

The Westmead Innovation District Master Plan Draft, 2019

The relevant Master Plan principles

INNOVATIVE <ul style="list-style-type: none"> • Dynamic, • Exceptional, • Competitive, • Challenging, • Productive 	<ul style="list-style-type: none"> • Westmead Private Hospital has the opportunity to 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 <ul style="list-style-type: none"> • Lifestyle, • Life Cycle, • Healing, • Liveable 	<ul style="list-style-type: none"> • 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. • Enhance pedestrian connections with green infrastructure that could be cultural, social and ecological connectors bringing well-being benefits into the proposal.
CONNECTED <ul style="list-style-type: none"> • Partnerships, • Walkable, • Accessible, • Multi-Modal, • Regional, • Global, • Destination 	<ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • Smart, • Learning, • Excellence, • Research, • Talent, • Thought Leaders 	<ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • Brand, • Ambition, • Successful, • Productive 	<ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • Green Grid, • Environment, • Water, • Trees, • Energy, • Habitat, • River 	<ul style="list-style-type: none"> • 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.

RESILIENT <ul style="list-style-type: none"> • Agile, • Responsive 	<ul style="list-style-type: none"> • 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 and excellent wayfinding elements.
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"> • 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.