



Overview Urunga Parade (North)

# Wollongong Private Hospital Extension 2025 SSSDA | Design Report



Wollongong Private Hospital

Overview Crown Street (South)



# Wollongong Private Hospital Extension

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## 2025 SSDA | Design Report

Revision	Date	Description	By	Chk	App
01	26/11/2025	Design Report	CN, AL, JW	JW	AL
02	16/12/2025	Design Report V2	AL, JW	JW	AL
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Wollongong Private Hospital Viewed from Chinnock Park

# PART A DESIGN OVERVIEW



Mount Keira

# 1.0 Project Introduction

## 1.1 Background Introduction

The Consultant Team is engaged by Erilyan to conduct a study of the Wollongong Private Hospital site and its surrounds and form a State Significant Development Application for the future expansion of the hospital to lodge with the Department of Planning, Infrastructure and Housing (DPHI).

The design team worked closely together and liaised with Wollongong City Council and State Design Review Panel in the process of delivering the original design.

This report will outline the improved urban design considerations relevant to the revised design of the Wollongong Private Hospital extension.

This report will show that the revised design will still meet all the urban design considerations and "big moves" that underpinned and informed the original design of the hospital extension.

## 1.2 Project Objectives

The project objectives remain as per the original design and they aim to:

- Facilitate the growth of Wollongong Private Hospital.
- Ensure the expansion of the hospital is functional and meets the market demands.
- Improve the Urban Design outcomes of the site and the surrounding areas.
- Maximise the internal and external amenity.
- Activate both Urunga Parade and Crown Street, where possible.
- Improve the streetscapes and pedestrian movement along the public domain and within the building itself.
- Promote sustainability in design.
- Accommodate 'Connection with Country' initiatives.



Figure 1: Aerial View of the Site



# 1.0 Project Introduction

## 1.3 The Site

The Wollongong Private Hospital (WPH) is situated at the edge of the Wollongong City Centre within the established Hospital Precinct. The site is located on the ridge line and enjoys views towards mountains, Wollongong CBD and beyond. The project boundary consists of several land parcels including:

- The existing Wollongong Private Hospital site (approximately 4,986sqm site area):
  - 360-364 Crown Street, Wollongong
  - 9-11 Urunga Parade, Wollongong
- The extension site (approximately 5,108 sqm site area):
  - 15 Urunga Parade, Wollongong
  - 17 Urunga Parade, Wollongong
  - 19 Urunga Parade, Wollongong
  - 21 Urunga Parade, Wollongong
  - 23 Urunga Parade, Wollongong
  - 366 Crown Street, Wollongong (local heritage item)
  - 368 Crown Street, Wollongong

The future expansion of the hospital presents a great opportunity to improve the urban design outcome for the locality, which in turn will assist the proposal achieving design excellence required by the State Significant Development Application (SSDA).

This study aims to prepare a compelling vision and urban design principles to guide the future expansion work to achieve design excellence.



Figure 2: Site Plan

# 2.0 Strategic Document and Context

## 2.1 Draft Wollongong Local Strategic Planning Statement 2025 (LSPS)

In 2018, the Department of Planning and Environment (DPE) introduced a requirement for local councils in NSW to prepare an LSPS, which sets out a 20-year land use vision to manage future growth and realise the regional / district plans. The LSPS will also inform the changes to the local level plans including the Local Environmental Plan (LEP) and Development Control Plan (DCP). LSPSs need to be endorsed by the DPE or the relevant planning authority.

Draft Wollongong Local Strategic Planning Statement sets a 20-year vision for the entire Wollongong Local Government Area (LGA). It will assist with an orderly development within the LGA to accommodate future growth.

The site is located along Crown Street which is identified as a 'Sub Arterial Road' under the Draft LSPS (Major Arterial Roads include M1 Motorway). It is strategically situated between Wollongong City Centre, Figtree Town Centre and Fairy Meadow Town Centre. University of Wollongong (UOW) and Innovation Campus is to the north of the site (about 3.2km, 5-minute drive).

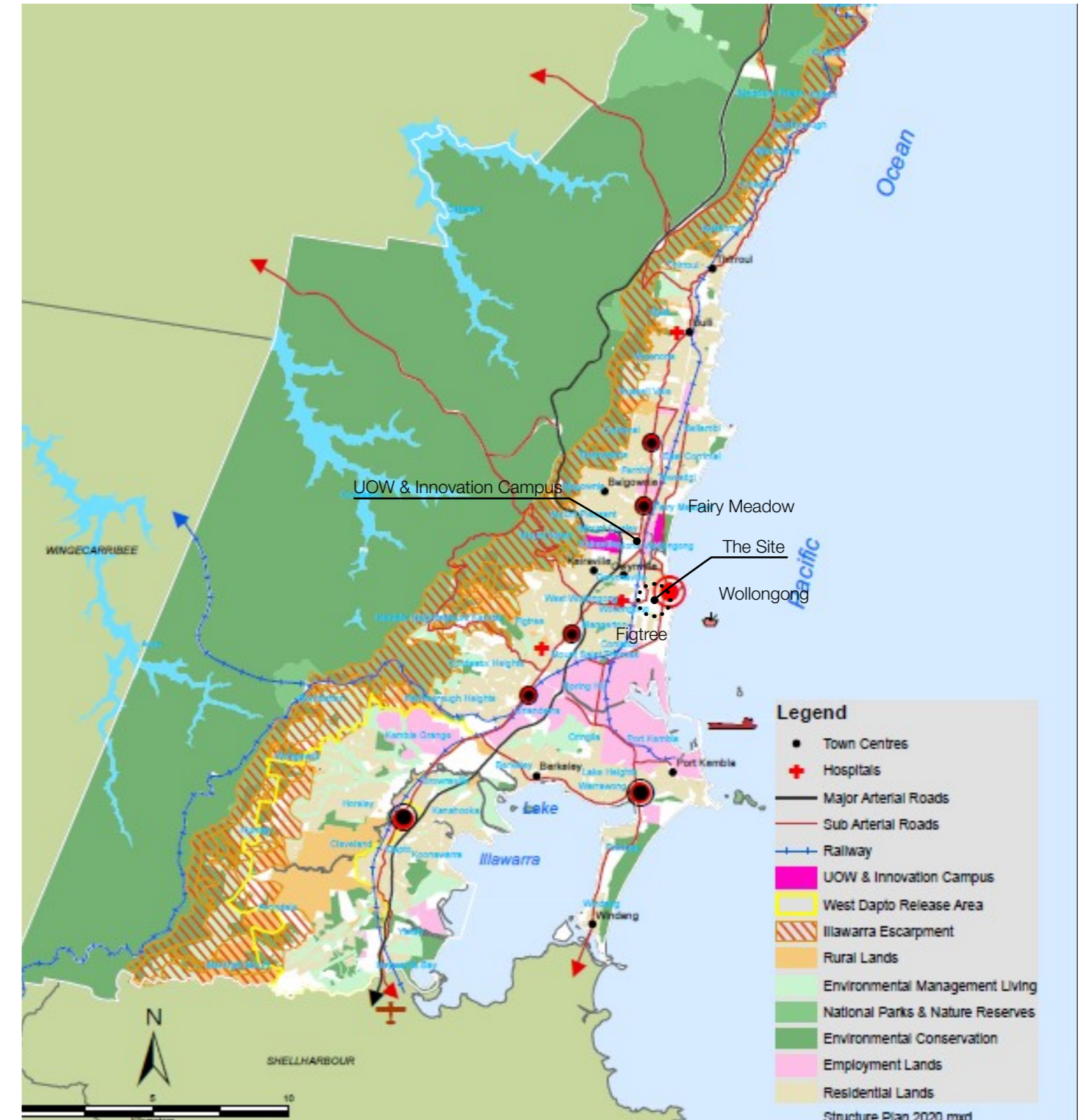
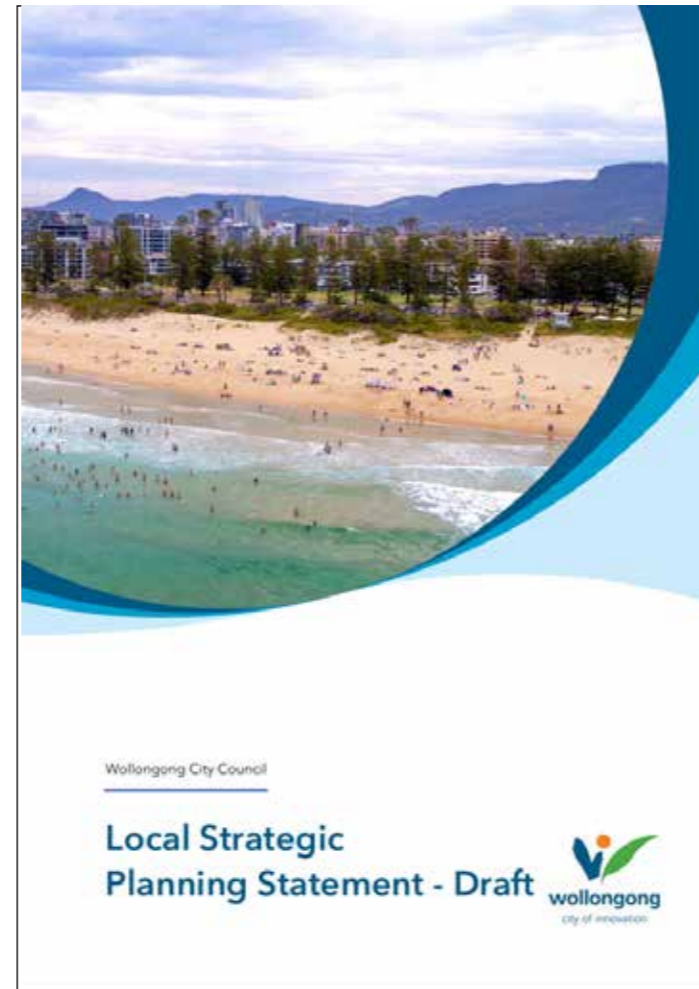


Figure 3: Draft Wollongong LSPS 2020 Structure Plan 2020 (Courtesy of Wollongong City Council )

### Implications for the study:

The LSPS emphasises the importance of providing additional employment opportunities. It also reiterates the need of enabling infrastructure (including hospitals) and transport and promotes the future growth of health services.

The Wollongong Private Hospital expansion will foster the health facility provision in the area, which aligns with the LSPS vision. This study will also investigate the potential of providing additional jobs in right location on site.

## 2.0 Strategic Document and Context

### 2.2 Better Placed

In 2016, the Government Architect (GA) published Better Placed as a design policy to guide the development in the state of NSW to achieve good design that delivers outstanding architecture, public places and environments.

Better Placed is widely used by both consent authorities, including the Department of Planning and Environment and local councils, and practitioners such as architects, urban designers and planners etc. It promotes good design which in turn will create better places. It envisions that a well designed built environment will be:

- Healthy
- Responsive
- Integrated
- Equitable
- Resilient

Better Placed also identifies seven overarching objectives to achieve good design. They are:

- Better fit - contextual, local and of its place.
- Better performance - sustainable, adaptable and durable.
- Better for community - inclusive, connected and diverse.
- Better for people - safe, comfortable and liveable.
- Better working - functional, efficient and fit for purpose.
- Better value - creating and adding value.
- Better look and feel - engaging, inviting and attractive.

The study has considered the above principles in the design process. A high-level assessment against the Better Placed principles is in Part A, Chapter 10.5 of this report.



#### Implications for the study:

Better Placed guideline provides insights into how a design can potentially impact on spaces in and around it. It is critical for the redevelopment to consider the design and places holistically to achieve the ultimate outcome for the building itself and the surrounding environment.

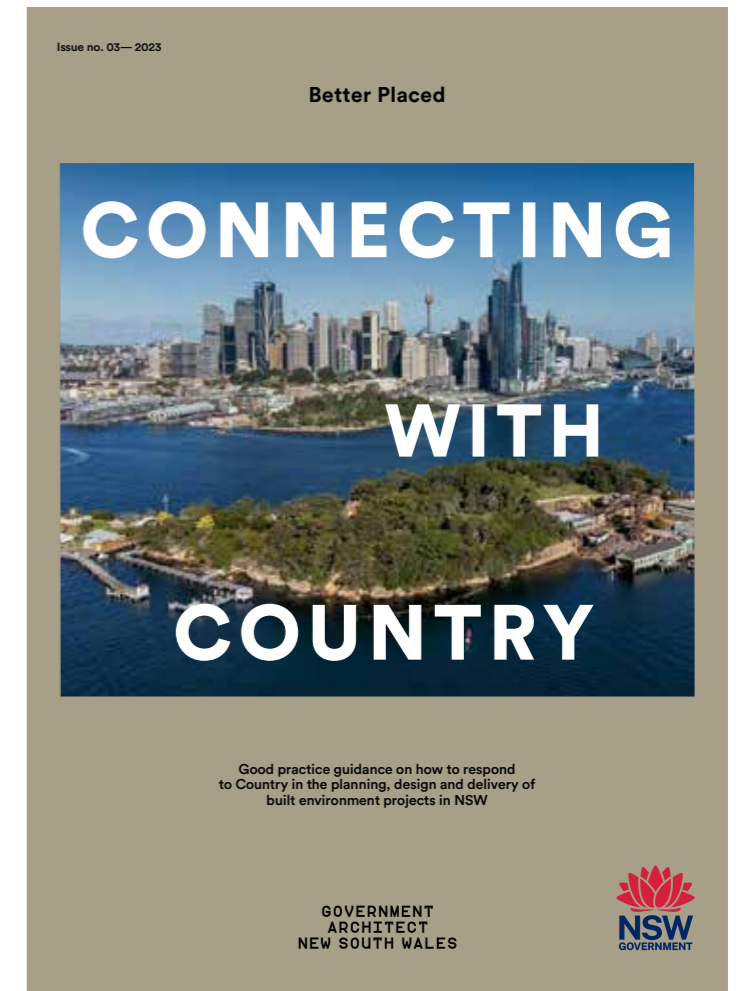
### 2.3 Connecting with Country

Designing with Country is important in recognising First Nations culture and history, transforming the vibrant Aboriginal culture and knowledge into the design

The Connection with Country document was published by the GA in 2023 and provides a framework for developing Connections with Country that can inform design in NSW.

The document provides strategies on how to Connect with Country, the ways to engage with the Aboriginal communities and how to implement the Connection to Country knowledge in the design process.

Designing with Country forms an important part of the design process of the Wollongong Private Hospital extension. Refer to Part A, Chapter 11 of this report.



#### Implications for the study:

Designing with Country is important to influence the design, including building and landscape design. It is critical for the design team to understand the Aboriginal culture and knowledge and relate them to the design.

## 2.0 Strategic Document and Context

### 2.3 Strategic Context

The strategic context analysis provides a clear understanding of the site in a broader sense, in particular, its relationship with the Wollongong City Centre. The study identifies that:

- The site is situated at the edge of the Wollongong City Centre Precinct.
- The site is within the 800m walking radius of the Wollongong Train Station.
- The site is on the ridge line overlooking the Illawarra Escarpment, Wollongong CBD and the surrounds.
- The site is a 'gateway' to the Hospital Precinct and Wollongong CBD. It is adjacent to Wollongong Hospital, Wollongong Day Surgery and other medical practices.
- The site is strategically located along Wollongong's main east-west spine - Crown Street which connects the site to the north-south Coast Link.
- The site constitutes a part of the Retail Spine along Crown Street provides the site with easy access to retail shops, cafes, restaurants and specialty shops.

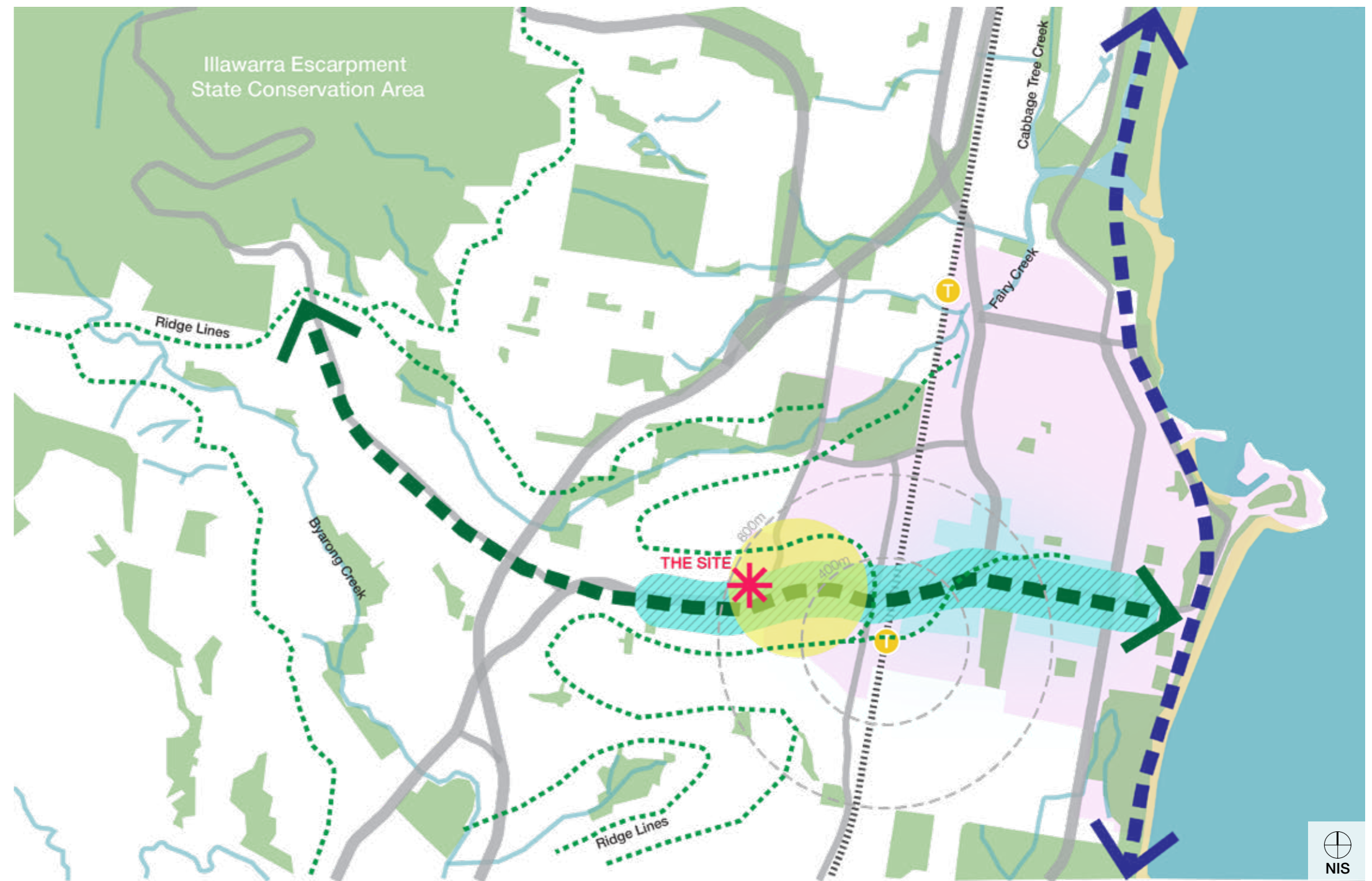


Figure 4: Strategic Context



Existing Wollongong Private Hospital Viewed from Crown Street

# 3.0 Planning Context

## 3.1 Wollongong Local Environmental Plan 2009

This chapter of the report summaries the current planning controls apply to the site, which are under Wollongong Local Environmental Plan 2009 (WLEP 2009).

## 3.2 Land Zoning

- The site is currently zoned SP1 Special Activities.
- The area immediately across Crown Street to the south is also zoned SP1 Special Activities.
- The land to the north of the site along Dudley Street is zoned R1 General Residential, with the Wollongong Public Hospital car park zoned SP1.
- The majority of the land outside the Wollongong City Centre Boundary is zoned R2 Low Density Residential.

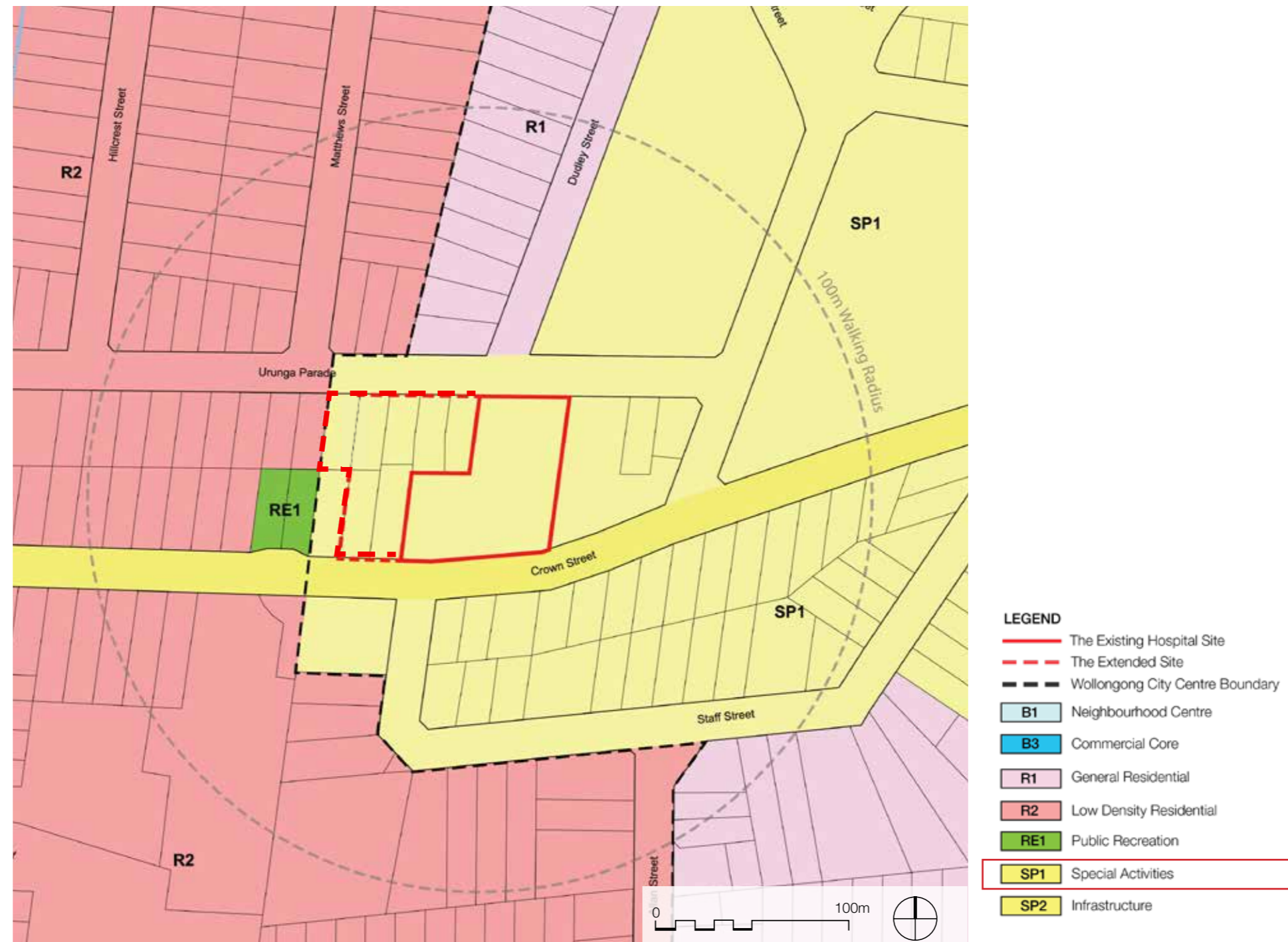


Figure 5: WLEP 2009 Land Zoning Map

# 3.0 Planning Context

## 3.4 Floor Space Ratio (FSR)

- The site has a base FSR of 1.5:1; however, Clause 4.4A of the WLEP 2009 allows the site to have 3.0:1 FSR (if the building is used only for purposes other than residential purpose).
- 1.5:1 FSR applies to the R1 zone along Dudley Street.
- R2 zone outside Wollongong City Centre generally has an FSR of 0.5:1.
- A Development Application (DA) approval was granted in 2017 for the site containing the pre-existing Wollongong Private Hospital and 15 Urunga Parade with an FSR of 3.62:1.
- As demonstrated by this Design Report and the accompanying Environmental Impact Statement by Planning Ingenuity, the development seeks a FSR consistent with the existing hospital building

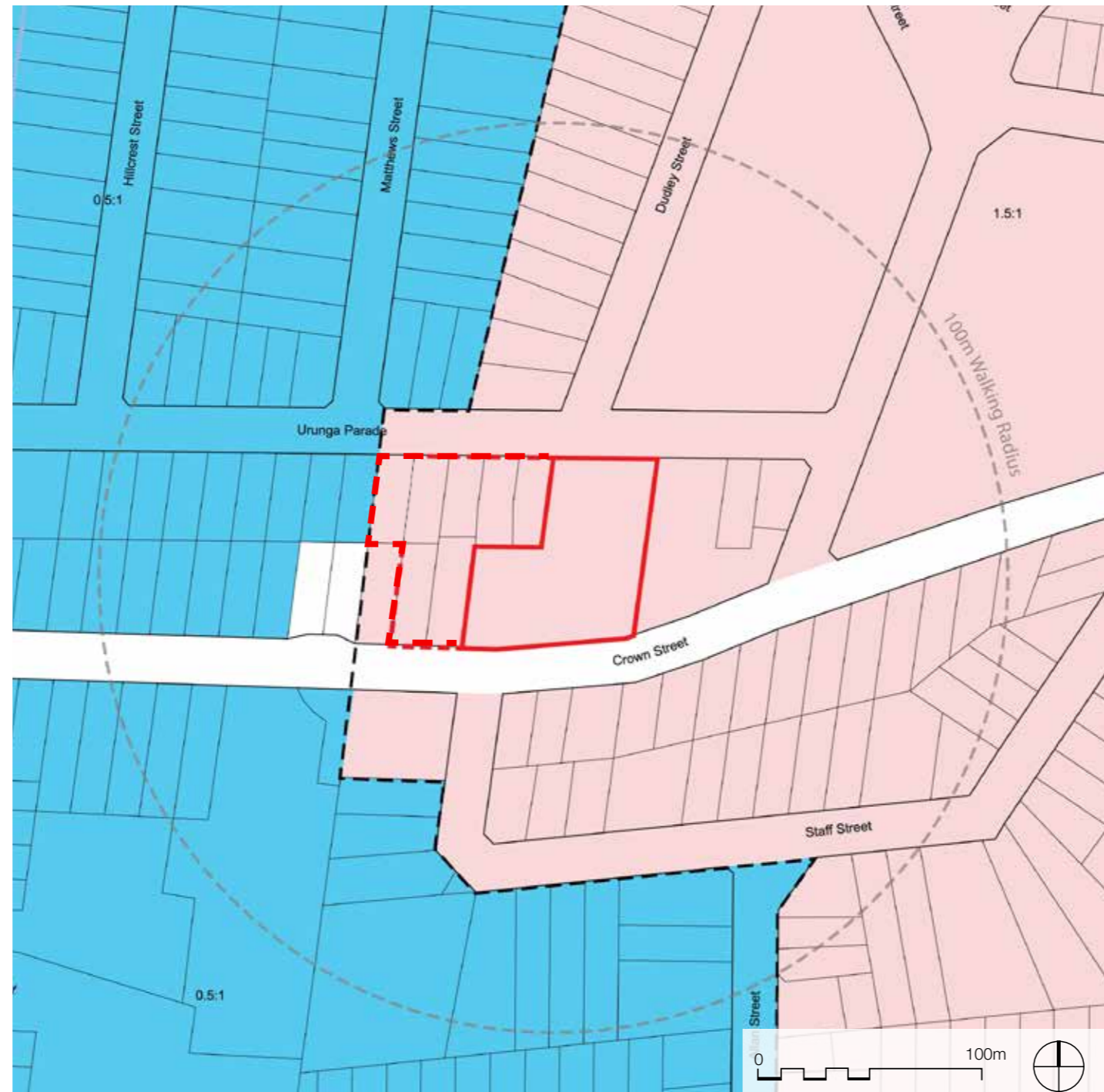
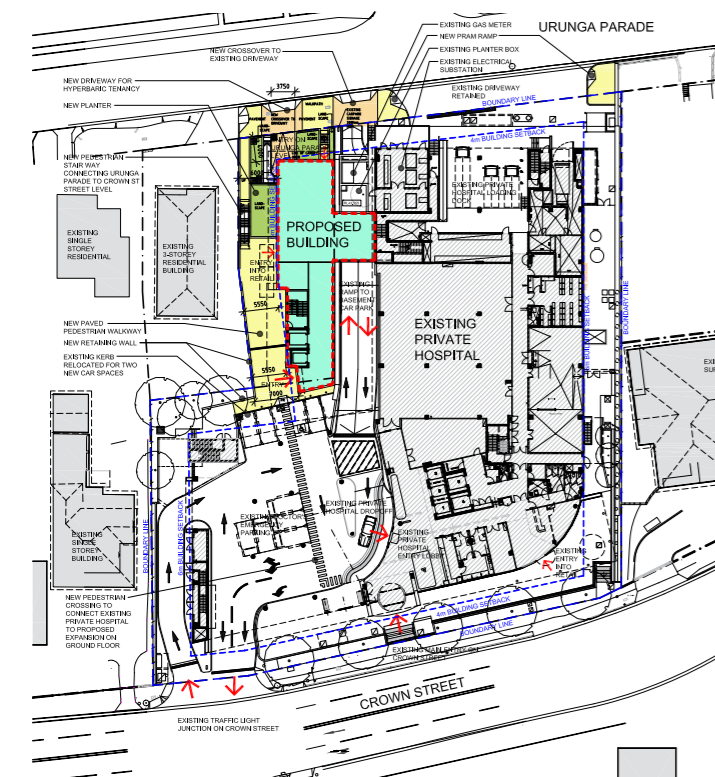


Figure 6: WLEP FSR Map



Previous approved DA - site plan

**LEGEND**

- The Existing Hospital Site
- - - The Extended Site
- Wollongong City Centre Boundary
- 0.5:1
- 0.75:1
- 1.5:1 for Residential Purposes  
or  
3:1 for Purposes Other Than Residential Purposes

# 3.0 Planning Context

## 3.5 Land Size Control

The site is not subject to minimum lot size control.



Figure 7: WLEP 2009 Land Size Map

# 3.0 Planning Context

## 3.6 Wollongong Development Control Plan 2009

Development Control Plan (DCP) provides detailed guidelines for developments in a local government area. DCP supports the LEP; however, the LEP prevails. In addition, it is noted that Clause 2.10 of the SEPP (Planning Systems) 2021 provides that development control plans do not apply to state significant development applications

The site is within the Wollongong City Centre Precinct under the Wollongong DCP 2009 (WDCP 2009). Detailed setback requirements are nominated in the WDCP 2009, which sets the base parameters for the future hospital expansion. Summarised in Figure 9 are the setback controls that apply to the site under the WDCP 2009. The key controls are:

1. 4m street setback along Crown Street and Urunga Parade.
2. 6m side setback along the east and west boundaries.



Figure 8: WDCP 2009 Wollongong City Centre Precinct



Figure 9: WDCP 2009 Site Setback Controls

**LEGEND**

<span style="color: red;">—</span>	The Existing Hospital Site
<span style="color: red;">- - -</span>	The Extended Site
<span style="color: green;">—</span>	Street Setback - 4m
<span style="color: blue;">—</span>	Side Setback - 6m

## 3.0 Planning Context

### 3.3 Building Height

- Under WLEP 2009 the site has a height limit of 32m. The same height control applies to the adjacent SP1 zone, except for the Wollongong Public Hospital site to the East and at a higher topography, which permits 60m height limit.
- The land zoned R1 General Residential along Dudley Street has a height limit of 16m (about 5 residential storeys).
- The land zoned R2 Low Density Residential, outside Wollongong City Centre has a height limit of 9m (about 2-3 residential storeys).

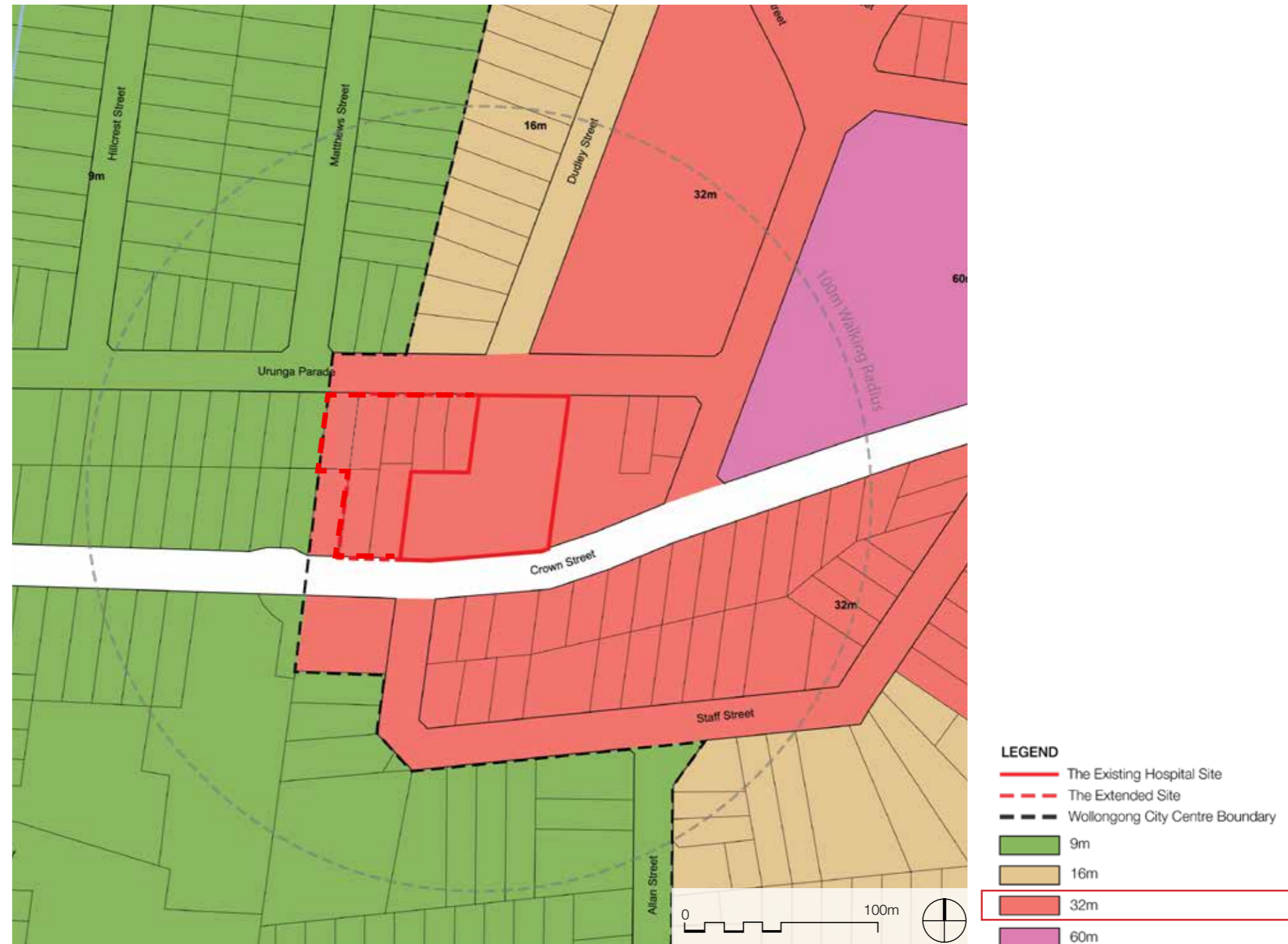


Figure 10: WLEP 2009 Height of Buildings Map



Existing Wollongong Private Hospital Viewed from Crown Street

# 4.0 Local Context

## 4.1 Local Context

The site is located at the fringe of Wollongong City Centre, within the Hospital Precinct. It is within walking distance of Wollongong Train Station. Wollongong Public Hospital and associated medical practices are within proximity of the site. The site has an easy access to the retail shops along Crown Street and the ones in the Wollongong CBD. Other key features include:

- The site has a primary frontage along Crown Street, which is an active retail spine linking the site to the Wollongong CBD and beyond.
- The site is at the edge of the City Centre Precinct and in close proximity to train station and Wollongong CBD.
- Located along the ridge line, the site enjoys regional reviews to Illawarra Escarpment and the ocean.
- The site is close to local and regional open spaces.
- The key thoroughfares including M1 Motorway and B65 Princess Highway provides the site with the access to other regions.

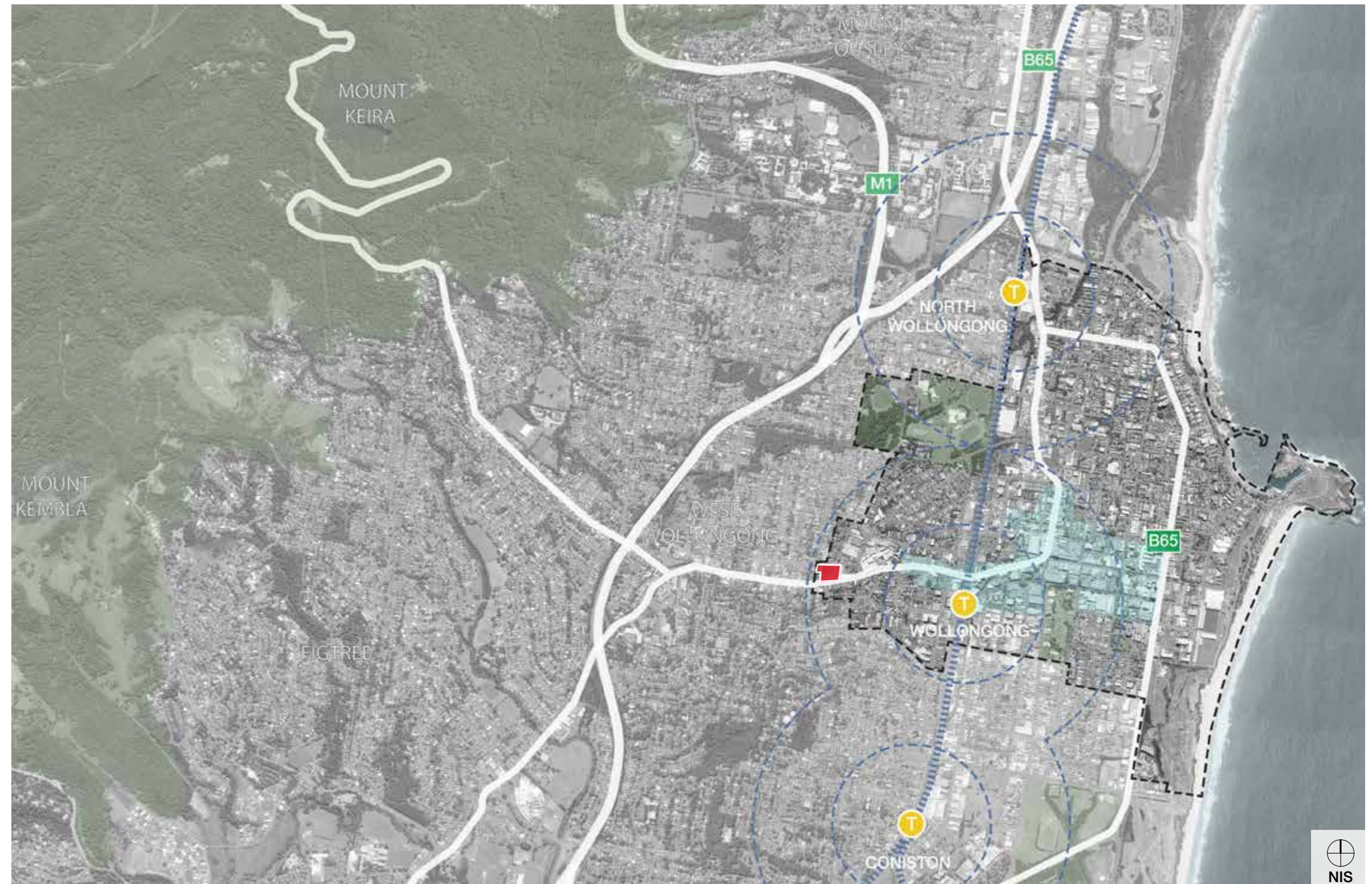


Figure 11: The study area and its local context

# 4.0 Local Context

## 4.2 Site History - Early Settlement Overview

Early settlement forms an important part of the site history. Understanding the First Nations' history is critical in connecting with Country. The early settlement maps indicates that:

- The site is along one of the traditional travel routes - Crown Street.
- The site is in close proximity to the Figtree Birthing Tree and traditional battle grounds.
- The Aboriginal language spoken in the area is Tharawal (or Dharawal).

Refer to Part B, Chapter 5 of the report for detailed information on 'Connection to Country' initiatives and read in conjunction with Aboriginal Cultural Heritage Assessment Report by Artefact.



Figure 12: Illawarra Aboriginal History Poster



Figure 13: Aboriginal Language Map (Source: Museums & Galleries of NSW)



# 4.0 Local Context

Wollongong is situated within the Tharawal Country. The name Wollongong originates from the Aboriginal word woolyungah, meaning five islands.

Wollongong Harbour and coastline was used by the Tharawal people for more than 20,000 years and possibly as many as 40,000 years.

The Illawarra areas was home to five Aboriginal tribes at the time of the European settlement. The sea, lake and lagoons were the Illawarra Aborigines' main sources of food.

### Mount Keira

Mount Keira is an important part of the Aboriginal history. It links to many dreaming stories. Mount Keira is Geera, the daughter of Oola-boola-woo, the West Wind. The story of the creation of Mount Keira is described in Illawarra Aborigines: An Introductory History as follows:

*Oola-boola-woo had six daughters, Mimosa, Wilga, Lilli Pilli, Wattle, Clematis and Geera. They lived a-top the Illawarra escarpment, and one by one the first five children misbehaved, raising the ire of Oola-boola-woo, who cast them and the stone beneath them out to sea, forming the Five Islands. Geera, who was now the only child left on their escarpment home, had no one to play with and no one to talk to as her father was often away. Geera spent all day sitting, hunched over and watching the camps of the local Aborigines and looking out to sea to her five sisters. Eventually, she turned to stone, dust and leaves building up around her until she became a part of the escarpment. She is known today as Mount Keira*



# 4.0 Local Context

## 4.3 Site History – Wollongong Non-Aboriginal History Overview

The heritage of Wollongong is the product of thousands of years of Aboriginal custodianship, generations of migrants, descendants of the first European settlers and those who have moved to the community more recently. Wollongong's non-Aboriginal history is layered with shipping, timber getting, agriculture, coal mining, steel production and education.

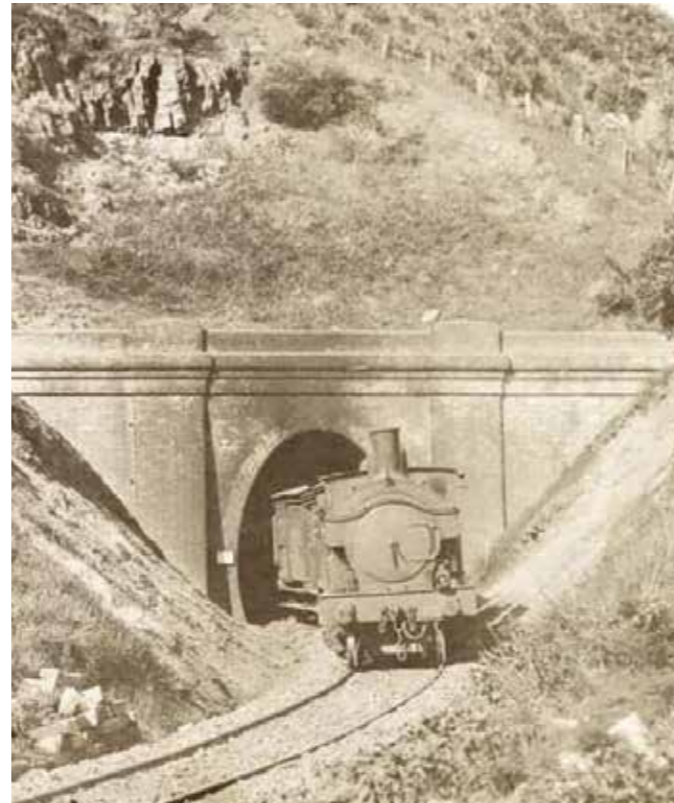
- 1815  
Dr Charles Throsby established first settlement in Illawarra.
- 1834  
The township of Wollongong was formed and bounded by Crown, Kiera and Harbour Street
- 1844  
Construction of Wollongong Harbour complete
- 1849  
James Shoobert opened the first coal mine in the Illawarra at Mount Keira
- 1870s  
Patrick Lahiff established a coke works at Wollongong Harbour
- 1886  
First Wollongong Town Hall erected on old National School site
- 1887  
Railway line between Sydney and Wollongong was completed
- 1958  
Illawarra County Council formed
- 1975  
University of Wollongong established



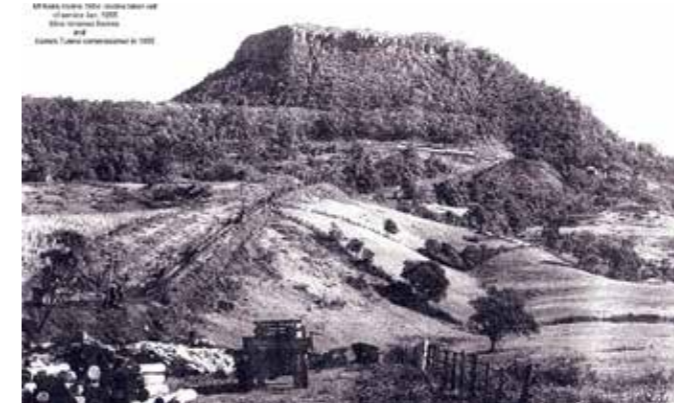
Wollongong Aerial 1948-51



Wollongong Aerial 2018



Wollongong bound train emerging Otford Tunnel at Stanwell Park in 1908



Kemeira Tunnel and Mt Keira 1955



Wollongong Post office with staff circa 1907



Pre 1788, Sandon Point was an important ceremonial site, burial site and meeting place for Aboriginal People



Wollongong Harbour and old Lighthouse, 1800s



The Regent Theatre, State Heritage Significance due to the Art Deco styled foyer and mezzanine designed by Marion Hall Best



St Francis Xavier Cathedral - Victorian Gothic style completed in 1849

# 4.0 Local Context

## 4.4 Site History – Hospital Precinct Establishment

The European history of the site also forms an important part of the development story of the site and the Hospital Precinct.

The subdivision of the area, which forms the structure of the area, dates back to 1900s (Figure 13). The area kept evolving ever since. The Hospital Precinct started emerging in 1930s (Figure 14) and had expanded over the years together with the Wollongong CBD. It continues its growth into the 21<sup>st</sup> century. The extension of Wollongong Private Hospital is a part of this growth story.

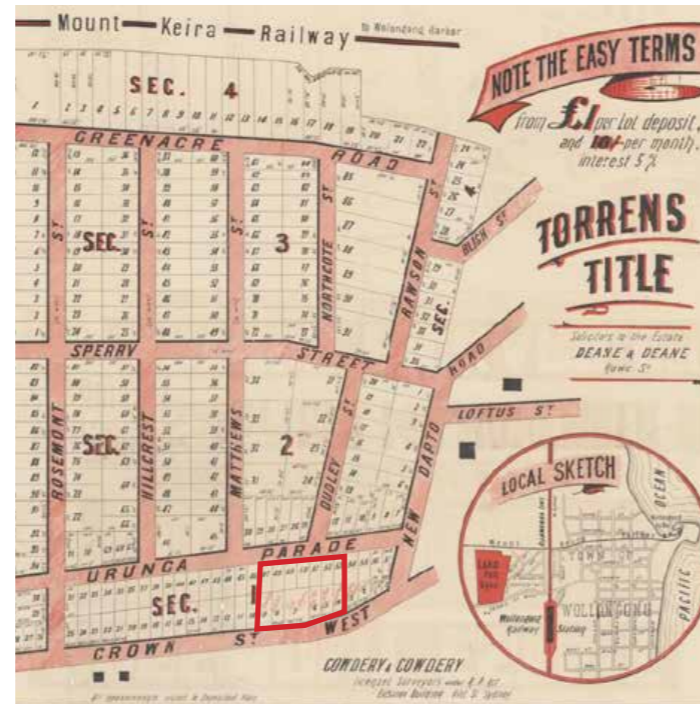


Figure 14: Rosemount Estate  
(Source: 366 Crown Street Wollongong Heritage Assessment)

### 1908

- The site was part of the Rosemount Estate subdivided by Frederick Thomas Matthews in 1908.



Figure 15: Historical Aerial Photo  
(Source: Wollongong City Council Aerial Maps)

### 1938

- Hospital Precinct was located in the middle of a low scale residential setting.
- Town Centre was mainly along Crown Street to the east of the railway corridor.



Figure 16: Aerial Photo 2021  
(Source: Wollongong City Council Aerial Maps)

### 2021

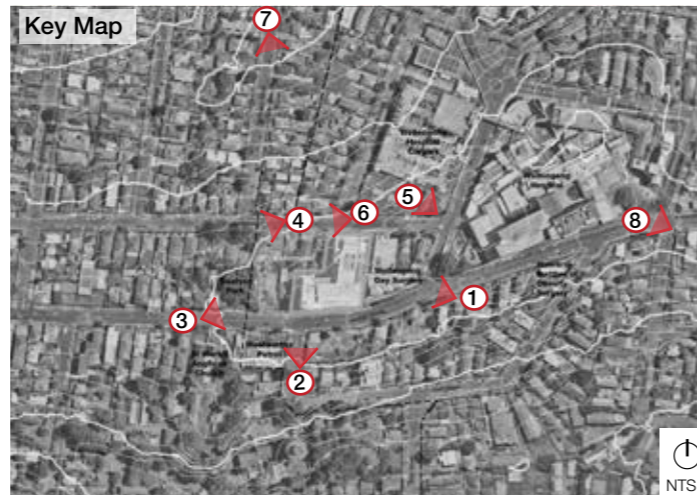
- Hospital Precinct continued evolving and expanding.
- Wollongong Private Hospital formed the new part of the Hospital Precinct.

# 4.0 Local Context

## 4.5 The Site Today

The site is a highly visible and can be seen from various locations, including Chinnock Park (Views 1,2 and 7). Summarised on this page are photos from the key vantage points. The existing site conditions are summarised as follows:

- The area is under transformation. Low scale buildings and multi storey built forms, including Wollongong Private Hospital and Wollongong Public Hospital coexist.
- Crown Street is a rather busy thoroughfare compresses a mix of uses (View 3).
- Urunga Parade is a quiet street and has a predominant residential streetscape (View 4).
- Mount Keira summit is highly visible from Urunga Parade (View 5).
- There is a significant scale change between the site and the adjacent low density residential houses (View 6).
- Wollongong Public Hospital building is highly visible and dominant along Crown Street.



# 5.0 Urban Design Analysis

A thorough Urban Design Analysis has been conducted, which is informed by the site visits and background document reviews. The Urban Design Analysis assesses the existing conditions of the site, identifies the constraints and opportunities and establishes the vision and principles to guide the extension of the Wollongong Private Hospital.

## 5.1 Topographic and Views

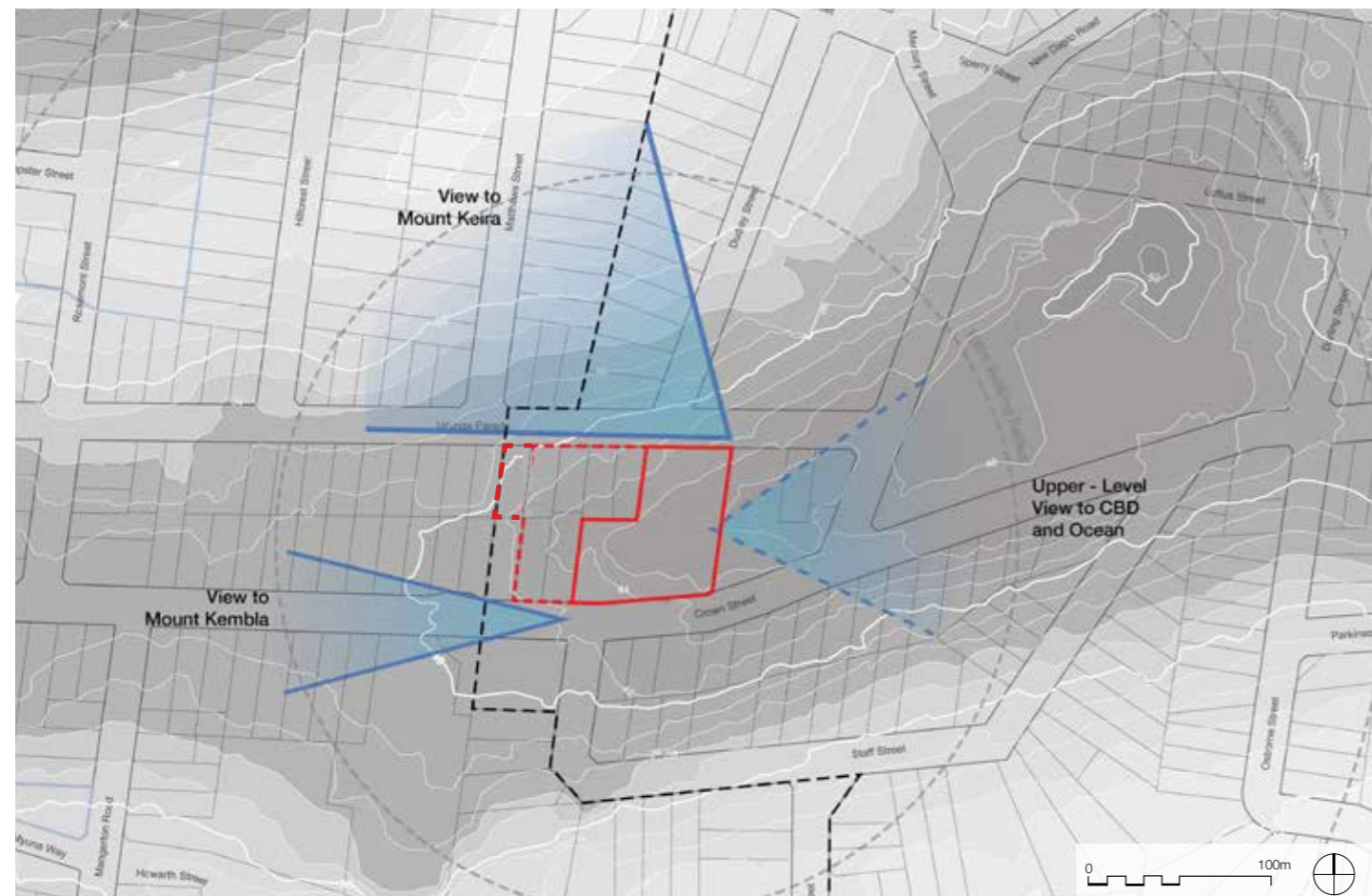


Figure 17: Topographic and Views

### Analysis

- The site is located on the ridge line. The highest RL on the site is about RL 45 (based on the latest survey information).
- The site enjoys long distance views towards the mountains, Wollongong CBD and the ocean.

### Design Response

- Develop a built form that maximises the regional views and build a 'gateway' landmark sitting on the ridge.

### LEGEND

- The Existing Hospital Site
- - - The Extended Site
- Wollongong City Centre Boundary
- ▶ View to Key Landmark
- ▶ Upper - Level Ocean View
- Topography

## 5.2 Open Spaces and Tree Canopies



Figure 18: Open Spaces and Tree Canopies

### Analysis

- Beatson Park is the closest local park to the site.
- Some significant trees scattered along Urunga Parade and in Beatson Park.
- This section of Crown Street lacks mature trees and places for people to stop and rest.

### Design Response

- Develop a built form that provides additional open space / plaza / courtyard, landscaping treatment and tree planting to improve the local amenity and the amenity of the hospital building.
- Foster tree planting and landscaping along Urunga Parade to fulfil the landscape gap and improve the streetscape and pedestrian environment.

### iEND

- The Existing Hospital Site
- - - The Extended Site
- Wollongong City Centre Boundary
- Parks
- Tree Canopies
- Mature trees adjacent to the Site

# 5.0 Urban Design Analysis

## 5.3 Street Hierarchy



Figure 19: Street Hierarchy

### Analysis

- Crown Street currently is the primary address to the site. However, additional vehicular access off Crown Street is prohibited.
- Urunga Parade is a local road that can accommodate vehicular access to the site.

### Design Response

- Develop a built form that reinforces street edge, activates the street frontages and improves site permeability.

### LEGEND

- The Existing Hospital Site
- - - The Extended Site
- - - Wollongong City Centre Boundary
- Primary Road
- Secondary Road
- Local Road

## 5.4 Active Transport



Figure 20: Active Transport

### Analysis

- Crown Street has a continuous footpath.
- Bus stops are within walking distance from the site providing the site with access to public transport.
- Urunga Parade pedestrian amenity is to be improved. A shared footpath can be found in front of the day surgery and the existing hospital.
- The block's permeability is limited. No through site link is provided within the Crown Street - Urunga Parade block, which is over 400m long.

### Design Response

- Develop a built form that provides opportunity to improve pedestrian amenity along Urunga Parade and provide a through site link linking Crown Street and Urunga Parade.

### LEGEND

- The Existing Hospital Site
- - - The Extended Site
- - - Wollongong City Centre Boundary
- Shared Paths
- Footpaths
- Pedestrian Bridge
- Ⓟ Bus Stop
- ↔ Pedestrian Crossing

# 5.0 Urban Design Analysis

## 5.5 Heritage



Figure 21: WLEP 2009 Heritage Map

### Analysis

#### Heritage Assessment Summary (Extracted from the Heritage Assessment by Architectural Projects)

- The loss of the setting in particular has impacted on the representative significance of the building and site.
- The building has limited aesthetic significance at a local level as an altered example of a Federation residence built in the early Interwar period.
- The building is not rare, being one of sixteen early 20th Century residences that have been identified on the Rosemount Estate.
- Due to the reduced historic, aesthetic and representative significance values of the building and site, 336 Crown Street no longer reaches the threshold for local heritage listing.

### Design Response

- Explore design options to either retain or demolish the heritage item to achieve a better outcome.



## 5.6 Site Frontages



Figure 22: Site Frontages

### Analysis

- Crown Street has a mixture of uses, including retail, open space, residential, place of public worship and medical uses.
- Urunga Parade has a predominant residential streetscape.

### Design Response

- Develop a built form that responds to the desired streetscape and activates street frontages where appropriate.



# 5.0 Urban Design Analysis

## 5.7 Site Sun Path Overlay

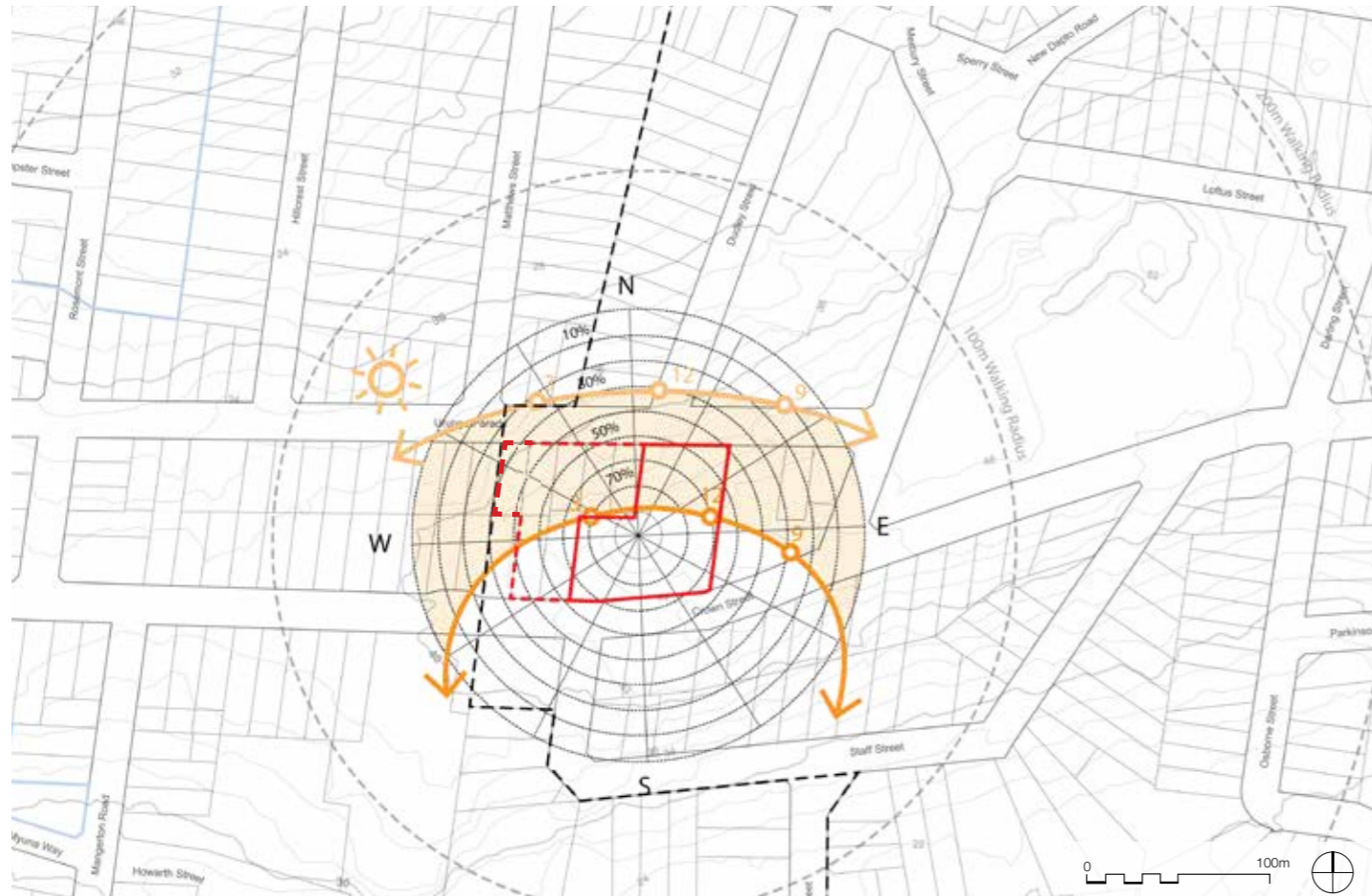


Figure 23: Sun Path Diagram

### Analysis

- Access to solar is important for the development itself and the surrounding properties and open spaces. A careful solar access and overshadowing assessment is needed to ensure the future built form can achieve design excellence.

### Design Response

- Develop a built form that maximises solar access and minimises the overshadowing impacts on the surroundings including public domain.

### LEGEND

- The Existing Hospital Site
- - - The Extended Site
- - - Wollongong City Centre Boundary
- Summer Solstice (21 Dec)
- Winter Solstice (21 Jun)
- Annual Variation

## 5.8 Site Wind Rose Overlay

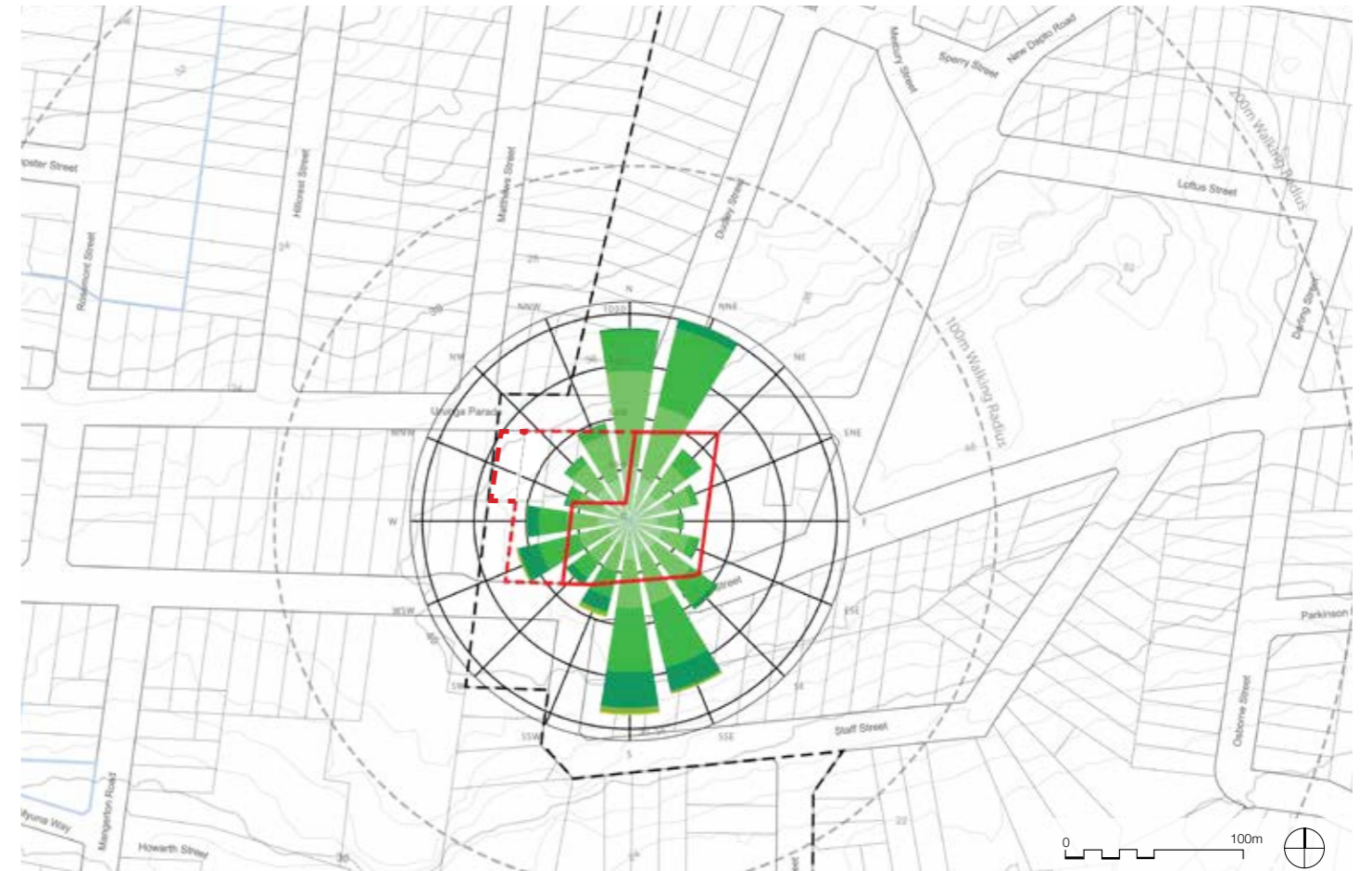


Figure 24: Wind Rose Map

### Analysis

- Natural ventilation will improve the amenity of the site. The design needs to understand and utilising the prevailing winds to maximise the amenity.

### Design Response

- Develop a built form that provides sheltered places from primary N/S winds while allowing air movement and breezes through all parts of the site.

### LEGEND

- The Existing
- - - The Extended
- - - Wollongong
- 0
- > 1
- > 5
- > 12
- > 19
- > 28
- > 38
- > 50
- > 61 km/h

# 5.0 Urban Design Analysis

The following constraints and opportunities have emerged from the Urban Design Analysis. These are considered in the development of the built form options for the site.

## 5.9 Site Constraints

- Additional vehicle access off Crown Street is prohibited.
- The traffic along Crown Street generates noises that will affect the acoustic amenity of the site.
- The site has sensitive frontages to the adjacent low scale buildings, in particular the ones along Urunga Parade.
- The inactivated frontages along Crown Street and Urunga Parade diminish the quality streetscape.
- The fragmented footpath along Urunga Parade reduces the pedestrian amenity.
- The site's permeability is limited
- Helicopter flight path from the nearby helipad.



Figure 25: Site Constraints



## 5.10 Site Opportunities

- Potential to transition in bulk and scale to the adjacent low scale neighbourhood.
- Potential to provide a through site pedestrian link connecting Crown Street and Urunga Parade.
- Potential to improve the pedestrian walkability along Urunga Parade.
- Potential to improve landscape settings within the site and along the boundaries and Urunga Parade.
- Potential additional driveway access along Urunga Parade to facilitate the future expansion.
- Potential to leverage the regional views on the upper levels.

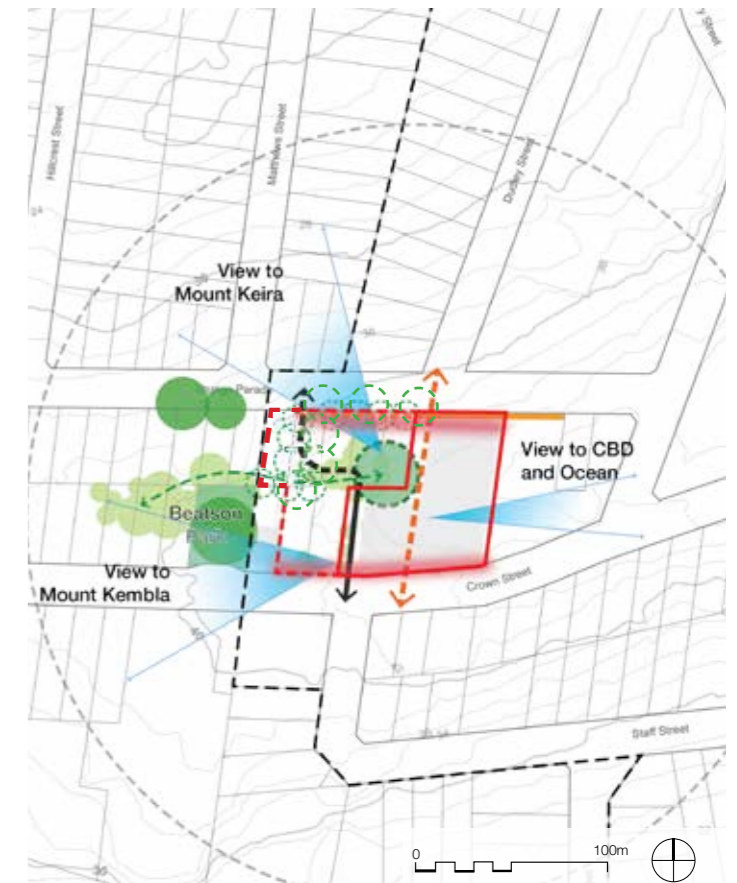


Figure 26: Site Opportunities



# 6.0 Urban Design Vision and Principles

## 6.1 Urban Design Vision

The development of the Urban Design Vision and Principles are informed by the Urban Design Analysis and input from the consultant team. This vision remains unchanged from the original urban design vision.

### Urban Design Vision

The Wollongong Private Hospital expansion will create an opportunity to transform the identity of the hospital, and its ridgeline site, into a permeable precinct that welcomes the community into wellness. The new precinct will be grounded with a compelling Connection to Country narrative that reconnects this facility to the cultural, geographic and landscape story of the Illawarra. The expansion will strengthen Wollongong's healthcare infrastructure offering.

It will create an urban precinct that is integrated with the surrounding natural and built assets and provide a response to its role as a gateway to the city centre. The expansion will create a more permeable block by introducing a through site link connecting Urunga Parade to Crown Street. It will foster street activations by providing retail / commercial uses at street level. Pedestrian amenity and streetscapes will be enhanced by landscaping, sensitive built form transition and façade modulation / treatment.

The internal amenity and appearance of the hospital will be significantly improved through horizontal, vertical landscaping that express and built upon the 'Connection to Country' initiatives.

Six design principles (big moves) are identified based on the Urban Design Vision and are summarised on the following pages. The big moves form the design principles guiding the design and development of the Wollongong Private Hospital expansion.

The six big moves are:

- Big Move 1 - Re-transition bulk and scale away from the heritage building
- Big Move 2 - Create a wellness precinct with a green heart.
- Big Move 3 - Create a 'link' through the precinct with public access.
- Big Move 4 - Modulate the built form to break down scale.
- Big Move 5 - Connecting with nature and Country through the site
- Big Move 6 - Activate the street edges with mix uses and lush tree-lined boulevard

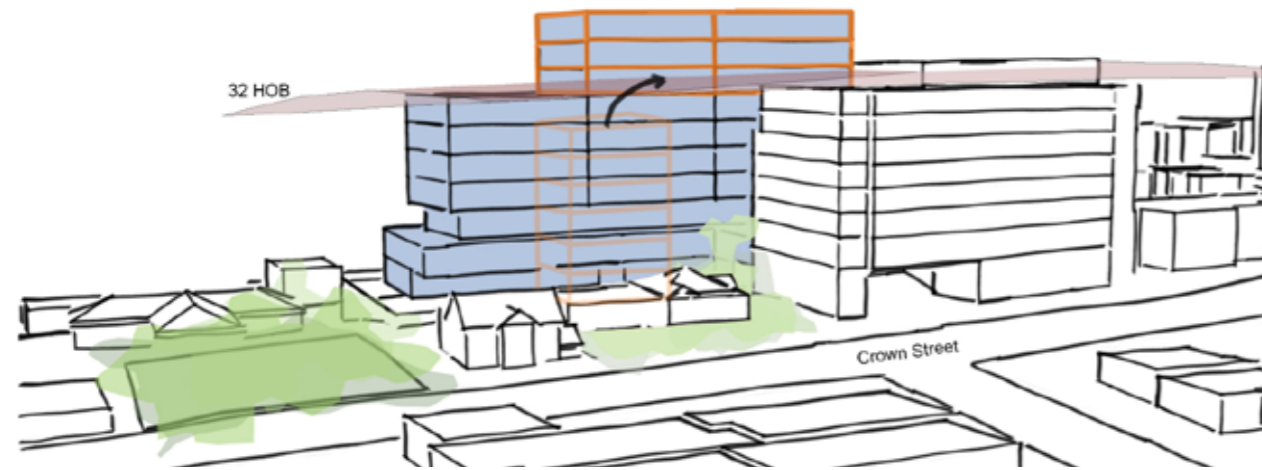


Figure 27: Proposed Development Render Image - Viewed from Urunga Parade

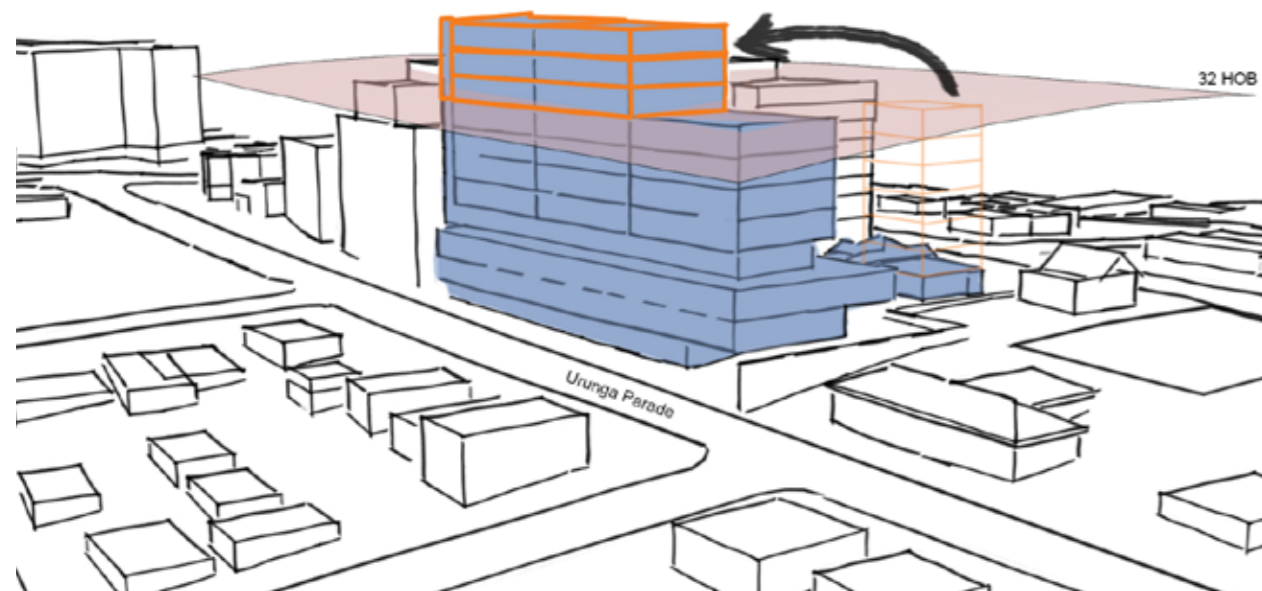
## 6.0 Urban Design Vision and Principles

### Big Move 1- Re-transition bulk and scale away from the heritage house

The position and scale of the heritage house presents an opportunity to re-align the site composition and deliver a sympathetic form adjacent to the house, shifting mass towards the hospital. Positioning built form mass on the proposed hospital extension enables a degree of transition, stepping down in scale towards the adjacent detached dwellings.



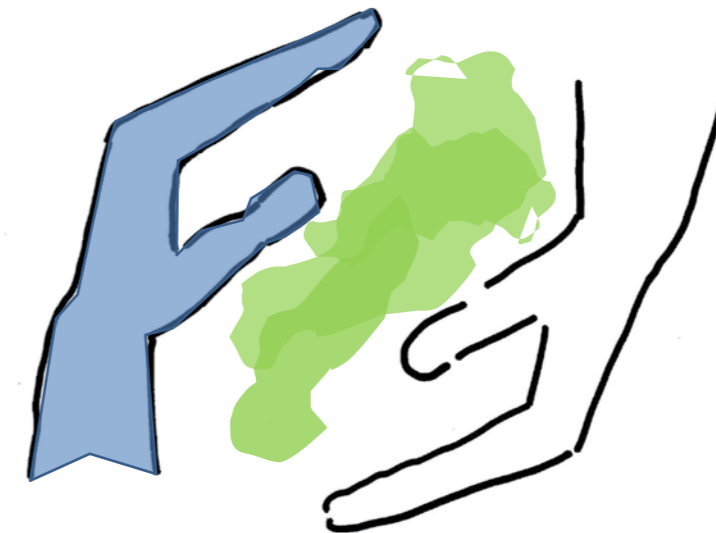
- Transition potential compliant height mass from 368 Crown St site to the southern new extension creates sympathetic lower bulk next to the conserved heritage house, which creates opportunity for Big Move no 2



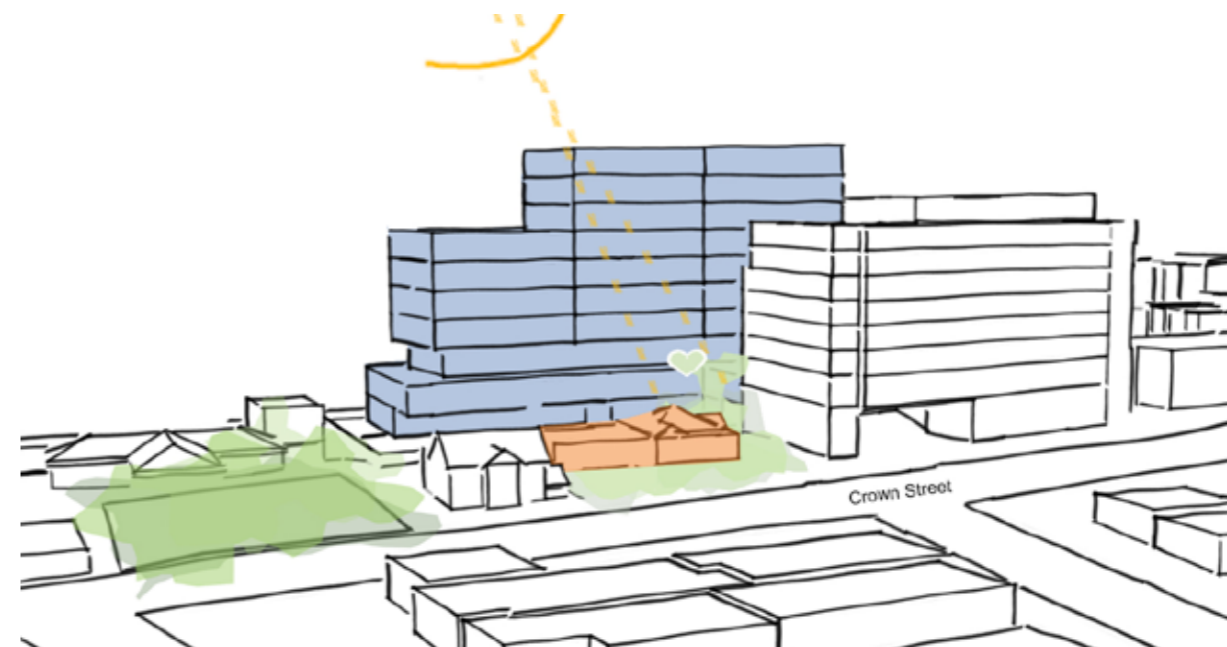
- Re-transitioning bulk whilst breaching the HOB on Urunga Parade, the move is intentional swap to not maximise the potential height allowance on 368 Crown Street site to create a positive framework for the heritage house

### Big Move 2- Create a wellness precinct with a green heart, the heritage house

The heritage house provides a unique opportunity to position the green heart that provides wellness amenity to the surrounding existing and new addition of the hospital. Rather than consider this as a creating an ever larger hospital, the additional space can be configured to embrace the existing and transform the identity of the site into a hillside precinct village that is centred on a green connection to wellbeing.



- Leverage the addition to embrace the old and create a green heart

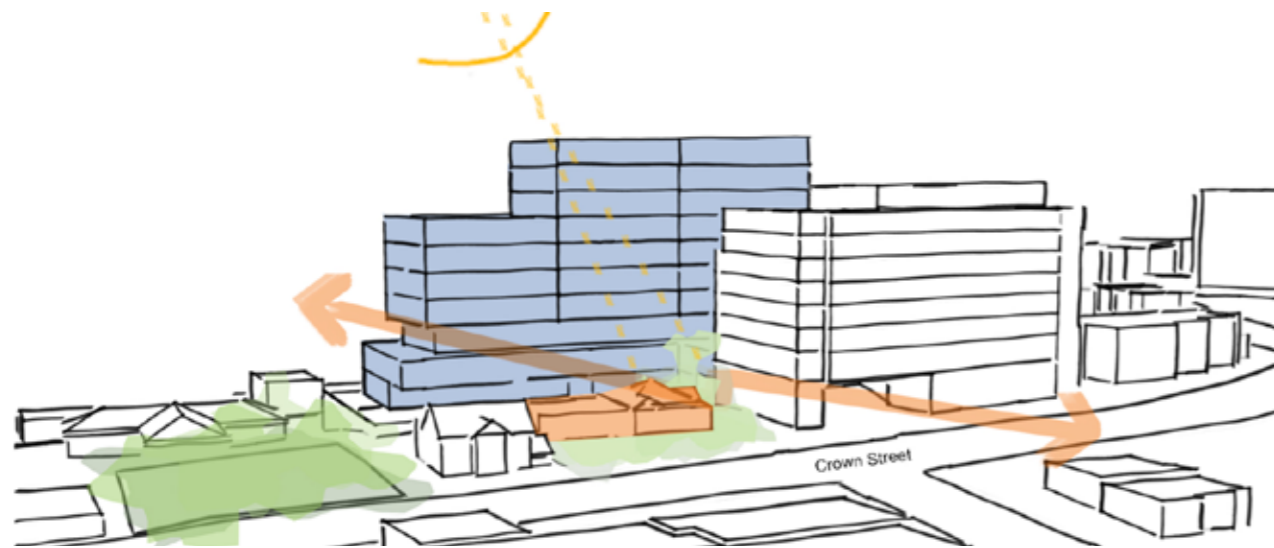


- Develop the new facility and modify the existing to place amenity at the centre of the precinct

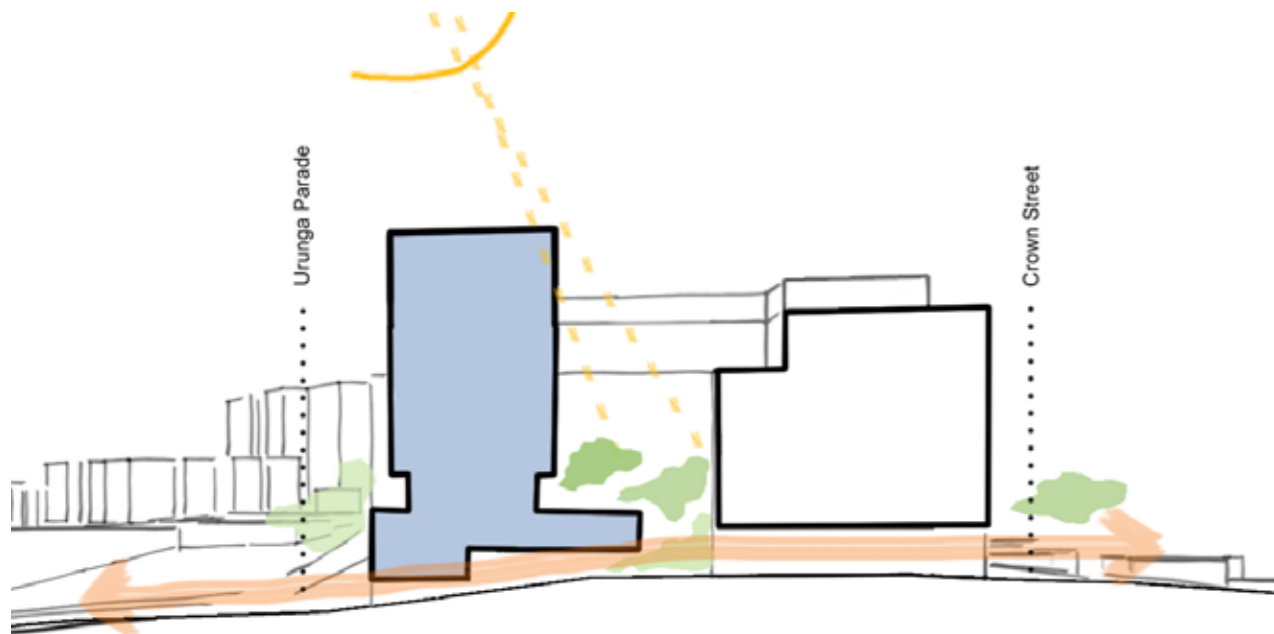
## 6.0 Urban Design Vision and Principles

### Big Move 3 – Create a ‘link’ through the precinct with public access

The additional footprint and program suggest that a greater degree of connectivity and fine grained circulation can be realised. This link between Crown Street and Urunga Parade provides for aspiration about the future. This includes inviting the public into wellness, re-establishing a link across the terrain and allowing a variety of access points to the health facility, retail areas and medical suites pavilion. It creates precedent for a permeable approach to health.



- Create a new pedestrian link through the precinct open to the public during normal business hours



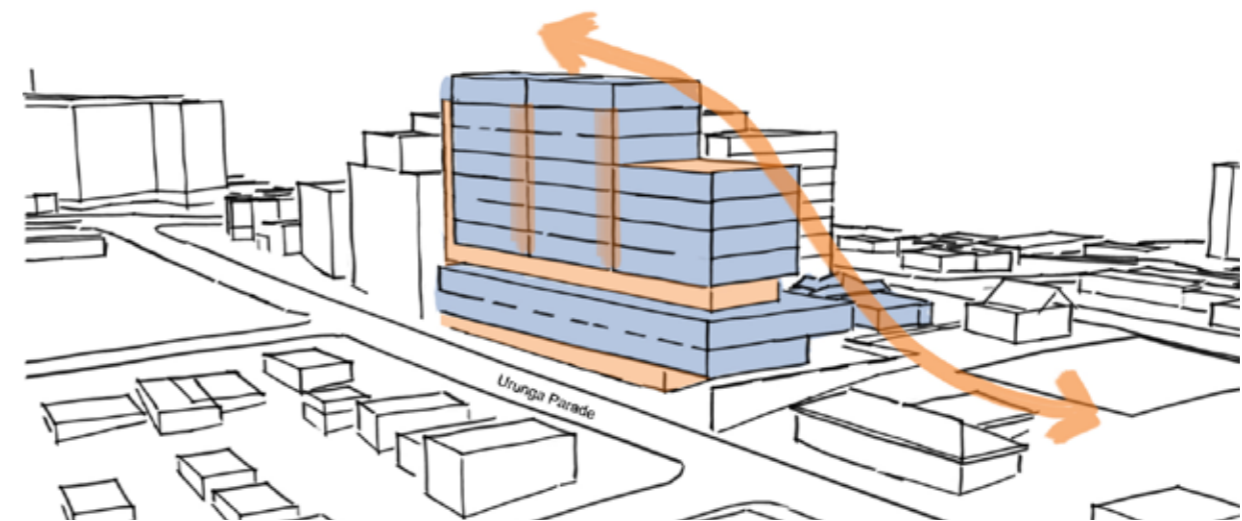
- Develop the pedestrian link to embrace the green heart and allow light into the heart of the precinct
- Provide intuitive and legible connectivity with internal functional ‘address points’

### Big Move 4 – Modulate the built form to break down scale

The site is at the edge of the city centre and forms a transition to surrounding residential areas. In balancing the needs of the medical program and the urban conditions of the site modulating the built form tectonics at several scales serves to facilitate a transition and allow differing readings of the functional program reinforcing the precinct village identity of the hospital.



- Modulate the massing towards the west to break down the scale and form a ‘collection of articulated architecture’

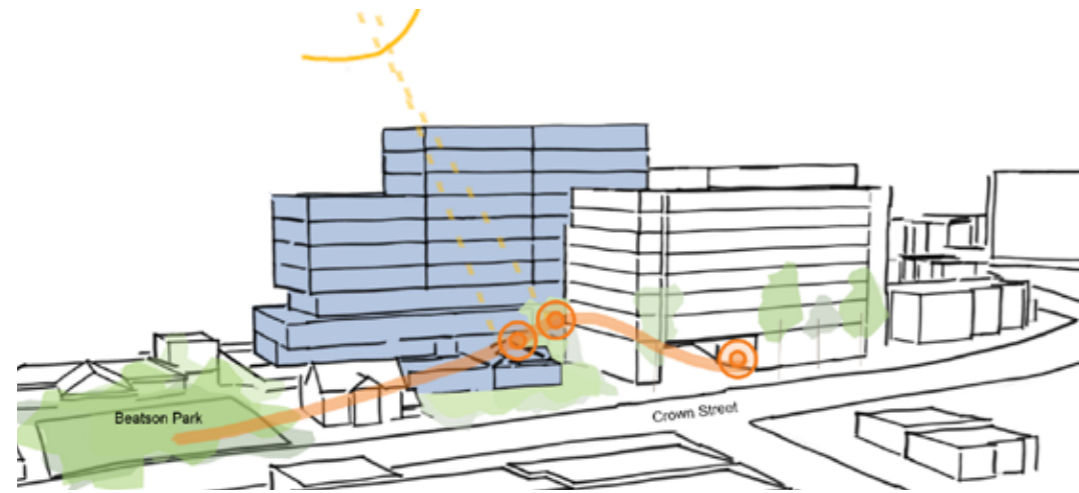


- Modulate the massing and articulation towards Urunga Parade to create a fine grain façade

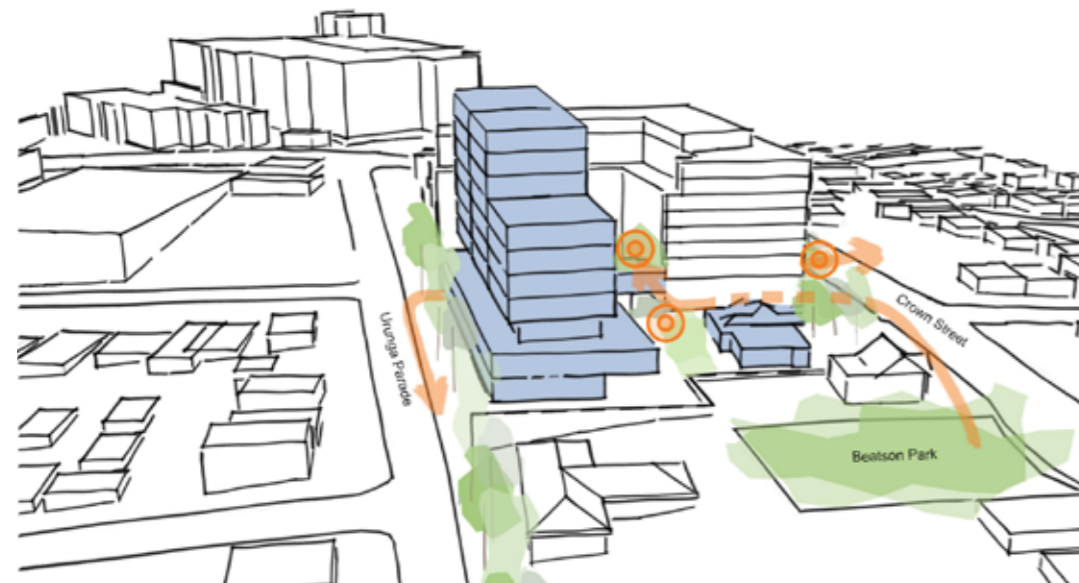
## 6.0 Urban Design Vision and Principles

### Big Move 5 – Connecting with nature & Country through the site

While the functional program drives extensive site coverage, the overall massing can be organised to take advantage of existing, and likely to remain, green attributes of adjacent sites. Given the configuration and zoning parameters of sites to the west, it is likely that the green aspect of the backyards, and Beatson Park, will continue to contribute a significant neighbourhood amenity into the future. The built form is organised to welcome this into the precinct while also allowing views from the new facilities across this landscape to the escarpment beyond.



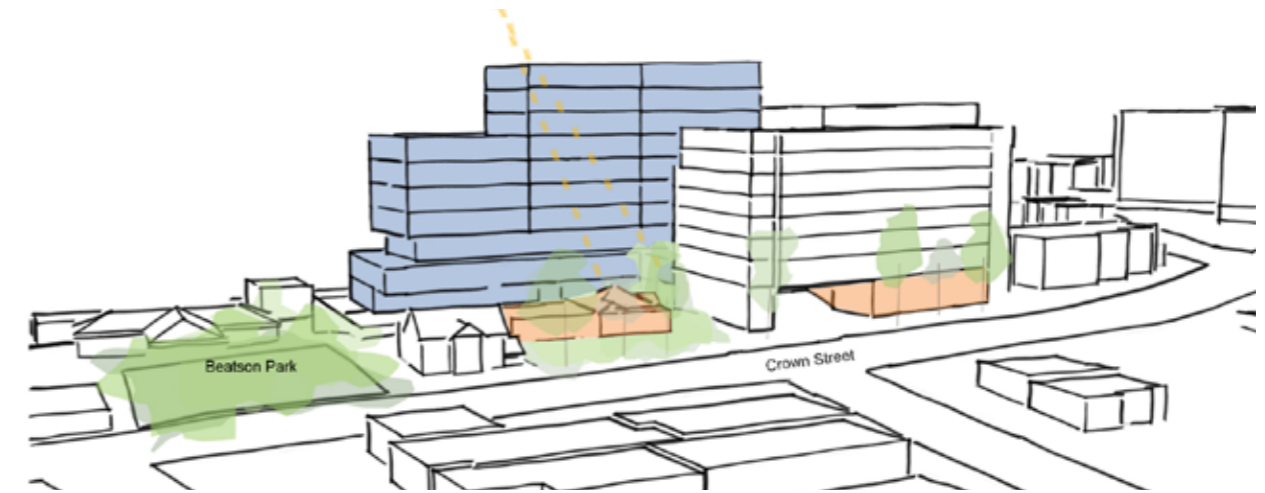
- Invite the landscape from the west into the precinct to create green link meandering through the site, the heart and through the link of Crown Street to Urunga Parade. The green link creates opportunity for Connecting with Country reflection points throughout the journey



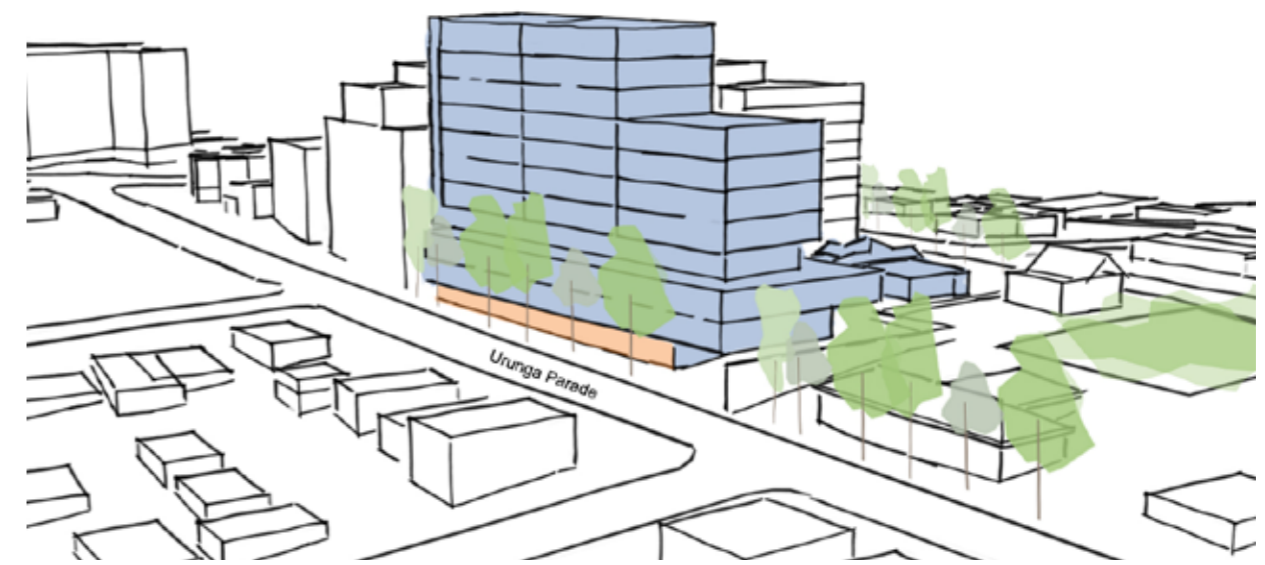
- Capitalise on the built form configuration to open up close and distant views & connection to Country and the landscape

### Big Move 6 – Activate the street edges with mix uses and lush tree-lined boulevard

The new health facilities, as well as the reorganisation of the existing Crown Street ground floor functions, provide an opportunity to engage with the community along the Crown Street town spine and the Urunga Parade local street. It is envisioned that a variety of street front tenancies including retail/ commercial, medical suites or local F&B tenancies will find these spaces attractive and complement the existing chemist to the west along Crown Street. Individual address points and an upgraded public domain will facilitate this activation.



- Reinforce Crown Street as the spine of Wollongong and the green heart as the jewel of the precinct
- Provide a mix of active uses



- Create an improved public domain on Urunga Parade with undercover walkway and a new entrance
- Larger setback to create a tree-lined boulevard to connect with the adjoining residential tree canopies.

# 7.0 Design Strategy + Master Plan

## 7.1 Site Master Plan

The detailed site master plan has been developed based on the built form approach. The master plan sets an over arching guidance for the Wollongong Private Hospital extension.

The master plan:

- Promotes 'designing with Country' and incorporates Aboriginal artworks, indigenous landscapes and stories in the design.
- Provides a decent central courtyard providing a green heart for the hospital.
- Provides a through site link connecting Crown Street to Urunga Parade. This link is also designed to tie the 'Connection with Country' narrative together within the site.
- Retains the existing dwellings on Crown Street, integrates their use into the overall health precinct, establishes a new identity of place for the hospital, and reinforces a country narrative into the fabric, program, and landscape of the hospital.
- Modulates the built form along Urunga Parade façade and the façade facing west.
- Creates a place that marks the entry to Wollongong City Centre and bookends the town to the surrounding areas.
- Integrates the horizontal and vertical landscape and borrows the landscape from the west to foster the amenity of the area.
- Provides additional active uses along Crown Street and Urunga Parade to promote pedestrian amenity and streetscape improvements.
- Creates a distinct built form identity and address points for the medical tenancy and hospital buildings to assist wayfinding and Crime Prevention through Environmental Design (CPTED).



Figure 28: Site Master Plan

# 7.1 Landscape + Biophilia

## 7.1 Landscape Design

The landscape design has been developed collaboratively with Site Design Studios (Landscape Architects), Indigenous advisors, CM+ (Architects), HPI (Architects), and key project stakeholders. For the detailed landscape documentation, refer to Site Design Studios landscape drawing package.

The overarching landscape narrative seeks to enhance the wellbeing of users and the broader community through a series of integrated external and internal spatial interventions along key circulation routes and gathering spaces.

Summary of Key Landscape Design Initiatives (refer adjoining figure):

- Native and Medicinal Planting**  
 The landscape incorporates native and medicinal plant species historically used by the Indigenous community. This planting strategy supports the adaptive reuse of the detached heritage house as a proposed Indigenous Health Centre, with the rear yard designed to facilitate gathering, reflection, and social interaction within an open and culturally safe environment
- External-to-Internal Landscape Connection**  
 Planting extends from the external realm into the internal lobby, creating a visual and experiential connection between inside and out. The lobby incorporates low-level planting and landscape-inspired artwork, including a "Rainshower" installation that naturally irrigates vegetation during rainfall events, reinforcing environmental responsiveness and biophilic principles.
- Culturally Integrated Hardscape Palette**  
 The hardscape material palette integrates cultural patterning and a narrative of Connection to Country. This is expressed along the through-site link connecting Crown Street to Urunga Parade, embedding cultural storytelling within the pedestrian journey.
- Central Lightwell**  
 The external central rooftop, functioning as a lightwell to the precinct, strengthens the Connection to Country narrative. It introduces art, filtered daylight, and visual permeability through the heart of the building, enhancing spatial orientation and cultural expression.
- Upper-Level Skygarden**  
 The upper-level Skygarden provides a breakout amenity for users, offering connection to the western outlook toward Mount Keira. The softscape and hardscape design has been carefully considered to address maintenance requirements, durability, wind exposure, and heat mitigation.

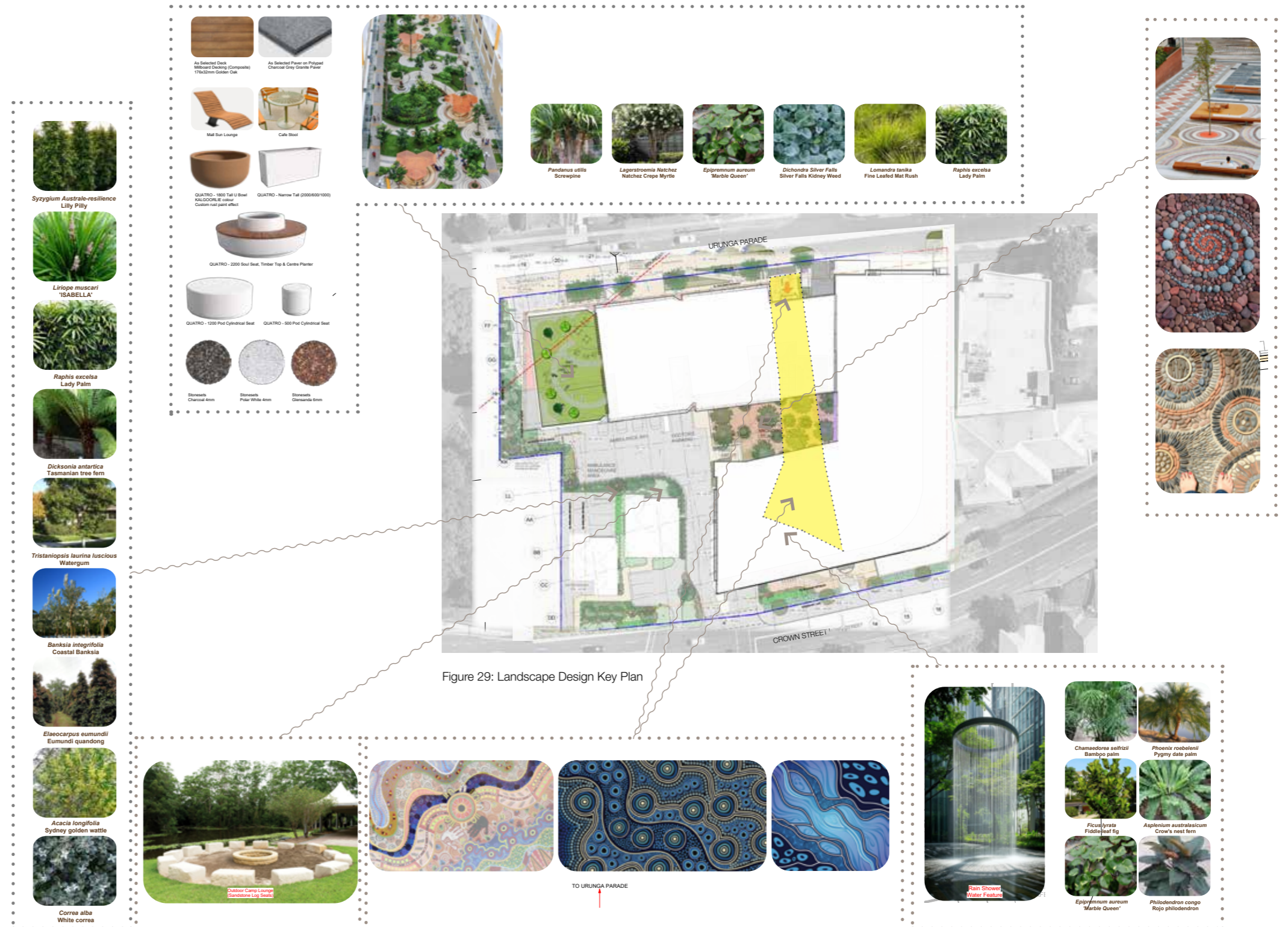


Figure 29: Landscape Design Key Plan



Wollongong Private Hospital

Wollongong Private Hospital  
Part of the Illawarra Health Care  
← Entrance

# 8.0 Design Excellence Considerations

The following aspects are considered in achieving a design excellence outcome for the Wollongong Private Hospital expansion project:

- Public Space Strategy - explore how the development responds to the public domain (ie street footpath) and how to improve the public space internally and externally.
- Sustainability Initiatives - examine how the proposed development responds to the environmental sustainability needs and provides a sustainable development for the locality.
- Crime Prevention Through Environmental Design - consider how to avoid dead ends, hidden spaces and how to improve overall wayfinding and sight lines in the design to minimise potential crime in the area.

Summarised in this chapter are the key principles and methodology under each topic. Detailed responses and reporting can be found in Appendices in this report.

## 8.1 Public Space Strategy

The landscape design explores a layered approach to integrate aspects of Connection to Country responses throughout the building and landscaped areas to create a narrative that ties the different spaces and levels together. The layered approach creates different physical experiences by incorporating sound, light and shade, textures, native planting, art, signage, educational elements and sustainable design practices.

The following public space strategies are adopted:

- Creation of 'green heart'
  - A 'green heart' to be created for providing a contemplative and healing place to the patients, visitors and staff.
  - Reduce the institutional feel of the development and provide better indoor and outdoor connections leveraging the 'green heart'.
- Green the building
  - Soften the building façades with green screening.
  - Introduce vertical and horizontal landscape to maximise the green amenity for patients, visitors and hospital staff and advance the visual amenity when viewed from the surrounding areas.
- Connection with Country and the surrounding area
  - Draw the 'borrowed landscape' from the adjacent park into the site.
  - Integrate First Nations culture and heritage to develop and represent the Connection to Country narrative.

The SSDA Landscape Report prepared by Site Design + Studio contains strategies for the development of the public domain around the hospital including designs for the Crown Street and Urunga Parade public domain areas. Pedestrian circulation paths, vehicular circulation paths, access points and integration with the primary through site link circulation path are illustrated in this document. Landscaping in the public domain and within the site is also identified.

## 8.2 Sustainability Initiatives

The proposed development will incorporate several ecologically sustainable initiatives and energy efficiency measures. These have been developed as a specific response to:

- Planning Secretary's Environmental Assessment Requirements.
- The Wollongong Development Control Plan (DCP) 2009.
- Energy efficiency provisions of NCC Section J 2019.
- Ramsay's (operator) sustainability targets including benchmarking to a 5 Star Green Star Building rating.
- Energy Efficiency initiatives to reach a 10% improvement on NCC compliance, with a future target of 20% (energy ratings of HVAC systems, led light fixtures, PV system).
- Water Efficiency Initiatives (WELS ratings on fixtures/appliances).
- Sustainable Material selection (Low VOC materials).

The methods below will be considered for implementation on this project and will contribute to a greater sustainable outcome for this generation and those following:

- A self-assessed target of 5 Star Green Star Rating will be used as a design guideline. There is no formal rating for healthcare.
- LED lights, which have a longer life, consume less energy and produce a higher quality light than their counterparts.
- Low-VOC paints, which do not emit dangerous volatile components, risking the health of users.
- Best practice PVC plastics in formwork, piping, cables, and conduits. These materials have a reputation for damaging the environment in their production, both upstream and downstream of the manufacturing process.
- Efficient use of water through the use of WELS rated low-flow fittings, and reuse of potable water.
- 90% of construction and demolition waste will be diverted from landfill.
- Consideration for low embodied energy products, recycled or green rated products, such as GECA or 'Global Green Tag'.
- Use of insulants in walls that are low or zero ozone depleting (ODP) and low global warming potential (GWP).

# 8.0 Design Excellence Considerations

## 8.3 CPTED Response

The design of the Wollongong Private Hospital extension has thoroughly considered Crime Prevention Through Environmental Design (CPTED) principles.

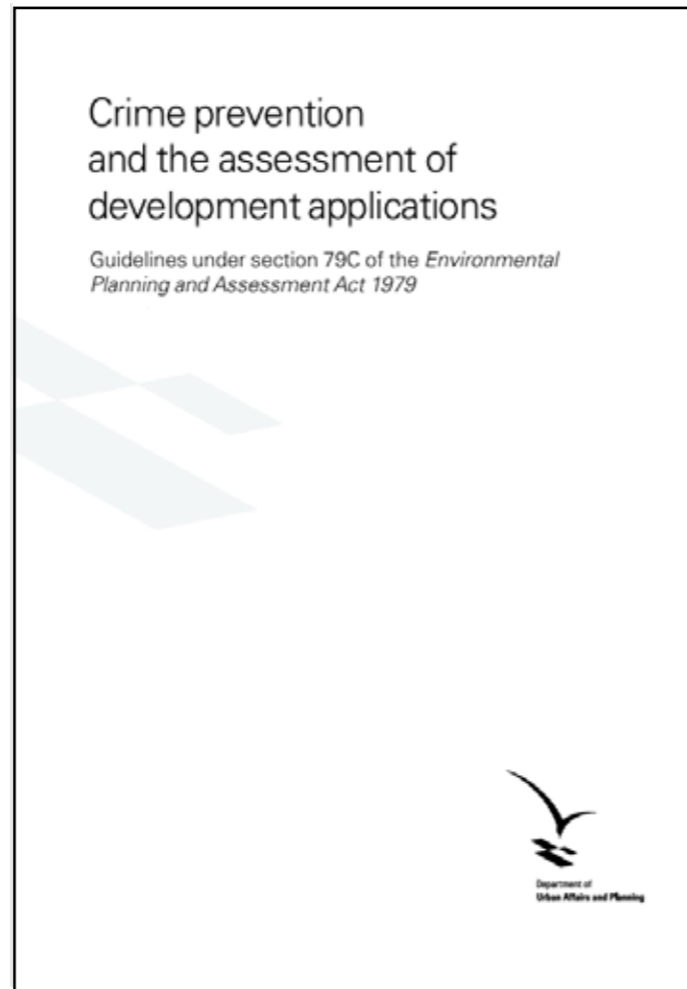
The incorporation of CPTED principles in all design developments has contributed to the overall safety and safe operation of the area.

The following methodology is adopted:

- Site visit undertaken in May 2021 and March 2022.
- Check relevant compliance documents.
- Identify CPTED principles based on NSW guideline.
- Determine applicable CPTED principles.
- Develop a risk assessment methodology.
- Conduct desktop analysis of crime statistics through NSW Police online data.
- Identify risks, likely consequences and applicable CPTED principles.
- Undertake facility CPTED assessment.
- Provide summary and recommendations; where applicable.

The key CPTED principles used when designing and assessing the development is outlined in the following documents:

- Designing Out Crime Planning Guidelines, June 2006, Chapter 4,
- Crime Prevention and the Assessment of Development Applications Guidelines (NSW DUAP).



CPTED Key Principles	
Surveillance	People feel safe in areas when they can see and interact with others, and criminals are deterred from places that are well supervised or have visual permeability. Surveillance can be in the form of natural, technical and formal.
Access control	Access control involves the control, channelling or encouragement of people and vehicles entering and exiting the area by wayfinding, formal/informal routes and desire lines. Effective access control can be achieved through the use of physical/symbolic barriers which increases the time and effort criminals need to commit crime.
Territorial reinforcement	Places that are well cared for, well-used and have a sense of community ownership sends positive signals to the community, and people that have ownership of areas are more likely to intervene in crime and provide effective supervision.
Target hardening (security measures)	The physical security of buildings or premises against access by offenders, through measures such as security fencing, enhanced locks; CCTV can all contribute to the reducing opportunities for criminal behaviour.
Management and maintenance	Space management involves the formal supervision, control and care of the place. The effective use spaces help to maintain and maximise safety, as places that are infrequently used have a higher chance of vandalism and abuse.

# 8.0 Design Excellence Considerations

## 8.4 Response to Better Placed

The table on this page summarises the proposal's performance against the seven objectives in Better Placed by the NSW Government Architect:

- Better fit - contextual, local and of its place.
- Better performance - sustainable, adaptable and durable.
- Better for community - inclusive, connected and diverse.
- Better for people - safe, comfortable and liveable.
- Better working - functional, efficient and fit for purpose.
- Better value - creating and adding value.
- Better look and feel - engaging, inviting and attractive.

In summary, the proposal presents a great contextual fit and achieves high quality design outcome.

Better Placed Assessment Summary		
Objective	Explanation	Comment
Better fit	Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.	Six 'big moves' (design principles) are proposed guiding the built form design to achieve contextual fit and advance the streetscapes along both Crown Street and Urunga Parade. A modulated approach to built form massing breaks down the scale facing west and Urunga Parade, which creates fine grained environment to the locality. The creation of central courtyard and through site link contributes positively to the amenity and permeability of the area. Therefore provides a better fit in both current and future context.
Better performance	Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.	The proposed development is a sustainable development. Ecologically sustainable initiatives and energy efficiency measures are developed as a specific response to: <ul style="list-style-type: none"> <li>• Planning Secretary's Environmental Assessment Requirements</li> <li>• The Wollongong Development Control Plan (DCP) 2009</li> <li>• Energy efficiency provisions of NCC Section J 2019</li> <li>• Ramsay's (operator) sustainability targets including benchmarking to a 5 Star Green Star Building rating</li> <li>• Energy Efficiency initiatives to reach a 10% improvement on NCC compliance, with an aspirational future target of 20% (energy ratings of HVAC systems, led light fixtures, PV system)</li> <li>• Water Efficiency Initiatives (WELS ratings on fixtures/appliances)</li> <li>• Sustainable Material selection (Low VOC materials)</li> </ul>
Better for community	The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.	The proposal is a hospital development. The expansion of Wollongong Private Hospital will bolster the health facilities in the region. The proposal considers the demographics of the region, its growth and the foreseeable gap in health services for the facility in the next 10 years. It also considers the new health services of the private hospital such as the new emergency department. The development also provides spaces that accommodate a range of activities including medical uses and café spaces, providing a welcoming environment.
Better for people	The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.	The design is people centric. The central courtyard and terraces coupled with the 'borrowed landscape' foster the internal amenity of the building. The public spaces created also form a series of safe, comfortable and high amenity gathering places.  The public domain improvements along Crown Street and Urunga Parade together with the creation of the through site link will improve the streetscapes, site accessibility, pedestrian safety and amenity.
Better working	Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.	The proposal closely follows the hospital program - the clinical service plan (prepared by Ramsay Health Care). The clinical service plan is an internal document outlining the business case of the hospital which considers the demographics of the region, its growth and the foreseeable gap in health services for the facility in the next 10 years. It also considers the new health services of the private hospital such as the new emergency department and the radiation oncology both of which would require the support of new inpatient beds to function.
Better value	Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.	The proposal promotes good design. Environmental Sustainability Development Principles are adopted in the building design. High amenity internal spaces and high quality façade materials and finishes are introduced. Refer to Part B of this report.
Better look and feel	The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.	The design achieves high quality aesthetics. The design is based on a compelling Connection to Country narrative that reconnects the building to the geography and landscape story of the Illawarra region. The building responds to its location by creating a landmark marking the transition between Wollongong City Centre and surrounding low density areas whilst providing a canvas for Connection to Country opportunities. The through site link ties vertical landscaping across the site and reconnects the lost views to Mount Keira and the escarpment. This promotes the identity and the feel of the place where the development is located.

# 8.0 Design Excellence Considerations

## 8.5 Response to Better Placed - Design Guide for Health

The table on this page summarises the proposal's performance against the seven design principles in Better Placed Design Guide for Health by the NSW Government Architect:

- Design for dignity.
- Design for wellbeing.
- Design for efficient and flexible delivery of care.
- Design with Country.
- Design for the neighbourhood and surrounding environment.
- Design for connection.
- Design for sustainability.

In summary, the proposal presents a high quality design outcome that enhances the clinical services, health and healing, and also supports the public realm and strengthen community.

Better Placed - Design Guide for Health Assessment Summary		
Design Principles	Explanation	Comment
Design for dignity	<p>Maintaining, supporting and enhancing dignity is fundamental to design for healthcare.</p> <p>Design principles include; Create welcoming, cared-for environments; Support cultural safety, Balance privacy and connection; Provide spaces for respite and reflection their environment; Enable individuals to have some control of their environment; and Provide access for all.</p>	<p>The design prioritises creating well-connected and welcoming arrival and departure experiences for all users. The facility is safe, accessible, and welcoming, particularly for individuals with limited mobility or reduced cognitive functions. The development also provides spaces that accommodate a range of activities including medical uses and café spaces, providing a welcoming environment.</p> <p>The pedestrian experience within the building and throughout the precinct remains clear and legible, featuring straightforward links through the site and lobbies. Within the precinct, various levels of public and semi-public spaces are designed to offer access to greenery, spaces for gatherings and socialising, as well as areas for rest and reflection, such as the central green heart, the through-site link, and active uses and public spaces along street edges. During detail design, interior design is anticipated to focus on enhancing the comfort and overall experience of the space, further supporting and enhancing the dignity of both users and visitors.</p>
Design for wellbeing	<p>Well-designed health facilities and places contribute to the wellbeing of patients, visitors and staff. Connections to the natural environment are particularly important.</p> <p>Design principles include; Provide access to greenery and gardens; Support HI's Arts in Health program; Provide access to natural light and views; Provide good ventilation and fresh air; Provide appropriate artificial lighting; Include positive distractions; and Design the aural environment.</p>	<p>A strong and multilayered connection to greenery is created in the design at different scales for the well being of patients, visitors and staff. The central green courtyard and terraces coupled with the 'borrowed landscape' connecting to the surrounding green attributes and landscape into the precinct reinforces the strong connection to nature and greenery. A secured western terrace green area is provided for staff also. Patient lounges are provided as conservatories overlooking the 'green heart' to foster the wellbeing and bring ambient light into the building. The planting arrangement allows for education and healing purposes. During detail design it would be expected that plant selection would consider the therapeutic benefits in further detail. The building and facade design focused on natural light and ventilation.</p>
Design for efficient and flexible delivery of care	<p>Health facilities are places of highly skilled, demanding and complex work. The design and physical infrastructure of these places must support busy people undertaking difficult, demanding and stressful tasks and providing complex clinical care.</p> <p>Design principles include; Plan for the efficient delivery of clinical care ; Accommodate changing models of care; Support telehealth; Enhance visitor and family support; and Prioritise efficient circulation routes and effective orientation.</p>	<p>The new development is designed to complement the existing hospital and its services. The proposal closely follows the hospital program - the clinical service plan (prepared by Ramsay Health Care).The design incorporates functional relationships between various spaces and circulation routes that cater to the needs of staff, patients, and visitors. This includes the creation of a dedicated ambulance entry and exit at the new Emergency Department (ED) ambulance bay on the ground level of Crown Street, a new Lower Ground drop-off point at Urunga Parade with a dedicated ED visitor drop-off connected to the ED waiting area via a dedicated lift. It also focuses on providing quality spaces for staff and patients to relax and connect.</p>
Design with Country	<p>Designing with Country means putting the Aboriginal experience, concept and expression of Country at the centre of design processes.</p> <p>Design principles include; Develop cultural awareness; Co-design and co-manage with Aboriginal people; Build relationships with local Aboriginal communities; Engage with and nurture cultural practices; Include Country and culture when evaluating economic, environmental and social impacts; and Partner with or support Aboriginal businesses and professional services.</p>	<p>The design is rooted in a strong Connection to Country, re-establishing ties between the Illawarra region's landscape and cultural heritage. It creates a cohesive narrative by weaving sensory elements and First Nations culture into the project. Through a layered approach, it integrates sound, light, textures, native flora, art, signage, education, and sustainable practices, uniting diverse spaces and levels. It emphasises a deep connection to the environment, incorporating the 'borrowed landscape.' Native plants have been chosen that are low maintenance and promote Connection to Country initiatives.</p> <p>Additionally, a 'yarning circle' proposed to be located as part of the landscaping for the retained heritage houses fosters community engagement and honours the land's heritage, welcoming all to share stories and celebrate their connection to the land.</p>
Design for the neighbourhood and surrounding environment	<p>Well-designed and carefully considered public spaces can strengthen the community and contribute to the quality of the wider built and natural environments.</p> <p>Design principles include; Create value and economic investment in the community; Contribute to the quality of the surrounding built environment; Contribute to the natural environment; Explore opportunities to incorporate mixed use spaces</p>	<p>The precinct seamlessly extends the existing hospital, with the new built form harmonising with the surroundings. It steps down along Crown Street and Urunga Parade, preserving heritage items while ensuring a smooth transition from the higher heights in the Wollongong City Centre to the adjacent lower-density areas. The proposal revitalises the street edges through diverse retail and entrances and enhancing the area with improved amenities.</p> <p>The design approach balances the usage, connections, and access between different user groups, creating a welcoming and sustainable design for the Wollongong Private Hospital. Through the upgrades to Crown Street and Urunga Parade and the creation of a through-site link, the design enhances streetscapes, accessibility, safety, and comfort. The public spaces created also form a series of safe, comfort and high amenity gathering places.</p>

# 8.0 Design Excellence Considerations

## 8.5 Response to Better Placed - Design Guide for Health

Table continued.

Better Placed - Design Guide for Health Assessment Summary		
Design Principles	Explanation	Comment
Design for connection	<p>Health facilities are important nodes within urban, transport, community and health networks. The design of facilities should enhance connection and catalyse the development of these networks</p> <p>Design principles include; Connect to transport infrastructure; Connect into the urban structure; Provide clear and coherent wayfinding; and Collocate functions to facilitate the transfer of knowledge.</p>	<p>The site is situated on the city centre's edge, serving as a transition to surrounding residential areas. The design balances the medical program's needs with the urban setting of the site conditions. The proposed built form design facilitates a smooth transition from higher heights in the Wollongong City Centre to the adjacent lower-density areas.</p> <p>The proposal focuses on establishing clear and coherent pedestrian and vehicular circulation paths and access points. An integrated through-site link is proposed connecting Crown Street and Urunga Parade, and invites the public into the wellness precinct, re-establishes a link across the terrain, and provides various access points to the health facility, retail areas, and the medical suites pavilion.</p>
Design for sustainability	<p>Green buildings, places and precincts improve individual health outcomes for patients, staff and visitors.</p> <p>Design principles include; Design for whole-of-life at all stages and scales; Design for resilience; Design to reduce energy consumption and enhance green energy generation; Integrate water-sensitive design systems; and Integrate the facility into green infrastructure networks.</p>	<p>The proposed development is a sustainable development. Ecologically sustainable initiatives and energy efficiency measures are developed as a specific response to:</p> <ul style="list-style-type: none"> <li>• Planning Secretary's Environmental Assessment Requirements</li> <li>• The Wollongong Development Control Plan (DCP) 2009</li> <li>• Energy efficiency provisions of NCC Section J 2019</li> <li>• Ramsay's (operator) sustainability targets including benchmarking to a 5 Star Green Star Building rating</li> <li>• Energy Efficiency initiatives to reach a 10% improvement on NCC compliance, with an aspirational future target of 20% (energy ratings of HVAC systems, led light fixtures, PV system)</li> <li>• Water Efficiency Initiatives (WELS ratings on fixtures/appliances)</li> <li>• Sustainable Material selection (Low VOC materials)</li> </ul>



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Through Site Link From Urunga Parade - Render

# 9.0 Response to State Design Review Panel Comments

## 9.1 State Design Review Panel Comments & Responses | 14 May 2025 - Review 1

State Design Review Panel Comments & Responses   14 May 2025 - Review 1			
Subject	No.	Comments	Response
<b>Connection to Country</b> The project is located on an extraordinary site situated on a ridgeline with culturally significant views to Mount Keira and has the potential to meaningfully connect with Country and support healthy Country outcomes.	1	Develop a spatial response to Country that moves beyond an applied use of patterns and artwork. For example, explore an adjusted siting and massing of the new western extension to celebrate and orientate towards views of Mount Keira.	The retained dwellings on Crown St will be integrated with the medical health precinct. The owner has an agreement with Illawarra Aboriginal Medical Service that will provide health services to the local community. The design/alterations of the dwellings will be aligned with the needs and use of the health services unit. More information is provided in the planning report and the landscape architects documentation. IT is not feasible to orientate the building footprint towards Mpunt Keira.
	2	Consider how a connection to Country could support healing and wellness, for example through the design of restorative landscape spaces.	Refer to Part B Section 5 Integrating Connection to Country into Wollongong Private Hospital landscape design supports holistic healing and cultural wellbeing. By incorporating native plants, sensory experiences, and elements that reflect local Country, outdoor spaces become calming and restorative. Culturally safe gathering areas enable yarning, ceremony, and family support, while wayfinding inspired by place reduces stress and strengthens identity. Seasonal and ecological cues help patients feel grounded, and collaboration with Traditional Owners ensures the landscape honours ancestors and cultural stories. Overall, designing with Country fosters emotional, spiritual, and community wellbeing for all who use the hospital.
	3	Ensure that cultural protocols and Indigenous Cultural Intellectual Property have been considered in the development of cultural concepts.	<ul style="list-style-type: none"> <li>Advice and direction was provided by Aunty Trish Lewit. Aunty Trish is Community Programs Team Manager and Social &amp; Emotional Wellbeing Counsellor at the Illawarra Aboriginal Medical Service (IAMS).</li> <li>Aunty Trish is a proud Gundungurra woman from the mountains of the Southern Highlands of NSW. A short biography is included in the report.</li> <li>Refer to Part B Section 5</li> </ul>
	4	Confirm if COLA Studio's engagement is ongoing and invite them to attend the next SDRP session. Continuous engagement through project phases is important to enable an integrated response to Country.	COLA is not engaged for this application. Illawarra Aboriginal Medical Service (IAMS) and Aunty Trish Lewit has provided advice and direction for Connection with Country. This provide a direct link between the indigenous community and health services to be provided by the hospital. Refer to Part B Section 5
	5	Demonstrate how the project can support the broader Country Outcomes. Refer to the GANSW <i>Connecting with Country Framework</i> , Section 3.5 - Outcomes for Country.	Broader outcomes include: <ul style="list-style-type: none"> <li>Healthy Country: Maintaining the heritage item and adjacent dwelling and proposed use as part of the Illawarra Aboriginal Medical Services and the integration of the services unit into the hospital and greater health precinct. Local artists to provide proposal and artwork for the pedestrian link between the dwellings, Crown st entry and Urunga Pde.</li> <li>Healthy community: engaging with indigenous group to work with landscape architect to provide a landscape pallet to promote indigenous species of plants that promote health and healing properties and education.</li> <li>Refer to Part B Section 5 - Parts 5.1 and 5.2 - Connecting with country and healing.</li> </ul>

# 9.0 Response to State Design Review Panel Comments

## 9.1 State Design Review Panel Comments Responses | 14 May 2025 - Review 1 (continued)

State Design Review Panel Comments & Responses   14 May 2025 - Review 1			
Subject	No.	Comments	Response
<p>Retention of Existing Buildings at 366-368 Crown Street</p> <p>The previous design proposed the demolition of the local heritage item at 366 Crown Street and the existing house at 368 Crown Street. The current proposal aims to address heritage concerns by retaining both houses, which has resulted in a redistribution of the building mass to Urunga Parade. However, the retention of the houses in their current state and function (medical tenancies) fails to capitalise the opportunity to transform the buildings into valuable community assets and form part of an integrated precinct.</p>	6	Develop the site strategy to better integrate the houses into the masterplan.	The proposed use of the retained houses is to provide a health services for local indigenous population. More information is provided in the planning report. The dwellings will be adapter to the needs of the Illawarra Aboriginal Medical Services group. This includes the external landscaped spaces that will include consulting and cultural spaces to be design in consultation with local groups.
	7	Consider a more community-focused use of the properties to help activate the precinct.	The owner has an agreement with Illawarra Aboriginal Medical Service that will provide health services to the local community. More information is provided in the planning report.
<p>After the session, the following advice was provided:</p>	8	<p>Test an alternative masterplan option where 366 Crown Street is retained, and 368 Crown Street is demolished, in order to:</p> <ol style="list-style-type: none"> <li>increase the curtilage around the heritage item</li> <li>redistribute carparking to the west to improve pedestrian connectivity and safety along Crown Street and the existing hospital entry</li> <li>integrate additional garden space to enhance amenity and connect to the precinct's 'green heart'.</li> </ol>	<ul style="list-style-type: none"> <li>While many options have been tested and discussed with the hospital owner, 366 and 368 Crown St dwellings will both be retained. They are proposed to be used by the Illawarra Aboriginal Medical Services unit. More information please refer to the planning report.</li> </ul>
<p><b>Site Strategy, access, movement and public domain</b></p> <p>The revised site strategy, including the retention of the heritage building, creates an opportunity for the future expansion and consolidation of green space and connection to Beatson Park.</p>	9	Ensure the masterplan considers future expansion of the health precinct and does not preclude future green space connections to Beatson Park. The proponent's attempts to acquire 370 Crown Street are acknowledged.	<ul style="list-style-type: none"> <li>366 and 368 Crown street dwellings will be retained and incorporated into the health services provided by the hospital.</li> <li>Opportunity of a connection between Urunga Pde and Crown St through Beatson Park is possible in future should the health precinct expand to the west along Urunga Pde - notwithstanding property ownership.</li> </ul>

# 9.0 Response to State Design Review Panel Comments

## 9.1 State Design Review Panel Comments Responses | 14 May 2025 - Review 1 (continued)

State Design Review Panel Comments & Responses   14 May 2025 - Review 1			
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Vehicle requirements within a constrained site with challenging levels are shaping the masterplan and require resolution to ensure pedestrian safety.	10	<p>Develop a comprehensive movement strategy that prioritises pedestrian safety and supports active transport in alignment with the Wollongong Health Precinct Strategy.</p> <ol style="list-style-type: none"> <li>Establish a hierarchy and improve legibility between various transport modes (pedestrian and vehicle) and multiple entries from Crown Street and Urunga Parade.</li> <li>Review the number of access points and simplify wayfinding for vehicle users.</li> <li>Prioritise pedestrian safety. Demonstrate legible and accessible pedestrian paths of travel and provide plans that identify path widths, levels, gradients, materiality and signage (in/out, private or public) to illustrate how the ground plane will be intuitive and accessible.</li> <li>Provide generous path widths to allow multiple users to pass comfortably, including those using wheelchairs, prams, bicycles, and pedestrians.</li> <li>Strengthen the precinct's active transport infrastructure to promote walking and cycling.</li> </ol>	<p>The current design proposes a very strong connection between the Urunga Pde and the Crown St connecting physically the lift lobbies of the new tower as well as the old through a central hospital street. As discussed with the panel the hospital is a private property - safety of its patients are of the paramount. It is not unusual for private hospitals to lock down its gates and doors after hours. The current design proposes balance allowing through site permeability during business hours and with the ability of a secure facility after business hours.</p> <p>By providing limited access with only two main controlled entries on Crown Street and Urunga Pde entry respectively after business hours it provides 2 focal location for ED patients as well as maternity patients to contact the relevant staff and security for accessing the health services they need. This has been discussed with the hospital and has their agreement.</p>
	11	Test the relocation of the ambulance or basement access from Crown Street, which interrupts pedestrian and landscape links to the heritage building.	<p>This has been tested and discussed.</p> <p>It is not possible to separate Ambulance bay from Emergency Department. Relocating Ambulance bay would clash with the vehicular entry at Urunga Parade the location of which was discussed and was the preferred location for TfNSW.</p> <p>Should the Ambulance bay be relocated to Urunga Pde level then the main carpark entry would need to be coming in from Ground floor from Crown St which is strongly rejected by TfNSW.</p> <p>This has the added requirement of relocating the Emergency Department to Urunga Pde level which is also strongly rejected by hospital.</p> <p>Therefore the ambulance bay remains in its current location.</p> <p>However we noted the panel's concern and there would be appropriate traffic control that are not uncommon for ambulance bays in other facilities.</p>
	12	<p>Ensure the streetscape design of Urunga Parade and Crown Street supports the broader precinct strategy, with consideration of paths, access, activation and landscape, and levels.</p> <ol style="list-style-type: none"> <li>Demonstrate that the streetscape will transition to meet existing levels and paths on Urunga Parade.</li> </ol>	<p>The streetscape design strategy focuses on creating a safe, accessible, and cohesive public domain that prioritises pedestrian comfort and movement. The site strategy establishes clear spatial hierarchy, integrates walkways and street trees, and uses consistent materials to strengthen identity. Access and movement are designed for universal accessibility, with intuitive wayfinding, safe crossings, and support for multimodal transport. The public domain includes planting zones, and lighting to enhance amenity and safety, while opportunities for cultural expression and local storytelling enrich the character of the street.</p>
	13	<p>Create an accessible and comfortable pedestrian entry to the new extension from Urunga Parade.</p> <ol style="list-style-type: none"> <li>Provide a level entry and remove steps where possible.</li> <li>Coordinate the landscape and civil levels to provide a seamless transition into the building entries.</li> </ol>	<p>The pedestrian entries from Crown st and Urunga Pde have been considered and designed to be equitable and inclusive from the existing footpaths in the public domain through to the external areas, existing foyers, through site pedestrian link, new Urunga Pde foyer and the public streetscape.</p> <ul style="list-style-type: none"> <li>Ground levels have been considered and designed to integrate the public street domains and the building entries on both Crown st and Urunga Parage.</li> <li>Please refer to the architectural and landscape drawings for more information.</li> </ul>

# 9.0 Response to State Design Review Panel Comments

## 9.1 State Design Review Panel Comments Responses | 14 May 2025 - Review 1 (continued)

State Design Review Panel Comments & Responses   14 May 2025 - Review 1			
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<b>Through-site link</b> The through-site link is supported to improve wayfinding and pedestrian connectivity through the site, however, the design requires further testing and resolution to be effectively realised.	14	Ensure the through-site link is publicly accessible, with consideration of crime prevention through environmental design strategies to create a space that is safe, welcome and active.	The pedestrian through site link between Crown st and Urunga Pde has been designed to allow equitable, safe, and inclusive access into the hospital foyers, emergency rooms, consulting tenancies, medi-hotel and all staff access points. <ul style="list-style-type: none"> <li>Please refer to the architectural and landscape drawings for more information</li> </ul>
	15	Demonstrate how the link rationalises movement and supports intuitive wayfinding throughout the building.	The through site link connects the following areas: <ul style="list-style-type: none"> <li>Existing Crown St Entry foyer and lifts</li> <li>New emergency room access/drop off</li> <li>New ER entry</li> <li>Central landscaped courtyard</li> <li>Hospital public spaces - Chapel/gift shop/cafe etc</li> <li>Urunga Parade entry with an open generous stair and accessible lifts</li> <li>Visual links between floor levels and streets</li> <li>Medi-hotel reception</li> <li>Medical tenancies lobby</li> <li>Public carpark and drop off access on LGF</li> <li>Please refer to the architectural drawings for more information</li> </ul>
	16	Demonstrate how the link integrates with the site-wide movement plan. Consider the future Wollongong Health Precinct structure plan.	<ul style="list-style-type: none"> <li>The link connects the proposed Indigenous medical services tenancies, the existing Crown st entry, and the new Urunga Pde entry. In consultation with Heath NSW, the hospital will adopt Urunga Pde as the formal entry for the Hospital. This is to allow the hospital to connect with the greater health precinct.</li> </ul>
	17	Increase the width and height of the through-site link to create a more open 'street', including a double-height lobby space.	The pedestrian entries from Crown st and Urunga Pde have been considered and designed to be equitable and inclusive from the existing street public domains through to the external areas, existing foyers, through site pedestrian link, Urunga Pde foyer and the public streetscape.
	18	Maximise planting through the link and connection to landscape spaces.	The project provides a continuous through-site pedestrian link that seamlessly connects key public domain areas with the Wollongong Private Hospital. The passage integrates both internal and external environments, enriched with curated artworks applied to walls and floor surfaces to create visual interest and wayfinding cues. Strategic planting is incorporated along the route to soften built edges, introduce natural texture, and enhance user comfort. Together, these elements establish an inviting, legible, and aesthetically cohesive connection that supports accessibility, enriches the hospital arrival experience, and strengthens the interface between the public realm and the healthcare precinct.
	19	Ensure the internal bridge will not obstruct views through the pedestrian link.	The proposed bridge is required for hospital services and will be designed to minimise any impact it has on the through site link.

# 9.0 Response to State Design Review Panel Comments

## 9.1 State Design Review Panel Comments Responses | 14 May 2025 - Review 1 (continued)

State Design Review Panel Comments & Responses   14 May 2025 - Review 1			
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<p><b>'Green heart' and landscape</b></p> <p>The ambition for a 'wellness precinct with a green heart', proposed as a series of landscaped courtyards and gardens, provides a rich opportunity to connect with nature and Country. Courtyards and gardens should be designed as integral spaces with equal value as the planning of internal spaces, as they are central to creating a 'green heart'. Further testing and resolution of the function, access and orientation is required to demonstrate the benefits for patients and staff.</p>	20	Maximise opportunities to provide accessible green space at ground level.	The proposed design has tried to balance required hospital services with maximising the amount of green space provided. The ground floor public spaces has direct access to Crown, St, the proposed indigenous health services unit (retained heritage dwelling), covered ER drop off area, central courtyard landscaped garden, ER entry, internal planting, and Urunga Pde. Please refer to the landscape architects drawings.
	21	Maximise year-round solar access to the level 2 courtyard a. Review the size and orientation of the courtyard. b. Review and adjust the building massing to the north.	We have had in depth discussions with both the developer and the hospital. And whilst both acknowledged that there would be some shading in the area the size and location of this courtyard suits their operation. They considered the level 7 staff courtyard being adequate for staff usage.
	22	Define the programming and access (by staff, patients and the public) for all landscaped spaces, including the level 2 courtyard and level 7 garden. a. Ensure a private landscape space is provided for staff respite. b. Provide a variety of places to sit that offer different levels of privacy for staff and patients.	The courtyard has been workshopped with the hospital and developer and the location and design of the spaces has been designed with their input and requirements.
	23	Maximise health and wellbeing benefits by co-locating specific functions with direct access by patients to courtyards, e.g. maternity ward or recovery unit.	The location of the level 2 courtyard suits the location of the existing maternity unit. The level 7 courtyard, although accessed via level 7 tenancy areas, is ideal as it is away from the inpatient areas. Accessing the staff area via medical tenancy zones is not so dissimilar to current arrangement where the hospital has rented out a tenancy in the medical tenancy zone for their staff rooms.
<p>The level 7 sky garden is a more generous size with views to Mount Keira, yet requires a clearer purpose in relation to the broader hospital function.</p>	24	Provide a welcoming and legible entry and access to the sky garden, appropriate to its defined function. The distance to the lift and long corridor between tenancies suggest the garden is a private space.	The hospital considers the access away from the general inpatient area preferable. Whilst the space would be shared with visitors and staff/ doctors of the medical tenancy the space allows the staff of the hospital respite from the patients within the hospital zone.
	25	Demonstrate how the design of the level 7 sky garden will provide comfort and amenity, considering the impact of western sun and strong westerly winds.	The Level 7 Sky Garden is designed to deliver high comfort and amenity despite exposure to western sun and prevailing westerly winds. Shade trees, tall planters, and integrated pod seating provide effective sun protection and act as wind buffers, creating sheltered pockets for users. A mix of lighter, cooler paving materials and soft landscaping reduces heat gain across the terrace, while the curved arrangement of planters and paths helps disperse wind and avoid wind-tunnel effects. Together, these elements establish a comfortable, climatically responsive outdoor space that supports year-round use.
	26	Ensure landscape materials and planting support Country outcomes beyond pattern making.	The landscape strategy ensures that materials and planting choices meaningfully support Country outcomes rather than relying solely on pattern making or surface expression. Locally appropriate and climate-resilient species are used to reflect the ecological character of place, strengthen habitat value, and promote cultural continuity. Natural materials, tactile finishes, and planting palettes informed by regional vegetation communities create genuine connections to Country and encourage users to engage with the landscape in a more grounded and culturally respectful way. This approach embeds Country into the function, ecology, and experience of the space, ensuring cultural responsiveness is integrated into how the landscape performs not just how it looks.
	27	Increase streetscape and verge planting and provide tree canopy coverage wherever possible. Ensure street trees provide shade and amenity for people to wait or sit.	The streetscape design proposes Street trees to both street frontages increasing tree canopy coverage and reducing the urban heat island effect whilst providing improvement amenity in the public domain.

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9.1 State Design Review Panel Comments Responses | 14 May 2025 - Review 1 (continued)

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	28	Ensure planting will survive in the proposed locations. a. Provide sufficient tree soil volumes are provided adjacent to underground structures and on structure. b. Refine the planting palette to ensure plants will survive in the proposed locations.	All planting has be carefully selected to be fit for purpose. Refer to the landscape architects drawings for more information.

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<b>Architecture</b> The challenge for the new extension to resolve complex site conditions and functional requirements is acknowledged. However, the proposed building massing does not adequately transition between the low-rise residential context to the west, existing health precinct to the east, and future conditions to the north. The current proposal breaches both height and FSR controls without sufficient justification, resulting in a bulk and scale that is not responsive to context and therefore not supported	29	Modify the building massing, modulation and articulation to improve the response to context and improve the relationship to the low-scale residential context to the west. a. Test upper-level setbacks. b. Test a two-storey podium.	Upper level setbacks. WE have introduced 2 levels of setbacks. First setback occurs at Level 3, and the 2nd occurs at Level 9 -vertical massing. Refer to Section B and Urunga Parade elevation.  Two Storey Podium: The facade and building massing responds to the internal functions for the hospital. The 3-storey podium works to ground the overall massing of the proposed building with consideration to the proposed hospital and to the neighbouring dwelling.																																																																																																								
	30	Demonstrate how the building massing and envelope respond to site, orientation, microclimate and views.	Building massing: <ul style="list-style-type: none"> <li>Building massing responds to the site by modulating the height along Urunga Pde and by stepping the massing down towards the western boundary. Refer to Sec6 Big Move 4.</li> <li>Orientation of the proposed hospital extension is sited to consider the following:</li> <li>Retention of the heritage dwelling,</li> <li>Re-orientating the hospitals front door to Urunga Pde in line with the future precinct vision by Health NSW.</li> <li>Adopting a thin building floor plate design to maximise efficiency of space and internal daylight access as outlined in the health guidelines.</li> </ul>																																																																																																								
	31	Provide evidence of built form testing to explain the rationale for the preferred concept.	The proposed design is an evolution of a number of proposals for the extension of the hospital.  <p><b>8.0 Preferred Design Strategy + Master Plan</b></p> <p>The assessment of the options against the Urban Design Vision and objectives has been conducted to determine the preferred design approach to be taken for the extension of the site.</p> <p><b>8.1 Preferred Approach:</b>                      Supplement to the table on the page is the scoring of the various options of address of the various setbacks for the Big Move compared with other options. Therefore, it is the preferred final form outcome to guide the design development of the Wollongong Private Hospital Extension.</p> <table border="1"> <thead> <tr> <th>Design Criteria</th> <th>Option 1</th> <th>Option 2</th> <th>Option 3</th> <th>Option 4</th> </tr> </thead> <tbody> <tr> <td>1. Clear Height</td> <td>Partly Addressed</td> <td>Addressed</td> <td>Partly Addressed</td> <td>Addressed</td> </tr> <tr> <td>2. Site Link</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>3. Articulation</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>4. Landmark Integration</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>5. Articulation</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>6. Urunga Parade</td> <td>Partly Addressed</td> <td>Partly Addressed</td> <td>Partly Addressed</td> <td>Addressed</td> </tr> <tr> <td>7. Urban Form</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>8. Urban Form</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>9. Urban Form</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>10. Urban Form</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>11. Urban Form</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>12. Urban Form</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>13. Urban Form</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>14. Urban Form</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>15. Urban Form</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>16. Urban Form</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>17. Urban Form</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>18. Urban Form</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>19. Urban Form</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> <tr> <td>20. Urban Form</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> <td>Addressed</td> </tr> </tbody> </table>	Design Criteria	Option 1	Option 2	Option 3	Option 4	1. Clear Height	Partly Addressed	Addressed	Partly Addressed	Addressed	2. Site Link	Addressed	Addressed	Addressed	Addressed	3. Articulation	Addressed	Addressed	Addressed	Addressed	4. Landmark Integration	Addressed	Addressed	Addressed	Addressed	5. Articulation	Addressed	Addressed	Addressed	Addressed	6. Urunga Parade	Partly Addressed	Partly Addressed	Partly Addressed	Addressed	7. Urban Form	Addressed	Addressed	Addressed	Addressed	8. Urban Form	Addressed	Addressed	Addressed	Addressed	9. Urban Form	Addressed	Addressed	Addressed	Addressed	10. Urban Form	Addressed	Addressed	Addressed	Addressed	11. Urban Form	Addressed	Addressed	Addressed	Addressed	12. Urban Form	Addressed	Addressed	Addressed	Addressed	13. Urban Form	Addressed	Addressed	Addressed	Addressed	14. Urban Form	Addressed	Addressed	Addressed	Addressed	15. Urban Form	Addressed	Addressed	Addressed	Addressed	16. Urban Form	Addressed	Addressed	Addressed	Addressed	17. Urban Form	Addressed	Addressed	Addressed	Addressed	18. Urban Form	Addressed	Addressed	Addressed	Addressed	19. Urban Form	Addressed	Addressed	Addressed	Addressed	20. Urban Form	Addressed	Addressed	Addressed
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State Design Review Panel Comments & Responses | 14 May 2025 - Review 1

Subject	No.	Comments	Response
The intention for a fine-grain and warm material expression of the podium is positive, however, the building expression appears large scale and commercial with an inactive ground level. The previous scheme proposed a finer-grain expression that sat more comfortably in its context.	32	Test and adjust the height and datums of the podium to respond to the context of the adjacent buildings and provide a more human scale.	<ul style="list-style-type: none"> <li>The facade articulation and building massing has been designed to allow for the following:</li> <li>Modulation of the heights to step down from the maximum height near the existing hospital towards the adjacent dwellings</li> <li>Internal hospital functions/program</li> <li>Proportionally to overall height and scale.</li> <li>Brick faced podium height that responds to street tree canopy heights and neighbouring dwelling scale, and internal hospital functional spaces</li> </ul>
	33	Develop the building facades in response to context, climate and orientation - the current design proposes extensive glazing on all sides. a. Provide details of the facade strategy, including materiality, sun shading and maintenance.	Refer to Part B section 4 of the report.
	34	Review and rationalise the service functions along the ground level northern facade to create an active street frontage.	<ul style="list-style-type: none"> <li>Urunga Pde incorporates the following:</li> <li>Hospital front door,</li> <li>Increased public domain forecourt</li> <li>Medi-hotel reception lobby</li> <li>Specialist Medical Tenancies entry and lobby</li> <li>End of trip facilities.</li> </ul> <p>This has been revised with the relocation of louvred façade for the plant room for the medi-hotel lobby as well as the end of trip amenities. The latter of which provides direct street access from Urunga Pde and the former allows for an increase in activities along the Urunga Pde elevation near the Urunga Pde entries.</p> <p>The rest of the façade is dedicated for the Urunga Pde driveway as well as the Substation. Neither of which is possible to be located within the building.</p>
	35	Provide a building entry that is generous, welcoming and human scaled.	<ul style="list-style-type: none"> <li>Refer to drawings and renders.</li> </ul>
	36	Develop the spatial layout of internal functions to ensure the design achieves health and wellbeing outcomes balanced with functional requirements. Maximise opportunities for solar access, fresh air and connecting to nature. Demonstrate consideration of patient and staff experience.	<p>Indicative spatial layout for the theatre and the ICU has been shown as part of the DA. This has been reviewed with the hospital. The layout demonstrates that the sizing and the footprint of the major departments are adequate for the hospital to function and to satisfy their current and future needs.</p> <p>Departmental layout for other department pending on hospital developer agreement which is pending on approval of the SSDA.</p>
After the session, the following advice was provided:	37	Undertake and provide daylight analysis for the internal patient unit within the new building.	<p>Whilst the inpatient unit layout has not been shown as the number of beds and number of levels to be taken up by the hospital is still pending on hospital developer agreement which is pending on approval of the SSDA, the bedrooms would be standard bedrooms as per AusHFG. In this standard layout as per AusHFG the patient zone of the bedroom is within 3m from the window.</p> <p>This has been the standard module for many hospitals in Australia and has been proven to provide adequate daylight for the patient.</p>

State Design Review Panel Comments & Responses | 14 May 2025 - Review 1

Subject	No.	Comments	Response
<b>Sustainability and climate change</b> The project should demonstrate best practices in sustainability for health facility design and support healthy, resilient communities.	38	Identify opportunities to lift the project's sustainability targets beyond compliance.	Net Zero Climate and sustainability initiatives are driven by the hospital operator. Please refer to the Net Zero Statement prepared by DSA Consulting.
	39	Integrate biophilic design principles to support health and well-being.	The proposal introduces the following <ul style="list-style-type: none"> <li>• Landscaping introduced as part of the retained dwelling will draw upon indigenous species due to their health and healing properties.</li> <li>• Central green heart roof top courtyard</li> <li>• Western rooftop garden</li> <li>• Ground plane along the northern, western and southern boundaries proposed to upgrade the landscaping to enhance the transitions between the neighbouring dwellings. Landscaping zones around the boundaries allow for mature trees.</li> <li>• ER Entry and drop-off area enhanced to include connection with country narrative introducing water and healing - use of an activated rain garden - that responds to weather and climate. This will be connected to storm water and recycled rainwater.</li> <li>• Refer to Part B Section 2 for more information</li> </ul>
	40	Illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.	Net Zero Climate initiatives are driven by the hospital operator. Please refer to the Net Zero Statement prepared by DSA Consulting.

# PART B ARCHITECTURAL DESIGN

# 1.0 Design Approach

## 1.1 Overall Design Approach

The addition to the Wollongong Private Hospital will allow the hospital to expand to meet the needs of the area and offer a wider variety of services. The design approach includes consideration of the following parameters.

### Scope

The scope of this project includes:

- Design and construct the new building on the extension site.
- Retention of the heritage item.
- Limited redesign of the ground level of the existing building, to allow for a new entry lobby, through site link and retail spaces etc.
- Redesign the internal layout of Levels 6 and 7 in the existing hospital building.
- No changes to the existing building enclosure, or structure are included in this project.

### Operations

Maintain operations of the hospital at all times, during the construction phase for the extension. Ensure a smooth roll out of new services and spaces. Bed numbers in the Wollongong Private Hospital were derived from a clinical service plan as prepared by Ramsay Health Care. The clinical service plan considers the demographics of the region, its growth and the foreseeable gap in health services for the facility, in the next 10 years. It also considers the new services of the private hospital such as a new emergency department and radiation oncology department. Both would be required to support new inpatient beds in order to function. The clinical service plan has determined that the hospital would require 191 inpatient beds to meet the needs outlined above.

Existing vehicular access points for emergency and servicing have been maintained at Crown Street and Urunga Parade. An additional vehicular access point has also been provided at Urunga Parade.

### Safety and Security

The new ward extension is set as an extension of the existing 24 hours on site security team and network of the CCTV surveillance system, across the hospital premises.

### Accessibility

A simple approach to the building's layout supports universal accessibility to all public spaces. This includes having equitable paths to all internal areas and drop off area, providing the building lifts access to navigate all hospitals wards. A continuous travel path has been provided at both hospital address points on Crown Street and Urunga Parade as per BCA and DDA requirements.

An accessible path of travel from the main street kerbside entries, has been coordinated with wide circulation space to the main entrance and new streetscape, with feathered grading to match existing footpaths levels.

The streetscape facing Urunga Parade has significant falls from existing locking dock to new hospital entrance, new landscape levels and new stairs are incorporated to provide accessible pathways.

Refer to the proposed organisation plan for more information. Courtyard access will be DDA compliant where access is permitted.

### Amenities

A high level of landscaped amenities is provided for different users groups through the different types and scales of space. The landscape design provides multiple areas of shade, terraces and courtyard for gathering, place making and remediation throughout all levels of the hospital design.

The design approach balances the usage, connections, and access between different user groups, creating a welcoming and sustainable design for Wollongong Private Hospital.

Active transport facilities are provided for staff near the Urunga parade entry as most patients visiting the facilities would be unlikely to have the capability to travel by bicycle. Most patients travelling to the facility would usually be via private vehicle and accompanied by carer(s).

### Landscape

Natural landscape spaces occur at various ground planes and internal courtyards in the centre and along the western edge of site bringing landscaping into centre of the hospital.

Native plants have been chosen that are low maintenance and address Connection to Country initiatives. The planting arrangement allows for education and healing purpose. Refer to the Landscape Architecture drawing and report prepared by Arcadia.

### Flexibility

Floor to floor heights are in consistent with existing and will be compatible across the new and existing facilities to allow for ongoing flexibility and potential reorganisation as needs dictate.

Floor to floor height has been maintained at 4.2m for ground level, 3.75m for inpatient levels. The accessible path of travel between the two buildings has been maintained.

The existing floor to floor building height at ground and lower ground levels are generous and higher than the typical 3.8m commercial height. This will meet the 3.8m height clearance for emergency vehicle access.

### Staging

The addition will be constructed in a single stage to become operable in a series of rolling openings. Some internal interim staging will be needed for maintaining operations where the new and existing buildings connect.

### Integration

Modifications to the existing hospital are being kept to the minimum needed to ensure appropriate connectivity between the old and new to ensure seamless operations across the facility. Some interior renovations to allow for internal reorganisation are planned. No changes to the existing building enclosure or structure are included in this project.



# 1.0 Design Approach

## 1.2 Through Site Link Design Approach

The project provides an opportunity to transform the hospital experience, inviting the community to participate in wellness as part of everyday life.

The extension of the main lobby on Crown Street towards Urunga Parade provides an internal through site link that connects the key hospital 'address points' into a legible structure. This link, open to the public during normal business hours, also connects a series of social spaces that complement the hospital address points and soften the hospital experience.

This link joins social areas including:

- Urunga terrace.
- Retail spaces.
- Café areas.
- Sitting areas.
- Atrium and oculus

The link joins with hospital address points such as:

- Crown Street information point.
- Urunga Parade Information point.
- Emergency Department access point.
- North Inpatient access point.
- Indigenous Health Services
- South Inpatient and maternity access point.

The link is envisioned as a sequential journey of discovery, connecting a series of pools of light across the precinct from one glass entry lobby to the other through the oculus of the atrium. It also provides an opportunity to realise a vibrant expression of the Connection to Country initiative under development for the project.



Figure 1: Through Site Link Organisation

# 1.0 Design Approach

Crown Street >>> Urunga Parade



Urunga Parade >>> Crown Street

Figure 2: Through Site Link





## 2.0 Building Configuration

### 2.2 Key Design Initiatives

1. Redesign the entrance to Crown Street to provide a single legible point of entry simplifying daytime and after-hours access.
2. Upgrade the central lobby space and extend it through the building to Urunga Parade.
3. Provide new public access at Urunga Parade.
4. Provide new street level entry and activation along Urunga Parade, to enable better integration with the neighbourhood.
5. Reconfigure the existing retail along Crown Street by expanding it towards the street, to provide better visibility and amenity.
6. Organise new facilities to complement the existing hospital, and create a secure central green courtyard that offers outdoor access for hospital users.
7. A dedicated ambulance entry and exit to the new ED ambulance bay from Crown Street at ground level.
8. A new Lower Ground drop off from Urunga Parade with dedicated ED visitor drop off and connection to the ED waiting area, via a dedicated lift.
9. Heritage item to be retained and used as part of the medical wellness precinct.
10. Retain the existing service bays at Urunga Parade.
11. Retain the existing car park access at Urunga Parade and provide a new entry access to the West ,and two exit lanes to sufficiently service the carpark capacity.
12. Provide a secured western terrace green area for the users.
13. Provide landscaped roof top courtyard "green heart".



Figure 7: Architecture Design Initiatives

## 2.0 Building Configuration

### 2.3 Landscape Initiatives + Public Space Strategy

Landscape is embedded throughout the design. The central courtyard created in the new precinct configuration provides a stepped, valley landscape that opens towards the sky. It begins at the ground level and expands as it moves up through the building.

The West Terrace continues the landscape amenity experience with a welcoming garden and accessible open terrace for healing and social interaction. This provides a visual link to the green space between buildings to the west.

Landscape design is incorporated into the ground floor foyer link, forming the vertical reference point for the 'green heart', and creating a place for social interaction, retreat, reflection and Connection to Country.

There are no changes to existing kerb cuts for vehicular circulation apart from the Urunga Parade carpark driveway and loading dock. This is illustrated in this report. Building loading areas also remain in place with no changes, as these are connected to the existing hospital. Pedestrian access to the main hospital takes place through the centre, away from all vehicular access points.

The main entry at Crown Street has been redesigned, to offer a more open and seamless connection to the public domain, with generous stairs, landscape and an internal pedestrian entry plaza. A 'yarning circle' has also been integrated into the landscaping of the retained heritage house, a Connection to Country initiative and part of the healing narrative of the medial health unit services proposed for the retained houses on Crown Street.

Along Urunga Parade, a significant landscape upgrade is envisioned, with additional trees, ground covers and a new footpath. Seating and rest areas have been included along the retail building façade to capitalise on the potential of this sunny side of the building, as a sitting area. Refer to the the Landscape Architecture report and drawings prepared by Arcadia for detailed landscape design.





Figure 8: Site Plan



Figure 9: Rain garden, atrium perspective

Legend

-  Site Boundary
-  Setback Controls



View south to Crown Street from Mangerton Road

# 3.0 Built Form

## 3.1 Built Form

The elevation and section study in this section will show that:

- The proposal maintains a contextual fit and integration of new use to the heritage item and adjoining building.
- The proposal has a smaller, overall development footprint, as a result of retaining the heritage item and removing the medical tenancy building. A smaller development footprint is more environmentally sustainable and allows more deep soil planting opportunities.
- The built form of the proposal remains sympathetic to the surrounding context, by modulating the form and bulk along Urunga Parade, Crown Street and transition of height to the western boundary interface.

### Setbacks

The Precinct is an extension of the existing hospital building. The setback from Urunga Parade is from 4m minimum. The proposed setback from the western boundary is a minimum of 6m for the podium, and 9m to 26m to the upper levels.

Landscaping, including tree planting and deep soil zones, will be provided along the setback zone.

The setback is compliant to the DCP requirements for neighbouring amenity.

## 3.2 Form, Articulation and Interface with Neighbouring Properties

The proposed built form responds to the existing hospital precinct, neighbouring buildings, urban design vision, and the functional and operational requirements of the hospital and their interface with neighbouring communities.

The built form complements the existing hospital, reinforcing the site edges to create a "green connections through the precinct".

Shadow studies have been included as-part of this report and illustrate that a significant portion of new shadow is also absorbed into the existing shadow catchment.

### Form

The new hospital extension is a twelve-story addition, with six levels of basement parking embedded within the ground, due to the site's sloping topography from South to North and reduced building footprint to maintain the heritage items.

The upper levels form an 'L' shape plan embrace the central "green heart" courtyard along with the existing hospital wards. this creates a simple volume for the new extension legible to the neighbouring properties along the Urunga Parade.

The built form along Urunga Parade generally has a 4m setback to the northern boundary line.

### Bulk

The hospital extension is a 75m long wing along Urunga Parade, running west from the existing hospital building. A step in the hospital configuration at the lower level allows for street level access to a series of spaces that can serve as retail, commercial or medical specialist walk-in services. This bulk is modulated by the expressed horizontal elements that break the massing into smaller blocks along the Urunga Parade facade.

Retaining the heritage item on Crown Street results in minimal visual impact of the proposed extension, on Crown Street. The podium with tactile and natural finish facade, creates a sympathetic backdrop from Crown St and heritage items streetscape.

### Articulation

Due to the steep slope of the site from Crown Street to Urunga Parade, the lower basement parking is embedded within the existing topography. The hospital extension is legible as a twelve-storey building from Urunga Parade.

The building bulk is further broken down into a series of smaller elements through a series of setbacks, recessed enclosure surfaces, vertical elements and projecting defined shapes that identify functional groupings and reveals. The façade has been modulated and finished to provide a transition from the existing hospital to the neighbouring low scale buildings.

The Urunga Parade wing extension:

- Composed of a series of vertical volumes on a horizontal plane. The horizontal zone consist of a three-level podium, which hosts the emergency department and surgery theatre and the material palette of brick facade articulation is used to create visual connection with the Urunga Parade residential streetscape and the minimal glazing requirements in the program of those three levels.
- The upper level tower is broken into a series of three framed facade to create articulation of a three tower looked even though the overall floorplate is of a singular mass.

The variety of built form heights, setbacks and configurations, coupled with the finer grained articulation of each of these elements provide a rich and authentic urban precinct identity.



### Legend

- Site Boundary
- Setback Controls

Figure 10: Site Plan Showing Setbacks

# 3.0 Built Form

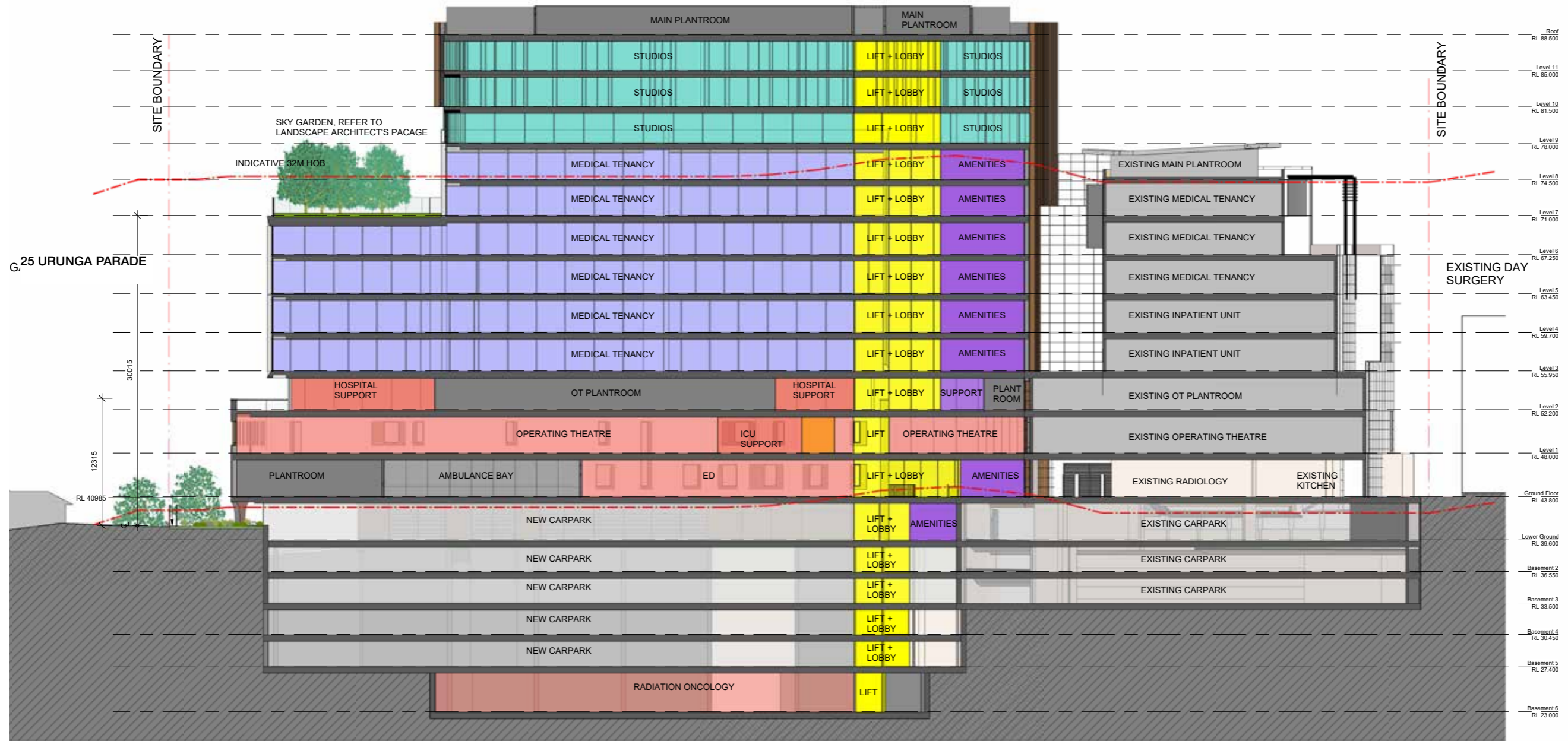


Figure 11: Site Section - East - West

# 3.0 Built Form

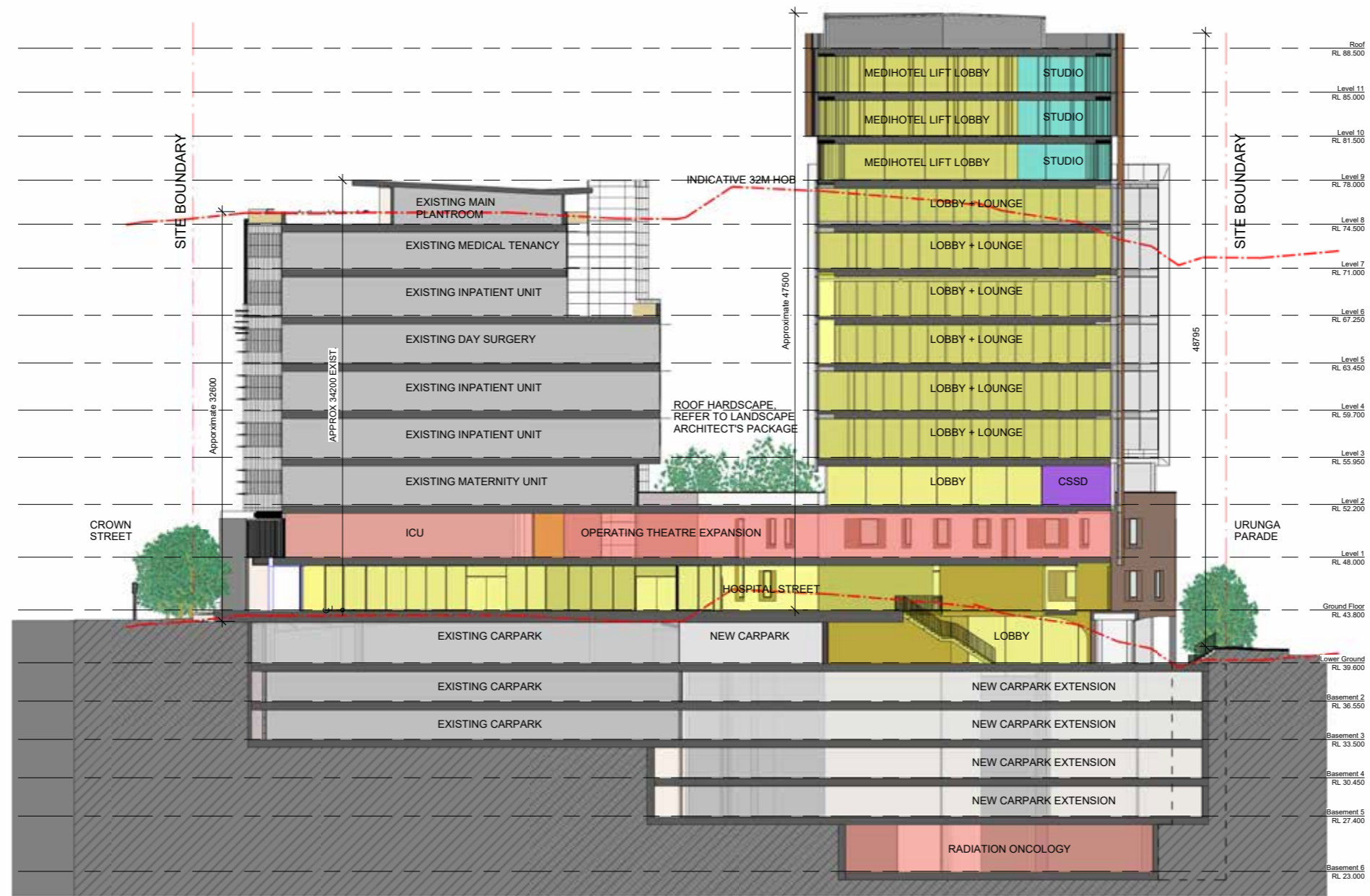


Figure 12: Site Section - North - South

# 3.0 Built Form

## 3.3 Building Height Blanket Analysis

The height plane diagrams opposite show the breaches of the height plan by proposed development.



Figure 13: Axonometric View - North-West



Figure 15: Axonometric View - South-West



Figure 14: Axonometric View - North - East



Figure 16: Axonometric View - South - East

Legend

 Existing building (white)

## 4.0 Façade Design + Materials

Building façades have been designed to reinforce building articulation and break down the scale of the hospital, along its urban edges. Façade types have also been used to identify specific parts of the functional program and reference the site link between the existing hospital precinct and the neighbouring dwellings.

### 4.1 Façade Design Overview

The façade design has been developed to provide:

- A simple material palette with horizontal podium that reflects the height of a treeline, low rise datum point of three storey.
- Large fields of consistent treatments as a family of forms.
- A horizontal series of fields anchored by expressed vertical elements.
- A vertical series of breaking down the mass into a refined sculptured form.
- Top three storeys are recessed and edges are curved, softened as a wrapping ribbon of facade down to the new Urunga Parade entry point.



Figure 17: Building Exterior Perspectives









# 4.0 Façade Design + Materials

## 4.2 Façade Design Approach

The colour palette has been developed to consider:

- The existing ambiance of the Wollongong built environment.
- Colour selection has been informed by the warm colours, as seen in the brick and terracotta roofs of Wollongong
- These colours have been brought into the finishes selection and amplified, in a limited way, to frames and articulate as interlapping series of slim towers to the extension.

Further development of all wall systems will be undertaken as the design progresses through Design Development and Construction Documentation. This will include detailed solar shading analysis, value engineering, contractibility and environmental performance.

Wall Type	Type	Reference material image only
<p>Wall Type 1</p> <ul style="list-style-type: none"> <li>• Brick facade - homage to the neighbourhood context and tactile material. This type is at the lower plane of the facade and the tactile nature of brick, creates weathered aesthetic rather than a polished finish from day one.</li> </ul>	Type 1 	
<p>Wall Type 2</p> <ul style="list-style-type: none"> <li>• Aluminium profiled frame with glazing and mullions in alternate formation. This type is at the medium level plane and with the framed elements, these acts to break the mass and creates articulated slim vertical formation.</li> </ul>	Type 2 	
<p>Wall Type 3</p> <ul style="list-style-type: none"> <li>• Aluminium vertical fins with glazing and spandrels. This type is at the recessed elements, vertically and horizontally integrating the development extension holistically.</li> </ul>	Type 3 	
<p>Wall Type 4</p> <ul style="list-style-type: none"> <li>• Existing heritage fabric to be restored with the guidance of a heritage architect.</li> </ul>	Type 4 	

# 4.0 Façade Design + Materials



Figure 18: Crown Street South Elevation Façade

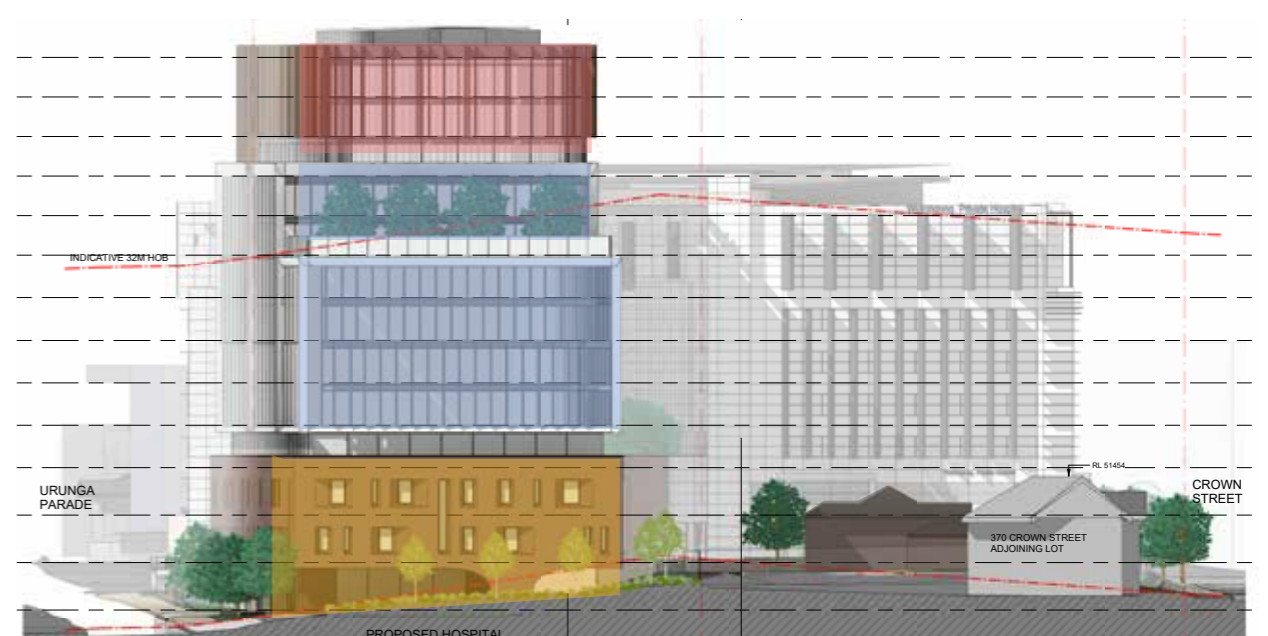


Figure 19: West Elevation Façade

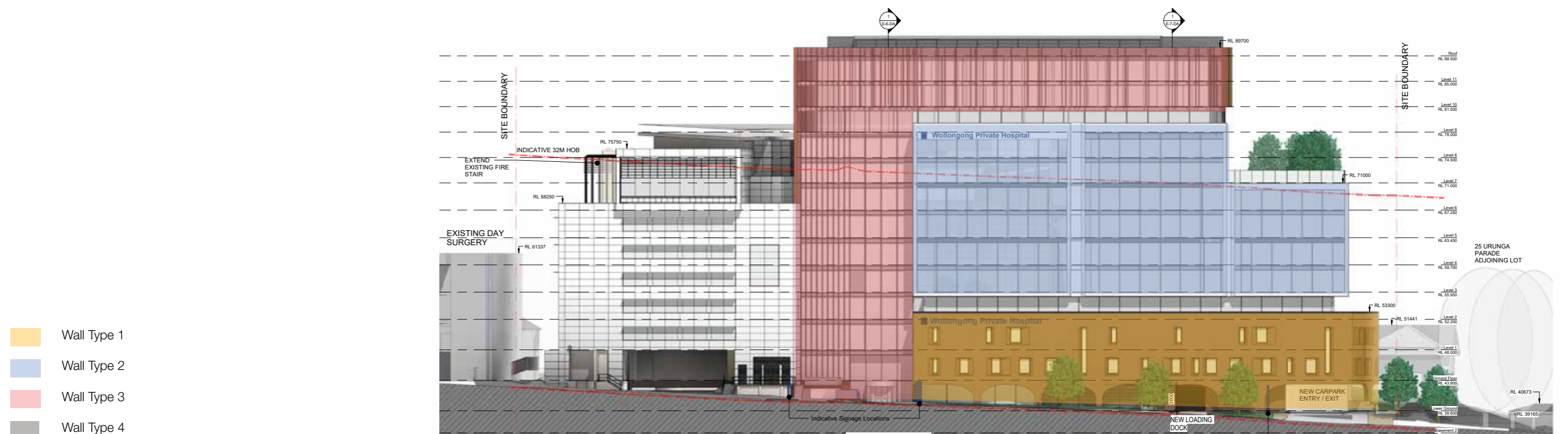


Figure 20: Urunga Parade North Elevation Façade

# 5.0 Connection to Country & Art

## 5.1 Connection to Country Overview

Connection to Country expression has been incorporated into the architecture in a number of ways. While consultation with knowledge holders is ongoing, it was important to identify specific 'canvas' areas that will be able to best support the narrative and provide, along with the landscape design, a holistic experience across the precinct.

## 5.2 Artist Statement

Art and Healing Pathway Narrative Artist Statement:

The Mum's and Bubs Clinic - One of the dwellings will serve as a safe and nurturing space for mothers and their babies. Here, women will connect with the hospital before giving birth, strengthening relationships between services and ensuring they feel supported, culturally safe, and cared for throughout their journey.

The Walk-In Health Clinic - The second dwelling will operate as a walk-in clinic, providing accessible healthcare for the community. Staffed by GPs and nurses, it will help ease the pressure on the hospital's emergency department while promoting wellbeing close to home.

The River Pathway and Wall Mural - Flowing between the two dwellings and towards the hospital, the artwork continues as a river a visual thread of connection, healing, and unity.

The large mural on the wall represents our traditional ancestors through symbolic imagery. At its heart lies a central meeting circle a place for all to come together in unity, to share knowledge, and to provide care for the whole community.

The dot work within the design represents ochre, drawn from Mother Earth. Ochre has long been used in sacred ceremonies for healing and connection, linking us to our old ways and ancestors.

Traditional and Modern Healing - Throughout the design, representations of traditional medicine plants weave between the two dwellings and the hospital. These symbols reflect the harmony between traditional healing practices and modern medicine working together to heal the community and achieve the best possible outcomes for all.

Message of the Artwork - This space stands as a meeting place a circle of life, care, and unity where culture and medicine come together, grounded in Country and guided by the strength of our ancestors.



Figure 21: Connection to Country Opportunities

## 5.0 Connection to Country & Art

### 5.3 Aunty Trish Levett - Holder of Knowledge

Gundungurra Artist | Cultural Educator | Author | Illustrator

Aunty Trish Levett, known traditionally as Kalawatawarra (Dragonfly), is a proud Gundungurra woman from the mountains of the Southern Highlands of NSW (Mittagong). Born and raised on her traditional Ngurra (land), and now living on Dharawal Country, she carries a deep connection to the muddy rivers, the lands, the stories, and the old ways that shape her practice.

An artist for over 30 years, Aunty Trish is dedicated to keeping Gundungurra dreaming stories alive and passing them to the next generations. Her work spans painting, illustration, cultural education, dance, language, and caring for Country especially sacred sites. She works across many mediums and holds a particular love for painting with traditional ochres gifted by Mother Earth.

A well-known and highly respected artist, Aunty Trish has exhibited throughout NSW, including at Parliament House in Sydney where she received a Highly Commended Award. Her artwork has been collected internationally, and she has created designs, logos, and artwork for many organisations. She is also widely recognised for her ongoing cultural design work for the Illawarra Hawks, contributing to the NBL Indigenous Round for several years, and designing the Australian Indigenous NBL jersey.

In 2022, Aunty Trish was honoured to be invited by internationally renowned curator Djon Mundine to exhibit in The Dingo Project, alongside 26 celebrated Aboriginal artists—an acknowledgement of her respected standing as a cultural knowledge holder and artist.

She is the author and illustrator of *Magurrung*, a children's book sharing the story of the endangered crayfish on Gundungurra Country. The book is now used as an educational resource in local schools, continuing her commitment to cultural knowledge transmission.

Through her art and cultural work, Aunty Trish carries and shares the teachings of her Ancestors:

Walk gently on Mother Earth, and care for her, for she provides everything we need to survive.

### 5.4 Art Curation - Medical Inspired

Art and Healing Pathway Narrative Artist Statement:

- "This artwork tells the story of connection to Country, water, and healing. The footpath linking the two dwellings is brought to life through stencil designs of a flowing river and sacred waterholes, symbolising life, renewal, and continuity. Since the beginning of time, many Aboriginal women have given birth at sacred water sites on Country. Water is life it sustains, heals, and connects us all. Its presence in this artwork represents the unbroken flow of culture, strength, and wellbeing through generations." - Trish Levett



# 6.0 Shadow Study

## 6.1 Overshadowing Study

Overall site shadow studies illustrate that:

- The proposed development has minor overshadowing impact to the surrounding public domain and mainly overshadowing its own development/ site.
- Winter Solstice, 21 June  
 Beatson Park, existing condition receive solar access to majority of the area between 11am to 1pm  
 Beatson Park, proposed condition receive solar access to majority of the area between 11am to 1pm
- Mid Equinox Solstice, 22 Sept/ March  
 Beatson Park, existing condition receive solar access to majority of the area between 9am to 3pm  
 Beatson Park, proposed condition receive solar access to majority of the area between 11am to 3pm
- Summer Solstice, 21 Dec  
 Beatson Park, existing condition receive solar access to majority of the area between 9am to 3pm  
 Beatson Park, proposed condition receive solar access to majority of the area between 9am to 3pm

EXISTING



PROPOSED



Legend

- Beatson Park
- Existing shadow
- Proposed shadow extent

Figure 22: Shadow Diagrams - 21 June

ISSUE FOR

# 6.0 Shadow Study

## 6.1 Overshadowing Study

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 Beatson Park, proposed condition receive solar access to majority of the area between 9am to 3pm

Legend

- Beatson Park
- Existing shadow
- Proposed shadow extent

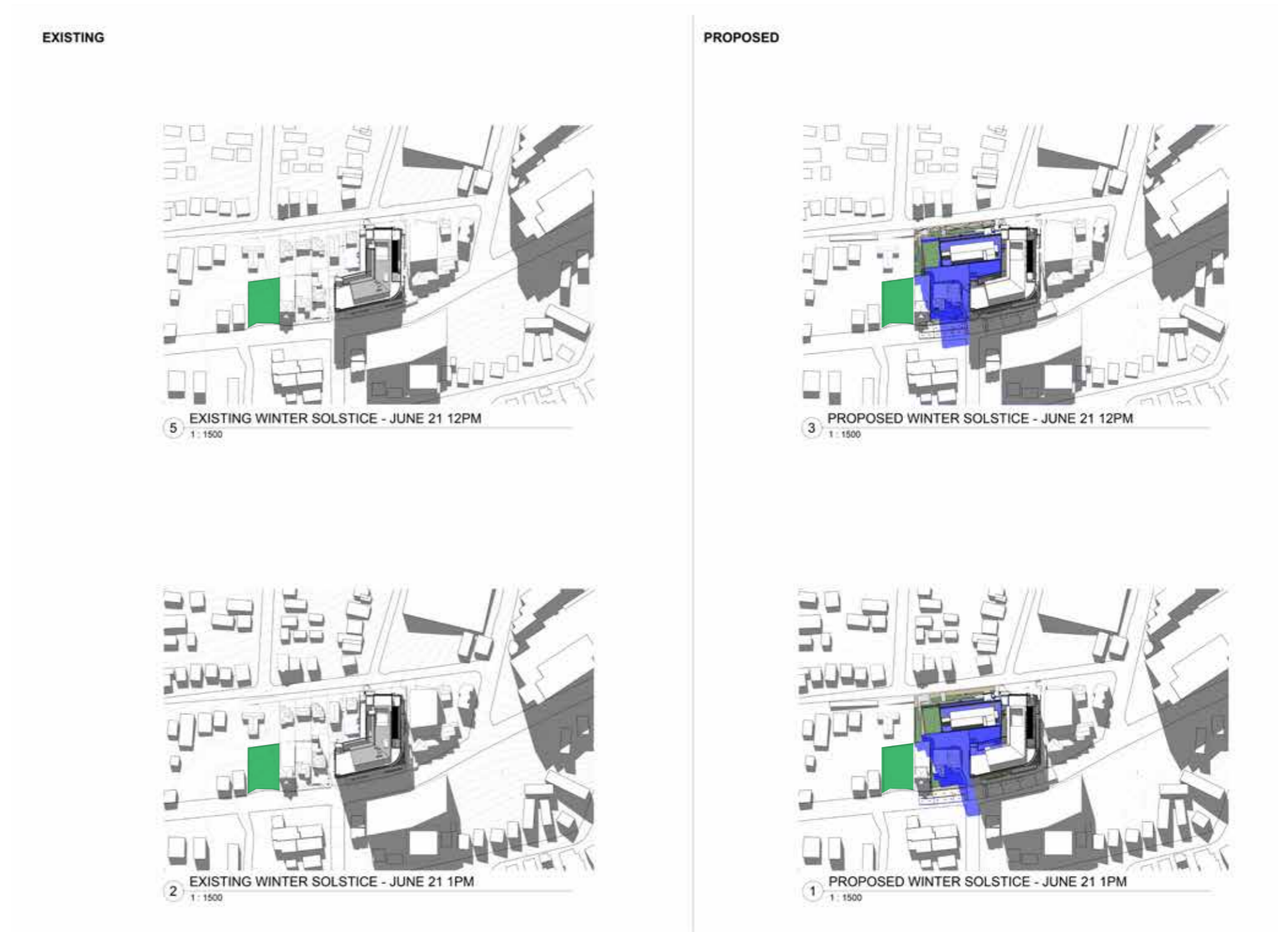


Figure 23: Shadow Diagrams - 21 June

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 Beatson Park, proposed condition receive solar access to majority of the area between 9am to 3pm

EXISTING



PROPOSED

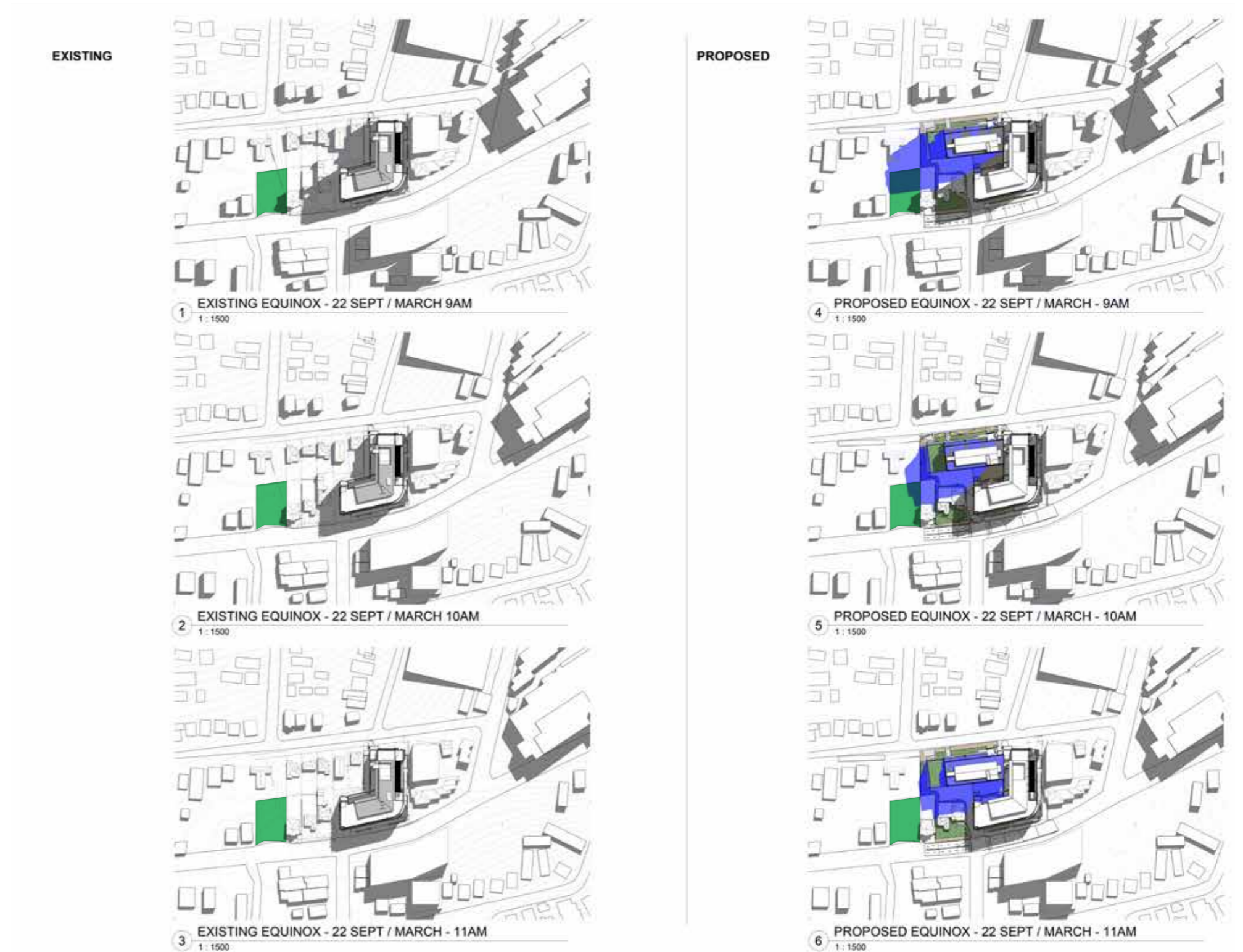


Legend

- Beatson Park
- Existing shadow
- Proposed shadow extent

Figure 24: Shadow Diagrams - 21 June

# 6.0 Shadow Study

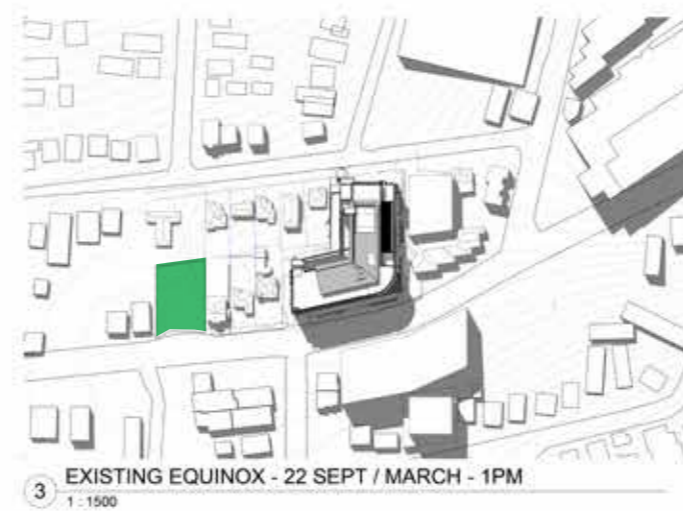
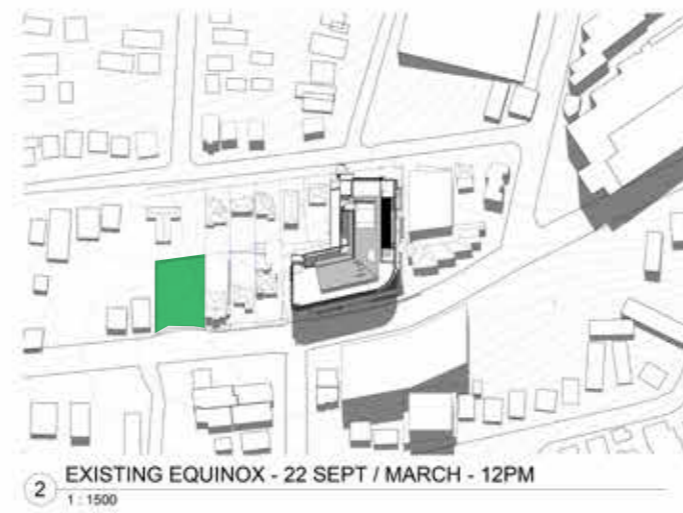


- Legend
- Beatson Park
  - Existing shadow
  - Proposed shadow extent

Figure 25: Shadow Diagrams - 22 Sept/ Mar

# 6.0 Shadow Study

EXISTING



PROPOSED



Legend

- Beatson Park
- Existing shadow
- Proposed shadow extent

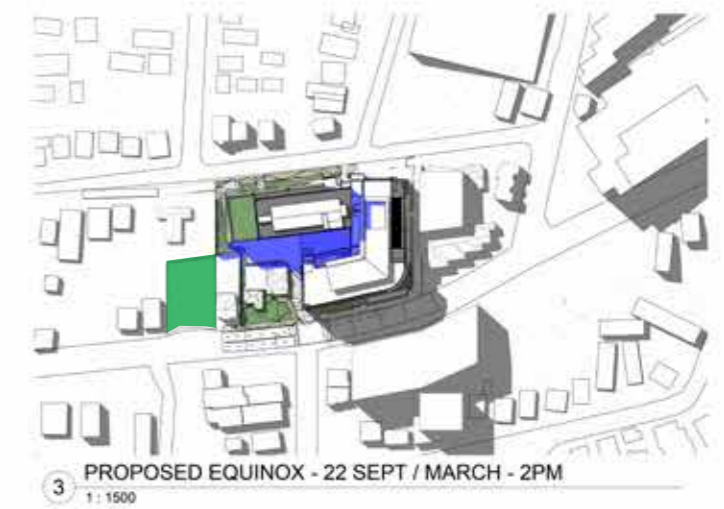
Figure 26: Shadow Diagrams - 22 Sept/ Mar

# 6.0 Shadow Study

EXISTING



PROPOSED

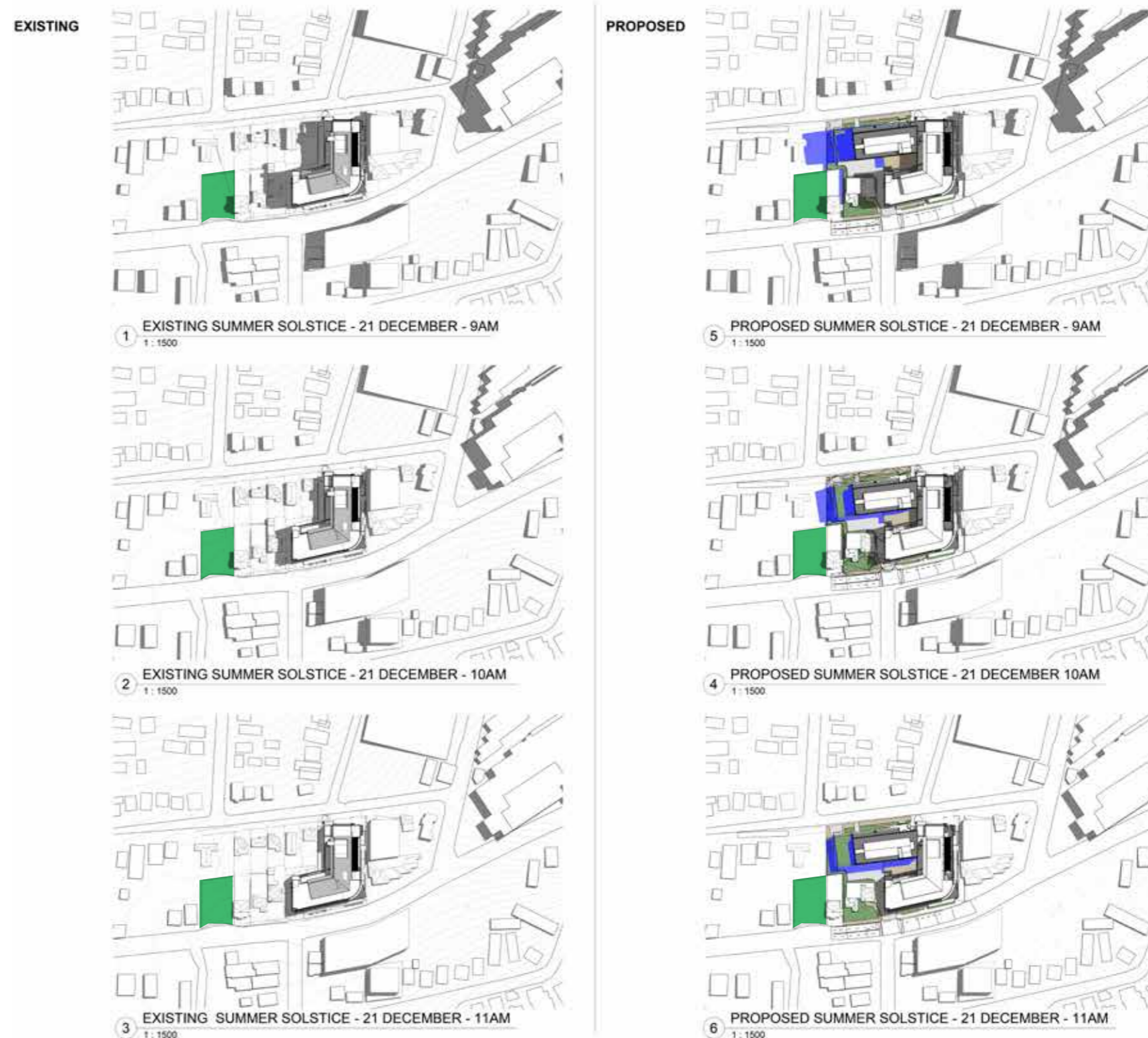


Legend

- Beatson Park
- Existing shadow
- Proposed shadow extent

Figure 27: Shadow Diagrams - 22 Sept/ Mar

# 6.0 Shadow Study



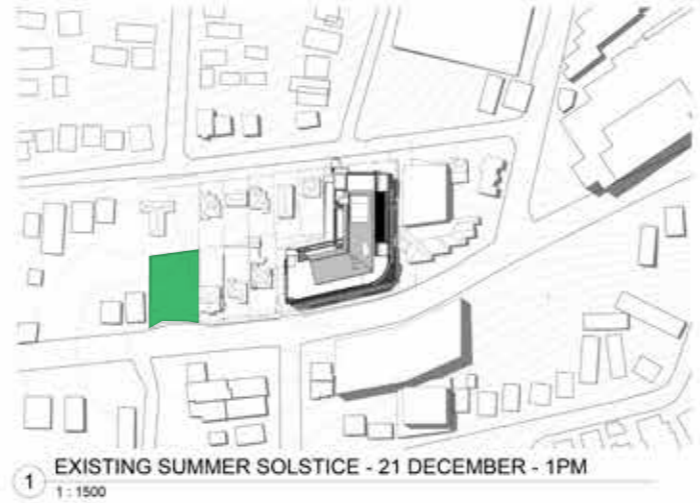
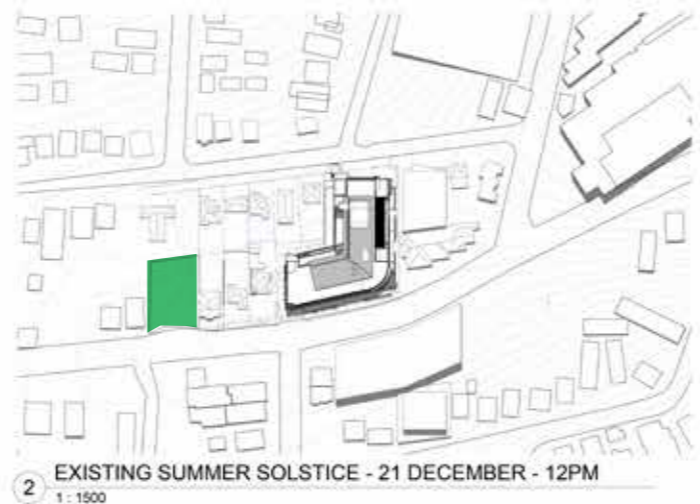
Legend

- Beatson Park
- Existing shadow
- Proposed shadow extent

Figure 28: Shadow Diagrams - 21 Dec

# 6.0 Shadow Study

EXISTING



PROPOSED

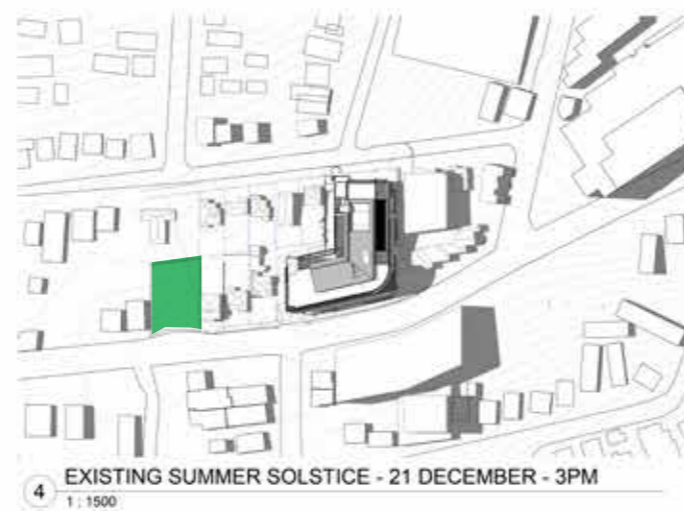


- Legend
- Beatson Park
  - Existing shadow
  - Proposed shadow extent

Figure 29: Shadow Diagrams - 21 Dec

# 6.0 Shadow Study

EXISTING



PROPOSED



Legend

- Beatson Park
- Existing shadow
- Proposed shadow extent

Figure 30: Shadow Diagrams - 21 Dec



# 7.0 Environmental Amenity

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## 7.1 Sustainability

The proposed Wollongong Private Hospital development will incorporate the following ecologically sustainable initiatives and energy efficiency measures.

Net Zero Climate and sustainability initiatives are driven by the hospital operator. Please refer to the Net Zero Statement prepared by DSA Consulting. These have been developed as a specific response to:

- Planning Secretary's Environmental Assessment Requirements.
- The Wollongong Development Control Plan (DC) 2009.
- Energy efficiency provisions of NCC Section J 2019.

A central objective of the project is to eliminate operational reliance on fossil fuels from the time of occupancy. All primary building services, including space heating, domestic hot water, and cooking, will be fully electrified, supported by high-efficiency heat pump systems. Any residual fossil fuel use is anticipated to be limited to emergency power only and will account for less than one percent of total energy demand, with emissions offset through accredited Australian carbon offset mechanisms.

Energy efficiency is embedded within the design approach, exceeding minimum National Construction Code requirements. The building fabric is designed to perform at least ten percent better than Section J Deemed-to-Satisfy standards, incorporating high-performance glazing, improved insulation, external shading, and thermally broken façades. Airtightness measures further enhance thermal performance and occupant comfort.

Building services will utilise energy-efficient HVAC systems, energy recovery ventilation, variable speed drives, LED lighting, and an integrated Building Management System to optimise operational performance. On-site renewable energy generation, including rooftop solar photovoltaic arrays, is proposed and will be sized during detailed design stages.



Courtyard Render



# PART C CONCLUSION

# Conclusion

The Wollongong Private Hospital expansion program has been derived from a clinical service plan as prepared by Ramsay Health Care. The clinical service plan outlines the business case of the hospital which considers the demographics of the region, its growth and the foreseeable gap in health services for the facility in the next 10 years. It also considers the new health services of the private hospital such as the new emergency department and the radiation oncology both of which would require the support of new inpatient beds to function. The clinical service plan has determined 191 inpatient beds would be required to meet the health services demand for the hospital for the next 10 years and this is met by the proposed design.

This significant expansion of the hospital will create an opportunity to transform the identity of the hospital, and its ridgeline site, into a permeable precinct that welcomes the community into wellness. The organisation of the built form elements reinforces this approach and provides for authentic urban fabric that responds to its location at the edge of the city centre. The organisation of hospital elements allows for a streamlined approach to circulation and improved interfaces from the hospital to surroundings and the community. A publicly accessible through site link, open during normal business hours, encourages the community to understand the idea of wellness as a part of everyday life.

The proposed development retains the heritage item on Crown St and the neighbouring dwelling. These dwellings will form part of the a new local based indigenous health unit and will be the heart of the connection to country narrative that forms the gateway to the greater health precinct.

This new precinct will be grounded with a compelling Connection to Country narrative that reconnects this facility to the cultural, geographic and landscape story of the Illawarra. The design team is developing a series of narratives that will be based on consultation with local Cultural Knowledge Holders and will continue to inform the design going forward. Initiatives already identified include capitalising on the retained dwelling, the through site link as a vehicle for reconnecting views and topography to the hospital experience, creating a series of wellness gardens, a green heart and a western terrace, that use indigenous planting to create connections through sight, smell and sound, signifying the transition to the centre of Wollongong. An overarching theme that is emerging includes the concept that the wellness of Country and people are intrinsically linked through landscape, topography and experience.

The proposed development represents a considered, high-quality architectural solution that is intrinsically linked to its context, achieving an exemplary balance between operational efficiency and positive urban contribution.

## 1. Built Form Response to Context

The design of the built form—encompassing its layout, height, bulk, scale, separation, setbacks, interface, and articulation—is a direct and demonstrable response to the site characteristics, streetscape, and the existing and future character of the Wollongong locality.

- **Scale and Height:** The building massing employs a stepped-back profile to manage bulk, ensuring a respectful transition in height and scale between the existing hospital infrastructure and the surrounding lower-rise urban context, particularly along [mention a street, e.g., Urunga Parade].
- **Setbacks and Interface:** Deepened setbacks at the ground plane reinforce the established streetscape rhythm and provide generous space for public domain improvements. The ground-floor interface is activated with pedestrian entrances and high-quality landscaping, ensuring the building contributes positively to the public realm rather than presenting a blank façade.
- **Articulation:** The façade articulation breaks down the perceived bulk of the structure through variations in material, recessions, and vertical and horizontal elements, preventing a monolithic appearance and creating visual interest suitable for a key institutional building in the city.

## 2. Delivering a High-Quality Development

The building design has been driven by a commitment to deliver a high-quality, durable, and enduring development.

- **Façade Design and Articulation:** The material palette is selected for longevity, low maintenance, and aesthetic appeal, likely featuring a combination of precast concrete, high-performance glazing, and metal cladding in a colour scheme (e.g., [mention a specific colour tone or palette, e.g., warm whites, greys, and deep blues]) that is sympathetic to the existing Wollongong Private Hospital architecture. The articulation incorporates sun-shading devices and strategically placed spandrel panels to manage solar load while providing depth and texture to the exterior.

- **Roof Design and Services Integration:** The roof design integrates building services (HVAC, plant) discreetly behind screen walls, minimising visual impact from surrounding taller buildings and public vantage points. All necessary services and utilities are fully integrated into the building fabric to maintain the integrity of the façade and streetscape.

- **Materials and Finishes:** Internal and external finishes and materials are selected to withstand the demands of a high-traffic health facility environment while contributing to a sophisticated and welcoming atmosphere.

## 3. Maximising Public Spaces and Amenity

The proposed development prioritises maximising the amount, access to, and quality of public spaces within and surrounding the site, reflecting relevant design guidelines and advice from the local council and the Department.

- **Public Space Provision:** The design includes enhanced public forecourts and improved pedestrian pathways along the street frontages, increasing the quantum and quality of accessible open space. These spaces are designed to serve as welcoming arrival points and provide areas of respite.
- **Access, Permeability, and Connectivity:**
- **Accessibility:** Public spaces, including pedestrian paths and entries, are designed in strict accordance with the Disability Discrimination Act (DDA) and relevant Australian Standards, ensuring a universally **welcoming, attractive, and accessible** environment for all users.

- **Permeability:** The site layout maximises permeability and connectivity through direct, intuitive, and clearly signposted pedestrian routes linking the hospital to surrounding streets and public transport nodes.

- **Maximising Amenity:** Public spaces are designed to maximise amenity for their intended use through:

- **Solar Access and Shade:** Strategic landscaping and the orientation of external seating areas are designed to provide adequate solar access during winter months while offering shade and shelter during summer, enhancing user comfort.

- **Wind Protection:** The built form geometry and landscaping elements are used to mitigate adverse wind effects at the pedestrian level, providing **wind protection** and ensuring usability of the external spaces.

## 4. Crime Prevention through Environmental Design (CPTED)

CPTED principles have been integrated into the development from the earliest stages of design, in accordance with the *Crime Prevention and the Assessment of Development Applications Guidelines\**, to ensure a safe, secure, and well-managed environment.

- **Natural Surveillance:** The design maximises opportunities for 'eyes on the street' by positioning occupied spaces (e.g., waiting areas, ground floor lobbies) to overlook public areas and pedestrian thoroughfares. The landscaping is designed to be low-level to maintain clear sightlines throughout.
- **Access Control:** Clear and intuitive wayfinding, coupled with defined entrances and exits, distinguishes between public and private areas. Public access to sensitive hospital zones is physically and operationally controlled.
- **Territorial Reinforcement:** High-quality paving, lighting, and clear signage delineate the public and semi-public spaces, fostering a sense of ownership and discouraging inappropriate use.
- **Environmental Maintenance:** A commitment to high standards of landscape and building maintenance is central to the design, ensuring that spaces are kept clean, well-lit, and in good repair, which actively discourages vandalism and anti-social behaviour.

# APPENDIX 1 | CPTED ASSESSMENT

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## CPTED Assessment

### 1.0 Introduction

#### 1.1 Purpose of the report

This report includes a Crime Prevention Through Environmental Design (CPTED) assessment for Wollongong Private Hospital and the addition proposed in this SSDA.

This report addresses how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines' as per the Planning Secretary's Environmental Assessment Requirements for the State Significant Development.

#### 1.2 Project background

The project comprises the design and construction of an addition to the Wollongong Private Hospital located at 360-364 Crown Street, Wollongong. This addition also includes modifications to the existing hospital.

Key project elements include:

- 28,688 m<sup>2</sup> hospital facilities
- New exit and entry ramp connections to Urunga Parade
- 3,243 m<sup>2</sup> medical tenancy building
- 2,696 m<sup>2</sup> addition to the Crown Street ground level of the existing hospital

#### 1.3 Methodology

The report has been prepared following the key steps outlined below:

- Site visit
- Check relevant compliance documents
- Identify CPTED principles based on NSW guideline
- Determine applicable CPTED principles
- Develop a risk assessment methodology
- Conduct desktop analysis of crime statistics through NSW Police online data
- Identify risks, likely consequences and applicable CPTED principles
- Undertake facility CPTED assessment
- Provide summary and recommendations, where applicable.

### 2.0 CPTED Principles

CPTED is a crime prevention strategy that focuses on the planning, design and structure of neighbourhoods and cities. This strategy is based on the principle of reducing opportunities for crime by implementing appropriate design and place management principles. The resulting environment, including the building and its surroundings will discourage or impede offenders from perceiving these places as opportunities for crime and anti-social behaviour.

CPTED seeks to influence the design of buildings and places by:

- Increasing the perception of risk to criminals by elevating the possibility of detection
- Increasing the effort required to commit the crime by elevating the time, energy and/or resources required
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'
- Removing conditions that create confusion about required norms of behaviour.

The key CPTED principles, as outlined in the *Safer By Design* published by NSW Police on their website, are noted in the adjacent table.

CPTED Key principles	
Surveillance	People feel safe in areas when they can see and interact with others, and criminals are deterred from places that are well supervised or have visual permeability. Surveillance can be in the form of natural, technical and formal.
Access control	Access control involves the control, channelling or encouragement of people and vehicles entering and exiting the area by wayfinding, formal/informal routes and desire lines. Effective access control can be achieved through the use of physical/symbolic barriers which increases the time and effort criminals need to commit crime.
Territorial reinforcement	Places that are well cared for, well-used and have a sense of community ownership sends positive signals to the community, and people that have ownership of areas are more likely to intervene in crime and provide effective supervision.
Target hardening (security measures)	The physical security of buildings or premises against access by offenders, through measures such as security fencing, enhanced locks; CCTV can all contribute to the reducing opportunities for criminal behaviour.
Space / Activity management and maintenance	Space management involves the formal supervision, control and care of the place. The effective use spaces help to maintain and maximise safety, as places that are infrequently used have a higher chance of vandalism and abuse.

## CPTED Assessment

These CPTED principles help to ensure the construction ancillary facilities are safe, secure and discourage offenders from seeing them as potential places for crime and anti-social behaviour. This CPTED assessment will primarily focus on design elements such as:

- Entries
- Fences and gates
- Lighting
- Blind corner visibility
- Signage
- Surveillance
- Graffiti and vandalism.

These have been categorised in the adjacent principles and issues tables below under:

- Access and surveillance
- Territorial reinforcement and target hardening
- Management and maintenance.

The table identifies the micro-level principles outlined in the approved guideline and their application to this CPTED assessment.

Micro principle	Application
<b>Surveillance</b>	
Ensure clear sightlines to public realm spaces from adjacent buildings	✓
Light primary pedestrian routes	✓
Ensure level changes do not obscure public places	✓
Front boundary fencing should be visually permeable	N/A
<b>Access control</b>	
Secure access against offenders with gates and defining structures	✓
Ramps and steps can create effective local access controls	✓
Changes of ground level delineate ownership or use changes	✓
Integrate security screens and bars as design elements	N/A
<b>Territorial reinforcement</b>	
Careful consideration of scalable fences and bollards	✓
Clearly defined private ownership by structures and surface materials	✓
Avoid ambiguity of ownership and responsibility	✓
Appropriate signage	✓
<b>Target hardening</b>	
Incorporate shuttering and window barring as integral design elements where openings are susceptible to break-in and concealed crime exit	✓
Ensure building parapets do not conceal unlawful access.	✓
Install closed circuit television where natural surveillance is poor.	✓
Where fencing is required for security it should be no less than two metres in height.	N/A
<b>Management and maintenance</b>	
Remove graffiti as soon as possible after occurrences.	✓
Establish effective maintenance plans for public spaces.	✓
Maintain plants to retain visibility where required	✓
Train maintenance staff to identify and report potential problems.	✓

## CPTED Assessment

### 3.0 Crime Risk Assessment

#### 3.1 Crime risk assessment methodology

A crime risk assessment is an evaluation of the potential for crime in an area. It provides an indication of both the likely magnitude of crime and the likely crime type. There are three key steps to assessing crime risk based on the process outlined in the Safer By Design guidelines:

- Identify crime risks or statistics present in the area
- Identify likely consequences of these crimes for the community, and or individual, and
- Apply CPTED principles that correlate with the risk present in the area.

Offence	July 2023 - June 2024	July 2024 - June 2025	Trend	2 year trend and avg. annual % change
Break and enter (non-dwelling)	195	228	Stable	*
Malicious damage to property	1357	1271	Stable	-6.4
Possession and/or use of amphetamines	297	404	Stable	*
Possession and/or use of cannabis	561	482	Stable	*
Possession and/or use of cocaine	57	62	Stable	*
Possession and/or use of ecstasy	44	24	Down	-42.2%
Possession and/or use of narcotics	13	8	Down	-32.8
Possession and/or use of other drugs	10	6	Down	41.8%
Liquor offences	335	179	Stable	*

NSW Recorded Crime Statistics July 2015 - June 2025 | Source NSW Bureau of Crime Statistics (BOCSAR)

## CPTED Assessment

Based on the desktop crime statistics and mapping information above, this table provides a summary of the crime risk assessment, with an identification of potential consequences of the previously listed crimes, for the community, individual and the Project. It also outlines the CPTED principles that can be applied to reduce the impact of these crimes.

Risks / Hazards	Consequences	CPTED principles
Incidents of theft (break and enter non-dwelling)	<ul style="list-style-type: none"> <li>Financial loss of the project</li> <li>Potential injury to the individual on the construction site</li> </ul>	<p><b>Access and surveillance</b></p> <ul style="list-style-type: none"> <li>Fencing should maximise natural surveillance from the surrounding to the site; where possible and minimise opportunities for offenders to hide</li> <li>Perimeter fencing also increases the effort to access the premises and increase the perceived risk of committing a crime</li> <li>Ensure access points are orientated to face streets and are clearly defined and secure.</li> </ul> <p><b>Territorial reinforcement</b></p> <ul style="list-style-type: none"> <li>Ensure appropriate signage is visible to clearly define site ownership</li> </ul>
Malicious damage to property	<ul style="list-style-type: none"> <li>Increase maintenance costs to the Project</li> <li>Undermines a community's feeling of safety, potential to reduce quality of life</li> <li>May encourage further criminal acts through the process</li> <li>Potential injury to the individual on the construction site</li> </ul>	<p><b>Access and surveillance</b></p> <ul style="list-style-type: none"> <li>Avoid blind corners and hidden pockets of space</li> <li>Landscape shrub is proposed to the west of the medical tenancy building to discourage any direct access along the western boundary. Hidden maintenance access to the recessed bunker hatch is provided between the landscape design.</li> <li>Improvement of lighting; where possible to increase visibility in public spaces</li> </ul> <p><b>Target hardening/maintenance</b></p> <ul style="list-style-type: none"> <li>Introduce formal surveillance options such as CCTV and mirrors</li> <li>Promptly remove or repair damage to increase public's sense of safety.</li> </ul>
Drug offences	<ul style="list-style-type: none"> <li>Undermines a community's feeling of safety, potential to reduce quality of life</li> </ul>	<p><b>Target hardening/maintenance</b></p> <ul style="list-style-type: none"> <li>Avoid blind corners and hidden pockets of space</li> <li>Use formal surveillance options such as CCTV and mirrors, particularly in isolated areas</li> </ul>

Crime and assessment summary

## CPTED Assessment

### 3. Assessment of Facilities

#### 3.1 General site level

A macro site analysis summary is provided below:

- The health precinct is enclosed with clearly marked entry points and wayfinding features such as pathways and signage
- Sightlines from the public domain (roads and paths) are generally clear and are not overly complicated or blocked by any landscaping or hazards
- Concealment opportunities are limited.
- Vehicle entries to all service and parking areas are controlled with access gates.
- The ambulance and lobby areas will be staffed on a 24/7 basis and therefore will have surveillance on premises.
- CCTV cameras will provide security coverage for all areas

The WPH precinct will have 1.8 metre high non-scalable fencing along the west side to ensure that a secure perimeter is established. This item will run along the site boundary and return to the built form to prevent hidden spaces. Along the eastern edge an interstitial space exists between the existing hospital building and facilities to the east. This space is protected by a security fence at 1.8 metres high to prevent unauthorised access.

The Urunga Parade boundary will have street wall facilities and active street frontage. A number of access points consisting of loading docks, carpark entrances and ambulance access drive open onto Urunga Parade. The carpark access and loading dock are existing and serve the current hospital. No changes are envisioned for these items. The ambulance bay is intended to operate on a 24/7 basis and will be monitored by CCTV cameras linked to the ground floor central security office.

The existing houses that will be adapted into medical facilities will have passive and active surveillance of its pedestrian and vehicular entry points and movement through the site. The facilities will be linked visually and with landscape design elements to the main entry and ambulance/emergency areas of the hospital. Security will be integrated with the main hospital building.



Wollongong Private Hospital Ground Floor Plan

## CPTED Assessment

CPTED Principles		CPTED Strategies / measures	Issues arising	Details
<b>Access and surveillance</b>				
Design elements	Entrance control	✓		Personnel access to the site is via staff and public access points with a swipe pass for staff. All vehicular access is monitored via CCTV and boom gate systems
	Fences and gates	✓		1.8m perimeter fencing is provided, and is in good condition. Vehicular access via boom gate and pedestrian access turnstile to be installed
	Lighting	✓		Low glare security lighting is provided and will be extended to new facilities
	Blind cover visibility	✓		The primary facility will be operating 24 hours, seven days a week with constant medical staff increasing passive surveillance
<b>Territorial reinforcement and target hardening</b>				
Design elements	Signage	✓		Appropriate warning signs and wayfinding map will be displayed at key entry points to assist with way finding and territorial reinforcement
	After hours surveillance	✓		CCTV system installed on site. Passive surveillance will also be provided by the 24/7 staffing requirements of the hospital.
	Window barring	✓		No barring has been provided. Ground level shopfront façades will be provided with appropriate glazing and secure doors. This will meet standard retail/commercial requirements.
<b>Management and maintenance</b>				
	Graffiti and vandalism	✓		There have been no reported incidents of vandalism on site. However, graffiti will be removed as soon as practicable, should there be an occurrence



Crown Street view



Crown Street entrance view



Western edge view



Urunga Parade view



Urunga Parade loading dock view

## CPTED Assessment

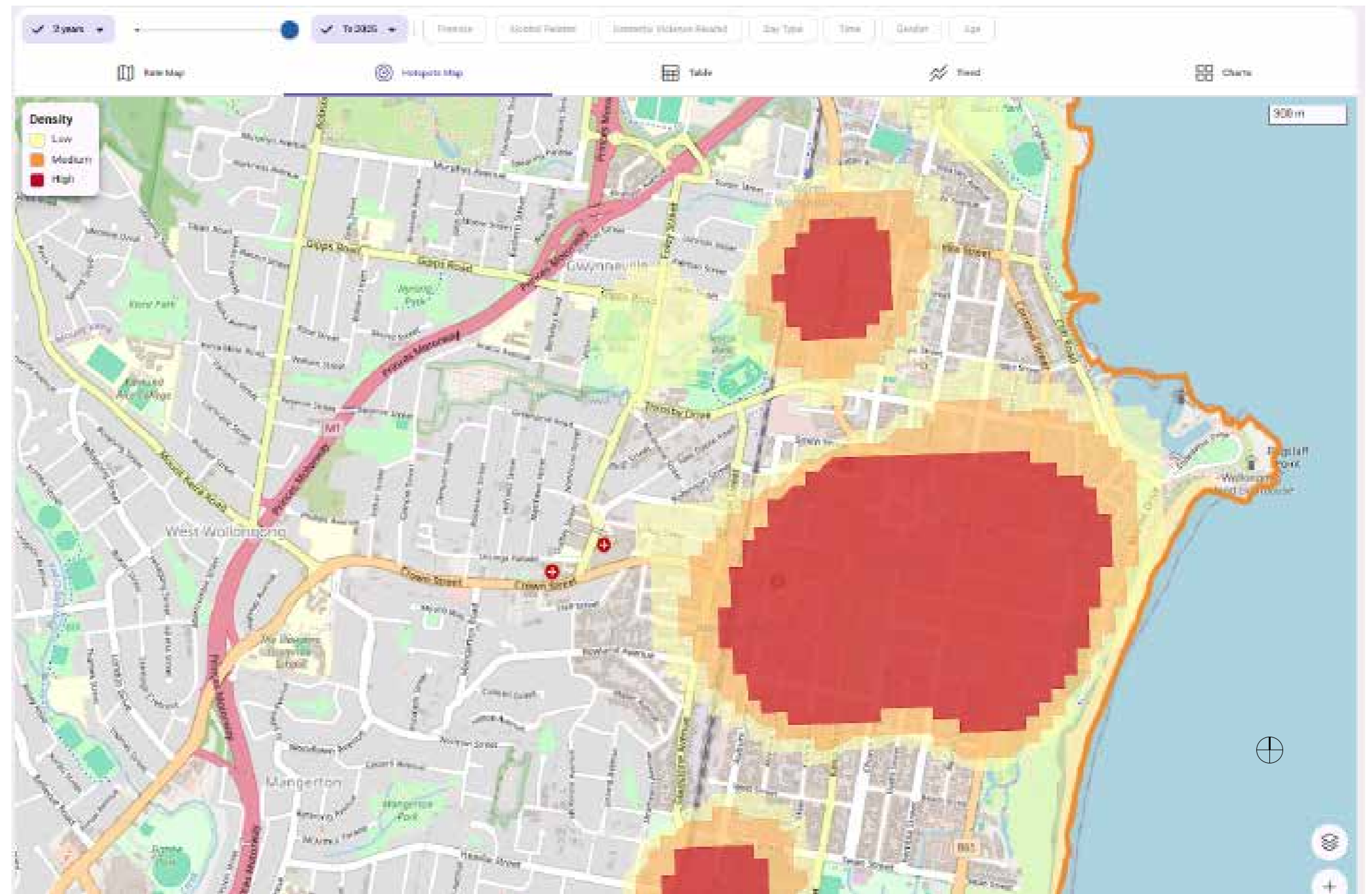
### 4. BOCSAR "Hot Spot" Mapping

Key guideline documents and websites used include:

- *Safety By Design*, NSW Police
- [www.crimeprevention.nsw.gov.au](http://www.crimeprevention.nsw.gov.au)
- <https://www.bocsar.nsw.gov.au>
- [https://www.police.nsw.gov.au/safety\\_and\\_prevention/policing\\_in\\_the\\_community/safer\\_by\\_design](https://www.police.nsw.gov.au/safety_and_prevention/policing_in_the_community/safer_by_design)

### 5. Reference Documents/Websites

- *Safety By Design*, NSW Police
- [www.crimeprevention.nsw.gov.au](http://www.crimeprevention.nsw.gov.au)
- <https://www.bocsar.nsw.gov.au>
- [https://www.police.nsw.gov.au/safety\\_and\\_prevention/policing\\_in\\_the\\_community/safer\\_by\\_design](https://www.police.nsw.gov.au/safety_and_prevention/policing_in_the_community/safer_by_design)



BOCSAR Mapping: Theft (Break and Enter non-dwelling)  
BOCSAR Crime Mapping (Source: BOCSAR)