



LIVERPOOL PRIVATE HOSPITAL

61-71 GOULBURN ST, LIVERPOOL
URBAN DESIGN REPORT
MAY 2022

HATCH | RobertsDay

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Executive Summary

This report provides an urban design analysis and justification for the proposed Liverpool Private Hospital and the associated Planning Proposal to amend the LEP controls for height and FSR at 61-71 Goulburn Street, Liverpool.

Located within close proximity of Liverpool CBD, the site presents an opportunity to improve Liverpool's offering as a major health hub of Western Sydney and provide a response to local strategic objectives and community needs.

Hatch RobertsDay were engaged to work collaboratively with the design team to develop a place-led design response for the site and unlock its potential for transformation. The vision for the Liverpool Private Hospital is to create a context-responsive, health services hub complementing the spatial offering of Liverpool by contribution to shaping a world-class health precinct.

The vision for 61-71 Goulburn St has been developed based on detailed understanding of local context, character, policy and site-specific opportunities to create a great place that prioritises human-scaled experience of the city and provides spatial improvements to the area.

The Proposal will deliver a place for people that evolves the best attributes of Liverpool into the 21st century. Over time, it is the intent for Liverpool Private Hospital to be recognised as a significant project for creating better local places in Liverpool Local Government Area and a national benchmark for shaping health precincts.

This report concludes that the proposal offers significant strategic merit, significantly enhancing the health precinct in terms of services, amenities and employment. The site is strategically well located for increased building height to develop synergies with Liverpool Public Hospital and contribute to the overall vitality and profile of Liverpool city centre.

The report also concludes the proposed concept design achieves an excellent design outcomes with an integrated approach to public domain, ground floor interface, podium and tower massing and articulation, overshadowing, visual impact and access.

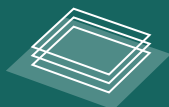
Considering the urban design outcomes outlined herein, it is recommended that the Planning Proposal be supported.

As part of the vision the Proposal provides:

- A NEW PRIVATE HOSPITAL WITH 155 BEDS AND 12,540 M² OF CONSULTATION AND EDUCATION SUITES CONNECTED VIA BRIDGE AND GROUND LEVEL TO LIVERPOOL PUBLIC HOSPITAL
- AN EXPANDED HEALTH PRECINCT INTEGRATED WITH THE LIVERPOOL HOSPITAL MASTER PLAN, PROVIDING SIGNIFICANT ADDITIONAL CAPACITY AND EMPLOYMENT
- A 20 STOREY BUILDING PROVIDING 32,280 M² OF FLOOR SPACE.
- ADDITIONAL NEW PUBLIC DOMAIN TO SERVICE WORKERS, PATIENTS AND VISITORS
- ACTIVE GROUND FLOOR FRONTAGES AND STREETScape UPGRADES
- A FRAMEWORK AND CONCEPT FOR DESIGN EXCELLENCE

Proposed Planning Controls

As part of the Planning Proposal, the proponent seeks approval to amend of the following LEP controls for the Private Hospital site at 61-71 Goulburn St:



FLOOR SPACE RATIO
6.9 : 1



HEIGHT OF BUILDINGS
79.0m





01



Introduction

Introduction

BACKGROUND

The subject property comprises 61-71 Goulburn St, Liverpool

Inspired by the local character of Liverpool and best practice health precincts in Australia and overseas, the vision is to invest in creating Liverpool Private Hospital on the subject site.

The Client has engaged Hatch RobertsDay (HRD) were engaged to collaboratively develop a place-led vision supporting the Planning Proposal. The Site sits adjacent to the Liverpool Public Hospital in the Liverpool City Centre and within a 10 minute walk from Liverpool Transport Interchange. The Site is currently occupied by four 4-storey residential buildings and 1 single-storey house.

The Planning Proposal for Liverpool Private Hospital provides a place-led design response, aligning with local context, and responding to the current needs and challenges of Liverpool. The result is a site-tailored mixed use development unique to Liverpool's envisaged urban character.

PURPOSE

This Planning Proposal Report seeks to amend the Liverpool LEP 2008 to facilitate the proposed design concept.

Considering this intention, the report seeks to:

- Provide a vision and guiding design principles for creating Liverpool Private Hospital
- Create a precinct with broad public benefit and potential to build the wider health precinct that complements the broader area of Liverpool.
- Provide the Strategic Design Justification to support the Planning Proposal, including the relationship of the Public Hospital as well as broader Liverpool CBD catchment.
- Provide the Local Merit assessment for the Planning Proposal in terms of complementing and improving upon the local character of the area.

STRUCTURE

The Planning Proposal is composed of four main sections.

- **Context and Place Analysis** provides background information on planning merit, existing conditions and key factors that will inform the Proposal
- **Place Design Framework** describes the strategy for creating Liverpool Private Hospital, the public life, new public places, the built form
- **The Proposal** describes the concept design and highlights its key spatial aspects and integration with surrounding urban context.
- **Realising The Principles** outlines how The Proposal realises the previously established principles and how it adds value to the urban fabric of Liverpool.



VIEW OF LIVERPOOL CITY CENTRE OVER GEORGES RIVER - VIEW FROM LIGHTHORSE BRIDGE

The Intent Of The Proposal

The overarching intent of the Proposal is to create a world-class hospital which will deliver high quality urban spaces at ground plane and street level and achieve architectural design excellence complementing the urban fabric of Liverpool.

The Proposal will ultimately form part of the Liverpool Health Precinct and provide a high quality urban design and architectural creating a high quality urban spaces at street and ground floor level and will become an exemplar health services project in Australia.



The vision and the design framework for the proposal has been inspired by the local context and national examples of health precincts.

Health precinct examples that have been reviewed as part of developing inspiring urban design, architecture and landscape design features include:

- **Bendigo Hospital Victoria**
- **New Lady Cilento Childrens Hospital, Brisbane**
- **Maitland Hospital (Concept)**

The design features of studied precedents that have been found particularly inspiring are

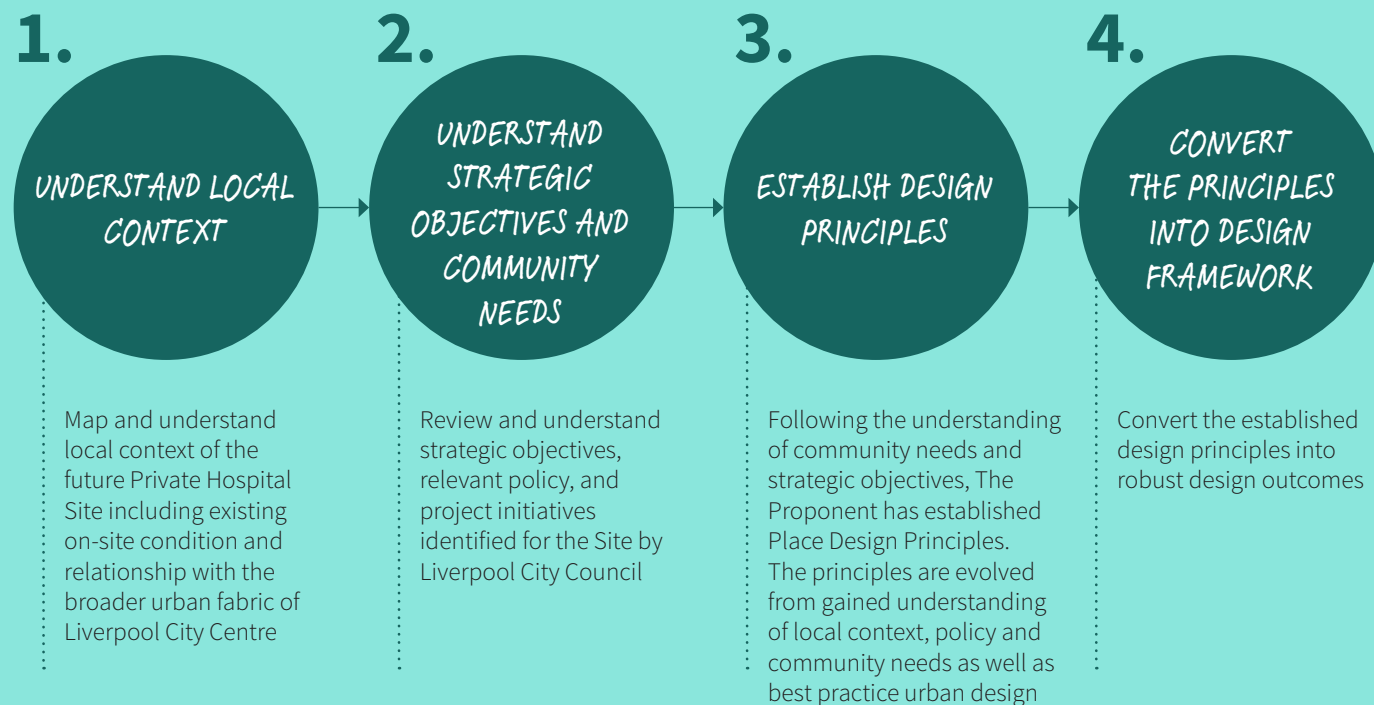
- Quality architecture
- Legible and walkable building entrances
- Public domain created for wellness
- High quality landscape design
- Active frontages connecting the built form with streetscape and public domain
- Public domain greening
- Aesthetic in design of shading and weather protection elements



Our Approach: **Understanding the Place**

The approach for establishing the vision and the design for Liverpool Private Hospital is based on a four step process aimed to achieve cohesion of analysis and the design processes.

The approach is built on gaining thorough understanding of site's existing context in regional and local scale. In addition, it focuses on reviewing and analysing the strategic objectives and project initiatives that have been identified for the area. The completed analysis forms a base for establishing key design principles that ultimately inform the urban design framework for the Proposal.







02



Context and Place Analysis

Setting The Scene

The development of the design framework has been informed by local, regional and state planning policy and guidance. In particular, it seeks to enhance the liveability of Liverpool by renewing an existing strategic site within close proximity to the Liverpool City Centre.

The planning policy summary on the following pages is a breakdown of the key strategic and local planning initiatives that the Site has potential to deliver and contribute to.

It highlights the context and how the site provides relevant responses to the directions and objectives outlined in each of the key documents reviewed as part of the Planning Proposal.

The planning policy analysis provides the strategic and local planning context for the Planning Proposal. The document highlights the proposal's context and how the site provides opportunities for a relevant response to the following documents:

- Liverpool Place Strategy
- Re-imagining Liverpool Health, Education, Research and Innovation Precinct (pwc, 2017)
- Liverpool Local Strategic Planning Statement 2020
- Liverpool City Public Domain Plan
- Liverpool Hospital Masterplan
- A Metropolis of Three Cities (Greater Sydney Commission)
- Better Placed: An integrated design policy for the built environment of New South Wales (Government Architect NSW (GANSW) 2020)
- Greener Places
- Draft Greener Places Design Guide (GANSW 2020)

A comprehensive assessment of the proposal in planning terms has been developed by WillowTree Planning and will be submitted as part of this Planning Proposal.

Delivering Strategic Objectives

The subject site creates a unique opportunity to contribute to realisation of a number of strategic planning objectives for Liverpool. The objectives that the Proposal has the potential to contribute to are:



1.

CREATE A WORLD - CLASS HEALTH EDUCATION AND RESEARCH PRECINCT

The site presents an exciting opportunity for locating and developing a private hospital in Liverpool which has been identified as a desirable initiative through the collaboration process.



3.

CONTRIBUTE TO A VIBRANT CITY

The development of the Private Hospital has potential to contribute to a Liverpool as a vibrant city through considering activation of streets along main desire line routes, creating new opens spaces fostering social interaction and connectedness.



2.

PROVIDE ATTRACTIVE ENVIRONMENT FOR EMPLOYMENT GROWTH IN HEALTH AND EDUCATION

The Proposal will provide additional employment to Liverpool Collaboration area in accordance with the District Plans Vision and a vision for 30-minute city.



4.

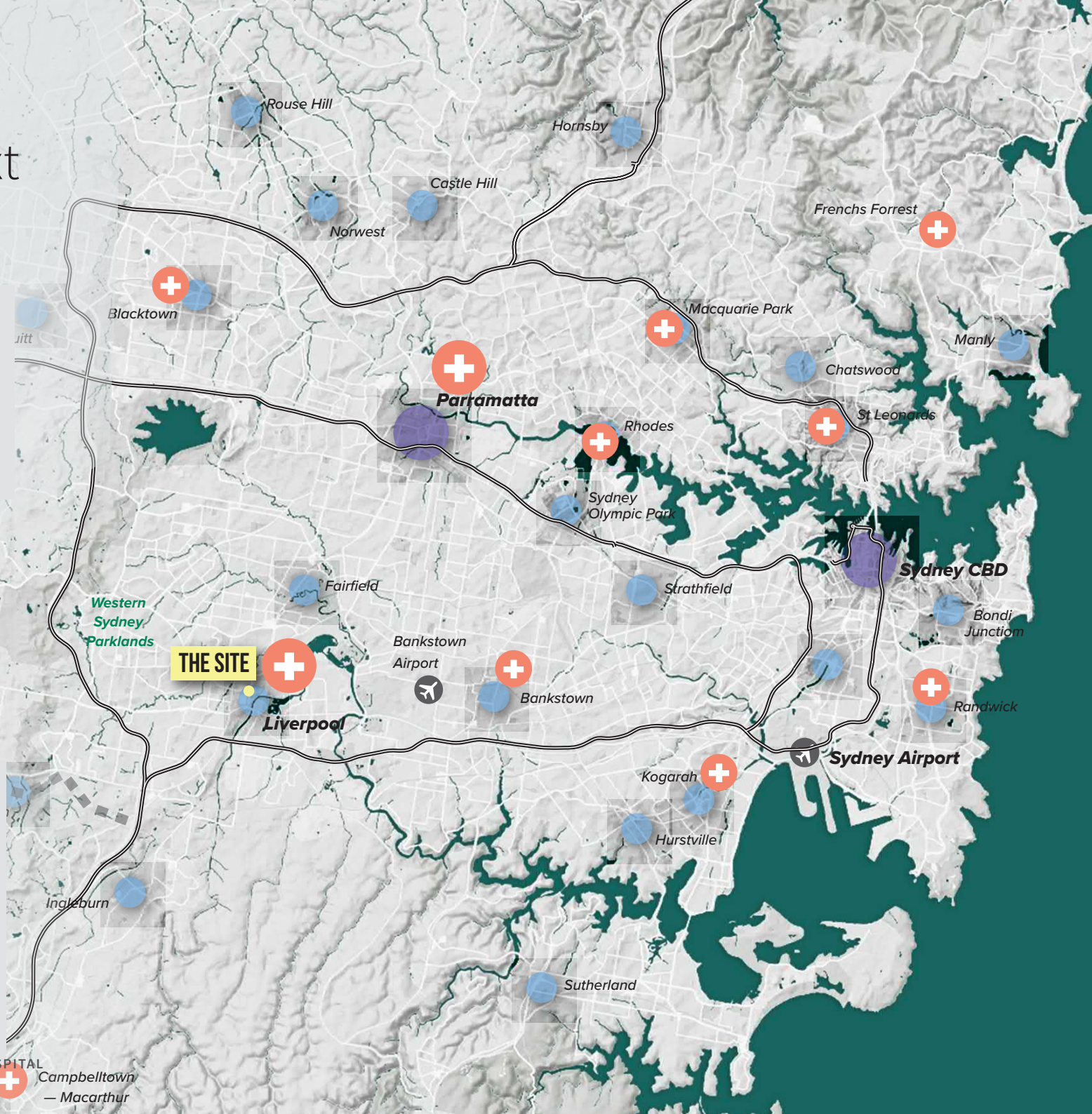
DESIGN EXCELLENCE

The development of the Private Hospital has potential to contribute to a Liverpool as a vibrant city through considering activation of streets along main desire line routes, creating new opens spaces fostering social interaction and connectedness.

Regional Context

Liverpool is identified as a strategic health precinct and is strategically positioned in the corridor between Sydney's Two International Airports and is supported serviced by the Hume Highway (also known as Liverpool Road), the M5 motorway and the Westlink M7 motorway. Liverpool railway station has services to the Sydney CBD, Leppington, Parramatta and Schofields.

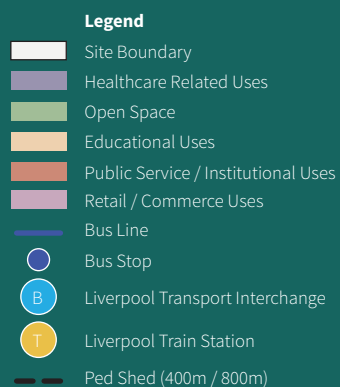
The regional plan for Greater Sydney, *A Metropolis of Three Cities*, identifies Liverpool as a important centre for the evolving Western Parkland City. As an identified Collaboration Area, by 2036 Liverpool will be transformed into a rejuvenated river city, with major health, education and retail premises, drawing on its existing foundations as a health and education precinct. The continued growth and increase in development in Liverpool CBD will allow the residents of the Western City District to have quicker and easier access to a wider range of jobs, housing types and activities.



Local Context

Liverpool City Centre is one of the major commercial centres of the Western Parkland City. The main energy of the City Centre focuses on the health and education uses, including Liverpool Hospital, the Ingham Institute of Applied Medical Research and the clinical schools of the University of NSW and Western Sydney University, South West Private Hospital and South Western Sydney TAFE. There are also multiple schools across Liverpool including Liverpool Boys, Liverpool Girls and All Saints Catholic College and Primary School, which are all located close to the centre.

The main activity of the centre occurs along Macquarie Street, with shops and cafes forming along each side. Westfield Shopping Centre sits at the northern end of Macquarie Street. The site at 61-71 Goulburn Street is located north of the City Centre and sits adjacent to Liverpool Public Hospital. The closest green space to the site is Bigge Park, which is south of Goulburn Street and is just a short walk away. Further south is Liverpool Transport Interchange.

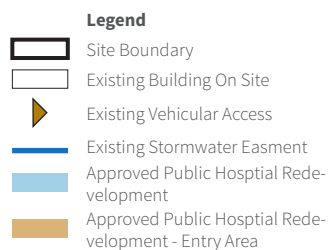


Scale 1:10000 0m 100 200 300 400 500m

Site Profile

The Site at 61-71 Goulburn St is 4,674 sqm and currently comprises 3 residential four-story residential flat buildings and a single storey house. The site is bound by Goulburn St from the east, 4 storey residential building at 73 Goulburn St from the south, Goulburn Swy from the west and 6 storey residential building from the north.

The topography of the site is flat and there is an existing stormwater easement cutting through the site. The Site is privatised and not feature publicly accessible spaces.



Site Today



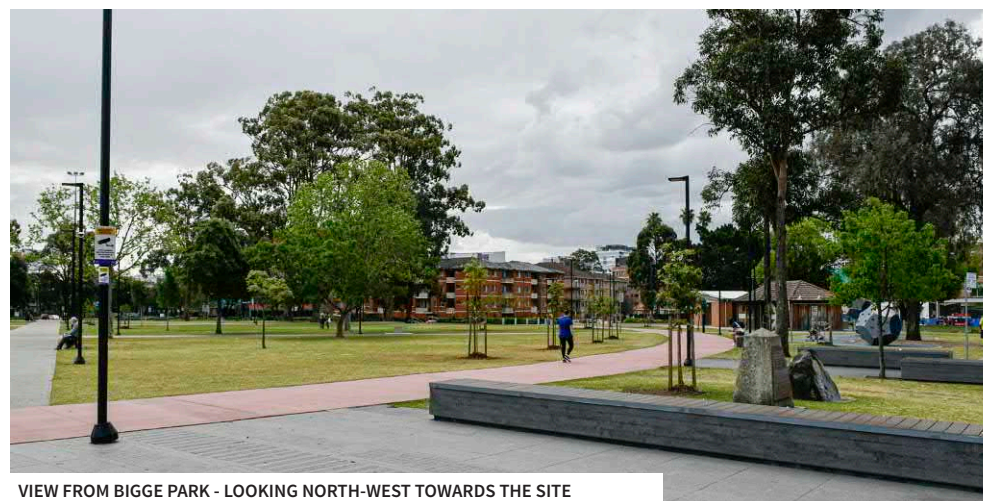
EXISTING BUILDINGS ON SITE - VIEW FROM GOULBURN ST AND ELIZABETH ST INTERSECTION



VIEW FROM GOULBURN ST TOWARDS BIGGE PARK



RESIDENTIAL BUILDING AT THE INTERSECTION OF ELIZABETH ST AND GOULBURN ST (73 GOULBURN ST)



VIEW FROM BIGGE PARK - LOOKING NORTH-WEST TOWARDS THE SITE

Bigge Park - The Heart of Liverpool

Established in the late nineteenth century, Bigge Park which sits approximately 100m away south of the Private Hospital site, is a key open space in Liverpool CBD and a host to many recreational community activities.

In 2018, the park precinct has gone through extensive redevelopment with the intention to improve the facilities for public use. As a result of the project, new amenities such as an outdoor gymnasium, alfresco cafe, outdoor dining areas and free water play area were introduced.



BIGGE PARK - WATER PLAYGROUND



BIGGE PARK - RECREATION SPACES

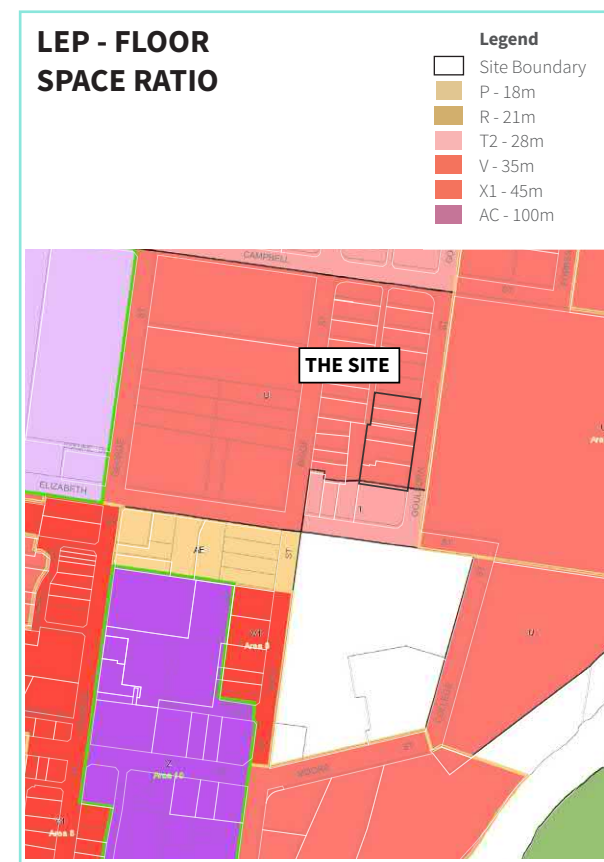
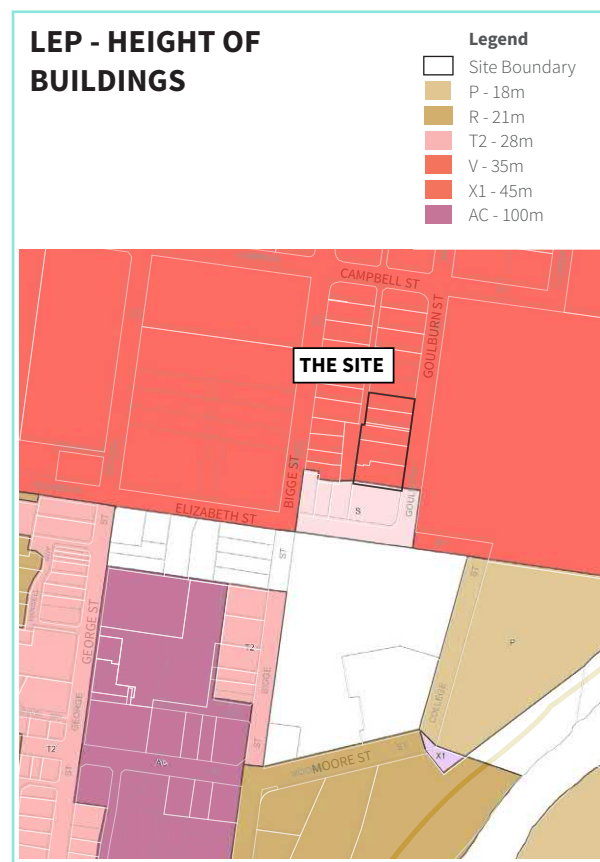
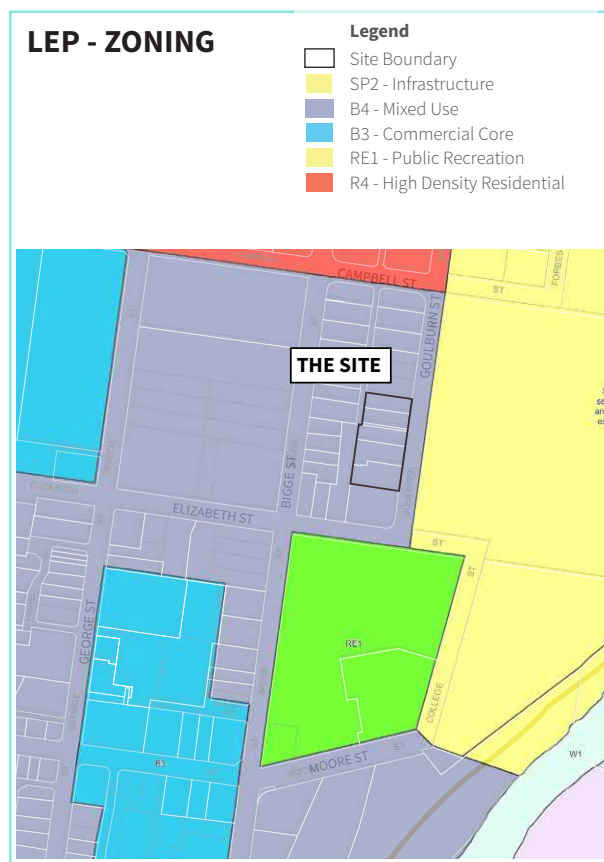


BIGGE PARK

Bigge Park - LEP Amendment of Adjacent Blocks

In 2018, Liverpool City Council has also undertaken a review of controls in the Liverpool LEP 2008. As part of the review, urban blocks adjoining the park from the north and east have been rezoned to B4- Mixed Use zoning which reflects the anticipated increase in population and density in Liverpool.

The permissible heights map for the properties directly adjacent to Bigge Park demonstrate the intent for providing a height transition to park to provide a level of solar amenity protection.



Public Domain Masterplan

Liverpool City Centre is becoming Sydney's third CBD and a capital of Sydney South West. As part of this transformation, Council developed a Public Domain Masterplan which is a long term document guiding the future growth and development of public spaces in accordance with local community needs.

The Public Domain Masterplan has been reviewed as part of the planning proposal to understand what initiatives and projects it identifies for the Private Hospital Site and its immediate surroundings. The following key projects impacting the subject site have been found.



1. GOULBURN ST HAS BEEN IDENTIFIED FOR AN UPGRADE

Capitalise on the frontage to Goulburn st and create and a holistic public domain solution that successfully marries the entry experience of the hospital and the upgraded streetscape of Goulburn St.



2. PRIORITISE PEDESTRIANS AND CYCLISTS

Increase the amount of high quality public domain that gives priority to pedestrians and cyclists and follow recommendations of Liverpool Disability Inclusion Action plan to create inclusive and accessible public spaces.



3. GREEN THE STREETS

Increase tree canopy in order to create a healthier cooler and more enjoyable City. Encourage tree planting within the private domain to provide visual and physical benefit to the public domain.



4. HERITAGE PRECINCT

A Heritage Precinct is located in the central-eastern part of the city centre and encompasses Bigge Park, Lighthorse Park, Dr Pirie Centre, The Old Courthouse, Liverpool Railway Station, Liverpool Public School and TAFE Campus.



5. IMPLEMENT TRAFFIC CALMING MEASURES, PROVIDE OFF-STREET PARKING

Implement traffic calming measures and encourage active over vehicular transport modes, through creating pedestrian friendly streets and pedestrian priority zones.

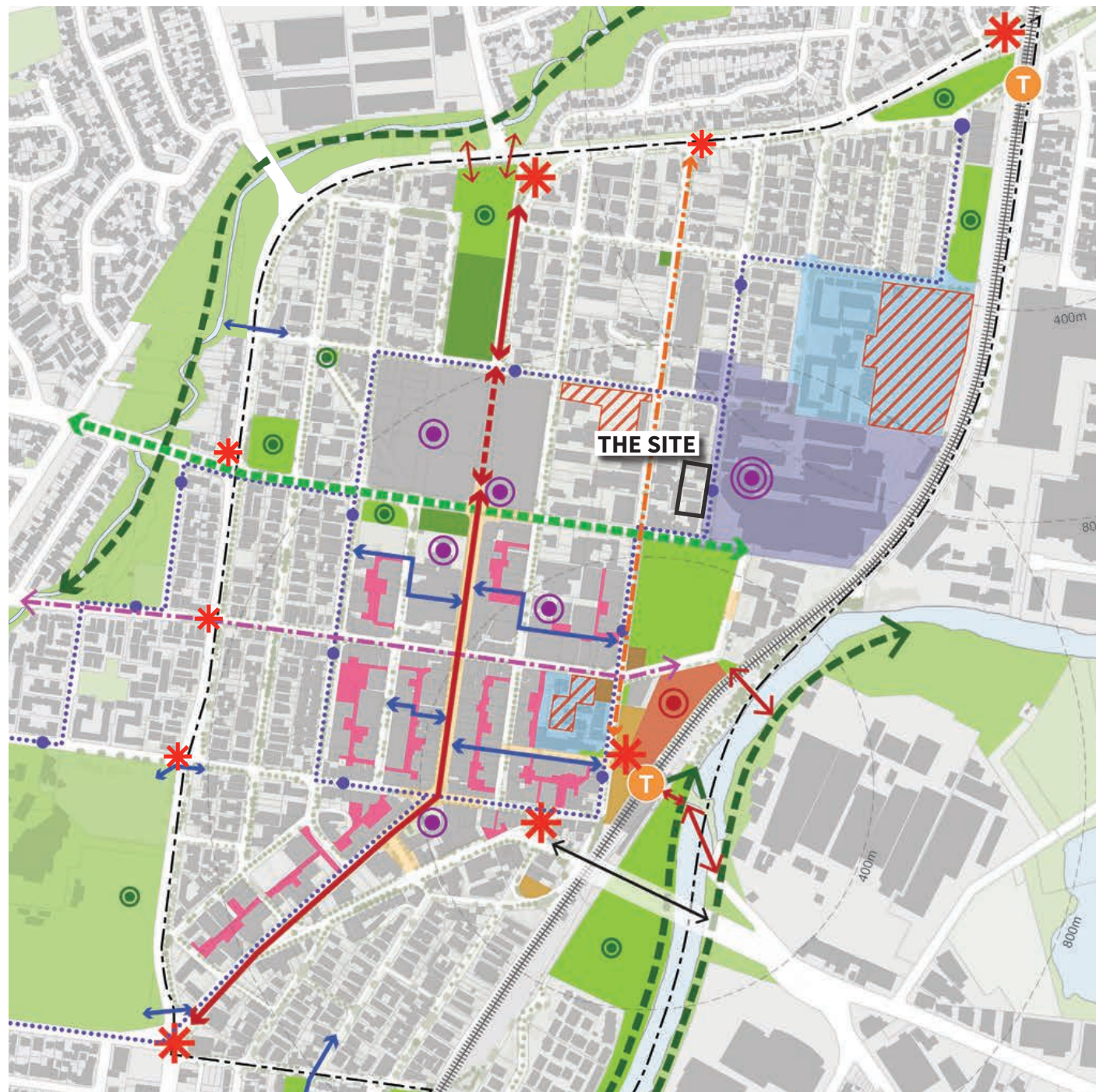
Legend

	Railway Station
	Railway Line
	Liverpool City Centre - Project Site Boundary
	Primary Green Boulevard (Elizabeth Street)
	Green/Blue Grid and Active Transport Links
	Pedestrian Connections (Streets & Arcades)
	Pedestrian Priority Street (Bigge Street)
	Pedestrian Priority Spine and Pedestrian Connections
	Active & Public Transport Corridor (Moore Street)
	Shuttle Service (City Centre & Peripheral Parking Areas)
	Shuttle Service Stops (Indicative Only)
	Existing Green Open Space (Outside Project Site)
	Existing Green Open Space (Inside Project Site)

148 LIVERPOOL CITY CENTRE PUBLIC DOMAIN MASTER PLAN

	Green Open Space (Restricted Use)
	Activated Serviceways/Laneways
	Pedestrian Priority Zone (Macquarie Street)
	Heritage Buildings - Forecourt Upgrades
	Potential Future Redevelopment of Liverpool Station Site
	Gateway Treatment (Liverpool Station Forecourt)
	Innovation Precinct Redevelopment, Liverpool Hospital
	Innovation Precinct Redevelopment, Liverpool High School
	Liverpool City Centre Gateway Treatment
	Major Open Space Opportunity (Site Master Plan)
	Key Landmarks within the Liverpool City Centre
	Liverpool Hospital Precinct Upgrade
	Potential Shared-Use Open Space

LIVERPOOL PUBLIC DOMAIN MASTERPLAN



Liverpool Public Hospital Redevelopment

OVERVIEW OF REDEVELOPMENT

Plans for the redevelopment of Liverpool Hospital were approved in 2020 with the project completion date set for 2026.

The redevelopment includes redeveloping the main entrance of the hospital, maternity services, outpatient and support services, including a new pathology department and an expansion of the emergency department.

The project's second stage will include the construction of the new integrated services building, which includes outpatient clinics, inpatient units, a new wellness centre and loading dock.

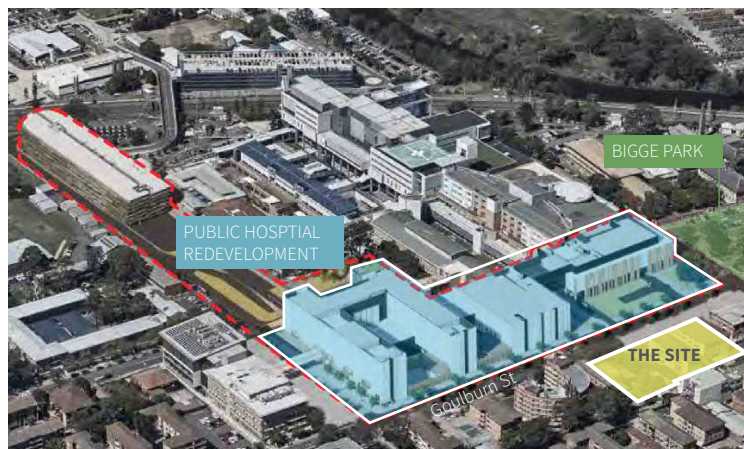
Construction for a \$50 million car park is also under way, which will add 500 parking spaces to the health precinct.

RELATIONSHIP WITH SUBJECT SITE:

- Liverpool Private Hospital will be located directly opposite to Liverpool Hospital, along Goulburn Street, both sitting within the broader health precinct of Liverpool.
- Goulburn Street has been identified as part of the Liverpool Health Precinct Streets Upgrade Intervention / Project, which both sites provide a frontage to.
- The design of the subject site will respond to the legible entrance being delivered at Liverpool Hospital, creating a pedestrianised environment. So too, parallel parking in front of the subject site along Goulburn Street will be replaced with planting blisters and trees.



PUBLIC HOSPITAL REDEVELOPMENT - VIEWED FROM THE INTERSECTION OF GOULBURN ST AND ELIZABETH ST



KEY PUBLIC HOSPITAL REDEVELOPMENT PROJECT HIGHLIGHTS:

- **15.6ha Campus Area** (western and eastern campus)
- **140,050 sqm (117,050 sqm existing) of Gross Floor Area** - inclusive of eastern campus
- Maximum height of **8 storeys**
- Project with **5 star green star rating target**
- New **500 parking spaces**



PUBLIC HOSPITAL REDEVELOPMENT - ARTIST IMPRESSION

Future Major Developments

22-26 ELIZABETH ST - MIXED USE RESIDENTIAL TOWER

22-26 Elizabeth Street has an approved development application for a 36 storey (122m high) mixed use residential tower, which will include a 113-room hotel, 179 apartments, a ground-level food and beverage area, rooftop restaurant and 5500sqm of office space. This is set to become the tallest tower in the Liverpool City Centre.



WESTFIELD REDEVELOPMENT

Westfield Liverpool is currently undergoing a \$93 million redevelopment, which will deliver 10,000sqm of office space and an 8000sqm retail, entertainment, and leisure precinct. It will be redveloped into 11 storeys. Consequently, as a strategic site in Liverpool, further redevelopment of the Westfield site is likely to occur over time.



167 NORTHCUMBERLAND ST AND 277 BIGGE ST

32 storey mixed use development with associated public domain works has been approved for a site 167 Northcumberland St and 23 storey commercial building including the conservation and adaptive reuse of the existing heritage listed commercial Hotel has been approved for 277 Bigge St and 11-23 Scott St.



Future Strategic Context

There is significant transformation taking shape across Liverpool. The subject site is located between the Liverpool Hospital which is undergoing major expansion, major residential and commercial developments planned on Elizabeth and Bigge Street, and Liverpool's main open space Bigge Park, making it strategically well located for more intensive development.

Private Hospital Site is strategically located within the future transformation which provides an opportunity to respond the changing urban environment.





03

An architectural rendering of a modern building with a slanted roof and a facade of vertical slats. The building has large glass windows on the lower level. In the foreground, there is a landscaped area with trees, shrubs, and people. A person is riding a bicycle on a path, and a group of people, including a child, are standing near a bench. The scene is set during the day with soft lighting.

Place Design Framework

Place Design Principles

Following the review and understanding of site's context and relevant strategic initiatives for the area, we have established key place design principles for the Site.

The following key principles were identified:

- **Create a Sense of Place and Activation**
- **Strengthen Connectivity**
- **Create an Active and Engaging Public Realm**
- **Shape a Context-responsive built form**

The place design principles are intended to inform the design framework for the Private Hospital whilst achieving alignment with policy and strategic direction of Liverpool City Centre as highlighted in the Context and Place Analysis section.

The diagram opposite highlights the intention behind each principle as well as project specific design outcomes that relate to each principle.

Place Principle



What Does It Achieve?

Create a place that has unique identity and is experienced as an integrated precinct - seamlessly unifying the public domain, the streetscape and built form.

Create an urban environment that is intuitive and has clear wayfinding and is easy to move around in.

Key Project Moves

- Create human scale ground level interface
- Design for integration between public and private spaces, eg, a fluid pedestrian circulation between public realm and the building entrance.
- Create legible building entrance that enables easy access to the building from the street
- Create legible distinctive areas of access for pedestrians (users / visitors), emergency vehicles and visitors
- Design to feature elements contributing to improved sense of place eg. Design with Country inspired elements of architecture or streetscape.



Strengthen Connectivity

Create an urban environment that prioritises pedestrian movement and connectivity to the public hospital, Bigge Park and Liverpool CBD, while maintaining safety through seamless access by all modes of travel, including managing service vehicles, patient transfer, circulation for workers and visitors.

- Ensure that where possible the following modal priority applies: **1. Pedestrian, 2 Emergency Vehicle, 3 Public Transport, 4. Private vehicle.**
- Enhance streetscape with additional street trees and the use of high quality pedestrian paving.
- Design for comfort and safety in public spaces with provision of safe crossings, change of paving to reduce vehicle speed.
- Provide end of trip facilities and bike racks co-located with the entrance to encourage active travel



Create an Active and Engaging Public Realm

Improve the experience of patients, staff and visitors with access to quality green space, seating areas and rest spaces co-located with retail, food, beverage and amenities. Increase tree coverage, shade, and shelter including increased street planting.

- Maximise extent of active street frontages
- Maximise tree canopy in streets and public spaces
- Provide public open space in adequate sizes and high quality design for staff, patients and visitors on the ground floor and potentially on podium.
- Consideration for overshadowing to public spaces and adjoining areas.



Shape a Context-Responsive Built Form

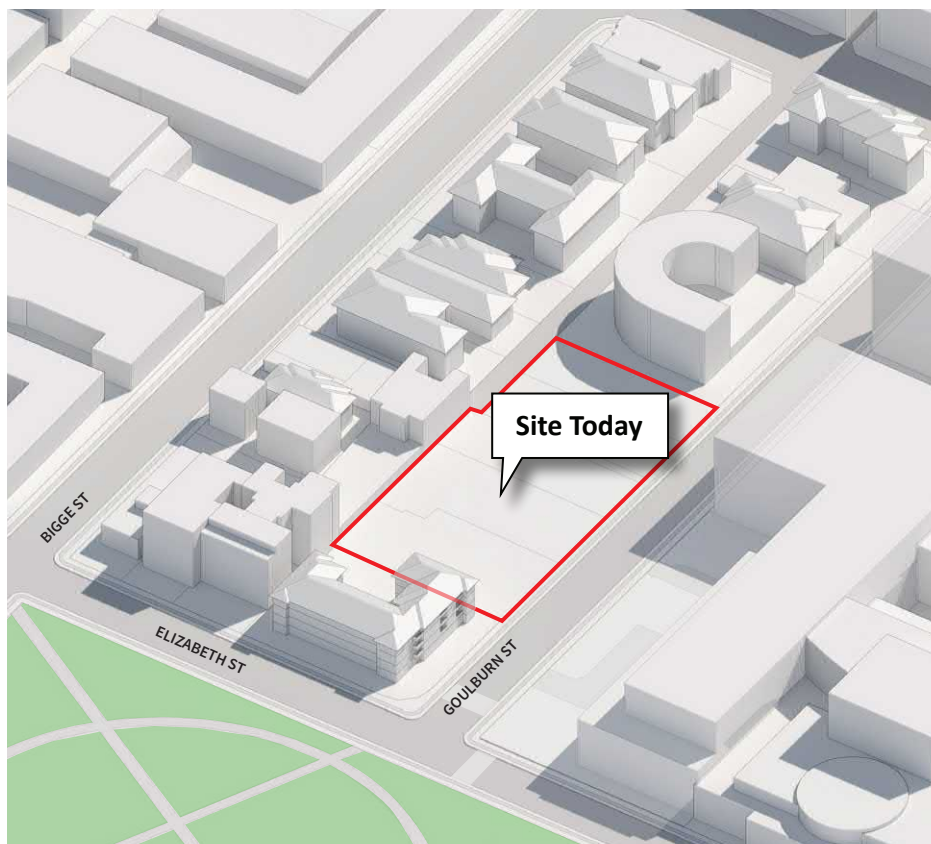
Achieve design excellence while providing integrated built response that complements the broader vision for Liverpool as a future CBD. Incorporate built form articulation that contributes to improved pedestrian experience and provides an improved sense of bulk and scale.

- Incorporate a fine grain articulation and massing at the pedestrian level.
- Provide a setback between the podium and the tower (min. 3m) to mitigate wind impacts on the pedestrian environment and streetscape
- Provide materiality and articulation that is high quality and contributes to the feeling of safety and well-being,
- Tower form: use tower geometry, materials and shading devices to create interest and. (eg. avoid proposing an simple block massing finished with curtain walls)
- Bridge design: Consider how it can reflect local character, provide a milestone on a journey, form a gateway to an area, create a focal point.

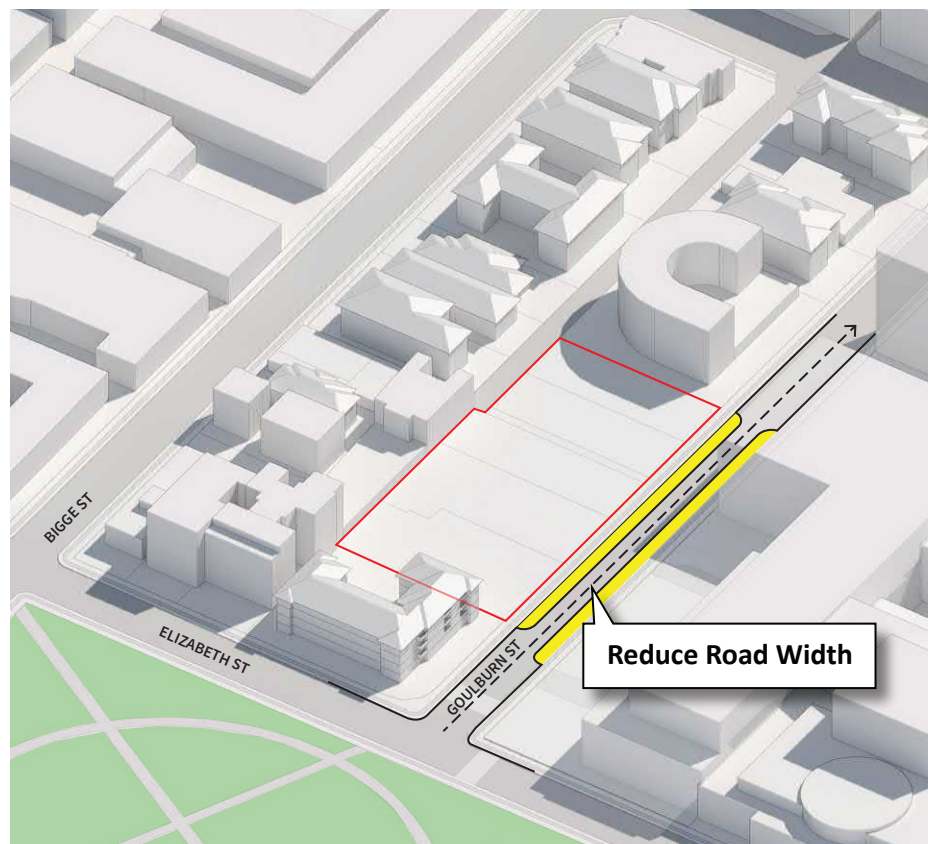
Place Design Framework

Following the establishing of the place design principles, the sequence below illustrates the development of the design framework for Liverpool Private Hospital.

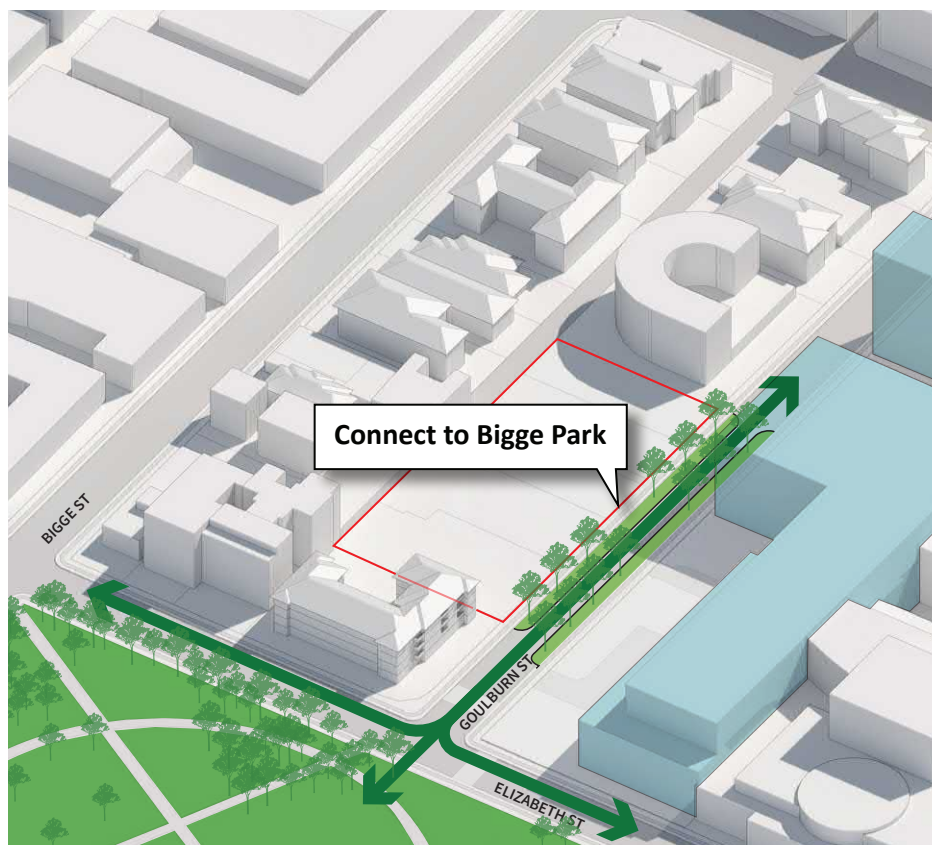
1. THE PRECINCT TODAY



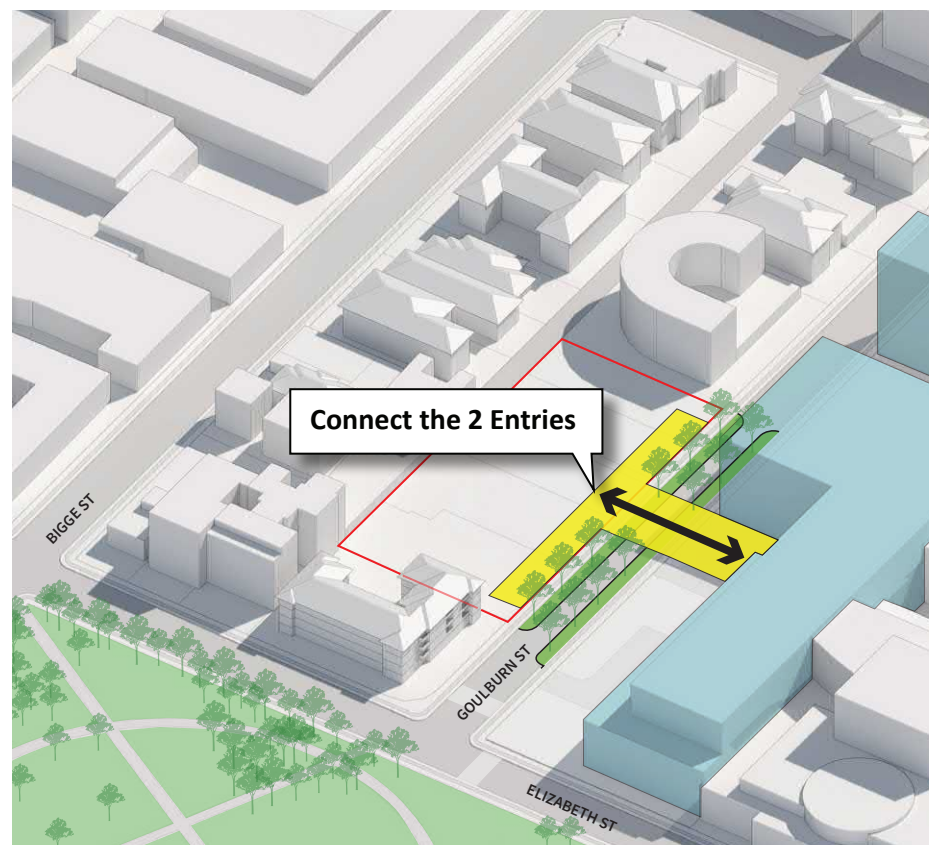
2. CALM THE TRAFFIC



3. CREATE A GREEN, ACTIVE STREET

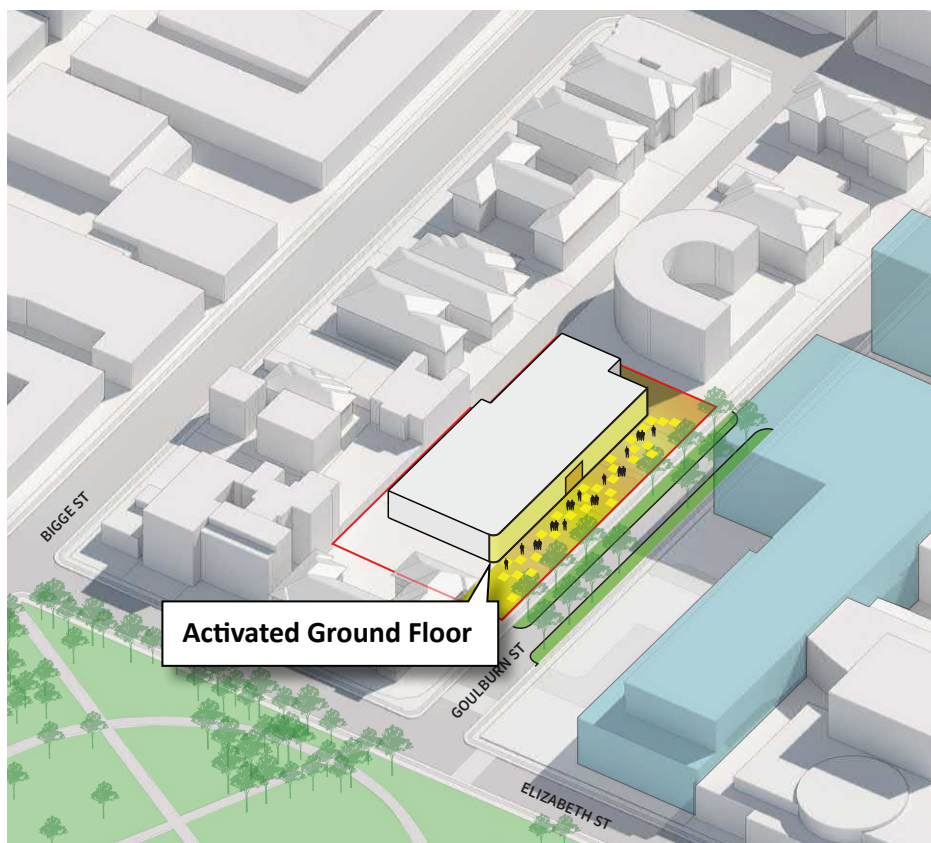


4. CREATE A PEDESTRIAN CONNECTION BETWEEN THE HOSPITALS



Place Design Framework

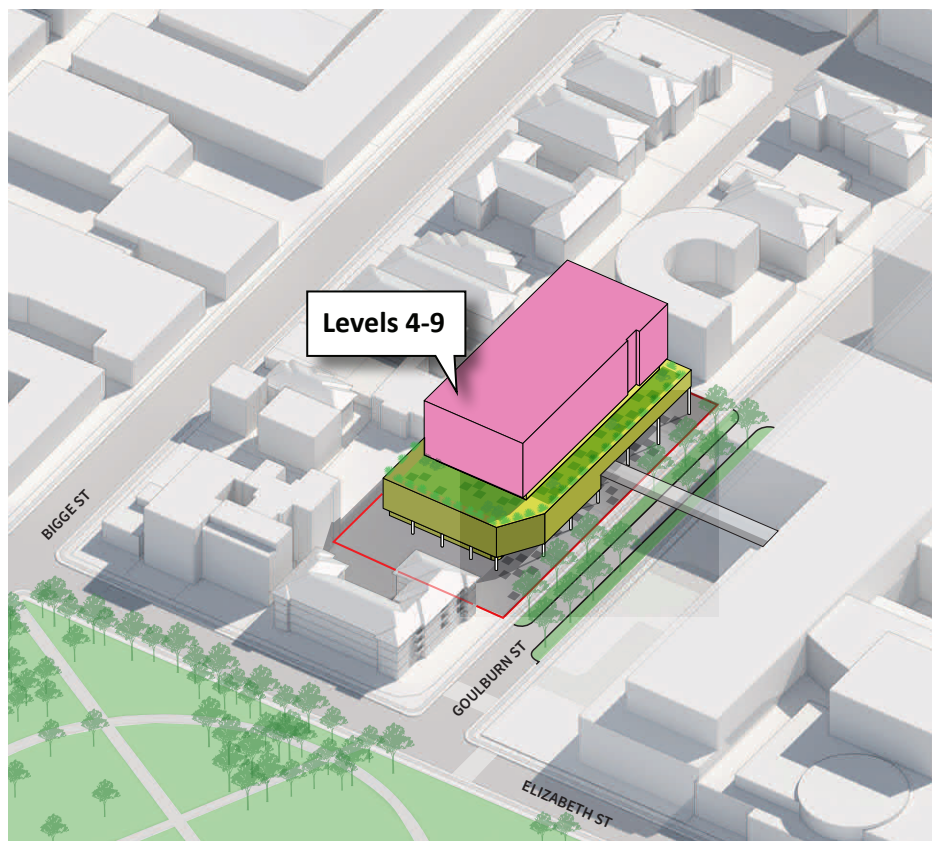
5. ACTIVATE THE GROUND FLOOR



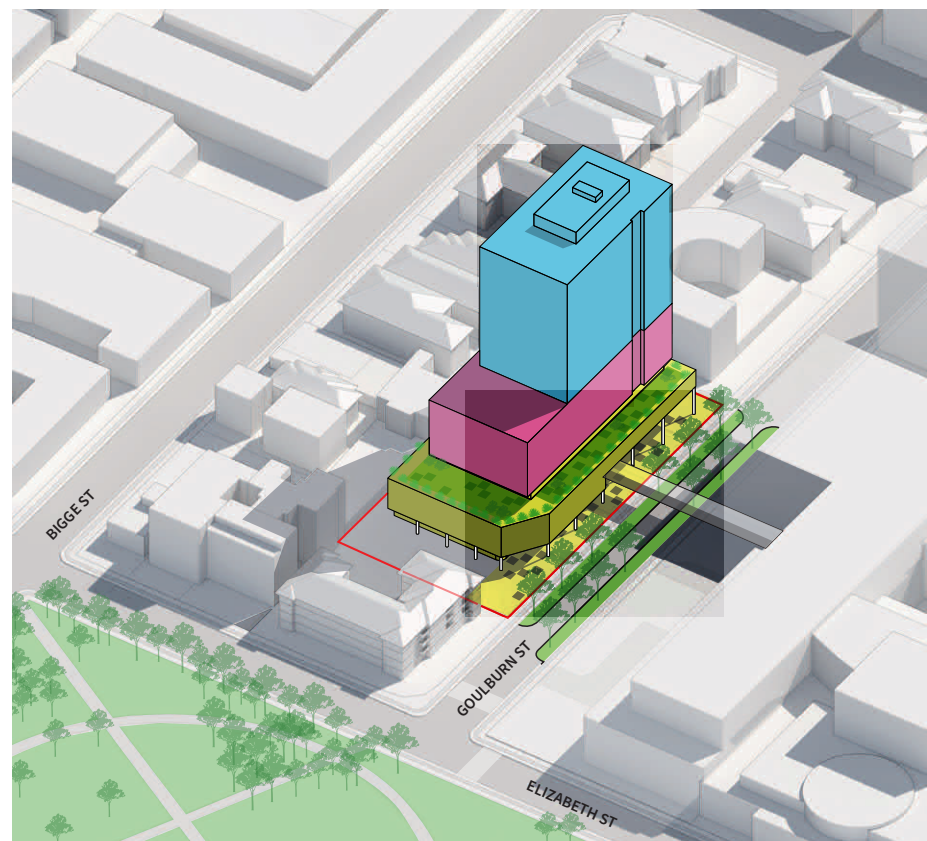
6. COMPLETING THE PODIUM



7. HOSPITAL LEVELS - LEVEL 4-9



8. COMPLETING THE BUILDING





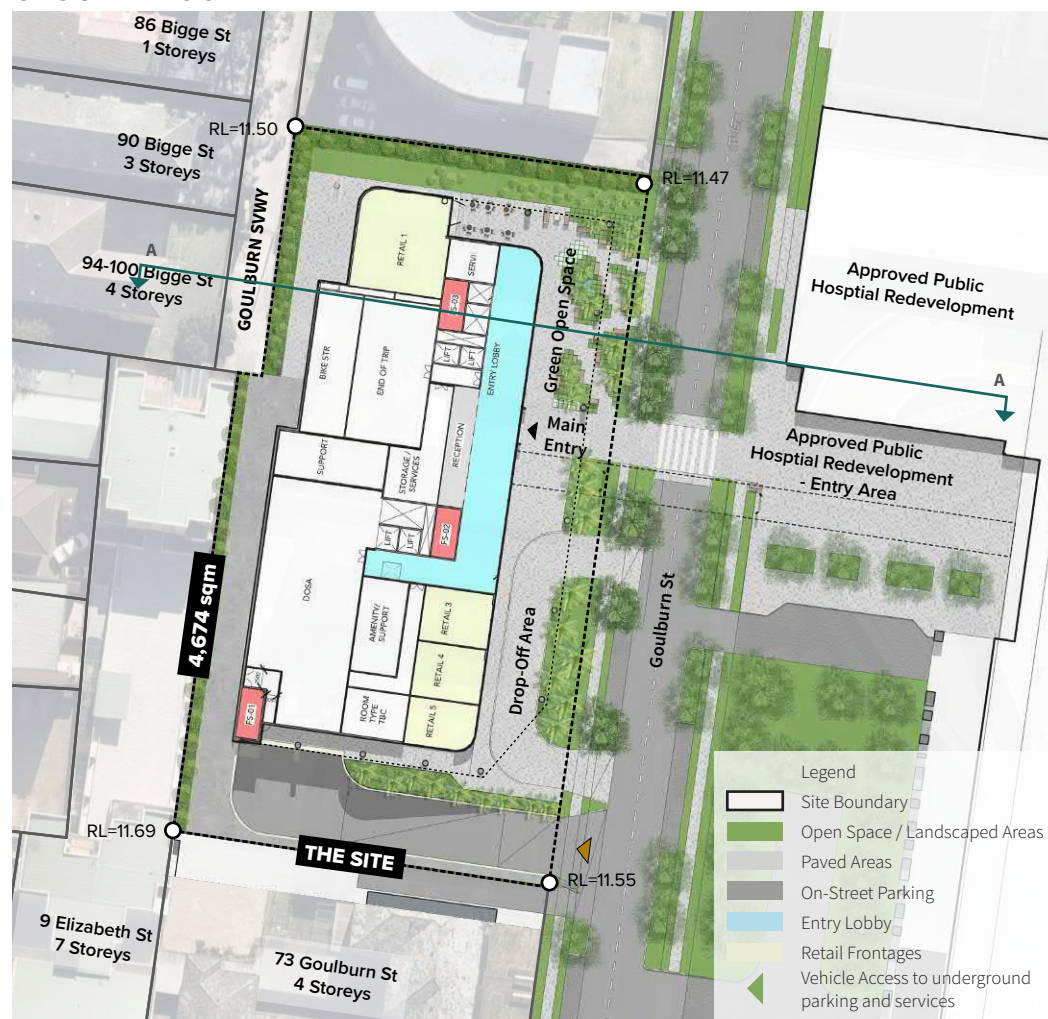
04



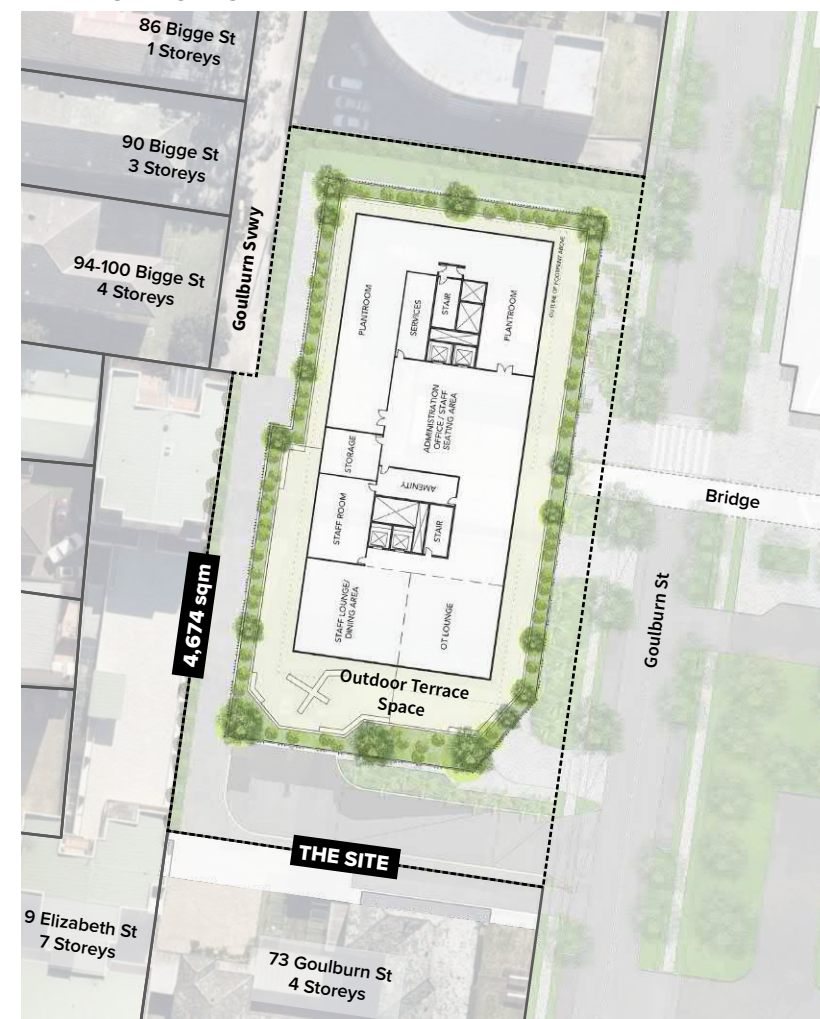
The Proposal

The Proposal - Ground Floor Plan

GROUND FLOOR

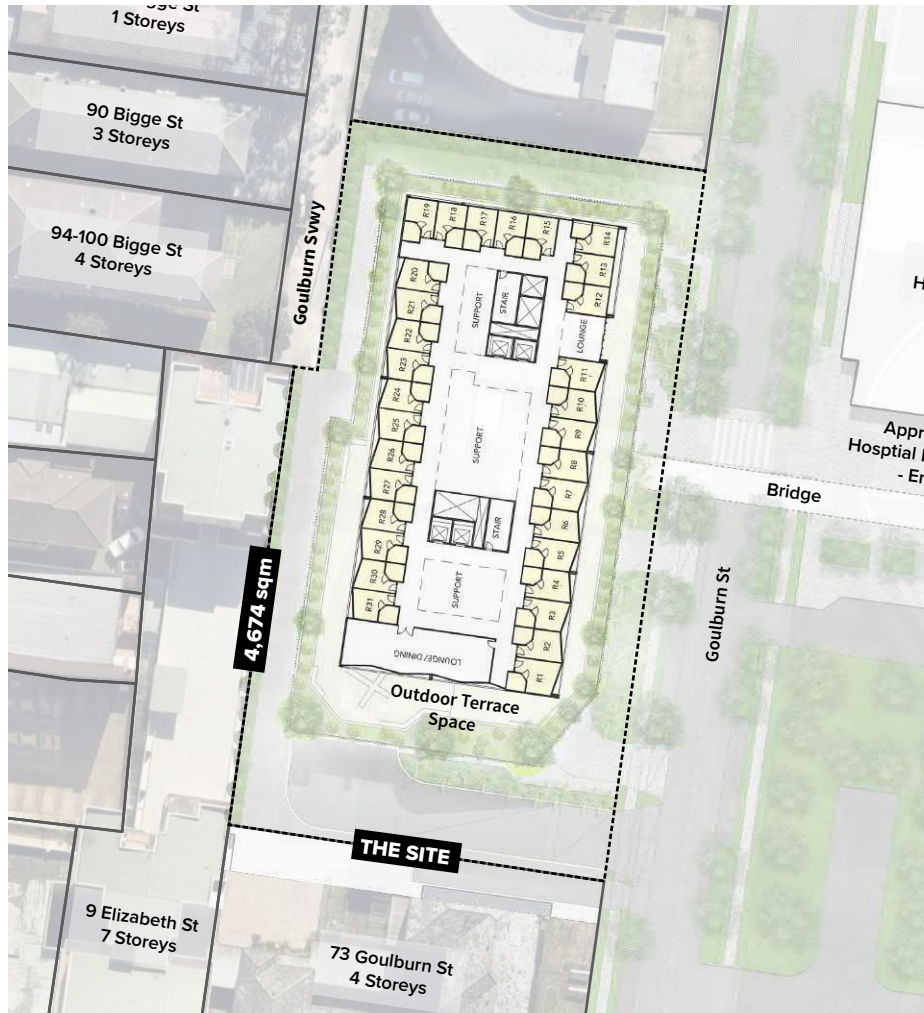


LEVEL 3 - PODIUM

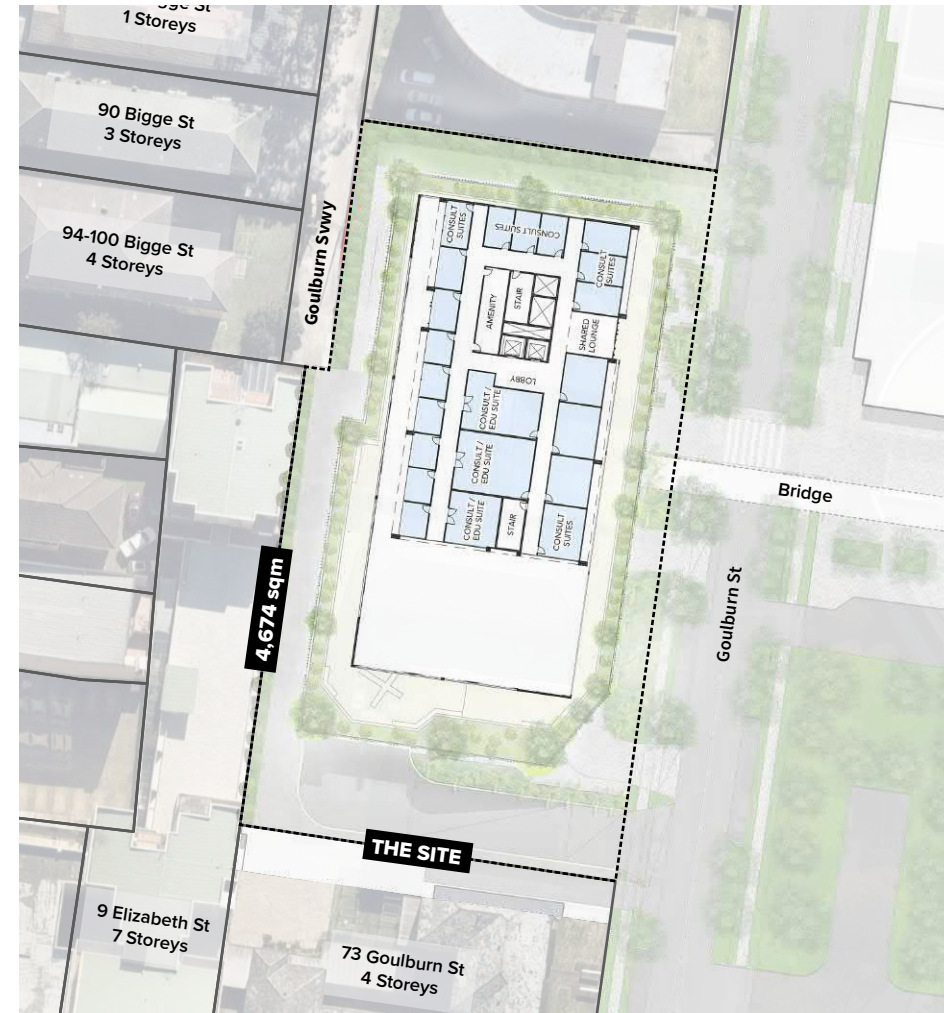


The Proposal - Floor Plans

LEVELS 4-8 PLAN

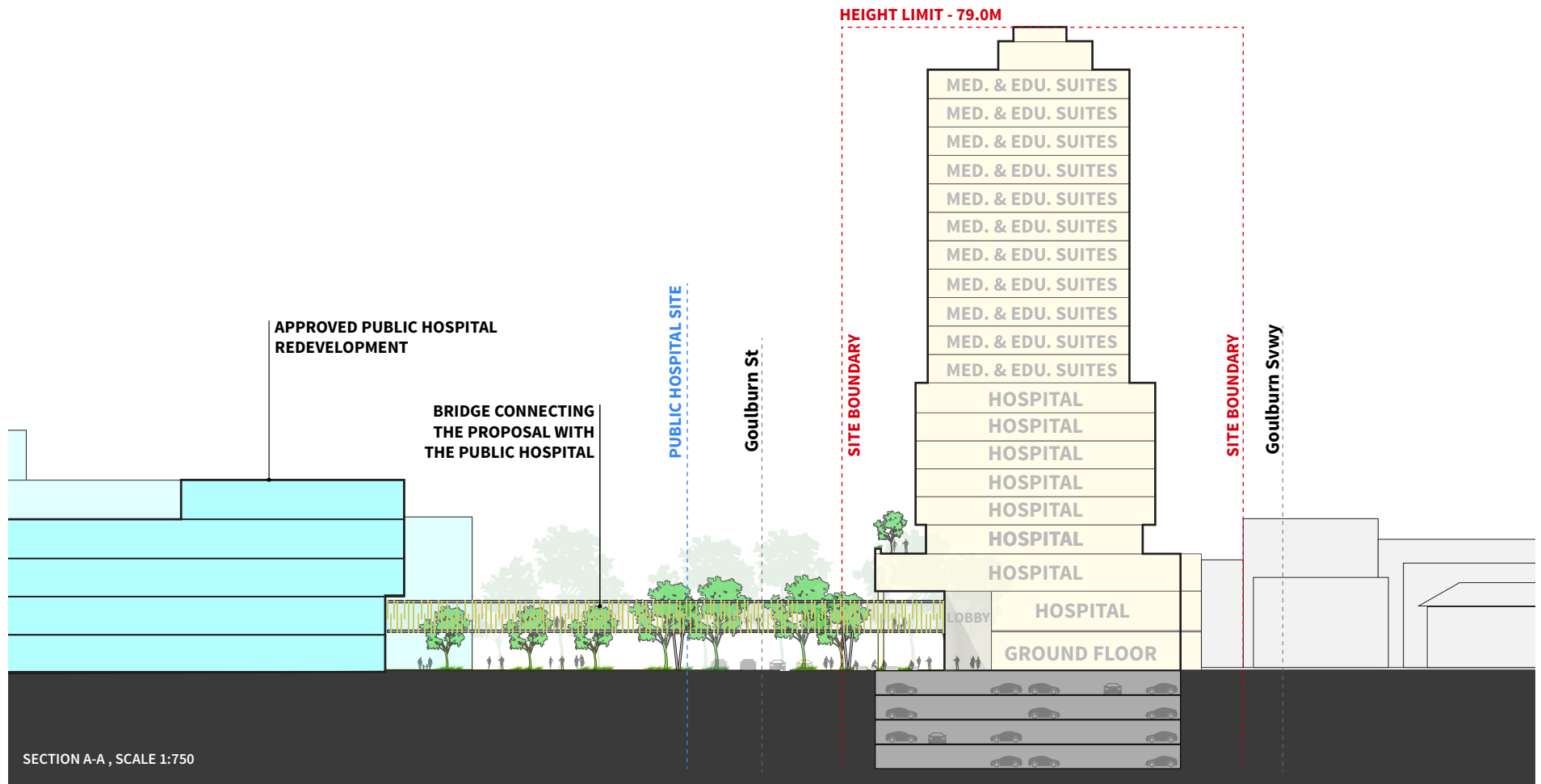


LEVELS 9-19 PLAN

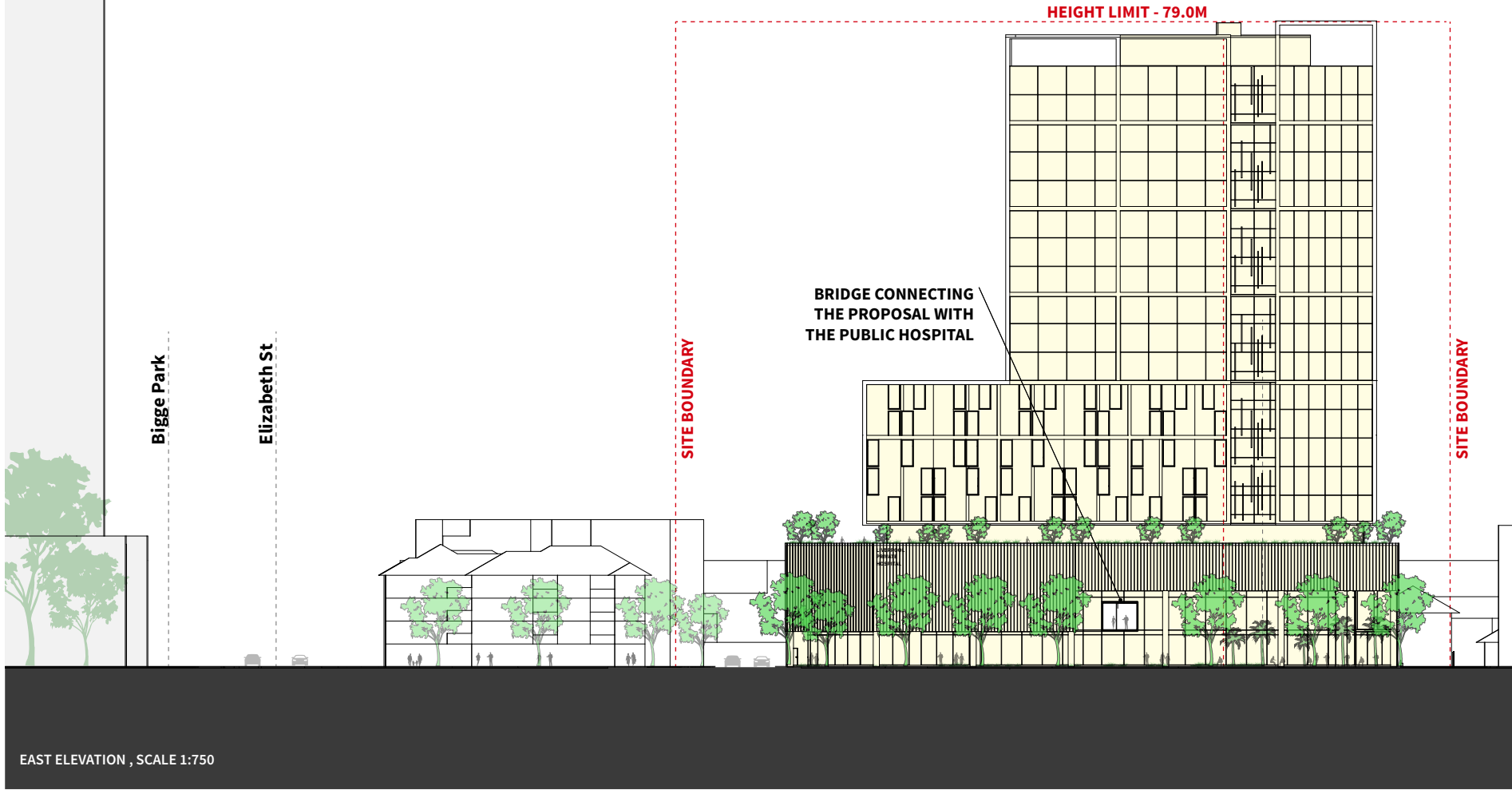


61 - 71 GOULBURN ST | LIVERPOOL PRIVATE HOSPITAL

Private Hospital - Section and Elevation



Approved Development
24 Elizabeth St



EAST ELEVATION , SCALE 1:750

The Proposal



Development Summary

ADDRESS	61-71 GOULBURN ST	
Site Area	4,674 m ²	
LEVEL	AREA (GFA)	PURPOSE
Basement 4	3870 m ²	Parking
Basement 3	3870 m ²	Parking
Basement 2	3870 m ²	Parking
Basement 1	3870 m ²	Loading Dock and Storage
Ground Floor	2900 m ²	Lobby, DOSA, End of Trip, Retail
Level 1	2900 m ²	Ambulatory Care and Radiation Oncology
Level 2	2900 m ²	Theatre and Plant
Level 3	1840 m ²	Plant and Staff Areas
Level 4-8	5x 1840 m ²	In-Patient Units
Level 9-19	11x 1140 m ²	Consult and Education Suites
Level 20	-	Plant
Total	32,280 m²	
FSR	6.9:1	
Height	79.0m	

ASSUMPTIONS - DEVELOPMENT SUMMARY

GFA (Gross Floor Area) is the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, and includes the area of a mezzanine, habitable rooms in a basement or attic, any shop, auditorium, cinema and the like. It excludes any area for common vertical circulation, basement, plant rooms, lift towers and car parking to meet any requirements of the consent authority plus terraces and balconies with outer walls less than 1.4m high.

* For more details regarding development summary please refer to the architectural report.

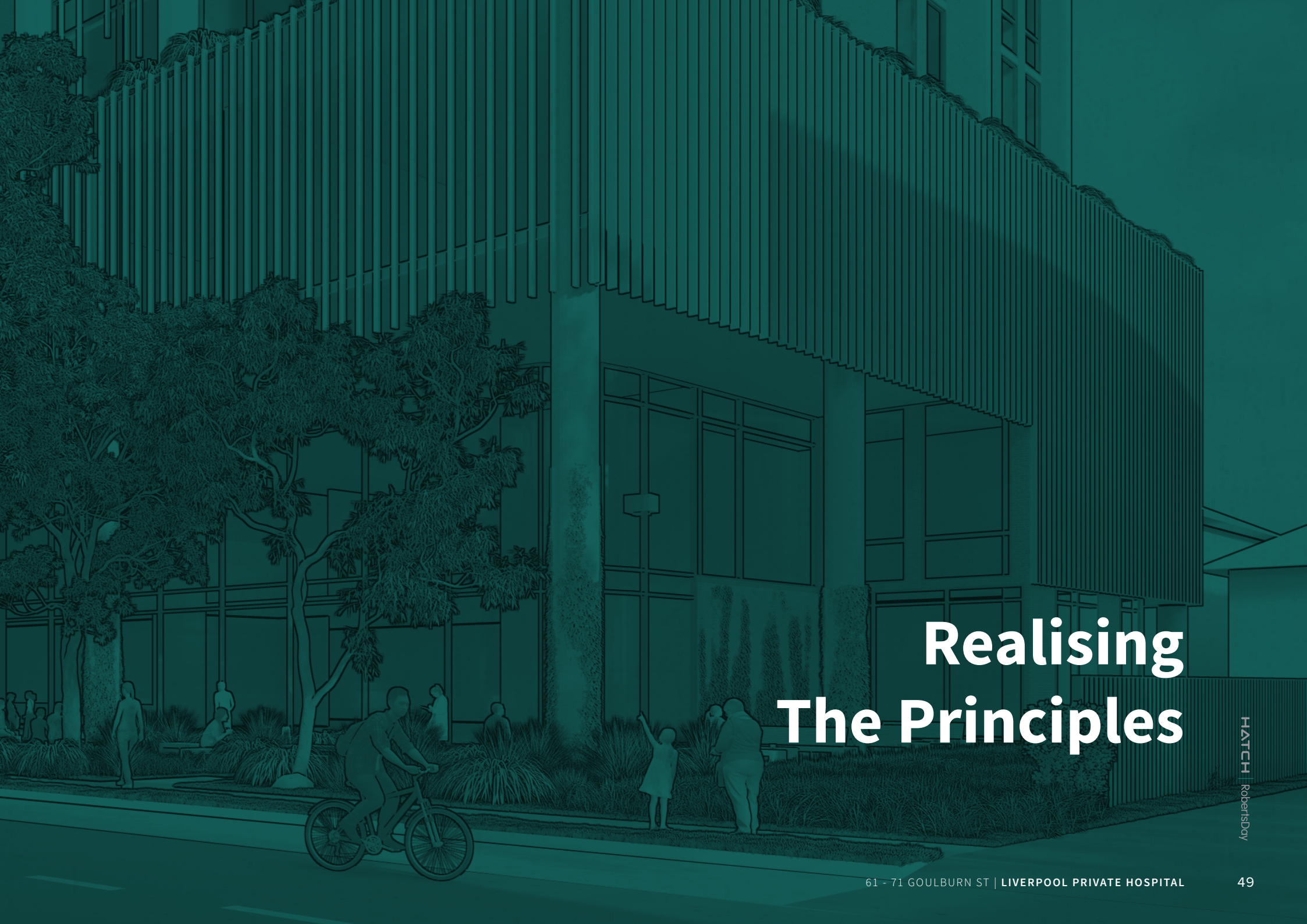


VIEW OF THE PROPOSAL FROM BIGGE PARK - ARTIST IMPRESSION



THE PROPOSAL VIEWED FROM GOULBOURN ST - ARTIST IMPRESSION





Realising The Principles

Realising The Principles: **Sense Of Place and Identity**

Sense of place and identity is achieved through:

- Creating human scale ground level interface
- Design for integration between public and private spaces, eg, a fluid pedestrian circulation between public realm and the building entrance.
- Creating legible building entrance that enables easy access to the building from the street
- Create legible distinctive areas of access for pedestrians (users / visitors), emergency vehicles and visitors
- Design to feature elements contributing to improved sense of place eg. Design with Country inspired elements of architecture or streetscape.

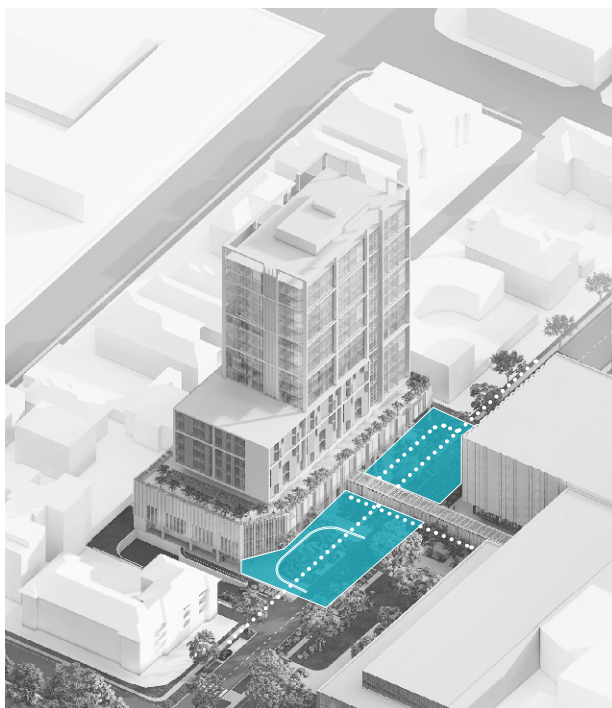




Realising The Principles: **Connectivity**

The proposal contributes to improved connectivity with the broader Liverpool City Centre and the health precinct through:

- Ensuring that where possible the following modal priority applies: **1. Pedestrian, 2 Emergency Vehicle, 3 Public Transport, 4 Private vehicle.**
- Enhance streetscape with additional street trees and the use of high quality pedestrian paving.
- Design for comfort and safety in public spaces with provision of safe crossings, change of paving to reduce vehicle speed.
- Provide end of trip facilities and bike racks co-located with the entrance to encourage active travel





Realising The Principles: **Public Realm & Activation**

The proposal provides quality public domain and activation through the following design moves:

- Introduction of active street frontage, including retail frontage to Goulburn St
- Maximised tree canopy in streets and public spaces
- Provided public open space in adequate sizes and high quality design for staff, patients and visitors on the ground floor and on podium.
- Consideration for overshadowing to public spaces and adjoining areas through maximising north-facing orientation of proposed open spaces and active frontages





Realising The Principles: **Built Form**

The proposal provides a considerate and context-responsive built form that responds to the broader context of Liverpool City Centre and the future transformation of the area through the following interventions:

- Incorporation of podium articulation to improve pedestrian experience pedestrian level.
- Provision of a setback between the podium and the tower (min. 3m) to mitigate wind impacts on the pedestrian environment and streetscape
- Provide materiality and articulation that is high quality and contributes to the feeling of safety and well-being
- Tower form: use tower geometry, materials and shading devices to create interest and
- Bridge design that incorporates natural materials that blend in with the lush character of the street.
- Stepped down building form from southern side to minimise overshadowing impacts to adjoining sites and Bigge Park



**PROVIDE
A SETBACK
BETWEEN THE
PODIUM AND THE
TOWER (MIN. 3M) TO
MITIGATE WIND
IMPACTS**

**BRIDGE DESIGN
THAT INTEGRATES
WITH THE GREEN
CHARACTER OF THE
STREET**

**INCORPORATE
A FINE GRAIN
ARTICULATION AND
MASSING AT THE
PEDESTRIAN
LEVEL**

**STEPPED DOWN
BUILDING FORM FROM
SOUTHERN SIDE TO
MINIMISE OVERSHADOWING
IMPACTS TO ADJOINING
SITES AND BIGGE PARK**

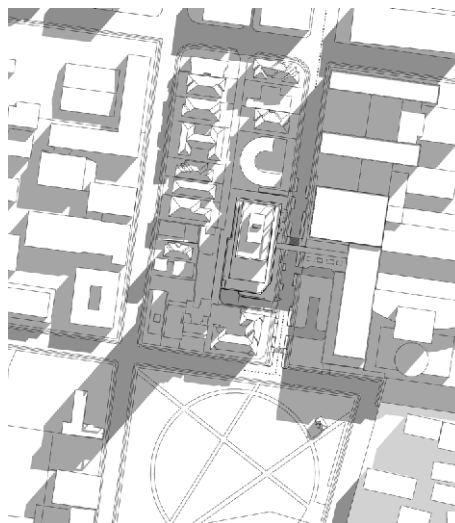
**PROVIDE
MATERIALITY AND
ARTICULATION THAT
IS HIGH QUALITY AND
CONTRIBUTES TO THE
FEELING OF SAFETY AND
WELL-BEING,**

The Proposal - Shadow Analysis

The diagrams opposite illustrate the overshadowing that the Proposal has on the adjoining properties and public domain on Winter Solstice (21st of June) between 9.00am and 3.00pm.

On an annual scale, the analysis demonstrates that the Proposal has no overshadowing impact on Bigge Park between late August and mid-April. Whilst the overshadowing of the Park occurs during winter, in the worst case scenario, the Proposal overshadows less than 4% of the park area (at 10.00am) on Winter Solstice.

9.00 AM



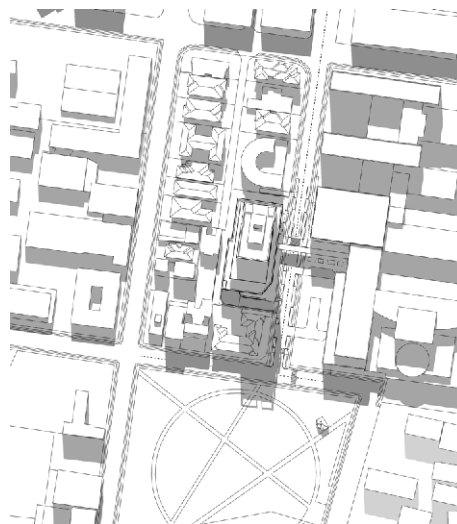
10.00 AM



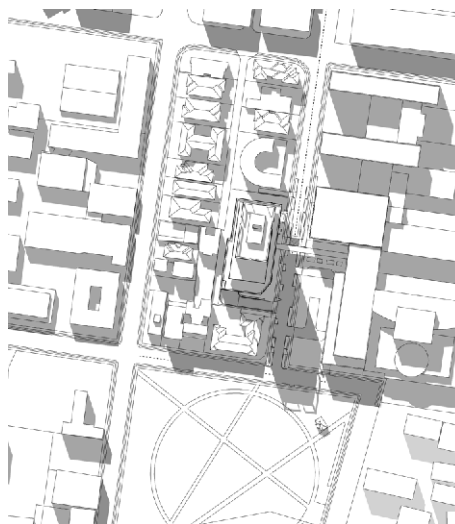
11.00 AM



12.00 PM



1.00 PM



2.00 PM



3.00 PM



The Proposal - Shadow Analysis



% Of Bigge Park Area	1.42%	3.51%	1.52%	0.97%	0.79%	0.91%	No impact
Shadow Area	490 m ²	1,209 m ²	523 m ²	335 m ²	272 m ²	314 m ²	No impact

*Bigge Park Area = 34,479 m²

	January	February	March	April	May	June	July	August	September	October	November	December
9.00am												
10.00am												
11.00am												
12.00pm												
1.00pm												
2.00pm												
3.00pm												

Legend

- The Proposal has no overshadowing impact on Bigge Park
- The Proposal has overshadowing impact on Bigge Park

Visual Impact Assessment - Summary

Summary of Findings

This Visual Impact Assessment report has reviewed and assessed the sensitivity and magnitude of the proposed changes on the landscape and from various key locations. It has been concluded that the significance of impact on the landscape is moderate. This is mostly due to the scale of the proposal and its location in proximity to strategic locations within Liverpool City Centre such as Bigge Park, Bigge St, Public Hospital.

The proposal forms a visible new element and a relatively dominant feature of the overall scene in most of the vantage points. As a result, the magnitude of the proposal is considered high to moderate in the current context. However it is anticipated that Liverpool City Centre and the health precinct will undergo a future transformation and that increase in built form height and density is to be expected in proximity to the site. As a result, the magnitude of the proposal is likely to be reduced once it is presented within the context of the future increase of height and density.

In summary:

- The proposal is consistent and compatible with the future planned character of Liverpool as a strategic centre and a strategic health hub. The proposal contributes to the evolving character of the area from a residential neighbourhood to a health hub.
- The strategic location of the site in proximity to the envisaged Liverpool City Centre core is appropriate to create a tower as an iconic feature of the Liverpool Health Precinct
- It is anticipated that the surrounding lands around the Private Hospital will accommodate health allied services and over time transform to an increased density area that supports the Precinct. Therefore there will be less visual contrast between the proposal and the surrounding setting compared to the existing low density scenario
- There already exists a presence of landscape detractors in all vantage points including: existing structures and buildings, utility poles etc. which will reduce the visual prominence of the Proposal.
- Existing vegetation and mature trees partially screen the proposal and reduce the visual impact
- The proposal does not reduce the quality of the scenes by delivering high design quality
- Use of facade treatment and colour selection reduce the bulk impact.

Mitigation Measures

Our findings revealed that the proposal incorporates a number of key measures designed to mitigate the potential visual impacts:

- Retaining dense vegetation and established trees surrounding the site for screening
- Additional landscaping on podium level and well located screen planting to reduce the visual impact
- Use of native planting to reinforce the character of the existing vegetation and achieving alignment with Liverpool Public Domain Plan
- Use of facade treatment, articulation and colour selection to blend with the landscape and reduce the height and bulk impact



VIEW OF THE PROPOSAL FROM ELIZABETH ST LOOKING EAST (PHOTOMONTAGE)



VIEW OF THE PROPOSAL FROM TAFE ON COLLAGE ST (PHOTOMONTAGE)

*FOR COMPREHENSIVE VISUAL IMPACT ASSESSMENT PLEASE REFER TO THE VISUAL ASSESSMENT REPORT



06



Conclusion

Conclusion

The Concept for Liverpool Private Hospital re-purposes a strategically located site within a close proximity to Liverpool Public Hospital and Liverpool City Centre.

The Proposal's vision evolved from understanding local context, celebrating the central urban location of the site, as well as understanding local strategic planning objectives including shaping a world-class health precinct as well as improving the urban environments of Liverpool.

The Proposal will deliver:

- **A new private hospital with 155 beds and 12,540 sqm of consultation and education suites connected via bridge and ground level to Liverpool Public Hospital**
- **An expanded health precinct integrated with the Liverpool Hospital master plan, providing significant additional capacity and employment**
- **A 20 storey building providing 32,280 sqm floor space.**

- **Additional new public domain to service workers, patients and visitors**
- **Active ground floor frontages and streetscape upgrades**
- **A framework and concept for design excellence**

Considering the urban design outcomes outlined herein, it is recommended that the Planning Proposal be supported.



Place Principle



**Create Sense
Of Place
and
Integration**



**Strengthen
Connectivity**



**Create
Active and
Engaging
Public
Realm**



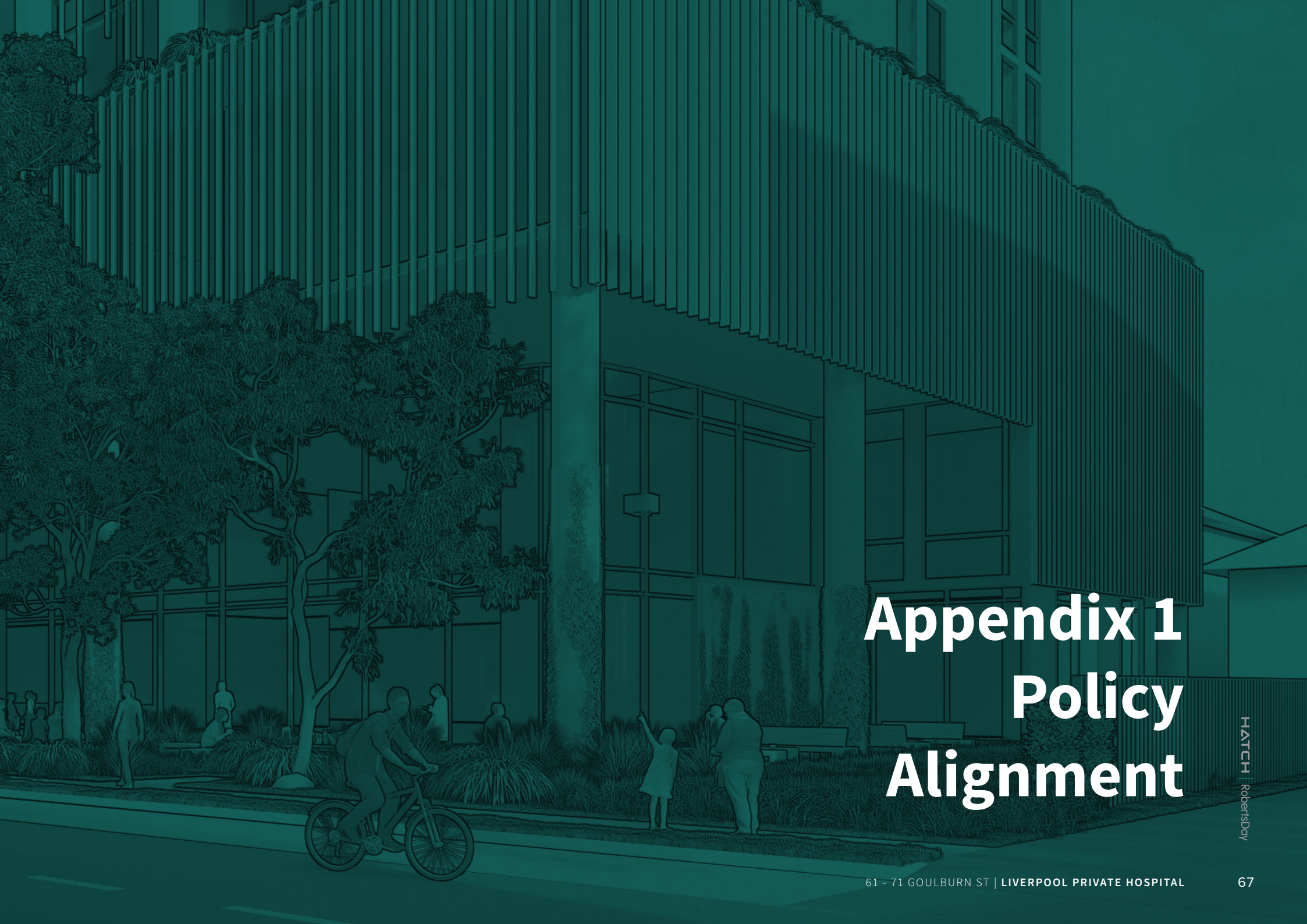
**Shape a
Context-
Responsive
Built Form**

Project Outcomes

- Integrated private and public realm design with fluid pedestrian circulation between public realm and the building entrance.
- Legible building entrance that enables easy access to the building from the street
- Legible layout of the ground floor allowing for clear access for pedestrians (users / visitors), emergency vehicles and visitors
- Design features elements contributing to improved sense of place eg. native vegetation within the street reserve and considered architectural materials
- The Proposal has been developed with modal priority hierarchy: 1. Pedestrian, 2. Emergency Vehicle, 3. Public Transport 4. Private vehicle.
- Enhanced streetscape with additional street trees and the use of high quality pedestrian paving.
- The Proposal is design for comfort and safety with provision of safe crossings, change of paving to reduce vehicle speed.
- Provided end of trip facilities and bike racks co-located with the entrance to encourage active travel
- Active frontages to Goulburn St
- Increased tree canopy in streets and public spaces
- The Proposal provides public open space in adequate sizes and high quality design for staff, patients and visitors on the ground floor and on podium level.
- The design of the building form considers overshadowing to public spaces and adjoining properties
- Built form is articulated at ground floor and podium level to improve the pedestrian experience.
- The built form is articulated as a step down to mitigate solar impact to adjacent properties and mitigate wind impacts on the ground plan and the streetscape.
- The built form comprises high quality materials and articulation that contributes to the feeling of safety and well-being

An architectural rendering of a modern hospital building with a large tree in the foreground and people walking and cycling. The building features a prominent glass facade and a series of vertical fins. The foreground is dominated by a large, mature tree with a thick trunk and dense foliage. Several people are depicted in the scene: a person walking on a path, a person pushing a stroller, a person riding a bicycle, and a person walking a dog. The overall atmosphere is one of a modern, green, and accessible healthcare facility.

A1



Appendix 1 Policy Alignment

Policy Alignment



BETTER PLACED (NSW GOVERNMENT ARCHITECT)

Better Placed is an integrated design policy for the built environment of NSW. Leveraging the GA200+ series of forums, workshops and discussions delivered to date, it offers directions towards design excellence at the scale of cities and towns, the public realm, and buildings.

The Policy directly references existing State Environmental Planning Policies, Local Environment and Development Control Plans and influences the development of new ones.

Objectives

The strategy aims to create a safe, equitable, sustainable built environment, which is distinctive and of its place, creates value and is fit for purpose.

Principles

Better Fit; Better for People; Better Working; Better Value; Better Look and Feel.

RELEVANCE TO GOULBURN STREET

Better fit: contextual, local and of its place	The design of the Private Hospital will be informed by and derived from its location along Goulburn Street as well as its place in the local context of Liverpool. It is a place-based response which is considerate of the local character, and heritage, and its relationship with Liverpool Hospital to the east. It contribute to the evolving and future character and setting of Liverpool as a Health and Education Precinct.
Better performance: sustainable, adaptable, durable	The Private Hospital incorporates environmental sustainability and responsiveness, which is essential in meeting the highest performance standards for working. Sustainability is not an optional extra in this case, but rather a fundamental aspect of functional, whole of life design.
Better for community: inclusive, connected and diverse	The design of the Private Hospital delivers an inclusive and welcoming environment. Through the delivery of retail on the eastern boundary fronting Goulburn Street, the design supports an engaging place and serves as a destination as opposed to just simply a health service.
Better for people: safe, comfortable and livable	As a hospital, it has been 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 has been addressed to support a good place for people to spend time in.
Better working: functional, efficient and fit for purpose	The Private Hospital has a considered, tailored response to the requirements of this facility, allowing for efficiency and increased usability. The space works for its proposed use and will remain valuable and well-utilised for many decades to come.
Better value: creating and adding value	The Private Hospital will generate ongoing value for people and the community of Liverpool. Creating shared value of place raises standard and quality of life for users, as well as adding return on investment for the health industry.
Better look and feel: engaging, inviting and attractive	The design is welcoming and aesthetically pleasing, encouraging communities to use and enjoy this place. The feel of a space and how we use and relate to our environment is dependent upon the aesthetic quality of the design of our buildings, and thus the visual environment of Liverpool Private Hospital contributes to its surroundings and promotes positive engagement.

Policy Alignment



GREENER PLACES (NSW GOVERNMENT ARCHITECT)

Greener Places is a draft urban Green Infrastructure policy for New South Wales. It has been developed to deliver the strategic approach for the planning, design and management of green infrastructure and ecosystems and to ensure that green infrastructure is considered at the forefront of the city making process.

PRINCIPLES

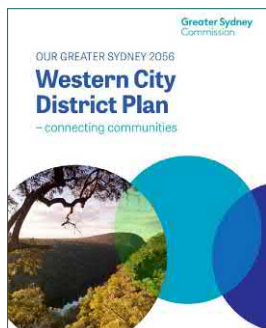
The policy sets out four principles that will help deliver Green Infrastructure in NSW and which should inform built form in Liverpool: Integration, Connectivity, Multi-Functionality and Participation.

- **Integration:** combine Green Infrastructure with urban development and grey infrastructure
- **Connectivity:** create an interconnected network of open space
- **Multifunctionality:** deliver multiple ecosystem services simultaneously
- **Participation:** involve stakeholders in development and implementation.

RELEVANCE TO GOULBURN STREET

Integration	There is a global transition away from single-purpose grey infrastructure to more multipurpose infrastructure that mimics nature, provides critical ecosystem services, and promotes healthy and active living. The principle of integration proposes to combine green space with urban development and grey infrastructure.
Connectivity	Greener Places promotes the creation of a network of high-quality open spaces that connect with town centres, public transport hubs, rivers, creeks, and employment and residential areas – creating a network of open space. The network includes physical and functional connections that benefit people and wildlife.
Multifunctionality	Multifunctional green spaces should be high-quality and high-performing, producing, social, environmental, and economic benefits. Multi functionality represents the ability of green infrastructure to deliver multiple ecosystem, environmental, and other services simultaneously
Participation	Participation relates to a planning process that is open to all and incorporates the knowledge and needs of diverse parties. It involves stakeholders in the development and implementation of neighbourhood, local, district, and regional green infrastructure policies and actions

Policy Alignment



A METROPOLIS OF THREE CITIES (GREATER SYDNEY COMMISSION)

The Western City District Plan is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level and is a bridge between regional and local planning. It is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney.

Objectives

The strategy aims to create a livable, productive and sustainable built environment, which supports jobs and health and protects natural assets and green space.

Principles

Infrastructure and Collaboration: linking health, transport and education infrastructure; Livability: Connection, walkability and access to open space; Productivity: Investment in innovation and tourism; Sustainability: Sydney Green grid to support a healthy lifestyle.

RELEVANCE TO GOULBURN STREET

THE FOLLOWING WESTERN CITY DISTRICT PLANNING PRIORITIES ARE APPLICABLE TO LIVERPOOL PRIVATE

1. INFRASTRUCTURE & COLLABORATION

W1 Planning for a city supported by infrastructure

2. LIVEABILITY

W3 Providing services and social infrastructure to meet people's changing needs

W6 Creating and renewing great places and local centres, and respecting the District's heritage

3. PRODUCTIVITY

W7 Establishing the land use and transport structure to deliver a liveable, productive and sustainable WPC

W9 Growing and strengthening the metropolitan cluster

W11 Growing investment, business opportunities and jobs in strategic centres

4. SUSTAINABILITY

W15 Increasing urban tree canopy cover and delivering Green Grid connections

W18 Delivering high quality open space

HOSPITAL:

LIVERPOOL IS IDENTIFIED AS A HEALTH AND EDUCATION PRECINCT AND COLLABORATION AREA. GOULBURN STREET IS LOCATED WITHIN LIVERPOOL CBD, WHICH IS ALREADY HOME TO EXTENSIVE HEALTH INFRASTRUCTURE INCLUDING LIVERPOOL HOSPITAL, THE INGHAM INSTITUTE OF APPLIED MEDICAL RESEARCH AND THE CLINICAL SCHOOLS OF UNSW AND WSU, SOUTH WEST PRIVATE HOSPITAL AND SOUTH WESTERN SYDNEY TAFE.

THE BASELINE TARGET FOR JOBS WITHIN LIVERPOOL FOR 2036 IS 36,000 WHILST THE HIGHER TARGET IS 39,000. THE 2016 ESTIMATE WAS 29,000 SO THIS WOULD SEE AN INCREASE OF 10,000 JOBS FOR LIVERPOOL WITHIN THE NEXT 15 YEARS.

Policy Alignment



LIVERPOOL COLLABORATION AREA PLACE STRATEGY (GREATER SYDNEY COMMISSION)

The Regional Plan identified Liverpool as a Collaboration Area. Collaboration Areas are a place-based, multi stakeholder approach to solving complex urban issues. Growing the Liverpool CBD and surrounds into a metropolitan centre, with jobs, a mix of dwellings and a level of infrastructure appropriate to its metropolitan role, requires a deliberate and coordinated effort to resolve impediments to growth and leverage opportunities.

Liverpool is undergoing rapid economic growth with outstanding job opportunities underpinned by global leadership in health, education, research and innovation. The site sits within the area known as Liverpool City Centre – Frame, which is a mixed use area that contains Liverpool Hospital, schools, and high density residential development.

RELEVANCE TO GOULBURN STREET

RELEVANT PRIORITIES AND ACTIONS OUTLINED IN LIVERPOOL PLACE STRATEGY, WHICH APPLY TO THE

Liveability Priority 4: Create and renew great places for people	Action 8: Deliver great places by prioritising a people-friendly public realm and open spaces; providing fine grain and diverse urban form; a diverse land use and housing mix, high amenity and walkability; and recognising and celebrating the character of the place and its people
Liveability Priority 5: Provide social and civic infrastructure for current and future generations	Action 12: Identify and deliver new and enhanced social infrastructure including children's, youth, health and aged care services, libraries, and cultural, community and civic facilities within current and future people-centred precincts of the Collaboration Area
Priority 6: Support the growth of critical employment hubs in the Collaboration Area	Action 15: Undertake precinct-level planning to integrate the health and academic precinct with the City Centre – Core, Warwick Farm and Georges River

SUBJECT SITE ARE LISTED BELOW:

Policy Alignment



REIMAGINING LIVERPOOL HEALTH, EDUCATION, RESEARCH AND INNOVATION PRECINCT (PWC, 2017)

The Liverpool Innovation Precinct is reimagining ...

- how health, education and research is undertaken individually and collaboratively to drive innovation
- the industries that will drive the Liverpool economy
- the technologies that will underpin the next wave of economic progress
- the public's perception of Liverpool as an economic entity

RELEVANCE TO GOULBURN STREET

An alternative to developing a master plan is to develop a robust set of principles to guide future development in the CBD. The nine urban factors of successful collaborative precincts can be tailored to the Liverpool context to make proactive decisions on new development.

	Urban principle	Liverpool Now
Create distinct focus zones that are easy to identify	<i>Focal Zones</i> 	Align the zones within the precinct with their primary use e.g. health and research/civic and food/retail and education/green zone to create identity and attachment.
Develop the in-between spaces into social catalysers	<i>Catalysers</i> 	Build on the small-scale personal interaction opportunities that already exist in Liverpool and provide more to heighten the sense of community connection.
Mandate cross connections that increase intersections	<i>Permeability</i> 	Retain Liverpool's original grid block sizes and increase arcades or interconnecting walkways to provide a greater number of intersections and options for paths of travel.
Encourage connections across bounding elements	<i>Reach and Limits</i> 	Consolidate development in the core CBD to retain the close reach of the city limits and increase connections across the river, rail and highways to surrounding areas.
Focus on CBD soft transport options and reducing cars	<i>Transport Options</i> 	Consider encouraging cars to stay out of the CBD core by increasing hyper local services, walkability, bike share & bike lanes. Push for increased metro and airport connection.
Support mixed use and shared use developments	<i>Mix of Uses</i> 	Encourage the blending of activities in new mixed use developments and focus on shared facilities for collaboration.
Develop consistent materiality for identity in each zone	<i>Urban fabric</i> 	Expand on the design identity being developed around the mall and Macquarie Street and develop urban fabric language that distinguishes each focal zone.
Provide housing that meets needs across the spectrum	<i>Housing Diversity</i> 	Foster design excellence and create a reputation for supporting quality in design of new developments. Promote housing affordability across sectors and types.
Activate day and night, repurpose and multi use spaces	<i>Activation</i>	Activate interfaces along primary walking routes, have multiple modes of function to ensure facilities are in use day and night, promote mixed use & adaptive reuse.

Policy Alignment



LIVERPOOL LOCAL STRATEGIC PLANNING STATEMENT (LIVERPOOL CITY COUNCIL)

Connected Liverpool 2040' is Council's Local Strategic Planning Statement (LSPS). It is Council's long-term plan to shape Liverpool's future which will help guide the development of suburbs and balance the need for housing, jobs and services as well as parks, open spaces and the natural environment

RELEVANCE TO GOULBURN STREET

THE FOLLOWING PLANNING PRIORITIES ARE APPLICABLE TO LIVERPOOL PRIVATE HOSPITAL:

CONNECTIVITY

PP4 Liverpool is a leader in innovation and collaboration

LIVEABILITY

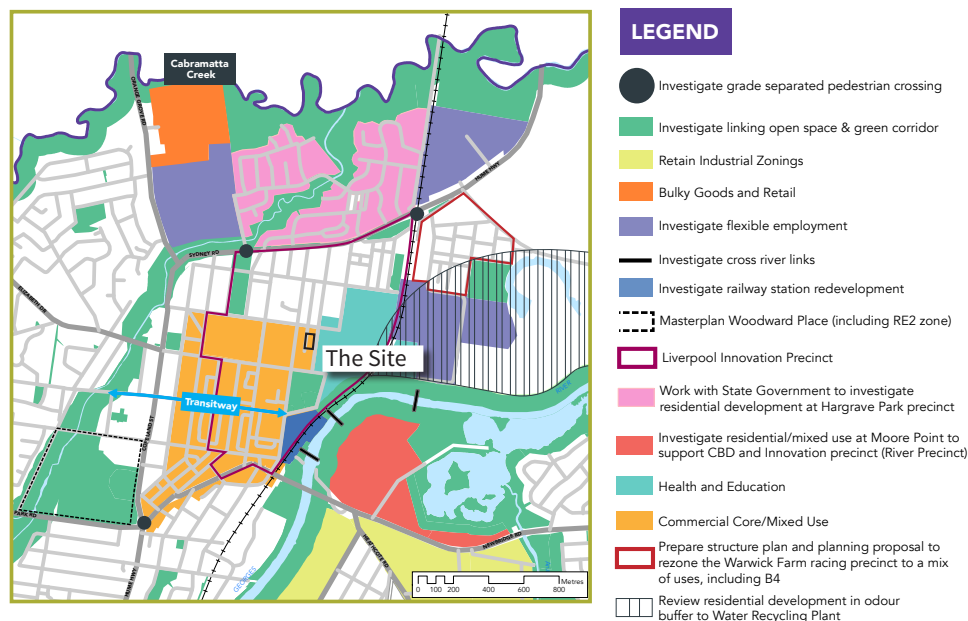
PP5 A vibrant, mixed-use and walkable 24-hour City Centre with the Georges River at its heart

PP6 High-quality, plentiful and accessible community facilities, open space and infrastructure aligned with growth

PRODUCTIVITY

PP10 A world-class health, education, research and innovation precinct

PP11 An attractive environment for local jobs, business, tourism and investment - grow jobs in the health and education sectors.



Policy Alignment



LIVERPOOL CITY PUBLIC DOMAIN PLAN

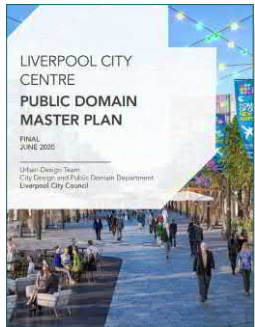
Projects and Interventions Plan

The Projects & Interventions plan provides an overview of the 90 projects within the Master Plan, that collectively deliver on the broader Structure Plan and associated key moves. The 90 projects are listed below and each project is detailed through site specific interventions, that are articulated through imagery (i.e. diagrams, plans, sections, 3D renders and precedent images).

Project No. 12 Goulburn Street has been identified as part of the Liverpool Health Precinct Streets Upgrade Intervention / Project.



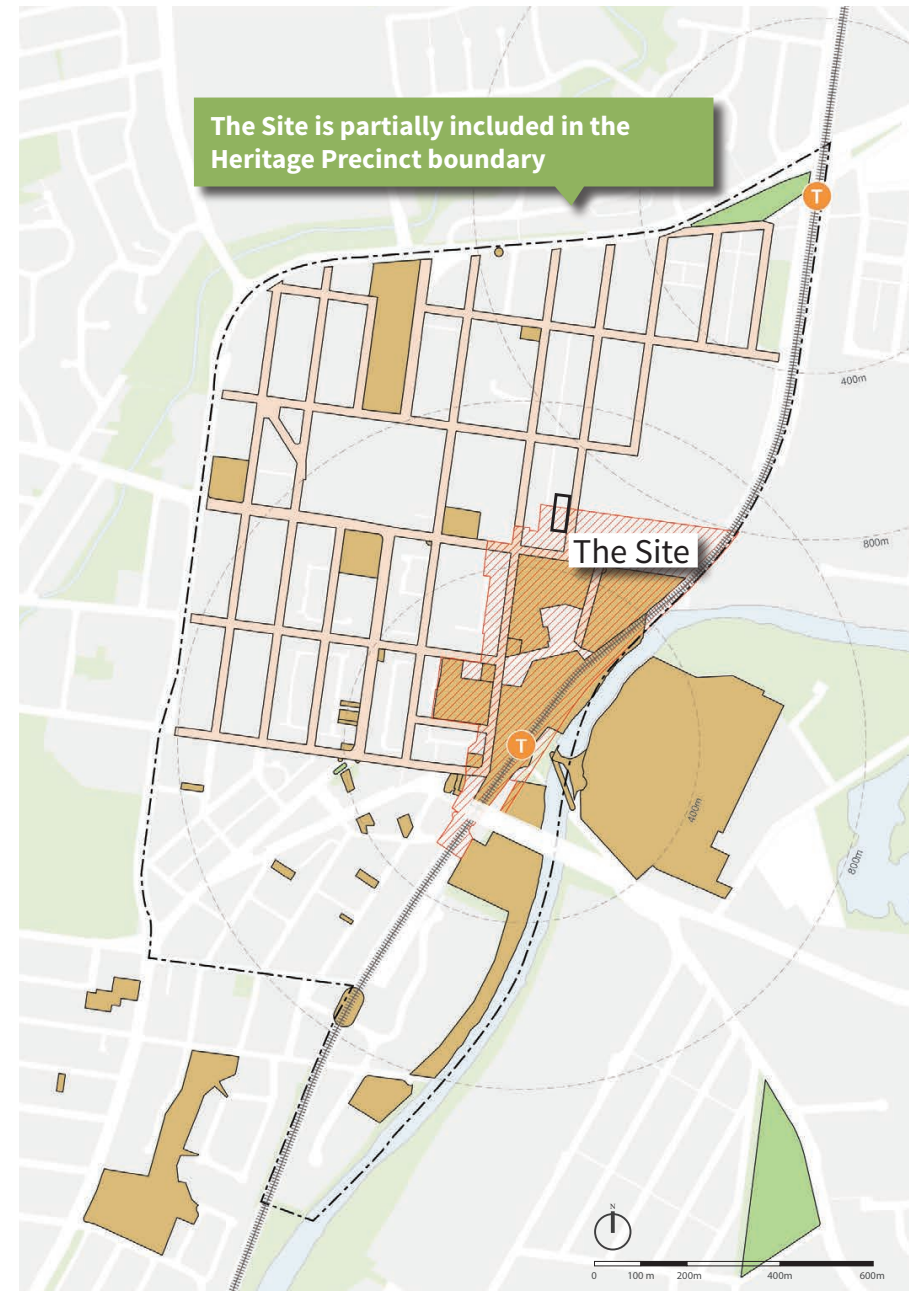
Policy Alignment



LIVERPOOL CITY PUBLIC DOMAIN PLAN

Heritage Precinct

A Heritage Precinct is located in the central-eastern part of the city centre and encompasses Bigge Park, Lighthorse Park, Dr Pirie Centre, The Old Courthouse, Liverpool Railway Station, Liverpool Public School and TAFE Campus.



Policy Alignment



LIVERPOOL CITY PUBLIC DOMAIN PLAN

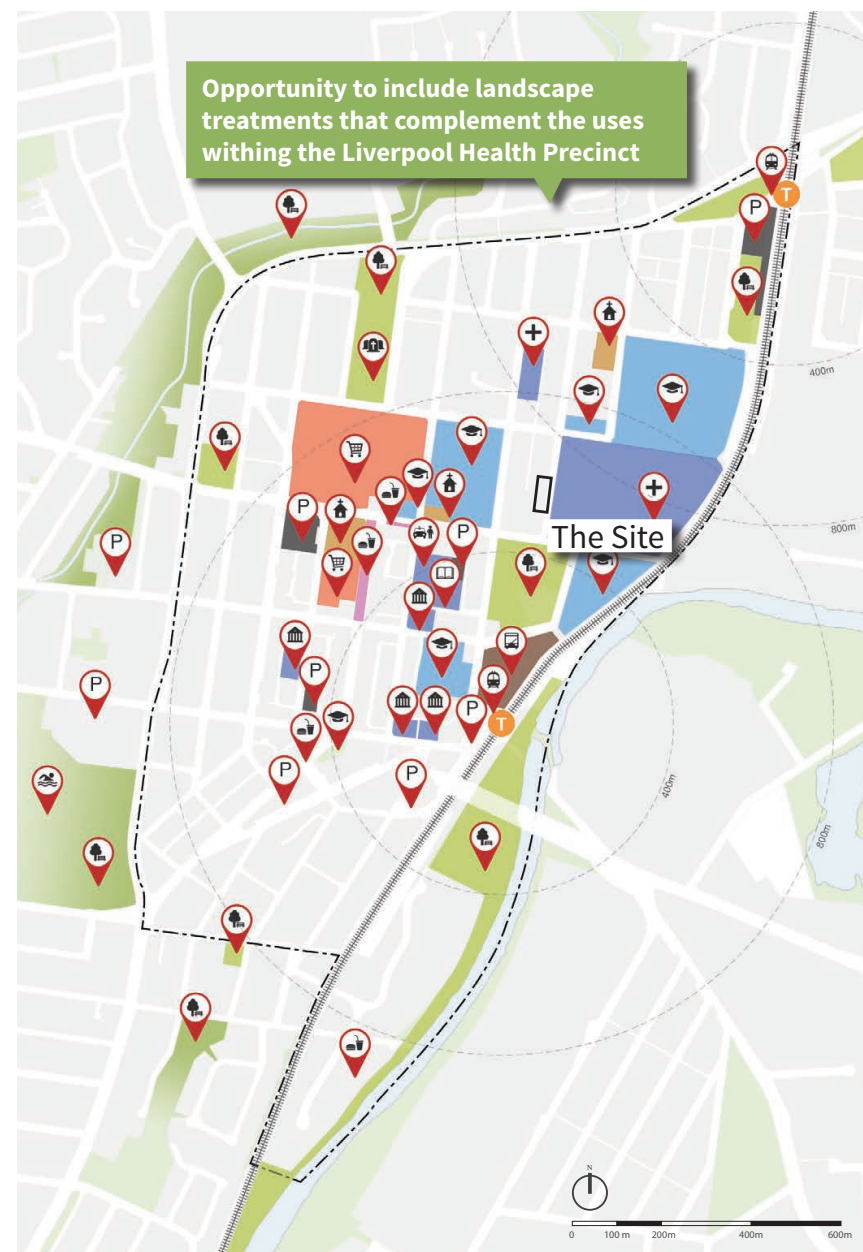
Important Locations, Landmarks and Community Facilities

Healthcare

The healthcare precinct located on the eastern side of the centre has a range of healthcare facilities, including Liverpool Public Hospital, Ingham Institute of Applied Medical Research, Sydney Southwest Private Hospital and various other healthcare and medical facilities.

Key Opportunities

A key opportunity related to the community facilities within the centre include providing landscape treatments that complement the uses (eg. restorative plantings within the Liverpool Health Precinct streetscapes).



Policy Alignment



LIVERPOOL CITY PUBLIC DOMAIN PLAN

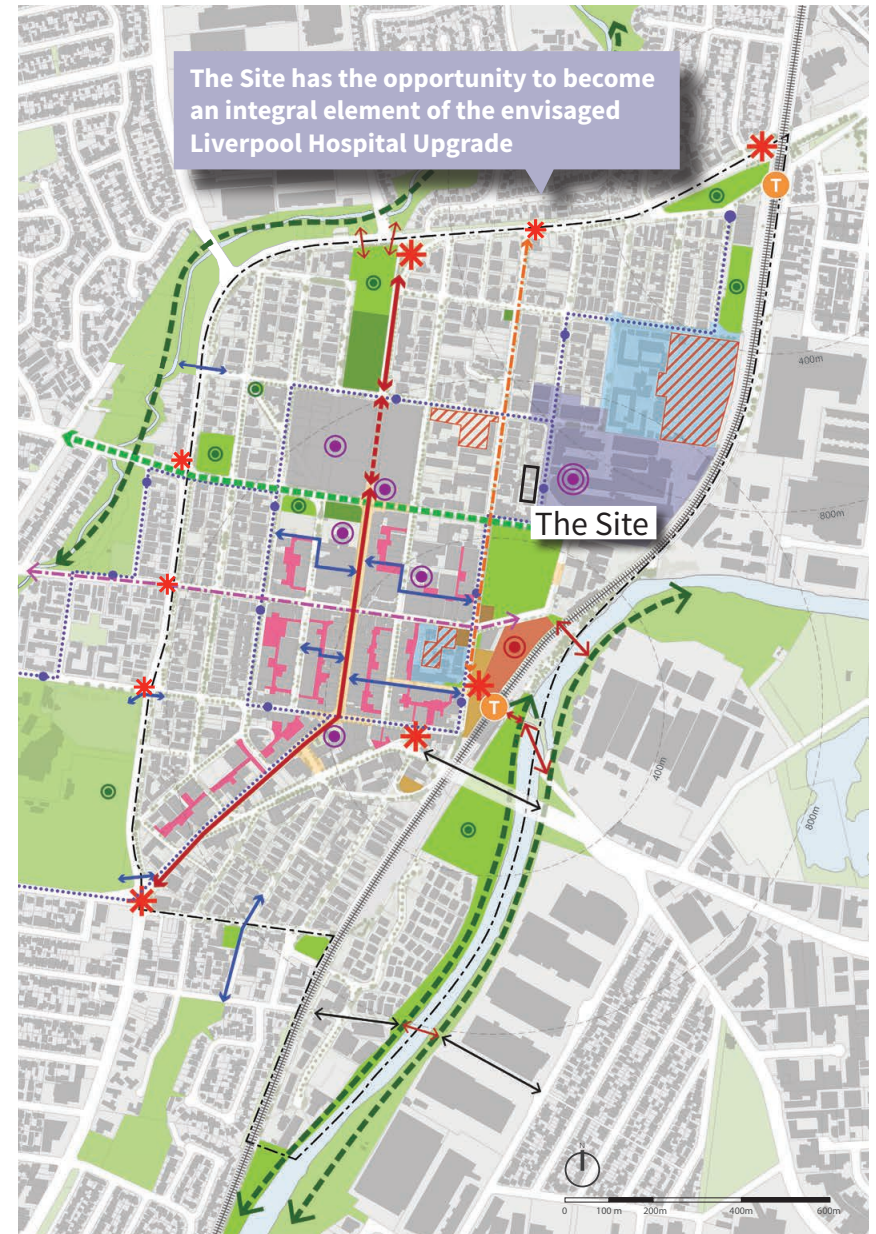
Structure Plan

Improved Streets

Streets are improved to be healthier (ie. as per the Healthy Streets Approach), more people-focused, and provide increased priority to active and public forms of transport. Streets are considered to be part of the open space network, with increased amenities and facilities, including street trees, vegetation and new streetscape infrastructure.

Legend

	Railway Station		Green Open Space (Restricted Use)
	Railway Line		Activated Serviceways/Laneways
	Liverpool City Centre - Project Site Boundary		Pedestrian Priority Zone (Macquarie Street)
	Primary Green Boulevard (Elizabeth Street)		Heritage Buildings - Forecourt Upgrades
	Green/Blue Grid and Active Transport Links		Potential Future Redevelopment of Liverpool Station Site
	Pedestrian Connections (Streets & Arcades)		Gateway Treatment (Liverpool Station Forecourt)
	Pedestrian Priority Street (Bigge Street)		Innovation Precinct Redevelopment, Liverpool Hospital
	Pedestrian Priority Spine and Pedestrian Connections		Innovation Precinct Redevelopment, Liverpool High School
	Active & Public Transport Corridor (Moore Street)		Liverpool City Centre Gateway Treatment
	Shuttle Service (City Centre & Peripheral Parking Areas)		Major Open Space Opportunity (Site Master Plan)
	Shuttle Service Stops (Indicative Only)		Key Landmarks within the Liverpool City Centre
	Existing Green Open Space (Outside Project Site)		Liverpool Hospital Precinct Upgrade
	Existing Green Open Space (Inside Project Site)		Potential Shared-Use Open Space



LIVERPOOL PRIVATE HOSPITAL
URBAN DESIGN REPORT

HATCH | RobertsDay

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