

**UNSW WAGGA WAGGA  
NEW BIOMEDICAL SCIENCES CENTRE**

**EDWARD STREET WAGGA WAGGA**

**ARCHITECTURAL DESIGN STATEMENT**

Rev 1 13 March 2020



**1.0 DESIGN BRIEF & SITE**

**1.1 Background**

UNSW currently offers a full Medical degree on a non metropolitan regional campus in Port Macquarie NSW and now wishes to build upon the success of this full degree course and their later year medical education course delivered by their Rural Clinical School in Wagga Wagga to now also offer a full medical degree course in Wagga Wagga for regionally based students.

The existing Rural Clinical School will continue to operate from their facilities in Harvey House on the Docker Street frontage of Wagga Wagga Base Hospital and the new building forming the subject of this Development Application will add the necessary tuition facilities to allow a full degree course to be offered which involves the delivery of the Phase 1 and 2 components of the Medical Degree.

The two facilities will operate as a combined campus located on and adjacent the Wagga Wagga Base Hospital with staff sharing accommodation in both Harvey House and the proposed new building.

The new Medical Degree course is supported by both the Commonwealth and State governments – the Commonwealth government has provided a funding grant for the development and construction of the proposed new building and the State government is supporting the subdivision of the site from the remainder of the Hospital campus and its associated sale to UNSW to provide a prominent site for the new building adjacent the main entrance to the Base Hospital campus.

**1.2 Design Brief**

UNSW wishes to promote links to the local Medical community in Wagga Wagga so that their students not only enjoy their tuition experience in Wagga Wagga but are also attracted to practicing in the region after completing their degree.

They consequently briefed that the new building should respond to the following values:

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- Good visual imagery to highlight UNSW's presence in and commitment to the Wagga Wagga community while also respecting the adjacent new hospital facilities and the site's location at the main entry point to Wagga Wagga Base Hospital
- An open and welcoming building to encourage student and staff interaction
- The provision of bicycle storage facilities to promote healthy travel alternatives
- Entry and external pedestrian facilities to be integrated with the hospital pedestrian circulation systems
- Height and scale to screen the proposed future multi-deck carparking facility to the south as best as possible
- Generous Entry Foyer and associated flat floor spaces that can open to the Entry Foyer to support occasional Medical Community events
- Wet Science and specialist Dry Anatomy, Pathology, Clinical Skills and virtual reality based Simulation Laboratory spaces to support the delivery of the medical degree course which, while heavily sciences and technology based, also involves simulated patient interaction for important communication skills training
- A modern and welcoming building that supports its regional context with good facilities for students and which encourages student, staff & local medical community interaction

**1.3 The Site**

The site is located on the eastern side of the junction of Edward Street and Lewis Drive and is therefore in a visually prominent site adjacent to and to the immediate east of the main entry to Wagga Wagga Base Hospital campus.

The site has a frontage of 48.6 metres to Edward Street and a depth of 33 metres.

The site is bounded by Edward Street to the northern boundary, Lewis Drive (main Wagga Wagga Base Hospital entry) to the west, the Heritage Motor Inn to the east and existing on grade parking to the south which will be replaced by the proposed future multi-deck carpark to service the Base Hospital campus that will share a common

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boundary to the south of the new building.

The site currently contains on grade carparking servicing the Base Hospital campus only which will be removed as a part of the subdivision, land purchase and new building development process.

The Heritage Motor Inn to the east is a two storey structure whose western (closest) wall is located a little over 2 metres clear of and to the east of the common boundary - it is noted that the western façade of the Heritage Motor Inn facing the common boundary contains small windows to service rooms only rather than windows to accommodation spaces.

**2.0 ARCHITECTURAL RESPONSE**

**2.1 Siting Notes**

The site has a gentle fall from a high point in its south eastern corner towards the north west but the overall change in level across the site is only 900mm.

We have sited the building 300mm above the highest existing site level at the perimeter of the building and 1550 mm above the 500mm freeboard above the 1:100 year flood level for the site with an extensive entry podium accessed by comfortable stairs and accessible use ramp that are framed by landscaping.

The new building's main façade will generally be set back 7 metres from the Edward Street frontage, which is consistent with Wagga Wagga City Council's advice and overall Health Precinct Master Plan objectives, and 7.8 metres clear of the Lewis Drive alignment with an extensive angled set back from the north western corner of the site to maximize sightlines to the hospital entry road (Lewis Drive) for vehicles and pedestrians entering the Base Hospital campus from Edward Street.

The building addresses the main entry to the Wagga Wagga Base Hospital and is readily accessed from Edward Street, Lewis Drive, the circulation systems within Wagga Wagga Base Hospital campus and the future adjoining multi-deck carparking facility.

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While short term occasional use offstreet loading is supported by the paved vehicular layby, which can accommodate up to large rigid trucks, there are deliberately no vehicular entry points to the site for regular use due to its location immediately adjacent to the main vehicular entry to the Wagga Wagga Base Hospital campus.

The new building is set well clear of the eastern common boundary with the Heritage Motor Inn to facilitate the relocation of existing stormwater easements and the provision of a new substation, if required, while also minimizing any overshadowing by the new higher rise building that is the subject of this Development Application.

**2.2 Building Design Notes**

The building has been planned over 3 storeys which is the maximum height at which the BCA/NCC will allow the use of open stairs and voids that visually interconnect all levels of the building to create a welcoming environment and maximize the adoption of healthy travel up stairs rather than promoting reliance on the lifts for day to day travel.

The three storey height also achieves overall site design objectives to maximize the screening of the future multi-deck carpark and to minimize the footprint of the new building which allows the Base Hospital to maximize the site area available for their proposed future multi-deck carparking facility and improve its efficiency.

The two open stairs frame the diagonally aligned Entry Foyer and Atrium glazing to create a strong entrance statement in conjunction with the associated extensive entry plaza.

The open stairs promote healthy foot travel between floors and the open Atrium creates visual interactivity and interest to the entry area and encourages exploration within the building.

Wayfinding is supported by the simple circulation around the central core on each level with no secondary corridors except to the secured Clinical Skills and Simulation Laboratory areas which create an intensive and interactive student experience complete with associated De-Brief facilities to enhance the learning experience.

The stairs are major architectural elements that articulate and highlight

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the corner entry and provide interest to the facade.

The main glazed facades to the north (Edward Street), west (Lewis Drive) and east (large setback from Heritage Motor Inn allows a glazed façade) facades are 'framed' with projected perimeter elements to the upper two floors which provide visual proportion & balance along with relief and interest to these facades.

The projected perimeter elements are integrated with horizontal and vertical louvre shading elements to minimize solar loading on the extensive glazed facades that are provided to maximize access to natural light and to provide outlook from teaching and casual use areas.

The natural overhang of these projected façade elements to the alignment of the Ground Floor level walls under also provides shading to the lower level glazing while adding scale and articulation to the facades.

Material selections are compatible with elements of the new adjacent hospital developments while deliberately varying in form to create visual interest within a consistent overall scale and form to the campus.

Extensive landscaped surrounds are provided to provide visual relief to the Edward Street streetscape and to improve the formal presentation of this major public face of the Health Precinct generally.

Extensive use of internal glazing, along with the three storey entry atrium space and glazed entry façade, ensures that natural light is maximized throughout the internal spaces within the new building, including the circulation areas, to create a lively, welcoming and visually interactive character encouraging the use of the building and a sense of comfort for the occupants.

**Ray Hudson**

Nominated Architect Registration # 3977

**BNMH Architects Pty Ltd**