

Westmead Multi Storey Car Park

Architectural Statement

State Significant Development Application

05 November 2015



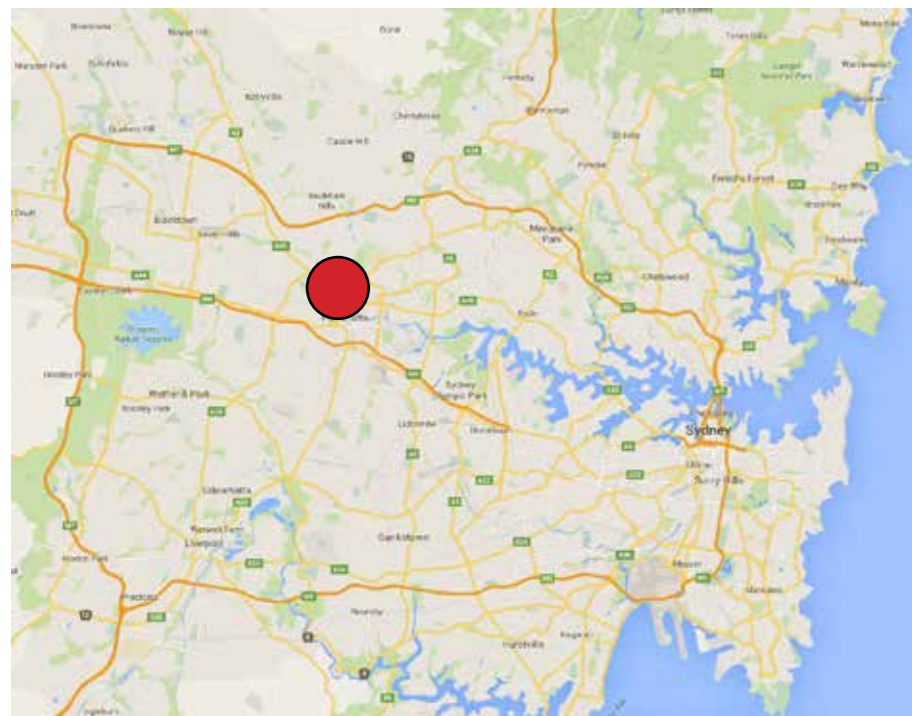
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1.0 executive summary

The design of the Multi Storey Car Park (MSCP) has been prepared by HDR|RD and the listed engineering consultants in consultation with the Project Managers John Staff, PWC and Health Infrastructure.

2.0 strategic context

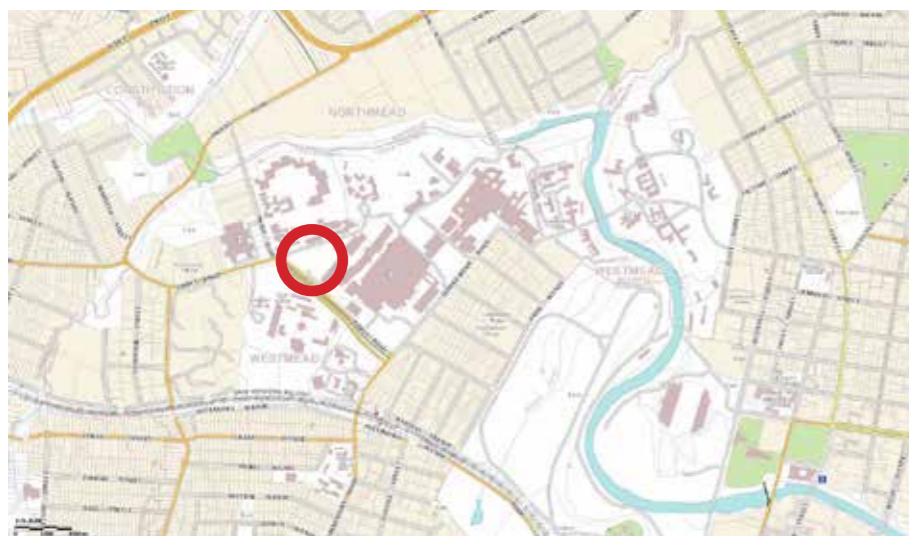


Westmead precinct is located 25 km west of the Sydney CBD and is well served by all transport modes. The Parramatta CBD lies approximately 2.5 km to the southeast of the hospital precinct beyond the Parramatta parklands. 'A Plan for Growing Sydney' proposed enhanced transport linkages like the **Western Sydney Light Rail Network** will reinforce and enhance existing connections into Sydney's leading health, education and medical research networks with growing global relevance and links.



3.0 site location

The proposed site for the new Multi Storey Car park (MSCP) is on the corner of Darcy Road and Institute Road. Proposed works will include the new MDCP, associated road works, and new landscaping.



location plan



existing aerial site plan - context

4.0 existing site

A number of on grade car parking spaces currently exist on the site. There are also a number of mature trees located within the car parking and also adjacent to the Oral health Building.

The main public access to the car park is via the Darcy Road junction adjacent to the Oral Health Building and a secondary staff access via Institute Road.

The ground level slopes up from the corner of Darcy/ Institute Roads up to the Oral health building by approximately 3m.



existing aerial site plan - site boundary

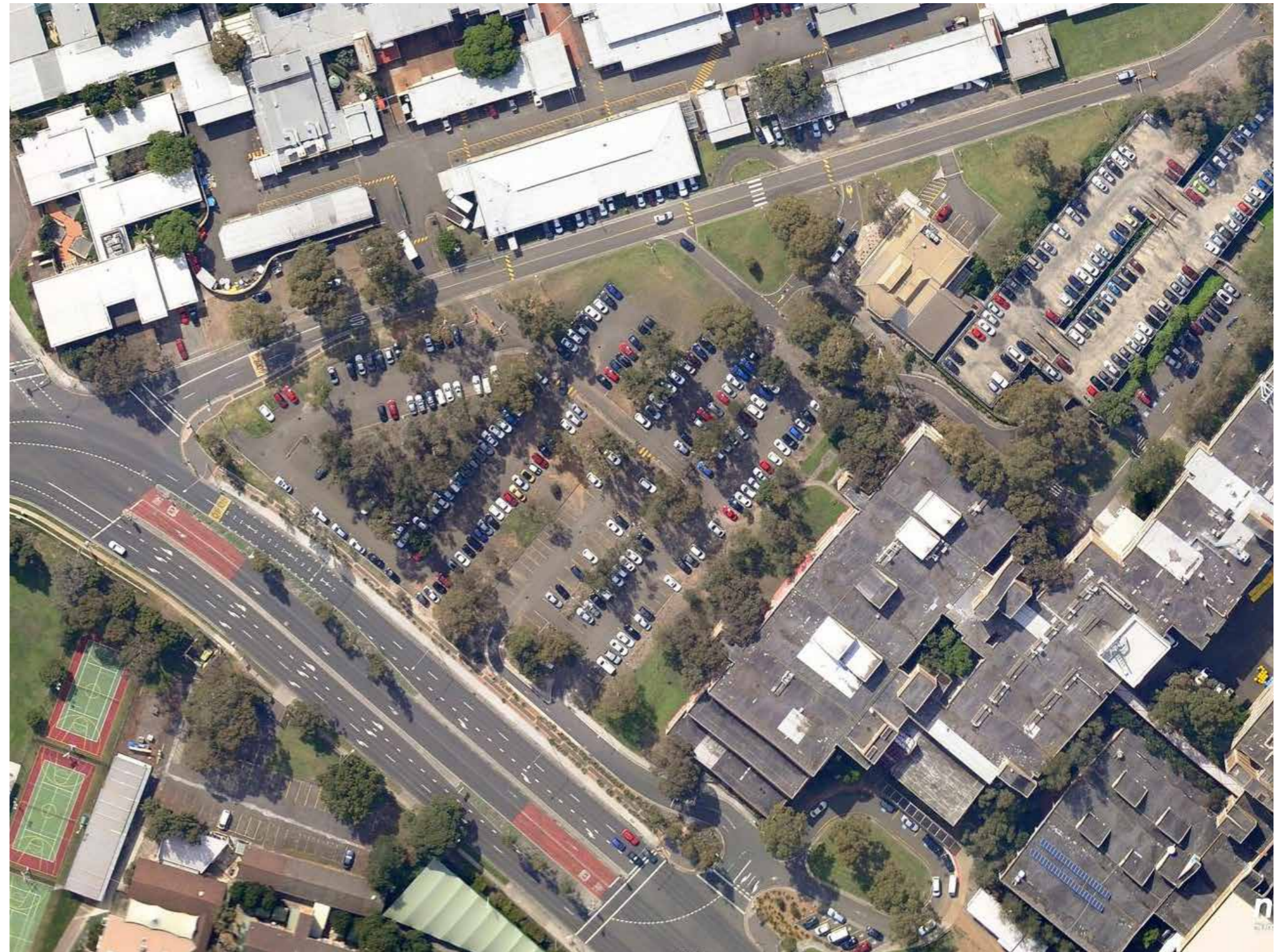
4.1 existing site - parking

There are a number of off-street car parks across the site, extending from the adult hospital to the children's hospital, and Cumberland Hospital. Across the site, there are over 5,000 car parking bays.

Adjacent to the adult hospital, there are 2,438 parking bays. This consists of 644 visitor bays, 1,752 staff bays and 42 short term drop off bays. Please refer to the Transport and Accessibility statement produced by GTA.

A survey of the existing car parks indicated they were generally full during the survey period which was during a typical workday. This included both the visitor and staff car parks. In addition, significant illegal parking was observed in the staff car parks. Staff members double parked along the access aisle, blocking vehicle egress and left phone numbers on the dash so blocked motorists can call to be let out of the bays.

A review of the on-street parking in the adjacent side roads indicated a high parking demand during the day. While the majority of streets have time based restrictions, there was significant parking infiltration observed.



existing aerial site plan - context

4.2 existing site - access

The Hospital has a number of accesses onto the adjacent road network. Primarily the visitor access are from Darcy Road and staff from Hawkesbury Road, Institute Road and Redbank Road. Ambulance access to the emergency department is from Hawkesbury Road while Redbank Road provides access for predominantly service vehicles. The signalised accesses on Darcy Road provide access to the visitor car parks and drop off areas adjacent to the hospital main entrance and dental hospital.

The southern intersection with Darcy Road provides access to the main hospital entrance, associated drop off bays as well as the visitor car park. Emergency can also be accessed from this entrance.

The northern intersection with Darcy Road provides access to the dental hospital drop off area as well as the northern visitor car park. Vehicles were seen regularly queuing to enter the car park, adjacent to the intersection.

The emergency access is located along Hawkesbury Road, just north east of the Darcy Road intersection; however this can also be accessed from Darcy Road for vehicles travelling from the south.

The patient pick-up area is further north-west along Hawkesbury Road as well as the access for the large staff parking areas and the children's hospital.

Additional staff car parks are accessed via Institute Road which also provides access to the cooling towers and oxygen tank. The road connects with Redbank Road however this area is controlled with boom gates.

Redbank Drive provides the primary access for service vehicles for both the Children's and Adults hospitals. The road also provides secondary access into the staff car parking areas.



existing aerial view

4.3 existing site - site campus

Westmead Hospital comprises an amalgamation of building typologies that have been constructed since the 1970's.

They can be categorised into the following:

- 1. The original Hospital Campus Circa 1970's
- 2. Existing Hospital Car Parks Circa 1970's
- 3. Extensions to the Hospital Campus Circa 2005
- 4. Children's Hospital
- 5. New Research buildings



4.4 existing site - adjacent buildings

The main hospital campus and associated car parks are generally built from a perimeter concrete frame with external twin columns and recessed perimeter facade. The facade is set back approximately 1m from structure and stair pods are concrete frame and brick infill construction.

Similar car parks are concrete frame with external concrete stair pods.



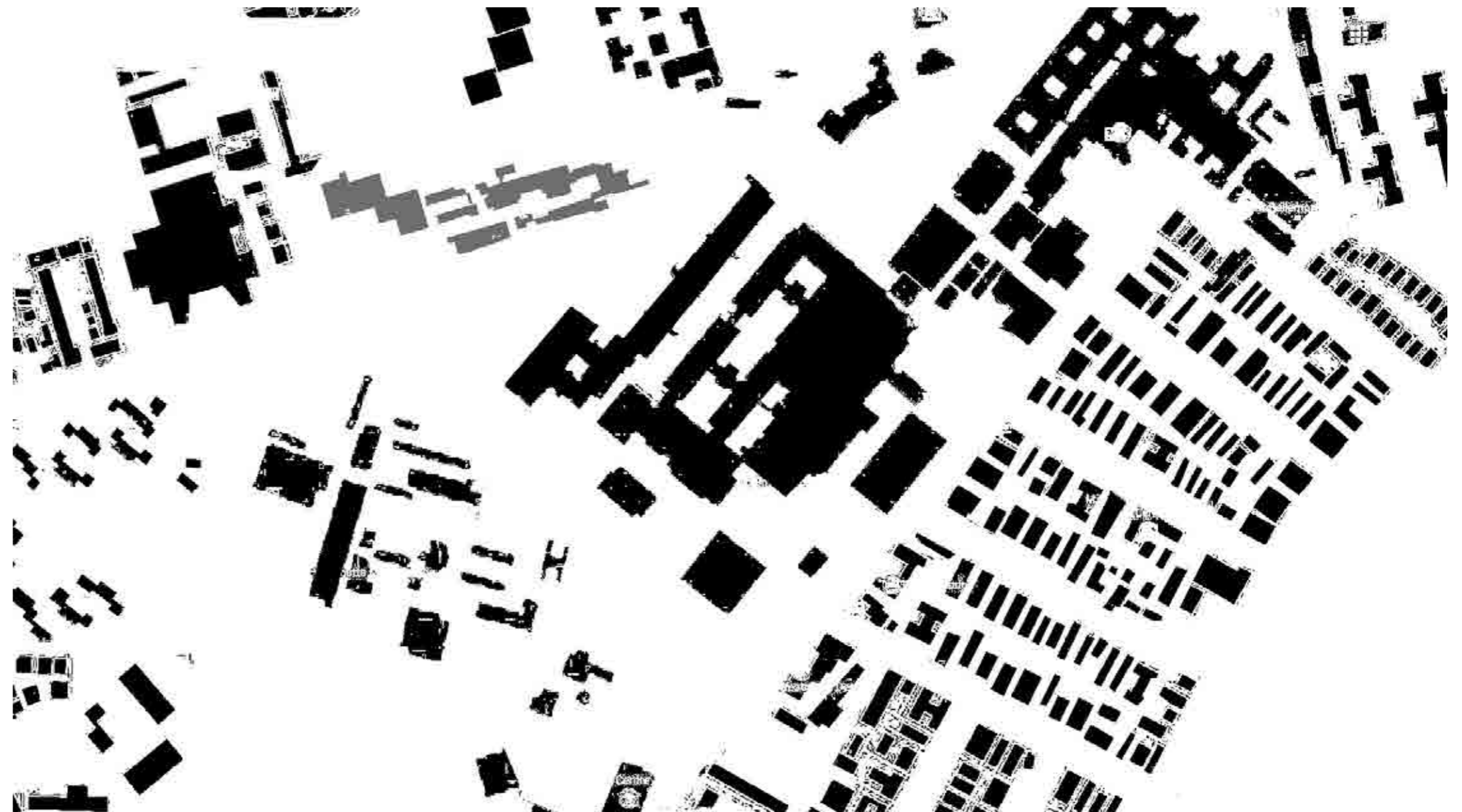
4.5 existing site - character

The MSCP site contains a number of mature trees in association with ongrade car parking. Further details of the trees can be found in the Arborist report.



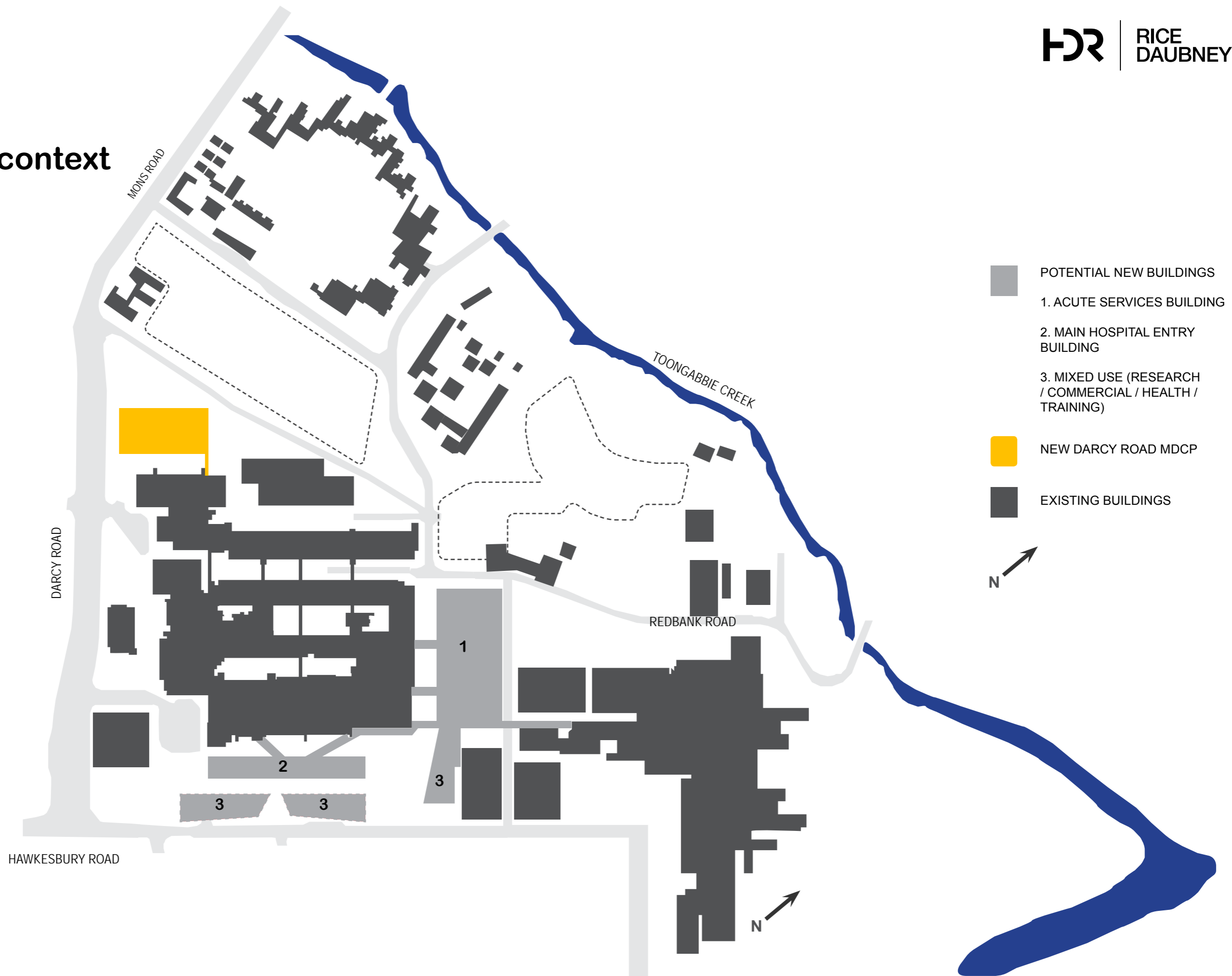
4.6 existing site - urban grain

The nolli diagram shows no determinable pattern within the local environs. Residential blocks are well grouped to the south of Hawkesbury Road and whereas the existing Westmead Hospital Campus is starting to have a determinable relationship with Hawkesbury Road the relationship with Darcy and Istitute Roads are segregated and fractured.



5.0 masterplan context

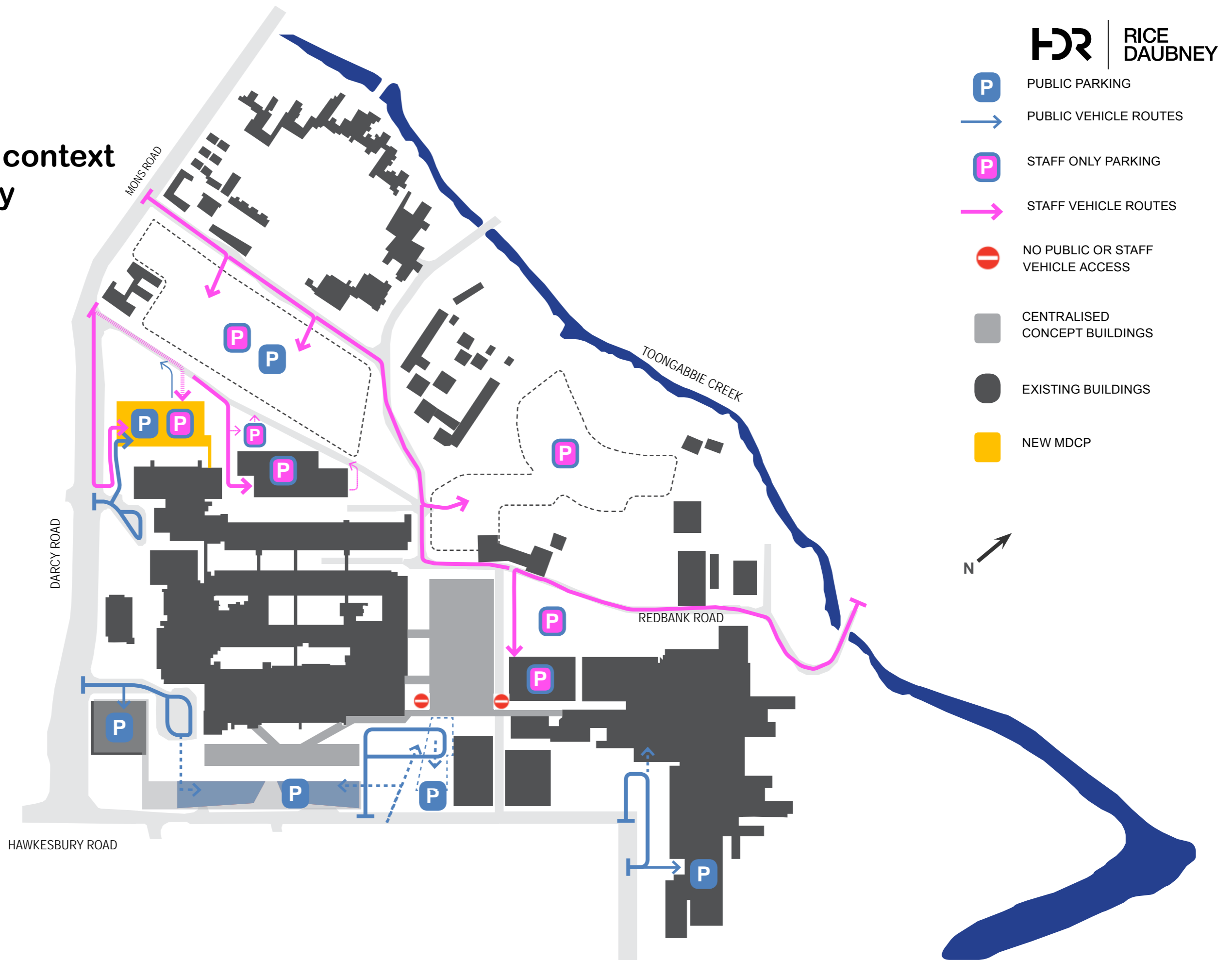
The proposed MSCP is located to the north of the Oral health building. A link from the car park at Level 2 will provide direct access into the existing hospital.



5.1 masterplan context parking strategy

The parking strategy generally looks to provide safe secure staff car parking zones to the north of the main hospital and public car parking to the south of the hospital.

Due to the proximity of the new MSCP to the Main Hospital it is proposed that the new development will support both staff and public car spaces.

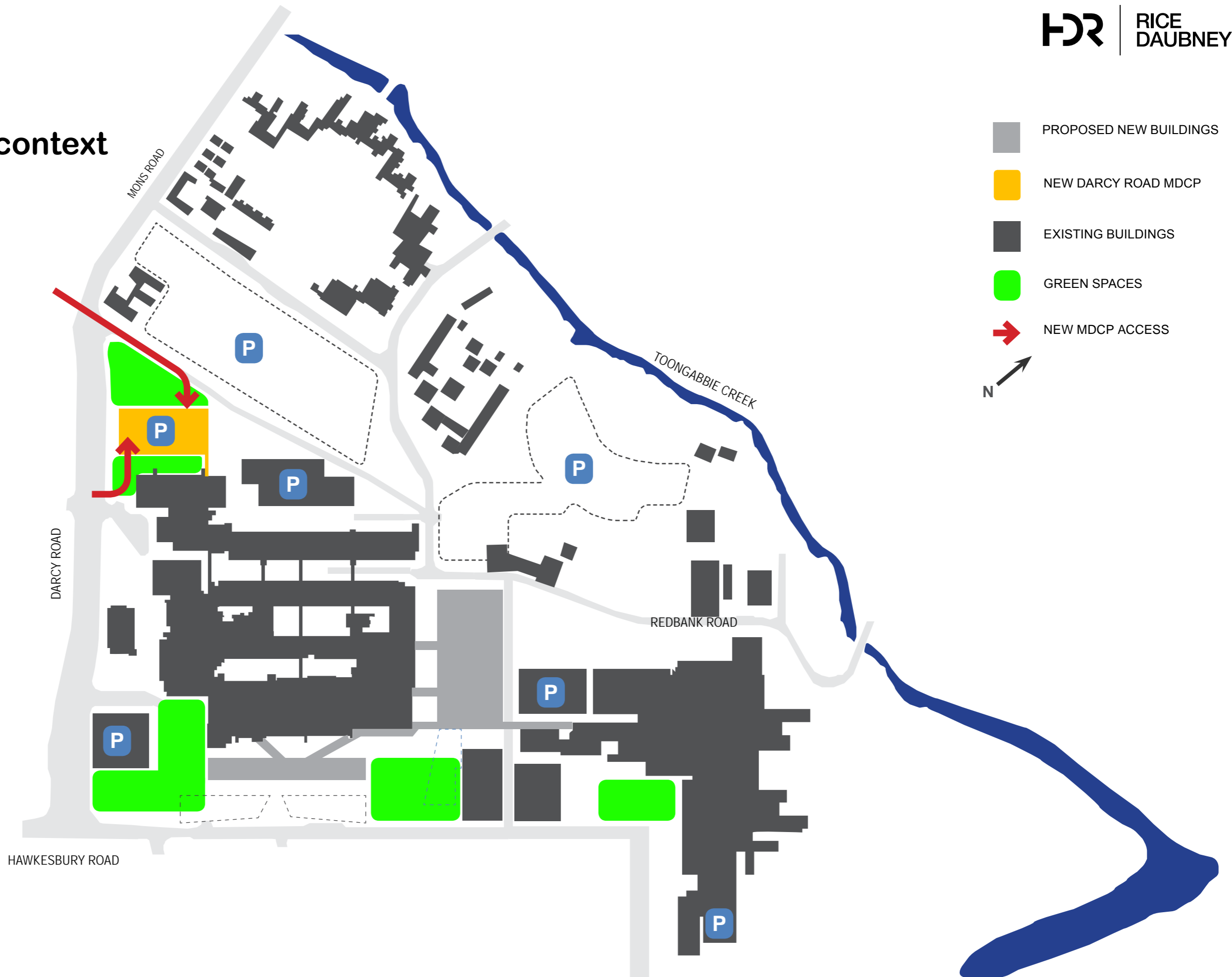


5.2 masterplan context green entries

The governing masterplan principle is to locate green spaces with main entrances and arrival points.

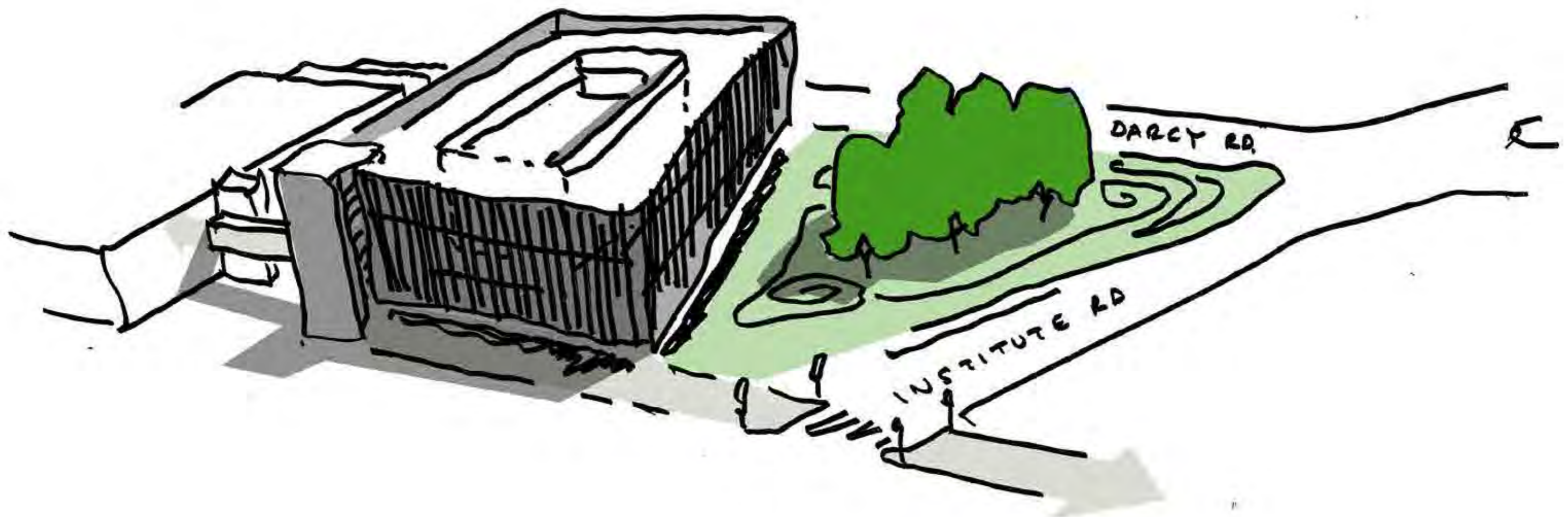
Along Hawkesbury Road, the main entrances are located adjacent to pedestrian plazas.

The main arrival point along Darcy Road and Institute Road will use the existing trees to create a landscaped screen to the new car park.



6.0 conceptual approach

A new landscaped green wedge will be provided adjacent to the proposed car park. The existing tarmac will be replaced with soft landscaping and existing trees will be maintained where possible.



7.0 built form and urban design

The form of the building has been derived out of a direct response to both building use and the local context.



8.0 height, bulk and scale

The height of the new MSCP has been derived through consideration of proportion, the adjoining dental building and car parking numbers.

The mass of the building has been designed to create a harmonious overall proportion. Furthermore by splitting the building into three horizontal segments, using varying patterns vertically and embedding into the landscape this will assist in reducing the bulk, scale and impact of the building.



8.1 height, bulk and scale

The MSCP has been set away from the dental building, and although taller than its neighbour still allows daylight and sunlight to reach the lower levels



9.0 connections to main hospital

A lift core is envisaged to the south west corner of the car park. This will not only provide egress from the multi storey car park to the main hospital street at Level 2 but also access from the on grade car parking located to the north.

An open stair well will give direct access from lower ground level upto the public hospital street at Level 2. Lift access is also provided in the core.

A new connecting bridge is provided at car park level 2 which gives direct access into Level 2 of the main hospital.



10.0 design quality

Overall site layout

The new MSCP is sited on the existing On grade car parking lot to the north of the Dental Block. It is located 16.5m from the main facade of the dental block and separated with a new landscaped zone.

A new pedestrian footpath links the on grade car parking to the north of the MSCP to the main hospital street (Level 2) via the main lift and stair core.

Vehicular access to the MSCP is provided at Level 1 to the south via Darcy Road and Level 0 to the north via Institute Road. The north access will provide access to 40 car bays only and thus only 1 boom gate is required. The south access will be the main point of entry to the car park and thus 2 entry boom gates are provided.

The MSCP forms a prominent building along Darcy Road. It is sited forward of the Oral Health building to inform wayfinding. The building is set 15 m from Darcy Road and ranges from 16-70m from Institute Road.

Open spaces and edges

A landscaped green wedge will form a new gateway to the Westmead Hospital Campus. A number of existing trees will be maintained within the open space and will provide a green frontage to the new MSCP.

A new landscaped zone will be formed between the existing dental building and the new MSCP.

