

GOVERNMENT ARCHITECT NEW SOUTH WALES

19 November 2021

Katie Formston
Head of Design
HammondCare
Via email –
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au

PROJECT: Greenwich Hospital Redevelopment
RE: State Design Review Panel (SDRP) 01 – 10th November 2021

Dear Katie,

Thank you for the opportunity to review the above project. Please find below a summary of advice and recommendations arising from the design review session held on the 10th November 2021.

The Redevelopment of Greenwich Hospital is an ambitious project and GANSW commends the strategic approach of the design and associated underlying principles. Further work in relation to sustainability and climate change would improve the resilience of the project. More information is required to understand the expression of the principles and strategy on the interior planning and layout.

The following elements of the long-term precinct wide strategy are supported:

- The ambition and direction of the project overall
- Combining senior living with health services on the same site
- The development of a podium to resolve access and car parking
- Using external and landscape spaces for care and improved amenity
- Integration of landscape into the architectural and spatial layout
- Dividing the functions into four relatively smaller buildings
- Keeping the grounds unfenced and open to the community
- Functional separation of backend and community use to enable movement and openness for users, residents, and visitors

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The following commentary provides advice and recommendations for the project:

Connecting with Country

1. Further develop and implement the Connecting with Country principles into design expression of buildings and landscape.
2. Consider the experience of First Nation patients and family and demonstrate how Connecting with Country principles have informed the site, landscape and architectural strategy to support equality in health outcomes.

Site strategy and landscape

3. Clarify how people move into and around the site and circulate between and through buildings, with specific regard to accessibility, illustrating all modes of transport, and all entry and exit points.
4. Further develop the civic presence the address and improve the character and quality of the entrances and movement into the hospital – especially for visitors.
5. Demonstrate how and where rehabilitation will occur in spaces and landscaped areas in the site.

Architecture

6. Insufficient detail of interior spaces and layout were submitted to review. Provide ground floor plans for the whole site, and typical floor plans for senior living buildings, hospital, and respite at next review session.
7. The drawings suggest a deep floor plate with rooms running either side of a central corridor. Illustrate through section and plan how ventilation works in this setting, with particular regard to biophilic design, and goals of zero carbon and energy efficiency.
8. The placement of the two senior living buildings in parallel has created tensions between views of the harbour (south) and access to sunlight (north). Illustrate in section how this tension is managed to achieve the best outcomes for users.
9. Flexibility and adaptability are key design elements to protecting investment, supporting sustainability, and climate resilience. Illustrate the capacity of the interiors and building envelopes to allow for variation and flexibility.

Sustainability

10. The current scheme contains many opportunities for the implementation of biophilic principles into the design. Provide further detail and design resolution with particular focus on the spatial and experiential impacts.
11. Undertake further development of the buildings and landscape strategy in relation to climate risks, with a particular focus on heat and energy resilience. Leave space for future technology such as batteries and solar panels as part of a resilience strategy.
12. Implement Passive Design principles to improve comfort, air quality, and energy efficiency of the buildings.

The project should return to the SDRP.

In addition to the standard requirements, please include the following in the next review:

- Demonstrate how Connecting with Country principles have been integrated into the design of the landscape and buildings
- Detailed drawings of the interior layouts of the senior living, hospital, and respite buildings
- Illustration of main movements routes through-out the site, and within buildings, in all modes of movement with particular focus on accessibility and entry points
- Further development of ambitious sustainability, climate change and resilience strategies

Please contact GANSW Design Advisor, Barnaby Bennett (Barnaby.Bennett@planning.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,



Diana Snape
Chair, SDRP

Distribution:

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24 March 2021

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PROJECT: Greenwich Hospital Redevelopment
RE: State Design Review Panel (SDRP) 02 – 16th March 2022

Dear Katie,

Thank you for the opportunity to review the above project. Please find below a summary of advice and recommendations arising from the design review session held on the 16th March 2022.

In principle, the redevelopment of Greenwich Hospital is in alignment with the strategic and demographic needs of the state. However, we are concerned that the current proposal represents an overdevelopment of the site. High quality design resolution, particularly of all the external spaces both within the site and facing the street, will be critical to ensuring the impact of this scale of development is minimized.

The long-term success of this project will also be dependent on sustaining a vibrant, healthy, and diverse landscape. It is essential that the conditions required to support this landscape are protected throughout the life of the project. To enable this, and to help mitigate the impact on the neighbourhood of the development at this scale, we recommend that extensive and appropriate planting, deep soil, mature trees, and water storage are a priority.

Detailed information about material selection and finishing of the facades and exteriors has not been presented as part of the SDRP process and so the advice from the panel does not address this aspect of the proposal.

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The following elements of the long-term precinct wide strategy are supported:

- ongoing integration of landscape elements and the architecture of the project
- improved layout of aged care buildings
- improved cross ventilation
- the undertaking of a Reconciliation Action Plan and concurrent engagement on this project
- development of Sustainability Principles to guide decision making on this project
- increased retention of existing trees and adapting the fabric of the building to accommodate this
- meeting the requirements of dementia design principles and universal design approach for apartments

The following commentary provides advice and recommendations for the project:

Connecting with Country

1. Connecting with Country needs to be directed and informed by consultation with First Nations community members and if possible, designers. Through this process a more wholistic appreciation of Country and the opportunities it presents to improving the entire project will be gained. Continue engagement processes and allow the outcomes to have an impact on the project.
2. Consider the experience of First Nation patients and family and demonstrate how Connecting with Country principles have informed and improved the experience of Indigenous and Aboriginal users of the facilities.
3. Refer to the [Connecting with Country Draft Framework](#) on the GANSW website.

Site strategy and landscape

4. The success of the landscape strategy and associated mitigation of heat, environmental performance, and enjoyment of the new hospital is dependent on ensuring the planting and trees will be abundant and resilient to future environmental stresses. The following provisions are strongly recommended:
 - a. Sufficient onsite water storage

- b. Inclusion of large and mature trees in the landscape design with sufficient soil depth
 - c. Provide ample deep soil to protect and futureproof landscape
- 5. Illustrate pathways through the landscape that offer a range of experiences for patients and inhabitants, including therapeutic opportunities.

Architecture

- 6. Investigate the possibility of providing deep soil planting zones within the carpark structure to support the presence of mature trees in the 'green heart.' Depending on the design approach this may also add natural light to the parking area.
- 7. Consider accommodating a wider variety of uses across terraces and threshold areas, including:
 - a. Spaces with planted edges for private therapeutic use
 - b. Green spaces for common use within the building
 - c. Spaces with restricted access including deep soil areas enabling dense planting
- 8. The arrival into the heart of the facility is currently dominated by the entry into the dark car park. Review the composition of the entry for further opportunities to provide a light, generous and welcoming place for patients and visitors.
- 9. Review the working environment for employees for further opportunities to provide healthy, light, and safe workspaces.

Sustainability

- 10. Ensure the principles that have been developed as part of the Sustainability Framework are translated into ambitious and measurable improvements in the performance of the building and landscape.
- 11. Recommend electrifying the project as much as possible and providing infrastructure for the shift to full electrification in the near future.

The issues outlined above are to be addressed as part of the EIS submission. Please contact GANSW Design Advisor, Barnaby Bennett (Barnaby.Bennett@planning.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,

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