

**Stage 3B Design Statement
Development Proposal:**

The vision statement for the redevelopment project is to create a high quality hospital campus reflective of clinical and functional best practice that creates a sense of place and particular identity for Lismore Base Hospital.

The master plan set the basis for the sequential redevelopment of the Lismore Base Hospital campus into a clear and legible composition of built structure that will provide some future proofing. Stage 3 will be delivered in several phases which will integrate into the overall master plan strategy for the site.

Principles for the Stage 3B development will continue from the previously approved Stage 3A and are set out as follows:

1. Provide the mechanism for a future 'north – south' pedestrian link to connect through the campus following future building replacements.
2. Create the opportunity for a new internal east west 'Hospital Street', to provide clear internal connectivity.
3. Recognize the proximity to surrounding development and scale/solar access issues.
4. Identify the priorities from the Clinical Service Plan and locate this program in the increased podium and tower above the 3A works and adjacent northern building.
5. Use the 3A works by continuing the core and services to maximize building efficiencies in the 3B tower above and adjacent.

Masterplan:

The proposed scheme design responds to the Draft 2012 Clinical Services Plan, functional briefs, schematic design user group process and relevant guidelines, and forms part of the sustainable master plan strategy for the future of LBH as described in the Concept Design Report.

The Concept Design Report includes details of a sustainable master plan for the future development of the Lismore Base Hospital.

The Architectural Design Principles in support of this master plan are:

- Provision of improved entry conditions with clear legibility.
- Improving the clarity of access and way finding.
- Providing a healthy environment for all involved in healthcare.
- Maximizing the site opportunities for natural light, views to natural vegetation.
- Green space, maintaining and utilising for the benefit of all.

The new building will reflect best practice in terms of engineering services and will therefore require a greater floor to floor height than the existing buildings.

Staging:

A staged approach to delivering the Lismore Base Hospital Clinical Service Plan is required due to finite capital funding availability, and the need to stage works to minimize disruption to existing services.

The overall proposed staged approach is as follows:

- Stage 3 Phase A (Stage 3A) = the initial stage in response to the May 2012 Health and Hospital Funding (HHF) Allocation. Part of previous Development application.
- Stage 3 Phase B (Stage 3B) = the subsequent phased development works in response to the balance of CSP scope as additional funding allocation becomes available. Consisting of both a south tower (3B1) and a north building (3B2)
- Prioritization shall be given to delivering a holistic design approach (i.e. provide a balanced response across the service continuum) and not be reliant on future stages of funding to make it operationally efficient and effective.

The initial stage for the redevelopment, based on the HHF funding application, will include for a new Emergency Department, additional facilities for Renal Services and Community Health.

The staging of the construction works is driven by the functions of the hospital, and ensuring all functions remain operational at all stages of the build. The southern tower will need to be complete and operational prior to the northern building starting construction. This is due to the temporary maternity building and the existing Block A both requiring decanting into the new southern building (3B1) prior to their demolition as part of this development.

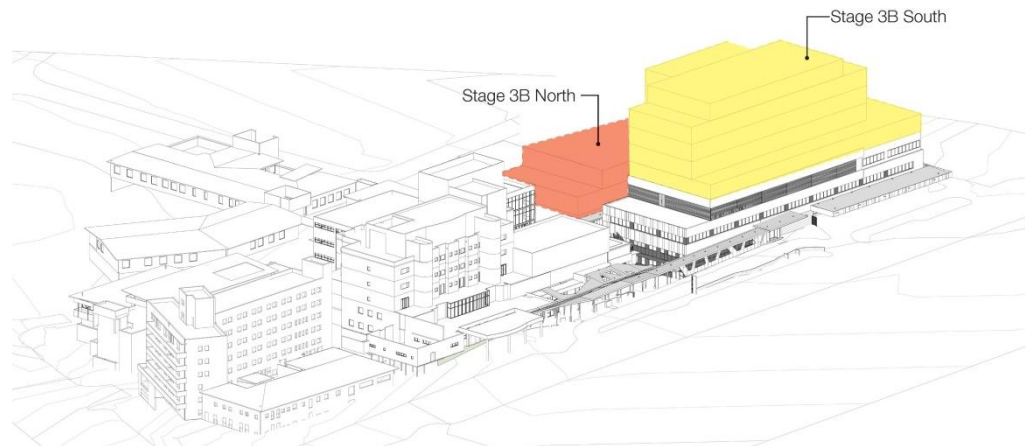
The below outlines the components of both the south 3B1 works and northern 3B2 works:

Stage 3B1 (South)

- Includes the fit out of the Level 6 shell space for the Peri-Operative floor
- The continuation of the podium above the 3A works and tower on top.
- The podium includes the addition of CSSD to Level 7 and Maternity above on Level 8.
- The tower includes Surgical and Medical Inpatient Units and Paediatrics Unit.
- There is a plant level above Paediatrics to serve the tower.
- The addition of a helipad over the plant and associated trauma lifts to access the helipad on the roof.

Stage 3B2 (North)

- Demolition of the eastern portion of Block A
- Relocation of the temporary Maternity Unit off site
- The L3 Loading dock with new entrance from Little Uralba Street servicing the new development as opposed to the old Loading Dock entered from Hunter street.
- L4 Pharmacy and Front of House Services
- L5 Imaging adjacent to the emergency department
- L6 continuation of Peri-Operative floor adjacent to Stage 3B1 L6 peri-operative floor, with minor works to refurb the Stage 3B1 works.
- L7 plant area to serve the 3B2 tower, and biomedical department.



Value Proposition:

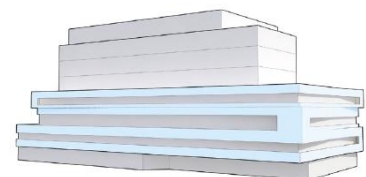
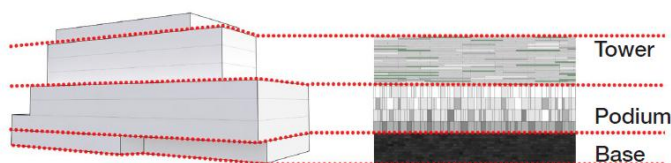
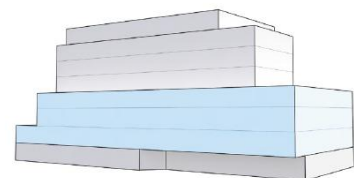
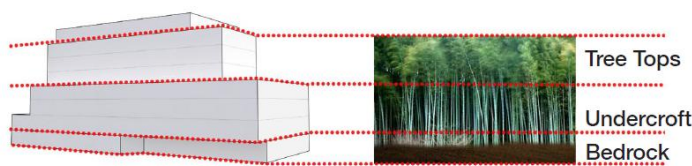
The key proposition for this project is to unify and integrate with the existing hospital building fabric by invoking a 'campus' model which will improve patient wellbeing and overall experience.

The aim is to create unity in an environment that can often be isolating and anonymous. The architectural approach to the design, planning and overall methodology draws on unity as a concept. This unification can be seen in the entry design where access has been simplified and amalgamated, the canopy structure of 3A links the new building with the existing structures to create cohesion, (with a reference back to the surrounding native flora through the forest of columns) and the proposed façade design is a continuous weave from one level to the next as a unified design solution.

The concept for the unified 3B works is a reference from the bamboo, palms and luscious surroundings taken from the site of the 3A and 3B works at the Lismore Base Hospital Campus.

The bedrock is a reference to the large amount of basalt on the site which forms the dark base of the building. The podium is the undercroft of the landscape with dappled panels, the weave on the podium being unity to the building. The tower is representative of the tree tops using the contrasting form and pattern.

The concept for the north tower takes from the horizontal weave of the south tower and continues to wrap the building on the north elevation with a vertical weave, picking up on the verticals of the undercroft.



Safety and Crime concern

The principles of Crime Prevention through Environmental Design (CPTED) when applied to the design of the built environment are intended to:

- maximise risk to offenders by increasing the likelihood of detection, challenge and apprehension;
- maximise the effort required to commit crime by increasing the time, energy and resources required to commit crime;
- minimise the actual and perceived benefits of crime by removing, minimising or concealing crime attractors and rewards; and
- minimise excuse making opportunities by removing conditions that encourage/facilitate rationalisation of inappropriate behaviour.

The proposed Lismore redevelopment has been assessed against the four principles which assist in minimising the opportunity for crime, these are:

- Surveillance – camera surveillance is used in key entry and exit areas to the hospital and building entries. Addressing this in Phase 3A has covered the key entries to Phase 3B. Accidental or relational surveillance is present due to wide open corridors and straight visual lines through the gathering and meeting areas.
- Access control – Card access limits the public access to safe areas of the hospital. After-hours access will also be controlled by the same system.
- Territorial reinforcement – there is a clear delineation between departments of the hospital and zones within that are public or for medical staff only.
- Space management – public spaces surrounding the building are large and open with only low landscape walls, eliminating unseen edges and corners. This is primarily covered in Phase 3A but this design intent will continue for Phase 3B.

Visual Impact

The site has a number of opportunities, which have been explored to ensure a high quality design that responds to its context.

Lismore Hospital is visually prominent within the local area and has an existing character of a taller built form. It is also not subject to height restrictions. This provides the opportunity to easily integrate taller buildings on the site in a manner which is sensitive to the surrounding context.

The hospital's street front prominence along Uralba Street can be increased to encompass the entire Uralba Street front. This will create a stronger streetscape character and presence within the larger public realm. The existing east-west service and maintenance corridor will be retained as it provides a direct connection to the core of the hospital and works functionally.

The main limitations identified are:

- Mental Health Building – The close proximity to the mental health building is not only a challenge from a buildability point of view, but also a challenge due to the privacy requirements for the Mental Health Courtyards below.
- Helipad – The Helipad requirements as outlined in the helipad report have been taken into account with the proposed design. Further investigation of the helipad with the current lift core and layout is required.
- Access to the site – Once Stage 3A and the 3A pedestrian and ambulance canopies are constructed, the only access to the site is from Little Uralba Street, which is a small street with difficult access for larger trucks and cranes.

Design measures to lessen the visual impact.

Design Standard Considerations

- Maximum building heights is located within the middle of the development site so as to preserve a human scale at the street frontages.
- Increased heights have been provided on the Uralba Street frontage to provide a gradual build up effect.
- The interface between the hospital site and existing adjacent residences has been considered to minimise overshadowing, retain privacy and improve streetscape.
- Private open space is designed to pay particular attention to orientation, clear definition between private and communal spaces and location in relation to main living spaces.

Materiality:

The proposal for the new building is to use materials that are fit for purpose and will provide cost effective solutions for the various requirements.

The palette is drawn from nature and the surrounding local vernacular architecture with reference to the more neutral materials within the existing campus. The material decisions are conceived as a direct response to the practical needs and context of the facility. The need for openings and windows are directly related to clinical needs and planning responses. Given the location of the facility and local rural town context, we have endeavored to include a reference to the historical building materials and local industry.

The Lismore basalt bedrock has been incorporated into the palate using a basalt coloured brick at the podium level where the building touches the ground, light weight composite aluminium panels in dark tones as we step up the building, then lightening in colour tone as the panels weave up the building tower. Materiality and colour have also been used to create impact between the weave and the tower mass. The podium is the undercroft of the landscape with dappled panels, while the tower is representative of the tree tops using the contrasting form and pattern. The peeling façade at higher levels allows for sunshading to glazing. The weave of the podium encaptures the full tower and creates unity between the 3 parts of the building.

The range of materials used in external spaces will provide a legible and cohesive public domain. All materials used externally will be robust and durable. Hardscape surfaces in high traffic areas in the public domain will be grey concrete. This will be a colour which will accommodate wear and tear. Surfaces in the courtyard will be a composition of patterns to provide visual amenity for patients and follow the architectural language of the canopy. Seating elements will be simple with signature benches used at 'Hospital Square' to mark the entry. Existing sculpture elements in the public domain will be upgraded and reintroduced into the public domain.

Planting:

- New planting will be introduced and will build upon the tropical planting character evident throughout the hospital.
- Planting will be aligned to strengthen the circulation and open space strategy.
- The design will retain existing trees where possible.
- Native, low maintenance species will be used.
- Planting will be maximized on the street borders where possible to improve the public interface with the hospital campus.

