

3.2.3 Planning

The overall concept plan provides a robust framework for development of the Wagga Wagga Base Hospital site (refer to Figure 13). The Project, comprising Phase 1 (refer to Figure 14) will address clinical priorities including the provision of new or refurbished facilities for the following departments:

- Mental Health Acute
- Mental Health Non-Acute

The Project is consistent with the concept plan and delivers approximately 4,763sqm GFA. The completion of the Project as part of Phase 1 will allow for improved functional relationships between the Emergency and Mental Health Departments, including a secondary entry into the new facility as part of subsequent project phases.

The expansion of Mental Health, including the provision of a non-acute unit, responds to the increased demands in the region.

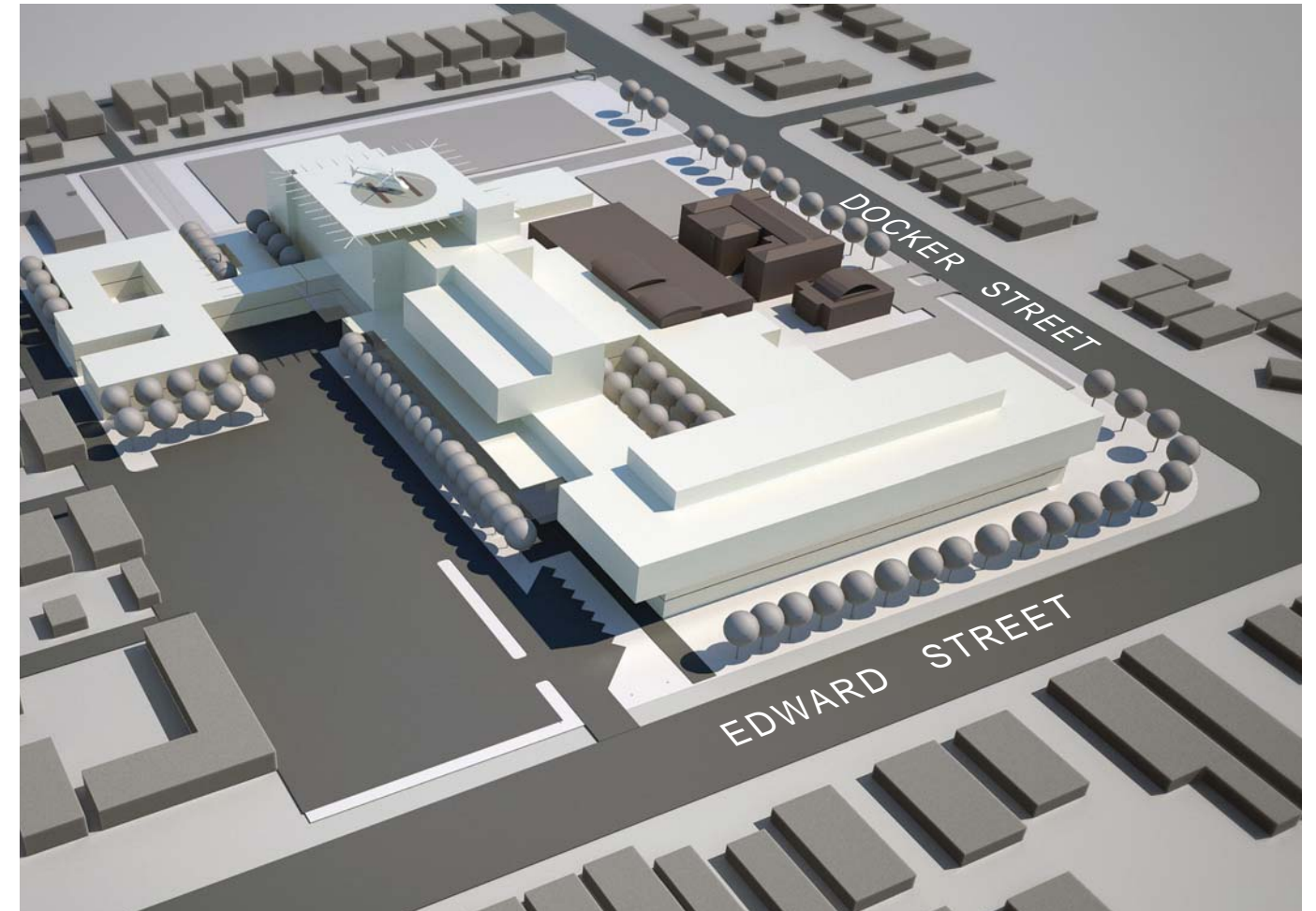


FIGURE 13: Overall Concept Plan

Source: Rice Daubney



- New build
- Retained facilities
- Car parking area
- Existing surrounding built form

FIGURE 14: Completion of the Project (Phase 1)

Source: Rice Daubney

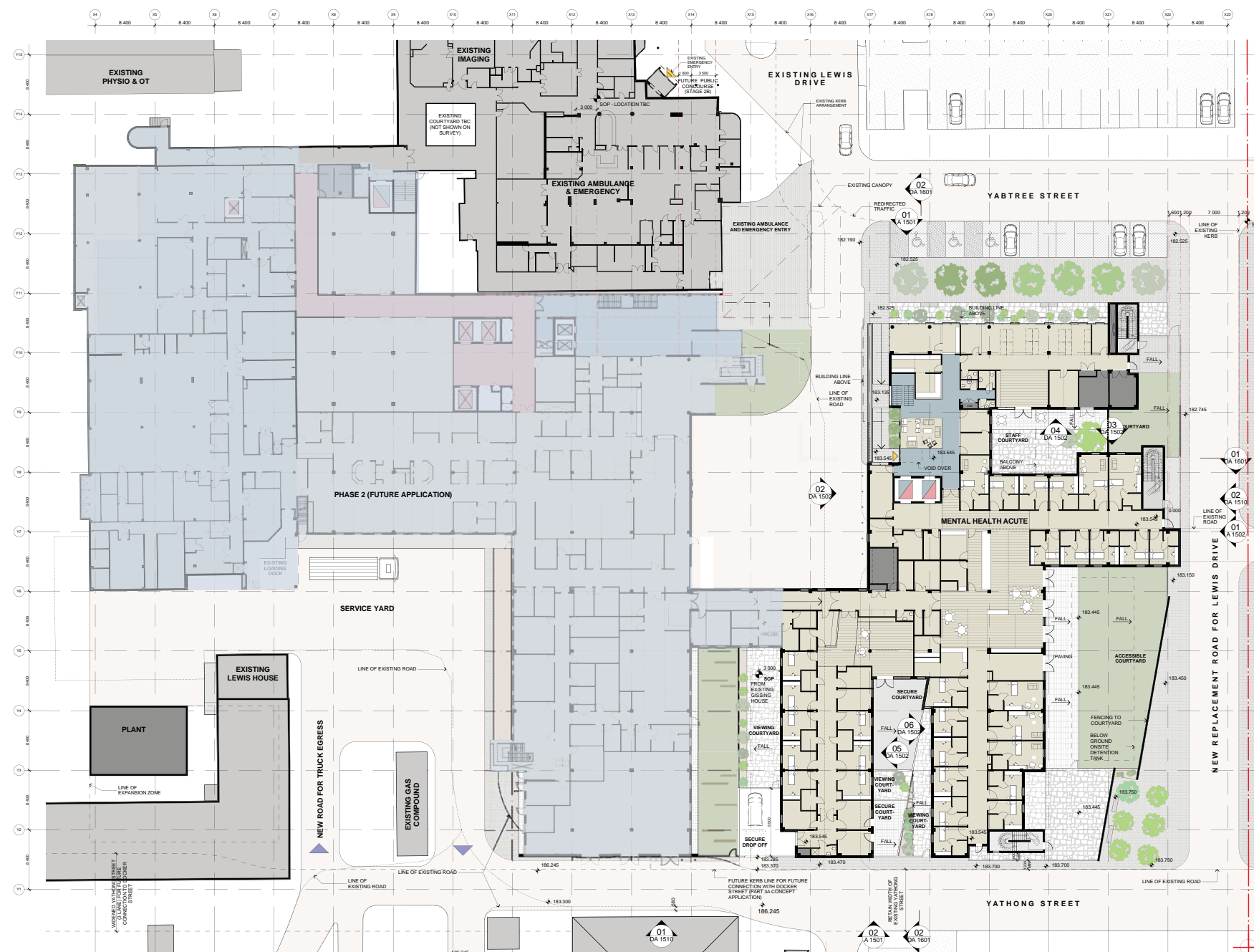


FIGURE 15: Ground Floor Plan

Source: Rice Daubney

3.2.4 Design

Building Proposal

Phase 1 Mental Health is constructed on the site of an existing car park to the east and requires demolition of four residential properties to its northern edge and the Scholfield Centre to the south west corner. Mental Health comprises a two storey building of a residential nature, with a third storey of plant. Once constructed the existing Mental Health can be decanted from Gissing House to allow for its demolition (as part of subsequent project phases).

The ground floor plan is shown in Figure 15.

Materiality

A simple palette of materials selected from those exhibited within the local context is proposed to be used in a contemporary way. The existing context of brick, timber detailing with rendered inserts and metal cladding to roofs and fencing is translated into a palette of brick, cladding and perforated metal screening. Refer to Section 4.2.3.

Landscape

The provision of green spaces created by building setbacks in the overall concept plan will provide open grass areas for public and staff amenity. In addition, the creation of a primary pedestrian pathway through the site which connects with the Mental Health Building will provide an additional hospital entry point local to the department.

The opportunities for landscaping within Phase 1 construction is localised around the development site. Although the landscape design cannot deliver the primary circulation pathways until completion of subsequent stages of construction, it has been developed in accordance with the landscape objectives of the overall concept plan.

3.3 BUILT FORM AND ARCHITECTURAL DESIGN

The Project comprises a two storey building with a third storey of plant, to the east, of residential character with pitched roofs and landscaped courtyards. The building includes a lower storey of brickwork with an upper storey of cladding to replicate the materiality of the neighbouring federation style brick bungalows with their timber gable inserts.

The built form is divided into inpatient accommodation arranged in a series of wings emanating from a central core. The bedrooms take advantage of the length of façade perimeter and are arranged around a series of landscaped accessible and viewing courtyards. The upper level accommodation replicates the bedroom layout below and provides elevated courtyards with perforated metal screen façades which afford views to the surroundings from within but provide the necessary privacy from neighbouring properties. These full height screens provide inpatient containment. The roofscape to the building is formed from a series of planes of differing pitches incorporating clerestorey glazing to allow daylight into the upper level inpatient corridors.

Refer to Figures 16 and 17, p. 25.

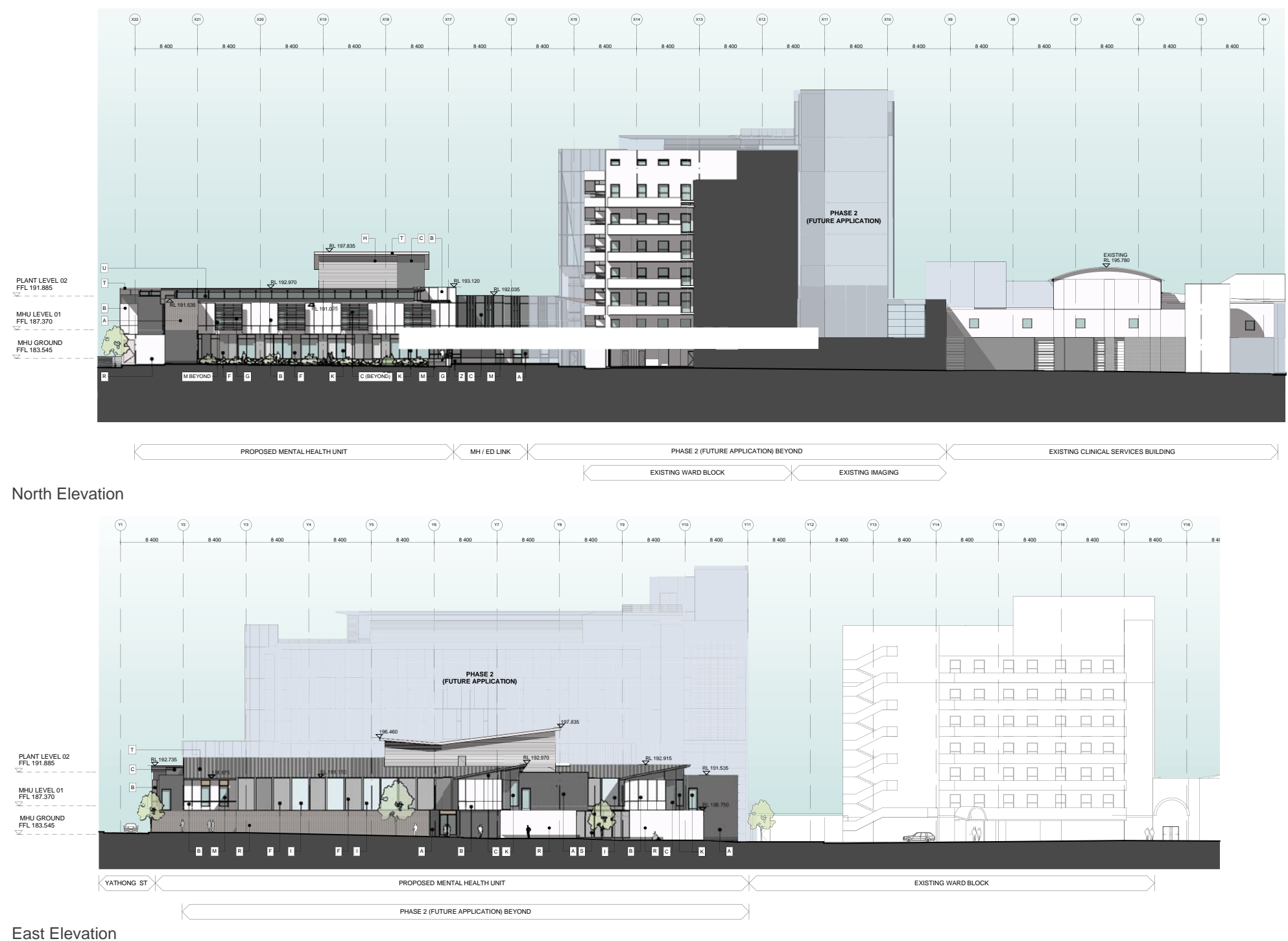
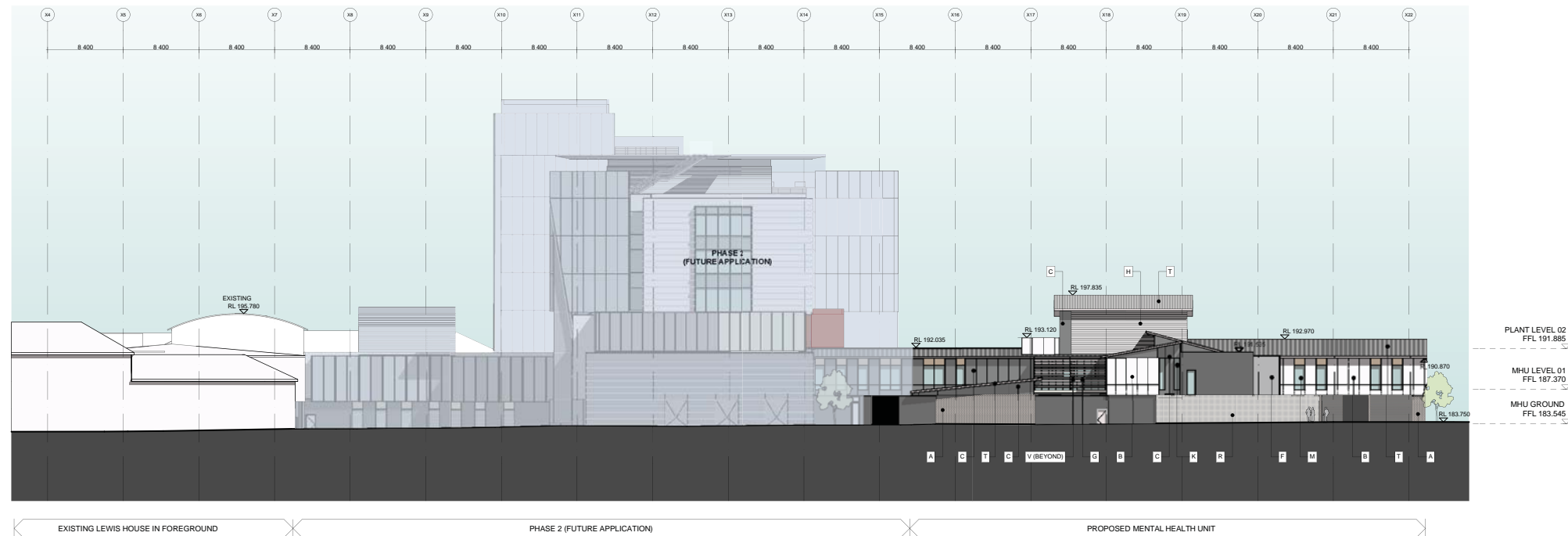
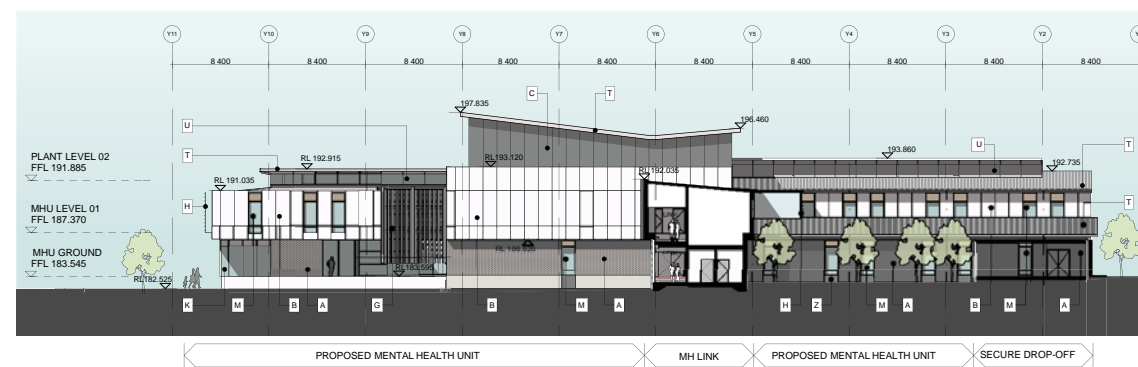


FIGURE 16: North and East Elevations

Source: Rice Daubney



South Elevation



West Elevation

FIGURE 17: South and West Elevations

Source: Rice Daubney

3.4 LANDSCAPE DESIGN

A Landscape Masterplan has been prepared as part of the overall concept plan. The Project will adopt the masterplan as it applies to Phase 1. The masterplan is shown in Figure 18 and described below.

3.4.1 Landscape Overview

The Landscape Masterplan for the overall concept plan provides appropriate treatment to the proposed architecture and seeks to create greater visual unity and identity for the hospital, and improved integration with adjoining areas through landscape design.

The landscape / external design aims to achieve the following outcomes:

- Provide circulation through external areas of site.
- Provide necessary amenity (respite, shade, visual amelioration of built form etc.).
- Provide specific functional requirements of various users i.e. secure, acute mental etc.
- Adhere to all relevant BCA and Australian Standards.
- Achieve a suitable visual quality that provides consistency of identity and cohesion to the project overall, and assists in unifying the many different areas of the site (planting, hardstand, furniture, fixtures and services).
- Provide practical amenity and safety through suitable design and detailing of a hierarchy of lighting, signage, access routes and amenities, parking locations and the like that together contribute to the good functioning, safe and efficient operation of the hospital.

Respect for safety sightlines and Crime Prevention Through Environmental Design will be considered in the landscape design component of these areas. All paths and steps have also been designed to BCA requirements.

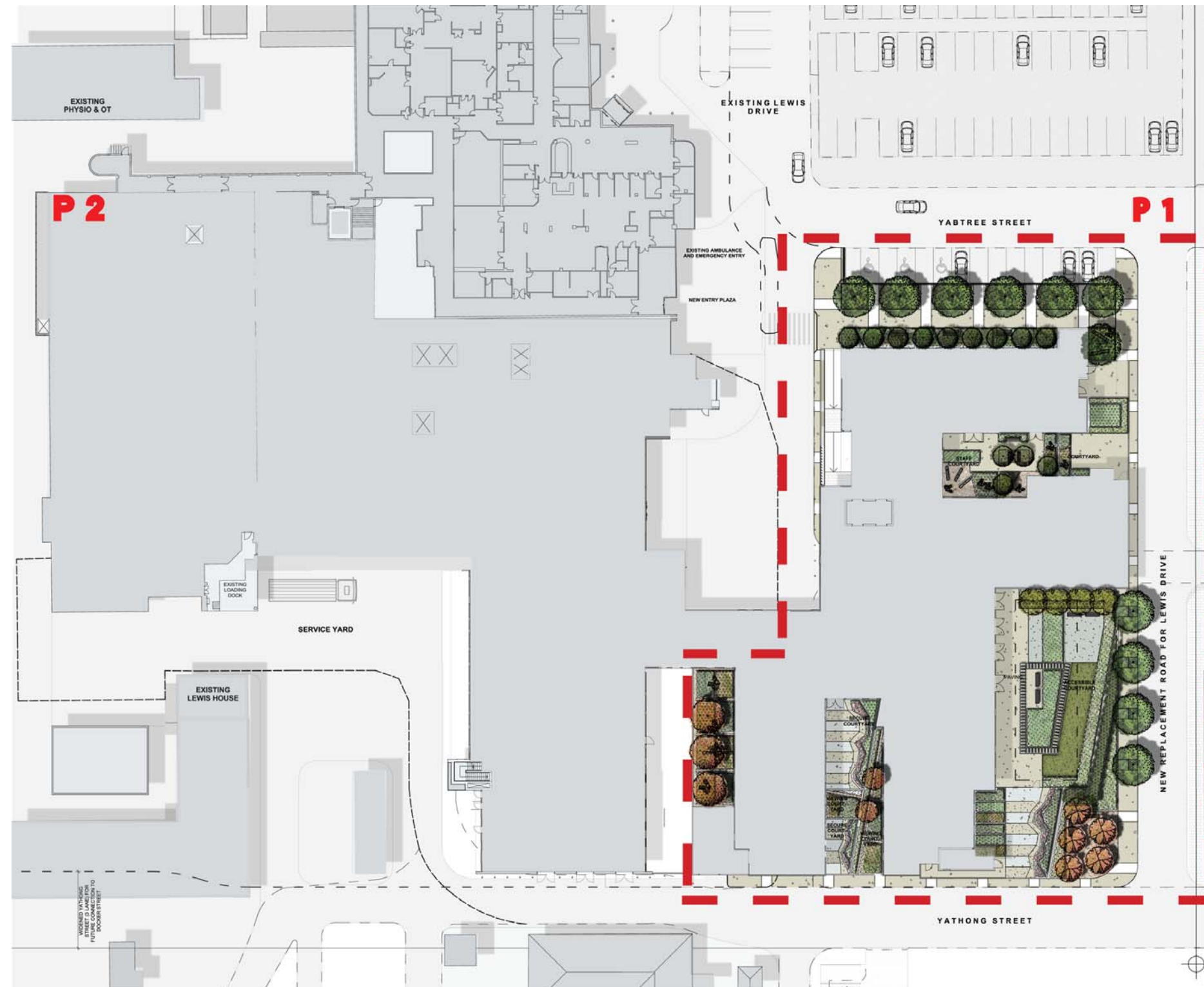


FIGURE 18: Landscape Masterplan

Source: Site Image



1. Mixed in-situ concrete circulation paths with coloured oxide finish to prevent glare and stamped edge



2. Concrete block seating creates passive areas in staff courtyard



3. Trees in planting beds with banding paths transecting through



3. Trees in planting beds with banding paths transecting through



4. Feature timber sleepers position in low garden beds amongst planting to articulate the architecture



5. Entry feature sculptural rock / native grass mix

FIGURE 19: Landscaping Details

Source: Site Image

The Landscape Masterplan proposes a visually strong avenue of new trees along Yabtree Street and the proposed new road, which replaces a portion of Lewis Drive, to complement the pedestrian walkways around the perimeter of the site and assist in providing a green outlook and screening to the hospital from beyond the site boundary and surrounding streets. A juxtaposition of hardstand and softscape amenity has been provided around the site for passive recreational relief for relevant hospital users and staff.

Landscaping details are shown in Figures 19 and 20, p. 28, and described below.

Entry Feature Gardens

The entrance feature gardens are of significant visual quality and seek to compliment and emphasise the grand nature of the architecture. These areas may feature sculptural elements and signage to their respective entrances and serve as a focal point for arriving hospital users.

Internal Courtyards

There will be a series of internal and annexed courtyards proposed and each will be used either by staff or patients to provide respite, relaxation and reflection, and may be used for therapy activities. These courtyards offer bench seat fixtures adjacent to tree plantings which provide intimate spaces of respite for staff and patients.

Acute Courtyard

This expanse of open space comprises a network of circulation paths and seating areas which border areas of turf and groundcover planting. The peripheral wall edges are softened by tree planting and low groundcovers to ensure sightlines are continually maintained. The orthogonal shapes created in each space are reflective of the architectural form and remain consistent with the overall landscape materials palette.

Viewing Courtyards

Several courtyards are proposed to provide the simple function of a soothing, natural and pleasant outlook as well as providing valuable natural light to the built form. Viewing courtyards will provide visual relief and respite for patients and hospital staff. They are proposed to consist of plantings which are both low maintenance and low water tolerant whilst providing seasonal and sensorial interest. A variety of planting forms and textures have been utilised to provide sensory stimulation and to create a range of spaces and environments. Along the north/south boundary separating these viewing courtyards, a continuous planted trellis fence is proposed to allow vigorous climbing plants to grow up this façade on supportive mesh to eliminate sight lines and ensure privacy. This treatment will create an appropriate high quality visual environment for the viewing levels above and a lush understorey landscape visible from the ground level rooms.

Secure Courtyards

Secure courtyards will respect their intended functions, and careful consideration of materials, plant species and furniture will be adopted.

3.4.2 General Planting Species and Materials

Landscape materials are to be of a general low maintenance nature. By implementing the use of low water use plants, minimal lawn areas and large garden beds which generally demand moderate attention, the landscape scheme provides an aesthetically pleasing outlook whilst reducing maintenance hassle.

The species selected are a combination of natives and exotics with native groundcovers and shrubs selected for their hardiness and low water demand, and exotic deciduous trees used so as to allow for solar access during winter while still providing shelter and shade during summer. Deciduous species selection will also complement the existing landscape character of the hospital and surrounding city.

All proposed trees are intended to be semi-mature to mature specimens. The hardstand comprises of paved and concrete pathways and gravel/ballast areas. Large areas of softscape will help soften the hardstand, discourage heat absorption, and generally create a pleasant and welcoming aesthetic environment.

Refer to Figures 19, p. 27, and 20.



1. Circulation pathway through hard / soft surfaces



2. Feature gravel with low maintenance ground cover banding for visual amenity



3. Border plantings and flowering shrubs and groundcovers utilised



3. Border plantings and flowering shrubs and groundcovers utilised



4. Deciduous tree plantings to create seasonal interest and provide suitable conditions during throughout the year



5. Grid of trees in decomposed granite to demarcate specific feature 'node' areas

FIGURE 20: Landscaping Details

Source: Site Image

3.5 ECOLOGICALLY SUSTAINABLE DESIGN

Ecologically sustainable design (ESD) for the Project is governed by specific functional and maintenance requirements. The Project will be designed to meet a 'best practice' level of sustainable design and the requirements of the Building Code of Australia Section J – Energy Efficiency.

ESD measures will include the natural gas fired tri-generation plant located at the back of the hospital (which will be bought online in subsequent project phases), as well as engineering solutions that complement passive design outcomes and reduce reliance on artificial means of heating, cooling, ventilation and lighting, while providing desirable levels of thermal, acoustic and visual comfort.

Specific ESD measures relating to the detailed design of the Project are provided in Section 4.5.

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