

SSD Architects Report

# Wagga Wagga Base Hospital Stage 3 New Ambulatory Care Building

NSW Health Infrastructure



VERSION 3.00 12 JUNE 2018



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## 1.0 INTRODUCTION

The Wagga Wagga Base Hospital, Stage 3 Development, forms the final suite of services for the hospital campus and provides the elements necessary to meet the guiding principles of the Murrumbidgee Local Health District (MLHD) delivery of sub-acute, ambulatory and community based care.

Stage 3 Ambulatory Care Building fulfils the strategic masterplanning for the hospital campus which includes the Stage 1 - Mental Health Facility, (completed in 2014) and the Stage 2 - Acute Services Building, (completed in 2016).



Existing Site Layout

The overarching architectural intent is to provide a sympathetic solution through evidence based design that responds to the Wagga Wagga Base Hospital, Stage 3 Services Statement, version 0.8.2 dated November 2017, which states:

- o Models of care delivery and management processes should enhance integration and sharing of resources across all providers of care.
- o The key goal of the NSW Health system Leading Better Value Care (LBVC) Program should be delivered.
- o Telehealth and eHealth technology should be embedded into all service models and be an integrated component of service delivery.



- o Services should ensure equity of access (i.e. timely and appropriate access to services).
- o Services should be planned on a collaboration model which supports co-location and/or physical integration where there is service or patient synergy.
- o Services should be planned to meet the population health needs of the area, with a view to responding to and encouraging change in service demand.

The needs of the hospital occupants, both clinical and non-clinical, has driven the architectural outcome, with particular focus on enhancing integration, collaboration and shared services. Creating a clear and legible access for patients, visitors and staff that enables easy and equitable movement through the campus has also been developed, based on the endorsed principles of the master planning phase. The resultant approach is a simple and elegant building form designed to be functional, efficient and fit for purpose that addresses the public domain creating an ‘entry’ building to the hospital campus; providing linkways to existing buildings on the campus; providing outdoor landscaped areas and providing additional carparking. The materiality is robust and contextual, with reference made to the existing and historical built forms that adjoin the proposed building. The outcomes are an expression of the NSW Governments design policy “Better Placed” with the design determined to provide a “better fit, better performance, better for the community and the people, better working, better value and a better look and feel”.



Zonal Masterplan



## 2.0 SITE LOCATION

The Riverina city of Wagga Wagga is the largest inland city in New South Wales and sits approximately 461km South West of Sydney and 245km West of Canberra. Wagga Wagga has an urban population of approximately 56,000 people. The Wagga Wagga Base Hospital provides services for the people of Wagga Wagga as well as an additional 184,000 people of the Riverina district.

The Wiradjuri people are the traditional custodians of the region. The Wiradjuri lands are known as ‘the land of three rivers’; Murrumbidgee, Gulari (Lachlan River) and Womboy (Macquarie River). The Wiradjuri are the largest Aboriginal group in New South Wales. Indigenous peoples account for approximately 4.1 per cent of the Riverina population.

The geographical area of the Riverina is approximately 125,000km<sup>2</sup>. The Wagga Wagga Base Hospital is located approximately 2km to the South West of the Wagga Wagga CBD. The hospital has stood on the corner of Edward and Docker Streets since 1865.

The commercial heart of Wagga Wagga is bound by the Murrumbidgee River to the North and the Sturt Highway/Edward Street to the South. The majority of the urban population is to the South of the hospital, bound by a ring road, (Red Hill Road) to the South.

As well as the local health district, Wagga Wagga is home to institutions such as Charles Sturt University, Wagga Wagga Campus to the North, and defence force facilities with Blamey army barracks to the West and RAAF base Wagga Wagga at Forest Hill to the East.



Site Location





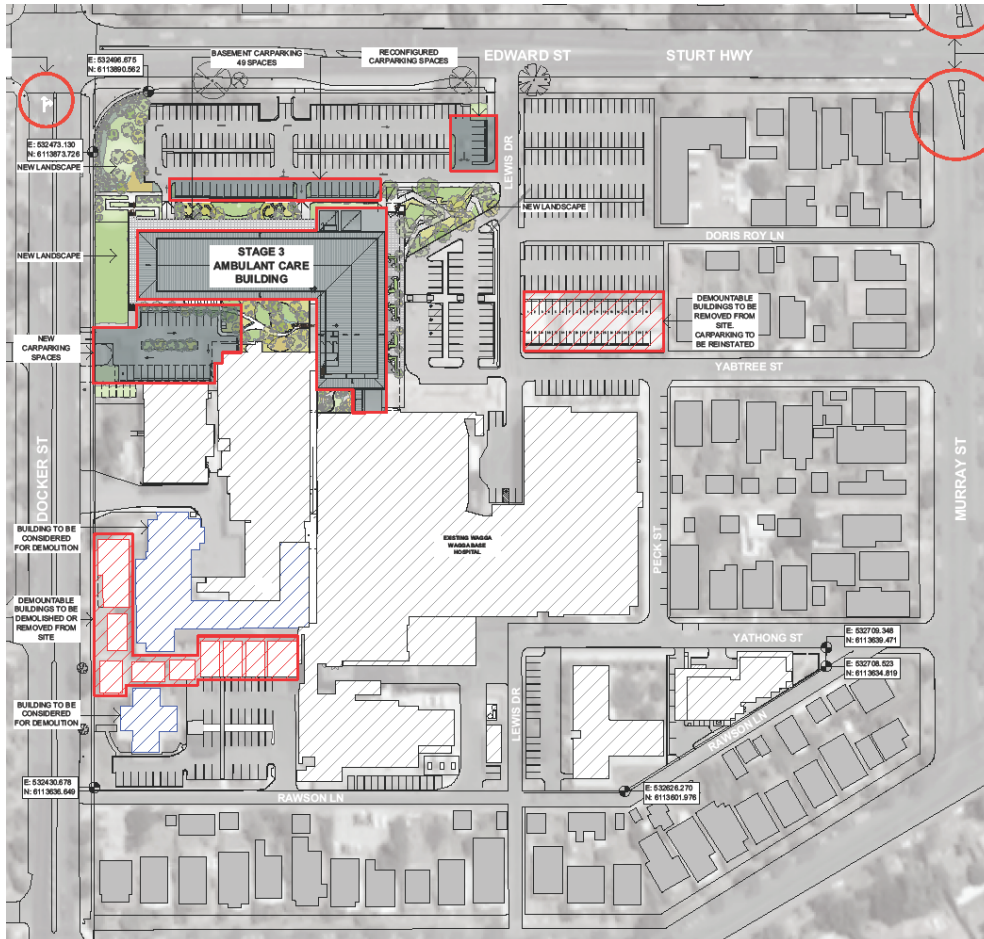
### 3.0 SCOPE OF WORKS

The Wagga Wagga Base Hospital Stage 3 development consists of a six storey Ambulatory Care Building (ACB), including a rooftop plant room, all above an undercroft parking level. The Ambulatory Care Building will provide the following Units:

- 28 flexible Aged Care Beds, including 4 dedicated beds for Acute Delirium;
- 24 Rehabilitation beds, including inpatient therapy and ADL facilities shared with the Aged Care and Older Persons Health inpatient units;
- A 24 bed Older Person's Mental Health Inpatient Unit, including 8 T-BASIS beds;
- A 20 chair Renal Dialysis Unit plus 4 training chairs (2 x HD and 2 x peritoneal) collocated with other Extended Hours Services;
- Ambulatory Clinics, Rehabilitation and Allied Health, comprising 60 bookable (electronic patient flow management system) Interview/ Consult rooms and Gym / Allied Health treatment spaces. Services accessing this area will include Primary and Community Health, Outpatients, Prosthetics and Orthotics, Mental Health, Drug and Alcohol, and Oral Health services (8 Dental Chairs);
- An education area including library, conference rooms (60 seats total) and a lecture theatre (100 seats);
- Extended Hours Services including Hospital in the Home, Integrated Care, Rapid Assessment Clinic, After Hours GP, and Infusions using 10 treatment spaces and 6 consultation rooms and shared support areas with renal dialysis; and
- Workforce and office accommodation will be provided for staff associated with Stage 3, refined through New Ways of Working (NWW). The NWW assessment will be also extended to Support Services staff, including Patient Flow, IT, Health Share, Health Information Services, Pastoral Care and Volunteer Services.

Additional works include:

- Ground Floor Level, First Floor Level and Level 4 Bridge Linkway connections to the existing Acute Services Building and the Special Services Building.
- Site Landscaping and carparking.
- Associated building services.
- Undercroft Carparking



Masterplan Layout



#### 4.0 SITE CONTEXT, TOPOGRAPHY and STREETSCAPE

The site is bound to the north by the Sturt Highway, known as Edward Street, and to the west by Docker Street. The eastern and southern boundaries abut built forms, typically domestic. The site slopes approximately 3.7 metres from a high point at the south eastern corner of the site behind the existing Mental Health building, to a low point in the north western corner at the junction of Edward Street and Docker Street.

The character of the surrounding external context is predominantly federation style, domestic in nature, although a number of properties have been converted to medical suites. A two storey motel abuts the site to the east. The relative new Mental Health Building and Acute Services Building dominate the view from the north along Edward Street, although they are set back from Edward Street some 119m, with carparking and landscaped areas along the Edward Street northern boundary.

In its existing state, the proposed Stage 3 site, within the hospital campus, comprises a cleared, empty site adjacent to an on-grade car park located to the north and east. The car park to the east is separated from the site by Lewis Drive, which forms the main access roadway to the hospital and runs through the site, as well as connecting to other streets to the east, namely Doris Roy Lane, Yabtree Street, Peck Street and Yathong Street. To the south, the site sits adjacent to the six storey Acute Services Building and the two storey Support Services Building. A two storey red brick building, known as Harvey House, sits adjacent the south western corner of the proposed Stage 3 site.

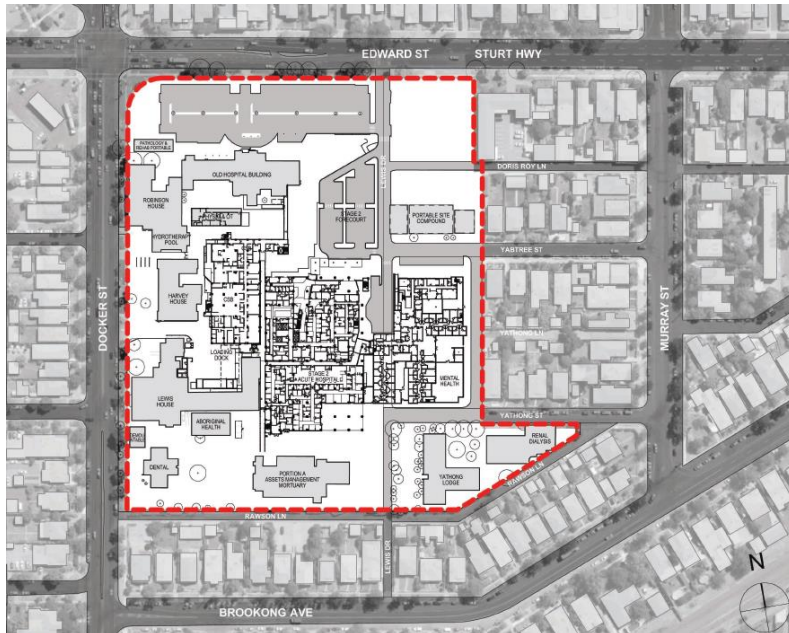
The hospital site has a single access point to the north off Edward Street, with multiple access points from the east via Doris Roy Lane, Yabtree Street and Yathong Street. The southern edge of the hospital site provides access to multiple services via Rawson Lane, including Emergency Ambulance services, which also have access via the southern portion of Lewis Drive, as well as Yathong Street. Docker Street provides points of access to the existing Patient Transit Lounge, which is in the Support Services Building, and to the existing Hospital Loading Dock.

The proposed Stage 3 site has been cleared and is a vacant site with the Old Hospital Buildings already demolished and operations moved into temporary accommodation and/or the Acute Services Building.

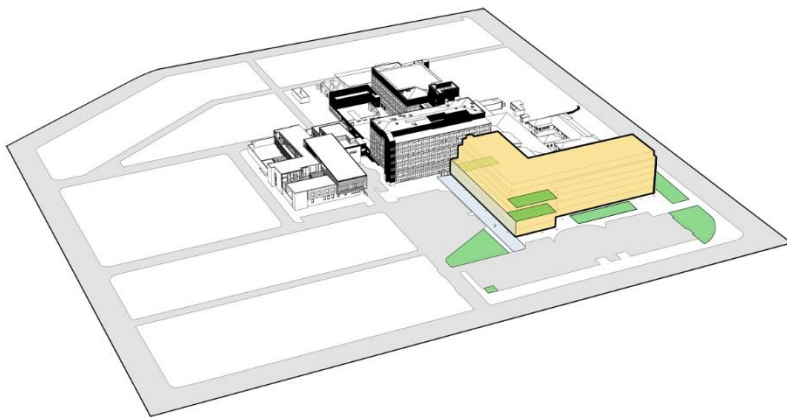


Edward Street Entry





Existing Campus Plan



External Spaces



## 5.0 BUILDING FORM & MASS

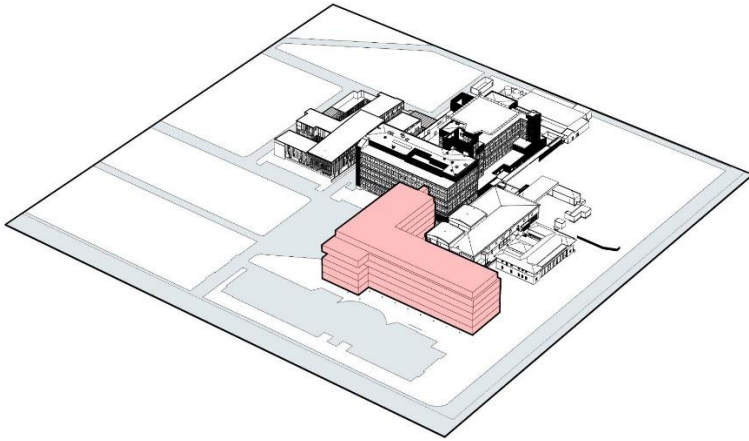
The form of the proposed Ambulatory Care Building has been developed through the progression of the Masterplanning and Concept Design phase of the project, responding to the evolving needs of the key MLHD representatives as well as the opportunities and constraints of the existing site and context.

The proposed Ambulatory Care Building is composed of two 'wings' of five habitable levels with additional rooftop plantroom and basement carpark. The building mass is similar to the Stage 2 Acute Services Building which helps promote the existing forecourt as an arrival point or hub for access to the wider hospital campus and the available services.

The form of each wing is articulated to break down the apparent mass of the building. Rooftop plant is further recessed to provide greater relief. Each wing is unified by a simple and elegant masonry 'box' hovering above a glazed podium level. External areas are available on-grade to all occupants and visitors to the campus, with additional external terraces with a northern aspect, based on clinical needs.

The two wings are connected by a central hub which provides vertical circulation through the building. This element is carried through to the building mass by the change of external fabric material, thus creating a recess between the two masonry forms. The eastern wing is orientated north/south, creating the western boundary to the entry forecourt, with the western wing orientated east/west, bounding the existing northern car park as well as providing a civic address to Edward Street. The building is set back from Edward Street 43m to the south side of the existing northern carpark. The western end of the west wing runs towards the Docker Street boundary and is setback from the boundary 15m with a landscaped zone between the building and Docker Street. There is access to the Education Hub lecture rooms from the west side at Ground Floor Level.

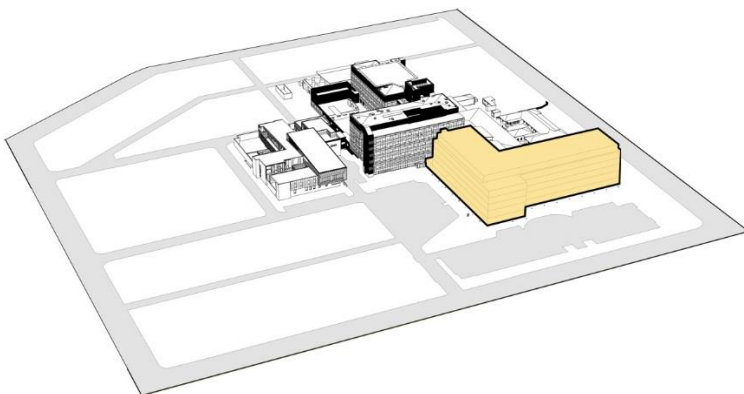
Based on a standard and regular 8.4m x 8.4m grid, the proposed building is no greater than three typical bays wide, which enables maximum flexibility in the planning and configuration of the relative departments whilst also allowing for natural light to penetrate deep within the floor plate.



Mass and Height



3D View



Overall Mass



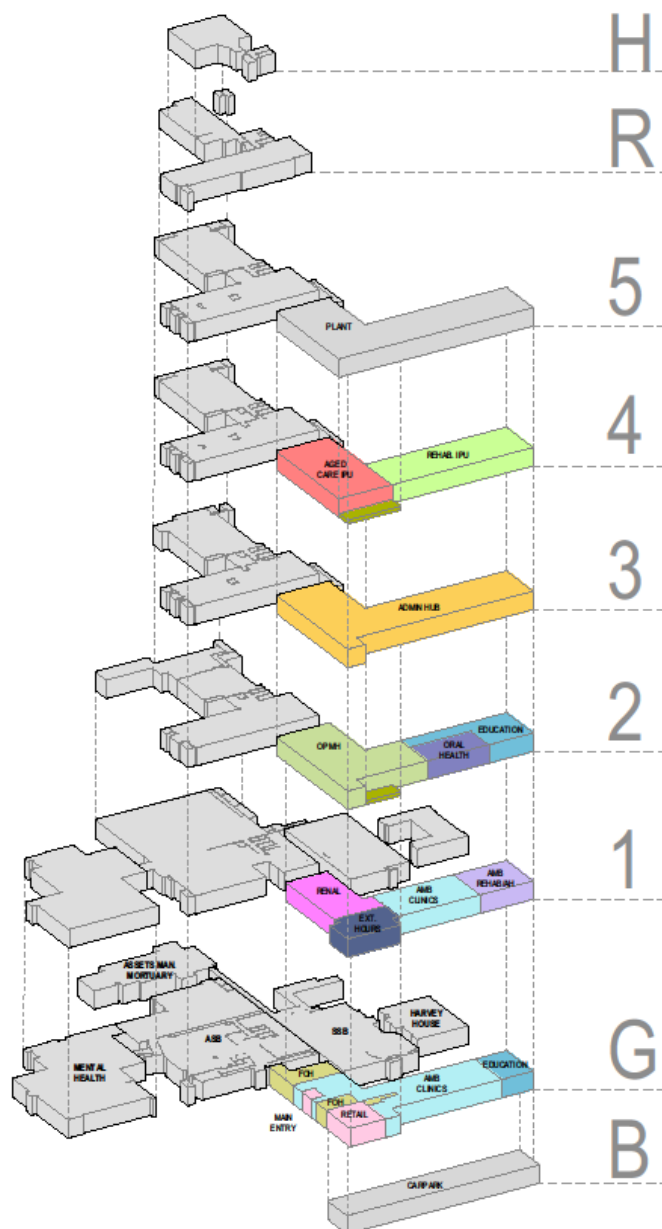
## 6.0 CONNECTIVITY

The existing hospital forecourt is completed with the addition of the proposed Ambulatory Care Building, providing an entry building that creates clear and legible access from the site boundary to within the hospital campus. The existing forecourt carparking and drop-off allows direct access to the Stage 3 Ambulatory Care Building and the proposed main reception.

As the new Ambulatory Care Building is expected to attract the greatest flow of visitors to the campus, a new double height glazed internal 'street' is proposed, creating an inviting spine linking the proposed building to the existing Stage 2 entry lobby, allowing patients, visitors and staff to easily engage with and access the areas and services needed.

Access to public meeting areas and courtyards is available to visitors from this central location with a mixture of covered, external and internal spaces with direct links to various retail opportunities scattered along the hospital 'street'.

A dedicated back of house corridor is provided on Ground Level, linking the proposed Ambulatory Care Building to the existing back of house corridor to create a direct staff only link from the southern end of the site, where the Asset Managers are located, right through the hospital campus to the new building. An additional staff only link from the First Floor Level of the new building will link into the existing back of house corridor on the First Level of the SSB building. There will be a new enclosed link from the Fourth Floor Level into the existing Acute Care Building which will allow direct access and maintain connectivity for the acute care services, Aged Care and Rehabilitation In-patient Units.



Axonometric View





## 7.0 ARCHITECTURAL DESIGN

The building is designed to meet the Better Placed design principals of being contextual and local with references in the design to the old hospital building, themes of the three rivers of the district and colours derived from the Murrumbidgee landscape. By incorporating ESD principles the building performance is to meet environmental standards that are sustainable, adaptable and durable. The building is to be fit for purpose as described in the HI Briefing Documents, to be functional and efficient, inclusive for the community it serves and provide value that is durable over time. This is achieved through a collaborative engagement of the professional team as well as the hospital and community user groups that are consulted throughout the design process. The outcome is a building that will function in an efficient manner and provide the services to the community as required by a public building.

### 7.1 BASEMENT LEVEL

The topography of the site, coupled with the functional need to provide level access between the proposed Ambulatory Care Building and the existing Acute Care Building has facilitated the provision of limited basement parking of 44 covered spaces. This will allow direct access to the clinical levels of the Ambulatory Care Building for high need visitors to access the necessary services via the internal lifts from the Basement Carpark.

### 7.2 GROUND FLOOR LEVEL

The Ground Floor of the proposed Ambulatory Care Building will essentially form the 'Main Entry' to the wider hospital campus and contains Ambulatory care clinics, MHDA clinics, Pastoral care, Aboriginal Health, Front of House and retail services. A generous double height hospital street, running north/south along the length of the eastern wing will provide visitors clear and legible access. At either end of the hospital street, non-clinical spaces have been arranged to provide a transition zone from one function to another. Access to casual/informal meeting spaces, both internal and external, are provided with a large entry canopy providing all weather protection for external areas and spill out spaces. A Retail Strategy is in place to develop a retail outlet at the northern end of the "street" providing services to the visitors and staff. There will be "pop-up" outlets along the street to provide additional services to the public when using the street as a waiting area.

The Western end of the building also houses the large meeting and conference areas associated with the Education and Research components. These areas allow for access from Docker Street for both visitors and staff. Afterhours access to the conference facilities is made available with a distinct entry facing Docker Street, with access from the northern car park and the Patient Transport carpark area, creating a flexible use for internal and external functions.



### 7.3 FIRST FLOOR LEVEL

The First floor level contains the remainder of the consult rooms, located in combination with clinics associated with the ambulatory rehabilitation and allied health services. Like the ground floor, visitors will be able to quickly and easily attend their appointments with smaller waiting areas provided along a secondary street, again with access and views to the outside. Consult rooms have again been arranged in a series of 'pods' allowing flexibility for use by multiple hospital services.

### 7.4 SECOND FLOOR LEVEL

The second floor level accommodates the Older Persons Mental Health inpatient unit as well as the remainder of the Education facilities and the Dental Clinics. The Education facilities are made up of the Simulation Centre and the Library, colocated to allow for both collaboration and ease of movement and flow of staff and visitors. Use of a stair to the Northern Western corner provides a direct route to the conference and meeting facilities located on the Ground Floor.

### 7.5 THIRD FLOOR LEVEL

The third floor contains the workforce and office accommodation. Modelled on a 'new ways of working' strategy, the office accommodation is designed around flexibility and functionality, providing varied zones that facilitate the various ways staff work during a typical day.

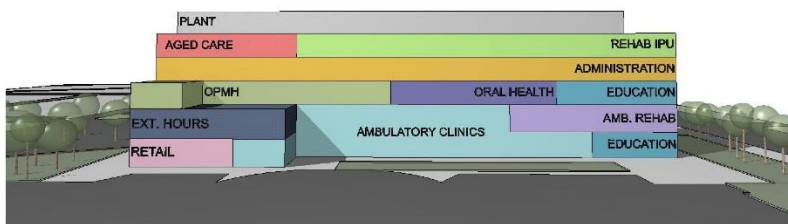
Providing a mixture of high, medium and low focus areas will allow for staff to effectively undertake the work necessary to support the services provided. Hot desks within an open plan office will allow for collaboration between different clinical streams, a mixture of bookable meeting spaces, informal and formal will be provided adjacent to the open plan office with dedicated 'quite zones' provided where high focus or sensitive discussions are required.

### 7.6 FOURTH FLOOR LEVEL

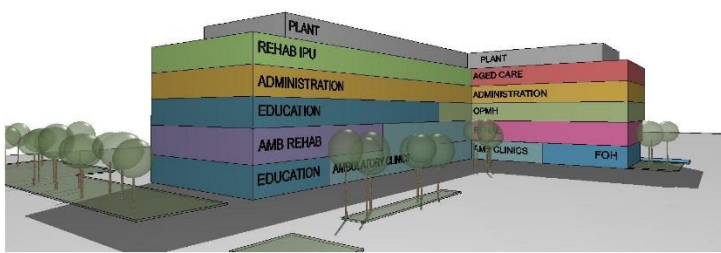
Aged Care and Rehabilitation inpatient units are located on the Fourth Floor with a direct link to the Acute Care building. Minimal works to the Acute Care building will allow continuation of the back of house access to extend to the proposed Ambulatory Care Building giving the aged care unit immediate access to the Acute Care back of house lift and ready access to additional acute services.

### 7.7 FIFTH FLOOR LEVEL

The Fifth floor accommodates the roof top plant room, a single lift access and lift overruns. The Plantroom extends over both the wings, providing efficient access for the servicing of the proposed Ambulatory Care Building.

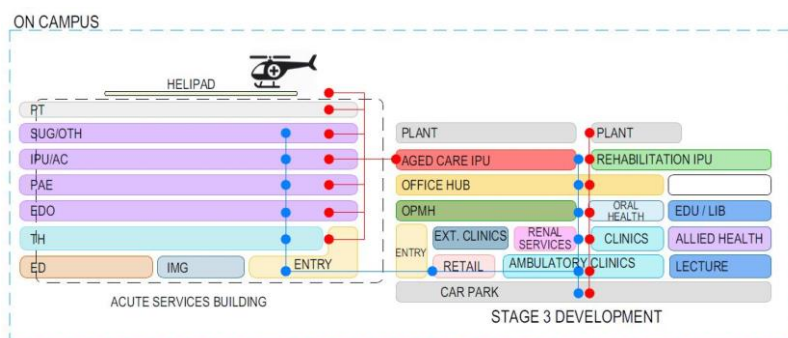


NORTH ELEVATION



SOUTH WESTERN ELEVATION

## North Elevation AND South Western Elevation



## Section

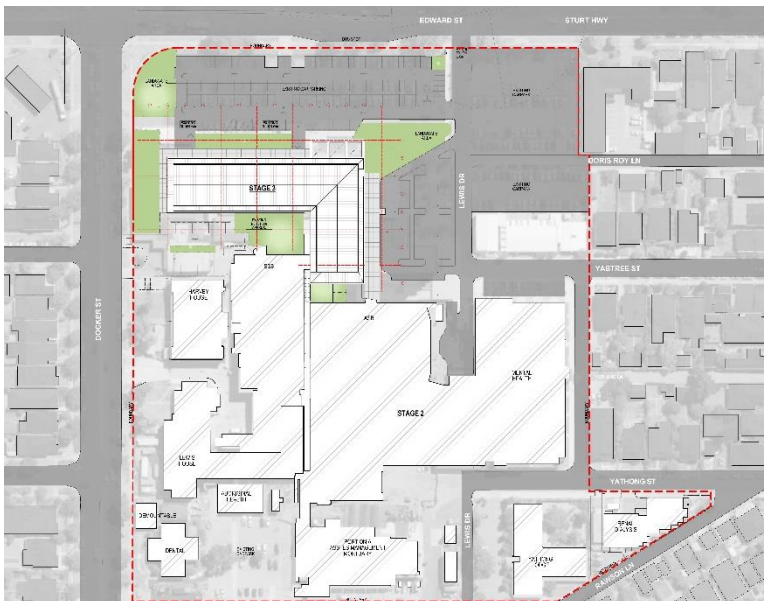


## 8.0 GREEN SPACE

Green Spaces have been proposed throughout the new facility to afford occupants with the opportunity to either congregate outside or provide sanctuary when needed. An outdoor area for the specific needs of the indigenous communities will be located adjacent the Aboriginal Health Unit. In addition an outdoor space linked to the Pastoral Care/Spiritual Room will be provided to allow for quiet contemplation and thought.

Landscape along the east entry façade will allow waiting and resting areas outside the building. A developed landscape area at the northeast corner of the building adjacent to the retail area will allow for outside seating and service from the retail area as well as a pathway from the northern carpark to the main entry to the building. This outdoor area may be used by visitors, patients and staff.

The site at the corner of Docker and Edwards Streets will be landscaped and will extend along Docker Street to the Patient Transport driveway. There is a courtyard space between the Ambulatory Care Building and the SSB building that can be used as an outdoor area by staff as the Staff Room is located at ground level in the SSB building.



Proposed Landscaped Green Space



## 9.0 FAÇADE DEVELOPMENT/THEME

The development of the façade for the Ambulatory Care Building is regulated by three, (3) key design principles;

1. Clinically Driven
2. Simple Forms
3. Access to External Space

With these overarching controls the starting point for the development of the façade, a solution that adheres to the key principles whilst also understanding and responding to the context of the site and hospital campus has been developed.

The primary consideration was to acknowledge that a large portion of patients and visitors to the hospital campus will be from areas outside of Wagga Wagga, coming from rural communities within the Riverina region. As such the thematic of the design has been to represent and identify with the wider region as much as possible.

A further consideration has been to engage with the culture of the regions indigenous community. Wagga Wagga and the Riverina region is located on the traditional lands of the Wiradjuri. The Wiradjuri lands are believed to be known as the 'land of three rivers'. The three rivers that cut through the red earth of the Riverina, the Murrumbidgee, the Wambool, (Macquarie) and Kalare, (Lachlan) were considered the lifeblood of the Wiradjuri lands.

The abstract idea of these significant geological features have been represented by the three strips that puncture the red clay brick façade of the two main wings to the Ambulatory Care building. The brick further endowing the building with both historical and local context, referencing both the old main hospital and the red brick cottages that surround the campus.

The 'hub' zone that connects the two main wings has been treated with a different design aesthetic to clearly identify as a connecting piece. The concept behind this element is also bedded in the relationship to the Riverina region. Noting the surrounding landscape covered by the golden canola fields provided an evocative motif to bind the two wings together, creating a contemporary reflection of the region that sits in harmony with the historical symbolism of the brick wings.

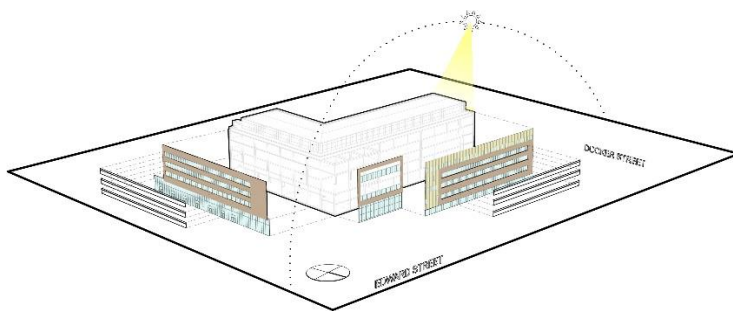
The resultant façade is a contemporary, robust, pure and simple design with deep historic expression.

Passive solar control is proposed to reduce heat load on the building and improve perceived comfort of occupants.

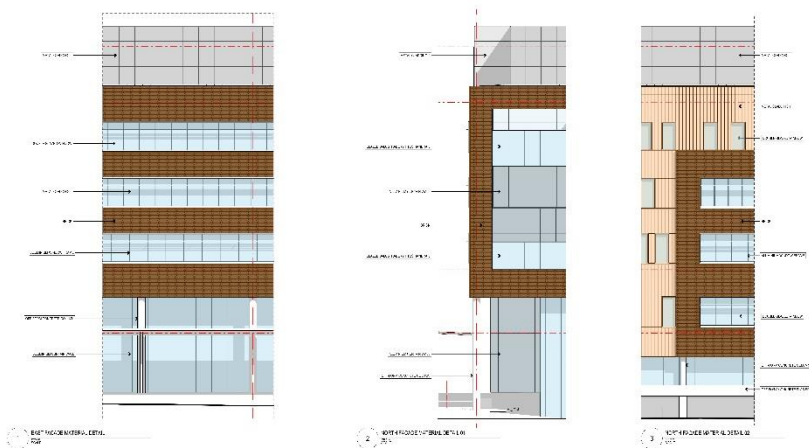




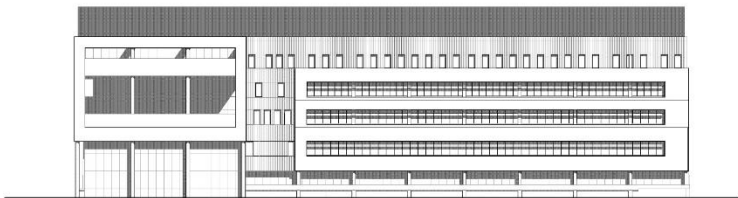
A shroud around the openings provides both a sense of depth to the façade as well as protection to the top third of the vision panels. A second line of louvres is proposed at 2100 AFFL to shade the remainder of the glass. These louvres blades are designed and orientated to prevent the summer sun entering the building whilst still allowing for the winter sun to penetrate deep into the floor plate. The introduction of a second line of shading means that the shading devices do not extend or cantilever a great distance from the building, therefore not restricting or inhibiting maintenance of the façade.



## Façade Study



## Façade Materials



## Elevation Study





## 11.0 VIEW ANALYSIS

The existing Edward Street façade consists of the Old Hospital Building (currently being demolished) to the south of the existing northern carpark, with the Stage 2 Acute Care Building set behind it to the south. The Stage 2 building is significantly higher than the Old Hospital Building. The proposed Stage 3 Ambulatory Care Building is also positioned to the south of the northern carpark and rises to be level with the top floor of Stage 2 but not as high as the Stage 2 plant room and helicopter landing platform. The Stage 3 building gives the hospital a presence to the Edward Street and Docker Street intersection. Along Docker Street the current Rawson House building (also currently being demolished) is built to the boundary. The western end of the proposed Stage 3 building will be setback 15m from Docker Street with a landscape zone between the street and the building.



Existing Edward Street View



Proposed Edward Street View



Existing Docker and Edward Street Intersection



Proposed Docker and Edward Street Intersection





## 12.0 ART STRATEGY

It is proposed to develop strategies with the MLHD to develop a framework that will provide an integration of the arts to improve health outcomes. It will look to help create a sense of place in the health service, enhance design of the internal environment and assist in wayfinding as well as fostering partnerships between health and the arts sectors.

## 13.0 RETAIL STRATEGY

A considered approach to planning retail amenity and public real aligns with the MLHD vision “Wellness is our goal; Excellence is our Passion; Our people are our future”. Stage 3 provides an opportunity to provide an enhanced public and retail zone which also aligns with Health Infrastructure draft “Retail Amenity Strategy” to create retail amenity spaces, delivered by quality operators, which helps foster wellness in the workplace and support the hospital community. The strategy is to incorporate collaborative and contemplative spaces which will enhance a sense of place and foster community wellness.