



CONCORD REPATRIATION GENERAL HOSPITAL – FORENSIC MENTAL HEALTH FACILITY

DESIGN STATEMENT - ARCHITECTURE

14th November 2023

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TO BE READ IN CONJUNCTION WITH:

- A. ARCHITECTURAL REF DRAWINGS
- B. LANDSCAPE REF DRAWINGS

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1.1 BACKGROUND

The Concord Hospital, Forensic Mental Health Unit (CFMHU) project is part of the State Wide Mental Health Infrastructure Program (SWMHIP) which is part of a broader series of reforms across the state's mental health services. This project focuses on patient-centric models of care, engagement with consumers, carers and staff, and best practice service delivery with improve outcomes for consumers, carers, families and stakeholders.

The Concord Forensic Mental Health Unit will be located within the Concord Repatriation General Hospital (Concord Hospital) Campus. It is a large multifaceted health facility, located in the western sector of the Sydney Local Health District (SLHD). It is located in the City of Canada Bay Local Government Area (LGA) in Sydney, NSW. Concord Hospital operates as a general hospital, building on its proud heritage of caring for the Veteran community, it now services the local communities of Concord, Strathfield, Burwood and beyond.

As a 750-bed teaching hospital for the University of Sydney, the facility offers a comprehensive range of specialty and sub-specialty services, many of which are recognized as centers of excellence worldwide. Supported by these services is the Concord Centre for Mental Health, a modern purpose-built precinct for inpatient care with additional comprehensive patient support services including admission and assessment, acute and rehabilitation adult services, services for older people and extended adolescent care 24/7.

In addition, the ANZAC Health & Medical Research Institute is located onsite, undertaking research into disorders of lifestyle and aging. The Institute recognises the contribution that the nations Veteran's and War Widows have made in establishing the society we have today.

The building is to be named Burudyara which is the Dharug word for *butterfly*, symbolising transformation and new beginnings.

1.2 PROJECT SCOPE

The proposed project is a new purpose-built Low and Medium secure forensic mental health unit within the Sydney Local Health District. The proposal incorporates the Functional Brief and Model of care principles and is planned to have 18 Medium secure forensic beds, 24 low secure forensic beds, as well as clinical support spaces, outdoor secure courtyard spaces and amenities.

Comprised of Ground Floor, Level 1 and Level 2, the team identified locations for critical components of the program, testing adjacencies and the interrelationship of spaces within the following fundamental design decisions:

Ground Floor

- Front of House – Shared Entry
- Admissions Secure Entry
- Medium Inpatient Unit – including accommodation pods, General Consumer Area and Clinical Support Area
- Back of House
- North Active, Social Courtyard
- South Sensory, Therapeutic Courtyard

First Floor

- Centralised Clinical Support Area and General Consumer Areas
- Low Secure Inpatient Units arranged along perimeter of the building
- Proximity of staffed areas to entry from lift lobby to facilitate patient entry/ exit
- North and South Terrace Style Balconies

Second Floor

- Consolidated Shared Staff Zone Medium and Low (ABW) areas
- Engineering plant zone

1.3 DESIGN PROCESS

The primary intention for the design was to use the Model of Care to create a more meaningful, rehabilitative and supporting space for consumers, staff and family/visitors. The proposal also focused on connectivity to outdoor space for the consumers, particularly Medium Secure, considering their length of stay.

The key principals used throughout the design process (taken from the Functional Brief Section 7.2.1) include:

1. Enabling choice for the consumer e.g. between quiet and loud spaces, private and social spaces
2. Providing human scale or domestic-scale environments while maintaining observation
3. Accessible design for consumers, visitors, and staff with disabilities
4. Maintaining natural light throughout the unit in as many areas as possible such as activity and lounge areas where consumers will spend a significant amount of time.
5. Design for safety for all consumers with designated areas for female/or other vulnerable cohorts. Refer to NSW Health policies, directives and guidelines such as NSW Health Guidelines for promotion of Sexual Safety in NSW Mental Health.

The preferred master plan design option addressed all the key constraints identified above. The design maximised the connectivity to outdoor spaces for all the inpatient bedrooms through the wing design of the building.

The Concept Design and Schematic design development focused on the Project User Group and co-design with lived experience members, exploring the location and access of key spaces and the movement between zones for all users. Each area was discussed within the framework of the intended use and the flexibility it can offer.

The building is governed by design principles that create meaningful spaces for rehabilitation, including:

- A safe and therapeutic environment for return of health sufficient to enable the consumer to return to the community with appropriate support; access to living areas with cooking and laundry facilities etc.
- Spaces for the administration of medication, psychological and social approaches to managing symptoms and for the education of consumers, family and carers about the illness and recovery
- Capability to implement management strategies appropriate to the level of behavioural disturbance; access to sensory modulation room (retreat), de-escalation room and seclusion as a last resort within the medium secure IPU (Inpatient Unit)
- Interviewing/counselling spaces for consumer, families, carers, and staff
- A range of activity areas, including recreational facilities to provide a variety of programs based on clinical need that provide opportunities to manage diverse groups in separate environments. There will be a multifunctional group room, gym, activities/therapy room including a social kitchen
- Outdoor recreation areas will be designed to provide privacy for the consumers and their families. This area will offer opportunities for physical activity, social gatherings (built in BBQ) as well as access to quiet sitting areas. Fencing needs to be functional and designed to minimise the appearance of being 'high security' whilst still provide an inviting space.
- Outdoor space has been maximized, with a focus on good connection to living spaces and common areas, to improve the quality of stay – especially considering the potential long length of stay and restrictions on leave.
- Facilities to ensure continuity of care within a case management framework, involving liaison between inpatient and community or other services, pre and post admission including discharge planning.

1.4 DESIGN QUALITY PRINCIPLES

The design proposal has been developed in consideration of the seven distinct objectives of “Better Placed” to achieve a good design of the built environment.

Better Fit

The proposal has been designed as a direct response to the existing fabric of the Concord Repatriation Campus. The building location is functional within the Mental Health and Sub Acute Precinct.

The building façade design is inspired by the terracotta coloured brickwork of surrounding buildings. the intention of designing a facility that felt residential and therapeutic instead of clinical and

Better Performance

The proposal is designed to be sustainable in its construction and operation, fit for purpose in its use and durable in its construction.

The building is designed to be 5 star Greenstar equivalent. The building includes numerous sustainability initiatives. Key ESD initiatives incorporated in the project include:

- Full electrification of the site in line with Health Infrastructure's long-term electrification strategy and to reduce carbon footprint.
- Consultation and incorporation of Indigenous Design Elements
- Onsite Renewable Energy via Rooftop Solar Photovoltaics (PV) cells
- Outdoor green spaces and access to nature
- Enhancement of ecological values through green infrastructure and planting selection.
- Rainwater tank on site for landscape irrigation
- Views to external planting for connection to nature, natural daylighting and glare control
- Design for Lighting comfort, Acoustic comfort, and Thermal comfort
- Reduction of embodied energy in construction materials
- Minimising demolition and construction waste

- Increasing the use of sustainable materials and recycled content
- Use of materials with low off-gassing (low VOC's and Formaldehyde)
- Operational waste reduction and recycling

The building is designed for robustness and durability. Wherever possible materials are selected with integral finishes to minimise wear and maintenance.

The strategies will be considered within the project constraints such as budget, programme, site, infection control etc to ensure the appropriate and sensible outcome.

Better for Community

The proposal seeks to provide a therapeutic and rehabilitative environment for its users, staff and visitors.

- The main building entry is designed to be welcoming and accessible.
- The landscaped spaces around the edges of the building and at the entry are designed to provide places for people to either sit quietly or gather with others.
- Common Consumer Areas such as the Dining Room, Exercise Room, Multi-function group rooms and Lounge spaces open to the ground floor courtyards. This creates a sense of connectivity enhances the quality of the spaces.
- Level 1 Low secure units all have access to two Terrace style balconies, with BBQ and various seating options, encouraging interaction and connection between staff and consumers.

Better for People

The proposal seeks to provide safe, comfortable and livable spaces for all the people who use it. Designed with the guidance of the Model of Care, the focus is on the consumers and creating a supportive and rehabilitative environment. Considering the duration of stay (up to 5 years for some consumers) and the restrictive arrangements for Medium secure consumers, creating a pleasant and calming environment was of the highest importance.

- The building is designed with safety in mind, ensuring clear

sightlines where possible, for safety and surveillance.

- Internal spaces are designed to maximise natural light and create user-friendly and rich enjoyable environments.
- Gathering areas such as General Lounge, Exercise Room and Dining Room allows direct access to outdoor Courtyards.
- Family Interview Room has a dedicated outdoor area that is accessible directly from the room.
- Staff areas are designed to be safe, well lit and well ventilated.

Better Working

The proposal is designed for functionality and effectiveness to ensure its ongoing viability and utilization. Considerable analysis and design refinement has developed a proposal that has efficient circulation, streamlined workflows, creates consolidated workspaces across the facility and provides flexibility in use as suitable by the staff. Access to natural daylight for most working areas is considered to enhance the work experience.

Better Value

The proposal creates value for the Consumers, Staff and Visitors, setting a high standard in the design of forensic mental health facilities. The design of the building fundamentally considers and integrates responses to the needs of sustainability, social impact and economic viability.

Better Look and Feel

- The proposed development seeks to create an environment in and around the building that contributes to the sense of place and enriches the surrounding environment.
- The design approach of the connection with nature contributes to a rich and diverse environment enhancing the experience of the facility.
- The site areas are softened and enriched with a landscape treatment that creates rich and varied environments around the new development.
- The design of the building entry makes a delicate and considered public interface, de-institutional and subtle in its materiality and architectural design.
- The inclusion of feature terracotta coloured brickwork adds interest and creates a residential feel, enriching the streetscape and creating a point of interest in the campus.

1.5 HEALTH INFRASTRUCTURE DESIGN ADVISOR'S REVIEW

During the design phases, regular review and feedback from Health Infrastructure's reviewers including Expert Reference Group (ERG), HI Design Advisor and services and facility planning experts were undertaken and incorporated as suitable. The review included the following:

- 1 x Expert Reference Group during Concept Design
- 1 x Expert Reference Group during Schematic Design
- 1 x Expert Reference Group during Design Development

- 1 x HI Design Advisor Review during Schematic Design
- 1 x HI Design Advisor Review during Design Development

- 1 x HI Design Assurance Review during Design Development

The feedback received has informed the team with appropriate design decisions, as well as key concepts for the site masterplan and building design described further in Section 2 and 3 of this report.

Reviews from HI Service and Facility Planning expert were also undertaken, both during Schematic and Design Development. The discussions and comments informed the internal planning layout and to ensure that the design has considered appropriate requirement from health planning perspective.

The design process included comprehensive reviews from Health Infrastructure Service and Facility Planning experts and User Groups, both during the Schematic and Design Development stages. These reviews involved discussions and comments regarding the internal planning layout of the facility, with the aim of ensuring that the design met the appropriate health planning requirements. The insights gathered were crucial in informing the internal planning layout of the facility, which was designed to provide optimal outcomes for patients, visitors and staff.

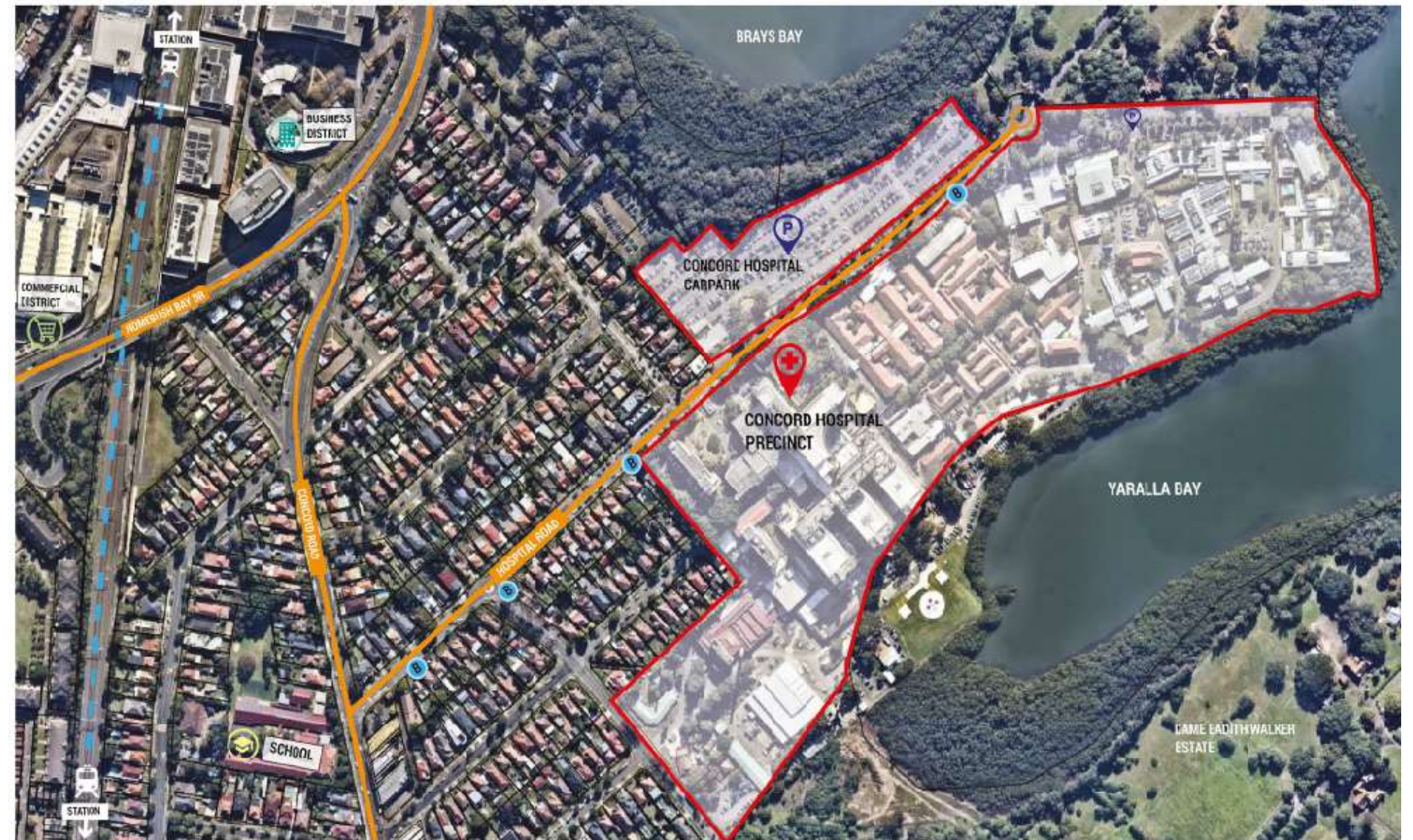
2.1 SITE LOCATION

Concord Repatriation General Hospital (CRGH) is located in the metropolitan suburb of Concord and is situated 15km north west of Sydney CBD. Concord Repatriation General Hospital is the main referral hospital in the Canada Bay LGA which covers an area of 20 square kilometres and a population 96,550. Concord Repatriation General Hospital is situated within the Sydney Local Health District which provides health services to 700,000 people in central and inner west Sydney. The hospital also provides services for residents in neighbouring LGAs, rural and interstate patients.

Concord is predominately a residential suburb with some industrial and commercial precincts. The hospital site is bounded by residential zones towards the western and north-western boundaries along Hospital Road, Nullawarra Avenue and Currawong Street. To the north of the hospital site is the Rivendell School and Adolescent Mental Health Unit within the historic Thomas Walker Convalescent Hospital. To the south east of the hospital site, on the other side of Yaralla Bay is the historic Dame Eadith Walker Hospital and estate. The hospital site is situated between Yaralla Bay to the south east and Brays Bay to the north west which connect to Parramatta River.

The Concord Repatriation General Hospital is accessible via major arterial roads including Homebush Bay Drive and Concord Road which connect to Hospital Road. Transport networks in the area include bus routes along Hospital Road, Rhodes Station 1.6 kilometres north west (20min walk) and Concord West station 2.0 kilometres south west.

The Canada Bay LGA has a growing population, it is forecasted that across all age groups the population is expected to grow 39% between 2011- 2031 which is higher than the forecasted growth within the overall Inner West Sydney Catchment (32.7%) and NSW (27.8%). Large scale housing developments in the Rhodes and Breakfast Point areas and the consolidation of land within the Parramatta Road corridor have factored into the increased population growth in the area.



Plan – Aerial – Vehicular and Pedestrian Access

2.2 SITE SUMMARY

The site is located on land title DP 535257, in the Municipality of Concord.

The new Forensic Mental Health Building will be located within the Concord Precinct, Mental Health and Sub-Acute Precinct, and is accessed by Hospital Road.

2.3 SITE INVESTIGATIONS

All project team members, including consultants, have visited the site and carried out investigations related to their disciplines. The team has approached the LHD on required matters and additional existing services information. A site survey was carried out during the Masterplan phase. All this information has influenced the design process outlined in this report.

Flooding

The City of Canada Bay has undertaken several flood studies, specifically for Exile Bay and the Concord West Precinct. There are no identified flood zones that affect the site.

Heritage

There are no listed historic values associated with the Concord Forensic Mental Health Project site.

Built Form

The proposed site is located on an existing carpark and redundant fire services building which will be demolished. To the North of the site sits the Bernie Banton Centre, to the North West the Learning/Animal Holding Centre, to the South the Jara Mental Health Unit 7, to the East the Mental Health Unit 6.

Sun and Wind

The main frontage of the Concord Repatriation General Hospital is on the southern side of Hospital Road. The northern side of Hospital Road consists of the hospital carpark for staff, patients and visitors, which is also part of the overall hospital precinct. The scope of this study focuses on the Mental Health Precinct located on the north east portion of the hospital site.

The proposed development is located on the western side of the main internal roadway of the Mental Health Precinct. The site has opportunities to maximise daylight access to internal spaces and courtyards by orientating the building to the north. The site has open frontages on the eastern boundary which provides vehicular and pedestrian accessibility from the main internal road through the Mental Health Precinct.

Adjacent buildings to the proposed site include the two storey University of Sydney Medical Education building (26) on the western boundary, the two storey Bernie Banton building (89) on the northern boundary and a one storey Animal Holding and Learning Facility (28) on the north- western boundary. The southern boundary includes the one storey building (111 and 112) that has wings to the ECT Suite and Mental Health Unit 7 (JARA Older Persons Unit). The site adjacencies have potential overshadowing and privacy concerns. There is existing vegetation on the southern boundary of the Mental Health Precinct which screens views to Yaralla Bay. This provides visual privacy and wind breaks to the site.

Development Area

The existing on grade carparking and Fire Services building to the south will need to be demolished. 2 trees to the South of the proposed building will be retained. The site is relatively flat and well connected in the Mental Health Precinct.



Figure – Sun and Wind Analysis

Biodiversity

The Concord Hospital site has zones for Environmental Conservation (E2) of environmental sensitive land and vegetation, south towards Yaralla Bay and north towards Brays Bay.

The City of Canada Bay area retains a diverse range of plants and native animals, despite the small size, isolation and relatively degraded condition of the area’s natural environment. Ecological studies in 2002/2003 revealed there are 159 different plant species unique to the area, with the Parramatta River containing one vulnerable species called Narrow-leaved Wilsonsia, where endangered communities are within Sydney Turpentine – Ironbark Forest, Coastal Saltmarsh in the Sydney Basin Bioregion and Swamp Oak Floorplain Forest. In addition, over one hundred species of native fauna were discovered within the City of Canada Bay. Bushcare groups work within the area to restore and protect several zones under the local area Bushcare Program. Furthermore, an Urban Tree Canopy Strategy was implemented in 2019 to provide conservation of the urban forest, on public and private land.

Surrounding Context



Figure 39: Aerial perspective with building heights overlaid

KEY :

Single Storey 2- Storey



Figure 40: View 1 of the University of Sydney Medical Education Centre (left) and Learning/Animal Holding Centre (right)



Figure 43: View 4 of the University of Sydney Medical Education Centre (right) and corner of Mental Health Unit 7 (left)



Figure 41: View 2 of the Learning/Animal Holding Centre



Figure 44: View 5 of the neighbouring Bernie Banton Centre



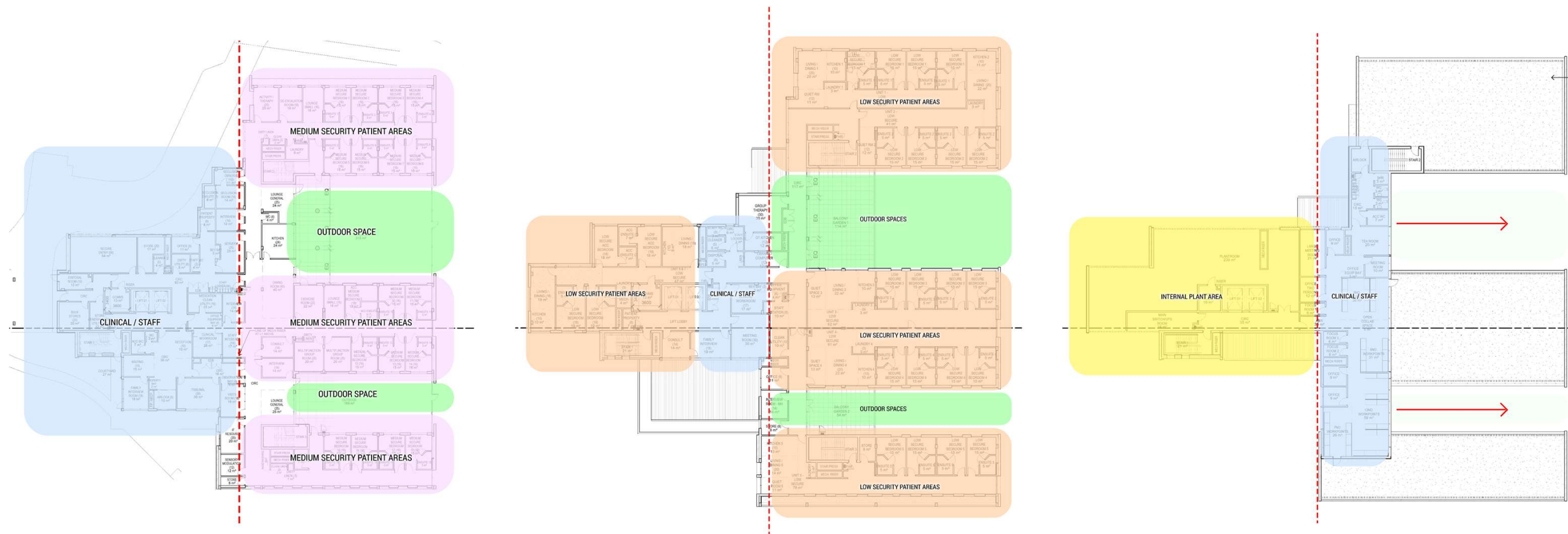
Figure 42: View 3 of the existing on grade parking



Figure 45: View 6 of the Mental Health Unit 5 (left) and the LHD Fire Services building (right)

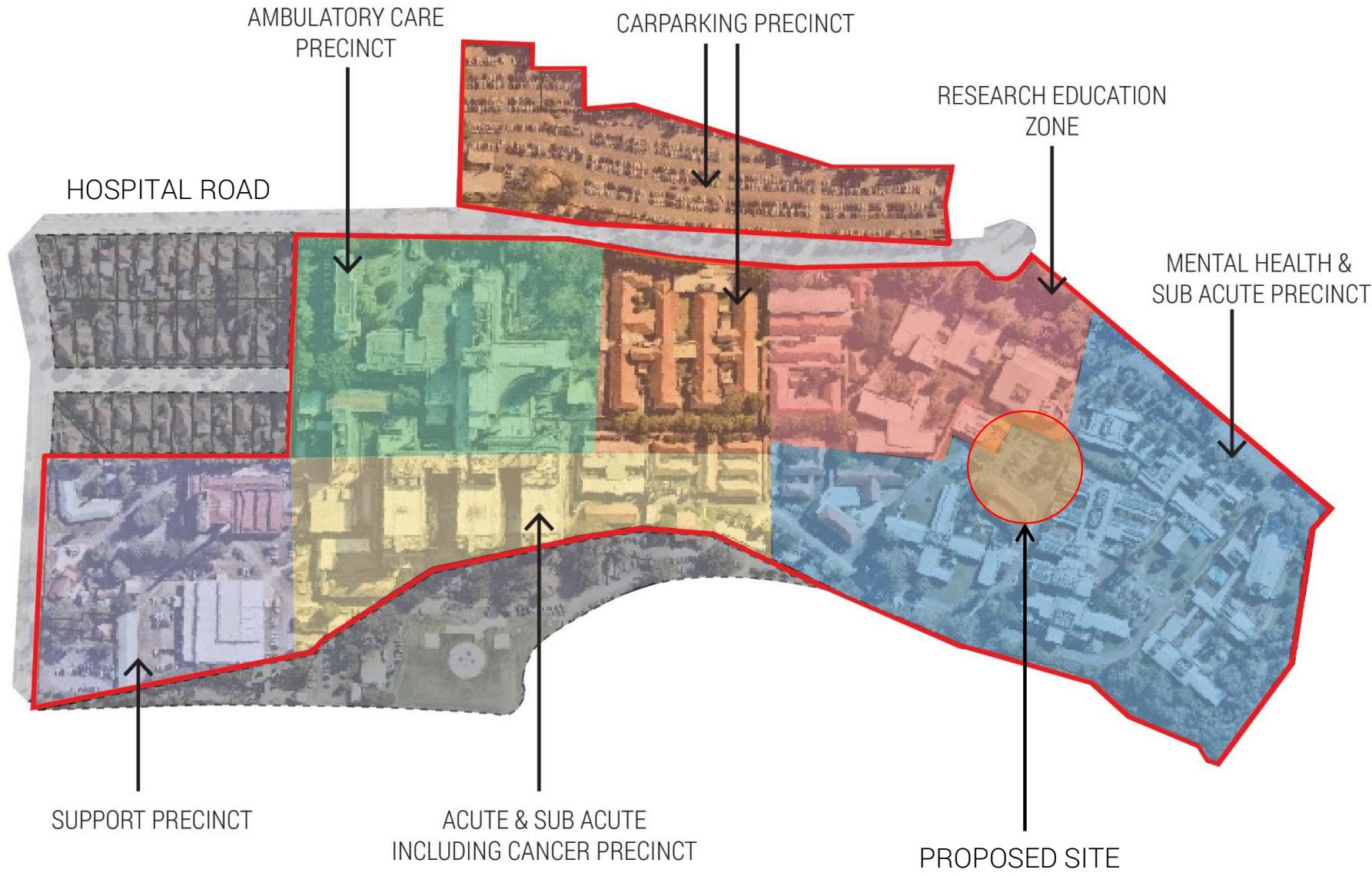
3.1 CONCEPTUAL FRAMEWORK

The design concept and framework behind this proposal focuses on the main zones and their relationships to outdoor space. The pods and units are set out in a pod arrangement to maximise natural light and connection to the central courtyards/terrace spaces. The main circulation corridor which runs from North to South divides the patient and staff/public areas. Security and safety has also dictated the layout of areas, ensuring good sign lines and connectivity throughout.



3.2 SITE SETTING

The proposed development recognises the existing zonal functions and the zonal masterplan for the overall Concord Hospital campus, which facilitates locating future developments on the site. The zonal masterplan defines areas for Mental Health, Ambulatory Care, Support Care, Acute and Sub Acute, Cancer Care, Research/ Education and future carparking expansion zones. The proposed development is located within the Mental Health and Sub Acute Precinct.



3.3 DESIGNING WITH COUNTRY

Due to the sensitive nature of this facility, and that to date it has not been publicly announced, only one start up meeting has been held with a HI Indigenous representative. Additional Community Consultation, Designing With Country / Connecting With Country workshops have not been held.

Despite this, the Landscape and Architectural teams have identified and nominated potential locations for artwork, references and Indigenous connection.

The Building name will be *Burudyara* which is the Dhurag word for butterfly – representing transformation. This symbolism has been translated throughout the landscape design, inspiration shown in the diagram opposite.

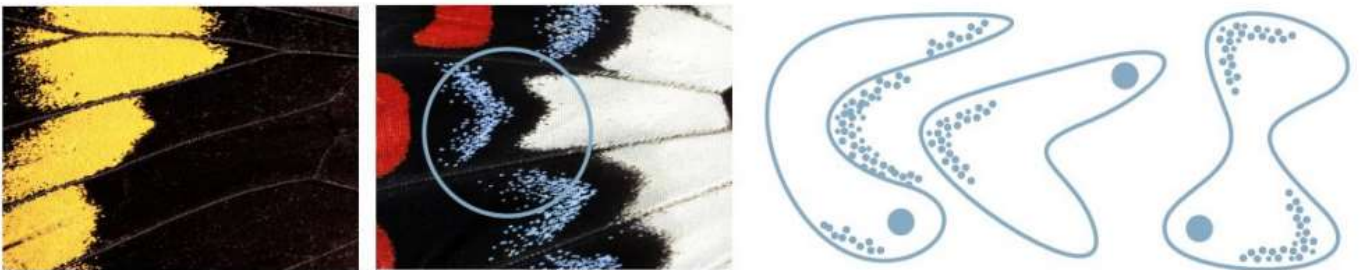
Burudyara
butterfly

Health Infrastructure |

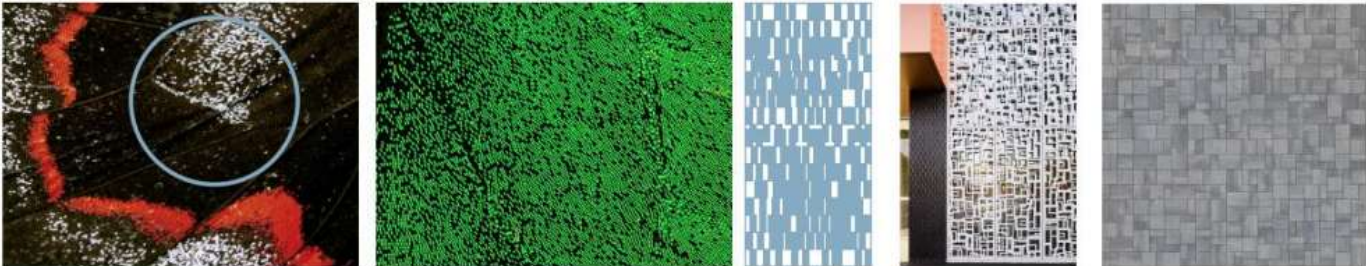
COLOUR



FORM

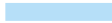







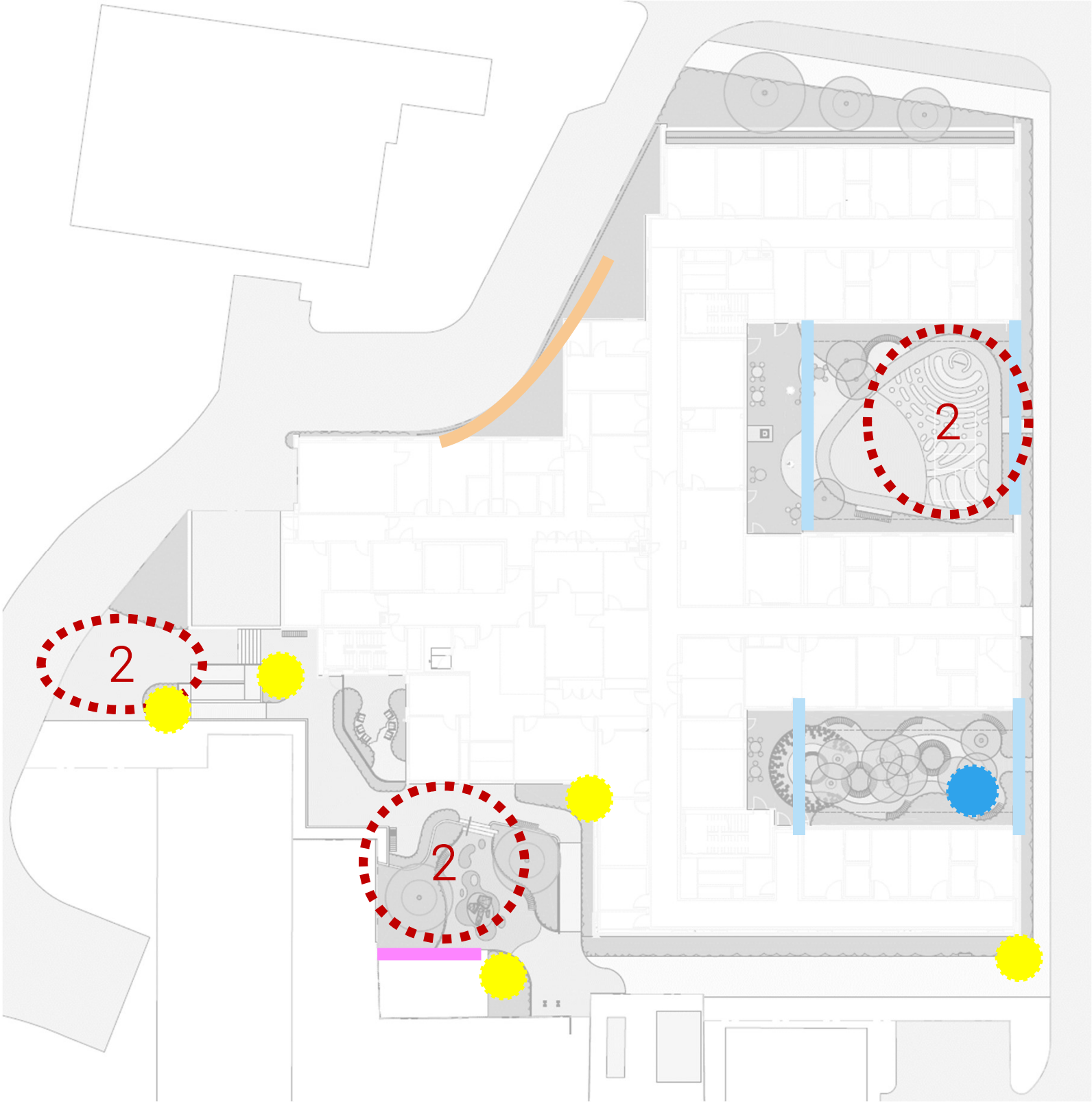
DENSITY



3.3 DESIGNING WITH COUNTRY

Many opportunities exist within the landscape, including Aboriginal and Health art.

- 1. Screen / Fence 
- 2. Pavement design 
- 3. Stand alone sculptures / Wayfinding 
- 4. Timber screen / fence 
- 5. Water Feature 
- 6. Screening art to pump houses 



3.4 MASTERPLAN






The site is centrally located within the Concord Repatriation Hospital Campus. The key design requirements are:

- Observation – the design features a pod style layout, providing maximum natural light to all units, as well as good surveillance and security without the ‘fishbowl’ effect.
- Staff spaces location – staff have good visibility across all main common spaces and outdoor areas. Staff are also centrally located within the building, giving a connection between consumer spaces, back of house and front of house.
- Patient monitoring – through the podding layout of both low and medium secure units, patient monitoring is achievable.
- Lounge areas – are located off the main courtyard spaces, bringing the outside in and creating a comforting environment for consumers and visitors.
- Tribunal Room and Visitor’s Room – located off the patient corridor and front of house, these spaces have dual access points for security and safety.

The proposed development recognises the existing zonal functions and the zonal masterplan for the overall Concord Hospital campus, which facilitates locating future developments on the site. The zonal masterplan defines areas for Mental Health, Ambulatory Care, Support Care, Acute and Sub Acute, Cancer Care, Research/ Education and future carparking expansion zones. The proposed development is located within the Mental Health and Sub Acute Precinct.

5 preliminary site configurations were developed and presented to the Executive User Group. Each option was assessed against project priorities and the functional requirements of the brief. The main factors explored in these proposals were:

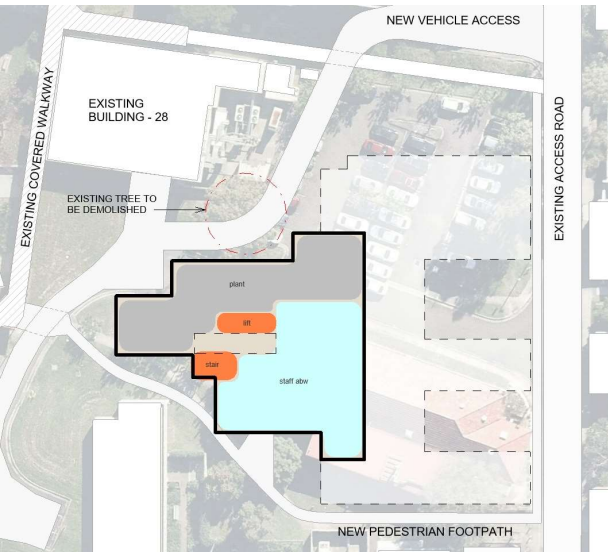
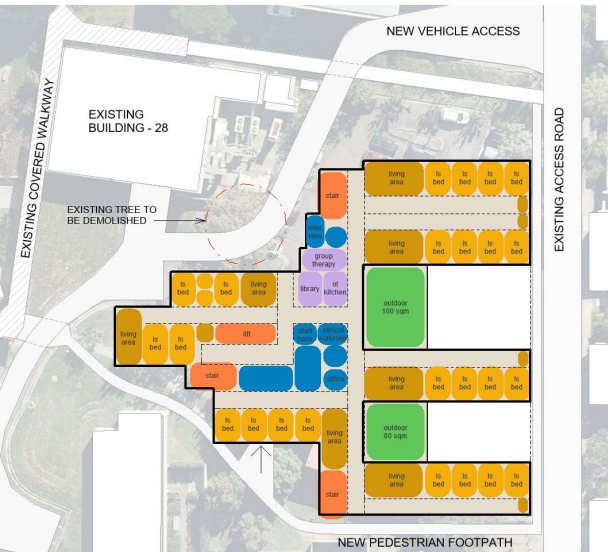
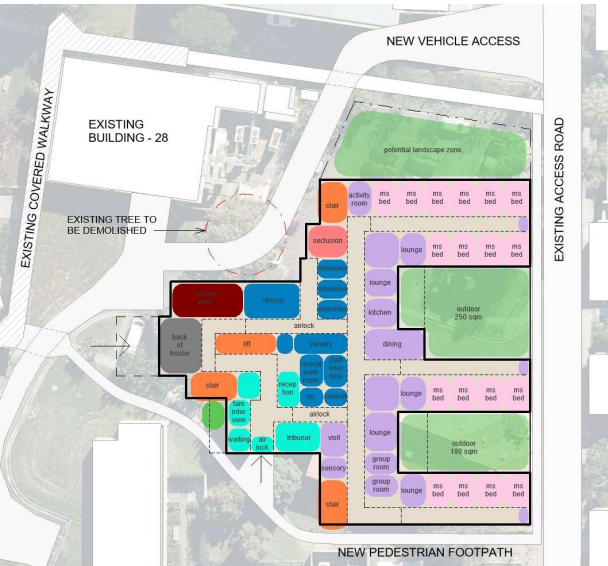
- Location of Low Security and Medium Security Units
- Location of Staff ABW and Plant
- Layout of Pods and Patient Circulation for both Medium and Low Secure.
- Efficiencies in design

<div>Option 1</div> <div></div> <div><div>Ground Floor</div><ul style="list-style-type: none">• FOH• Staff ABW Zone• Medium Secure Unit (without podding)• BOH• Plant<div>Level 1</div><ul style="list-style-type: none">• Low Secure Unit (Based on Preplanning Test Fit)</div>	<div>Option 2</div> <div></div> <div><div>Ground Floor</div><ul style="list-style-type: none">• FOH• Medium Secure Unit (4 pods)• BOH• Plant<div>Level 1</div><ul style="list-style-type: none">• Low Secure Unit• Staff ABW Zone</div>	<div>Option 3</div> <div></div> <div><div>Ground Floor</div><ul style="list-style-type: none">• Entry• Staff ABW Zone• BOH• Plant<div>Level 1</div><ul style="list-style-type: none">• Medium Secure Unit (4 pods)<div>Level 2</div><ul style="list-style-type: none">• Low Secure Unit</div>	<div>Option 4</div> <div></div> <div><div>Ground Floor</div><ul style="list-style-type: none">• FOH• Medium Secure Unit (4 pods)• BOH<div>Level 1</div><ul style="list-style-type: none">• Low Secure Unit<div>Level 2</div><ul style="list-style-type: none">• Staff ABW• Plant</div>	<div>Option 5</div> <div></div> <div><div>Ground Floor</div><ul style="list-style-type: none">• FOH• Medium Secure Unit (3 pods)• BOH<div>Level 1</div><ul style="list-style-type: none">• Low Secure Unit<div>Level 2</div><ul style="list-style-type: none">• Staff ABW• Plant</div>
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OPTION 5 – PREFERRED OPTION

3.4 MASTERPLAN

	Option 1 - Excluded		Option 2 – Excluded		Option 3		Option 4		Option 5	
	Score	Comment	Score	Comment	Score	Comment	Score	Comment	Score	Comment
Alignment with Operational Model of Care	1	- No podding to med secure unit - Fishbowl effect of courtyard; not trauma informed	1	- Short of programmed area	4		4		4	- Clinical preference for smaller pods to medium secure - Opportunity to get 2x2 bed unit as LUs area slightly larger
Budget	3	- Exceeds budget estimate (courtyard model)	4	- Within budget estimate (noting reduction in SOA)	1	- Exceeds budget estimate	4	- Within budget estimate	4.5	- Within budget estimate
Quality of Green Spaces	4	- Consolidated green spaces to medium and low	2	- 3 smaller green spaces to medium secure unit	3	- 2 green spaces to medium secure unit	4	- Opportunities for one larger general green space supplemented by smaller outdoor areas to medium	4.5	- Opportunities for one larger general green space supplemented by smaller outdoor areas to medium
Access to Natural Light (internal)	3	- Reasonable access to natural light, courtyard shape does limit sun from north	3	- Smaller courtyards increase overshadowing	4	- Very good access to sun for patient areas	4	- Very good access to sun for patient areas	4.5	- Very good access to sun for patient areas
Functional Relationships with Associated Services on Campus	4		4		4		4		4	
Access (Public Pedestrian)	4	- Public access from south	4	- Public access from south	4	- Direct public access from main road	4	- Public access from south	4	- Public access from south
Access (Staff)	5	- Access along main staff pedestrian route (MET and CCMH)	5	- Access along main staff pedestrian route (MET and CCMH)	4	- Access from main road	5	- Access along main staff pedestrian route (MET and CCMH)	5	- Access along main staff pedestrian route (MET and CCMH)
Access (Service Flows)	4		4		5	- Potentially more options for loading and delivery routes through site	4		5	- Additional area to north
Safety (Patient, Staff + Visitor)	3	- Fishbowl effect of courtyard; not trauma informed	5	- Podding improves safety	5	- Podding improves safety	5	- Podding improves safety	5	- Podding improves safety
Disruption During Construction	3		3		2	- Building over loading access which will need to be maintained	3		4	- More room on the boundary for construction
Opportunity for Future Expansion (Not Costed)	2	- 3rd level expansion potential	1	- Difficult to add extra level	3	- Potential opportunity for ground floor expansion	2	- 3rd level expansion potential	2	- 3rd level expansion potential
Ease of Construction	4		3	- Façade impacts buildability	3		3		4	- Less Façade than opt 4
Quality of Therapeutic Spaces										
Total	40		39		42		46		50.5	



3.5 ACCESS

The following describes other services that are needed to support the operations of the service and are physical in nature only. They relate to Direct Access (co-located), Ready Access (proximate access via vertical or horizontal means) and Easy Access (access on site such but relationship is not critical).



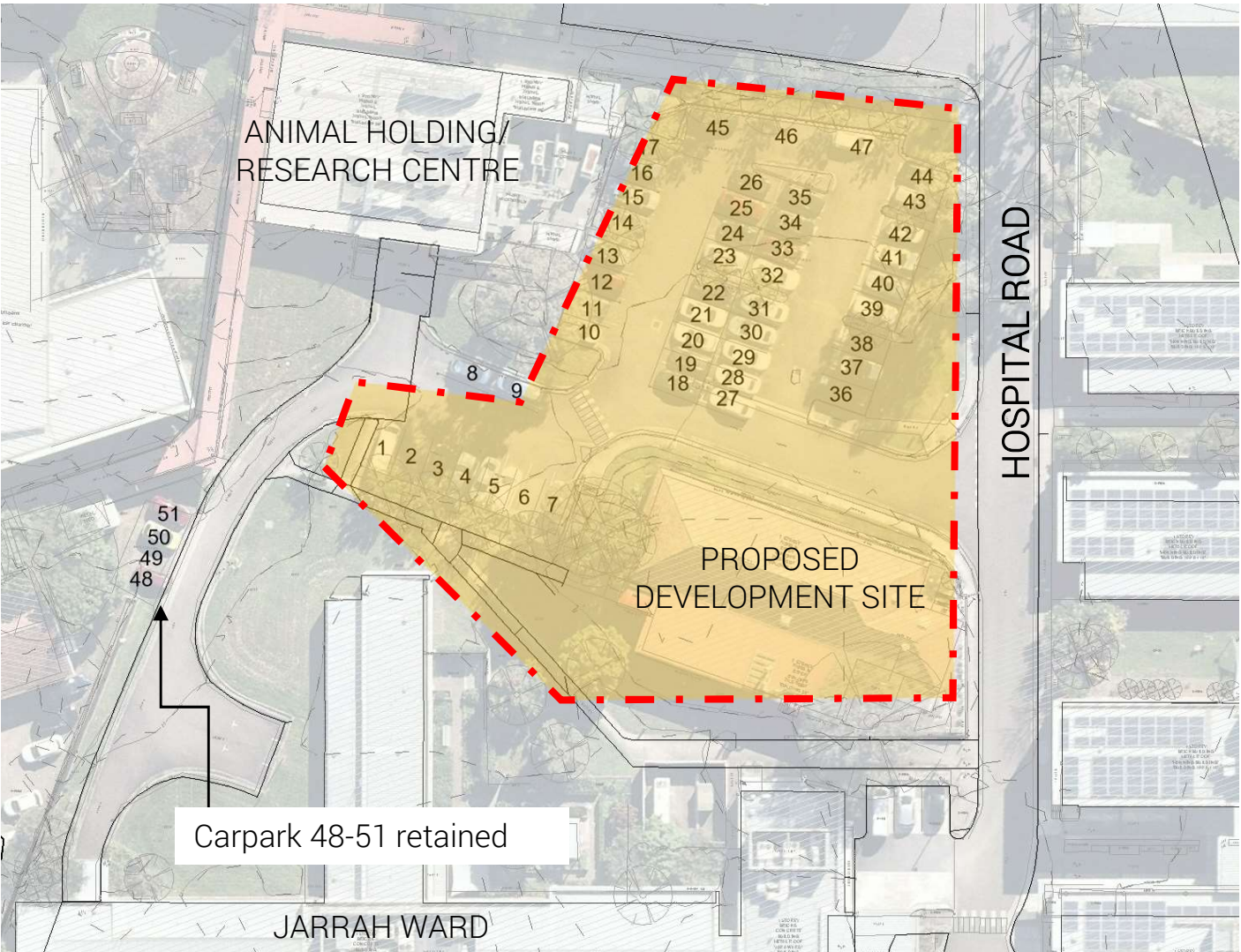
The importance of safe and appropriate transit routes for patients to be transferred to and from the units should be emphasized. This is particularly important for ECT and unsupervised leave.

The needs of external service providers such as couriers and emergency services should also be considered in the design. As there is no AusHFG HPU for a forensic unit, reference has been made to the HPU 340 (Adult Acute Mental Health), HPU 131 (Overarching Mental Health) along with consultation with forensic mental health subject matter experts from the LHD and JFMHN.

3.6 CAR PARKING

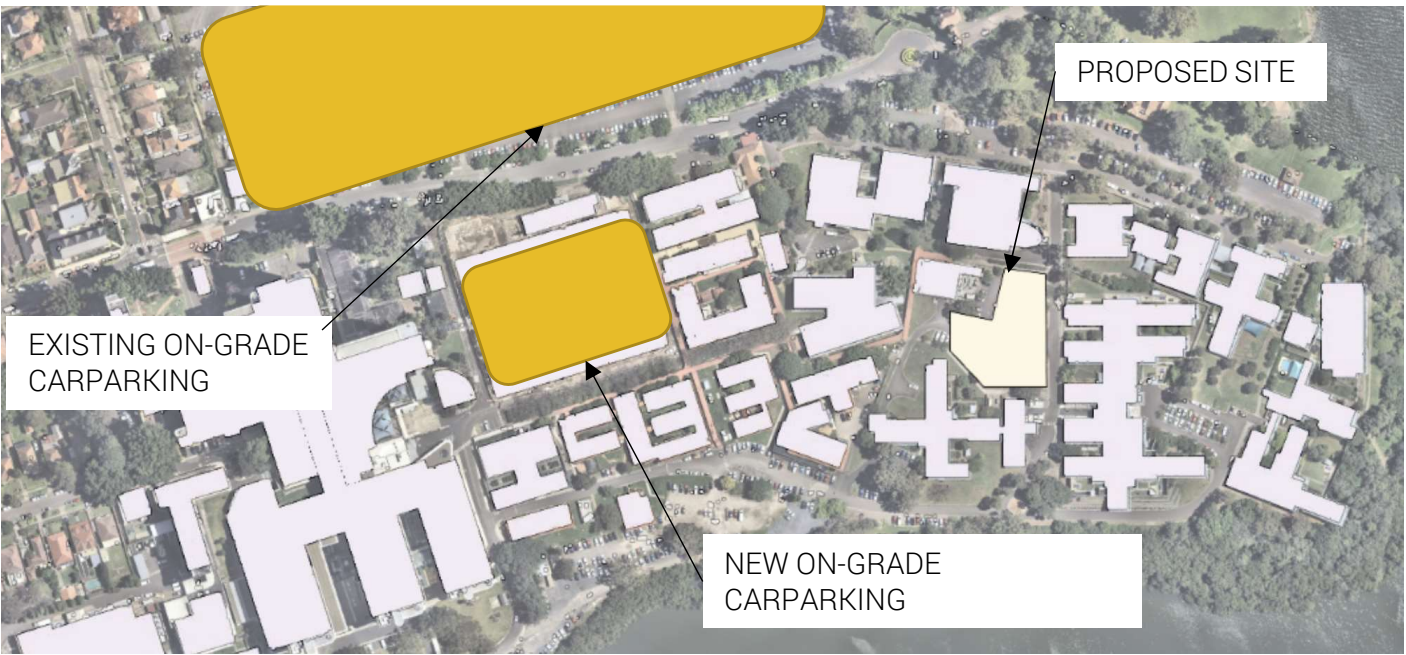
There are currently 51 on grade staff car spaces on the proposed development site. These carparks are allocated for the mental health fleet cars and staff parking. With the exception of carpark 48-51, the proposed development will affect these carparks. These carparks will be relocated to the future on-grade carpark.

EXISTING PARKING	NUMBER
GENERAL FLEET CARS	7
EXECUTIVE	5
NURSE ADMIN	2
COMMUTER VAN	1
ACCESSIBLE SPACE	1
GENERAL SPACES	35
TOTAL	51



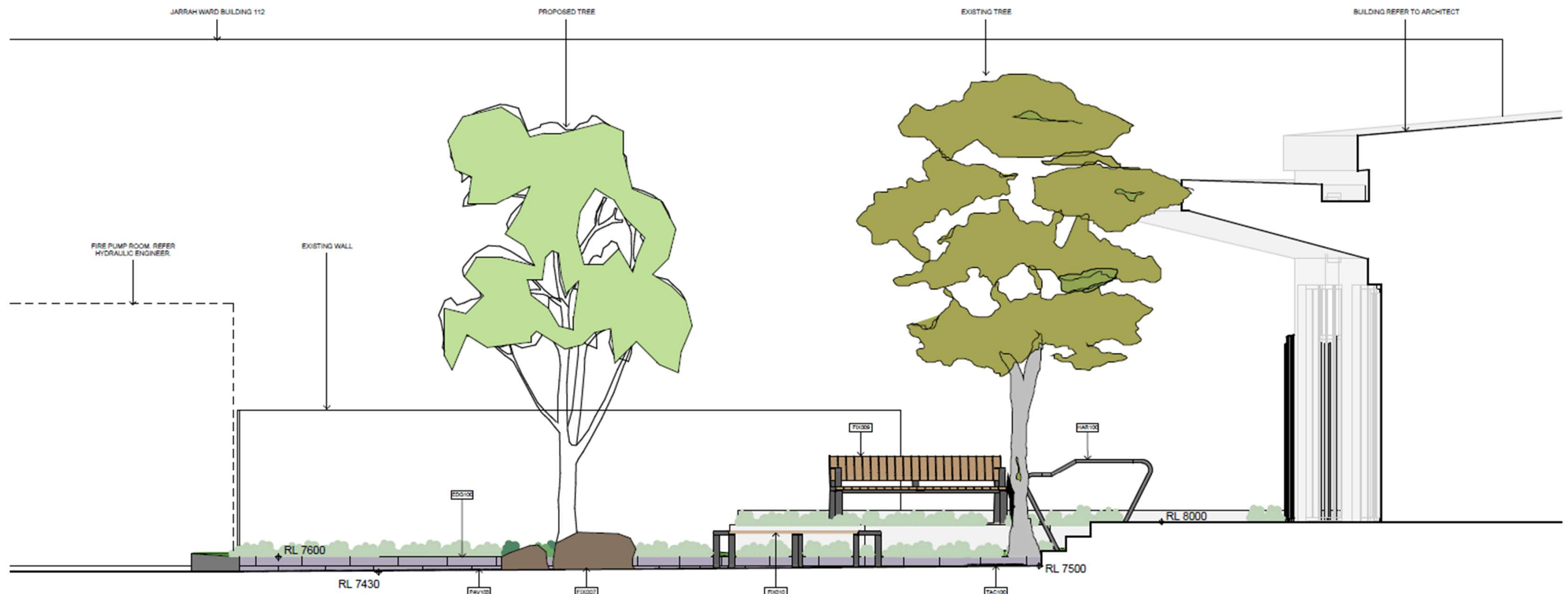
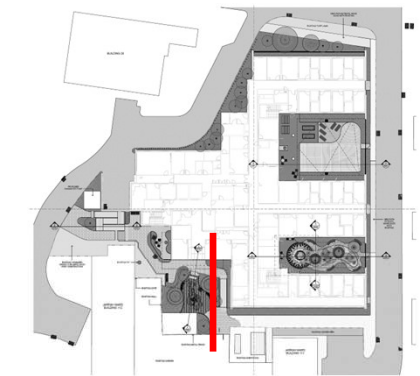
3.7 STAGING

New on-grade carpark has been completed.



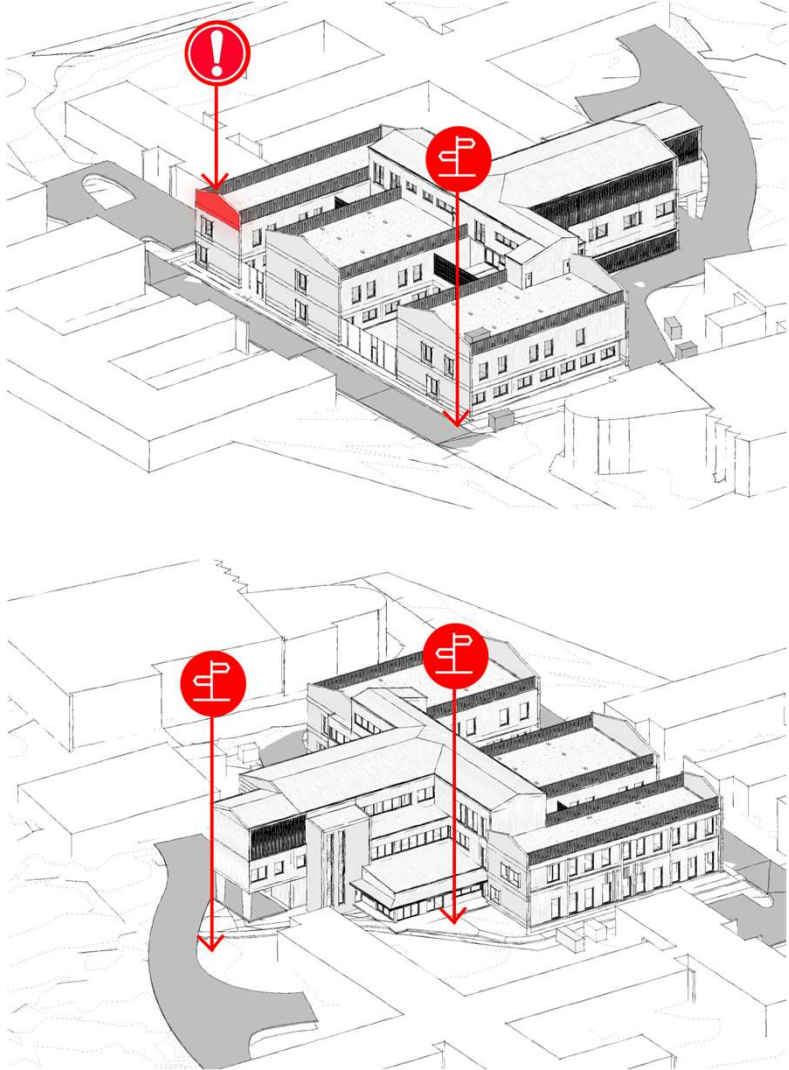
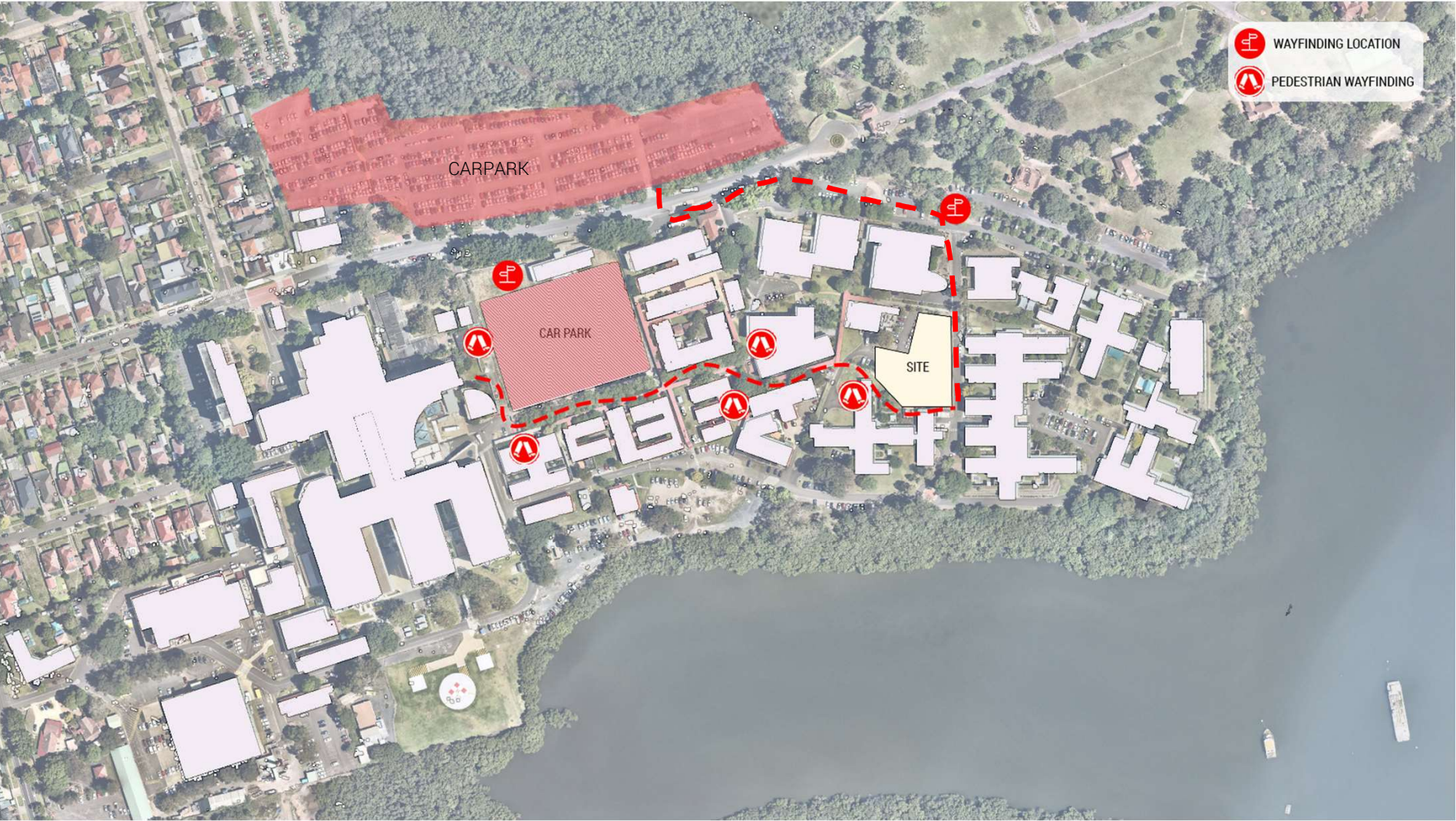
The site will not be affected by or subject to flooding. The Overland flow has been incorporated into the civil and drainage *proposal due to the slope in the site.*

The floor plan shows a complex layout with various rooms and corridors. A green arrow points from a 'high' label in the top right to a 'low' label in the bottom left, indicating a gradient or flow across the plan. The plan includes labels for different areas, such as 'BUILDING 28' and 'BUILDING 112', and various rooms like 'OFFICE', 'LABORATORY', and 'STORAGE'. The 'high' label is in a green circle, and the 'low' label is in a green circle. The arrow is green and points from the 'high' label to the 'low' label.



3.9 WAYFINDING

Site Wayfinding has been proposed. Diagrams present locations of proposed building signage and wayfinding directional signage, including from the new on-grade carpark to the new unit.



3.10 BUILDING DESIGN

The building will be governed by design principles that create meaningful spaces for engagement, including:

A place to be safe & supported: Transparent and connected open plan with lots of windows to let daylight in. Comfortable domestic features with areas to relax and recover.

A place for recovery: Soft natural materials and diffuse light appeal to the senses, creating a restful and calm experience throughout.

A place to meet and engage: A shared environment with opportunities to connect with others.

The design concept and framework behind this proposal focuses on the main zones and their relationships to outdoor space. The pods and units are set out in a pod arrangement to maximise natural light and connection to the central courtyards/terrace spaces. The main circulation corridor which runs from North to South divides the patient and staff/public areas. Security and safety has also dictated the layout of areas, ensuring good sight lines and connectivity throughout.

3.11 FAÇADE DESIGN AND MATERIALS

The proposed building is surrounded by existing campus buildings and facilities. Hospital Road runs from North to South along the East façade and is the main public interface. The wings feature striking terracotta coloured brick “book ends” which ground the building and create a point of interest. This design feature also creates a residential feel, with gables to the top and punched out windows to the internal circulation spaces.

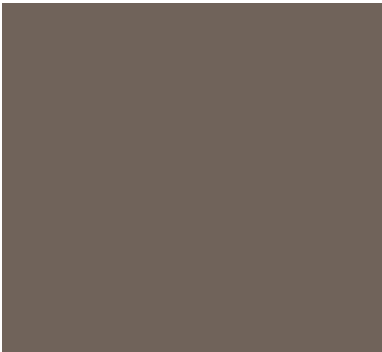
The main entry to the south of the building is single story, with a pavilion style design – feature roof and maximum glazing to add transparency and connection to the landscape. The human scale is highlighted through the informal landscape design and soft textures and finishes.

The building envelope primarily will use compressed fibre cement cladding and standing seam metal cladding, which highlights the window locations, adding interest and breaking up the larger sections of façade. A combination of vertical blades and perforated metal sheet fencing is being considered to provide privacy and security to courtyards.

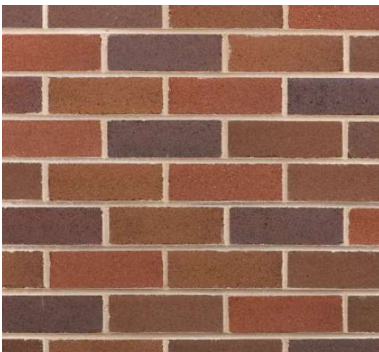




METAL CLADDING – TYPE 01



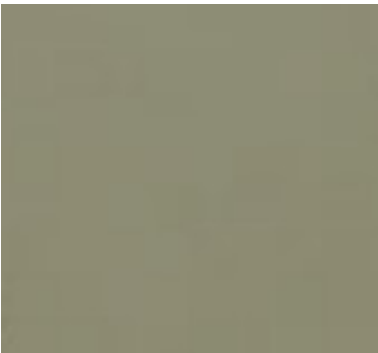
METAL CLADDING – TYPE 02



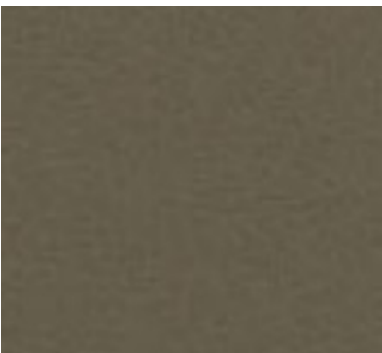
FEATURE BRICK



FEATURE SOFFIT LINING



PREFINISHED COMPRESSED FC SHEET – TYPE 01



PREFINISHED COMPRESSED FC SHEET – TYPE 02



PREFINISHED COMPRESSED FC SHEET – TYPE 03



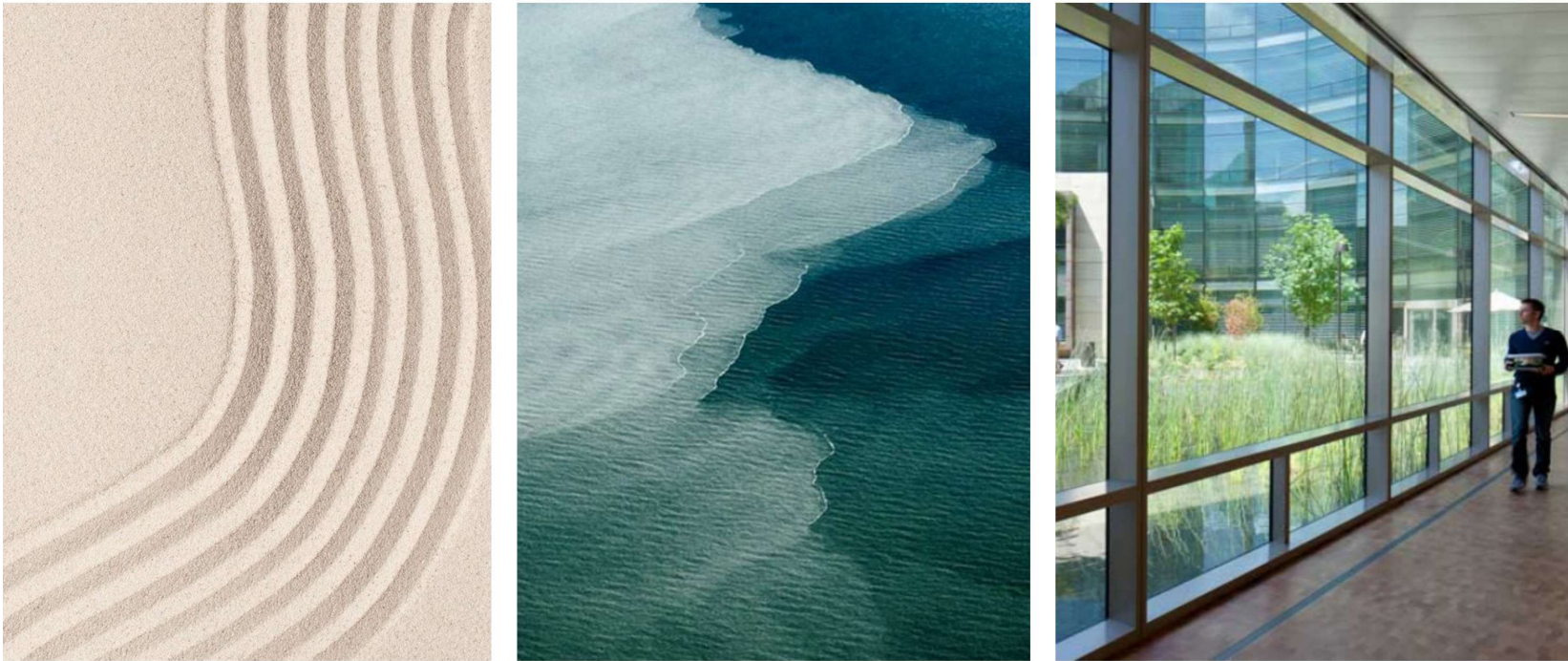
3.12 INTERIOR DESIGN

Design Principles

We aim to create a public and staff experience that is modern, professional and welcoming, a place where the best quality of care can be provided. This is achieved with a neutral palette softening the entrance to the building, and creating an inviting scheme, along with splashes of earthy colours to add warmth to the space. The general palette to all the spaces is soothing and calming, creating a peaceful and rehabilitative environment for consumers, staff and visitors.

Sustainability

Preference has been given to the selection of materials, that they are locally manufactured, recyclable and have low embodied energy. Selection also considers high thermal and acoustic insulating properties where required. Green Star ratings will be sought for timber, flooring, joinery, ceiling, walls, partitions and loose furniture selections where possible. Low volatile organic compound (VOC) interior finishes and materials will be included in the specified selection to achieve a high level of indoor air quality.



Conceptual reference images

Finishes and FFE

Primary internal material finishes will be a high quality, with a preference for patterns and textures that evoke an experience of nature.

Acoustic ceilings in Reception incorporating acoustic ceiling blades, panel and perforated plasterboard with insulation above will provide acoustic treatment to key public areas.

Floor linings will be high quality floor tiles and homogenous vinyl in high traffic areas, with impervious and heavy duty carpet tiles to be used where possible. The design explores the need for feather edge skirting to most area and coved vinyl skirting to area which need moisture resistance, with an option to use aluminium skirting to areas with carpet floor tiles.

The kitchen, living and staff station areas will be designed in a cohesive and consistent material palette, to create a seamless and de-institutionalised experience to staff interactions. The reception counter is welcoming yet secure, given the nature of the facility.

Furniture in consumer spaces has been selected for flexibility and safety, with custom fabric-look vinyl that are impervious to water and bleach.

An FFE list is prepared to outline the Fixtures, Finishes and Equipment being considered for the project. This will be further refined during Design Finalisation Phase with feedback from the FFE Group.



RECEPTION



LOUNGE DINING



CONSUMER BEDROOM



STAFF KITCHEN

3.13 SECURITY AND ACCESS CONTROL ZONES

CFMHU is operational 24 hours/day, 7 days/week, with staff stationed at the Reception or Staff Interface Areas. The Risk zone diagram show the Low (blue), Medium (yellow) and High (red) Risk Zones on Ground Floor, specifying ligature requirements and overall treatment of the spaces.

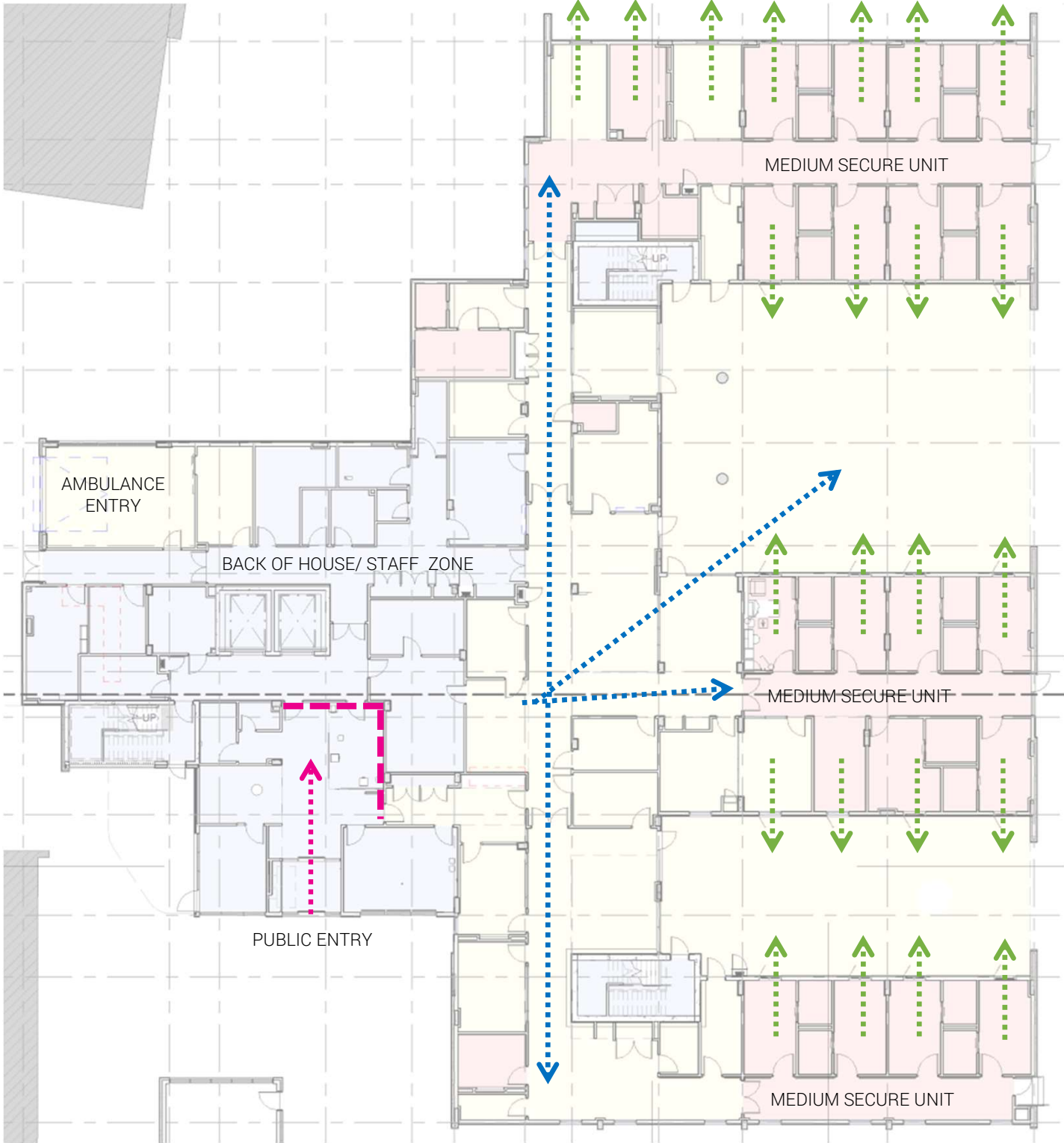
- 

Public Entry
- 

Public Control Zone
- 

Staff Views
- 

Consumer Views



Plan – GROUND FLOOR View, Observation & Public Interface Control

3.14 IMPACT ON EXISTING SERVICES

The existing surrounding services will be fully operational throughout the construction of the new facility. There may be some minor disruption during construction, but no major impacts.

3.15 FUTURE-PROOFING AND EXPANSION

There are no planned Future expansion or Future-proofing opportunities in this project.

3.16 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The following measures have been implemented as part of the design strategy to address the principles of CPTED:

Surveillance and Visibility –

There are clear sight lines between public and private areas. Public access will be controlled to areas that are well supervised and entry points into the building are limited.

The use of CCTV will be implemented as required. To be an effective crime prevention tool, cameras must be monitored.

Access Control –

There will be access control to define staff only areas throughout the facility. The access control will be applied to all entry points after hours.

Territorial Reinforcement –

Places that are well maintained and designed are often more regularly visited and endowed with a sense of community, accordingly well used spaces reduce crime opportunities, and in this instance, it is intended that the new landscaped perimeter will provide consumers or visitors with recreational and congregating opportunities.

Space Management –

Well maintained and cared for spaces discourage crime as they tend to be more actively used and unwelcome persons readily identified. The facility is a secure unit from the perspective of public access, with monitored access points at the main entry, and CCTV monitoring of the external areas.

Clearly marked, open, visible pedestrian access ways have been provided throughout the landscape to destination points.

Circular movement of traffic provides more constant natural surveillance of the landscape.

Lighting –

Lighting will meet minimum requirements under Australian Standards (AS 1158 for external lighting and AS 1680 for interior lighting). Direct lighting to the external areas and car park so that the staff and visitors can have clear vision of the area.

3.17 DETAILED DESIGN

The conceptual framework established in the earlier design phase was developed further during detailed design.

During the Detailed Design phase, consultations as outlined below were undertaken to incorporate comments and feedback from the stakeholders.

8 x Project User Group (PUG) consultations. These were divided into:

- PUG 01 Part 1 and 2: Medium Secure – First Review
- PUG 02 Part 1 and 2: Low Secure – First Review
- PUG 03 Part 1 and 2: Staff ABW and remaining GF spaces – First Review
- PUG 04 Part 1 and 2: Medium Secure – Second Review
- PUG 05 Part 1 and 2: Low Secure – Second Review
- PUG 06 Part 1 and 2: Staff ABW and remaining GF spaces – Second Review
- PUG 07 Part 1 and 2: 3rd Review of areas with critical changes
- PUG 08 Part 1 and 2: 3rd Review of areas with critical changes

3 x Executive User Group (EUG) consultations

- EUG Landscape Review
- EUG Interiors Review
- EUG Engineering Review

1 x Expert Resource Group (ERG) consultation

1 x Co-Design Workshop with Lived Experience Members

PUG Meeting Number and Content	Key Decisions/Changes
PUG 01 – Part 1 & 2: Medium Secure and Landscape (19 th April 2023) <ul style="list-style-type: none"> - Medium Secure Areas - Landscape proposal 	North Courtyard <ul style="list-style-type: none"> - Refine landscape proposal, focusing on butterfly narrative - More court and exercise space in North Courtyard - Provide spaces and furniture to promote sun bathing South Courtyard <ul style="list-style-type: none"> - Water feature to be more impactful - Staff need to be able to inspect in and around planting - Line of sight is critical Medium Secure <ul style="list-style-type: none"> - All fittings in ensuite and bedrooms to be antiligature - Confirm requirement of shower curtain (saftery risk) - Is a safe required in each room? TBC - No ironing board in Laundries - 2 washers and 2 driers in each communal laundry - Kitchen to cater to 6-8 consumers at one time - More fridge/freezer/patnry space? - Option 1 with banquette seating is preferred for Dining Space - Combination of fixed and loose furniture
PUG 02 – Part 1 & 2: Low Secure (8 th May 2023) <ul style="list-style-type: none"> - Low Secure Areas 	Key Decisions: <ul style="list-style-type: none"> - Low Secure Ensuite – Review and confirm the revised design, to be provided by NBRS at next Low Secure PUG meeting - Staff Station and Equipment Bay - Review and confirm the revised design, to be provided by NBRS at next Low Secure PUG meeting. Key Actions: <ul style="list-style-type: none"> - Low Secure Ensuite to be revised and reviewed - Low Secure Bedroom – AG to confirm size of Observation Window beside bedroom door - Low Secure Bedroom arrangement – variations to bedroom layout to be created, dependent on location of sliding door. - Laundry Sliding Doors – Product options for sliding or Bi-fold doors to be presented for review - Staff station and equipment bay – review and refine the layout - Art – locations to be documented.
PUG 03 – Part 1 & 2: Staff ABW and Balance (17 th May 2023) <ul style="list-style-type: none"> - Seclusion Suite - Front of house - Back of house - Secure Entry - Clinical Support Spaces - Staff ABW 	Key Decisions: <ul style="list-style-type: none"> - Secure Bay / Lockers at Entry – The PUG to confirm requirement for consumer lockers at the entrance for cigarettes/lighters. To be discussed offline. - Work Point Numbers – AG to confirm number of required work points in L2 AWB area. Key Actions: <ul style="list-style-type: none"> - Additional Info – coloured concrete options or floor finishes for the Secure Entry - Interiors Proposal – Interiors proposal for the Secure Entry and Receiving Antespace - Re-Design – Redesign tea room layout – doesn't work in the current arrangement.

PUG Meeting Number and Content	Key Decisions/Changes
<p>PUG 04 – Part 1 & 2: Medium Secure (29th May 2023)</p> <ul style="list-style-type: none">- MS Bedrooms and Common Consumer Areas- MS Clinical Support Spaces	<p>Key Decisions:</p> <ul style="list-style-type: none">- Ceiling Mounted Shower curtain rail - NBRS to research option for plastic shower curtain rail. To be reviewed and approved by the PUG.- New external door to northern landscape zone for future proofing - AG and PUG to discuss options for an external door. Will this become a security risk? How will this be managed?- Sensory wrap chair VS Massage Chair - To be discussed and confirmed by the PUG. <p>Key Actions:</p> <ul style="list-style-type: none">- North Landscape Zone: NBRS/Civil/Landscape to workshop solution for future-proofing area to the North of the building. Points to consider:<ul style="list-style-type: none">• Level change, how can this be addressed?• Public interface with building, how is this dealt with? Low height (2m high) fence/screening along footpath as deterrent?- Art/Therapy and Small Lounge - Art/Therapy Room is to be flipped with the Small Lounge. Adjustments to be made to joinery, refer markups- Lighting discussion with Specialist - Workshop/meeting to be arranged with Lighting Specialist to ensure needs are met.- General Lounge - To be developed to suit requirements, refer mark ups.- Kitchen – Design to be refined and adjusted, refer mark ups- Dining Room - Revise layout of furniture within the Dining Room, adjustments to the beverage bay- Risk – internal planting. To be added to the risk register- Multi-function Group Room - NBRS to review the structural column location in the Multi-function Group Room – current location is too restrictive of the operable wall. Can this be moved so that the opening can be more effective?- Patient Property – Adjust shelving design according to mark ups- Medication / Clean Utility – RLS to be reviewed and workshopped offline
<p>PUG 05 – Part 1 & 2: Low Secure (19th June 2023)</p> <ul style="list-style-type: none">- LS Bedrooms and Units- LS Clinical Support and Common Consumer Areas	<p>Key Decisions:</p> <ul style="list-style-type: none">- LED Strip lighting – Is acceptable in communal areas, just not permitted in bedrooms.- Quiet Space – to be renamed to 'Reading Nook' <p>Key Actions:</p> <ul style="list-style-type: none">- Out of bed sensors within bedrooms – Allan Wong to proposed 2 options for out of bed sensors within bedrooms- Island Bench - Additional bench space/island bench In LS kitchens where possible in all units- Clinical Workroom - Additional desks to be included, re-work the beverage bay and joinery- OT Kitchen - Find roller shutter product for OT Kitchen
<p>PUG 06 – Part 1 & 2: Staff ABW and Balance (28th June 2023)</p> <ul style="list-style-type: none">- Seclusion Suite- Front of House- Back of House- Secure Entry- MS Clinical Support Spaces- Staff ABW	<p>Key Decisions – NIL</p> <p>Key Actions:</p> <ul style="list-style-type: none">- Tribunal Room re-work - Relocation of joinery, TV location, tea point, doors. NBRS to present for a 3rd and final review- Waiting Room - Relocation of banquette seating and loose furniture.- Secure Entry and Antespace - Interiors to spend time developing design for Secure Entry and Antespace – less intimidating and more welcoming arrival point.- ABW Tearoom - Re-design to incorporate variety of seating options, remove island bench to allow for loose furniture.- ABW Staff zone - Full height partitions/glazing between desk clusters to improve acoustics but allow connectivity and natural light.

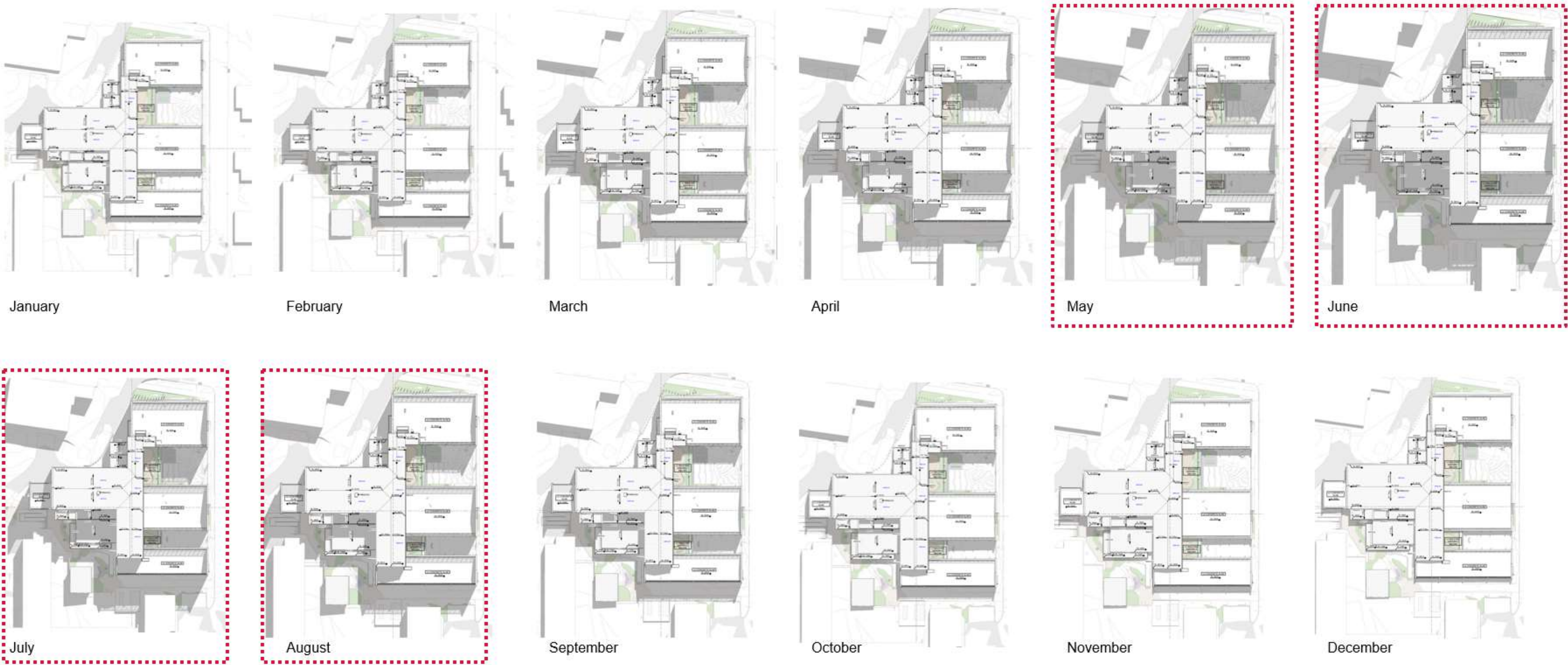
PUG Meeting Number and Content	Key Decisions/Changes
<p>PUG 07 – Part 1 & 2: 3rd Review (5th July 2023)</p> <ul style="list-style-type: none">- Group Therapy- Patient Property- Interview MH- Office- Clean Utility- Staff Station- Activity/Therapy Room- General Lounge- Kitchen- Dining Room- Exercise Room- Clinical Workroom (MS)- Medication Clean Utility	<p>Key Decisions:</p> <ul style="list-style-type: none">- Group Therapy – Minor floor area adjustment to have better functioning OT Kitchen and Group Therapy Space- Activity Therapy Room – Whiteboard/erasable paint to Elevation 3 wall for interactive art opportunity. Full Velcro wall on Elevation 1. <p>Key Actions:</p> <ul style="list-style-type: none">- Staff Station – Review fire compartmentation to incorporate glazing to Clinical Workroom for better connection to the unit and natural light.- General Lounge – Re-work to fit more modular seating, allowing for a clean circulation zone to the courtyard.- Medication Clean Utility – Re-work as per markups
<p>PUG 08 – Part 1 & 2: 3rd Review (12th July 2023)</p> <ul style="list-style-type: none">- LS Bedroom- MS Bedroom- Unit 1- Unit 2- Unit 3- Unit 5- Secure Entry- Receiving Antespace- Tribunal Room- Waiting Room- Tearoom- Clinical Workroom (LS)- Open Collab Space- 7no. Workpoints	<p>Key Decisions:</p> <ul style="list-style-type: none">- LS/MS Bedrooms – TVs will not be enclosed behind a locked door- LS/MS Bedrooms – 1 cupboard at low level within the wardrobe unit to have digilock for storage of personal belongings.- Clinical Workroom – 3 adjustable height desks and 3 fixed height desks <p>Key Actions:</p> <ul style="list-style-type: none">- Unit 2 – Inefficiency in design layout with not enough bench space and storage. NBRS re-worked and presented new proposal in Part 2 PUG. Design to be finalized, but concept was approved.

PUG Meeting Number and Content	Key Decisions/Changes
Co-Design Workshop (22nd June 2023)	<p>Key Decisions:</p> <ul style="list-style-type: none">- Security Access - Room access to be confirmed – key pad, key, or swipe card?- Shower Screens - Shower screening is definitely required to control water splashing. If fabric shower curtains are to be provided, can they be selected by the consumer to personalise their own space? <p>Key Actions:</p> <ul style="list-style-type: none">- BBQ - BBQ to be included in LS Courtyard- Clothing Storage - Additional storage / clothes hanging space to be explored. Could be provided within the staff managed storage? Additional wall hooks?- Fabric storage boxes (group 3 items) will be provided to the bedrooms as part of the storage solution.- Lockable Cupboard/Safe - Lockable cupboard to be included within each LS and MS bedroom for consumers to store their valuables in addition to provided storage.- Pantry in LS units - Pantry storage within the LS units should be divided up and individually lockable.- Exercise Room – Revision of equipment within the exercise room to provide more variety for consumers- Freezer Space – Ensure adequate freezer space to accommodate frozen food when on special (budget management)- Outdoor furniture – Daybed style furniture to be included as part of the landscape design- Planting – Sensory planting is requested- L1 Courtyard – Ensure sufficient tables and chairs provided in this areas. <p>Additional Notes:</p> <ul style="list-style-type: none">- Lighting and Climate Control – was discussed and importance to consumer is noted- Bedroom Operable Windows – seen as a very positive design element.

3.18 SITE SETTING AND SOLAR STUDIES

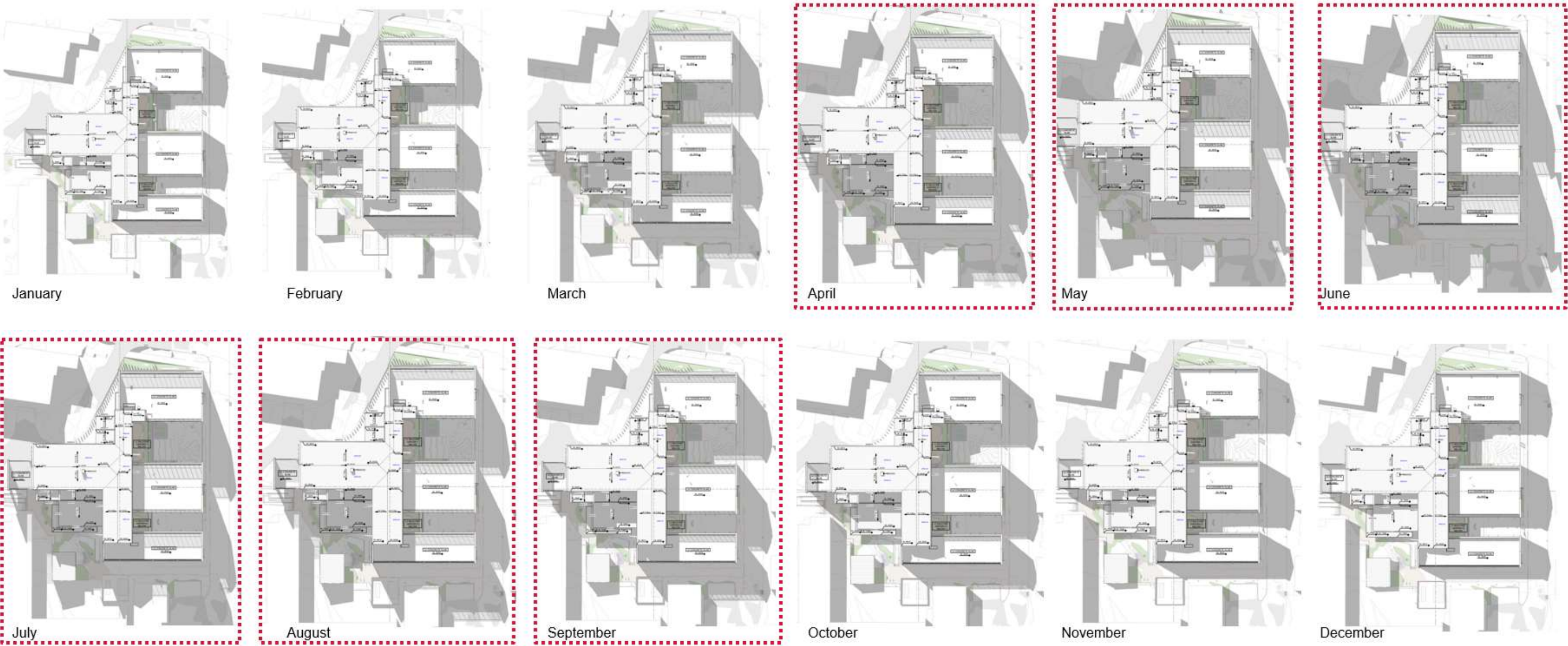
Sun Studies completed were completed at the request of the HI Design Review to determine the direct sunlight to the Courtyards throughout the year.

Sun Study 12 months, 12noon



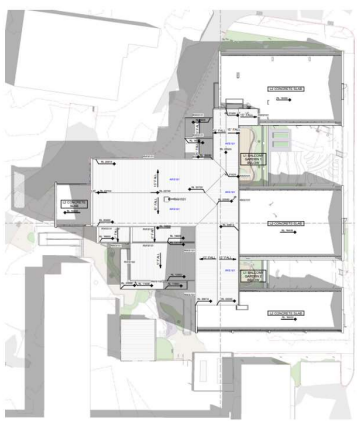
3.18 SITE SETTING AND SOLAR STUDIES

Sun Study – 12 months, 3pm

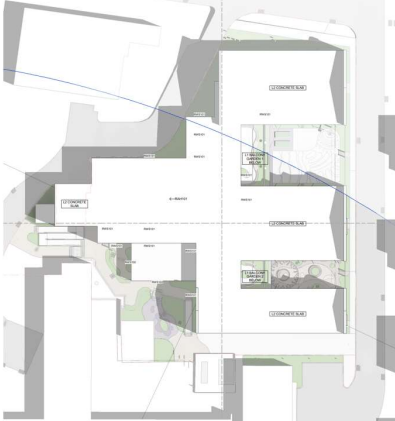


3.18 SITE SETTING AND SOLAR STUDIES

A test was undertaken, to determine if removing Level 2 completely would improve the direct sunlight into the North and South Courtyards. As seen in the comparison diagrams below, the impact is minimal.

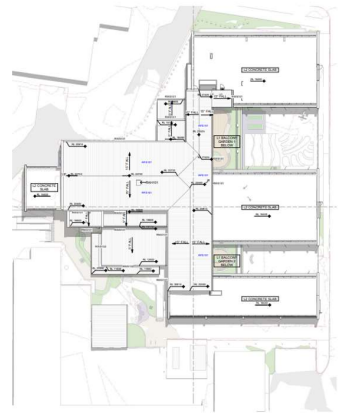


ORIGINAL DESIGN



LEVEL 2 REMOVED

9am

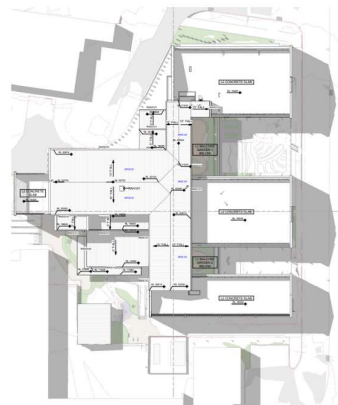


ORIGINAL DESIGN

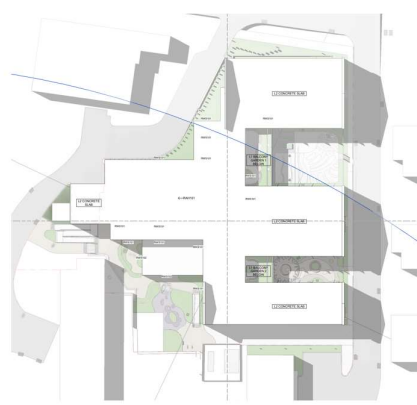


LEVEL 2 REMOVED

12noon



ORIGINAL DESIGN



LEVEL 2 REMOVED

3pm

Existing outdoors spaces and gardens have been nominated for use by Consumers at Concord during the months where direct sunlight is limited. This will be managed and implemented by SLHD.



- Walking track
- Outdoor Spaces / Gardens

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