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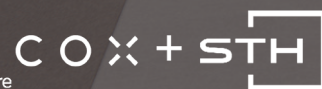
Warrawong Community Health Centre Built Form and Urban Design Report



Health
Illawarra Shoalhaven
Local Health District



Health
Infrastructure



Version	Date	Issue
A	28/11/2023	Draft Issue
B	08/12/2023	Draft Issue
C	15/12/2023	Draft Issue
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Aerial images courtesy of
nearmap
Skyview

Contents

1	Introduction	4
1.1	Warrawong Community Health Centre	4
2	Project Scope	5
2.1	ISLHD Health Care Services Plan	5
3	Design Response	6
3.1	ISLHD Design Principles	6
3.2	Greener Places Framework	6
3.3	Better Placed Principles	7
3.4	Design for Dignity	8
3.5	Design for Wellbeing	11
3.6	Design for Efficient and Flexible Delivery of Care	18
3.7	Design with Country	26
3.8	Design for Neighbourhood and Surrounding Environment	27
3.9	Design for Connection	40
3.10	Design for Sustainability	44
4	HI Design Review	45

1 Introduction

1.1 Warrawong Community Health Centre

The Warrawong Community Health Centre (WCHC) is a community-based facility providing services across the Illawarra Shoalhaven Local Health District (ISLHD). COX+STH were engaged at master-planning to help realise the vision of the new 2000m² facility on the site of the existing Port Kembla Hospital. The new WCHC will provide a range of services including Child and Family Services, Binji & Boori Child & Family Illawarra Aboriginal Services (AMHICH), Ambulatory Care Clinics and Service, Drug and Alcohol Service, District wide Sexual health services and community based Mental Health services, and contains consult and interview spaces, therapy spaces, a procedure room, clinical support spaces, meeting facilities agile staff workspaces.

Given the community nature of the WCHC, COX+STH's primary aim of the facility was to reduce barriers across healthcare and ensure the design has carefully considered the needs of the local community and provide a culturally safe healthcare facility. Through consultation with the ISLHD and Project Planning teams, the planning of the facility carefully considers the provision of spaces that support staff to deliver care in addition to promoting connection and collaboration between colleagues. Strong intuitive circulation and access to natural light and external amenities underpin the key design principles.

COX+STH have led a multidiscipline design team through a comprehensive design process to ensure that the greatest value and efficiency can be realised from the new Health Centre while providing accessible, equitable and safe care. The building celebrates its connection to country with wide open waiting areas that prioritise natural light and visual connection to the Yerrabingin designed external landscaping. The facility is welcoming and fits within the context of the community. Our aspiration is to de-institutionalise the building and sensitively it connects to the local residential scale and context through the material selection and building articulation.

The building has been designed through the new HINSW and NSWGA “Better Placed” framework, “Greener Places” framework and the careful consideration of ISLHD Community Health Centre Design Principles. This report outlines responses to each.

2 Project Scope

2.1 ISLHD Health Care Services Plan

The ISLHD Health Care Services Plan (HCSP) builds on previous service planning; setting out key directions for service and capital development across the ISLHD from 2020 to 2030, as well as the vision for an integrated health system in the Illawarra Shoalhaven region. The Warrawong Community Health Centre is to:

- Provide care locally and support the southern Illawarra population through the provision of:
 - Specialised community-based services that provide care for people and families with chronic health conditions, complex needs and of marginalised status.
 - Targeted approach in providing services, responding to local needs.
 - With care closer to home to effectively minimise inequity to health care access.
- Support the local vulnerable community through the provision of the following clinical services:
 - Services currently hospital based which are more appropriately, conveniently, and effectively delivered within a community setting.
 - Child and Family services including PKH Child Development Service, Illawarra Early Childhood Nurses, Domestic Family Violence and Sexual Assault Services and Binji & Boori Child & Family Illawarra Aboriginal Services (AMHICH).
 - Ambulatory and Primary Health Care services including facilities offering Chronic Disease Prevention and Rehab Services such as the Aunty Jeans Program and Healthy Hearts program.
 - District Wide Sexual Health Service.
 - Drug and Alcohol Services, based in the community including Drug & Alcohol Needle & Syringe Program (First Step), and Counselling & Withdrawal Management.
 - Community based Mental Health services.
 - Allied Health (including Brain Injury Service).
 - Ante-natal.
 - Equipment Loan Pool.
- Support partnered service delivery with the integration and collocation of other health care providers and government agencies to deliver coordinated approaches to supporting the local community.

3 Design Response

The building has been designed through the new HINSW and NSWGA “Better Placed” framework, “Greener Places” framework and the careful consideration of ISLHD Community Health Centre Design Principles. This report outlines responses to each.

3.1 ISLHD Design Principles

The ISLHD have developed a set of design principles to guide the manner in which individual CHCs are planned and designed. These principles take into account the ISLHD strategic directions as well as other relevant standards and guidelines. The principles aim to ensure that the facility design, amenities, and operational policies are aligned with service and consumer needs.

The District supports the vision for an integrated health system in the Illawarra Shoalhaven region which supports people to stay healthy in their homes and communities. The WCHC will be developed to primarily meet the needs of the local community by working with clients to promote health and wellbeing to both avoid the need for hospitalisation, and to complement care provided in a hospital setting. The WCHC will enhance healthcare access by:

- Responding to local population need and providing a service close to home.
- Using evidence-based models of care which seamlessly wrap around the individual, providing a coordinated approach to care.
- Build relationships and partnerships with:
 - Clinical streams within ISLHD.
 - Primary Healthcare providers.
 - NGOs and other partners.
- Offering community and person centric integrated care services.
- Identifying and reducing the medical and non-medical determinants of health.
- Provide culturally appropriate spaces.

The Illawarra Brain Injury Service and Drug and Alcohol Bungora Services will remain in their current locations. The decision to keep these services in their current locations was a sustainable option for the Local Health District and project, whilst maintaining the best service delivery to the clients that access these services.

The following planning and building objectives have been established during the design process:

- Visibility and presence of service from Cowper street.
- Access to parking and public transport.
- Clinical Services on ground floor.
- The entry/reception/waiting zone central to the clinic zone to allow clients to move easily to and from the clinics.
- The clinic zone will be organised so staffing and physical infrastructure efficiencies can be achieved, adjacencies to shared meeting, therapy and procedure room and clinical support areas.
- Meeting /group rooms should be adjacent to the main entry/reception area to be accessed after-hours, while the rest of the centre is secured.
- The staff areas must allow staff to easily move to and from the clinic zone, and the entry, reception and waiting zone.
- Staff workspace located on Level 1 separate to the clinical zones.

3.2 Greener Places Framework

The NSW Government Architect advocates for an integrated approach to creating green spaces and better places to create open space for people to connect through greening of the site using open recreation space urban tree canopy, bushland and waterway.

3.2.1 Implementation of the Policy

The key opportunity of the centre has been the placemaking opportunities for the community and greater connection with country. Workshops with Health Infrastructure were held to develop the placemaking principle and to meet excellence in design and connecting with country design principles.

The public domain key benefits achieved are:

- Enhance public domain to improve staff and consumer experience of the centre.
- Improve service identity, access, and wayfinding.
- Acknowledge and establish visual connection with the landscape and the new building.
- Establish new outdoor breakout spaces for consumers and staff. Landscaped areas that lead up to the main entry that can be used for quiet reflection or group discussion with familiar vegetation of Lake Illawarra.

3.3 Better Placed Principles

The Design Principles adopted for the Warrawong Community Health Centre aligns with Health Infrastructure Design guidelines published by the NSW Government Architect with Health Infrastructure.

The newly released *Design Guide for Health* identifies seven major Design Principles:

- Design for Dignity
- Design for Wellbeing
- Design for Efficient and Flexible Delivery of Care
- Design with Country
- Design for the Neighbourhood and Surrounding Environment
- Design for Connection
- Design for Sustainability

Each of the principles has been addressed through relevant design responses, to deliver a “good design” as outlined in the Design Guideline, that is “effective, engaging and sustainable health facilities that provide outstanding care, create supportive working environments, and meet their potential as public places that shape our suburbs, towns, cities and regions”.

A Community Health facility should be welcoming and speak directly to the context of the community it serves. Our aspiration is to de-institutionalise the building and sensitively connect it to the local residential scale and context through careful material selection and building articulation.

Our design approach is to map the site, understand its history and develop a narrative about the community it serves. We will then refine this narrative with considerations of sustainability, solar access, views and occupant comfort to develop a holistic design strategy. The project landscape design is indigenous led, combining sensitive integration of local indigenous stories and endemic plant species appropriate to the area.

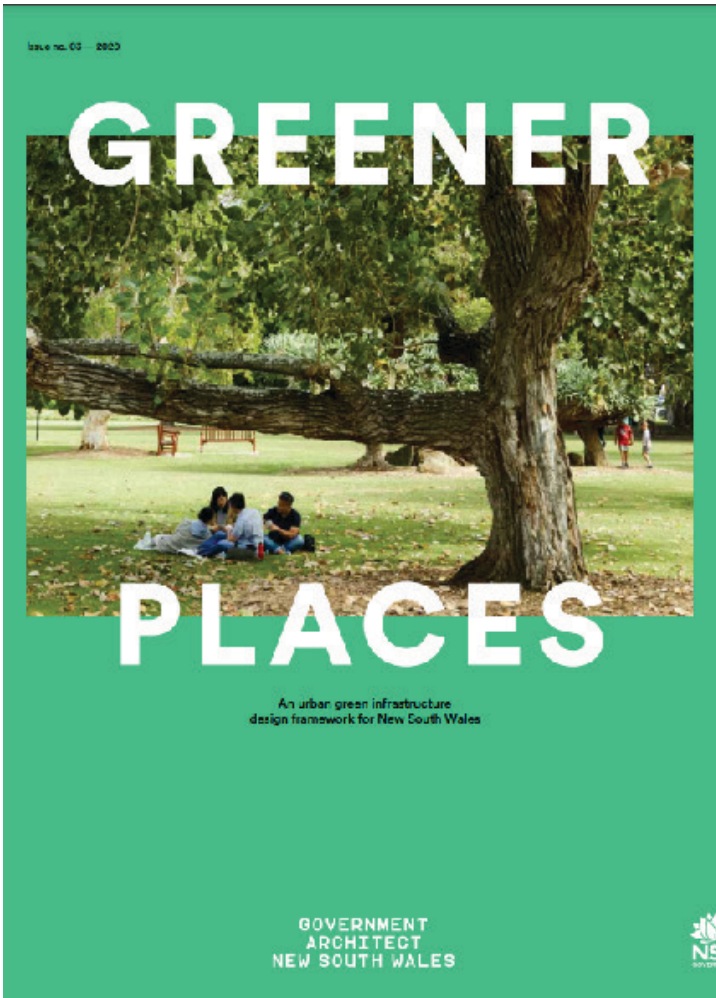


Figure 1: Greener Places, GANSW

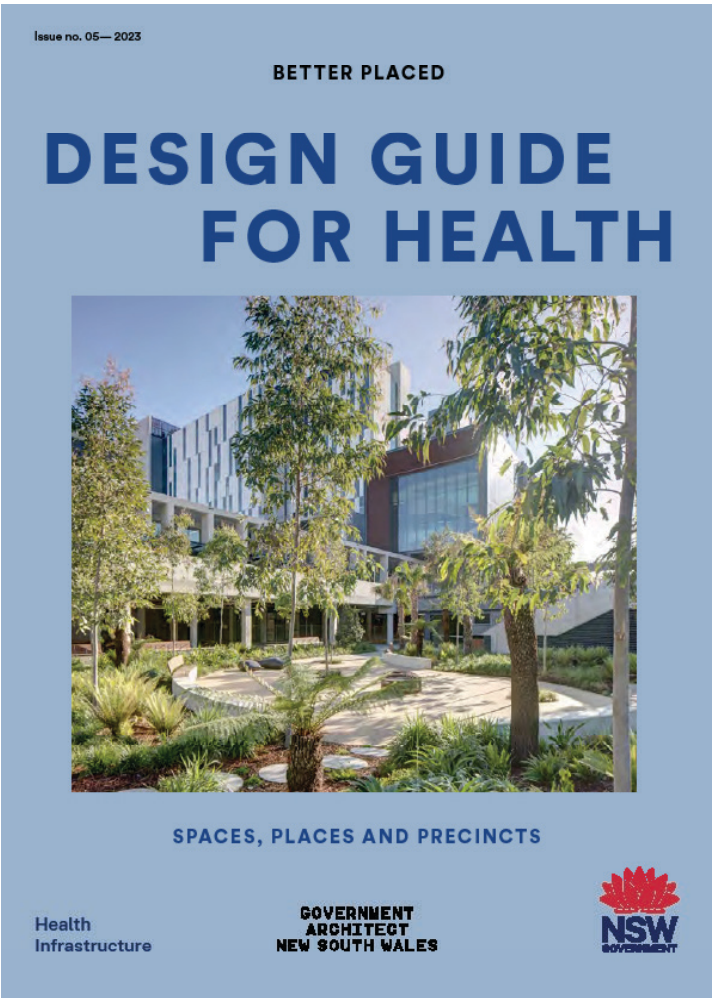


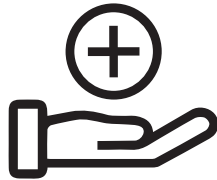
Figure 2: Design Guide for Health, GANSW & NSW Health Infrastructure



Design for Dignity



Design for Wellbeing



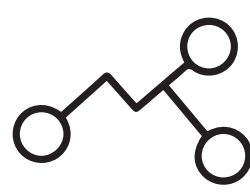
Design for Efficient & Flexible Delivery of Care



Design for Country



Design for Neighbourhood & Surrounding Environment



Design for Connection



Design for Sustainability

3.4 Design for Dignity

The design response is providing a balance of public connection and building user privacy in the context of Cowper Street, Fairfax Road and the broader Warrawong neighbourhood. It provides access to safe and private external areas for staff and patients, while landscape design, building form and internal planning ensures that patient privacy and dignity is respected.

3.4.1 Site Access and Accessibility

The building ground level was established so that consumers can reach the site comfortably either by the footpath, by car or public transport. There are two site entries, one from Cowper Street and one from Fairfax Road. A third street access, exit-only, is maintained on site between Middle Carpark and the Loading Dock (ELP parking). These are discussed in detail below.

The Cowper street site entry will be the primary Consumer entry. The existing crossover and driveway will be modified to provide a gentler gradient for public vehicular and pedestrian arrivals. The existing turnaround bay will be modified to provide compliant turning circles and drop off bays at the building entry

A secondary site entry is provided via southern Fairfax Road for Staff, deliveries and ELP consumers. The existing Fairfax Road crossover will be widened to accommodate two-way traffic access to an internal Site Road (hereafter Site Road). Site Road provides access to two staff parking areas (South Carpark and Middle Carpark) and access to the ELP consumer parking area/Loading Dock to the rear of the Community Health Centre. ELP consumers may then exit via a third exit-only ramp to Fairfax, or continue back along Site Road toward the Fairfax Road entry/exit.

Each entry is intended to be signposted in accordance with NSW standards to clearly demarcate each entry and destination.

The main building entry for pedestrian access is from the Cowper Street side. Secondary building entry points are located on the south side of the building for staff and ELP/First Step consumers, with sheltered footpath along the southern building facade for the First Step Storage access. Loading dock/ELP parking is located in front of these entrances, for an easy access by vehicles entering from the southern Fairfax road entry and then exiting through the eastern exit-only street access.

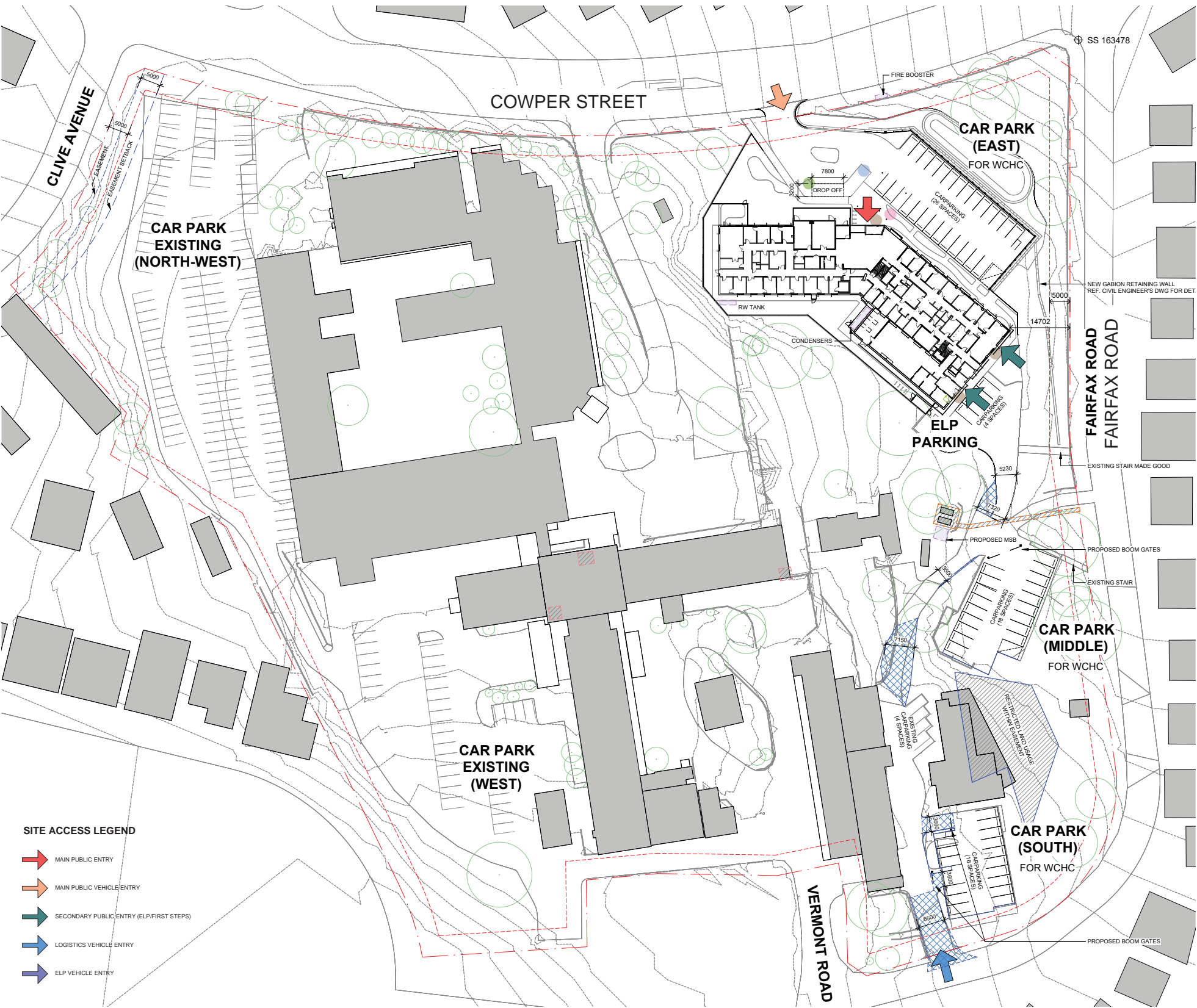


Figure 3: Site Access

3.4.2 Traffic and Car Parking

The project traffic consultants have provided an onsite parking demand of 64 spaces, with reliance on up to 10 spaces on street. Stantec have also assessed turning path requirements for all site entries and access, as well as delivery truck requirements, and required upgrades to site road.

The on-grade parking provisioned for the new WCHC service and the existing IBIS service consists of:

- IBIS carpark - 4 angled spaces for IBIS accessed from site road.
- Public Carpark - 26 car spaces adjacent to the new development including 3 DDA spaces and associated shared zones, as well as a turnaround bay.
- Middle Carpark - 18 staff car spaces south of the development. Currently a gravel carpark. Boom gated.
- South Carpark - extension to an existing carpark to achieve 18 staff car spaces accessed from Site Road. Boom gated.

PROPOSED PARKING FOR WCHC:

CARPARK EAST	26 SPACES
ELP CARPARK	4 SPACES
CARPARK SOUTH	16 SPACES
CARPARK MIDDLE	18 SPACES
TOTAL:	64 SPACES

MOTORCYCLE PARKING:

CARPARK EAST	2 SPACES
CARPARK SOUTH	1 SPACE
TOTAL:	3 SPACES

BICYCLE PARKING:	16 SPACES
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WCHC Carpark

Optional

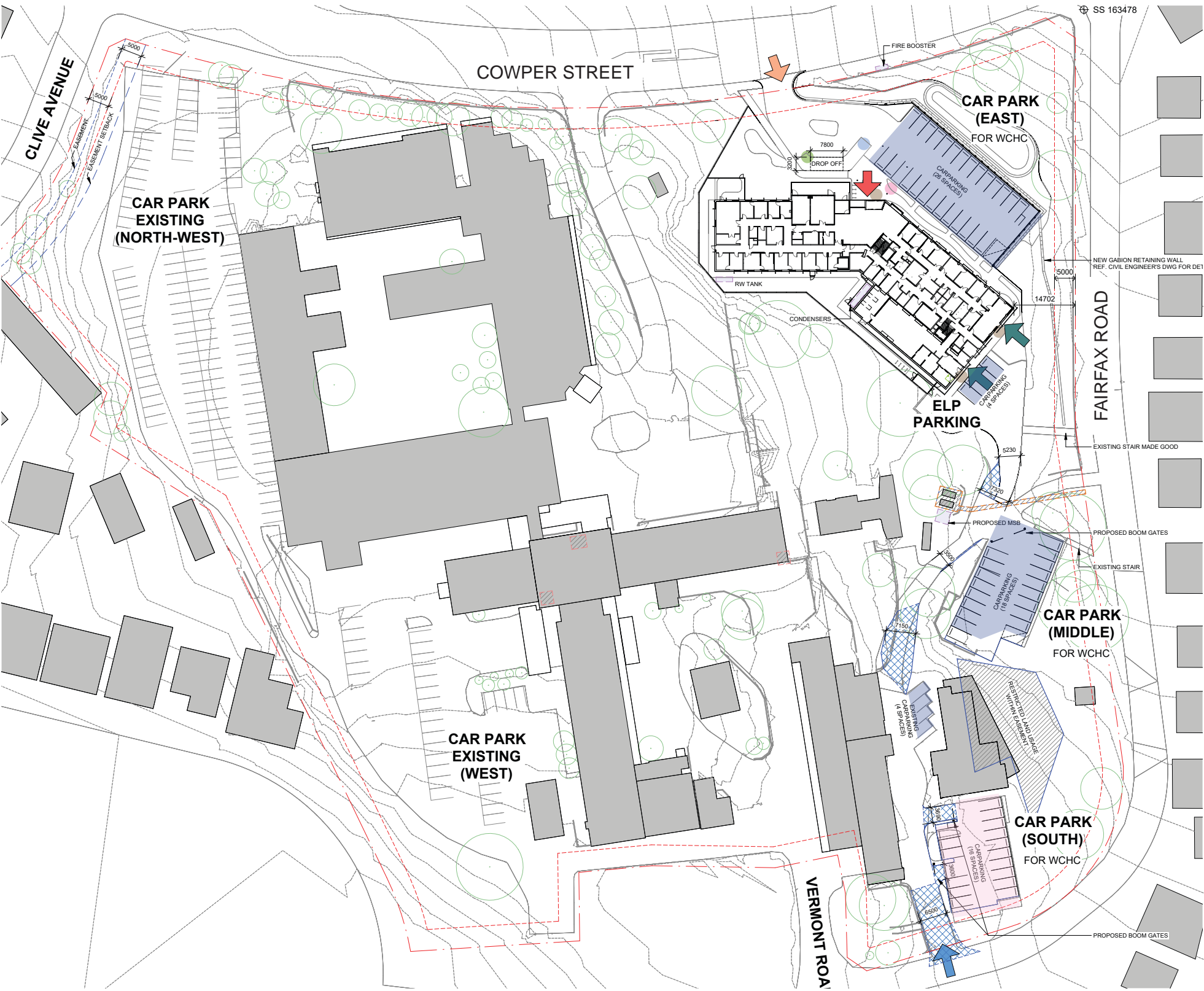


Figure 4: On-site Parking

3.4.3 Crime Prevention Through Environmental Design principles

The building has been reviewed to the following principles to maximise the sense of safety and well-being in the use of the centre and the environment immediate to and affected by the design of the project with respect to the following principles:

- Crime Prevention Through Environmental Design CPTED.
- NSW Health Directive Protection of People and Property (PPP).
- ISLHD requirements following consultation with Clinical PUGS and non-clinical engineering/security services.
- Sustainable Hospitals Carparking Infrastructure Programme Guidelines (SCHPIP) parts 1A and 1B.

Consultation for Security has impacted wayfinding, public access to the main and secondary entries, internal public and secured staff/escorted persons circulation, warning systems for safe access, and for duress incidents.

In consideration of these documents and the embedded principles, the project address:

- Passive surveillance and minimising obscured areas. Passive or natural surveillance is promoted through clear lines of site in movement areas clear lines of site from main reception areas of the centre.
- Active surveillance of external areas of the buildings entry points , the carparking areas, through the use of CCTV, Video Intercom access, address PPP and SCHPIP guidelines.
- Lighting of building perimeter areas, intentional access pathways, and new carparks.
- Activity and space management is addressed including:
 - Clear wayfinding and signage as required.
 - Separating visitor entry and general movement pathways.
 - Keeping engineering functional spaces away from the public forecourt.
 - Separated staff access.

All entry and exit points will have controlled access and be provided with CCTV where possible. The CCTV will be used to monitor the public for security risks/deterrence. Departmental doors will have capability of being locked and all perimeter doors locked.

3.5 Design for Wellbeing

Interior and landscape design proposed for WCHC promote access to natural light and external views to nature - e.g. building height, orientation, and shape. Connection to the landscape from multiple spaces promotes a healthy and active space by providing high quality (passive and active) external spaces for staff, patients, carers and visitors to reflect and respite, gather or exercise.

3.5.1 Landscape Design

Multiple courtyard spaces form part of the brief to support the clinical services. The spaces are used for clinical therapies, outdoor education, activities, quiet spaces for client reflection, as well as staff breakout spaces. With the use of natural barriers, the courtyards will be designed to fit seamlessly into surrounding landscape. Fences and necessary retaining walls are provided for the safety of spaces occupied by children, but otherwise limited to enhance connectivity between the building and site. To the north of the eastern carpark is the bioretention basin that collects and treats runoff water from the carpark, which offers a natural space of respite that can be accessed by an accessible pathway with planting that reflects the character of the Five Islands.

The following principles of the landscape design have been developed by Yerrabingin:

Community Orientated

The landscape offerings must cater and appeal to the local community, it should feel unique to this community and comfortable for all users.

COMMUNITY ORIENTATED

The landscape offerings must cater and appeal to the local community, it should feel unique to this community and comfortable for all users.

LANDSCAPE AS HEALING

A landscape that uses local plants, materials and motifs to soothe people and positively impact their experience on site. Also, landscapes that can engage people in education and support building functions such as physical therapy and linguistic development.

PLACE OF SAFETY AND RESPITE

An inclusive and safe design which provides opportunity for people to gather in small and larger groups. Creating a safe, happy and social community.



Figure 5: Landscape Concepts, Yerrabingin

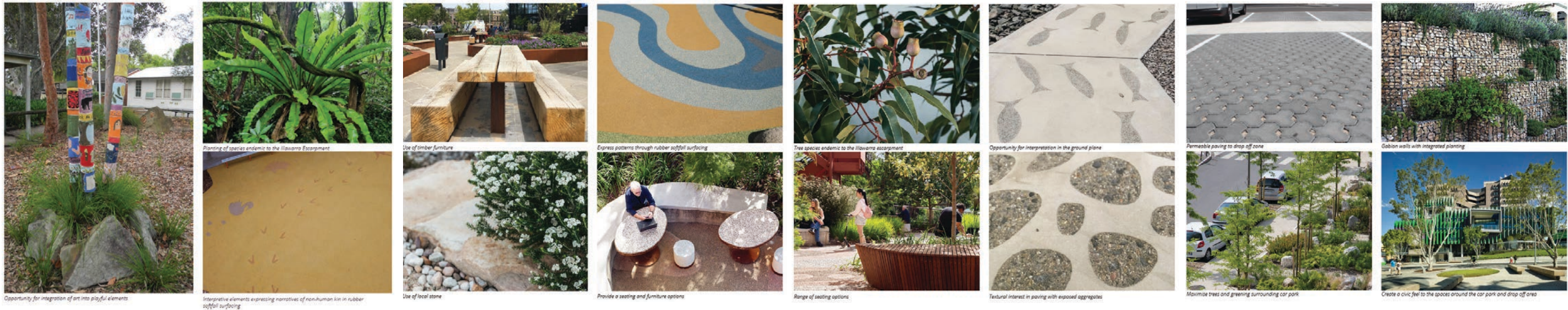


Figure 6: Landscape Design, Landscape Architecture and Connecting with Country Report, Yerrabingin

Landscape as Healing

A landscape that uses local plants, materials and motifs to soothe people and positively impact their experience on site. Also, landscapes that can engage people in education and support building functions such as physical therapy and linguistic development.

Place of Safety and Respite

An inclusive and safe design which provides opportunity for people to gather in small and larger groups. Creating a safe, happy and social community.

Warrawong’s key natural surrounds that have been incorporated into landscape design concept include:

The Five Islands Nature Reserve

Five Islands Nature Reserve was created in June 1960. The islands include: Flinders Islet, Bass Islet, Martin Islet, Big Island and Rocky Islet.

The islands are ecologically rich, providing habitat and breeding sites for the threatened sooty oyster catcher, breeding sites for the wedge-tailed shearwater and short-tailed shearwater and habitat for the whitebellied sea-eagle.

Five Islands Nature Reserve is also greatly important to the Aboriginal community due to continuing cultural associations and past occupation of the area.

Lake Illawarra

The lake is a highly accessible coastal offering with parks and jetties along the foreshore to water-based activities like boating, fishing and sailing.

The lake hosts key vegetation communities such as saltmarsh and swamp oak floodplain forest.

Lake Illawarra contains areas of Aboriginal cultural significance from a long history of use of lake and its surrounds.

Merringong / The Illawarra Escarpment

Merringong has great cultural significance for local Indigenous people, Mount Kembla and Mount Keir feature in a number of creation stories. The conversation area also contains traditional routes of travel between the coastal plain and the plateau.

Merringong contains the most extensive area of rainforest in the Sydney basin and forms a crucial corridor between Royal National Park and the South Coast. There are currently 12 threatened animal species in the area.

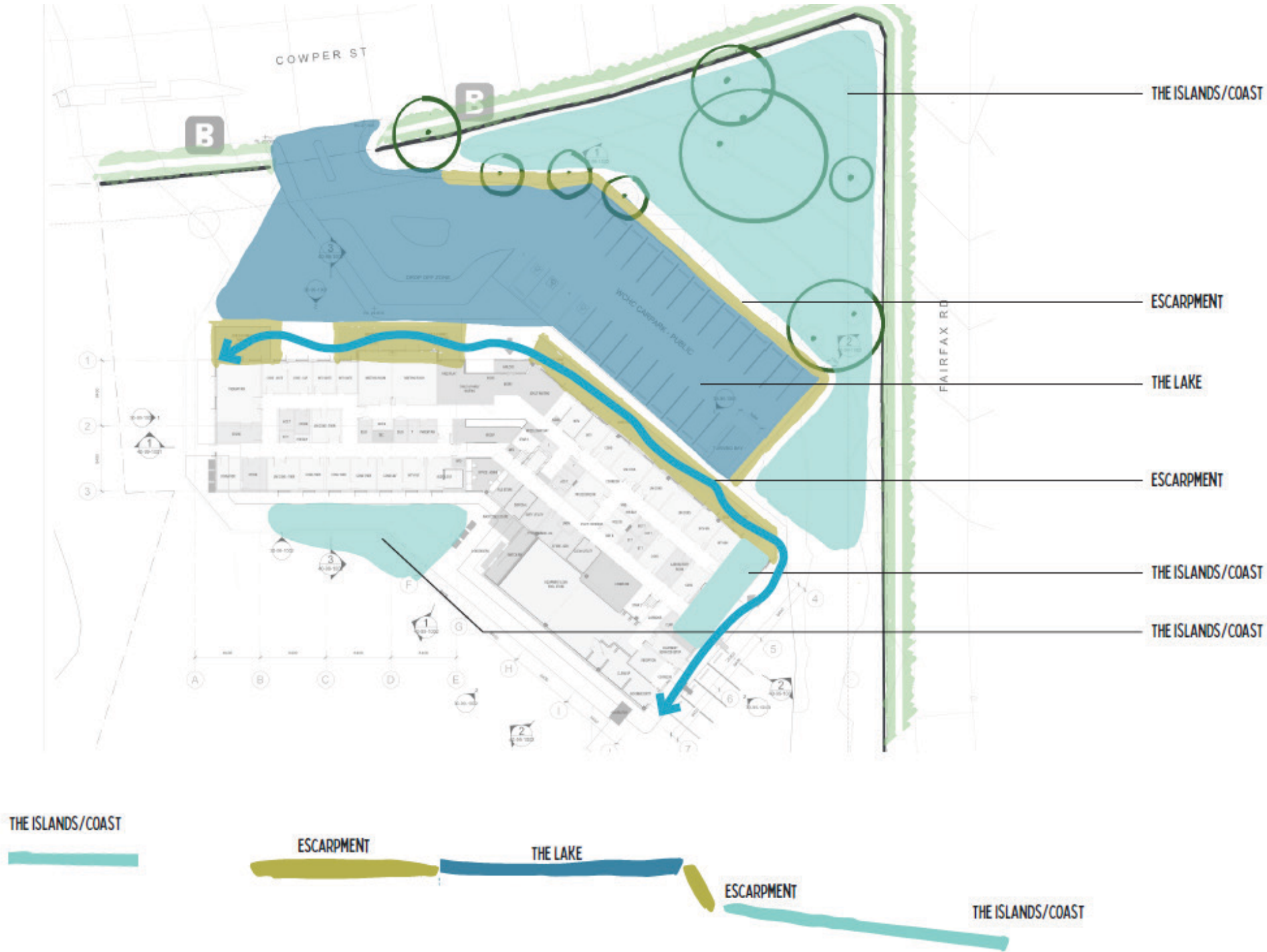


Figure 7: Landscape Narrative, Yerrabingin

3.5.2 Interior Design

The building interior design employs the following key principles:

- All materials should be warm and inviting and seek to minimise an overtly 'clinical' quality and encourage a wellness focus.
- A simple, honest and robust palette is preferred.
- The use of colour is encouraged, but must be balanced with ongoing maintenance concerns.
- Where possible, interior and wayfinding design should support clinical services including but not limited to:
 - First Step and Sexual Health consumers who may require more calming space design.
 - Tactile and visually stimulating environments for Child and Family Service consumers. Users have encouraged the project team to include opportunities for reading, play and child led wayfinding.
 - Connection to country, recognising opportunities for Indigenous consumers to feel welcomed in internal and external spaces.
- Acoustic separation between consumers in reception and waiting zones, between staff in shared workspaces and within departmental areas are crucial to the effective operation of the services.
- All selections are to be reviewed with ISLHD Infection Control.

Three key principles driving the interior design concept are:

Design with Empathy

Understanding the environment through the eyes of the consumers, staff and visitors will ensure the Interior Design strategy will create spaces that will respect, nurture and promote wellness and recovery. The interior design strategy will aim to deeply understand the uses, emotional and functional requirements of each department and ensure the interiors align appropriately. The strategy will ensure the selection and application of finishes and joinery design will promote comfort, socialising and areas of respite where needed.

Be Aspirational

The Interior Design concept and aesthetics aims to create a fresh and uplifting environment throughout the whole project by selecting a finishes palette that challenges conventional 'clinical' hospital environments. The finishes palette will promote wellness and recovery with an overlay of residential impression by creating details that are familiar and comfortable to users and patients. The palettes will create a warm and inviting environment with subtly integrated colours and textures that communicate the Dreaming Story.

Design for Future Histories

In addition to creating spaces that promote happiness, health and wellbeing, the finishes will aim to align with ESD requirements and exceed where possible. Also to consider an easy cleaning and maintenance regime for hospital staff to keep the spaces clean and healthy. Supporting a logical wayfinding strategy the Interiors will work harmoniously signage and wayfinding teams to create a user friendly and logical journey for all staff, patients and visitors.



Figure 8: Therapy Room



Figure 9: Main Reception



Figure 10: Typical Consult - Yellow



Figure 11: Typical Consult - Green



Figure 12: Typical Consult - Pink



Figure 13: Typical Consult - Blue



Figure 14: Adult Services Waiting Area



Figure 15: Child and Family Services Waiting Area

3.6 Design for Efficient and Flexible Delivery of Care

The proposed building form and massing achieve the desired functional relationships, to minimise travel journeys for patients/visitors, and maximise time staff spend in actual service delivery (clinical and operational). Designed form also contributes to reducing overall clinical risk and improving staff and patient safety, while providing optimal travel distances for all users within the building.

3.6.1 Building Form

The built form is located along an existing contour of the sloping Port Kembla Hospital Site. The building is perched such that the ground floor level allows comfortable vehicle and pedestrian access, suitable for accessibility.

The built form is predominantly single storey, with a second half story for the workplace. This half has been strategically located to the South East end of the built form take advantage of views and vistas for staff using the facility.

As the built form follows a contour, the result is a chevron, or boomerang shape. The centre of the built form is the point of entry, with the north end of ground floor dedicated to Child and Family Services, and the south end to Adult and Sexual Health. The slope of the site supports greater floorplate depth toward the south, allowing the Equipment Loan Pool to be co-located with Adult and Sexual Health, albeit with a discrete entry and loading apron.

Loading and ELP delivery will be via the southern end of the site accessed from Fairfax Road, with consumer arrival and parking separately located to the North, with access from Cowper Street. The location and shape of the building creates a clear, legible presence on site with visibility to the community for vehicles coming from the town centre from Cowper Street. The articulated form with central arrival supports clear wayfinding for consumers approaching the facility.

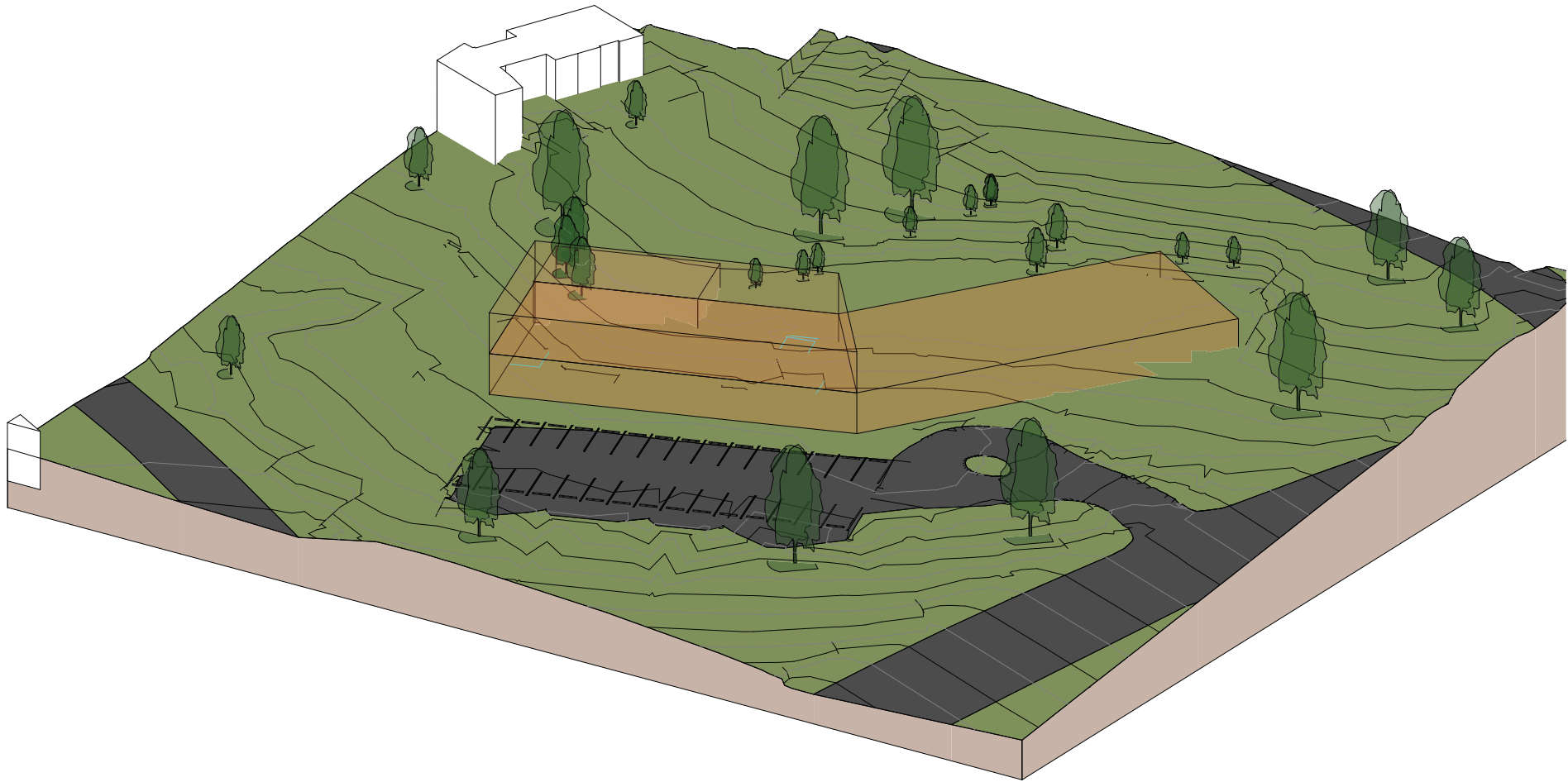


Figure 16: Building Massing

3.6.2 Clinical Planning Options

Three options were developed, each with variances on the Ground floor and the Clinical zones. Level 1 is consistent in all options with the Staff workspaces gathered on the eastern side to take advantage of views while creating more of a building presence from Cowper Street. Level 1 also shows a double height space over the Ground floor waiting area and lift and stair access. The entry/reception/waiting zone is located central to the clinical services on the Ground Floor.

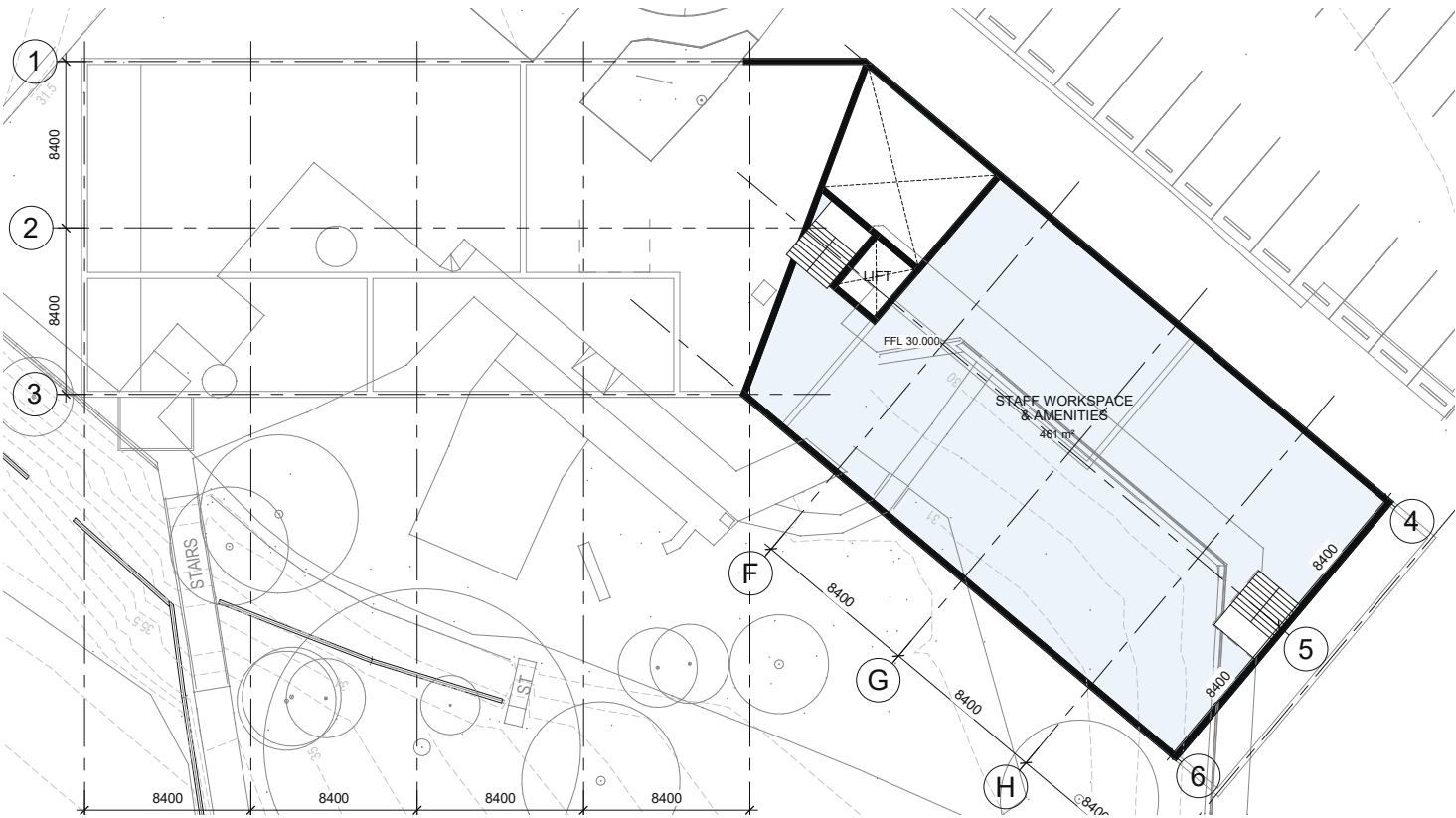


Figure 17: Concept Plan - Typical to All Options

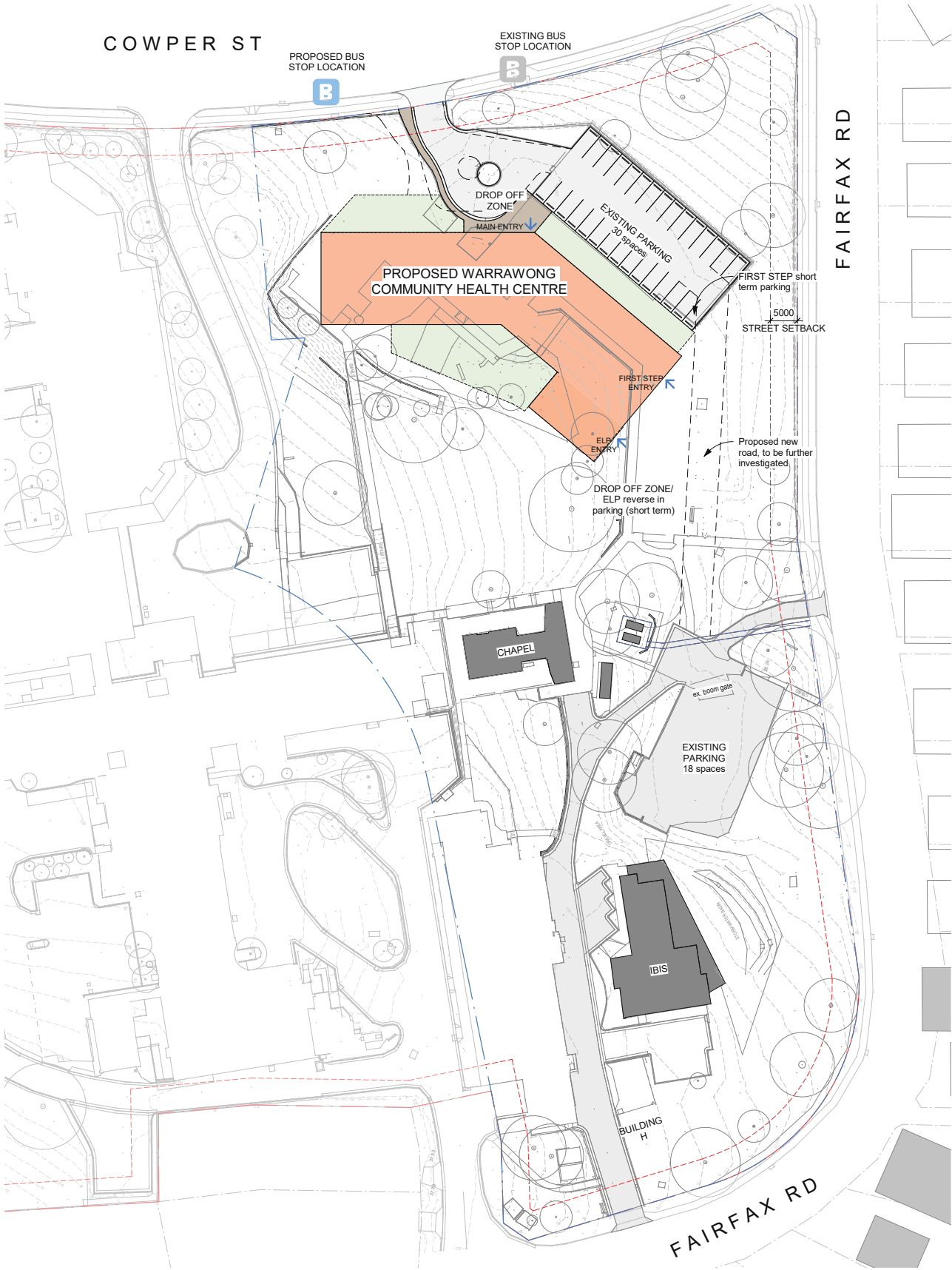


Figure 18: Site Plan - Concept Design Option 3

3.6.3 Concept Design

Ground Floor

Having already established a preferred clinical planning concept, ISLHD then confirmed the inclusion of the Equipment Loan Pool service in the Centre. ELP is a separate service not connected to the general community health service with a separate entry and waiting. With the site constraints and vehicle access requirements, the ELP service is located on the south/east the entry located on the southern face, with an internal connection to the staff corridor.

The preferred option locates the Adult Service on the eastern side with preference to have the First Step entry on the southern wall so that it is away from the parking area. Short-term parking spaces will be allocated for First Step to be adjacent to the entry. Child Related services located on the western side along with the Meeting (Group) rooms. The meeting rooms are accessed off the main reception/waiting area. The allocated waiting area to be split to have the waiting spaces closer to their service with the entry airlock central to the waiting areas.

Preference is to have all courtyards placed on the north or east side to take advantage of natural light and limit shadowing.

Further investigation is required to determine vehicle access to ensure consumer and staff access from the Fairfax Road driveways is feasible, along with access by service vehicles such as waste and linen.

Separate entry for staff is provided with direct access to staff only corridors and Level 1 workspaces.

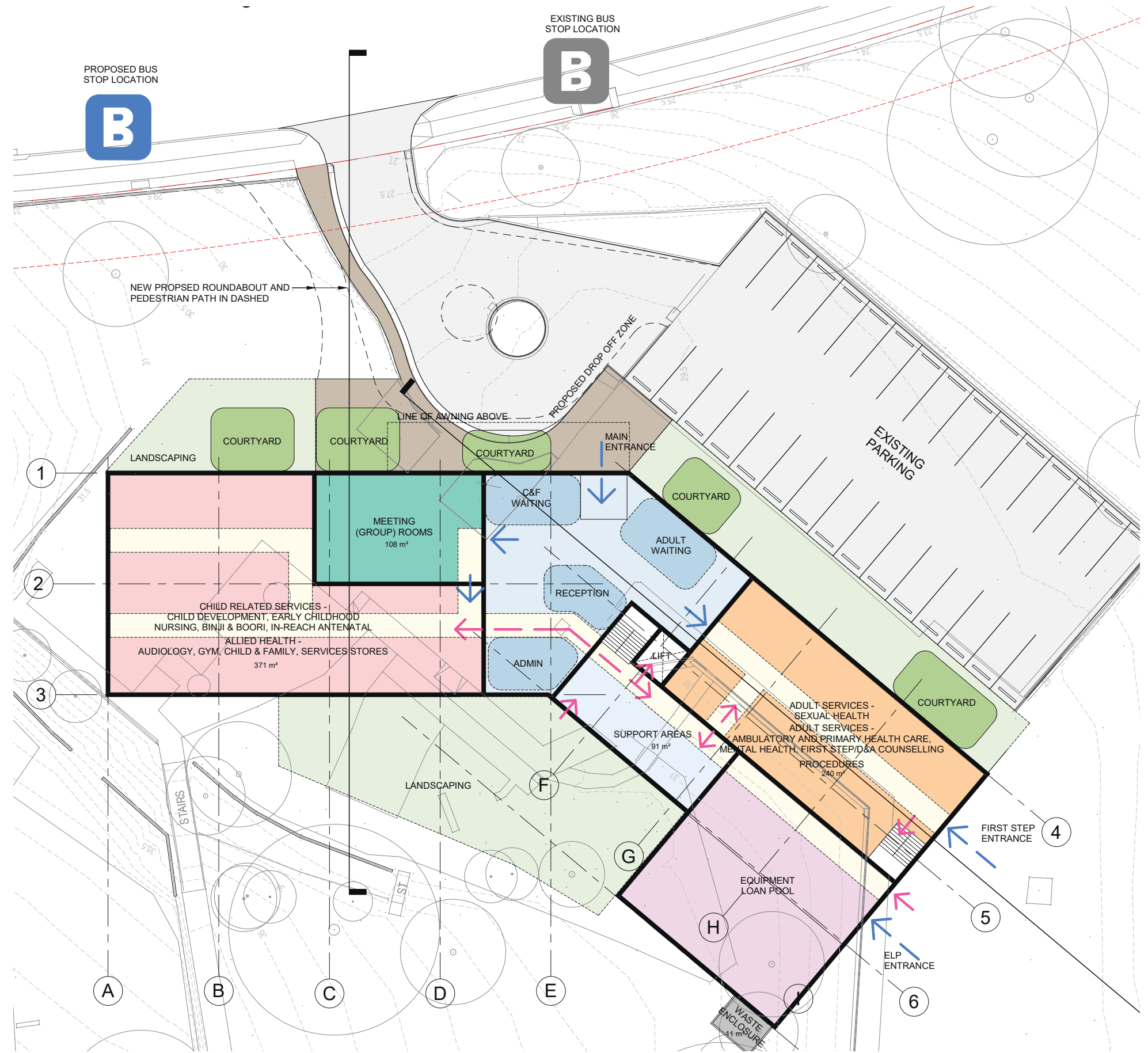


Figure 19: Ground Floor Plan - Concept Design Option 3

Level 1

Level 1 consists of the Staff workspaces located on the eastern side to take advantage the views and outlook, the staff courtyard also placed on Level 1 co-located with the Staffroom.

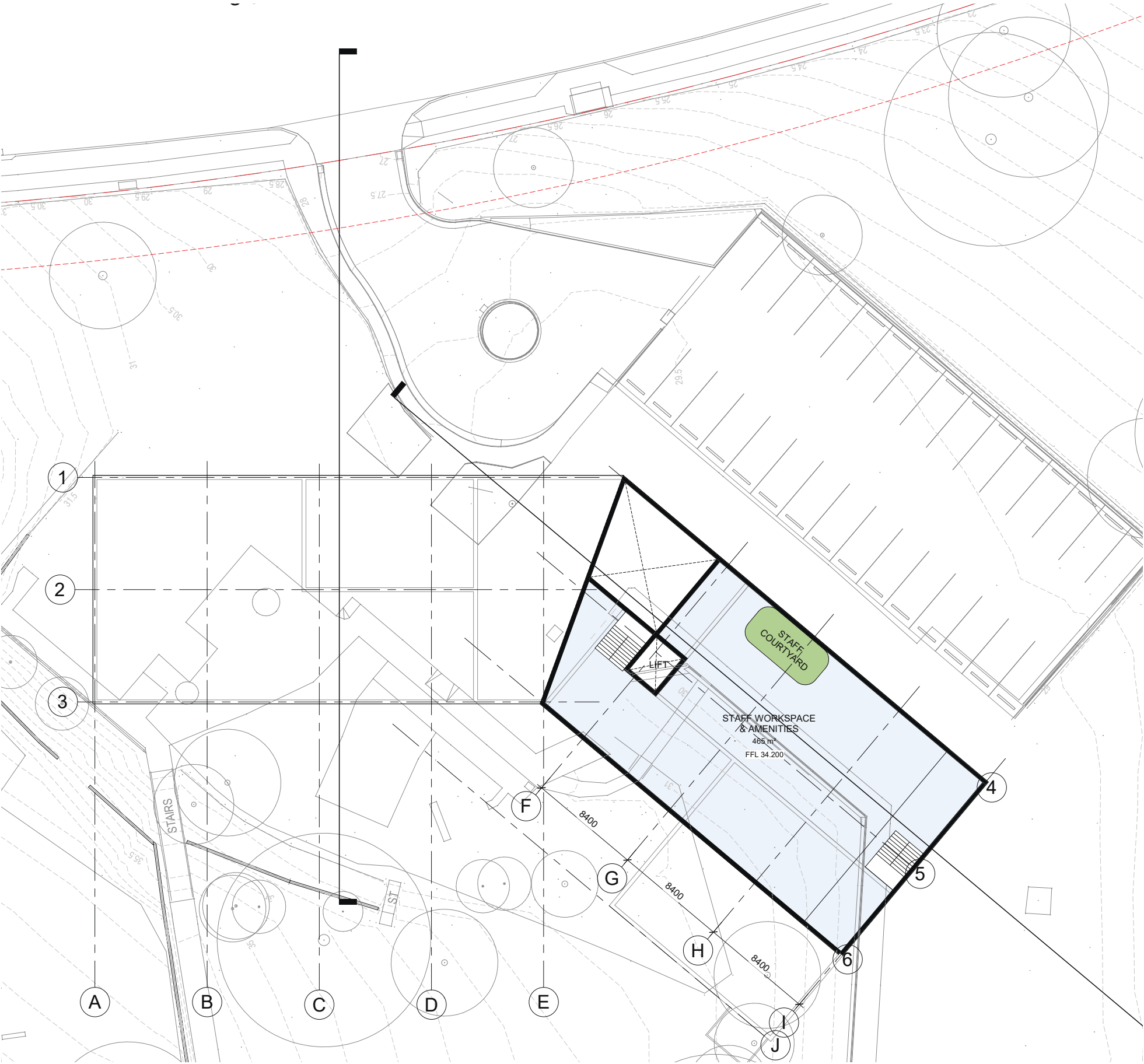


Figure 20: First Floor Plan - Concept Design Option 3

3.6.4 Schematic Design

Ground Floor

The Ground floor comprises a central entry/reception/waiting zone providing access to the clinical services of the Community Health Centre.

The rooms have been located to take advantage of natural light, outlook and vistas. Clinical rooms like consult and interviews rooms have been placed outboard to take advantage on natural light where possible, while support rooms and wet areas have been placed inboard.

The outdoor and courtyard spaces established in concept design were placed on the northern side with the relevant rooms opening onto them.

Each service has a secure point from the main waiting/reception area, while the group rooms are accessed directly from the main waiting area. An interview room has been placed outside the secure point of the Adult Service so that it can be accessed by a consumer directly from the waiting area, as well as egress directly out to the main waiting area if required.

The Child and Family Service has two entry points with the Audiology room placed close to the entry.

The workflow for the Equipment Loan Pool (ELP) is critical to separate dirty and clean items and to help with the operational flow of incoming and outgoing items.

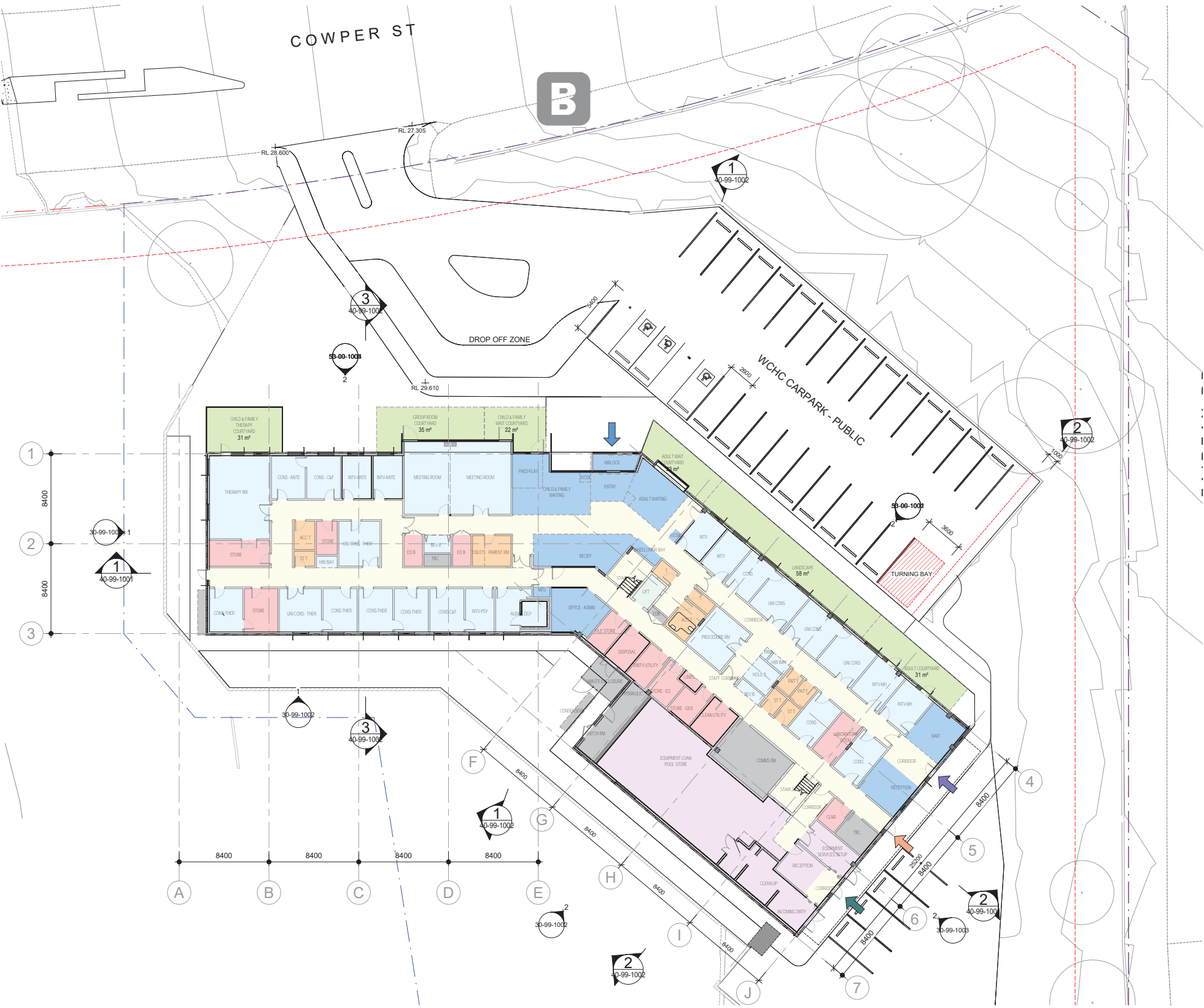


Figure 21: Ground Floor General Arrangement

Level 1

The Level 1 staff zone follows an Activity Based Working (ABW) design philosophy, prioritising efficient shared open plan workspace divided into pods for each service. The workstations are located in the outboard position to provide greatest number of staff with access to natural light and vista. Staff offices are co-located with workstations where required. The Multifunction Device and store is located centrally, the staff room and courtyard places to South-eastern end of the floorplate to take advantage of views.

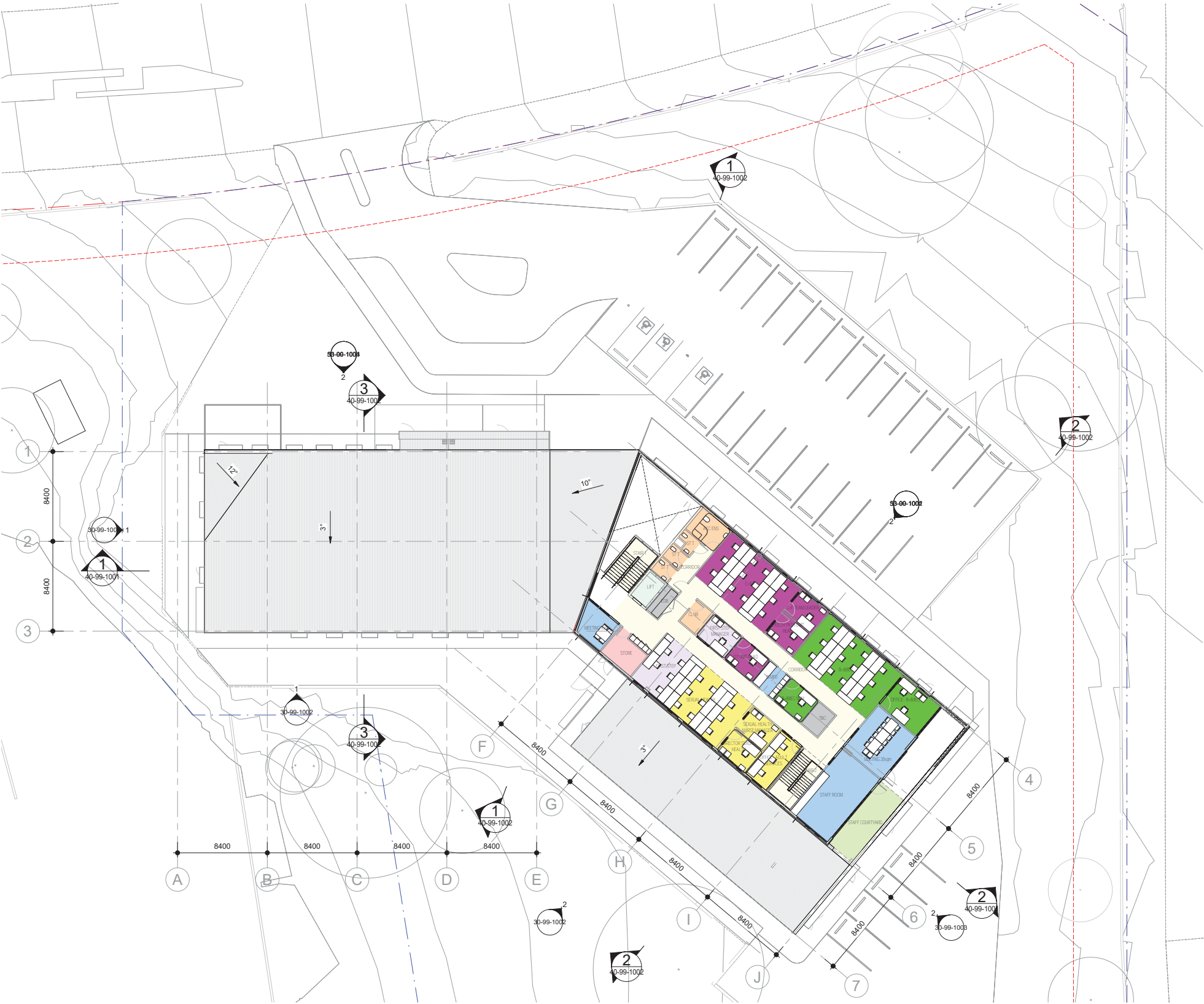


Figure 22: First Floor General Arrangement

3.6.5 Detailed Design

During this phase, the intent has been to develop the design consistent with the scheme design, including of all broader conceptual approaches and embedded Design Principles.

The Detailed Design is a continuation of the Schematic Design and incorporates the following key elements:

- Incorporate First Step Primary Site store 40sqm
- A provision of on-grade parking targeting 64 car spaces.
- Widening of internal road to allow for passing lane as per traffic engineer advice.
- Widening of Fairfax street southern entry crossover
- Further development of architectural form and landscape design, while also integrating Design with Country process and collaboration with indigenous and other community members.
- Integration of building engineering services design, including achievement of Sustainability targets.

Ground Floor

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The rooms have been located to take advantage of natural light, outlook and vistas. Clinical rooms like consult and interviews rooms have been placed outboard to take advantage of natural light where possible, while support rooms and wet areas have been placed inboard.

The outdoor and courtyard spaces established in concept design were placed on the northern side with the relevant rooms opening onto them.

Each service has a secure point from the main waiting/reception area, while the group rooms are accessed directly from the main waiting area. An interview room has been placed outside the secure point of the Adult Service so that it can be accessed by a consumer directly from the waiting area, as well as egress directly out to the main waiting area if required.

The Child and Family Service has two entry points with the Audiology room placed close to the entry.

The workflow for the Equipment Loan Pool (ELP) is critical to separate dirty and clean items and to help with the operational flow of incoming and outgoing items.

The First Step Primary Site store was an addition to the development during Design Development. A 40sqm store room provided which can be accessed externally as well as internally via ELP store.



Figure 23: Ground Floor General Arrangement

First Floor

The Level 1 staff zone follows an Activity Based Working (ABW) design philosophy, prioritising efficient shared open plan workplace divided into pods for each service. The workstations are located in the outboard position to provide greatest number of staff with access to natural light and vista. Staff offices are collocated with workstations where required. The Multifunction Device and store is located centrally, the staff room and courtyard places to Southeastern end of the floorplate to take advantage of views.

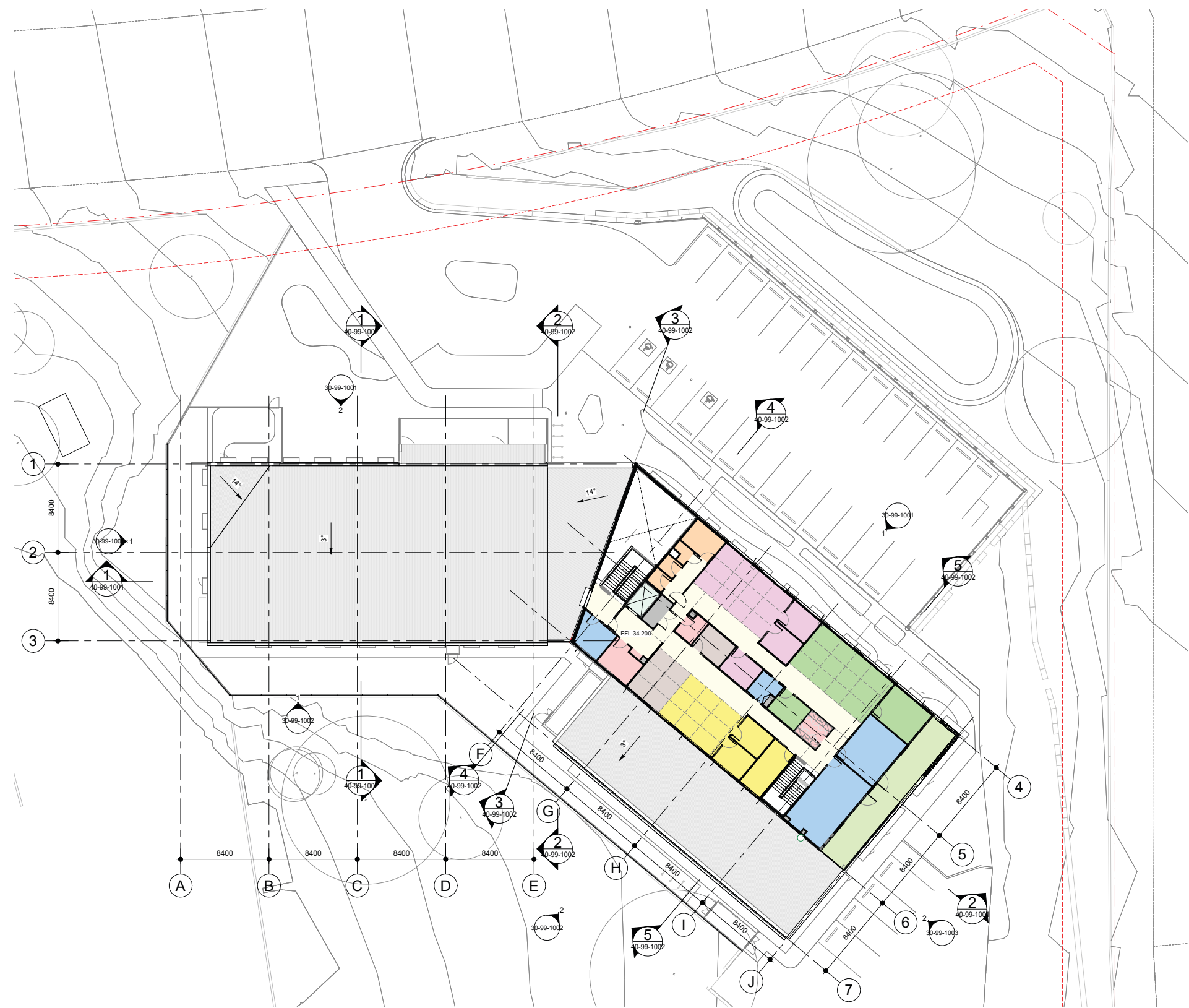


Figure 24: First Floor General Arrangement

3.7 Design with Country

During the design process, a Design Narrative was crafted for the project through consultation with the project's indigenous design partner Yerrabingin. Yerrabingin ensures First Nations Peoples are active co-designers of the project and a collective voice is presented, instead of individuals. In design workshop ("Design Jams") with the Traditional Custodians, discussions were held on how Design with Country can be both an act of remediation and healing for land and people and offers rich conceptual material for architectural design.

The site is on Wodi Wodi and Dharawal country. The project Connecting with Country (CWC) Consultants Yerrabingin have undertaken an indigenous-led consultation process consistent with the GANSW CWC Framework.

Key themes arising from the design workshop were Connections with Water, the Illawarra Escarpment and Local Flora and Fauna. The outcome challenges the project to "contextualise the site within nearby salt and freshwater ways." In response the two building forms are separated, representing two eroded outcrops with a 'canopy' covering entry and reception. Full height glazing maintains this separation, like water conceptually flowing through, and provides clear views through the centre of the building. Additionally, site Civil stormwater detention is within a 'lower catchment' bio-swale planted with local freshwater species.

The proposed design also encourages the incorporation of Sky Country into the site. In response, views to sky through high level glazing are incorporated into consumer waiting spaces.

The design is also informed by local indigenous stories, with elements drawn from First Nation stories to create moments of meaningful interaction. The proposal includes window frosting films textured with shapes of land and sea, water features, wind and dry creek beds. The project will also engage an Art consultant to support the incorporation of painted or sculptural elements reflecting local stories.

WCHC will also be a hub of ecologies with human and non-human kin interacting across the site. Local species Gynea lily, Pig Face, Illawarra Flame Tree and bush tucker planting form the basis of the landscape design.



Shapes of our Land and Sea

Merringong, Oola-boola-wo and the Five Islands

Dharawal Country around Wollongong has a unique form with Merringong (the escarpment) standing tall behind the long coastline of beaches and headlands. Dharawal people have lived here for thousands of years. Food and medicine can be found on Merringong alongside the creeks, lakes and ocean.

The landforms we can see today – such as the Five Islands off the coast at Port Kembla - were created long ago. Father Oola-boola-wo, the west wind, blew five of his daughters out to sea on pieces of rock, creating the Five Islands. His sixth daughter, Geera, was left alone and became Mount Keira.



Special Connections

Burri Burri

Dharawal people have a special connection to Burri Burri (humpback whale). Burri Burri is connected to the Gynea Lily, as when it flowers is when the whales are passing along the coast heading north to give birth.

The story of Burri Burri, or Wondanger, the whale tells of how Dharawal people came to this area and why the Burri Burri still makes his journey along the coast spurring water from his head to this day. The story includes other animals – Goon-na-ghan the starfish, Kurriwa the koala and Gooradawaak the brolga - and places across the landscape. It reminds us of the connection between all living things.



A Guiding Place

Djeera and Jumbulla

Djerra and Jumbulla are important places for Dharawal people. They are location points, to guide people on Country, and to offer views out across the regions and to the ocean.

The mountains and other hills such as Red Hill/ Hill 60 are connected within this landscape, with American Creek running down from Jumbulla to join Allans Creek, before meeting the ocean at Port Kembla, close the Five Islands, connecting the stories of these places and connecting freshwater to salt water.

Figure 25: Design Narratives for Connecting with Country & Caring for Country, Yerrabingin

3.8 Design for Neighbourhood and Surrounding Environment

The proposed design responds to the local neighbourhood and surrounding environment by using appropriate building form and scale.

Having minimal impact on existing topography, the building is perched on the same contour as the previous buildings on site. The building is significantly smaller in scale than the existing buildings, as it is predominantly single storey, with half of the footprint rising to a second storey. For this reason, it will have little to no overshadowing impact as discussed in section 3.8.2 of this report.

The proposed building is set back further than the existing, allowing for more landscaping area along the public frontage, creating a welcoming environment to the patients, staff, carers and visitors, as well as complimenting the local streetscape. The building form is in a chevron shape, with views towards the Five Islands and a clearly articulated central entrance facing Cowper Street.

Site heritage, culture and Country were key factors underpinning the design development of the building facade. While the material selection of charcoal metal cladding represents the local history of colliery and steelworks, the predominant use of brick seamlessly integrate the proposed design into the local vernacular architecture that surrounds the site.

3.8.1 Heritage, Culture and Country

The WCHC site is characterised by a large institutional site surrounded by low rise residential setting, displaced from the urban centre of Warrawong.

The site is in Wodi Wodi and Dharawal country with connections to significant local Indigenous sites including Hill 60, the Five Islands, as well as local wetlands, beaches and the Illawarra escarpment. The land was granted to pastoralist David Allan in 1817 and named “Illawara Farm.” Subsequent development of the site into a residential suburb provided worker housing supporting Port Kembla Steel Works and Mount Kembla colliery. The historic worker housing, largely intact around the site, is predominated by single family, high quality double fronted brick cottages.



Figure 26: Port Kembla Artists Celebrate New 5 Islands Mural



Figure 27: Warrawong Public School Students



Figure 28: Port Kembla Surf Life Saving Club



Figure 29: Context Map: Situation of Warrawong Community Health Centre in relation to key Indigenous sites



Figure 30: WCHC, Nested in the Community



Figure 31: Port Kembla



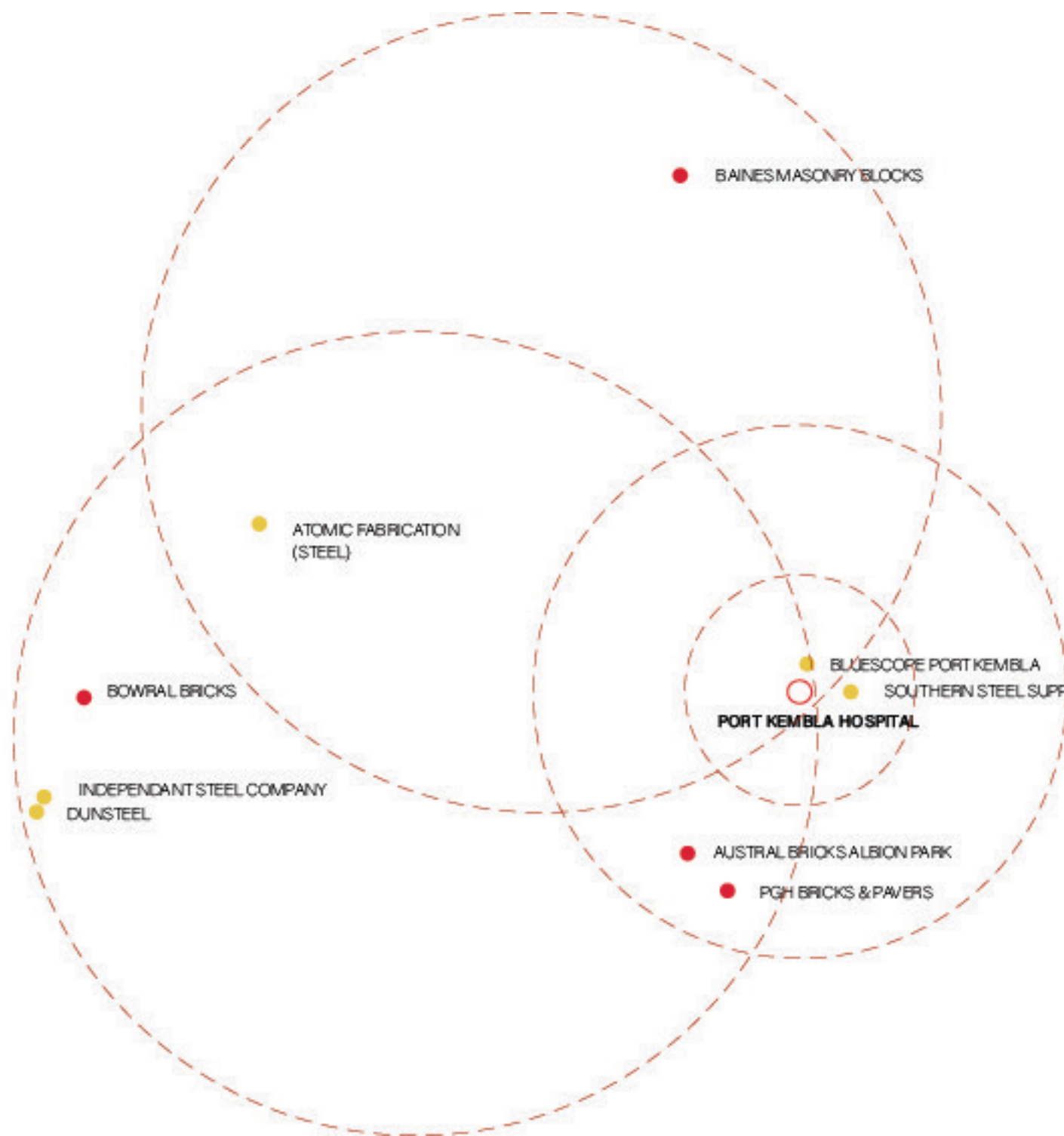


Figure 32: Location map: Steel and Brick Manufacturers within a 50km of Port Kembla

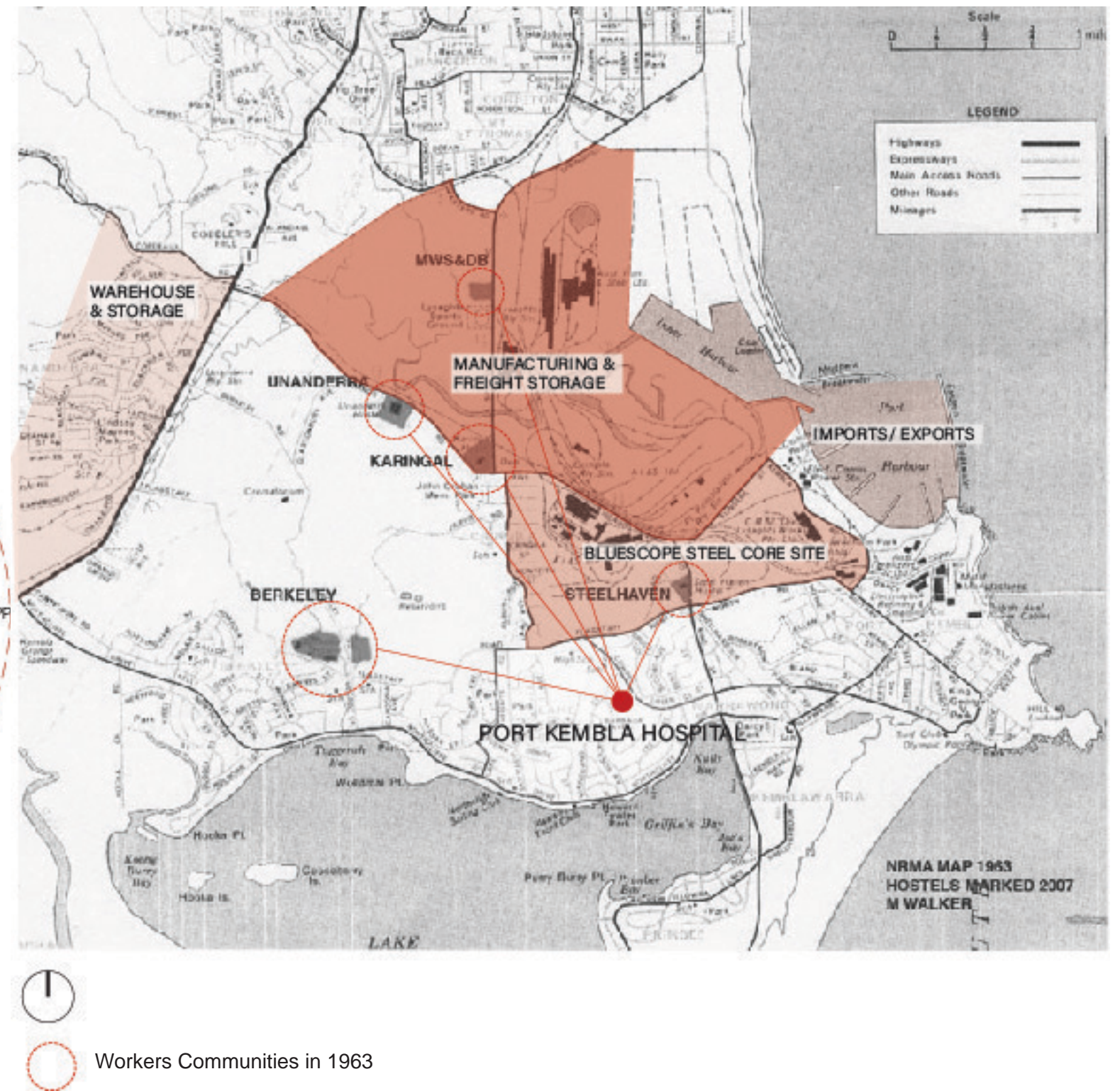


Figure 33: Map of worker communities and extent of industry in Port Kembla (1963)



Figure 34: Mapping Warrawong - Brick Colour Study



Figure 35: Port Kembla Steelworks circa 1960



Figure 36: Worker Housing circa 1950



Figure 37: Community Fabric - Fairfax Road street frontage collage

3.8.2 Shadow Diagrams



Figure 38: June 22, 9AM



Figure 39: June 22, 12PM



Figure 40: June 22, 3PM



Figure 41: December 22, 9AM



Figure 42: December 22, 12PM



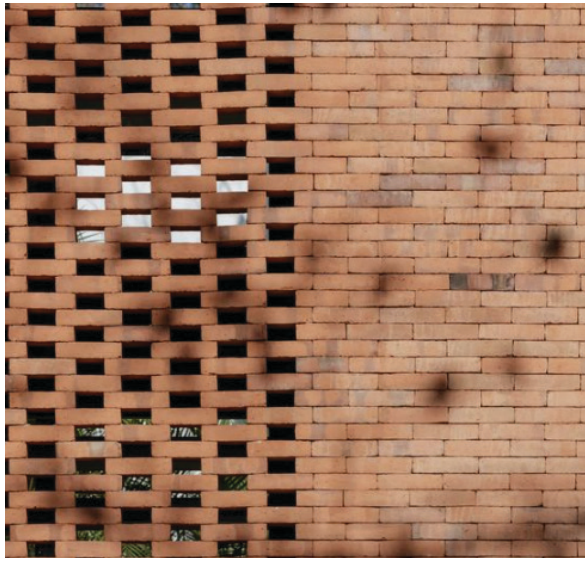
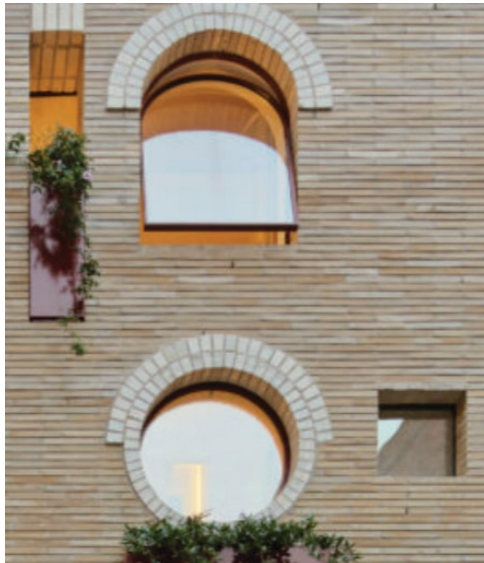
Figure 43: December 22, 3PM

3.8.3 Materials

Design development deploys brick and metal cladding to represent the dynamic roof forms of the surrounding residential context and introduces window details and shading of distinct types to provide depth and shadow to the facade. Charcoal powder-coated Aluminium shade elements are typical around at least two sides of windows, acknowledging the NE/ SW orientation of facades are not suited to sunshades in just vertical or horizontal orientations.

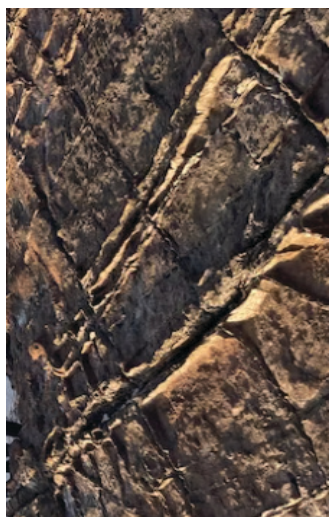
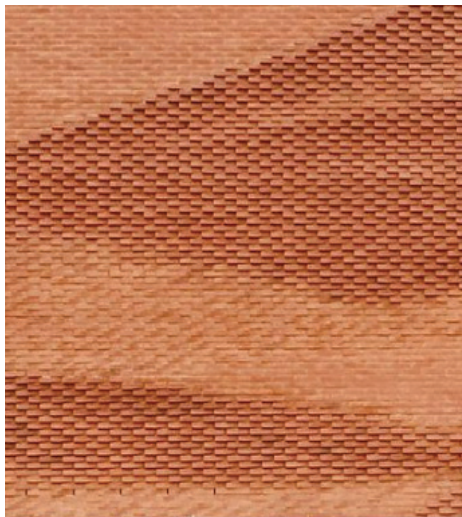
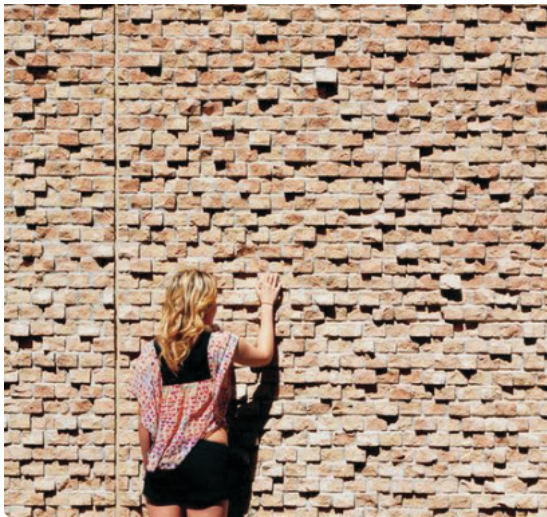


Figure 45: WCHC Building Facade



Fenestration

Porosity



Texture

Pattern

Local Land forms

Figure 44: Facade Concept

3.8.4 Facade Design

Our Building Fabric Concept is to take threads from European, Indigenous and Landscape stories and weave them together to represent the tapestry of the community. We see brick as a material that speaks to the local vernacular architecture and community housing. We see metal cladding referencing the colliery and steelworks, and references to local landform to help inform the texture and patterning of the facade.

We are exploring using different brick patterns and colours to reflect the diverse brick types found around the site. We are also investigating different ways to fenestrate and introduce texture and porosity to the building.



Figure 46: Dynamic Profile



Figure 47: Building Elevations



Figure 48: Main Entry Facade



Figure 49: Main Entry



Figure 50: Main Entry Footpath



Figure 51: Loading Dock





Figure 53: Carpark Elevation



Figure 52: Entry Off Main Road

3.9 Design for Connection

Proposed design for WCHC provides safe and clear access from Cowper Street and Fairfax Road, with clear wayfinding strategies throughout the site. Both pedestrian and vehicle access for general patients, staffs and visitors for each specialised service (e.g. ELP and First Step) are separated and clearly identified through signages.

Drop-off zone located near the main entry from Cowper Street entry allows efficient access to parking, while additional parking space allocated along the eastern end of the building provides safe and efficient access for ELP customers and staffs using the First Step store room.

3.9.1 Building Access

There are three entry points for consumers to the centre, the main entry being on the north side from Cowper Street. The secondary entry points are for consumers using First Step and ELP services, located on the southern side of the building. On the same side of the building is a Staff entry point where staff have direct access to the BOH/staff corridor and then direct access to the Level 1 staff working zone.

The waste enclosure is located on the south-west and can be accessed by waste staff directly via the apron and logistic loading zone. First Step storage is also located along this side of the building and there are sheltered footpath from the loading zone up to the store room door, as well as internal access provided through the staff corridor and general store room for extreme weather conditions. All maintenance staff required to access plant spaces can enter via the Staff entry and access the plant spaces in the BOH/staff corridor and therefore not disrupting the clinical spaces and corridors.

- FIRST STEP STORE ROOM ACCESS
- WASTE DISPOSAL ACCESS
- CONSUMER ENTRY POINTS
- STAFF ENTRY POINTS

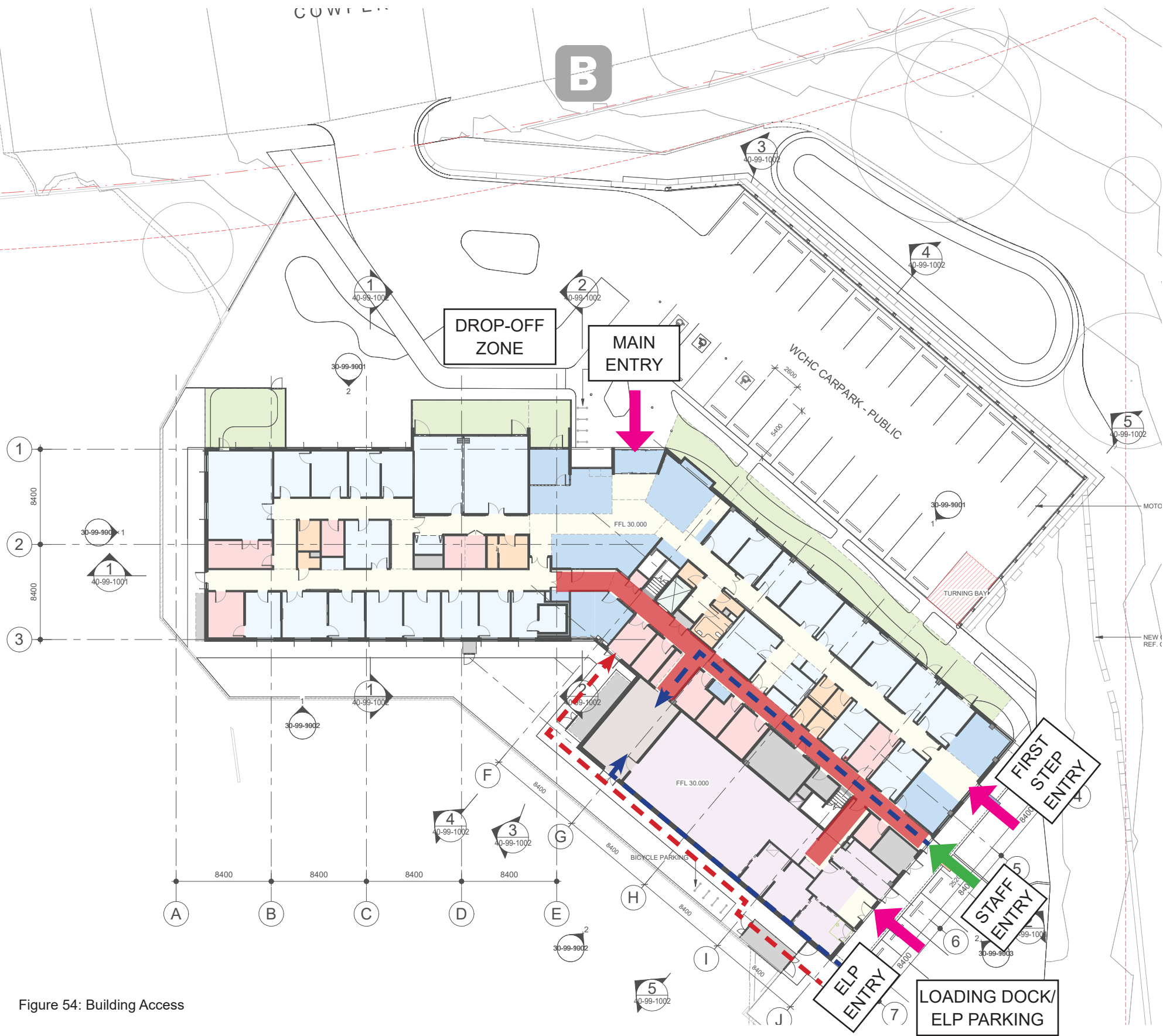


Figure 54: Building Access

3.9.2 Signage and Wayfinding

Healthcare facilities are complex spaces and are utilised by a diverse range of users, therefore wayfinding is imperative and needs to be carefully considered to ensure users can navigate their way with ease.

The following core principles will act as pillars throughout our strategy and design process:

- Create a system that exceeds best practice, clear in communication, and universal in approach.
- Empower all users to have a seamless and stress-free experience.
- Ensure wayfinding is holistic with the architectural, interior and landscape design intent.
- Contribute to the creation of a sense of place, and positive experiences that users will always connect with the Shellharbour Region & its community.

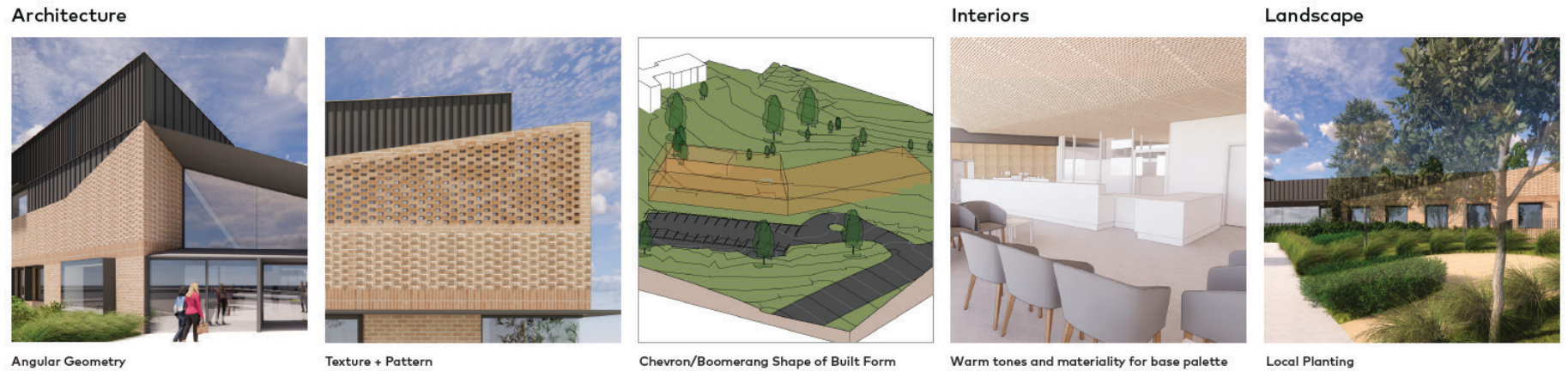
A thorough analysis of the NSW Health 'Wayfinding for Healthcare Facilities' Guidelines (2022, 2nd ed.) has also been undertaken, to ensure all key issues and challenges involved in the development of a wayfinding strategy are addressed. These principles will form the foundations of our conceptual approach and design solutions in future project phases.

Wayfinding Fundamentals

Wayfinding design is a highly interdisciplinary field and needs to work cohesively with all design disciplines involved for a holistic design response. It also needs to consider all the possible touchpoints that a user may encounter along their journey, as illustrated in the adjacent diagram. Coordination and consistency of communication needs to be considered across all the wayfinding touchpoints and the elements of wayfinding.

Key objectives of the design for the signage and wayfinding component of the Warrawong Community Health Centre will include:

- Being welcoming and speak directly to the community it serves.
- Ensuring positive experiences and that all user needs are met.
- Helping make sense of complex environments through clear and legible wayfinding.
- Employing universal design principles and being inclusive in approach for all members of the community.
- Having cohesion with the architectural, interior and landscape design for a holistic design approach which is considerate of the site and building's function.



Graphic Language Opportunities



Figure 55: Inspiration and References, Signage and Wayfinding Strategy Concept Report

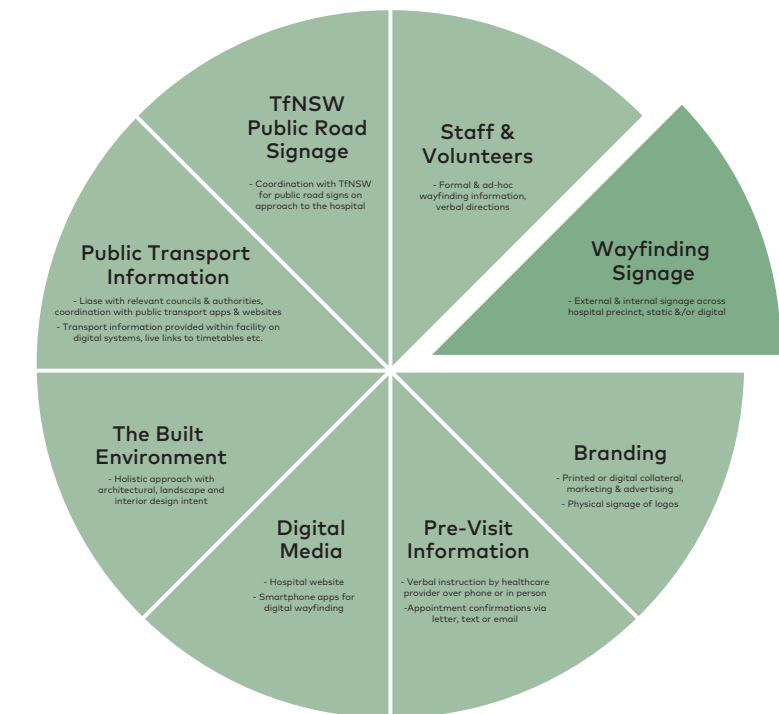


Figure 56: Wayfinding Touchpoints

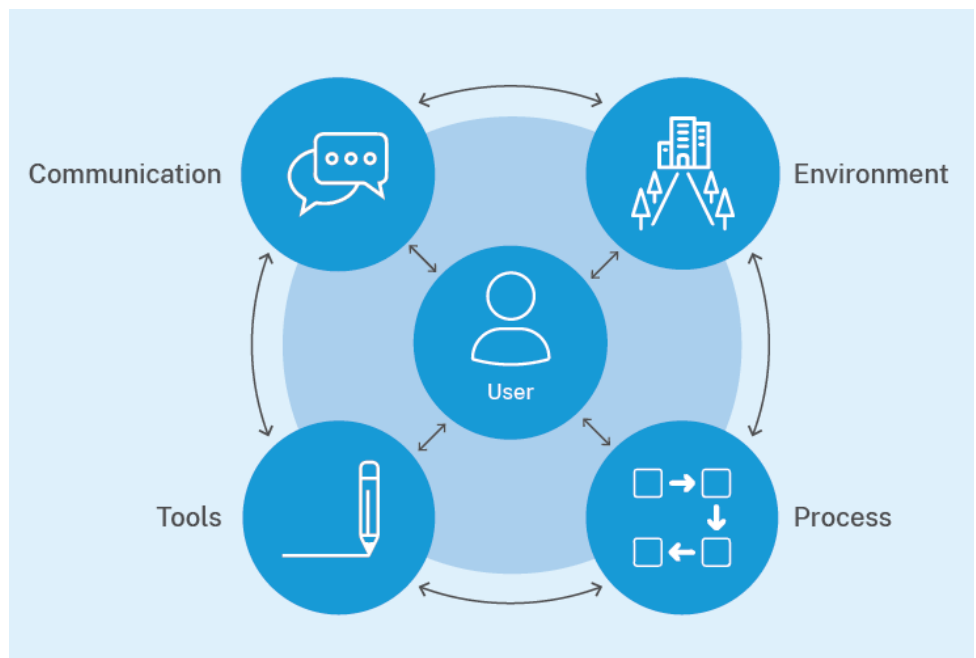


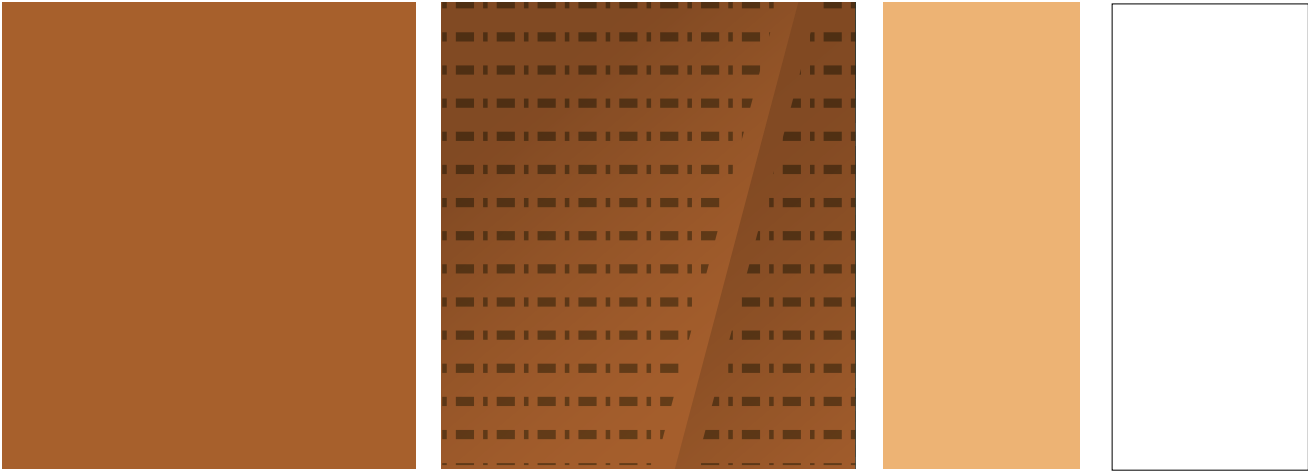
Figure 57: Four elements of wayfinding - from Wayfinding for Healthcare Facilities, 2022, 2nd ed, p.18

Colour and Material Approach

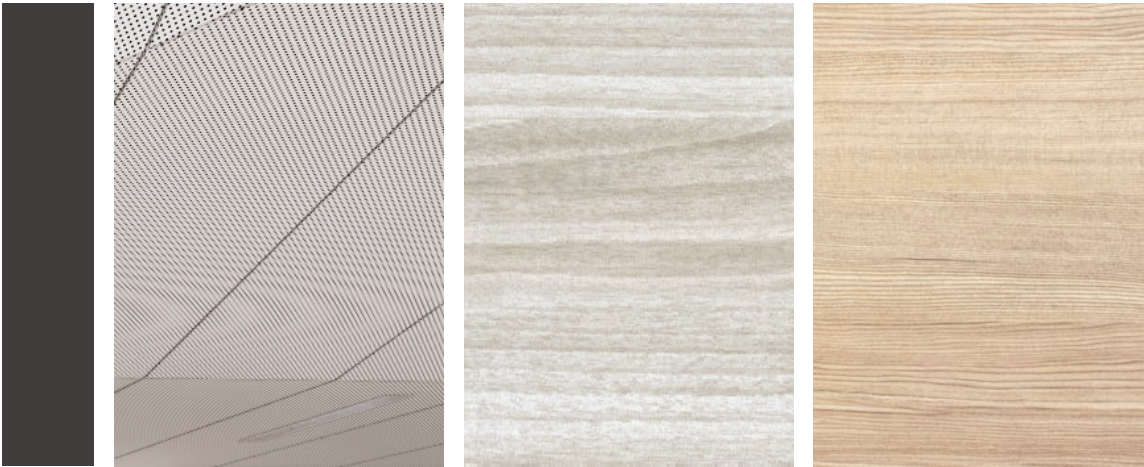
Architecture & Landscape



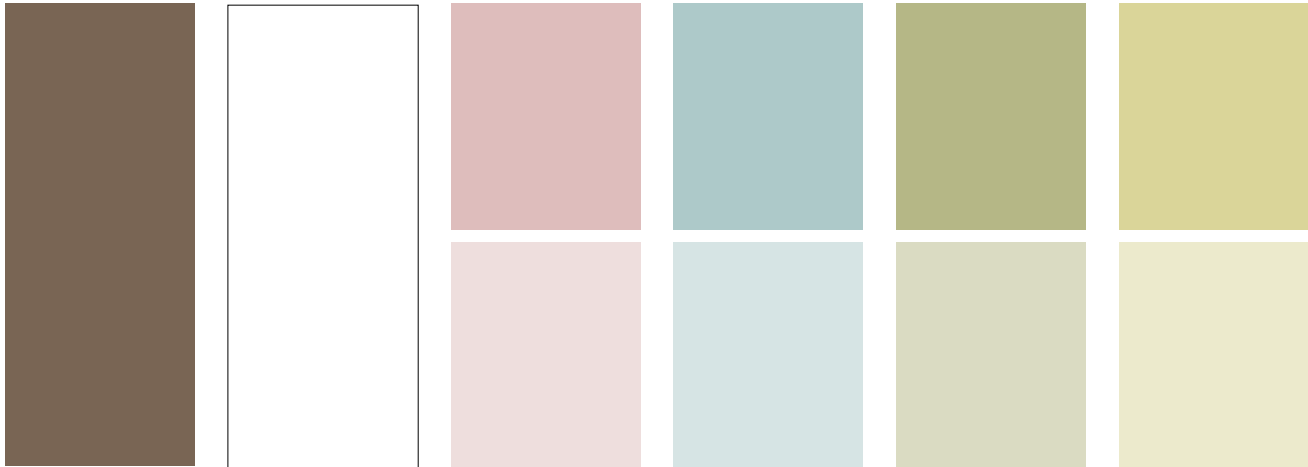
Signage



Interior Finishes



Signage & Graphics



Proposed Signage Schematic

- LEGEND:
- Identification Signage
 - Information Signage
 - Directional Signage
 - Statutory & Regulatory Signage
 - Interpretive Signage & Graphics

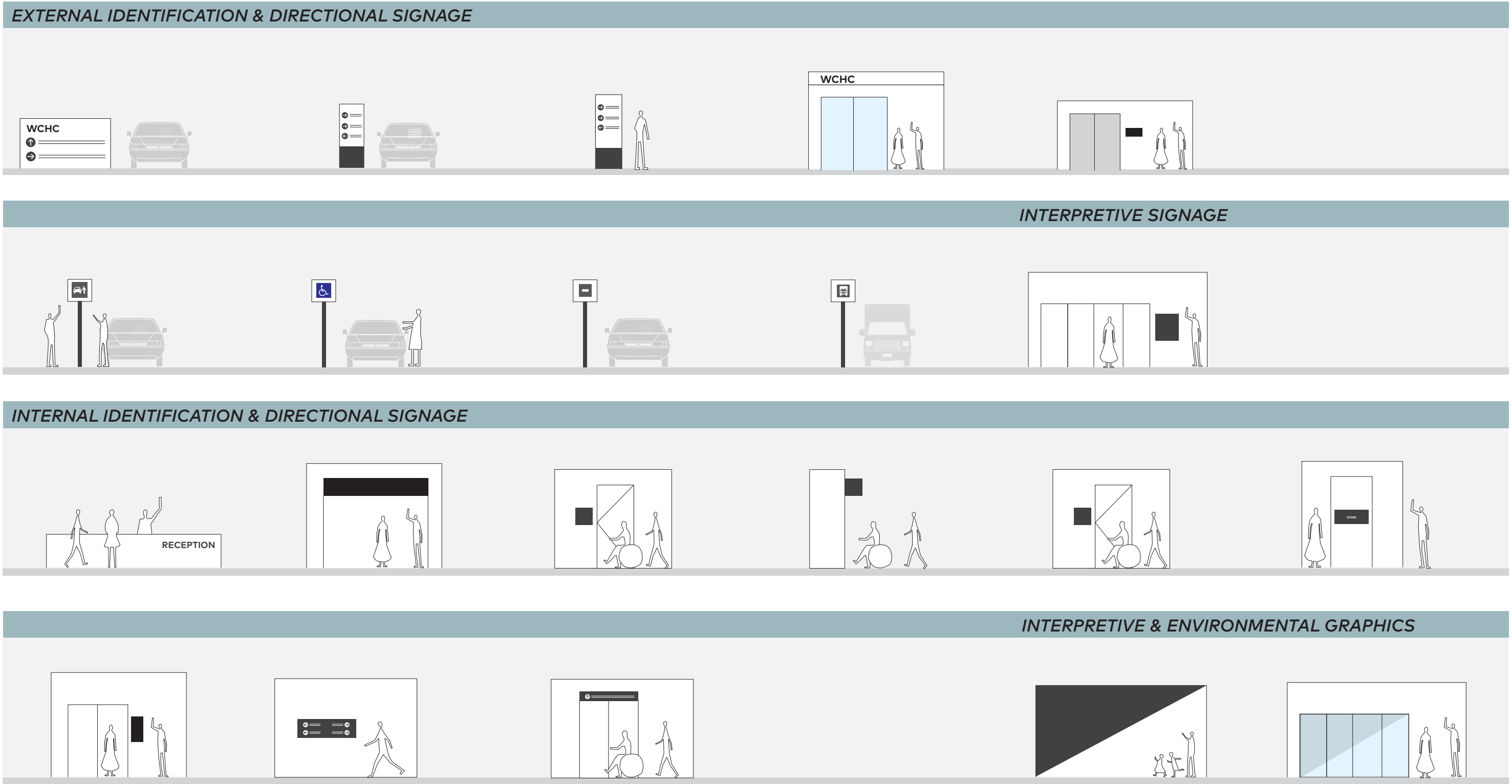


Figure 58: Proposed Sign Schematic
Diagrams, Signage and Wayfinding Strategy
Concept Report

3.10 Design for Sustainability

3.10.1 DGN 58 Whole of Life Cycle Design - Sustainable/Durable

In pursuit of Ecologically Sustainable Design principles across the development, the Warrawong Community Health Centre will implement sustainable design principles and initiatives designed to work toward 5 Star Green Star equivalency rating under the Health Infrastructure DGN #58. The design approach is focused on the following key initiatives:

- Integrate passive design elements, as far practically possible, to naturally provide comfort, quality and minimise energy consumption including external solar shading.
- Create healthy interiors, including reduction in the use of harmful VOCs in glues, sealants and paints, and protection from dust and other external airborne pollutants.
- Bespoke design solutions that provide a sustainable outcome, avoiding over engineering and providing for long term climate adaptation and resilience.
- Minimise consumption of natural resources, including water and raw materials.
- Minimise environmental impacts through construction, including embodied energy and the ecological cost of materials.
- Minimise environmental impacts through operation, including energy consumption, waste creation and discharge of pollutants
- Promote urban ecology through biophilic design elements, the use of a on-site stormwater management bioswale and extensive landscaping.
- Provide sustainable, integrated, convenient travel.
- Promote biodiversity through careful building and landscape design that benefits indigenous or endangered plant and animal species.
- Energy Generation will occur on site through a 50kW solar array.
- The project collects 100% of rainwater that falls on its roof. Captured water is used to irrigate the landscape.
- Sustainable Transport - The site will support fleet electric vehicle charging with E-charging stations will be installed on site and infrastructure capacity to expand the number of stations.
- The scheme also responds to the Government Resource Efficiency Policy and will be undertaking an upfront embodied carbon calculation.

4 HI Design Review

The WCHC was reviewed by HINSW Design Excellence Program Director Wade Sutton in October 2023.

HINSW supported the public and community qualities of the building, such as reference to vernacular architectural forms and brick materiality. HINSW requested that the landscape be further developed to better integrate the building into the public realm, including the provision of publicly accessible external landscaped areas. The design team has developed the following external public areas:

- Entry Garden / Client Breakout - The area is intended to act as an extension of the drop-off area while providing an immersive, removed landscape area for client reflection. The design language, materiality and plant palette reflect the uniqueness of Lake Illawarra.
- Bioretention Basin - The bioretention basin collects and treats runoff water from the carpark. Apart from its functional aspect, the basin also offers a natural space of respite that can be accessed by an accessible pathway, where users are surrounded by planting that reflects the character of the Five Islands.
- Fairfax Road Garden / Adult Courtyard Extension - Set apart from the main courtyard, the area provides a quieter, reflective space on site. The design language, materiality and plant palette of this area reflects the uniqueness of Five Islands Reserve ecology.
- Staff Garden - More private and quiet space has been provided on the western end of the building, intended for the staff breakout area and quiet reflection. The design language, materiality and plant palette of this area will reflect the uniqueness of the Illawarra Escarpment ecology.