

3rd June 2024

ARCHITECTURAL DESIGN STATEMENT

BATEMANS BAY COMMUNITY HEALTH CENTRE

7 Pacific Street Batemans Bay

Overview

In January 2020 the Minister for Health announced \$20 Million to support the development of a new Batemans Bay Community Health Centre. This Centre will provide the Batemans Bay community with access to walk in services including Paediatric services, Aboriginal Health, Pathology, Alcohol & drug services, patient measurement and community health administration space. The proposed masterplan accommodates a gross floor area of 800sqm excluding car park to the south of the existing Batemans Bay Hospital building.

The site of the Batemans Bay Community Health building is located at the southern end of the current Batemans Bay Regional Hospital. The Hospital will be decommissioned upon the completion of the new Eurobodalla Regional Hospital. The Clinical Service Plan for the new hospital formed the basis for planning the consolidation of hospital services provided through Batemans Bay and Moruya region which included the provision for a new community health service at Batemans Bay. Several options were explored for the siting of the community centre. The preferred option was selected due to its ability to be constructed with the least impact on the existing hospital service. The Medicare Urgent Care Centre in the existing hospital building will remain in its current location.

Site

The site is located in a R3 Medium Density residential zone. The neighbouring residential development to the north, south and west is predominately low to medium density. A private Pathology service is located across the road from the hospital. The immediate area is quite hilly, the site of the community centre falls steeply away from Pacific Street to the east and south. There is a 5 metre level difference between the front and rear of the building. As a result, the site offers extensive views to the east looking towards the coastline. There is a green corridor of dense vegetation along the eastern boundary where the ground drops away down the hill. The level difference provides an undercroft space to house plant equipment and a rainwater tank.

The functional area of the building is a single level rectangular area stretching from its Pacific Street frontage. The entry driveway and parking is provided on the site of the existing ambulance entry and loading dock service yard. The existing hardstands are to be regraded to provide accessible pathways from the street and parking drop off zones.

Options

During the schematic design process the design team noted: building form should consider solar, lighting and acoustic conditions. Principal formal resolutions considered daylight provisions to the southern side of the BBCH and overshadowing to neighbouring allotments via testing different roof forms. A domestic scale of building with a monopitch roof was adopted to be sympathetic to the surrounding neighbourhood which also fosters the community centric function of the facility.

The prevailing exercise during Schematic Design was to validate the functional brief and propose a detail departmental layout with stakeholder input. The general arrangement of Front of House to the west, the clinical rooms to the core of the building and the administration spaces to the east has been maintained throughout the schematic development.

Building Form

The proposed building form is sympathetic to its residential context with a domestic feel and scale. The simple rectangular form has a single storey street frontage with a single 5 degree pitch roof. The community importance of the building is expressed with a dramatic curve to the front façade, echoed by a curving roof eave over the front entry corner.



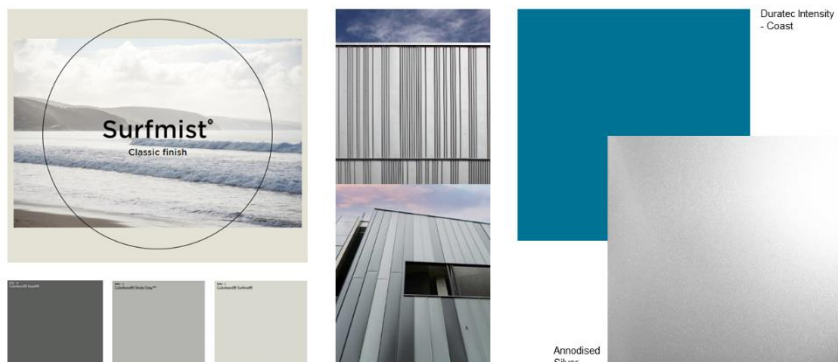
The curving roof eave reaches a high point at the entry with an overlapping curved entry canopy to reinforce natural wayfinding from the street to the entry. Shellfish and the oyster industry hold an important role in the cultural identity of the local community. This was expressed in community stakeholder meetings, including meetings with the local First Nations people. The curving wall and roof eaves echo the curved profile of shells and varying shades of grey with metallic and blue highlights also reference the colours of oysters and shellfish.



Aluminium wall cladding with an expressed vertical profile echo the vertical lines of the adjacent bushland. A graphic design will be incorporated into the façade adjacent to the entry on the north western curved façade to draw people towards the entry from the street. This is being investigated by the community art working group.



Material Palette



Staging

To ensure a smooth transition from the existing to the new building for the community health service, the new building will be constructed without impacting on the Batemans Bay Hospital operations and service delivery. As a result, several staging issues have been addressed. Stage one will see the construction of the building and front entry pedestrian path only. The existing bulk oxygen and LP gas store will be temporarily relocated to allow for unimpeded access for building construction. A site for relocating the existing parking affected by construction is to be confirmed for continued uninterrupted staff amenity. The entry driveway and carpark will be retained in stage one to allow for the continued operation of the hospital. At the end of stage one the community health building will be partially utilised with limited access from the street. When the new Eurobodalla Hospital is complete and the Batemans Bay Hospital is decommissioned, the new driveway and carpark can be completed for stage two and the full community health service will move into the building.

Design Review

The design was reviewed by the Health Infrastructure Design Assurance Review at the end of scheme design and was amended to ensure key points were addressed. A clear, accessible pathway to the entry. A welcoming frontage has been designed to lead people into the building and extensive landscape introduced to the public areas. The simple shape of the building means that the external spaces are all easily visible with minimal recesses to assist in creating a safe, secure environment for staff and public. A secure, external paved area adjacent to a large meeting room provides a gathering space for the local community.

Sustainability

Sustainable design measures have been embedded into the building design. Views to the surrounding landscape have been maximised and the connection to outdoor landscaped areas provided where possible. The linear, rectangular plan ensures all habitable rooms have access to natural light. Solar panels are provided for electricity generation. A rainwater tank will provide water for toilet flushing and landscape irrigation. Shading is provided along the north façade with a covered walkway. Internal blinds are provided to all external windows to minimise glare.

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