

DEVELOPMENT AND DESIGN STATEMENT

Proposed Healthcare and Aged Care Facilities

67 High Street, Wauchope



Overview – Bundaleer’s Design Journey

The final designs for Bundaleer Care Services’ (BCS) High Street and Johnstone Street developments outlined in the rezoning application and urban design review are the culmination of 2 years’ consideration, investigation, due diligence, planning and consultation with council representatives, local providers and industry experts.

The design process of the two facilities has been protracted and has resulted in several iterations as the constraints of available land, development and construction costs and ongoing financial viability were measured against existing community and regional needs for both healthcare and aged care specific services.

Whilst navigating these social and commercial priorities we have sought expert advice from our peers and other professionals, through Professor Richard Fleming at the University of Wollongong under the 10 principles of designing for dementia. With Professors Belinda Dewar (UWS) and Professor Julienne Meyer (City) and Dr Amit Bhargava, medical advisor to the UK government and commissioner of sub-acute Crawley. Furthermore, BCS’s CEO has travelled extensively throughout the USA, Canada, Switzerland, UK, Holland and Northern Asia in order to design and create the appropriate sustainable building design and model of care.

BCS, together with its partners, aims to improve the current service delivery and provide a framework, based on a step-up and step-down continuum of care model, and assist with sustainable practice with a view to reducing the burden on the healthcare system.

In addition to local health providers, BCS has sought partnerships with:

- University of Newcastle
- Charles Sturt University
- Southern Cross University
- University of New South Wales
- University of Wollongong
- University of Tasmania (Dementia Health School)
- City University of London (UK)
- University of the West of Scotland - UWS (UK)
- Crawley Health (UK)

Notwithstanding the endless discussions with learned professionals of our industry, KPMG and Paxton Partners, two of the nation’s leading health care consultants have been working with BCS to determine appropriate models of care and design principals supporting the longevity of the development.

Throughout the progress of our design journey, it became readily apparent that the two facilities under discussion would only reach their true potential through the co-location of services and amenities, where ultimately ‘the whole is greater than the sum of the parts’.

As an example, the hydrotherapy pool was originally located within the healthcare facility – a natural assumption to support the rehabilitative aspects of the service – however upon consideration the more beneficial solution was to house the hydrotherapy pool within the Residential Aged Care (RAC) facility, to allow RAC resident ready access to this vital amenity, and free the footspace necessary to allow the minimum number of viable beds and therapeutic areas in the healthcare facility.

This adjustment meant the loss of the open courtyard and space in the RAC facility designated for remembrance and memorial as part of the social, spiritual and emotional support network for our residents, their friends and family. This need was resolved by the creation of the memorial garden space on the High Street site, located between the two facilities.

This is just one example of the continual refinement toward co-located services, which have resulted in a symbiotic relationship between the two facilities. In essence, the benefits and needs of these two buildings, despite the differences in their end-user designation, are deeply inter-connected and cannot be viewed in isolation.

The implications of the developments proposed extend beyond merely building design, setbacks and streetscapes. In a very real sense these developments will benefit our community by providing further choice and quality services; creating sustainable and beneficial partnerships; creating jobs and increased employment opportunities for locals; and strengthening the economy of Wauchope and the PMHC region.

Our design journey has considered:

- The current and future challenges facing our region in the delivery of aged care and health care.
- The needs of our ageing population on the Mid North Coast and future consumer demands, in the absence of a designated Ageing Strategy.
- Optimum design, layout and orientation for the most beneficial outcomes with relation to:
 - parking,
 - footspace,
 - greenspace and;
 - shadow.
- Minimum beds required for financial sustainability of both RAC (140 place) and healthcare (40 place) facilities. These minimum numbers are anticipated to rise in the next 5 years, to cater for ageing population growth and resources available.
- Co-location of amenities and services, including the potential creation of a 'healthcare and education precinct' including Bundaleer's facilities, Wauchope hospital, allied health and medical professionals.
- The economic benefits to creating an innovative service model that will attract a new level of professional skill to our region, and offer career paths for graduates of our local universities.
- The leadership role required of BCS to deliver sound governance and financial stewardship for the township.
- The need to deliver both RAC and healthcare facilities in a timely manner to enable the long-term viability of our organisation
 - Inclusive in this is the recognition that the \$8.5M grant offered by the federal government to facilitate the delivery of the new Johnstone Street building has a finite window to be accessed, and is contingent upon the completion of High Street.
 - The delivery of an additional 40 RAC places granted by the Federal Government to meet the needs of the ageing population in our immediate region.

This overview is only a brief summation of the research and development that has been concentrated on the design of the service offering – which we believe to be an exciting and innovative opportunity for our region – and the design of the facilities. We invite you to meet with Gareth Norman, CEO of BCS at any convenient time, to offer Councillors of PMHC a fuller, contextual understanding of the health and aged care services at the heart of our proposal.

Design Statement – Proposed Healthcare Facility at 67 High Street, Wauchope

Introduction

ADG Architects were engaged by Bundaleer Care Services to design a 40 place Healthcare Facility at 67 High Street Wauchope (Lot A DP 157092 – shown below). This building will form Stage 1 of the construction process in the redevelopment of Bundaleer’s Residential Aged Care Home (RAC) at Johnstone Street (Lot 1 DP 603484 - shown below). It will firstly house the existing residents to enable the demolition of the Johnstone Street RAC. When the 140 place Johnstone RAC facility is completed the 67 High St building will be refunctioned into a 40 place Healthcare Facility, capable of meeting a regional healthcare gap.

The site is located between Wauchope Hospital to the west and the dental surgery to the east.

In response to this location the building has a setback of 3000mm from the Hospital boundary and 6000mm to the boundary of the dental surgery.

This statement is to respond to the concerns stated in the PMHC Urban Design Assessment.



Aerial indicating location of subject site

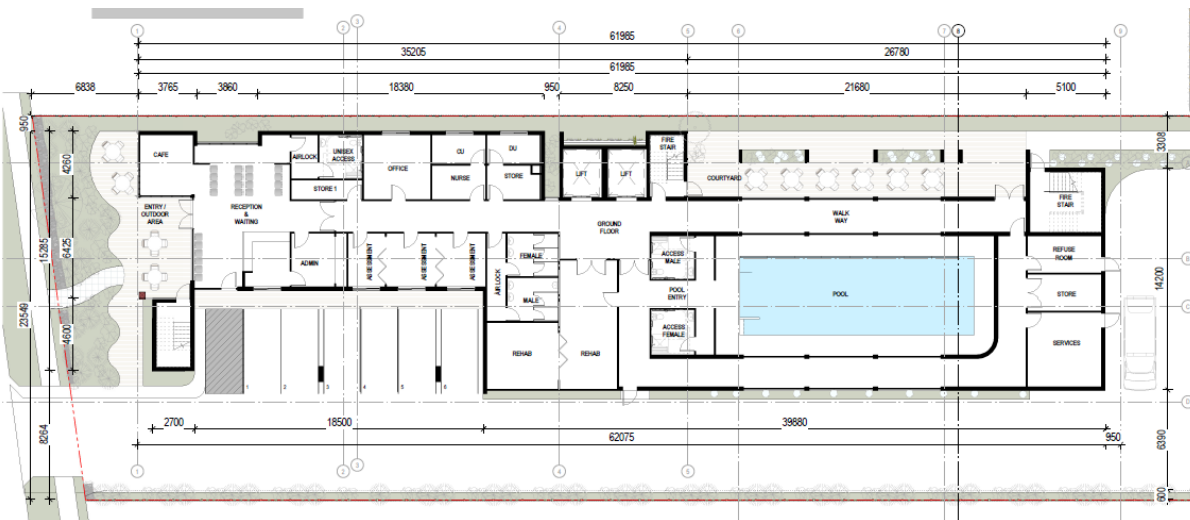
The Proposed Health Care Facility and its design development.

The site at 67 High Street connects to the existing RAC facility at 4-6 Johnstone Street. This will be demolished in Stage 2 as the building is at the end of its viable life and needs not only to be replaced, but to be increased to the proposed 140 place Care Home to meet the community need. An existing internal access /service road connects both sites and will continue to provide access through the site for Ambulance and service vehicles.

The proposed RAC buildings have evolved over the past 2 years with continual input/workshops from BCS Executive staff and various learned industry professionals and bodies including one of our nation’s leading dementia experts, Professor Richard Fleming of University of Wollongong.

The proposed development responds strongly to the site context and contributes to the importance of the health precinct and Wauchope community.

At the time of submission of the Pre DA in mid-2017, a three-storey building was proposed to meet the needs of BCS at the time. This included a pool facility. See below Concept 1.



Concept 1. Pre DA meeting with PMHC 2017 – Pool located within building

After numerous workshop meetings and design development with BCS and its Board and Executive, further detailed functional requirements were considered for the refinement of the services for the Healthcare facility. Design options followed in conjunction with BCS and industry specialists. The focus of our client in this area of the re-design was primarily on the amenities and services required to provide residents and patients with a welcoming, comforting, home-like environment conducive to their needs. While ADG readily adopted these elements into our brief, our own re-design process included additional layers of technical consideration and design testing.

The pool was initially relocated to the rear of the site to free up ground floor space for parking. See Concept 2 below. A two-way vehicle aisle to the loading area that was tested was problematic with traffic circulation through the site and truck manoeuvring.



Concept 2. Post Pre DA meeting with PMHC 2017 – Pool relocated to rear of property with building increased in length to contain room/function requirements

Further design development, testing and refinement relocated the pool facility to the Johnstone Street building and a north facing Memorial Park was incorporated to not only meet the needs of the residents, patients and their families and friends but create an important pedestrian link/green space between the two buildings. The other important reason for relocation was to allow better access to the hydro therapy pool to the residents of the Johnstone Street Care Home, in particular the residents in the Dementia Care Unit and Palliative Care settings. The pool relocation provided better access for staffing/maintenance as it is positioned near the main loading/unloading area. The Pool facility is better located on the western side of the building for solar gain to assist the solar heating of the pool area. It represents one of the many environmentally sustainable measures that have been taken into consideration in the project.

Traffic circulation was improved and also the amenity of the Healthcare building at ground level by having palliative care rooms on the ground floor. The reduced footprint allowed off-street parking from High street which would not be achievable with a three-storey building envelope.

The Ground floor palliative care patients and their families now have equitable access to the memorial park located on this Northern part of the site and to the Johnstone St RAC (See current Plan below).



Current Plan. Reduced overall footprint increased to 4 storeys/Height to 14.5m

The Current proposal is a 4-storey building within a reduced footprint to maximise landscape treatments to boundaries providing acceptable access for traffic movement through the site.

This is required so as to meet the needs of BCS and local wider community. The vertical development response also allows the important outdoor/indoor café activated connection to the community on its ground floor. This Direct access for the community on High Street to the building is an important outcome.

The site runs north/south therefore the shadow cast over neighbouring developments is reduced as it moves throughout the day.

The design provides enough modulation and definition in the facade so as not to create a large monolithic building facing the public realm, which was a focus of the design from the outset.

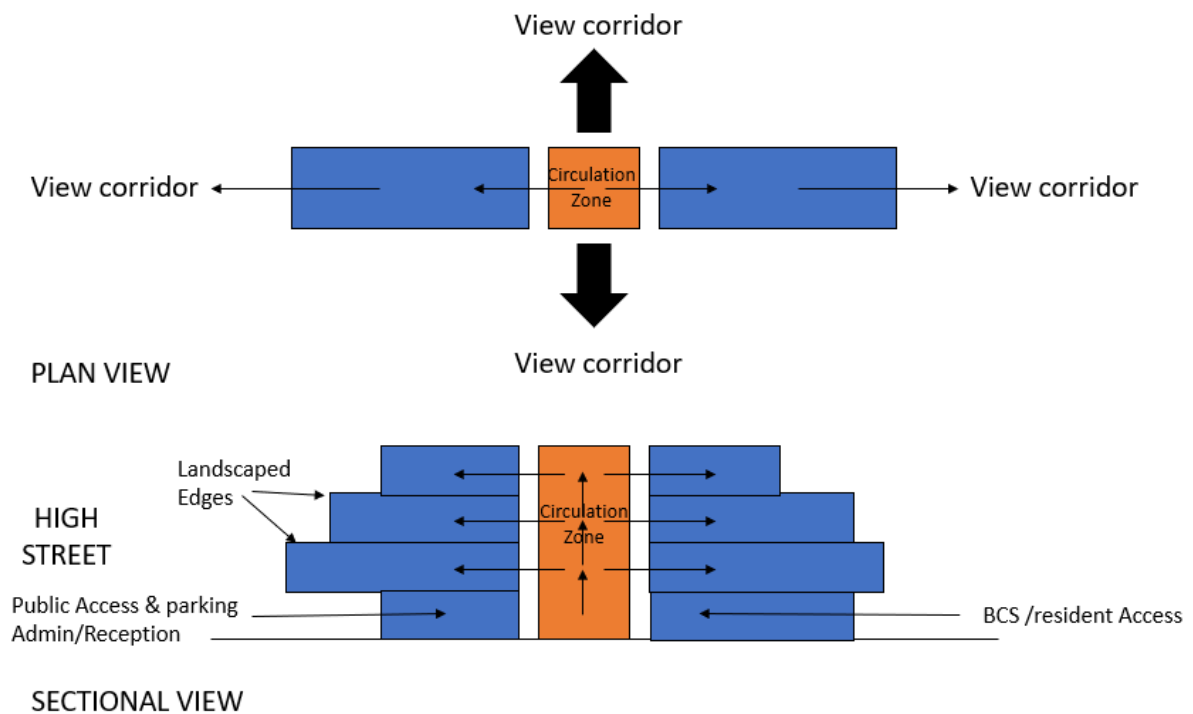
The Proposed building is broken up as follows:

- Ground Floor - Administration and Palliative Care Single Rooms (SOUs) and Service Access
- Level 1 – Healthcare SOUs and lounge areas
- Level 2 - Healthcare SOU's and treatment areas
- Level 3 – Healthcare SOU's and treatment areas

The vertical circulation and footprint of the building is important to reduce travel distances for not only the occupants to their lounge areas but reduction of corridor lengths for the operating staff

Not having long corridors allows a visual connection to the community via a window wall at each end and from the central core.

Note: See below diagram to indicate pedestrian circulation flow



The use of low maintenance masonry, concrete and a monochromatic / chiaroscuro scheme gives a rhythm to the main facades between light and dark. A vertical form contrasts with a more horizontal language that is united by the vertically connected entry spaces and voids through the building. This gives the building a sense of light and space. A focus on natural lighting led to both habitable and non-habitable and common corridor spaces having generous windows with double glazing to create thermally comfortable, light spaces.

The patient lounge spaces are focused to the North, South and East where a natural attraction to the warm morning light will draw people. All these lounge/common areas open on to outdoor terrace areas. These terraces are softened with landscaped edges which reduce the bulk of the building at the southern end fronting High Street. The pedestrians walking along High street do not see the third storey and are only aware of the two storey/ terraced areas and the visual connection through the ground floor point of entry. See below section.



This responds to the two storey context of neighbouring non-residential buildings on High Street. The use of indigenous street trees, shrubs and landscaping will tie the new development in with the current context.

Cross ventilation is provided throughout the building not only reducing the carbon footprint of the building but adding to the patient's wellbeing.

The materials for the development are in line with the rest of the site and are simple and durable: local species timber screening, face and rendered masonry and stone walls that will reflect warm coloured light into the internal spaces, evocative of the homes that many of the residents and patients would have been accustomed to.

The use of solar panels, double glazing, durable materials and rainwater tanks creates a sustainable development that will be thermally comfortable and future proofed.

Attention to form, massing and facade detail ensures that the building is an intelligent, distinctive building situated amongst the vibrant town of Wauchope. A thorough design process has been undertaken in the development of the building to ensure a high-quality product is provided.

Conclusion

The Healthcare facility and its Johnstone Street sister facility have been designed with both function and form providing a positive outcome. The design responds effectively with its boundaries and neighbours and street frontage. It is designed to maximise natural light and ventilation throughout. The 4-storey configuration is very important not only for viability, but to allow the vertical connectivity with the spaces within a smaller footprint, providing patients and / or residents a visual/sound connection to the surrounds at the end of their life with their families, while creating bright/encouraging spaces conducive to rehabilitation and wellness.



Recommendations

That Council agree that:

- **Lot A DP 157092 and Lot 1 DP 603484 be rezoned.**
- **That the healthcare benefits to the region is significant.**
- **That the economic viability to Wauchope has significant potential.**
- **That a 30 year Strategy for the Ageing population be created for the region.**