

22) Appendix U

**Design Statement
Prepared by
Health Projects International (HPI)**

HEALTH PROJECTS INTERNATIONAL



DURAL HEALTH HUB

DESIGN STATEMENT, INCLUSIVE

- PROJECT OVERVIEW
- ESD STATEMENT
- PRIVACY SCREENING

Revision B

18 February 2022



Health Projects International Pty Limited

Suite 1 Ground Floor 68 Alfred Street Milsons Point NSW 2061 | ABN: 33 066 856 595 | www.hpi.net.au | Tel: +61 2 9460 4199

Version Control

Revision	Date	Issued by
-	7 February 2022	Chris Hayward Brown
A	16 February 2022	Chris Hayward Brown
B	18 February 2022	Chris Hayward Brown



Health Projects International Pty Limited

Suite 1 Ground Floor 68 Alfred Street Milsons Point NSW 2061 | ABN: 33 066 856 595 | www.hpi.net.au | Tel: +61 2 9460 4199

DURAL HEALTH HUB

PROJECT OVERVIEW

Healing ONR has proposed the development of a new health services facility, as part of the Round Corner Town Centre.

The project has been conceived of as a three-storey health services facility, with 19 specialist consulting rooms, a 16-room medical centre, pathology collection area, medical imaging centre, 172 m² retail space and a day surgery with 4 operating rooms, 20 recovery bays and 15 short stay beds.

The proposed project is situated at the Round Corner Town Centre, and will provide much needed health services both for the local community as well as the community to the north, reducing their need and reliance for health services in Castle Hill, particularly the aged population residing in the Thompson Health Care residential aged care facility.

The facility will provide same day elective surgery services such as endoscopy which will be complemented by the 23-hour short stay unit and supported by the specialist offices that will provide consultation spaces for the surgeons operating in the day surgery unit. This is located on the lower ground floor to take advantage of the larger footprint of the building.

A medical centre on the ground floor of the building provides General Practitioner (GP) services as well as Allied Health and Radiology services. This is supported by the pathology collection suite as well as the auxiliary retail spaces that would potentially be the café and a retail pharmacy.

The GP services would provide referral, where required, to the specialists consulting on the upper level. Specialties covered would be dependent on the operator of the Day Surgery.

In total there are 4,168 m² of Net Lettable Area in the facility. Of that area, 172 m² is allocated for the auxiliary retail component with the balance of area 3,996 m² dedicated to medical functions.

The health, comfort, and well-being of building occupants is of prime importance for this project. Healing ONR intends to capture international best practice for health and wellness through inclusion of design allowances within the base-build to facilitate WELL certification in cooperation with the key tenancies. This includes strategies for enhanced ventilation levels, enhanced pollution infiltration management, combustion elimination, enhanced air filtration and purification.

The building will be designed and constructed with the end user tenancies in mind; to facilitate their ability to carefully manage energy and water consumption, minimising their running costs and environmental impact. During the design development stages, consultation will be held with future user group representatives. As part of this the design team will engage with users on the proposed building systems and their sustainable management and operation principles.



SUSTAINABILITY ASPIRATIONS

As architects for the Dural Health Hub, HPI have incorporated a strong and integrated suite of environmentally sustainable design initiatives at all levels of the design and specification; it is intended that fulfilment of these initiatives will include close and integrated collaboration with selected ESD engineers.

In putting forward these initiatives, we have been cognisant of both Federal and State government initiatives which seek to minimise carbon footprint in the design and operation of buildings, and we have interpreted these aims in tune with the design of a modern, state-of-the-art health services facility as is the intent here in Dural.

Sustainable design initiatives HPI have examined and have put forward for incorporation in the final indicative concept design include:

- **emphasis on healthy building environment**, inclusive
 - targeting high indoor environmental quality for occupant health and well-being
 - providing ample daylight and control of sunlight and glare for all tenancies/occupants
 - enabling indoor-outdoor spaces and tenancy connections to the outside by inclusion of amenity natural ventilation
 - target an appropriate WELL Core and Shell standard for the facility
- **address social sustainability**, through
 - supporting a vibrant, active and healthy community through street level activation and an active vertical circulation axis.
 - providing restorative spaces inside and out featuring plants, natural materials, and other biophilic elements.
 - fostering community resilience through engagement with local stakeholders and participation in local community programs.
- **minimising impact of vehicles and their emissions**, by offering
 - pedestrian-friendly access into and through the facility with attractive 'green' areas included wherever possible (e.g. green walls, courtyards) and shaded areas – these will incorporate indigenous planting with a view to promoting natural biodiversity and courtyard areas will allow natural sunlight to filter in.
 - bicycle-friendly access to the facility including bike parking for visitors and staff, including end-of-trip facilities (showers, lockers, secure bike storage).
 - facilities beneficial to Electric Vehicle (EV) users including charging stations within the carpark.
- **energy-efficient design** including
 - adopting electrification throughout for all plant and services such as airconditioning (subject to review of options that may become available through sustainable gas initiatives such as the Malabar Biomethane Injection Project, Australia's first wastewater biomethane facility).
 - providing photovoltaic solar cell array for onsite power generation, coupled with onsite battery storage options.
 - reviewing options to participate in the NSW Government's Peak Demand Reduction Scheme initiative to seek to reduce the demand on the electricity system at times of peak demand.
 - minimising heat loss/gain from the facility through thermal bridging, etc. in line with BCA requirements.



- integrate passive design principles, preferably sufficient well-insulated external wall, to minimise architectural and mechanical system complexity.
 - operate with minimal energy input to provide low-carbon, low energy cost tenancies
 - minimise combustion in building systems as an enabler to zero-carbon operations through renewable power purchase.
- **materials selection reflecting carbon footprint minimisation aims**, including
 - selecting materials attuned to the NSW Government's emerging framework for measuring, benchmarking, and certifying the embodied emissions of construction and building materials – now beginning to be integrated into the National Australian Built Environment Rating System (NABERS) – part of the NSW Government's Accelerating Net Zero Buildings program.
 - minimise embodied carbon through careful design, materials selection, and product specifications.
 - targeting Circular Economy aims for the total life of building, seeking to minimise (or even eliminate) waste and pollution by improving efficiency and keeping products and materials in use.
 - options under consideration will include sustainably sourced timber construction methodologies for structural and key interior and exterior uses (also in line with WELL/biophilic design aims).
 - integration of low emissions construction materials through keeping abreast of and actively involved in developments associated with the Materials and Embodied Carbon Leaders' Alliance (MECLA).
- **re-greening the site surrounds and proposed health services facility** in whatever ways may be possible, incorporating
 - wherever possible retaining any existing trees and planting, working with the project landscape architect to develop a compatible and integrated scheme.
 - incorporating 'green' areas wherever possible within the health services facility (e.g. planter beds, courtyards) and integrating these throughout with a biophilic approach to materials and finishes selection to encourage and enhance a healing environment within the building.
 - in addition, the landscaping design has considered minimising any impact the proposal would have on biodiversity values.
- **collecting and recycling rainwater** which will be utilised for watering of the landscaping.
- **incorporation of sun-shading devices**
 - with vertical sun shades that shields the window from the sun. These devices also have an added function as a privacy screen to neighbouring properties from direct view of occupants in the health services facility.

As a quality assurance measure to ensure that these goals and objectives are delivered, along with a broader sustainability program, Healing ONR intends to commit to certifying the development at a minimum 4-star Star level using the Green Star Design & As Built (v1.2) rating tool.



Health Projects International Pty Limited

Suite 1 Ground Floor 68 Alfred Street Milsons Point NSW 2061 | ABN: 33 066 856 595 | www.hpi.net.au | Tel: +61 2 9460 4199

SUSTAINABLE MANAGEMENT

In tandem with the above, Healing ONR commits to the following sustainable management Key Goals:

- Sustainability Benchmarking
- Best Practice Commissioning and Tuning
- Climate Adaptation and Resilience
- Best Practice Waste Management



Health Projects International Pty Limited

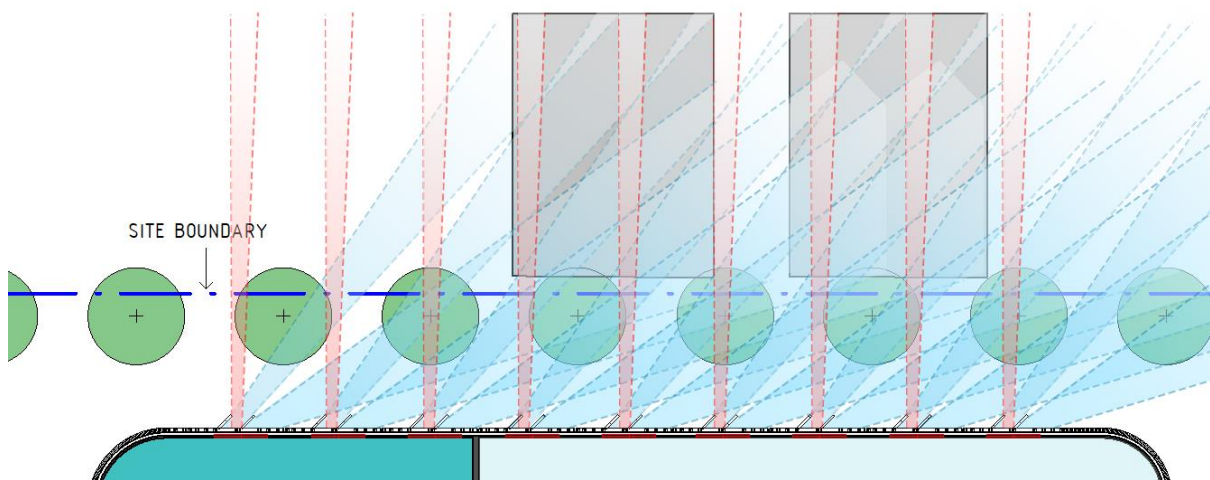
Suite 1 Ground Floor 68 Alfred Street Milsons Point NSW 2061 | ABN: 33 066 856 595 | www.hpi.net.au | Tel: +61 2 9460 4199

PRIVACY SCREENING

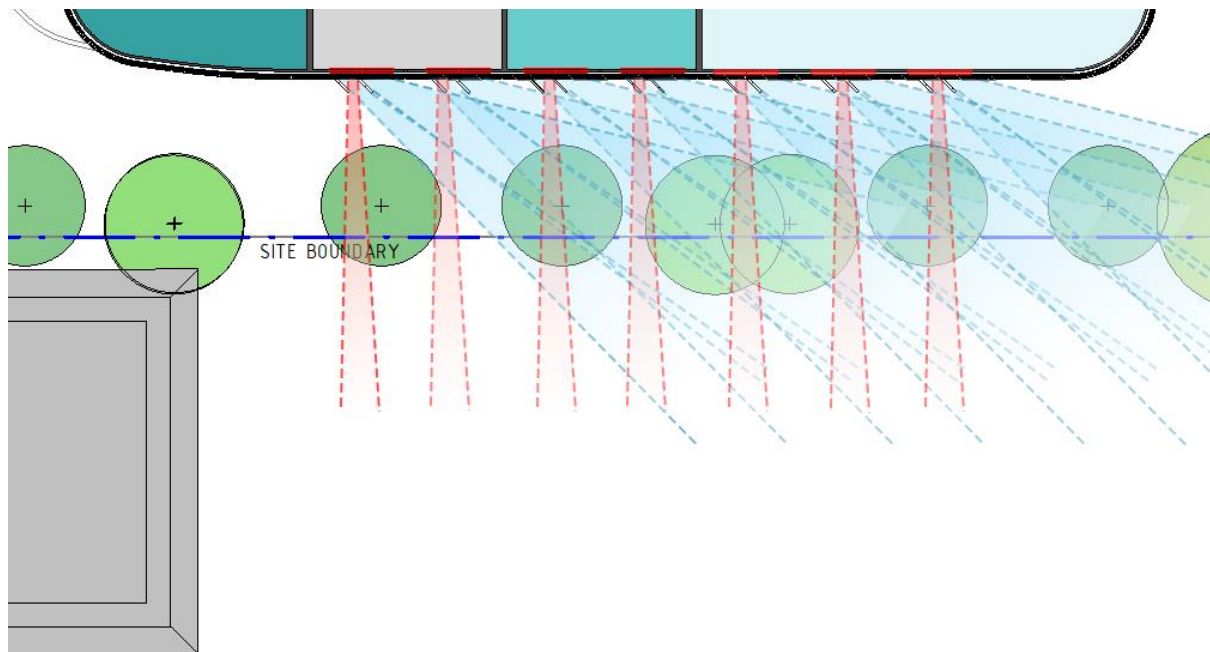
The indicative concept design also proposes vertical screens as passive solar control reducing heat transmission into the interior space through the window and therefore reducing the load to the air conditioning system.

These vertical screens also act as privacy control for the neighbouring properties as it reduces direct vantage, which is vantage at perpendicular to the window from inside the building, to only 30% of the efficient window width.

Referring to the diagram attached which shows the direct vantage in **red**.



Vantage study along the eastern elevation



Vantage study along the western elevation