

Design Report

Bourke Integrated Primary Healthcare Centre (BIPHCC)

Prepared for: Bourke Aboriginal Corporation Health Service (BACHS)

Issued: 31 October 2024




We acknowledge the original custodians of the lands and waters on which Bourke was built. We acknowledge and learn from the unique cultural relationships that they have to place and endeavour to uphold the idea that if we care for Country – it will care for us.



Quality Assurance

DunnHillam Architecture + Urban Design operates under a quality management system which has been certified as complying with quality management systems ISO 9001:2015. This report has been reviewed and approved for issue in accordance with the DunnHillam Architecture + Urban Design quality assurance policy and procedures.

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Project Name	Bourke Integrated Primary Healthcare Centre (BIPHCC)
Client	Bourke Aboriginal Corporation Health Service (BACHS)
Issue Number	01
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Project Principal	Ashley Dunn
Signature	

Document Register

The following report register documents the development and issue of the Project Proposal, undertaken by DunnHillam Architecture + Urban Design in accordance with our quality management system.

Issue	Date	Description	Check
01	25.10.24	Design Report DRAFT	GY
02	31.10.24	Final Design Report	GY

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Cover image: Artist Impression of the Bourke Integrated Primary Healthcare Centre (BIPHCC)

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Executive Summary

Introduction



DunnHillam Architecture + Urban Design have been asked by Bourke Aboriginal Corporation Health Service (BACHS) to provide architectural services for the proposed Bourke Integrated Primary Healthcare Centre (BIPHCC).

This design report describes the proposal for a new Bourke Integrated Primary Healthcare Centre (BIPHCC) building located at 88-96 Mitchell Street, Bourke, that provides a holistic health services for the local Aboriginal community.

The client, owner and applicant for development approval is Bourke Aboriginal Corporation Health Service (BACHS), an Aboriginal Community Controlled Health Service (ACCHS) initiated and operated by the local Aboriginal community to deliver holistic, comprehensive, and culturally appropriate healthcare to the community.

The vision for the new Bourke Integrated Primary Healthcare Centre (BIPHCC) is to improve and bring together all the primary healthcare services delivered by BACHS from their current facilities located at 61 Oxley Street, Bourke into a new fit for purpose building at 88-96 Mitchell Street, Bourke.

The new BIPHCC responds in form, scale, colour and materials to the context of Bourke, and the Mitchell and Tarcoon Street corner. The new building provides,

- Indoor and outdoor patient waiting areas
- Ten flexible consultation rooms for permanent and visiting health practitioners
- Multipurpose space with servery kitchen
- Covered deck and landscaped outdoor courtyard
- Staff workspaces, amenities and clinical support facilities
- On-site car parking

The project is funded by the Australian Government Department of Health Indigenous Australians' Health Programme Closing the Gap - Major Capital Works Program.

Executive Summary

Frameworks and Guidelines



Better Placed and Design Guide for Health

The Government Architect NSW has produced policies and guides which support good design in the built environment. In undertaking this project we have used these documents as guides and prompts in the process.

These documents propose seven objectives which can help produce better places for our towns and cities.

The design of our built environment should seek to satisfy the following objectives;

Better Fit – contextual, Local and of its place

Better Performance – sustainable, adaptable and durable

Better for Community – inclusive, connected and diverse

Better for People – safe, comfortable and liveable

Better Working – functional, efficient and fit for purpose

Better Value – creating and adding value

Better Look and Feel – engaging, inviting and attractive

The Design Guide for Health has been generated after collaboration between Health Infrastructure (HI) and Government Architect New South Wales (GANSW). HI and GANSW have proposed seven design principles for health facilities of all types and scales:

1. Design for dignity
2. Design for wellbeing
3. Design for efficient and flexible delivery of care
4. Design with Country
5. Design for the neighbourhood and surrounding environment
6. Design for connection
7. Design for sustainability

Connecting with Country

The Connecting with Country Framework is an evolving framework produced by the GANSW that all built environment projects will be developed with a Country-centred approach guided by Aboriginal people, who know that if we care for Country, Country will care for us. GANSW have identified five outcomes of a Country-centred approach:

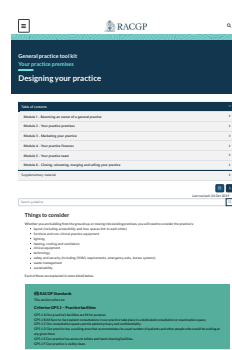
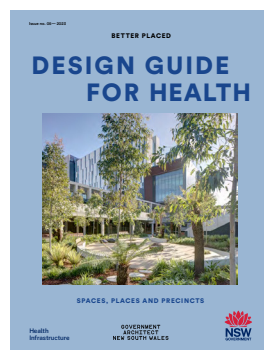
1. Healthy Country
2. Healthy community
3. Protecting Aboriginal cultural heritage
4. Cultural competency
5. Better Places

DunnHillam is committed to fulfil our commitment to Country through the suggestions and ambitions of this framework in approaching the Bourke Integrated Primary Healthcare Centre (BIPHCC) project.

Healthcare Guidelines

The technical design of the Bourke Integrated Primary Healthcare Centre (BIPHCC) has been informed by the following documents and reports:

- *General Practice Business Toolkit Module 2 – Designing Your Practice* prepared by The Royal Australian College of General Practitioners
- *Rebirth of a Clinic - A Design Workbook for Architecture in General Practice and Primary Care* prepared by RMIT University and The Royal Australian College of General Practitioners
- *Australasian Health Facility Guidelines (AusHFG)* prepared by Australasian Health Infrastructure Alliance (based in NSW at Health Infrastructure)



Project Framework

Connecting and Designing with Country



Walk on Country

A walk on Country on the project site occurred on the 5th of September 2024 with Uncle Phil Sullivan, BACHS staff, and the project design team including DunnHillam, TaylorBrammer and Acorn Project Advisory. Learnings include:

- Bourke originally had 26 clan groups, with only 17 clan groups remaining
- The significance of water and land, it doesn't discriminate, it is common to us
- The significance of native trees, before anybody was here the trees were here
- The significance of plants at the base of trees, symbiotically living off one another
- The significance of the Kurrajong tree for shade and its 17 difference uses

Consultation and Collaboration

From project conception, meaningful and direct engagement with community and the project design team has been critical, building upon the relationships of BACHS staff. Ongoing engagement through all phases of the project is anticipated to continue our commitment to Country. Community engagement to date include,

Drop In Session – BACHS	19 June 2024
Drop In Session – Enngonia	20 June 2024
Drop In Session – BACHS	5 September 2024
PCYC Aboriginal Staff Consultation	5 September 2024
Bourke District Child Services Aboriginal Staff Consultation	5 September 2024
Tribal Council Elders Consultation	5 September 2024
Drop In Session – BACHS	6 September 2024
Bourke High School Aboriginal Student Representatives Consultation	6 September 2024
NSW National Parks and Wildlife Service Consultation	6 September 2024
REDI.E Bourke Community Garden Consultation	6 September 2024
Men Of Bourke Consultation	6 September 2024
Bourke District Child Services Preschool Children Consultation	6 September 2024



Project Framework

Connecting and Designing with Country



Outcomes

Community engagement key outcomes include,

- The Yellowbelly is a significant fish, while the Murray Cod is not a culturally significant or important fish
- Using native plants that can be used for medicinal or other purposes provides an opportunity to share knowledge with younger generations
- Safety concerns, and risk of vandalism on building facing the street. Vegetation barrier to minimise access to face of the building, such as Spinifex
- Training and employment opportunities for local Aboriginal people, particularly young people to gain knowledge and connections to pursue opportunities
- REDIE Community Garden opportunities to propagate plants from tub stock 12 months out from planting
- Privacy for outside consult spaces
- Secure and safe space, parents with lots of kids find it hard to relax if they are worried about one of their children running off, space for kids to run and jump
- Provide a space for kids with special needs that makes it easier for their parents to manage and supervise
- Incorporate local animals and local language, kids love learning about animals and seeing them around provides extended learning opportunities to practice their language

Landscape

- Shade trees to sit under:
 - Kurrajong
 - Quinine
 - Gumbi Gumbi
 - Emu Bush
 - Leopardwood
 - Sandalwood
- Grevillea can help attract birds and insects
- Several yarning circles with sandstone/rock seats, comfortable places for small and large groups to sit, gather, relax and chat
- Aromatic plants for a sensory garden experience, herbs to be picked and taken home, flowering plants including:
 - Quandong
 - Dog bush
 - Bush bananas
 - Bush tomatoes
- Each clan group has a totem that could be reflected in the garden



Project Framework

Vision and Design Principles



In consultation with BACHS, DunnHillam have formulated a series of design principles for the project, subject to development with relevant community and stakeholder consultations.

These principles will be used throughout the design process to monitor progress, evaluate design integrity and measure success all new proposed works on the Bourke Integrated Primary Healthcare Centre (BIPHCC).

Principle 01

Bourke appropriate

—

Through a process of designing with Country the project will respond to the uniqueness of the town of Bourke and the specific cultural and functional needs of its community.

Principle 02

Efficient, Inclusive, Flexible

—

Provide highly accessible, culturally appropriate spaces for the provision of holistic healthcare services.

Principle 03

Plan for the future

—

Allow for the changing needs of the community by designing spaces which are adaptable and will allow for future expansion.

Principle 04

Climate responsive and sustainable

—

Design for the Bourke climate, use passive design principles to increase thermal comfort and reduce operational costs. Reduce material use through simple forms and building envelope.

Bourke Integrated Primary Healthcare Centre

Design Statement



The design of the proposed Bourke Integrated Primary Healthcare Centre (BIPHCC) has been informed by the constraints and opportunities of the site, the functional requirements and project principles and frameworks.

Building Form

- The site has a street frontage on three sides, Mitchell Street to the north, Tarcoon Street to the east and an unnamed laneway to the south. The proposed building sits on the corner of Mitchell and Tarcoon Street, setback five and three metres respectively to address the existing streetscape and edge. The building street setback is landscaped with no visible fence, as the building line acts as the "fence" line, to create a safe, accessible and welcoming place.
- The site is affected by overland flooding. To mitigate potential flooding the proposed building has been set approximately 500mm above overland flood level. The main pedestrian entry is from the Mitchell Street footpath through stairs and an accessible ramp, the secondary pedestrian entry is from the carpark to the west.
- During the design phase the aim was to keep as many existing trees as possible. However, Tree 1, 13, 14, 15, are proposed to be removed. As identified in the Arborist report, the retention value of the trees fall between "consider for removal" and "priority for removal". Without removing these trees the functional requirements of the building would be impacted.

Building Functions

- The building is arranged in a "L" shape around a landscaped outdoor courtyard.
- The "northern wing" consists of the main pedestrian entry, the multipurpose space to the west, and reception, waiting spaces, bathrooms, staff workspaces and meeting rooms to the east.
- The "southern wing" consists of ten flexible consultation spaces arranged along a shared corridor by the functional requirements of BACHS with access to the landscaped outdoor courtyard.

Off-site Prefabrication Opportunities

- The structural grid (3.3m x 3.3m) has been optimised to allow for potential off-site prefabrication of timber "cassette" and/or mass timber panels that can be delivered to site, enabling quicker assembly on site.

Carpark

- Vehicle and ambulance entry to the secure carpark is

from the unnamed laneway to the south off Tarcoon Street and exit only driveway is proposed onto Mitchell Street consistent with Bourke Shire Council advice.

- A total of 22 car parking spaces are provided, 20 spaces for staff and 2 accessible spaces for visitors. A designated ambulance bay is provided at the secondary pedestrian entry.
- During the design phase the carpark was modified and pulled away from Tree 6 to reduce the impact on Tree 6.
- The carpark is now located over Tree 7, which is now proposed to be removed. While the retention value is "consider for retention", it isn't the highest retention value. As identified in the Arborist report, Tree 7 has a relatively short useful life expectancy of only 5 to 15 years, and has had previous branch failures, making Tree 7 not the most appropriate to retain in close proximity to the carpark.

Landscape

- Generous landscaped outdoor courtyard informed by Designing with Country and supports the wellbeing of visitors and staff

Bourke Integrated Primary Healthcare Centre Sustainability



Passive Design / Envelope

Reduce reliance on artificial lighting, mechanical heating and cooling through,

- Horizontal shading to the north, and deep eaves to the east and west
- Floor, wall and roof insulation above the minimum NCC Section J Energy Efficiency requirements
- Double glazing to all external doors and windows
- Natural ventilation and daylight to all habitable spaces through external facing windows
- Air tight layer (airtightness to be verified on site) to non-clinic spaces, minimise air leakage and heating and cooling

Construction

Minimise waste from demolition and construction through,

- Modular and optimised structural grid, 3.3 x 3.3m for off-site "cassette" or mass timber prefabrication
- Low embodied carbon materials, primarily timber construction
- Building raised off the natural ground on screw pile to minimise concrete footings, and resilience from potential flooding events

Energy Performance

Reduce in demand for electricity through,

- 100% electric building, not dependent on fossil-fuel (natural gas) systems for heating, cooling or hot water,
- On-site renewables generated, proposed up to 42.5kW Solar PV on north facing roofs
- LED lighting with a combination of automated control systems including daylight and motion sensors
- Centralised heat pump hot water storage system
- Variable Refrigerant Volume (VRV)/Variable Refrigerant Flow (VRF) heat recovery air conditioning system
- Mixed mode or natural ventilation air conditioning system with automatic switch off
- Air to air energy heat recovery ventilation (heat exchanger) to non-clinic spaces, reduces air conditioning system size and energy usage
- "Simple Building Management System (BMS)" to control and monitor air conditioning plant and equipment

Water Performance

Minimise consumption of water through,

- On-site rainwater collection and storage for reuse, proposed up to 20,000L storage
- Air cooled air conditioning system
- Water efficient fixtures

Bourke Integrated Primary Healthcare Centre

External Finishes



Yellowbelly / Golden Perch

The proposed external cladding references the Yellowbelly found in the Darling River. The metal shingles are coloured to match the colours found on the scales of the Yellowbelly.

ID	Material/Finish	Location
A	hardwood timber deck	external covered deck
B	local Bourke Darling River pebble exposed aggregate concrete	external paths, ramps, stairs
C	local Bourke Darling River pebble exposed aggregate permeable paving	carpark
D	aluminium	external walls, external plant enclosure
E	metal shingles	external walls
F	hardwood cladding	external walls
G	aluminium	door/window frames
H	steel mesh	site fencing
I	corrugated metal	roof, awnings

