

Appendix 4: SPP7 Design Principles (mental health facility)

ST JOHN OF GOD MURDOCH – PROPOSED MENTAL HEALTH UNIT SPP 7.0 DESIGN PRINCIPLES

1.1 Introduction

The proposed St John of God Murdoch Mental Health Unit (MHU) design aligns with the overarching vision statement of SJOG Model of Care for a collaborative, coordinated and integrated care approach. And provide a high-quality service in a hotel-like environment focused on wellness individualised recovery.

Evidence suggests physical environment is important in supporting wellbeing and healing in a therapeutic setting. The design seeks to connect, improve mental health and wellbeing, transforming the way care is provided. The three key principles of connection, improvement and transformation underpin our approach to the design of the SJOG MHU;

1. **Connect** by developing meaningful relationships and seamlessly integrating care throughout the patients experience.
2. **Improve** the mental health and physical well-being and increase a person's capacity to live meaningful and purposeful lives
3. **Transform** care through reimagining, changing and continuously adapting the way care is provided.

The development is a 5-storey building including;

- a central café dining hub,
- Wellness Centre for Group, Art and Exercise therapy,
- Consulting Suites and sessional Consulting spaces for specialised mental health treatment,
- Up to three levels of inpatient wards and
- back-of-house spaces for staff and support

The design for the facility will aim to deliver on these principles by ensuring:

- Maximum access to natural light and outlook;
- Visual access to landscaped gardens and surrounding areas from patient rooms;
- High quality design of patient spaces;
- High indoor air quality; and
- Application of Green Star design principles.

The Design Intent is to create a building capable of projecting a welcoming and engaging interface with the public that fosters a sense of wellness and individualised recovery through consideration of scale, materiality and aesthetics. It is strategically located to capitalise on proximity to green space, outlook and privacy.

The project is an important and vital community asset situated within the SJOG Murdoch health precinct.

2. Design Response (State Planning Policy 7.0)

The below outlines the response against State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0).

2.1. Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place

Set within the City of Melville's Murdoch Health and Knowledge Precinct, the proposed development is in keeping with the prescribed land use and the neighbouring health and research buildings.

The proposed location in the northwest corner of the St John of God Murdoch campus naturally positions itself as a 'gateway' building due to proximity to South Street and Murdoch Drive exposure.

The very nature of the Mental Health Unit will complement and add to the existing SJOG private health campus while addressing the critical need in Western Australia for high-quality private mental health care.

A comprehensive Masterplan study has been developed to demonstrate understanding of site analysis, opportunities, constraints, existing vehicular and pedestrian movement, existing amenity, campus and parking zoning to help guide overall proposed and future development within the SJOG Murdoch site. By setting up a campus zoning framework, the Masterplan demonstrates uses that are suited to different areas of the site, ensuring proposed buildings are appropriate for their chosen locations and do not compromise future development. This is further explored through the building siting study.

The proposed internal ring road connection will link the two main existing site entries, acting as a wayfinding tool to legibly link buildings and connections through the campus. This will provide a central organising element with clear connections to the proposed MHU, multi-storey car park and back to the main hospital and its existing functions. It is also able to accommodate future development, allowing new connections to branch out appropriately as required.

The Main Entry of the MHU is positioned to engage existing pedestrian flow from the main hospital, internal ring road and proposed multi-storey car park.

At Ground level, the building plan connects the Hospital's parkland to Quenda Wetlands via axial view and vistas incorporated within the entry experience, allowing visitors to enjoy views through the building from the entry outwards and towards the wetlands upon arrival.

The character of the proposed development is sympathetic to the natural bushland of the neighbouring Quenda Wetlands while also being a contemporary response to the predominately 90's SJOG Murdoch Hospital Campus, referencing its face brick facades in texture, colour and banding rhythm.

The uniformly articulated façade addresses the hospital site and street from all directions.



Figure 1: Existing built forms around the precinct

2.2. Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

The landscaped areas associated with the proposal are just as important as the built form. Being a Mental Health Facility, quality landscaped areas are essential elements to creating a nurturing and healing environment that will ultimately determine the project's success.

The landscape and exterior spaces of the SJOG Murdoch Mental Health Unit aims to:

- Connect with the local and ecological context of the site, enhance a sense of place and contribute to the broader environmental and urban fabric of the hospital and its surroundings.
- Achieve seamless integration with the proposed building through the use of complementary materials, alignment of landscape features and planting to windows and doorways and consideration of overlooking and overshadowing.
- Use sustainable and ecologically sensitive materials and finishes, including salvaged Australian hardwood, plantation timbers, and permeable pavement where possible.
- Include predominantly native planting with a strong focus on endemic species to enhance the local biodiversity.
- Layer planting and consider light and shade concerning appropriate plant and tree species to create varied, flexible, and aesthetic spaces.
- Provide a range of comfortable, attractive, functional, and flexible spaces to encourage and support individuals, small groups, and larger audiences – including patients, staff, and visitors.

- Balance the provision of contemplative, relaxation and activity spaces.
- Create a welcoming entry garden contributing to a sense of identity, allowing for the integration of landscape function (ie. seating opportunities and wayfinding elements) while also providing functional access to the building.
- Respond to long-term management and maintenance requirements by using drought-tolerant native and exotic species, low water usage, use of robust local materials, provision of sufficient access and sensitive consideration of the whole of life costs.

As part of the proposed Mental Health Unit development, the intent is to improve the site's internal vehicle and pedestrian circulation by the reinstatement of an easy-to-navigate ring road within the area to better connect the main entry off Barry Marshall Parade to Fiona Wood Road.

To the southeast, the landscape design intends to connect to the existing SJOG campus by capitalising on the existing internal park and lake. One of the most significant issues with the previous masterplan is the underutilisation of this area. By reinstating the internal ring road for vehicles and pedestrians to pass through the site and orientating the main entry to face the hospital lake, the intention is to allow all to connect back and enjoy the hospital's central landscaped space.

To the northwest of the MHU development is the therapy garden to which all social and therapy spaces connect into. This area is flanked by the Quenda Wetlands and intends to integrate with it and by using the dense vegetation of the reserve to give the impression of a safe yet private space where those within can feel connected to nature. Within the therapy space is a hierarchy of open spaces for residents, visitors and staff to enjoy down to smaller intimate spaces for private contemplation.

2.3. Built form and scale

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

The massing and orientation of the building have been heavily influenced by the site analysis undertaken. The built form is informed by adjacent site boundary to Quenda Wetlands and oriented for optimum patient views to the Quenda Wetlands and Hospital parklands.

The limited hospital site area has resulted in the building having a smaller building footprint than a typical single-level mental health unit. This is why the development has adopted a multi-story design concept, as well as to respect the podium and style of development likely in the area for mixed-use developments.

In providing contemporary mental health care, the provision of a Therapy Garden is an essential part of patient recovery and treatment. Therefore, this area needs to be generous in area to accommodate multiple groups and have favourable orientation on the lot to permit protection from south-westerly winds, whilst also having visual access to Quenda Wetlands. This has dictated the Therapy Garden having the location adjacent to the northern side lot boundary.

The building bulk and scale is appropriate within its context with forms and roofscape that comfortably reference the Main Hospital and surrounding buildings.

2.4. Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

The proposed building has been designed with close consultation with stakeholders to satisfy the functional requirements for delivering SJOG model of care for mental health care. To maximise premium land area, the building design is highly functional for intended land use and the need for build quality fulfills intended lifespan of the building, with desire and vested interest to keep ongoing maintenance and running costs low.

The building design follows these objectives;

- Provision of a safe and secure environment for patients and staff that facilitate a contemporary Model of Care based on patient-centred therapy
- Access to natural light and outlook
- Non-clinical, welcoming environment which offers patients a hotel-like home away from home
- Patient privacy and dignity provided whilst balancing the need for high levels of discreet observation
- Provision of patients with choice of environment offering varying levels of privacy
- Large landscaped Therapy Garden with appropriate orientation and use options
- Clear separation of support areas and utilities from public/ patient areas
- Planning which facilitates staffing efficiency and offers democratic observation as opposed to authoritarian oversight
- Bedrooms located away from larger communal areas and split into smaller cohorts for flexibility of use

The developed Masterplan demonstrates vehicular and pedestrian movement through the campus, clear access to the MHU and carpark off the proposed ring road and carpark zoning to allow for future carpark expansion.

2.5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

The building design utilised solar studies to inform shading strategies for east and west openings whilst maintaining access to views and natural light. Additional sun shading and façade studies have been further explored to demonstrate the majority of solar protection is provided from the proposed horizontal sun shading elements. In addition, the use of high performance glazing and heat-reflecting internal blinds are proposed for further control of light and privacy from within.

The building consists of an open and conveniently accessible stair to Level 1 to encourage physical activity instead of lifts between floors.

The building will employ efficient centralised mechanical and hydraulic systems; selections will be made based on life-of-development costs to reduce ongoing energy and water consumption costs. The facility will operate in the most sustainable and cost-efficient manner for the building's life cycle.

The Therapy Garden landscape design and species selection will complement the unique ecosystems within the Quenda Wetlands. In addition, the Therapy Garden benefits from the northern ground level aspect as this allows for large mature trees established in deep soil areas.

The project can deliver positive social outcomes by addressing shortage in mental health facilities in southern suburbs and de-stigmatizing mental health care in the community. The facility will also support positive economic effects by creating local employment opportunities, new jobs and enhancing the existing Health and Knowledge Precinct function.

2.6. Amenity

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy

The amenities within the development adhere to the design brief for providing quality health care in a hotel-like setting and include within;

- Ground-level dining hub for patients, visitors, and caregivers with direct access to the Therapy Gardens and views of Wetland – the opportunity for more significant community interactions
- Generous outdoor areas, including access to Therapy Garden for all users,
- Group Therapy and Art Therapy rooms with direct access to the Therapy Garden
- Ward levels provide single bedrooms with generous access to natural light and views over the Wetlands
- Balconies, lounges, and dining areas on the ward levels for inpatients
- Secure outdoor living areas provided by balconies on each floor to access natural ventilation
- Corridors with access to natural light, view or vista at terminations
- Staff bicycle parking and End of Trip facilities

Due to SJOG Murdoch site's proximity to major roads South Street and Murdoch Drive, a significant portion of the campus is impacted by this noise source. While noise pollution is an important factor in the consideration of the MHU design, other factors such as outlook, natural lighting, connection to nature and privacy are considered extremely important in positively contributing to a consumer's healing experience and providing them the amenity they require. Noise mitigations strategies such as an acoustic wall and sound masking are proposed to address the acoustic challenges that the campus site presents. These will be further developed with the design, achieving the right balance and outcome between the various factors to consider in the end user's experience.

2.7. Legibility

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

The design proposal offers the opportunity for an active, legible, well surveilled, and engaged streetscape via active frontage and a coherent building entry.

The façade materiality and articulation emulate the functional separation of the public and private domain. At ground level, the brick façade and large openings signal the public domain that supports both out-patients and inpatients, visitors, and caregivers with direct access to Therapy Gardens. The earthen red cladding to upper levels contains the private domain of inpatient wards.

The main entry and canopy focus connectivity to the existing Hospital pathways and new multi-storey car park, and designed to filter light while providing weather protection, defining sense of arrival to a place of sanctuary.

The proposed ring road is reinforced as the central movement network through additional trees and landscaping, creating a tree-lined road that will act as a 'high street'. Similar to a 'high street' that often contains on-street parking, varying surface treatments and landscaped elements will work to slow traffic and present a shared space

for pedestrians and vehicles alike. Additional wayfinding nodes will support the new connections off the ring road to the proposed MHU and multi-storey car park.

2.8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

The building provides excellent surveillance of the SJOG NW corner of the site as an all-hours facility. The function increases safety for the community. The ward levels overlook the parklands and Quenda Wetlands. Other passive surveillance opportunities include;

- Considered openings along the entry façade maintain balanced streetscape engagement whilst providing patient privacy where required
- Incorporation of shared balcony spaces allows access to secure and safe outdoor spaces

The Masterplan study captures existing pedestrian and vehicle movement and links across the site. Where new buildings are proposed, new pedestrian connections are highlighted to safely move users across the site. The removal of internal boom gates along the ring road will allow for through connection within the site, enabling safe access for emergency vehicles from both existing main entry points.

2.9. Community

Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.

The proposed development provides a safe environment for recovery, an essential community asset situated within a health precinct. And provide quality Mental Health Care service within the southern suburbs of the Perth Metropolitan Area is highly accessible and visible, removing stigmatisation of seeking mental health care. And aspire to function as a highly patient-centred model of care focused on integration with the community, staff and caregivers share social areas.

2.10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

In recognition of terracotta red hues from existing Main Hospital and earth tones from adjacent Wetlands, the building adopts a rich, layering of natural hues that gestures a welcoming, non-institutional façade. The material palette for the building includes a prefinished cladding system, timber-look battens and face brickwork, which signal for quality, durable materiality. And the development of the façade introduces texture, modulation, colour and volumetric layering that wraps around all sides of the building façade, creating depth, articulation to the built form. Final material product selection will reflect the surrounding context, as well as the bright and uplifting nature of the facility's healing intent.

The building aims to create a successful aesthetic presentation that is engaging on approach to SJOG site as well as from a distance along South Street and Murdoch Drive.