Coburg Health Hub

Coburg Health Precinct

Draft Master Plan

08th July 2022

connect project management

Clarke Hopkins Clarke

Acknowledgement of Country

Coburg Health Hub acknowledges the Wurundjeri Woi Wurrung people of the Kulin Nation as the Traditional Custodians of the lands and waterways of this municipal area, and pay respect to their Elders past, present, and emerging, as well as to all First Nations' communities who significantly contribute to the life of the region.

Introduction

Historically, local residents have had to travel to Melbourne to seek specialist care in world class facilities.

With the proposed Coburg Healthcare Precinct, this will no longer be the case.

The vision and goal of Coburg Health Hub is to provide contemporary health spaces, and to create a campus style wellbeing hub that reflects the municipalities culture and diversity and responds to its health needs.

In December of 2021, Council resolved to sell vacant land on the corner of Bell Street and Pentridge Boulevard (and Urquhart Street) to Coburg Health Hub (CHH) to enable the development of an integrated healthcare precinct. As part of the agreement, Council asked CHH to prepare a document outlining the direction the precinct planning was headed, prior to the formal planning process.

A draft masterplan for the development was prepared by CHH and its consultant team, after taking into consideration planning constraints and likely tenant requirements. This document is the first step in the progression of a formal development proposal for public exhibition, which will form part of the next stage.

For the masterplan, CHH committed to engage with key stakeholders to ensure alignment with community needs and aspirations, the outcomes of which are incorporated in this document.

Contents

1.1	Design Drivers	05
1.2	Strategic Principles	06
1.3	Biophilic Design & Environmentally Sustainable Design (ESD)	07
1.4	Community Engagement	08
1.5	Heritage Bluestone Cottage Complex	09
1.6	Traditional Owners	10
1.7	Key Changes to the Proposal	11
1.8	Precinct Masterplan Uses	12
1.9	Moving Around	13
1.10	A Campus Approach	14
1.11	Open Space	15
1.12	Employment & Economic Benefit	16
1.13	Artistic Impression	17
1.14	Artistic Impression	18
1.15	Next Steps	19
1.16	In Closing	20

1.1 Design Drivers

A HEALTH VILLAGE

Series of buildings

Individual Identity

Connection to landscape

People Focused

GROUNDED IN HISTORY OF PLACE

Multicultural Community

Bluestone Cottage

Pentridge Precinct

Natural Environments

1.2 Strategic Principles

ICONIC

- Celebrate the prominence of the site and location on major metropolitan transport corridors to create a landmark for Coburg.
- Create a strong "sense of place" through distinct, high quality architecture and public realm.
- Utilise the topography of the site to create and interesting and site responsive design.
- Celebrate local valued landmarks such as the heritage cottage

VIBRANT

- Create a true mixed-use health and wellbeing community through a diversity of curated and co-located land uses including mental health, aged care, primary care, childcare, education, retail, and community uses.
- Create a 24hour economy and a place that is active both day and night with vibrant and safe public spaces.
- Create a health and wellbeing environment that welcomes patients, workers, visitors, and aged care residents at all times.

HEALTHY

- Create a healthy community that promotes health and wellbeing of patients, workers visitors and aged care residents.
- Provide a series of precinct-based walking, play areas and cycling paths that encourage exercise and active transport modes.
- Provide a high-quality public realm that provides opportunity for social interaction.

CONNECTED

- Provide a series of pedestrian and cycle connections with way finding that helps link surrounding destinations.
- Provide convenient access for vehicles and emergency service vehicles without compromising pedestrian and cycle movement.
- Future proof the precinct to adapt to changes in public transit and mobility services as they evolve.

SMART

- Provide a "systems thinking" approach integrating urban design and strategic thinking.
- Foster strategic partnerships to enable innovative outcomes.
- Create a place that is flexible to respond to health services changes over time.
- Embed a deliverability and stage-ability to the precinct.

SUSTAINABLE

- Create a healthy place that reduces environmental impacts through efficient use of water, energy, materials, and waste.
- Ensure buildings are designed to be low-carbon and energy efficient.
- Integrate biophilic design for the health and wellbeing of visitors, workers, care residents and the community.
- Ensure resilience for current and future climatic conditions.

1.3 Biophilic Design & Environmentally Sustainable Design (ESD)

Environmentally sustainable design (ESD) is widely recognised as a key strategy for reducing the impact of buildings on the environment.

ESD focuses on energy conservation and efficiency by improving the thermal performance of buildings and promoting the use of renewable resources. However, emphasis and dependence on technology alone is not enough. Critically important in wellbeing precincts is the human dimension and our desire to connect with nature. Biophilic design (BD) is based on the concept of health and wellbeing and it underpins the positive effect that enhanced human–nature connectedness can bring to both building occupants and the environment.

Combined, ESD and BD will provide a better environmental response which will lead to more sustainable outcomes.

Biophilic Design

Biophilic design is the way in which architects incorporate nature into building spaces to contribute to the health and well-being of occupants. The design principles will create an environment that soothes, comforts, calms and orientates, making it extremely beneficial to health and wellbeing.

More than just a philosophy—biophilic design has been found to support cognitive function, physical health, and psychological well-being.

The benefits of biophilic design for heath precincts include:

- Faster patient recovery.
- Decreased dependency on medication.
- Patient and staff wellness and productivity.

Environmentally Sustainable Design

Environmentally sustainable design principles aim to improve the health and comfort of buildings for occupants whilst at the same time reducing negative impacts on the environment.

The benefits of environmentally sustainable design for heath precincts include:

- optimising site potential by utilising north facing elements
- Including renewable energy generation
- using environmentally friendly materials
- using energy and water efficient appliances
- enhancing indoor environmental quality via cross flow ventilation and access to natural light
- optimising operational and maintenance practices.

1.4 Community Engagement

The draft masterplan provides the conceptual layout which will guide the precinct's future development.

CHH engaged with community and project stakeholders on its masterplan via an online survey, pop-up engagement events, direct meetings and project workshops.

The Directors of CHH held two pop-up events directly engaging with the community.

Through the community engagement, CHH sought community members views that would help shape the masterplan design including:

- Inclusion of First Nations health services requirements and cultural aspects including story telling, naming or public art
- Connection to the Coburg Historical Society
- Ancillary services to be co-located onsite (providing they meet community, health and wellbeing aims)
- Materiality and function of the site (look, feel, form and uses). Testing the campus approach.
- Celebrating the many cultural and historical connections to the site and Coburg (design elements, public realm treatments, activations)
- Understanding access to the site and preferred mode of transport and needed infrastructure (drop off points, including treatment)
- Level of support for, and ways to encourage community wellbeing and local economic benefit
- Extending patient care into public built form and landscape to aid treatment and recovery (biophilic design)
- Ways to make the site inclusive, safer and open to community use
- Level of support for sustainability initiatives and environmental design

1.5 Heritage Bluestone Cottage Complex

At the 08 December 2021 Council meeting, Council resolved to retain the Bluestone Cottage which houses Coburg Historical Society, and surrounding land, in its ownership. CHH was happy to accommodate this change which has been incorporated in the draft masterplan.

Council also decided to refurbish the Bluestone Cottage, create a heritage garden and replace the storage annex.

CHH agreed to contribute $200,000 and project management services towards the future works which will be subject to an independent and separate design and planning process, in consultation with the Coburg Historical Society.

Design Principles & Decisions	Stakeholder Community Feedback	To be Resolved in Permit Phase
Respecting importance of the Bluestone Cottage via increased setbacks and interface, celebrating the significance of the cottage.	"The Bluestone Cottage should be a stand out feature and visitors to the health hub could be encouraged to engage with local history."	Engagement with relevant Council and heritage advisors and authorities through the detailed design phase regarding setbacks, lines of sight, planting and wayfinding.
Soften the interface between the health precinct and cottage complex through the use of landscaping.	"The Bluestone Cottage should be a standout feature and visitors to the Health Hub could be encouraged to engage with local history."	
Retention of mature trees wherever possible.	"Trees behind the bluestone cottage to screen buildings."	
Creating a safe, secure and accessible environment around the complex.		

1.6 Traditional Owners

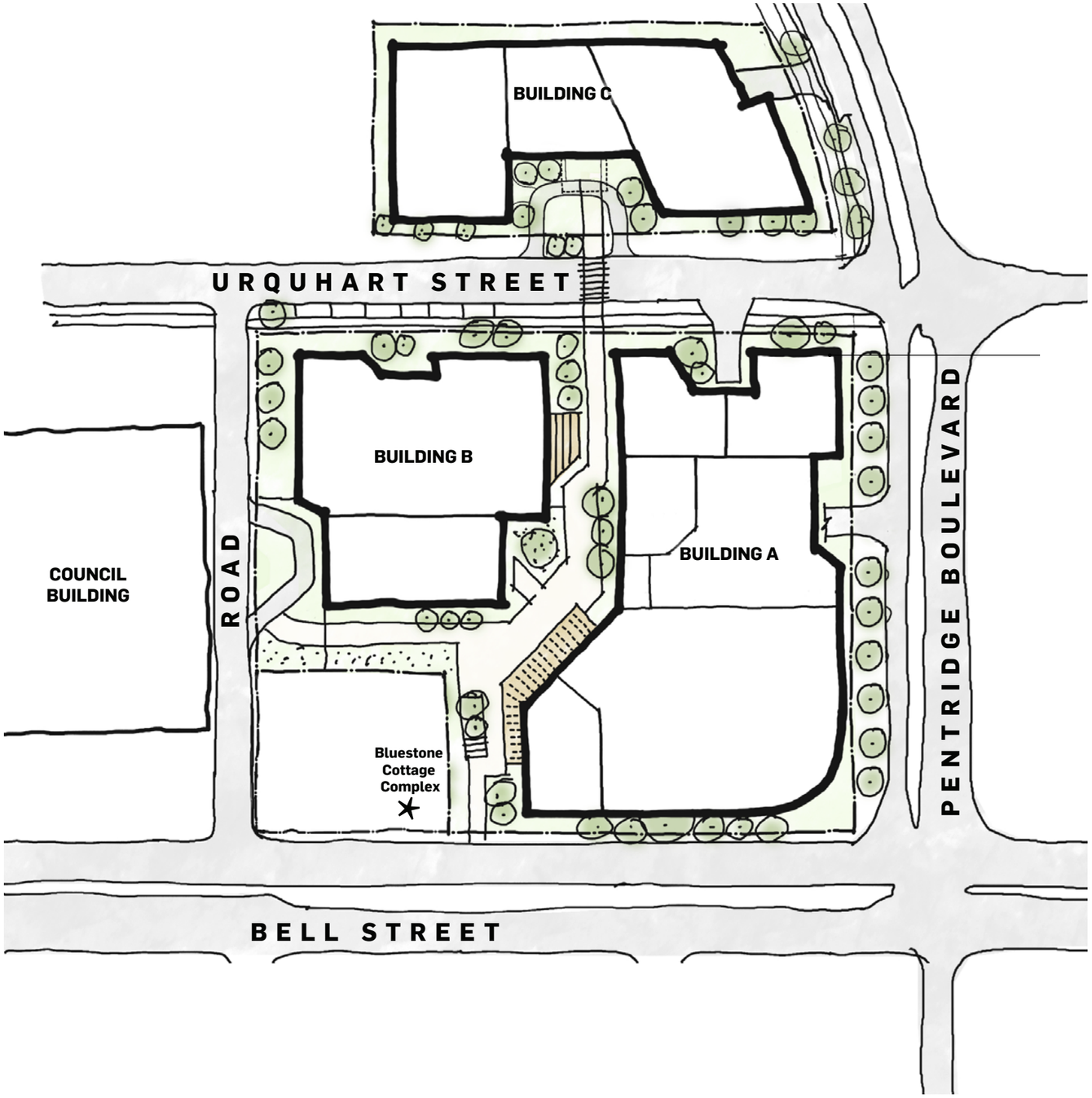
Design Principles & Decisions	Stakeholder Community Feedback	To be Resolved in Permit Phase
Celebrating First Nations' culture, art and history, using visual elements incorporated into the public realm and opportunity for artwork and naming of the precinct. Incorporation of First Nations' health services within the precinct.	"Acknowledge traditional owners in design" "Consult with traditional owners" "Recognise the land of the Wurrundjeri people of the Kulin nation. Feature stories of their culture and place" "A Yarning Circle with ability to congregate and engage with others, water feature and incorporating Bunjil, uplifting words and phrases to promote positive health, wellbeing and healing" – Aunty Gail	Ongoing workshops with Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation. Ongoing consultation with health service organisations to determine opportunities for First Nations' health services. An Aboriginal Cultural Heritage Management Plan will be prepared as part of the detailed design phase.

1.7 Key Changes to the Proposal

The following amendments to the design of our proposal are the result of the community & stakeholder engagement process which CHH has undertaken:

- Exclusion of the Bluestone Cottage Complex land and the surrounding land
- Providing substantial setbacks from the Bluestone Cottage and stepped built form, with increased green landscaped buffer
- Arrangement of built form to accommodate the reduced site area and land to be retained by Council.
- Reduction in the number of crossovers into the site
- Introduction of additional seating areas within the public realm including a 'yarning' circle
- A greater focus on green spaces and introduction of water features
- Improved safety via clear sight lines throughout the precinct
- Higher level of street level activation

1.8 Precinct Masterplan Uses



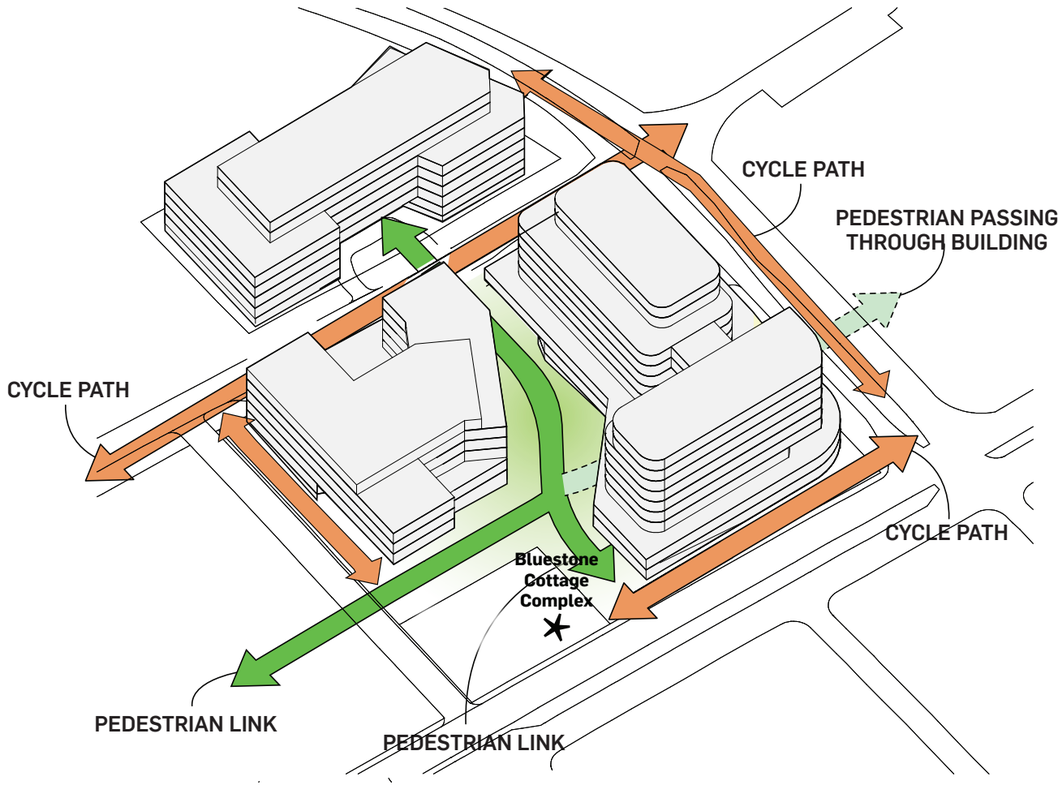
Building	Uses
A	• Acute Hospital • Consulting Suites • Precinct Parking • Education/ Office • GP Clinic Bulk billed • Radiology • Pathology • Pharmacy • Dentistry
B	• Mental health in-patient care and day programs • Community Health
C	• Residential Aged Care • Assisted Living Units • Aged Care Support • Transitional Care • Child Care & Early Learning Centre

*Area subject to change with further design development and detailed tenant briefs

10 20 30 40m

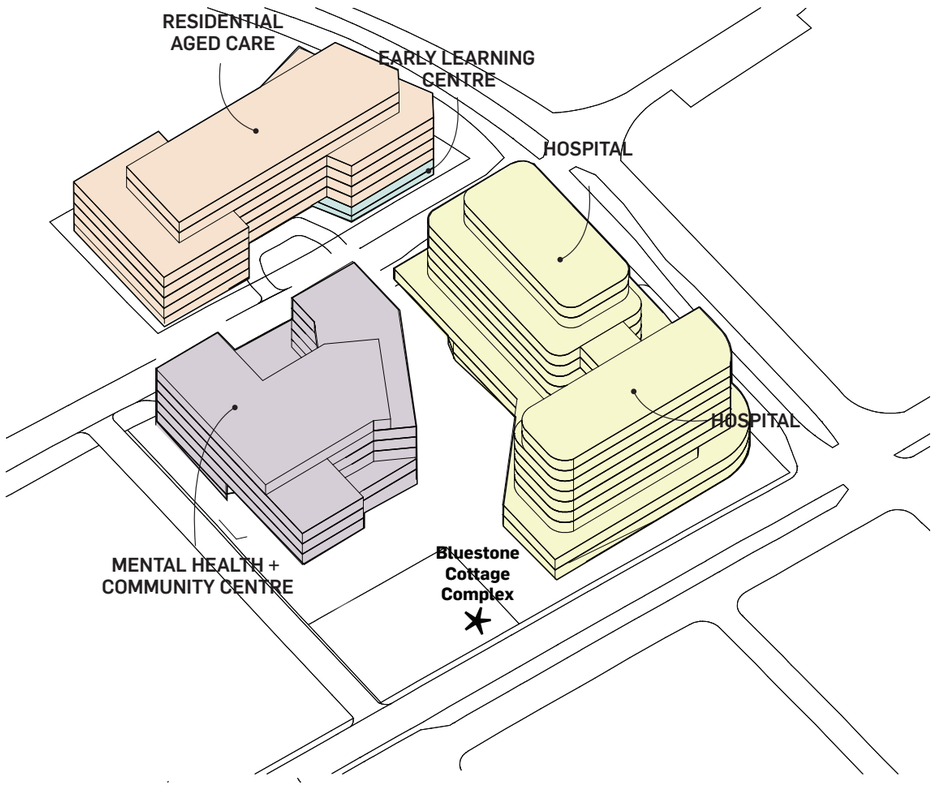
SITE PLAN

1.9 Moving Around



Design Principles & Decisions	Community Feedback	To be Resolved in Permit Phase
Vehicles interface directly with the edges of the buildings to remove the dominance of the car from the centre of the site. Servicing and car parking are also separated from the pedestrian plane.	Clear need for convenient and affordable car parking ''Convenient Pick Up and Drop Off zones and access points around the precinct''' "This area needs great links to council, Sydney Rd shops, Pentridge precinct and ample underground car parking" "Electric charging car parks"	Detailed plans will be accompanied by supporting reports including a precinct wide Traffic Impact Assessment and recommended traffic movement inline with the Moreland Planning Scheme and Activity Centre controls. Urquhart Street has been proposed to be 2 way from Pentridge Boulevard to the entrance of the Aged Care Facility in order to facilitate access. The proposal remains subject to further investigations into traffic generation and consultation with Council.
Allow permeability through the site focusing on pedestrians and integrating all active transport options in a safe manner	Safe bike and pedestrian access through the precinct "Good places to lock up bikes" Public transport links with limited access to cars on podium level	Reduce vehicle crossovers to allow a safe environment for active transport options. The podium/piazza will be free of vehicles with convenient parking provided. Bike parking and end of trip facilities will be incorporated into the future design.
Back of house services and facilities to minimise impacts on streets and be located out of view with safe entry and egress points.	Service access to and from the site	Potential conflicts between service vehicles and public access will need to be resolved with Council.
Clear signage for wayfinding	"Easy to find services in the precinct"	Landmark signage to be part of the development proposal.

1.10 A Campus Approach

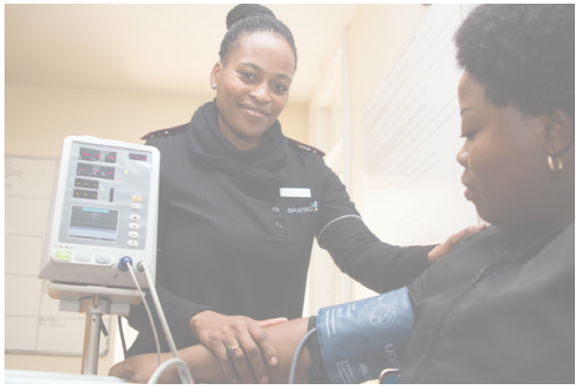


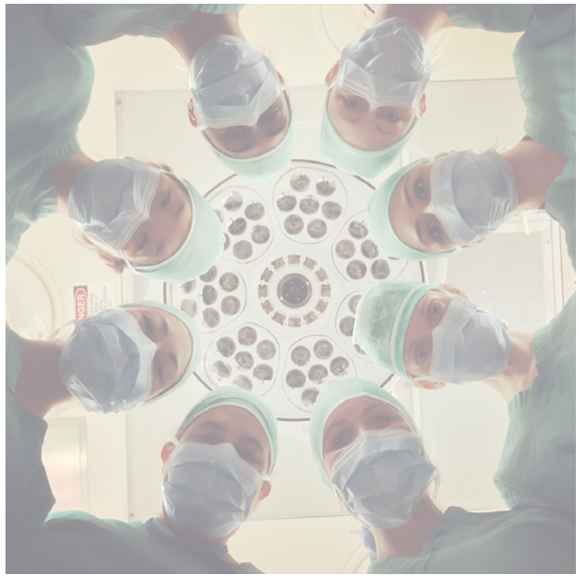
Design Principles & Decisions	Stakeholder & Community Feedback	To be Resolved in Permit Phase
The suite of buildings with diverse uses create a health campus through a variety of shared service uses across multiple buildings around a central piazza and green open space.	"Places to sit and socialise " Positive feedback for the central activated piazza with a combination of retail, medical and allied services. "Great opportunity to design a meaningful space for the community"	A sense of arrival to the precinct and activation of street frontages within public spaces to be considered .
Building façade treatments are to ensure visual interest and articulation and activated edges.	"More interesting design" "Incorporate cafes & gyms" "Not another ugly design" "I think the history and built heritage of Coburg should be referenced in the outdoor design features and colours."	Varying façade typologies will be utilized across the buildings. Future design work and planning process will progress these concepts.
Safe and inclusive spaces	"Safety and security out of daylight hours important" "Ensuring it remains a well lite safe place that avoids prolonged congregation of groups	The proposed precinct will respond to best practices safety guidelines throughout the design.
Carefully crafted buildings are positioned to maximise views in addition to permitting northerly sun into central piazza. A series of building are proposed. The development will not seek to use nor exceed maximum allowable heights.	'Clear view between buildings' "Open design" "Varying heights of building"	The future planning process will include full consideration of the of the Moreland Planning Scheme and Activity Centre controls.

1.11 Open Space

Design Principles & Decisions	Community Feedback	To be Resolved in Permit Phase
Open space and piazza create clear site lines through the site and central landscaped spine with public open space, in keeping with local landmarks and vegetation, including water features.	Good lighting and visibility through the site "Tree planting to cool all that concrete" "Natural environment with established trees" "Trees with trunks and visible-foliage in canopies"	A detailed landscape plan will be provided for approval as part of the permit application to ensure a quality public realm is delivered
Improve amenity and provide public seating, social and respite spaces	"Year-round weather protection" "Social distanced seating options" Features to create a safe space	Spaces of focus or interest for small gatherings will be scattered throughout the precinct.
To provide a permeable public pedestrian environment and accessibility around and through the precinct	"Water features as a connection to Merri Creek" Green natural spaces and integrated landscaped pathways "Clear site near vegetation (ie so that any persons nearby are visible), welcoming entrances, not just walls"	A piazza and central landscaped spine with public open space, in keeping with local landmarks and vegetation will be refined via the permit process. An accessibility consultant will be engaged as part of the permit application.

1.12 Employment & Economic Benefit





CHH will invest in excess of **$160m** to deliver the Coburg Health Precinct.

During construction, the project is expected to create approximately **350 jobs** across all facets of the industry.

On completion, the precinct will accommodate more than **600 workers** from medical practitioners, through to nursing, administration, educators, retail, and support functions.

The economic benefit to the local economy will be significant, contributing to the vibrant and diverse Coburg landscape.

Economic indicators suggest that the project will generate **$300 million** in value to the community through direct, indirect and induced impacts.

1.13 Artistic Impression

*Artistic Impression

1.14 Artistic Impression

*Artistic Impression

1.15 Next Steps

Coburg Health Hub has consulted with the community, key stakeholders and Council to develop the masterplan for the proposed Coburg Health Precinct.

The next stage of the project will involve preparing a detailed Permit Application for the use and development of the site.

CHH is committed to delivering a project which will benefit the health and wellbeing of the Moreland Community, in an environment and built form that will be a positive addition to the Coburg landscape.

December 2020	✓	Vision & Masterplan presented to Council
August 2021	✓	Council resolved to commence Statutory process
August 2021	✓	Public Consultation
December 2021	✓	Council resolved to sell the land to CHH
May 2022	✓	Community & Stakeholder Engagement
June 2022	✓	Revised Draft Masterplan presented
August 2022	✓	Engagement of Consultants - Workshops with Stakeholders
September 2022	✓	Permit Application
November 2022	✓	Permit public notice/ exhibition
June 2023	✓	Permit Approval
August 2023	✓	Commence Construction

1.16 In Closing

This proposal is the result of the last two years engaging with and understanding community needs and opportunities to use as a cornerstone for our methodology to ensure we are creating sustainable, healthy and liveable places.

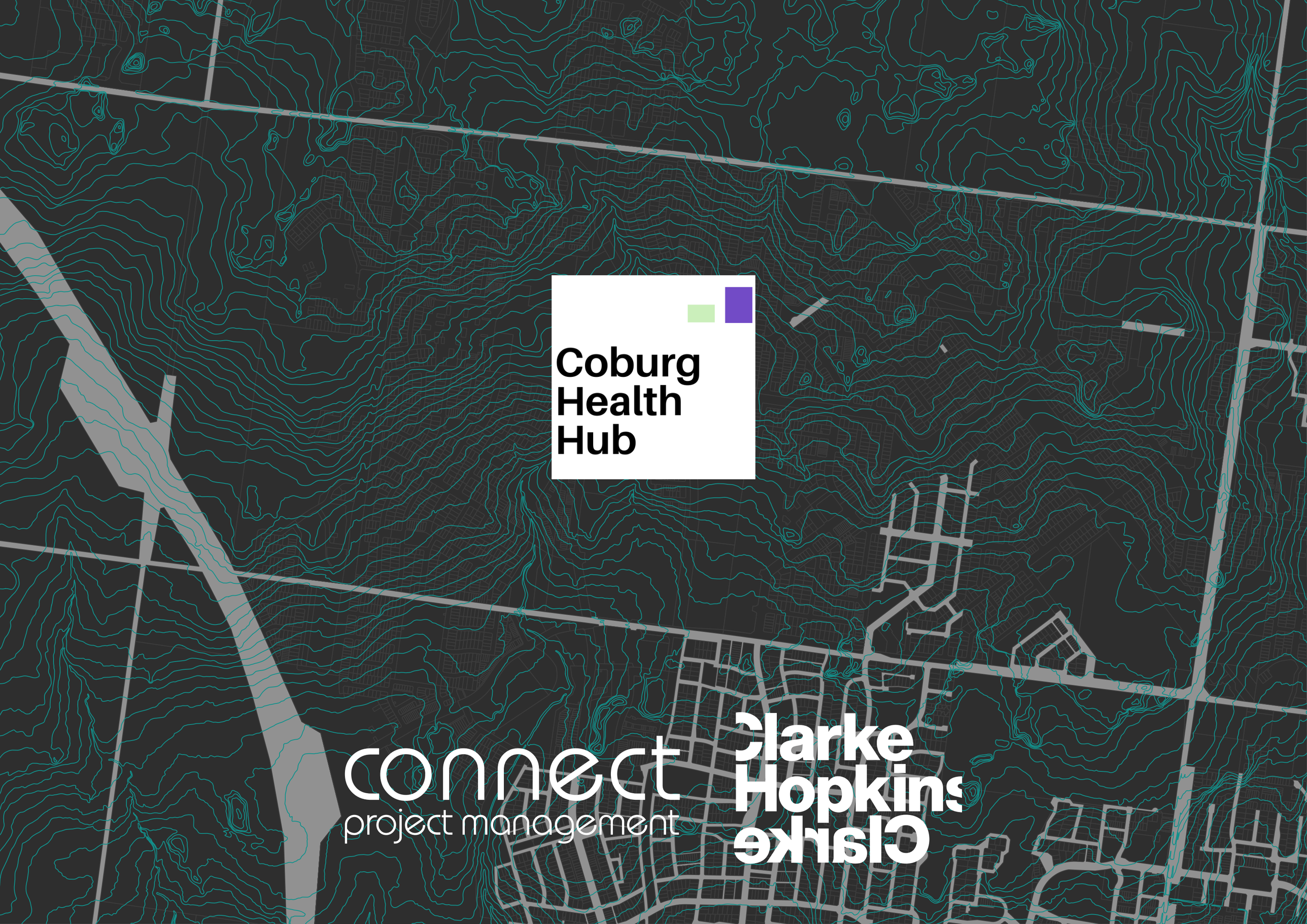
It will facilitate greater access to primary and community health care in Melbourne's northern suburbs and provide community providers an opportunity to increase their service delivery to best meet the needs of its community.

This location provides an attractive opportunity for a health precinct with the site uniquely placed in terms of exposure & accessibility. This masterplan delivers on our vision to create a world-class health precinct for the community.

We have consulted, we have listened, we have planned, and we have budgeted. This underscores our strong commitment to this project and our ability to deliver it.

Over the next few months, we will commence scoping, drawing plans and designing the various buildings on the site.

As always, we will continue working with all stakeholders on this important project.


Coburg
Health
Hub
connect
project management
Clarke
Hopkins
Clarke