



---

## **PEACOCK CENTRE REDEVELOPMENT**

### **SUBMISSION TO THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS**

---

*August 2020*

## Table of Contents

<b>PEACOCK CENTRE REDEVELOPMENT .....</b>	<b>1</b>
<b>1. EXECUTIVE SUMMARY .....</b>	<b>3</b>
1.1 DOCUMENT PURPOSE .....	3
1.2 OBJECTIVES.....	3
1.3 PROJECT BUDGET .....	4
1.4 PROJECT PROGRAM .....	4
1.5 GENERAL PROJECT SCOPE .....	4
1.6 DESIGN APPROACH.....	5
<b>2. PROJECT DEFINITION.....</b>	<b>6</b>
2.1 PRIMARY OBJECTIVES.....	6
<b>3. NEED FOR THE PROJECT.....</b>	<b>7</b>
3.1 EXISTING FACILITY.....	7
3.2 THE SERVICE .....	8
<b>4. CONSULTATION AND GOVERNANCE.....</b>	<b>11</b>
4.1 CONSULTATION.....	11
4.2 GOVERNANCE.....	12
4.3 DESIGN APPROVAL .....	13
<b>5. ADDRESSING THE NEED .....</b>	<b>14</b>
5.1 DESIGN PHILOSOPHY.....	14
5.2 NEW FUNCTIONALITY.....	15
<b>6. PROJECT SCHEDULE AND BUDGET .....</b>	<b>32</b>
6.1 PROJECT SCHEDULE.....	32
6.2 PROJECT COST .....	32
<b>7. RECOMMENDATIONS .....</b>	<b>33</b>
<b>8. APPENDIX A – PROPOSED DESIGN .....</b>	<b>34</b>

## **I. Executive Summary**

### **I.1 Document Purpose**

The purpose of this document is to inform the Parliamentary Standing Committee on Public Works (PSCPW) of the need for the proposed project and how the design of the works will address this need.

The document includes the following:

- confirmation that the proposed investment in infrastructure is the most appropriate means to support improved health services delivery
- confirmation that the project is consistent with the Department of Health (DoH) Strategic Asset Management Plan
- evaluation of the suitability of the proposed design and
- discussion of 'value for money issues' relating to the design and construction of this project.

### **I.2 Objectives**

The proposal for the redevelopment of the existing Peacock Centre building following its partial destruction in a fire, is to see the recreation of an adult community mental health facility with best practise design for mental health care and best practise heritage restoration of the original home of Dr W.D. Peacock, known in his lifetime as Ruardean. In summary, the proposed work involves:

#### ***Exterior***

- retention and restoration of the main original heritage building, including re-roofing and general repair, refurbishment, and maintenance of the existing envelope of the building (including terraces and patios)
- removal of insensitive 1940s, 1960s and 1970s additions
- construction of a new addition, compatible with and sensitive to the existing building, that will provide for best practise mental health care needs
- restoration of the existing heritage glasshouse/greenhouse and surrounding heritage gardens, including retention, restoration and reinforcement of gardens/sandstone walls to their former state on both north and south sides of the house (where feasible, and not affected by previous works and/or new landscaping works), but particularly on the south (Swan Street) side where no changes other than retention and restoration of the sandstone walls and reinforcement planting of the heritage gardens is proposed
- repair and making compliant the northern carpark, and the addition of a new small accessible carpark off Elphinstone Road (requiring the removal of some existing landscaping)
- the addition of landscaping and an accessible entrance to the north of the building (from Elphinstone Road)
- the discrete addition of a separate and external plant room and minor building services enclosures, and
- the architectural design will provide an economically sustainable basis for the retention and refurbishment of a fine but substantially damaged building of high cultural and community heritage significance, and make a positive contribution to adjoining structures and to the urban character of North Hobart.

### ***Interior***

- best practice heritage restoration of the original Ruardean interior to its original condition (where feasible, and not permanently affected by previous works and/or fire damage and/or the competing demands of best practise mental health care) in accordance with processes consistent with the Burra Charter, Heritage Tasmania Guidelines and the Historic Heritage Management Strategy prepared specifically for this project by Praxis Environment to guide an appropriate heritage approach to the works
- partial removal of existing north west facing first floor wall and ground floor roof to allow connection to the proposed new building addition
- removal and/or reconfiguration of some ground and first floor internal walls (both heritage and new additions) to create spaces that suit a best practise mental health care facility
- removal of all existing outdated and non-compliant toilet/bathroom facilities from both ground and first floors, and
- construction of a new addition, compatible with and sensitive to the existing Ruardean building, that will provide for best practise mental health care needs with high quality interior design features and a strong residential ambience.

### **1.3 Project Budget**

Funding of \$9.24 million has been provided to redevelop the Peacock Centre. Current project cost planning confirms that the project can be delivered within this budget.

### **1.4 Project Program**

Design and tender documents are scheduled for completion in late August 2020 with the tender expected to be advertised in September 2020. Subject to the required approval process, construction would commence in November 2020. The construction program is scheduled to take between 12 and 18 months, with completion by November 2021 – April 2022 with final completion of the defects 12 months after Practical Completion.

### **1.5 General Project Scope**

The proposed development is a community mental health redevelopment with a modern and sensitive rationale. The development includes the provision of 12 short term accommodation bedrooms, communal visitor spaces, personal reflection spaces, treatment/counselling spaces, staff facilities, a small Safe Haven cafe with a kitchen, ancillary facilities of entry/lobby/reception, and multipurpose spaces for both staff and users. All bedrooms have ensuite facilities and are to be accessible by a new lift and stairs. As well as internal personal reflection spaces, the proposed landscaping will provide external alternatives, both new and reinstated.

A new, modern, two storey building will replace the existing 1960s addition and will adjoin the west side of the heritage building (as the existing addition does). The new building will connect with the existing one at its western end to maintain the fluidity of the existing internal circulation between the two buildings. This small connection point allows a physical divide to be made between the old and new when viewed from Swan Street, with a recessed junction between the two buildings.

The proposed new building will both lengthen and widen behind the existing heritage building towards the existing Elphinstone Road carpark, creating an “L” shape. The general shape and composition of the proposed building does not mimic the existing architecture but rather focusses on more flexible and intangible qualities such as light, space, colour, materiality and the outdoor environment. The levels within the proposed new building will respond to the existing levels within the heritage building, therefore allowing the new building to recede into the slope of the land as the site climbs towards Elphinstone Road.

The proposed height of the new building will be lower than the existing 1960s addition, and it will be set further from the site boundary, therefore creating less shadow on neighbouring properties.

The main entry for guests and visitors will generally be from Elphinstone Road (as previously) via a new accessible and statutorily compliant walkway. This entry will lead into a waiting area in the heritage portion of the development. There is also an opportunity for a building user to enter via a more discrete entryway located within the new addition via a path leading from the main car park. A third access point is also available by entry through the existing southern terrace, and a fourth, potentially, via the original front door. Staff and service personnel can utilise either of two additional entry ways, either via a ramp from the main carpark (to the First Floor), or entry to staff and service facilities by stairs along the west boundary (to the Ground Floor).

There will be no (nor has there ever been) vehicular access to the site from Swan Street where the existing gardens, which extend for the full width of the site frontage, are to be retained and restored.

Vehicular access to the site is to be available in two areas off Elphinstone Road. The large existing carpark will be upgraded and is intended to be used for service deliveries, emergency services access, staff, visitors and users. Extra staff and/or visitor parking will also be available in the refurbished smaller carpark. The reconfigured smaller carpark off Elphinstone Road will offer access to a disability compliant parking space and provide a universal access pathway to the building. This location for the carpark is crucial to achieve an accessible and compliant walkway to the main entry, located at ground level, on a steep site. There will be no additional parking on site, however several bicycle racks will be provided (up to 8no.).

The development works will be in full compliance with contemporary standards and building codes.

### **1.6 Design Approach**

The current Peacock Centre site, following a devastating fire in 2016, exhibits a number of very serious deficiencies compared with its potential.

First, the bulk of mental health facilities and services provided by the Centre have had to be relocated to other facilities and sites since the fire. This has negatively impacted on the ability of the Department of Health to efficiently and effectively deliver mental health services to consumers.

Second, the long term retention of the culturally significant Ruardean building (Dr. Peacock’s original home and then health facility) is at risk. It has both been significantly damaged by the 2016 fire, and remains, while it is not in full time use, in danger of a further arson attack, vandalism, and decay. The associated greenhouse and gardens equally are at risk.

Third, the lack of site activation, and the lack of community engagement with the activities of the Centre represent a social loss to the neighbourhood.

This proposal aims to address all these deficiencies and provide additional significant community benefits.

## **2. PROJECT DEFINITION**

### **2.1 Primary Objectives**

The Peacock Centre was bequeathed to the State of Tasmania in 1940, through a Trust arrangement, as part of the Will of the late Dr W.D. Peacock. Accordingly, the building must be repaired to provide a fit-for-purpose facility for Tasmanian Health Service (THS) consistent with the Trust arrangement and Tasmanian Heritage Council requirements. As the property sustained major and extensive fire damage, Treasury, in consultation with Crown Law, undertook a review to determine the future options for the property, including demolition, repair and disposal.

Treasury officials subsequently advised the (then) DHHS that the building is to be repaired, based on their interpretation of the bequeath Trust arrangements for the Crown to take ownership of the property.

Those arrangements are:

- To keep the property (building, grounds and greenhouse) in as good a state of repair and condition as they had been kept during the lifetime of Dr Peacock
- That the site be used for the provision of (overnight) accommodation (with or without medical treatment) for persons suffering from any illness, injury or disability together with appropriate support services for such sufferers

It is also noted that:

- The Peacock Centre currently remains unusable, and unrepaired, constituting a breach of trust under the terms of the bequest
- The service operating out of the Peacock Centre prior to the fire did not provide overnight accommodation and subsequently did not meet the terms of the bequest; as such it is not possible to return this service to this location.

The facility must create a 12 bed mental health facility meeting the terms of the bequest. The facility is to provide a discrete area for staff, separate from the consumers which allows for better security and a better environment for both consumers and staff.

The purpose built facility is to meet the business unit's Model of Care (MoC) and generally align with the Australasian Health Facility Guidelines (noting that best practise mental health built environment requirements do not always align with the AHFG, and that the facility is not intended to provide front line clinical services in the accepted understanding of that term).

### **3. NEED FOR THE PROJECT**

#### **3.1 Existing Facility**

On 7 December 2016, the Peacock Centre, located between Swan Street and Elphinstone Road, North Hobart was significantly damaged by arson. The facility was the metropolitan base of the Hobart and Southern Districts Adult Community Mental Health Service, the State-wide Mental Health Helpline, and the base for a number of staff from the Glenorchy and Northern Districts Adult Community Mental Health Service (who were relocated following a fire in their facility in Terry Street, Glenorchy late in 2016).

These services have since been re-accommodated in various Department owned facilities in the Greater Hobart Area. The Mental Health Helpline is now at the Clarence Integrated Care Centre and the Northern Districts Adult Community Mental Health Service have returned to 2 Terry Street. The Southern Districts Adult Community Mental Health Service has been accommodated in the Carruthers Building at St Johns Park, New Town.

The THS provides a number of Mental Health Services (MHS) across the state, providing assistance to people who have a severe mental disorder and need 24-hour care in inpatient and extended treatment facilities. Specialist services can range from medical, nursing and allied health assessment and treatment in acute inpatient units to a long-term support and treatment focus in community-based facilities.

This development proposal is consistent with the most current DoH Strategic Asset Management Plan by:

- creating efficient assets that support effective services that are responsive to change
- developing adaptable buildings in key locations and creating a management and service structure which responds to local needs while maximising professional interaction and economies of scale, and
- providing standards of accommodation that promote the recruitment and retention of staff and recognises that the physical environment plays a disproportionately large part in the public perception of the quality of service provided.

It is also fully consistent with all DoH Strategic Objectives:

- supporting individuals, families and communities to have more control over what matters to them
- promoting health and wellbeing and intervening early when needed
- developing responsive, accessible and sustainable services, and
- creating collaborative partnerships to support the development of healthier communities.

### **3.2 The Service**

The THS Statewide Mental Health Services 'Statewide Operational Service Model' for two streams - an acute care stream and a continuing care stream - outlines the services to be provided, in part, by the redeveloped Peacock Centre (a standalone inpatient unit co-located with a Mental Health Integration Hub).

#### ***Preamble***

A key reform task is the creation of Mental Health Integration Hubs (MHIH) which represent and function as a new way of delivering mental health services to the Tasmanian community. The hubs aim to transform the way people navigate services and access supports for their mental health by providing access to integrated psychosocial supports and services in a single location. Services providing these supports will include a combination of Statewide Mental Health Service functions (SMHS), community managed organisations (CMOs), and private providers and other government agencies who will work in partnership to deliver a range of services consistent with the Recovery-Oriented Practice guidelines (Commonwealth of Australia 2013).

#### ***“Every door is the right door”***

At MHIHs people can receive the help they need, easily and in a warm and welcoming environment. Anyone needing support with their mental health, or a family member or friend who has concerns about someone's mental health and needs information and support, will be able to visit a MHIH and receive some level of assistance.

The MHIHs have been purposefully designed to invite all people into the spaces. There will be dedicated quiet spaces for people to have confidential conversations as well as larger break out rooms for groups and families to use. The MHIHs will be easy to access with parking and public transport at the sites, a dedicated phone number and peer workers to greet people when they arrive at a MHIH.

#### ***Service Description: Mental Health Integrated Hubs***

The Tasmanian Government funded Mental Health Integration Hubs will provide access to psychosocial supports and services in the one location by developing partnerships with providers throughout the Tasmanian mental health system including community managed organisations, private organisations and other government organisations. Services will include psychosocial supports such as housing, disability and employment. Three specific services that will be across all hubs include:

#### ***The Safe Haven***

Safe Havens are designed to assist people who may be experiencing suicidal and or situational distress and need immediate support from someone who is trained in suicide prevention. Safe Haven staff will be trained in the Connecting with People Suicide Intervention and Safety Planning model. People will be able to sit with a Safe Haven Peer Worker (or clinician if required) to explore what is happening for them and receive guidance on what to do next. This includes a comprehensive assessment and can include referrals to services in either the Acute and or Continuing Care streams, or Community Sector Organisations. It also includes encouraging people to simply sit, relax and socialise and enjoy light refreshments.

#### ***The Recovery College***

Recovery Colleges are a relatively new approach to serving the needs of people who live with mental health concerns within an educational, rather than a therapeutic model. Learning will be provided by a range of people who may have lived experience including educators, clinicians and consumers and families



and friends. Recovery College staff will have access to a full suite of resources including access to the MHIH multipurpose rooms outside of standard operating hours for classes.

### ***Accessing the National Disability Insurance Scheme***

In addition to the above elements, it is important to outline the specific role that the National Disability Insurance Agency (NDIA) is likely to play at MHIHs. Accessing the NDIS can be a life changing opportunity for eligible people who live with severe and persistent mental health issues. Consistent feedback says that the access process can be overwhelming. MHIHs will include a dedicated presence from the NDIA.

### ***Service Location and Physical Characteristics***

Walking into a Mental Health Integration Hub will feel more like walking into a home than a mental health facility. Although each MHIH building will have a different lay out and capability, they will all include the following spaces of which each individual hub will determine how best they are used:

#### **Multi-purpose spaces**

- Multipurpose rooms may be used for Recovery College classes, larger meetings, community events or any other chosen requirement. These rooms will also include access to computers and general office supplies.

#### **Quiet spaces**

- Quiet spaces may be used for any situation where a person or people need time to think, talk or pray for example. These spaces will be both indoors and outdoors.

#### **Family spaces**

- Family spaces may be used to host family meetings or for extended families and children to wait whilst a person is attending an appointment. These spaces may include play-based opportunities for children.

#### **Accessible entry and exit points including car parking and access to public transport**

- MHIHs will provide disability access to buildings, toilets, parking spaces and break out spaces.

#### **Treatment and consultation spaces**

- These spaces can be used for one on one or small group appointments. Life Domain Services will access these spaces when present at a MHIH.

#### **Exercise space**

- The specific layout and design of each MHIH will differ depending on the building, land and other services occupying that building, however where possible MHIHs should provide a space where people can participate in small scale general gym and exercise activities.

#### **Courtyard and garden**

- MHIHs will include a therapeutic garden and outdoor spaces. Like the gym/exercise space, gardens and courtyards will differ from hub to hub but will be consistent in terms of philosophy and therapeutic values.

### **Kitchens and food preparation spaces**

- The specific layout and design of each building will determine what size kitchen/ food preparation space could be present at a MHIH. Recognising the important role that food and cooking play in multiple aspects of people's lives, where possible, MHIHs should be able to identify a specific space for this to occur relative to what is available throughout the site.

### ***Staffing Profile***

The Mental Health Integration Hubs will consist of an integrated and multi-disciplinary staffing model. This will include Core MHIH staff employed by SMHS, additional SMHS and Alcohol and Drug Service (ADS) as needed, and staff who represent organisations throughout the broader mental health system including community managed and private organisations.

### ***Partnerships***

Mental Health Integration Hubs will operate in partnership with providers from the community managed, private and other government sectors. Each MHIH will operate differently depending on a variety of aspects including community strengths and identified needs, what other services exist within the building and what is happening throughout the wider mental health system. From a service user perspective, the partnerships and delivery of service should be seamless when accessing a hub. For the organisations included in the MHIH partnership, there should be clear understanding of the roles and expectations of each party, outlined by service agreements.

### ***Hours of Operation and Work Patterns***

MHIH's will operate seven days a week, with extended hours outside of standard office hours. Specific hours of operation for each hub will depend on a variety of factors including the needs of community, staffing requirements and legislation around hours of operation. These factors are to be considered by MHIH coordinators and the MHIH Project Group. The hubs will be supported by clinical staff and management, peer workers and providers external to SMHS.

### ***Accessing a Mental Health Integration Hub***

The Mental Health Integration Hub operates differently to any other SMHS service particularly in relation to admission, assessment and care. It is a non-clinical service, providing short term practical support to people including families and friends on their recovery journeys. The community managed, private and other government organisations will provide the majority of these supports and services and are a critical partner within the integration model.

### ***Service Description***

The first floor of the Peacock Centre will operate as a 12 bed Acute Treatment Unit. It will be operational 24 hours a day, 365 days of the year. The unit will provide an opportunity for extended clinical observation, crisis stabilisation, mental health assessment and intervention for admitted patients for up to 7-10 days. The Acute Treatment Unit will be open to the public and other services within the operating hours of the MHIH.

## **4. CONSULTATION AND GOVERNANCE**

### **4.1 Consultation**

A community consultation process was undertaken in the initial stages of the project to ensure all views and concerns were heard.

Detailed stakeholder consultation commenced immediately following appointment of the Project Architect Xsquared Architects. The Project User Group has been involved in multiple meetings with the architects and positively supportive of the scope of works in the redevelopment.

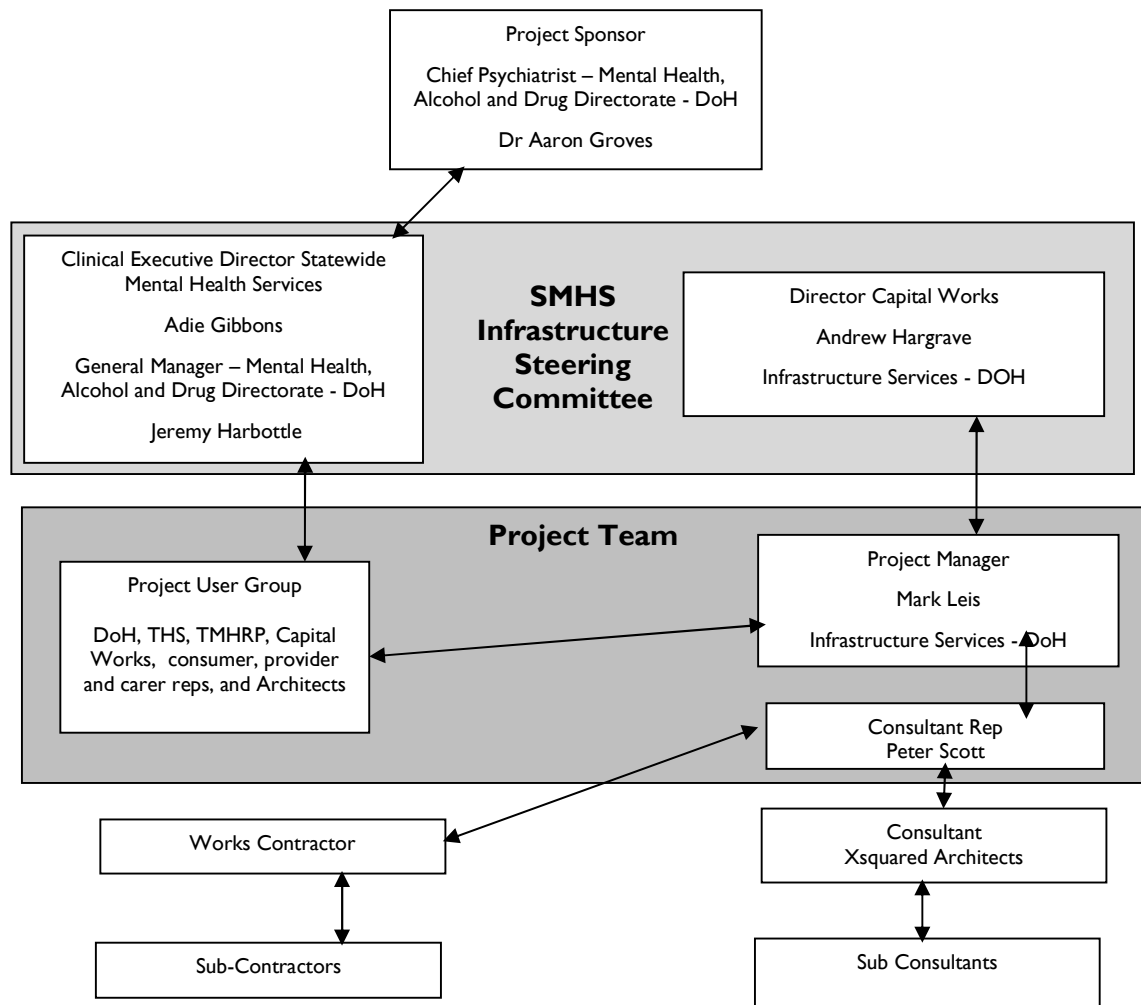
The broader community was also invited to an early stage open forum with the architects, and the Department has engaged in direct dialogue with immediate neighbours and letterboxed local residents in the lead up to DA lodgement. Community members have also been afforded the opportunity for input via the advertising process attached to the planning pathway, and a number of representations were made, and considered by the Hobart City Council and the DoH. Ultimately, community consultation would appear to suggest broad support for the proposal, with representations detailed and local, and no planning appeals mounted.

The process focus was primarily on developing the services, with further consultation to follow around design and construction of the redevelopment with the services that would be operating in the facility.

Consultation has continued to occur with a dedicated project working group, all key services groups, other internal stakeholders and associated services.

## 4.2 Governance

The following diagram illustrates the Mental Health Services (MHS) Infrastructure Committee, Project Team and Consultant Team relationships.



The MHS Infrastructure Committee have been meeting as required to enable the project to evolve in line with the project timeline, providing an adequate consultation phase and sufficient time for Contract Documentation and Project Procurement.

Other Nominated Representatives comprised responsible delegates from other services that operate in the Statewide Mental Health Services on an as needs basis. These representatives have been formed into User groups during the Design Development phase of this project, ensuring that a consultative approach maximises the desired outcomes for this project.

## 4.2 Project User Group (PUG)

The PUG was established following the announcement of the capital investment project at the Peacock Centre to bring together key stakeholders to provide advice in relation to the design of the redevelopment. The PUG is chaired by the Chief Psychiatrist and membership includes people with lived experience of mental health issues, family representatives, Xsquared Architects, provider representatives, and DoH and SMHS representatives. As the design for the Peacock Centre was in the final stages, the PUG roles and functions extended into the detailed design phase and three subsequent meetings were held to

discuss furnishings, landscape, artwork, flooring, and developing culturally appropriate and welcoming spaces for MHS Infrastructure Committee consideration.

### **4.3 Design Approval**

The MHS Infrastructure Committee at its August 2020 meeting endorsed the project schematic design.

At these meetings to date all desired project outcomes have been tabled, discussed and then reviewed for compliance with the endorsed project brief and service model. This consultative approach has resulted in a design that allows all of the desired outcomes to be resolved and provides sufficient flexibility for future expansion.

Final sign-off of the documented plans has been undertaken with the services to ensure all their needs are met.

## 5. ADDRESSING THE NEED

### 5.1 Design Philosophy

In consultation with Xsquared Architects and Liddicoat Design, the PWG has developed and agreed on the following statement to represent the project vision:

- A multi service centre for people with mental health issues which supports personal agency and empowerment, reduces stigma, and contributes to a sustainable community.
- The principles underlying this vision have been captured in the following key points:
  - consumers are recognised as the experts in their own mental health
  - consumers, their families and carers are at the centre of all care
  - consumers and their families and carers get the help they need, easily and in a warm, welcoming environment
  - recovery orientated practice is at the heart of the operation of the Centre\* and
  - the Peacock Centre is a community and is part of the local community.

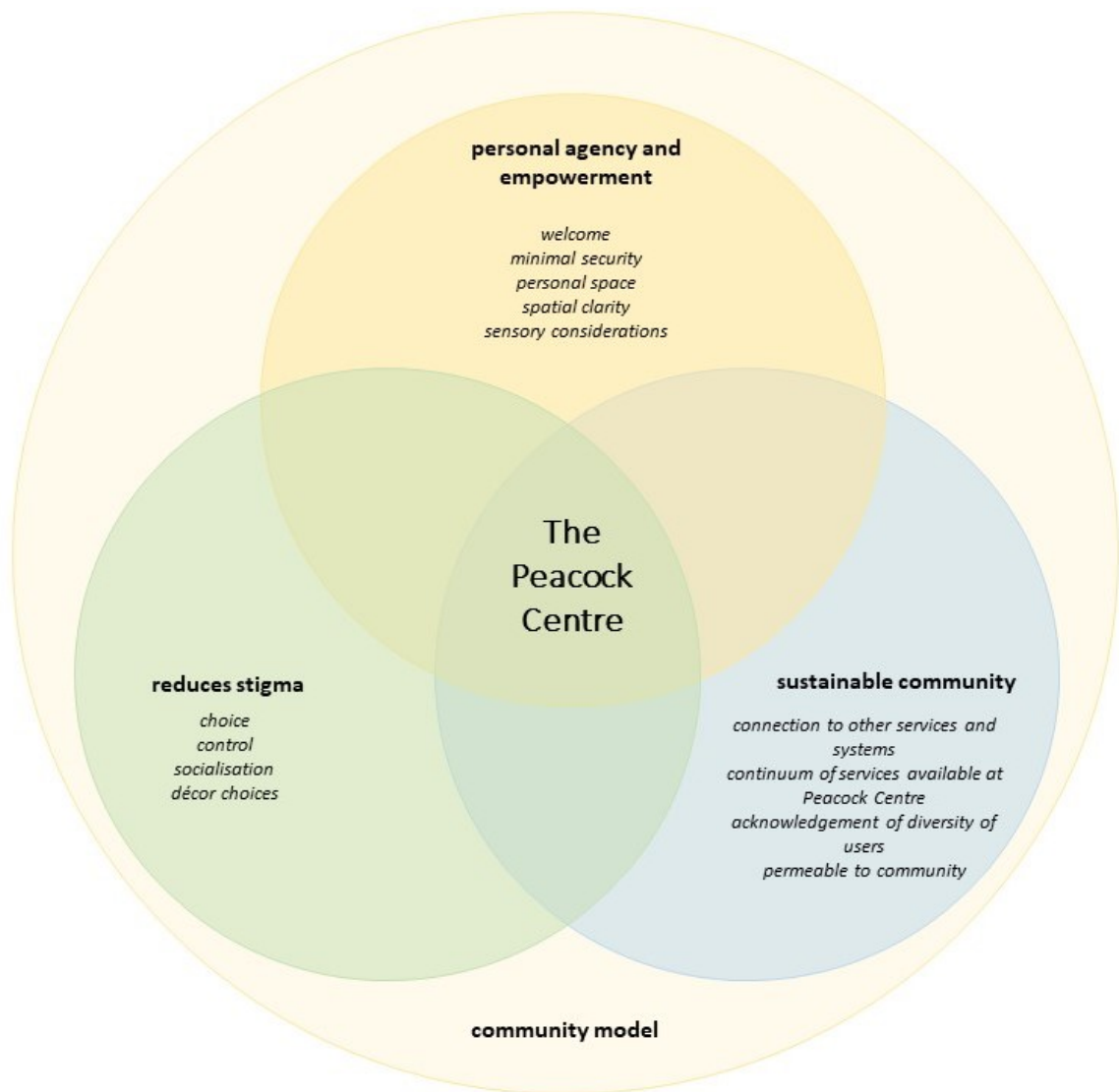
*\* This recognises recovery orientated practice from the perspective of the consumer where recovery means gaining and retaining hope, understanding of our own abilities and disabilities, engagement in an active life, personal autonomy, social identity, meaning and purpose in life, and a positive sense of self. Recovery covers both internal conditions experienced by individuals who describe themselves as being in recovery – hope, healing, empowerment and connection – and external conditions that facilitate recovery – implementation of human rights, a positive culture of healing and recovery orientated services.*

These principles are inclusive of three key dimensions:

- 1 personal agency and empowerment
- 2 reducing stigma, and
- 3 contributing to a sustainable community.

Several sub-themes sit under each of these key dimensions, as discussed in consultation meetings undertaken, and presented in the diagram below. The Peacock Centre Redevelopment project also sits within a community model, whereby staff, family members, carers, peer support workers and the wider community are providers and partners in this community model.

Through client and PUG consultation, the following design approach has been developed which has guided design decision making relative to the project values, vision and aspirations.



## 5.2 New Functionality

### ***Design Approach***

The architectural design of the Peacock Centre responds to the unique aspects of the project aspirations and vision, and the unique context of incorporating the existing heritage listed Ruardean building, glasshouse and grounds.

The Department of Health's aspiration is to provide integrated clinical and community-based care, enabling people to 'step up' into a more intensive level of care from the community if needed and to 'step down' from acute hospital care into community-based care, when ready. Alongside this goal is the facilitation of a therapeutic and safe environment for both consumers and staff. The design proposal acknowledges that recognising consumers' self-determination is a vital part of successful treatment and recovery, and that the principles of recovery emphasise choice and determination within medico-legal requirements and the Department's duty of care.

Adopted design strategies manage the various tensions in mental health service delivery:

- maximising choice
- medico-legal requirements
- duty of care
- promoting safety
- promoting self-determination and empowerment
- promoting staff self-care opportunities, and
- supporting staff resilience and retention.

In order to facilitate this, appropriate design and fit out is an essential aspect of the design response.

Supportive design strategies include:

- Promoting a culture and language of hope and optimism, and ensuring collaborative interactions that are inclusive and equal, not alienating, and which communicate positive optimism that is central to recovery-oriented practice and service delivery.
- Facilitating appropriate personal space and density, including provision of privacy and density control (providing relief from feelings of crowding) in residential areas but also in other zones such as reception, through the use of private spaces and appropriate screening, allowing attachment to and ownership of space, and acoustic privacy.
- Offering choice and control of spaces that can reduce an individual's stress and provide a physical environment that supports consumer autonomy and spontaneity that facilitates possibilities for personal change to enable recovery. This involves, for example, adjustable lighting, multiple choices for informal seating, breakout spaces across all zones, and access to external courtyards and natural spaces. Staff at the Centre also need options for taking time out and this is addressed by the inclusion of breakout space and access to courtyards and external spaces, and provision of natural light throughout the building.
- Addressing sensory considerations such that spaces provide access to outlook/nature/garden/sky and daylight. Environmental triggers are considered through the appropriate implementation of lighting, materiality, acoustic considerations, reflectivity, and colour.
- Clear spatial clarity and organisation to provide a clear expression of public versus private space (clear delineation between shared areas and individual/personal space/areas), and intuitive wayfinding. Consideration has also been given to public versus private space for the staff of the Centre, and to spaces that allow for users to be either active or static.
- Consideration of décor choices such as through the use of textiles and colour. In particular materials have been used that foster a non-institutional environment, with an attempt to reduce boundaries between consumers and the staff of the Centre (within an appropriately determined spatial clarity and organisation). The aim is to create beautiful spaces to be in, which are comfortable, able to be controlled to an appropriate degree, supportive, and which minimise negative stigmas.



- Facilitating positive distraction through art, music, entertainment, nature, activities, and socialization opportunities. Multiple spaces of differing sizes for socialisation with varied degrees of privacy have been provided. The existing context has also been utilised to provide visual features such as the refurbished heritage stair as a focus, courtyards, and lighting fixtures to provide positive distraction. Views and outlook from all residential bedrooms, staff zones, consulting suites and reception zones are provided which are also private.
- Promotion of social interaction between consumers, staff and visitors. Dayrooms and common areas encourage interaction and community. Furniture within these spaces facilitates flexible arrangements that will foster flexibility and interaction. Spaces in and off corridors and breakout spaces provide for informal conversations.
- Support for the creation of a safe environment while avoiding intimidation of consumers and their families and carers. This is achieved through the subtle use of physical cues and changing levels of privacy and access through thresholds, changes in lighting types and levels, and material changes.
- Minimisation of visible supervision/surveillance, with staff members mobile throughout the Centre and interacting with their consumers. Spatial design has deliberately focused on enabling staff to interact more frequently with consumers, their families and carers, and
- Facilitating appropriate functional layouts and separation of zones through a consideration of the Model of Care, the services provided, and the consideration of a day in the life of a consumer at the Centre.

### ***Design Implementation***

#### ***- Design concept overall summary:***

The proposed new building (extension) to the rear of the site is set back approximately 29 metres at its maximum extent from Elphinstone Road. This facade of the extension is low lying and sympathetic to the existing heritage building in front of it. The integration of the building with the site contours on this side allows the integration of landscaping and services to the building.

The extension on the west side of the site sits approximately three metres from the boundary (the current 1960s addition sits closer to the boundary). This provides light, outlook and natural ventilation to all rooms. As the setback is greater than the 1960s addition, this creates less shadow onto the neighbouring property which comprises a raised single storey private residence with several small sheds.

The east side of the site does not have any new built additions. However, a new small carpark is proposed and is located immediately off Elphinstone Road. The existing greenhouse to this side will be retained, restored and refurbished. Landscaping will involve retaining and restoring as much of the existing to its former state as possible. The adjacent neighbouring properties are raised, single storey residential buildings.

The south and most important boundary along Swan Street sees the addition of a small portion of the proposed building. The addition sits approximately 23 metres from the south boundary. All gardens on the south of the site will be retained and restored.

**- Visual/Heritage Approach:**

The design has recognised as predominant development controls the desire to minimise the visual impact of new development on its heritage context and on neighbouring properties, whilst also facilitating an environment that is supportive of a best practise approach to mental health treatment. The form and materials proposed for the new development are, in all respects, ‘recessive’ so as not to detract from the adjacent streetscapes or heritage context, but also calming and beautiful, with a strong emphasis on the incorporation of natural planting into the overall design, and where it can be viewed from within the facility.

**- Height/Bulk/Scale:**

The height of the development is generally within the maximum height scheduled as an acceptable solution for this location. The height and scale are appropriate to the facilities needed within the development, and the bulk and scale impacts of the overall development have been mitigated by ensuring that new building forms are respectful and sympathetic to the heritage context of and surrounding the site.

Building heights are also within the maximum envelope heights established in the Historic Heritage Management Strategy which have been established to mitigate heritage impacts.

**- Shadow:**

Generally, the shadows cast into adjacent neighbouring properties by the development are less than current shading, due to the proposed height of the new building being less than the current 1960s addition and due to it being set further back from the side boundary than the current 1960s addition. It is also worth noting that shadows cast by the proposed buildings on the site fall predominately over the site and not over neighbouring properties.

**- Heritage:**

An appropriate basis for establishing the nature of the heritage restoration scope of work, that also accords with the requirements of best practise heritage restoration, the Burra Charter, and the Historic Heritage Management Strategy drawn up specifically for this project, is in direct response to the relevant aspects of the Peacock Bequest, as follows: to keep the property (building, grounds and greenhouses) in as good a state of repair and condition as they had been kept during the lifetime of Dr. Peacock. From historical evidence it is clear that the property was in a good state of repair during the lifetime of Dr. Peacock – indeed new when first built – and, if the building had been undamaged by fire, it is appropriate to interpret the Bequest as requiring maintenance of the existing building fabric in a good to new condition.

Given the destruction sustained in the 2016 fire it is now reasonable for this essential and iconic piece of mental health infrastructure to be restored and developed to deliver services across a continuum of care. In line with the Bequest, the remaining existing building fabric should be made good or returned to good to new condition with new work to match the appearance of the original and be in new condition but be, potentially, of contemporary rather than historically accurate materials. For example, it is considered that the use of plasterboard for new ceilings (as opposed to lath and plaster) is appropriate for areas of new work.

We also note a second relevant aspect of the Peacock Bequest, as follows:

*“That the site be used for the provision of (overnight) accommodation (with or without medical treatment) for persons suffering from any illness, injury or disability together with appropriate support services for such sufferers.”*

The Bequest clearly anticipates a functional use not necessarily fully compatible with the materials and finishes in use during Dr. Peacock's lifetime. In this regard there are some aspects of the making good and/or returning to good to new condition scope of work that will best be carried out to match the appearance of the original but be constructed of contemporary materials. For example, the use of contemporary acrylic paint finishes is considered to be compatible with this aspect of the Bequest, particularly for interiors, as well as appropriate, even for areas of making good, where some traces of original finishes may persist.

### ***'Walk through':***

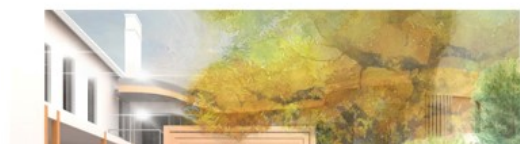
The design approach outlined above manifests in the project and can be realised through a "walk through" of the Centre design, roughly following the path of a visitor to the Centre, that can be read in conjunction with architectural plans.

**Arrival from Elphinstone Road** (mediating the transition between outside and the activities of the day, and inside and the activities associated with mental health care)

Gradual transition from outside to inside

Visual connection to interior is afforded – signals what to expect

Softening of terracing through landscape/greenery



The typical arrival sequence brings a visitor on foot, either from Elphinstone Road, or from Carpark 2 (user/visitor carpark) down an accessible pathway indirectly to the ground floor front entry of the building. This arrival sequence is articulated by a high quality landscape design and break out spaces that allow moments for pause, privacy or reflection prior to entry.

Privacy from overlooking is achieved by the use of extensive planting, existing heritage stone walls and a pergola structure that will be overgrown with jasmine and/or wisteria to shield arrivals from direct overlooking from the new building.

Materials give a visceral link to the heritage of the site and to nature (natural stone).

Equally, staff will arrive on foot from Elphinstone Road, or from Carpark I (staff carpark). They can either follow the same typical arrival sequence described above or can enter via a looping accessible pathway to the staff/delivery entrance on the first floor. This arrival sequence is articulated by the same high-quality landscape design and break out spaces that allow moments for pause, privacy or reflection prior to entry for staff as well as residents. This is also an easy pathway for deliveries and collections (e.g. food, linen) and there is a large bay in the staff carpark to allow for truck delivery.

Crisis arrival is facilitated via a safe entry from Carpark I, and the large bay serves as an ambulance bay under these circumstances, with a switchback path designed to accommodate a stretcher from/to the carpark. This provides a safe and direct pathway for entry/exit to the building adjacent to the staff hub and sensory room.

**Entry/Ground Floor** (not an overwhelming entry, nor a focused 'waiting area' where they are 'on show', but somewhere where consumers can feel they can walk in and go anywhere)

Softening of  
terracing through  
landscape/  
greenery

Connections to  
nature maintained

Variety of textures  
used in furniture

Natural materials





The Entry space is open, despite being located in the old ‘back’ and ‘lower’ floor of the existing Ruardean building. In particular some internal walls have been discretely cut back to accentuate the feeling of openness within this space. It is a concierged space, with a small hub for staff members to reside, but not a ‘reception’ space in the sense that there is no physical reception counter. It opens immediately and directly onto a number of subsidiary spaces into which users/visitors can move and which are fitted out with welcoming and comfortable furniture and fittings, all within the ambience of the restored Ruardean interior. We know from user feedback that the original building is regarded with affection by previous users, despite a colour scheme that does not fit our understanding of contemporary best practise material and colour choices (dark wood, cellular layout, white walls/ceiling) and the project ambition has been to keep this ambience, but softened by welcoming soft furnishings and subtle colour additions.

Further penetration into the larger rooms of the existing Ruardean building gives access to a range of larger multi-functional rooms that nominally provide conference, therapy and meeting functions, and to a Safe Haven café that is intended to be a social hub for users, residents, visitors and staff. While all rooms have outlook over nature and access to natural daylight, these larger primary rooms have expansive views over the restored Swan Street gardens through the existing covered Terrace.

Organisationally, the layout for movement within the Centre encourages intuitive wayfinding, with both the restored original main staircase and the new lift directly visible from immediately within the Entry (one to the left, one to the right).

Page 21 of 34

**Provider/Consult Rooms** (a neutral space where the consumer is safe, empowered and welcome)

Artwork that is detailed and nature-inspired, yet abstract, allows the consumer to find their own narratives in the work

Furniture is moveable and able to be rearranged to suit the consumer and their activities and comfort

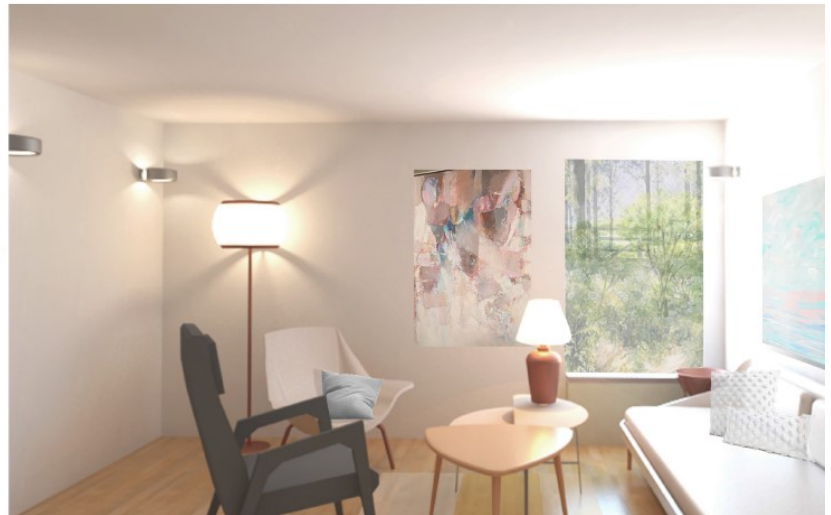
Cushions provided for the consumer to engage with/make themselves



Artwork that is detailed and nature-inspired, yet abstract, allows the consumer to find their own narratives in the work

Furniture is moveable and able to be rearranged to suit the consumer and their activities and comfort

Cushions provided for the consumer to engage with/make themselves



The provider rooms, where users will meet with staff/providers, have a warm, welcoming ambience that links directly to the interior design of the entry spaces. In particular, furniture choices provide for occupation in a variety of ways by both users and providers (e.g. furniture can be moved around). All rooms provide an outlook and a view of a natural environment (gardens). Lighting in particular is non-institutional, but all aspects of the design are intended to contribute to a welcoming environment.

**Residents/First Floor** (this is a neutral space where a diversity of consumers feel safe and welcome)

The first-floor space is much more focussed on the needs of residents, comprising new residential accommodation within a new wing to the west of the site, and supporting activity spaces located within the restored large rooms of the original Ruardean building. Circulation from the ground floor entry level to the upper floor will be mediated by staff, and simply by the fact of vertical separation, but access between floors is easy – either by the existing main stair or a new stair within the heart of the residential wing, or via a new lift.

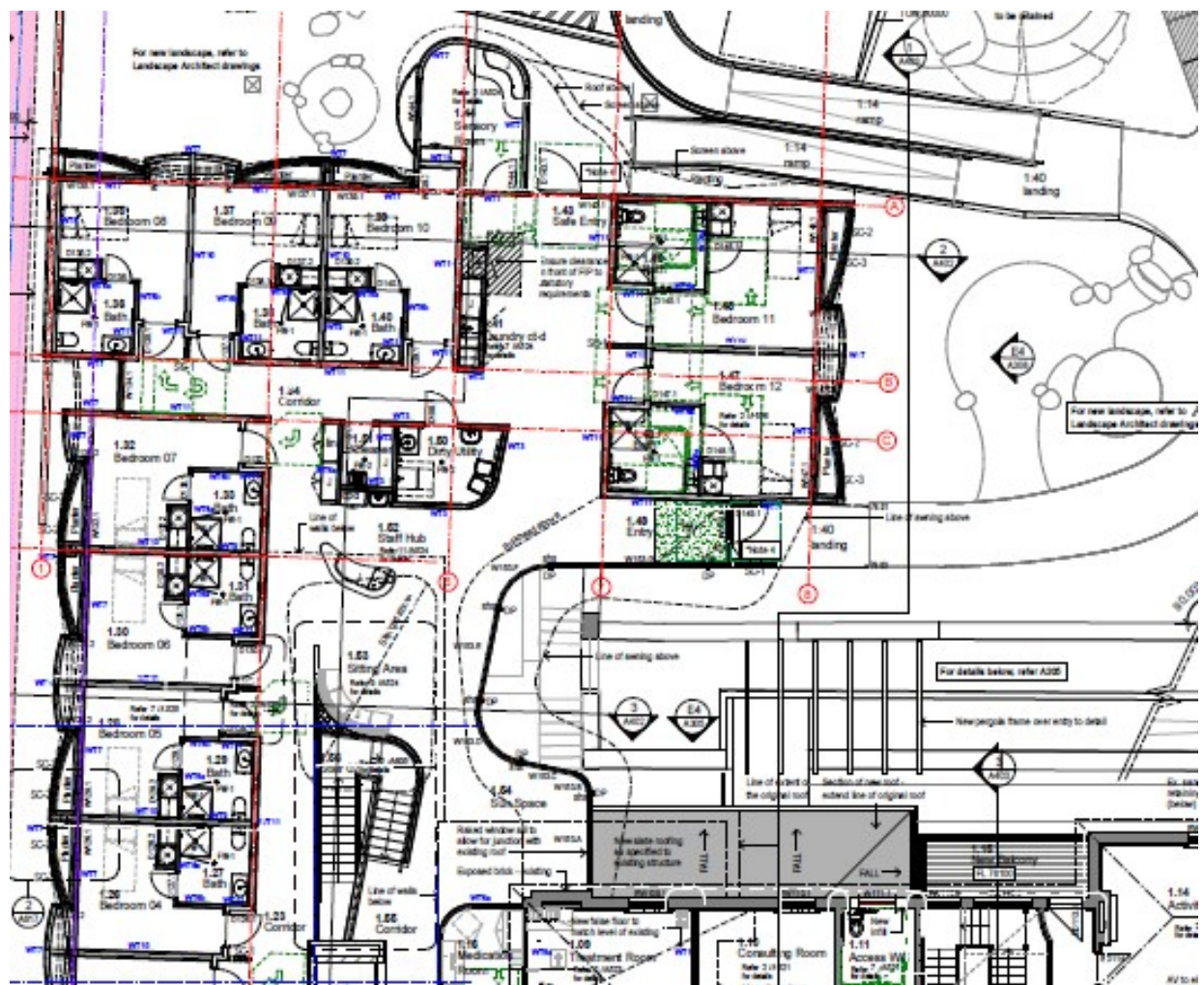


As with the ground floor, the design allows for a sense of openness and transparency, albeit with a lighter impact on the existing Ruardean building on the upper floor, but with expansive glazing within the new wing, allowing outlook across the landscaped gardens and out beyond the site to the broader context of the neighbourhood.

In addition to Lounge, Kitchen and Dining rooms, there is a multi-purpose Activities Room and the more clinically-oriented Medication Room, Treatment Room and a single upper floor Consulting Room. Just as with the ground floor rooms, these spaces are fitted out with welcoming and comfortable furniture and fittings, within the ambience of the restored Ruardean interior, and flowing through to the new residential wing. In particular, there are also a large number of flexible common area spaces within the residential wing that will allow for residents to meet with family and carers, as well as staff, in informal, non-confrontational spaces.

The practical aspects of residential accommodation for residents dealing with mental health are also primarily accommodated on this floor, with a Laundry, Cleaner's Store and Dirty Utility, as well as clean linen storage, and a Sensory Room, provided to allow for de-escalation, if required.

Organisationally, the layout for movement within the upper floor encourages intuitive wayfinding, with the division between 'residential' spaces and 'communal' spaces subtly defined by the definition between the new building and the existing Ruardean building.



First Floor plan

**Residents' Rooms entry** (this is a threshold to the consumer's private space)

Lowered ceiling height  
between public and semi-  
public

Differing floor finishes signal  
transition from public  
'footpath' to semi-private  
'front yard' and 'porch'



Every effort has been made to ensure that residents are able to personalise their bedroom space as much as possible during their stay including the threshold to those spaces. The implication is that entry is by invitation, and that residents thus have 'control' of this immediate aspect of their environment, which provides comfort and security.

To this end the materiality of the threshold, and the geometry (e.g. lowered ceiling height), contribute to this being a transitional space where residents can move or retreat from communal engagement, to private engagement (e.g. with family or friends) or solitary retreat. Each door is subtly differentiated from its neighbour (i.e. stepped out or in) to accentuate a sense that each room is individual and de-institutionalised.

Lighting and access (swipe card) are also within the control of the resident.

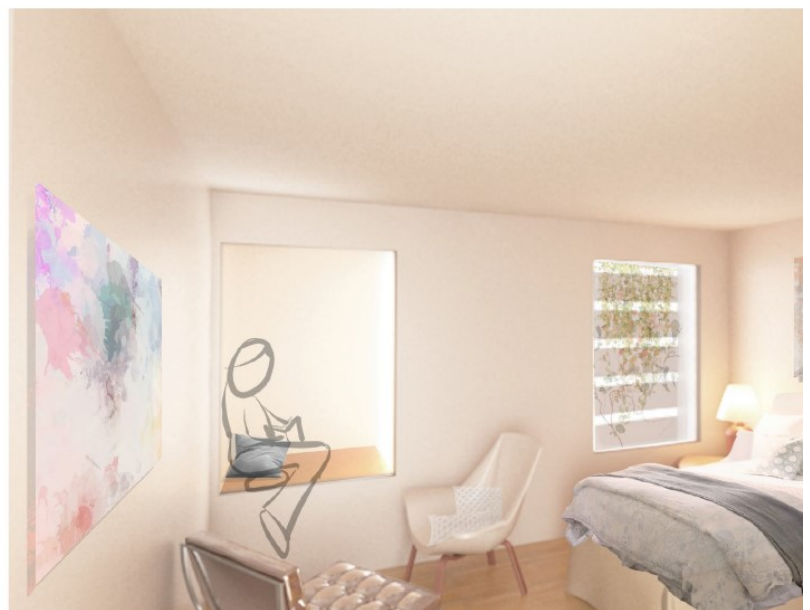
**Residents' rooms** (this is a consumer's private space of rest and retreat, a space to have solitude, to entertain visitors and feel comfortable)

Artwork that is detailed and  
nature-inspired, yet abstract,  
allows the consumer to find  
their own narratives in the  
work

Natural materials and neutral  
colour tones used throughout

Seating nook provided, with  
views to nature

Furniture is moveable and able  
to be rearranged to suit the  
consumer and their activities



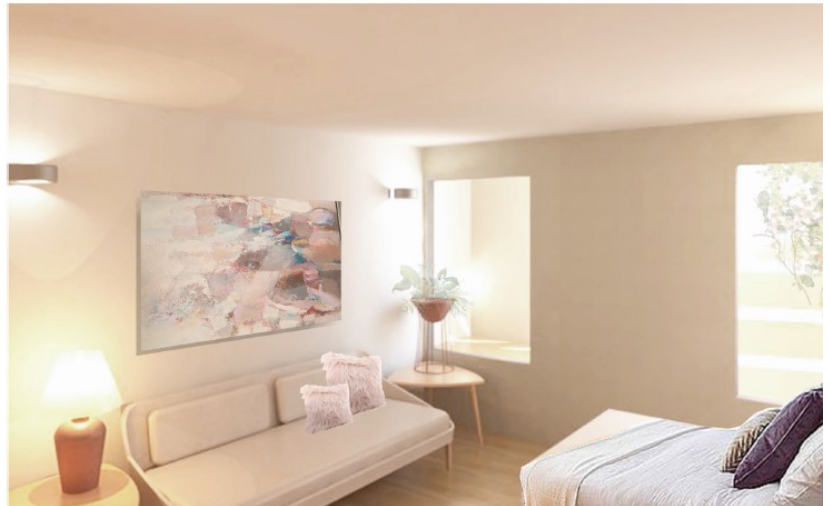


Artwork that is detailed and nature-inspired, yet abstract, allows the consumer to find their own narratives in the work

Natural content provided

Seating nook provided, with views to nature

Furniture is moveable and able to be rearranged to suit the consumer and their activities



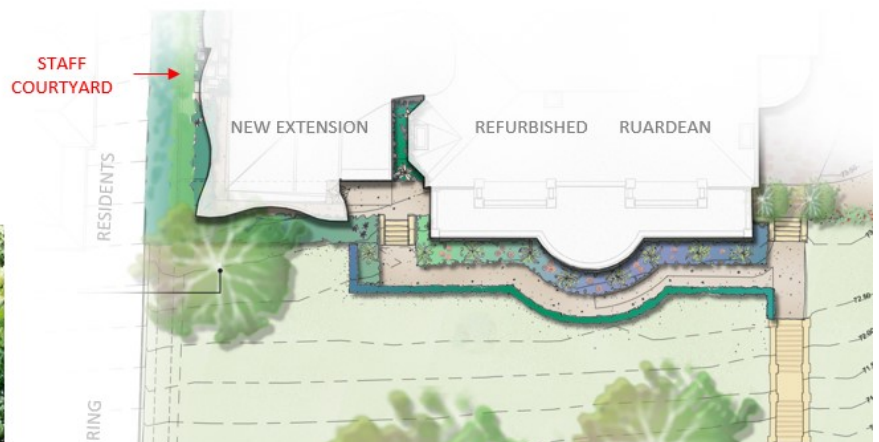
Residents' bedrooms have a warm, welcoming ambience that is an extension of the interior design of the communal spaces within the facility. In particular, furniture choices provide for occupation in a variety of ways (e.g. furniture can be moved around). All rooms also provide an outlook and a view of a natural environment (gardens) as well as of a window box with planting directly outside the window. Equally however, the detailed design of the exterior wall allows for privacy (it is screened with a timber louvre) so that residents can neither overlook, nor be overlooked from adjoining residential neighbour properties.

In detail, each room is provided with an ensuite bathroom; a robe that includes fitted joinery to allow, not least, for the secure storage of personal items and medication; a window seat/nook that provides an alternative option for residing within the room; and a range of comfortable furniture, including a floor rug, that provides for a variety of modes of occupation, and changes to that mode of occupation.

Lighting is also non-institutional, being predominantly wall or floor-mounted, and is controllable by residents on an individual basis.

Overall, all aspects of the bedroom design are intended to contribute to a welcoming and calming environment.

### Swan Street Garden



The garden that forms the frontage of the property to Swan Street is an important contributor to the overall performance of the facility. Exactly by virtue of it not providing a transit route for typical arrivals and departures, it can provide a much more reflective space that is accessible not just by residents and staff, but, potentially, by visitors, and the community more broadly.

Equally importantly, the Swan Street garden is a much more complete remnant of the original gardens of the Ruardean building and the focus of works here has also been on the restoration and reinforcement of that garden design, including through retention of key established trees, and the remaining stonework features. New interventions predominantly support these two ambitions, with additional quiet spaces of reflection created, and it is proposed that this area will also accommodate a memorial garden that commemorates those who have lost their lives to mental illness. This aspect of the design is currently being pursued through the Tasmanian Government Art Site scheme.

Privacy from overlooking is achieved by the use of side fencing (existing or renewed), and by virtue of the substantial slope down to a quiet residential street.

Materials give a visceral link to the heritage of the site and to nature (natural stone).

### **Exteriors**

#### **- *Design concept for streetscape (Elphinstone Road):***

Primarily, the Elphinstone Road elevation allows for access and servicing to the development. The majority of all proposed new works sit below the level of the Elphinstone Road footpath due to the approximate 19 metre natural slope in the land across the site, and visual impact is thus substantially reduced. Existing sandstone walls along the footpath are generally retained, including being re-purposed to create both pedestrian and vehicular access openings to the site, whilst maintaining a consistent site presentation to the public perimeter.

#### **- *Design concept for streetscape (Swan Street):***

The Swan Street elevation provides a sympathetic architectural response to the heritage values of the existing building in the context of the streetscape of Swan Street and does not compete with the existing heritage façade and/or existing landscape. Indeed, the majority of the first-floor level of the new building is hidden behind the foliage of a large established tree. The main portion of the new façade is finished flush with the existing heritage building, therefore allowing the existing terracing and balconies to sit proud and retain dominance within the streetscape.

#### **- *Design concept for existing site conditions:***

The new addition will incorporate two levels which will be a continuation from the existing levels within the heritage building. The first floor extends back into the slope of the site, therefore minimising the height difference between the existing ground line and new roof line. The proposed roof is of a low pitch construction, allowing the existing heritage roof line and chimneys to remain a focal point when viewed from Elphinstone Road, and minimising shadow to the adjacent neighbour.

Existing sandstone walls on the north side of the existing heritage building offer an opportunity to incorporate terraced gardens into the primary entry approach. This terracing manages the steep slope of the land at this point in the site and allows the central portion of the site to remain free of buildings, therefore allowing natural light to be utilised, both internally and externally. The landscaping at the primary entry point also allows for the new building to be immersed within external stimuli. The first floor hugs the entry zone below, allowing internal public spaces to be flooded with light. Similar terracing can be found along the rear/north side of the proposed building for the same purposes.

**- Design concept for exterior heritage:**

In accordance with the Peacock Bequest, and the requirements of the Tasmanian Heritage Council and Hobart City Council's heritage officers, there has been a strong emphasis on the retention and restoration of the original Ruardean building, including its exterior.

As a result, a design outcome has been pursued that delivers a better result than that which was provided at the time of the December 2016 fire, when the exterior of the building had been somewhat compromised by later work and additions. In particular, replacement of the Wunderlich clay tile roofing, current in 2016, with a replica slate roof has been proposed, that is much more in accordance with the Welsh slate design of the original house (but without the performance drawbacks).

Restoration of the rear balcony that at one time overlooked Elphinstone Road, has also been pursued, so that not only the appearance but the functionality of the original building can be more easily understood. In all other areas however a conservative approach to restoration has been taken, that returns the building to as close to its original appearance as possible, and with a 'light touch' approach where original material remains in situ.

There has also been the need to navigate the insertion of a brand new building alongside, and linked to, the original Ruardean building. In accordance with the best practise principles of the Burra Charter, new work is required to differentiate itself from the work of previous times, and therefore an approach has been developed that allows for this differentiation but in a seamless and integrated way.

The structure of the exterior work clearly distinguishes between 'new' and 'old', with the new wing geometrically and materially differentiated from the restored existing Ruardean building, including the introduction into the new wing of large windows, curved elements, a different form and type of roofing, and through extensive use of timber slatted screens as part of the cladding of the building. New materials and forms are compatible with, but different from those of the original house.

## **DESIGN & DEVELOPMENT** EXTERIOR MATERIALS



Indicative exterior design palette

## Interiors and Loose Furniture

### *- Design concept for interiors:*

In accordance with the design principles embedded within the Design Approach outlined above, interiors will play a key role in the ambience and performance of the facility. To this end there has been a strong focus in the interior design on maximising choice, promoting self-determination and empowerment, promoting staff self-care opportunities, and supporting staff resilience and retention.

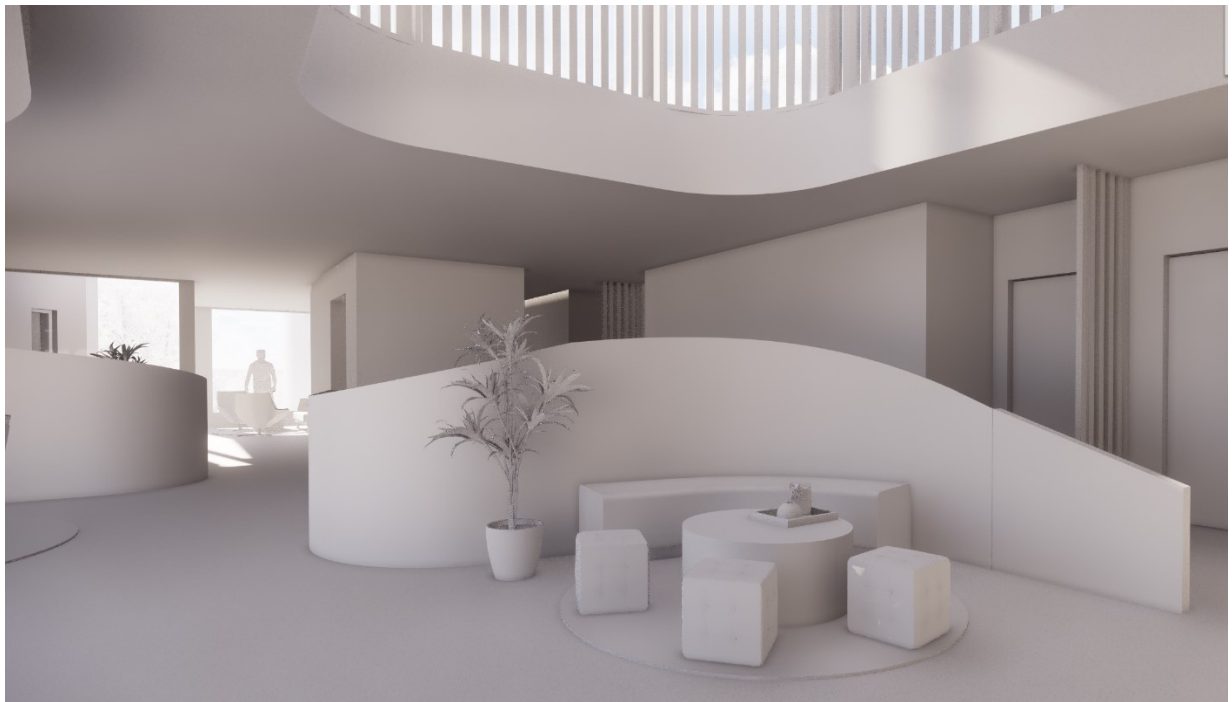
There has also been a strong emphasis, in response to the WELL Building Standards ambitions embedded within the project, on indoor environmental quality, light, movement, thermal comfort, sound, materials, mind, and community. This includes considerations of beauty.

Within the remains of the Ruardean building, and in accordance with the Peacock Bequest, and the requirements of the Tasmanian Heritage Council and Hobart City Council's heritage officers, there has also been a strong emphasis on the retention and restoration of much of the original interior of that building.

There has also been the need to navigate the insertion of a brand new building alongside, and linked to, the original Ruardean building. In accordance with the best practise principles of the Burra Charter, new work is required to differentiate itself from the work of previous times, and therefore there has been a need to develop an approach that allows for this differentiation but in a seamless and integrated way.

To this end the design approach is quite a sophisticated one. It can be summarised as a work of two parts however – first by describing the structure of the interior work, and second by describing the approach to joinery, loose furniture and ephemera.

The structure of the interior work clearly distinguishes between 'new' and 'old', with the new wing geometrically and materially differentiated from the restored existing Ruardean building, with the introduction of large windows, curved elements, differentiated ceiling heights, and, for example, timber slatted screens as part of the structure of the building.



Interior view (uncoloured) of the Sitting Area in the heart of the new residential wing





Interior view (uncoloured) of the Sun Space on the perimeter of the new residential wing

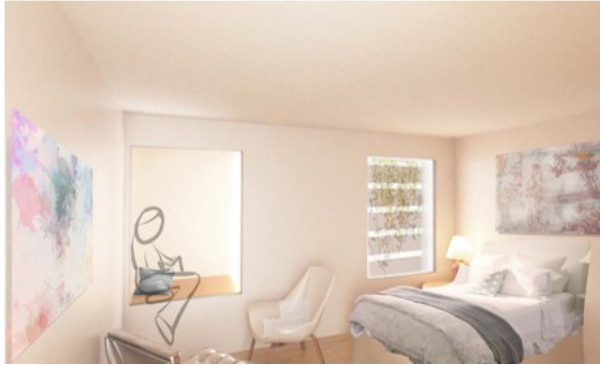
Loose furniture and new joinery take an alternative approach, with an overall design intent drawn from a best practise approach to mental health care, and with these selections distributed throughout the facility, across both the new and old parts of the building.

## **DESIGN & DEVELOPMENT** SOCIAL SPACES



Indicative interior design palette for communal spaces

# **DESIGN & DEVELOPMENT** PRIVATE SPACES



Indicative interior design palette for private spaces

## **- Design concept for interior heritage:**

The design has recognised as a predominant development control the desire to minimise the impact of new development on the heritage significance of the existing Ruardean building but also to facilitate the re-creation of a best practise mental health facility. Xsquared Architects has retained one of Australia's leading mental health facility design consultants - Dr. Stephanie Liddicoat - to provide advice on the best form that the new facility should take, whilst simultaneously being respectful of the heritage context of the existing Ruardean building. Dr. Liddicoat has summarised the approach taken as follows:

*“there are key reasons justifying small scale removal of walls in the heritage building. Our client emphasised, from initial briefing stages, the aspiration of this building to provide a new gold standard of mental health care, in line with contemporary approaches of service delivery, and with a permeability and connection to community. Best practice mental health service delivery emphasises the use of recovery oriented practice, which sees the consumer in an empowered position, with a level of agency and insight, expert in their own lived experience, making decisions about their own care, and being supported to do so. We reflect this in our design through the permeable nature of the waiting area/entry, which allows entering consumers a clear view through to spaces beyond, which enhances psychological comfort and reduces anxiety. We envisage this will support the development of therapeutic relationships by reducing distress during the entering and waiting experience. Enhanced transparency also increases permeability to outside/the community and permits larger and varied waiting areas for family/carer participation, which is also in line with best practice contemporary mental health care.*

*Contemporary research also emphasises how the physical spaces of entry and waiting influence a consumer's perception of the care that will be received. Again, the permeability achieved through the small scale removal of walls ensures the spaces feel more open, accessible, and psychologically comfortable, and reduces the stigma surrounding many mental health care facilities. We utilise this strategy to support the care, and access to care, at this facility.”*

Dr. Stephanie Liddicoat – email dated 11th October 2019

In light of this approach minimal demolition of some internal walls to secondary spaces on the ground floor has been proposed (to create a welcoming and open entry space) and minimal demolition of parts of some

internal walls on the first floor, including some later walls of no heritage significance (to create visual connectivity between internal spaces and views across these spaces to outside).

The combination of these two strategies provides an integrated final whole design, that respects the heritage of the original Ruardean building but which also accepts the contemporaneity of the new building alongside.

## 6. PROJECT SCHEDULE AND BUDGET

### 6.1 Project Schedule

A Summary of the project timeline is as follows:

Submission of Development Application to Council	February 2020
Completion of design development	July 2020
Completion of construction Tender Documentation	August 2020
Construction Tender (advertising, closing and assessment)	September 2020 – October 2020
Construction Start	November 2020
Practical Completion of Construction	November 2021 – April 2022
Final Completion (Completion of Defects Liability Period)	November 2022 – April 2023

### 6.2 Project Cost

The approved funding for the Peacock Centre Redevelopment project is \$9 240 000.00 comprising the following key elements:

DESCRIPTION	SUM
Consultancy cost	\$ 642,395
Construction Costs	\$7,400,000
Construction/Design Contingency	\$ 977,605
Post Occupancy Allowance	\$ 90,000
The Tasmanian Government Art Site Scheme	\$ 80,000
ICT Infrastructure	\$ 160,000
Furniture and Equipment	\$ 250,000
<b>PROJECT TOTAL</b>	<b>\$9,240,000</b>

The current project costs are provided by the project Quantity Surveyor and based on reasonable allowances for the project's location and current market conditions.



## **7. RECOMMENDATIONS**

The Mental Health Infrastructure Group and Project Team have carefully assessed and explored the options and solutions available and have determined the design submitted provides the required project outputs as determined in the project functional brief. In addition, the design is consistent with the strategic long-term direction of the Department of Health and Statewide Mental Health Service.

It is recommended that this submission be viewed favourably given the benefits it will provide to many Tasmanians with lived experience of mental ill health and their families and friends, as they will have access to a contemporary, world leading mental health facility. This will also have benefits for the greater Hobart community. The project, once completed, will immediately commence addressing the need to deliver appropriate health and community services which will consequently improve mental health outcomes for people and decrease the likelihood of admissions or readmissions to emergency departments.

## **8. APPENDIX A – PROPOSED DESIGN**



# Peacock Centre Redevelopment

1838

11 Swan Street,  
North Hobart TAS 7000

31/07/2020

Department of Health

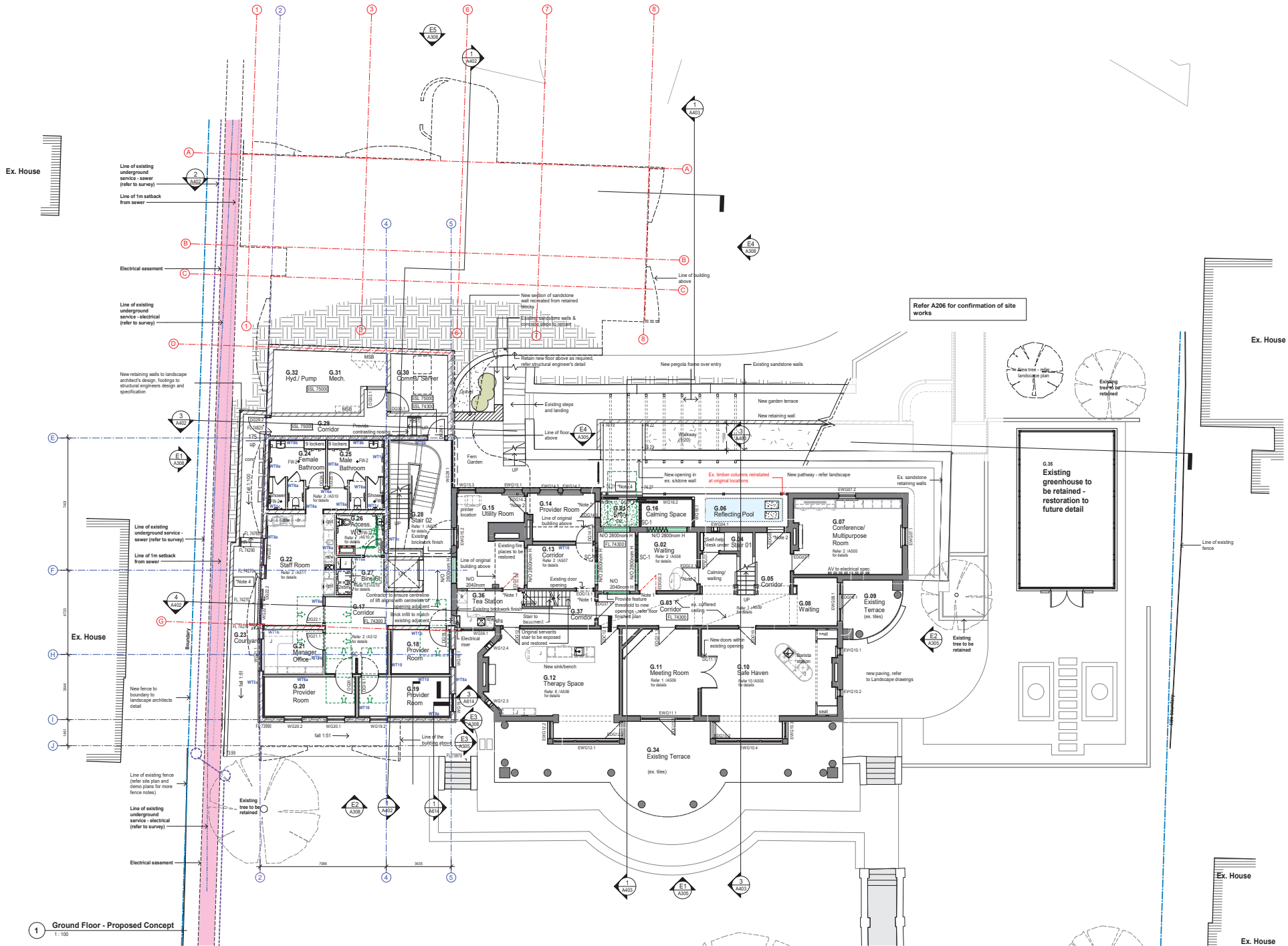
**CONSTRUCTION ISSUE**

Contract No.: C0 836

Drawing Schedule	
A000 E	Coversheet
A101 M	Site Plan
A200 C	Grid Setout Plan
A203 J	Ground Floor - Demolition Plan
A204 I	First Floor - Demolition Plan
A205 M	Ground Floor
A206 O	First Floor Plan
A207 I	Roof Plan
A208 C	Basement Plan
A209 B	Ground Floor - Setout Plan
A210 B	First Floor - Setout Plan
A211 D	Reflected Ceiling Plan - Ground Floor
A212 D	Reflected Ceiling Plan - First Floor
A230 C	Floor Finishes - Ground Floor
A231 C	Floor Finishes - First Floor
A240 D	Furniture and Joinery Plan - Ground Floor
A241 D	Furniture and Joinery Plan - First Floor
A250 D	External Works - Car Park Plan
A253 A	External Works - Courtyard Elevations
A305 B	Elevations - 'Ruardean' Building
A308 B	Elevations - New Extension
A402 B	Sections
A403 B	Sections
A505 C	Internal Elevations - Ground Floor - G.07, G.10
A506 C	Internal Elevations - Ground Floor - G.11, G.12
A507 C	Internal Elevations - Ground Floor - G.13, G.14, G.15, G.16, G.17
A508 C	Internal Elevations - Ground Floor - G.01, G.02, G.16

Drawing Schedule	
A509 C	Internal Elevations - Ground Floor - G.03, G.04, G.05, G.08
A510 C	Internal Elevation - Ground Floor - G.24, G.25, G.26, G.27
A511 C	Internal Elevation - Ground Floor - G.22
A512 C	Internal Elevations - Ground Floor - G.18, G.19, G.20, G.21
A517 C	Internal Elevations - First Floor - 1.14, 1.02
A518 C	Internal Elevations - First Floor - 1.03
A519 C	Internal Elevations - First Floor - 1.04
A520 C	Internal Elevations - First Floor - 1.07, 1.08
A521 C	Internal Elevations - First Floor - 1.10, 1.11
A522 C	Internal Elevations - First Floor - 1.05
A523 D	Internal Elevations - First Floor - 1.09, 1.16
A524 C	Internal Elevations - First Floor - 1.44, 1.41, 1.50, 1.51, 1.53
A525 C	Typical Bedroom & Room Entry Layout
A526 C	Accessible Bedroom Layout
A601 D	Wall, Floor and Roof Systems
A605 D	Internal Stair 02 Details
A606 A	Heritage Stair Details
A612 C	Construction Details
A613 B	Roof Details
A614 B	Wall Section Details - 1
A615 B	Wall Section Details - 2
A616 B	Wall Section Details - 3
A617 B	Wall Section Details - 4
A704 B	Door Schedule
A706 B	Glazing Elevations - Sheet 1
A707 B	Glazing Elevations - Sheet 2





**Drawing Key**

- New Walls
- Existing Walls
- Demolition Works
- Existing Doors
- New Doors

- Notes**
- Note 1: Remove existing door panel and retain opening. Refer to door schedule for additional comments.
  - Note 2: Existing door to be retained and locked. Refer to door schedule for additional comments.
  - Note 3: Carefully demolish walls as shown and make good/repair floor under and adjacent walls. Make good ceiling.
  - Note 4: Grated drain at threshold as specified. 1 in 8 threshold ramp, max 280mm wide in compliance with 4.2.6.1.

- Legend**
- EM Entry mat as specified
  - FW-2 Floor waste type 2 - Refer to FFF&E Schedule
  - JR-1 Joinery - refer to joinery details drawings
  - J Joinery
  - SC-1 Screen type 1 - Refer to wall types schedule
  - SHS structural column to structural engineer's design and specification
  - WT1b Wall type 1b - Refer to wall types schedule
  - WT1c Wall type 1c - Refer to wall types schedule
  - WT1d Wall type 1d - Refer to wall types schedule
  - WT1e Wall type 1e - Refer to wall types schedule
  - WT1f Wall type 1f - Refer to wall types schedule
  - WT1g Wall type 1g - Refer to wall types schedule
  - WT1h Wall type 1h - Refer to wall types schedule
  - WT1i Wall type 1i - Refer to wall types schedule
  - WT1j Wall type 1j - Refer to wall types schedule

**CONSTRUCTION ISSUE**

REVISIONS	NO	DATE	DESCRIPTION
1	01/07/2020	1	Initial Issue
2	01/07/2020	2	General Revision
3	01/07/2020	3	General Revision
4	01/07/2020	4	General Revision
5	01/07/2020	5	General Revision
6	01/07/2020	6	General Revision
7	01/07/2020	7	General Revision
8	01/07/2020	8	General Revision
9	01/07/2020	9	General Revision
10	01/07/2020	10	General Revision
11	01/07/2020	11	General Revision
12	01/07/2020	12	General Revision
13	01/07/2020	13	General Revision
14	01/07/2020	14	General Revision
15	01/07/2020	15	General Revision
16	01/07/2020	16	General Revision
17	01/07/2020	17	General Revision
18	01/07/2020	18	General Revision
19	01/07/2020	19	General Revision
20	01/07/2020	20	General Revision

DRAWING	
Ground Floor	
PROJECT TITLE	
Peacock Centre Redevelopment	
PRINCIPAL	
Department of Health	
PROJECT ADDRESS	
11 Swan Street, North Hobart TAS 7000	
JOB NUMBER	DATE
1838	31/07/2020
SCALE @ AS	1:100
DRAWN	CHKD
JW HK	PS
A205 M	

**x-squared ARCHITECTS**

11 Swan Street, North Hobart TAS 7000

08 6848 8000

LAUNCHES 2020

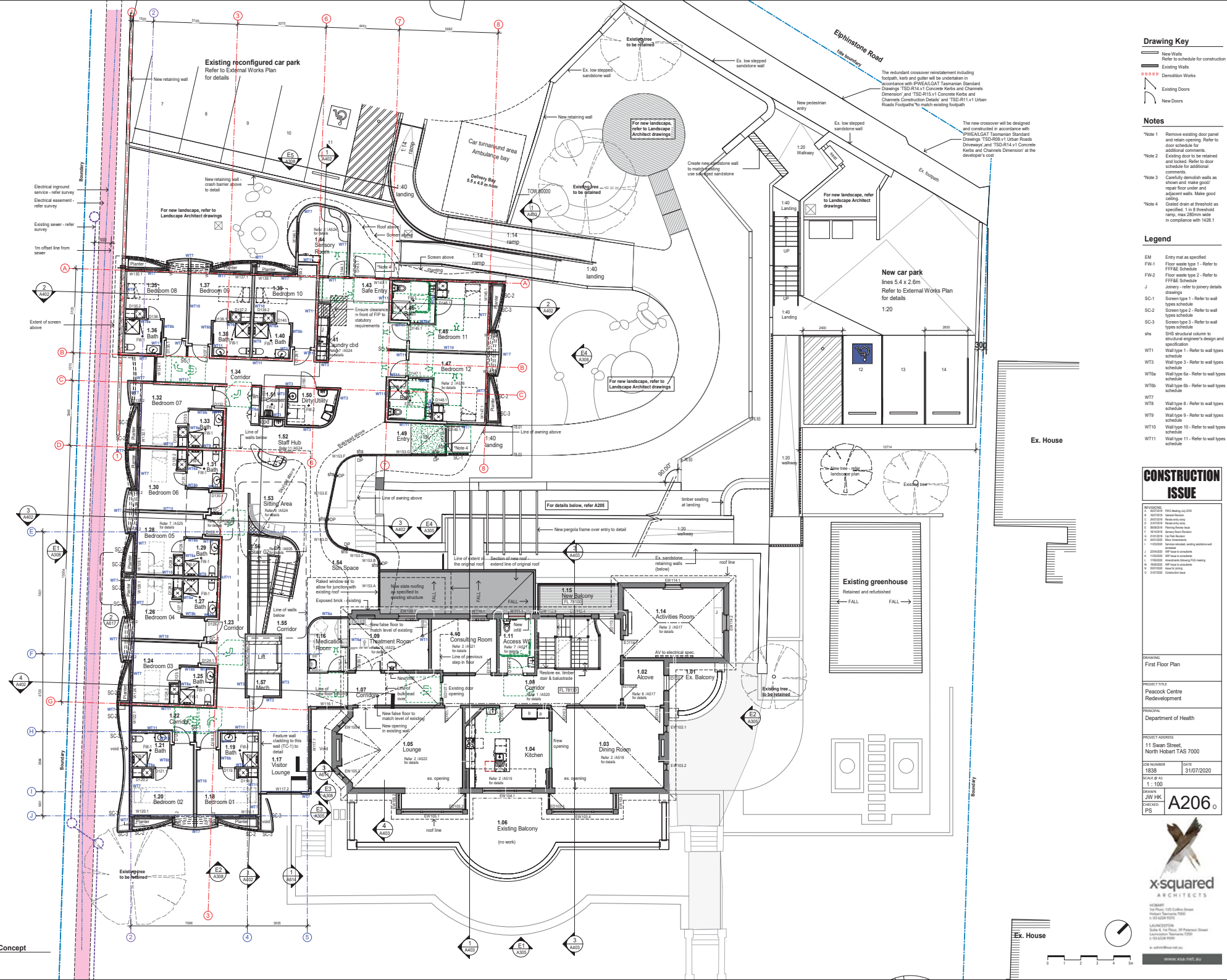
11 Swan Street, North Hobart TAS 7000

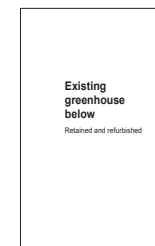
08 6848 8000

www.xsquared.net.au

www.xsquared.net.au







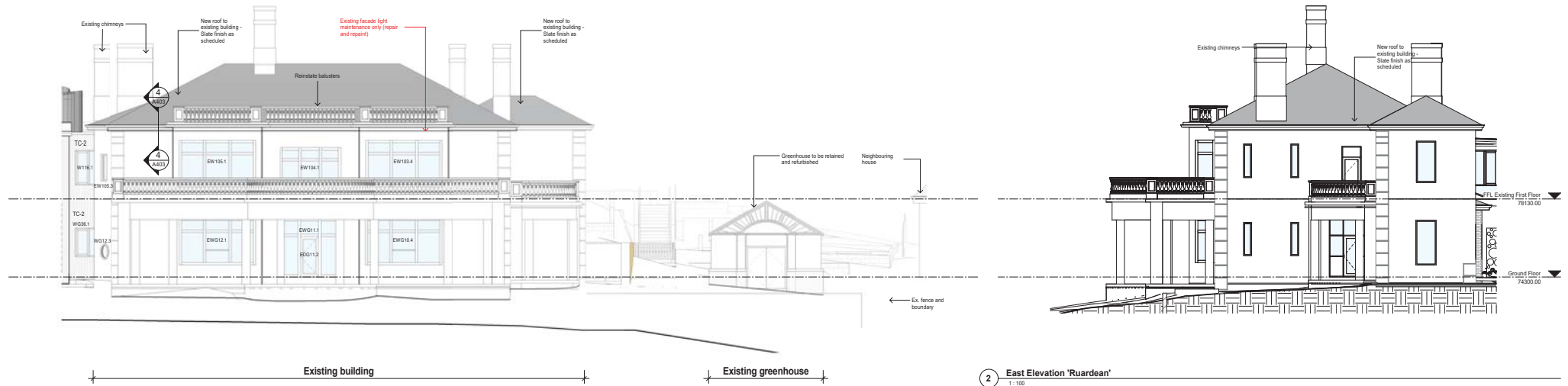
REVIEWS	
A	15/07/2019 PWS Meeting July 2019
B	15/07/2019 General Revision
C	30/08/2019 Planning Review Issue
D	18/10/2019 Sensory Room Revision
E	11/02/2020 RPI Issue
F	22/04/2020 WSP Issue to consultants
G	19/06/2020 WSP Issue to consultants
H	02/07/2020 Issue for pricing
I	26/07/2020 Construction Issue

JOB NUMBER 1838		DATE 31/07/2020
SCALE @ A1 1 : 100		
DRAWN JW HK	A207	
CHECKED PS		



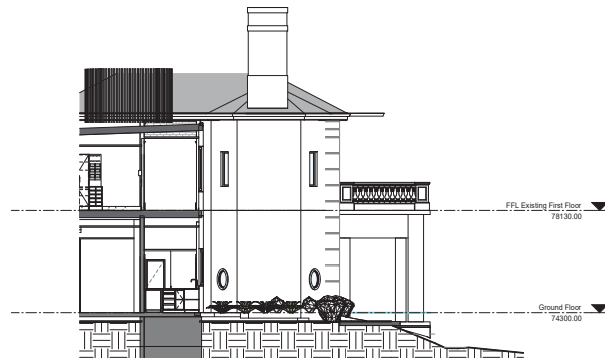






1 Swan Street Elevation - South  
1:100

2 East Elevation "Ruardean"  
1:100



3 Part West Elevation "Ruardean"  
1:100



4 Elevation North "Ruardean" Building  
1:100

## CONSTRUCTION ISSUE

REVISIONS

# 01/2020 Issue for printing

# 01/2020 Construction Issue

DRAWING  
Elevations - "Ruardean"  
Building

PROJECT TITLE  
Peacock Centre  
Redevelopment

PRINCIPAL  
Department of Health

PROJECT ADDRESS  
11 Swan Street,  
North Hobart TAS 7000

JOB NUMBER  
1838

DATE  
31/07/2020

SCALE @ AS  
1:100

DRAWN  
IW

CHECKED  
PS

A305 B

www.xsquared.net.au



HOBART  
100 Pipers Lane, 100 Pipers Lane  
Hobart Tasmania 7000  
03 6233 1000

LAunceSTON  
Suite 4, 1st Floor, 50 Pipers Lane  
Launceston Tasmania 7250  
03 6333 1000

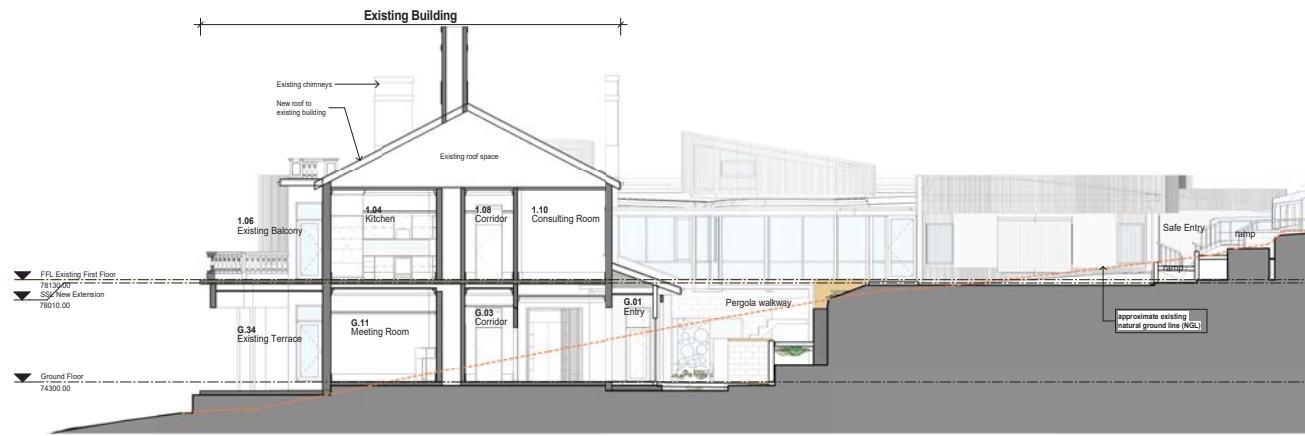
www.xsquared.net.au

www.xsquared.net.au

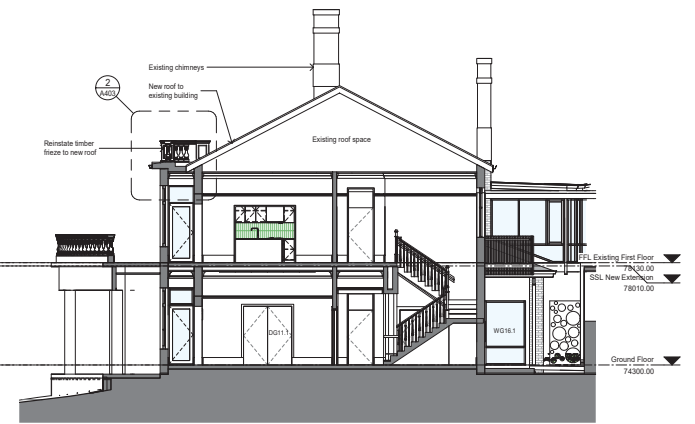




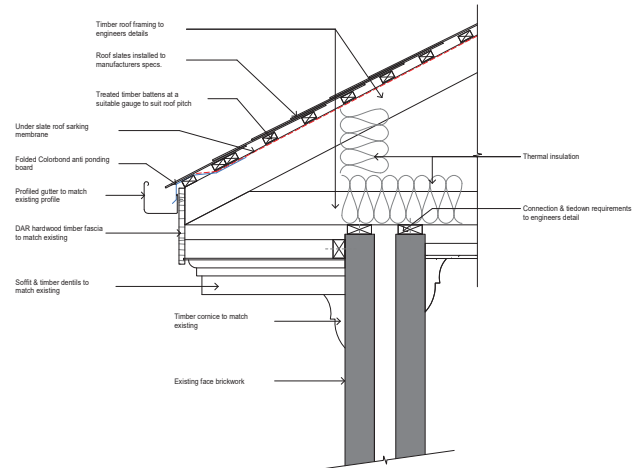




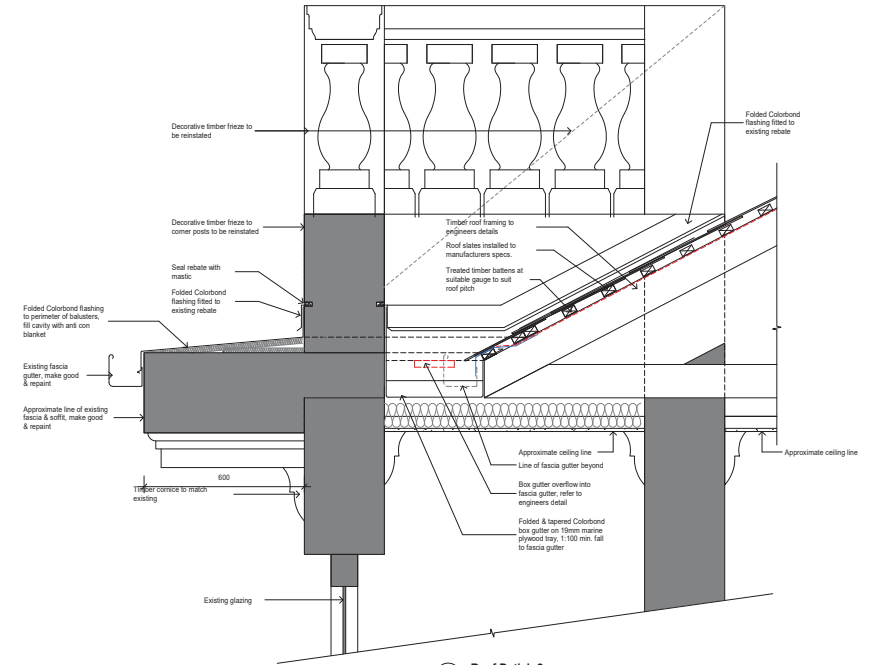
1 Section  
1: 100



3 Section  
1: 100



4 Roof Detail -1  
1: 10



2 Roof Detail -2  
1: 10



External Image  
1: 100

## CONSTRUCTION ISSUE

REVISIONS  
# 01/2020: Made for printing  
# 01/2020: Generated sheet

DRAWING  
Sections

PROJECT TITLE  
Peacock Centre  
Redevelopment

PRINCIPAL  
Department of Health

PROJECT ADDRESS  
11 Swan Street,  
North Hobart TAS 7000

JOB NUMBER  
1838

DATE  
31/07/2020

SCALE @ A1  
As indicated

DRAWN  
IW

CHECKED  
PS

**A403 B**

**x-squared**  
ARCHITECTS

HOBART  
100 Pipers Lane, 100 Pipers Lane  
Hobart Tasmania 7000  
03 6234 8400

LAunceSTON  
Suite 4, 1st Floor, 50 Pipers Lane  
Launceston Tasmania 7250  
03 6334 8400

www.xsqd.net.au