

MODBURY HOSPITAL HEALTH PRECINCT

CLIENT : SA Health and the Northern Adelaide Local Health Network (NALHN) and

The Department for Infrastructure and Transport

MAIN CONSTRUCTION COMPANY : Built Environs

ARCHITECTS : GHD Design and Silver Thomas Hanley (STH)

Photography: David Sievers Photography



DELIVERING CRITICAL HEALTH INFRASTRUCTURE

The Modbury Hospital Health Precinct expansion represents a major investment in contemporary healthcare strengthening essential health services across the region.

Amid growing demand for specialised mental health and cancer services, hospital expansion projects are increasingly being challenged to deliver new clinical capacity while maintaining continuity of care and supporting evolving models of treatment.

The South Australian Government's Modbury Hospital Health Precinct expansion, delivered by Built Environs is a significant expansion of healthcare capacity for Adelaide's northeast while providing insight into the planning, design, and delivery considerations shaping contemporary healthcare infrastructure.

"This is a genuinely significant project for the community," says Project Manager Louis Condo. "We're not just adding beds and car parks, we're delivering specialised mental health facilities, cancer care services, and infrastructure that will change how this hospital serves the region for decades to come."

The expansion introduces a 44-bed mental health facility comprising a 24-bed Mental Health Rehabilitation Unit and a 20-bed Older Persons' Mental Health Unit, alongside a new Modbury Cancer Centre reintroducing local oncology services equipped with 12 chemotherapy chairs and seven outpatient consulting rooms.

The Modbury Hospital Health Precinct is connected to the existing main hospital

tower via an elevated pedestrian link bridge, providing seamless and efficient movement for patients, staff, and visitors between the two facilities.

Delivering all of this within a live, fully operational clinical environment has demanded exceptional planning discipline. Built Environs' approach began with a carefully staged early works package that relocated major site utilities including bulk oxygen tanks, diesel fuel reserves, and cooling towers before main foundations were established. Advanced point-cloud surveying has been used throughout to tie new structures accurately into the existing campus grid.

"Managing multiple active construction fronts simultaneously, right alongside a working hospital, requires absolute precision in sequencing and communication," Louis explains. "Every decision we make on program has a direct impact on clinical operations, so we work hand in hand with the hospital and health authority teams constantly."

For Tony Jachmann, Built Environs' General Manager for South Australia, the project reflects the company's broader capability in complex healthcare delivery. "Modbury is a continuation of a relationship we've built with this campus over many years," Tony said. "We completed the previous \$98 million

upgrade between 2019 and 2022, so we understand this environment deeply.

"The completion of the Mental Health and Cancer Centre marks our third consecutive major project at Modbury Hospital over the past decade, demonstrating the strength of our long-standing partnership with DIT, SA Health and the Northern Adelaide Local Health Network."

"We're proud that each of these projects has been delivered ahead of schedule, under budget and without any unplanned disruption to the hospital's ongoing operations. That level of consistency reflects the trust we've built together and the experience our team brings to delivering complex healthcare projects."

Photography: David Sievers Photography



Nowhere is the project's ambition more evident than in the design of the Older Persons' Mental Health Unit, a facility built around the principle of de-institutionalisation.

Rather than traditional hospital corridors, the unit is arranged in smaller residential pods that feel domestic in scale, with warm timber-look finishes, soft acoustic materials, and earthy colour palettes replacing the clinical aesthetic of conventional wards. Oversized windows flood living areas with natural light to support healthy sleep-wake cycles, while patient rooms and communal spaces look directly onto landscaped gardens rather than concrete or carparking.

Safety is seamlessly woven into the design rather than imposed upon it. Anti-ligature

hardware is integrated into joinery to resemble standard household fittings, and high-contrast visual cues and structural landmarks assist elderly patients and those living with dementia to navigate independently with confidence.

The therapeutic gardens directly adjacent to the mental health pods represent one of the project's most thoughtful elements. Continuous loop pathways with flush transitions eliminate dead ends and tripping hazards. Aromatic plantings of lavender, rosemary, and mint provide sensory anchors for patients experiencing cognitive decline, while pod-specific secure courtyards allow clinical teams to tailor outdoor access to the needs of different patient groups. Security fencing is concealed behind dense native

planting, preserving a sense of openness and dignity.

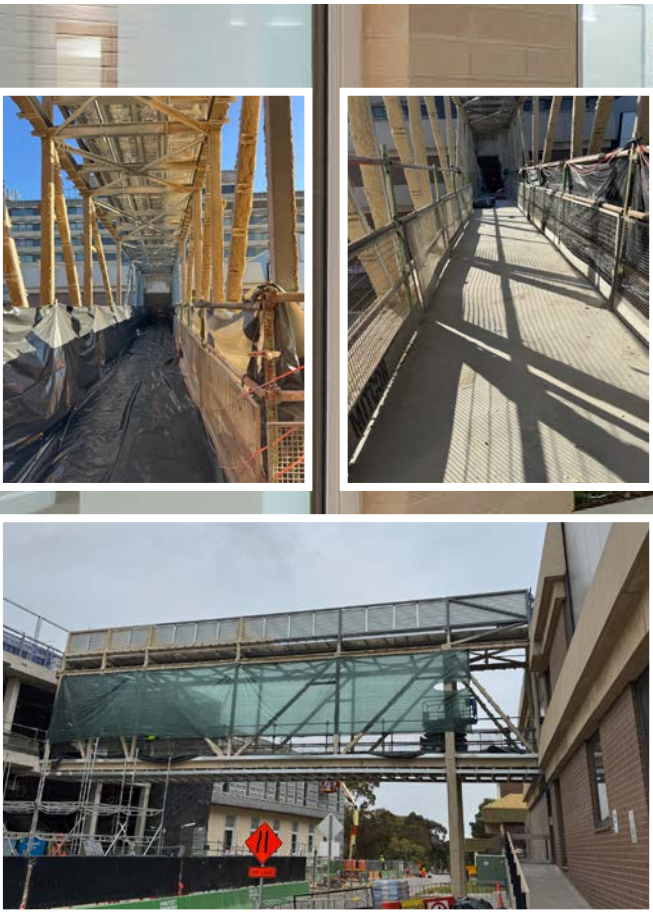
"What's been designed here for the older persons' unit is genuinely world-class," says Tony. "The level of thought that has gone into every detail, from the pathway geometry to the plant selection, reflects a real commitment to patient dignity and wellbeing, and we're proud to be the team bringing it to life. Most importantly, it's rewarding to see the positive impact these facilities are already having on the community."

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Photography: David Sievers Photography



Below A & M Passive Fire Systems delivered complex passive fire protection works for Modbury Hospital's link bridge



Below JRCM delivered bespoke healthcare joinery across patient rooms, treatment areas, and clinical support spaces at Modbury Hospital.



APPLYING PASSIVE FIRE EXPERTISE IN A COMPLEX PUBLIC-SPACE ENVIRONMENT

A & M Passive Fire Systems implemented passive fire protection for the Modbury Hospital Health Precinct. Project work required application of PROMAT CAFCO 300 Vermiculite to structural steel supporting the new link bridge between the existing hospital to the new Health Precinct.

The major challenge was coordinating access with the existing hospital's public road, as the bridge passed over and adjacent to the construction site of the new building. The majority of the bridge was in public space and required implementation of work outside of normal working hours, being evening and night works.

Another significant challenge was to eliminate any vermiculite overspray onto the public road, adjacent existing building and construction site. This was done by creating a tunnel of plastic and shade cloth capturing the overspray as can be seen in the photos. Exclusion zones were implemented in all public and construction zones creating safe environments.

Due to the complexity of access into public zones, additional planning and coordination was required with the client, builder, contractors to achieve project success.

Built Environs and A & M Passive Fire Systems also have collaborated in the successful delivery of 150 Grenfell Street Expansion and ANI Blast and Paint Facility.

A & M Passive Fire Systems' is a specialist contractor in providing services in Passive Fire Protection. This includes the application of Vermiculite, Fendolite (cementitious), PROMAT fireboards, and fire-stopping penetrations. A team of experienced, and certified professionals dedicated to delivering quality and compliant fire systems.



For more information contact A & M Passive Fire Systems, phone (Andrew) 0412 799 335, website ampassivefiresystems.com.au

THE STRATEGIC ROLE OF JOINERY IN HIGH-COMPLIANCE ENVIRONMENTS

Healthcare environments are highly regulated needing solutions that consider safety, durability, and infection control requirements, while fulfilling architectural intent.

At the Modbury Hospital Mental Health Rehabilitation Unit and North Eastern Cancer Centre JRCM Commercial Joinery were engaged to deliver a fully integrated joinery solution that balanced clinical compliance with high-quality bespoke detailing.

The scope called for customised joinery across 44 patient rooms with fully fitted ensuites, treatment bays, staff kitchens, and feature wall linings throughout the facility.

"All joinery elements were thoughtfully designed and constructed with patient safety in mind, incorporating anti-ligature principles and tamper-resistant fixings to support a secure and compliant clinical setting," explained said Managing Director John Reuther.

Working within a healthcare environment requires a meticulous approach to materials, safety, and durability. JRCM also worked in line with architect-specified material schedules while contributing practical insights into performance and long-term maintenance.

Delivering joinery across a complex, multi-level health precinct presented logistical challenges, particularly within an active hospital environment, requiring a delivery approach that prioritised sequencing, precision, and collaboration.

"JRCM carefully stages work and coordinates closely with other onsite trades. This approach ensures smooth installation, minimises disruption and maintains precision and quality across all elements of the project," John said. "Through regular site meetings, detailed shop drawings, and proactive communication, JRCM ensured that all bespoke joinery was precisely integrated, achieving both functional performance and design intent."

The result is a highly resolved healthcare environment where safety, durability, and architectural intent are successfully aligned through specialist delivery

For more information contact JRCM Commercial Joinery, phone 08 8234 9600, email admin@jrcm.com.au, website www.jrcm.com.au