

Wollongong Private Hospital

Environmental Assessment – Architectural Issues

The proposed Wollongong Private Hospital (WPH) creates the opportunity to significantly enhance the provision of health care services in Wollongong. The hospital will introduce new health care services not currently available in Wollongong and will enable the consolidation of providers into a state of the art facility providing a comprehensive range of best practice health care services.

One key feature of the new Wollongong Private Hospital is its proximity to the Wollongong Hospital, which is the largest provider of public health care services in the district. The two facilities will compliment each other in terms of expansion of existing services and provision of new ones. Operation efficiencies and patient amenity will also be improved as a result of the adjacency of these two major facilities, as a number of medical practitioners will operate in both, and many patients will require and utilise the services offered across both facilities.

The new facility will consist of the following major components, including the facilities and services proposed for each:

- Private Hospital
 - 154 medical, surgical and maternity inpatient beds, predominantly in single bed rooms with private en-suite bathrooms
 - Operating Theatre Suite (OTS) with 9 large operating rooms (as defined in the Australasian Health Facility Design Guidelines); one procedure room; 31 holding / first stage recovery bays; 9 second stage recovery bays; support, staff and administration facilities
 - Central Sterile Stock Department (CSSD)
 - 10 bed Intensive Care Unit (ICU) adjacent to the OTS to provide post operative recovery for advanced surgical procedures, and to provide intensive health care to seriously ill medical patients
 - 4 No Birthing Rooms with support spaces
 - Admission, reception, waiting and hospital administration, Medical Records and Staff facilities
 - Pharmacy
 - Kitchen, linen handling, facilities management, biomedical engineering, central stores, bulk oxygen supply, waste management and good handling / loading
- General Practice Centre
 - General practice consulting rooms,
 - Diagnostic Radiology Centre with general X-ray, Magnetic Resonance Imaging (MRI), Ultrasound, Single Photon Emission Computed Tomography (SPECT) and support spaces
 - Pathology collections and analysis laboratory
 - Physiotherapy treatment
 - Dietician

- Diagnostic, clinical and allied health tenancies;
 - Angiography Unit with 3 No Catheter Laboratories (2 no Cardiac and 1 No Vascular), 14 No holding / first stage recovery bays , 8 No second stage recovery bays and support spaces
 - 12 bed Coronary Care Unit (CCU)
 - Nuclear Medicine Unit with 2 No Computed Tomography (CT) gamma camera scanning rooms, stress testing room, hot lab, injecting room
 - Oncology Unit with 18 chemotherapy spaces
 - Renal Dialysis
 - Hyperbaric Medicine Unit
- Specialist Medical Consulting Suites
 - Gastroenterology
 - Urology
 - Podiatry
 - Neurology / Spinal Unit
 - Paediatrics
 - Dermatology
 - Obstetrics
 - Gynaecology
 - Women's Health
 - Breast Unit
 - Hand Surgery Unit
 - Cosmetic Surgery Unit
- University of Wollongong Teaching Centre
- Retail tenancies
 - Coffee Shop
 - Retail Pharmacy
 - Florist
- Off street parking
 - 324 No car parking spaces including 12 No accessible spaces

The layout and design of the facility has been derived from the most efficient use of the site.

Ground (street) level access is provided from a forecourt off Crown Street at the western end of the site. Vehicular access to this forecourt is via the traffic signal controlled intersection of Crown and Staff Streets, as is pedestrian access. The forecourt contains at grade short term parking spaces and a drop-off zone for ambulances and private vehicles. The forecourt also contains the main access ramp to the basement car parking levels.

The building foyer opens directly off the forecourt with compliant disability access. A feature of the foyer is a two level void space, which is linked to the first level via escalators and public lifts.

The ground level contains the lower section of the two storey General Practice Centre, retail tenancies including a coffee shop, florist and pharmacy, allied health tenancies and back-of-house hospital facilities.

At the northern end of the site (with frontage to Urunga Parade) are loading, goods and waste handling, and bulk oxygen storage.

The main private hospital reception, waiting and admission sections are located on Level 1, together with the hospital administration, staff and medical records facilities. Level 1 also contains the upper section of the General Practice Centre.

Level 2 accommodates the Specialist Consulting Suites, and interest has been expressed by a number of medical specialists to relocate their consulting rooms to this level, including Gastroenterology, Urology, Podiatry, Neurology / Spinal Unit, Paediatrics, Dermatology, Obstetrics, Gynaecology, Women's Health, Breast Unit, Hand Surgery Unit and a Cosmetic Surgery Centre. This consolidation of a wide range of specialist services will provide the people of Wollongong with one of the most comprehensive health care centres in Australia.

Level 3 accommodates Diagnostic, Clinic and Allied Health tenancies, including an Angiography Unit with three Catheter Laboratories, adjacent to a 12 bed Coronary Care Unit (CCU). The Angiography Unit and CCU will augment similar facilities located in the Wollongong Hospital, and will greatly improve the level of vascular and cardiology services available in Wollongong, in response to an increasing demand for these services resulting from the morbidity of the aging population profile. This level also includes an Oncology unit providing 18 additional spaces for patients undergoing chemotherapy programs in Wollongong. Level 3 also accommodates a Nuclear Medicine Unit, which brings additional Computed Tomography capabilities to Wollongong via its two state of the art gamma camera screening rooms. This level also includes the Central Sterile Stock Department (CSSD) which provides supports the OTS and the rest of the facility by providing on-site sterilization services for surgical instruments, equipment and linen. The CSSD is serviced by separate clean and dirty hoists to ensure appropriate instrument flows and minimize the potential for cross infection.

Level 4 provides a large Operating Theatre Suite (OTS) comprising 9 large operating rooms (OR) and one procedure room. This mix of operating rooms will allow maximum flexibility and utilisation as the large OR's are capable of accommodating all types of surgical procedures, from the simple to the most advanced types of orthopaedic, cardiac and neuro surgery. The inclusion of a dedicated procedure room will facilitate a high volume of short duration day surgery procedures. The OR's are supported by 31 pre-op holding / post-op recovery bays, utilising the innovative concept of dual use for these bays as recently implemented in the expansion of the OTS at St George Private Hospital in Kogarah. This level also accommodates a 10 bed Intensive Care Unit (ICU) which provides post-op recovery for major surgical procedures as well as intensive nursing care for medical patients in critical condition.

Level 5 provides inpatient accommodation for medical, surgical and maternity patients, including four birthing rooms with private en-suite bathroom facilities. The majority of inpatient bedrooms are single

rooms, with a small proportion of two bedrooms. All 48 inpatient bedrooms have private en-suite bathrooms.

Levels 6 & 7 provide accommodation for medical and surgical inpatients, and all 54 bedrooms on each level have private en-suite bathrooms. Of the 54 beds on each level, 8 are provided in two-bed rooms, and the balance of 46 beds are in single rooms.

Those facilities that will require ease of public access – General Practice Centre, hospital reception / admission, retail outlets - are located on the lower levels and are accessible at grade or via escalators and public lifts.

The public lifts also service the car parking levels, and each level of the building, to provide convenient access for patients, visitors and staff. Hospital lifts, designed to accommodate stretchers and inpatient trolleys/beds, also service every level above ground, and will be used for patient transport, food service, linen supply and removal, movement of equipment and some staff, goods supply and waste removal.

The inpatient accommodation units have been located on the top three levels of the building to take advantage of the outlook and views available from the site, and because the floor plate resulting from their functional layout can be accommodated within the site boundary set back requirements at these levels.

The OTS floor is immediately below the inpatient accommodation levels to minimise the vertical travel required for surgical inpatients between the OTS and their bedrooms. The ICU is located on this floor as it serves as first stage recovery for major surgical procedures. This level has an increased floor to floor height of 5 meters, to allow for the 3 metre ceiling height in operating rooms required by the Australasian Health Facility Design Guidelines, and to accommodate the dedicated air handling equipment necessary for each operating room.

The CSSD is located immediately below the OTS, on level 4, to minimise the movement of clean and dirty instruments. This level also has an increased floor to floor height to accommodate the specialist clinical areas of the Angiography Unit, the Coronary Care Unit and the Nuclear Medicine Unit.

Level 3 consolidates the specialist consulting rooms to one location, and enables easy access for the public, as well as facilitating access for medical specialists to attend the OTS or other clinical diagnostic facilities on levels 2 and 4, and to visit their inpatient on the upper floors of the hospital.

The exterior of the building has been designed to fit into the health care precinct created under the recently gazetted Wollongong LEP, and to reflect the significance of the facility in this precinct.

The selection of vividly coloured, contemporary cladding materials confirm that this is a new, modern facility, enhancing the delivery of quality health care to Wollongong.

One major feature is the red coloured element at the eastern end upper levels. This element echoes and compliments the similar elevational feature of the Wollongong Hospital and states that this building

too is a hospital. The solid section of this element provides signage opportunities to clearly identify the facility within the precinct.

Another architectural feature is the integration of a glazed element that gently curves as it rises from grounds level. On the upper floors, this element encloses lounge spaces within the inpatient accommodation units, allowing patients and visitors to enjoy the spectacular views of Wollongong and the ocean beyond from these elevated vantage points.

The elevation to Crown Street is stepped to break down the scale of the building apparent from street level, and the inpatient accommodation floors have been set back from the site boundaries to also reduce the visual impact of the building in its immediate environs.

The visual impact study included in this application confirms that the size and scale of the proposed building is appropriate and consistent with other, similar developments in the vicinity.