

WGPH

Wollongong Private Hospital Design Statement



Section 75W Submission
for

AA Crown Holdings

By

Health Projects International

Architects and Health Facility Planners

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2. Introduction

The proposed Wollongong Private Hospital is situated on 360-364 Crown St in the near vicinity of the Wollongong public hospital. The new hospital will form an integral part of the local public health care infrastructure to complement the existing public hospital in catering for the growing city of Wollongong.

The proposed private hospital will also contain a number of medical suites to accommodate the growing needs for medical practitioners in and around the Wollongong medical precinct.

3. Facility Design

The proposed hospital has been designed over 9 levels above ground and 3 levels of basement carparking. The facility is broadly divided into two functional parts. These parts are closely related in operation and design.

Private Hospital

The Private Hospital will comprise the following key elements:

- 149 inpatient beds (predominantly single bed rooms)
- 7 large Operating theatres, 1 small Operating Theatre and 1 Hybrid Catheter Lab, with shell space for 1 additional operating theatre
- 12 bed Intensive Care Unit (ICU)
- 4 LDR Birthing Rooms
- 8 bay Day Treatment facility (which may suit Chemotherapy)
- Support services including
 - Central Sterilising Supply Department (CSSD)
 - Medical records
 - Administration
 - Kitchen
 - Central Stores
 - Linen Services
 - Dispensary (Central Pharmacy)
 - Housekeeping

Medical Centre

The Medical Centre which consist of:

- Radiology Diagnostic Imaging centre
- General Practitioner centre
- Nuclear Medicine
- Pathology
- Specialist medical consulting suites
- Retail tenancies such as coffee shop, florist and retail pharmacy

Building Configuration

The facility is designed according to the latest health care design methodology and complies with current Australasian Health Facility Design Guidelines. Internally, the relationships between the various components are critical as they affect the flow of patients, staff/goods and visitors. These are carefully considered and orchestrated.

In the case of patient facilities, the “Patient Journey” from the entrance to the “point of care” and final discharge as well as all the intermediate processes dictate the building configuration. In the case of support services, the movement of goods, trolleys and staff from the loading dock to the various storage and processing areas create discrete paths of travel throughout the building.

The visitors’ path from the entrance lobby to the patients’ bedside or consulting suites takes another discrete and controlled path. Public and visitor amenities are provided throughout the building in appropriate locations.

The facilities and planning principles of the facility are described floor by floor below.

Ground Floor

The main pedestrian entrance to the building is from Crown St identified by an architecturally framed, distinctive glass and stainless steel airlock. This entrance leads the lobby, waiting area, hospital reception, admission office, lift lobby and various tenancies.

The Ground Floor Plan is divided into two zones:

Front of House Zone

This zone is accessed from the main lobby and includes:

- Public Lift Lobby (3 lifts)
- Hospital Reception and Admission
- Medical Imaging
- GP clinic
- Retail tenancies
- Coffee Shop
- Public Amenities

Back of House Zone

This zone has a separate and discrete circulation zone, separated by doors. It comprises the following facilities:

- Service Lift Lobby (2 lifts)
- Kitchen
- Linen Service
- Waste Management
- Medical Gas store
- Oxygen Vessels bay
- Loading Dock
- Substation

The raised loading dock is located on the northern part of ground floor and is accessed from Urunga Parade. It allows or the service vehicles to back into the loading dock without blocking Urunga Parade.

The medical gas facilities will have their own discrete compound to the north east with walls on 4 sides and a security gate to the front.

Vehicular Access

Vehicular access to the site is provided on the ground floor off Crown Street, to the west of the main entrance. This leads to a generous under-cover drop off area with its own separate doors to the lobby. The entrance driveway also leads to the basement carpark entry ramp.

The vehicular flow has been carefully considered to allow for several permutations:

- Vehicles can head directly towards the basement ramp without any interruption of flows
- Vehicles can first stop at the under-cover drop-off patients or other visitors, then enter the basement carpark ramp
- Taxis can drop off the patients or visitors under-cover with no interruption of the flows to the basement
- Drivers can retrieve their vehicles from the basement carpark, then stop at the under-cover drop-off point, pick up discharged patients and exit to Crown Street.

The drop off area will provide 5 temporary parking spaces 4 of which will be accessible parking spaces.

Level 1

Level 1 is regarded as the private hospital "Hot Floor". This indicates the critical function of all the components of this floor as follows:

- Operating Theatre Suite
- Peri-operative and Post-operative facilities
- Catheter Laboratory
- Day Surgery reception and discharge
- Intensive Care Unit

The circulation system on this floor is most critical as various flows must be separated and a strict air pressurisation regime must be maintained for infection control. The operating theatre suite is designed as a self-contained unit to preserve a sterile requirements.

Intensive Care Unit (ICU) is collocated on this level allowing easy access to and from the operating theatre suite. Visitors are allowed to access ICU, accompany patients to Day Surgery or occasionally visit patients in the recovery areas.

The movement of patients on beds, trolleys, food, supplies and waste is kept separate in the service lift lobby utilising two service lifts. One will be regarded as relatively clean and the other relatively dirty.

The operating theatre suite also incorporates two additional internal lifts which connect it to the Central Sterilising Supply Department (CSSD) on level 2. One of these is regarded as Sterile and the other as Dirty.

Level 2

Level 2 includes the Maternity Unit, Birthing Unit, CSSD and the central Plant Room.

The Maternity Unit incorporates 23 patient bedrooms and all support facilities. The Birthing Unit incorporates 4 LDR (Labour Delivery, Recovery) birthing rooms. It shares certain support facilities with the Maternity Unit.

The Maternity Unit includes a Special and General care nursery which is conveniently located between maternity beds and the birthing unit.

All of the Maternity bedrooms on this level are single private rooms each with its own ensuite. Two of the bedrooms are larger and configured as VIP rooms with views over Crown St and beyond. The LDR Birthing rooms incorporate full bathrooms as well as individual store rooms.

The CSSD is located on this level directly above the operating theatre suite on level 1. The clean and dirty theatre lifts arrive on this floor and connect to the relevant processes. The dirty lift connects to the decontamination area. The instruments then go through a cleaning process followed by a packing process and finally sterilisation. The sterile instruments are temporarily stored within the CSSD before being transported back to the operating theatre suite via the sterile lift. The CSSD also allows generous areas for the management of surgical equipment on loan from specialist suppliers.

Level 2 also contains the main plantroom which serves the operating theatre suite on level 1. It also houses the central Chiller plant and medical gas plant. It is logically accessed from the service lift lobby without interrupting any of the patient facilities or CSSD.

Levels 3 and 4

Levels 3 and 4 are the hospital Inpatient floors with 54 beds each, a total of 108 beds. The majority of the beds will be single bed private rooms with their own ensuites. On each floor only 8 of the beds are in 2 bed shared rooms served by a shared ensuite. Each floor is divided into two back to back inpatient units. Each unit has a prominently located staff station which also acts as a reception point for the visitors.

Apart from the bedrooms, each unit incorporates a range of standard support facilities such as clean and dirty utility rooms, store rooms, consulting rooms, offices, pantry, wc's and equipment bays.

Level 5

Level 5 is shared between the private hospital and the medical centre.

The northern portion of the floor is part of the hospital and includes the administration office, medical records, pharmacy dispensary; staff support rooms and the day treatment suite.

The southern portion of level 5 is subdivided as medical suites. The exact division of the tenancies will depend on the marketing campaign. Each medical suite may be larger or smaller within the overall area allocated.

This entire level is designed as class 9a due to the presence of patient treatment facilities and also for future proofing.

Level 6 and 7

Levels 6 and 7 are the typical medical suite floors. These are designed for later subdivision for leasing or sales to medical professionals, typically specialists. These are expected to work closely with the private hospital in terms of the diagnosis and management of the patients. Many of the suites are expected to be taken up by doctors working within the private hospital (as surgeons or physicians) or referring their patients to the hospital for treatment. The specialists may also work at the nearby public hospital.

Level 6 has been designed in such a way that it can, in the future, be fitted out as an Inpatient Floor, similar to levels 4 & 5 but slightly smaller. This would provide the private hospital with a growth strategy should the need arises.

Level 8

Level 8 is the building's main plantroom, with cooling towers, lift motor room and water tanks. This level is stepped back with an overhanging roof.

Basement levels B1 to B3

The 3 levels of basements and the ground floor short term carparking will cater for a total of 317 car spaces including provision for accessible parking.

Ambulance and patient transfer vehicles will drop off patients at the lift lobby of level B1.

4. Architectural and Urban Design

The scale and quality of the proposed building will inevitably set a landmark for the precinct. Therefore much thought and careful consideration has gone into the design of the exterior of the building.

The building follows the scale and Architectural clues of the public hospital a short distance away. The two, along with many nearby medical tenancies, create a virtual medical precinct.

With respect to the current low rise nature the adjacent buildings including the house at 366 Crown St, it is proposed to simplify the building rather than provide direct visual competition. This is a subtle change in visual strategy from the current approval. It is considered a better approach to provide a neutral, respectful and clean backdrop to the adjoining buildings rather than make an ultimately futile attempt at matching forms, details or the character of these buildings.

The exterior will generally be clad with light grey painted FC panels with dark tinted horizontal strip windows as a contrast. This will emphasise the horizontal scale of the building rather than the vertical. It will be mostly play of simple patterns rather than contrasting forms and shapes. Architectural elements will be minimised and only applied in strategically significant areas as follows:

An entrance canopy at a level equal to the roof of level 1 creates a front portal to the Crown Street façade. High quality finishes and careful detailing under this canopy creates a zone of human scale and interaction. By contrast the building above is constructed with fewer details and simpler materials.

The two prominent corners of the building on the south west and south east are addressed by Architectural features and special articulation. On the south west, the corner is deliberately eroded by cutting out a two storey section, then building back with a frame structure and floating louver panels. On the south east, the building turns the corner with a graceful curve and a two storey projecting frame. The frame is placed in such a way as to create a face to the building along that prominent corner.

Splashes of blue colour-back glass in strategic places such as the entrance airlock and the reveals of the curved frame subtly bring life and flair to the design of the exterior without the outward 'busyness' as exhibited in the previous submitted scheme.

This colour also corresponds to the theme colour of the hospital management and is often associated with "health" and "cleanliness".

The zone below the entrance canopy has slightly exaggerated, randomised vertical window mullions in light grey which contrast with the dark glass. These, reinforce the impression of a glass membrane which starts at the entrance driveway, past the entrance airlock, following the curve of the coffee shop to the east. The membrane is punctuated by the vehicular entrance and exit points to the under-cover area. This is to avoid the look and feel of an open carpark. Instead it will appear that cars are entering through the front glass membrane.

The same under-cover area has a western wall with a full structural bay opening framing the view to the house at 366 Crown Street. This is also seen as a deliberate and respectful design gesture and an improvement on the previous design. On the west elevation, the same opening is framed

with a projecting Architectural frame which echoes the human scale of the front canopy whilst continuing the same “language of form”.

The building is stepped back on the northern portion of the east and west elevations to decrease the impact of the vertical scale. Closer to the ground, the building steps to meet the low rise scale of the neighbouring buildings.

Horizontal sunscreens is provided where required on the north and east elevations. Vertical sunscreens are provided west elevation of the building in two different scales, one on the lower floors and one to the top two floors. These sun-screens are the main elements of the respectful backdrop to the house at 366 Crown Street, mentioned above. They provide sufficiently neutral details and play of light and shade without competing with the house. They can be seen in a similar manner to the display of historic items or prized works of art against a neutral backdrop within a thoroughly modern museum.

Unlike the previous design, the current proposal has no protrusion on the upper levels of the west façade and will not encroach on the 6m side setback. This is considered an improvement in the design and a reduction on adverse impact on the adjoining building.

An outdoor café seating area is located at the easternmost corner of the site along Crown Street. This will bring activity back onto Crown Street and further enhance the streetscape.

In summary this proposal is compatible with the nearest main building being the public hospital in terms of massing and scale. It creates a high quality addition to the emerging Medical Precinct. It is simple, dignified and respectful to its neighbours without trying to emulate them. It will enhance the streetscape by various elements of human scale, by addressing the corners, and careful detailing at close quarters whilst creating a well-articulated silhouette from a distance. The proposal should be appreciated by the community as the flagship of a major healthcare operator serving the people of Wollongong.

5. Schedule of Areas



	75W submission									Previous Part 3a		Remarks
	Private Hospital M2	Common Areas M2	Tenancy M2	Retail M2	GFA for FSR M2	Engineering M2	Stair M2	Carpark M2	Total M2	GFA for FSR M2	Total M2	
Basement 3												
Carpark								3560				115 cars (total of 317 cars)
Engineering						310						
Maintenance Workshop Store		65										
Travel		90					90					not included on GFA for FSR calculation
Sub-total	0	155	0	0	0	310	90	3560	4115		3645	
Basement 2												
Maintenance Office		30			30							habitable space, included on GFA for FSR calculation
Carpark								3560				104 cars (total of 317 cars)
Engineering						345						
Travel		90					90					not included on GFA for FSR calculation
Sub-total	0	120	0	0	30	345	90	3560	4115		3645	
Basement 1												
Biomedical Workshop	40											not included on GFA for FSR calculation
Carpark								3490				93 cars (total of 317 cars)
Engineering						480						
Travel		90					90					not included on GFA for FSR calculation
Sub-total	40	90	0	0	0	480	90	3490	4190		3380	
Ground												
Hospital Reception	55											short term carpark at drop off 5 cars (total of 317 cars)
Retail				130								Chemist, Flower/gift-Coffee Shop
Radiology Tenancy			450									
Hospital Back of House	340											
GP Clinic Tenancy			140									
Public Amenities		35										
Disposal		45										
Engineering						250						
Travel		360					110					
Sub-total	395	440	590	130	1555	250	110		1915	1790	2160	
Level 1												
Operating Theatre	1390											5 X 55m2 Operating Theatre, 2 X 52m2 Operating Theatre, 1 X 52m2 Shell for future Operating Theatre, 1 X 36m2 Operating Theatres and 1 X 65m2 Hybrid Cath Lab
Peri-operative	280											9 bed bays
Recovery Stage 1	285											15 bed bays
Recovery Stage 2	120											14 recliners
ICU/CCU	605											8 X 25m2 ICU/CCU and 4X20m2 HDU/CCU
Engineering						20						
Travel	150						100					
Sub-total	2830	0	0	0	2830	20	100		2950	1820	2150	GP Centre, Admin, Waiting, Staff & Medical Records
Level 2												
CSSD	515											
Birthing Suites	275											4 LDR Birthing Suites
Nursery	120											6 Special Care Nursery Cots
Hospital Inpatient Unit- Maternity	1120											
Engineering						625						
Travel	165						100					
Sub-total	2195	0	0	0	2195	625	100		2920	2800	3150	Consulting Suites & GP Centre
Level 3												
Hospital Inpatient Unit- Med/Surg	2535											
Engineering						55						
Travel							100					
Sub-total	2535	0	0	0	2535	55	100		2690	2750	3100	Angiography, Oncology, Nuclear Medicine, CSSD, CCU & Consulting Suites
Level 4												
Hospital Inpatient Unit- Med/Surg	2535											
Engineering						55						
Travel							100					
Sub-total	2535	0	0	0	2535	55	100		2690	2760	3110	OTs & ICU



	75W submission									Previous Part 3a		Remarks
	Private Hospital M2	Common Areas M2	Tenancy M2	Retail M2	GFA for FSR M2	Engineering M2	Stair M2	Carpark M2	Total M2	GFA for FSR M2	Total M2	
Level 5												
Hospital Administration	185											
Oncology	320											
Support/ Staff room	150											
Medical records	150											
Doctors Lounge/ Conference room	85											
Nuclear Medicine (Tenancy)			210									
Pathology (Tenancy)			220									
Medical Suites (Tenancy)			820									
Public Amenities		50										
Engineering						90						
Travel		330					100					
Sub-total	890	380	1250	0	2520	90	100		2710	2170	2530	Maternity & Med/Surg Ward
Level 6												
Medical Suites (Tenancy)			1620									
Public Amenities		50										
Engineering						80						
Travel		270					75					
Sub-total	0	320	1620	0	1940	80	75		2095	2150	2510	Med/Surg Ward
Level 7												
Medical Suites (Tenancy)			1620									
Public Amenities		50										
Engineering						50						
Travel		270					75					
Sub-total	0	320	1620	0	1940	50	75		2065	2150	2510	Med/Surg Ward
Level 8												
Engineering						840						
Travel		0					75					
Sub-total	0	0	0	0	0	840	75		915		715	Plant & Equipment
Grand Total M2	11420	1825	5080	130	18080	3200	1105	10610	33370	18390	32605	Grand Total includes basement area

GFA for calculation of FSR	18080 M2
Area of site	4986 sqm
FSR	
Previous Part 3a	3.69 :1
Current scheme	3.63 :1