

2.0 description of the proposed development

2.1 Site Layout and Design Plans

The proposed new hospital building will be located 6 metres to the north of the existing 'Kingston Building'. The two buildings will be connected at a number of levels.

Figure 1 includes the proposed site plan and shows the location of the proposed new building in the context of the site, the locality and the existing buildings. **Figure 2** provides a section through the site from Croudace House (heritage item) through the Kingston Building, the proposed new building and multi-level car park, and across Jacaranda Drive to the existing native vegetation to the north of the site. This section provides a good indication of the scale of the proposed new building in the context of the existing buildings and the topography of the site.

The following is a list of the architectural drawings which describe the site and design of the proposal:

- Design Plan SK100 – Cover sheet
- Design Plan SK 101 - Site Plan
- Design Plan SK102 - Level B3 – Basement staff car park
- Design Plan SK103 - Level B2 – Basement car park
- Design Plan SK104 - Level B1 – Basement car park
- Design Plan SK105 - Ground Floor – car park, and medical inpatient ward
- Design Plan SK106 - First Floor – Surgical inpatients ward
- Design Plan SK 107 – Second Floor – Medical Suites
- Design Plan SK108 – Roof Plan
- Design Plan SK 110 – Sections
- Design Plan SK 111 – North elevation & East section
- Design Plan SK 112 – West sectional elevation & south elevation
- Design Plan SK 113 – 3D Images
- Design Plan SK 115 – Elevation Study – materials & finishes
- Design Plan SK 117 – Site Analysis – Local area view & diagram

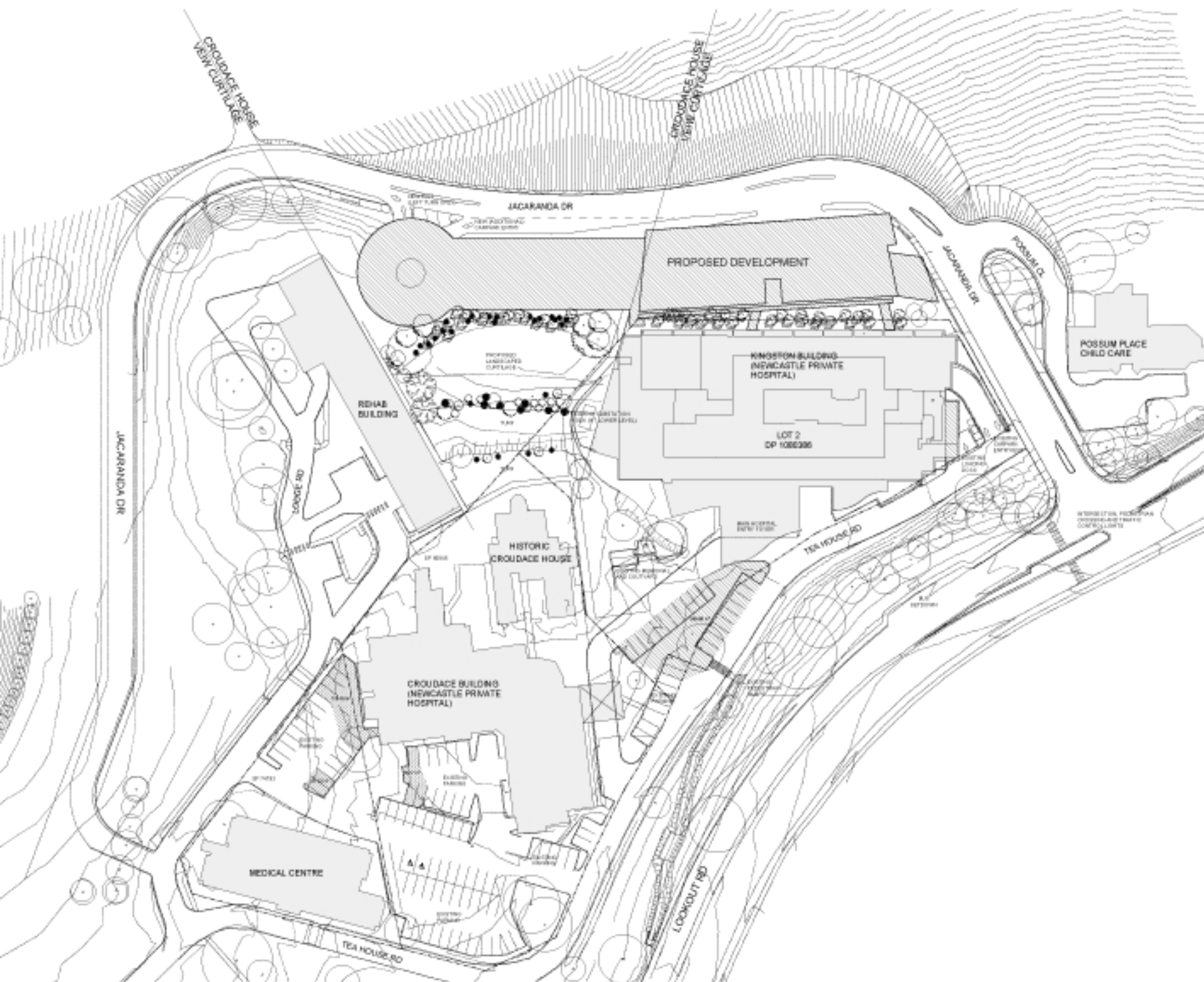
- Design Plan SK 118 – Site analysis – Bushfire Zone & Open Space
- Design Plan SK 119 – Site analysis – Views
- Design Plan SK 120 – Site analysis – Vehicle & Pedestrian Movements
- Design Plan SK 121 – Croudace House Section (West)
- Design Plan SK 122 – Shadow Diagrams 2009 Equinox
- Design Plan SK 123 - Shadow Diagrams 2009 Solstice
- Design Plan SK 124 – Existing Site Plan

The full set of architectural plans prepared by Suters Architects is located at **Appendix E**. NB/ Plans SK 109, 114 & 116 are deliberately not included within the plans schedule.

2.2 Project Phases

Development of the facility will take place in three main phases:

1. Site works / Remediation.
2. Construction of the proposed new building, including car park, alterations and additions to the existing 'Kingston Building', and reconfiguration of on-street car parking at the front of the existing Newcastle Private Hospital buildings.
3. Operation of the new hospital building.

[illegible]

Legend

	PROPOSED BUILDING AND ADDITIONAL, EXISTING FARMING INCLUDED IN THE DEVELOPMENT APPLICATION
	PLANS SUBMITTED FOR AN EXISTING TOWNHOUSE (SEPARATE MUNICIPALITY CITY/COUNTY DEVELOPMENT APPLICATION)
	EXISTING BUILDING

Site Boundary

Phylogenetic tree of the F protein and its fragments. The tree shows relationships between various F protein variants and fragments. The scale bar indicates 0.1 substitutions per site. The legend indicates that bold text represents the F protein and regular text represents fragments.

Accession	Protein	Length (aa)	Identity (%)
F	F protein	411	100
N	F protein	411	100
B	F protein	411	100
L	F protein	411	100
K	F protein	411	100
I	F protein	411	100
H	F protein	411	100
G	F protein	411	100
J	F protein	411	100
M	F protein	411	100
P	F protein	411	100
Q	F protein	411	100
R	F protein	411	100
S	F protein	411	100
T	F protein	411	100
U	F protein	411	100
V	F protein	411	100
W	F protein	411	100
X	F protein	411	100
Y	F protein	411	100
Z	F protein	411	100
aa	Fragment	1-100	100
bb	Fragment	101-200	100
cc	Fragment	201-300	100
dd	Fragment	301-411	100

0-13000 ARCHITECTS PTY LTD
NPT 10 10 PM PT
100 AUBURN STREET
NEWCASTLE
14 LOOKOUT ROAD
NEW LAMBTON HEIGHTS NSW
HEALTHSCOPE

Site	Date	Class
1500 @ B1	8/16/2009	NB
E:\8000-10000\10041\10041\10041_00A_Plan.dwg		
Registration	Drawing Number	Issue
10041	SK101	P

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Figure 1

Proposed Site Plan





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MPH - STAGE 3

Location
54 LOOKOUT ROAD
NEW LANSTON HEIGHTS NSW
Agent
HEALTHSCOPE

CROUDAGE HOUSE SECTION

Size	Date	Owner
1:200 @ R1	4/05/2009	D.M.C.
File Name		
I:\PROJECTS\2009\10416-Bayview\10416_station.plt		
Project Number	Drawing Number	Issue
10041	SK121	H

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2.3 Development Features

The proposed new hospital building to the north of the Kingston Building will contain:

- Level B3 – Basement staff car park (74 car spaces) with RL of 89.60 at eastern end of car park and 90.98 at western end of car park (refer to **Plan SK 102**)
- Level B2 – Waste Area, stores, plant room (Relative Level (RL) 93.19), loading dock (RL 92.19), and basement car park (RL 93.74) with 51 car spaces. As shown on the plans the Level B2 car park proposed will be connected to the existing Kingston Building car park by a pedestrian walk-way (refer to **Plan SK 103**).
- Level B1 – Basement car park (70 spaces) with RL of 96.5 and plant room. As shown on the plans the Level B1 car park proposed will also be connected to the existing Kingston Building car park by a pedestrian walk-way (refer to **Plan SK 104**).
- Ground floor – car park (31 spaces), plant room, and 30 medical inpatient beds and associated office facilities and amenities, with RL of 100.00. As shown on the plans, the ground floor will be linked to the existing Kingston Building ground floor (refer to **Plan SK 105**).
- First floor – 30 surgical inpatient beds, associated office facilities and amenities and plant room (RL 104.00). As shown on the plans, the first floor will also be linked to the existing Kingston Building first floor (refer to **Plan SK 106**).
- Second floor – 8 medical suites for future fit-out, and plant room (RL 108.40). As shown on the plans, the second floor will be linked to the existing Kingston Building second floor (refer to **Plan SK 107**).

The alterations to the existing Kingston Building will include the following:

- The loading dock and some store areas will be relocated down to the new B3 podium level of the proposed building, with entry from Jacaranda Drive (refer to **Plan SK 102**).
- Ground floor – As shown via shading on the plans, ground floor alterations include a new supply services area and new staff kitchen (refer to **Plan SK 105**).
- First floor (refer to **Plan SK 106**) - As shown via shading on the plans, the following alterations will be made:
 - The first floor plate will be extended above the loading dock to the east to accommodate two new operating theatres with ancillary services;
 - An additional steriliser will be provided adjacent to the existing steriliser within the Central Sterile Department (CSD) which will also be expanded;
 - Addition of a new Stage 3 recovery area and nurse station;
 - Addition of another new staff station.

The proposed development will result in the facilitation of significant additional health care services including:

- An additional 60 inpatient beds;
- Two additional operating theatres with additional support services;
- 250 car parking spaces, as well as additional loading / unloading facilities;
- Access to the proposed new building from Jacaranda Drive; and
- 8 medical consultancy suites (SK107).

2.4 Remediation of the Site

Fill material on the site has been identified as containing contaminated materials. The first phase of the proposed development will involve remediation of the site. A Remedial Action Plan (RAP) has been prepared for the site.

2.5 Building Design

The proposed new hospital building has been designed to be integrated with the existing Newcastle Private Hospital building (the "Kingston Building"), and is consistent in scale and character with the surrounding built and natural environment. The development has been designed to consider the Environmentally Sustainable Design requirements under Section J of the BCA, but not to Greenstar rating standard. A BCA report stating that the configuration and layout of the building is in agreement with the general requirements of the BCA has been provided.

The proposed building has also been designed to be sympathetic to the nearby heritage building (Croudace House) – Refer **Figure 2**.

The overall height of the proposed new building to the parapet level is 24.36m and the total length of the proposed building is 150.995m. The majority of the width of the building is 18.215m, whilst the total width of the built areas for the proposed development is 26.025m (refer to **Plans SK 102, 103, 104, 105, 106, 107, 108, 110, 111 & 112**).

The plans prepared by Suters Architects (located at **Appendix E**) include a number of 3D images and photo montages. An Architectural Design Statement has also been prepared by Suters Architects and is located at **Appendix F**.

2.6 Access & Parking

The site has vehicular access from both Jacaranda Drive and Kookaburra Crescent which are both accessed via Lookout Road.

The proposed new hospital building will be accessed via three locations:

- A one way ramp connecting the new parking areas to the existing car park in the basement of the Kingston Building. Vehicles will be able to enter via the existing car park ramp to the east of the building and drive northwards on the one way (northwards) ramp to park in the new building.
- A new access located on Jacaranda Drive at the western end of the building with a circular ramp system to access the three parking floors. This access has been designed to operate as left in left out due to the restricted sight distances for right turning vehicles.
- A loading only access located at the eastern end of the building, to access the proposed loading dock.

The proposed development incorporates three (3) basement levels of car parking and ground level parking which will provide for 226 additional car parking spaces within the new building. A reconfiguration of the on-street parking spaces at the front of the hospital will also provide for an additional 24 bays (11 & 13). The proposed development will incorporate a total of 250 new car park spaces.

With reference to **Figure 1 – Site Plan** the 13 spaces adjoining the Kingston Building form part of this application, while the 11 spaces adjoining the Croudace Building will be the subject of a separate Development Application to Newcastle Council. These spaces are located on Strata Plans 60845 & 74793 and require the consent of the landowners.

Bicycle parking will be provided within the overall site footprint and will be determined as part of the detailed design of the facilities.

2.7 Hours of Operation

The proposed new hospital building will operate 24 hours a day, 7 days a week. Admissions will be open during the hours 6am to 6pm. Visiting hours will be the same as those already established by the Newcastle Private Hospital:

- 11:00am to 1:00pm and 3:00pm to 8:00pm – 7 days per week.
- Shift change-over times for staff occur at 7am and 3pm.

2.8 Employment

The proposed 60 inpatient beds (new building) and the two new operating theatres as part of the additions to the Kingston Building are likely to generate approximately 18 new staff per shift.

The specialist medical suites within the proposed new hospital building are likely to generate approximately 24 new staff.

2.9 Waste Production and Disposal

A waste storage and removal area will be located within the loading dock. This will include areas specifically designated for waste storage and separation, recycling and cardboard compaction as well as for the storage / disposal of clinical and sharps waste. The existing EPA licences for disposal of clinical and sharps waste will

cover the increase in the disposal of this type of waste. The waste area is shown on architectural plan SK102 located at **Appendix E**.

2.10 Landscaping

The proposed development will incorporate appropriate landscaping, the extent of which includes:

- The small curtilage created between the new building and Jacaranda Drive;
- Remediation of the northern Croudace House curtilage, at the interface with the new carpark decks and ramp;
- The new courtyard created between the Kingston and new building;
- Remediation associated with reconfiguration of carparking and access road near entries to Croudace and Kingston Building; and
- Minor work associated with other car park extensions within larger open car parks on grade as designated on site plan.

A Landscape Design Report and Plan have been prepared by Moir Landscape Architects and are located at **Appendix G**. **Figure 11** shows the landscape masterplan.

2.11 Security and Lighting

The Newcastle Private Hospital has an existing Security Management Plan. The Security Management Plan will be revised to include the new building and its operations.

The Kingston Building is serviced by a staff duress system, which is an emergency alert system used by individual staff. The alert is linked to the security system. This staff duress system will be extended to the new proposed development. CCTV will be installed within the new car park areas.

Lighting throughout the new facility will be in accordance with AS1680 together with NSW Health Code TS11. Lighting to enable the evacuation of the building in the event of an emergency will be provided to comply with the BCA and AS2293.

2.12 Fuel & Chemicals Storage

There is no storage of fuels, chemicals, paints or hazardous materials in any volume requiring specialist storage solutions. Flammable liquids and paints are kept in specific safety cabinets.

Medical gas services associated with the proposed new hospital building will be designed in accordance with AS2896 – 1998, NSW Health Technical Series TS 11 and all relevant Australian Standards (Refer **Appendix R – Services Report**).

2.13 Emergency Procedures

The Fire Safety Strategy and Assessment prepared by Arup for the existing Newcastle Private Hospital 'Kingston Building' (February, 2003) will be updated to encompass the proposed new hospital building.

All other Emergency Procedures used for the existing Kingston Building will be revised to incorporate the new hospital building and operations.

2.14 Existing Facilities run by Healthscope Limited

Healthscope Limited is considered to be one of Australia's leading private healthcare operators, owning or managing 48 medical/surgical, rehabilitation and psychiatric hospitals, as well as operating a leading pathology business with facilities in Australia, New Zealand, Singapore and Malaysia.

Existing facilities run by Healthscope Limited within NSW include:

- Brisbane Waters Private Hospital at Woy Woy;
- Campbelltown Private Hospital at Campbelltown;
- Lady Davidson Private Hospital at North Turramurra;
- Mosman Private Hospital at Mosman;
- Nepean Private Hospital at Kingswood;
- Newcastle Private Hospital at New Lambton Heights;
- Norwest Private Hospital at Baulkham Hills;
- Prince of Wales Private Hospital at Randwick;
- Sydney Southwest Private Hospital at Liverpool;
- The Hills Private Hospital at Baulkham Hills;
- The Sydney Clinic at Bronte; and
- Tweed Day Surgery at Tweed Heads.

2.15 Consideration of Alternatives

Healthscope, in undertaking this project, have carefully considered a wide variety of development options in the context of their significant experience in the provision of healthcare facilities. Over the past 2 years Healthscope have considered a number of alternatives for the provision of additional healthcare facilities in Newcastle. Some of the alternatives considered include:

- 1) Demolition of the Croudace Building – This option was not pursued because of the significant loss of operation and disruption to maternity and obstetrics facilities;
- 2) New site in Newcastle – Due to the obvious co-dependency of the Newcastle Private Hospital and John Hunter Hospital, and the efficiency of the current co-location, this option was not explored in great detail; and
- 3) Location of the new car park to the north of Jacaranda Drive – An option to provide a substantial stand alone multi-level car park on the northern side of Jacaranda Drive with pedestrian overbridge was rejected because of cost implications.