

Appendix F

Architectural Design Statement – Suters Architects

Sydney
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Architectural Statement

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Healthscope
Newcastle Private Hospital
Extensions For Healthscope Limited
Lookout Road
New Lambton Heights

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suters

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1 Introduction

The project is an initiative of the new Newcastle Private Hospital owners, Healthscope Ltd., to extend and improve operations at one of the foremost private Hospitals in the Hunter Region.

The main component of the development is a substantial new building to the north of the Kingston building, on Hunter New England Area Health (HNEAH) land bounded by Jacaranda drive to the north, Hunter Rehab Building to the west, and Kingston Building and Croudace House view curtilage to the south. Contained within the podium of the new building is an open deck carpark for 226 vehicles and the new relocated loading dock with some stores. Loading dock deliveries will now arrive via Jacaranda Drive. Private car entry will remain via Tea House Road but will also include Jacaranda Drive. Ground and first floors to contain bedrooms and ancillary services. Second floor, containing privately owned medical suites.

Alterations to the Kingston Building are focused on expansion of operating rooms by two, projecting the building over the former loading dock. Ancillary services including Central Sterile Department (CSD), and Recovery will also need to expand in accordance with this. Links from Kingston to the north building on every floor requires some loss of beds and replanning and rationalisation of existing wards. Total number of new beds, 60. Total number of existing beds to remain, 115. Total beds 175.

The proposal also includes reconfiguration of roadways (and carparking) between Croudace House, The Croudace Building and The Kingston Building. Landscape design to this area, Croudace House north curtilage, the new light court created between Kingston and North extension and its curtilage will be a necessary component.

In summary the new development features are:

The proposed new 6 storey hospital building to the north of the Kingston Building will contain:

- Level B3 – Basement staff car park (74 car spaces) with a floor RL of 89.39 at eastern end of car park and 90.98 at western end of car park.
- Level B2 – Truck hardstand (floor RL 92.19), loading dock (floor RL 93.19), stores, plant room, and basement car park (floor 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.
- Level B1 – Basement car park (70 spaces) with a floor 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.
- Ground Floor – car park (31 spaces), plant room and 30 medical inpatient beds, with floor RL of 100.00. As shown on the plans, the ground floor will be linked to the existing Kingston Building ground floor.
- First Floor – 30 surgical inpatient beds, and plant room (floor RL 104.00). As shown on the plans, the first floor will also be linked to the existing Kingston Building first floor.
- Second floor - 8 medical suites, and plant room (floor RL 108.40). As shown on the plans, the second floor will be linked to the existing Kingston Building second floor.
- A new loading dock and waste disposal area will also be provided under the new car park building with access from Jacaranda Drive.

The alterations and additions 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 new building, with entry from Jacaranda Drive.
- Ground floor – As shown via shading on the plans, ground floor alterations include a new supply services area and new kitchen.
- First floor – As shown via shading on the plans, the following alterations will be made:
 - The first floor plate will be extended above the landing dock to the east to accommodate two new operating theatres with ancillary services.
 - An additional steriliser will be provided adjacent to the existing sterilizer within the Central Sterile Department (CSD) which will also be expanded.
 - Addition of a new Stage 3 recovery area .
 - Addition of another new staff station.

Other features include:

- 13 additional ground level carparking spaces adjacent to Croudace and Kingston Building entries.
- Remediation of the site; to north of Kingston Building.
- A plan for an additional 11 car parking spaces near the Croudace Building will be managed under a separate development application.

Summary:

- Remediation of the site
- An additional 60 inpatient beds in a new 6 storey hospital building;
- Alterations and additions to the existing Kingston Building including two additional operating theatres with additional support services;
- 250 car parking spaces (226 in-building car park spaces ,13 on-street spaces at front of hospital); and 11 on-street spaces to be managed under separate development application.
- Loading/unloading facilities with access of Jacaranda Drive;
- Vehicle access to the proposed new building from Jacaranda Drive; and
- Approximately 1000sqm of medical consultancy suites, comprising 8 medical suites in total.

2 Context

2.1 Titles and Zoning

The site of Newcastle Private Hospital is located in the north-east corner of The John Hunter/Rankin Park Hospital Campus. It comprises three allotments:-

- Lot 2 DP1080386, which contains the Kingston Building and basement carpark
- SP 60845, containing the Croudace Building, Historic Croudace House and on- grade parking
- SP 74793, containing Medical Centre, basement and on-grade parking.

Zoning is 5(a) Special Uses.

The major component of the proposed extensions is to be located on Lot 132 DP1053492 currently owned by Hunter New England Area Health. There is a current approved DA for a multi-level open-deck carpark in the same location on this allotment.

2.2 Existing Buildings

i. The Kingston Building

The Kingston Building, the most recent major development, was completed in 2005 . It functions as the main Newcastle Private Hospital building, comprising clinical and administrative services as well as stores. It's clinical functions include:

- General Surgery
 - Colorectal surgery (Kingston Building)
- Obstetrics
 - Birthing suites (Croudace Building)
 - Neonatal nursery (Croudace Building)
- Gynaecology
- Ear, Nose and Throat
- Orthopedics
- Plastic Surgery
- Vascular surgery
- Urology
- Thoracic surgery
- Faciomaxillary surgery
- Endoscopic procedures (Croudace Building)
- Rehabilitation
- Chronic pain management

Its orientation is north – south, with commanding views to the north. The building is three storeys, predominantly red face brick. The east, west and south facades are broken down by a composition of forms finished in painted cement render and prefinished modular fibre cement panels. The north and the west facades are detailed with steel framing, further reducing scale and providing sunshading.

The basement carpark is completely open to the north as the ground level falls away, and is made secure with steel screening.

ii. The Croudace (hospital) Building

The Croudace Building was the original NIB Hospital, and opened in 1993. It currently functions as the Hospital's obstetrics department, some day procedures and endoscopic services complete with three operating rooms and general (20 beds) as well as eight bed obstetrics ward. The building relies on catering and stores services from the Kingston Building, as well as some clinical services. The building is a two storey L shaped floor plate, predominantly red face brickwork with corrugated hip roof. Situated immediately to the south of Croudace House, the two buildings are linked by covered way.

iii. Croudace House

Croudace House , originally built in the 1860's and extended in the late 1870's and originally known as "The Lodge", takes its current name from the original owner and resident Thomas Croudace, mining manager and community activist. The two storey Victorian building is situated in a prime position, atop the hill with commanding panoramic views to the north across the City to the Hexham floodplain. The building was designed in High Victorian style, with a symmetrical layout around the major turret element and axis running north-south and generous verandahs(no longer extant). The southern part of the building is single storey facing The Croudace (hospital) Building. Croudace House and some of the remaining landscaping and curtilage are the basis for the designated heritage precinct.. The Croudace House view corridor, defined to the north, is a relevant and

significant physical constraint imposed on the proposed development. It restricts the height of any proposal: in plan by a scribed arc generated from Croudace House; and in elevation by the height of the existing tree canopy beyond Jacaranda Drive. Refer to Site Analysis and section drawings.

The building currently serves as professional suites for specialist doctors, as well as a cafe, on the ground floor, facing to the east and opening to a terrace and overlooking part of the garden area.

iv. Medical Centre.

The Medical centre, the most recent building, is a three storey red brick building accommodating professional suites for specialist doctors. Its roof form is vaulted corrugated metal and much of the detailing is reminiscent of the original Croudace Building. The building has a basement carpark, one half level below ground level. The building is sited on the southern most portion of land and falls within the Rankin Park Hospital Heritage Precinct.

v. The Rehab Building.

The Rehab building is on neighbouring hospital property adjacent to the west boundary of the NPH site. Its orientation with long axis north-westerly sets the western extent of the Croudace House view curtilage. The building is a post-WW2 two storey face brick building with simple tiled hip roof. Elevations are punctuated with relatively small windows, and a larger glazed pool area on the ground level to the north. It is currently used as an injury rehabilitation clinic.

2.3 Topography

Croudace House is sited quite centrally to the NPH site and is the highest portion of ground at RL 102.00, a contributing factor in its significance. The ground falls away to the north and quite steeply beyond the Kingston Building, to Jacaranda Drive with an ambient level in the range of RL95.30 and is particularly relevant to the new hospital building extension. The parcel of land, is a linear strip fully fronting the relatively new Jacaranda Drive, alternative Hospital access Road. This facilitates optimum orientation of the new building.

The landscaped curtilage to the north of Croudace House is terraced lawn areas, then falling steeply beyond the Kingston Building alignment at approximately 1:5 down to Jacaranda Drive

2.4 Access

Pedestrian access is currently from east, west and southern sides of the site. Southern and western approaches are from the larger hospital campus, and eastern is from Lookout Road and the local area. The Kingston Building is the intended first point of arrival to the Hospital for the uninitiated visitor. The legacy of the former main entry via Croudace Building with its steel porte cochere competes to some degree with the porte cochere and entry to Kingston Building.

Vehicle access is from the south via the internal hospital access road for all vehicles. There is a conflict between commercial heavy vehicle traffic and private vehicles, particularly around existing loading dock. Refer to traffic report with regard to detail in this regard.

Access for differently abled persons is excellent approaching and within the Hospital complex

Obvious and easy wayfinding to and around the Hospital complex is of paramount importance and will be improved as part of the new development.

3 The Brief

3.1 Operation

The brief calls for amplification of clinical services in line with community demand in the private health sector.

To provide a new northern wing, parallel and adjacent to the Kingston Building minimum six metre wide courtyard. The new building is to contain:-

- a three storey podium containing carparking, loading docks and stores, and services, linked to the Kingston Building carpark.
- two storeys of bedrooms with service core and plant room immediately above the podium, linked to Kingston Building at each level.
- one storey of medical suites with plant immediately above bed floors, linked to Kingston Building.
- one storey of full floor plate shell and plant area, for future fitout.

Make alterations to Kingston building:-

- Extend first floor plate above loading dock to the east to accommodate two new operating rooms with ancillary services.
- Provide an additional steriliser adjacent existing, within Central Sterile Department (CSD), and expand CSD.
- Relocate loading dock and some stores areas down to new B3 podium level with entry from Jacaranda Drive.
- Provide additional Recovery facilities to support additional Operating Rooms.

Wayfinding approaching and within the complex will be improved and/or updated to facilitate efficient and clear pedestrian and vehicular movement. The main philosophy controlling pedestrian movement is that the Kingston Building Entry Foyer is to remain as the central point of arrival. Public who drive and park under the building will be directed to the existing main bank of elevators. The new elevators will provide direct access for the public to the upper floor (medical suites) only. Staff and other authorised personnel will have access to appropriate areas as required.

The development is to be designed with ESD consideration to comply with the requirements of Section J of BCA but not to Greenstar rating standard.

3.2 Functional Areas

The functional areas are listed in Appendix A .

Additionally, the proposal provides 226 car parking spaces within the podium levels. Entry to the carpark is via the existing entry and a new entry off Jacaranda Drive. Exits are by existing route and left turn only to Jacaranda Drive.

The Loading dock is proposed to be relocated from Kingston to the new Building, with access from Jacaranda Drive. Appendix B, Photo 8 shows the approach from Lookout Road near the loading dock. A semi-transparent metallic screen is proposed at the east end of loading dock awning to screen dock area but provide safe traffic movement and sightlines around this road bend. Vision mirrors and other safety measures are also proposed. Refer to traffic report for further details.

4 The Concept

4.1 Orientation, Massing and Visual Impact

The new building optimises its north/south orientation by virtue of the linear nature and orientation of the allotment. The proposal creates a light court between the two buildings of minimum six metres at their closest but seeks to maximise the width of this space by careful manipulation of form and geometry.

Because of the steep cross fall, the three storey carpark/loading dock podium is able to virtually cover the entire extent of the site without obstructing Croudace House view curtilage. A spiral ramp is located at the western end of the podium connecting all levels.

The massing of the three storey building above the podium is constrained to approximately half the length of the podium and almost obscures the north elevation of the existing Kingston Building from northerly views. The new building above podium level is slightly rotated in plan pivoting at its western end. The massing of the new building is considered appropriate to the context, being parallel and of a similar height to Kingston Building. The scale is reduced by deep modelling to facades, as well as cladding and fenestration articulation.

This idea is further developed with the addition of deep overhanging awnings projected at differing angles, in plan, on alternate storeys. Aesthetically, because of the strong linear mass of the building, the strategy is to reinforce each of the storeys as a discrete rectangular prism randomly stacked, thereby emphasising strong horizontality, consistent with the carpark podium levels.

The podium levels appear as open deck carpark with continuous horizontal spandrel providing the base for the building above. The western approach as one turns the bend near the Rehab building arguably offers the most important view of the proposed development and the strategy will herald the building's presence. Equally important is the view of the western facade Croudace House curtilage and Rehab building.

The approach from the east along Jacaranda drive is more immediate with the prismatic forms breaking down in scale around the plant rooms servicing each storey individually. The loading dock follows and is set into deep shadow by the very large canopy covering the yard and offering visual and acoustic separation from the building above.

Apart from the aesthetic value of the deep awnings to upper levels, they provide solar control and allow fenestration to no longer be constrained with a fire-separating spandrel. Consequently the glazing is full height, optimising natural light and northerly views. A secondary horizontal sunshade projects at door head height to further control sun and articulate fenestration. The glazing is broken down into a frame pattern and a rhythm is established along the length of each north and south elevation by careful placement of mullions of varying depths.

The west elevation is treated similarly with additional mesh screen sun control.

The roof is a simple, uncluttered flat metal deck form, having minor service penetrations and fixtures. It is largely achieved by separately servicing each storey from plant room at the east end of the building. Overall height of the proposed building to the ridge is RL 113.75 The height of existing Kingston Building lift motor room parapet is RL 117.4 and height to eaves is RL 112.00. Height to plant room parapet (a substantial portion of Kingston Building roof) is RL 116.00. The new lift will be underslung to minimise extension of roof height above shaft.

The loading dock is predominantly sheltered with a large awning, providing visual and acoustic separation from outlook above. The east end of the dock is screened to tie this area into the entire facade composition. The screening does not completely obscure visibility for safety of traffic movement, but filters some of the utilitarian activities associated with the dock .

4.2 Materials

External materials are of minimal range, in harmony with clean and uncluttered lines of the building.

The external cladding is predominantly metallic panel with reconstituted timber boarding lining large sunhoods. Although untrafficable other than for window cleaning, the intention is to create the perception of an external deck. Window frames and louvres are powdercoat aluminium. Metallic mesh sunscreening is stainless steel. Refer to Appendix for colour and finishes selections.

The loading dock awning is reinforced concrete structure with membrane and gravel roof. The concrete will be clad in metallic panel similar to the rest of the building.

4.3 View Analysis and Photomontages

There will be distant views of the building's roof line and upper floor from the north and we refer to photomontages (Appendix B, photo 1a, 1b) from Dent Street Lambton some two kilometres away. Because the massing of the proposed building is lower than the existing Kingston building there is very little change to the overall impact. Photo 3 shows the view of the existing Kingston Building from the same area. A large portion of the six storey north facade is covered by the tree line directly to the north of Jacaranda Drive. The photograph also demonstrates the dominance of historic Croudace House (and particularly its turret) as one of the significant architectural features in the precinct. The simple clean roofline and forms of the proposed building complements Croudace House. The deep modelling of the facade works to reduce the brightness (and therefore its dominance) in the context. This is particularly evident when one compares the dominance of the stark white facade of John Hunter Hospital further to the west.

Additional photomontages showing views from Moorehead Street, Lambton and Drysdale Drive, Lambton Gardens, demonstrate that the mass and scale of the proposal will have only a positive visual impact. (Appendix B, photos 2 & 4)

Very little of the building is visible from the main entry at Lookout Road. Photo 5 demonstrates how the scale and massing of the proposed new north extension relates to Kingston Building and also note the operating room extension (ochre coloured rectilinear projecting form) to the left, above the loading dock. Photo 6 is from Lookout Road slightly further to the north.

The most important view (Photo 7), if only because it is one of the few opportunities to see the proposed building in its entirety, is the view looking from the western approach along Jacaranda Drive. It clearly demonstrates the appropriateness of scale and mass in context. Landscaping is purposely kept cropped and low to the ground to emphasise the strong horizontal, and the angularity of the upper levels.

4.4 Privacy

Privacy between south-facing bedrooms in the new building and north-facing in Kingston has been partly addressed by widening the lightcourt through rotation of the building. Additionally it is intended to possibly detail translucent screening to both buildings to mitigate the problem. It is anticipated that internal curtains and/or blinds will also assist with most of the screening.

4.5 Open Space and Landscaping

The extent of landscaping 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.
- Minor work associated with other carpark extensions within larger open carparks on grade, as designated on site plan.

The curtilage abounding Jacaranda Drive varies in width due to road curvature and is interrupted by the loading dock to the east and entry to carpark ramps to the west. The east end curtilage rises with the slope of the roadway eventually joining the light courtyard. The west end also rises as it winds uphill (between the new carpark ramp and Rehab Building) to adjoin Croudace House curtilage. Vegetation habit to this area is intended as strappy or reed type plants up to a height of 500mm, planted enmasse as a textural field. Some reshaping of this curtilage strip would be required to match the grade of Jacaranda Drive footpath.

The uppermost carpark deck is at RL100.00, the same level as the main ground floor of the Kingston Building and new extension. The existing ground level is RL 97.5 rising to RL 98.1 toward Rehab Building . The elevation facing Croudace House curtilage is proposed as the consistent open deck carpark with solid spandrel. It is proposed to vegetate the curtilage interface with a number of layers of species starting with tall shrubs/trees nearest the carpark, decreasing heights (and therefore scale and overshadowing) moving southerly. The vegetation screening is approximately six metres deep. The objective is to build a virtually seamless visual connection between the new vegetation and the existing tree canopy on the other side of Jacaranda Drive.

The base of the light court created between Kingston and new buildings is RL 94.00. The primary views are from storeys above and the design of the space should be approached with this in mind. The design may include *parte terre* ground patterns and textures with outcrops of vegetation. Height of vegetation is to be carefully selected so as not obstruct natural light filtering habitable storeys within both buildings, but may also contribute to some privacy screening.

The access road looping to Croudace Building porte cochere off Tea House Road has been rationalised by better linking with Kingston Building entry and actually reducing extent of roadway. The increased size of plantation island affords better opportunity for landscaping this area. The loop road will move closer to the The Sister Blanche Garden of Memory; however it is proposed to sensitively remediate this area in sympathy with the heritage precinct, the link with Croudace House and the two Hospital Buildings.

The on-grade carparks to the south and west of Croudace Building are proposed to be extended slightly with minor impact on existing landscape or vegetation. The areas to be extended are generally bitumen paved and kerbed.

4.6 Heritage

The development is within the Croudace House heritage precinct but has limited direct impact on the heritage of the site. Any related impact has been carefully and sensitively considered to deliver positive outcomes for the built context and users.

The western roof and B1 deck of the open deck carpark address the the Croudace House curtilage to the south. The approach has been to screen this elevation with vegetation to both filter and soften it within the view. The species habits have been carefully selected so as not to obscure distant views from Croudace House, when they reach maturity. It is also proposed that a Bunyip Pine be planted to flank the east and west side of this elevation, framing the view from Cruodace.

The introduction of Bunya Pines is a reinterpretation of two significant Bunya Pines originally planted elsewhere in the precinct and no longer in existence. Similarly, originally there were specimens of Agave and Cupressus Pine planted throughout the the lawn area. It is proposed to informally replant these or similar species as a reinterpretation of the original gesture.

4.7 ESD

The objective of the proposal as outlined in the brief is to satisfy Section J of BCA and other ESD measures that concord with budget and brief.

i. Life Cycle Costs.

Life Cycle Costs are required to be minimised in accordance with the brief which calls for minimisation of recurrent costs. The proposal is designed with a selection of external materials offering extended life(minimum 20 years) and low maintenance costs during that time.

Proposed plant species will be predominantly Australian natives requiring minimal maintenance. Every endeavour will be made to reduce selection of exotics or high maintenance plants including turf species, however given the heritage precinct associated with the site there may be some need to introduce these.

ii. Energy Efficiency

A responsible approach has been adopted through considered management of natural light and sun control. The building, by default, has optimum orientation of long east-west axis, thereby providing sunlight to the maximum number of bedrooms. Sunshading is controlled through intentional modelling and geometry of the form as well as secondary sunshading, where required.

Wall and roof construction will satisfy the minimum R value requirements of Section J. Light coloured materials have generally been selected to large areas of cladding. The reconstituted timber linings to external awnings are dark colours to minimise glare internally.

Double glazing may be required by Section J of BCA, thereby offering improved thermal control.

iii. Water Management

Efficient water usage will be adopted within budgetary constraints. Landscaping has already been identified as an area where passive water usage controls will be adopted, through judicious plant selection.

4.8 BCA

A summary of some of the more salient aspects of BCA are shown here.

Building Classes

- Class 7a- Podium carpark
- Class 9a- Ground and first floor patient care and health care areas
- Class 5- Professional suites

Rise in storeys. 6

Type A construction. (carpark allowable as type C with conditions)

Fire separation of each classification and vertical separation of each storey as detailed.

Ground and first floors at 1100 sq. Metres is required to be divided into two fire compartments, each fire compartment one fire isolated (stair) exit and at least one horizontal exit that comply with exit distances. New wards will also be fire separated from Kingston Building.

Access for people who are differently abled has been provided throughout the development.

Section J and compliance has already been mentioned where relevant to aspects of the project

5 Conclusion

The objective of Healthscope Ltd. in developing further, Newcastle Private Hospital, is twofold. Firstly, to contribute to reduction of demand for private sector health services whilst maintaining an already excellent Hospital facility in the Hunter Area.

The design has been a direct outcome of these fundamental objectives.

Suters Architects

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6

Appendix A

Schedule of Areas

6.1 Additional operating suites

<i>room name</i>	<i>AHFG room code</i>	<i>area (m²)</i>	<i>no. of rooms</i>	<i>Total (m²)</i>	<i>remarks</i>
Operating room - general	ORGN	42.0	2	84.0	
Anaes. induction room	ANIN	15.0	2	30.0	
Bay - exit	BEX	8.0	2	16.0	
Scrub Bay	SCRB-6	6.0	1	6.0	Shared between rooms
General Clean-up Room	CLUP-7	7.0	1	7.0	Optional for surgical instruments processing
Bay – Mobile Equipment	BMEQ-2.5	2.5	4	10.0	X-ray units etc.
Setup Room	SETUP-16	16.0	1	16.0	

6.2 Additional Recovery Spaces

<i>room name</i>	<i>AHFG room code</i>	<i>area (m²)</i>	<i>no. of rooms</i>	<i>Total (m²)</i>	<i>remarks</i>
Patient Bay – Recovery Stage 1	PBTR-RS1	9.0	3	27.0	
Bay – handwash type A	BHWS-A	1.0	1	1.0	

6.3 30 bed medical inpatient unit (ground floor)

<i>room name</i>	<i>AHFG room code</i>	<i>area (m²)</i>	<i>no. of rooms</i>	<i>Total (m²)</i>	<i>remarks</i>
Patient areas					
1 bed room	1 BR-ST	15.0	29		
1 bed room – isolation	1 BR-IS-P	15.0	1	15.0	Positive Pressure
Ante room	ANRM	5.0	1	5.0	
Ensuite – standard	ENS-ST	5.0	20	100.0	
Lounge – patient	LNPT-20	20.0	1	20.0	
Staff Areas					
Bay – beverage	BBEV-ENC	5.0	1	5.0	
Bay – handwash type A	BHWS-A	1.0	4	4.0	
Bay – linen (enclosed)	BLIN-ENC	2.0	2	4.0	
Bay – meal trolley	BMT-4	4.0	2	8.0	
Bay – mobile equipment	BMEQ-4	4.0	2	8.0	
Bay – ppe	BPPE	1.0	6	6.0	
Bay – resuscitation trolley	BRES	2.0	1	2.0	
Cleaners room	CLRM-5	5.0	1	5.0	
Clean utility	CLUR-14	14.0	1	14.0	
Dirty utility	DTUR-12	12.0	1	12.0	
Disposal room – 9sqm	DISP-8	8.0	1	8.0	
Meeting room – 12sqm	MEET-12	12.0	1	12.0	

<i>room name</i>	<i>AHFG room code</i>	<i>area (m²)</i>	<i>no. of rooms</i>	<i>Total (m²)</i>	<i>remarks</i>
Office – clinical handover	OFF-CLN-12	12.0	1	12.0	
Office – single person	OFF-S9	9.0	2	18.0	
Bay – staff property	PROP-2	2.0	1	2.0	
Staff station	SSTN-14	14.0	1	14.0	
Store – equipment	STEQ-20	20.0	1	20.0	
Store – general	STGN-9	9.0	1	9.0	
Shared Areas					
Toilet – public	WCPU-3	3.0	2	6.0	
Toilet – staff	WCST	3.0	1	3.0	

6.4 30 bed surgical inpatient unit (first floor)

<i>room name</i>	<i>AHFG room code</i>	<i>area (m²)</i>	<i>no. of rooms</i>	<i>Total (m²)</i>	<i>remarks</i>
Patient areas					
1 bed room	1 BR-ST	15.0	29		
1 bed room – isolation	1 BR-IS-P	15.0	1	15.0	Positive Pressure
Ante room	ANRM	5.0	1	5.0	
Ensuite – standard	ENS-ST	5.0	20	100.0	
Lounge – patient	LNPT-20	20.0	1	20.0	
Staff Areas					
Bay – beverage	BBEV-ENC	5.0	1	5.0	
Bay – handwash type A	BHWS-A	1.0	4	4.0	
Bay – linen (enclosed)	BLIN-ENC	2.0	2	4.0	
Bay – meal trolley	BMT-4	4.0	2	8.0	
Bay – mobile equipment	BMEQ-4	4.0	2	8.0	
Bay – ppe	BPPE	1.0	6	6.0	
Bay – resuscitation trolley	BRES	2.0	1	2.0	
Cleaners room	CLRM-5	5.0	1	5.0	
Clean utility	CLUR-14	14.0	1	14.0	
Dirty utility	DTUR-12	12.0	1	12.0	
Disposal room – 9sqm	DISP-8	8.0	1	8.0	
Meeting room – 12sqm	MEET-12	12.0	1	12.0	
Office – clinical handover	OFF-CLN-12	12.0	1	12.0	
Office – single person	OFF-S9	9.0	2	18.0	
Bay – staff property	PROP-2	2.0	1	2.0	
Staff station	SSTN-14	14.0	1	14.0	
Store – equipment	STEQ-20	20.0	1	20.0	
Store – general	STGN-9	9.0	1	9.0	
Shared Areas					
Toilet – public	WCPU-3	3.0	2	6.0	
Toilet – staff	WCST	3.0	1	3.0	

6.5 Consulting suites

<i>room name</i>	<i>AHFG room code</i>	<i>area (m²)</i>	<i>no. of rooms</i>	<i>Total (m²)</i>	<i>remarks</i>
Shared Areas					
Lift Foyer					
Toilet – public	WCPU-3	3.0	2	18.0	
Toilet – disabled	WCDS	6.0	1	12.0	
Cleaners room	CLRM-5	5.0	1	5.0	

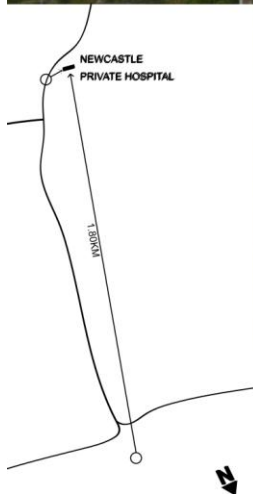
6.6 Loading Dock

<i>room name</i>	<i>AHFG room code</i>	<i>area (m²)</i>	<i>no. of rooms</i>	<i>Total (m²)</i>	<i>remarks</i>
Loading Dock					
Vehicle movement	-				To be designed
Loading Dock	-	50.0	1	50.0	
Office	OFF-S12	12.0	1	12.0	
Received Area	-	14.0	1	14.0	Includes deboxing
Couriers parking	-	25.0	1	25.0	
Stores					
Stores - Bulk	STBK-40	40.0	1	40.0	
Stores - Clinical	STSS-24	24.0	1	24.0	
Stores – Sterlie Stock	STSS-24	24.0	1	24.0	
Waste Compound					
General Waste	-	18.0	1	18.0	
Recycled Waste	-	12.0	1	12.0	
Clinical Waste enclosure	-	12.0	1	12.0	Includes sharps
Bin wash	-	12.0	1	12.0	Can be part of vehicle turning

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Appendix B

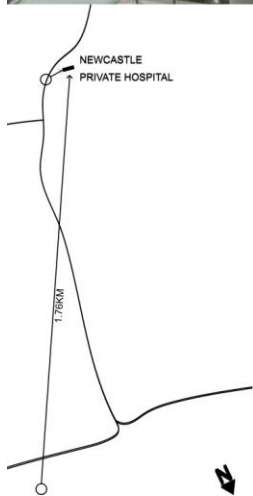
Photographs



FROM DENT STREET LAMBTON
PHOTO 1a



FROM DENT STREET LAMBTON
PHOTO 1b



FROM CORNER OF MOREHEAD & GRIFFITH ROAD LAMBTON
PHOTO



EXISTING VIEW FROM DENT STREET LAMBTON
PHOTO

3



FROM DRYSDALE DRIVE LAMBTON GARDENS
PHOTO



FROM LOOKOUT ROAD
PHOTO 5



FROM LOOKOUT ROAD
PHOTO 6



FROM JACARANDA DRIVE
PHOTO 7

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FROM JACARANDA DRIVE
PHOTO 8