

Shoalhaven Hospital

Scoping Report/SEARS Request

02.12.2021

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Locality Plan - Regional and Nowra

The Shoalhaven region is located on the NSW South Coast.

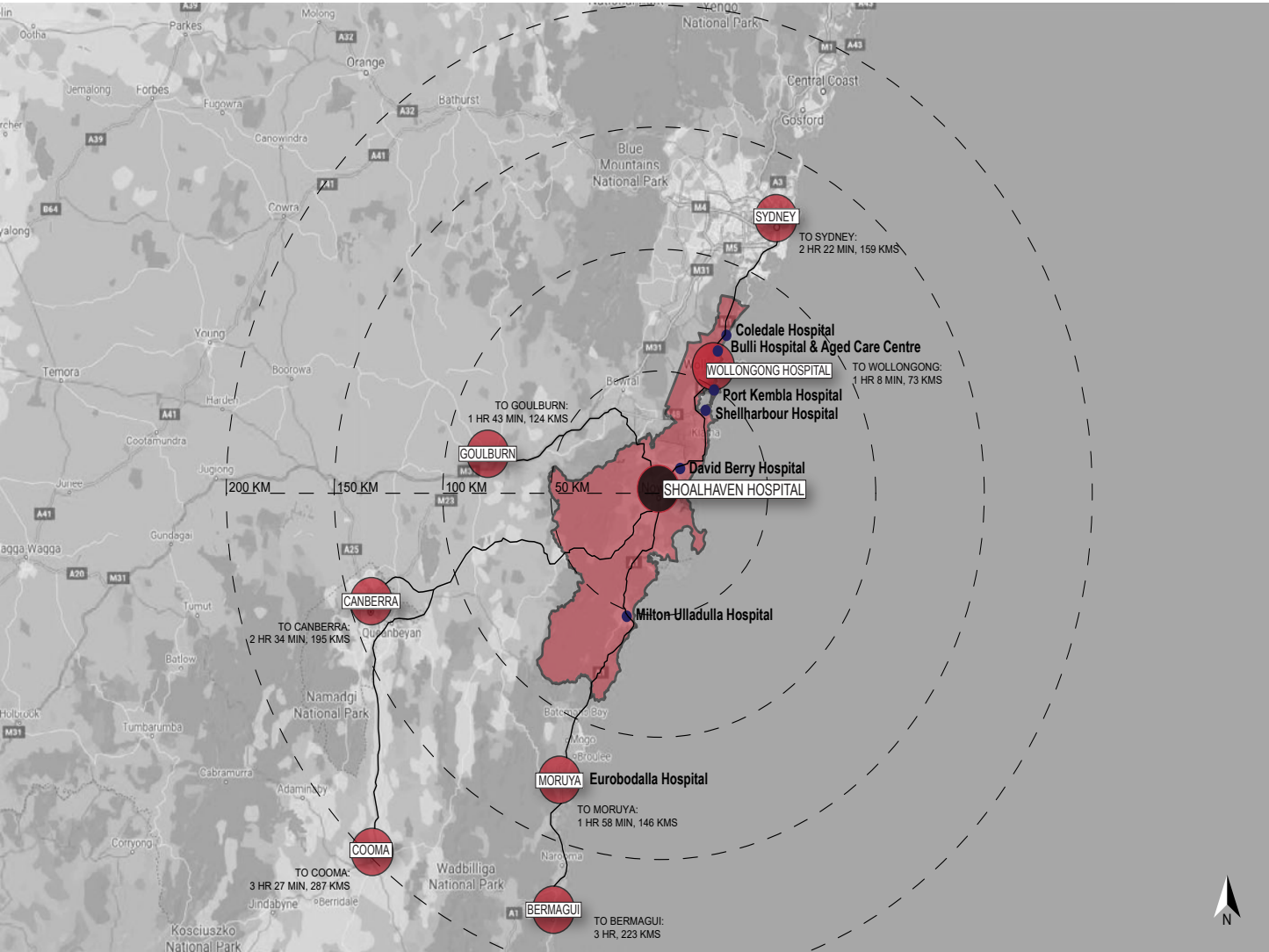
The Shoalhaven district spans from Berry and Kangaroo Valley in the north to North Durras in the south, and extends west across the Morton National Park. Major towns include Nowra, Ulladulla, Milton and the Callala Bay area.

Shoalhaven is located approximately 160km south of Sydney and approximately 195km from Canberra.

Key hospital and health care facilities in area includes: Wollongong Hospital, Shellharbour Hospital, Port Kembla Hospital, David Berry Hospital and Bulli Hospital and Aged Care Centre.

The existing Shoalhaven Hospital is located within walking distance of the Nowra town centre. Shoalhaven Street forms the eastern boundary and Scenic Drive which overlooks the Shoalhaven River forms the north and western boundaries.

Locality Plan 200 km



Nowra Region



Existing Site

Nowra Park and North Street is to the south of the hospital. The Cancer Care Centre (8), GP Super Clinic (9) and car parking building (12) have been developed in recent years on the south western part of the site.

A preschool is located on the eastern side fronting Shoalhaven Street (11).

Surrounding streets are generally residential in character although some houses adjacent to the hospital have been developed for small scale healthcare use.

Building block B and the main entry level off Scenic Drive is at RL26.2. This is currently nominated as Level 2. This level continues through to the upper floors of the old and new components of Building blocks A. The ground floor of Building Block A is nominated as Level 1 and is estimated to be at RL 22.6. The main floor levels of Block D and E and the Mental Health building are close to this level 1 level: Block D at RL21.23; Block E at RL20 and the Mental Health building at RL 22.0.

Topography/Contours



- 1 Block B (main hospital building)
- 2 Block A. (Original Areas)
- 3 Block A. (Extension)
- 4 Block D
- 5 Block C - Links House
- 6 Block E - Old Nurses Accommodation
- 7 Mental Health Unit
- 8 Cancer Care Centre
- 9 GP Super clinic
- 10 The following hospital functions are currently housed in demountable units and temporary structures:
 - FM offices - adjoining service yard
 - Aged Services - adjoining Block A. Level 0
 - Storage - cabins and garage north of Block E.
- 11 Preschool
- 12 Existing Car Park Building

Existing Buildings



Existing Site

The hospital site (Lot 373 in DP 755952; Lot 1 in DP 1043088; Lot 1031 and Lot 1032 in DP 1028730; and Lot 102 in DP 1165533) are now in ownership by the Health Administration Corporation (HAC). HAC has also recently acquired the Nowra Park Site site (Lot 104 in DP 1165533). The acquisition has arisen to provide for the planned redevelopment works to Shoalhaven Hospital.

The existing Shoalhaven Community Pre-school site (Lot 7034 in DP 1031852) is in the process of being acquired by HAC.

Nowra Park is located south of the hospital, with the existing preschool located to top zone of the park and south of the existing hospital.

Site Lots



Existing Preschool & Nowra Park



Open/green spaces



Key:

- 1 Courtyard
- 2 Cricket Pitch
- 3 Landmark Tree
- 4 Children's Playground
- 5 Paringa Park
- 6 Scenic Dr Circuit
- 7 Riverside walk
- 8 Ben's Walk
- 9 Nowra Showground
- 10 To Hanging Rock
- 11 Block B Courtyard



Existing Site - Site access

The hospital is located approximately half a kilometre from the Princes Highway (A1) between Scenic Drive, Shoalhaven Street and North Street. Nowra town centre is approximately 800m away. It is served by infrequent bus routes, with stops at Scenic Drive and Shoalhaven Street.

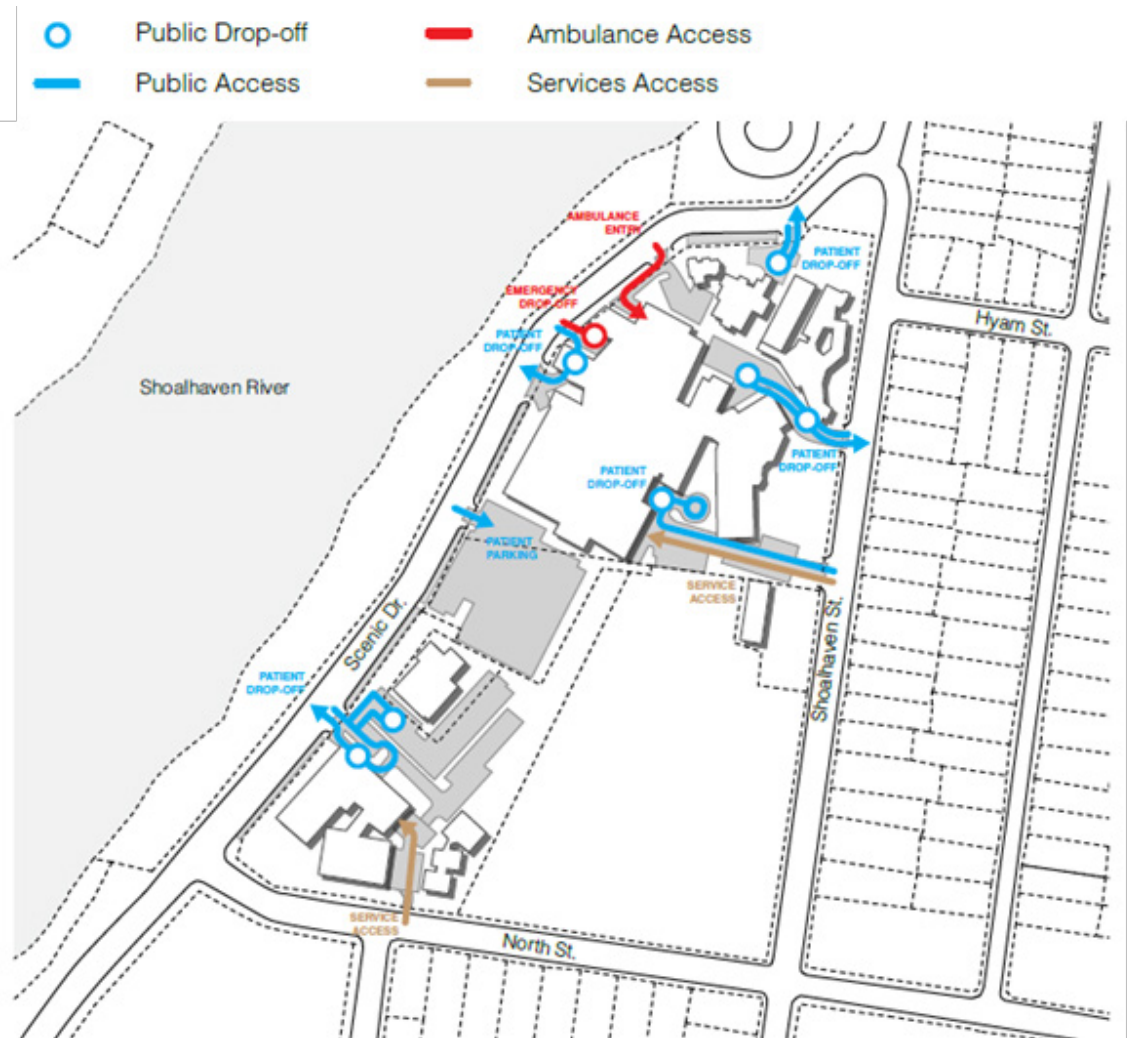
The main entrance and ED entrances are located side by side at Scenic Drive. Other units such as the Cancer Care Centre, Mental Health unit, and Allied Health have their own entrances. The dispersed distribution of hospital entrances presents accessibility, way finding and management challenges.

The loading dock and back of house activities are located in the centre of the site below the Intervention level. Truck movements cross over with the patient drop-off area at the lower hospital courtyard.

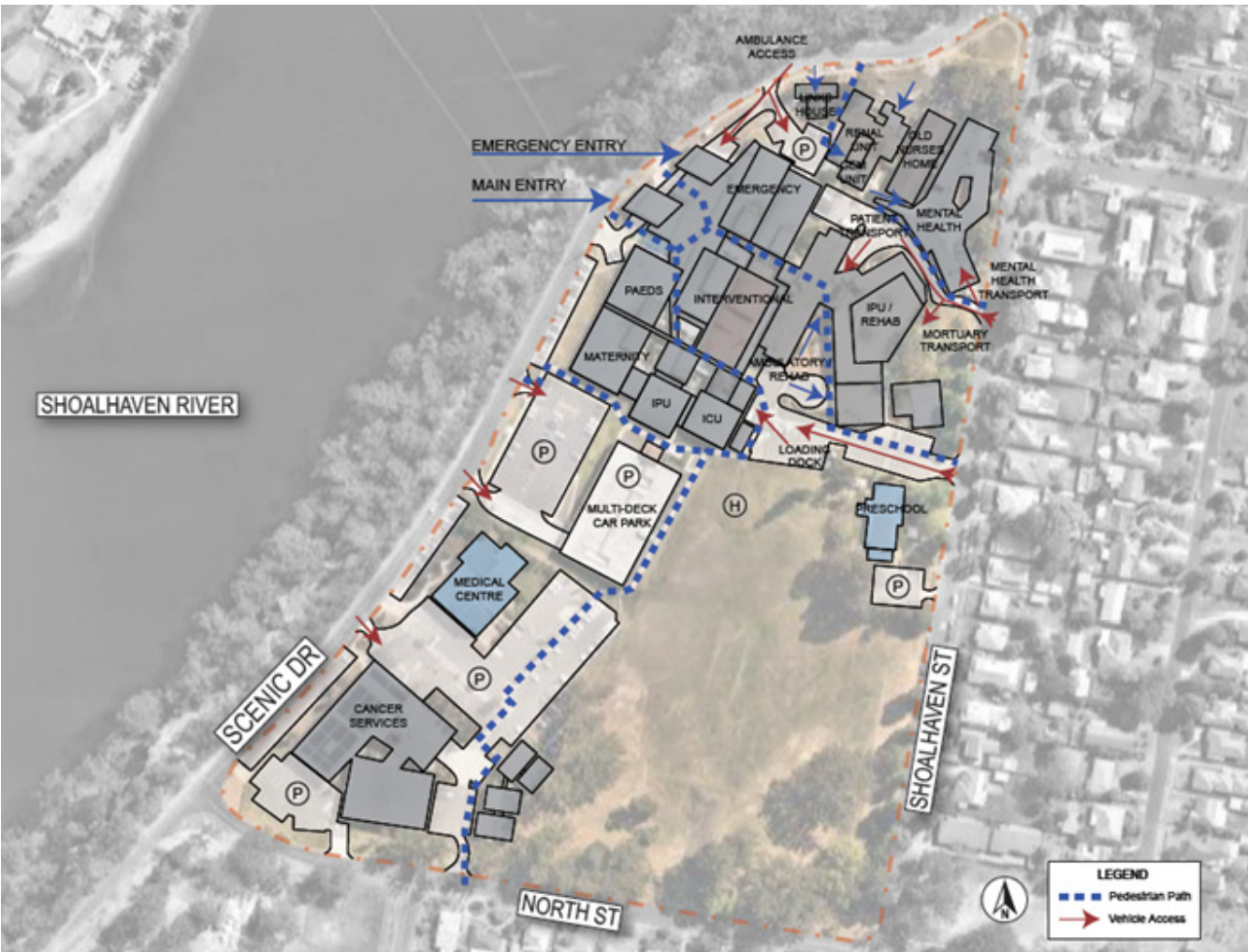
The existing helipad is located at the northern end of Nowra Park. Access to and from the helipad involves travel across the lower hospital courtyard into the main hospital corridor at Level 1 (one level below ED and Intervention). Future development at the hospital needs to be planned to avoid disruption to the helipad and routes between it and the existing hospital until a replacement helipad is available.

There are a large number of vehicle access points into the site, generally associated with entrances into hospital units. While there are small areas of car parking at most of these entrances, a significant proportion of car parking spaces are consolidated in a multi-storey car park accessed from a separate entry point at Scenic Drive. Staff and visitors can access the hospital via a large number of entrances.

Existing Site Plan – site access to buildings



Existing Hospital Departments



Site Constraints

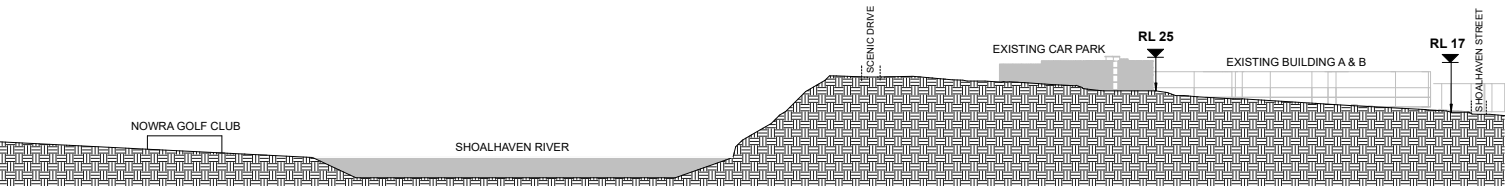
Site Constraints

Site constraints for the redevelopment include:

- Existing topography (approx. 8m fall across site).
- New building on existing site - possible staging and decanting.
- Existing buildings and infrastructure for refurbishment - budget, site and connection constraints
- Potential traffic impact on North Street and Shoalhaven Street.
- Options to consider optimum height and scale, including with consideration of the local context and residential developments



East-West Section



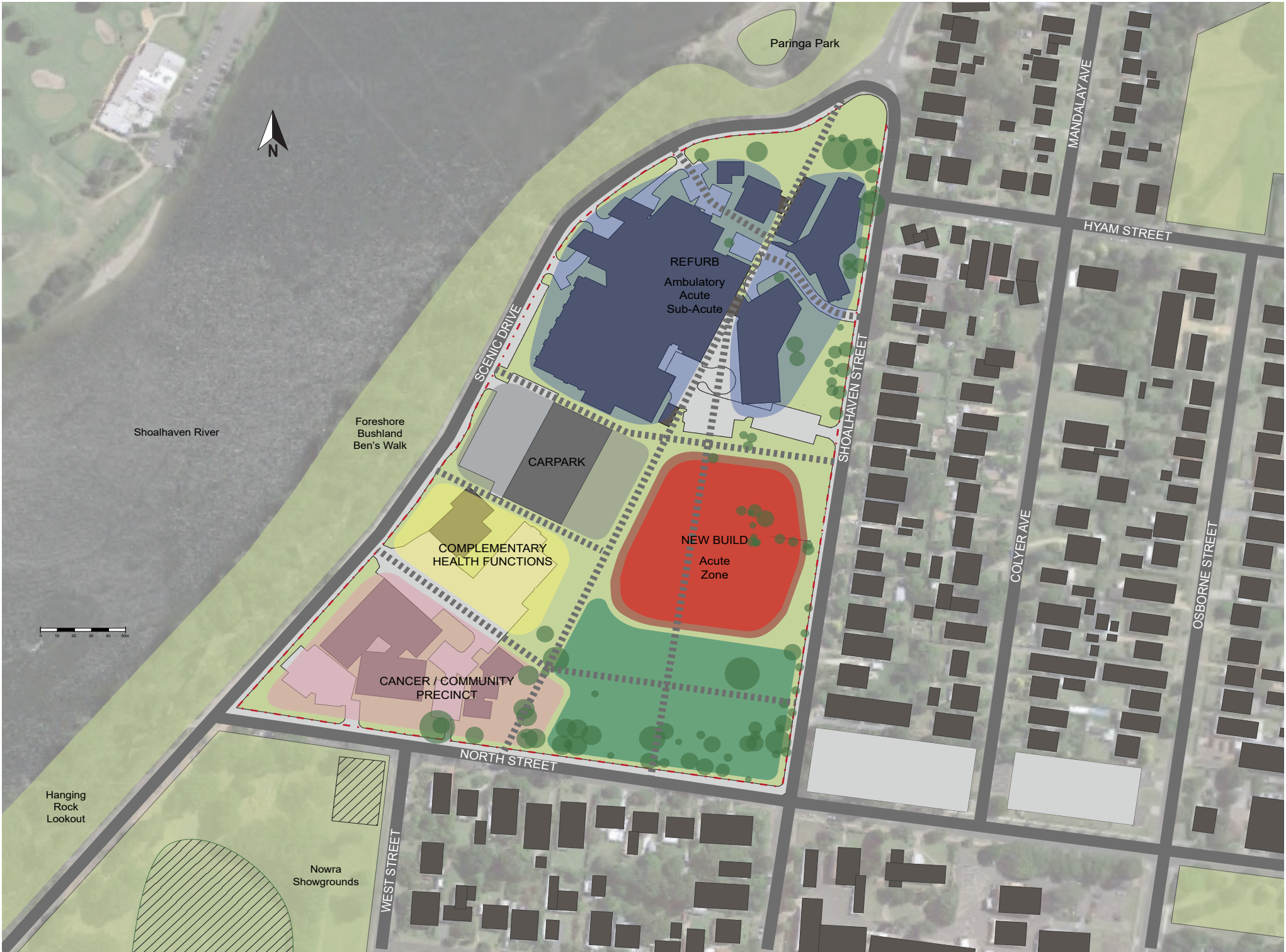
Zonal Masterplan

Masterplan - Option 3A - Endorsed

Master Plan - New Build location

Key drivers for the Master Plan and Concept Design phase:

- Site permeability (urban strategy);
- Activation of the site – improved cross site & north to south access;
- Sight lines and vistas – high views to the west and expansive views east;
- Opportunities to consolidate and improve clinical adjacencies;
- Opportunities to maximize open spaces and connectivity to green space;
- Formulation of new entry, arrival and gathering spaces.



Options Considered - Long list

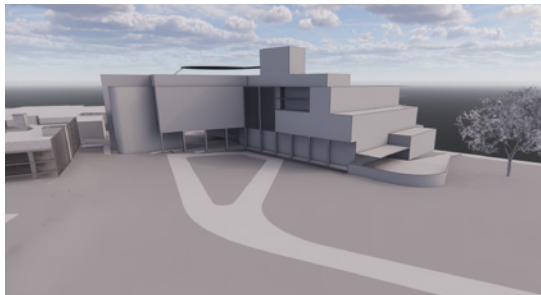
Option 01 - North Boomerang



OPTION 1

- Pros:**
- Provides landscaped address to Shoalhaven St
 - Less constrained loading dock and future expansion space
- Cons:**
- Less direct connection between main entry and carpark,
 - Main entry facing south is more separated from the existing hospital
 - Theatres further from existing inpatient units
 - Ambulance entry and drop off adjacent to pre-school site
 - Increased excavation required

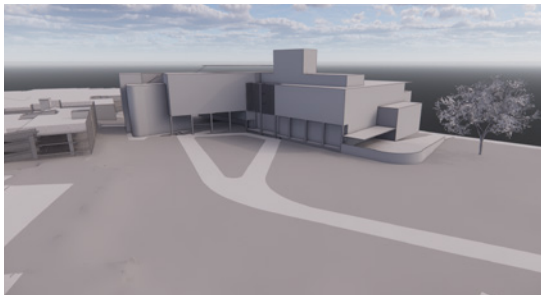
Option 02 - Stepped



OPTION 2

- Pros:**
- Direct connection between parkland and existing hospital
 - Direct connection between carpark and main entry
 - Stepped form maximises access to sun
- Cons:**
- Loading dock inhibits future expansion to the north

Option 03 - Stepped Low Rise



OPTION 3

- Pros:**
- Lower height building form on Shoalhaven St
 - Lower height provides some cost savings in structure and services
- Cons:**
- Lower height leads to increased bulk and reduced access to sun and views
 - Medical and surgical inpatient units unable to be paired

Option 05 - Shoalhaven St ED Entry



OPTION 5

- Pros:**
- Increased accessibility to the hospital site for the local community
 - Provides a public interface at Shoalhaven St
- Cons:**
- Second public entry may compromise security and requires additional cost

Option 06 - Integrated Loading Dock

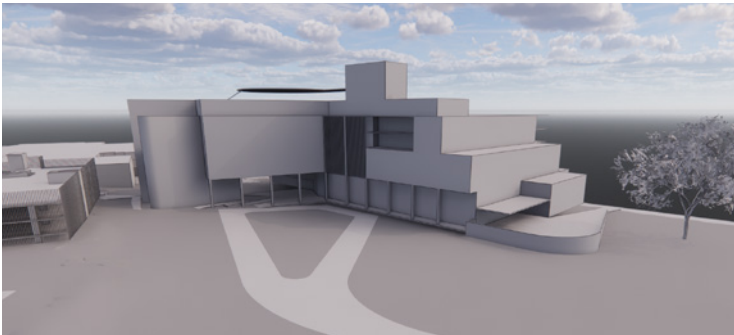


OPTION 6

- Pros:**
- Shorter travel distance to existing hospital services
 - Increased parkland area to the south
 - Internal loading dock enables a landscaped northeast corner of building
 - Stepped form to the north provides a lower scale building on the park edge
- Cons:**
- Internal loading dock incurs additional costs with increased structure and height
 - Stepped form to the north creates some self-shadowing and reduced access to sun

Concept Design - Options Considered - Short list

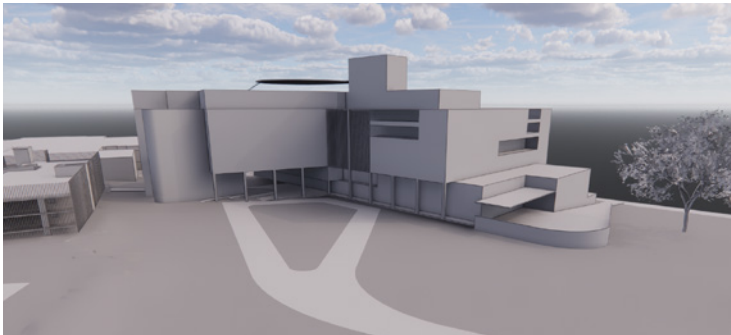
Option 02 - Stepped (Renamed option 3)



Key Moves

- Direct connection between parkland and existing hospital
- Direct connection between carpark and main entry on level 1
- Stepped form maximises access to sun for hospital
- Loading dock inhibits future expansion to the north

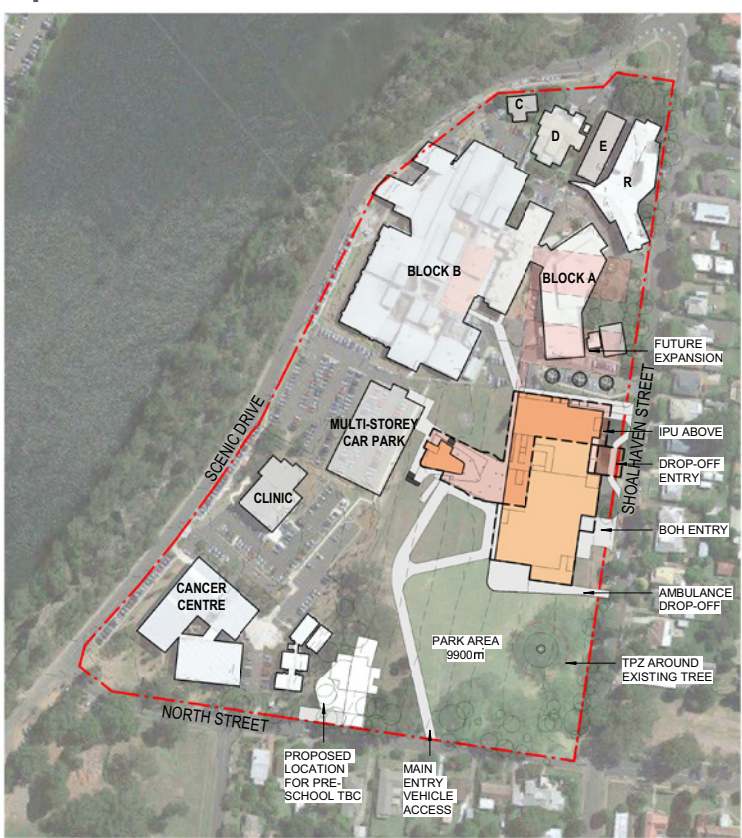
Option 05



Key Moves

- Increased accessibility to the hospital site for the local community by providing a public interface at Shoalhaven St
- Second public entry may compromise security and requires additional cost

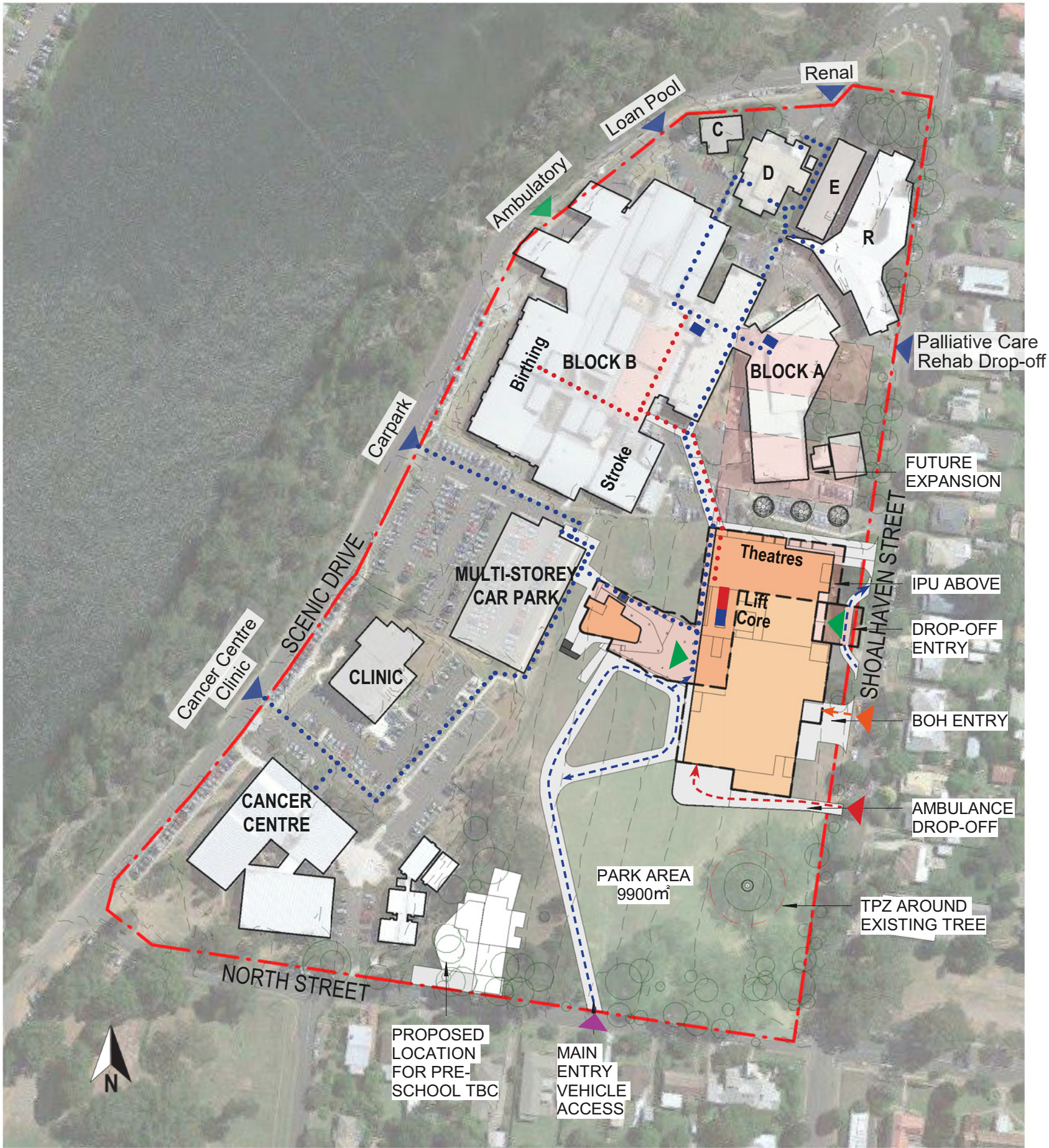
Option 06



Key Moves

- Shorter travel distance to existing hospital services creates operational efficiency
- loading dock within building to create better urban context to north and existing hospital
- Internal loading dock enables a landscaped northeast corner of building

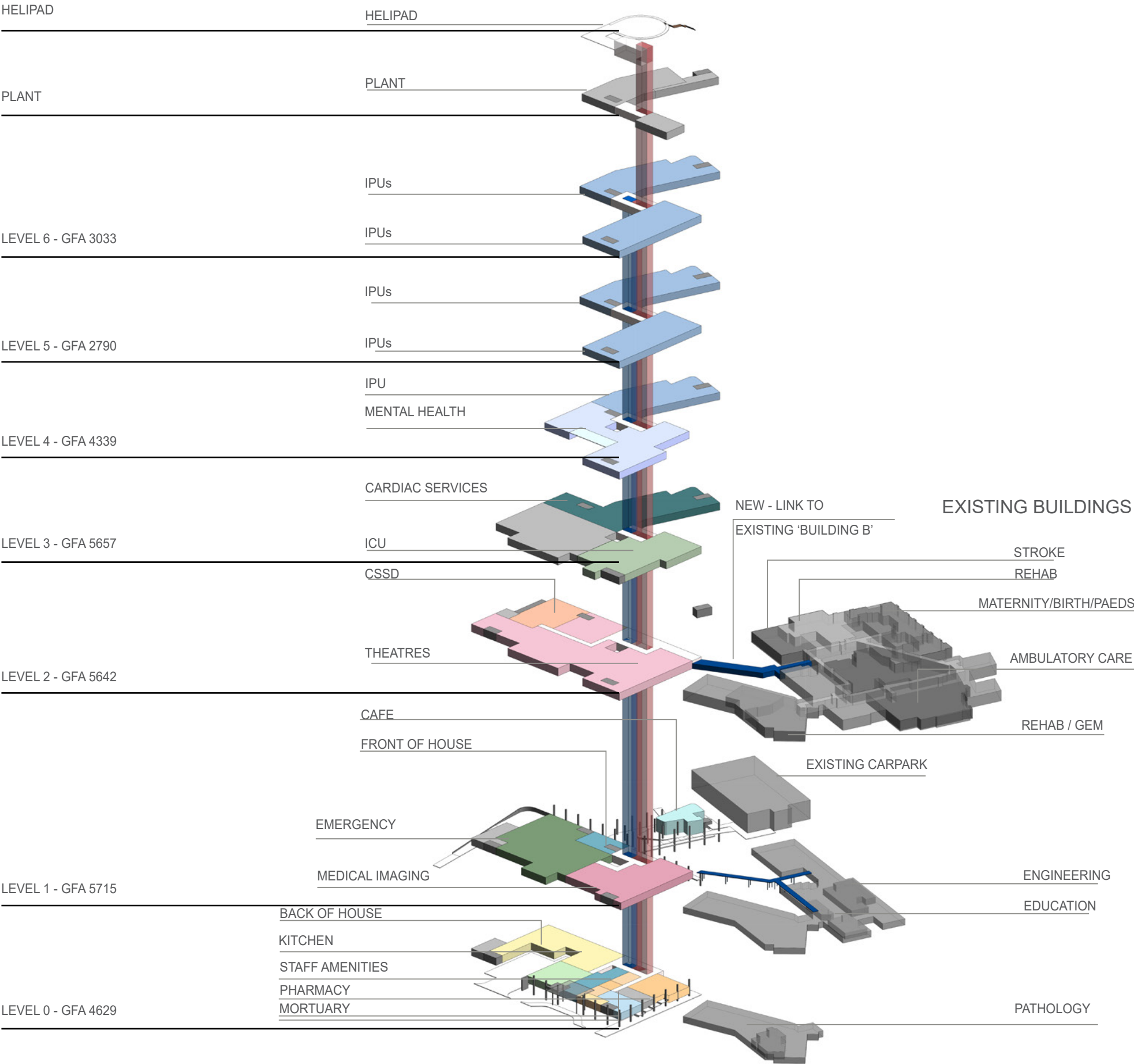
Preferred Option (6) - at Concept Design Phase



Preferred Option 6

Option 06 - Exploded Axonometric Diagram

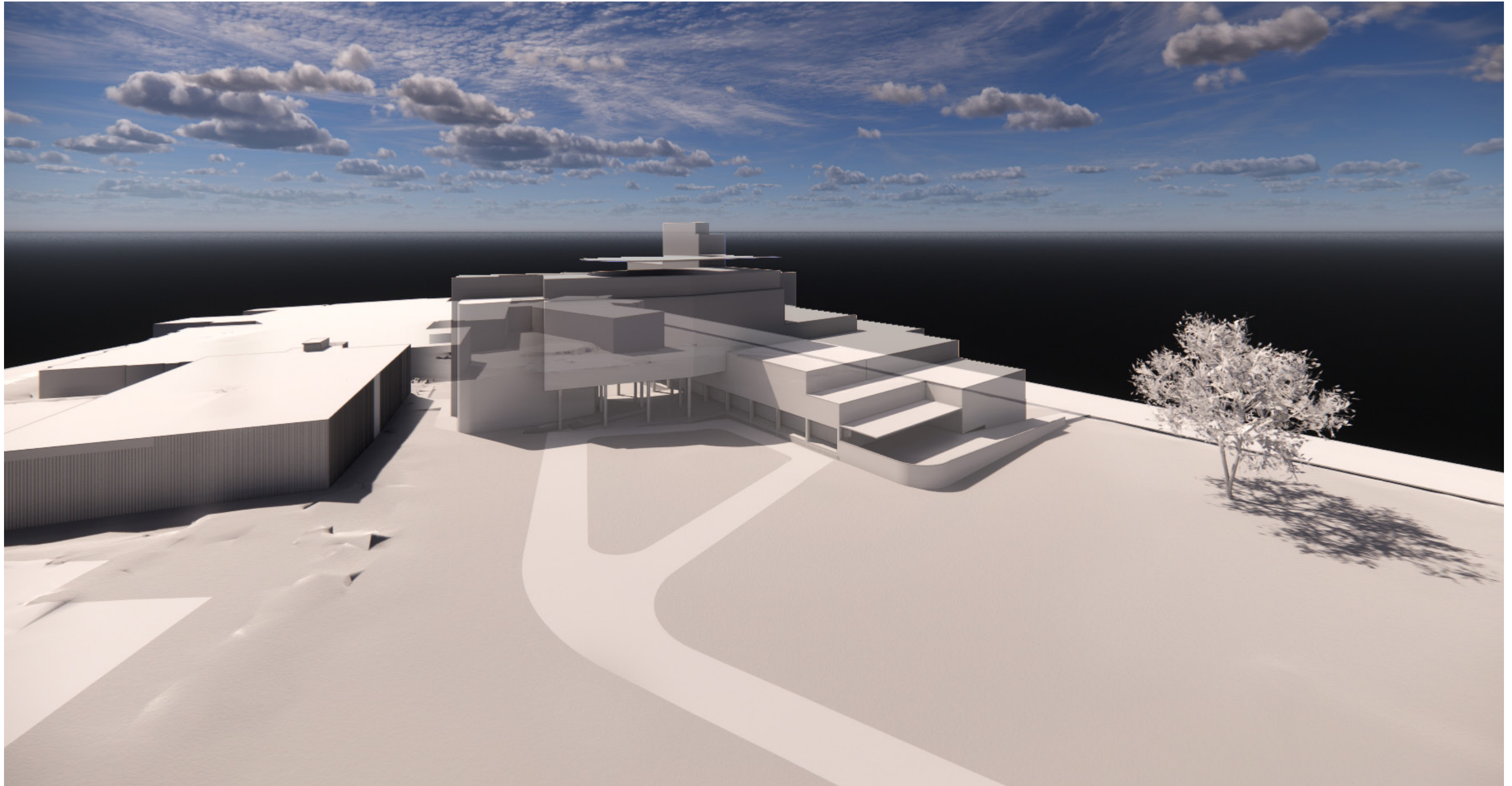
NEW BUILD - SCOPE



Massing and form of preferred Option 6

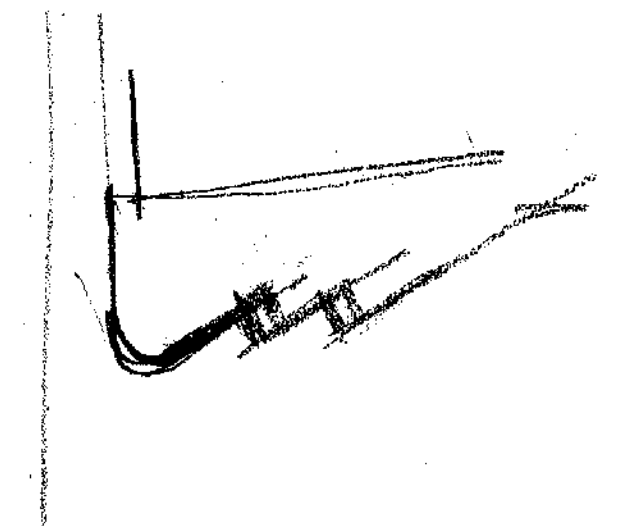
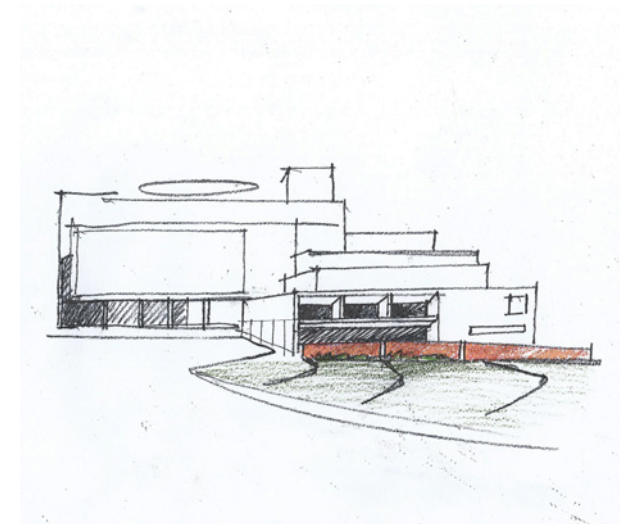
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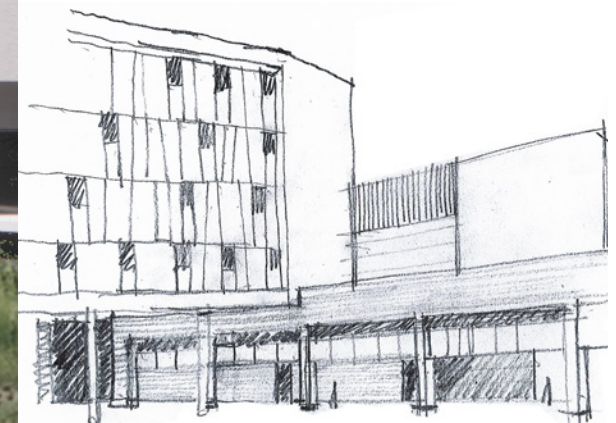
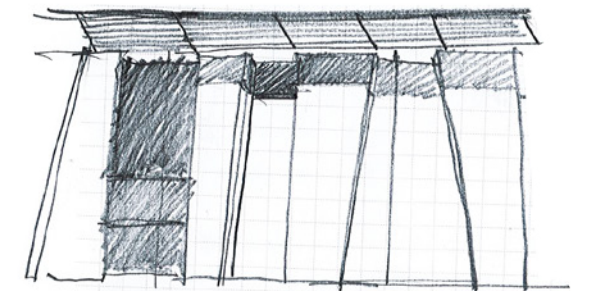
Preferred Option 6

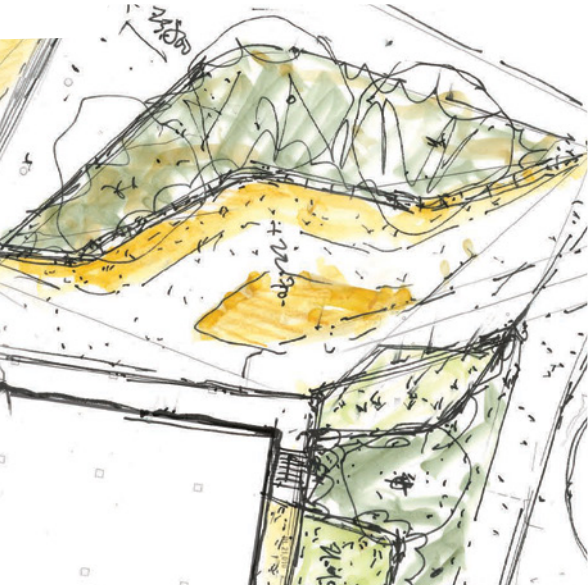


Massing and form - North Street (concept images)

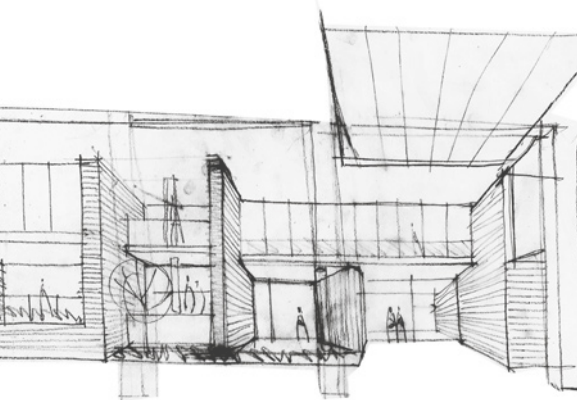
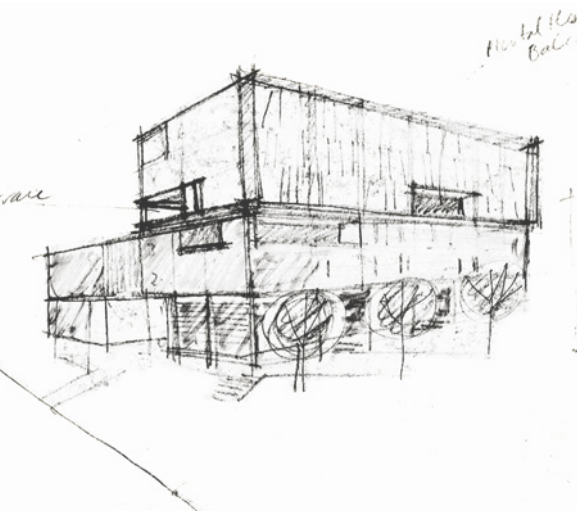
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Shoalhaven St



Shadow Diagrams



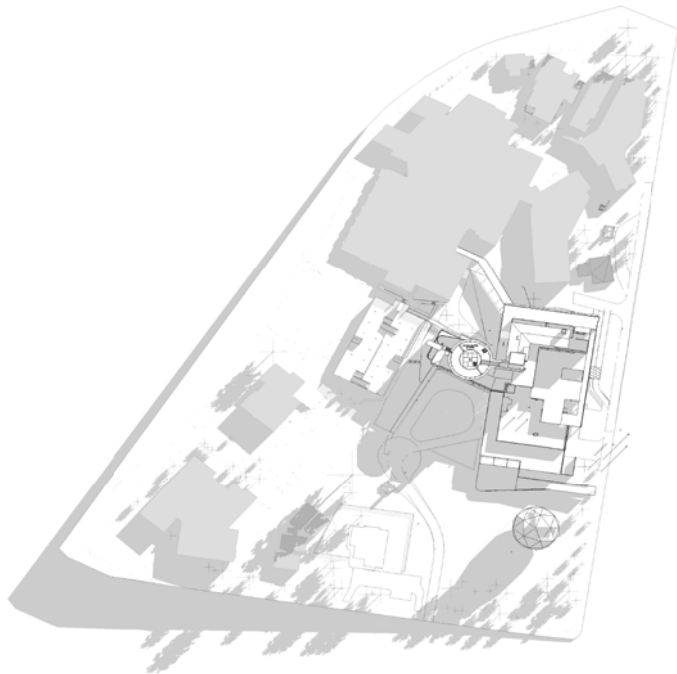
1 OPTION 06 Sun Shadow Summer 9am



2 OPTION 06 Sun Shadow Summer 12pm



3 OPTION 06 Sun Shadow Summer 3pm



1 OPTION 06 Sun Shadow Winter 9am



5 OPTION 06 Sun Shadow Winter 12pm



2 OPTION 06 Sun Shadow Winter 3pm

