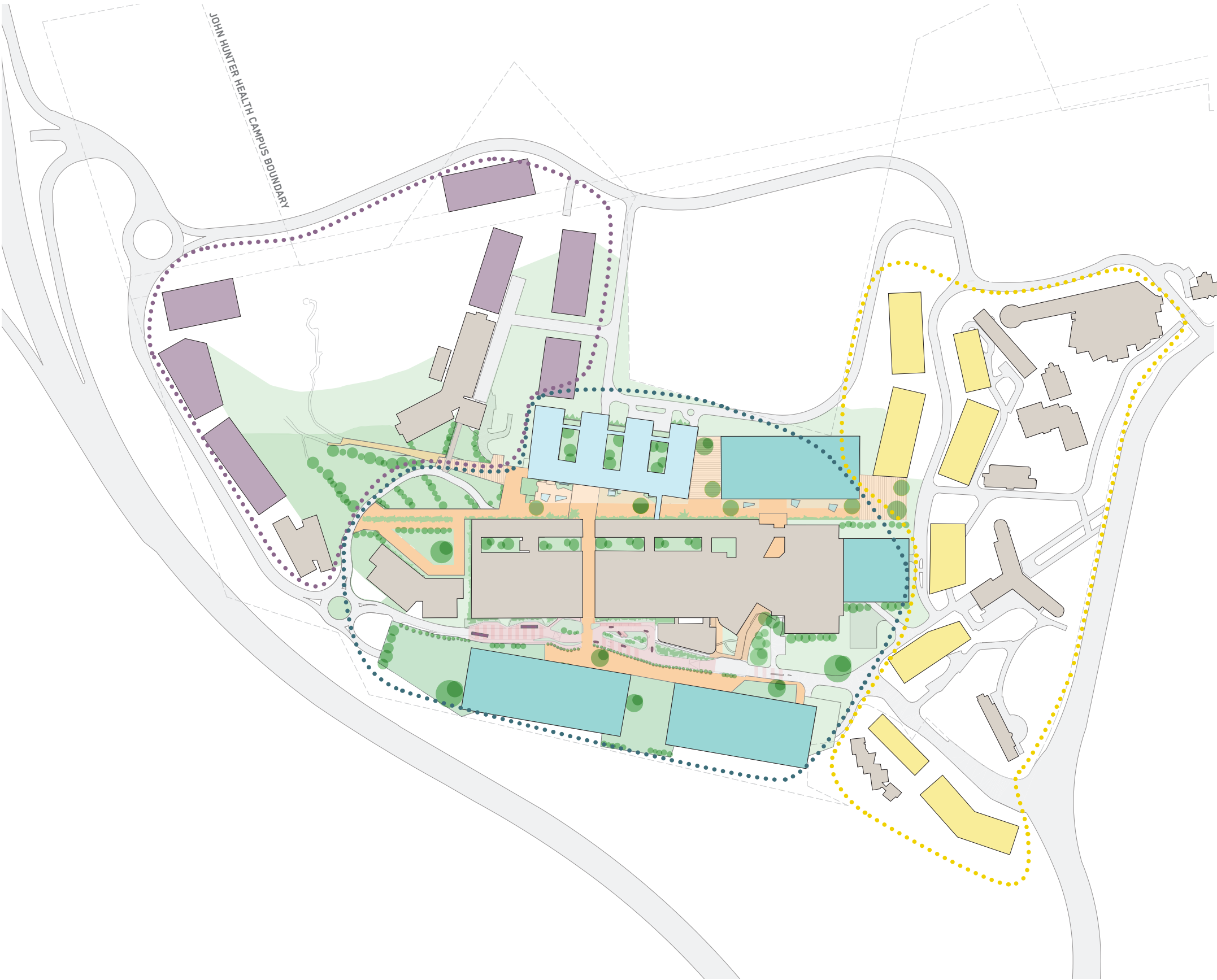


5.3 SETTING UP FOR THE FUTURE PRECINCT VISION



THE FUTURE PRECINCT

The imagined future precinct further builds on the design principles (section 4.2 Principles), establishing a fully integrated development, connected by public space and surrounded and embedded in the natural context of the site. The adjacent precinct vision accommodates additional potential future developments that set out to achieve the aspirations of the precinct vision, as described by section 4.1 Project Vision.

Taking full advantage of the infrastructure as delivered as part of the JHHIP ASB development, the future precinct vision is accommodated without need for considerable additional infrastructure upgrades.

The fully realised precinct vision populates the three zones; research and education, parallel providers and the hospital zone, creating the opportunity for a truly integrated precinct with ready access to and collaboration between the various functions across the precinct zones.

As the first piece of the precinct vision the ASB development establishes the main space of the precinct in the elevated garden. This is a space that will remain the precinct 'heart' beyond the ASB, to also serve the broader precinct vision.

The long term vision establishes the new western primary front door. This will form a key node of the precinct, and will be supported by minor entries to the south and east; creating a site and particularly hospital campus with porosity and identity.

The approach to sustainability is further described in ESD Report, however, it is worth noting the considerable efforts being undertaken to maximise use of the existing infrastructure on the site. Not least of these existing elements is the JHH and RNC buildings, built between 1991 and 2006. Significant refurbishment works will be undertaken to the existing JHH as part of the JHHIP. Further to this a 'blueprint' for the JHH and RNC buildings has been developed to allow for future expansion and upgrade of the existing facilities.

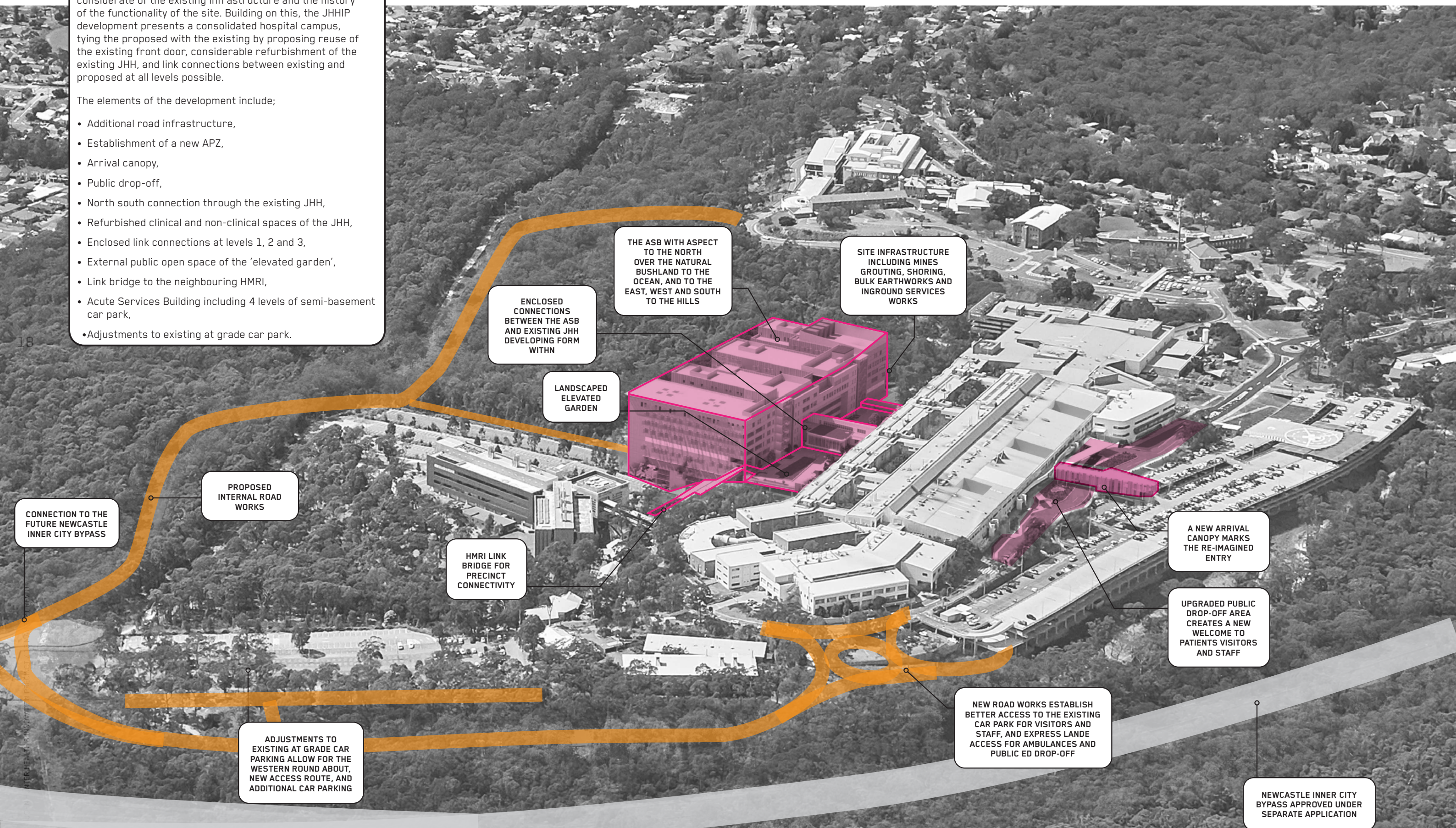
- Hospital Zone
- Research & Education Zone
- Parallel Providers Zone

5.4 A DESCRIPTION OF THE DEVELOPMENT

The JHHIP development is made up of various elements each contributing to the integrated scheme. The project is considerate of the existing infrastructure and the history of the functionality of the site. Building on this, the JHHIP development presents a consolidated hospital campus, tying the proposed with the existing by proposing reuse of the existing front door, considerable refurbishment of the existing JHH, and link connections between existing and proposed at all levels possible.

The elements of the development include;

- Additional road infrastructure,
- Establishment of a new APZ,
- Arrival canopy,
- Public drop-off,
- North south connection through the existing JHH,
- Refurbished clinical and non-clinical spaces of the JHH,
- Enclosed link connections at levels 1, 2 and 3,
- External public open space of the 'elevated garden',
- Link bridge to the neighbouring HMRI,
- Acute Services Building including 4 levels of semi-basement car park,
- Adjustments to existing at grade car park.



5.5 PROPOSED SITE PLANNING

BLOCK & STACK

The block and stack of the ASB has been established with clinical functionality at its core. The three interfacing levels of the existing JHH and the proposed ASB offer link connections to meet the various needs of the users of the hospital.

Amenity has also been a primary consideration of the block and stack, taking advantage of the increased access to views and day light towards the top levels of the ASB for the longer stay patients of the building.

TOPOGRAPHY

The positioning of the ASB to the north of the existing JHH presents an opportunity to engage with the natural undulation of the landscape. The development proposes to enhance and reuse the existing JHH front door (currently combined with the ED front door) at level 2. Travelling towards the ASB from here, the site drops away, to the level of existing internal courtyards at level 0, and then again to the northern edge of the existing JHH to meet Kookaburra Cct again at level 0.

At level 0, making use of the existing infrastructure, the proposed Emergency department (ED) is established with a dedicated ambulance and public emergency drop-off, separated from the main public entry.

Directly beneath the new ED the land again falls steeply, allowing the construction of a multi-level car park semi-submerged into the hillside that again reaches natural ground level at its lowest point; B4 level. With all of its northern elevation, and partial eastern and western elevations, the car park is also granted access to views and connection to the bushland to the north, as well as natural ventilation.

HEIGHT, BULK & SCALE

To create the optimised connection to the existing JHH and its services, the proposed ASB locates services requiring immediate access between the two buildings on levels 0,1, 2 and 3 to enable direct horizontal connectivity.

Clinical functionality, and connectivity with the existing drives the block and stack, which in turn informs the height and scale of the building. The ASB strikes a balance between connection + proximity and impacts to amenity of both buildings.

SETBACKS

Seeing the value in retaining the Kookaburra Cct to the north in order to facilitate direct and discreet vehicular access to the ED, the ASB is located north of the roadway. Based on this a minimum setback of 25m was established to the existing JHH.

Within the framework of the design principles, the development was then angled as both a gesture to the future development of the research and education zone to the west, as well as offering greater separation between the buildings, increased light penetration to the northern facade of the JHH, and access to western sightliness from the proposed elevated garden.

Landscaping of the elevated garden enhances the views of the retained In-patient Units within the existing JHH.

