

PROPOSED HOSPITAL FOR THE AGED AND DISABLED

Former John Williams Hospital Property
35 Water St, Wahroonga

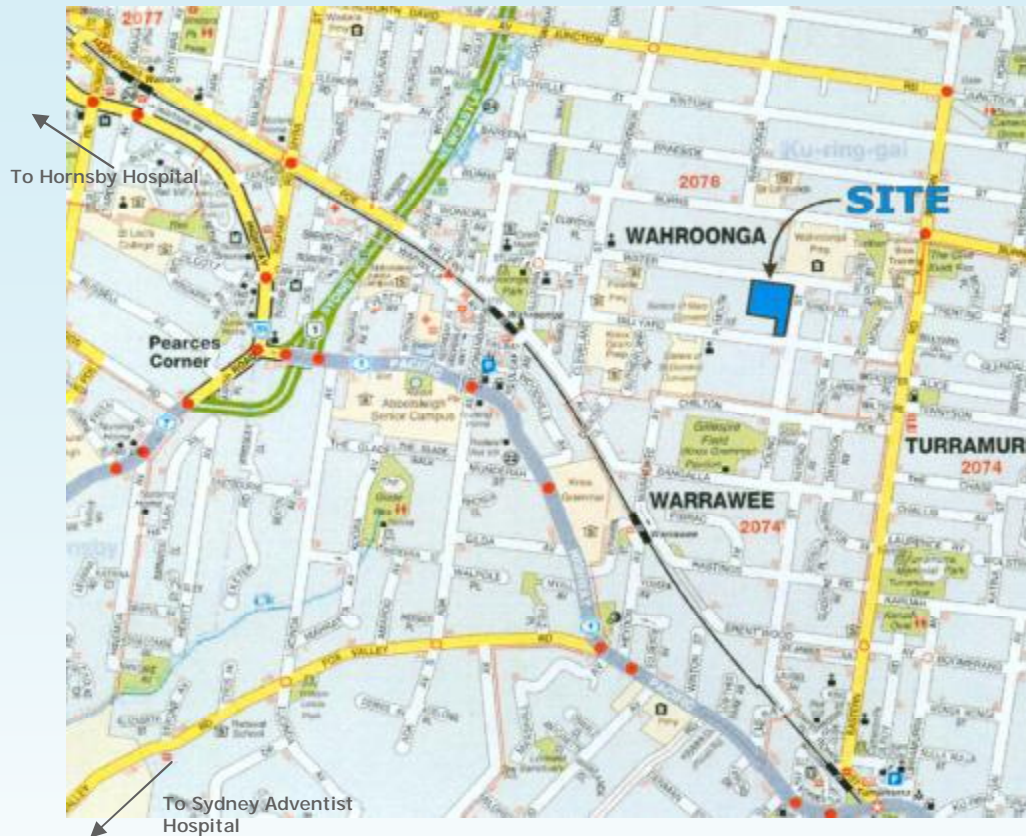
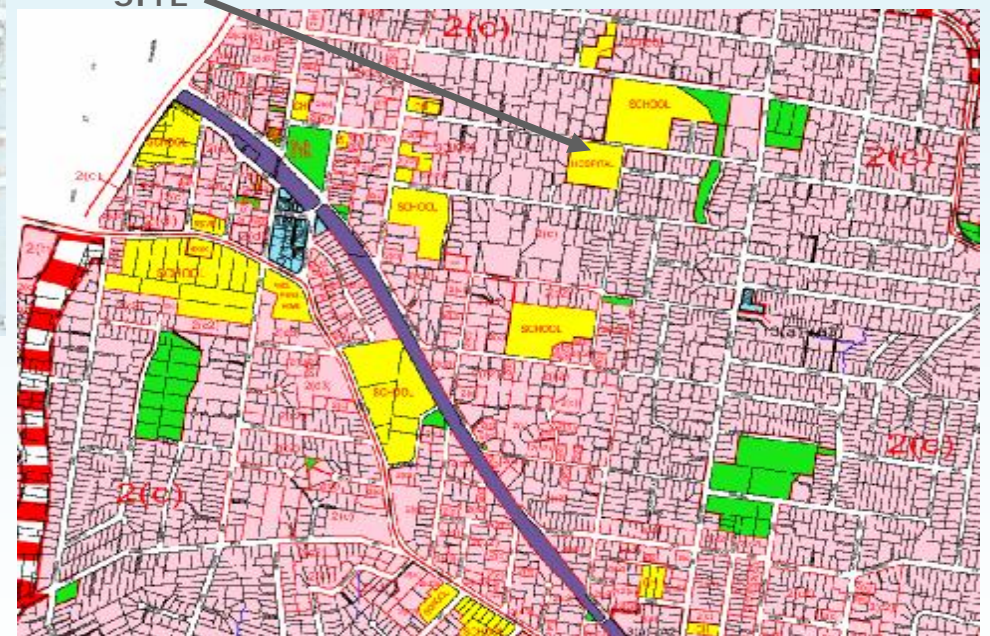
NOVEMBER 2007



PROPERTY LOCATION

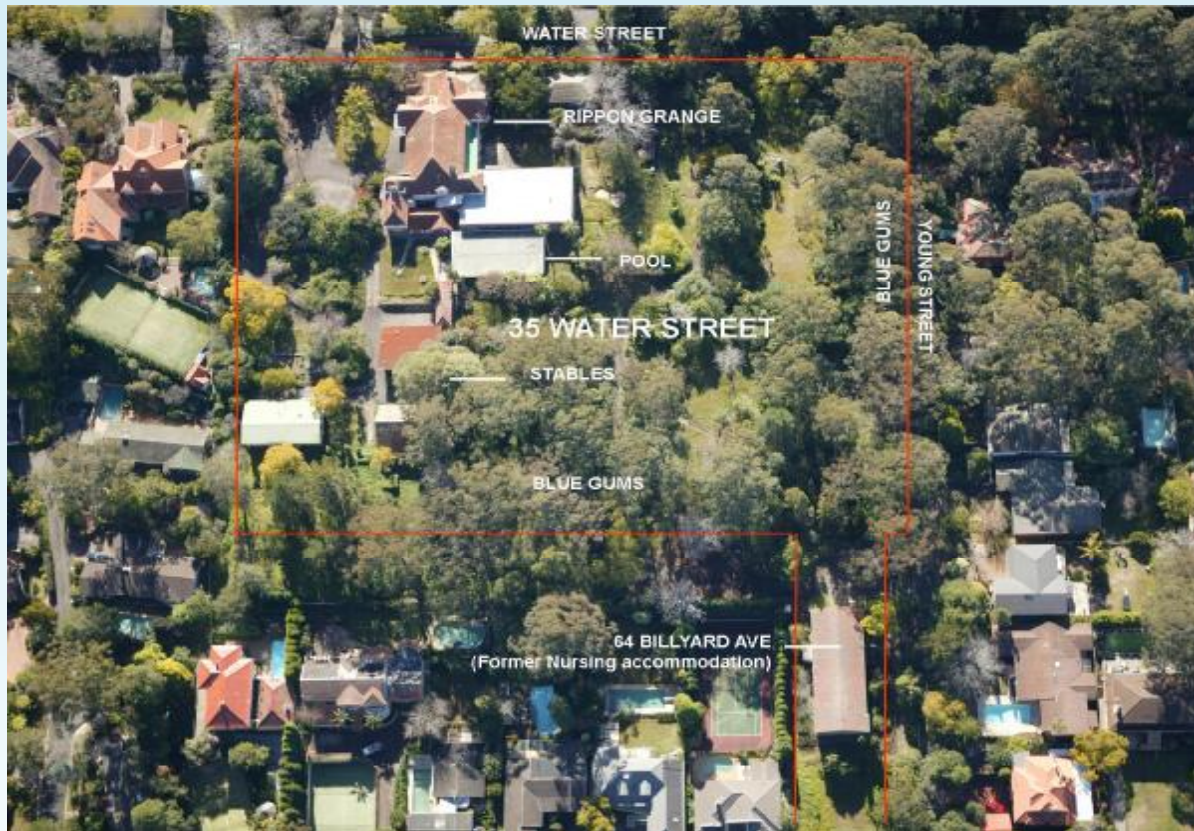
- 35 Water St and 64 Billyard Avenue
Wahroonga – the former John Williams Hospital Property.
- Located three minutes (drive) from Wahroonga Village, seven minutes from Sydney Adventist Hospital and ten minutes from Hornsby Public Hospital.

SITE



PROPERTY LOCATION





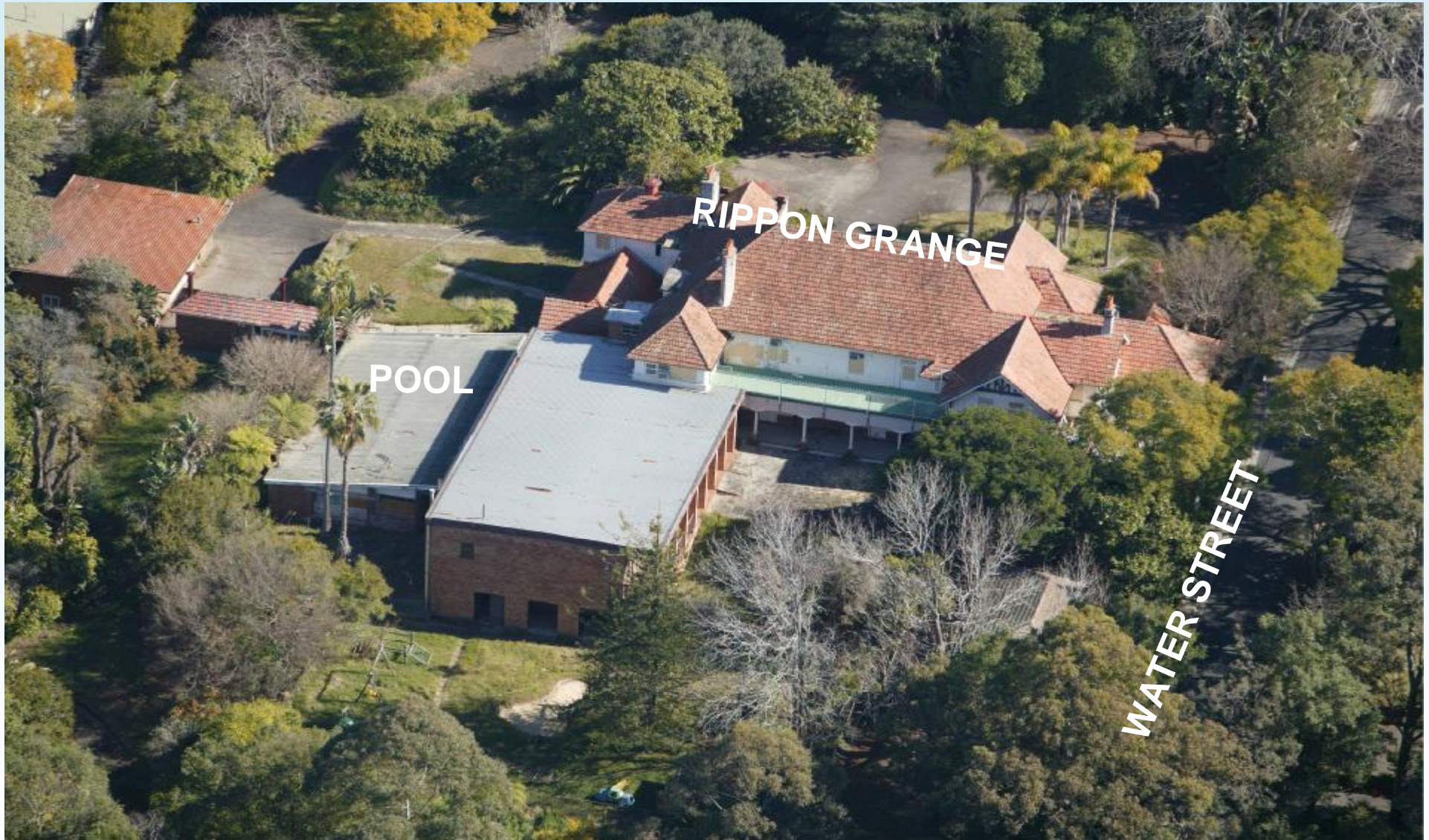
AERIAL VIEW OF SITE FROM SOUTH (2005)

PROPERTY DETAILS

- Total Site Area 2.3ha
- Zoned special uses 5(a) (Hospital) and 2(a) residential (64 Billyard Ave site only).
- Property is heritage listed by Ku-ring-gai Council - Rippon Grange homestead build ca 1898. A Conservation Management Plan has been compiled.
- Sydney Blue Gum Habitat is present to the East and South-east of the property.
- Existing buildings and gardens in poor condition.
- Property acquired by Waterbrook at Wahroonga Pty Ltd from the NSW Department of Commerce (representing the Department of Community Services) in June 2005.
- Property previously used by DOCs as a convalescent and respite care hospital for children.

PROPERTY DETAILS





AERIAL VIEW OF RIPPON GRANGE FROM NORTHEAST (2005)

PROPERTY DETAILS





EXISTING FRONT VIEW OF RIPPON GRANGE (LOOKING EAST)





EXISTING VIEW THROUGH LOWER PART OF SITE (LOOKING EAST – 2006)



PROPOSAL

- Develop a hospital for the aged and disabled.
- Between 130 and 160 rooms located in two interconnecting buildings.
- All rooms configured for individuals, sized between 25 and 45sqm.
- ‘Dementia secure’ specific wards to be provided. Younger permanently disabled wards are also proposed.
- All occupants will be dependent on the provision of professional health care services.
- A very high level of extra care services will be provided including Occupational Therapy and Physiotherapy.
- Rippon Grange to be used as café facilities and communal facilities for the occupants and their visitors.
- The former nurses accommodation at 64 Billyard Avenue proposed to be extended and reused as nurses accommodation.
- All new building footprints to be located to minimise the impact on the Sydney Blue Gum habitat on the property. New buildings will be located and heights to respect the heritage significance of Rippon Grange and its heritage landscape elements.
- Considerable care to be taken to restore heritage elements and the Sydney Blue Gum habitat.
- The proposed hospital will set a new benchmark in the provision of high quality professional health care services for the aged and disabled.

PROPOSAL





CONCEPT ELEVATIONS



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