

12 September 2008

murlan

Mr Greg McAllan
NSW Health
73 Miller St
North Sydney
NSW 2060

Dear Greg,

Re: Proposed Private Hospital to Nield Avenue, Greenwich - Part 3A project application no. MP07_0167

I am writing to seek your advice in relation to the proposed private 147 bed hospital facility at 1-8 Nield Avenue, Greenwich, of which the Department of Planning is the approval authority via Part 3A Major Projects Hospital of the EP & A Act.

As discussed at our meeting with you on Wednesday August 27, the owners of 1-8 Nield Avenue, Greenwich (Waterbrook Greenwich Pty Ltd) have consulted extensively with health and aged care sector experts in recent months to ascertain appropriate health services to include in this hospital facility.

The facility will provide much needed health care services to the lower North Shore community, while complementing the acute level of health services provided by the nearby Royal North Shore public, North Shore Private and the Mater Hospitals and alleviating demand otherwise required to be serviced by those facilities.

Our current proposed services to be provided to patients include:-

1. Rehabilitation Centre and Wards

A rehabilitation centre is proposed to the lower floor and will include a hydrotherapy pool, gymnasium, multiple use rooms to deal with Physiotherapy, Speech Therapy, Occupational Therapy, Diversional Therapy and other rehabilitation and Post operative medical services. Please see enclosed plans and schedule of facilities.

We propose to have 39 beds dedicated to rehabilitation patients located within wards to the admissions and reception levels. These wards will include patients being treated for orthopaedic rehabilitation, leg fractures, hip/knee replacements, arthritic and spinal conditions, cardiac rehabilitation, neurological rehabilitation such as stroke, spinal, post-surgical, Parkinson's disease, Multiple Sclerosis, and Oncology patient rehabilitation.

2. Medical Services and wards

A range of medical and health services are proposed for the remainder of the hospital. The medical services described under this heading will be specific to

approximately 39 beds located to Wards within the reception level and Level 1.

The medical services will include:-

a/ Post-operative / Post-acute services.. Patients will be admitted as in-patients to receive medical services in the recuperation period following their acute session. This would include post-surgery treatment including pain management, wound care management, medication management Nurse administered clinical procedures eg Care of peritoneal dialysis catheter site, Tracheotomy care. These services will support the acute medical and surgical services of nearby acute and surgical hospitals.

b/ Chronic pain management and treatment.

c/ Palliative care

3. Psycho-Geriatric and dementia wards

Psychiatric services are to be provided to the lower level wards of the hospital, in particular psycho-geriatric assessment and behaviour planning and management and also dementia care services for the aged. There are 24 beds in total to this level. All patients will be admitted by qualified psychiatric medical practitioners.

4. High care for the aged and disabled Wards

It is proposed that the remainder of the facility be dedicated to high-level health care services to the aged and the disabled of all ages. All of these patients will be dependent on the provision of nurse care, as directed by Doctors / specialist consultants. All patients will require medical treatment, be it wound care management, rehabilitation services, pain management, medication management psychiatry and behaviour management, colostomy care and palliative care.

The majority of our aged care patients are unlikely to be admitted via Commonwealth funding under the ACAT assessment system. This facility is targeted to high net wealth sector, many of whom are unlikely to be eligible for Commonwealth funding or require or desire a higher standard of care than can be provided under the funding levels proved by the Commonwealth.

It is our intention to finetune the health care services prior to formally lodging the Private hospital licence application. This includes how a number of the wards could be used as a spill-over facility while development activities at the Royal North Shore Hospital and other nearby hospitals are undertaken. The close proximity of this facility and timing of completion (due for completion in 2010) makes this an attractive proposition.

12 September 2008

murlan

In relation to facility operations and staffing, all patients in the hospital are expected to be in-patients, the hospital is not designed to service out patients or day patients. Of course, occasionally a patient may be admitted who can unexpectedly be discharged on the same day for various reasons. Patients will be admitted by Medical practitioners and registered nurses via the admissions clinic to the Upper Garden Floor. All in-patients will be charged a fee for services. This admittance clinic will have direct access to covered ambulance drop off and a disabled carpark drop-off areas. Staffing will include Specialist Consultants, Doctors, Registered Nurses, Nurses, Nurses Aides, Personal Care Assistants, Occupational Therapists, physiotherapists, professional health carers and administrators and management.

Other features of the Nield Avenue Hospital include a central commercial kitchen to cater for patients and staff requirements, staff facilities including training rooms, consulting rooms, family rooms, a roof café, chapel and over 90 car-parks to cater for doctors, staff and visitors. All patients will have their own room and ensuite.

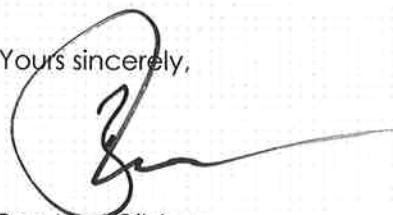
The hospital facility will be designed and constructed to the Australian Health Guidelines, the BCA and other relevant regulatory requirements. In addition the ongoing operations of the facility will be fully compliant with all relevant legislation and regulations.

As a preliminary step to us lodging an application for private hospital bed licences, we would appreciate if you could advise us by return correspondence the extent to which you believe the proposed hospital meets the criteria of a 'private hospital' as covered in the Private Hospitals and Day Procedures Act 1998. Could you also advise of the types of class of licences that would be appropriate to apply for based in the enclosed information.

We believe our unique approach in providing integrated rehabilitation, medical and high care health services throughout the facility will be sought after as the future demand for health care services, particularly in an aging community, increases over the coming decades.

We are happy to meet to discuss any queries you have on the enclosed, otherwise please contact the undersigned.

Yours sincerely,



Ben MacGibbon