



New Maitland Hospital

Stage 2 - State Significant Infrastructure (SSI 9775) Application - Consultation Summary

Issue Date: June 2019

REVISION RECORD

Version	Date	Issued By	Status
0.1	18 April 2019	CBRE	Draft for review for Stage 2 SSI Application
0.2	15 May 2019	CBRE	Final draft for review for Stage 2 SSI Application
1.0	26 June 2019	CBRE	FINAL

CONTACT DETAILS

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1 Summary of Agency Consultation

The following agency, community and interest groups have been consulted during the preparation of the Environmental Impact Statement (EIS) for the Stage 2 - New Maitland Hospital - State Significant Infrastructure application:

- Maitland City Council (MCC);
- Roads and Maritime Services (RMS);
- Government Architect NSW
- Transport for NSW (TfNSW);
- Hunter Valley Buses
- NSW Environmental Protection Authority (EPA)
- Office of Environment and Heritage (OEH)
- NSW Police
- NSW Rural Fire Service (RFS)
- NSW Ambulance
- Hospital User Groups
- Local Community Groups and residents

The following sections provide details of consultation undertaken with the above stakeholders.

1.1 Maitland City Council (MCC) and Roads and Maritime Services (RMS);

The project team met with MCC and RMS on 6 February 2019 to provide;

- the status and program of the project;
- a design presentation showing the updated site plan, building layout and proposed site access; and
- a summary of the project team's approach in responding to the SEARs requirements under Transport and Accessibility.

MCC and RMS confirmed understanding of the status of the project, the proposed design and response to SEARs in the Stage 2 application. It was agreed that no further consultation was required ahead of the Stage 2 submission and that a further meeting would be scheduled to discuss any outcomes of the RMS review of the draft Traffic Impact Assessment and or/ comparison analysis of MCCs revised traffic counts.

Regular monthly meetings are held between the MPX / CBRE / HI site team and MCC to discuss items relevant to the approved Stage 1 Early Works (SSI 9022) being carried out on site.

Members of the project team also met with MCC on 13 May 2019 to provide a project update and discuss queries received by both parties. This meeting resulted in positive discussion relating to town planning topics and the project.

1.2 Government Architect NSW

BVN Architects (BVN), Health Infrastructure (HI) and Multiplex (MPX) presented the proposed design of the new Maitland Hospital to the State Design Review Panel (SDRP) on 20 February 2019. The Project subsequently presented to the Government Architect on 16 May 2019. Please refer to **Appendix A** for notes of the meeting and responses to the feedback provided (Extract from BVN Design report). The discussion was well received and GA NSW feedback when received will be reviewed.

1.3 Transport for NSW (TfNSW) and Hunter Valley Buses (HV Buses)

The project team met with HV buses in October 2018 to discuss the proposed internal road layout. HV buses were comfortable with the proposed bus stop configuration and confirmed that the 189 bus route currently travels past the proposed hospital site.

The project team met with TfNSW on 3 April 2019 to;

- the status and program of the project;
- Present updated internal road design (in particular provision of bus stop and bus capable infrastructure)
- Discuss future public transport connections (connection to Victoria St station and alignment with existing bus network)

TfNSW advised they had commenced bus network planning with the aim of providing direct connections from the proposed hospital to Victoria St Station and GreenHills shopping centre in both directions. TfNSW reviewed the proposed layout and subsequently with HV buses, and requested that the project team consider providing a bus layover within the site to accommodate the potential for new and increased services in the future through the design development process.

1.4 NSW Environmental Protection Authority (EPA)

The EPA issued an Environmental Protection License (EPL) on 6 February 2019 for land based extractive activities within the site required for the construction of the hospital and commenced under the approved works under the Stage 1 Approval (SSI 9022)

The project team confirmed they were preparing a response to the SEARs for the new Maitland Hospital Stage 2 on 22 March 2019 and it was agreed no further consultation was required ahead of the Stage 2 EIS submission.

1.5 Office of Environment and Heritage (OEH)

The project team submitted a Biodiversity Assessment Report (BDAR) waiver to the DPE on 9 April 2019 in response to the SEARs for the new Maitland Hospital Stage 2

The project team contacted OEH on 11 April 2019 to confirm the above and advise that a Biodiversity Assessment Report had also been prepared in response to the SEARs for the new Maitland Hospital Stage 2 to demonstrate consistency with the approved Stage 1 Biodiversity impacts.

1.6 NSW Police

The project team met with Hunter police on 16 April 2019 to present the proposed design for the new Maitland Hospital with a focus on the police parking, emergency department and mental health design aspects. Hunter police advised they were generally comfortable with the design and asked the project team to further consider through the design development process:

- Emergency and Mental Health triage processes
- Extent of perimeter fencing and access to the remainder of the site
- Direct pedestrian access to the car park for staff from the Northern Hospital entry
- Unofficial smoking areas

1.7 NSW Rural Fire Service (RFS)

The project team confirmed they were preparing a response to the SEARs for the new Maitland Hospital Stage 2 on 11 April 2019 and it was agreed no further consultation was required ahead of the Stage 2 EIS submission.

1.8 NSW Ambulance

The project team provided NSW ambulance with an update on the new Maitland Hospital design with a focus on the Ambulance Bay specifications in January 2019. NSW Ambulance reviewed the proposal and confirmed the ambulance bay allocations were appropriate.

1.9 Hospital User Groups

Through the scheme design (September 2018 to February 2019) and detailed design development process (commenced February 2019), the project team has had ongoing consultation with the Hunter New England Local Health District (HNELHD) staff. Feedback from the following groups has been considered and is being incorporated into the design;

- Specific Departmental Clinical User Groups
- Facilities Management User Groups
- Executive Clinical User Groups

All user groups include a range of clinical, nursing and support services staff.

In addition, the below committees have been consulted to assist in the development of the hospital design;

- Arts Working Group (MoU signed with the Maitland Regional Arts Gallery),
- Maitland Health Committee
- Medical Staff Council

1.10 Local Community Groups and Residents

The project team took a considered and broad approach to community consultation in the preparation of the Stage 1 EIS and approval of the concept design for the hospital. This approach has continued during the preparation for the Stage 2 EIS with the intention of providing the community with further information about the project (including the hospital design) and the opportunity to provide feedback.

A summary of these engagements can be found in the table below:

Date	Consultation Approach	Community Group	Feedback / Response
Feb 2019 – ongoing	Project Website - Providing up to date information on the project and providing a feedback loop for all stakeholders	<ul style="list-style-type: none"> All community and staff 	<p>A number of queries have been raised to the project email address listed on the website relating to employment opportunities during construction and operation, retail opportunities and provision of services.</p> <p>This is proving to be an effective method for feedback and engagement with the community and other key stakeholders</p>
16 November 2018 & 13 February 2019	Presentations – overview of project and opportunities for involvement	<ul style="list-style-type: none"> Hunternet 	Positive engagement and demonstrated understanding of opportunities for involvement in the project.
8 January 2019	Site walk – review of potential artefact location and exclusion zone	<ul style="list-style-type: none"> Registered Aboriginal Persons 	Agreed exclusion zone to remain in place for duration of works and ongoing consultation as documented in the Aboriginal Cultural Heritage Management Plan to continue.
11 December 2018	Smoking Ceremony	<ul style="list-style-type: none"> Mindaribba Aboriginal Land Council Maitland Public School Hunter Valley Grammar School Maitland Health Committee Maitland Hospital Staff 	Positive engagement. Recognition of the site's traditional landowners. Update on project status and program provided.

Date	Consultation Approach	Community Group	Feedback / Response
18 January 2019	SOD Turning	<ul style="list-style-type: none"> Health Minister Brad Hazzard Parliamentary Secretary Scot MacDonald Maitland City Council Maitland Health Committee Maitland Hospital Staff 	Positive response to commencement of works on site in anticipation of the new hospital to be operational by early 2022.
5 February 2019	Presentation on project status and design	<ul style="list-style-type: none"> Maitland Sunrise Rotary Club 	Positive feedback. Questions regarding clinical planning, car parking and the existing hospital were answered and not contentious.
21 February 2019	Presentation on project status and design	<ul style="list-style-type: none"> Maitland Business Chamber 	Presentation well received. Feedback that members received significant value from their attendance.
28 March 2019	Presentation on project status and discuss ongoing engagement	<ul style="list-style-type: none"> Metford Public School 	Positive interest and feedback. Questions regarding current congestion in the area and noise during construction. A Traffic study and noise assessment undertaken to identify and mitigate impacts of the development.
10 April 2019	Letter Drop/ Invitation to community day	<ul style="list-style-type: none"> 2,000 residents adjacent to the NMH site and existing hospital 	175 residents met with the team at the community day to ask questions and provide feedback. Many more residents stopped by to view the façade, animation video and project updates. The area in which each visitor lived was captured through the utilisation of an interactive map.
12 April	Media Release – Project update and façade release	<ul style="list-style-type: none"> All Community and Staff 	Significant positive feedback on the façade, specifically that it is relevant to the site, Maitland township and local industry

Date	Consultation Approach	Community Group	Feedback / Response
13 April 2019	Community Day at Stockland Shopping centre – present the hospital design	<ul style="list-style-type: none"> All Community and staff 	<p>Positive interest and feedback.</p> <p>Key themes of questions were regarding;</p> <p>Car Parking - It was confirmed that a Parking demand study has identified the no. of car parks required following a review of the Maitland Hospital and projected operations.</p> <p>Existing Traffic Issues - It was confirmed that the project had upgraded the Metford/ Fieldsend St roundabout and a further upgrade of the Metford / Chelmsford Rd roundabout is committed.</p> <p>Public Transport – it was confirmed a bus stop is provided adjacent to the northern entry, ongoing consultation with TfNSW was occurring to achieve direct connection to Victoria St station and GreenHills Shopping Centre.</p> <p>Existing Hospital – it was confirmed that all services relocated to the New Maitland Hospital will cease at the existing Maitland hospital.</p>
From late April 2019	Communication Hub at the existing Maitland Hospital	<ul style="list-style-type: none"> All Community and staff 	<p>Positive feedback received by staff and community stakeholders. The physical presence of the information hub has been well received with visitors frequenting the hub.</p>
14 May 2019	Project status, design and façade release	<ul style="list-style-type: none"> Mindaribba Aboriginal Land Council 	<p>Discussion well received with invitation extended to present again to additional members of the community group. Positive discussion regarding next steps and opportunities for engagement on the project.</p>

In conclusion, the majority of feedback from various consultation methods has been positive. All issues raised have been addressed in the development phases of the project.

APPENDIX A – GOVERNMENT ARCHITECT NSW – MEETING NOTES AND DESIGN RESPONSE (BVN Design Report)

NEW MAITLAND HOSPITAL ISSUE B

GOVERNMENT ARCHITECT CONSULTATION

3.1 BETTER PLACED - AN INTEGRATED DESIGN

The New Maitland Hospital has been designed to deliver the best quality integrated health services and clinical outcomes to the community of the Maitland region and the wider Hunter New England Health District. The section below outlines the approach taken in the development of the new facility in addressing the objectives of the Better Placed Policy. This will be an ongoing process that will be further addressed in the future planning and design stages of the New Maitland Hospital.

BETTER FIT

The new facility has been planned to integrate into its immediate and wider environment. Its siting preserves the native forest to the south and its orientation minimises impacts on surrounding residential developments. The facility has been orientated to address the primary access points into the site reinforcing clear community recognition.

Building setbacks have been developed to establish a visual transition addressing the need of the health service users for clear delineation of access, identity and useability.

BETTER PERFORMANCE

The New Maitland Hospital will replace the existing Maitland Hospital which is an assemblage of buildings dating back to the 19th century that have an assortment of engineering and environmental systems. The New Maitland Hospital encompasses contemporary engineering solutions for environment control, patient treatment and the establishment of workplace habitats that enhance both health treatment and staff wellbeing. The facility will incorporate building management systems that monitor internal environmental quality and energy use responding to the requirements of the space and its users.

Plant spaces are located with access is independent of clinical areas to minimise impacts on the hospital operation.

+ BETTER FOR COMMUNITY

Consistent with the Stage 1 submission the development of the New Maitland Hospital will deliver outcomes for the community through:

- Deliver disease prevention, early intervention and health promotion across the lifespan.
- Support a healthy start to life.
- Empower communities to engage as partners in health and reduce health disadvantage.
- Close the Gap between Aboriginal and non-Aboriginal health
- Develop a culture of service and patient-centred care that includes the needs of families and carers
- Plan and invest for future health needs.
- Encourage new sustainable technology to support clinical needs
- Provision of new health services to the community not currently provided at the existing Maitland Hospital through introduction of new models of care that streamline the treatment of patients reducing their time in hospital

+ BETTER FOR PEOPLE

The New Maitland Hospital planning considers the principles of CPTED in developing the site master plan and concept planning to establish a safe and secure environment for staff, patients, contractors and visitor.

Key principles are:

- Development of public spaces that are open and encourage community access.
- Ensure that clear access into public spaces are established allowing safe access and egress for people with varying physical abilities
- Ensuring that where possible natural light is introduced into occupied areas of the Hospital enhancing clinical and non-clinical areas of the buildings. This is achieved through the slender inpatient unit model, the offset between ward fingers and skylights and light wells into public areas of the podium.

+ BETTER WORKING

A primary objective of the New Maitland Hospital will be to:

- Develop a facility that will enhance patient treatment, create a supportive work environment and a stress -free experience for visitors, staff and carers.
- Ensure a safe working environment that encourages collaboration of staff in delivering world class health treatment.
- Maximises the number of staff departments that have access to natural light, reducing stress and encouraging a positive work attitude towards co-workers and promotes a balanced lifestyle.
- Provision of breakout spaces for staff to have time out from their work allowing respite and self-regeneration.

+ BETTER VALUE

Key factors in the development of Better Value for the community in the New Maitland Hospital are:

- Reducing the requirement for patients and their carers to travel outside their community to seek specialist health care, including the effects of financial loss due to extended periods required in attaining the appropriate health care.
- Providing both short and long-term employment opportunities to the community
- Improving the Hunter New England Health Service’s self-sustainability
- Establishing and improving on linkages with other public and private health services including local GP’s and private hospitals that lead to improved health outcomes for the community.

+ BETTER LOOK AND FEEL

The development of the built environment of the New Maitland Hospital has responded to the following key drivers:

- Developing a health care facility that meets the needs of catchment population of the Maitland region and the wider Hunter New England Health District based on an efficient building envelope that focuses on patients, visitors and staff.

- Develop a planning strategy that supports safe and efficient patient and staff movement through the various patient treatment /care regimes.
- Develop a configuration of the hospital campus entry and internal road network to allow clear identification and navigation to key departmental access points.
- Develop a built outcome that enhances the regional character of the precinct through colour, material and sheltered public areas
- Developing a design outcome that enhances the patient, visitor and staff journey through access to natural light, views and appropriately scaled and sheltered outdoor spaces
- Positions the built footprint of the new Hospital to address site constraints and support sustainable future expansion of the health service.

3.2 RESPONSE TO GOVERNMENT ARCHITECT CONSULTATION MEETING #1 20 FEB 2019

GOVERNMENT ARCHITECT RECOMMENDATIONS

The proposed design was presented to the Government Architect's review panel 20.02.19. The following comments were received

The panel supports the following aspects of the design proposal:

1. Overall internal planning, organisation and adjacencies;
2. Revision of the concept scheme to increase the distance between IPU wings therefore providing greater amenity to patients;
3. Shifting the building footprint to the east to create a landscaped zone along the length of the building on the ground floor;
4. Retention of remnant forest at the periphery of the site;
5. Pedestrian arbour including landscaping, sitting areas and shading to the west;
6. Arrangement of and separation between vehicular drop-off points;
7. Proposed view from Metford Rd illustrating civic scale of the building;
8. Materials palette referencing the heritage of Maitland.

The following commentary provides advice for improving the project:

1. The entry areas do not provide sufficient amenity. Incorporate more generous internal public corridors and gathering areas, including double-height spaces;
2. Clarify the main entry and principal ground floor corridor to enable a view out from the reception area. Incorporate landscape to the roof area east of the principal entry corridor;
3. Landscape and provide access to both internal courtyards on level 01;
4. Incorporate windows to the ends of the corridors at each IPU wing;
5. Minimise the heat-island effect by maximising use of landscape and shade trees to all surface carparking areas;
6. Clarify access to and usability of the landscape area located between Metford Rd and the public drop-off zone;
7. Pursue the development of a civic square outside the main entry to further reinforce the pedestrian character of this area;
8. Investigate opportunities for extending the arbour/canopy element into both carparking areas to reinforce pedestrian movement and arrival zones;
9. Investigate opportunities for linking the external material palette of the building to internal finishes;
10. The design is organised as an assembly of bars. Currently both IPU bars facing into the courtyard areas are clad in the same grey material without any discernible articulation. Consider diversifying the selected cladding on either side of the courtyards to differentiate the east and west IPU bars;
11. Further develop the character and treatment of the setback areas on the east and west facades;
12. The proposal does not adequately utilise sustainability principles to control energy usage and therefore the operational costs of the building. Provide evidence of sustainability strategies to be incorporated.
13. Incorporate appropriate sun-shading and provide evidence of its efficacy through modelling and/or simulations;
14. Investigate environmental systems to permit natural ventilation to IPU rooms.

RESPONSE TO GOVERNMENT ARCHITECT RECOMMENDATIONS

The proposed response to the Government Architect Recommendations are as follows:

- 1 - Adjusting the position of the Main Entrance airlock to the west to extend the internal ground floor Foyer space.
- 2 -Addition of the structural provision of landscape to the terrace adjacent imaging at the eastern end of the public corridor at ground level
- 3 - Upgrading the L1 north terrace to allow for accessibility and landscape planting. Similar upgrades to the Staff courtyard area on L2 and LG south courtyard.
- 4 - Demonstrating where windows have been incorporated in the IPU corridors
- 5 - Enhanced green zones between car park aisles within the north car park.
- 6 - Landscape treatment and road crossings provide access to the landscaped area. Landscape design amended to facilitate use for staff and visitors close to the hospital entry
- 7 - Plans and views to be presented to highlight the how the civic square enhances the pedestrian interaction with the building.

8 -The extension of the arbour element is not supported as this element has a clear association with entry and its extension will dilute wayfinding clarity. Drop offs are provided adjacent canopies at various building entries allowing covered connection. The addition of further canopies in carparks has been considered but these will not provide a significant benefit due to the extent of uncovered carparking.

9 - Plans and views will be presented to show the proposed internal palette and how this will extend external material concepts.

10 - The facade cladding to the east west core element has been changed to enhance the reading of the massing as independent 'bars'

11 -Changing the facade treatment at this point is not supported . The stronger architectural response is to unite the facade as a single composition. The panel supports this reading of the building from Metford Rd, and the suggested change would weaken this view.

12 - Elements incorporated in the design to achieve an energy efficiency exceeding compliance levels were presented

13 - The proposed glare study and associated outcomes were presented.

14 - Due to the implications on the services and life safety the provision for natural ventilation will not be incorporated.

These responses, as well as the additional information for other areas of the Project were presented to Government Architect office on May 16, subject

3.2 RESPONSE TO GOVERNMENT ARCHITECT CONSULTATION - MEETING #2 16 MAY 2019

GOVERNMENT ARCHITECT RECOMMENDATIONS

The following elements of the design are supported:

- Improvements to the entry area including
 - extending the air-lock outwards,
 - modifications to the internal retail frontage and
 - creation of a clearly defined double-height area,
 - creation of a wide internal lane with views out to the eastern landscaped terrace,
 - provision of landscaped zone adjacent to the air-lock,
 - provision of large skylit areas at ambulant care corridor further emphasised through the use of colour.
- Integration of the landscape into the overall design including provision of landscaped courtyards at basement, ground, level 1 and level 2.
- Maximising use of landscape and shade trees to all surface carparking areas and incorporating stormwater treatment.
- Extent and incorporation of canopy overhangs to the harbour element.
- Extension of the main entry towards the western landscape through the creation of a public plaza and pedestrian zone.
- Direct pedestrian crossing from western carpark to Emergency Department.
- Amendments to the carparking areas to clarify circulation and minimise conflicts between vehicles and pedestrians.
- Incorporation of retail awning and connection to the airlock.
- Provision of outdoor seating to retail tenancy.
- Incorporation of landscape areas within the harbour zone and around the main entry.
- Incorporation of large windows at the end of each IPU corridor.
- Incorporation of windows and waiting alcoves at IPU public lift corridors.
- Proposed materials and colour palette.
- Amendments to the cladding colour for the core element.
- Energy efficiency strategies.

The following commentary provides advice and recommendations for the project and should be incorporated into the SSD submission:

1. The architectural and landscape design are interdependent and must be delivered concurrently
2. Incorporate seating along the edge of the western landscaped area
3. Increase the transparency to the main entry retail space
4. Incorporate photovoltaics into the project at commissioning rather than later
5. Provide details and specification of proposed high performance glazing

RESPONSE TO GOVERNMENT ARCHITECT RECOMMENDATIONS

1. GROUND FLOOR ENTRY DESIGN

The design of the ground floor public areas have been developed in response to the initial comments from the GAO review. These were presented at the subsequent meeting with the Government Architect and supported.

2. LANDSCAPE TO ROOF COURTYARDS AT BASEMENT, GROUND, LEVEL 1 AND LEVEL 2

Following initial commentary from the Government Architect, the provision for landscaping at these levels has been incorporated into the design. This includes access doors and structural upgrades to accommodate the weight of ballast generally and deep pot planting at strategic placements to enable future installation. Concepts for this landscaping were presented to the Government Architect at the follow up meeting and supported.

The final resolution of these elements including funding is to be developed, and may incorporate community and artist inputs.

Four areas are intended to be delivered with the Main Works: terraces to Level 1 outside ICU and Birthing and at Ground outside the Multifaith room and the Lower Ground courtyard outside Mortuary.

While the remainder of landscaping elements in courtyards proposed would ideally be constructed in conjunction with the Main Works, this requires further planning, consultation and identification of additional funding sources.

3. LANDSCAPE TO ON GRADE CARPARKS

Wider landscape areas between car parking bays have been incorporated in line with commentary from the initial panel review. This includes planting width for shade trees and stormwater treatment. This was presented at the second meeting and supported.

4. DEVELOPMENT OF EXTERNAL AREAS ADJACENT MAIN ENTRY

Rationale to retain the extent of the harbour to the area adjacent the main entry was discussed at the second meeting with the Government Architect. While the initial suggestion had been to extend the harbour into carparking areas, the Government Architect supported the design team's decision to limit the extent on the basis that the harbour element is a strong signifier of entry and an important wayfinding element.

The Government Architect supported the length of the canopies to the harbour and secondary northern entry provided. In the context of the open on-grade carparking, it was agreed that their extent was sufficient to provide covered shelter.

A revised site plan was presented at the second meeting supported by the Government Architect demonstrating:

- Extension of the main entry towards the western landscape through the creation of a public plaza and pedestrian zone.
- Direct pedestrian crossing from western carpark to Emergency Department.
- Amendments to the western carparking areas to clarify entry / exit circulation and minimise conflicts between vehicles and pedestrians.
- Incorporation of landscape areas within the harbour zone and around the main entry.
- Provision of outdoor seating to retail tenancy.

This plan will be further developed to incorporate seating along the edge of the western landscaped area

5. FACADE

Drawings and diagrams were presented and supported at the second consultation indicating

- the location of large windows at the end of IPU corridors to the north and south elevations.

- development of the elevations to the middle 'core element' to incorporate a change of cladding colour to differentiate that element from the IPU 'bars' and so achieve the intent suggested in the initial meeting. Deeper window reveals to this element reinforce this reading of the building while providing alcoves to the IPU public lift corridors for seating.

The request to increase the transparency to the main entry retail space adjacent the main entry is to be developed with consideration of budget considerations.

6. INTERIORS

Internal finishes and colours developed to complement the buildings' exterior were supported by the Government Architect.

7. ENERGY EFFICIENCY

The Government Architect supported the analysis indicating that high performance glazing is a better means of improving energy efficiency than external sunshading, particularly given the predominantly east and west facing aspects of main facades.

The proposed high performance glazing is a double glazed unit with the following performance criteria for the glazing only:

- Visible Light Transmission: 52%
- Reflectance: Indoor 11%, Outdoor 15%
- Winter U-Value: 1.7 w / sqm
- SHGC: 0.30

(Note that the whole window performance will vary according to the framing detail)

Provision for future installation of photovoltaics has been made to enable a future connection while maintaining the hospital operation. At this point photovoltaics are not intended to be installed in the main works. Following options implemented at other hospitals the future provisioning allows for flexibility of delivery method for the LHD.

Other energy efficiency measures supported by the Government Architect include:

- design of air handling systems capable of operating as full outside air systems where beneficial to energy usage. This was supported over mixed mode ventilation.
- Systems designed to meet JV3 requirements plus 10%
- water cooled chillers
- significant AHUs to use fans with variable speed drives, variable speed pumping to heating and cooling systems

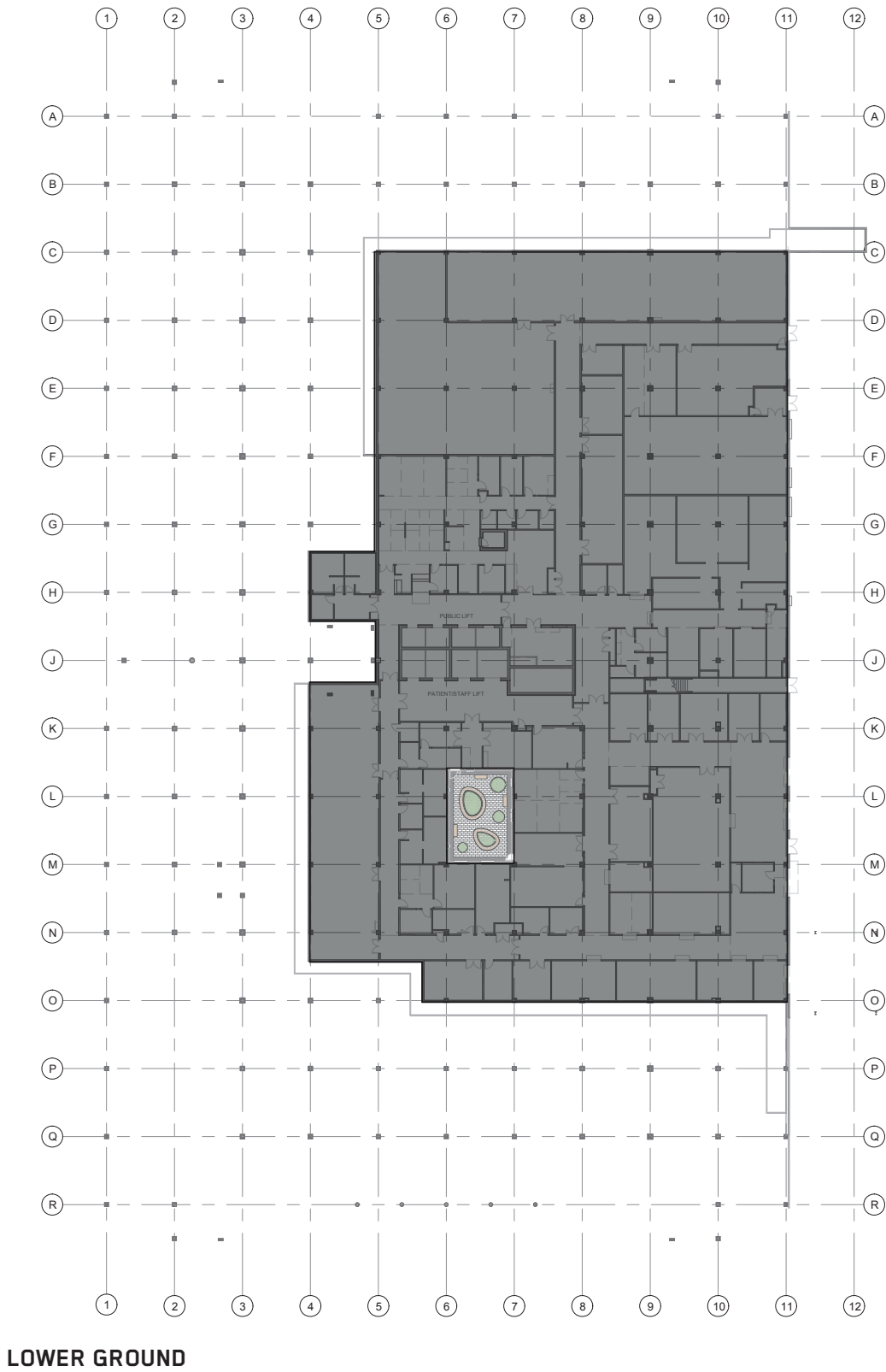
1. GROUND FLOOR ENTRY ELEMENTS REFINED IN CONSULTATION WITH GOVERNMENT ARCHITECT

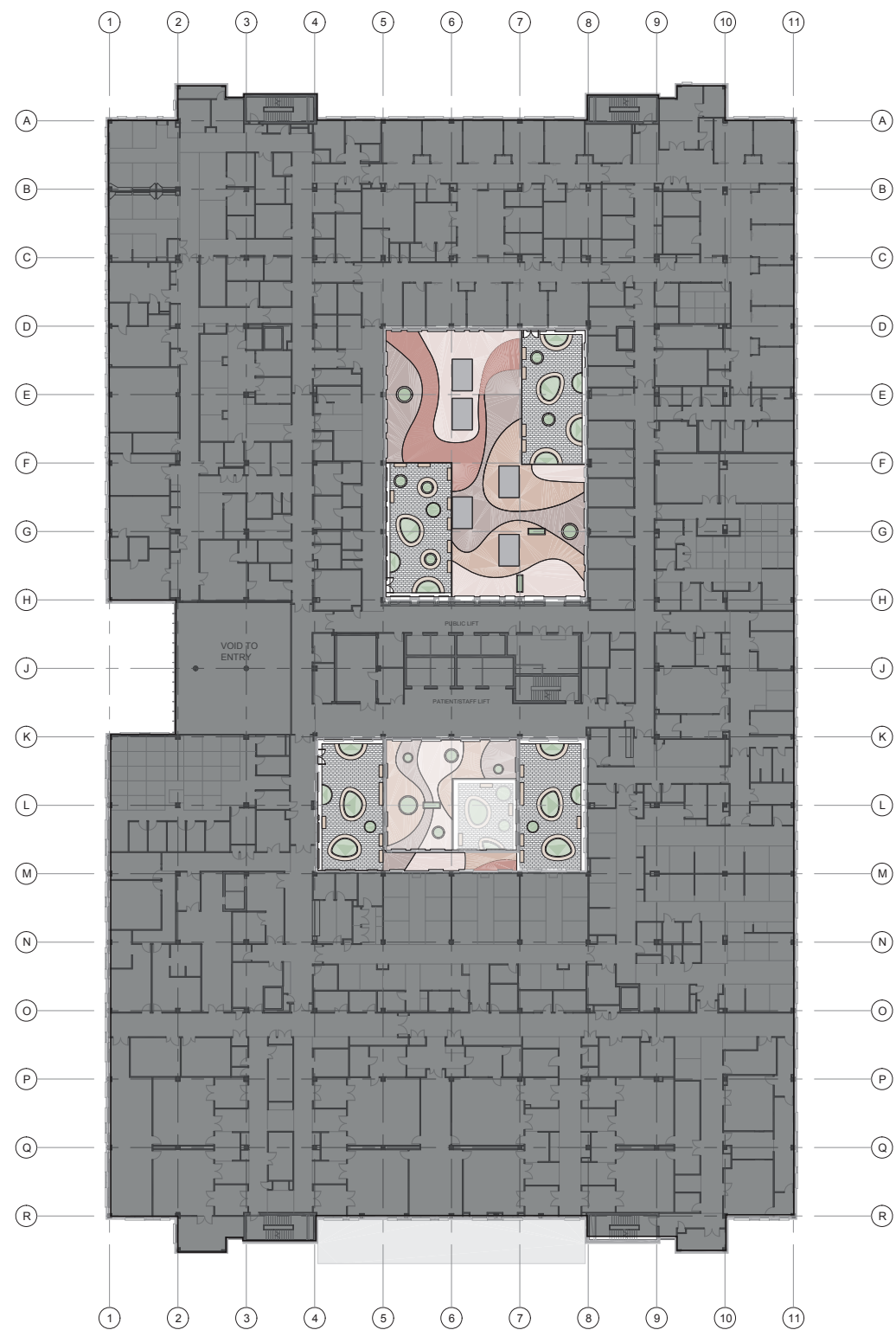
SKYLIGHTS AND COLOUR TO AMBULATORY CARE CORRIDOR



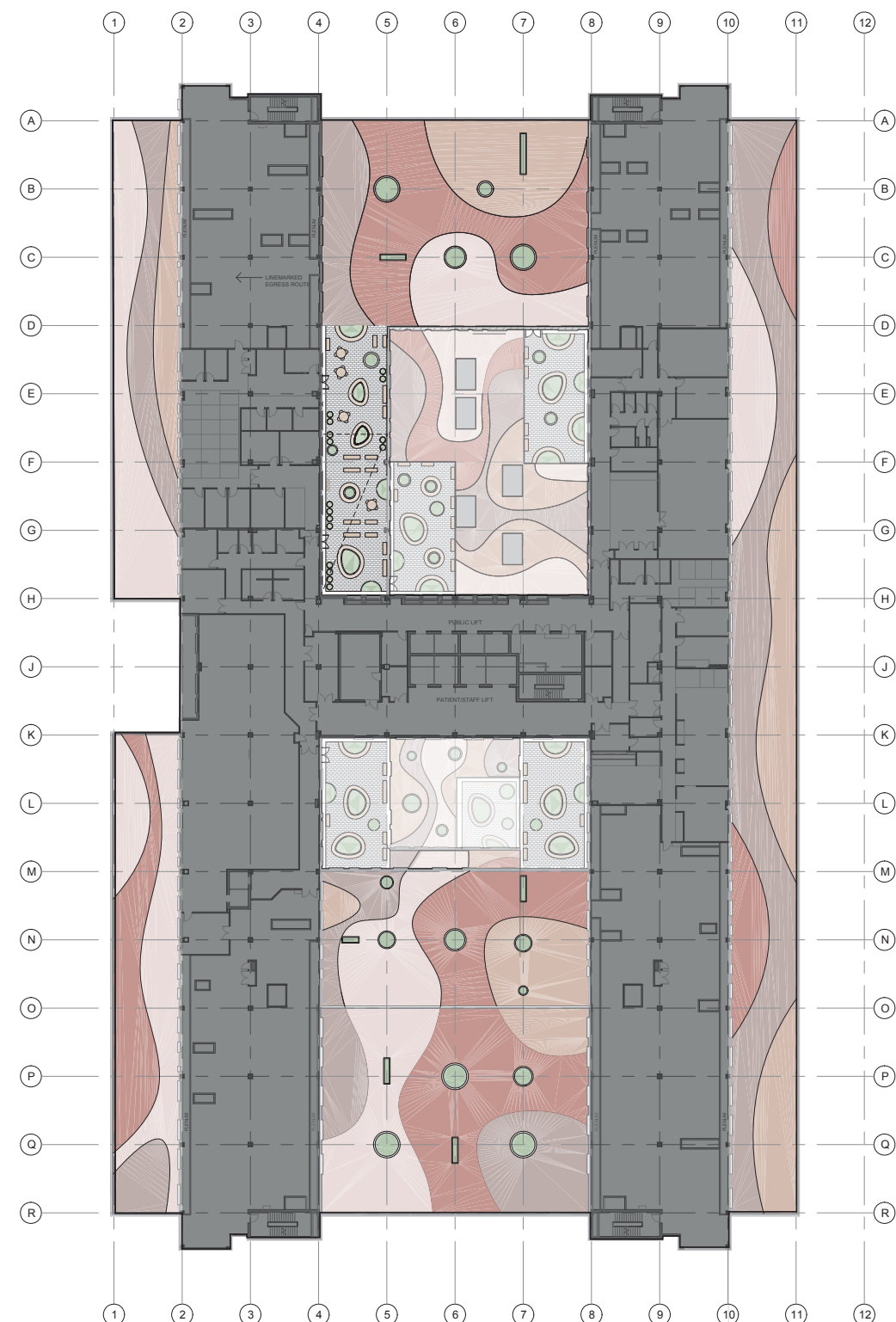
2.LANDSCAPE TO COURTYARDS AT BASEMENT, GROUND LEVEL 1 AND LEVEL 2

LANDSCAPE CONCEPT PLANS PRESENTED TO THE GOVERNMENT ARCHITECT MEETING #2



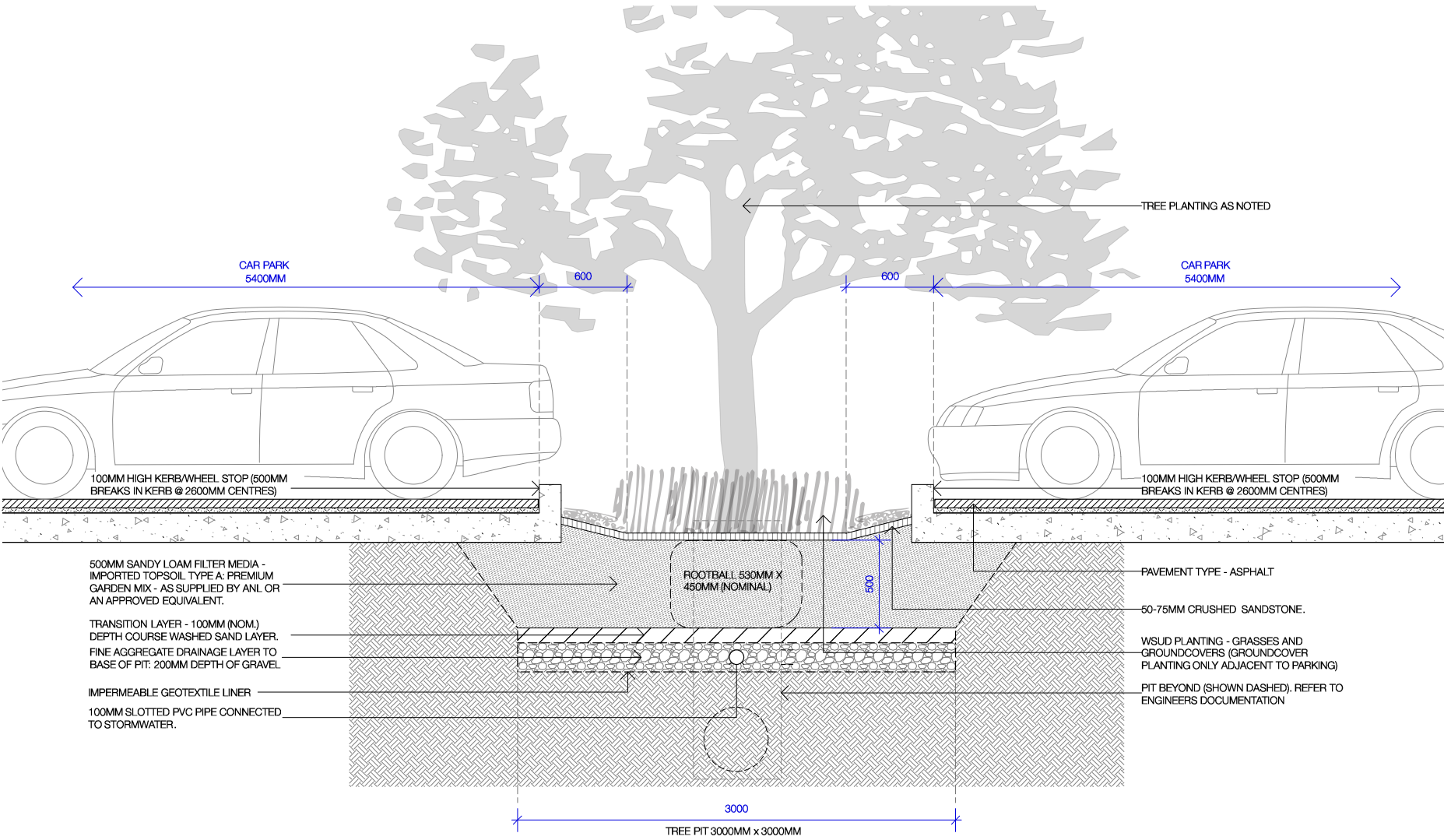


LEVEL 1



LEVEL 2

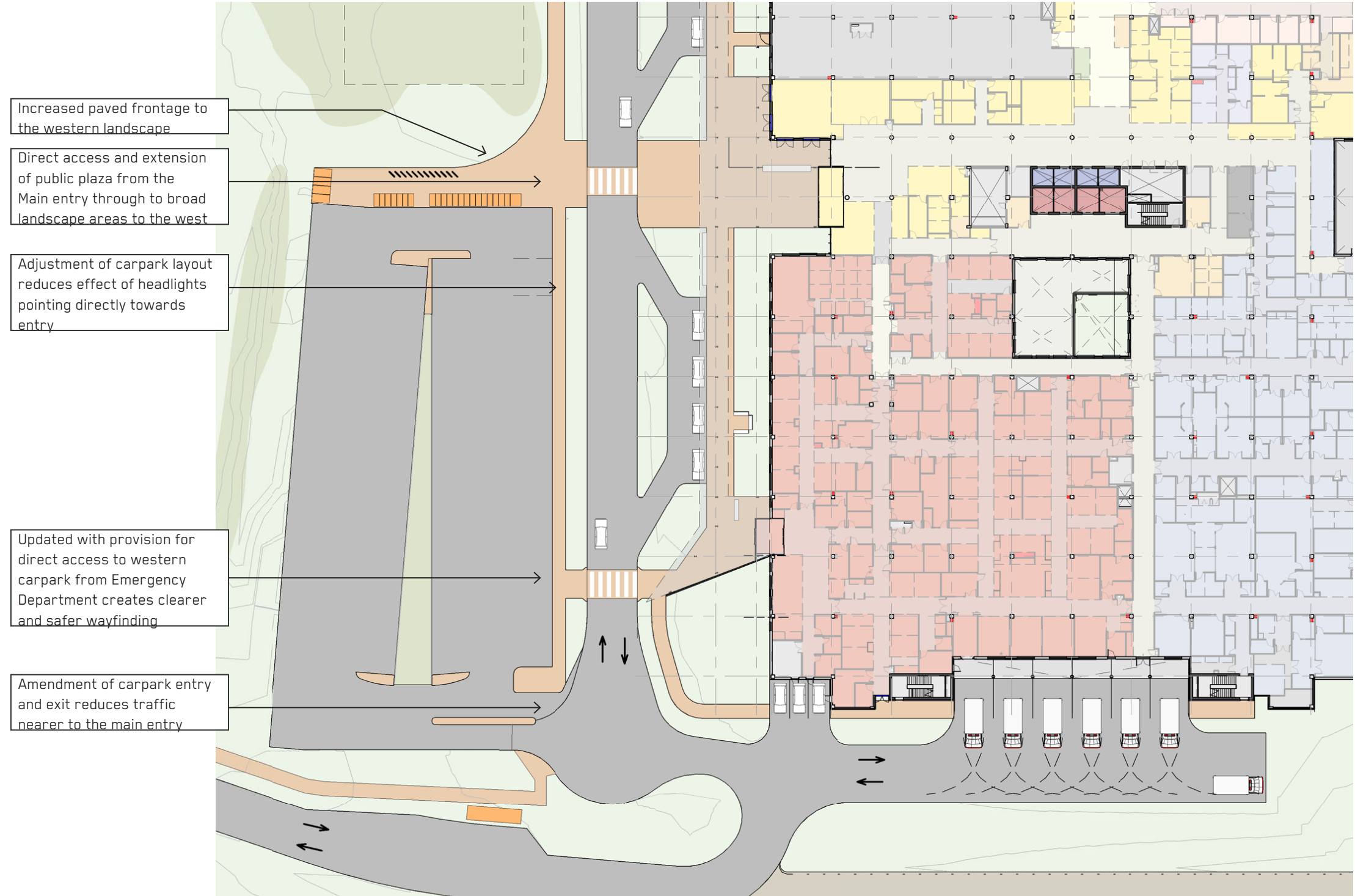
3. LANDSCAPE TO ONGRADE CARPARKS



PROPOSAL TO INCREASE LANDSCAPE AREA BETWEEN CAR PARK BAYS

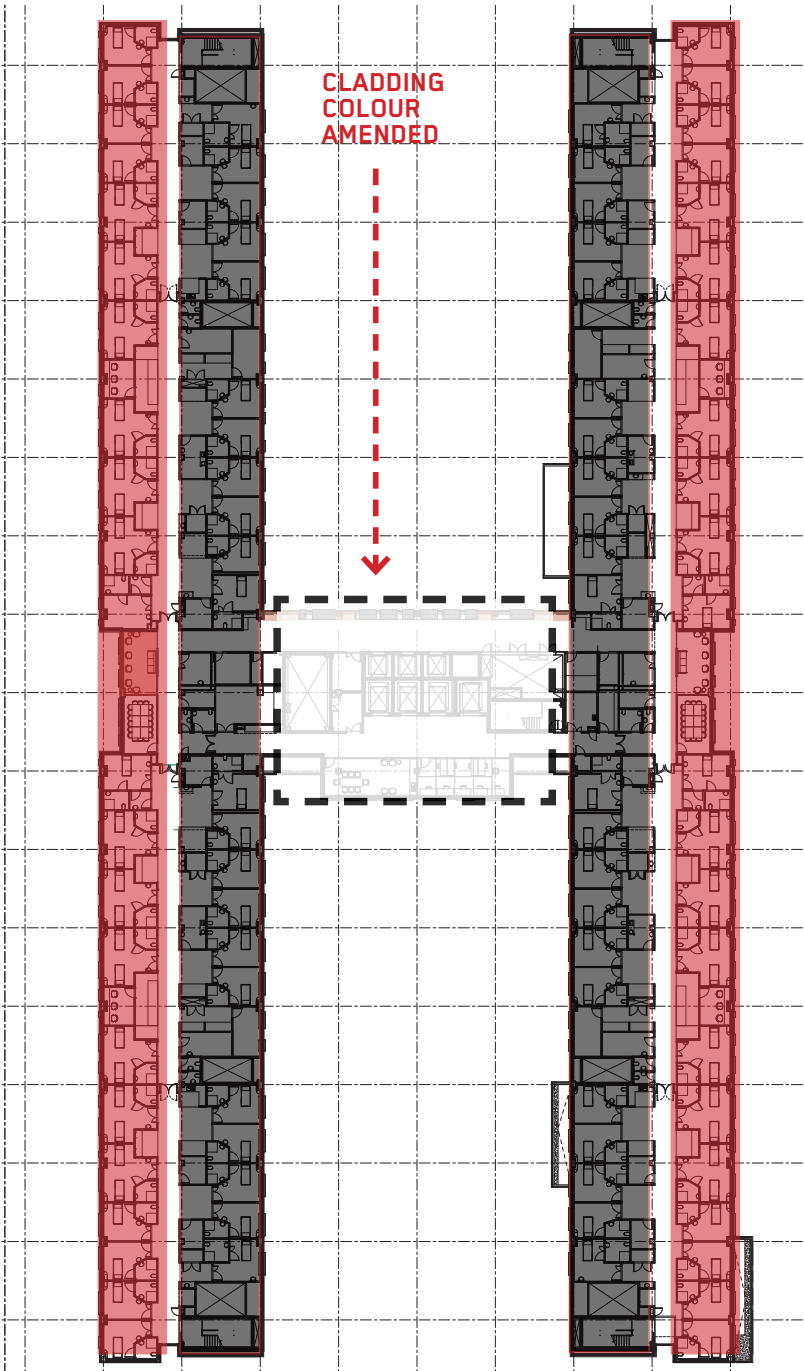
4. DEVELOPMENT OF AREAS ADJACENT MAIN ENTRY

LANDSCAPE MAIN ENTRY PLAZA

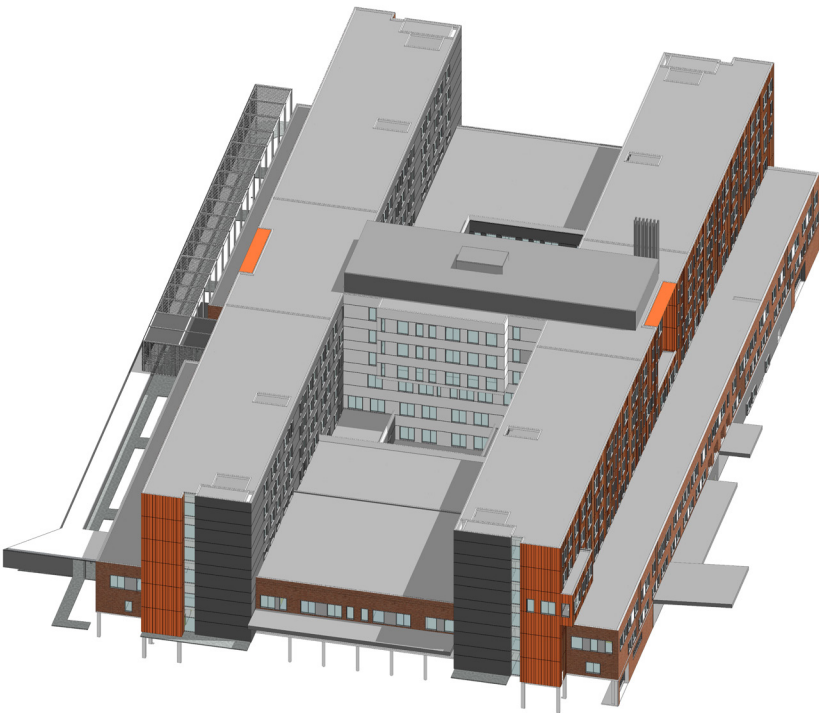
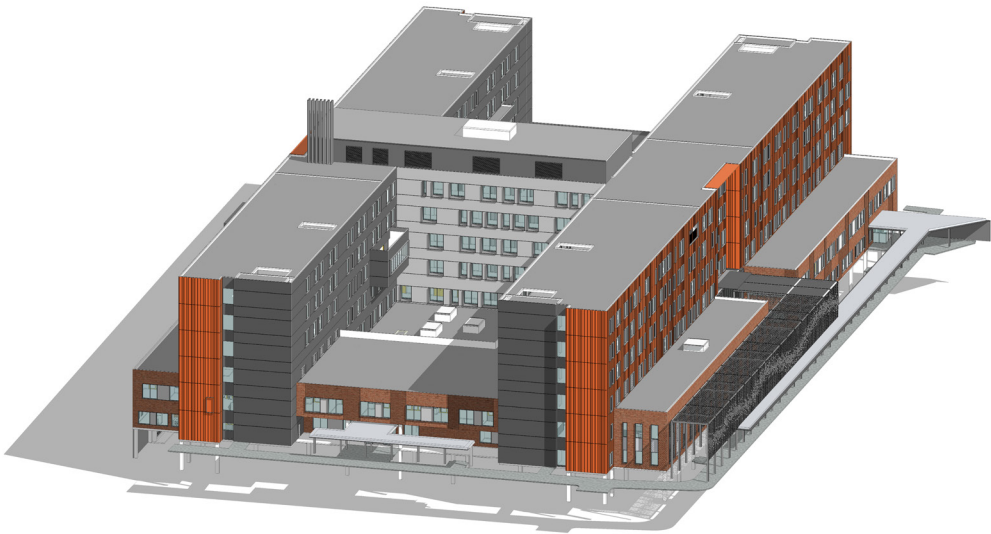


AMENDED SITE PLAN

5. FACADE



PROPOSAL TO AMEND THE FACADE TO INTERNAL 'CORE' ELEMENT



6. INTERIORS

