



Gunnedah Hospital Redevelopment (GHR)

70% Contract Documentation

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Nominated Architect Angus Rose NSW ARB 8341

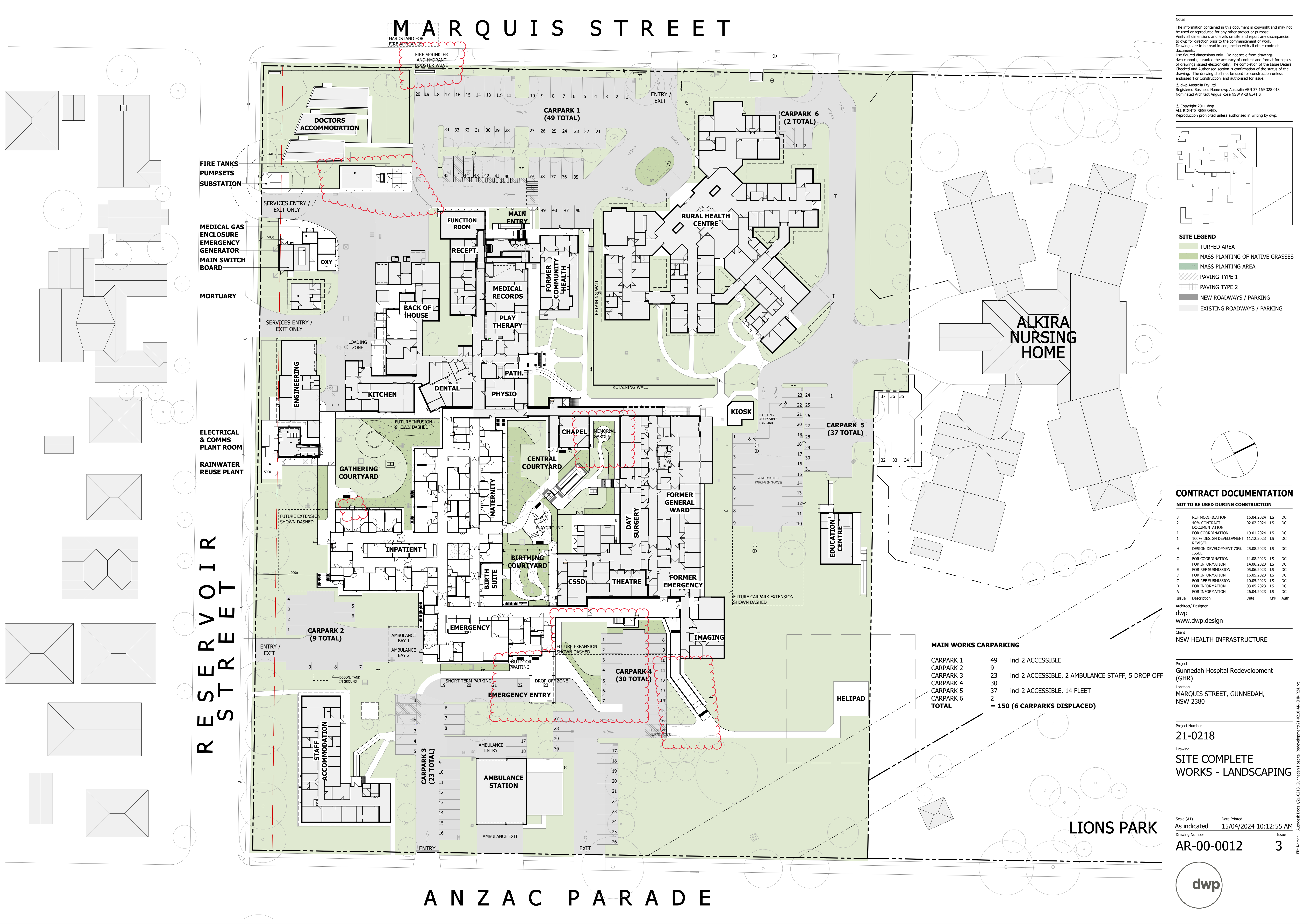
Consultants

MAIN CONTRACTOR RICHARD CROOKES NATALIA SPINELLI	MECHANICAL ENGINEER NORTHROP CONSULTING PETER YOUNG	LANDSCAPE ARCHITECT STEWART SURVEYS KATHRYN STEWART
PROJECT MANAGER RANBURY MANAGEMENT GROUP HADYN DOUGLAS	ELECTRICAL ENGINEER NORTHROP CONSULTING SUREKHA PARAJULI	BCA BLACKETT MAGUIRE PETER KEPPIE
COST CONSULTANT ALTUS GROUP SARAH WITCHELL	CIVIL ENGINEER NORTHROP CONSULTING ALINE CARVALHAES	TRAFFIC ENGINEER PTC CONSULTANTS DAN BUDAI
HYDRAULIC ENGINEER NORTHROP CONSULTING JEREMY HANNA-MONTGOMERY	STRUCTURAL ENGINEER NORTHROP CONSULTING TRUDY MYERS	SUSTAINABILITY CONSULTANT STEENSEN VARMINING JUSTIN WONG

RICHARD CROOKES CONSTRUCTIONS <small>Main Contractor</small>	 Health Infrastructure
ranbury <small>Project Manager</small>	 Hunter New England Local Health District

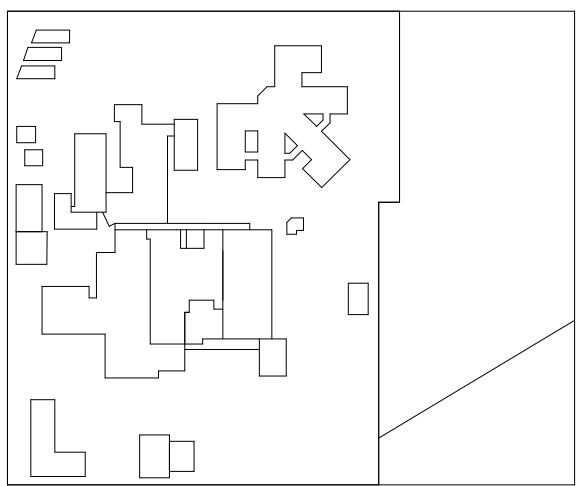


<small>Project Number</small> 21-0218	<small>Issue</small> 8
<small>Drawing Number</small> AR-00-0000	
<small>COVER SHEET</small> <small>Paper Size : A1</small>	

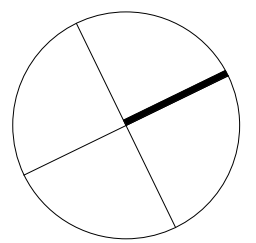


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- SITE LEGEND**
- TURFED AREA
 - MASS PLANTING OF NATIVE GRASSES
 - MASS PLANTING AREA
 - PAVING TYPE 1
 - PAVING TYPE 2
 - NEW ROADWAYS / PARKING
 - EXISTING ROADWAYS / PARKING



CONTRACT DOCUMENTATION

NOT TO BE USED DURING CONSTRUCTION

3	REF MODIFICATION	15.04.2024	LS	DC
2	40% CONTRACT DOCUMENTATION	02.02.2024	LS	DC
J	FOR COORDINATION	19.01.2024	LS	DC
1	100% DESIGN DEVELOPMENT REVISED	11.12.2023	LS	DC
H	DESIGN DEVELOPMENT 70% ISSUE	25.08.2023	LS	DC
G	FOR COORDINATION	11.08.2023	LS	DC
F	FOR INFORMATION	14.06.2023	LS	DC
E	FOR REF SUBMISSION	05.06.2023	LS	DC
D	FOR INFORMATION	16.05.2023	LS	DC
C	FOR REF SUBMISSION	10.05.2023	LS	DC
B	FOR INFORMATION	03.05.2023	LS	DC
A	FOR INFORMATION	26.04.2023	LS	DC

Issue Description Date Chk Auth
Architect/ Designer
dwp
www.dwp.design

Client
NSW HEALTH INFRASTRUCTURE

Project
Gunnedah Hospital Redevelopment (GHR)
Location
MARQUIS STREET, GUNNEDAH, NSW 2380

Project Number
21-0218

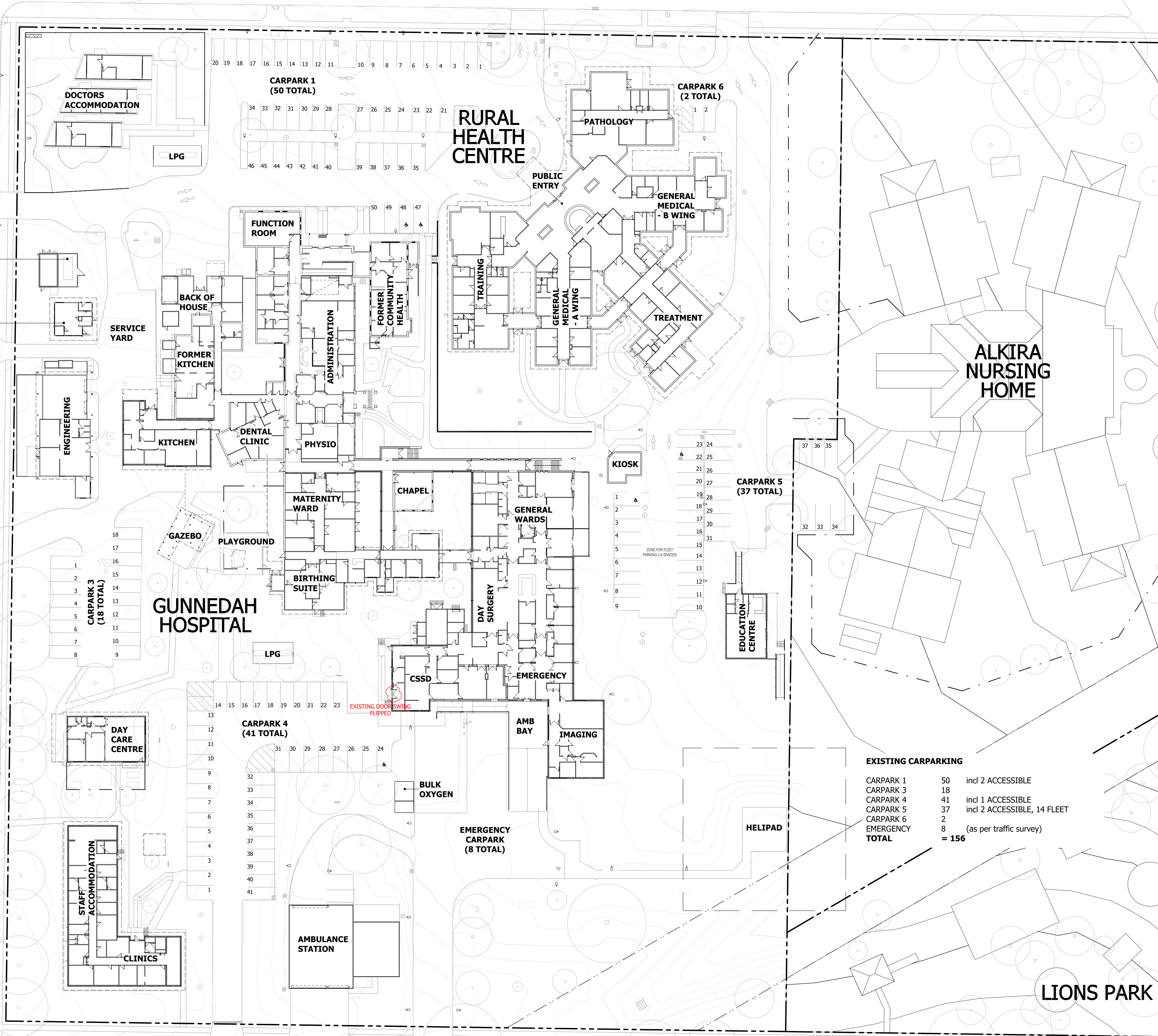
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SITE COMPLETE
WORKS - LANDSCAPING

Scale (A1)
As indicated
Date Printed
15/04/2024 10:12:55 AM
Drawing Number
AR-00-0012
Issue
3

dwp

MAIN WORKS CARPARKING

CARPARK 1	49	incl 2 ACCESSIBLE
CARPARK 2	9	
CARPARK 3	23	incl 2 ACCESSIBLE, 2 AMBULANCE STAFF, 5 DROP OFF
CARPARK 4	30	
CARPARK 5	37	incl 2 ACCESSIBLE, 14 FLEET
CARPARK 6	2	
TOTAL	150	(6 CARPARKS DISPLACED)



EXISTING CARPARKING		
CARPARK 1	50	incl 2 ACCESSIBLE
CARPARK 3	18	
CARPARK 4	41	incl 1 ACCESSIBLE
CARPARK 5	37	incl 2 ACCESSIBLE, 14 FLEET
CARPARK 6	2	
EMERGENCY	8	(as per traffic survey)
TOTAL	= 156	

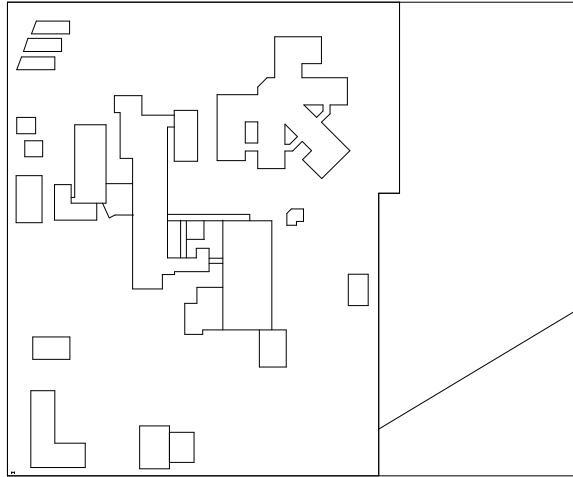
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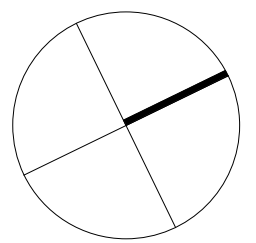
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FOR CONSTRUCTION
FOR USE DURING CONSTRUCTION

7	70% CONTRACT DOCUMENTATION	22.03.2024	LS	DC
6	40% CONTRACT DOCUMENTATION	02.02.2024	LS	DC
5	FOR COORDINATION	19.01.2024	LS	DC
5	EARLY WORKS FOR CONSTRUCTION REVISED	20.12.2023	LS	DC
4	100% DESIGN DEVELOPMENT REVISED	11.12.2023	LS	DC
R	100% DESIGN DEVELOPMENT	27.10.2023	LS	DC
Q	FOR COORDINATION	20.10.2023	LS	DC
3	EARLY WORKS FOR CONSTRUCTION	22.09.2023	LS	DC

Issue	Description	Date	Chk	Auth
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Architect/ Designer
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Client
NSW HEALTH INFRASTRUCTURE

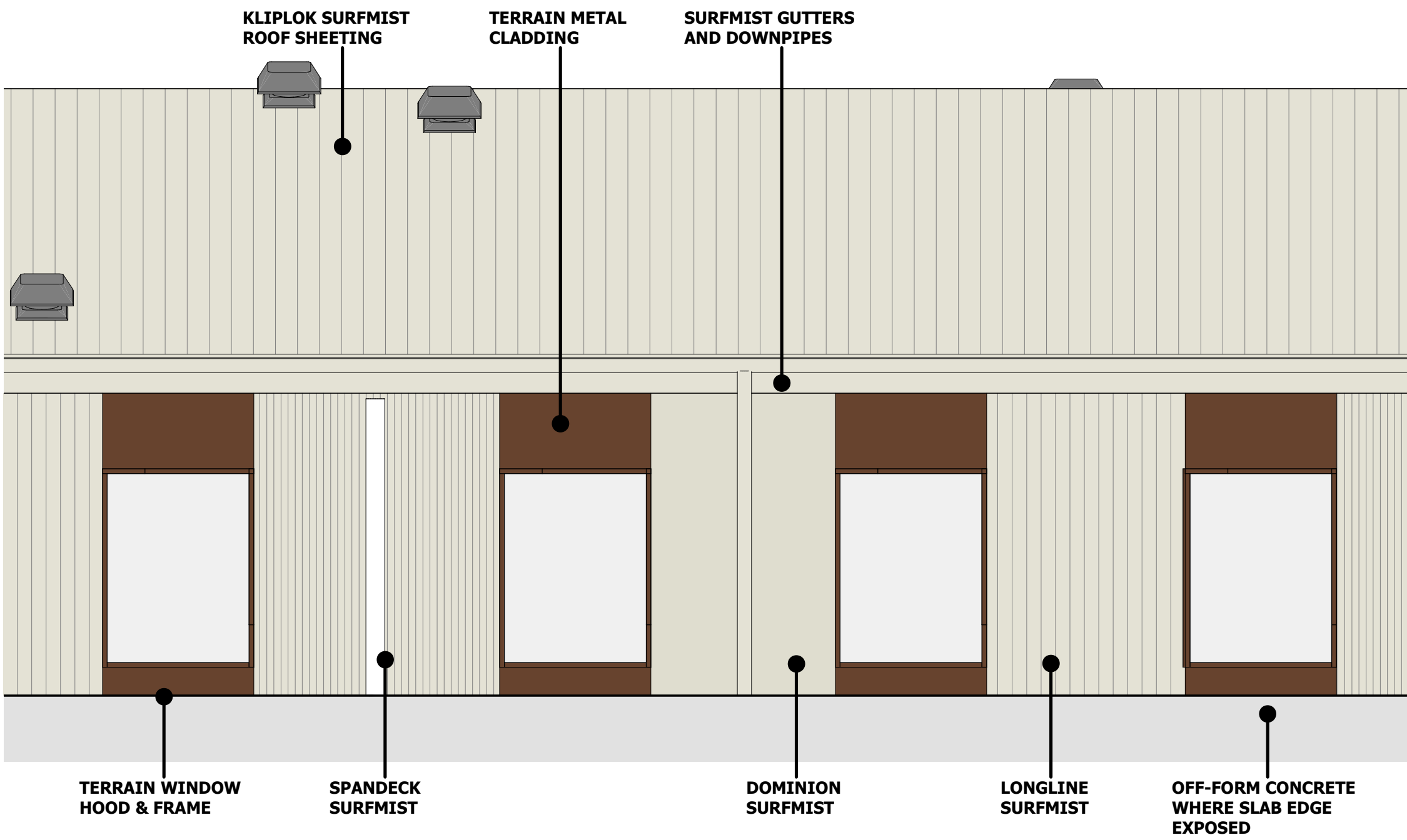
Project
Gunnedah Hospital Redevelopment (GHR)
Location
MARQUIS STREET, GUNNEDAH, NSW 2380

Project Number
21-0218

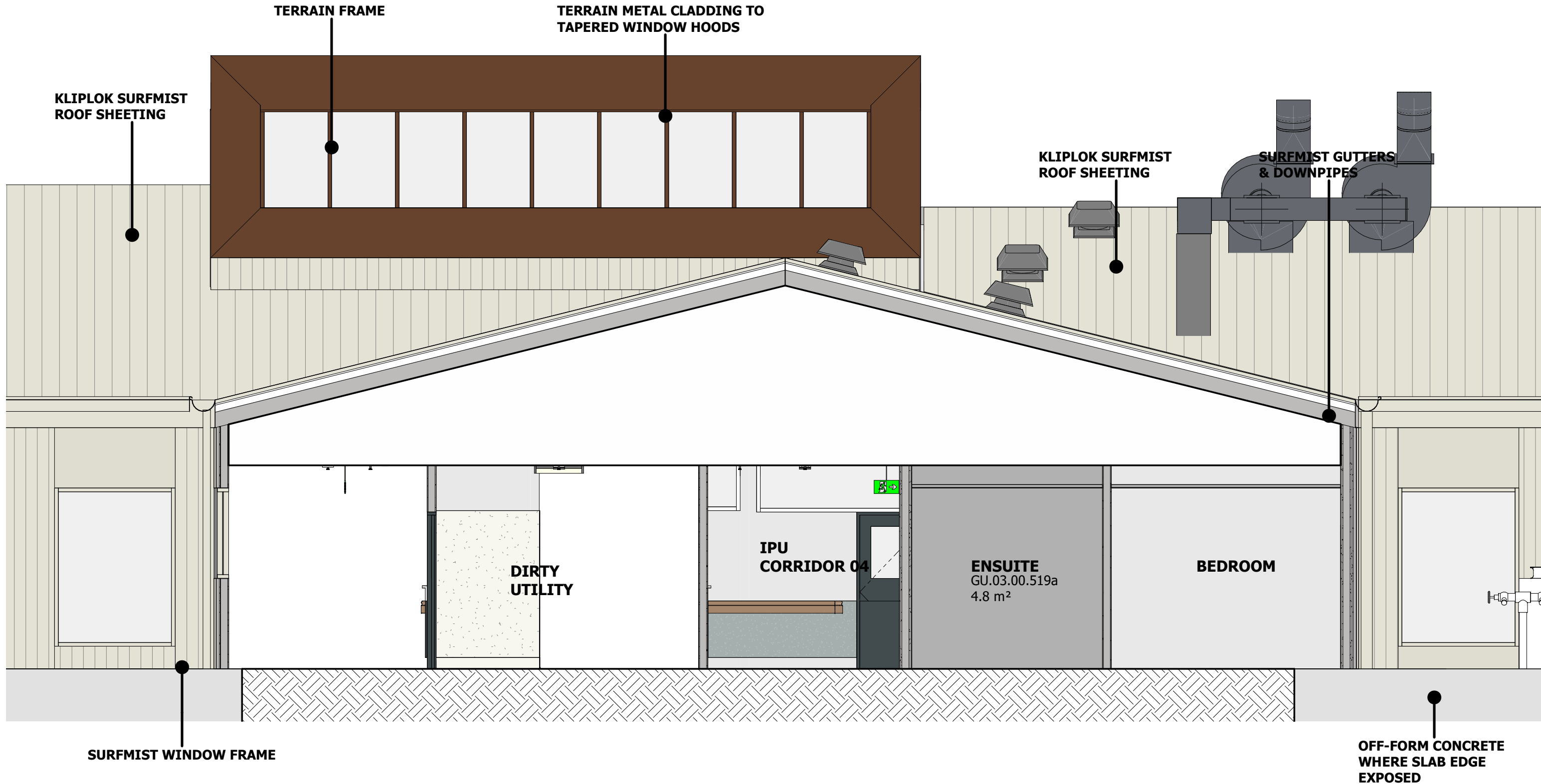
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SITE FLOOR PLAN - EXISTING

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Date Printed
22/03/2024 6:26:57 PM
Drawing Number
AR-00-1000
Issue
7





1 TYPICAL FACADE ELEVATION
1 : 50



2 TYPICAL FACADE ELEVATION
1 : 50



CONTEXT - AGRICULATURAL FARMING OF LIVERPOOL PLAINS
1 : 200



EXTERNAL FINISHES
1 : 200

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FOR TENDER

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L	FOR COORDINATION	19.01.2024	LS	DC
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K	100% DESIGN DEVELOPMENT	27.10.2023	LS	DC
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H	DESIGN DEVELOPMENT 70% ISSUE	25.08.2023	LS	DC
G	REVISED 40% DESIGN DEVELOPMENT	09.06.2023	LS	DC
F	FOR REF SUBMISSION	05.06.2023	LS	DC
E	FOR REF SUBMISSION	10.05.2023	LS	DC
D	FOR INFORMATION	26.04.2023	LS	DC
C	FOR REF SUBMISSION	13.04.2023	SA	DC

Issue Description Date Chk Auth

Architect/ Designer
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NSW HEALTH INFRASTRUCTURE

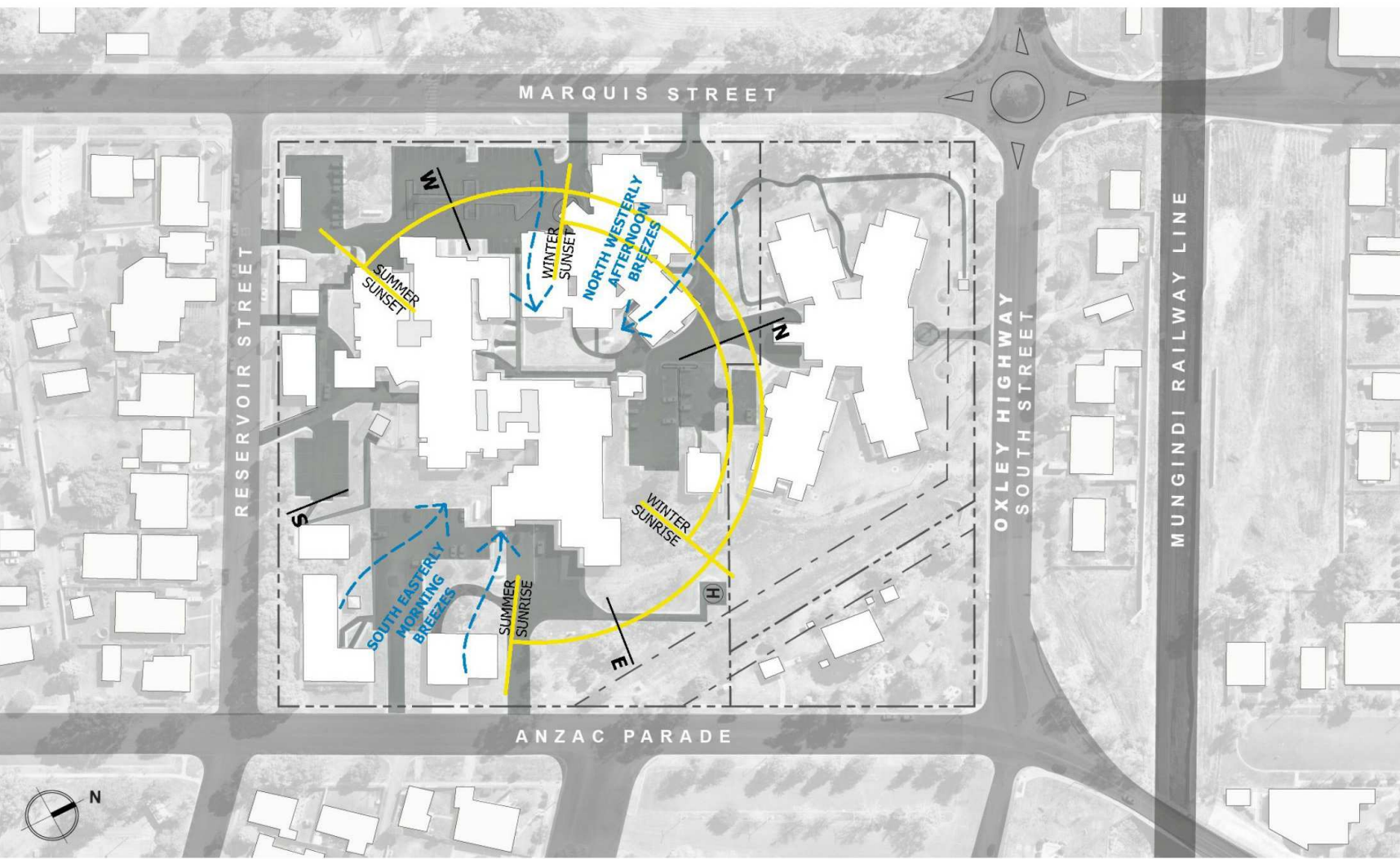
Project
Gunnedah Hospital Redevelopment (GHR)
Location
MARQUIS STREET, GUNNEDAH, NSW 2380

Project Number
21-0218

Drawing
FACADE CONCEPT

Scale (A1)
1 : 50
Date Printed
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Drawing Number
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Issue
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SITE ANALYSIS

Climate:
Gunnedah is located between the tropical and temperate climate zones.

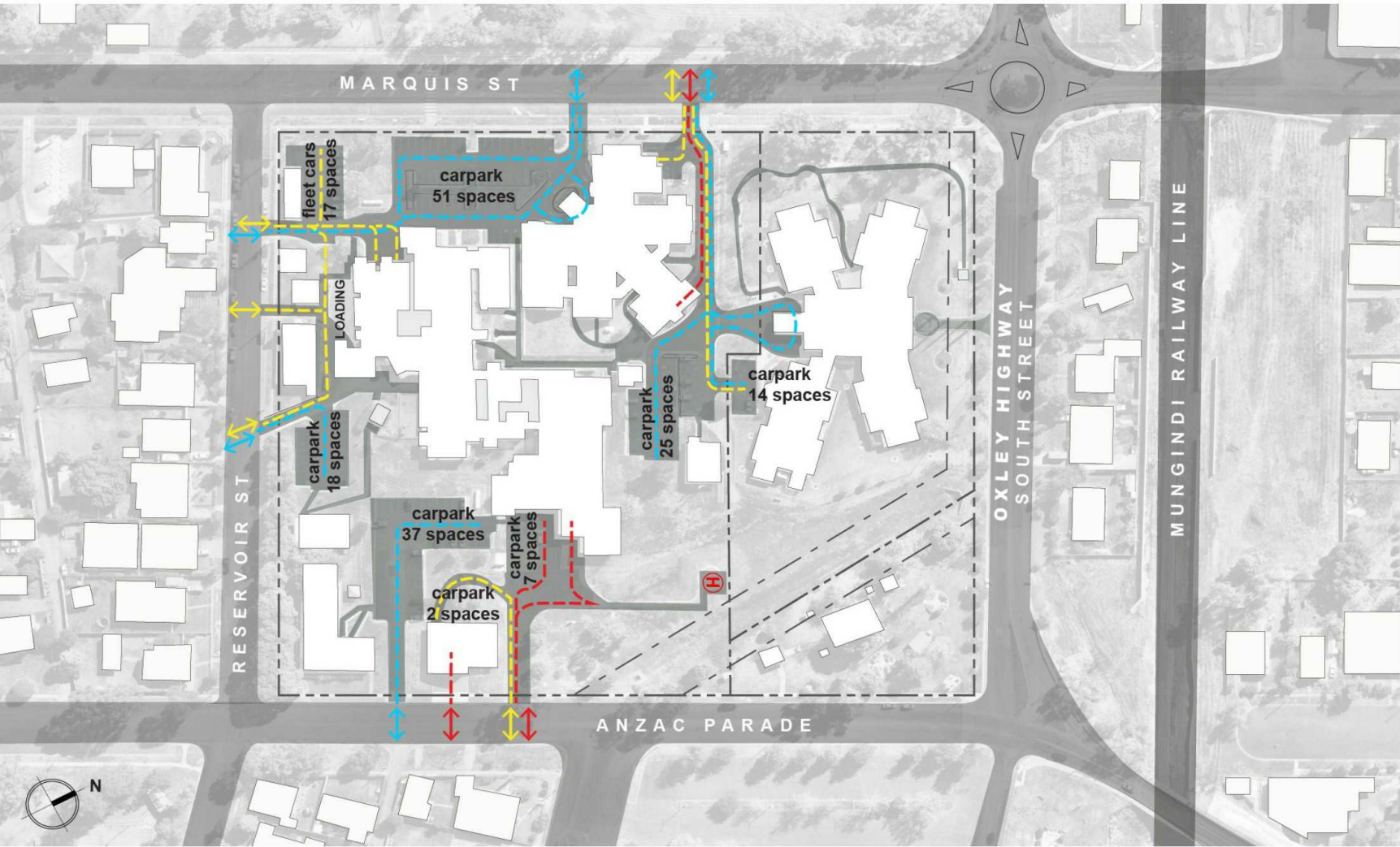
Temperature:
Very warm to hot summers averaging 18.2 to 34 degrees. Cool to mild winters averaging 2.9 to 16.8 degrees. Temperatures regularly rise above 40 degrees in summer and drop below 0 degrees in winter.

Wind:
Gunnedah experiences mild to moderate wind conditions predominantly from the north west and south east directions. Average wind speeds range from 10 to 14km/h.

Rainfall:
Average annual rainfall is between 500 and 600mm, with 43% falling in the summer months. Heavy downpours in catchment areas occasionally cause flooding of the Namoi River.

LEGEND

- Solar access and orientation
- Prevailing winds



TRAFFIC CIRCULATION

The site has a number of vehicle entry and exit locations.

Marquis Street to the west provides for:

- Public car park for the Hospital and Rural Health Centre,
- Shared public/service and emergency access to the car at the rear of the Rural Health Centre and the entrance to Alkira Nursing Home.

Reservoir Street to the south provides for:

- The service road entry/exit for engineering and support services (linen, food, and mortuary),
- Public car park shared entry exit with engineering services,
- Vehicle access past engineering has been restricted with the introduction of bollards.

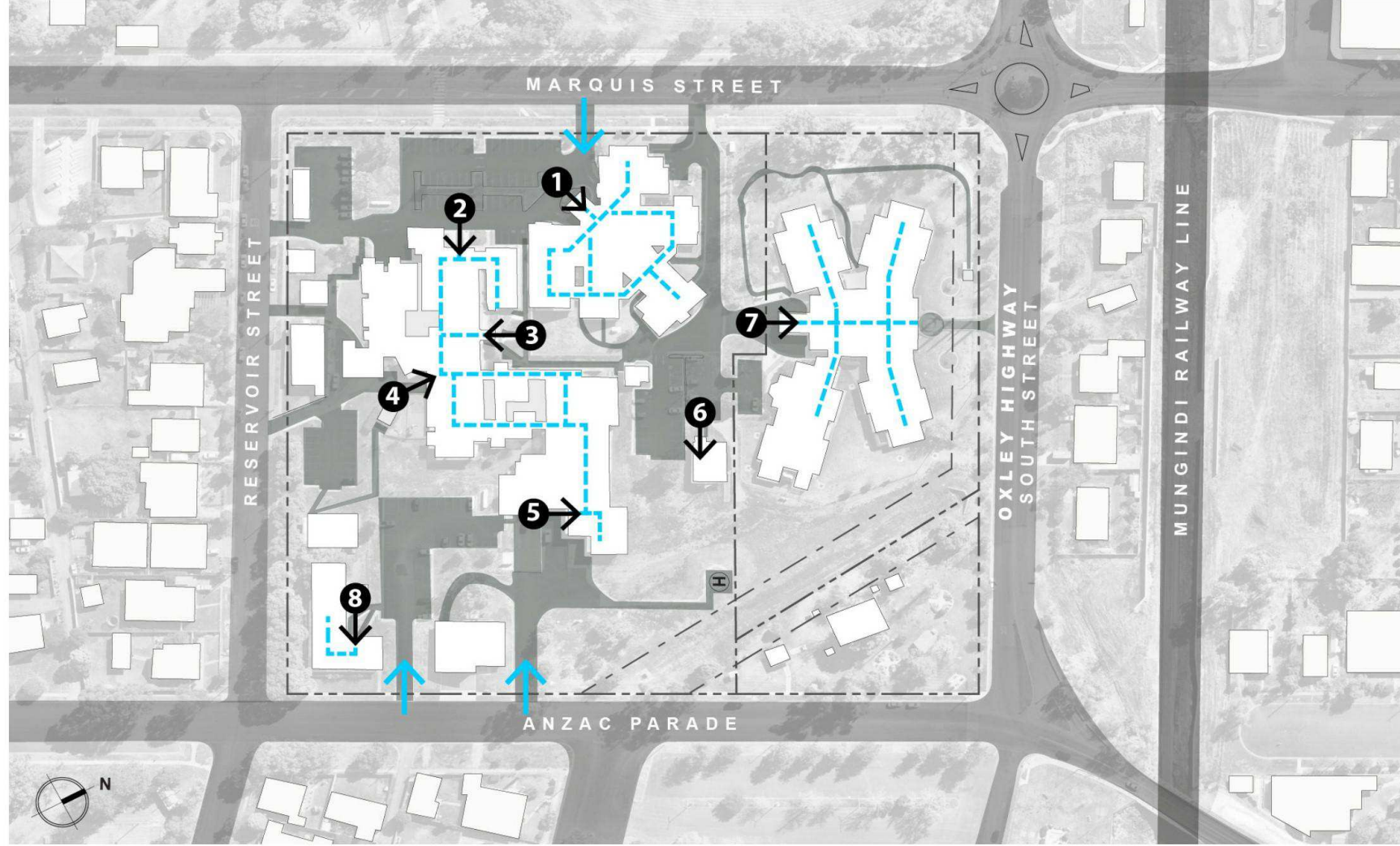
Anzac Parade to the east provides for:

- Separate entry/exits for public car parking and emergency vehicles.

Helipad located in the north east sector of the site has a path link to the emergency entrance.

LEGEND

- Emergency entry & exit
- Public entry & exit
- Support entry & exit
- Emergency access
- Public access
- Support access
- Helipad



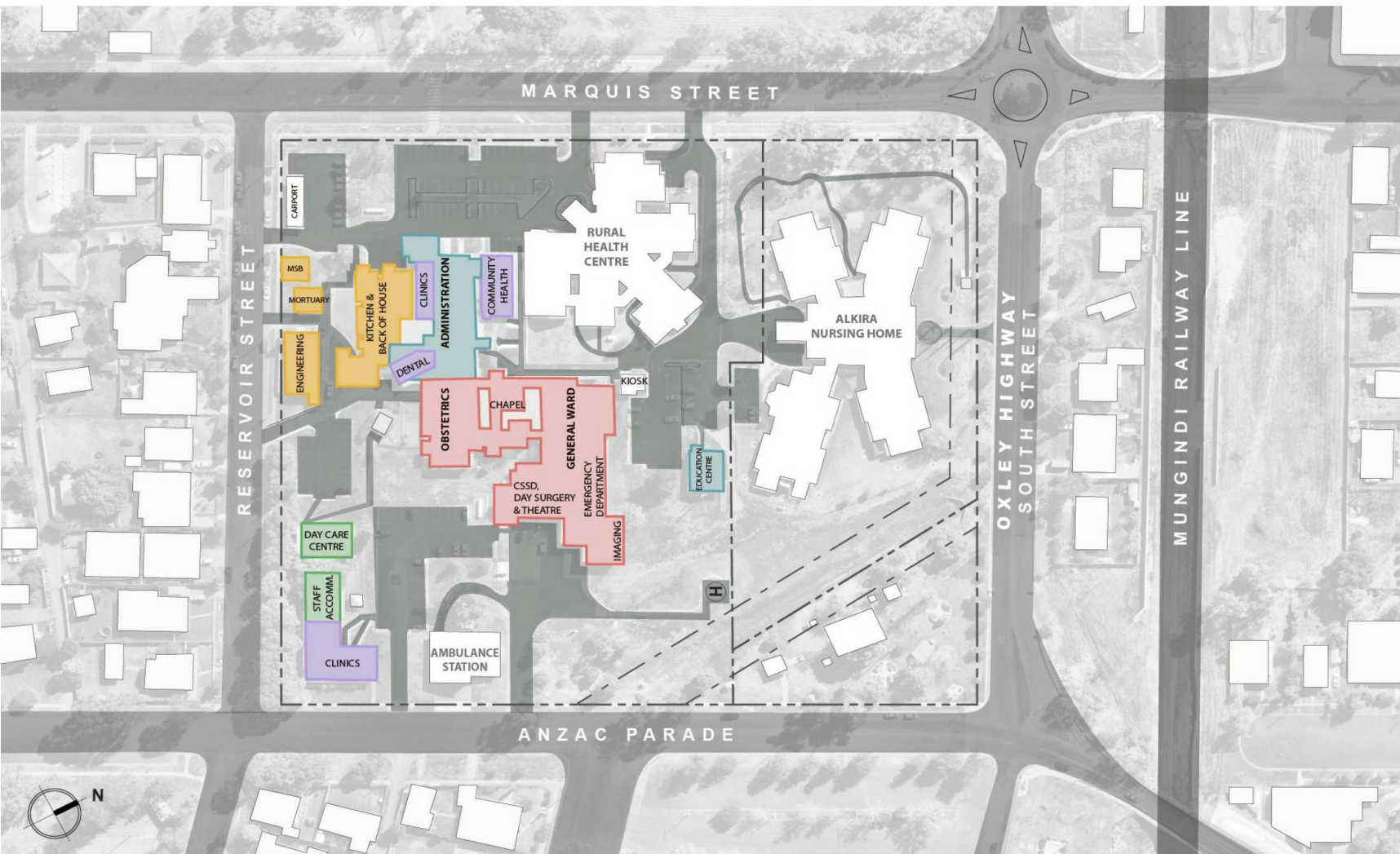
PEDESTRIAN CIRCULATION

The hospital has a number of entry locations that relate to the internal functions:

- The main entrance is from the Marquis Street car park leading through the administration areas,
- A secondary entry is from the east leading into the administration area or directly into the inpatient unit,
- Maternity entry is from the Reservoir Road car park; this is the current hospital entry during the Covid 19 pandemic,
- A separate entry to emergency and imaging from the car park from Anzac Parade,
- Due to the Covid19 pandemic, the imaging waiting area is used for emergency waiting,
- Theatre access for patients is through the main hospital entries,
- Community health services currently are housed in the Rural Health Centre with entry from the Marquis Street car park.

LEGEND

- Pedestrian access to the site
- Public building access points
- Public circulation
- Rural Health Centre entry
- Community Health entry
- Former Main Hospital entry
- Current Main Hospital and Covid Screening entry
- Emergency & Imaging entry
- Education Centre entry
- Alkira Nursing Home entry
- Clinic entry



EXISTING BUILDINGS

The existing buildings on site include:

- Gunnedah Rural Health Centre,
- Gunnedah Hospital with separate associated service and support buildings,
- Alkira Nursing Home,
- Gunnedah Ambulance Station,
- Lions Park structures.

LEGEND

- Administration zone
- Allied health areas
- Clinical hospital zones
- Back of house
- Staff support areas



TOPOGRAPHY

The existing site has a cross fall in the order of 3 metres from the south-western sector to the north-eastern sector draining to the storm water easement/overland flow path.

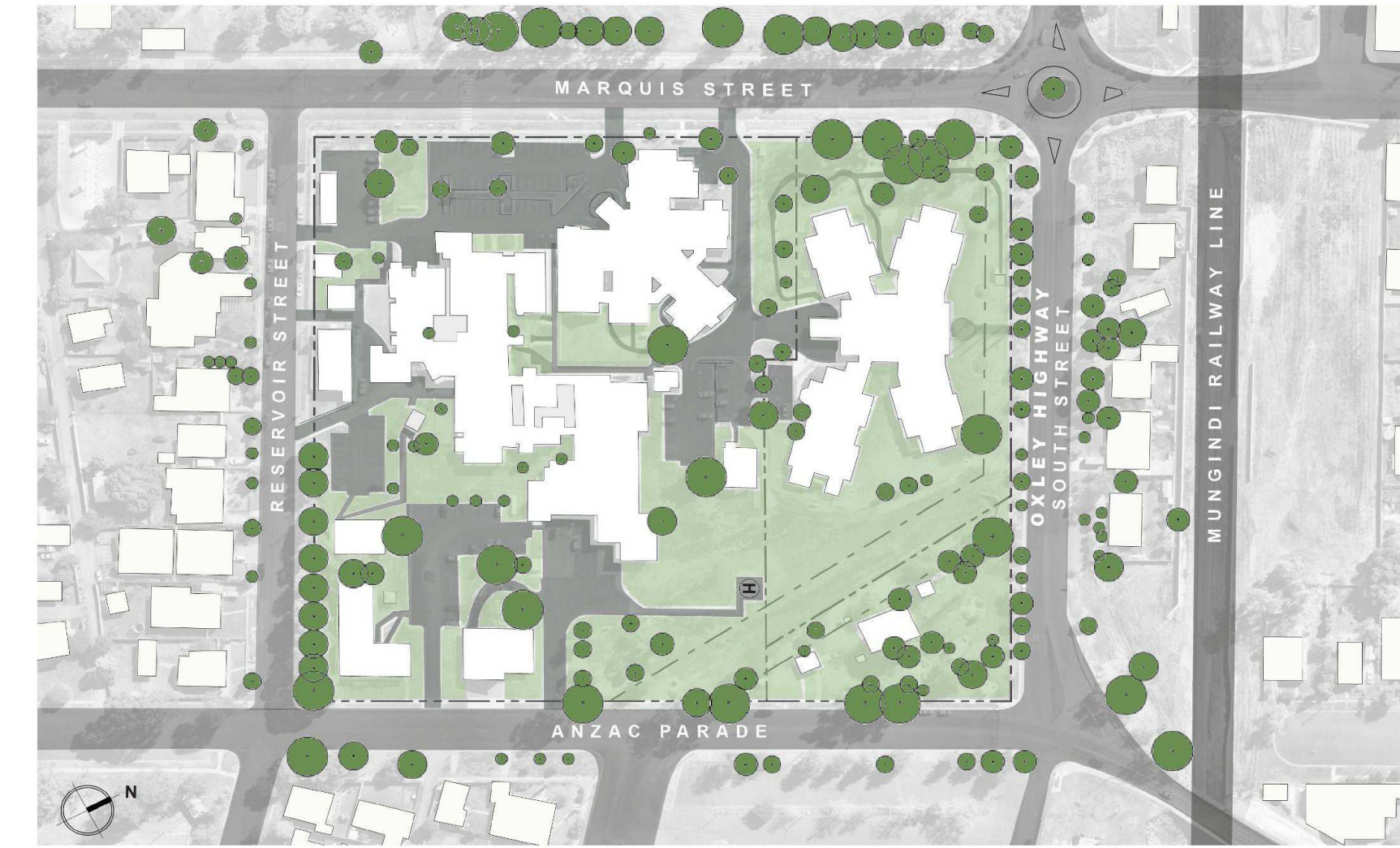
The site levels surrounding the hospital buildings follow the site cross falls. A number of low points give rise to issues with overland flow routes draining back to the hospital, most notably at the Maternity building entrance.

Gunnedah Rural Health Centre has a floor level of RL 277.6 - the building is accessible from the entrance car park.

Gunnedah Hospital has an existing floor level of RL 279.9 as detailed on the part survey performed by Brown & Krippner in 2016 for the kitchen and cssd extensions to the hospital. The original kitchen is noted as RL 279.95, the existing CSSD is noted as RL 279.97.

LEGEND

- Contour lines
- Easement
- Drainage culvert
- Overland flow outlet
- Highest site levels
- Lowest site levels



FLORA AND FAUNA

Gunnedah Hospital is located on a large rural town site that consists of the single storey hospital buildings spread across the campus interspersed with open green spaces, numerous established trees and smaller shrubs. There is very little formal garden planting or landscaped zones on the site.

Dominant vegetation over the Gunnedah region comprises various types of eucalypt woodlands with common species including White Box, Poplar Box, Tumbledown Gum, White Cypress Pine, Ironbarks and River Red Gum.

Koalas were formally a prominent species of animal that inhabited the region with conservation efforts focused on preserving and increasing the population. The primary food tree species for the koala habitat across Gunnedah includes the River Red Gum and the Coolibah. Other native animals found throughout Gunnedah include snakes, possums, kangaroos, birds and fish.

LEGEND

- Existing Trees
- Landscaped Areas

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D	FOR REF SUBMISSION	10.05.2023	LS	DC
C	FOR REF SUBMISSION	26.04.2023	LS	DC
B	FOR INFORMATION	13.04.2023	SA	DC
A	FOR REF SUBMISSION	13.04.2023	SA	DC

Issue Description Date Chk Auth
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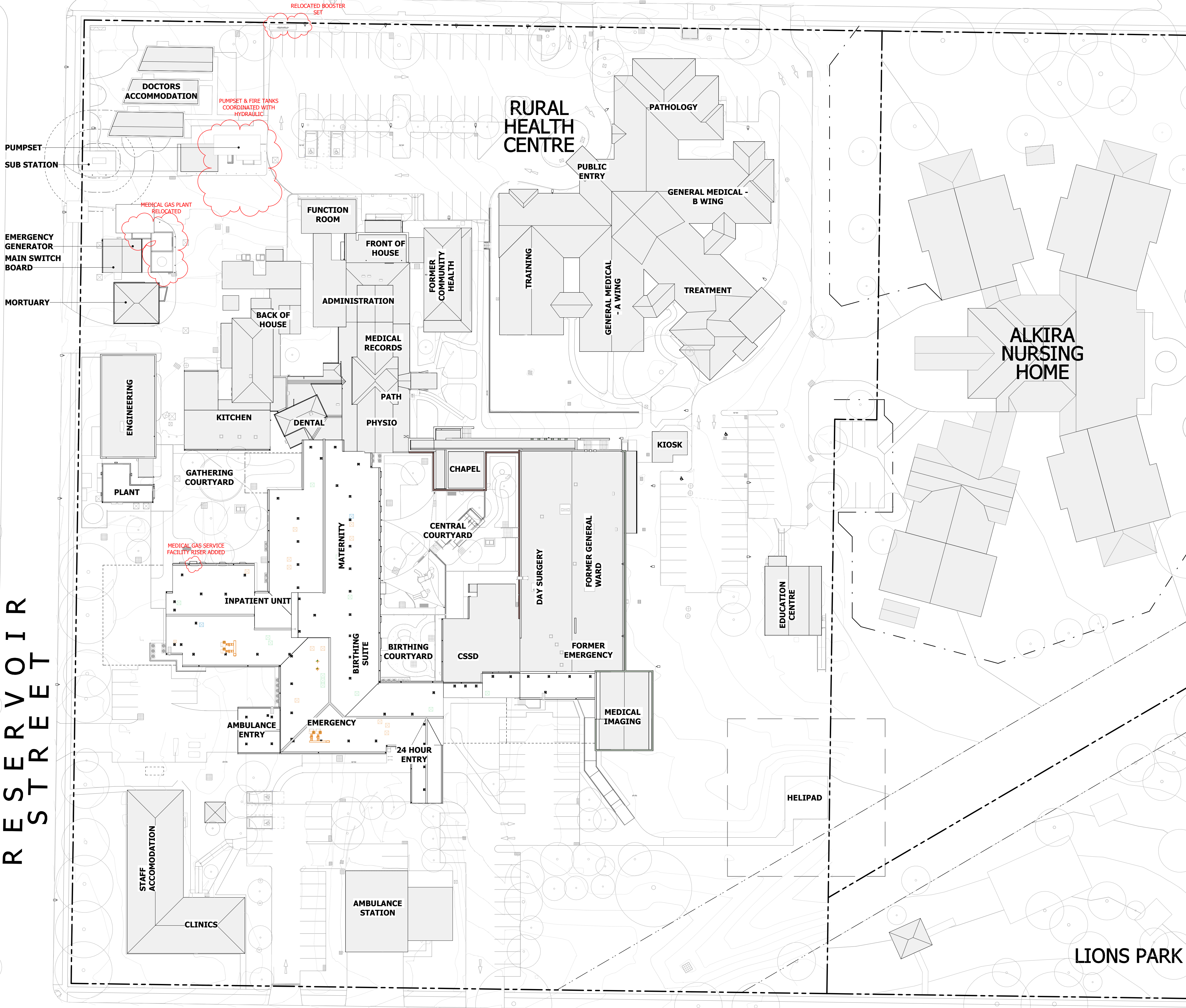
Project
GUNNEDAH HOSPITAL
REDEVELOPMENT
Location
MARQUIS STREET, GUNNEDAH,
NSW 2380

Project Number
21-0218

Drawing
SITE ANALYSIS
DIAGRAMS

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Date Printed
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Drawing Number
AR-00-9020
Issue
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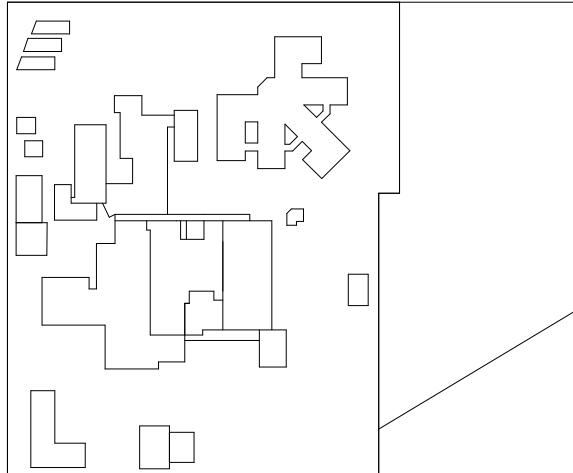
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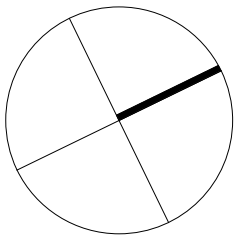
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- LEGEND
- PROPOSED WORK
 - EXISTING BUILDING
 - ROOF VENTS
 - DOWNPIPE
 - UNOCCUPIED AREAS



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P	100% DESIGN DEVELOPMENT	27.10.2023	LS	DC
N	FOR COORDINATION	20.10.2023	LS	DC
M	FOR COORDINATION	17.10.2023	SA	DC
L	FOR COORDINATION	03.10.2023	LS	DC
K	DESIGN DEVELOPMENT 70% ISSUE	25.08.2023	LS	DC
J	FOR COORDINATION	11.08.2023	LS	DC

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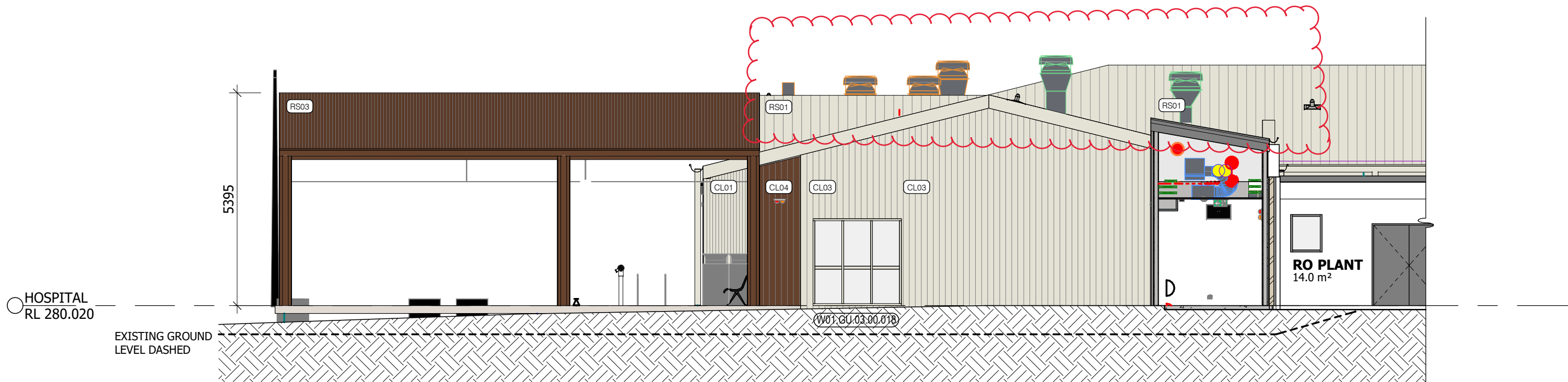
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NSW HEALTH INFRASTRUCTURE

Project
Gunnedah Hospital Redevelopment (GHR)
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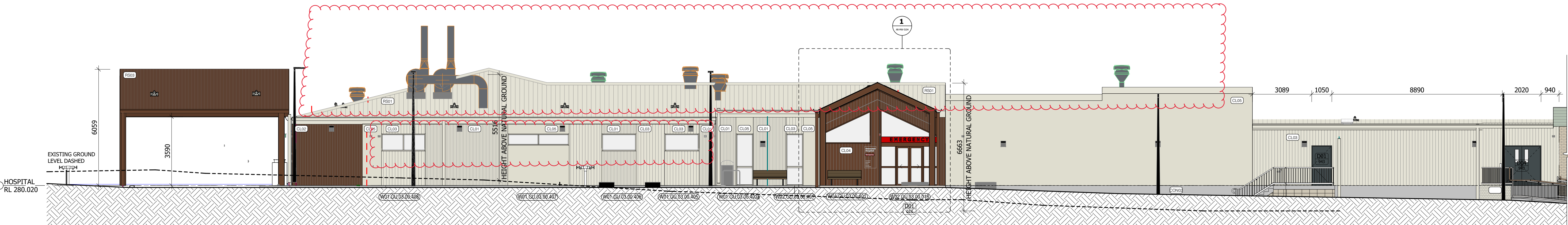
Project Number
21-0218

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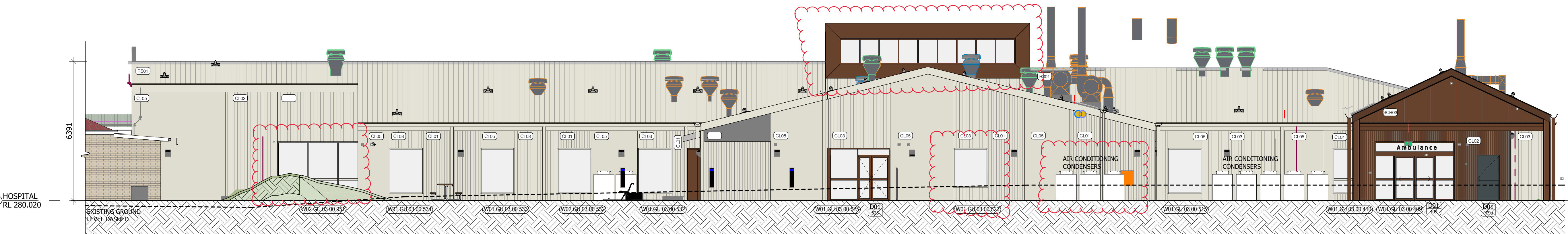
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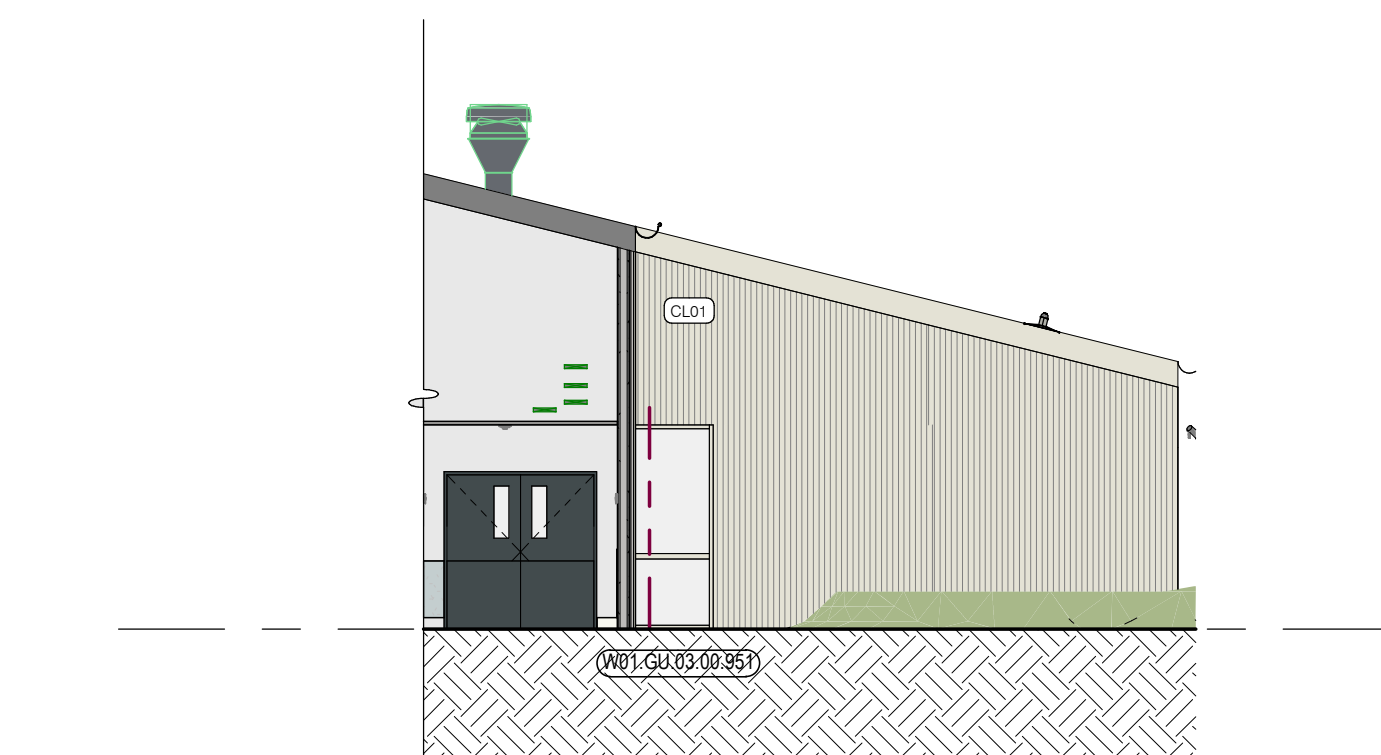
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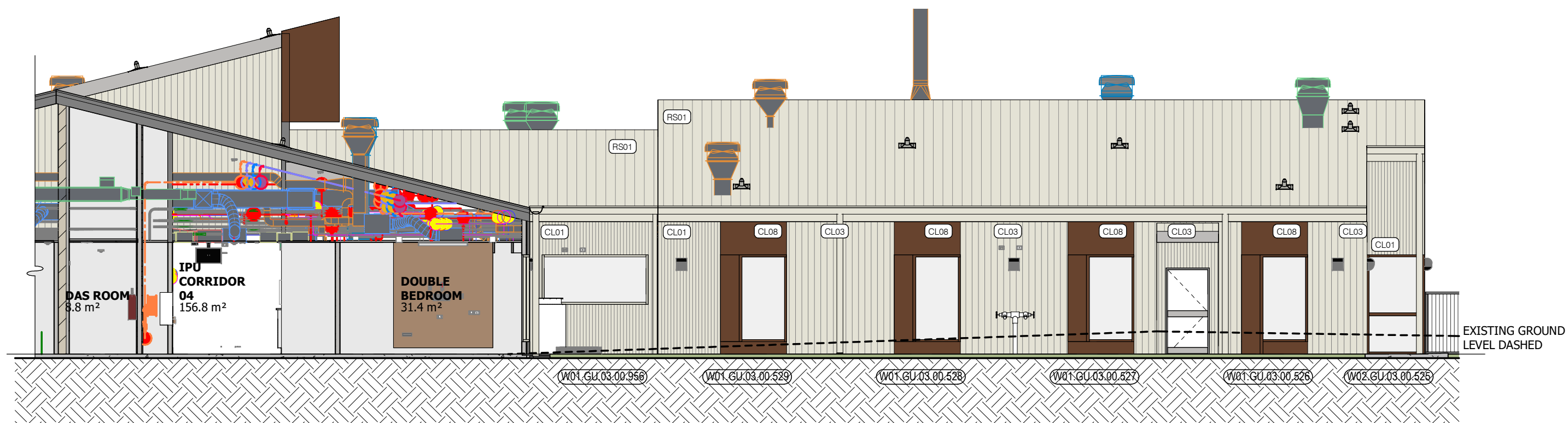
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3 INPATIENT UNIT & AMBULANCE ENTRY - SOUTH ELEVATION
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4 INPATIENT UNIT - WEST ELEVATION
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5 INPATIENT UNIT - WEST ELEVATION
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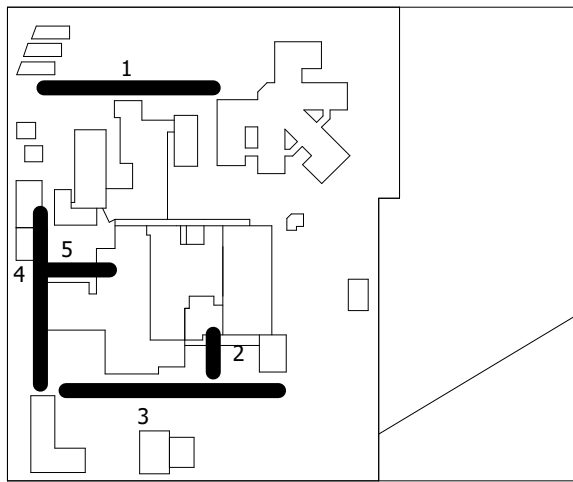
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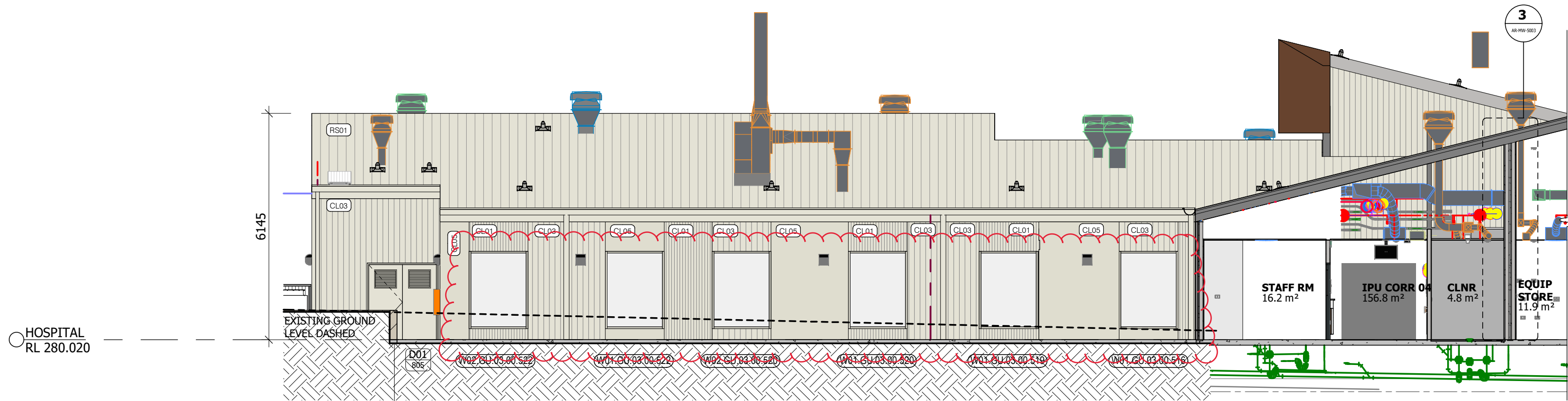
Client
NSW HEALTH INFRASTRUCTURE

Project
Gunnedah Hospital Redevelopment (GHR)
Location
MARQUIS STREET, GUNNEDAH, NSW 2380

Project Number
21-0218
Drawing
BUILDING ELEVATIONS

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Issue
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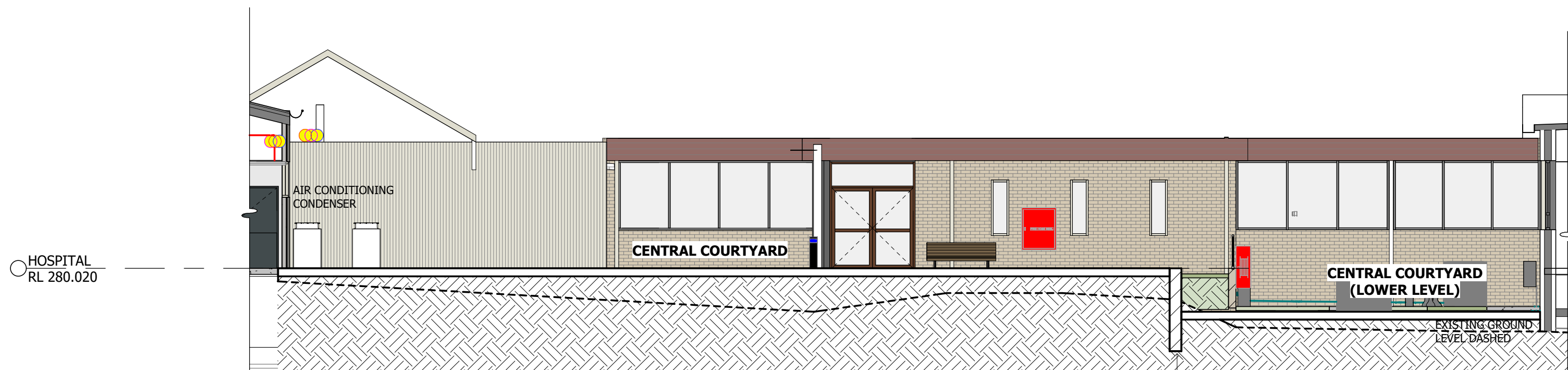
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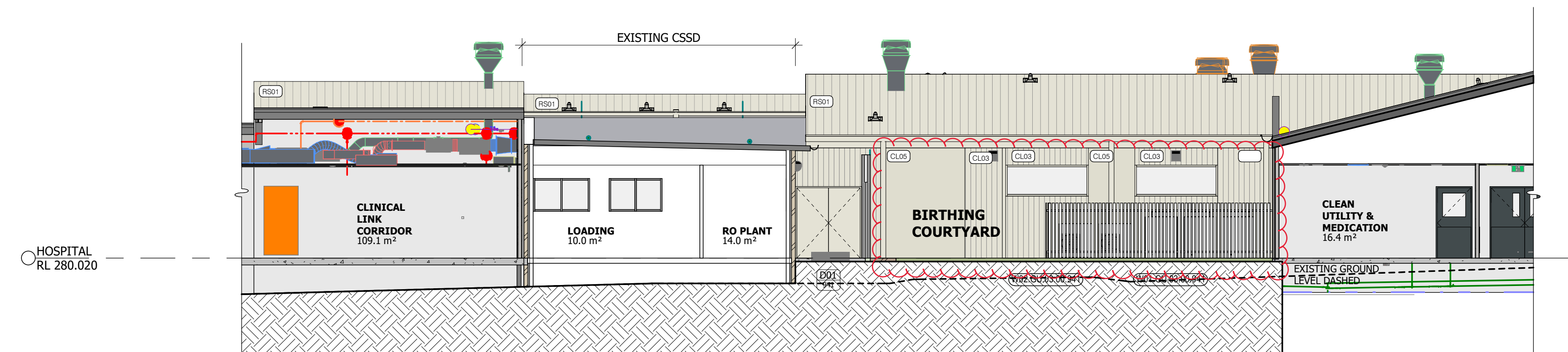
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1 : 100



5 CENTRAL COURTYARD - WEST ELEVATION
1 : 100

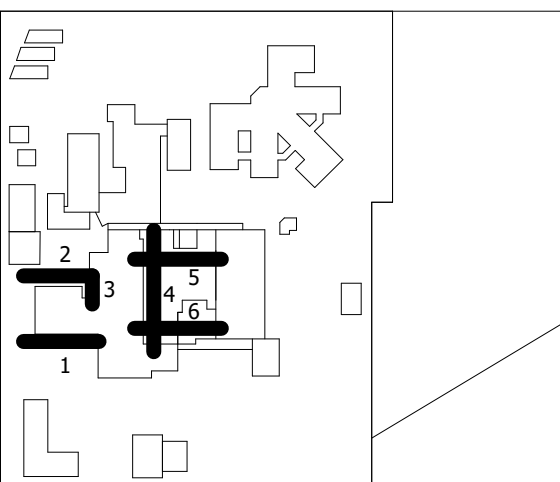


6 BIRTHING COURTYARD - WEST ELEVATION
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Notes

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M	FOR COORDINATION	11.08.2023	LS	DC

Issue Description Date Chk Auth

Architect/ Designer

dwp

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Client

NSW HEALTH INFRASTRUCTURE

Project

Gunnedah Hospital Redevelopment (GHR)

Location

MARQUIS STREET, GUNNEDAH, NSW 2380

Project Number

21-0218

Drawing

BUILDING ELEVATIONS

Scale (A1)

1 : 100

Drawing Number

AR-MW-2002

Date Printed

22/03/2024 6:40:55 PM

Issue

3

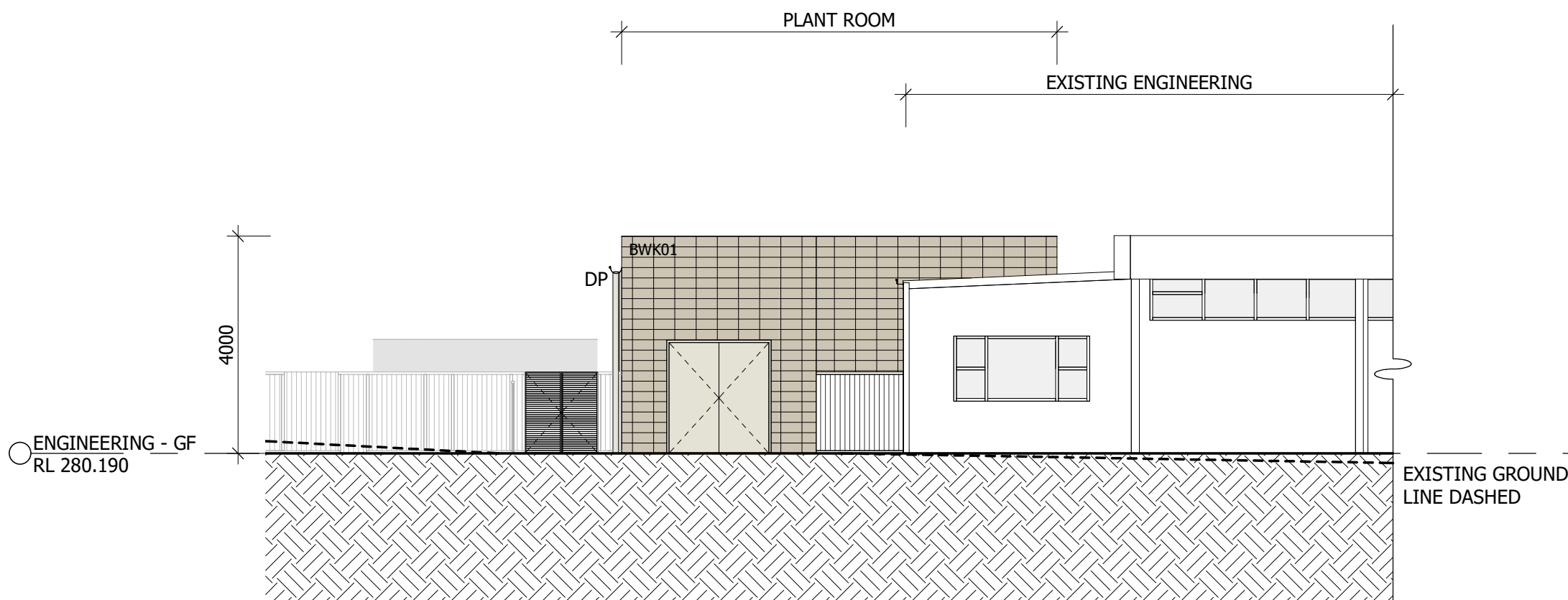
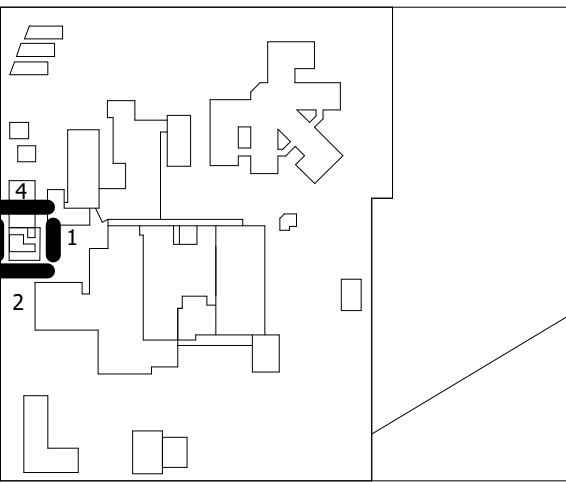
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Notes

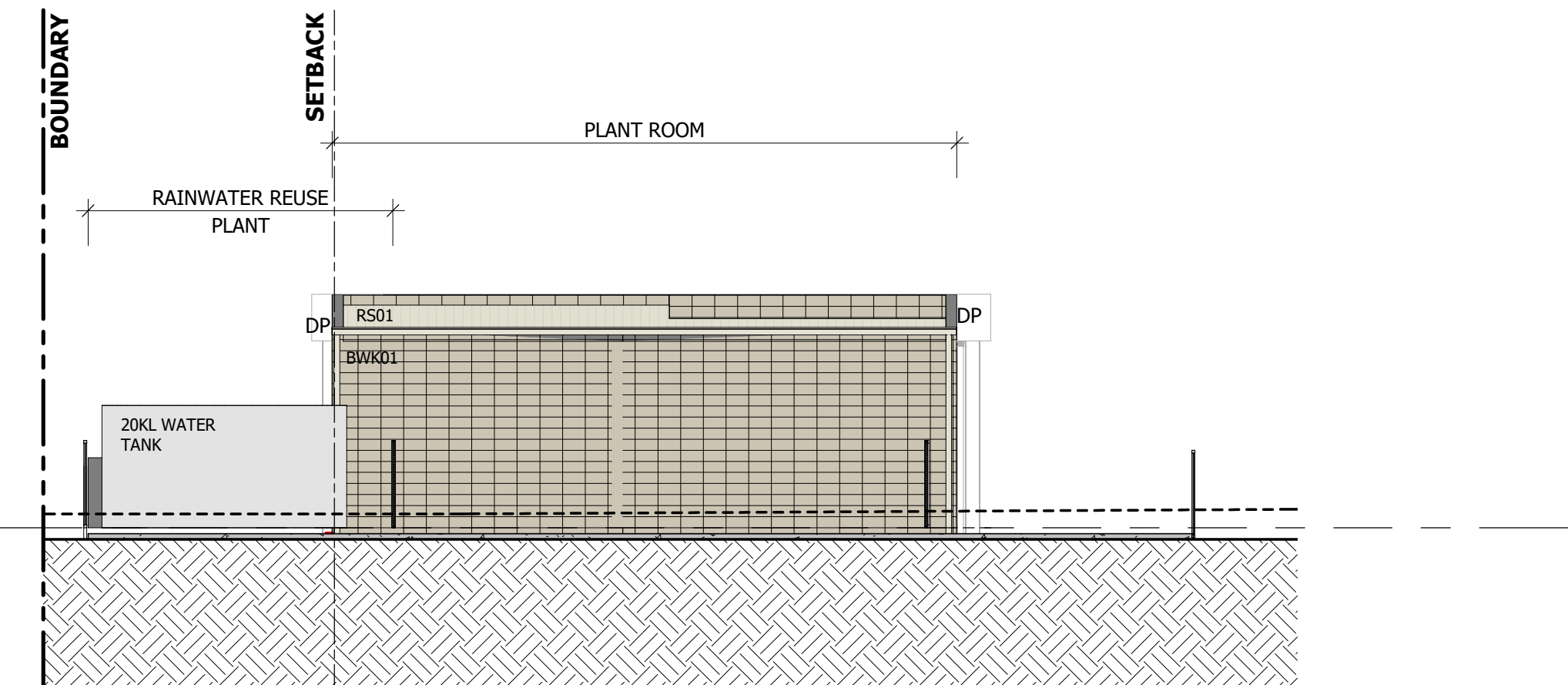
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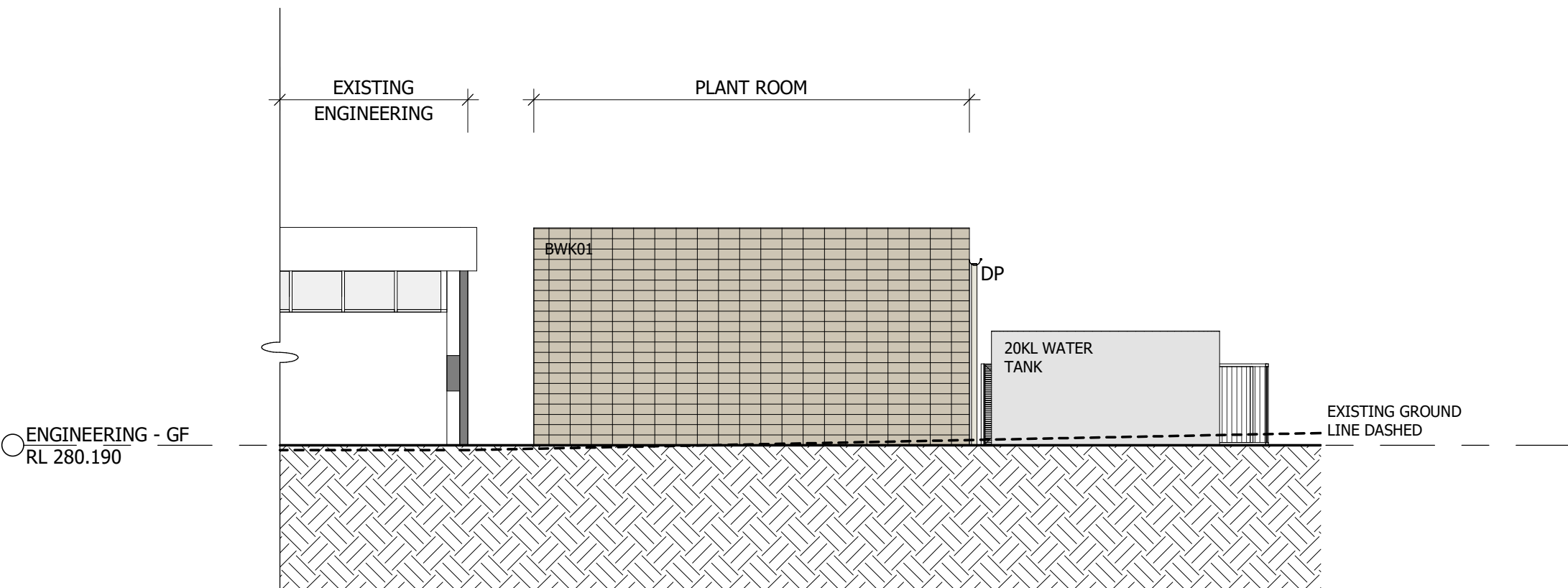
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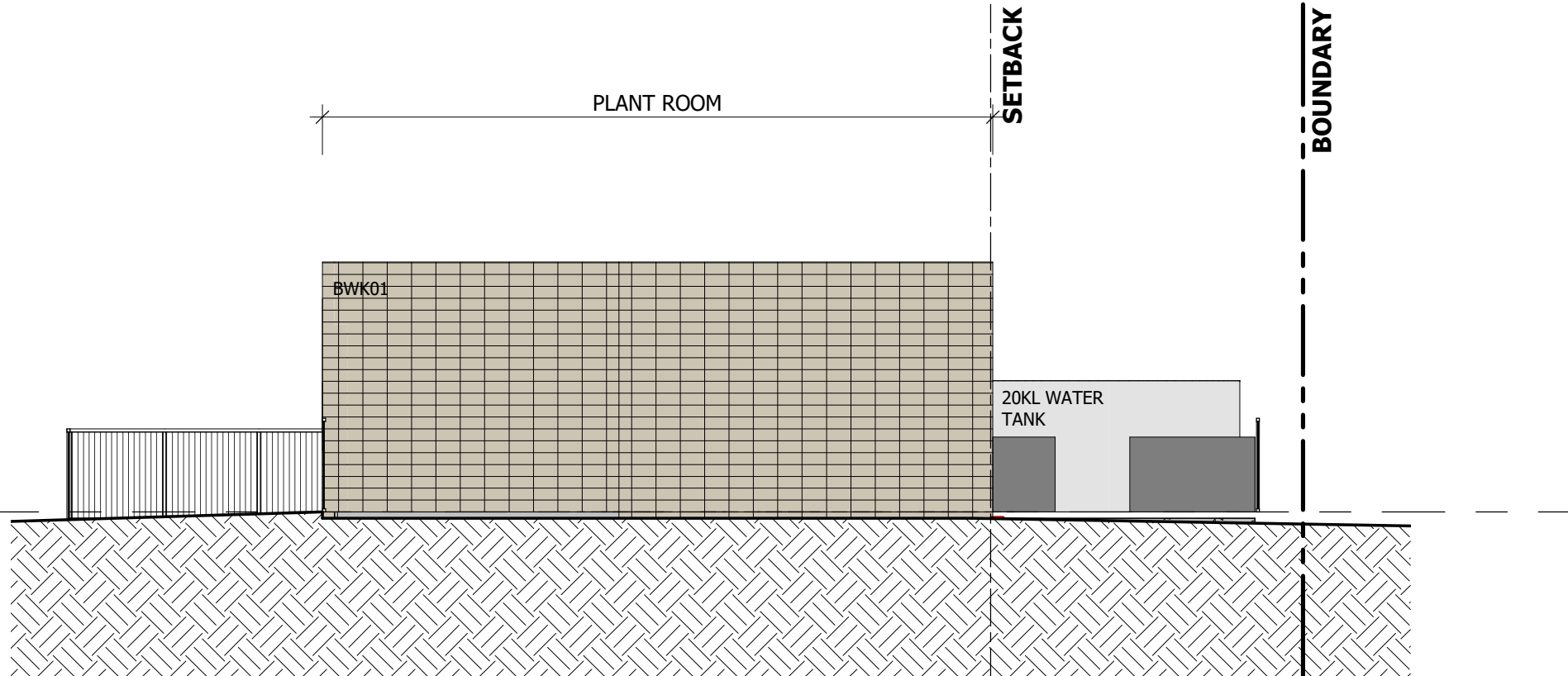
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1 : 100



2 PLANT BUILDING - EAST ELEVATION
1 : 100



3 PLANT BUILDING - SOUTH ELEVATION
1 : 100



4 PLANT BUILDING - WEST ELEVATION
1 : 100

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J	REVISED 40% DESIGN DEVELOPMENT	09.06.2023	LS	DC
H	FOR REF SUBMISSION	05.06.2023	LS	DC
G	FOR INFORMATION	16.05.2023	LS	DC
F	FOR REF SUBMISSION	10.05.2023	LS	DC
E	FOR INFORMATION	03.05.2023	LS	DC
D	FOR INFORMATION	26.04.2023	LS	DC
C	FOR REF SUBMISSION	13.04.2023	SA	DC
I	EW TENDER ADDENDUM	03.11.2022	LS	DC
B	100% SCHEMATIC ISSUE	17.10.2022	LS	EC
A	EARLY WORKS PTE	26.09.2022	SA	EC

Issue	Description	Date	Chk	Auth
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Architect/ Designer

dwp

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Client

NSW HEALTH INFRASTRUCTURE

Project

GUNNEDAH HOSPITAL
REDEVELOPMENT

Location

MARQUIS STREET, GUNNEDAH,
NSW 2380

Project Number

21-0218

Drawing

BUILDING ELEVATIONS
- PLANT

Scale (A1)

1 : 100

Date Printed

9/06/2023 1:20:24 PM

Drawing Number

AR-MW-2003

Issue

J



File Name:

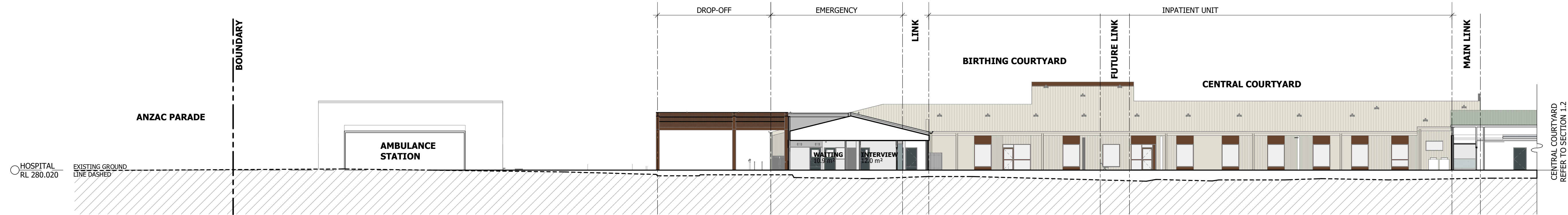
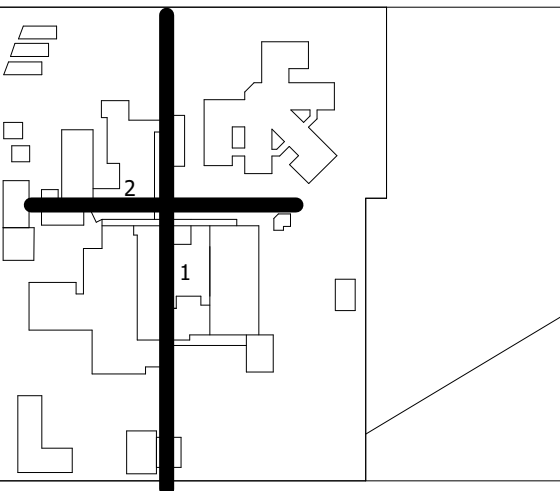
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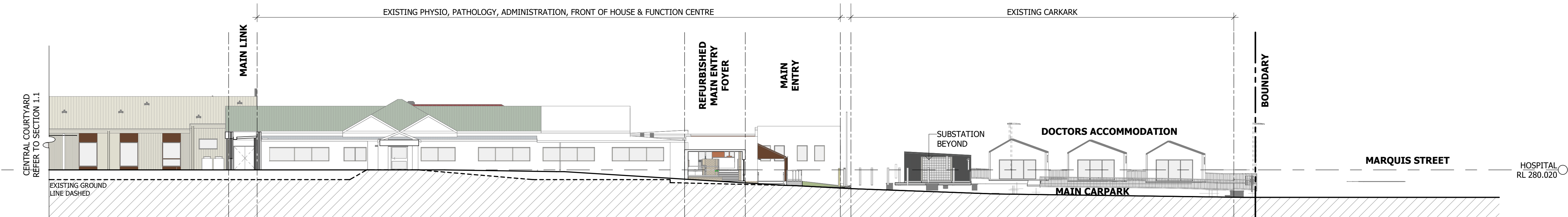
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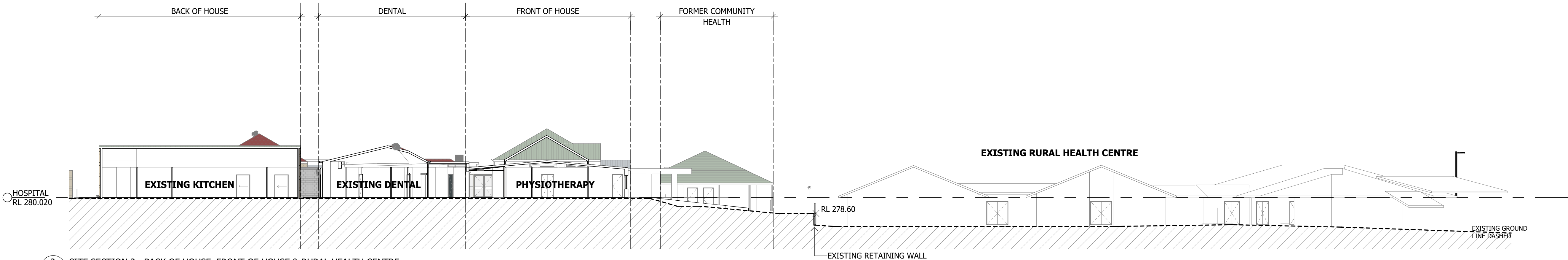
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1.1 SITE SECTION 1.1 - EMERGENCY ENTRY
1 : 200



1.2 SITE SECTION 1.2 - EXISTING HOSPITAL - MAIN ENTRY
1 : 200



2 SITE SECTION 2 - BACK OF HOUSE, FRONT OF HOUSE & RURAL HEALTH CENTRE
1 : 200

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Issue Description Date Chk Auth

Architect/ Designer

dwp

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Client

NSW HEALTH INFRASTRUCTURE

Project

Gunnedah Hospital Redevelopment (GHR)

Location

MARQUIS STREET, GUNNEDAH, NSW 2380

Project Number

21-0218

Drawing

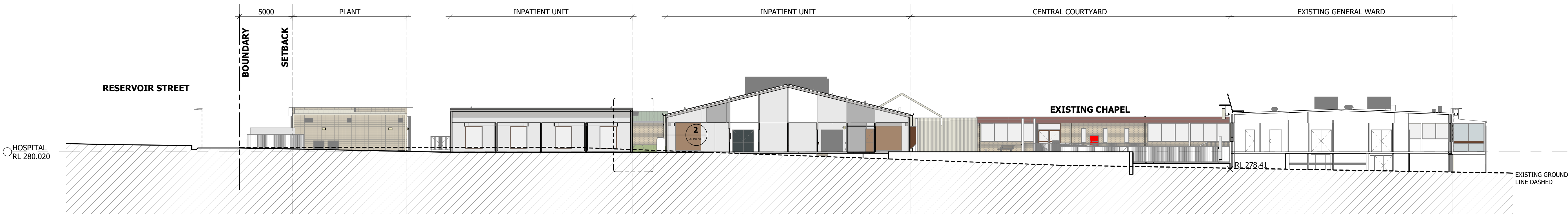
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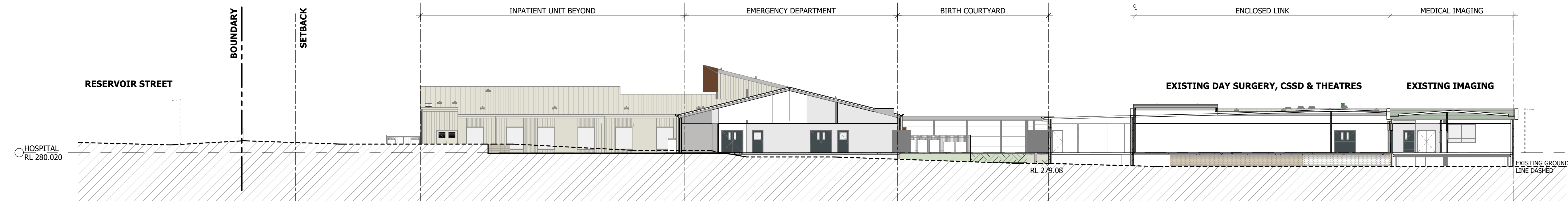
AR-MW-3001

3





3 SITE SECTION 3 - MAIN COURTYARD
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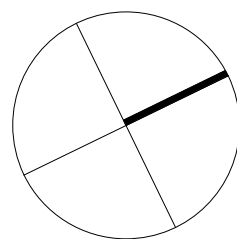
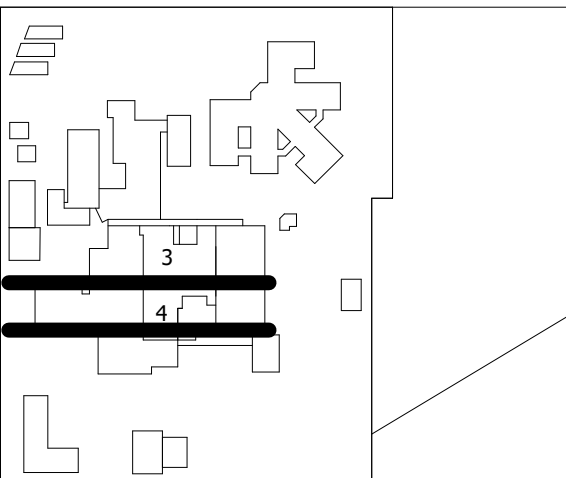
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M	FOR COORDINATION	11.08.2023	LS	DC

Issue	Description	Date	Chk	Auth
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Architect/ Designer

dwp

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Client

NSW HEALTH INFRASTRUCTURE

Project

Gunnedah Hospital Redevelopment (GHR)

Location

MARQUIS STREET, GUNNEDAH, NSW 2380

Project Number

21-0218

Drawing

SITE SECTIONS

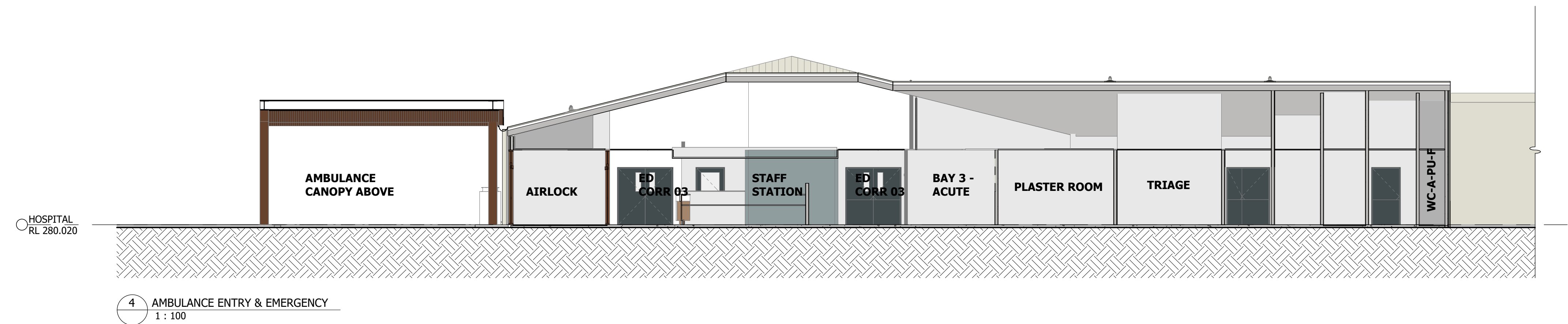
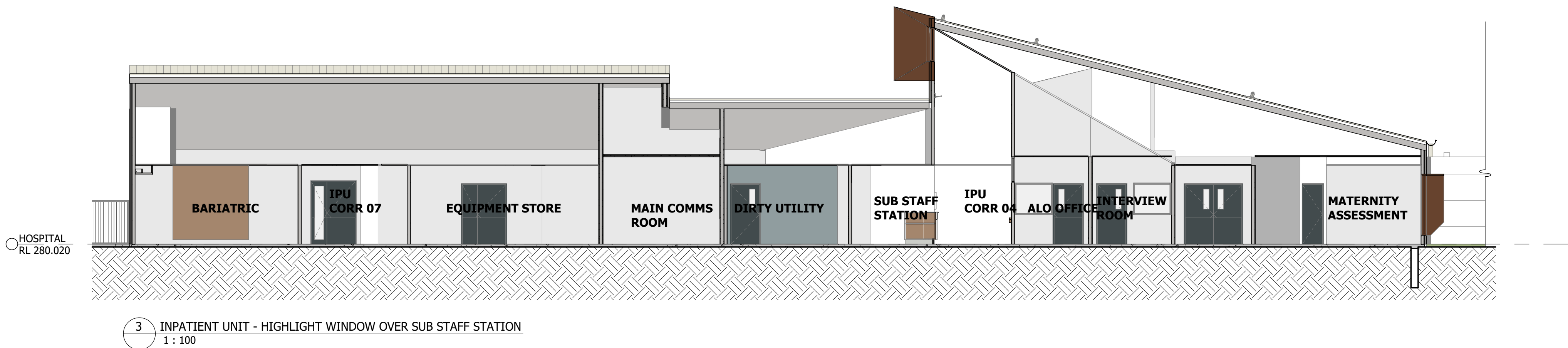
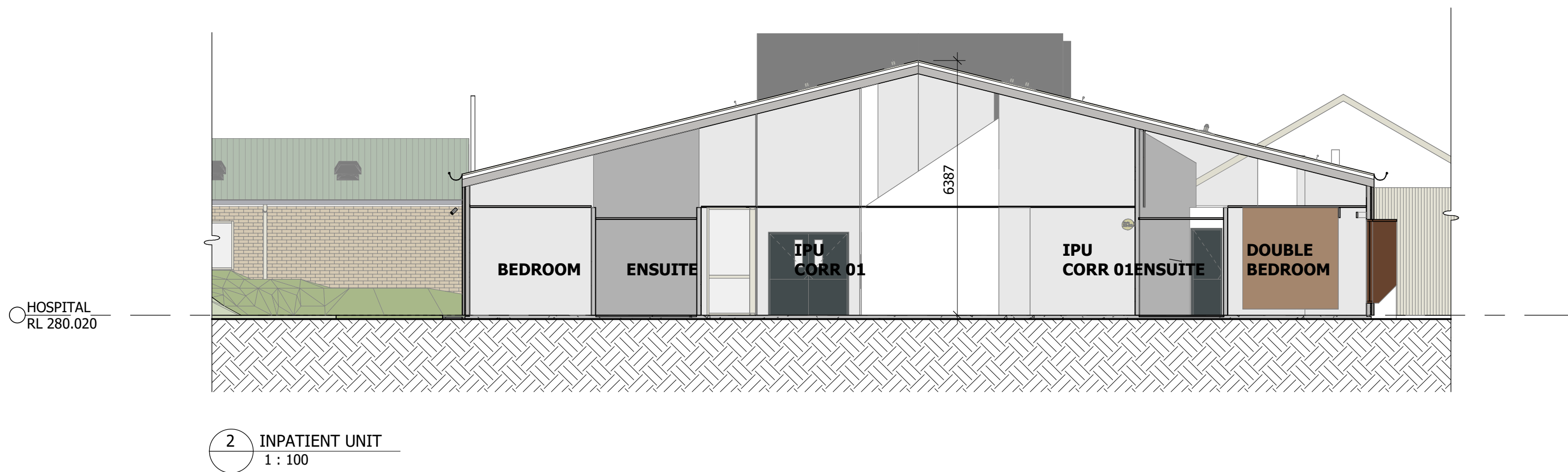
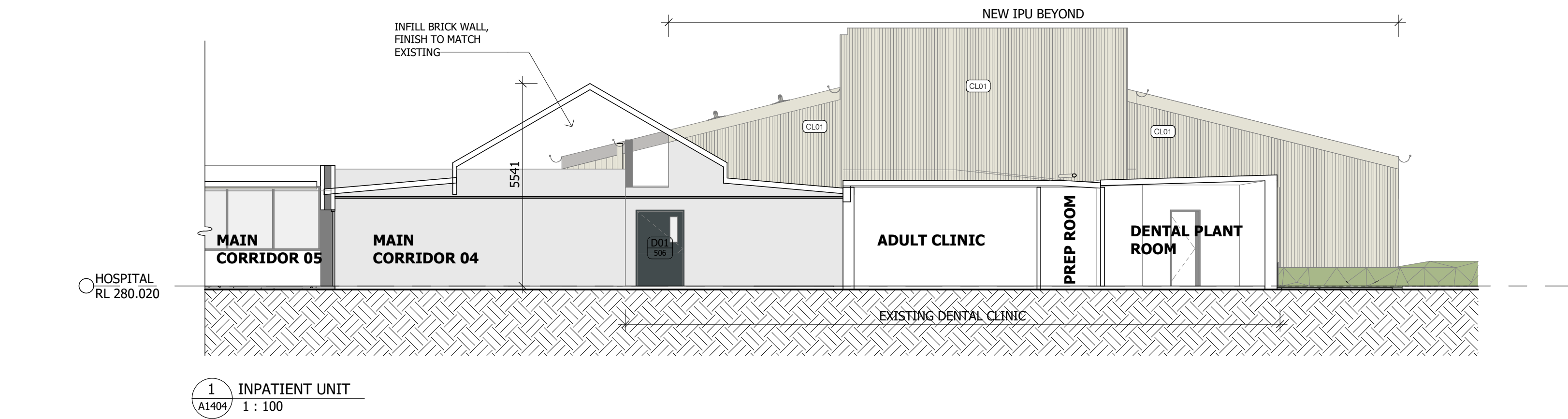
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AR-MW-3002

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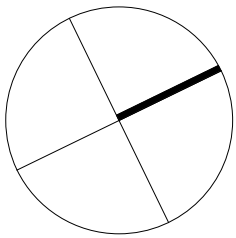
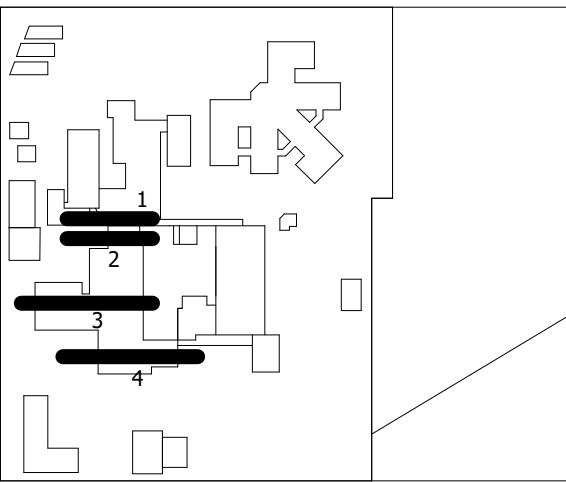


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Architect/ Designer

dwp

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Client

NSW HEALTH INFRASTRUCTURE

Project

Gunnedah Hospital Redevelopment (GHR)

Location

MARQUIS STREET, GUNNEDAH, NSW 2380

Project Number

21-0218

Drawing

BUILDING SECTIONS

Scale (A1)

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Date Printed

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Drawing Number

AR-MW-3010

Issue

3



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