

Brisbane Waters
Private Hospital

BRISBANE WATERS PRIVATE HOSPITAL



global **environmental** and **advisory** solutions



health**e**.care **SLR** 

Brisbane Waters Private Hospital

Specialties

We are proud to offer comprehensive surgical, medical, mental health and rehabilitation services on the Central Coast.



Mental Health



We offer comprehensive psychiatric mental health programs for young adults, adults and older persons....



Rehabilitation



Rehabilitation is all about recovery, independence and quality of life. We offer both inpatient and day patient rehabilitation...



Surgical



We have a well appointed Theatre complex at Brisbane Waters Private Hospital, comprising of four theatres, a recovery area...



Geriatric Medicine



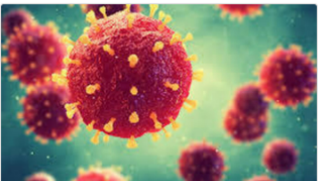
We have dedicated Physicians that look after the elderly's medical and social conditions....



End of Life Care



Brisbane Waters Private Hospital is committed to providing excellent medical and End of Life Care services....



Infectious Diseases



We have specialist Infectious Diseases professionals available to support patients as needed....

The Site



Street view (source: Google Maps)



Street view (source: Google Maps)



Street view (source: Google Maps)



Proposed Development

Alterations to Health Services Facility & Additional Car Parking



Proposed Development – Development Aim

Brisbane Waters Private Hospital offers a comprehensive range of specialist health services and supports the larger health precinct established in Woy Woy with its co-location with Woy Woy Public Hospital. Some of Brisbane Waters Private Hospital's key services include leading surgical practices, rehabilitation, infectious disease specialists, and geriatric medicine.

The proposal aims to further enhance the existing medical services by providing a new modern ward at the hospital to further increase the ability of the hospital to service the growing Central Coast region.

Proposed Development – Proposed Elements

- Demolition of two existing single dwellings located on hospital grounds;
- Removal of five (5) car parks adjoining dwellings proposed to be demolished;
- Construction and use of new car park expansion (comprising 23 car parking spaces) replacing the two dwellings proposed to be demolished;
- Partial demolition works of the existing hospital building to facilitate alterations and additions proposed;
- Demolition of existing car park area including three (3) car parks in southern corner of hospital building fronting Vidler Avenue;
- Internal reconfiguration resulting in the removal of a kiosk and two rejuvenation rooms and the establishment of five new patient rooms;
- Construction of new addition at the southern corner of the existing hospital building facilitating the addition of two patient rooms; and
- Addition of a new floor to the northern hospital ward resulting in an additional 28 patient rooms, 6 group rooms, 4 consulting rooms, gym, art room, breakout space, and staff rooms.

Proposed Development – Compliance

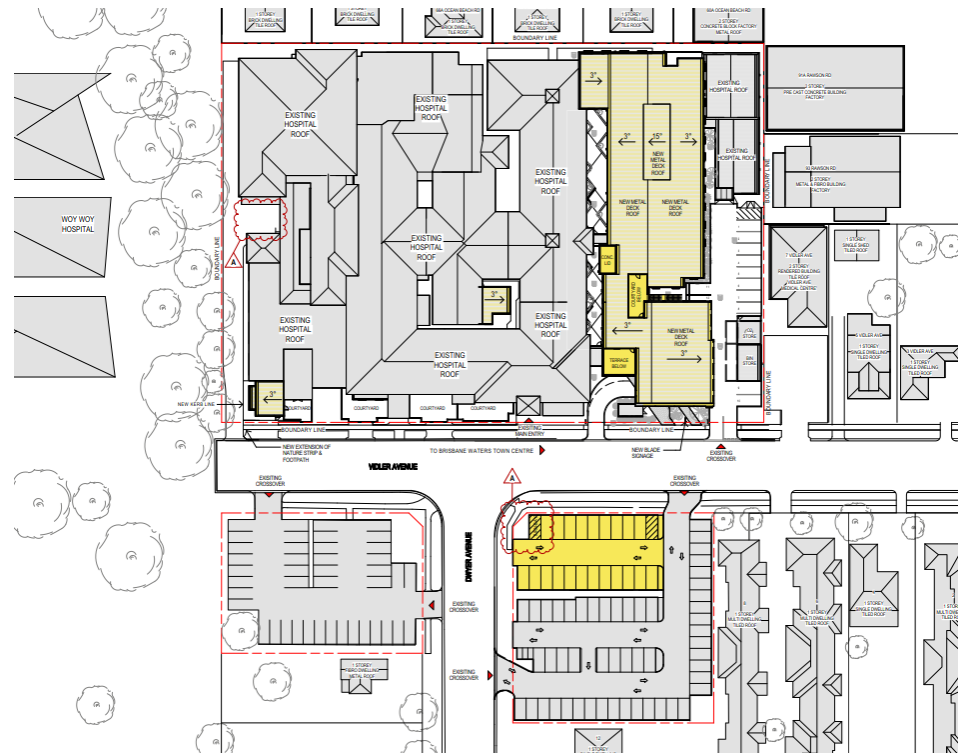
- Floor Space
 - Under the Gosford LEP 2014, the site has a Floor Space Ratio limit (FSR) of 2:1.
 - The proposed development will contribute an additional 1,731m² resulting in a total of 9,401m² or an approximate FSR of 0.92:1 compliant with the FSR limitation.
- Height of Buildings
 - Under the Gosford LEP 2014, the site has a height limit (HOB) of 11.5 metres.
 - The height of the proposed new floor is 10.057m compliant with the 11.5m height limitation for the site.

Proposed Development – Car Park Compliance

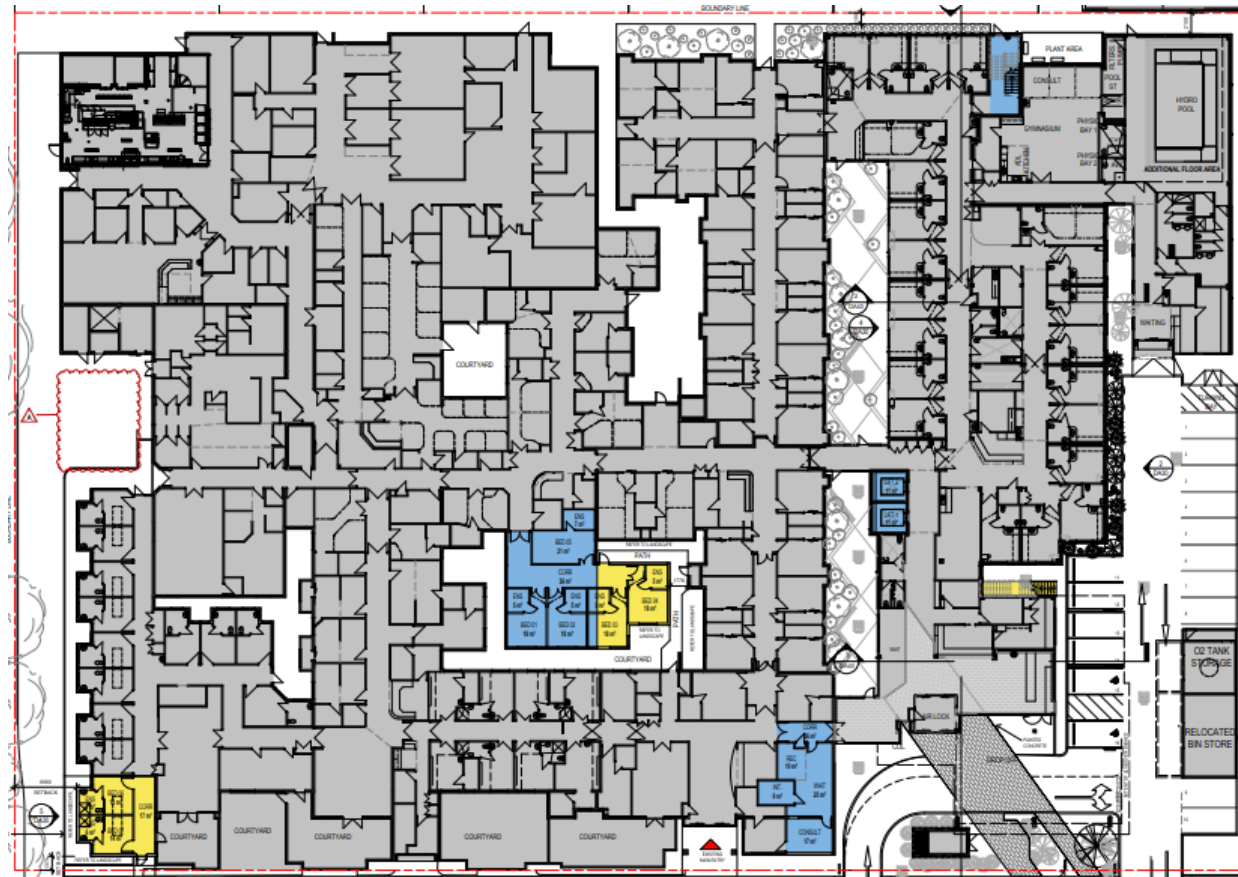
- Under Gosford City Council's DCP (2013) the proposal is required to provide the following car parking requirements:
 - Hospital - 1 car space per 2 beds and 1 space per 2 employees
 - Medical Centres & Consulting Rooms - 3 car spaces per surgery or consulting room, plus 1 space for each professional practitioner and other staff present at any one time

Yield (Staff/beds)	Existing	Now Proposed
No. of Staff	79	91
No. of Patient Rooms (beds)	109	135
Parking Requirement (DCP 2013)	95	114
Car Parks Provided	118	129

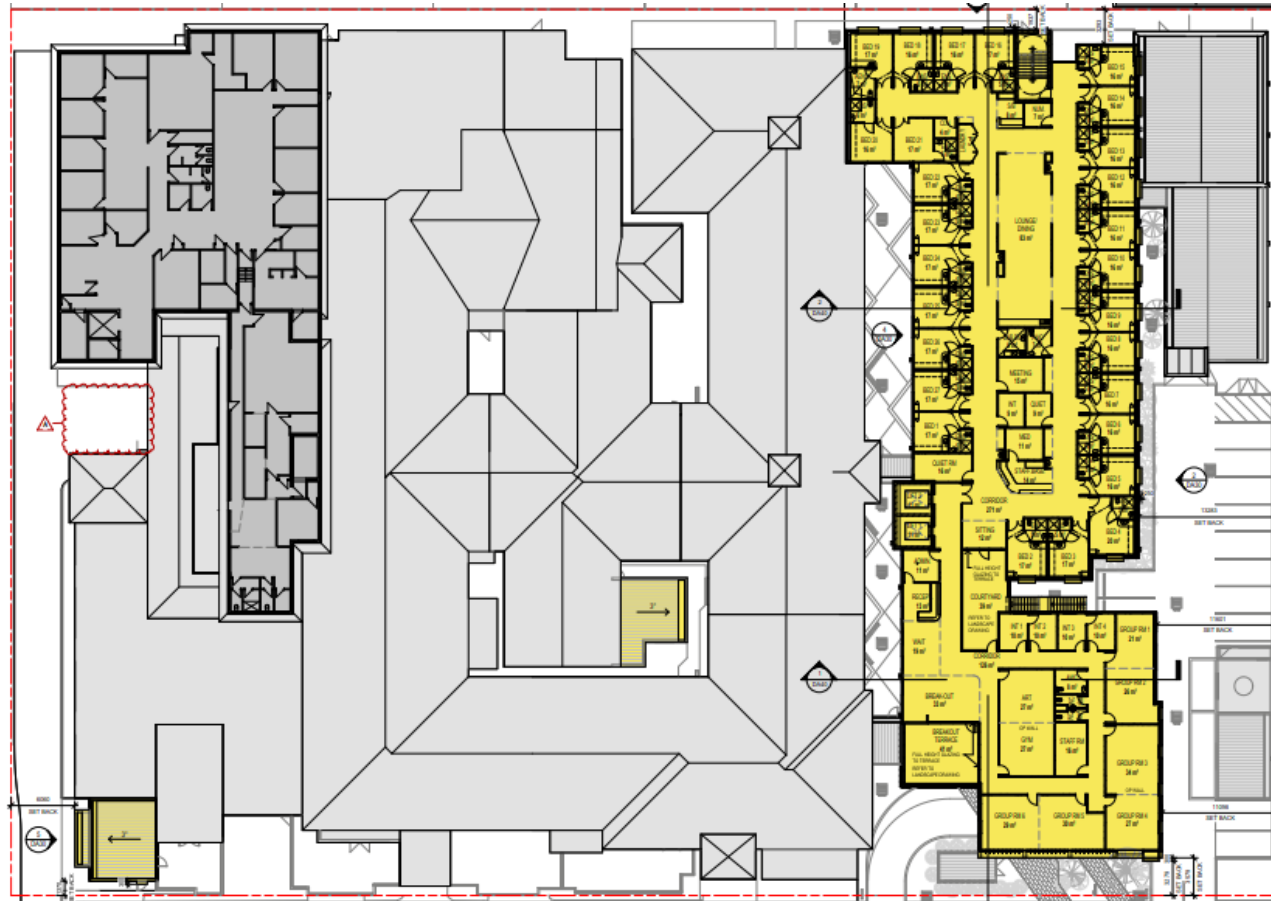
Alterations to Health Services Facility & Additional Car Parking – Site Plan



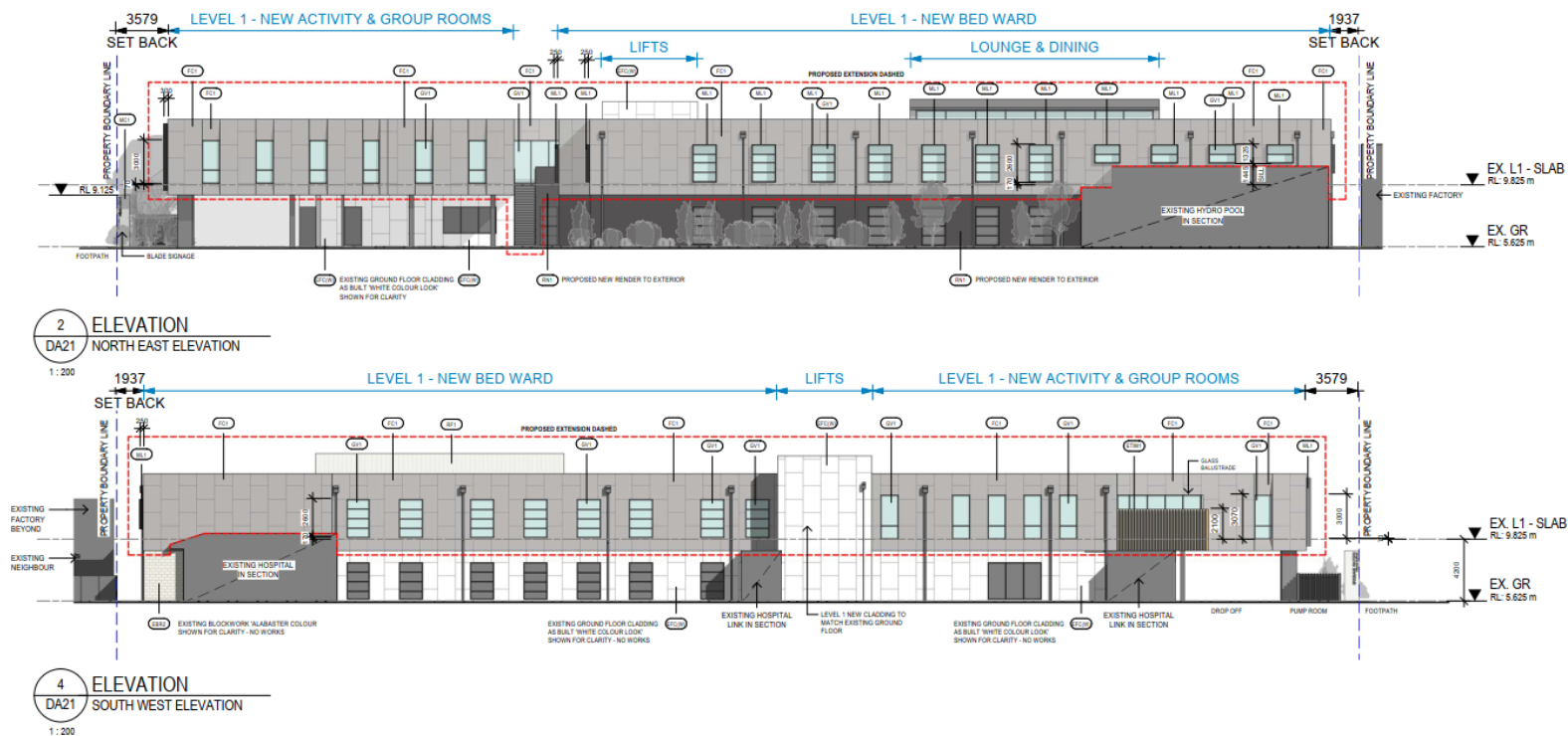
Alterations to Health Services Facility & Additional Car Parking – Floor Plan – Ground Floor



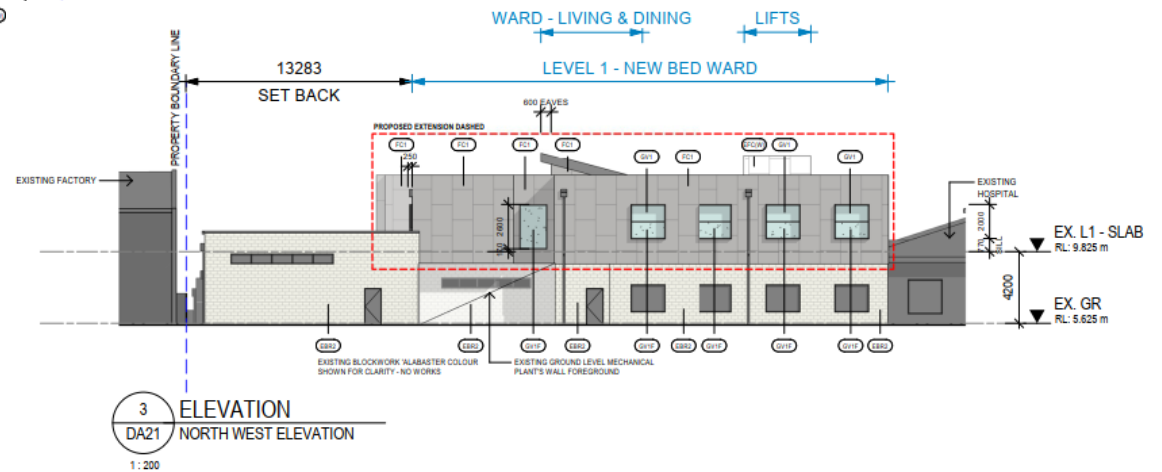
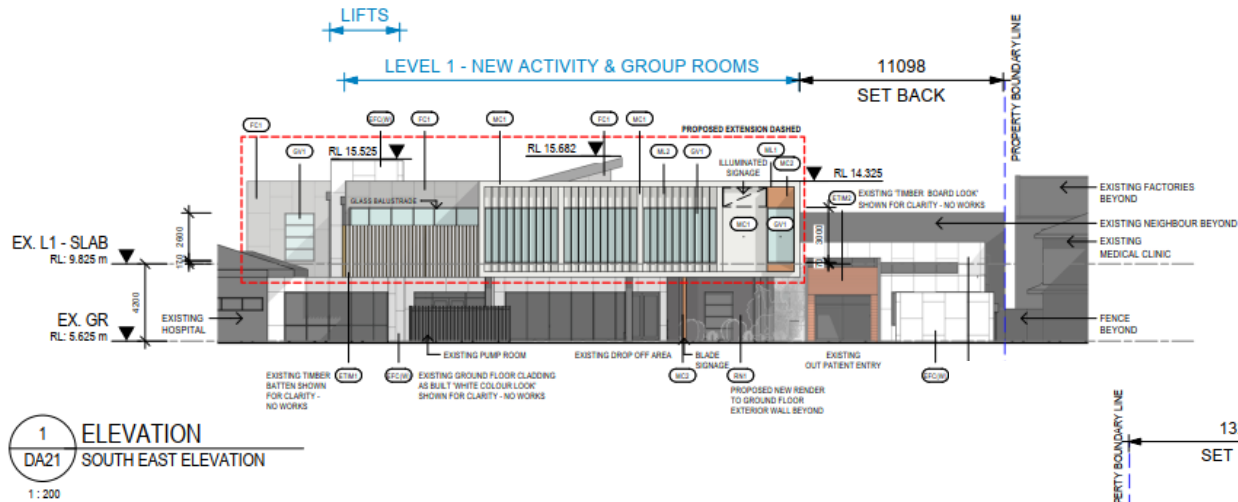
Alterations to Health Services Facility & Additional Car Parking – Floor Plan – First Floor



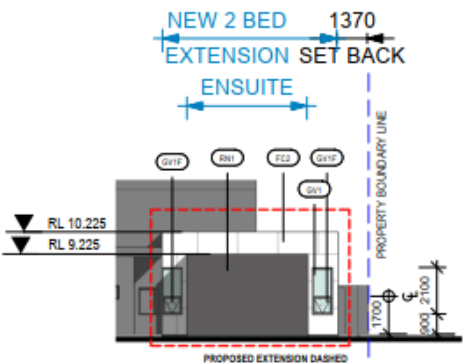
Alterations to Health Services Facility & Additional Car Parking – Elevations



Alterations to Health Services Facility & Additional Car Parking – Elevations



Alterations to Health Services Facility & Additional Car Parking – Elevations

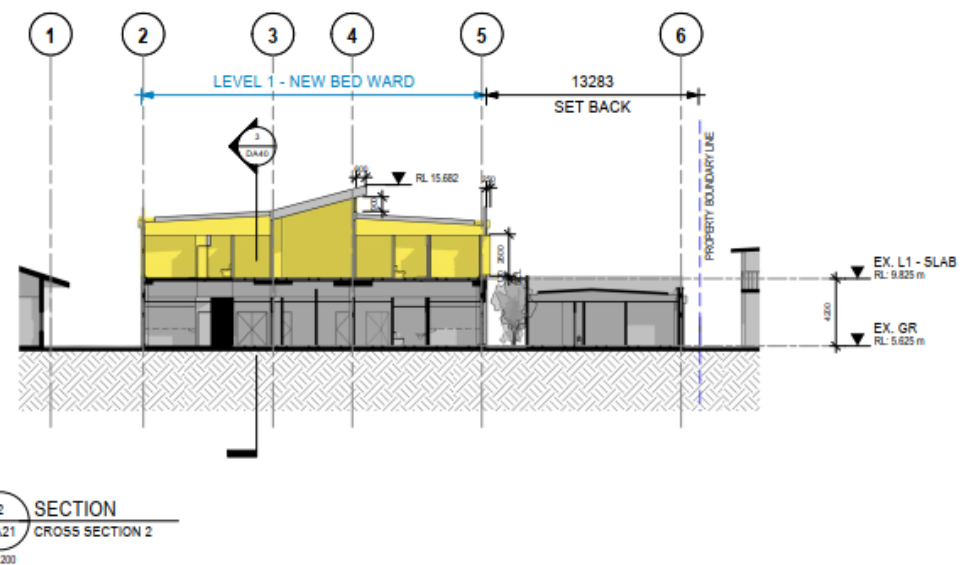
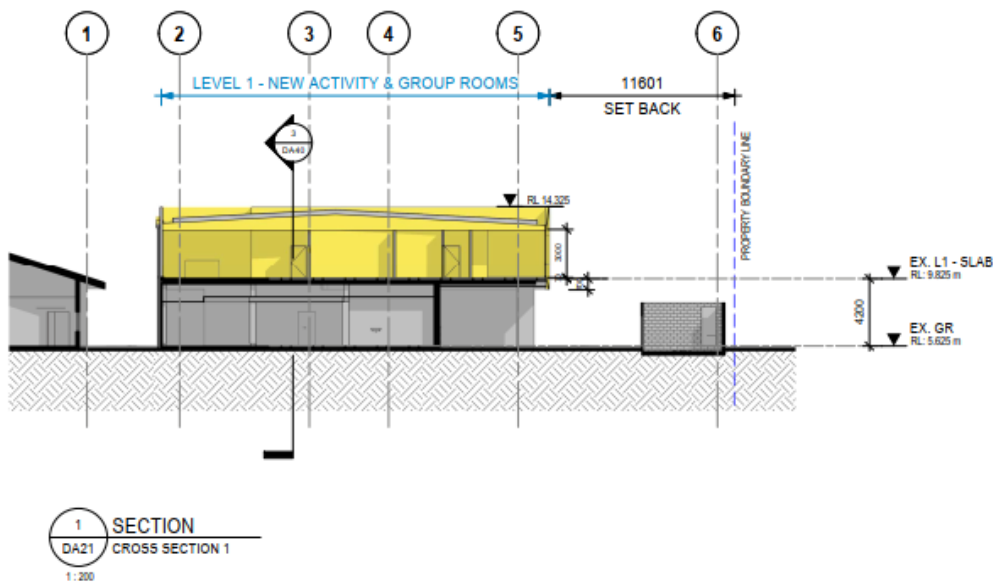


5 ELEVATION
DA21 SOUTH WEST ELEVATION (2 BED GROUND FLOOR EXTENSION)
1 : 200

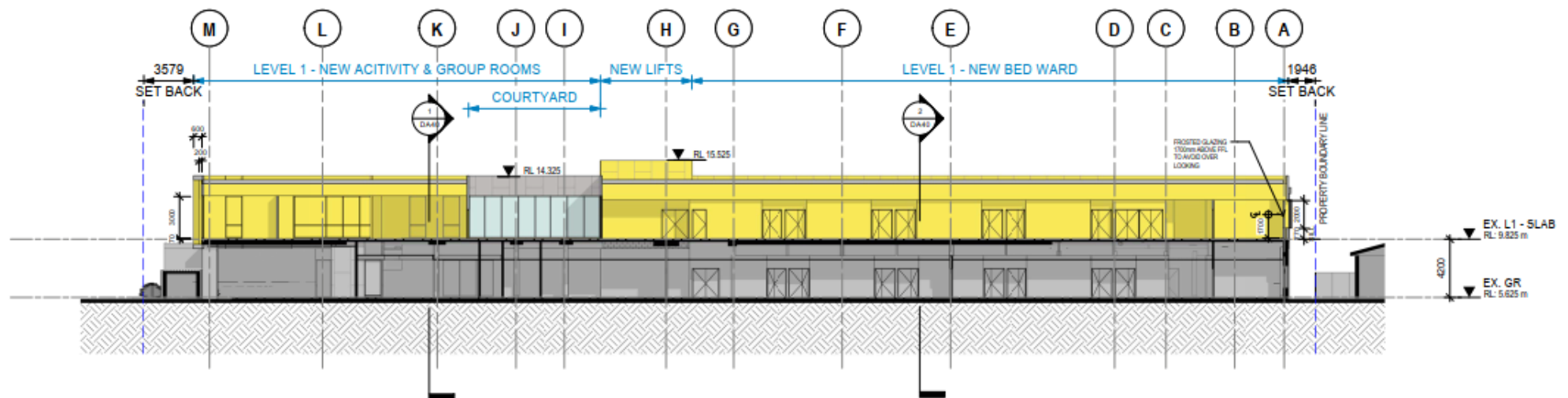


6 ELEVATION
DA21 SOUTH EAST ELEVATION (2 BED GROUND FLOOR EXTENSION)
1 : 200

Alterations to Health Services Facility & Additional Car Parking – Sections



Alterations to Health Services Facility & Additional Car Parking – Sections



3 SECTION
DA21 LONG SECTION 3
1:200

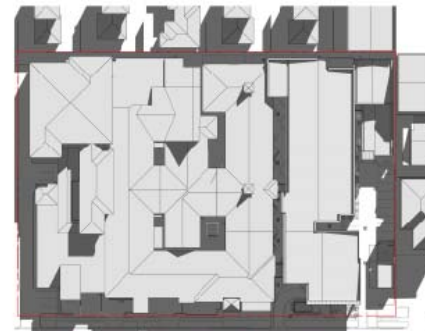
Alterations to Health Services Facility & Additional Car Parking – Shadow Diagrams



4 EXISTING SHADOW DIAGRAM JUN 21st 900
Scale 1:500



5 EXISTING SHADOW DIAGRAM JUN 21st 1200
Scale 1:500



6 EXISTING SHADOW DIAGRAM JUN 21st 1500
Scale 1:500



1 PROPOSED SHADOW DIAGRAM JUN 21st 900
Scale 1:500



2 PROPOSED SHADOW DIAGRAM JUN 21st 1200
Scale 1:500



3 PROPOSED SHADOW DIAGRAM JUN 21st 1500
Scale 1:500

Alterations to Health Services Facility & Additional Car Parking –



1. FC1 - SILKWORT GREY CFC CLADDING



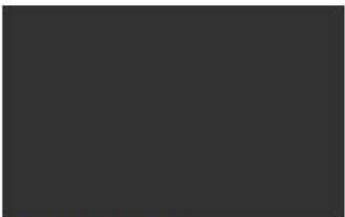
2. RN1 - WAYWARD GREY RENDER



3. MC1 - MATTE SURFMIST METAL CLADDING



4. MC2 - METAL CLADDING, PALE BRONZE COLOUR



5. ML1 - MATTE BLACK METAL SHROUDS



6. GV1 - GREY VISION GLAZING

Thank You

