

INTRODUCTION

Introduction

This Design Presentation has been prepared to outline the intended design approach for the development of a proposed **Health Services Facility including Medical Centre & Pharmacy** at 31-33 Smith Street, Charlestown, New South Wales (the **Project**). This document supports a Development Application (DA) to be submitted to Lake Macquarie City Council (LMCC) in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*.

The Need for Private Investment in Healthcare

- + Australia’s healthcare system is under enormous strain. It is the largest component of government spending and its cost is growing rapidly as our population ages.
- + Government alone cannot provide the investment in healthcare infrastructure necessary to meet increasing community needs.
- + Private investment is essential to meet our community healthcare needs, and presently accounts for more than 25% of healthcare investment.

The Need for Private Investment in the Hunter

The Hunter New England region has by far the highest rates of emergency department presentations amongst Local Health Districts in NSW.

This is symptomatic of a need for greater investment in healthcare infrastructure, which is essential to improve access to care and to attract and retain the necessary workforce.

Emergency department presentations are approaching 120,000 per quarter, which is much higher than Local Health Districts with comparable populations (notably the large Sydney LHDs).

The Project

The proposed development comprises a Health Services Facility including Medical Centre, Pharmacy and speculative health services space for medical specialists and allied health service providers. Level 1 of the proposed development has been leased to Sonic Healthcare as an anchor tenant providing primary care health services including a general practice, pathology, radiology, pharmacy and skin cancer clinic on the ground floor. Other services may include Consulting Suites, Day Surgery or Private Hospital Facilities.

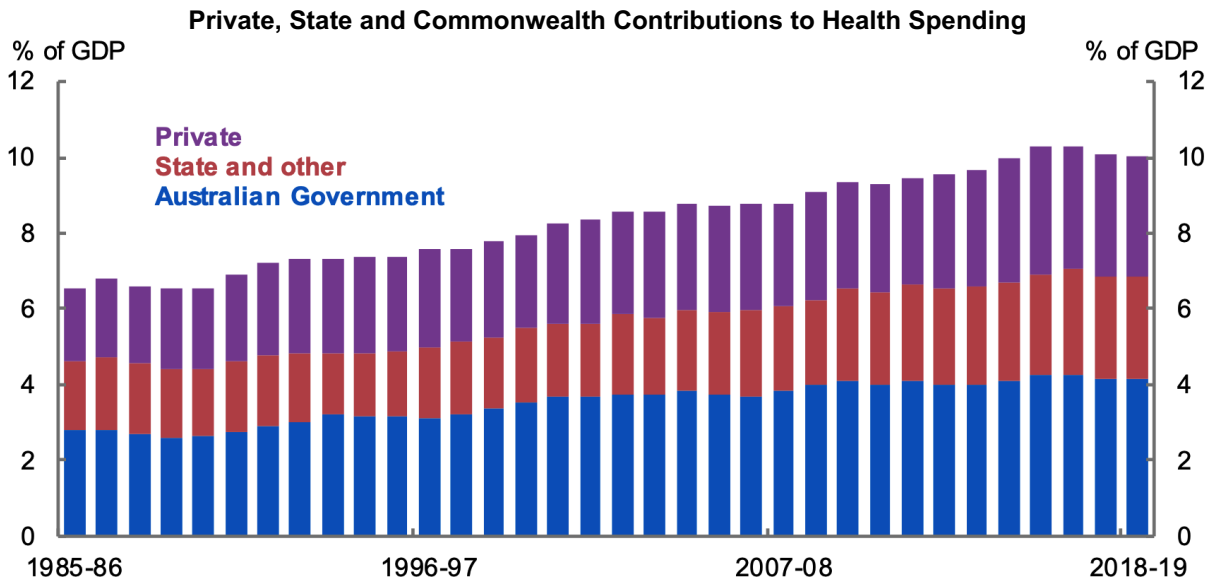
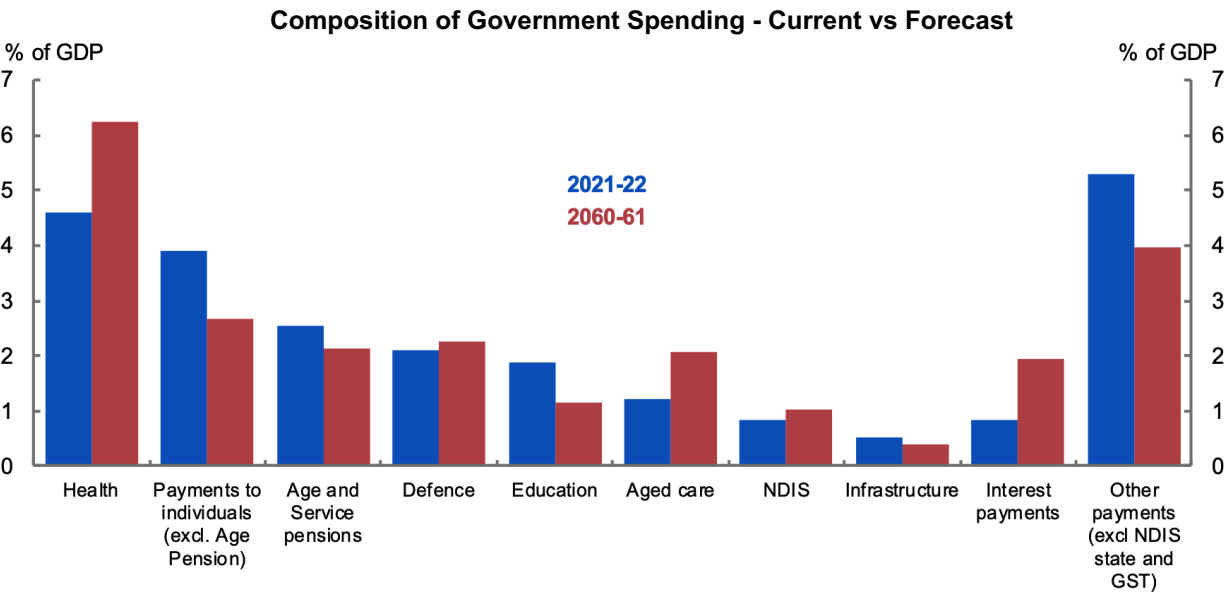


Chart Source: 2021 Intergenerational Report, Commonwealth Dept of Treasury

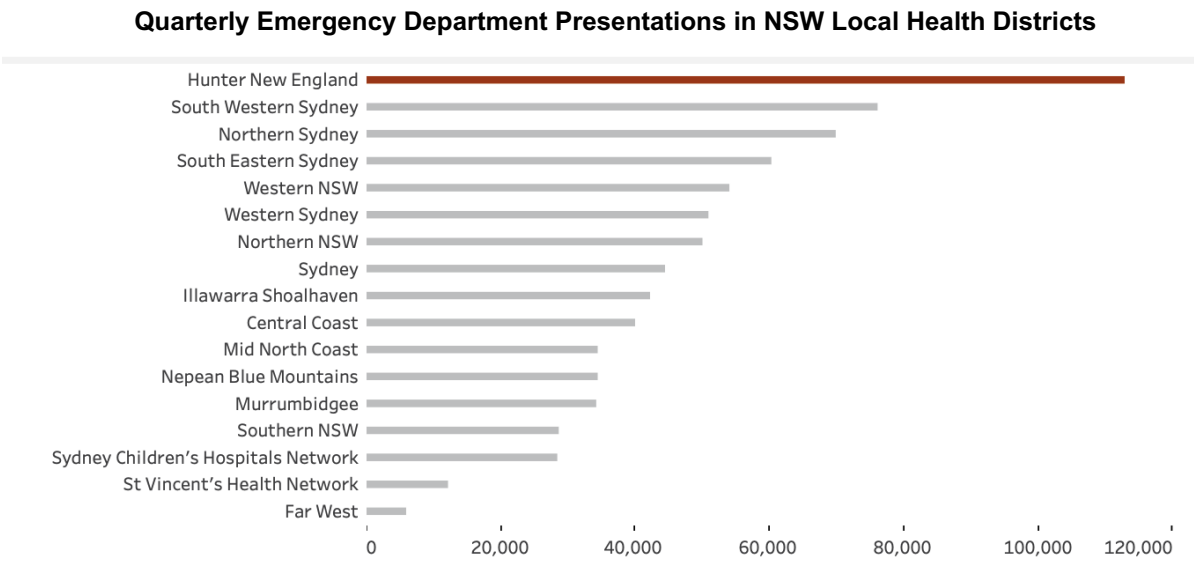


Chart Source: 2021 NSW Dept of Health



1. AERIAL PHOTO: PACIFIC HWY/FREDERICK STREET CORNER



2. AERIAL PHOTO: FREDERICK STREET/SMITH STREET CORNER

SUBJECT SITE INFORMATION:

LOT/SEC/DP: 1/-/DP877977, 2/-/DP877977 (PROPOSED TO BE CONSOLIDATED)

ADDRESS: 31-33 SMITH STREET, CHARLESTOWN, NSW, 2290

APPROX SITE AREA: 8096m²

LGA: LAKE MACQUARIE CITY COUNCIL

LAND USE ZONING: B3: COMMERCIAL CORE (WEST) / B4: MIXED USE (EAST)

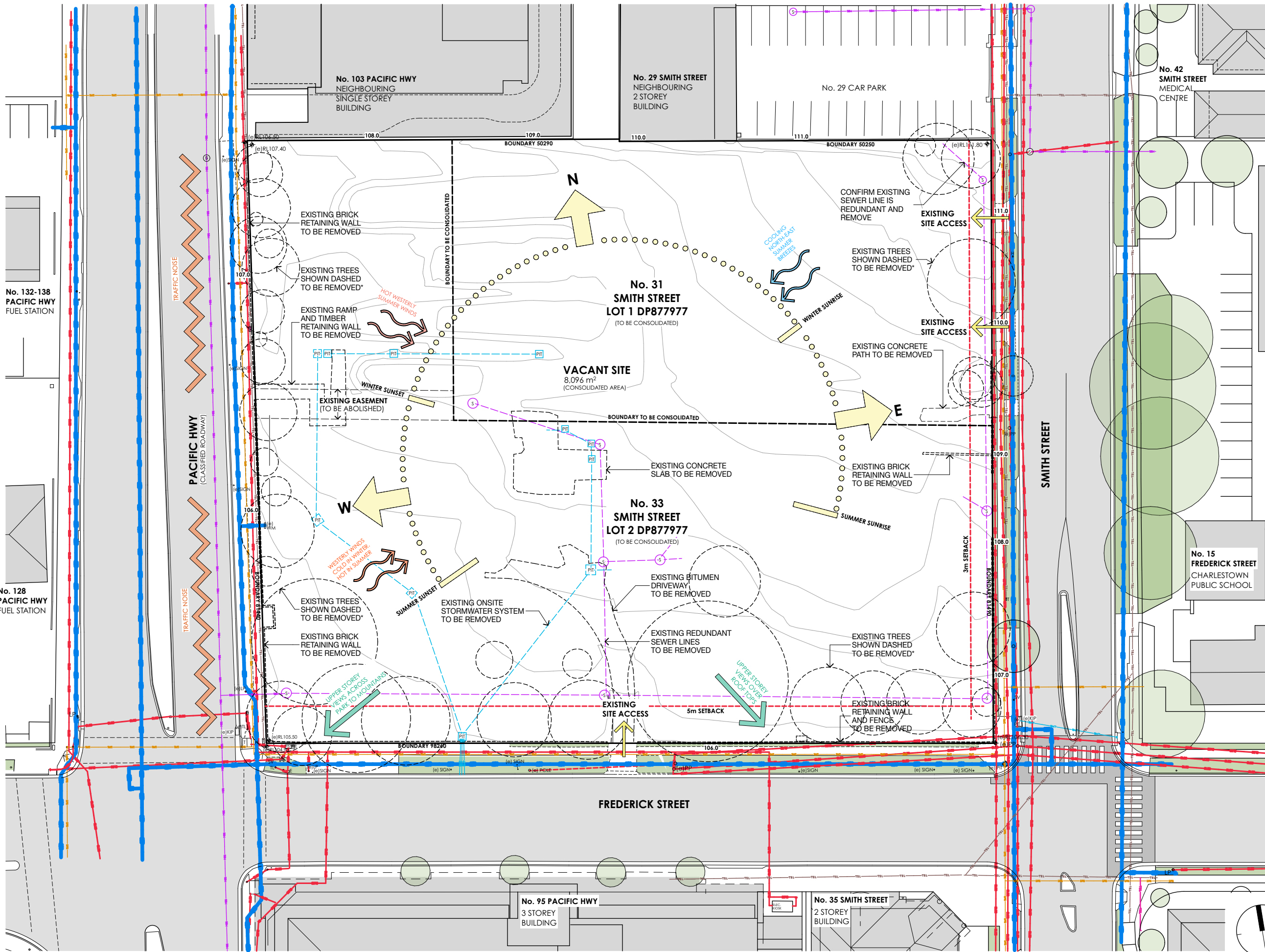
HEIGHT LIMIT: 36.5m (WEST) / 23m (EAST)

HERITAGE CONSTRAINTS: N/A

FLOOD CONSTRAINTS: N/A

ACID SULFATE SOILS: N/A

MINE SUBSIDENCE DISTRICT: LAKE MACQUARIE



- LEGEND**
- B

BOLLARD
- E

ELECTRICAL PIT
- (e)

EXISTING
- FHR

FIRE HOSE REEL
- HYD

HYDRANT
- LP

LIGHT POLE
- PP

POWER POLE
- RWO

RAIN WATER OUTLET
- S

SEWER PIT
- SV

STOP VALVE
- SW

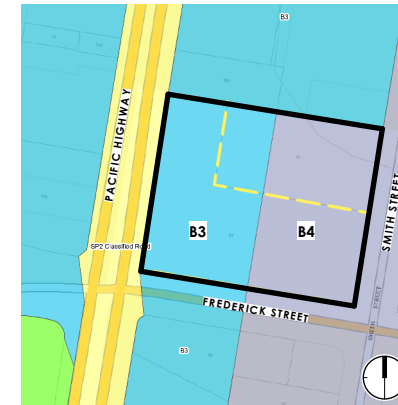
STORMWATER
- T

TELSTRA PIT
- TL

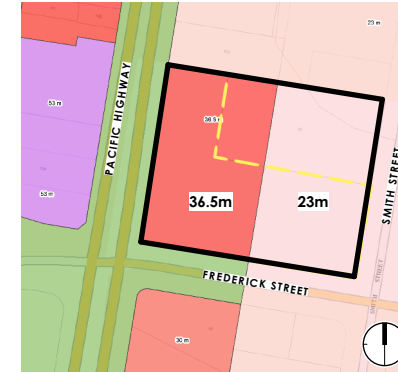
TRAFFIC LIGHT

- SERVICES LEGEND**
- ELECTRICAL
- WATER
- STORMWATER
- SEWER
- GAS
- TELEPHONE/NBN

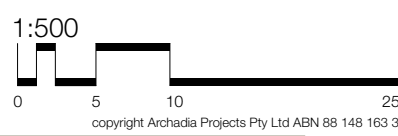
* Refer to Arborist report for existing trees to be removed.

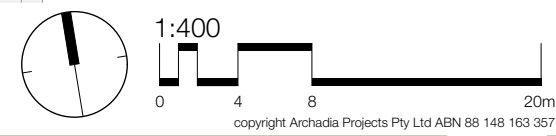
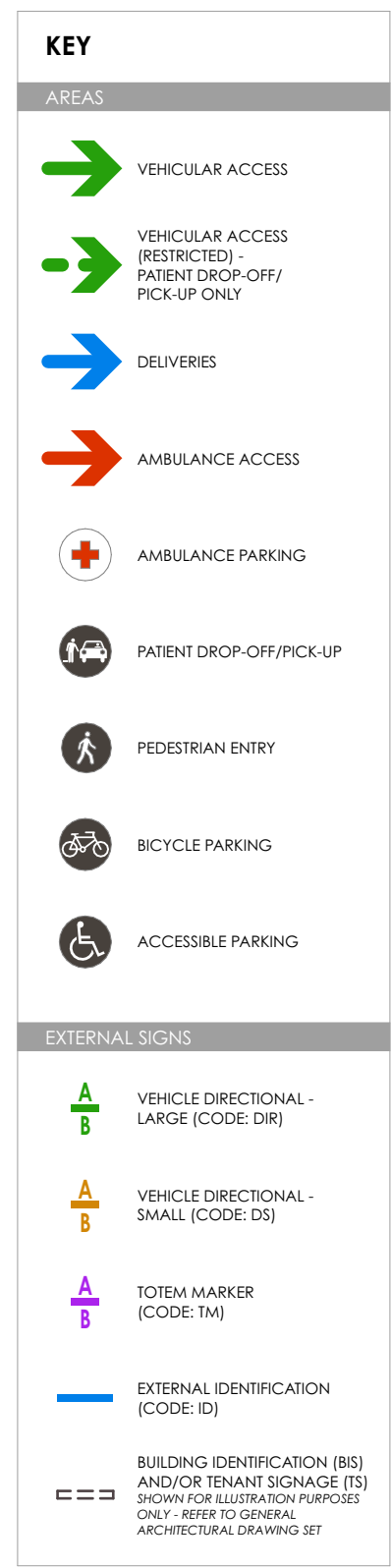


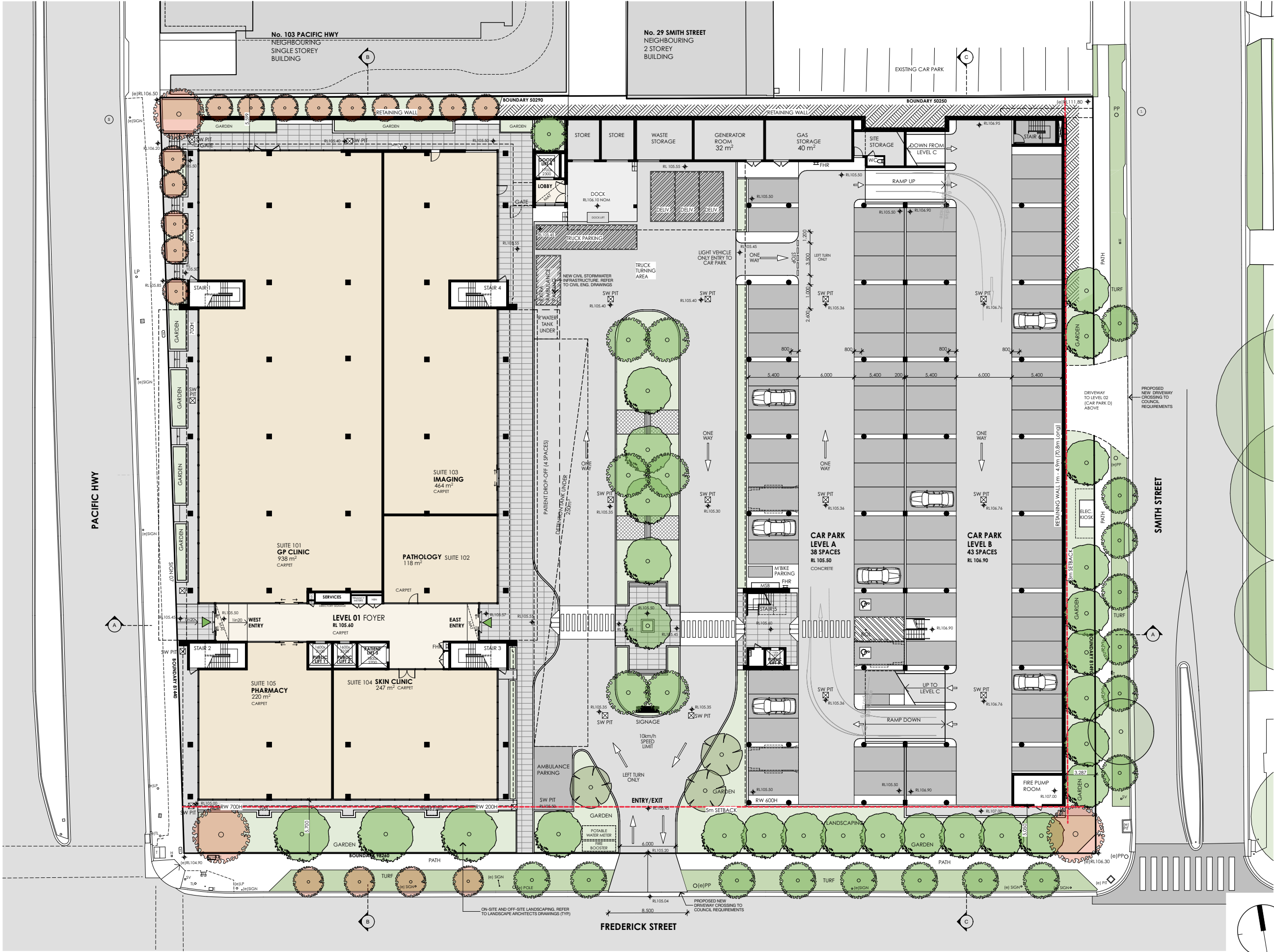
LAND USE ZONING MAP
(Excerpt from LMCC LEP Maps 2014)
B3: Commercial Core
B4: Mixed Use



HEIGHT OF BUILDINGS MAP
(Excerpt from LMCC LEP Maps 2014)
Allowable height above natural ground level.



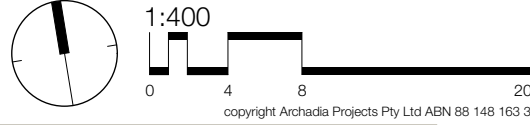




AREAS		
Site Area: 8096m ²		
Floor	GFA*	NLA
Level 1	2121m ²	1987m ²
Level 2	2289m ²	1876m ²
Level 3	2289m ²	1876m ²
Level 4	2299m ²	2299m ²
Total:	8998m²	8038m²
Plant	331m ² **	
L1 Car Park	2426m ² ***	
L2 Car Park	2489m ²	
L3 Car Park	2421m ²	
Total Car Spaces*: 245 + 24 Bicycle + 12 M' Bike		

* Measured to inside face of external walls
** Enclosed plant space 99m²
*** Covered area of Car Park
* Does not include Drop-off, Delivery or Ambulance Parking

LEGEND	
B	BOLLARD
E	ELECTRICAL PIT
(e)	EXISTING
FHR	FIRE HOSE REEL
HYD	HYDRANT
LP	LIGHT POLE
PP	POWER POLE
RWO	RAIN WATER OUTLET
S	SEWER PIT
SV	STOP VALVE
SW	STORMWATER
T	TELSTRA PIT
TL	TRAFFIC LIGHT

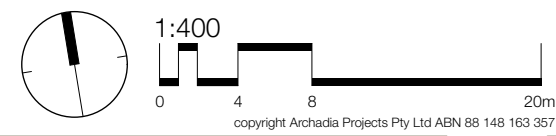


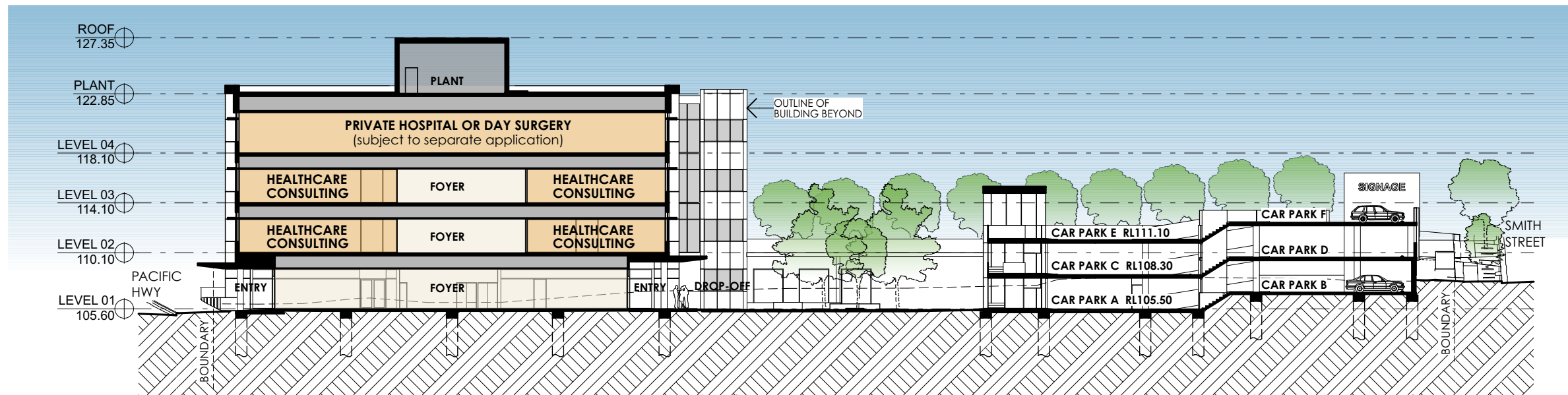


AREAS		
Site Area: 8096m ²		
Floor	GFA*	NLA
Level 1	2121m ²	1987m ²
Level 2	2289m ²	1876m ²
Level 3	2289m ²	1876m ²
Level 4	2299m ²	2299m ²
Total:	8998m²	8038m²
Plant	331m ² **	
L1 Car Park	2426m ² ***	
L2 Car Park	2489m ²	
L3 Car Park	2421m ²	
Total Car Spaces*: 245 + 24 Bicycle + 12 M'Bike		

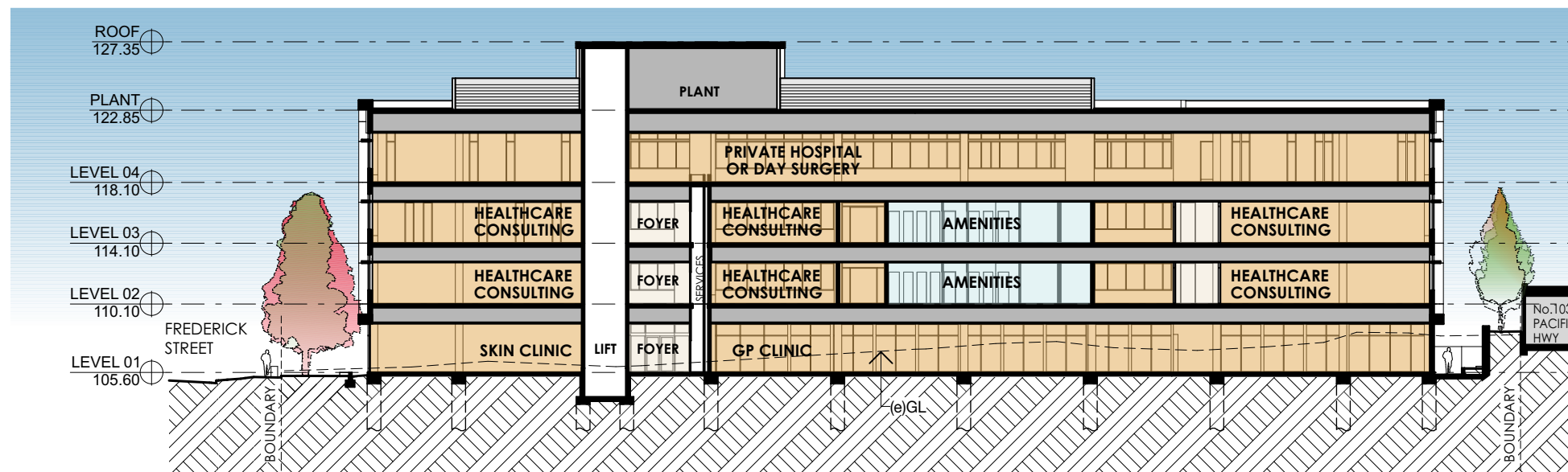
* Measured to inside face of external walls
** Enclosed plant space 99m²
*** Covered area of Car Park
* Does not include Drop-off, Delivery or Ambulance Parking

LEGEND	
B	BOLLARD
E	ELECTRICAL PIT
(e)	EXISTING
FHR	FIRE HOSE REEL
HYD	HYDRANT
LP	LIGHT POLE
PP	POWER POLE
RWO	RAIN WATER OUTLET
S	SEWER PIT
SV	STOP VALVE
SW	STORMWATER
T	TELSTRA PIT
TL	TRAFFIC LIGHT

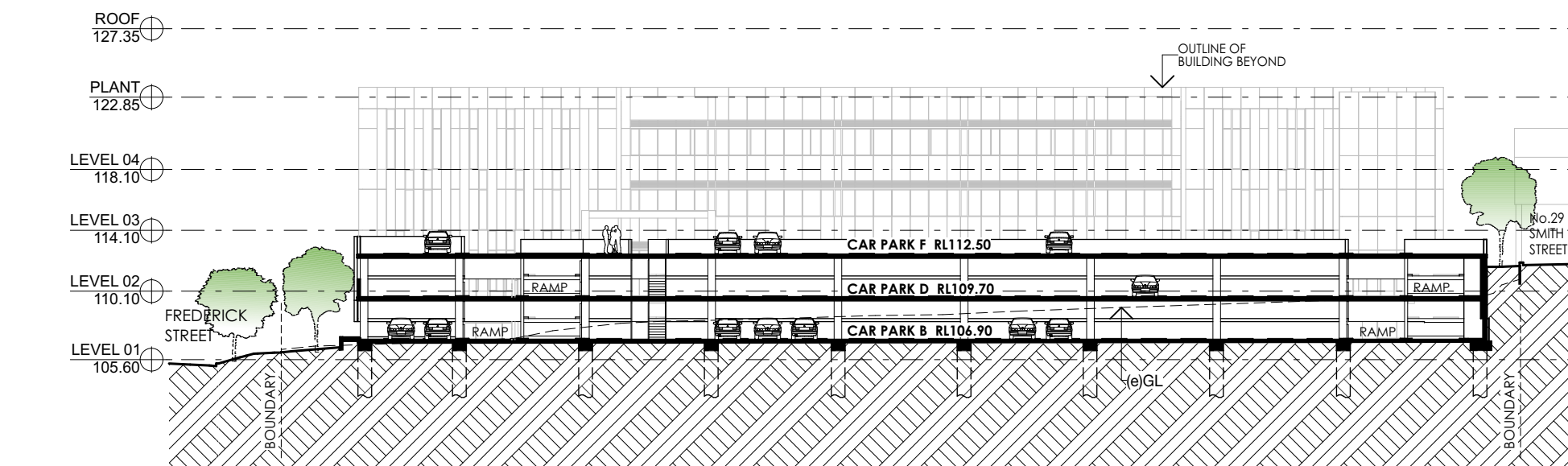




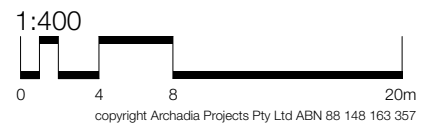
SECTION A



SECTION B

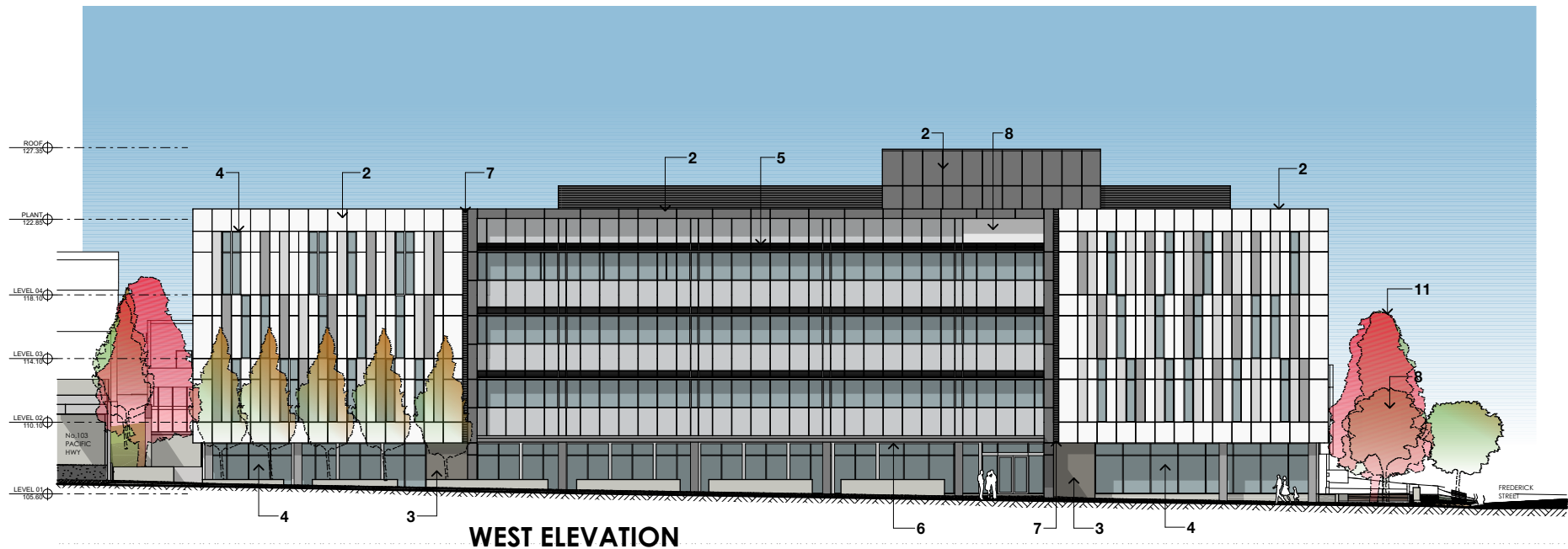


SECTION C

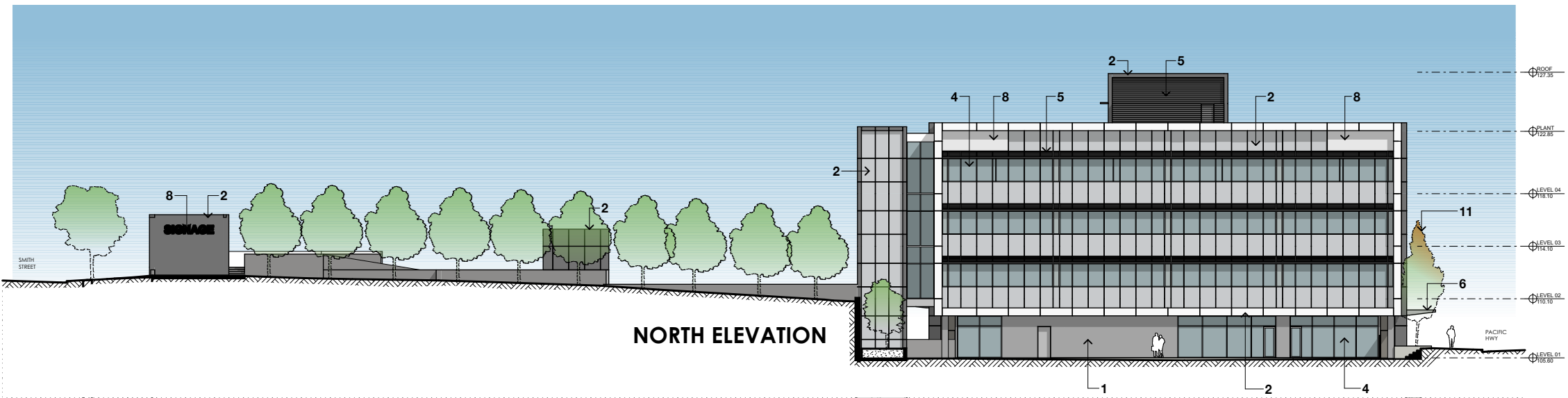


LEGEND

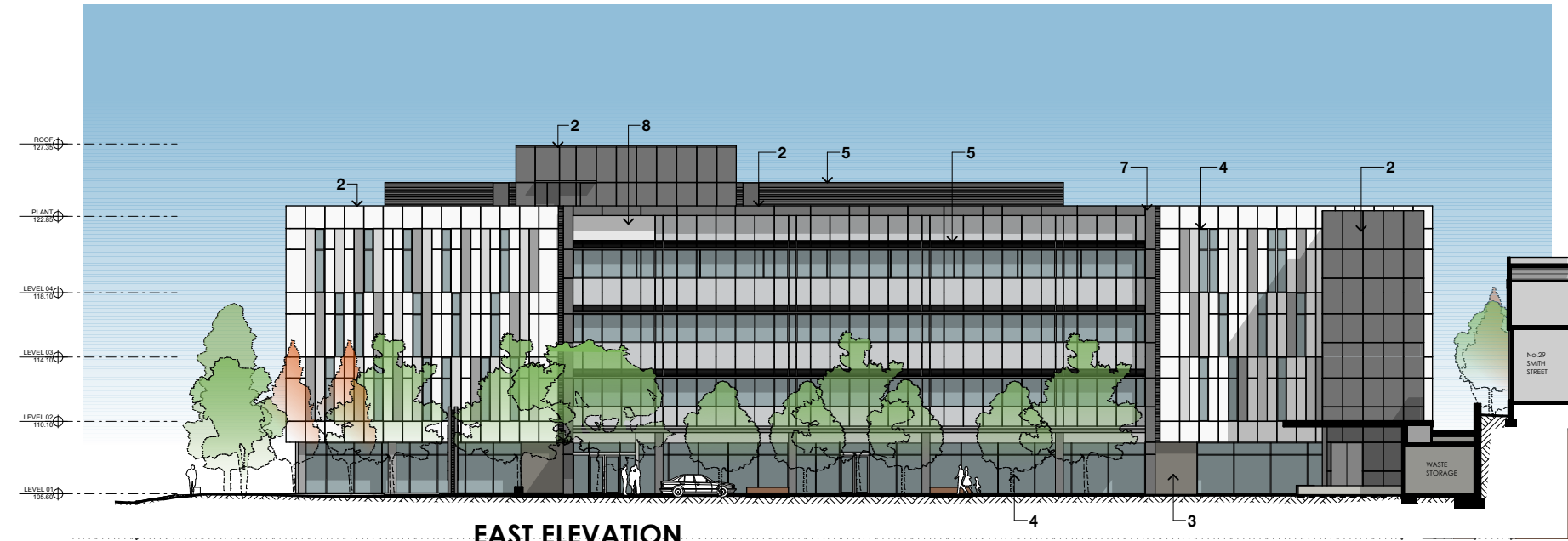
1. RENDERED BLOCKWORK. PAINT FINISH
2. LIGHT-WEIGHT CLADDING
3. MASONRY CLADDING
4. ALUMINIUM FRAMED DOUBLE-GLAZED WINDOWS
5. ALUMINIUM LOUVRES. POWDER COAT FINISH
6. STEEL FRAMED AWNING
7. ALUMINIUM LOUVRES. POWDER COAT FINISH
8. BUILDING SIGNAGE. REFER TO DETAILS ON DA14
9. ALUMINIUM BATTENS. POWDER COAT FINISH
10. PERF. METAL SCREEN. POWDER COAT FINISH
11. ON-SITE + OFF-SITE LANDSCAPING. REFER TO LANDSCAPE ARCH. DWGS.



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

