



HEALTH INFRASTRUCTURE

Albury Wodonga Regional Hospital project

October 2023 | Master plan briefing

HI-Albury@health.nsw.gov.au



ACKNOWLEDGEMENT OF COUNTRY

In the spirit of reconciliation, we acknowledge the Wiradjuri people upon whose lands our facilities are built, and the Traditional Custodians of the land throughout Australia. We pay our respects to Elders, past and present, and we extend that respect to Aboriginal and Torres Strait Islander peoples here today.

Project background and team

Project partners



Health Infrastructure

- Plan, design and deliver health capital works projects over \$10 million
- Ensure facilities are fit for purpose, sustainable, adaptable and value for money
- Engage with staff, patients and communities to design and deliver better health outcomes.

Over
\$802M
in 2022-23

Current rural and regional projects



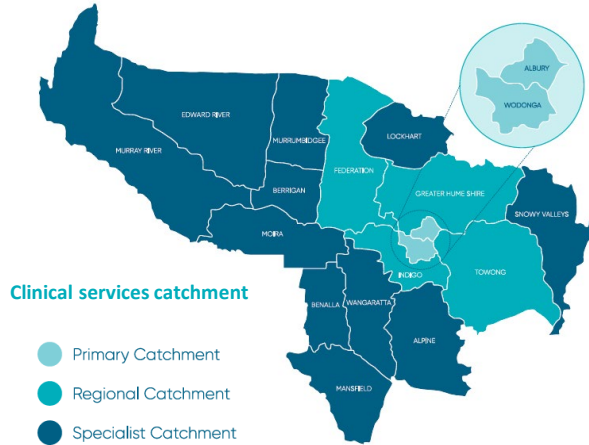
About our health service

We are a regional health service, that provides safe and high quality care to meet the needs of our diverse and growing community.

Our organisational profile

We are a cross-border health service that provides a comprehensive and growing range of health services to the communities of lower New South Wales and upper Victoria.

Since our establishment in 2009, we have continued to mature and bring more services closer to home for our geographically dispersed population. We have 24 sites across Albury, Wodonga, Beechworth, and Wangaratta, which enable us to deliver access to timely, high-quality health care.



Clinical services catchment

- Primary Catchment
- Regional Catchment
- Specialist Catchment

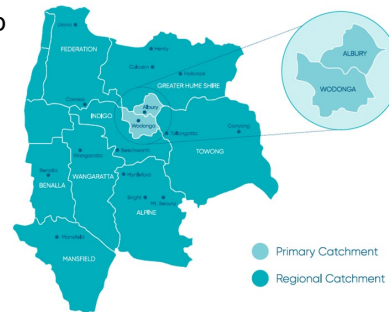
Our role in the community

As a regional health service, we are responsible for meeting the health needs of our local community and have the population and resources to provide services at a more complex and specialist level. With capacity and capability to provide more specialist services and complex care, we also provide leadership and act as a resource for other health services in the region.

Our standards and accreditation

We are monitored and accredited against three national standards to ensure safety and quality of services:

- The National Safety and Quality Health Service Standards;
- Aged Care Quality Standards; and
- Diagnostic Imaging accreditation.



Mental health services catchment

Our achievements

As a regional health service, we are the specialist referral service for our region.

In 2022–23, we...

Supported
41,037
inpatient attendances



Performed
17,034
surgeries



Commenced redevelopment of the
Albury Emergency Department



Treated
68,687
emergency department presentations



Treated
45,836
specialist outpatient contacts



Delivered
1,575
babies



Sources: Public Health Information Development Unit; Albury Wodonga Health Clinical Services Plan; VAED; VEMD (2022–23)

Our service profile

The range of services we offer is comprehensive, as we continue to evolve to address the changing needs of our community. Our services include:

- Access & Flow
- Allied Health
- AWH Foundation
- Community Care
- Emergency & Critical Care
- Medicine
- Mental Health
- Peri-operative & Surgical care
- Public Health Unit
- Womens' and Childrens'



Ovens Murray PHU catchment



We are proud to employ
~3,300
staff



We deliver services to
~40,000
people per year



Our catchment includes
~300,000
people

Other construction and planning

- New Emergency Department and Short Stay Unit construction underway (operational early 2024)
- Additional Negative Pressure Rooms planned as part of Victorian Government Regional Health Infrastructure Fund
- Wodonga Hospital Entity Service Planning underway led by AWH and Victorian Department of Health.



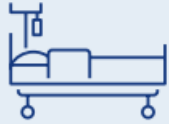
About the project

About the project

- One of the largest regional health projects currently underway in NSW and Victoria
- \$558 million joint funding commitment by NSW, Victorian and Australian governments
- A new, multi-storey clinical services building and upgrades to existing facilities at the Albury Hospital campus
- Project scope informed by the Albury Wodonga Health Clinical Services Plan
- Master plan finalised October 2023
- Further detailed planning and design will continue in 2024.



Project scope



More medical and surgical beds



New operating theatres



Expanded outpatient and specialist treatment spaces



Relocated maternity and newborn services from Wodonga to Albury hospital



New children's ward



More car parking to support increased services at the campus.



A new Intensive Care Unit (ICU) to complement recent upgrades to the Emergency Department

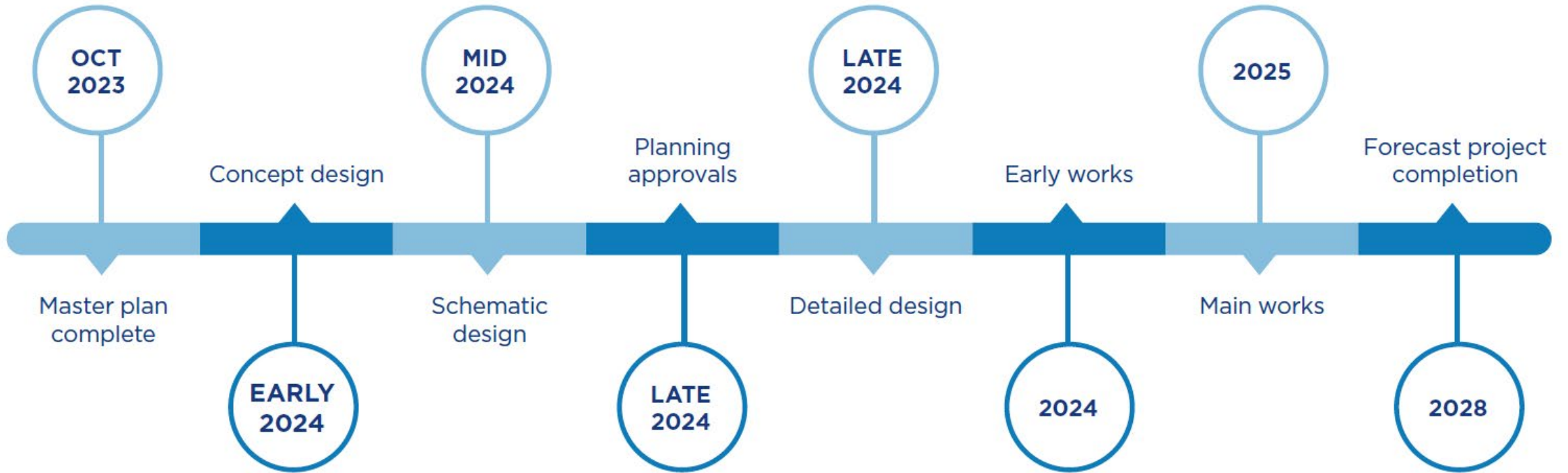


A new adult acute mental health inpatient unit to replace Nolan House



A new helipad

Project timeline



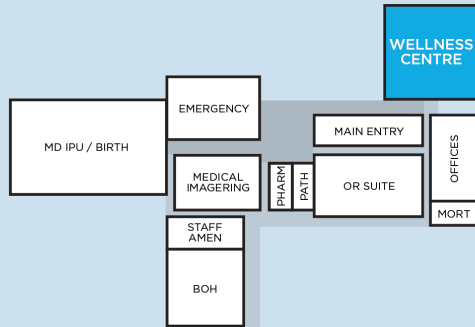
Planning and design process

Health Infrastructure planning and design process



MASTER PLAN

What are the opportunities for locating the health facility on the site?

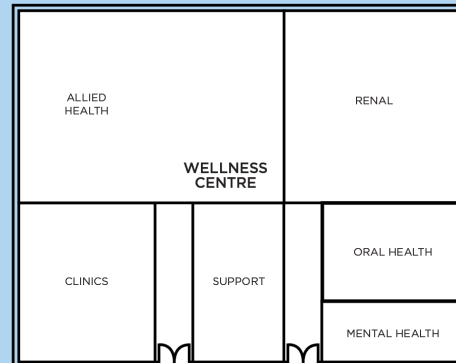


We are here



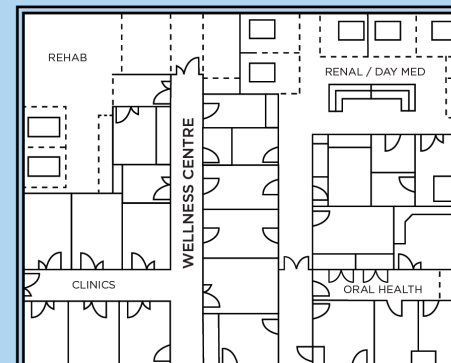
CONCEPT DESIGN

Where is my service located in relation to other services?



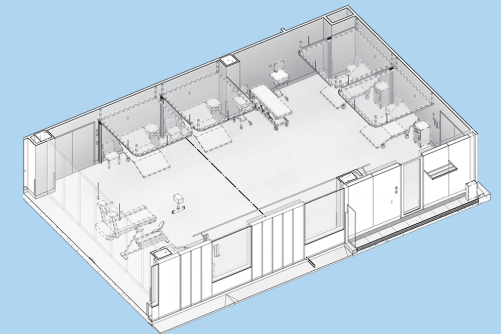
SCHEMATIC DESIGN

What is the layout of my service?



DETAILED DESIGN

What is the design of each room in my service?



PLANNING

DESIGN

Consultation

- Consultation is essential to delivering the project, with consultation activities including:
 - Community consultation
 - Staff consultation via Project User Groups (PUGs)
 - Clinician and patient engagement
 - Local Aboriginal Elders and community through Connecting with Country workshops
 - Project Community Advisory Group (PCAG)
 - Briefings/workshops with local Councils, NSW and VIC Government agencies
 - Briefings/workshops with local stakeholder groups and organisations.



Wodonga community pop-up session

Master plan

Why Albury?

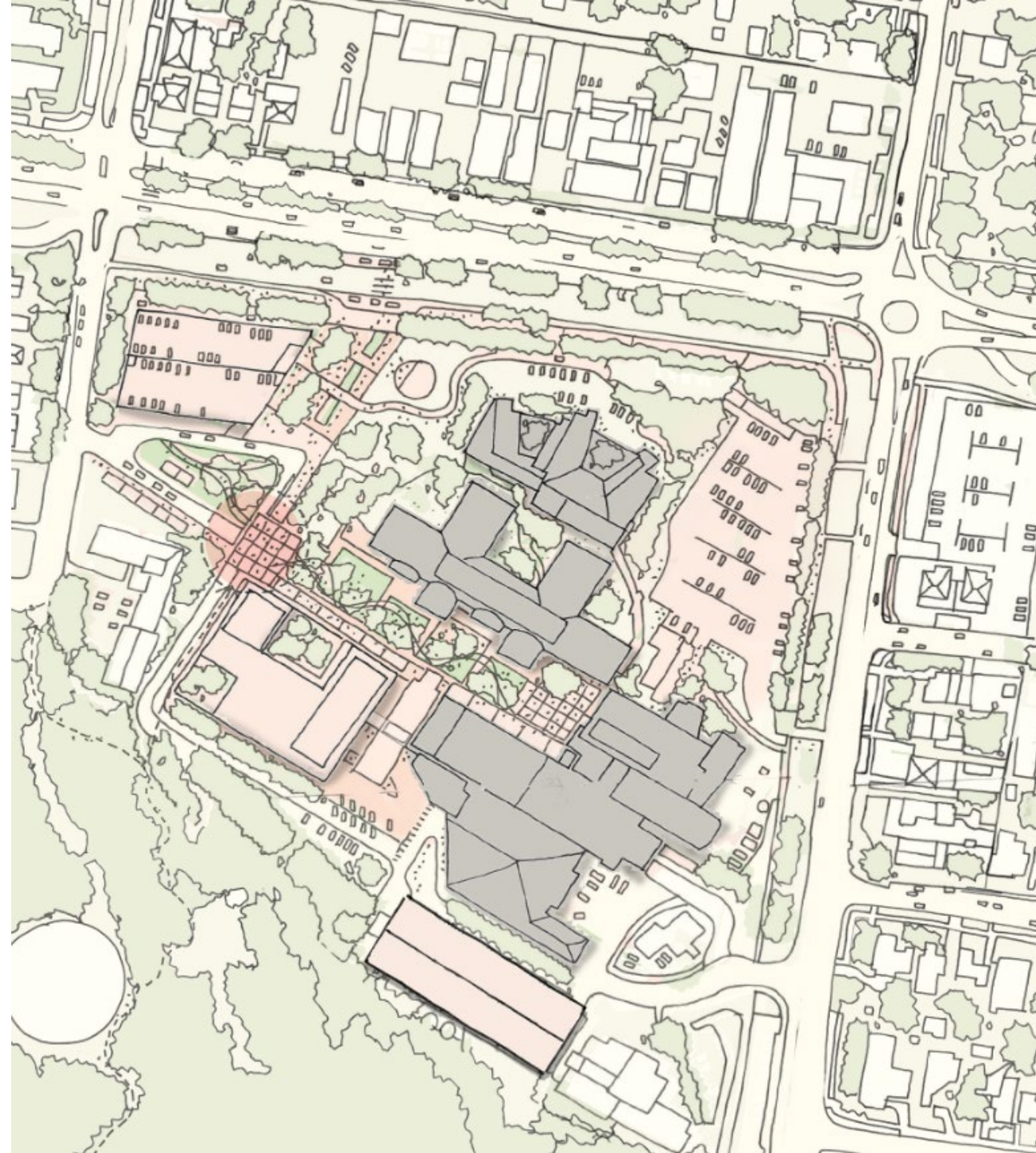
- Investing in a major new build at the Albury Hospital campus is:
 - more sustainable
 - delivers better value for money
 - allows us to deliver the project sooner.
- It also means we can benefit from existing infrastructure and services at and near the site including:
 - \$75 million Albury Wodonga Regional Cancer Centre
 - \$36 million new Emergency Department and Short Stay Unit
 - UNSW Rural School of Clinical Medicine
 - Hilltop Albury Wodonga Patient & Carer Accommodation.



Master plan objectives

The master plan has been designed to:

- support the hospital expansion now and into the future, as demand for health care changes over time
- deliver a strategic and orderly approach to consolidating services onto a single site in line with the project budget
- build upon recent investments made to clinical services and infrastructure at the Albury Hospital campus
- provide a flexible framework for future growth of the campus through infrastructure, development and partnership opportunities that can be enabled over the coming decades
- ensure a development pathway that supports operational continuity to minimise disruptions to day-to-day hospital operations.



Master plan key features

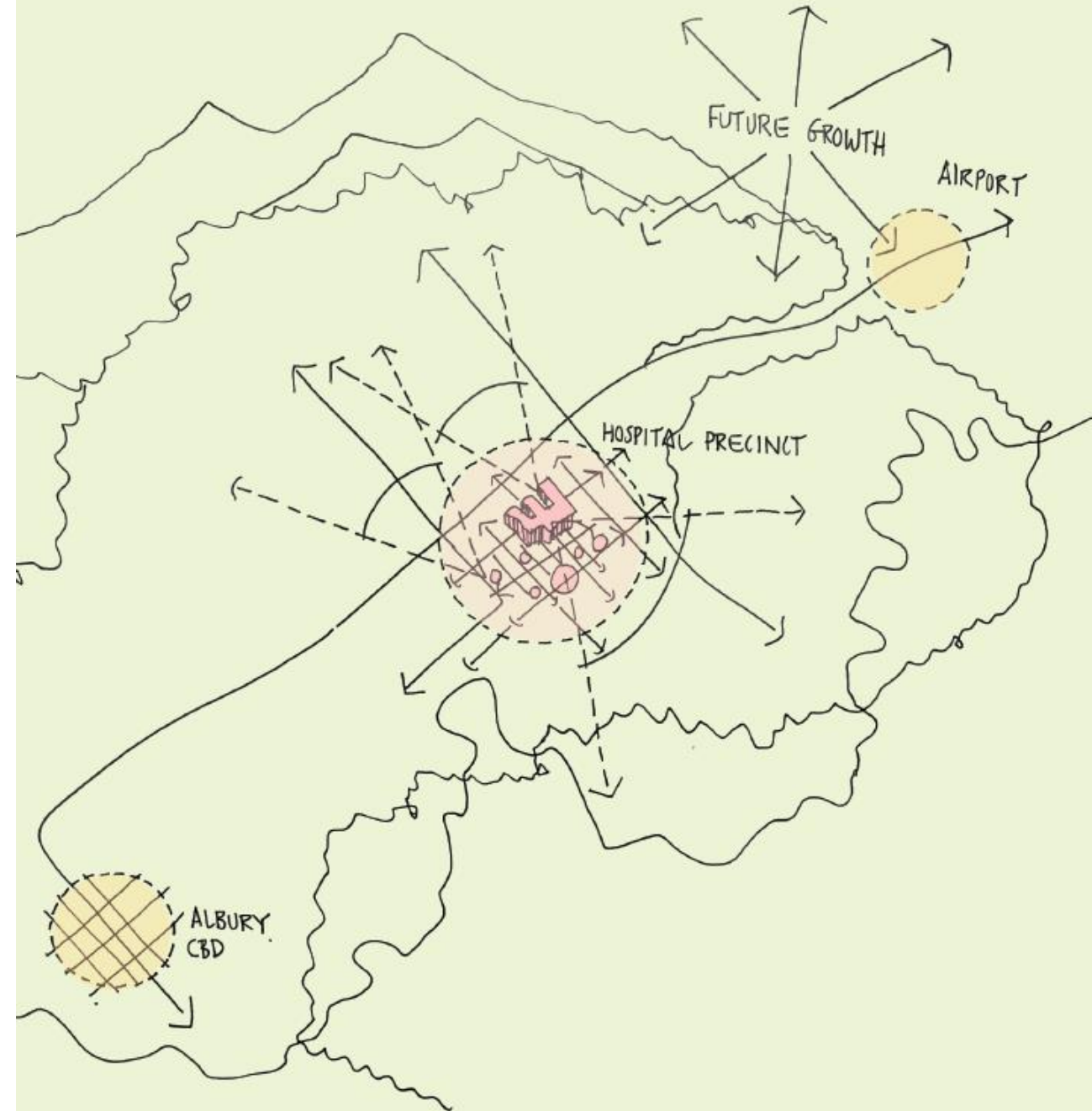
The key features of the master plan include:

- a new multi-storey clinical services building
- a new hospital main entrance and public drop-off zone from Keene Street
- refurbishment of existing buildings
- improved landscaping, pedestrian links, wayfinding and connectivity throughout the campus
- a new multi-storey car park to increase parking capacity on site and improve access for staff, patients and visitors.



Developing the master plan

- Master plan has been developed by Health Infrastructure in collaboration with Albury Wodonga Health and Victorian Department of Health
- Project team appointed in early 2023
- Early planning included:
 - Due diligence and site investigations
 - Review of previous site studies and reports (*including 2021 Albury Wodonga Health draft master plan*)
 - Early consultation with staff, stakeholders and community.
- Process guided by clinical services planning work undertaken by Albury Wodonga Health.



LOCATION

TRANSPORT

Road network:

The major North-South arterial road, the Hume Highway, bisects Albury with the hospital site located to the East of the highway.

Borella Road forms part of the Riverina Highway, and as such, it is subject to controls and restrictions preventing direct vehicular access to the site.

The 2005 freeway and Murray River bridge crossing upgrades served to reduce local Albury traffic and congestion on the Lincoln Causeway connection.

Public transport:

The local bus networks service, both Albury and Wodonga, are running approximately every 30 minutes between 7 am and 6 pm from Monday to Friday. Two transport providers, Dysons Group and Martin's Albury, operate these services.

The Albury Hospital site is serviced by Martin's service route 909 operating:

- Approximately every 30 minutes from Monday to Friday, between 6.30 am and 6.30 pm (9.15 pm on Thursdays and Fridays).
- Approximately every 30 minutes on Saturdays between 8.30 am and 6.30 pm.
- Approximately every hour on Sundays and public holidays between 9.15 am and 4.30 pm.

Rail services connect Albury and Wodonga five times a day and are run by the Victorian V/Line network, commencing mid-morning around 10.30 am. The NSW service connects Sydney and Melbourne, stopping at Albury but not at Wodonga.

Albury Airport has multiple services per week for the public, with direct connections to Melbourne, Sydney, and Brisbane.

At the time of writing this report, Albury Hospital was using Albury Airport for fixed-wing patient transfers out to Melbourne. This was due to the helipad on-site no longer being available because of the Emergency Department expansion works undertaken from 2022 to 2024.

LEGEND

———— Rail Corridor

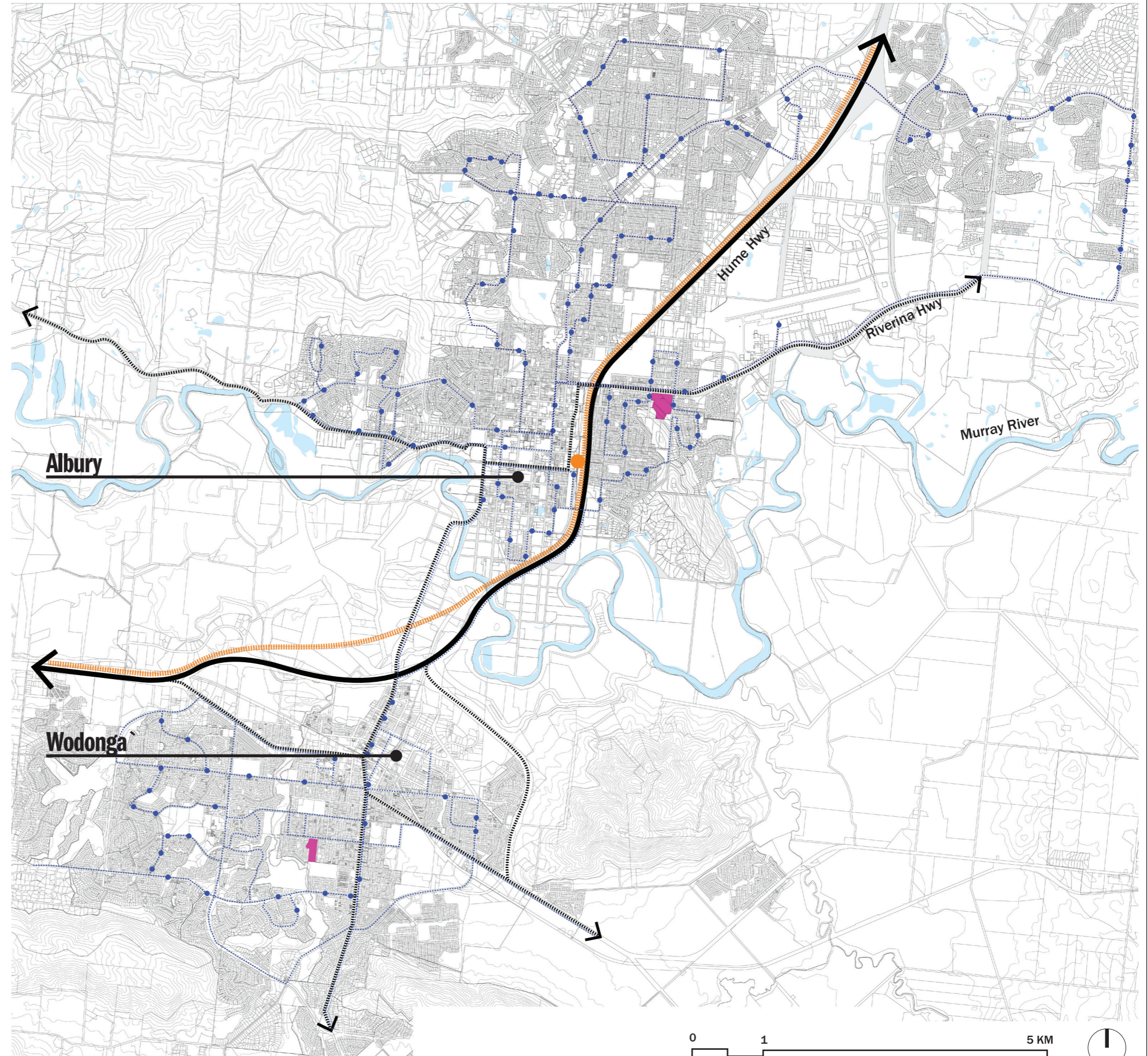
← Highway

← Main Road

— Bus Route (Dyson)

— Bus Route (Martin's)

● Bus Stop

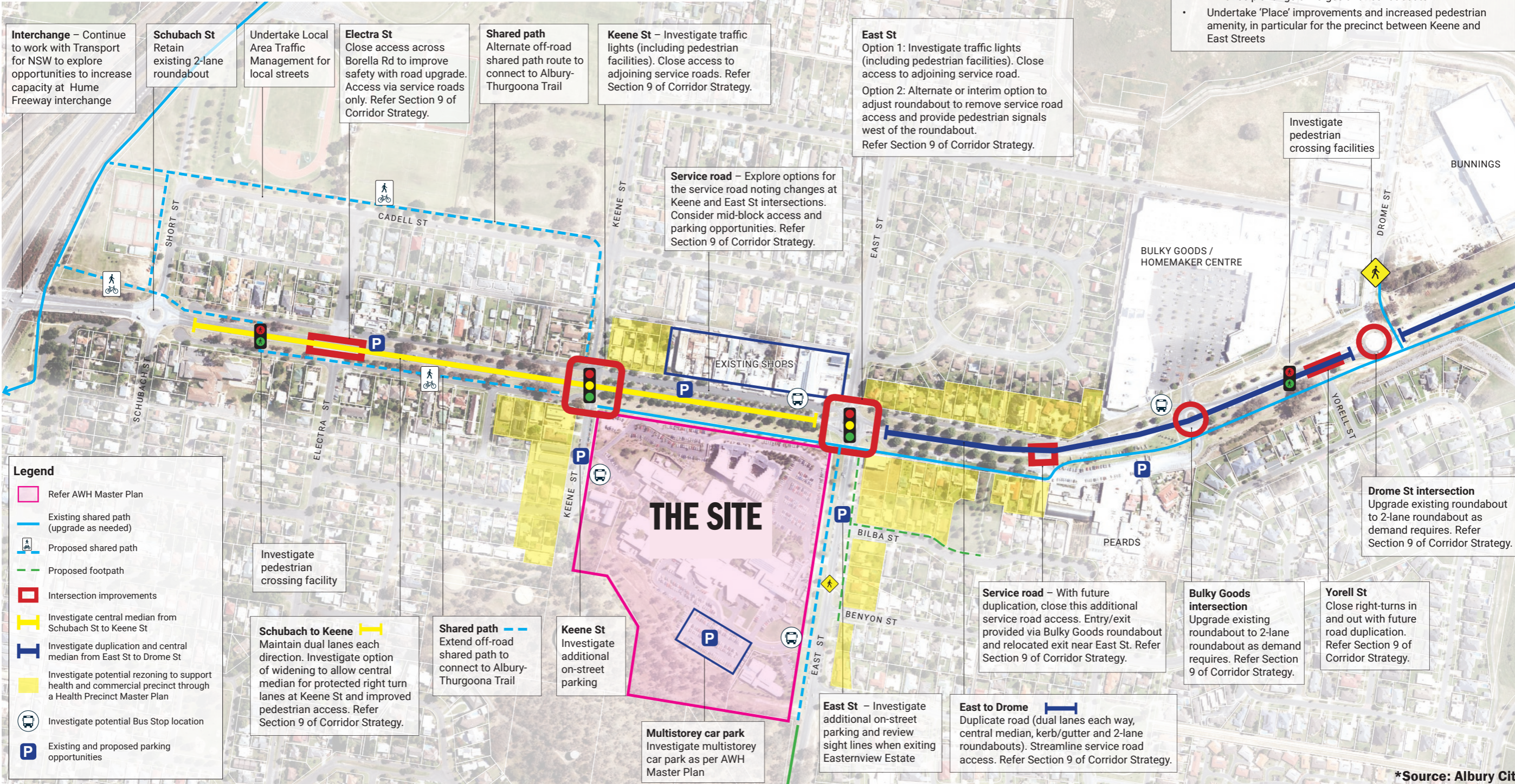


TOWN PLANNING PARAMETERS

ALBURY LOCAL STRATEGIC PLANNING STATEMENT (ADOPTED 23/3/2020)

In July 2023 Albury Council released a public request for tender for the Albury East Precinct Masterplan. The programme runs from November 2023 to June 2025. Through an urban design process, Albury City is seeking to prepare an East Albury Precinct Plan to ensure neighbourhoods within East Albury are ready for the various changes and opportunities that are likely to arise from expansions in enterprises associated with the future Albury Hospital Campus Master Plan.

- Other strategies**
- Adjust and streamline service roads with future road duplication and investigate parking opportunities
 - Explore opportunities for wayfinding and public art
 - Consider on-road cycle lanes with road upgrade/duplication
 - Upgrade existing off-road shared paths
 - Improve public transport access
 - Infill and replace street trees
 - Enhance plantings of verges and roundabouts
 - Undertake 'Place' improvements and increased pedestrian amenity, in particular for the precinct between Keene and East Streets



*Source: Albury City

BUSHFIRE

The 2022 edition of the NCC contains amendments to its bushfire protection provisions.

A key component of the amendments to its bushfire protection provisions is the introduction of Specification 43 'Bushfire protection for certain Class 9 buildings'.

As the subject site is located on designated bushfire prone land and the proposal relates to a Class 9 buildings that are special fire protection purpose Specification 43 will be applicable.

An asset protection zone has been identified which may be reduced to approximately 31m in consultation with NSW Rural Fire Service (RFS) with the following measures:

- Perimeter road access
- Implementation of appropriate land management measures
- Built form outcomes

Better outcome measures can include:





- Ember upgrade to existing buildings;
- Implementation / update of a comprehensive Bushfire Emergency Management Plan;
- All new building works complying with the corresponding Bushfire Attack Level.*

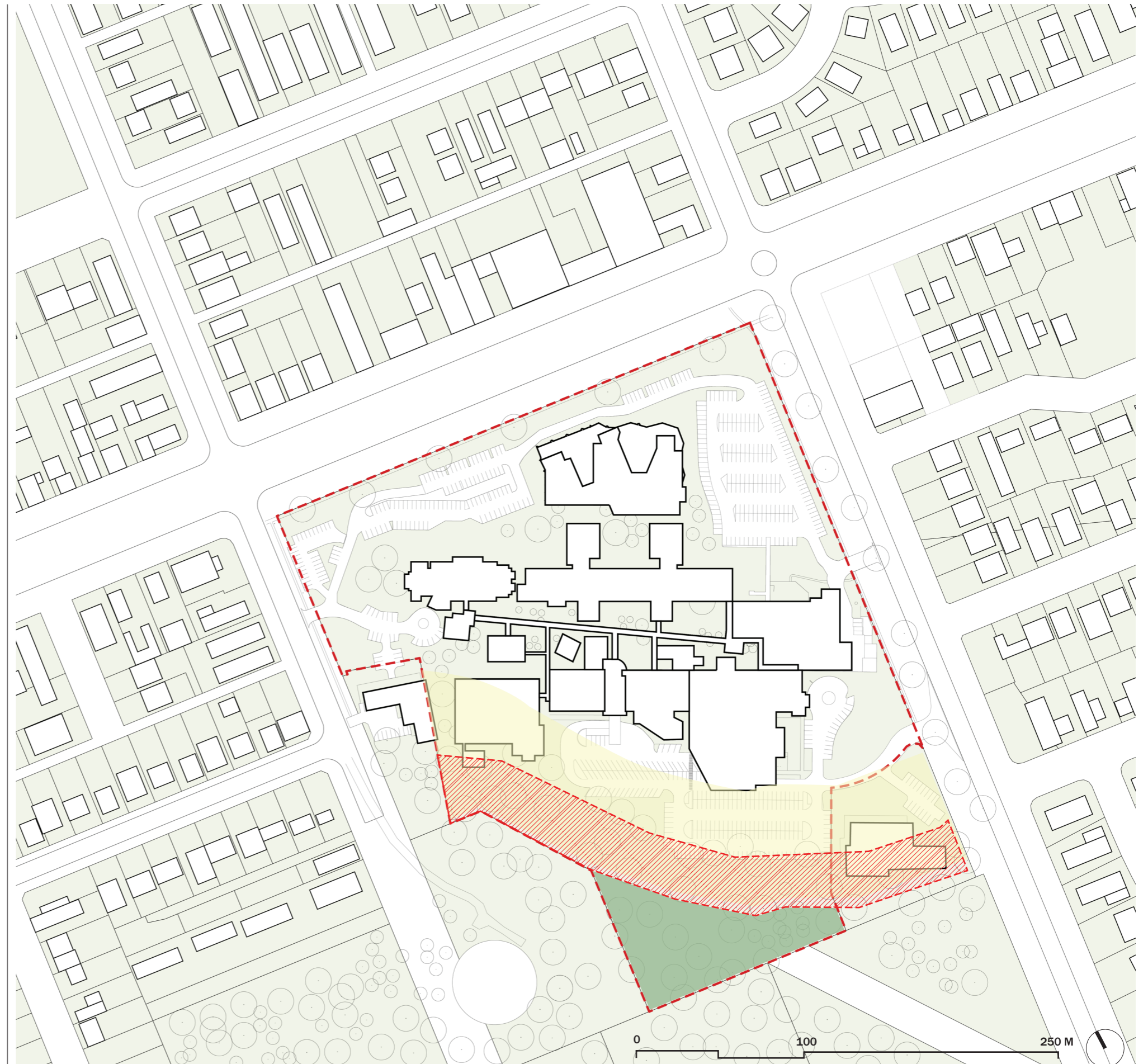
The mitigation strategy for bushfire risk at current stage, includes engagement of a bushfire consultant (complete) and early engagement with NSW Rural Fire Service (RFS).

Sources:

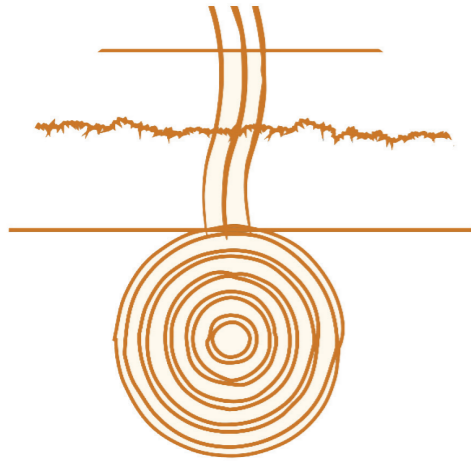
- Department of Planning and Environment
- Bushfire Constraints and Opportunities Assessment by Building Code & Bushfire Hazard Solutions Pty Limited 06/06/23- refer appendix for full report

LEGEND

-  Vegetation Site
-  APZ Current
-  APZ Alignment with Bush / Land Management
-  Site Boundary



CONNECTING WITH COUNTRY



DEEP COUNTRY

Albury is defined by:

- Weathering granitic hills and low hills with broad alluvial plains.
- Watercourses that flow down across the plains to Millewa.
- Hills offer raw materials such as quartz for stone tools.
- The weathering nature of the hills means that useful materials may be close to the surface.



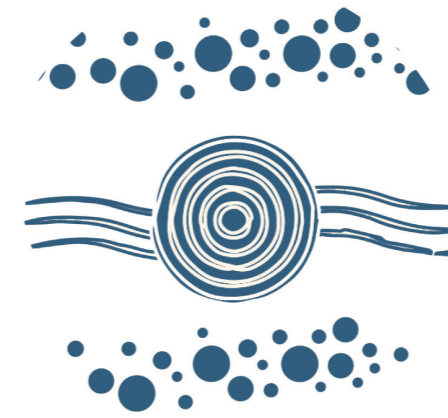
NON-HUMAN KIN

- The dominant vegetation in the Albury area prior to European settlement was woodlands, with forests of River Red Gums in areas close to waterways that were subject to frequent flooding, and White Box forests away from the major watercourses.
- Approximately 60% of the natural vegetation has been lost through land clearing and management practices.
 - Alluvial floodplains and river courses support River Red Gums Eucalyptus camaldulensis forests.
 - The predominantly granitic hills and lower outwash slopes are cloaked with grassy woodlands, with wet sclerophyll forest.
 - The Albury area has a rich ecology and environment. This areas abundance make it a good connecting and rest place between mountains upstream and downstream on the riverine plain.



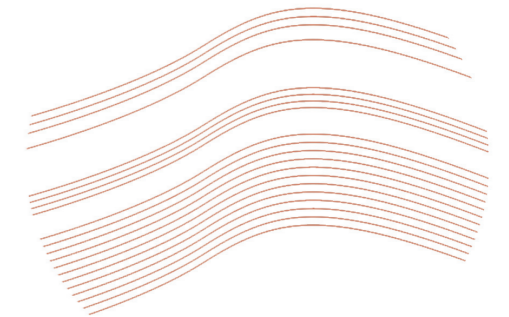
MOVE WITH COUNTRY

- Millewa Billa is an expansive physical feature and is home to stories, songs and knowledge. These are inextricably linked to the river and central to connecting to Country.
- The Indigenous Response to the The Living Murray Initiative in 2003 outlined the cultural significance of the Murray River (Refer to research report).
 - The Yindyamarra Sculpture walk is a celebration of local Aboriginal culture in Albury. The walk is part of the longer Wagiarra Trail that links to the Wonga Wetlands and the South Albury Trail.



WATER COUNTRY

- Millewa Billa, which circles through Albury, close to the hospital site, is the sixteenth largest river in the world, travelling.
- 25,000 kilometres from the Snowy Mountains to the east at Coorong in South Australia.
- Changes to the river system since the nineteenth century to support irrigated agriculture have had severely negative impacts on the health of Country.
- While there have been initiatives developed such as 'environmental flows' and 'cultural flows' that aim to give water back to Country, the health of the river system has not improved, in fact, it continues to degrade.



SKY COUNTRY

- A contemporary ceremony, Ngan Girra, is held at Mungabareena Reserve, to the east of the hospital site.
- Mungabareena Reserve was a camp place before and following European colonisation of the region and continues to be a significant spiritual and meeting place. The first modern Ngan Girra ceremony held at Mungabareena was in November 1994. The ceremony is linked to the travel from the Riverina region to the Alps to feast on Bogong Moths.
- The ceremony took place over weeks and involved 'ceremonies, dances, stories, and passing on the knowledge of the river country and how to care for it.'

YERRABINGIN

CONNECTING WITH COUNTRY

Design Jam #01 Collaborative Research Approach

As part of our research approach for Albury Hospital we invited community to provide feedback and contribute to our desktop studies. A collaborative Design Jam workshop with local Aboriginal Elders, community members, corporations and AWH allowed for the research and design narratives and storyline to be interrogated. We presented the design narratives and discussed collectively additional areas of research to pursue. The overarching outcomes and benefits of this workshop included:

Meaningful Engagement: The workshop provided opportunities for meaningful engagement and collaboration between local Aboriginal communities, hospital staff, and project planners.

Inclusive Design: By embedding community input into the design process, the project aims to create an inclusive and culturally sensitive and meaningful environment where everyone feels safe and welcomed.

Community Ownership: The involvement of local Aboriginal representatives and Elders empowers community to have a say in the planning and development of the new hospital, ensuring their voices are heard and respected from the start.

Cultural Integration: The project's focus on Connecting with Country promotes the integration of Aboriginal perspectives, stories, and values, fostering cultural appreciation and understanding within the scope of the projects development with staff and the design team.

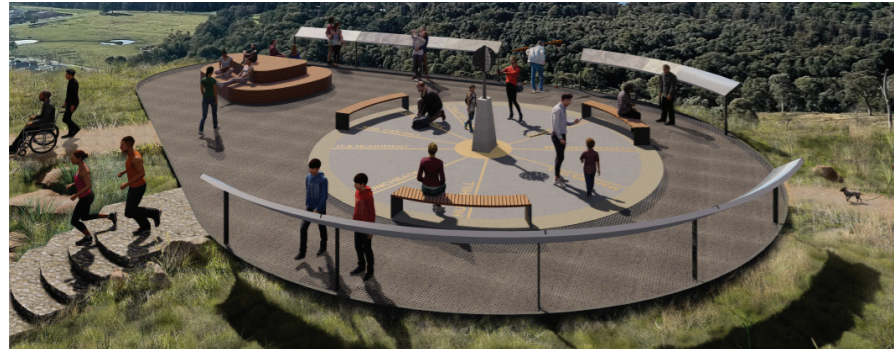
- Yerrabingin

Please refer to appendix 9.11 for the full Yerrabingin Desktop Research Report.



YERRABINGIN

CONNECTING WITH COUNTRY



Draft Eastern Hill Activation Master Plan

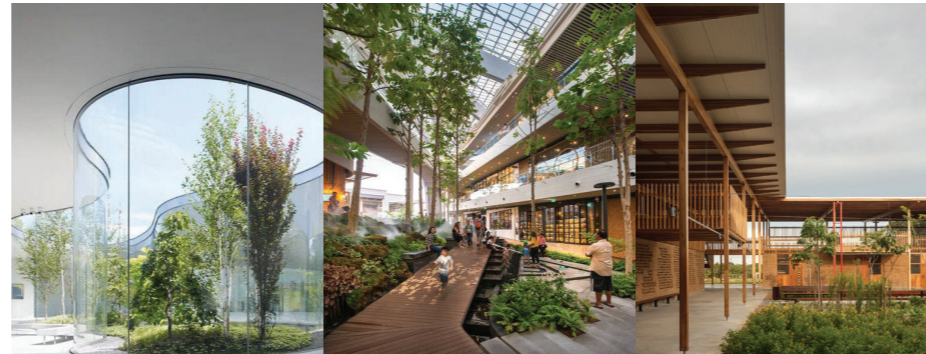
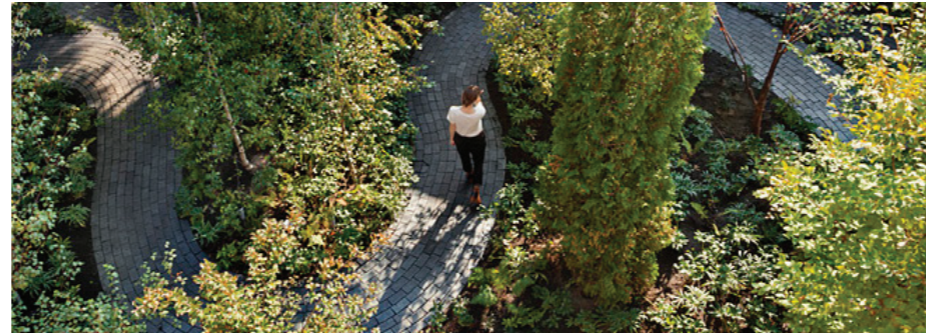


Eastern Hill Species - Naturmapr

Living River Country

To Aboriginal people, Milawa is an old man with thousands of stories to share, connecting them to their relations along the 2500km waterway. The river is a living being who thinks and feels and is interdependent with the surrounding elements of Country.

- Use Water Sensitive Urban Design principles across the site.
- Maintain and encourage links to surrounding green spaces such as the 77-hectare Eastern Hill reserve, which is directly adjacent to the Hospital site.
- Where there are new plantings at the redeveloped site, use endemic vegetation communities including Box Gum Woodland and Open Forest Vegetation where appropriate.
- The neighbouring Eastern Hill site has an upcoming Activation master planning project that will work on ecological restoration.
- Celebrate the beauty and complexity of River Country in the design of the building and landscaping, including in choice of materials, forms, colours, tones, finishes, and new artworks.
- Recognise and respect the interconnected nature of elements and systems in Country by choosing materials and methods that are sustainable and reduce waste.



Healing Country, Healing People

The Albury Hospital redevelopment provides an opportunity to work on the interconnected health of people and Country. By providing opportunities to heal people, and to heal Country, we can experience interconnected benefits.

- Include a quiet and reflective medicinal garden where patients and their families can interact with plants.
- Create places that respect the natural cycles of day and night and the seasons. Use design to reduce the need for mechanical heating and cooling.
- Use natural light and diurnal lighting and temperature to assist people to heal with the support of natural systems.
- Connect to the inspirational and renewing nature of Country through design and artworks and views to Country and natural elements.
- Create places for informal gathering and quiet and peaceful places for individual reflection that are connected to Country. When the body is sick, the spirit needs extra care.



Life of the River Red Gums

The River Red Gum is an intelligent and sophisticated being, with advanced mechanisms to survive through changing conditions. River Red Gums are spread across Australia, tracing a line along the rivers and fresh waterways.

- Create a building that works in collaboration and reciprocity with the local environment.
- Design should consider the seasonal changes, the daylight and night sky, the temperature changes, the wind directions, the rain, and dry periods.
- Celebrate the beauty of the River Red Gum through materiality, colour, structure, and form.
- Create places within the hospital redevelopment that encourage biodiversity, such as gardens with endemic grasses and shrubs to attract birds and insects, and bee hotels.

YERRABINGIN

SUSTAINABILITY

Climatewise has been engaged as the ESD Consultant of this project:

The ESD report outlines a sustainability masterplan for the Albury Hospital Redevelopment project that will in time

contribute to a regenerative outcome, defined as a project that not only reduces its environmental and social

impact but rather one that regenerates biodiversity, absorbs more greenhouse gases than it emits, and builds

community health and wellbeing. Whilst initiatives in this report necessarily focus on the capital works scope for

the project there are a range of initiatives and opportunities that lie outside this boundary which have been noted

as such.

The Albury Hospital Climate Action 2035 Strategy presents a significant opportunity to support deep engagement

with staff, patients and the wider community in a way that can build community resilience, wellbeing, and social

uplift. Initiatives outlined as part of this strategy are based on the following sustainability objectives;

- Support the Albury Hospital in being the Best Place to Work
- Support a world-class patient experience
- Create social and community uplift within the local community
- Build internal capacity to deliver sustainable outcomes
- Achieve Climate Resilience
- Achieve a future One Planet Footprint

During the first Sustainability workshop with key stakeholders it was agreed that achieving a 'One Planet Footprint' should be adopted as the guiding sustainability goal, with an aspirational future target of becoming 'regenerative'

Sustainability Scope & Objectives Best of Health

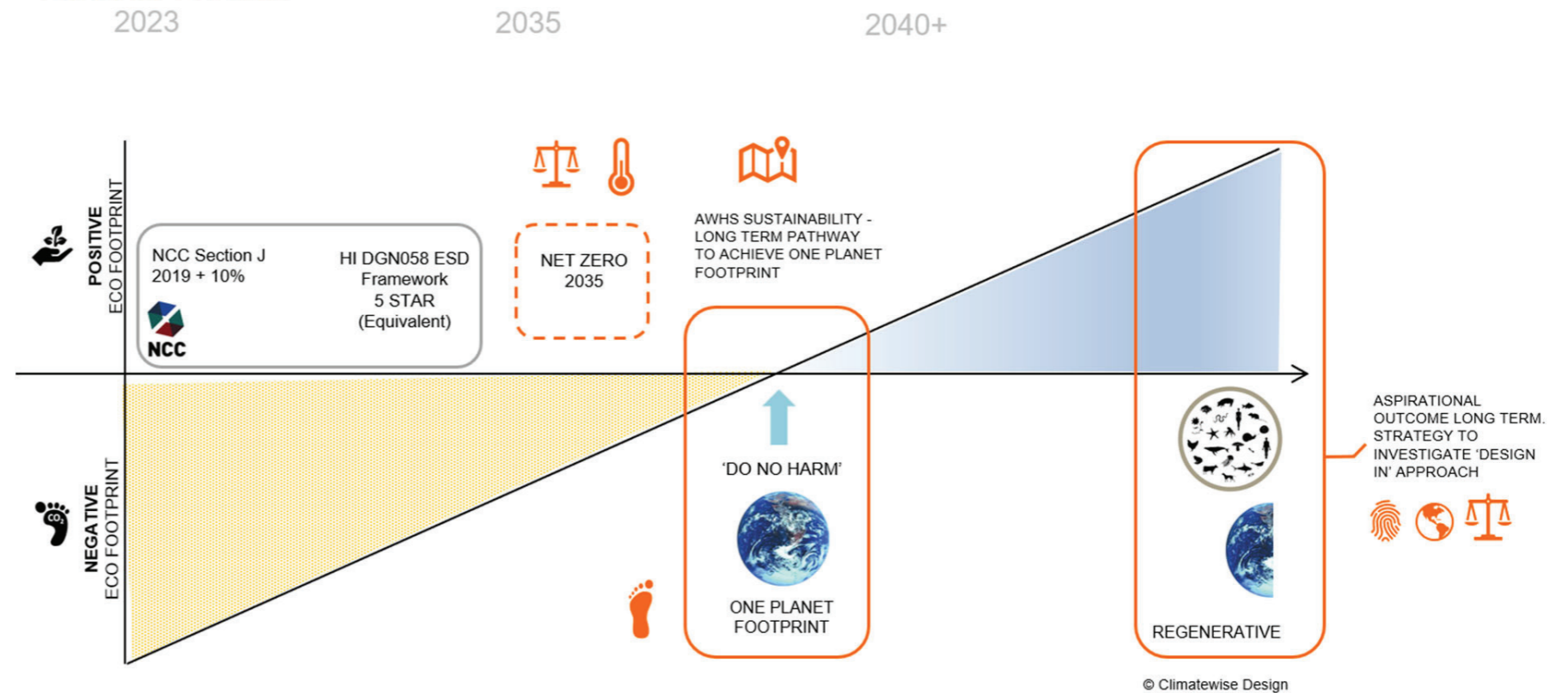


Figure 1 Sustainability Workshop #1 Masterplan Objectives

SUSTAINABILITY

Examples of how the sustainability strategy would be applied to the preferred masterplan include:

- EV charging for fleet vehicles
- Waste avoidance and recycling management areas
- PV installations
- Architectural passive design approaches, e.g. careful consideration of floor plate depths where clinically appropriate, orientation - whole of building inclusive sun shading, planning to capture views, courtyard access etc, enable flexibility for long life eg FI/FI height, recycled material (where possible) and low VOC materials.

During concept and scheme design phases the project team will assess all sustainability initiatives holistically, in consultation with AWHS champion, to enable meaningful engagement with the higher-level sustainability objectives.

Sustainability Objectives Best of Health

Sustainability Objectives

- Best Place to Work
- World class patient experience
- Create social and community uplift
- Build capacity to deliver
- Achieve Climate Resilience
- Future One Planet Footprint



	NET ZERO		NATURE		
	 Net Zero 2035	 Circular Materials	 Food System	 Green Infrastructure	 Water Resilience
	<ul style="list-style-type: none"> • Daylight Factor of ≥2% to all primary spaces • 100% Electrified building, CSSD, and catering [no fossil fuels] (PC) • 100% EV fleet (PC) • Ability to operate in island mode for X days [grid resilience] (PC) 	<ul style="list-style-type: none"> • Zero FOGO waste to landfill (2030) • Zero FF&E waste (2035) • 90% comingled non-hazardous waste diverted from landfill (2035) 	<ul style="list-style-type: none"> • 100% fresh produce grown within Albury-Wodonga bioregion (2035) 	<ul style="list-style-type: none"> • Nature prospect for every patient and all staff (<8m) (PC) • At least 50% of site area as Nature (2030) • All stormwater managed through green infrastructure (2030) 	<ul style="list-style-type: none"> • 50% reduction of potable water consumption (2035) • 50% reduction of waste-water to sewer (2035) • Ability to operate in island mode for Y days [grid resilience] (PC)
Design Initiatives Front of House What the Community experiences	<ul style="list-style-type: none"> • Quality daylight throughout • Solar PV • EV parking & charging • Openable windows • Extensive fixed sun-shading 	<ul style="list-style-type: none"> • Co-mingled waste recycling • Timber construction under 25m height 	<ul style="list-style-type: none"> • Regional Food System & Producer partnerships • Producers market 	<ul style="list-style-type: none"> • Vertical greening • On-grade landscape • On-structure landscape • Contiguous green space / Place-making 	<ul style="list-style-type: none"> • Active water features • Water efficiency for all FF&E
Design Initiatives Back of House What we deliver	<ul style="list-style-type: none"> • EV Emergency vehicles • Renewables micro-grid • Roof forms maximise PV 	<ul style="list-style-type: none"> • FOGO composting • FF&E Re-use centre (on-site or 3rd party site) • Centralised management 	<ul style="list-style-type: none"> • On-site production • Order to appetite 	<ul style="list-style-type: none"> • Bioswales & raingardens 	<ul style="list-style-type: none"> • Extensive RW harvest & re-use • WSUD • Water reclaim systems

DESIGN PRINCIPLES

CLINICAL



CONSOLIDATION & CO-LOCATION OF ACUTE & SUB-ACUTE SERVICES

- Co-location of acute and sub-acute 24HR services on a single site optimising efficiencies
- Alignment with AusHFG's and DDA compliance
- Support contemporary best practice care with consumers treated in a people-centric, therapeutic and recovery-oriented environment



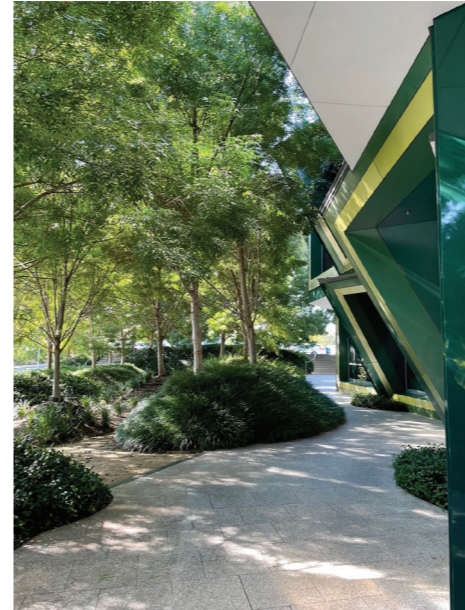
PLACE OF HEALING & WELLNESS

- People-centred design spaces that support consumer dignity and privacy, improving user experience
- Create an active vibrant precinct with a sense of place with access to daylight, views and green spaces
- Enhance cultural and creative connections to country
- Inclusivity allowing equal participation including the refugee communities in Albury Wodonga
- Community heart by providing a focal point to orientate communal activity



SUPPORT A HIGHLY SKILLED WORKFORCE

- Provide areas where education, research and health can engage with business and industry on the precinct
- Provide an environment that positively impacts learning, discovery, socialisation and collaboration
- Deliver a service, retail, food and beverage offer that meets the needs of a high-performing workforce
- Safety for users considered in clinical spaces and public realm



CONSIDERATION & UTILISATION OF EXISTING ASSETS

- Cancer Centre - leveraging the quality of existing built form, spaces and landscape
- ED - consideration of current expansion and commissioning of the new department
- Consideration of other building assets that can be repurposed
- Consideration of staging and operational continuity



CLEAR, INTUITIVE WAYFINDING

- Architectural form and language to reinforce clear and intuitive wayfinding
- Provide legible drop off for public and emergency. Establish accessibility with a clear separation between front and back of house, and pedestrians and vehicles
- Provide clear connectivity between hospital, research, academic and private partnerships



ADJACENCIES TO SUPPORT EFFICIENT DELIVERY OF CLINICAL SERVICE

- Sharing of specialist facilities and resources
- Improve service integration of mental health services with other clinical services of the hospital
- Promote flexible buildings that can accommodate expansion, growth and changing models of care
- ICT enabled to support best clinical care

DESIGN PRINCIPLES

PRECINCT



PARTNERSHIPS

- Contribute to the health and innovation precinct
- Establish new partnerships that integrate research and health evolution eg. private hospital
- Identify areas where education and research can engage with business and industry on the precinct or on adjacent site



FLEXIBILITY + FUTURE PROOFING

- Setting out a strong foundation for the master plan to enable future-proofing opportunities for growth, prosperity and strong partnerships
- Allow for change over time and future staging by providing a flexible framework for growth
- Establish a design chassis that enables logical expansion



SUSTAINABLE DESIGN

- Improved precinct amenity and environmental sustainability - creating an active vibrant precinct with a sense of place with access to daylight and green spaces
- Minimising energy use by adopting passive and active environmentally sustainable design strategies, including orienting the position of the building to best control solar impact
- Sustainable capital and recurrent financial and staffing model



CONTEXTUALLY RESPONSIVE DESIGN

- Ensure local character and environmental assets create authenticity which enriches the sense of place
- Promote a greater level of general permeability, connectedness and accessibility to the surrounding context
- Actively curate a sense of place to respectively integrate with its neighbours
- Ensure buildings respond to their internal and external environments
- Achieve heightened relevance as a major regional health service
- Provide a clear address for precinct, hospitals and research entities

LANDSCAPE DESIGN PRINCIPLES

The landscape design approach supports and is guided by the clinical design principles with particular emphasis on the following:

A place of healing and wellness

Consideration & utilisation of existing assets

Sustainable design

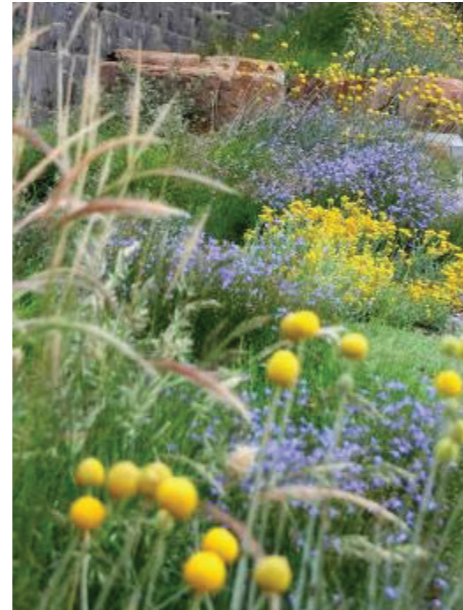
Contextually responsive design

The landscape response to Albury Hospital builds on these design principles to form an approach that is cohesive and grounded within its architectural and broader context.



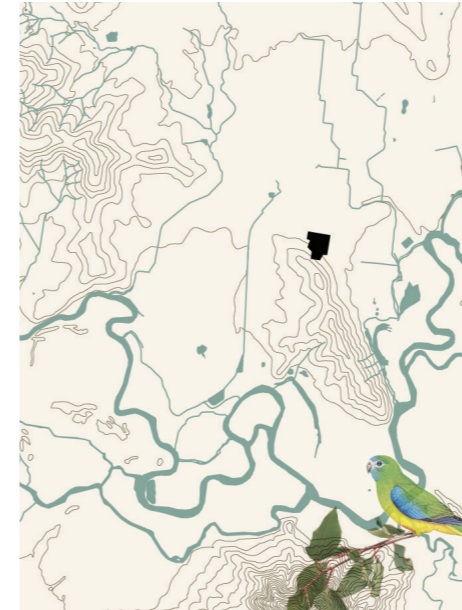
GARDENS THAT SUPPORT HEALING & WELLNESS

- A range of outdoor gathering spaces set amongst landscape that allow for visitor gathering, outdoor consultation and patient respite
- Create visual connections to landscape both within the site and beyond
- Integrate bush medicine species within planting
- Consideration of food gardens to be integrated into on-slab planting



PLANTING THAT REFLECTS THE SITE AND ITS CONTEXT

- A gradient approach to native and endemic planting with non-natives that blend with the context of Eastern Hill and the existing character of the precinct
- Drought tolerant and low maintenance planting that doesn't compromise on diversity
- Planting that celebrates the seasons, emphasises flowering and diversity
- Careful consideration of planting design within APZ through spacing and species list
- Increase understorey planting along periphery of site to frame it within landscape



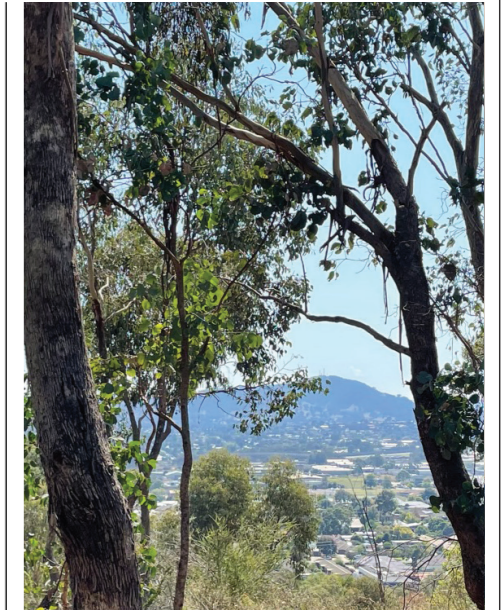
SUPPORT A LARGER LANDSCAPE

- Support and connect to broader landscape systems and biodiversity through planting design and water treatment
- Use materials that minimise harm to the landscapes they are sourced from, reducing waste and reuse where possible
- Consideration of the ongoing management of the site to support vegetation health (with particular focus of adjacent Eastern Hill Reserve)
- Support local wildlife populations through diverse understorey planting and pollination value, particularly local bird and insect life



TREAT AND HOLD WATER

- 80% Planted, 20% hardscape
- Treat ephemeral water across site through WSUD
- Support future landscape resiliency and soil health through permeable ground plane that allows for water retention
- When hardscape is necessary use permeable materiality



RESPECT SITE LINES & TOPOGRAPHY

- Celebrate the topography of the site through terracing and berms
- Maintain and frame visual connections to surrounding landscape through planting approach
- Celebrate a connection to sky through landscape and builtform

SITE - CONNECTION TO SKY AND NATURE

The character of the City of Albury is defined by its topography.

Within the orthogonal arrangement of streets, that make up the post colonial grid of the City, views and vistas to the surrounding hills provide points of orientation.

The connection to sky and nature is a key defining feature of the Albury Hospital site, from One Tree Hill to the North, to Eastern Hill that forms the 'backdrop' to the South of the hospital.

Through our discussion with Yerrabingin we have mapped out the important visual connections between topography, sky, water and nature that connects our site to place and Country.

We have used these points of orientation as 'guides' to develop the scale and massing of the proposed built form for the masterplan, described within the following section of this report.



PRECINCT & CONTEXT FRAMEWORK

The site for Albury Hospital is located East of the city centre.

Historically the development of Albury was contained by the railway corridor along the Eastern edge of the CBD (now the alignment of the Hume Highway), with the area to the East of the city being rural farmland.

Expansion of the city during the 1950's and 1960's moved Eastwards across the railway corridor connecting to Albury Airport, that was officially opened in 1964. This expansion was primarily small scale residential buildings, set within a looser arrangement of streets, contrasting with the rigid nature of the colonial grid of the CBD.

The future growth, described within the local planning framework places future expansion of the city toward the North-East

Over the last 70 years the geographical centre of Albury has shifted Eastwards away from the historic core of the CBD with the hospital site now being placed centrally within the expanded urban footprint of the city.

The scale of the hospital proposed under the masterplan will reinforce its civic importance within its context. The predominant approach to the Hospital Precinct remains from the West along Borella Road, relating to car and public transport connections from Albury CBD, Wodonga and connections from the Hume highway.



MASTERPLAN FRAMEWORK

In considering the future re-development of the hospital site the framework for the masterplan has been developed around the following key themes:

- Provide a clear and legible series of routes and landscaped public spaces that build upon the landscaped character of the existing hospital courtyards
- Reinforce connections to landscape, both within the site and to the topography of the surrounding hills
- Retention and reinforcement of the 'green' street edge that defines the frontage of the site
- Respecting the importance of Eastern Hill, including views from Borella Road
- Considering the silhouette of built form against the backdrop of Eastern Hill.
- Maintaining views from the Inpatient Units of the Cancer Centre toward the North and providing sufficient space for the building to 'breathe'.
- Establishing a network of routes and connections through the site that, increase porosity, connections to the surrounding street network and public transport; opening up the precinct to the wider community
- Providing flexibility both in the medium and longer term to allow the integration of a range of future buildings and uses that provide a diversity to the hospital precinct
- Placing larger scaled buildings toward the South of the site to reduce overshadowing of public realm and the visual impact along Borella Road and existing neighbouring residential properties.



MASTERPLAN FRAMEWORK

The following diagrams describe the framework for the proposed masterplan based around a series of routes through the site framed by landscape. This framework defines the overall strategy for the organisation of the site both in the immediate and longer term.



CONNECTIONS / CONTEXT

Framing a new Public identity of the hospital precinct
 Developing pathways that connect North to South, linking Borella Road to the East-Hill Reserve
 Extending green corridors and connections from East to West of the precinct



CONNECTIONS / CAMPUS & COURTYARDS

Extending connections to landscape within the campus and beyond
 Incorporating courtyards and gardens throughout the heart of the precinct
 Supporting a larger landscape framework



FRAMEWORK - EXTENDED

Connections extended to broader masterplan
 Establishes flexible framework for growth
 Frameworks sets permeability, connectedness and accessibility

MASTERPLAN OPTIONS CONSIDERED

In this option, the Acute + Sub-Acute services are positioned in the Southern part of the site, adjacent to the existing Emergency Department (ED). The proposed Ambulatory services are located to the North of the Clinical Services Building (CSB), while future partnerships are envisioned in the NorthEast and NorthWest corners of the site.

This option considers the separation of the main public entry and Front of House (FOH) area, which can be accessed from Keene Street. The Emergency/Triage entry, ambulance access, and loading dock, on the other hand, would be accessible from East Street. This option involves exploring three different locations for the CSB, allowing for careful evaluation and consideration.

ZONAL MP B



Legend

 ACUTE + SUB-ACUTE SERVICES	 CSB
 CANCER CENTRE	
 AMBULATORY CARE	
 FUTURE PARTNERSHIPS	

OPTION 7

In this proposed option, a 7-storey Clinical Services Building (CSB) is recommended to be situated South of the site, adjacent to the existing Emergency Department (ED). This location facilitates efficient flows and connections between the new CSB and ED, allowing for convenient movement of patients and staff.

This option also explores the idea of separating the Inpatient units from the CSB by utilizing the existing Med/Surg wards in a staged construction process. This separation enables the development of a separate residential complex within the precinct, providing flexibility for both short-term and long-term future expansion.

The advantage of separating the inpatient wards from the CSB is that it allows for a reduced scale of the new construction while taking advantage of the Southern views towards the Eastern hill reserve and maximizing solar access.

This option maintains the separation of public, staff, and logistics flows, ensuring smooth operations within the facility. It also includes an integrated Mental Health unit, aligning with contemporary models of care.

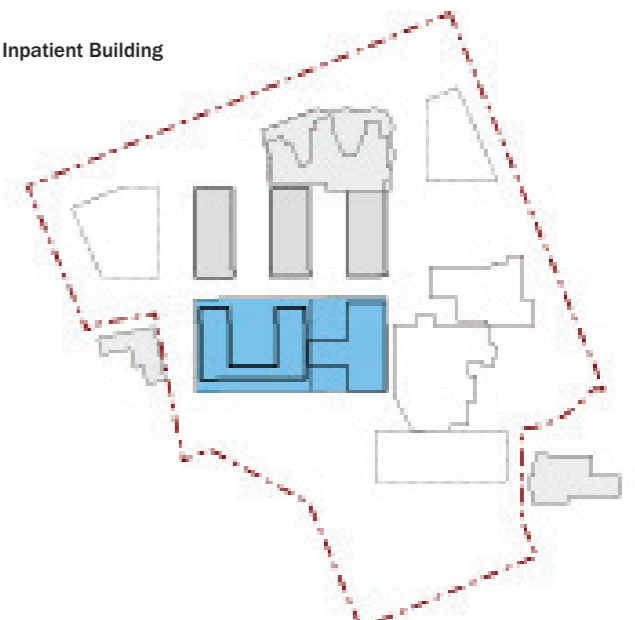
It is important to acknowledge that the staging required during construction for both the CSB and the Inpatient wards adds complexity and travel time to the project.

Opportunities

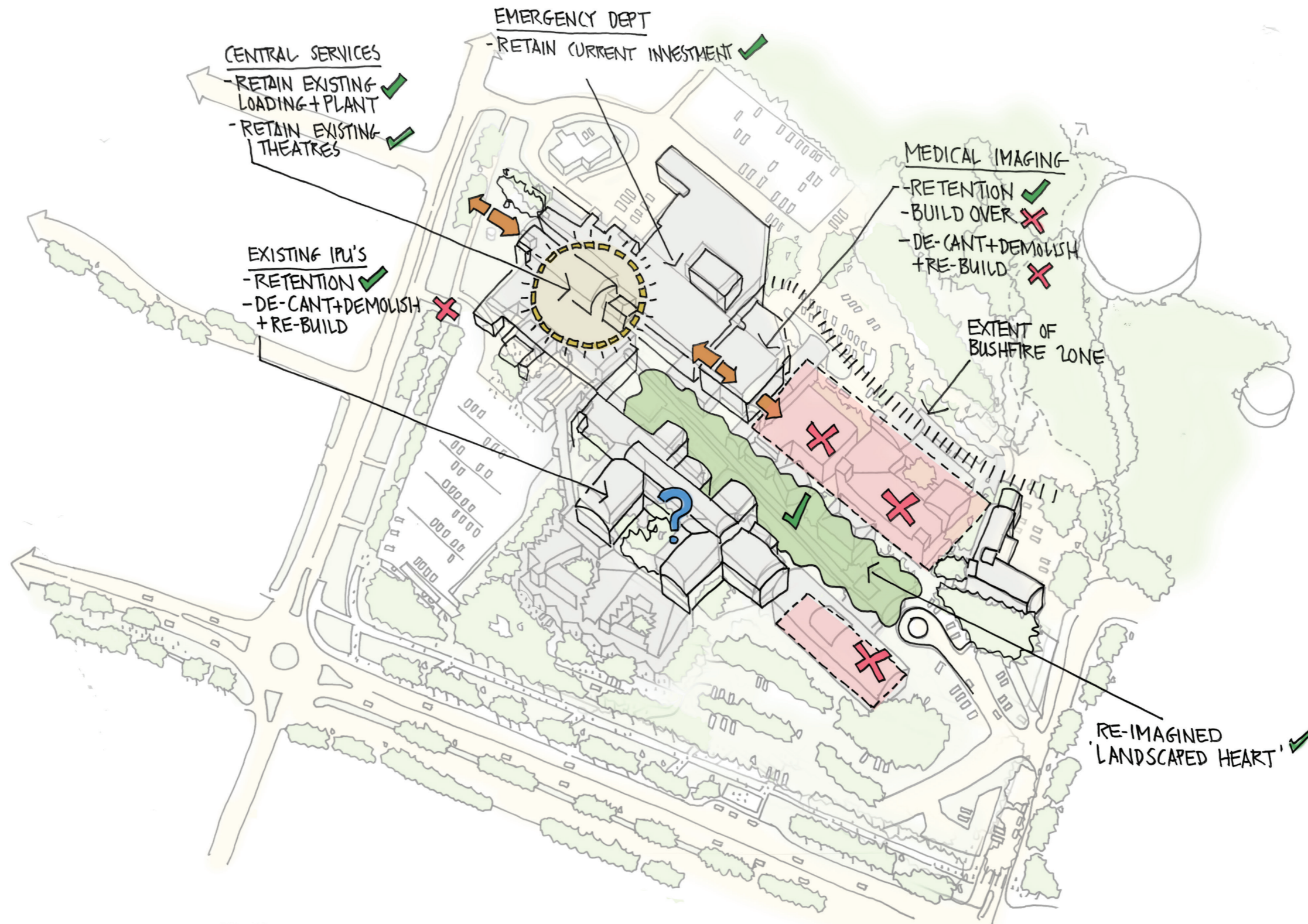
- Building design allows for separation between ED entry and Front of House Entry along East Street
- Inpatient units separate with clinical/ patient flows from CSB allowing staged construction and flexibility to accommodate short-term and long-term future expansion.
- Scale and size of the CSB placed at the South leveraging views and solar access
- Close proximity to existing ED enabling direct patient and staff flows to the new CSB
- Integrated MHU within CSB
- Utilization of existing medical wards as Inpatient Units in Stage 1 making it a more sustainable option

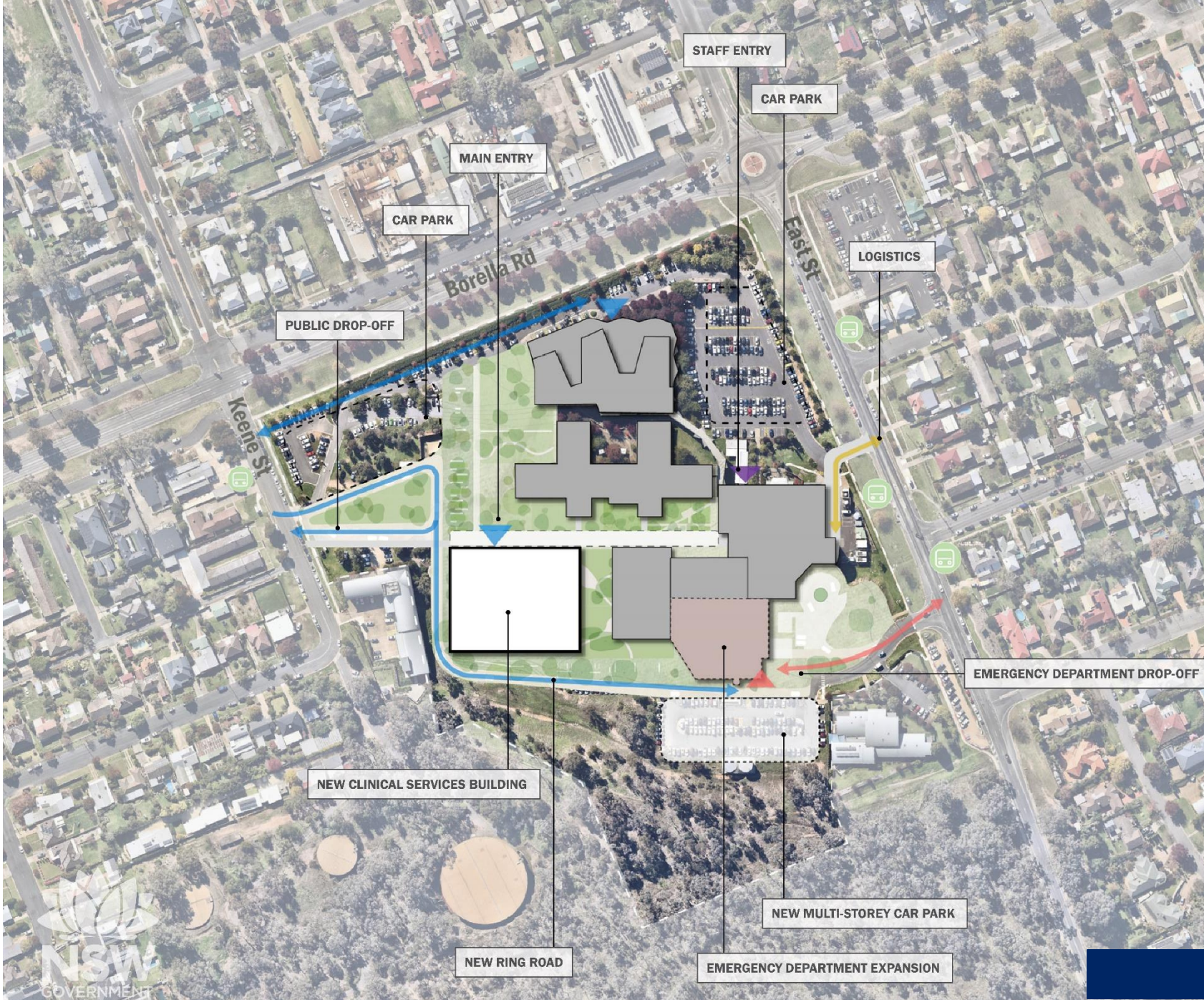
Constraints

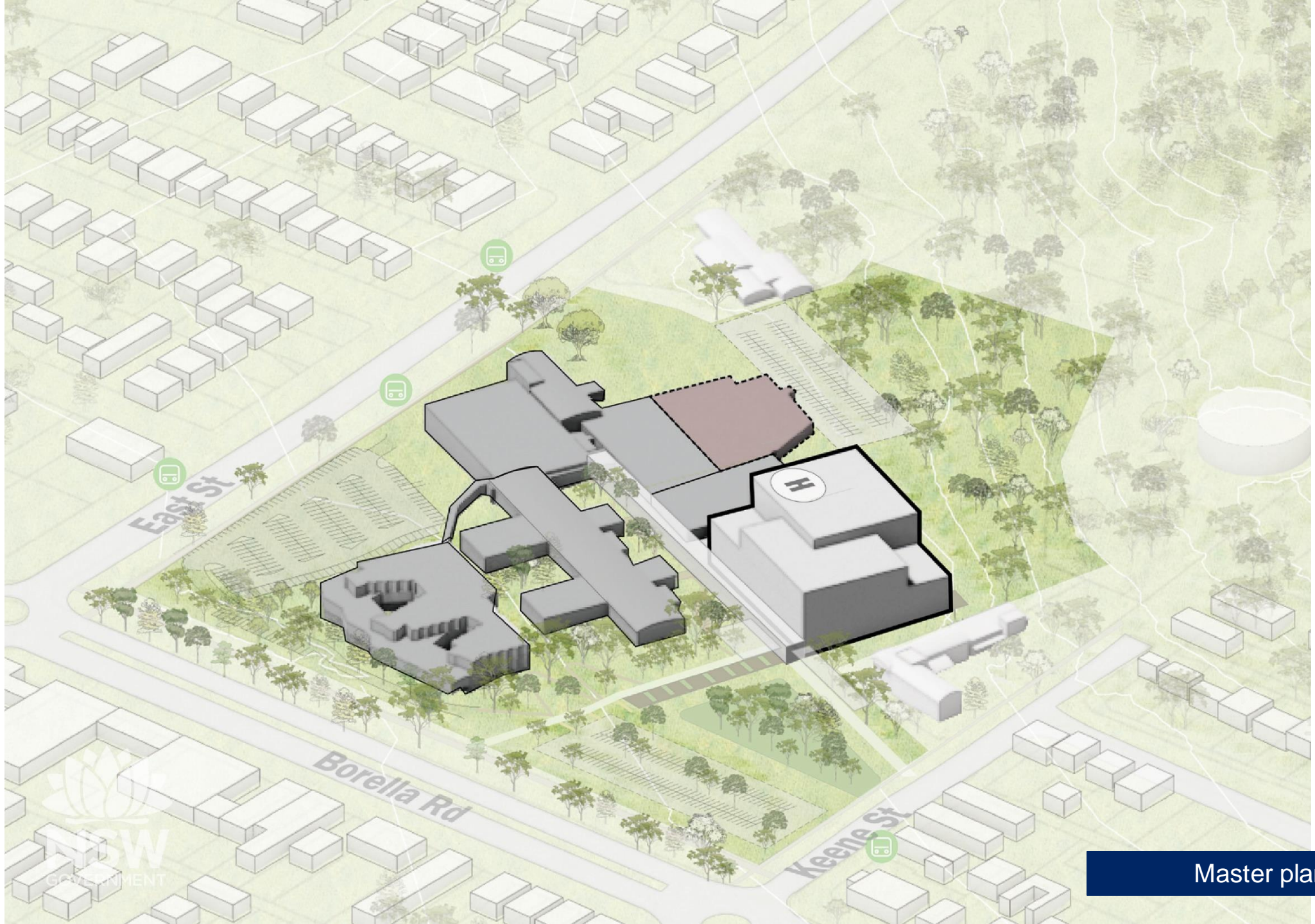
- Complex staging for CSB and Inpatient Building



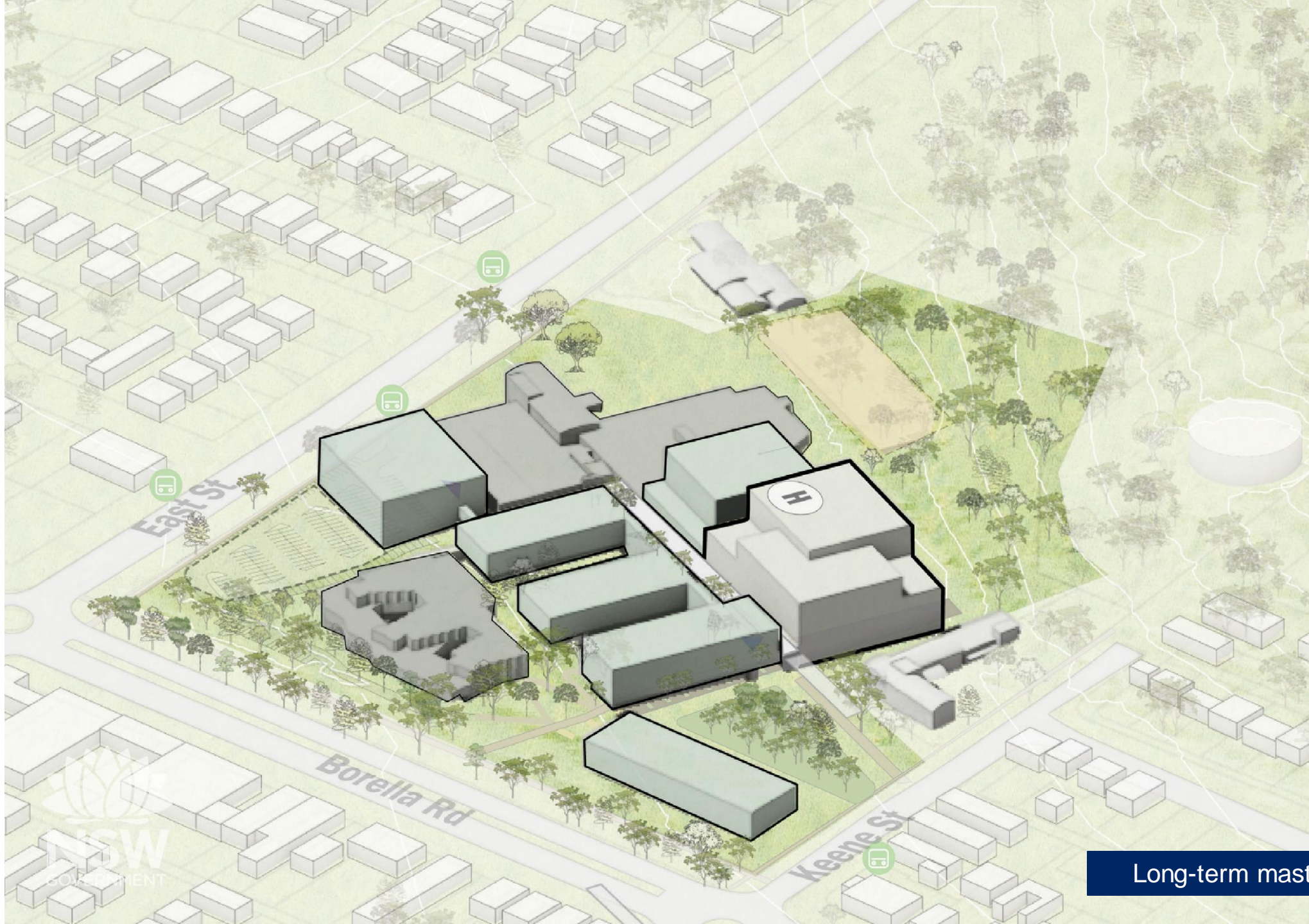
KEY CONSTRAINTS







Master plan: 3D



Long-term master plan: 3D



Artist impression: View from Borella Road



Artist impression: New Keene Street drop-off

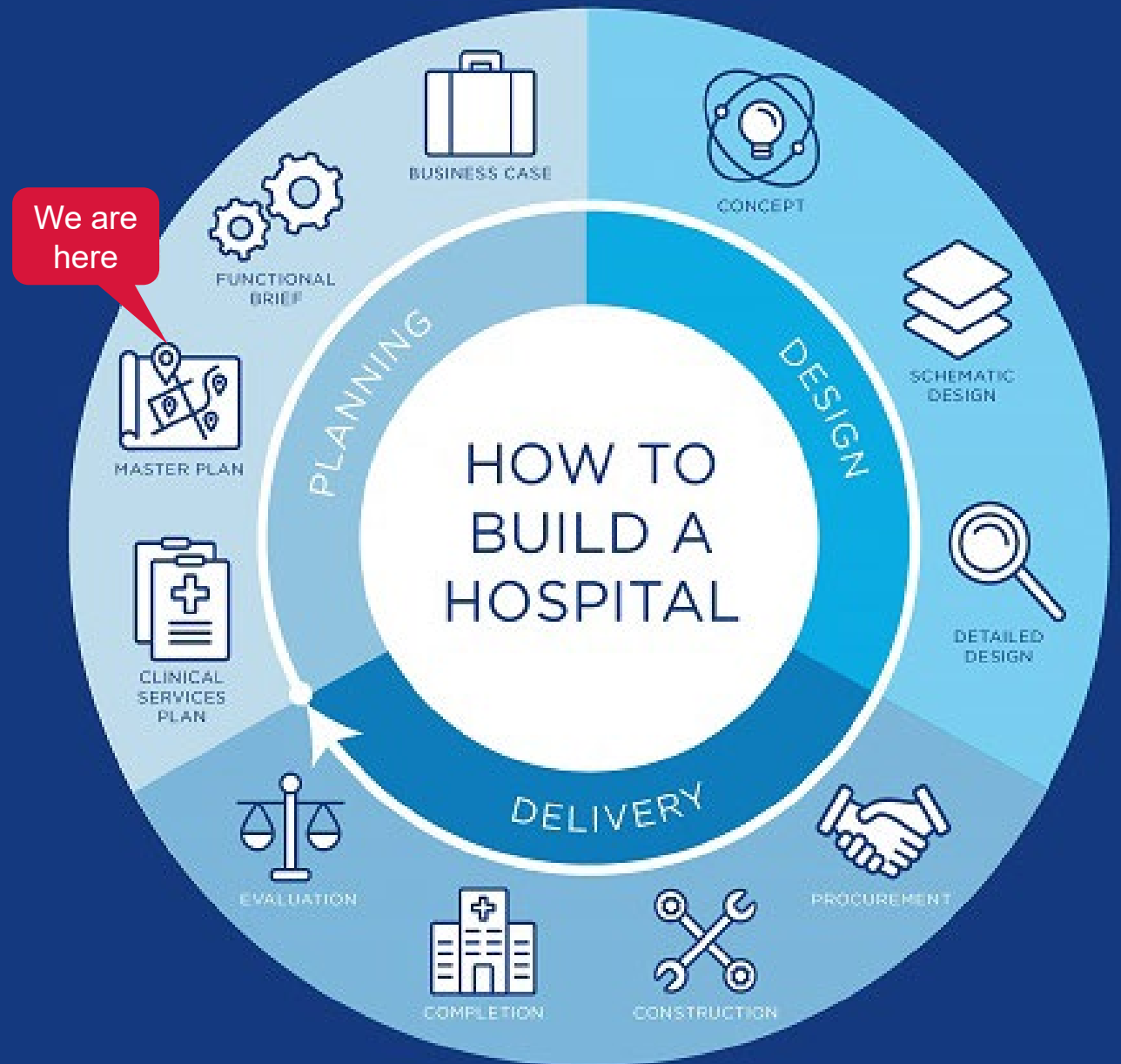


Artist impression: Corner of Borella Road and East Street

Next steps

Next steps

- Further detailed planning and design will be undertaken during 2024
- Feedback on the master plan will help inform concept design which is the next stage of planning and design
- Following concept design, schematic and detailed design will be completed
- A State Significant Development Application (SSDA) will be submitted in late 2024
- Consultation with staff, stakeholders and the community is ongoing.



How you can get involved

- Stay informed with the facts about the project via the project website
- Share accurate information with colleagues, family and friends
- Reach out to the project team if you have a comment, question or feedback
- Attend community consultation sessions
- Let us know if you'd like the project team to speak to your community group or organisation
- Sign up for project newsletters.



Albury community pop-up session

Keep in touch

Share feedback & register your details

Share your feedback on the master plan and/or register your contact details with the project team via the QR code:



Further information

Email: HI-Albury@health.nsw.gov.au

Website: hinfra.health.nsw.gov.au/alburycampusredev



