

Ecologically Sustainable Development

- To reduce heat gain, glass with a low shading structure will be specified, thereby blocking radiated solar gain.
- To reduce heat loss, the glazing will also have a good insulation rating.
- Sun shading devices on the façade will contribute to reducing glare and heat gain within the building, improving the working environment for staff.
- Natural lighting will be used extensively to cut back on energy use and also improve both the occupant's health and productivity.
- Energy efficient artificial lighting will make a significant difference to the overall energy consumption of the building.
- The new facility will be fitted with T5 fluorescent lights, which are up to three to four times more effective than traditional fluorescent lights.
- Centralised lighting control system will be used to significantly reduce energy use in buildings where normally lights are left on when not needed.
- The heating and cooling system is a variable air volume system, which controls the temperature of a space by varying the amount of air to the space rather than varying the air temperature.
- The centralised thermal energy plant is centralised and contained within two zones on the roof, one serving the finger blocks, the other the dining and therapy areas at ground level.
- This thermal energy is then distributed around the building development, via a network of piping, to satisfy the heating and cooling demands of the different areas or buildings of the development.
- Natural ventilation will be provided to the finger blocks and ward areas, as well as the ground floor cafe and therapy areas.
- Domestic hot water will be generated by using a series of solar tubes located on the roof of the ward building.
- The hydro therapy pool will be heated using solar tubes.
- Rain water harvesting tanks will be built under ground on site. This rain water will be used to irrigate the landscape as well as flush toilets.
- Secure outdoor space will be provided at ward level and also in the northern courtyard.



Artist
Impression
of New
Weemala
complex.

Weemala and Recreation Circle

The new Weemala is located in the north eastern corner of the site adjacent to the existing residences which front Charles Street.

This high care residential facility consists of two two-storey buildings and is well connected to the Main building, with access across Road 3 to a lift and stairwell, which takes residents and visitors up from lower ground to the ground floor dining and therapy areas.

To the south of Building 1 will be a dedicated visitor car park and servicing area, with access into Weemala. Located on Road 3 at the front of Building 1 is a dedicated vehicle drop-off bay.

An outdoor terrace and BBQ area is proposed at the front of Weemala, which will allow for families and friends to gather and socialise.

Extensive consultation with the Weemala user groups has led to the development of the brief for both the internal and external spaces.

The existing trees on the property boundary to the east will be retained so as to provide privacy for both the Weemala residents, as well as the existing residents to the east.

Weemala will be constructed from brick with extensive glazing and balcony space to gain maximum benefit from the predominantly north facing aspect. Brick also provides a high level of thermal performance; is durable and is contextually appropriate.

Manually operated screens and louvres allow for user control, as well as natural ventilation of the internal spaces. Screens to balconies also provide an increased level of privacy to residents.

The Recreation Circle facilities will be accessible from the Main Building, as well as Weemala and users arriving via the Central parkland.

See subdivision plan and other project
information at: www.planning.nsw.gov.au

Recreational amenity is part of our vision



Where to go for more information?

You can visit the ROYAL REHAB website for updates. www.royalrehab.com.au.

You can address questions or concerns to our Community Consultation Officers, Jim Towers ~ Phone: 02 9808 9229

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ROYAL REHAB will provide regular updates in:

- The Northern District Times
- The Weekly Times

ROYAL
REHABILITATION CENTRE SYDNEY

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ROYAL REHAB Community Project Update

MAY 2008

ROYAL
REHABILITATION CENTRE SYDNEY
Maximising Abilities - Optimising Lifeskills

ROYAL REHAB Profile

ROYAL REHAB is an independent, non-profit organisation which owns and operates a rehabilitation facility that provides highly specialised rehabilitation and disability support services for people across NSW and Australia.

ROYAL REHAB works in partnership with its clients to offer specialist rehabilitation and disability programs for clients who have sustained spinal cord injury, brain injury, orthopaedic injury and illness, age related illness, burns, cancer, multi-trauma and other conditions.

ROYAL REHAB also offers a range of programs for clients, including inpatient, outpatient, community and home-based rehabilitation and disability services.

New Medical Facility

The principal uses and functions of the new medical campus will include:

- Reception and Admissions
- Rehabilitation Wards
- High Support Complex Care Facility (Weemala)
- Therapy/Clinical Support
- Education
- Staff Offices/ Amenities
- Cafe/Library
- Support, including kitchen
- Associated Organisations
- Recreation Circle
- Retail
- Child Care and Community Centre

Design Vision

The design is predicated on creating:

- An environmentally responsive and low energy building
- A generally open, flexible, naturally lit working environment
- Connectivity and interaction
- The best possible environment for clients



Artist impression of inside the proposed new Medical Facility.

Landscaping

The proposed development includes landscaping of the Recreation Circle and Central Parkland.

It involves a network of courtyard spaces, both covered and open, offering visitors, patients and staff a range of opportunities for public and private recreation.

The boundary around the site is designed to maximise user access to the buildings, while maintaining a safe separation of cars and pedestrians.

The Recreation Circle to the north of the facility contains a child care facility, multi use courts and hard and soft landscaped areas.

The Central Parkland will function as a recreational parkland, including a wetland that also serves an important stormwater detention purpose.

All the proposed open spaces will be publicly accessible.

Circulation

A highly visible engaging street address for the buildings is provided, with efficient and legible routes both within the facility and externally.

Fluid pedestrian links are offered that respond to the existing network, public transport, Recreation Circle and the approved Concept Plan.

Design Brief

The design of the building is based on extensive research into the world's leading rehabilitation centres.

It also reflects extensive consultation with the user groups at the existing facility in order to provide clarity of functional operations, accessibility and circulation. Some of the key design and operational drivers as defined by the clients include:

- Evoke character of a village by streets and meeting places
- Differentiate patients, staff and visitor movement
- Social space (hubs) for communication
- Connect patients visually and physically with the landscape
- Work with the slope of the land
- Flexibility and adaptive use of spaces
- Seamless integration with surrounding community and amenity

Site Layout

The new facility has been designed to respond to the predominantly residential character of the area, while also creating a link from the Putney Town Centre through to the Recreation Circle and Central Parkland beyond.

The Recreational Circle - consisting of multi use courts, change rooms, toilet facilities, Community Centre and Child Care facilities - forms the focus of the new site, while the land immediately to the north-east of the site has been set aside for parkland.

The plan connects Charles and Morrison Roads via the Recreational Circle and provides excellent opportunities for future site access.

In keeping with Development Controls for the site, building height is two storeys along the south-east boundary of the site immediately adjacent to the existing residential dwellings and five storeys for the remainder of the site.

The site falls in a west east direction at a slope of approximately 1:15.

Careful consideration has been given to ensure that the planning of the new facility is responsive to these changes in level so as to make best use of the public domain and minimise the requirements for excavation.

Demolition

The new centre will require the demolition of the existing ROYAL REHAB buildings on the site.

This includes the Coorabel Building, Brain Injury Unit, research, education and conference room, outpatients/therapy wing, Dixon Wing and administration and kitchen block.

The building contains general rehabilitation/ambulatory care wards that will need to remain open until new facilities have been constructed to ensure that ROYAL REHAB continues to operate throughout the project.

As a result, the development will be staged.