

# BROWNFIELD – WHAT WE KNOW



## Current Condition of Albury Hospital

- The medical and surgical wards were constructed in 1994 – they do not meet the current Australian Health Facilities Guidelines (p56).
- The redeveloped Albury hospital will retain the old wards (p94), including Medical Ward 2 that suffered structural damage. The ward is built on highly reactive clay soil that experiences ground movement when moisture levels change and a large crack has resulted.
- If the current buildings were assessed against current building codes, they would not conform and if modified, may be required to be upgraded to current building codes (p70).
- There is a risk of additional structural works due to unexpected deterioration of the existing structure (p 133)

## Utilities and Services

- Numerous critical services e.g. medical gas are threaded through the central corridor – the hospital infrastructure faces operational challenges due to the single -access corridor. Due to its' criticality the central corridor is proposed to remain until the completion of the new Clinical Services Building (page 132).

### Electrical

- the existing substation and generators do not have the capacity to accommodate an additional large development. There is no centralised, uninterruptable power supply onsite (p71, 137) in the event of a mains power failure.

### Communications

- new optical fibre and possibly copper communications will be required (p71, 137)

### Sewer

- Albury City Council have noted concerns regarding the capacity within their sewer mains. Also upgrades to the private sanitary drainage systems pipework will be required (p 73).



## Fire Services and Bushfire protection

- The pumps connected to the two water storage tanks do not function due to cavitation issues
- The existing 100mm copper fire services main servicing the hydrant and sprinkler system will need to be stripped out and relocated to avoid the new Clinical services building.



### Bushfire prone site

- The Albury hospital is located on bushfire prone land – an asset protection zone may have to be reduced by 31 metres. A large area is required and may preclude future development. All new works will need to comply with the highest bushfire attack level, including ember upgrades to all existing buildings. (p48)
- A key issue is the requirement for fire walls, and fire rating the existing roof structure in the refurbishment.
- The existing roof structure consists of non-fire rated timber or steel. (p70)

## Traffic assessment and parking projections

- Traffic and parking projections are not yet completed. Traffic loads at entry points are yet to be established
- Exploring off-site multi-deck carpark opportunities at East Street or Keene Street presents a viable solution to cater to the increased demand for AWH services and accommodate potential future partnerships within the health precinct.
- The proposed southern carpark will require excavation of Eastern Hill.



## Site specific challenges

- The geotechnical assessment was not finalised at the time of the release of the masterplan (p73, 112) Granite rock had been detected near the southern end of the site and presents costly excavation challenges.
- No allowance for vertical expansion is proposed for the new structures (p70).
- Constructing over the Cancer Centre would have significant impact on the continuity of services (p33)
- Albury City Council has identified options for potential rezoning, including residential, commercial and retail land in the vicinity of the hospital. Future stages rely on the acquisition of additional land



## Split campuses will lead to duplication

- Having overnight services at Wodonga leads to duplicated clinical and non-clinical support services, including back-of-house and food services, which are required at both sites (p57).



## Future provisions.

- Many future provisions **have been scaled (back)** to ensure that the capital expenditure for the first stage does not include significant sums for future stages (p135).
- The entire **brownfield staging relies on complex decommissioning and demolition of existing buildings** – including the newly opened Emergency Department (p109).
- Health Ministers have ruled out demolition of the ED, and **effectively compromised essential, future sequencing and stages** as set out in the masterplan.



# QUESTION: DID THE 2021 MASTERPLAN RECOMMEND A GREENFIELD SITE?

## Answer: Yes



The outcome of a facilitated Value Management Study saw the greenfield option nominated as the preferred option.

Reference: Masterplan 2021, p83

The options were assessed as to how well they performed against the weighted criteria. Each option was assessed against the various criteria with a score of 10 awarded for optimum performance. The relative performance of the other option was then assessed. A consensus approach was taken to scoring each option.

CRITERIA	CRITERIA WEIGHTING	GREENFIELD		BROWNFIELD	
		PERFORMANCE RATING	SCORE	PERFORMANCE RATING	SCORE
To ensure that the staged delivery of the master plan maintains patient safety and service efficiency at all times.	10	10	100.0	2	20.0
To achieve the CSP and enhance efficient and safe service delivery.	10	10	100.0	5	50.0
To complete the project as soon as possible, given the dire current situation.	9	10	90.0	7	63.0
To focus on the needs of patients and provide infrastructure that is accessible and has amenity for patients and staff.	9	10	90.0	8	72.0
To maintain services and minimise disruption during construction.	9	10	90.0	5	45.0
To ensure the end result is fit for purpose with appropriate longevity.	8	10	80.0	7	56.0
To develop a solution that is carbon neutral.	8	10	80.0	10	80.0
To create a facility that supports staff recruitment and retention.	8	10	80.0	7	56.0
To create a facility that supports place making and civic identity.	8	7	56.0	10	80.0
To future proof the infrastructure for service delivery.	7	8	56.0	8	56.0
To be accessed by public transport car parking and the freeway.	7	8	56.0	10	70.0
To incorporate capacity to be staged in light of recurrent and capital funding.	6	4	24.0	10	60.0
To enhance economic and social benefits of a health precinct in the location.	6	8	48.0	10	60.0
Total scores			950		768

*“The above analysis indicates that of the two locations being considered, the **greenfield option** would result in facilities that **more fully meet the health and wellbeing needs of the cross-border community into the future**”.*

Reference. Albury Wodonga Health Campus Masterplan Site Location Workshop Report. Tierney Page Kirkland, November 2021.