

CABRINI MALVERN REDEVELOPMENT – A NEW ERA

Frequently Asked Questions | July 2022

- **Why does Cabrini need a new clinical services plan?**

The Cabrini Gandel Wing was a major milestone for the hospital in terms of its service delivery and patient care. From there, Cabrini undertook a Clinical Services Plan that identifies forecast growth in demand over the next 10 years. Through this work we have identified that we won't have enough beds to meet the increased demand for hospital services.

- **Why is Cabrini doing this?**

Cabrini is a not-for-profit hospital which prides itself on providing the best health care to its patients and the wider community through its outreach programs. The redevelopment will ensure that this high-quality care can continue into the future, and focus on the specific areas of needs that we have identified such as cancer, cardiac and orthopaedic surgery.

We also need to build more single rooms. Patients with private health insurance expect this and it is no longer acceptable to have four-bed rooms, particularly in a COVID environment.

- **Which part of the hospital is being redeveloped?**

A new building is proposed on the corner of Coonil Crescent and Wattletree Road. This will be a multi-level clinical building which will increase the overall net number of beds at Cabrini to between 50-80 beds. This takes into account the reduction of beds within the existing hospital due to the refurbishment of the current four-bed wards to single rooms, which are no longer fit for purpose.

There will be significant improvements to the hospital entry from Wattletree Road, which will allow safe and efficient vehicle, emergency services and pedestrian access. There will be an increase in the number of onsite carparks with over 350 new proposed basement carparks.

Within the existing hospital there will be internal works in the 'North Block' building adjoining Winter Street, a refurbishment of the existing 'Central Block' adjoining Coonil Crescent, a major upgrade of our Emergency Department and expansion of our Operating Theatre complex.

- **How tall are the new buildings?**

We have sought to achieve a transition in height downwards from Gandel Wing towards our eastern neighbours. The hospital is included in the Glenferrie Road / High Street major activity centre, and the height of the new buildings provides a respectful transition east towards the residential zones. The new buildings will step down from approximately 26 metres and the site plan shows a generous new landscape setback to the residential properties to the east.

- **How many new consulting suites / doctors will there be?**

Most of the new consulting suites will be occupied by relocated doctors, however we anticipate there will be an increase over time as we continue to grow as an organisation.

- **Are any buildings being demolished?**

We are proposing to remove the existing buildings at 2 and 4 Coonil Crescent to facilitate this development, and some demolition works on the existing hospital will be required as well. None of the Cabrini buildings are heritage-listed, except for 4 Coonil Crescent which has a C-grading, being contributory to the area rather than significant in its own right.

- **How are you responding to the Covenant that applies to 2 Coonil Crescent?**

Our planning submission will seek to vary/remove the covenant that applies to 2 Coonil Crescent. All beneficiaries of the Covenant will be notified and given an opportunity to make a submission.

- **What will the buildings look like?**

The final design of the new buildings will be developed in consultation with our architects, who specialise in health projects. The buildings will ensure a consistent character across the site that has emerged through the Cabrini Gandel Wing design and provide a contemporary design response that is respectful of the heritage significance of the surrounding properties.

- **How are you managing overlooking of neighbouring properties?**

Across Victoria, overlooking is managed by providing a minimum 9 metre setback between a new window or open space and an existing dwelling. The proposed development has a setback of considerably more than nine metres from residential properties to the east.

- **What will be the impact of shadowing from the building on surrounding property?**

No adverse shadow impacts to neighbouring properties are envisaged, and this will be fully detailed through the state-lead approval process.

- **Are any trees being removed?**

Trees on the existing carpark area will need to be removed, the intent being that existing vegetation along the Wattletree Road frontage and side and rear boundaries be retained where possible.

- **What new landscaping works are proposed?**

New landscaping is proposed to Wattletree Road, Derrill Avenue and Coonil Crescent, as well as a nine-metre-wide landscaped walkway on the eastern side of the Hospital to facilitate access between Derrill Avenue and Wattletree Road.

New landscaping will comprise at-grade planting as well as integration of landscaping into the building design through upper-level terrace spaces and green roofs which enhance sustainability outcomes. A comprehensive landscape design will be developed as part of our proposal.

- **How can I get from Derrill Avenue to Wattletree Road?**

A new nine-metre-wide landscaped walkway will be provided at the eastern edge of the hospital property that will allow for public access between these two streets. The final design will be developed in consultation with stakeholders and will consider elements such as lighting, safety, noise and planting.

- **How many new car parking spaces are being provided and where are they?**

All new car parking associated with the hospital will be provided in basement format.

There are over 350 proposed basement car spaces. The new car parking will be in addition to the existing car parking supply for the hospital.

- **What roadworks are proposed?**

The existing signalised intersection of Wattletree Road and Coonil Crescent will remain, but the hospital entry will be reconfigured to ensure safe and efficient access for vehicles entering/exiting the basement car park; emergency services vehicles arriving at the Emergency Department and pedestrians. New roadworks will be undertaken in consultation with the Department of Transport and Council.

- **Is there a helipad proposed as part of this redevelopment?**

There is no helipad proposed as part of this project, as there is no clinical need for a helipad at Cabrini.

- **Who will assess the application?**

The application will be submitted to the State Government given its significance in terms of health care need, the overall economic investment, and the need to ensure a co-ordinated approach across all stakeholders and agencies.

- **When will building works commence?**

- *We will be commencing internal refurbishment works from August 2022, and we are intending to commence new building works in mid-2023, subject planning authority approval.*

- **Where will the builders park and how will the trucks access the site?**

An appointed building contractor will be required to work with the hospital, council and Department of Transport to develop a detailed Construction Management Plan which will detail matters such as hours of building, contractor car parking, safe truck routes and the like.

- **How can I stay informed / involved?**

We will be providing regular updates on our website and social media channels, as well as more formally through stakeholder engagement sessions. The State Government will also be seeking views from interested parties through the application process. We want to work collaboratively with the local community, council and State Government through this process.

Further enquiries to:

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