

## Concept Plan

August 2006

**Royal Newcastle Hospital Redevelopment**  
Concept Plan for mixed use residential development



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## Local Context Aerial View



Figure 1 – Site location

# 1.1 Introduction



Figure 2 – Concept Plan study area

The Royal Newcastle Hospital (RNH) site (Figure 1) was identified by NSW Health as surplus to needs in 1999. A strategy has been developed by NSW Health to deliver broader and better located health services to the community.

This Concept Plan is based on the 2004 Landcom Masterplan which was submitted to Newcastle City Council and publicly exhibited, but was never formally approved. A site specific DCP was subsequently prepared and adopted by Council in November 2005.

The RNH site will be developed in two stages. The Concept Plan, for which approval is sought, comprises the following:

- Land uses being predominantly residential with ancillary non-residential uses such as retail and commercial uses;
- A base Floor space Ratio (FSR) of 2.8:1 (48,748m<sup>2</sup> of gross floor area) with up to 3.1:1 FSR (53,971m<sup>2</sup> GFA) with bonus Gross Floor Area (GFA);
- Building envelopes (footprints and heights) generally between 3-9 storeys with taller buildings on the western portion of the site with a base height of 16 storeys with up to 20 storeys with bonus height;
- A package of public domain improvement works to be provided to achieve the bonus floor space and height;
- Vehicle access points and basement car parking; and
- Site Design Principles that have informed the preparation of the Concept Plan and which can be used in the assessment of future Project Applications on the site.

## 2.1 Vision



Figure 3 – Concept Plan

The Royal Newcastle Hospital site will set a new benchmark for coastal communities in Newcastle and NSW. The valued natural, historical and social attributes of the site will be interpreted to establish a strong sense of place for the site that will provide a significant contribution to the City of Newcastle.

The site will be a place where people want to live and work, a place to meet friends, to shop or eat out in the evening, or simply a place to stroll along the Esplanade and watch the surf. New public spaces are activated with retail shops, cafes and restaurants. Landscaped and well-lit streets and links will provide safe walking routes through and around the site, better connecting the CBD to Newcastle Beach. New buildings on the site will display responsive urban and architectural design qualities as well as demonstrate best practice ecologically sustainable design.



New public open space



Pacific Street extension



King Street extension

## Future view of new public open space.



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## Existing view east along King Street.



## Future view east along King Street.



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## Existing view south along Pacific Street.



## Future view south along Pacific Street.



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**Existing view north over site.**



**royal newcastle hospital concept plan**

## Future view north over site.



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## Existing view east along Shortland Esplanade.



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## Future view east along Shortland Esplanade.



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## Existing view from Newcastle Beach.



royal newcastle hospital concept plan

## Future view from Newcastle Beach.



royal newcastle hospital concept plan

## Existing view west from Newcastle Beach promenade.



royal newcastle hospital concept plan

# Future view west from Newcastle Beach promenade.



royal newcastle hospital concept plan

## Existing view east from Newcastle Beach promenade.

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royal newcastle hospital concept plan

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## Future view east from Newcastle Beach promenade.

