# 2.2 Built Form and Staging

Figure 5 represents the full implementation of the Concept Plan. The proposed development accommodates and allows for the exclusion or staged decommisioning of the David Maddison Building without precluding development of adjoining land. Each development scenario provides the following urban design outcomes:

- a public plaza in the north-east portion of the site;
- extension of King and Pacific Streets; and
- improved amenity along Shortland Esplanade.

## Stage 1 Concept Plan

**Figure 4 –** Stage 1 Concept Plan

Stage 1 includes the Royal Newcastle Hospital site (Nickson and McCaffery Wings only) the existing car park site on Watt Street. It excludes the United Services Club, the David Maddison Building and the Wirraway Flats site.

Stage 1 provides the following development:

- 3, 4 and 5 storey buildings along Shortland Esplanade; and
- a 3 storey building along Watt Street, adjacent to the United Services Club.
- tall buildings in the centre and northern portion of the site (ranging from 6 to 20 storeys);

The implications of Stage 1 are:

- it allows for development of land owned by Health Administration whilst the current use of the David Maddison Building continues;
- it provides an appropriate buffer between the David Maddision Building and any new development on the Royal Newcastle Hospital site;
- it limits the opportunities to activate King and Watt Streets in the short term.

## Final Concept Plan

**Figure 5 –** Concept Plan

Full implementation of the Concept Plan includes the Royal Newcastle Hospital site (Nickson, McCaffery Wings and the David Maddison Building) the existing car park site on Watt Street. It excludes the United Services Club and the Wirraway Flats site.

In addition to the development included in Stage 1, the Concept Plan provides the following:

- 4 storey buildings adjacent to the United Services Club;
- 4 to 9 storey buildings along King and Watt Streets.

The additional implications of this scenario are:

- it allows street edge activation to King and Watt Streets
- it allows creation of sheltered landscaped courtyard area framed by buildings

## Built Form Permitted Under The Concept Plan

**NOTE:** The upper height limit is expressed in storeys above ground level and measured to the underside of the ceiling of the uppermost level. It does not include roof features and plant structure. Ground level is taken to be the level of the public street immediately adjacent to that part of the site. Where a building has two street frontages, an interpolated ground level is to be used. Where the land is sloping, the height limit is to be taken as an average height of the subject building.

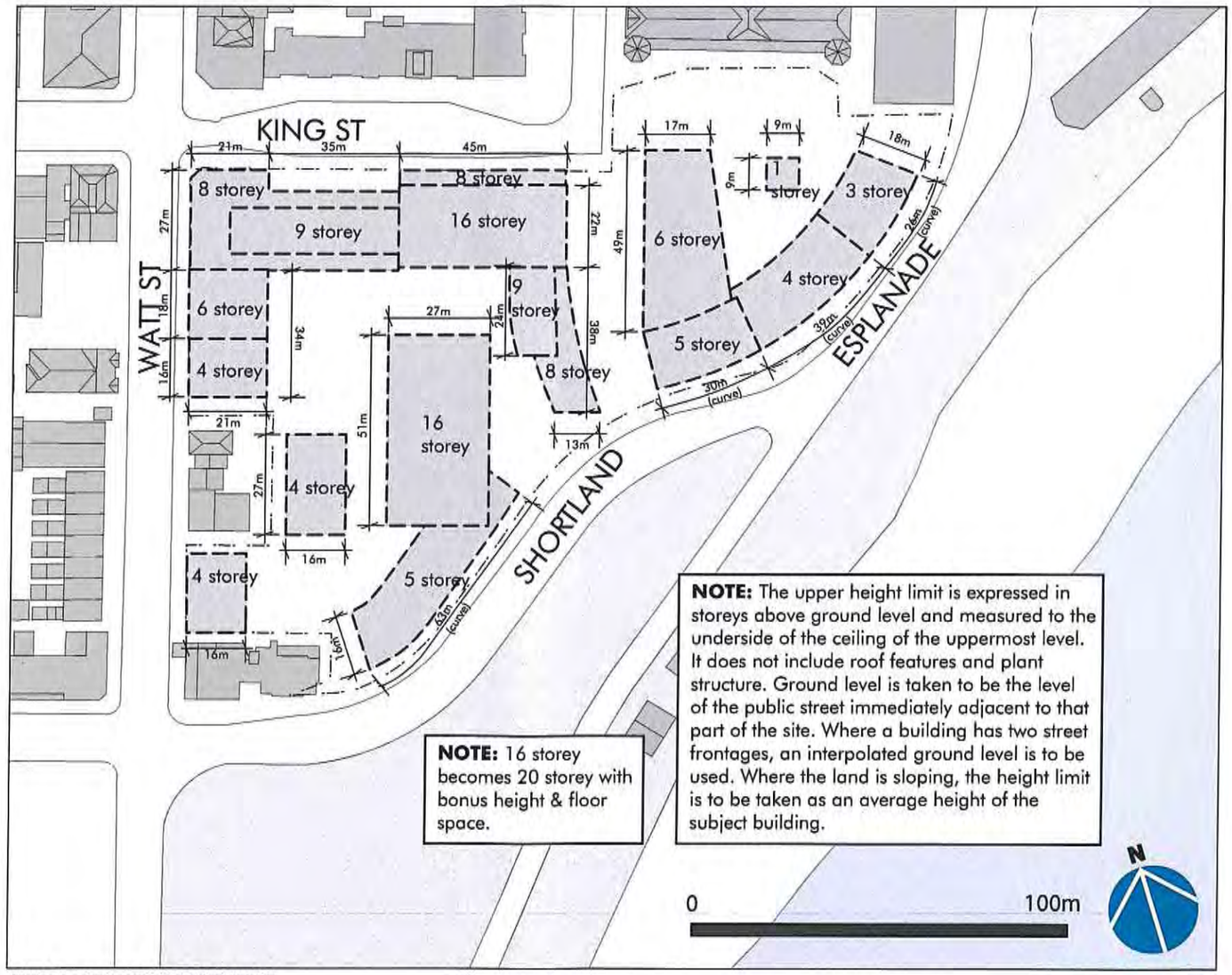
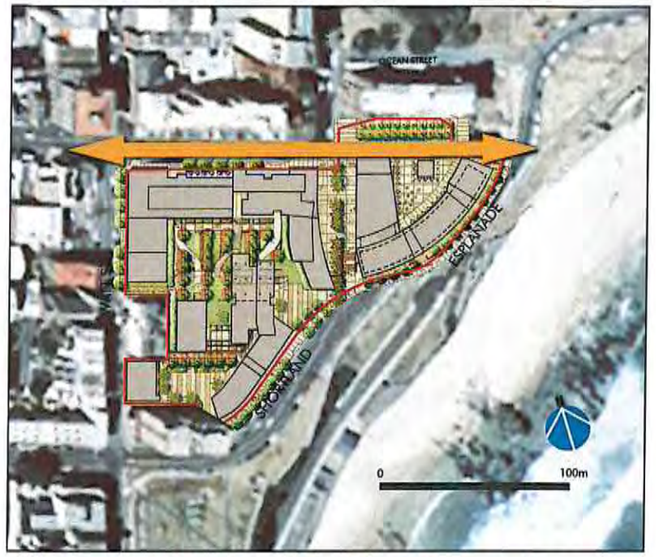



**Figure 6** – Concept Plan building heights

# 2.3 Design Outcomes

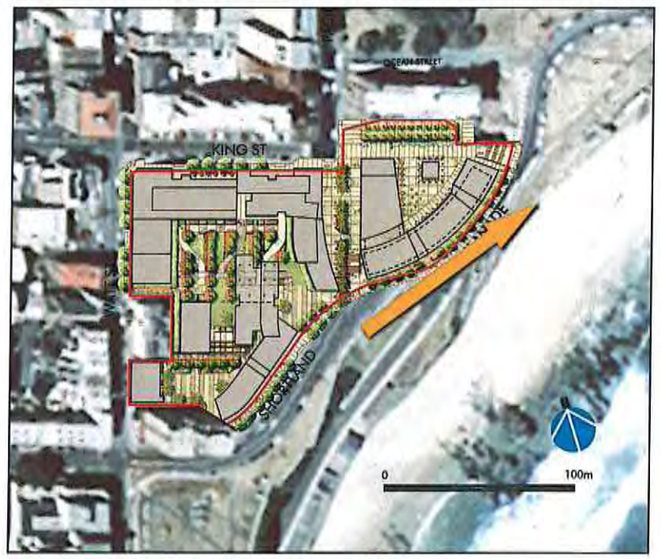



## Connections to the beach

King Street connects through to the beach.

## Pacific Street extended

Pacific Street connects through to Shortland Esplanade.




## Beachside amenity

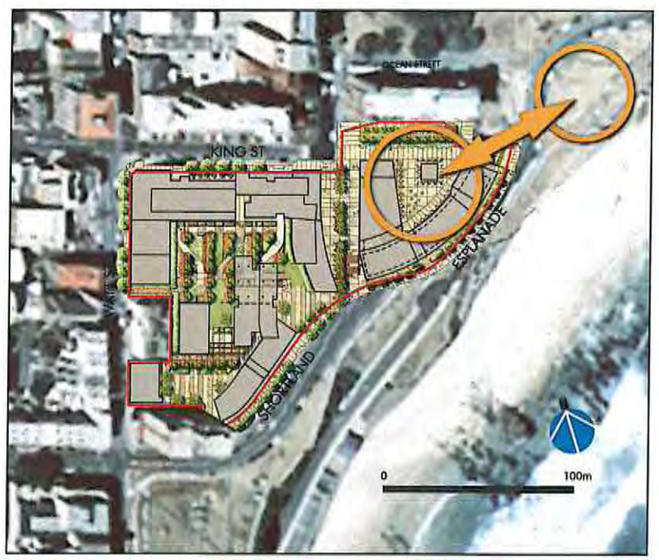
Shortland Esplanade is widened for better sight lines and public amenity.

## Fletcher Park integrated

Fletcher Park is connected to new landscaping along Shortland Esplanade.

## Connect open space network

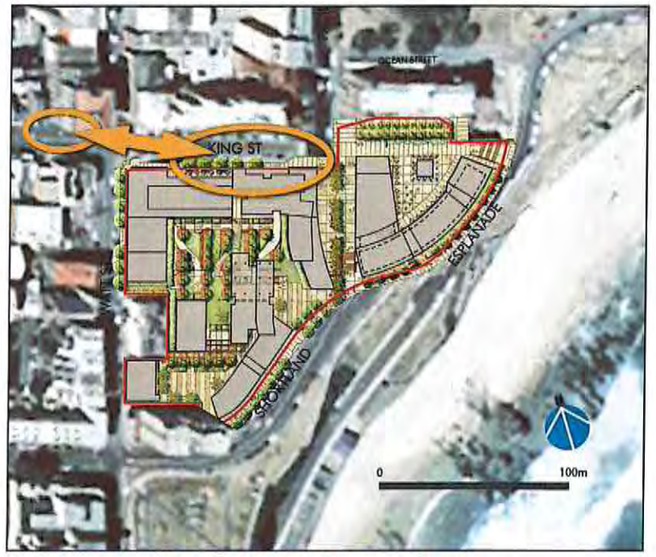
The public domain of the area is enhanced by the creation of pedestrian link through the site. The link connects the community assets of Fletcher Park and Pacific Park and improves the pedestrian permeability of the area.




## Create a sense of place

The new cafe and liesure precinct connects with the existing culture of the beach.

# 2.3 Design Outcomes

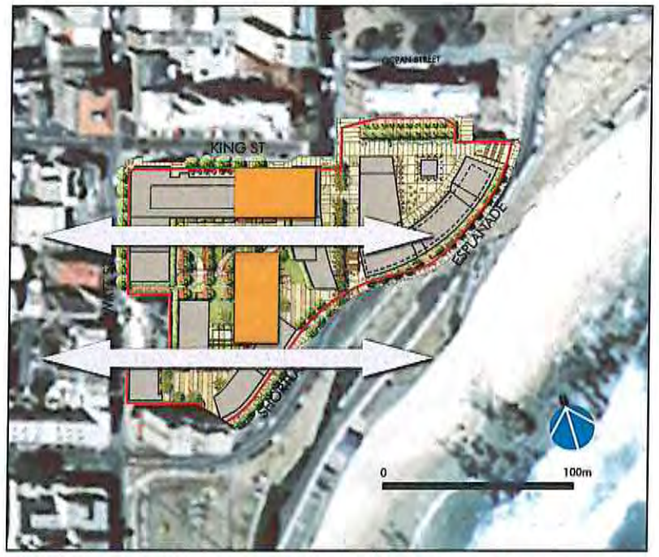



## Integrate into the city

The retail components of the site connect with the existing retail precincts of the city and draw pedestrian activity into the site and towards the beach.

## Visual impact

The buildings are aligned so as to reduce their visual bulk when viewed from Watt Street and Fletcher Park to the south and from Pacific Street to the north.

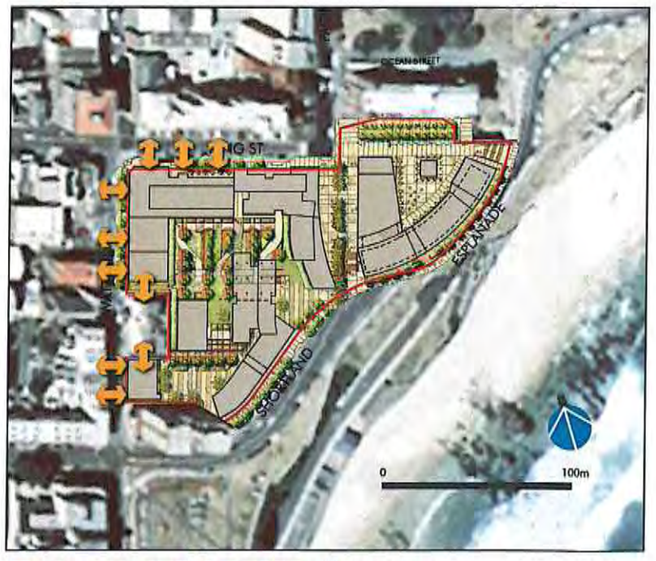



## Reconnect with the horizon

The wall of buildings that is presented by the existing hospital buildings is broken in the centre of the site to allow views through to the horizon.

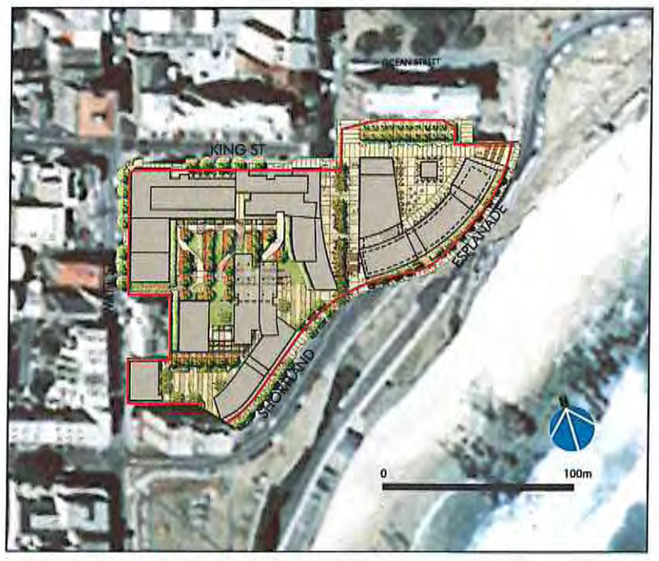
## Reduce overshadowing

The impact of building shadowing on the key public area of the beach is reduced (Note: the diagram shows the shadow impact at 3pm at the equinox).




## Respond to heritage

The building massing and design respects and responds to the built heritage of Watt and King Streets.




## Contextual fit

The grain of the proposed plan fits neatly into the scale of the existing city.

# 3.1 Location+Context

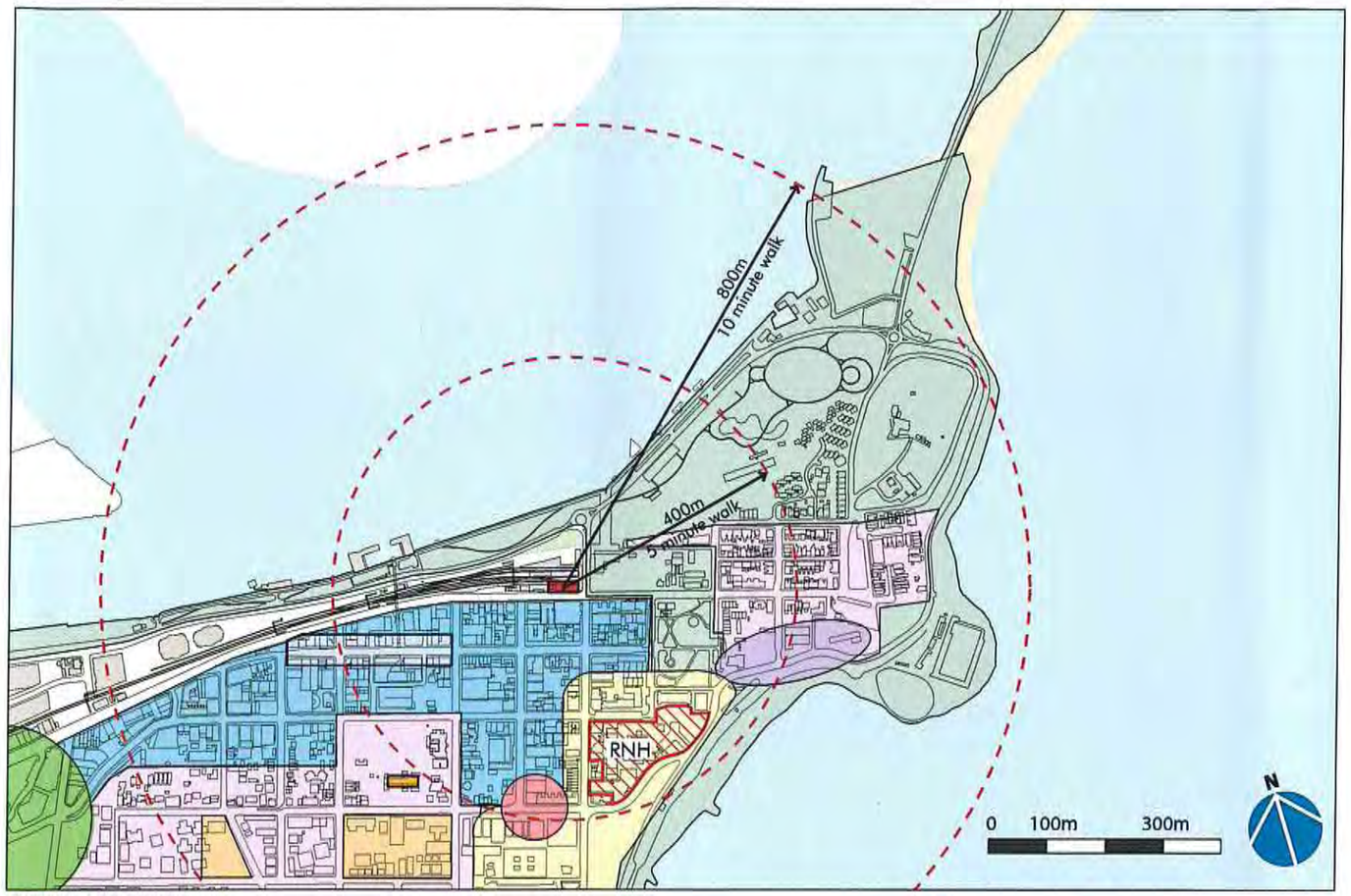



Figure 7 – Local context

LEGEND

- Site Boundary
- Commercial/Retail
- Retail
- Hospital/Medical
- Law + Order
- School
- Residential
- Tourism
- Recreational
- Civic Centre
- Railway Station
- Church

Figure 8 – Local context - aerial view

The Concept Plan site is located in the inner city suburb of Newcastle East on the eastern extremities of the Newcastle CBD, overlooking Newcastle Beach (refer to Figures 2 and 3). Newcastle East is continually evolving into a residential/tourist precinct with numerous residential and hotel developments occurring in recent years.

The site is bounded by Shortland Esplanade to the east and south, Watt Street to the west and King Street to the north. It includes the existing Royal Newcastle Hospital buildings, the adjoining David Maddison Building and car park. The site provides an interface between Newcastle Beach and the Newcastle CBD however there is currently a lack of connection between the CBD and the beach, particularly due to the existing street pattern and built form. The site is also an important transitional link between Fletcher Park in the south and Pacific Park in the north.

The site is extremely well located in terms of a broad range of retail, recreational, commercial, community, educational services and facilities. It is within 400 metres (or a 5 minute walk) of the Newcastle Railway Station and is a 10 minute walk to Newcastle's Civic and Cultural precinct. Newcastle CBD provides a wide range of shopping facilities servicing the needs of the regional population. Together with its specialty stores, business services, personal services and entertainment/tourism venues, the CBD also houses major retail chains. One of the main opportunities for master planning the site is its close proximity to:

- the central commercial and business precinct of Newcastle;
- recreational areas such as the beaches, swimming pools, walking tracks, and parkland;
- educational establishments including schools and universities;
- tourism facilities such as hotels and youth hostels; and
- the established residential areas of The Hill, Cooks Hill and Bar Beach.

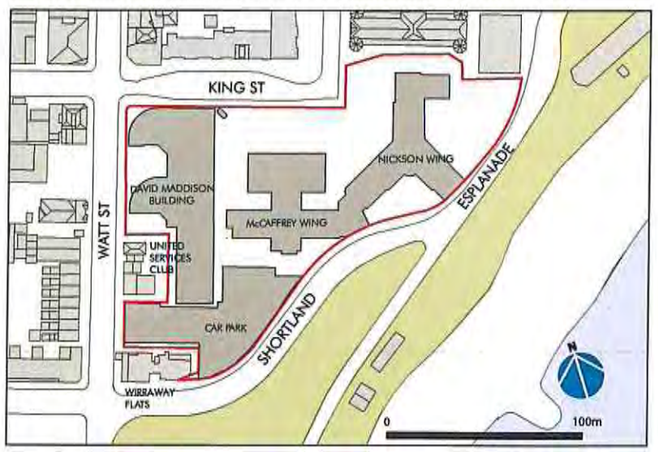



Figure 9 – Site context

# 3.2 Street Pattern and Circulation

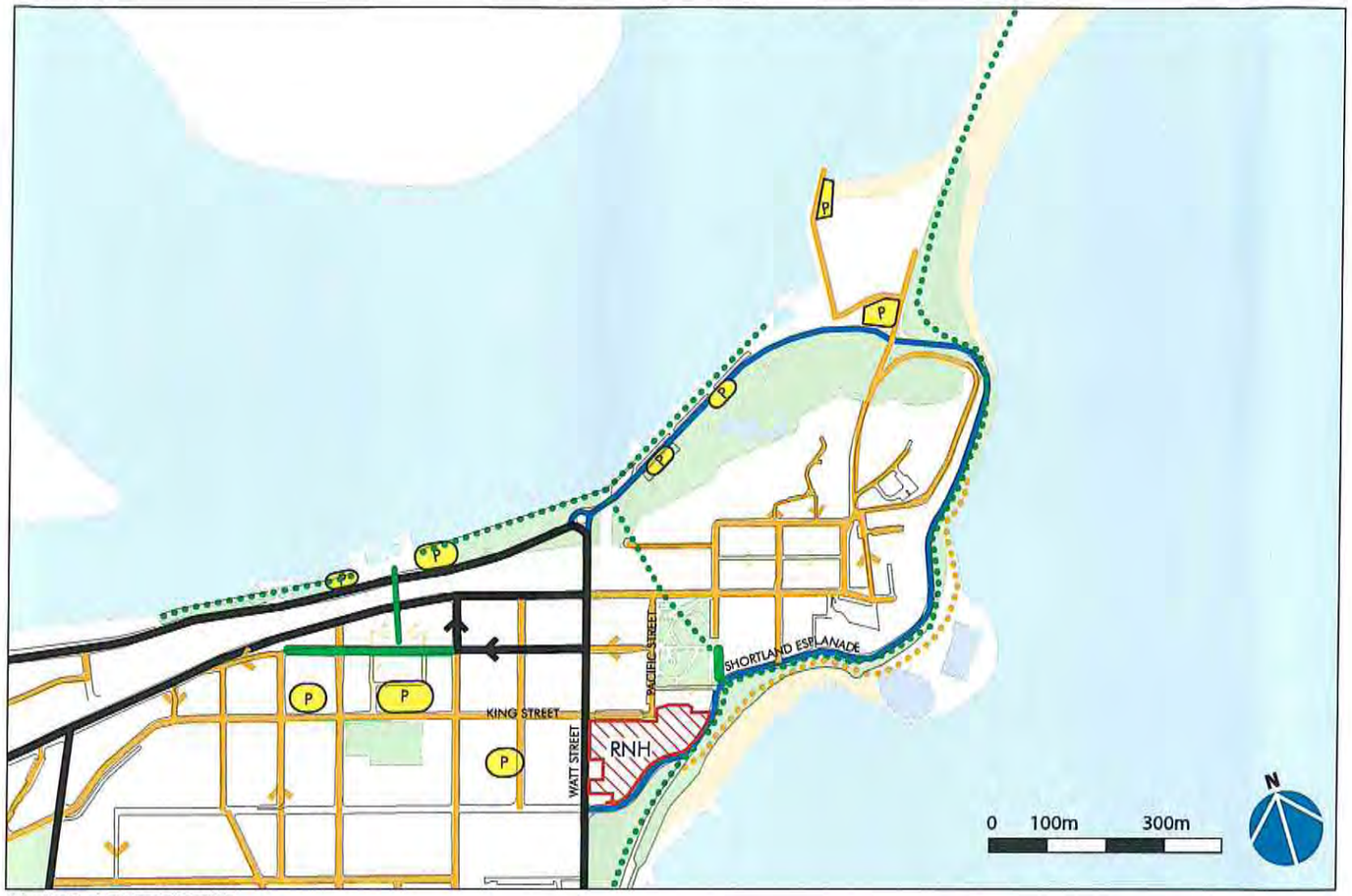



**Figure 10** – Local street pattern

LEGEND

- Site Boundary
- Car Parking
- Vehicular - Heavy Use
- Vehicular - Medium Use
- Vehicular - Light Use
- Vehicular - Tourism Use
- Pedestrian Plaza + Walkway
- Upper Cliff Walk
- Lower Cliff Walk

**Watt Street**

**Pacific Street**

**King Street**

**Shortland Esplanade**

## Local street network

The Newcastle CBD has a strong street grid predominantly running east-west (i.e. King Street) and north-south (i.e. Watt Street) as illustrated in Figure 10. The predominant street layout surrounding the site is in the form of a grid pattern with the exception of a road that travels around the Newcastle Beach foreshore (Shortland Esplanade). The evolution of this local street network over the last 180 years can be seen on the historical subdivision layouts at Figure 5.

The site has three main street frontages including Shortland Esplanade to the east and south, Watt Street to the west and King Street to the north. Shortland Esplanade provides access to Newcastle Beach and Ocean Baths as well as numerous residential and hotel developments along the coastline. Watt Street connects The Hill and adjacent residential areas with the Newcastle CBD, whilst King Street links the site with the Newcastle CBD to the west.

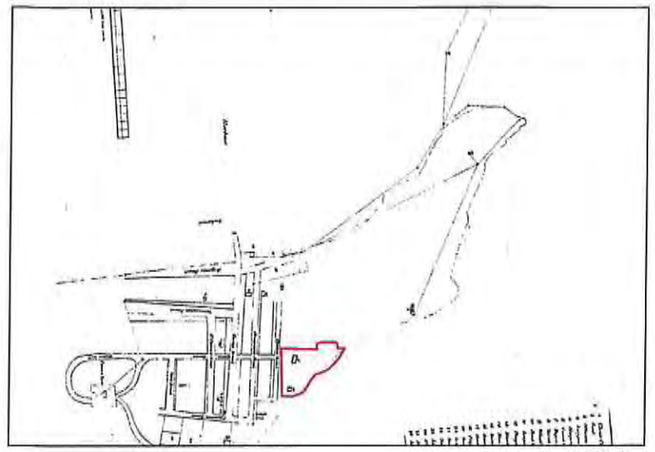
## Pedestrian network

The site is within easy walking distance of many facilities and attractions, however existing pedestrian connections are generally of a poor quality. A poorly defined pedestrian route connects the end of King Street to the beach along the northern edge of the site, with stairs down to Shortland Esplanade. The existing footpath along the northern side of Shortland Esplanade becomes increasingly narrow as it descends and follows the curve of the eastern part of the site, providing an uncomfortable and unsafe pedestrian environment. Redevelopment of the site provides the obvious potential to improve the pedestrian environment around the site.

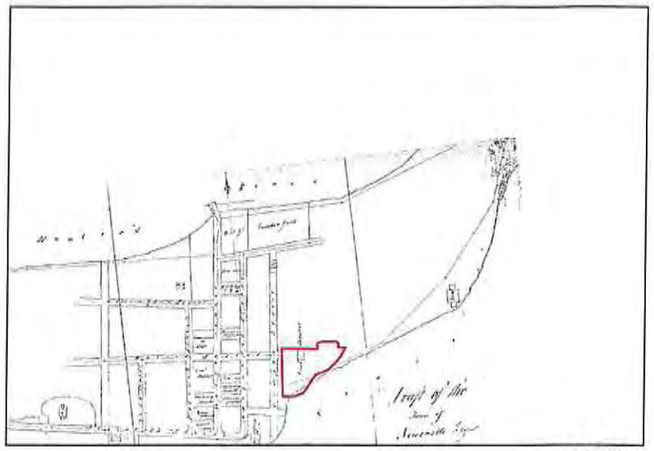
## Public transport

The site is well serviced by public transport. The Newcastle Railway Station is within easy walking distance of the site. Newcastle Buses (a State Transit Authority service) provides bus services to the north-western corner of the site with services available to/from the railway station travelling along Watt, King and Bolton Streets. Six services are also provided to Newcastle East to/from the station along Scott Street, Parnell and Nobby's Road to Wharf Road. Many bus services operate directly from the station along Scott/Hunter Streets.

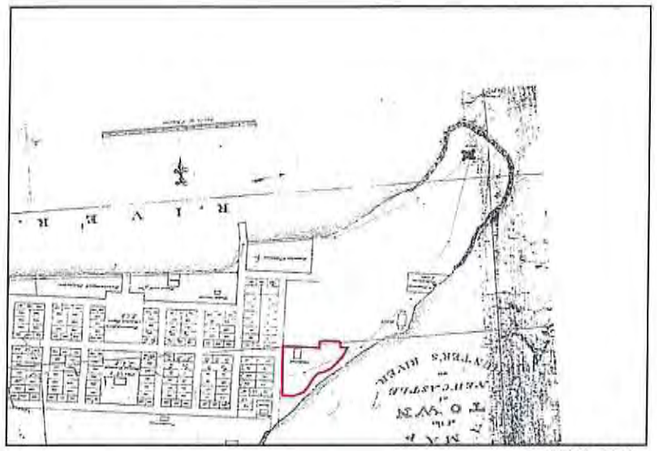
# Historic Street Pattern Development



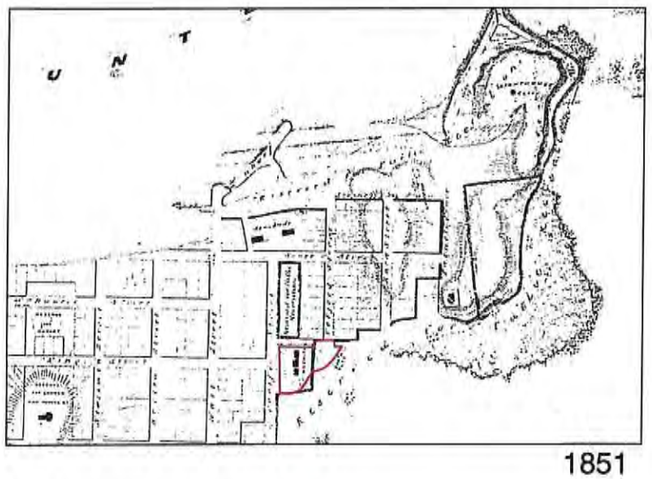
1818



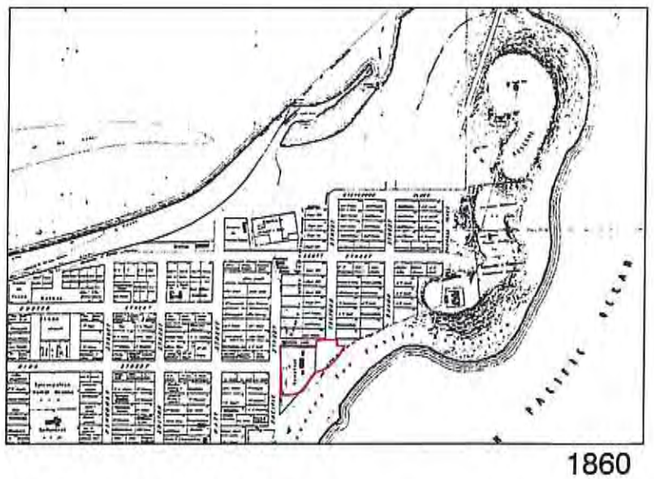
1822



1823-26



1851



1860

2004

**Figure 11** - Historical development of the local street network

With images from - 'Conservation Plan Royal Newcastle Hospital for the Hunter Area Health Service' first draft 18 april 1991, McDonald McPhee Pty Ltd Wendy Thorp Craig Burton

# 3.3 Built Environment

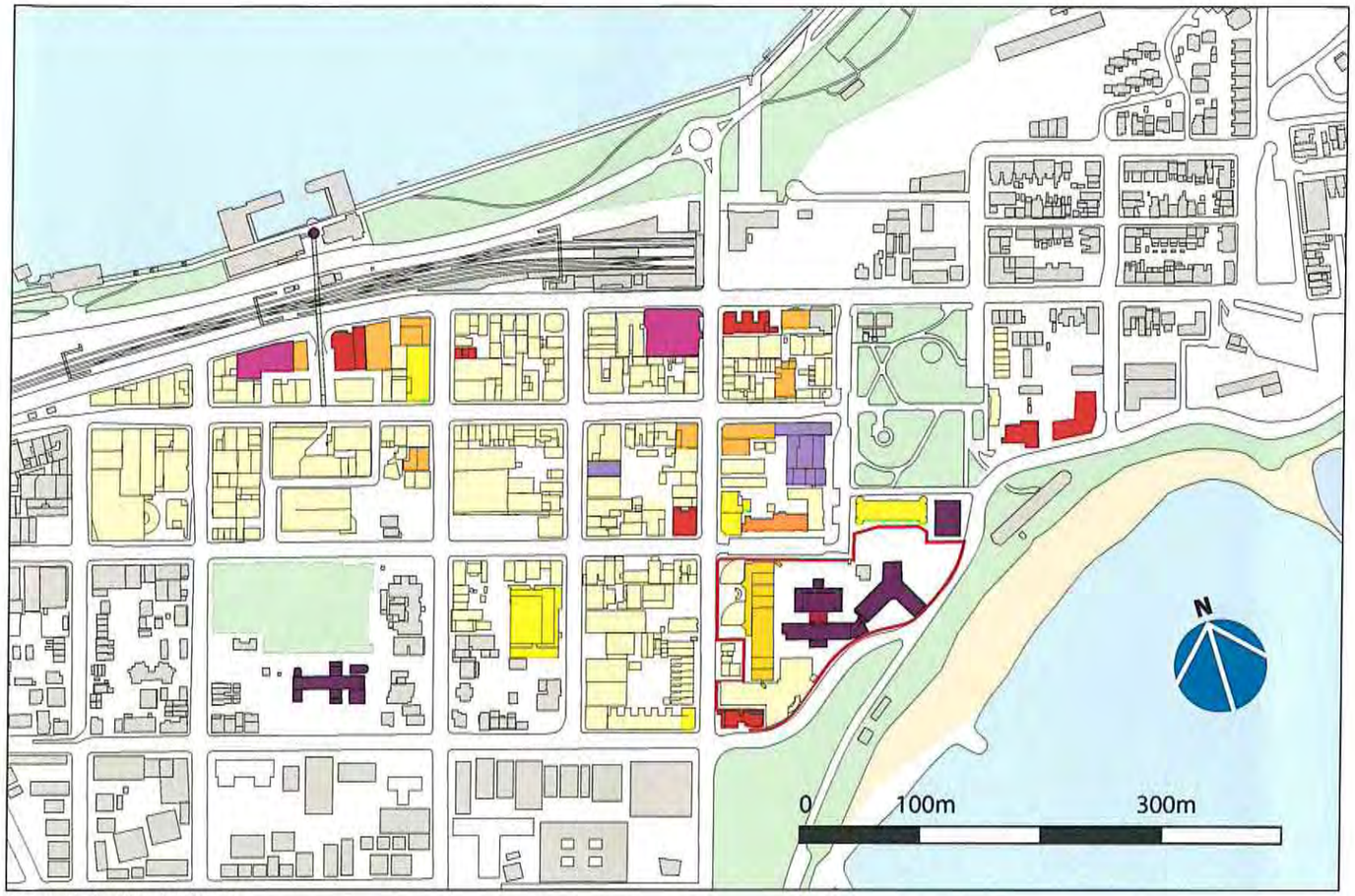



Figure 12 – Building heights plan

LEGEND

- Site Boundary
- 12+ storey (or equivalent in standard 3m storeys)
- 10 storey
- 9 storey
- 8 storey
- 7 storey
- 6 storey
- 5 storey
- 4 storey
- 3 storey
- 1-2 storey

The surrounding built environment comprises a blend of contemporary and historic architecture and ranges from small scale residential buildings, retail and commercial offices to large multi-storey hotels, residential and public buildings. A building heights plan is shown at Figure 12. Building heights in the area immediately adjacent to the site generally range from 4-8 storeys, with building heights of 8 storeys occurring along Shortland Esplanade.

The western side of Watt Street accommodates predominantly large 3 storey terraces built close to the street alignment. Immediately adjoining the site to the north are recent residential developments including the refurbishment of the North Wing and York apartments (12 storeys). To the north of the site, adjacent to King Street, is a mix of 3-6 storey buildings built to the street edge.

The existing hospital buildings within the site include the McCaffery Wing (11 storeys), the Nickson Wing (9 storeys - both with a greater overall height than a standard 16 and 14 storey building respectively, due to its taller storey heights) and the hydrotherapy pool (1 storey). The remaining buildings on the site include the United Services Club (2-3 storey heritage building), David Maddison building (3-6 storeys) and Wirraway Flats (8 storey residential flat building).

The site has been the location of a prominent building since 1818 and has significantly evolved over time. It is located in an area which is still undergoing change and redevelopment.

Example of existing 8 storey buildings on Newcastle beach

# 3.4 Landform

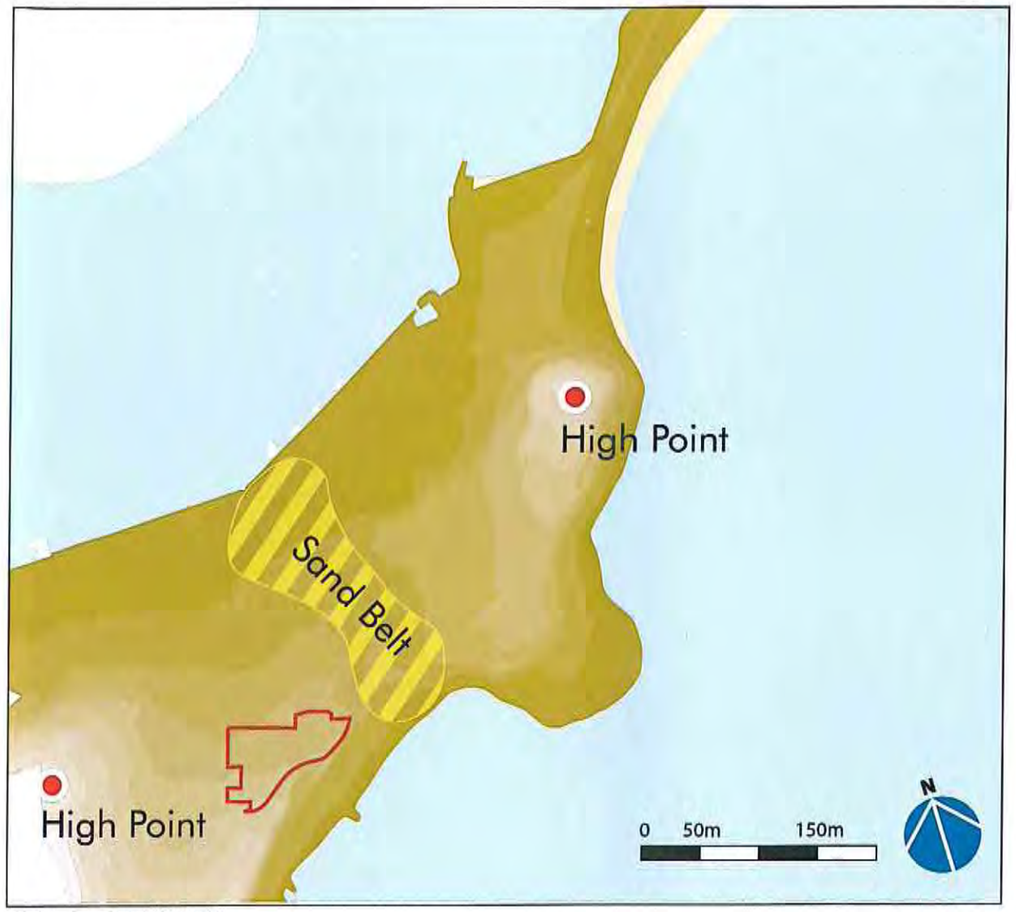
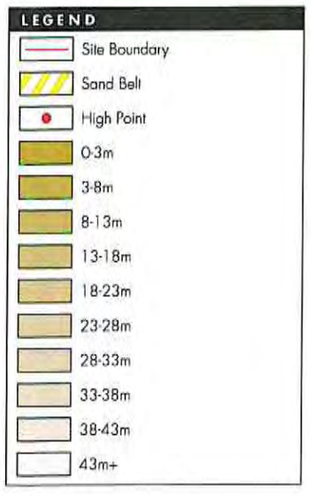



**Figure 13** – Local topography




The site sits on the toe of a bedrock slope above Newcastle Beach. A sand belt exists to the north of the site stretching from the Hunter River in the north through to Newcastle Beach in the south as illustrated in Figure 13.

The existing topography of the site is varied with a general fall from south to north (refer to Figure 14). The site falls from a high point at the corner of Watt Street and Shortland Esplanade (approximately RL 25m) down Watt Street to a low point at the corner of Watt and King Streets (approximately RL 12m). Shortland Esplanade falls from the high point to the north-east to approximately RL 11m at the corner of the site.

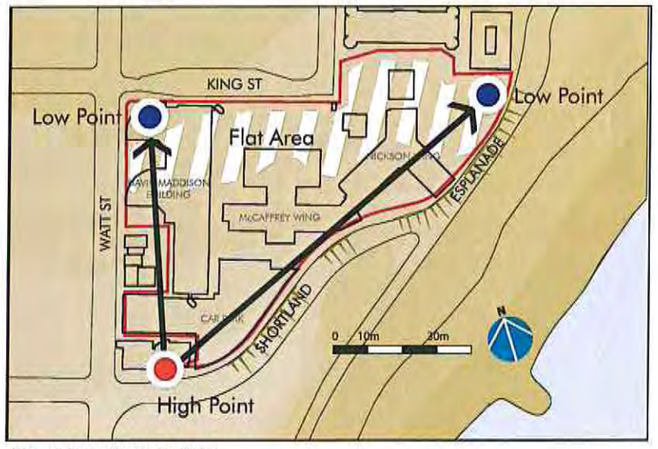
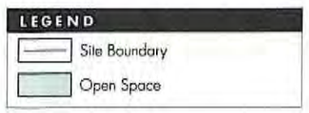



**Figure 14** – Site topography

# 3.5 Open Space Network

**Figure 15** – Local open space network




There is an extensive open space system within the vicinity of the site which provides a diverse range of recreational opportunities both along the coastal foreshore and various parklands as illustrated in Figure 15. The surrounding public open space predominantly relates to the topography and geology of the land. Fletcher Park and King Edward Park to the south and the Beach foreshore to the east occur where there is steep topography. Pacific Park and Enterprise Park to the north are located in the dunal zone and provide a link from the coast and river foreshores into the CBD.

Currently, there is poor visual and physical connections between Pacific Park in the north and Fletcher Park in the south. The redevelopment of the site provides an opportunity to provide such a connection, contribute to the existing open space network and create a high quality public domain.

# 3.6 Visual Analysis

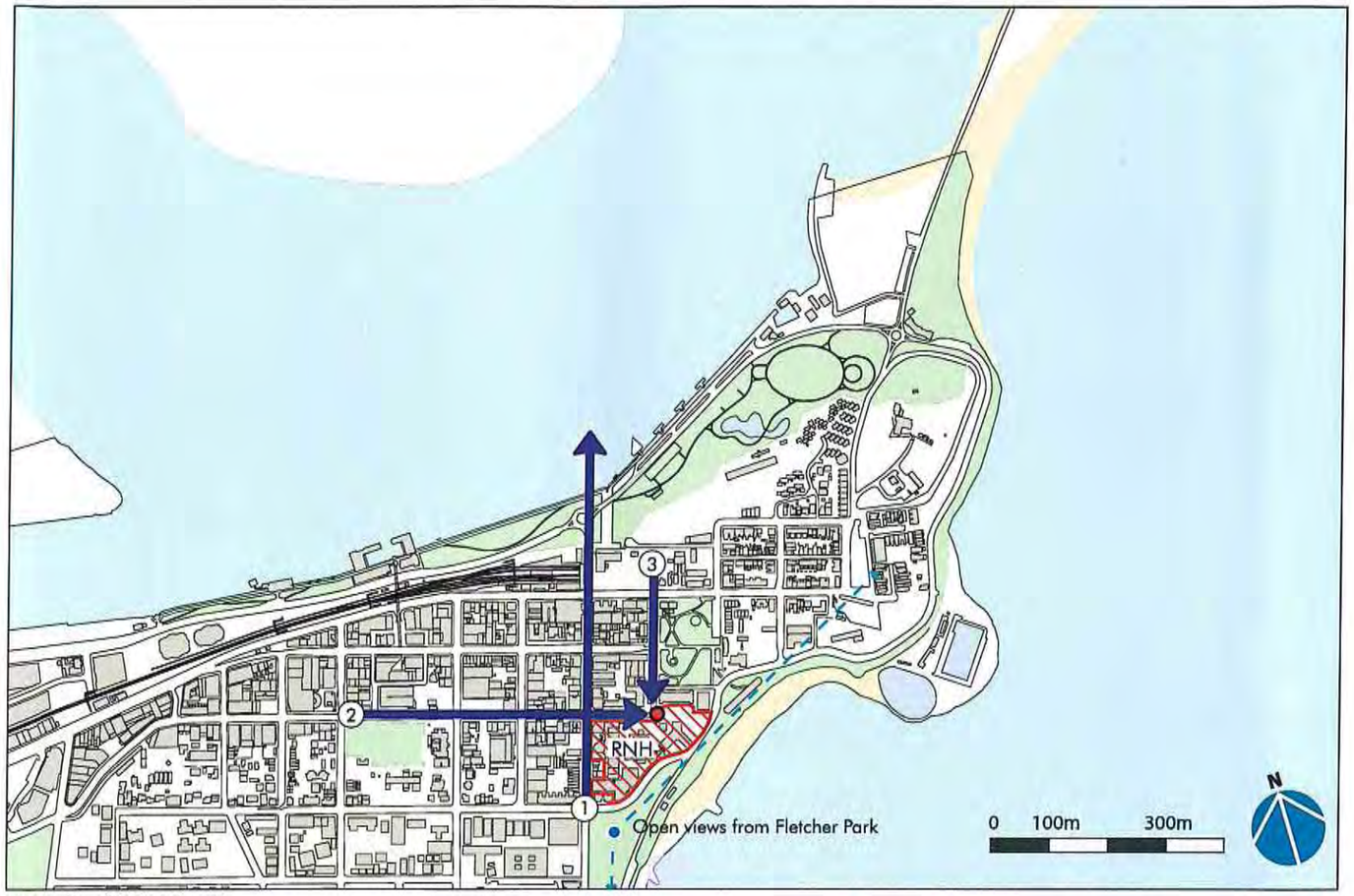



Figure 16 – View analysis plan

Newcastle CBD enjoys many distinct views such as views to the River and the ocean and to its landmark buildings. View corridors within the city are primarily along the streets. Significant street vistas around the site (Figure 16) include Watt Street looking north to the river (view 1), King Street looking east towards ocean (view 2) and Pacific Street looking south towards the site (view 3). The broader views to the site are from higher points to the south across Fletcher Park. The eastern side of the site has expansive views over Newcastle Beach.

At present, the existing buildings on the site block views down the important axes of King and Pacific Streets through the site to the ocean.

View 1 from intersection of Watt and Church Streets looking north to the Hunter River

View 2 from intersection of King and Watt Streets looking east towards the ocean

View 3 from Pacific Street looking south to the McCaffery Wing

# 3.7 Land Ownership and Details

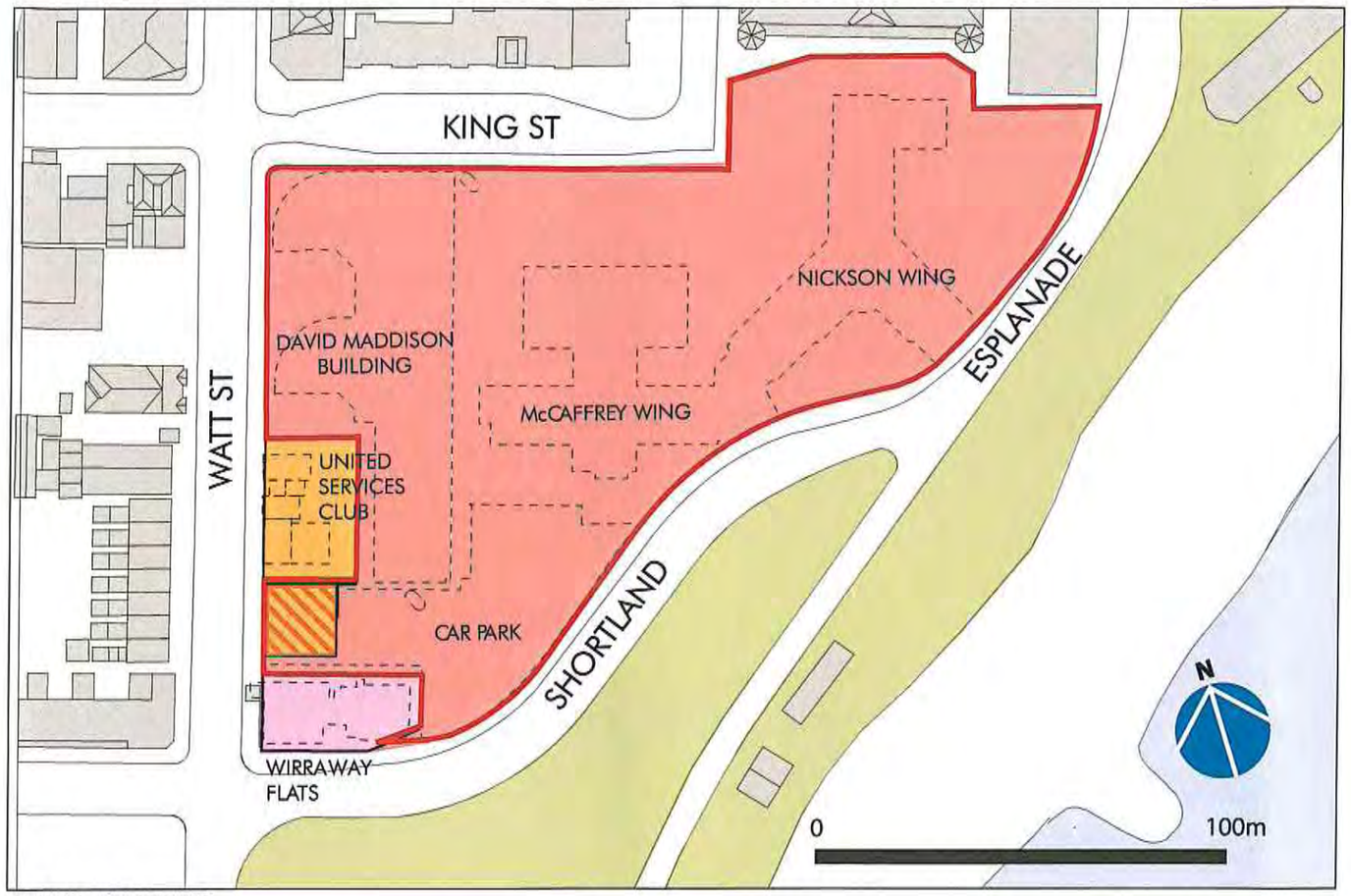



Figure 17 – Land ownership

LEGEND

- Health Administration Corporation
- United Services Club Limited
- United Services Club Limited (Lot 11) + Health Administration Corporation (Lot 12)
- Yoda Holdings Wirraway Flats Pty Ltd

| Property description | Use | Area (m2) | Ownership |
|---|---|---|---|
| Lot 1 & 4 DP 1029006 | Royal Newcastle Hospital and David Maddison Building | 17,245 | Health Administration Corporation |
| Lot 2 DP 609103 | United Services Club | 792 | United Services Club Limited |
| Lot 11 DP 635003 | United Services Club (car park)* | 321 | United Services Club Limited |
| Lot 129 DP 747358 | Wirraway Flats | 764 | Yoda Holdings Pty Limited |
| Total | | 19,122 (1.91ha) | |

* Note: Lot 12 DP 635003 is a stratum laying over Lot 11 (shown above) and owned by Health Administration Corporation.

Table 1 – Property details of the site and adjoining landholdings

The existing land comprising the site and adjoining landholdings including details of its current use, site area and ownership is identified at Table 1.The current ownership pattern and existing development on the site and adjoining landholdings are shown in Figure 17.

# 3.8 Existing Development

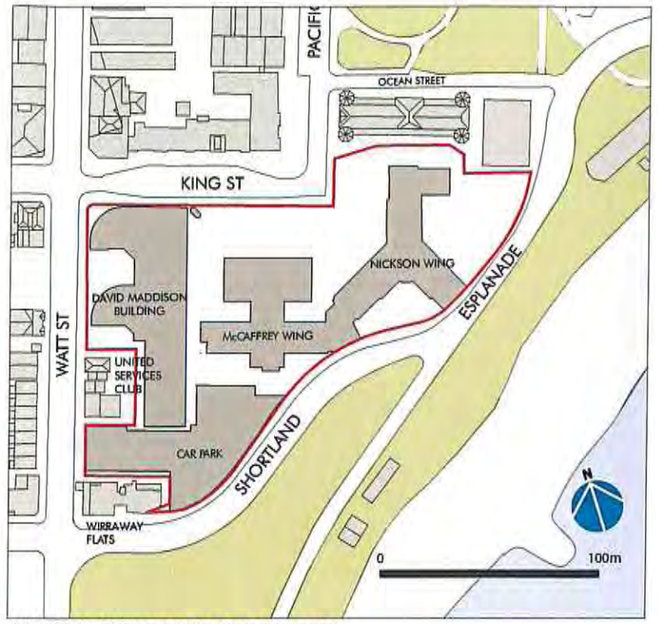



**Figure 18** – Existing development on the site

Existing development on the site (Figure 18) comprises:

- the Royal Newcastle Hospital buildings including the Nickson Wing and the McCaffery Wing;
- the David Maddison Building; and
- a large decked car park structure.

## The Nickson Wing

The Nickson Wing, designed by Stephenson & Turner Architects, is a 9 storey building (RL 53.12 to top of roof) that has been used as a hospital ward since it's opening in 1951. The Nickson Wing dominates the beach side of the site and is one of the most recognisable images of the Royal Newcastle Hospital. An important element of the Nickson Building is its foyer. The foyer has typically late 1940's details such as circular columns, terrazzo floors with inlaid border coved up the walls, gloss painted hard plaster walls, flush ceilings without cornices, clear polyurethane finished joinery and 'wave pattern' lobby ceiling and recessed central light fittings.

## The McCaffrey Wing

The McCaffery Wing , designed by Leighton Irwin, is an 11 storey building (RL 56.25 to top of roof) that was built in 1967. The McCaffrey Wing has been predominantly used for outpatients and accident and emergency purposes. Its entry is from King Street via a landscaped forecourt. The building is a face brick clad reinforced concrete framed structure, having in its facade pairs of painted timber double hung windows placed within undecorated masonry openings. .

## The David Maddison Building

The David Madison Building (DMB) is a large educational/medical establishment fronting Watt Street which spans the western portion of the site. This early 1980s building steps from 3 storeys along the Watt Street frontage to 6 storeys at the rear of the building to the east. The DMB was part of the main hospital between 1978-1980 and is currently used for educational and administrative purposes by the University of Newcastle.

## Hospital car park

A large, decked car park is located at the southern edge of the site fronting Shortland Esplanade. The car park has capability for approximately 100 cars.

## Site infrastructure services

A preliminary assessment of the existing infrastructure services has been undertaken as part of the master planning process. In summary, the existing site is well served in terms of water, sewerage, gas, electricity and telecommunications.

**The Nickson Wing**

**The McCaffrey Wing**

**The David Maddison Building**

**The United Services Club**

**Wirraway Flats**

# 3.9 Site History and Heritage

| | Date | Description |
|---|---|---|
| 1 | 1818-1860 | The "First Hospital" |
| 2 | 1860-1875 | The "Second Hospital" - Establishing a New Hospital |
| 3 | 1875-1896 | Extensions |
| 4 | 1896-1914 | Stagnation and Reconstruction |
| 5 | 1914-1939 | The "Third Hospital" – Incorporation and Consolidation |
| 6 | 1939-1989 | The "Fourth Hospital" |
| 7 | 1989-2003 | Earthquake, Planning and Heritage Study, Redevelopment |

**Table 2** - Phases of hospital dveelopment

A hospital has existed on this site since 1817 when a gaol within the convict settlement was converted into a hospital. The history of the Royal Newcastle Hospital presents overlaps of development, renewal, demolition and redevelopment. The hospital's history can be divided into 7 distinct phases of development included at Table 2. A brief description of each phase of the hospital's development is outlined below.

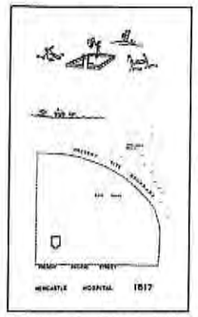


**Figure 19** – Phase 1 (1817)

### Phase 1: The First Hospital

The first evidence for a hospital appears in 1817 when the goal was converted into a hospital (Figure 19). The use of the hospital during Newcastle's convict period proved inadequate for the number of patients and the hospital subsequently expanded from a single building to three buildings between 1818 and 1849. By 1860, Hospital Lane was officially marked to the north of the 3 hospital buildings.

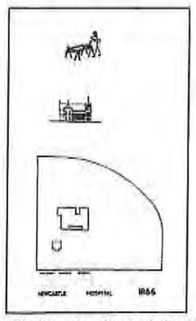


**Figure 20** – Phase 2 (1866)

### Phase 2: The Second Hospital

A new hospital was constructed in 1865 and replaced the demolished first phase (Figure 20). By 1867, the first general hospital was completed and occupied. The hospital comprised of three buildings and an outhouse.

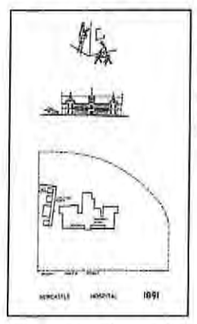


**Figure 21** – Phase 3 (1891)

### Phase 3: Extensions

During the 1880s several buildings were added to the hospital site including the Hannell Wing (Figure 21), and an infectious diseases ward which was subsequently converted for use as a kitchen, a mortuary and drying shed.

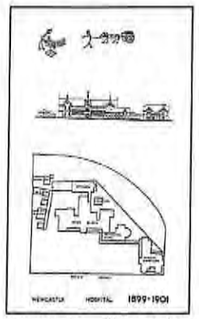


**Figure 22** – Phase 4 (1899 – 1901)

### Phase 4: Stagnation and Reconstruction

A few minor alterations to buildings were carried out throughout the 1890s and by 1897 the need for a new hospital was identified in the annual report. New works slowly began in 1901 including a new kitchen, laundry and morgue (refer to Figure 22).

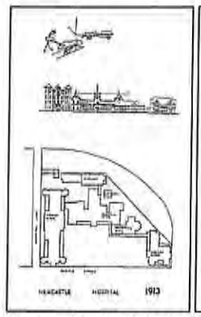


**Fig.23** – Phase 5(1913)

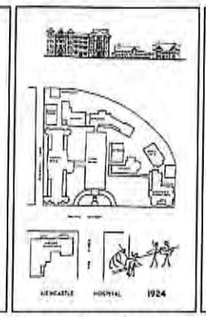


**Fig.24** – Phase 5(1924)

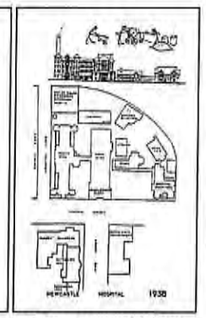


**Fig.25** – Phase 5(1938)

### Phase 5: The Third Hospital

The third major phase of the hospital began in 1914 with the construction of the North Wing which was completed in 1917 (Figure 23). Many new buildings and services were added throughout the 1920s, which concurrently replaced earlier buildings (Figure 24). In 1925 the York Wing was built and many other renovations and additions to existing buildings were carried out (Figure 25).

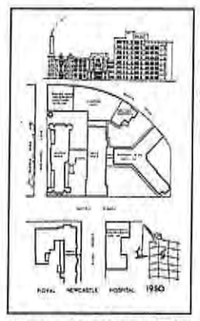


**Figure 26** – Phase 6 (1950)

### Phase 6: The Fourth Hospital

Construction of the Nickson Wing commenced in 1945 and was completed by 1950 (Figure 26). Little development was carried out during the 1960s however the foundation stone for the McCaffery Wing was laid in 1967 and completed in 1970.

### Phase 7: Earthquake and Redevelopment

In December 1989, an earthquake significantly damaged the North Wing, Irene Hall Nurse's Home, the Club Building and Wheeler House resulting in subsequent closure of these buildings. These buildings have since been adaptively re-used for residential development and the Club Building as a youth hostel.

In 1991, medical and surgical departments were moved to John Hunter Hospital and the Royal Newcastle Hospital ceased to be a general hospital. In 1999, Hunter Health announced that the hospital would move in 2006. Hence the sole addition to the hospital during the 1990s was a hydrotherapy pool built in 1998 above the site of the demolished York Wing.

# 3.9 Site History and Heritage

**Figure 27** – Newcastle Heritage Conservation Areas (LEP 2003)

## Aboriginal archaeology

An Aboriginal Heritage Assessment of the site has been undertaken. The assessment, undertaken in consultation with the Awabakal Local Aboriginal Land Council (LALC), concludes that the Aboriginal archaeological potential and significance of the site is considered to be very low. This is due to the significant disturbance of the site over the years by natural forces such as wind and sand erosion, and, the degree of development of the site.

In summary, Aboriginal archaeology is not considered to be a constraint to the development of the site and detailed excavation and monitoring for Aboriginal archaeological material is not warranted during the future development phases.

However, the landscape context (i.e. the Newcastle coastline, on which the site sits) is of high cultural significance to the Awabakal people. The redevelopment of the site presents opportunities to recognise and respect this significance. Options that will be investigated as part of the development phase include Indigenous theming of some of the landscaping of the site, a connection to the interpretative signage for the Bathers Way pathway, or the incorporation of Indigenous themes in art work the site. Further consultation will be undertaken with the Awabakal LALC as part of the development phase.

In conclusion, the land has significant Aboriginal community value which will be taken forward into future development phases.

## Heritage significance

The site is emotionally connected to the people of Newcastle. It is a place of significant events in the lives of many - birth, death, sickness and health. It has been a gathering place and a place of change since 1818, and therefore forms part of Newcastle's most significant heritage precincts, and is (under Schedule 6 of Newcastle Local Environmental Plan (LEP) 2003),within the Newcastle City Centre Heritage Conservation Area (Figure 27).

A Heritage Assessment for the Royal Newcastle Hospital site has been undertaken. The assessment found that the hospital site has heritage significance due to:

- elements of the hospital being important in the course and patterning of NSW's cultural history;
- the hospital site having a strong association with the local community for social and cultural reasons;
- the hospital site's ability to demonstrate the principal characteristics of a class of NSW's cultural place; and
- the history of the site providing an information source that will continue to provide an understanding of NSW's cultural history.

In summary, the importance of the Royal Newcastle Hospital site lies in its social and cultural connections to the local community. The role of the Hospital in the lives of Hunter residents/people will be interpreted, commemorated and integrated into the future activities on the site as part of an interpretive strategy which will identify opportunities for celebrating the past importance of the Hospital through the design of gathering places, artworks and performance activities. .

## United Services Club (Neighbour)

The United Services Club (55 Watt Street) is listed as a local Heritage Item under Schedule 6 of Newcastle LEP 2003. In summary, the heritage significance of the United Services Club is attributed to its association with:

- the early European settlement of Newcastle [Commissariat Store, Depot and Military Offices and Residence c1815–c1851];
- the development of communication networks within the Colony of NSW during the 19th century [Newcastle's second Post Office c1851–c1873];
- the development of local council in Newcastle and the Greater Newcastle movement [1876–1929]; and
- the commemoration of war through the formation of clubs for, and by, Australian servicemen involved in conflicts from WW1 onwards [c1931–present time].

The assessment also found that the car parking area to the rear of the Club has high archaeological potential, as it appears to be the location of a c1816–1818 building on the site [demolished in c1923]. This building is clearly shown on plans prepared by the NSW Department of Lands in 1896 as a large square building set back from the street, with verandahs on all sides that were probably enclosed at some time during the 19th century. Prior to development, test trenching of this area will be undertaken to determine the presence of the archeological remains of this structure.

# 3.10 Microclimate

The two most important environmental conditions influencing the site are solar access and exposure to coastal winds, particularly from a southerly and north-easterly direction (refer to Figure 22). The exposure to wind is in many ways the most significant environmental factor as the natural outlook of the site is to the south and east towards the ocean. This issue has been reiterated by residents raising concerns about living in this exposed environment as well as Hospital employees commenting on not being able to use the door to Shortland Esplanade due to the severity of winds.

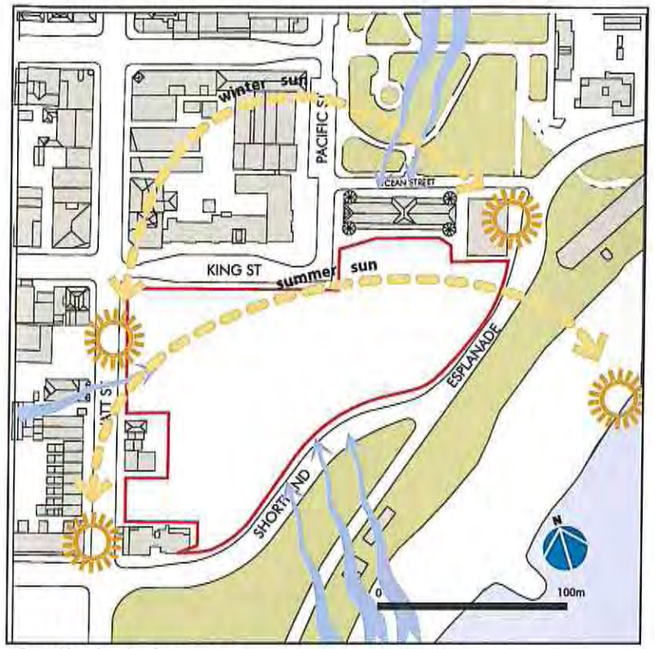



**Figure 28** – Local microclimate

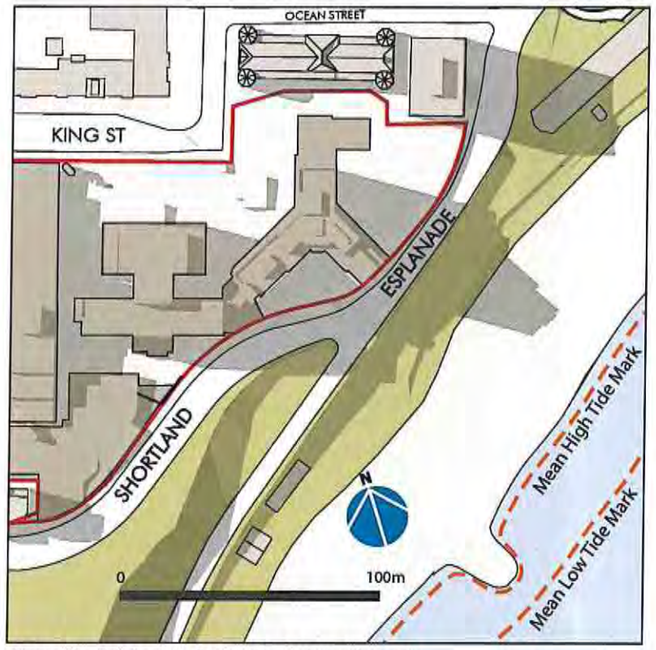



**Figure 29** – Existing overshadowing of Newcastle Beach

## Wind analysis

An assessment of the existing wind conditions affecting the site, in particular with respect to the future pedestrian and public open space areas, has been undertaken. The prevailing winds are from the west-north-west and south, and to a lesser extent from the north-east. Winds from the west-north-west occur all year however they are more dominant in winter mornings when they would be expected to be cooler. Strong winds from the west-north-west tend to be winter winds and can last for several days. The site however, is slightly shielded from these winds by the existing Newcastle cityscape.

The site is exposed to the southerly winds that occur all year. However in the hot summer months they, along with winds from the north-east, tend to be sea breezes and may bring welcome relief. Strong southerly winds are generally associated with frontal systems and are reasonably short lived and can bring cold weather.

Further wind analysis will be undertaken at detailed design stage to assess the need for local screening and awnings along pedestrian thoroughfares and around public open spaces.

## Solar analysis and overshadowing

The height and location of the existing buildings on the site, including the Nickson & McCaffrey Wings, have a significant overshadowing impact on Newcastle Beach. Figure 23 demonstrates this affect at 3.00 pm at the equinox which is mid autumn and mid spring.

The impact of the overshadowing caused by the existing buildings affects the amenity and enjoyment of the beach. After lunch at the equinox the existing overshadowing extends well onto the sand and then sweeps across the beach.

## Vegetation

There are no particularly significant existing trees or other vegetation on the site with most of the existing site area being taken up by buildings or hard surfaces. There is an existing garden at the front of the Nickson and McCaffrey Buildings which contains a number of small to medium sized trees, shrub planting and lawn. There are also several small trees located between the United Services Club and the David Maddison Building. The east side of Watt Street has some existing small and generally poor quality street trees.

More significant are some of the existing trees located adjacent to the site. These include tree planting along the western and northern edges of Fletcher Park along Watt Street and Shortland Esplanade respectively, tree planting along Pacific Street (in particular, two Phoenix Palms in front of the former Nurses Quarters) and the planting in Pacific Park.

# 4.1 Key Urban Design Principles

The following section presents the key elements of the proposed Concept Plan including the key urban design principles behind the Concept Plan and the vision for the site, the potential development scenarios for the different landholdings, followed by more detailed explanation of the various components of the Concept Plan.

The Concept Plan has been based on the following eleven urban design principles:

1 Connect the city and the beach and the public spaces

2 Create a vibrant and sheltered public plaza

3 Create a sense of place

4 Improve the pedestrian amenity of Shortland Esplanade

5 Respect our neighbours and create good streets

6 Improve sunlight access to Newcastle Beach

7 Reconnect with the horizon

8 Provide an appropriate built form

9 Create a gateway to the City

10 Provide high quality residential amenity

11 Create a responsive and ecologically sustainable development

## 1 Connect the city and the beach and the public spaces

The provision of new connections between the Newcastle CBD and Newcastle Beach will significantly improve the permeability of the site. New links will not only provide access through the site, they will also play an important role in creating a sense of place. They will provide opportunities for landscaping, leisure, new retail uses and publicly accessible open space. This principle will be achieved through:

- extending King Street to provide a pedestrian connection through the site and a visual connection between the city and the ocean and skyline;
- extending Pacific Street to provide a pedestrian connection through the site to the foreshore (linking Pacific and Fletcher Parks) and the reopening of a vista of the horizon along Pacific Street.

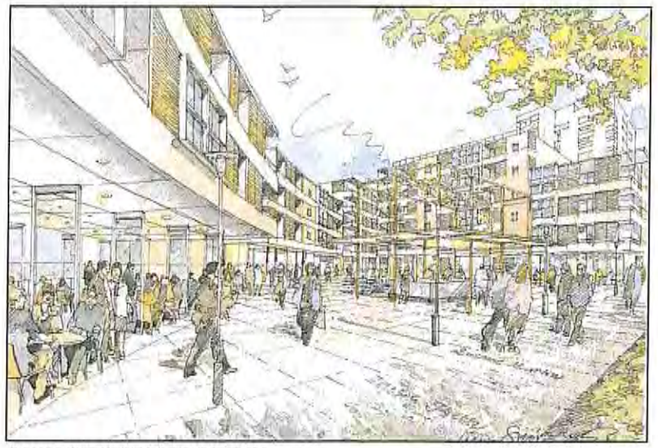
## 2 Create a vibrant and sheltered public plaza

The Concept Plan envisages ground floor retail uses within a public plaza located in the north eastern corner of the site. This active precinct will accommodate a range of shops, restaurants and cafes providing a meeting place for residents, visitors and workers in close proximity to the beach. The public plaza has been located and designed in response to the existing environmental conditions affecting the site, namely by:

- protecting the public open plaza from southerly and westerly winds;
- orienting the public open plaza towards north to maximise solar access; and
- providing active frontages and positive spaces along the edges of the plaza.

Perspective view south through Pacific Street extension

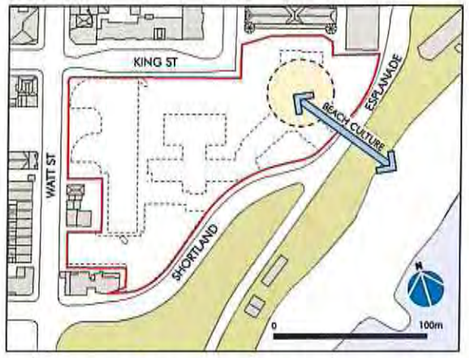
Perspective view east through King Street extension



Perspective view of the public plaza

4 DESIGN PRINCIPLES

## 3 Create a sense of place




An important element of the Concept Plan is the creation of a unique sense of place which builds on the physical, social and cultural characteristics of the site, both historic and current. This principle will be achieved through various approaches including:

- reinterpreting the cultural and social heritage, including indigenous heritage, through public art, paving and landscaping;
- celebrating 'beach culture'.

## 4 Improve the pedestrian amenity of Shortland Esplanade

The Concept Plan focuses on maximising public access to the foreshore and enhancing the site's prominent beachfront location, in particular, the interface between the site and Shortland Esplanade. This principle will be achieved through the following strategies:

- widening the footpath and introducing traffic calming devices;
- reducing the scale of buildings along the street and providing variable building setbacks;
- improving vehicular and pedestrian sightlines;
- providing pedestrian crossings to facilitate movement to and from the beach;
- creating a pedestrian boardwalk for outdoor eating; and
- creating viewing platforms for overlooking the beach.

## 5 Respect our neighbours and create good streets

The Concept Plan has been designed to respond to the characteristics of the site and surrounding properties in order to minimise impacts on adjoining properties in terms of amenity, bulk and scale and streetscape. This principle will be achieved through:

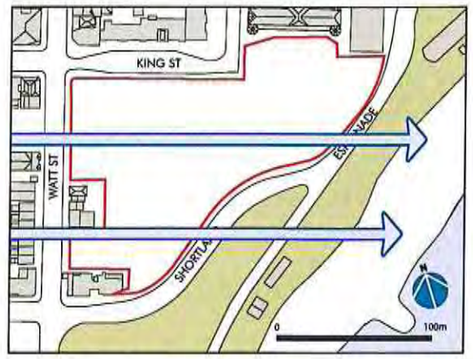
- maintaining a consistent scale and height of buildings along Watt and King Streets;
- redefining and strengthening the edges of the site with new built form that addresses and activates the streetscape;
- ensuring the height and massing of buildings adjacent to the United Services Club building provide an appropriate transition to the Club building; and
- minimising conflicts between vehicular access driveways and pedestrian routes.

Perspective view north along Shortland Esplanade

## 6 Improve sunlight access to Newcastle Beach

A key desired outcome for the Concept Plan is not only to minimise, but improve the overshadowing of Newcastle Beach created by the existing hospital buildings. This principle will be achieved by redistributing the height, bulk and form of the existing hospital buildings away from the beach to improve solar impacts and by providing tall slender buildings towards the centre of the site which result in narrow shadows over shorter periods of time. The shadow diagram above shows the extent of shadowing from the existing buildings at 3.00pm at the equinox. The shadow diagram below shows the proposed extent of shadowing for the same time from the Concept Plan.

## 7 Reconnect with the horizon

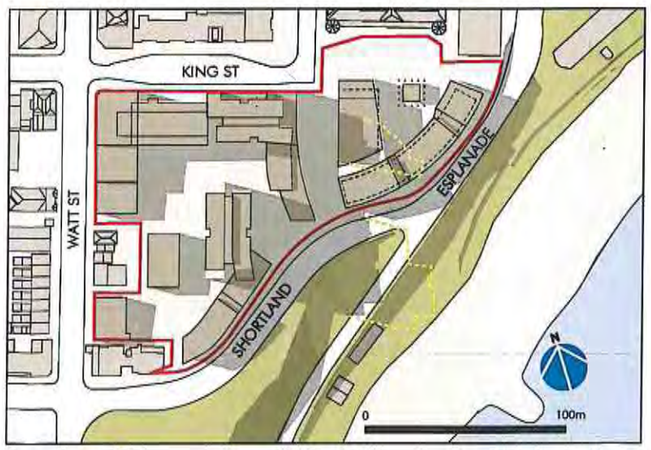



The expansive size of the site provides a number of opportunities to introduce view corridors and enhance vistas to and from the site.

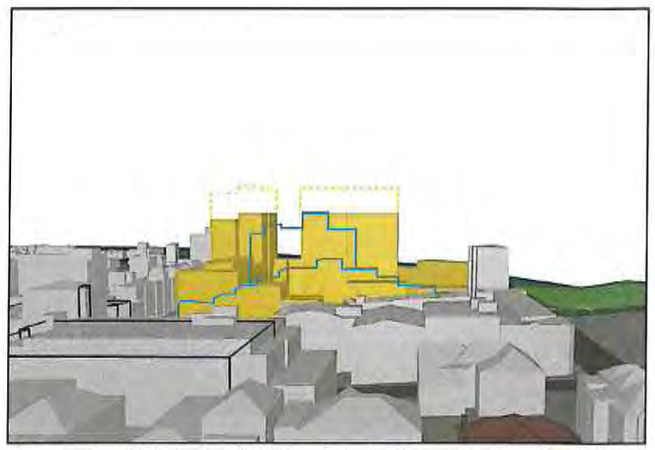
## 8 Provide an appropriate built form

In order to provide an appropriate built form on the site whilst maximising the site's beachfront location and ocean views, the following urban design approaches have been adopted:

- identification of maximum height zone;
- staggering taller building forms behind each other to minimise visual dominance and maximise view corridors;
- appropriate building orientation; and
- modulation and articulation of taller buildings to provide variety and visual interest in the expression of building forms.




Improving sunlight access to Newcastle Beach 3.00pm at equinox (Note the shadow resulting from the bonus height and floor space is outlined in dashed yellow).



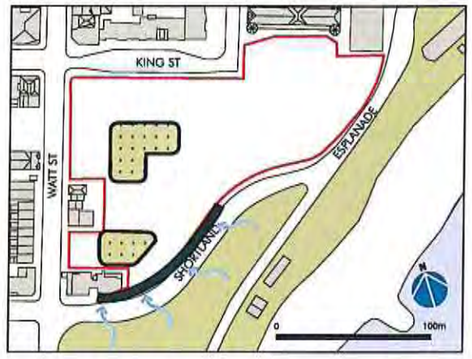
Reconnecting with the horizon (Note the existing building envelope is outlined in blue, the proposed buildings in solid yellow colour and the bonus height and floor space is outlined in dashed yellow).

Minimising the impact of taller buildings (Note the existing building envelope is shown outlined in blue, the proposed buildings in solid yellow colour and the bonus height and floor space is outlined in dashed yellow).

## 9 Respect existing corners

The site has a number of prominent corners that will require particular design treatment and a built form which responds to adjacent buildings.

## 10 Provide high quality residential amenity




As with the public domain, the Concept Plan seeks to ensure a high level of amenity is provided for future residents. This principle will be achieved through a number of strategies including:

- provision of open space in the form of communal and private courtyards for passive and active recreation;
- protection of communal and private open space from southerly and westerly winds;
- orientation of private open spaces and buildings towards north to maximise solar access;
- providing amenity for residents in the form of daylight to living areas and protection from winds;
- providing reasonable levels of visual privacy in terms of building separation; and
- maximising view sharing, particularly to the ocean, and providing a pleasant outlook.

## 11 Create a responsive and ecologically sustainable development

The redevelopment of the site will be guided by the principles of ecologically sustainable development (ESD), particularly in relation to energy and water conservation, improved quality of life and economic viability. This principle will be achieved through pursuing the following strategies:

- incorporate the best practice principles of ESD in all aspects of the design;
- maximise the opportunities for energy smart features, water sensitive urban design and renewable energy;
- select materials that have a low environmental impact and consider renewable energy technologies;
- use of whole of life costing for the development of ESD strategies; and
- promote the educational aspects of ESD to provide increased public awareness of environmental issues.

Kogarah Town Square, Sydney

Kogarah Town Square, Sydney

Victoria Park, Sydney

## Concept Plan project team

The Concept Plan project team includes:

| | |
|---|---|
| Client | Hunter Heath, NSW Department of Health and Landcom |
| Project management | National Project Consultants |
| Master planning | Allen Jack+Cottier Architects |
| Community consultation | Neatcorp |
| Urban planning | JBA Urban Planning Consultants |
| Social planning | Heather Nesbitt Planning |
| Landscape | Oculus Landscape Architects |
| Environmental sustainable design | Cundall Johnston & Partners |
| Traffic and transport | Mark Waugh Transport |
| Heritage | ERM Australia and Suters Architects |
| Contamination and geotechnical | HLA Enviros ciences in association with Coffey Geosciences |
| Infrastructure | Acentauri |
| Indigenous heritage | Umwelt Australia |
| Wind | University of Sydney |
| Water Sensitive Urban Design | Ecological Engineering |

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