

Preferred Project Report

24th November 2006

Including: Site Design Principles document and Statement of Commitments

Royal Newcastle Hospital Redevelopment
Preferred Project Report for mixed use residential development

This image is to be modified to reflect the agreed building heights as shown in Figure 6.



1	INTRODUCTION	4
1.1	Introduction	4
2	CONCEPT PLAN SUMMARY	6
2.1	Vision.....	6
2.2	Built form and staging.....	22
2.3	Design outcomes	24
3	SITE ANALYSIS	26
3.1	Location and context.....	26
3.2	Street pattern and circulation.....	27
3.3	Built environment	29
3.4	Landform	30
3.5	Open space network.....	31
3.6	Visual analysis.....	32
3.7	Land ownership and details.....	33
3.8	Existing development.....	34
3.9	Site history and heritage	35
3.10	Microclimate.....	37
4	DESIGN PRINCIPLES	38
4.1	Key Urban Design Principles	38
5	ACKNOWLEDGEMENTS	42
5.1	Project team	42

Index of Figures

Note: All illustrations included in this document are artist's impressions only and do not necessarily reflect the final building design.

FIGURES

Figure 1 – Site location	4
Figure 2 – Concept Plan study area	5
Figure 3 – Concept Plan	6
Figure 4 – Stage 1 Concept Plan	22
Figure 5 – Concept Plan	22
Figure 6 – Concept Plan building heights	23
Figure 7 – Local context	26
Figure 8 – Local context - aerial view	26
Figure 9 – Site context	26
Figure 10 – Local street pattern	27
Figure 11 - Historical development of the local street network	28
Figure 12 – Building heights plan	29
Figure 13 – Local topography	30
Figure 14 – Site topography	30
Figure 15 – Local open space network	30
Figure 16 – View analysis plan	31
Figure 17 – Land ownership	32
Figure 18 – Existing development on the site	34
Figure 19 – Phase 1 (1817)	35
Figure 20 – Phase 2 (1866)	35
Figure 21 – Phase 3 (1891)	35
Figure 22 – Phase 4 (1899 – 1901)	35
Figure 23 – Phase 5 (1913)	35
Figure 24 – Phase 5 (1924)	35
Figure 25 – Phase 5 (1938)	35
Figure 26 – Phase 6 (1950)	35
Figure 27 – Newcastle Heritage Conservation Areas (LEP 2003)	36
Figure 28 – Local microclimate	37
Figure 29 – Existing overshadowing of Newcastle Beach	37

Illustrative view south through Pacific Street extension	38
Illustrative view east through King Street extension	38
Illustrative view of the public plaza	38
Illustrative view north along Shortland Esplanade	39
Improving sunlight access to Newcastle Beach	40
Reconnecting with the horizon	40
Minimising the impact of taller buildings	40

TABLES

Table 1 – Property details of the site and adjoining landholdings	33
Table 2 - Phases of hospital development	35

Local Context Aerial View



Figure 1 – Site location

1.1 Introduction

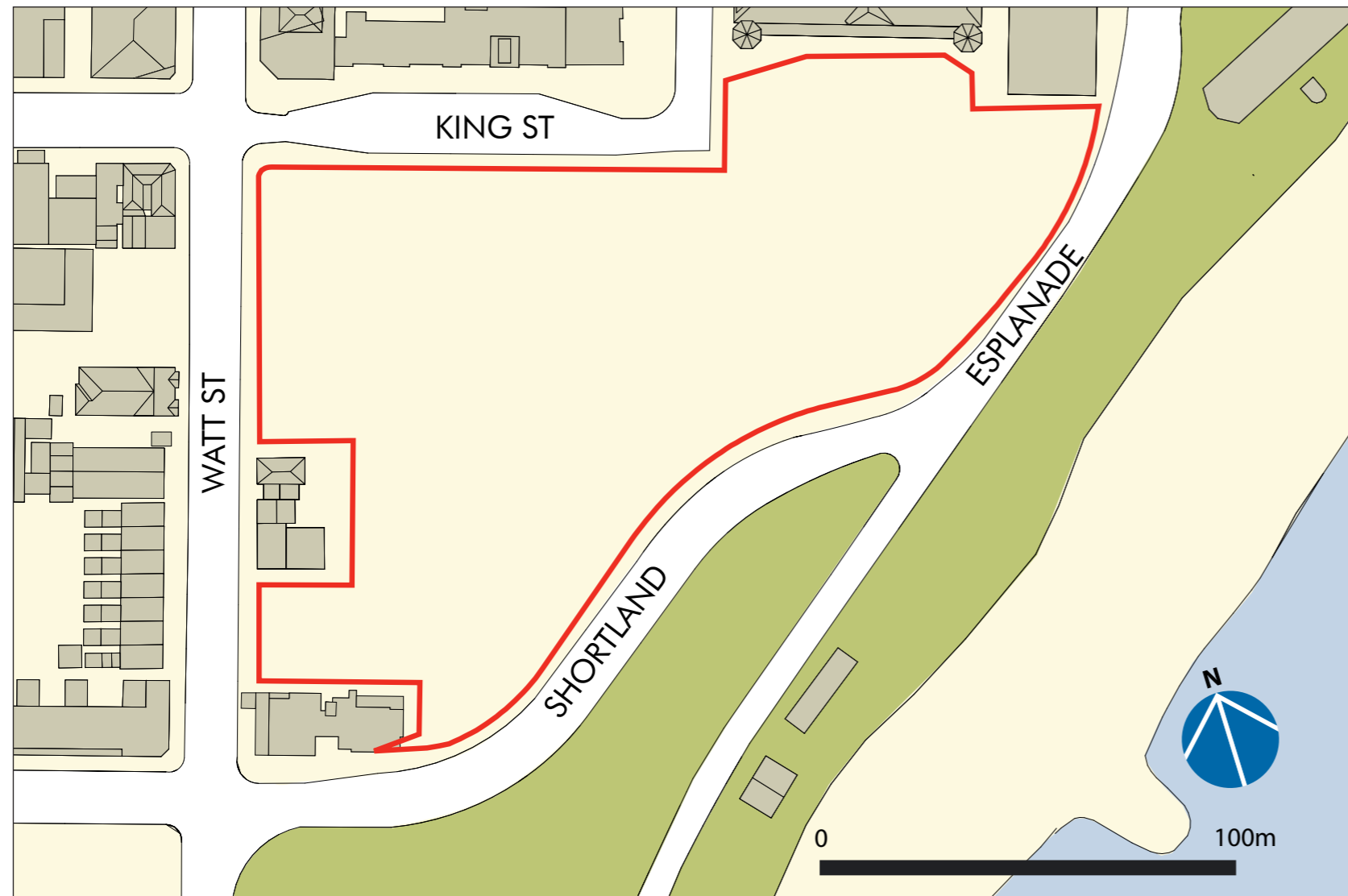


Figure 2 – Concept Plan study area

The Royal Newcastle Hospital (RNH) site (Figure 2) 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 Floor Space Ratio (FSR) of 3.1:1 (53,971m² of gross floor area);
- Building envelopes (footprints and heights) generally between 3-9 storeys with two taller buildings on the western portion of the site with heights of 16 storeys and 18 storeys;
- A package of public domain improvement works;
- 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.



Illustrative view of proposed new public open space.



Illustrative view of proposed new Pacific Street extension.



Illustrative view of proposed new King Street extension.

Illustrative future view of new public open space.



This image is to be modified to reflect the agreed building heights as shown in Figure 6.

Existing view east along King Street.



Illustrative future view east along King Street.



Existing view south along Pacific Street.



Illustrative future view south along Pacific Street.



This image is to be modified to reflect the agreed building heights as shown in Figure 6.



Existing view north over site.



Illustrative future view north over site.



This image is to be modified to reflect the agreed building heights as shown in Figure 6.



Existing view east along Shortland Esplanade.



Illustrative future view east along Shortland Esplanade.



Existing view from Newcastle Beach.



Illustrative future view from Newcastle Beach.



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Existing view west from Newcastle Beach promenade.



Illustrative future view west from Newcastle Beach



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Existing view east from Newcastle Beach promenade.

