

Lingard
Private Hospital

LINGARD PRIVATE HOSPITAL



global **environmental** and **advisory** solutions



healthcare



Lingard Private Hospital

Specialties

Lingard Private Hospital offers a range of leading healthcare services to the Newcastle community.



Robotic Surgery >

The latest surgical techniques available at Lingard Private Hospital...



Orthopaedics >

Newcastle's premier private facility, with cutting edge facilities and experienced Orthopaedic Surgeons....



Cardiac Services >

Lingard Private Hospital delivers private cardiac services right here in Newcastle....



Urology >

Lingard robotic surgery includes Urology procedures for Prostate Cancer, Kidney Disorder or Cancer, Bladder Cancer or Urinary...



Endoscopy Centre >

The Lingard Endoscopy Centre combines state-of-the-art procedure rooms with the latest in surgical technology, supported by t...



Rehabilitation >

We offer both inpatient and day program rehabilitation, helping you to return to daily life sooner....



Other Specialties >

Lingard Private provides a range of services, addressing a broad spectrum of surgical and medical complaints and illnesses....



Colorectal services >

Lingard has an experienced team of colorectal surgeons committed to your care, from diagnosis to treatment of your colorectal...



Vascular >

If you've been diagnosed with a Vascular disease, treatment is available at Lingard Private Hospital....



Neurosurgery >

We are proud to provide neurosurgery to the Newcastle region, treating an array of spinal and brain disorders....



Ear, Nose and Throat >

Lingard Private Hospital offers surgery for Ear, Nose and Throat (ENT)....



Bariatric Weight Loss >

We are pleased to offer bariatric weight loss surgery in Newcastle....

The Site



Street view (source: Google Maps)



Street view (source: Google Maps)



Street view (source: Google Maps)



Recent Approvals

- Lingard Day Surgery “Kingsland” approved July 2019
- Hybrid Theatre



Strategic Planning Framework



Strategy 4
Grow health precincts and connect the health network

Figure 5: Major Health Precincts in Greater Newcastle

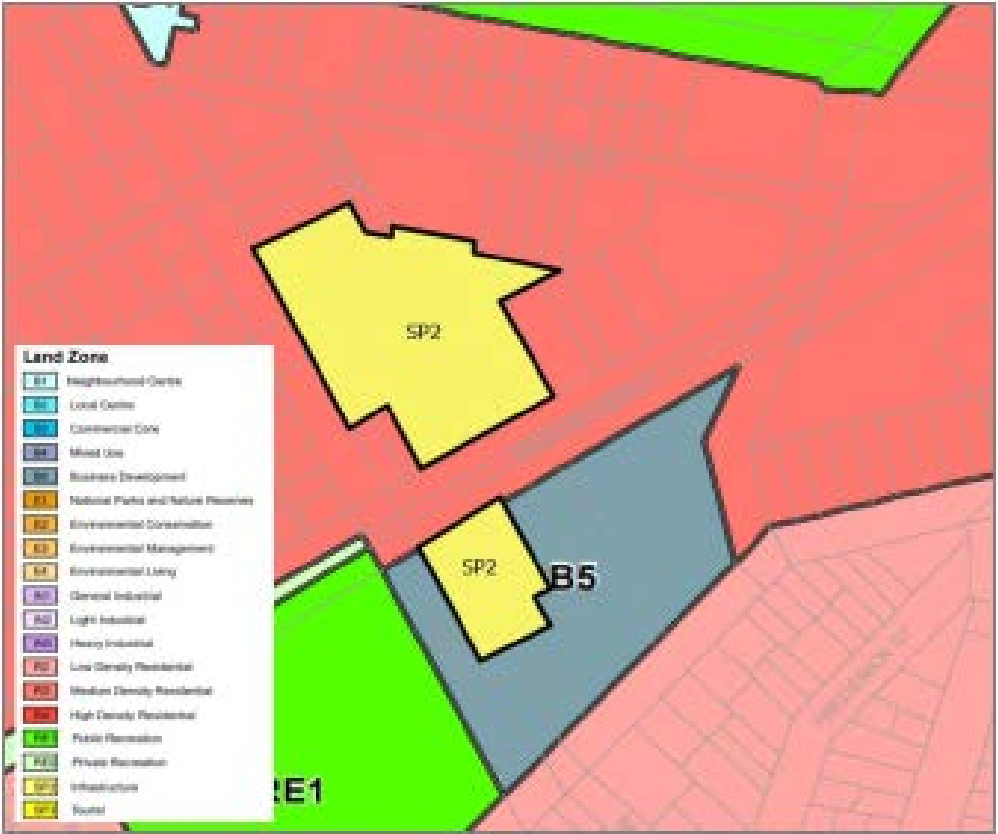


- | | |
|--------------------------|---------------------------|
| 1. Cessnock | 9. Charlestown |
| 2. Kurri Kurri | 10. Toronto and Gateshead |
| 3. East Maitland | 11. Belmont |
| 4. Raymond Terrace | 12. Morisset |
| 5. John Hunter | |
| 6. Calvary Mater Waratah | |
| 7. Lingard Merewether | |
| 8. Warners Bay | |

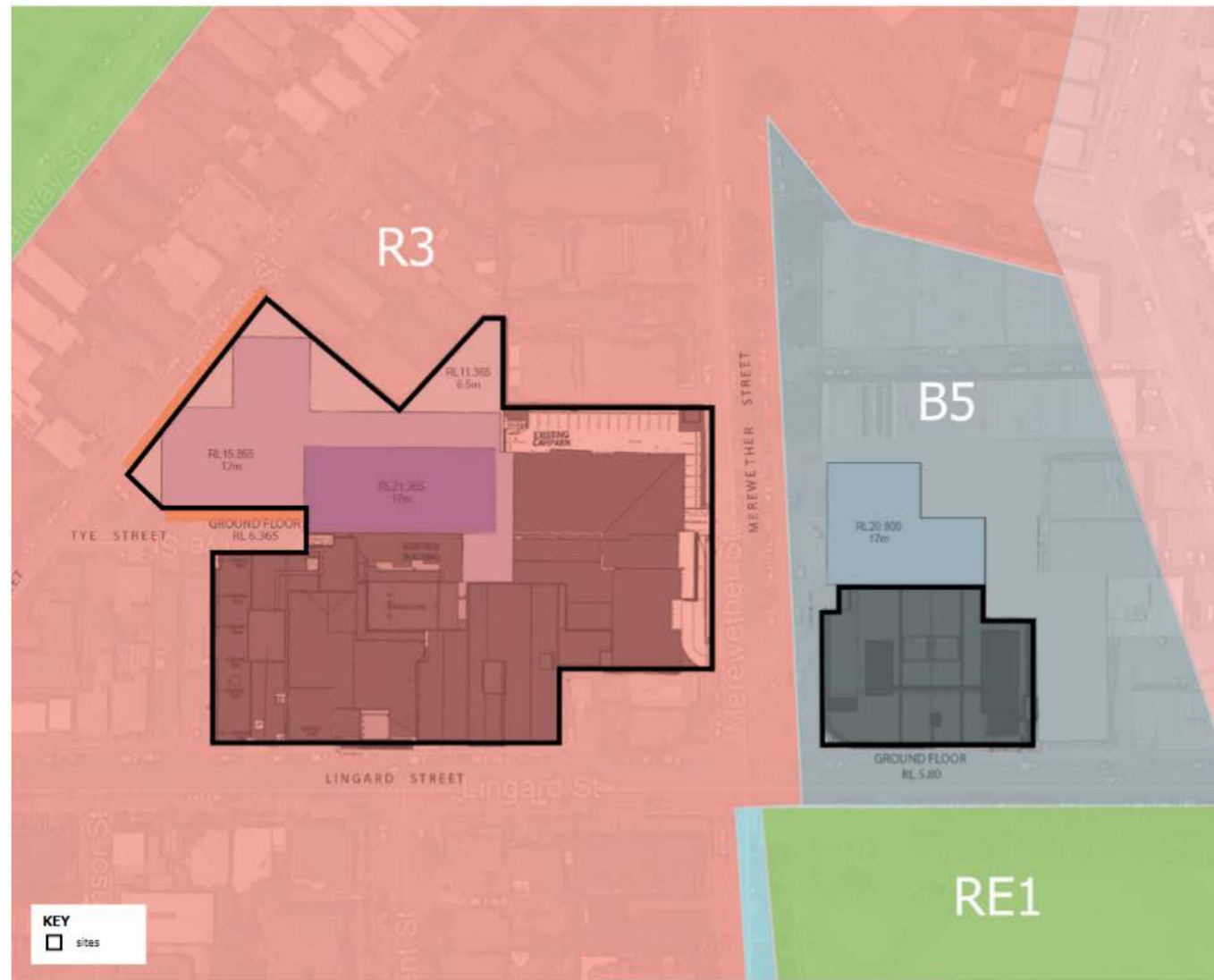
Planning Proposal

Part 1 and 2 – Objectives or Intended Outcomes/Explanation

	Existing Provisions	Proposed Provisions
Land Use Zoning	Lingard Private Precinct: R3 Medium Density Kingsland Precinct: B5 Business Development	SP2 Infrastructure (Health Services Facilities)
Height of Buildings	10 metres	18 metres
Floor Space Ratio	0.9:1	No Development Standard



Planning Considerations



Land use zoning and development controls inconsistent with strategic direction



Current FSR and height limits not consistent with NSW Health requirements

FUTURE BULK & SCALE



Built form will reflect emerging contemporary character of Merewether



Provision of essential health infrastructure through architectural expression



Built form will make a positive contribution to streetscape

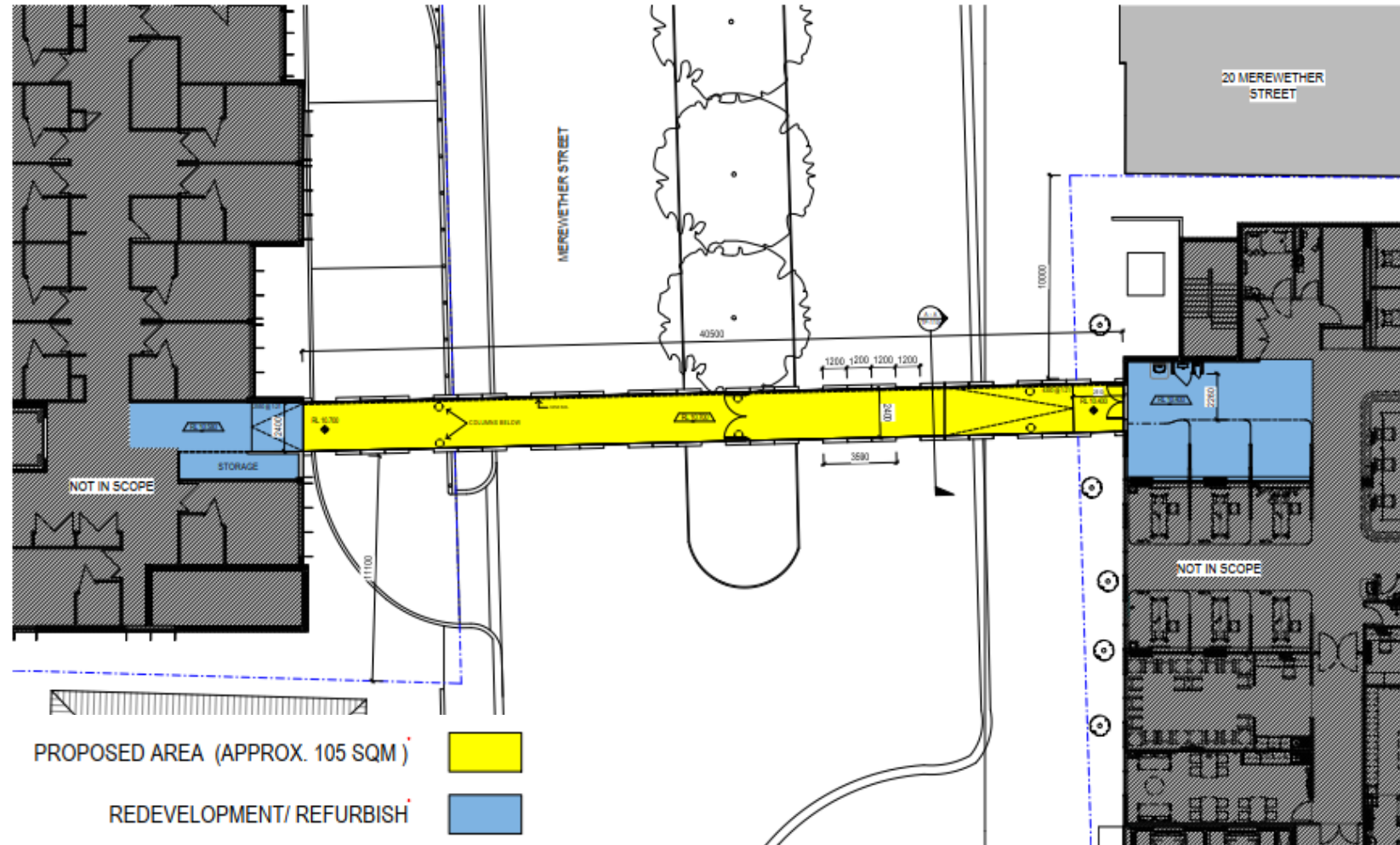


Commercial in confidence - Plans are indicative only

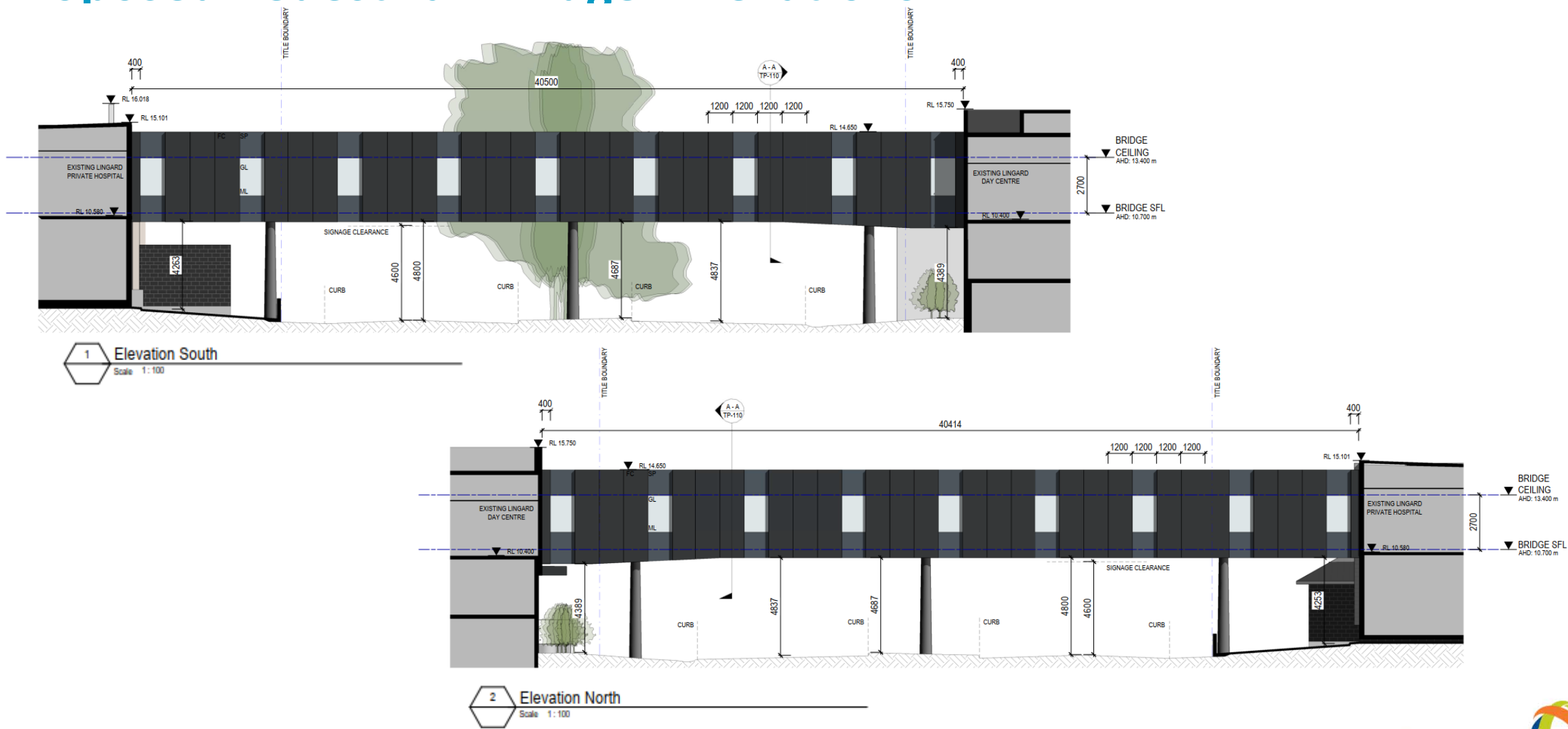
8

* aligned with Greater Metro Plan 2036

Proposed Pedestrian Bridge – Proposed works



Proposed Pedestrian Bridge - Elevations



Consulting Suites

DA PLANS

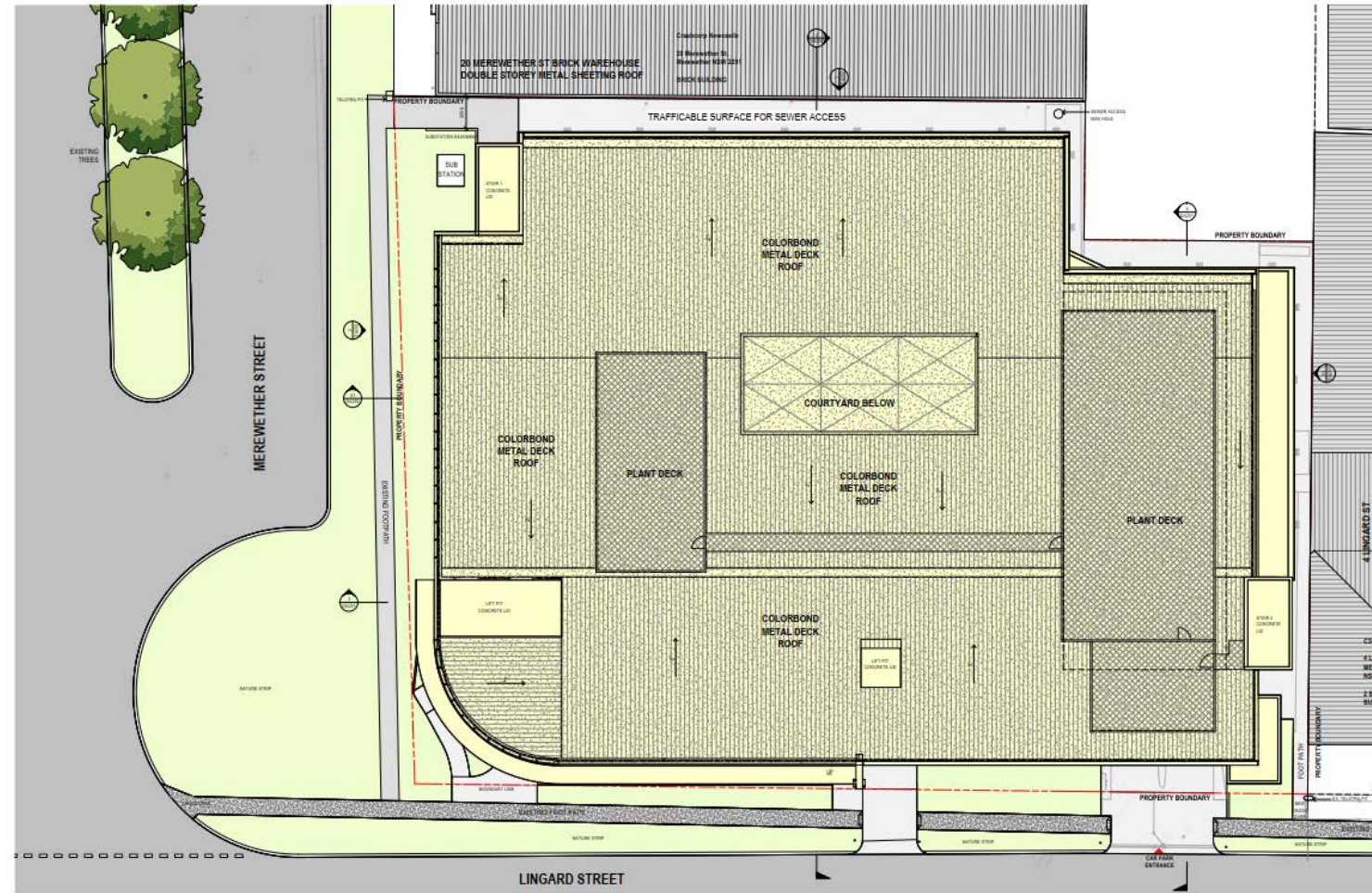
Alterations and Additions to Consulting Suites



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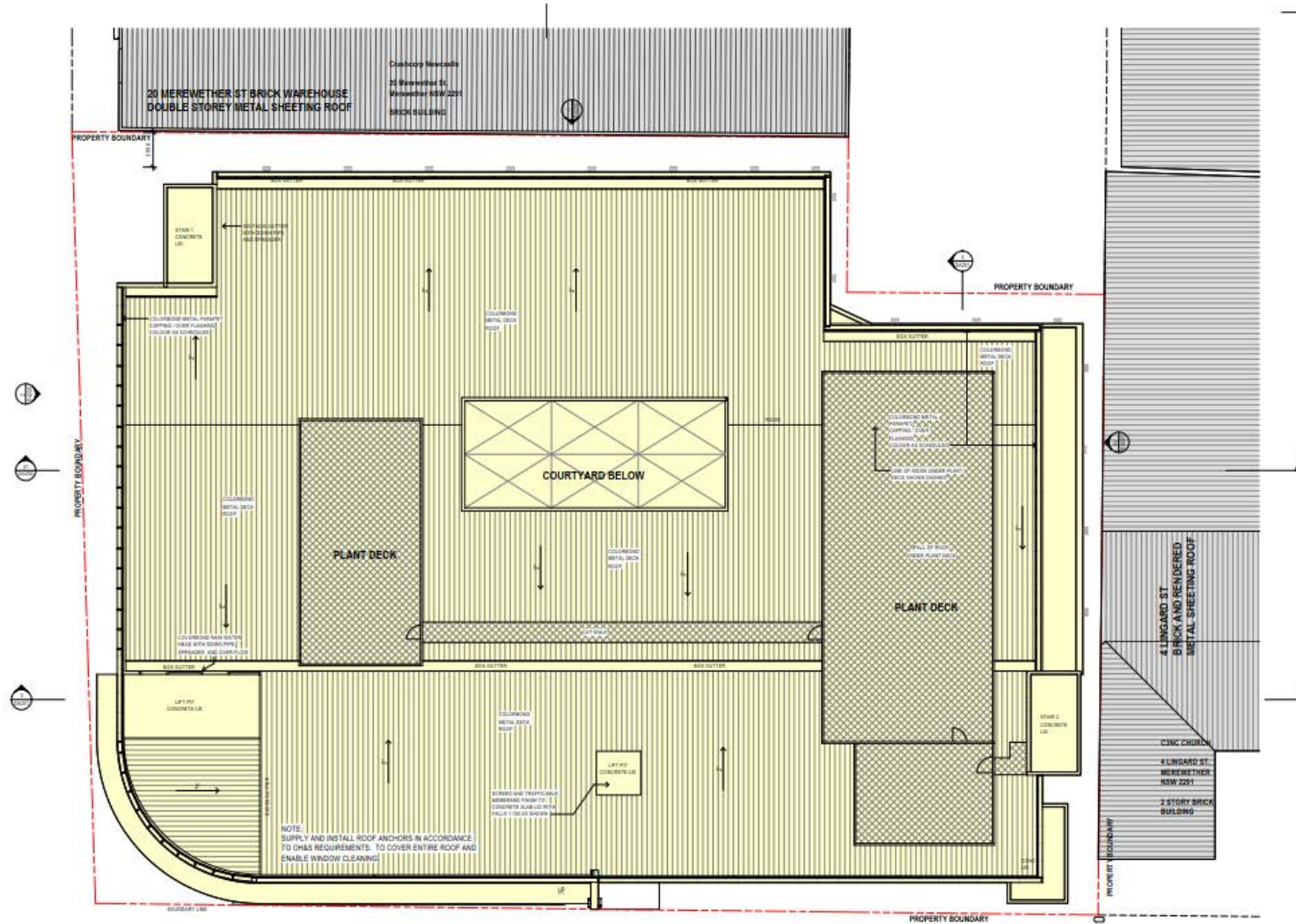
Alterations and Additions to Consulting Suites – Site Plan



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Alterations and Additions to Consulting Suites – Roof Plan

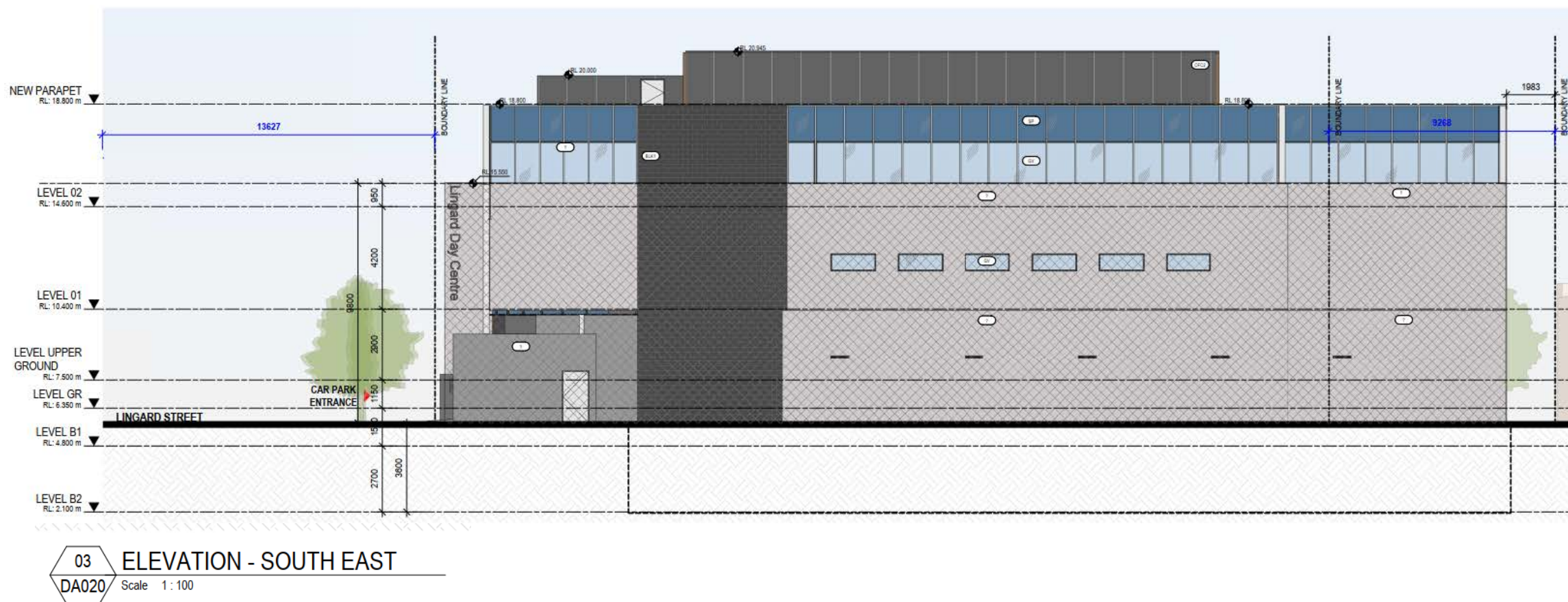


Alterations and Additions to Consulting Suites - Elevations

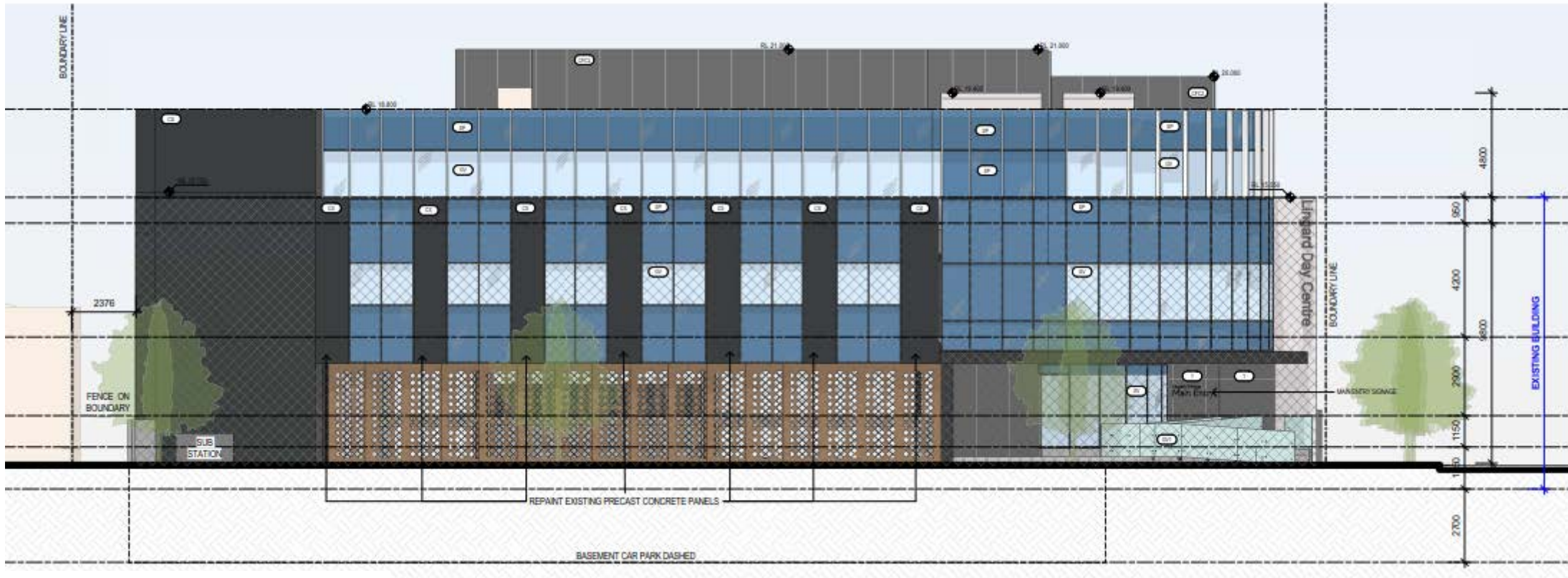


01 ELEVATION - SOUTH WEST
Scale 1 : 100

Alterations and Additions to Consulting Suites - Elevations

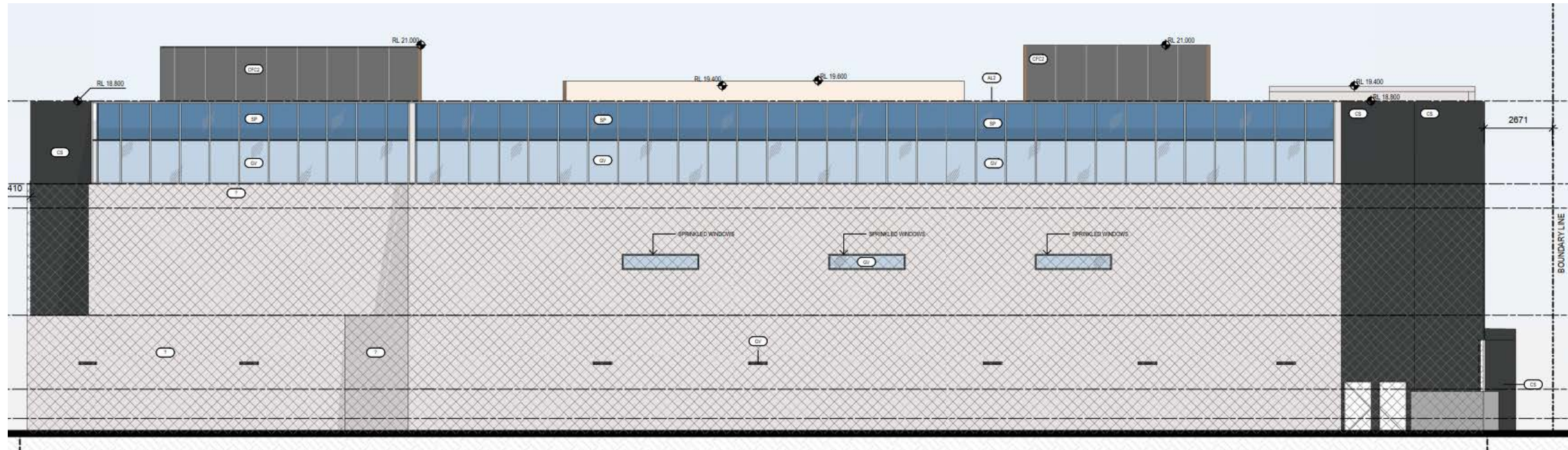


Alterations and Additions to Consulting Suites - Elevations



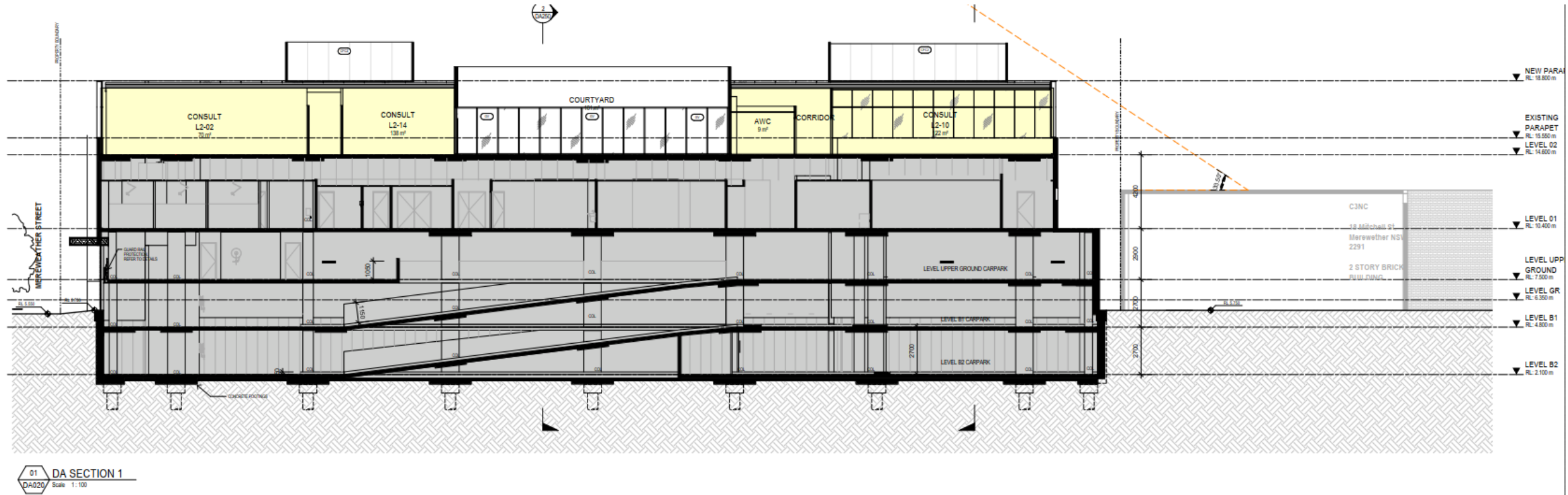
2 ELEVATION - NORTH WEST
DA020 Scale 1:100

Alterations and Additions to Consulting Suites - Elevations

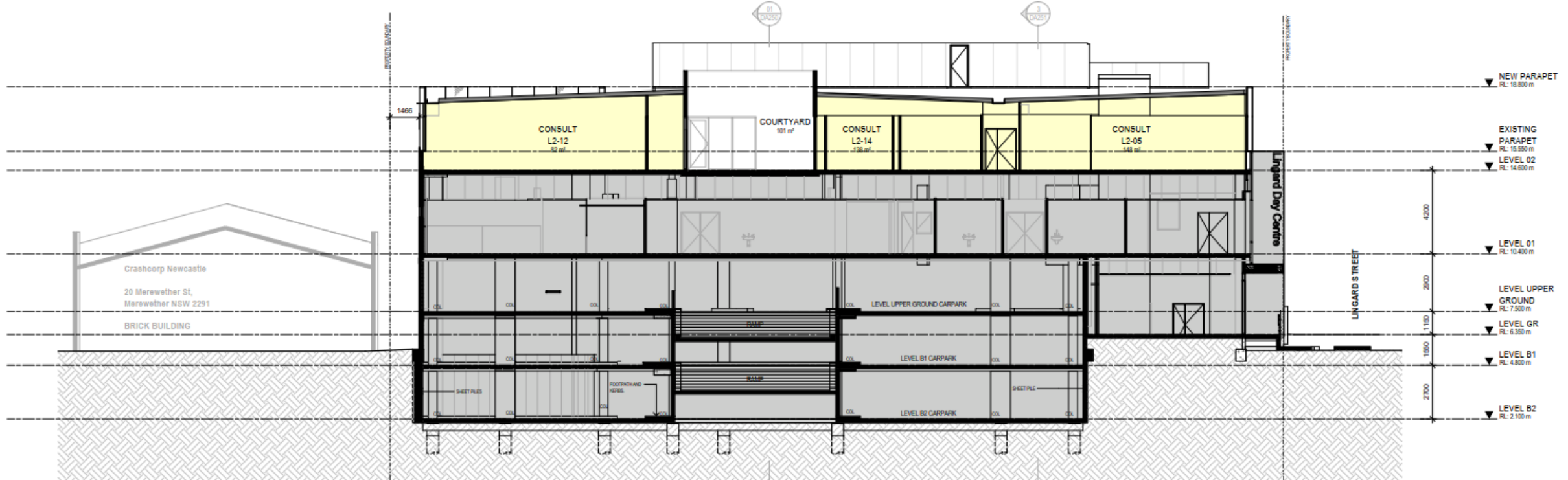


1 ELEVATION - NORTH EAST
DA020 Scale 1:100

Alterations and Additions to Consulting Suites - Sections

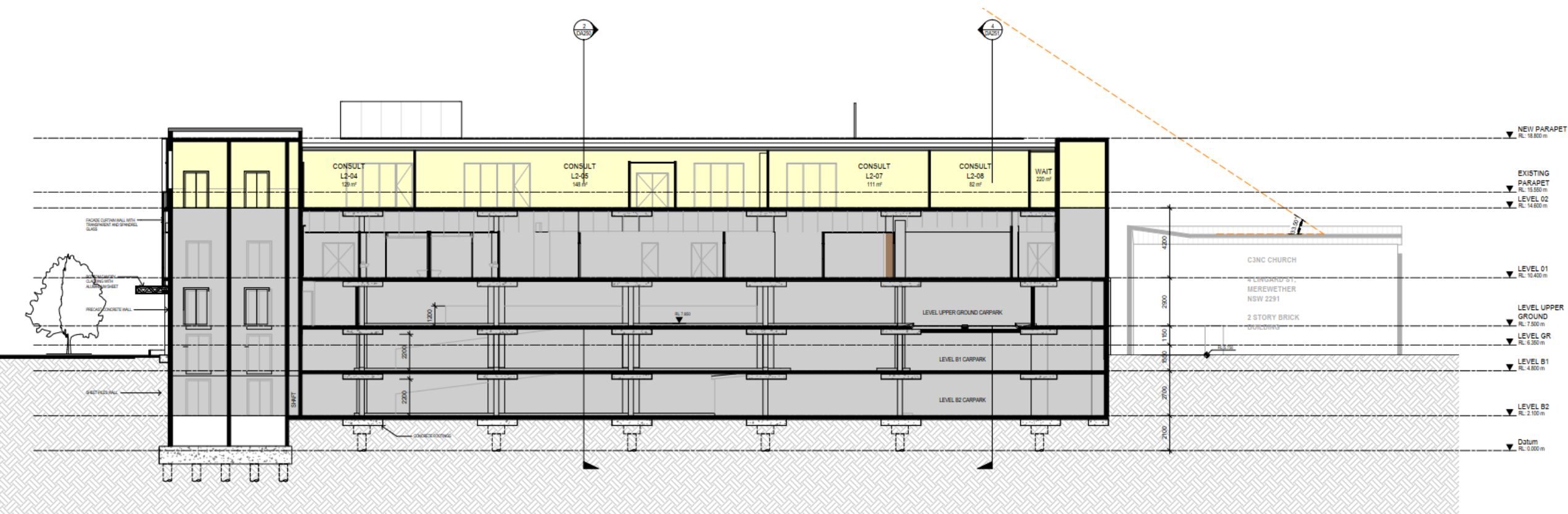


Alterations and Additions to Consulting Suites - Sections



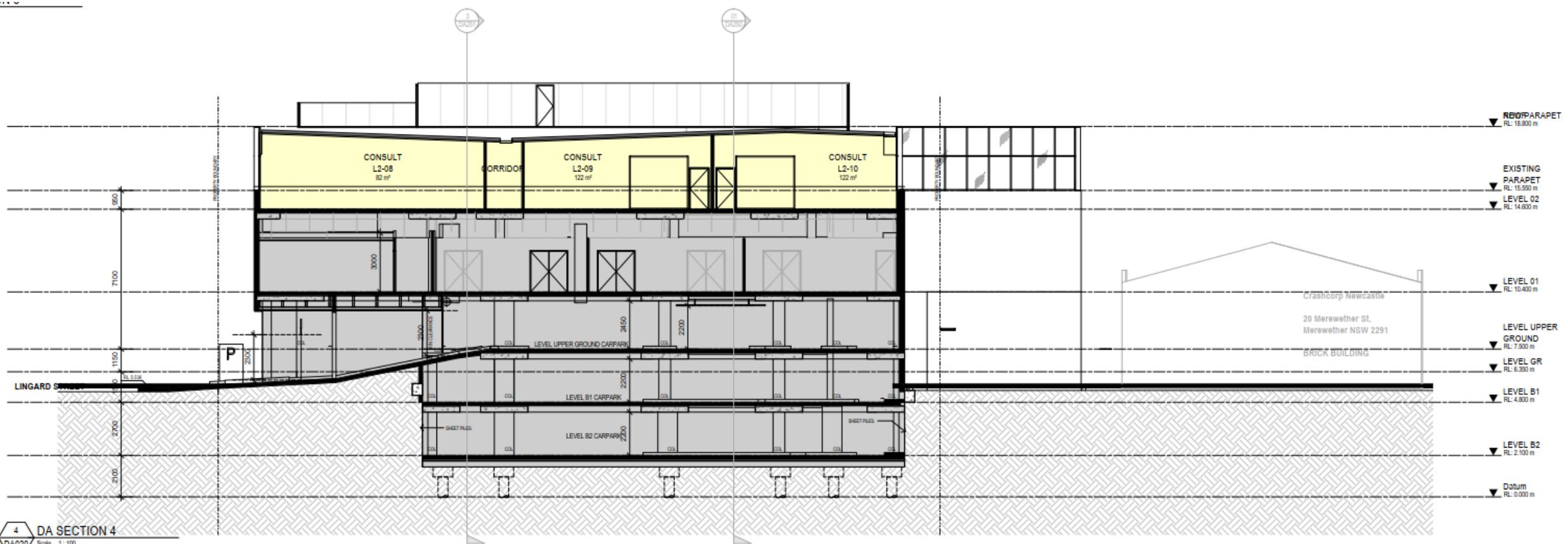
2 DA SECTION 2
Scale 1:100

Alterations and Additions to Consulting Suites - Sections

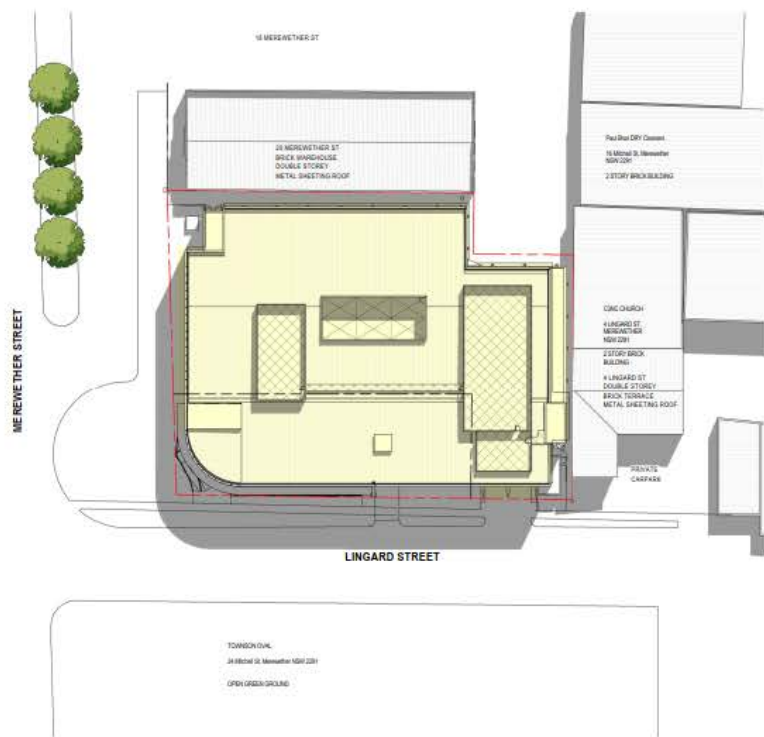


3 DA SECTION 3
DA020 Scale 1:100

Alterations and Additions to Consulting Suites - Sections



Alterations and Additions to Consulting Suites – Shadow Diagram (December)



Alterations and Additions to Consulting Suites – Perspective Views



1 PARKING ENTRANCE, LINGARD ST
Scale

2 MAIN ENTRY, CORNER MEREWETHER ST & LINGARD ST
Scale



Alterations and Additions to Consulting Suites

3 NORTH WEST FACADE, MEREWETHER ST
Scale



4 MAIN ENTRY, CORNER MEREWETHER ST & LINGARD ST
Scale

Design Considerations

- The Planning Proposal and DA produces heights compatible with the existing Lingard Private Hospital directly opposite the site;
- The visual bulk of the building is broken up by the horizontal architectural expression of blue tinted glass in contrast to vertical fins;
- The horizontal fins also provide shelter to pedestrians along the street;
- Maintains the human scale of Merewether Street through landscaping along the street wall; and
- Contrasts with the existing dominant residential character of the area thereby becoming a landmark building that can be singled out against a landscape background of repetitive detail. The corner location of the development adds to its iconic image and makes it more identifiable

Public Exhibition

- Based on the Council DA tracker -
 - One Submission of support
 - Four Submissions of objection
 - Height and FSR LEP exceedance
 - Use of public footpath
 - Parking
 - Multinational ownership
 - Impacts to recently establish Brewery
 - Turn area into hospital precinct, which would be inconsistent with B5 zoning
 - Impacts to solar panels on Brewery
 - Impacts to parking
 - Blocks views to building from the street

Thank You

