



## RSDA KICK OFF BRIEFING - HCC REGIONAL PLANNING PANEL

16TH FEBRUARY 2022

ADAMSTOWN DAY HOSPITAL & SPECIALIST CENTRE  
43 DATE STREET ADAMSTOWN

APPLICANT: (ARCHADIA PROJECTS ON BEHALF OF GPV ADAMSTOWN PTY ATF GPV ADAMSTOWN TRUST)  
DEVELOPER: GPV ADAMSTOWN PTY LTD ATF GPV ADAMSTOWN TRUST

PREPARED BY

ARCHADIA PROJECTS PTY LTD

ABN: 88 148 163 357





### The Proposal:

The proposed development is a 5-storey Healthcare Facility with a Net Lettable Area of approximately 2600sqm that will be located adjacent to the existing Newcastle Healthcare Facility in the re-developed Adamstown RSL Club. Whilst Stage 1 of this development is focused on Primary Healthcare such as General Practice, Radiology, Pathology, Physiotherapy, Allied Health and the like; the proposed Stage 2 will be more focused on specialist and selected sub-acute care.

The proposed functions are not interlinked with the Stage 1 functionality and there is no need for physical linkage between the two stages. There is, however, great practicality and strong drivers to co-locate the two facilities in this healthcare precinct due to the centrality of the location in relation to the population base, the convenience of the location in relation to the major operating hospitals servicing the Newcastle area to attract the operating specialists, and the access to public transport and retail infrastructure.

The proposed development will incorporate two levels of car parking: one Staff Car Park accessed off Date Street; and one Patient Car Park accessed off Victoria Street; as well as three levels of functional floor space aimed at healthcare service providers.

The anchor tenant for the development is Hunter Pain Specialists, a local group of doctors who specialize in pain management. Two of the three commercial floor plates (~1600m<sup>2</sup>) are committed under Agreements for Lease to the anchor group. This includes a day surgery facility that aims to provide a high-quality environment for a range of specialist disciplines, in addition to its core use in pain medicine. The remaining floor will provide capacity for expansion of the healthcare discipline mix within the Newcastle Healthcare precinct, as well as space for co-location of consulting specialists linked to the day surgery.

Hunter Pain Specialists note that they have been operating in the Hunter for over 20 years, with a broad catchment across the State, treating approximately 6,000 patients annually. The Stage 2 development at Adamstown offers the Hunter Pain Group the opportunity to consolidate multiple sites relating to its consulting, research and day surgery activities, as a 'centre of excellence' in pain management.



### Proposed Functions:

- Level 1 - Staff Parking
- Level 2 - Patient Parking
- Level 3 - Small Medical Specialist Tenancies & Administrative & It Office for Hunter Imaging Group / Sonic Healthcare
- Level 4 - Large Medical Specialist Tenancy for Hunter Pain Specialists
- Level 5 - Day Hospital

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43 Date Street Adamstown  
14<sup>th</sup> February 2022

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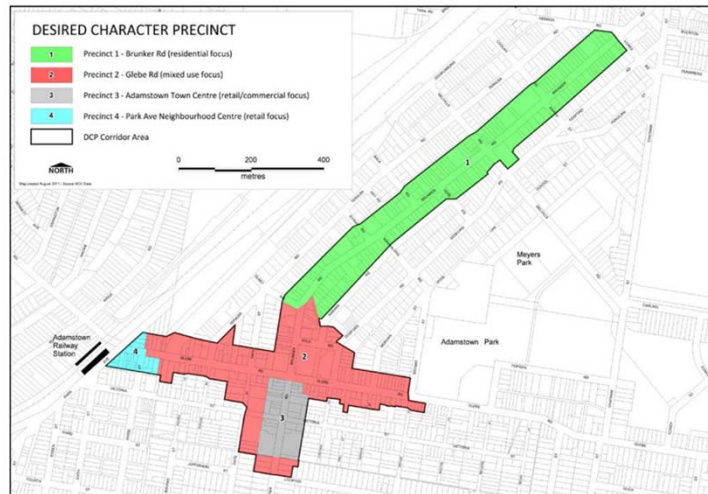


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# Site Details & Context

- 43 Date Street, Adamstown
- Site Area – 1,683m<sup>2</sup>
- Zoned R4 High Density Residential and within the
- Adamstown Renewal Corridor - Mixed use Focus
- 5 Storey Medical Facility
- Compliant with height (20m) and FSR (2:1) controls of LEP
- Zero setbacks to frontages, as required in Adamstown Renewal Corridor
- 40 construction jobs



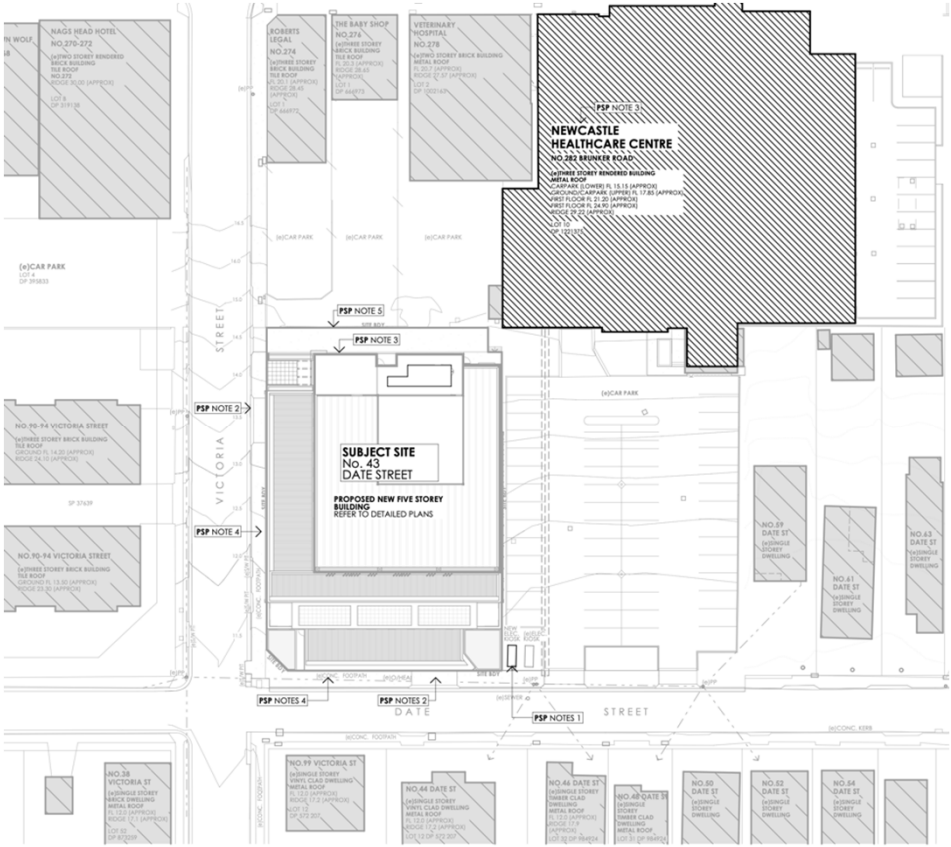
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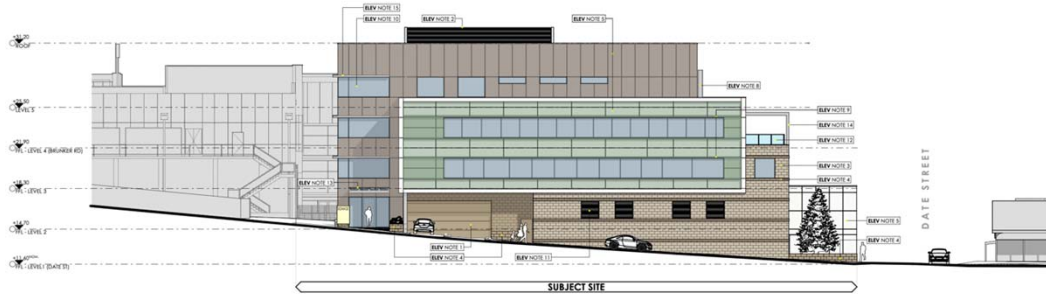
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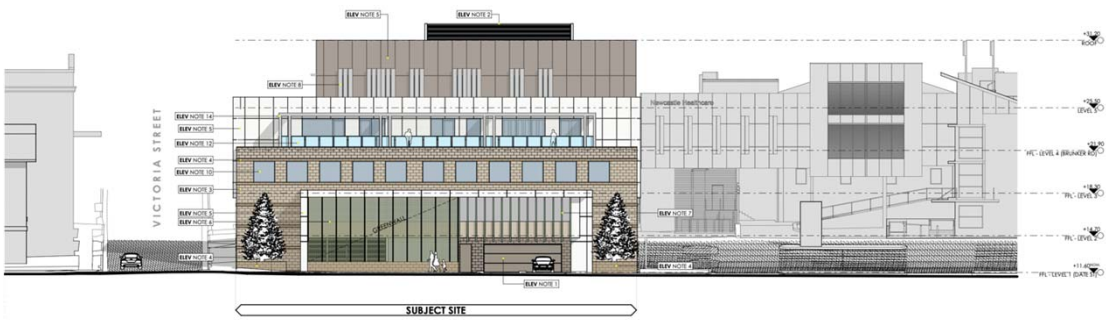
# Site Plan & Elevations



SITE PLAN



VICTORIA STREET



DATE STREET





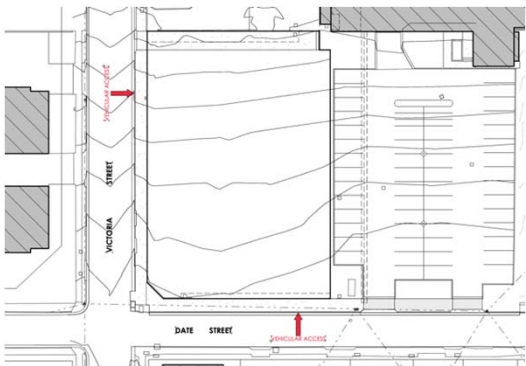
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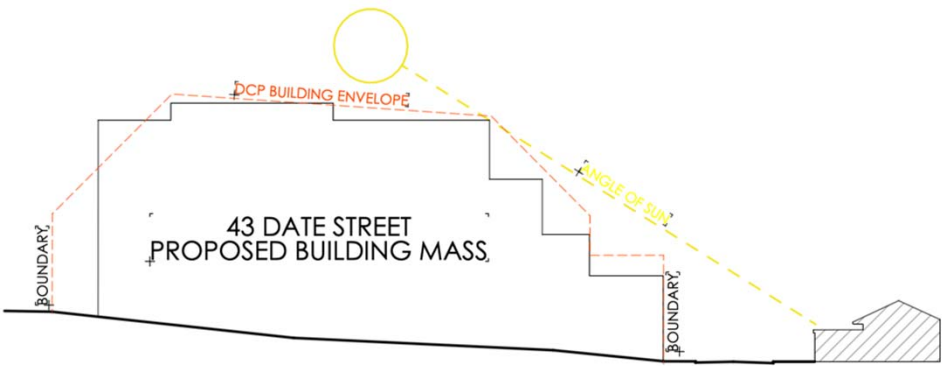
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# Design Response



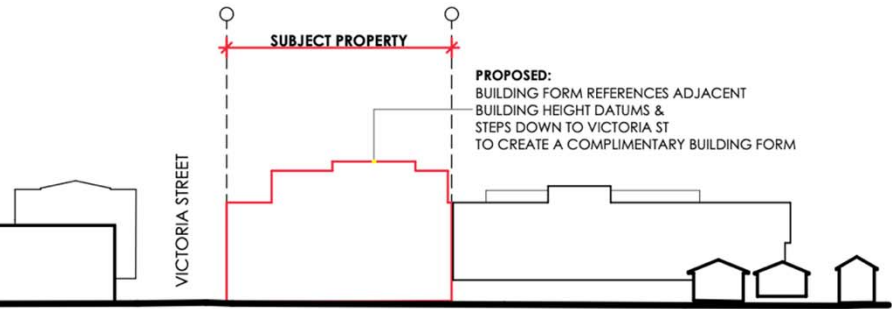
DUAL VEHICULAR ACCESS



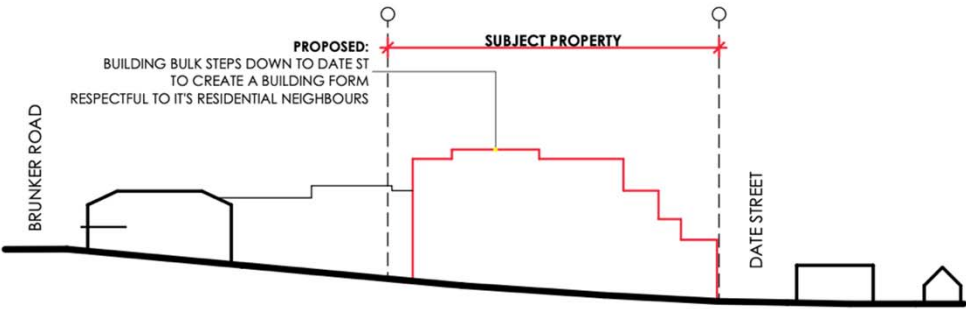
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LANDSCAPE BUFFERING



STREETSCAPE ANALYSIS: DATE STREET



STREETSCAPE ANALYSIS: VICTORIA STREET



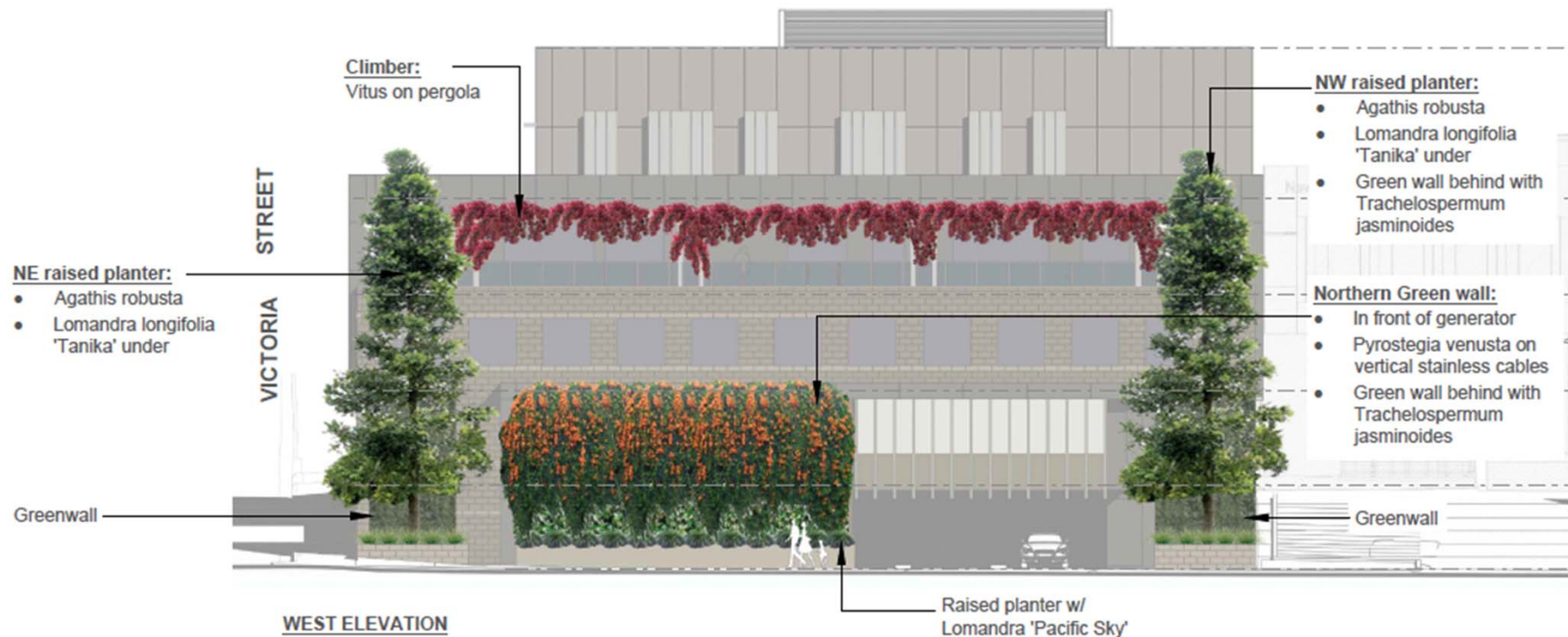
## Access, Traffic & Parking

- Two points of vehicle entry/exit – one for staff and one for patients and visitors
- Two levels of parking, with capacity for 76 vehicles, 14 bicycles and 8 motorcycle spaces representing a 3 space car parking deficiency and an excess of 3 bicycle spaces and 3 motorcycle spaces.
- Traffic and Parking Assessment prepared by Intersect Traffic justifies the 3 space deficiency.
- Servicing will be via small courier vans for supplies and medium rigid vehicles for waste collection. A service bay is provided on Level 1 for normal courier van deliveries while a bin room is provided on Level 2 which will be serviced by private contractor prior to 8 am once a week. Service vehicles will be able to enter and exit the site in a forward direction.



# Landscaping

- No opportunity for deep soil planting due to the carparking and spatial needs of the medical centre and day hospital.
- Landscape design focuses on providing a softening of the hard edges of the building, with the provision of a two storey high green wall along the Date Street frontage, a climbing plant over the Level 4 pergola, and raised garden beds with native species of trees and smaller plants.



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## Pre DA/Community Consultation

- A Pre-DA consultation was completed with Chris Speek, NCC, on a much larger, preliminary concept
- The current design is completely different from the earlier proposal, so the Pre-DA comments are of generalised, rather than specific, value.

## Heritage



RSL Memorial Hall 2017



Nag's Head Hotel 2020

The site adjoins and is located within close proximity of two locally listed heritage items, as follows:

- **278 Brunker Road** – Item I6 – Adamstown RSL Memorial Hall

The proposed building will not be visible from the footpath in front of the RSL Memorial Hall and will therefore not impact on the front facade, interpretation, or social significance of this listed item.

It will not impact on view lines to the front facade of the RSL Memorial Hall and does not change the setting of the front of the building.

- **268 Brunker Road** – Item I4 – Nag's Head Hotel

Important historical elements of the hotel, its prominent corner location, its form and its style, will not be negatively impacted by the proposed building, which will not block views, interpretation, or enjoyment of the hotel from Brunker Road or Victoria Street.

It will not impact on view lines to the front and side facades of the hotel and does not change the setting of the hotel.



## Social Impact

The proposal will have the following local positive social impacts:

- Consolidate much needed specialist health services into one location adjacent to the existing Newcastle Healthcare Centre, encouraging less vehicle trips and providing complementary facilities close to other medical centres and health facilities within the immediate locality.
- Opportunities for cross referrals within an accessible and safe location. The site is well served by public and private car parking facilities and by public transport.
- Provide new employment opportunities for the area; some 40 jobs during construction, but also ongoing local jobs in a centralised, consolidated location.



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