

22 June 2012

OUR REF: 2922

The Director General
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

ATTENTION: HEATHER WARTON

Dear Madam,

RE: ROYAL NEWCASTLE HOSPITAL SITE - SECTION 75W APPLICATION TO AMEND CONCEPT PLAN 05_0062 (LOT 11 DP 1112367, LOT5 DP 1145847, LOT 4 DP1029006 AND LOT 11 DP 635003 PACIFIC STREET, NEWCASTLE)

1. INTRODUCTION

Following our meeting on Thursday 7 June 2012, please find enclosed for your consideration an application made under Section 75W of the Environmental Planning and Assessment Act 1979, to modify Concept Plan 05_0062 relating to the Royal Newcastle Hospital (RNH) site. The Concept Plan was determined on 3 January 2007.

This application is to modify the Concept Plan pursuant to the provisions of Section 75W of the Environmental Planning and Assessment Act, 1979 (the Act). The proposed modifications are of minimal environmental impact and are detailed in this submission.

The Section 75W application seeks to:

- Excise Lot 11 DP 1112367 (the David Maddison site) from the Concept Plan (refer to cadastral information at Appendix 1);
- Modify the building envelope set out in the Concept Plan Supporting Control Drawings for the northern building and the southern building adjacent to Shortland Esplanade relevant to development at Stage 1C (refer to Architectural Drawings in Appendix 2 and Proposed Modification Drawing in Appendix 3);
- Increase the allowable height set out in the Concept Plan Supporting Control Drawings from RL 49.1 to RL 49.75 for the full extent of the southern building along the Shortland Esplanade frontage (refer to Architectural Drawings in Appendix 2 and Proposed Modification Drawing in Appendix 3);
- Excise Lot 11 DP 635003 and stratum airspace above (currently the United Services Club Car Park site) from the Concept Plan.

Justification for the request and a review of the environmental effects arising from the modification are provided below.

2. SUPPORTING DOCUMENTATION

This correspondence forms part of the Section 75W Application. Accompanying this correspondence are the additional supporting documents outlined below. All supporting documentation has been attached to this letter for ease of reference and comprises the following:

- Cadastral Information for Royal Hospital Site (see Appendix 1);
- Architectural Drawings prepared by Suturs Architects (see Appendix 2). Specifically relevant drawings are DA009, DA013, DA014.
- Plan showing Proposed Concept Area and Revised Building Envelopes (see Appendix 3).

3. APPROVED CONCEPT PLAN SOUGHT TO BE MODIFIED

The Concept Plan now sought to be modified is that determined by the then Minister for Planning, Frank Sartor MP on 3 January 2007, and referred to as Concept Plan 05_0062. The Concept Plan provides for the redevelopment of the RNH site and includes floor space ratio, height, building envelope and building footprint controls.

The Concept Plan was approved pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 (the Act), which is now repealed. The Concept Plan continues to be in force in accordance with the Part 3A transitional provisions outlined in Schedule 6A of the Act.

Schedule 6A, clause 3C of the Act provides for the modification of concept plans, and states that Section 75W continues to apply for the purpose of the modification of a concept plan approved before or after the repeal of Part 3A.

4. APPLICATION PROCEDURE

This proposal is prepared in support of the online Request to Modify a Major Project or Concept Plan lodged via the Department of Planning and Infrastructure website. Details regarding the applicant, site and proposed modifications are provided in the online application form.

5. PROPOSED MODIFICATIONS AND JUSTIFICATION

The Section 75W application has the aim of accommodating a number of changes to the Concept Plan. The proposed changes will have the effect of excising Lot 11 DP 1112367 from the Concept Plan, moving the building envelope for the northern building and amending the building envelope and building height for the southern building adjacent to Shortland Esplanade. The implications for the amendments are dealt with below.

6.1 Excise Lot 11 DP 1112367 – David Maddison Building

6.1.1 Background

The DM building is located on Lot 11 in DP 1112367. The Concept Plan envisaged the demolition of the DM building and did not contemplate the building being retained and refurbished. The Supporting Control Drawing in the Concept Plan indicates a 9 storey building on the corner of King and Watt Streets built to the street edge, reducing in height to 6 and then 4 storeys along Watt Street.

In June 2012 a development application was approved by Newcastle City Council (NCC) granting consent (the Development Consent) to carry out alterations and additions to the existing DM building to

be used as office space. The Development Consent added 489sqm of GFA on the southern side of the building to achieve an overall GFA on Lot 11 of 8501sqm, which is below the 12055sqm maximum allowed for the DM site in the Concept Plan. It is important to note that the 3554sqm of GFA not being used on the DM site is not being transferred to Stage 1C, which is the last remaining parcel of land within the Concept Plan to be developed.

This Section 75W application, for abundant caution, seeks to excise Lot 11 DP 1112367 from the Concept Plan to avoid any confusion regarding the relationship between the Concept Plan and the Development Consent granted by Council. In this respect, the Section 75W application seeks to make it clear that the Concept Plan no longer applies to the DM site.

6.1.2 Implications of excising the DM building for the Integrity of the Concept Plan

The approved Concept Plan sets out requirements in relation to Floor Space Ratio and Staging, Building Heights, Car Parking, Building Envelopes, Building Separation and Public Plaza. It is important to examine the impacts of excising Lot 11 in DP 1112367 against these requirements to understand that the integrity of the Concept Plan will not be affected, and that Stage 1C can proceed in accordance with the Concept Plan.

6.1.2.1 Floor Space Ratio and Staging

Condition 2 of the Concept Plan sets out requirements in relation to floor space ratio and staging. At the time the Concept Plan was approved, the proponent indicated that the project may be staged – by the non-inclusion of that part of the site covered by the DM building (site 4766sqm) and/or that the part of the site currently owned by the United Services Club (site 792sqm) may not be developed. On this basis a modification to the concept plan was recommended such that maximum GFAs and FSR were set for each part of the subject site to reflect the approved development. These modifications are as follows:

Condition 2

- a) *Full implementation of the site, representing all of the Subject Site, including the David Maddison Building site and the United Services Club car park site, shall have a maximum FSR of 3.07:1, being a maximum GFA of 53,971sqm. As the submitted documents indicate that GFA is greater than the required maximum, GFA is to be achieved by reducing the height of the buildings. The preferred location for this reduction is the 8 storey building to the east of the Wirraway Flats site as shown on the drawing Supporting Control Drawings – Concept Plan building heights diagram showing indicative RLs (m AHD) and storeys of all buildings dated 8th December 2006.*
- b) *Stage 1 of the development, representing all of the subject site including the United Services Club car park, but excluding the David Maddison Building site, shall have a maximum GFA of 41,916sqm being FSR 3.27:1.*
- c) *Development on the David Maddison Site alone shall have a maximum FSR of 2.5:1, being a maximum GFA of 12,055sqm.*
- d) *Should the United Services Club (car park) site be excised from the Subject Site, the maximum FSR for the subject site shall be 3.06:1 being a maximum GFA of 52,771sqm.*

The DM DA recently approved by NCC relates to a discrete part of the overall site i.e. (Lot 11 in DP 1112367). Condition 2(c) of the Concept Plan makes provision for the DM site to be dealt with separately, without affecting the overall intent of the plan. The GFA on the DM site is 8,501sqm, which is 3,554sqm below the 12,055sqm maximum allowed for the DM site under condition 2(c). It is important to note that this 3,554sqm of GFA is not being transferred to the remaining undeveloped portion of the site (Stage 1C).

Furthermore, as discussed in the SEE for Stage 1C, the United Services Club car park has been excised from the subject site, as permitted under condition 2(d). The remaining GFA for Stage 1C is 14,876sqm and the DA for Stage 1C currently before NCC, complies with this GFA limit.

Therefore the requirements set by Condition 2 in relation to GFA across the site have been met and are not prejudiced or otherwise affected by retaining the DM building and excising Lot 11 DP 1112367 from the Concept Plan.

6.1.2.2 Building Heights

In relation to building height, the Supporting Control Drawing in the Concept Plan indicates a maximum RL of 70.2 (18 storeys) for the northern building and RL 49.1 (8 storeys) for the southern building. Retaining the DM building and excising Lot 11 DP 1112367 has no impact on the proposed building heights for Stage 1C and therefore does not affect the integrity of the Concept Plan insofar as it applies to the remainder of the RNH Site.

6.1.2.3 Car Parking

In relation to car parking, condition 6 of the Concept Plan requires that car parking rates shall be in accordance with the provisions of Newcastle DCP 2005. The Stage 1C DA provides car parking in accordance with the required rates. In terms of car parking requirements, retaining the DM building and excising Lot 11 in DP 1112367 does not affect the integrity of the Concept Plan insofar as it applies to the remainder of the RNH Site.

6.1.2.4 Building Envelope

Condition 3 of the Concept Plan sets building envelope requirements. In relation to building envelopes, it is noted in the SEE for the Stage 1C DA that the northern building is located substantially within the building footprint set out in the Supporting Control Drawing in the Concept Plan. The southern building encroaches on the building footprint along the length of its south eastern edge (Shortland Esplanade) and a small portion of its northern elevation. The SEE for Stage 1C discusses this minor non-compliance, which is in part related to retaining the DM building. However this minor non-compliance does not affect the overall integrity of the Concept Plan and is discussed in further detail below. Excising Lot 11 in DP 1112367 from the Concept Plan will have no impact on building envelope requirements.

6.1.2.5 Building Separation

Condition 5 of the Concept Plan sets building separation requirements. In relation to building separation, the Concept Plan requires building separation distances between all buildings to comply with the building separation provisions of State Environmental Planning Policy (SEPP) No 65. The Residential Flat Design Code sets out suggested building separation dimensions of 12 metres between habitable rooms/balconies (up to four storeys), 18 metres between habitable room/balconies for five to eight storeys and 24m between habitable rooms/balconies for nine storeys and above. The separation between the northern building and the David Maddison Building complies other than at levels 5 and 6. In this respect, the SEE for Stage 1C discusses this minor non-compliance which does not affect the overall integrity of the Concept Plan. Excising Lot 11 in DP 1112367 from the Concept Plan will have no impact on building separation requirements.

6.1.2.6 Public Plaza

Condition 7 of the Concept Plan makes reference to a publicly accessible plaza in the design objectives and principles. However no publicly accessible plaza is specifically referenced in the Supporting Control Drawing. As discussed under "Building Envelope" above, the northern

building in Stage 1C is located substantially within the building footprint set out in the Supporting Control Drawing in the Concept Plan, allowing for increased separation between the building and the completed Mirvac Residential towers to the north. The area between these buildings has the potential to be used as a public plaza.

The Concept Plan makes provision for the site to be developed in stages and is sufficiently flexible to allow Lot 11 in DP 1112367 to be treated as a discrete part of the overall site. Given the above, it is clear that excising Lot 11 will still enable Stage 1C to be developed in accordance with the Concept Plan and does not prejudice its overall integrity.

6.2 Modifications relating to Stage 1C.

Lot 4 in DP 1029006 and Lot 5 in DP 1145847 (Stage 1C) are the subject of a development application (DA) currently before Newcastle City Council to construct two new buildings on the site, the Northern building being Stage 1 and the Southern building being Stage 2 (refer drawings at Appendix 1 and 2). The DA includes 100 room hotel and 150 units. This site immediately adjoins the DM building to the south east.

The development application for Stage 1C is for development for which the Concept Plan has been approved, and is accordingly subject to the transitional provisions in Schedule 6A, clause 3B of the Act.

This S75W application seeks to modify the building envelope and height limits, as discussed in the following sections.

(a) Modify Building Envelope

This application seeks to:

1. Modify the building envelope approved by the Concept Plan (as set out in the Concept Plan Supporting Control Drawings) for the northern building by moving the building envelope 6.7m south (refer Appendix 3).
2. Modify the building envelope approved by the Concept Plan (as set out in the Concept Plan Supporting Control Drawings) for the southern building adjacent to Shortland Esplanade to ensure that the building, as proposed in the Stage 1C DA, is located within the envelope approved by the Concept Plan (refer Appendix 3).

In relation to 1 above, it is noted in the SEE for the Stage 1C DA that the northern building is located substantially within the building footprint set out in the Supporting Control Drawing in the Concept Plan. The northern building has however been moved further south to allow for increased separation between the building and the completed Mirvac Residential towers to the north and to allow the area between these buildings to be used as a public space. This increased separation is designed to minimise view loss, maximise visual and acoustic privacy between buildings and enhance solar access opportunities. It should be noted that the northern building is separated from the David Maddison Building to the west by approximately 13.9m.

Central to the approved concept plan and the design approach for the project is the concept of view sharing. For example, the concept plan creates areas of minimal development to enable existing residents in the Sebel and Arvia Apartments to enjoy some of the outlook currently permitted by the absence of development on the Esplanade Project site, following demolition of buildings associated with the Royal Newcastle Hospital. The proposed amendment to the building envelope maintains the intent

of the approved concept plan, with a tower set well back from the street to ensure a break in the walling of the street frontage and to mitigate loss of view for neighbouring buildings including the Sebel.

In relation to 2 above, the southern building encroaches on the building envelope set out in the Supporting Control Drawing in the Concept Plan along the length of its south eastern edge (Shortland Esplanade) for a length of 44m (refer to Architectural drawing DA 009). The encroachment of the southern building, along its south eastern edge should be understood in the context of the overall development of the site, and noting that this parcel of land is the final parcel to be developed within the Concept Plan site. Retaining the David Maddison Building, which has a wider footprint than the originally anticipated replacement buildings along Watt Street, has required that the southern Esplanade building to be located further east to ensure adequate building separation while still ensuring an appropriate relationship with the public footpath along the Esplanade (refer Appendix 3).

The southern building is to be constructed to the footpath boundary in a manner similar to the Arvia development further up Church Street to the west and parts of the 8 storey Royal Development along Shortland Esplanade (refer photographs below) to create a consistent public footpath depth along the Esplanade. The building will define the street edge in keeping with other developments in the locality and is balanced by setting the northern building back behind a landscaped forecourt. The area opposite the building on the eastern side of Shortland Esplanade is a public park which will not be developed in the future. It is therefore not anticipated that moving the building forward to the street in the manner proposed will be out of character with the area or affect the quality of the public domain.



Photo 1 – Existing Royal Development along Shortland Esplanade



Photo 2 – Looking north along Shortland Esplanade



Photo 3 – Arvia Apartments interface with Church Street



Photo 4 – Arvia Apartments interface with Church Street

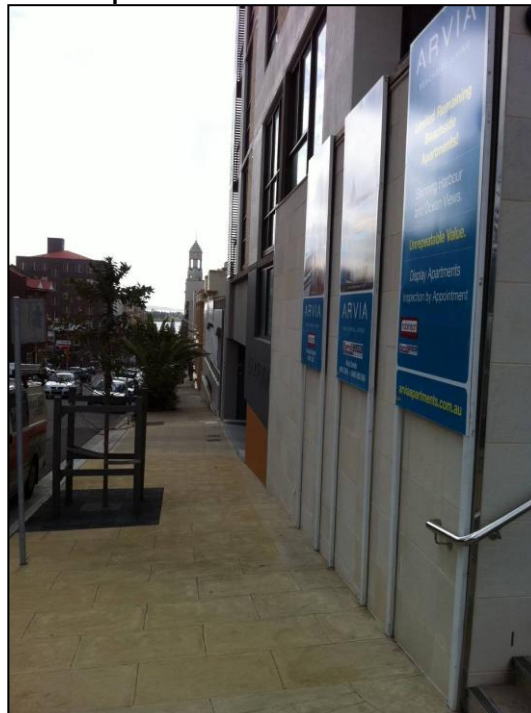


Photo 5 – Corner of Watt and Church Streets

(b) Amend Height Limit

This application seeks to amend the height limit set out in the Concept Plan Supporting Control Drawings for part of the southern building adjacent to Shortland Esplanade to ensure that the building, as proposed, is located within the envelope. In particular, it is proposed to increase the allowable height set out in the Concept Plan Supporting Control Drawings from “indicative” RL 49.1 to RL 49.75

excluding plant for the full extent of the proposed southern building along the Shortland Esplanade frontage. It should be noted that the heights on the Supporting Control Drawing are indicative and plant above the southern building is well below the allowable 5.8m in the Concept Plan.

The Concept Plan Supporting Control Drawings set a height limit of RL 49.1 (8 storeys) at the western end of the southern building envelope, stepping down to RL45.4 at the eastern end (in the area fronting Shortland Esplanade forward of the 18 storey building envelope). The proposed RL is 49.75 for the full extent of the proposed southern building along Shortland Esplanade. The slight increase from RL 49.1 for this portion of the concept plan is to accommodate floor to ceiling heights within the southern building. RL 49.75 would provide an appropriate urban streetscape, ensure a consistent building form along Shortland Esplanade and will have no additional impacts in terms of view loss or overshadowing in the locality.

(c) Excise Lot 11 DP 635003 and stratum airspace above (currently the United Services Club Car Park site)

As discussed in the SEE for Stage 1C, for the purposes of calculating available GFA, the United Services Club car park (Lot 11 DP 635003) has been excised from the subject site, as permitted under condition 2(d) of the Concept Plan. The remaining GFA for Stage 1C is 14,876sqm and the DA for Stage 1C currently before NCC, complies with this GFA limit.

7. PROPOSED AMENDMENTS TO THE INSTRUMENT OF APPROVAL FOR CONCEPT PLAN NO. 05_0062

In light of the above, it is invited that the Concept Plan be amended by:

1. Excising Lot 11 in DP 1112367 (the David Maddison site) from the Concept Plan
2. Amending Condition 3 in Schedule 2 of the Concept Plan approval in relation to building envelopes by deleting after "2006" the following:

"are maximum controls and to include articulation zones in accordance with the site design principles"

and inserting:

"as amended by plan showing Proposed Concept Area and Revised Building Envelopes, dated 21 June 2012 are maximum controls and to include articulation zones in accordance with the site design principles."

3. Amending Condition 4 in Schedule 2 of the Concept Plan approval in relation to building heights by deleting after "2006" the following:

"showing indicative RLs (m) and storeys of all buildings"

and inserting:

"as amended by plan showing Proposed Concept Area and Revised Building Envelopes, dated 21 June 2012 showing indicative RLs (m) and storeys of all buildings"

Subclause b) of condition 4 of the Concept Plan approval should be retained.

8. CONCLUSION

This Section 75W application seeks to excise the DM site, in order to avoid any confusion with regard to the Development Consent granted by Council, by clarifying that the Concept Plan no longer applies to the DM site. The application also makes minor modifications to building envelopes and a height limit in the Approved Concept Plan to facilitate the proposed development of Stage 1C, which is currently before NCC. It is anticipated that the minor changes proposed will not prejudice the integrity of the Concept Plan, and will have minimal environmental impact on the locality. On this basis, it is respectfully requested that the Minister for Planning and Infrastructure approve the modifications in the manner requested.

Should you require any further details please contact me.

Yours sincerely

de WITT CONSULTING



Andrew Biller
PRINCIPAL TOWN PLANNER

APPENDICES

APPENDIX 1

Cadastral Information for Royal Hospital Site



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ABN 23 104 067 405

TITLE
PLAN OF LOTS

H		
G		
F		
E		
D		
C		
B		
A	18.06.12	INITIAL ISSUE
Ed.	Date	Amendment

JOB ADDRESS: SHORTLAND ESPLANADE		PLAN No	JOB REF:
CLIENT: STRONACH PROPERTY		1	2922
SCALE: A1 1:500 A3 1:1000	ORIGIN OF LEVELS	DRAWN	MH
SURVEY DATE:	SURVEYOR	
PLAN DATE: 18.06.12		CHECKED	
DATUM: -		APPROVED	
CAD REF:	DRAWING REF: 2922-EXISTING LOTS-18.06.12		

NOTE :
THE BOUNDARIES SHOWN ARE APPROXIMATE ONLY. THE BOUNDARIES SHOWN HAVE NOT BEEN SURVEYED. THE BOUNDARIES SHOWN ARE INTENDED FOR DISCUSSION PURPOSES ONLY.

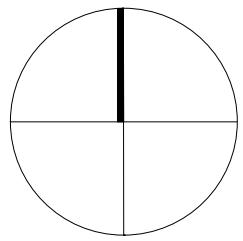
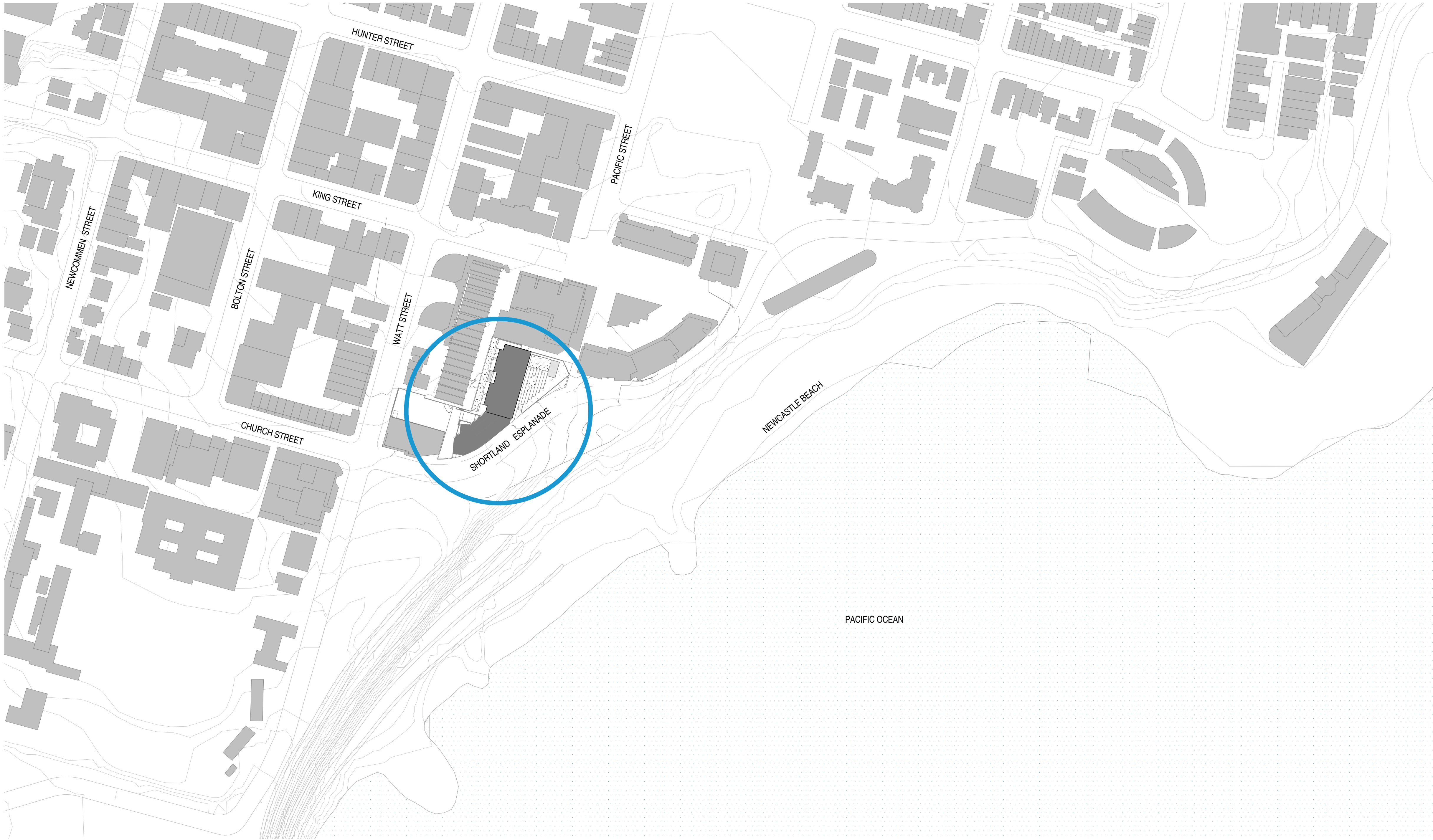
APPENDIX 2

Architectural Drawings Prepared by Suters Architects

- Specifically relevant drawings are DA009, DA013, DA014.

THE ESPLANADE PROJECT

SHORTLAND ESPLANADE, NEWCASTLE
NSW AUSTRALIA



ARCHITECTURAL DRAWINGS

- DA001 COVERSHEET/ LOCATION PLAN
- DA002 SITE ANALYSIS
- DA003 SITE PLAN
- DA004 BASEMENT PARKING 3
- DA005 BASEMENT PARKING 2
- DA006 BASEMENT PARKING 1
- DA007 CAR PARK LEVEL
- DA008 LOWER GROUND
- DA009 GROUND LEVEL 1
- DA010 LEVEL 2-3/ LEVEL 4-6
- DA011 LEVEL 7/ LEVEL 8
- DA012 LEVEL 9-14/ ROOF PLAN
- DA013 EAST ELEVATION
- DA014 WEST ELEVATION
- DA015 NORTH ELEVATION
- DA016 SECTION
- DA017 SECTION
- DA018 SHADOW DIAGRAMS
- DA019 3D IMAGERY
- DA020 3D IMAGERY 2
- DA021 3D IMAGERY 3
- DA022 THERMAL REQUIREMENTS

CIVIL DRAWINGS

- C01 GROUND FLOOR STORMWATER PLAN
- C02 BASEMENT STORMWATER PLAN - SHEET 1
- C03 BASEMENT STORMWATER PLAN - SHEET 2
- C04 STORMWATER DETAILS

LANDSCAPE DRAWINGS

- 01 SITE ANALYSIS
- 02 LANDSCAPE DESIGN REPORT
- 03 LANDSCAPE DESIGN REPORT
- 04 SITE PHOTOS
- 05 SITE PHOTOS
- 06 PLANT MATERIALS/ GENERAL CONCEPTS
- 07 LANDSCAPE CONCEPT (LG)
- 08 LANDSCAPE CONCEPT (LG)
- 09 LANDSCAPE CONCEPT (L1)

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APPLICATION				
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D	99% ISSUE	09.05.12	CVL	AR
C	FOR INFORMATION	04.05.12	CVL	AR
B	CLIENT REVIEW	13.04.12	AR	DR
A	CLIENT REVIEW	23.03.12	AR	DR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
SHORTLAND ESPLANADE,
NEWCASTLE

Client
KRED PTY. LTD.

Drawing
COVERSHEET/ LOCATION PLAN

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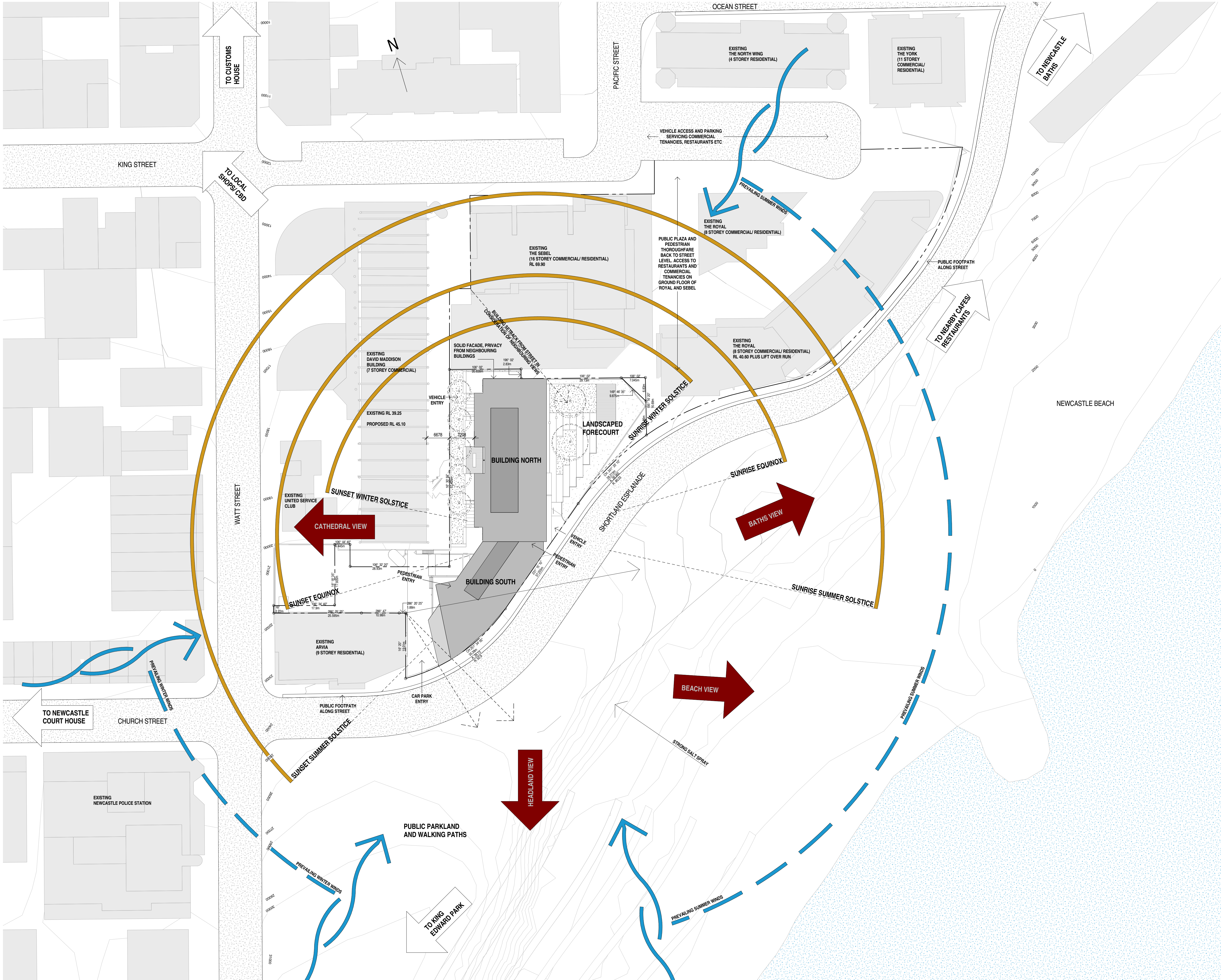
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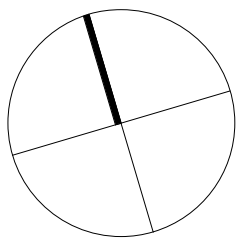
Issue
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LOT AND DEPOSITED PLAN NUMBERS:
LOT 4 IN DP 1029006 AND LOT 5 IN DP 1145847
TOTAL SITE AREA:
3,619 m2



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F	ISSUED TO MBS	14.05.12	AC	AR
E	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
D	99% ISSUE	09.05.12	CVL	AR
C	FOR INFORMATION	04.05.12	CVL	AR
B	CLIENT REVIEW	13.04.12	AR	DR
A	CLIENT REVIEW	23.03.12	AR	DR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
SHORTLAND ESPLANADE,
NEWCASTLE

Client
KRED PTY. LTD.

Drawing
SITE ANALYSIS

Scale
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Project Number

Drawing Number

Issue

202485

DA002

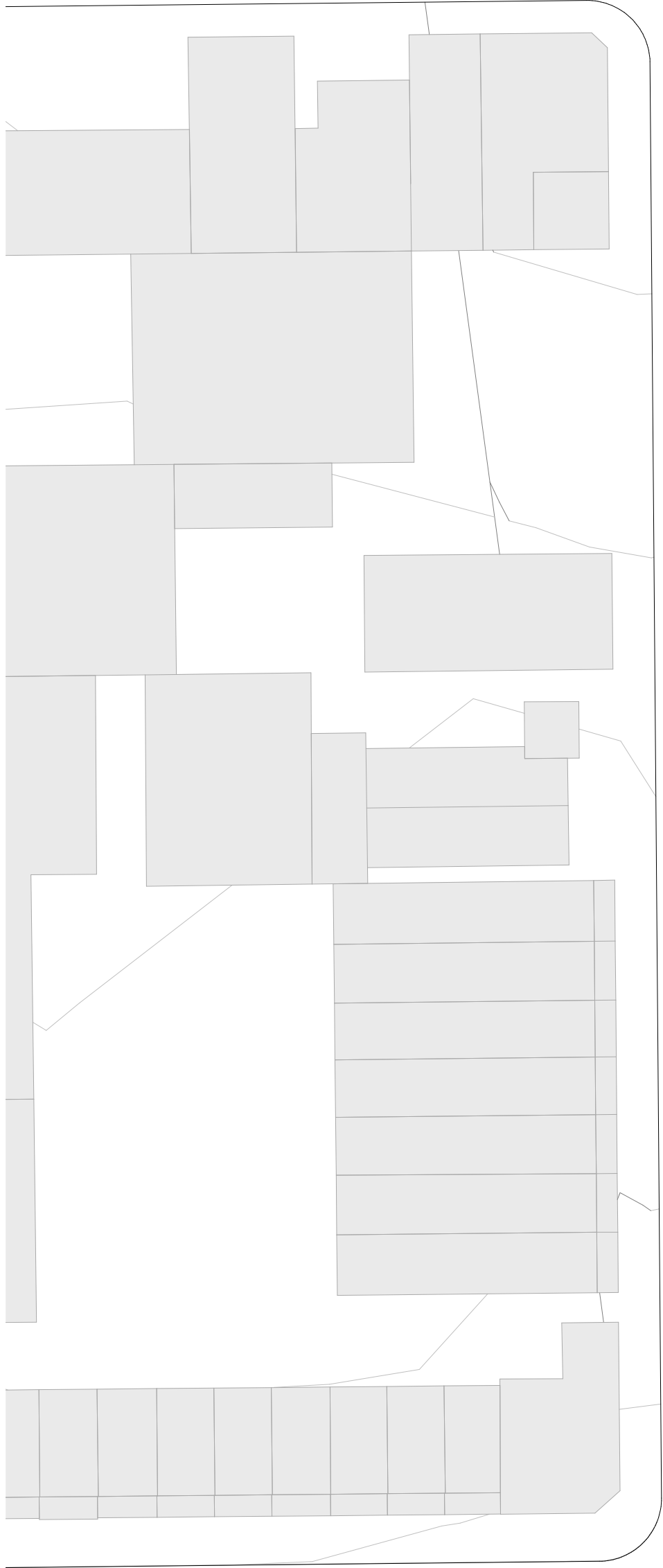
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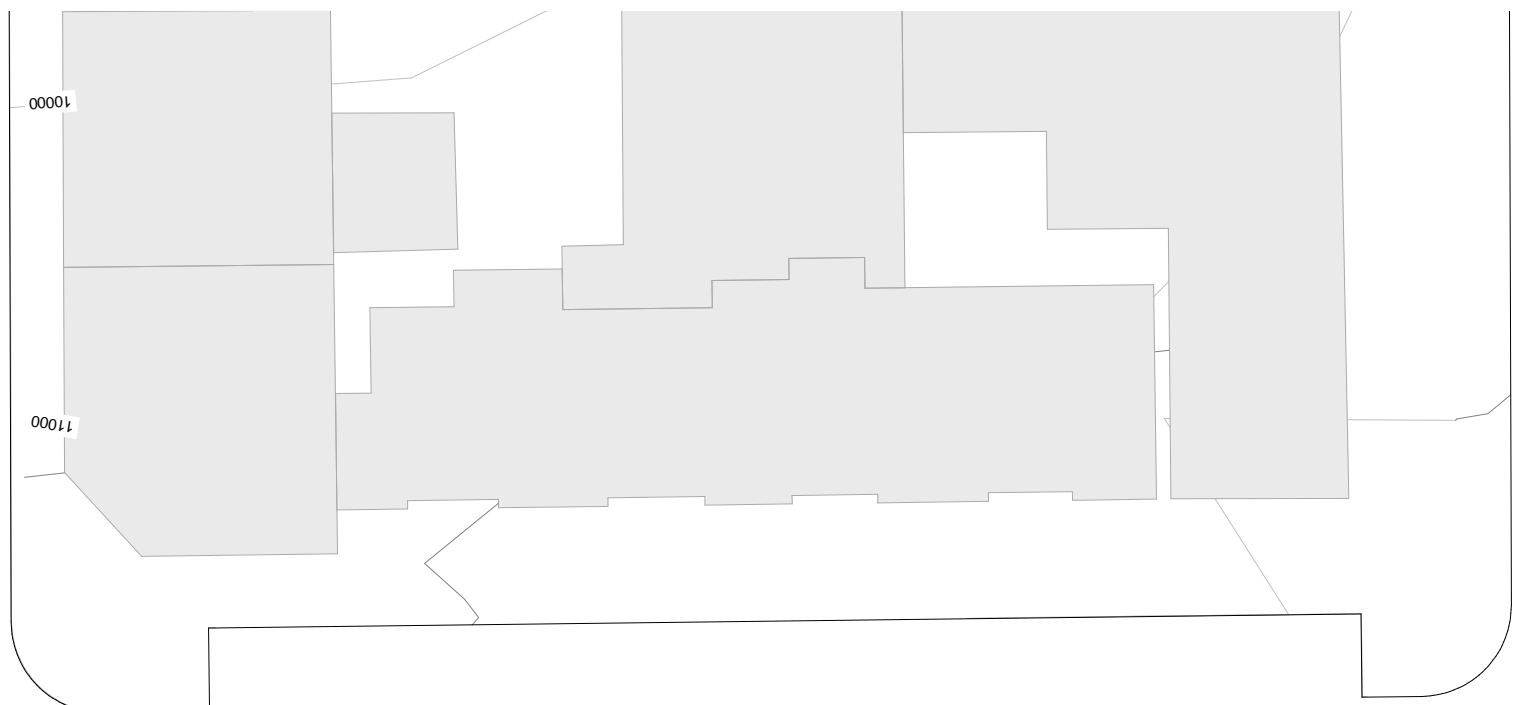
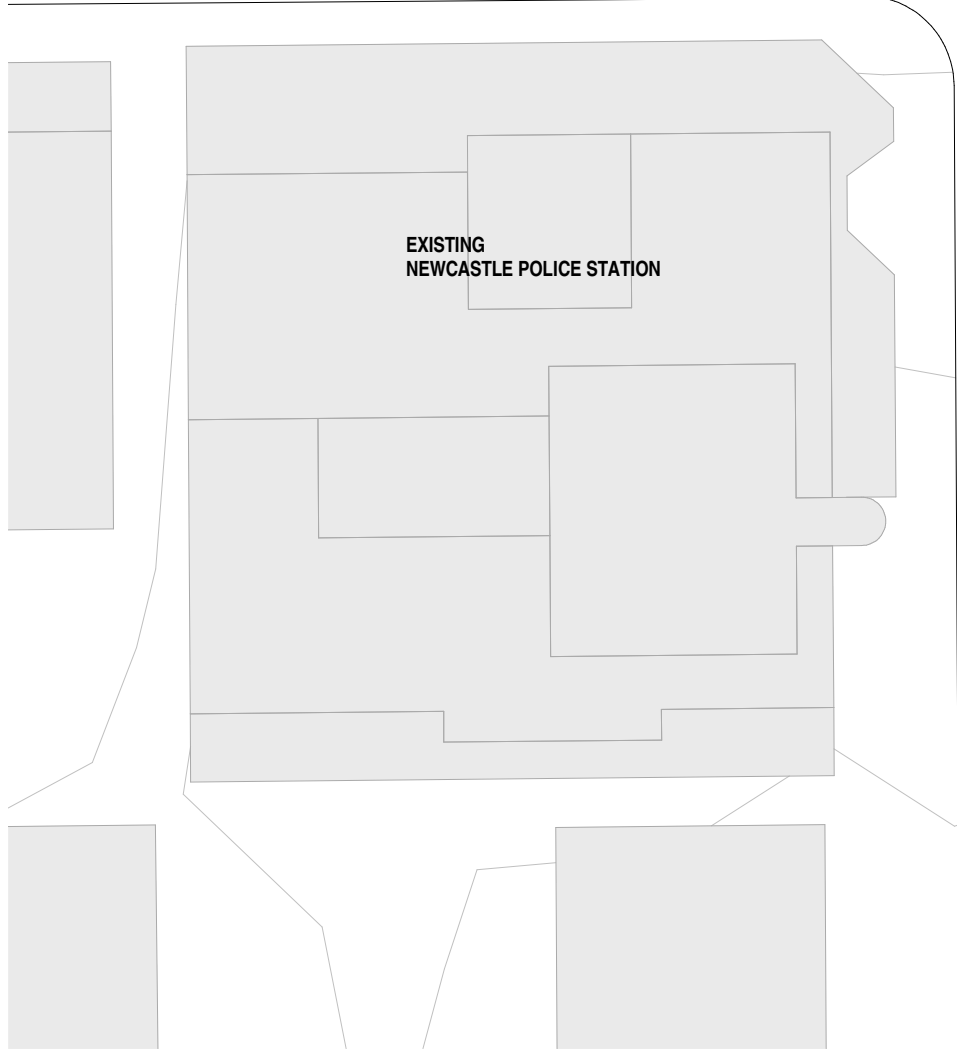
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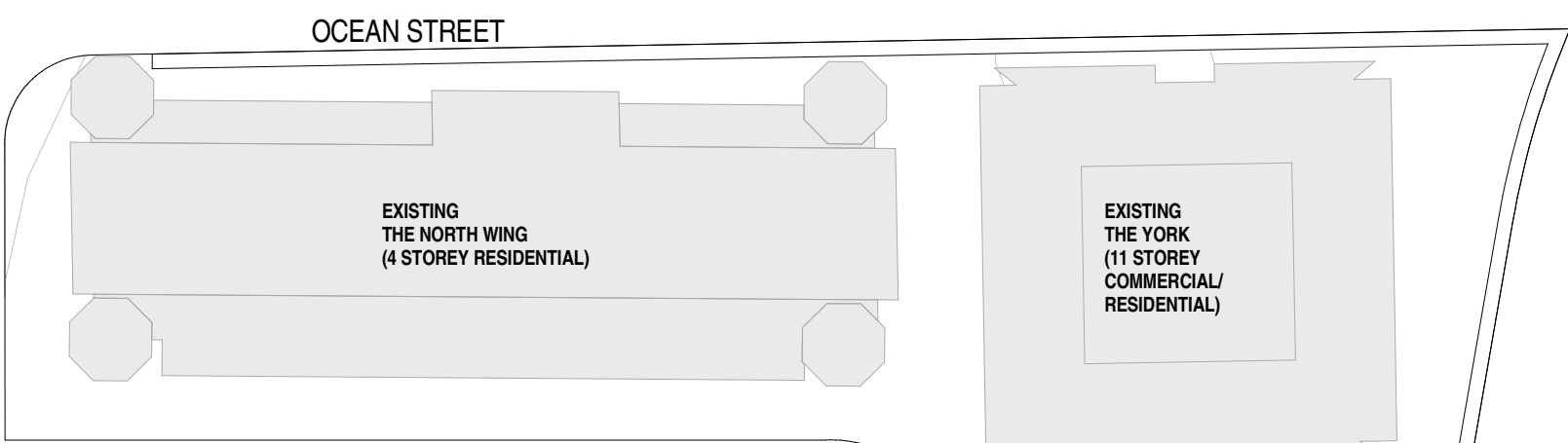
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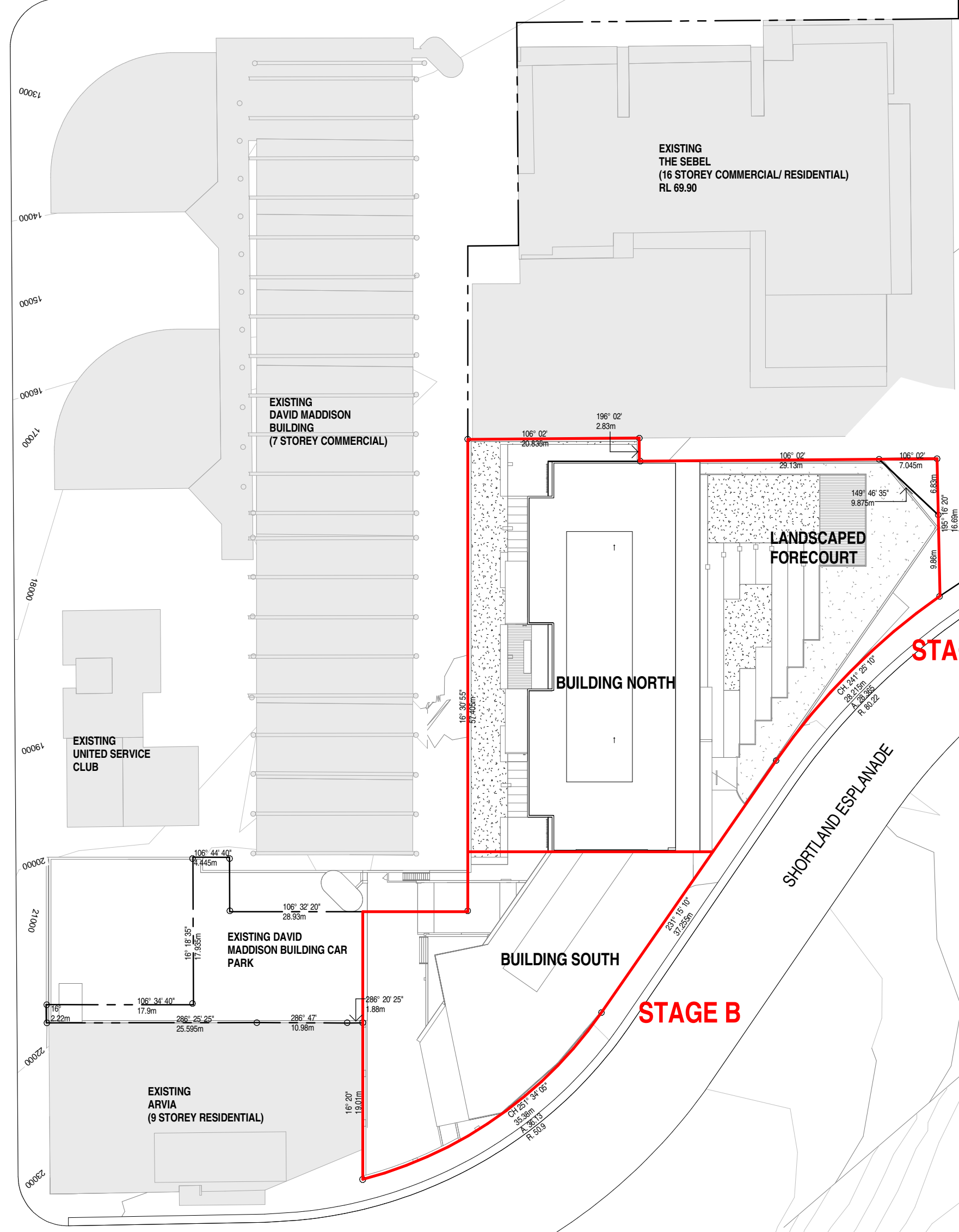
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PACIFIC STREET



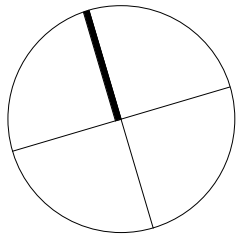
OCEAN STREET



STAGE A

STAGE B

NEWCASTLE BEACH



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K	ISSUED TO MSB	14.05.12	AC	AR
J	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
H	95% ISSUE	09.05.12	CVL	AR
G	FOR INFORMATION	04.05.12	CVL	AR
F	ISSUED FOR INFORMATION	30.04.12	CVL	AR
E	ISSUED FOR INFORMATION	30.04.12	AR	DR
D	CLIENT REVIEW	13.04.12	AR	DR
C	CLIENT REVIEW	04.04.12	AR	DR
B	CLIENT REVIEW	23.03.12	AR	DR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
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Client
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Drawing
SITE PLAN

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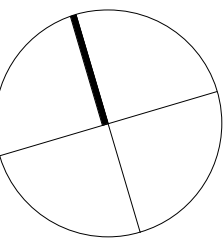
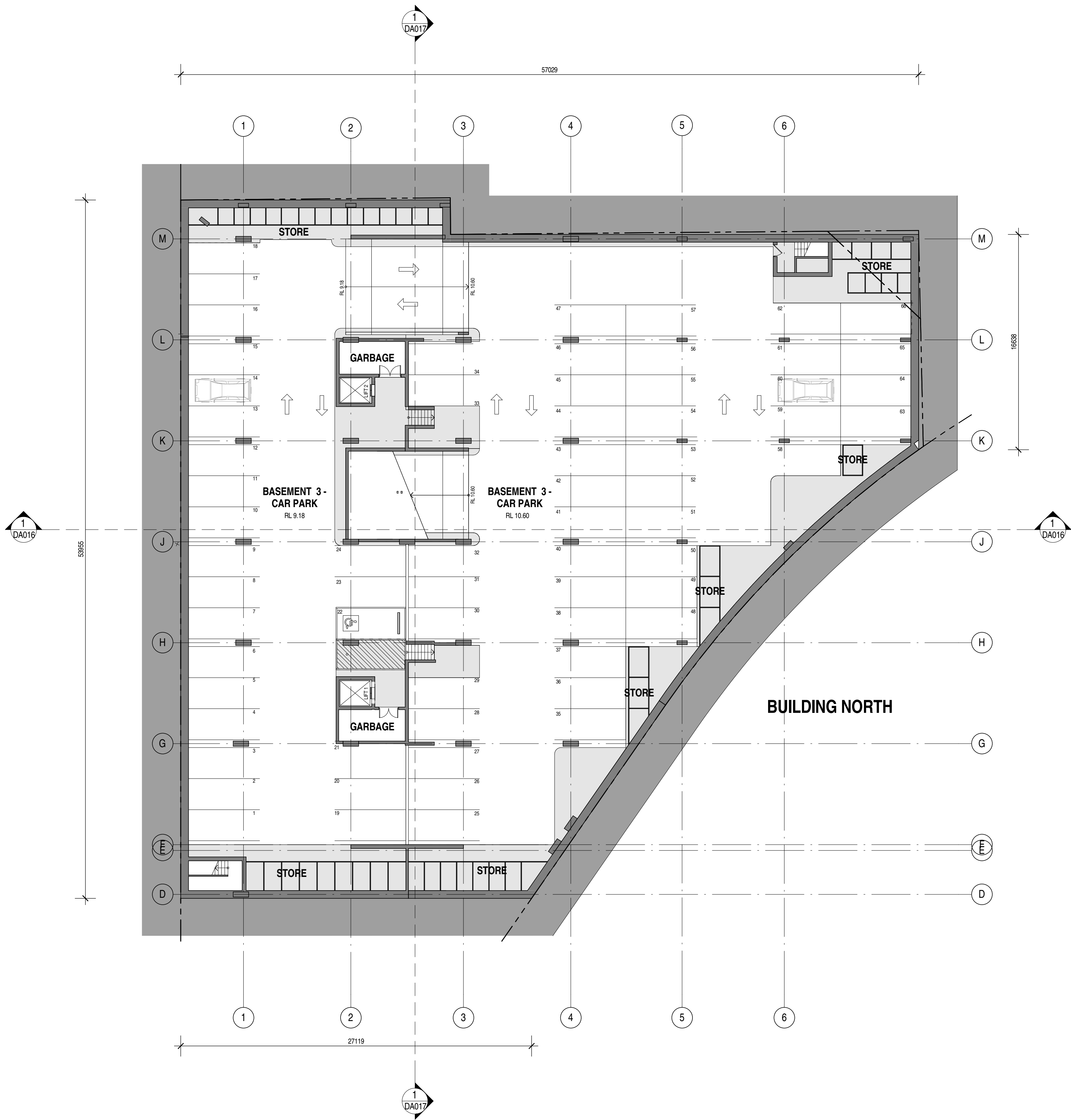
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File Name



PARKING

BUILDING NORTH
= 66 CARPARKS



L	ISSUED FOR DEVELOPMENT APPLICATION	14.05.12	AC	AR
K	ISSUED TO MSB	14.05.12	AC	AR
J	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
H	95% ISSUE	09.05.12	CVL	AR
G	FOR INFORMATION	04.05.12	CVL	AR
F	ISSUED FOR INFORMATION	30.04.12	CVL	AR
E	ISSUED FOR INFORMATION	30.04.12	AR	DR
D	CLIENT REVIEW	13.04.12	AR	DR
C	CLIENT REVIEW	04.04.12	AR	DR
B	CLIENT REVIEW	23.03.12	AR	DR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
SHORTLAND ESPLANADE,
NEWCASTLE

Client
KRED PTY. LTD.

Drawing
BASEMENT PARKING 3

Scale
1 : 200 @ A1

Date Printed
14/05/2012 4:14:48 PM

Project Number
202485

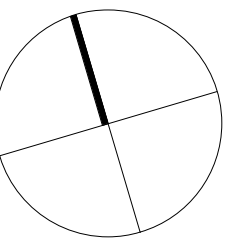
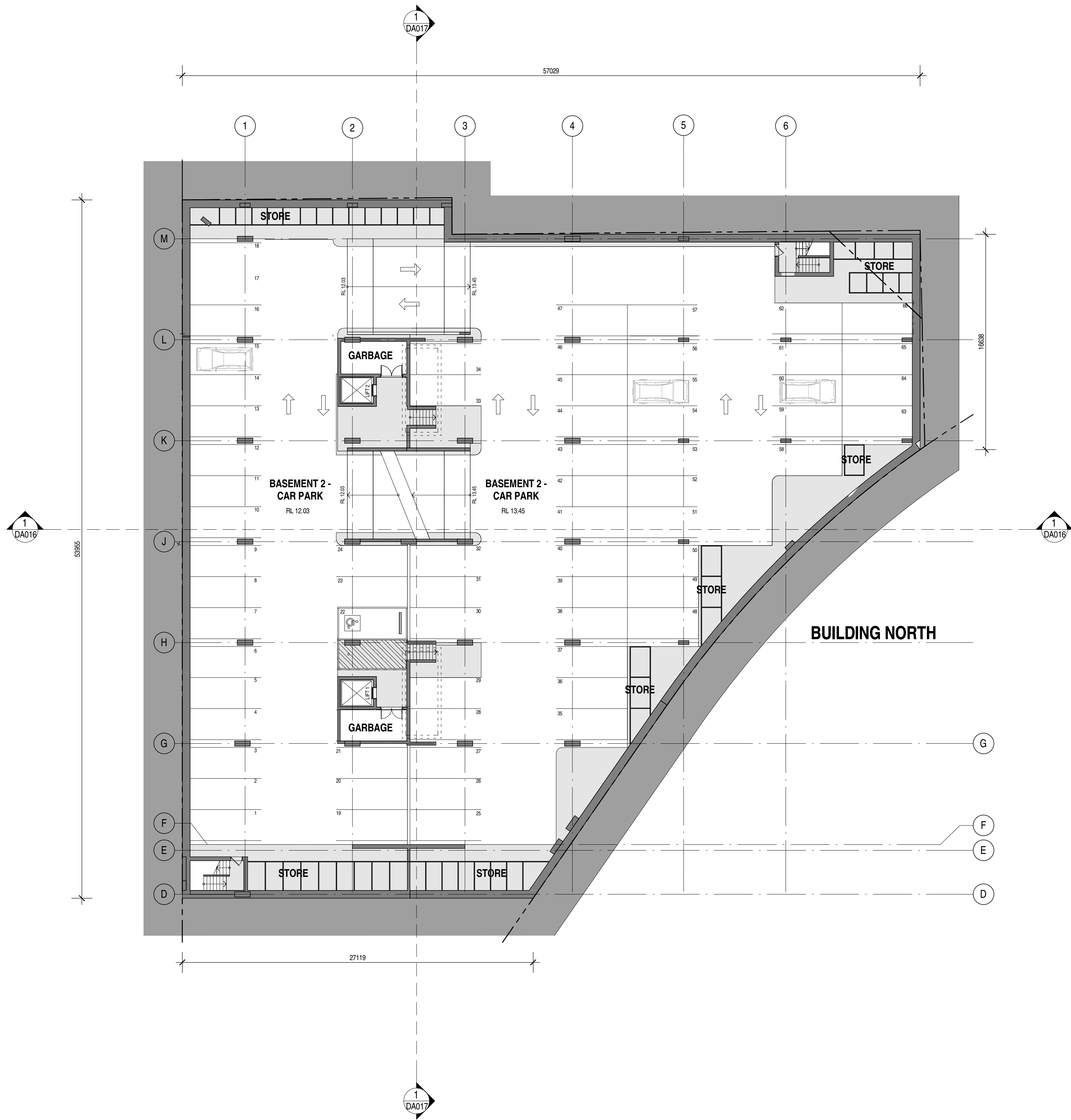
Drawing Number
DA004

Issue
L

suters



PARKING
BUILDING NORTH
= 66 CARPARKS



L	ISSUED FOR DEVELOPMENT APPLICATION	14.05.12	AC	AR
K	ISSUED TO MSB	14.05.12	AC	AR
J	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
H	95% ISSUE	09.05.12	CVL	AR
G	FOR INFORMATION	04.05.12	CVL	AR
F	ISSUED FOR INFORMATION	30.04.12	CVL	AR
E	ISSUED FOR INFORMATION	30.04.12	AR	DR
D	CLIENT REVIEW	13.04.12	AR	DR
C	CLIENT REVIEW	04.04.12	AR	DR
B	CLIENT REVIEW	23.03.12	AR	DR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
SHORTLAND ESPLANADE,
NEWCASTLE

Client
KRED PTY. LTD.

Drawing
BASEMENT PARKING 2

Scale
1 : 200 @ A1

Date Printed
14/05/2012 4:14:51 PM

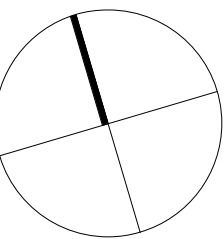
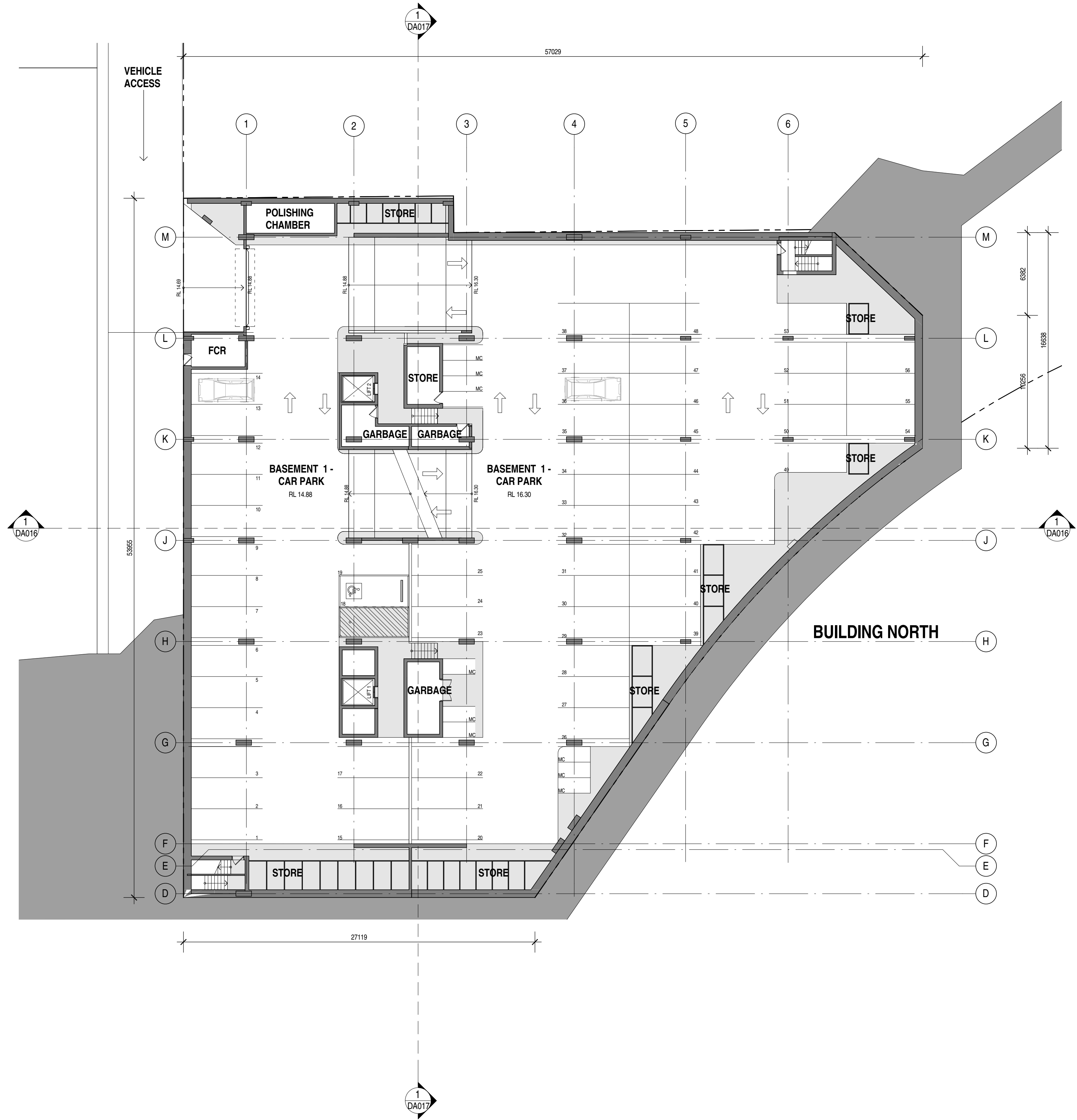
Project Number	Drawing Number	Issue
202485	DA005	L

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PARKING
BUILDING NORTH
56 CARPARKS



M	ISSUED FOR DEVELOPMENT APPLICATION	14.05.12	AC	AR
L	ISSUED TO MSB	14.05.12	AC	AR
K	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
J	95% ISSUE	09.05.12	CVL	AR
H	FOR INFORMATION	04.05.12	CVL	AR
G	ISSUED FOR INFORMATION	01.05.12	CVL	AR
F	ISSUED FOR INFORMATION	30.04.12	CVL	AR
E	ISSUED FOR INFORMATION	30.04.12	AR	DR
D	CLIENT REVIEW	15.04.12	AR	DR
C	CLIENT REVIEW	04.04.12	AR	DR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
SHORTLAND ESPLANADE,
NEWCASTLE

Client
KRED PTY. LTD.

Drawing
BASEMENT PARKING 1

Scale
1 : 200 @ A1

Date Printed
14/05/2012 4:14:55 PM

Project Number	Drawing Number	Issue
202485	DA006	M

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C:\Raw\202485_Mosaj_CENTRAL_crea\m1.mxd

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PARKING

BUILDING NORTH

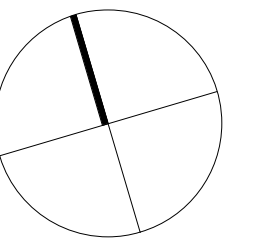
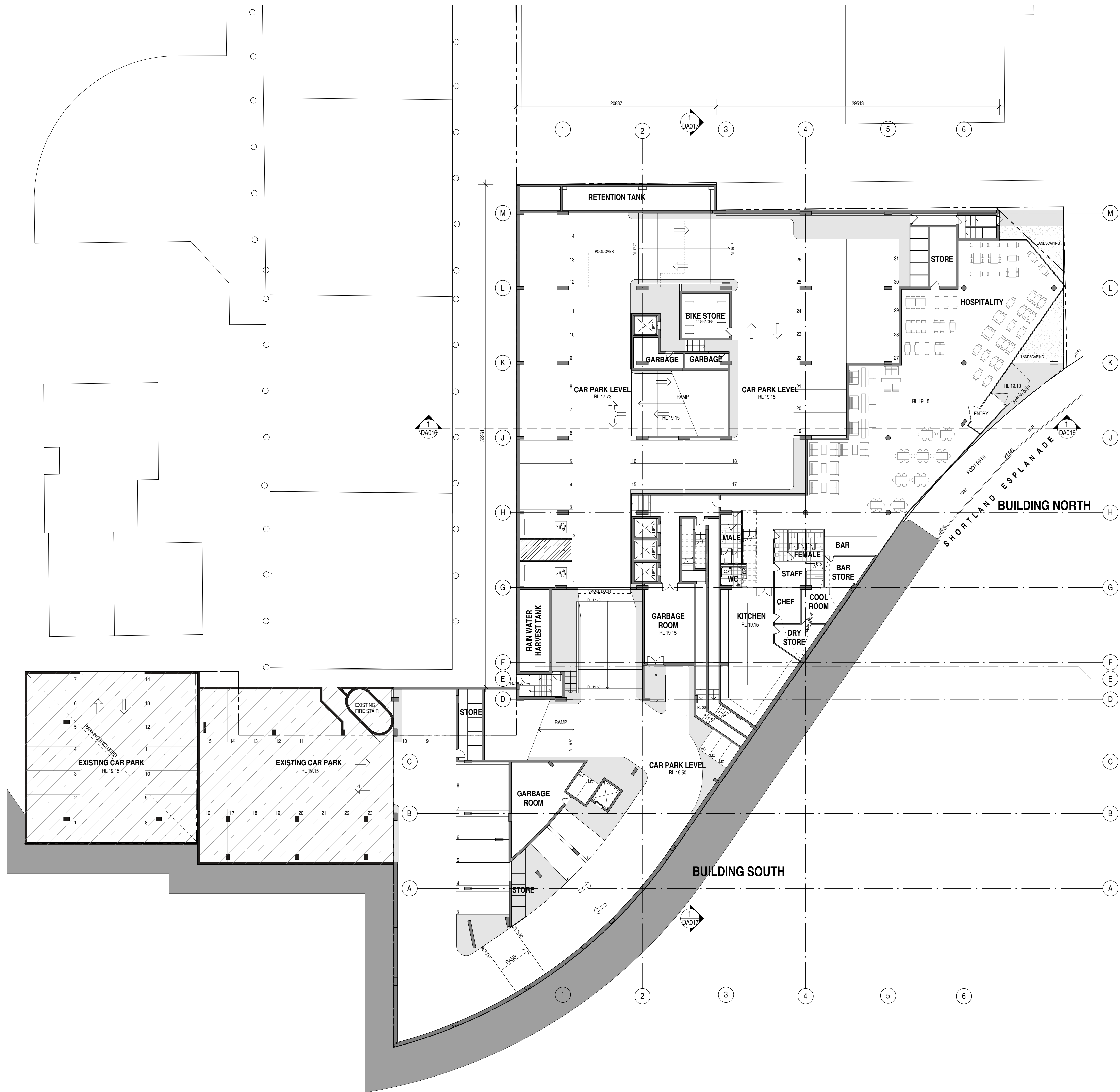
= 31 CARPARKS

BUILDING SOUTH

= 23 CARPARKS

TOTAL

= 54 CARPARKS



N	ISSUED FOR DEVELOPMENT APPLICATION	14.05.12	AC	AR
M	ISSUED TO MSB	14.05.12	AC	AR
L	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
K	95% ISSUE	09.05.12	CVL	AR
J	FOR INFORMATION	04.05.12	CVL	AR
H	ISSUED FOR INFORMATION	01.05.12	CVL	AR
G	ISSUED FOR INFORMATION	30.04.12	CVL	AR
F	ISSUED FOR INFORMATION	30.04.12	AR	DR
E	ISSUED TO LANDSCAPE ARCHITECT	20.04.12	AR	DR
D	CLIENT REVIEW	13.04.12	AR	DR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
**SHORTLAND ESPLANADE,
NEWCASTLE**

Client
KRED PTY. LTD.

Drawing
CAR PARK LEVEL

Scale
1:200 @ A1

Date Printed
14/05/2012 4:15:00 PM

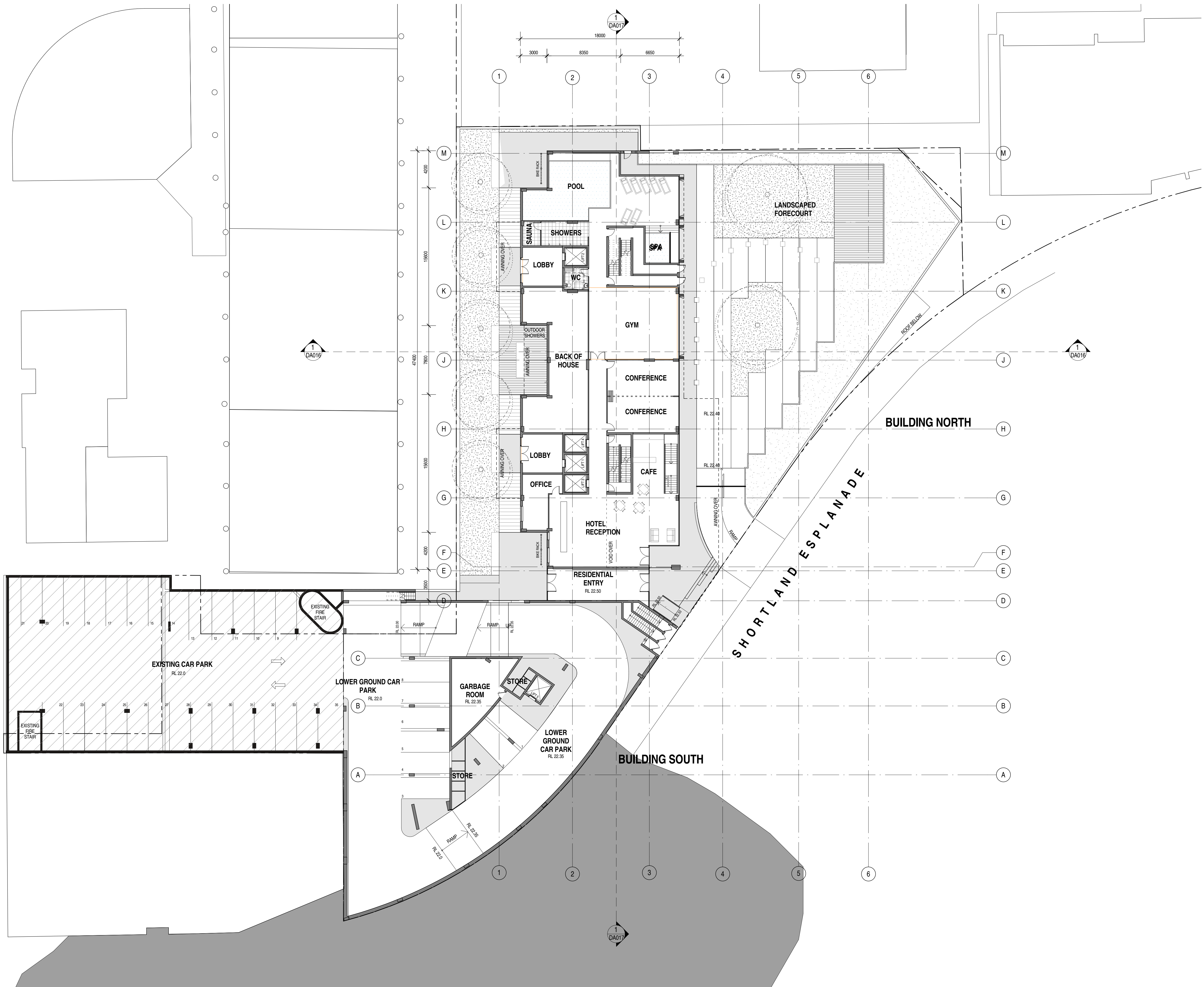
Project Number
202485

Drawing Number
DA007

Issue
N

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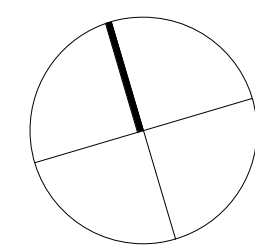
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PARKING
BUILDING SOUTH
= 36 CARPARKS



N	ISSUED FOR DEVELOPMENT APPLICATION	14.05.12	AC	AR
M	ISSUED TO MSB	14.05.12	AC	AR
L	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
K	95% ISSUE	09.05.12	CVL	AR
J	FOR INFORMATION	04.05.12	CVL	AR
H	ISSUED FOR INFORMATION	01.05.12	CVL	AR
G	ISSUED FOR INFORMATION	30.04.12	CVL	AR
F	ISSUED FOR INFORMATION	30.04.12	AR	DR
E	ISSUE TO LANDSCAPE ARCHITECT	20.04.12	AR	DR
D	CLIENT REVIEW	13.04.12	AR	DR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
SHORTLAND ESPLANADE,
NEWCASTLE
Client
KRED PTY. LTD.

Drawing
LOWER GROUND

Scale
1 : 200 @ A1
Date Printed
14/05/2012 4:15:05 PM

Project Number
202485
Drawing Number
DA008
Issue
N

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C:\Raw\202485_Mosajl_CENTRAL_crea\m\m\m

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AREAS

BUILDING NORTH

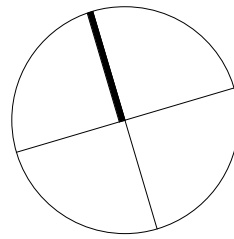
01	26m2
04	32m2
05	30m2
06	32m2
07	32m2
08	30m2
09	32m2
10	30m2
11	30m2
12	26m2
13	45m2
14	45m2
15	34m2
16	45m2
17	45m2

BUILDING SOUTH

UNIT 1	56m2
UNIT 2	58m2
UNIT 3	42m2
UNIT 4	42m2
UNIT 5	53m2
UNIT 6	43m2

PARKING

BUILDING SOUTH
= 27 CARPARKS



L	ISSUED FOR DEVELOPMENT APPLICATION	14.05.12	AC	AR
K	ISSUED TO MSB	14.05.12	AC	AR
J	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
H	95% ISSUE	09.05.12	CVL	AR
G	FOR INFORMATION	04.05.12	CVL	AR
F	ISSUED FOR INFORMATION	30.04.12	CVL	AR
E	ISSUED FOR INFORMATION	30.04.12	AR	DR
D	CLIENT REVIEW	13.04.12	AR	DR
C	CLIENT REVIEW	04.04.12	AR	DR
B	CLIENT REVIEW	23.03.12	AR	DR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
**SHORTLAND ESPLANADE,
NEWCASTLE**

Client
KRED PTY. LTD.

Drawing
GROUND LEVEL 1

Scale
1 : 200 @ A1

Date Printed
14/05/2012 4:15:07 PM

Project Number
202485

Drawing Number
DA009

Issue
L

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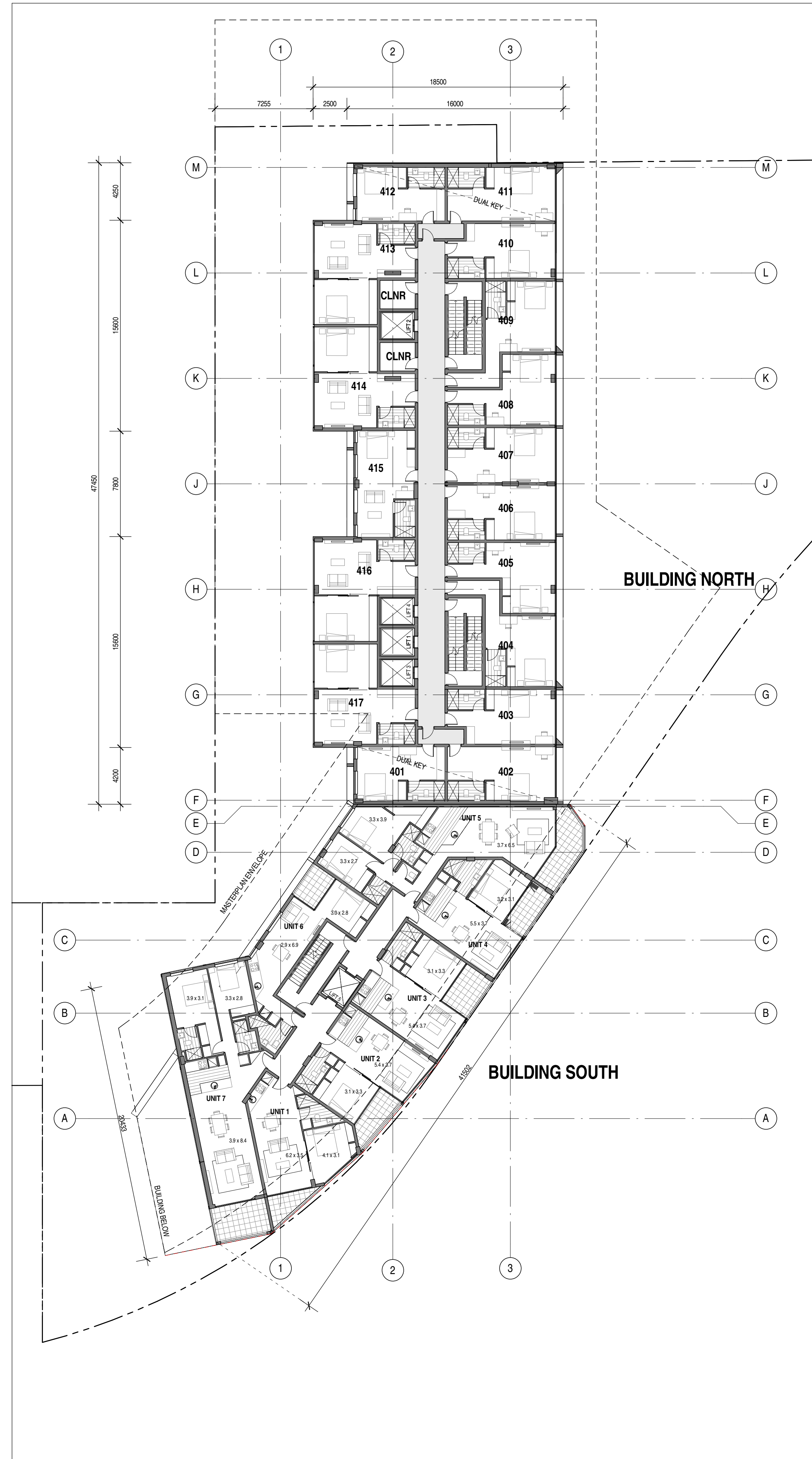
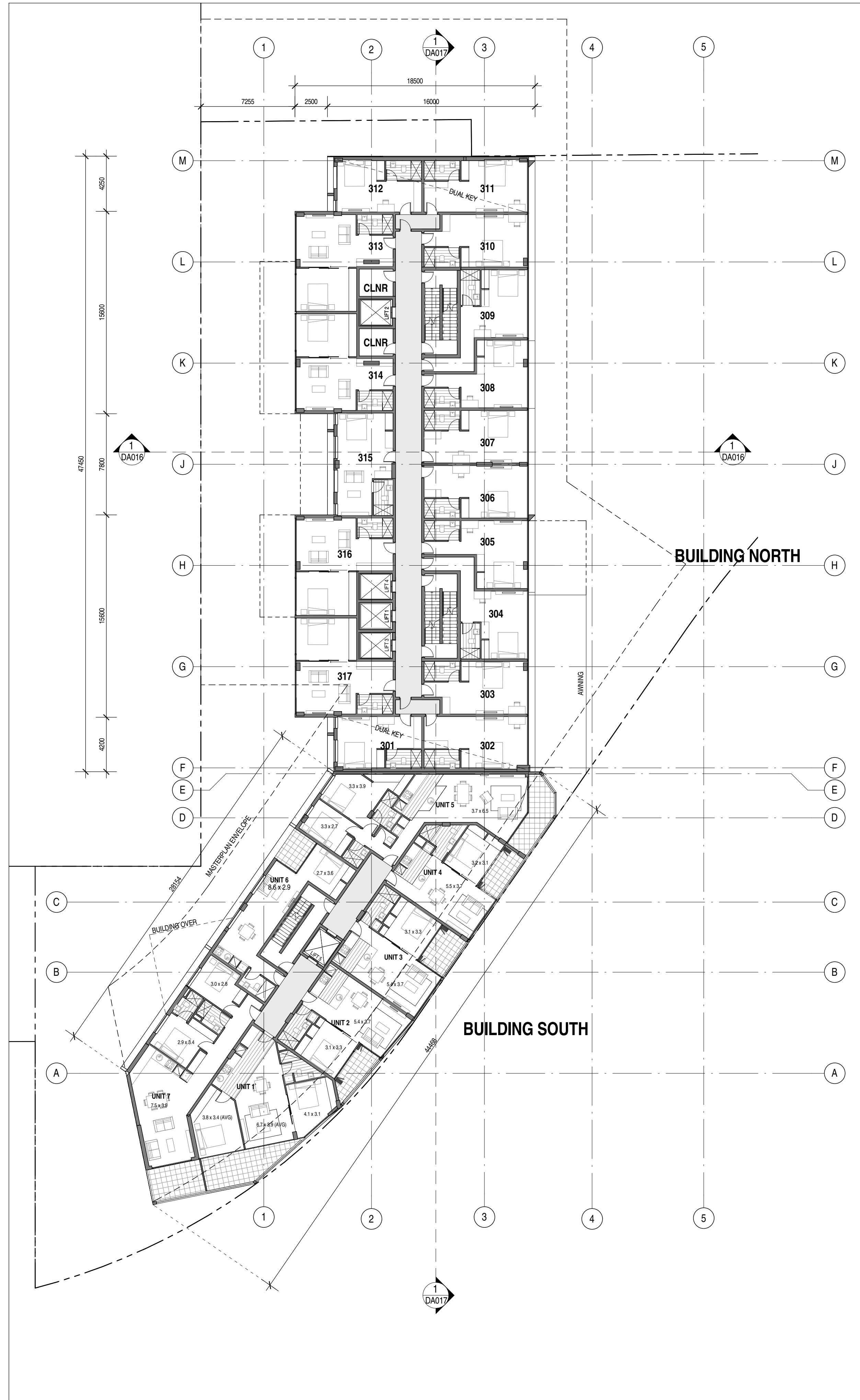
UNIT 1	47m2
UNIT 2	46m2
UNIT 3	47m2
UNIT 4	48m2
UNIT 5	82m2
UNIT 6	40m2
UNIT 7	84m2

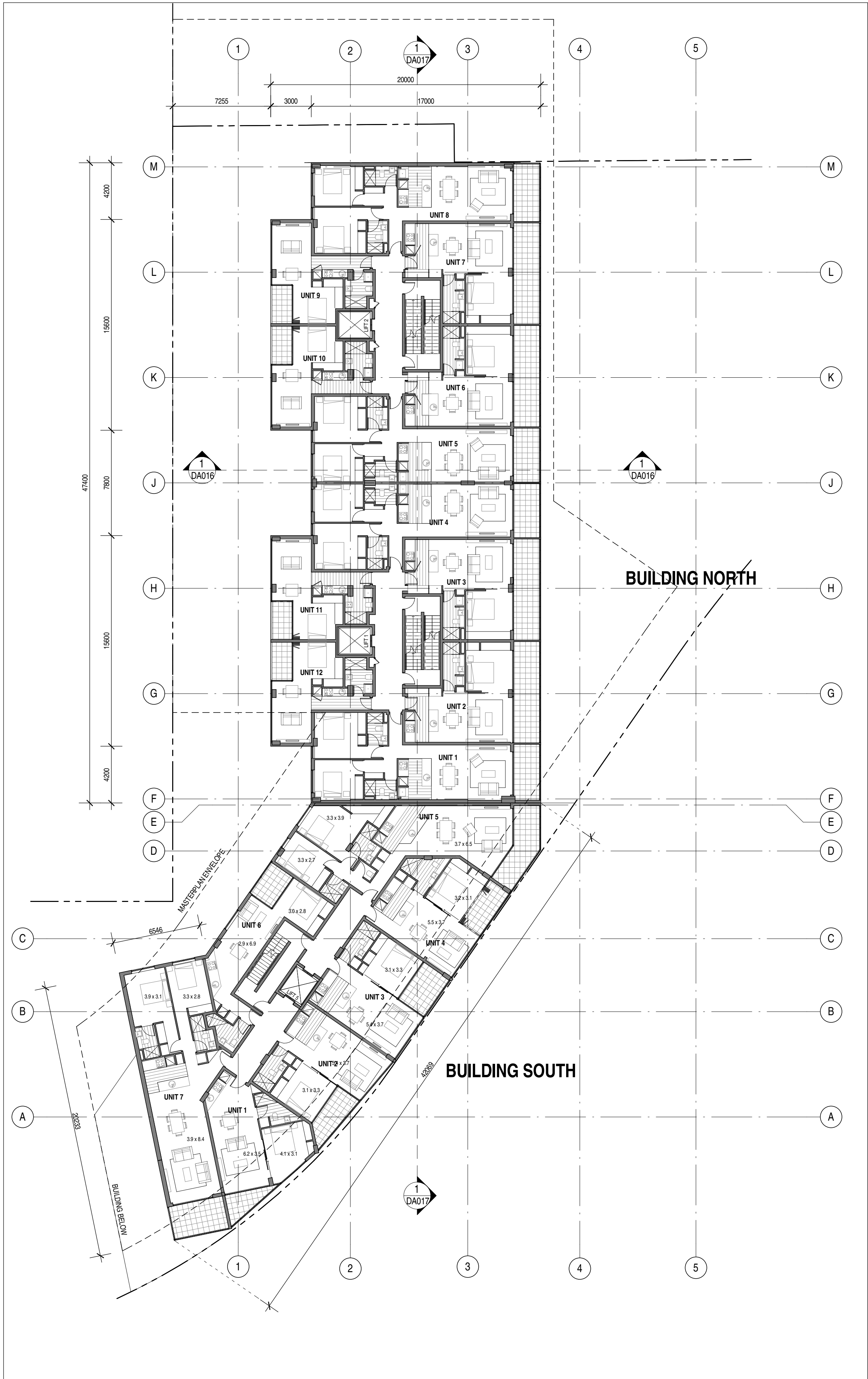
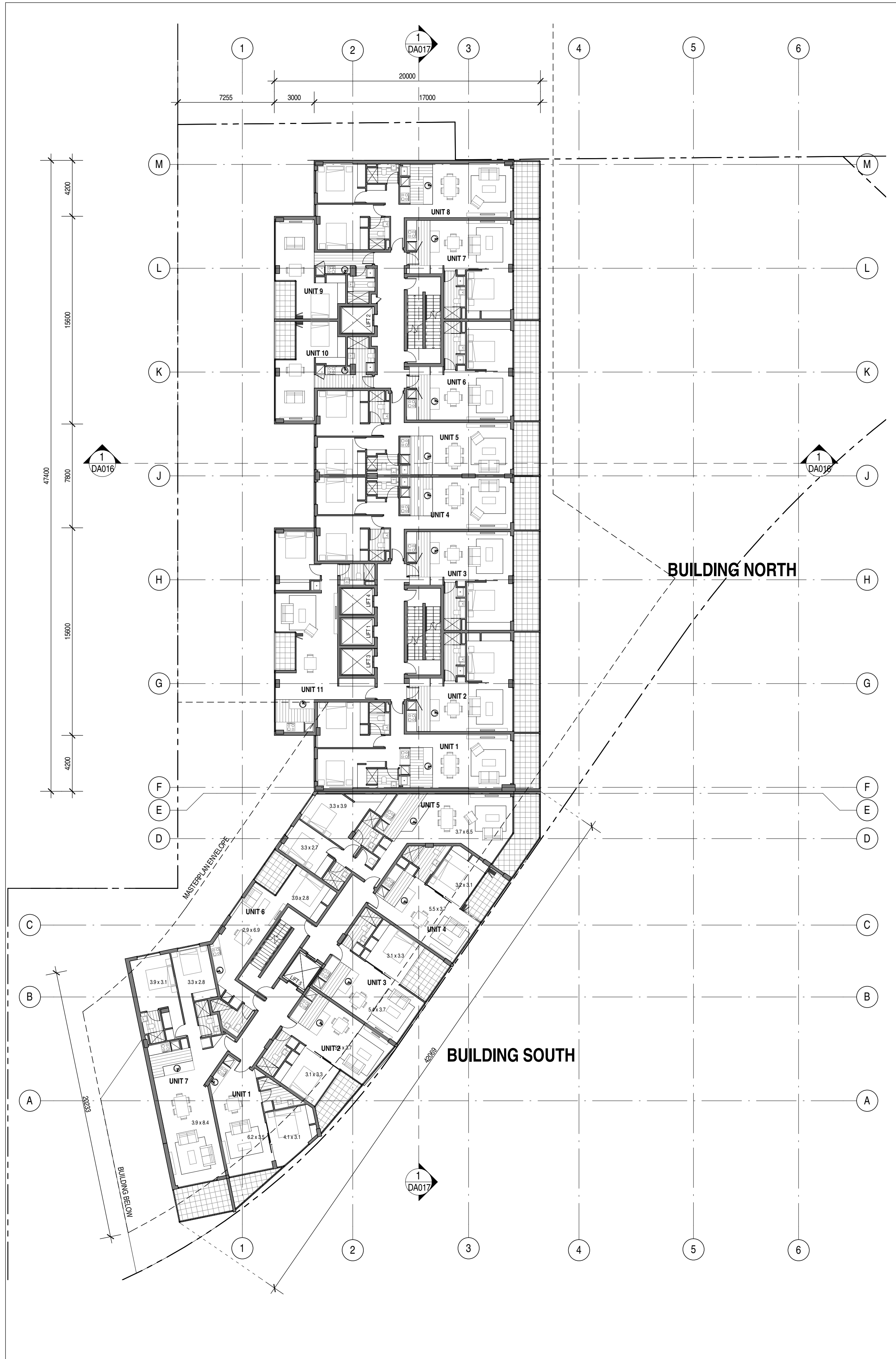
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Scale	Date Printed
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Project Number	Drawing Number	Issue
202485	DA010	H

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AREAS

BUILDING NORTH

LEVEL 7

UNIT 1	74m2
UNIT 2	48m2
UNIT 3	48m2
UNIT 4	72m2
UNIT 5	72m2
UNIT 6	48m2
UNIT 7	48m2
UNIT 8	74m2
UNIT 9	36m2
UNIT 10	36m2
UNIT 11	66m2

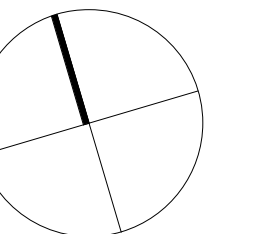
LEVEL 8

UNIT 1	74m2
UNIT 2	48m2
UNIT 3	48m2
UNIT 4	72m2
UNIT 5	72m2
UNIT 6	48m2
UNIT 7	48m2
UNIT 8	74m2
UNIT 9	36m2
UNIT 10	36m2
UNIT 11	36m2
UNIT 12	36m2

BUILDING SOUTH

LEVEL 7 - 8

UNIT 1	47m2
UNIT 2	46m2
UNIT 3	47m2
UNIT 4	48m2
UNIT 5	82m2
UNIT 6	40m2
UNIT 7	84m2



L	ISSUED FOR DEVELOPMENT APPLICATION	14.05.12	AC	AR
K	ISSUED TO MSB	14.05.12	AC	AR
J	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
H	95% ISSUE	09.05.12	CVL	AR
G	FOR INFORMATION	04.05.12	CVL	AR
F	ISSUED FOR INFORMATION	30.04.12	CVL	AR
E	ISSUED FOR INFORMATION	30.04.12	AR	DR
D	CLIENT REVIEW	13.04.12	AR	DR
C	CLIENT REVIEW	04.04.12	AR	DR
B	CLIENT REVIEW	23.03.12	AR	DR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
SHORTLAND ESPLANADE,
NEWCASTLE

Client
KRED PTY. LTD.

Drawing
LEVEL 7/ LEVEL 8

Scale
1: 200 @ A1

Date Printed
14/05/2012 4:15:17 PM

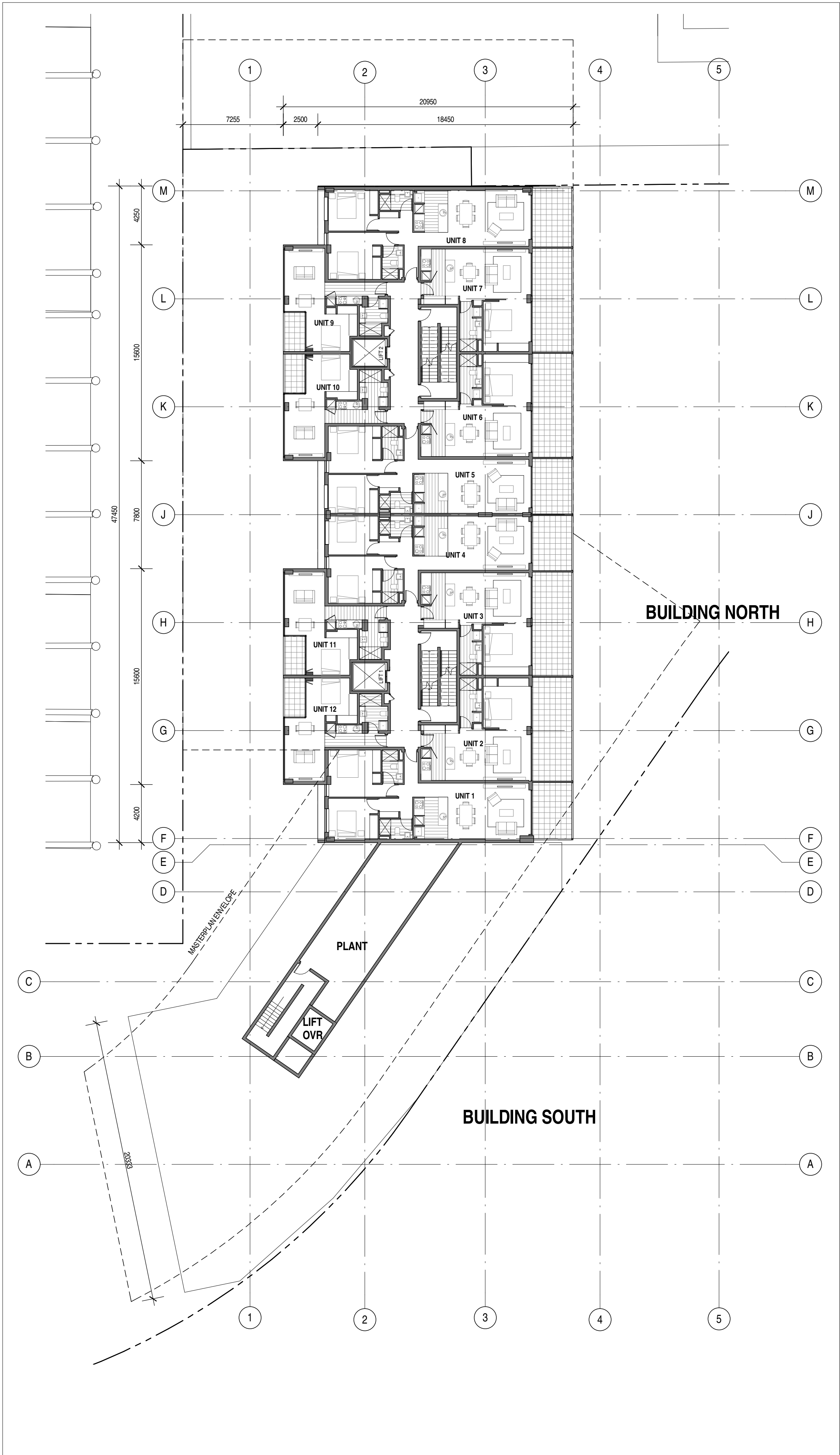
Project Number
202485

Drawing Number
DA011

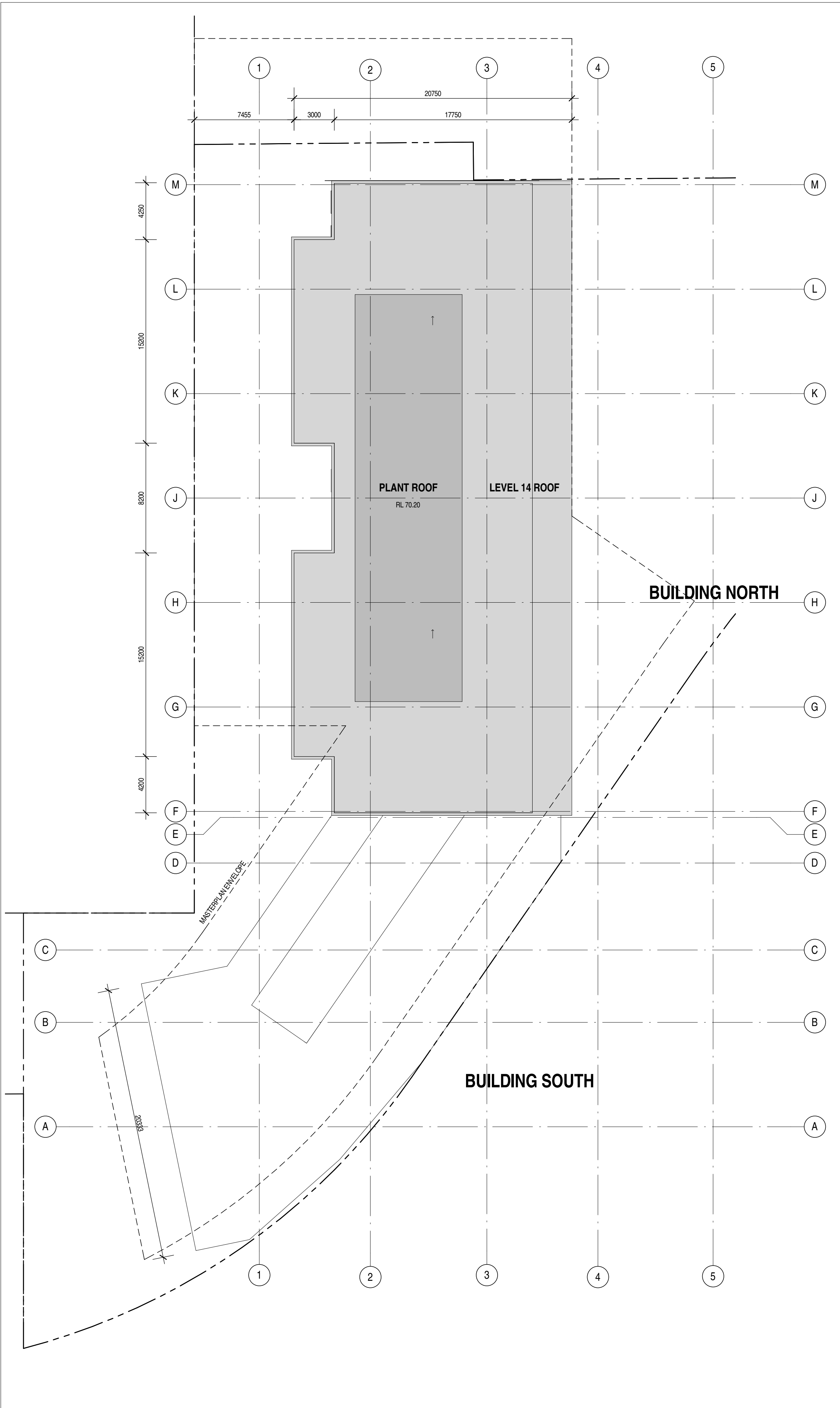
Issue
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File Name
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47400



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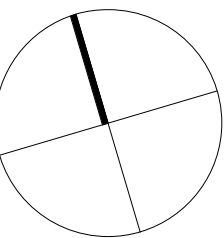


AREAS

BUILDING NORTH

LEVEL 9 - 14

UNIT 1	74m2
UNIT 2	48m2
UNIT 3	48m2
UNIT 4	72m2
UNIT 5	72m2
UNIT 6	48m2
UNIT 7	48m2
UNIT 8	74m2
UNIT 9	36m2
UNIT 10	36m2
UNIT 11	36m2
UNIT 12	36m2



F	ISSUED FOR DEVELOPMENT APPLICATION	14.05.12	AC	AR
E	ISSUED TO MSB	14.05.12	AC	AR
D	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
C	95% ISSUE	09.05.12	CVL	AR
B	FOR INFORMATION	04.05.12	CVL	AR
A	CLIENT REVIEW	19.03.12	AR	DR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
SHORTLAND ESPLANADE,
NEWCASTLE

Client
KRED PTY. LTD.

Drawing
LEVEL 9-14/ ROOF PLAN

Scale
1 : 200 @ A1

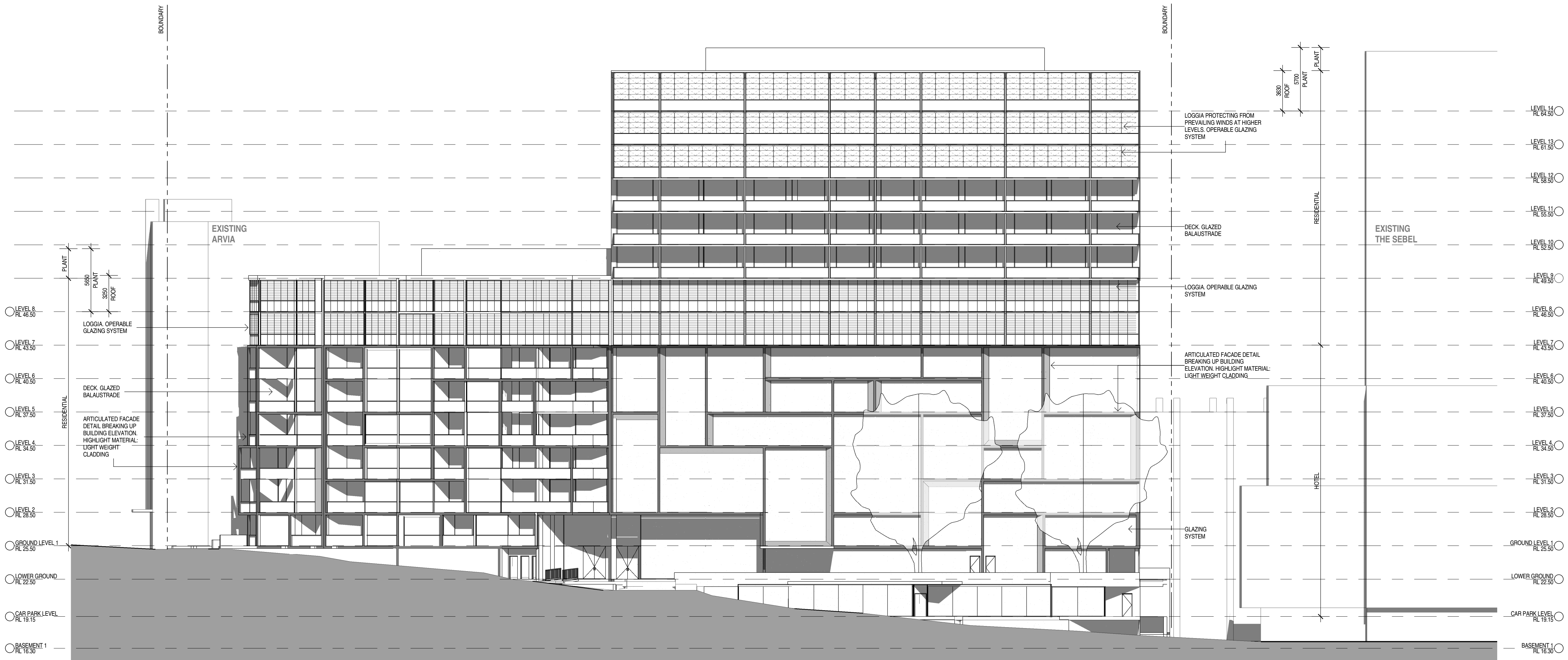
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Project Number
202485

Drawing Number
DA012

Issue
F

suters



E	ISSUED FOR DEVELOPMENT APPLICATION	14.05.12	AC	AR
D	ISSUED TO MSB	14.05.12	AC	AR
C	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
B	85% ISSUE	03.05.12	CVL	AR
A	FOR INFORMATION	04.05.12	CVL	AR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
SHORTLAND ESPLANADE,
NEWCASTLE

Client
KRED PTY. LTD.

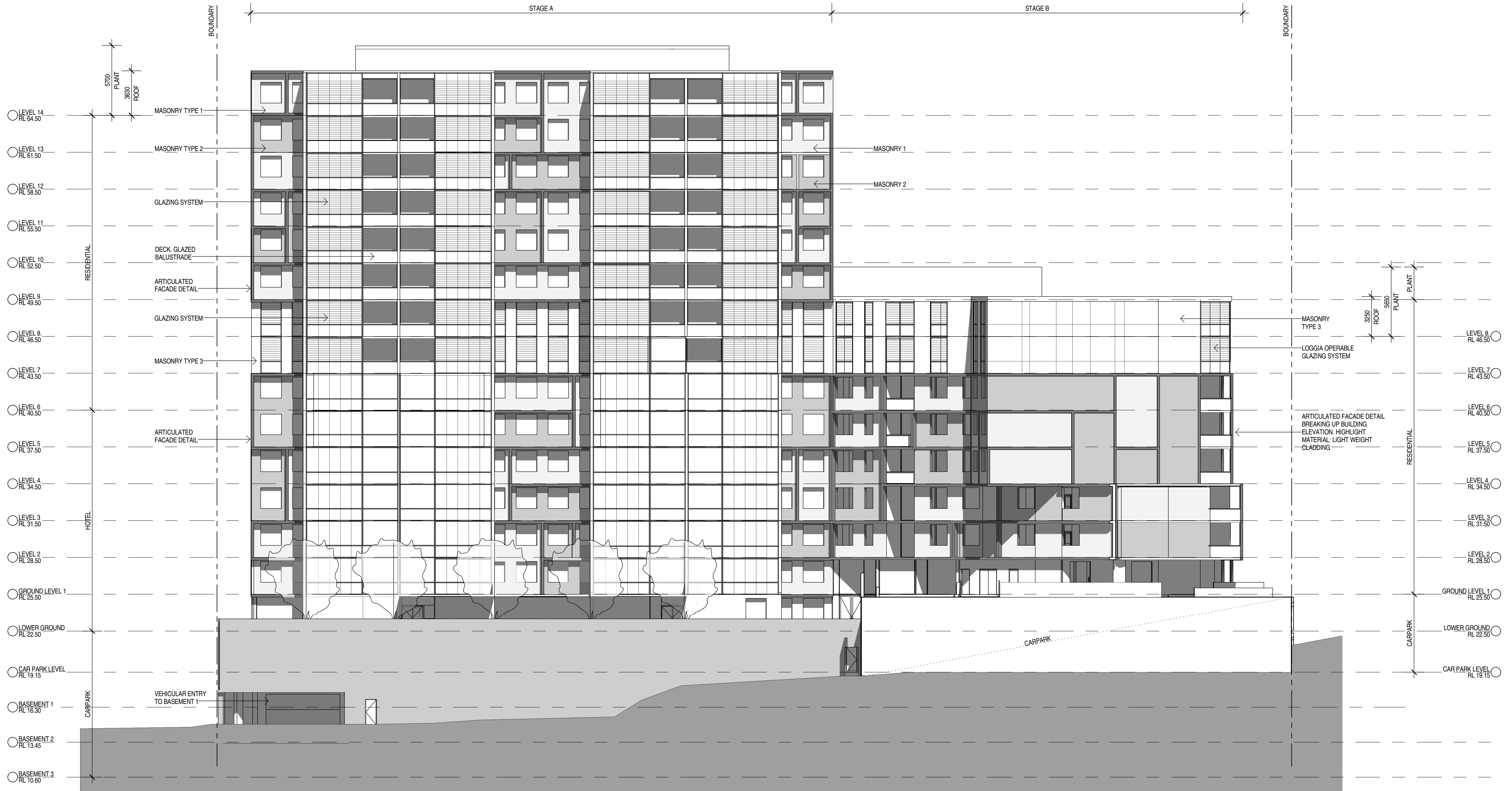
Drawing
EAST ELEVATION

Scale
1 : 200 @ A1

Date Printed
14/05/2012 4:19:36 PM

Project Number	Drawing Number	Issue
202485	DA013	E

suters



H	ISSUED FOR DEVELOPMENT APPLICATION	14.05.12	AC	AR
G	ISSUED TO MSB	14.05.12	AC	AR
F	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
E	95% ISSUE	09.05.12	CVL	AR
D	FOR INFORMATION	04.05.12	CVL	AR
C	CLIENT REVIEW	04.04.12	AR	DR
B	CLIENT REVIEW	23.03.12	AR	DR
A	CLIENT REVIEW	19.03.12	AR	DR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
SHORTLAND ESPLANADE,
NEWCASTLE

Client
KRED PTY. LTD.

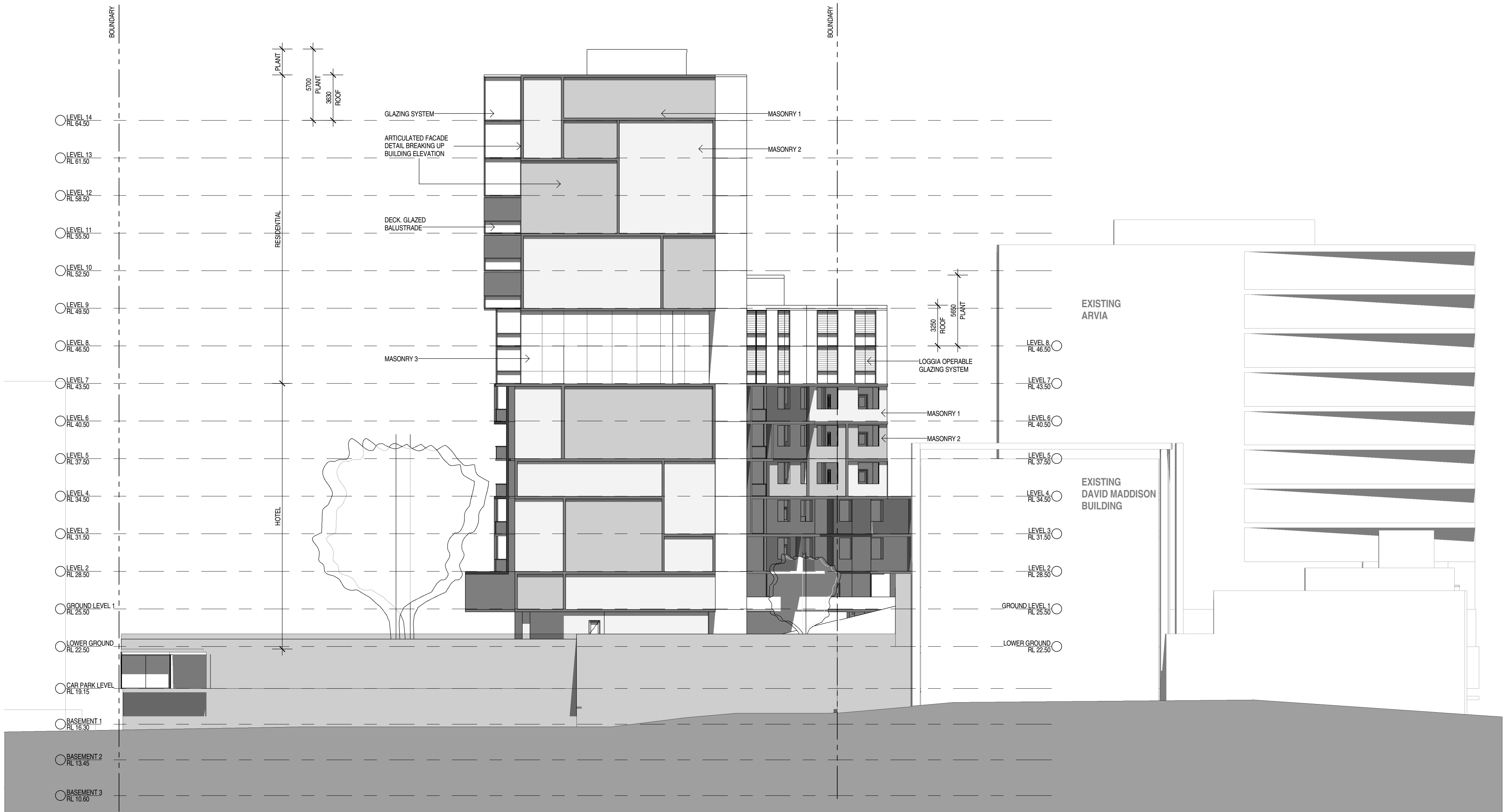
Drawing
WEST ELEVATION

Scale
1 : 200 @ A1

Date Printed
14/05/2012 4:24:16 PM

Project Number	Drawing Number	Issue
202485	DA014	H

suters



J	ISSUED FOR DEVELOPMENT APPLICATION	14.05.12	AC	AR
H	ISSUED TO MSB	14.05.12	AC	AR
G	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
F	95% ISSUE	09.05.12	CVL	AR
E	FOR INFORMATION	04.05.12	CVL	AR
D	ISSUED FOR INFORMATION	01.05.12	CVL	AR
C	CLIENT REVIEW	13.04.12	AR	DR
B	CLIENT REVIEW	04.04.12	AR	DR
A	CLIENT REVIEW	23.03.12	AR	DR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
SHORTLAND ESPLANADE,
NEWCASTLE

Client
KRED PTY. LTD.

Drawing
NORTH ELEVATION

Scale
1 : 200 @ A1

Date Printed
14/05/2012 4:30:13 PM

Project Number
202485

Drawing Number
DA015

Issue
J

suters



E	ISSUED FOR DEVELOPMENT APPLICATION	14.05.12	AC	AR
D	ISSUED TO MSB	14.05.12	AC	AR
C	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
B	85% ISSUE	09.05.12	CVL	AR
A	FOR INFORMATION	04.05.12	CVL	AR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
SHORTLAND ESPLANADE,
NEWCASTLE

Client
KRED PTY. LTD.

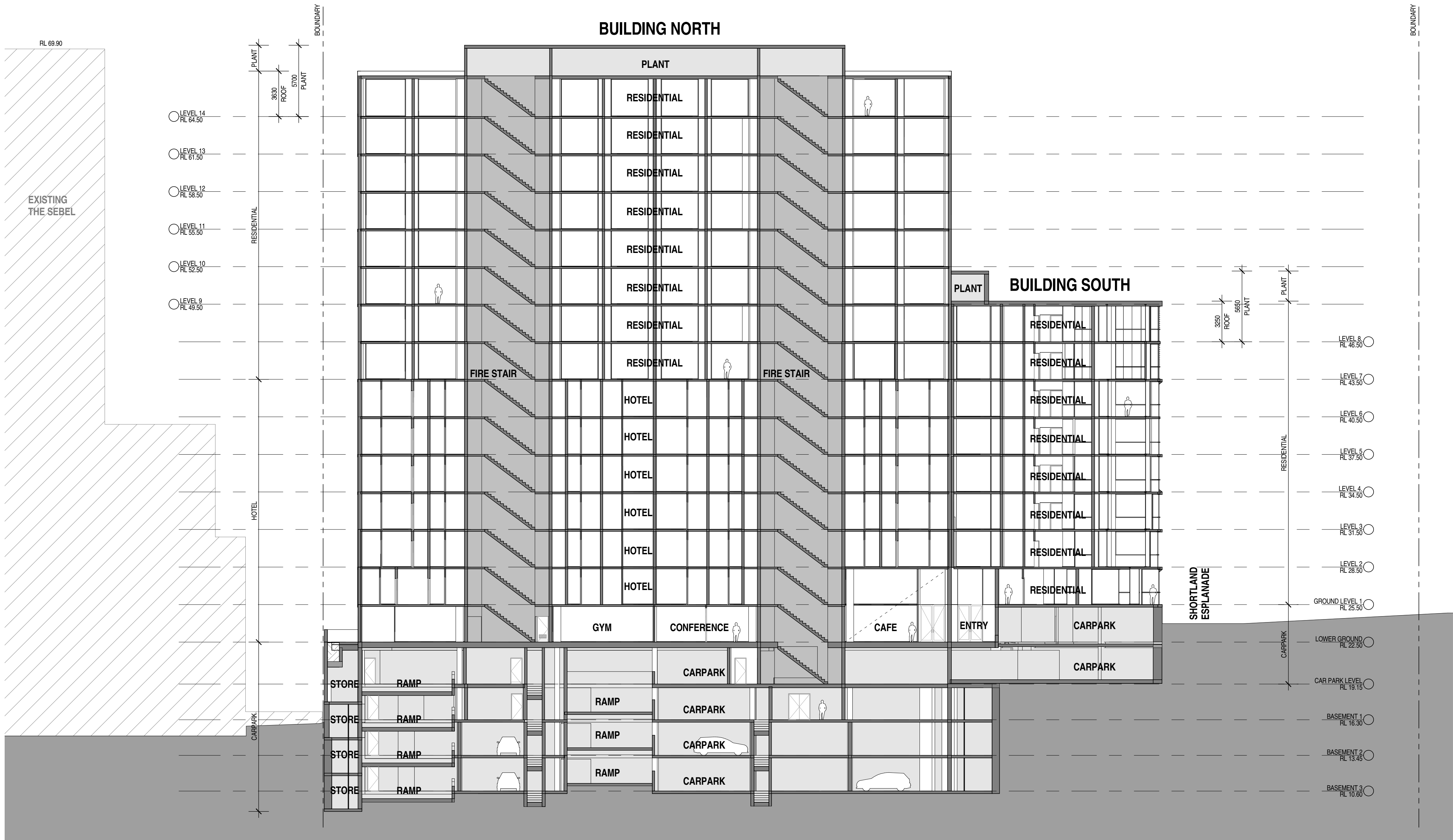
Drawing
SECTION

Scale
1 : 200 @ A1

Date Printed
14/05/2012 4:30:19 PM

Project Number	Drawing Number	Issue
202485	DA016	E

suters



F	ISSUED FOR DEVELOPMENT APPLICATION	14.05.12	AC	AR
E	ISSUED TO MSB	14.05.12	AC	AR
D	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
C	95% ISSUE	09.05.12	CVL	AR
B	FOR INFORMATION	04.05.12	CVL	AR
A	ISSUE TO LANDSCAPE ARCHITECT	24.04.12	AR	DR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
SHORTLAND ESPLANADE,
NEWCASTLE

Client
KRED PTY. LTD.

Drawing
SECTION

Scale
1 : 200 @ A1

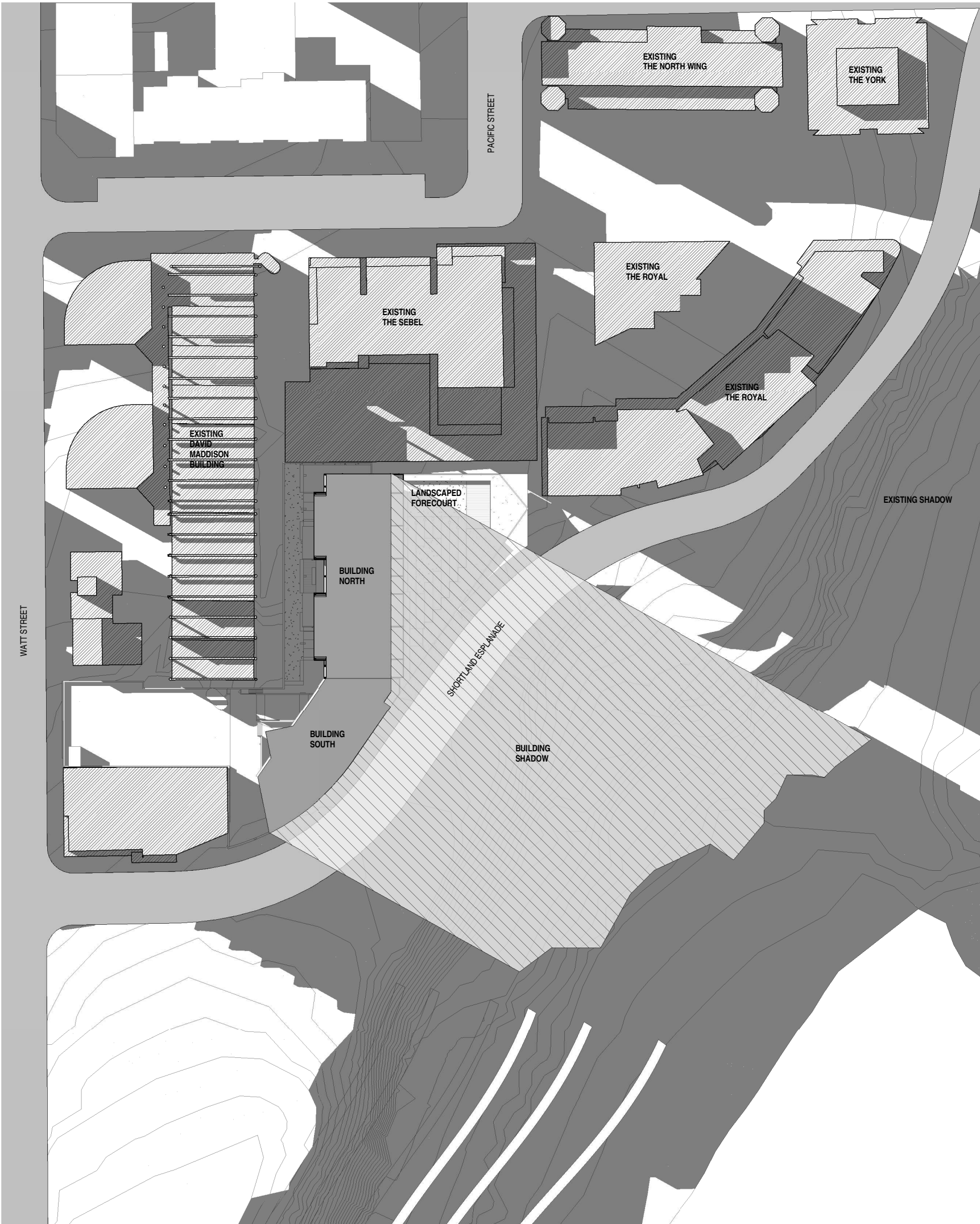
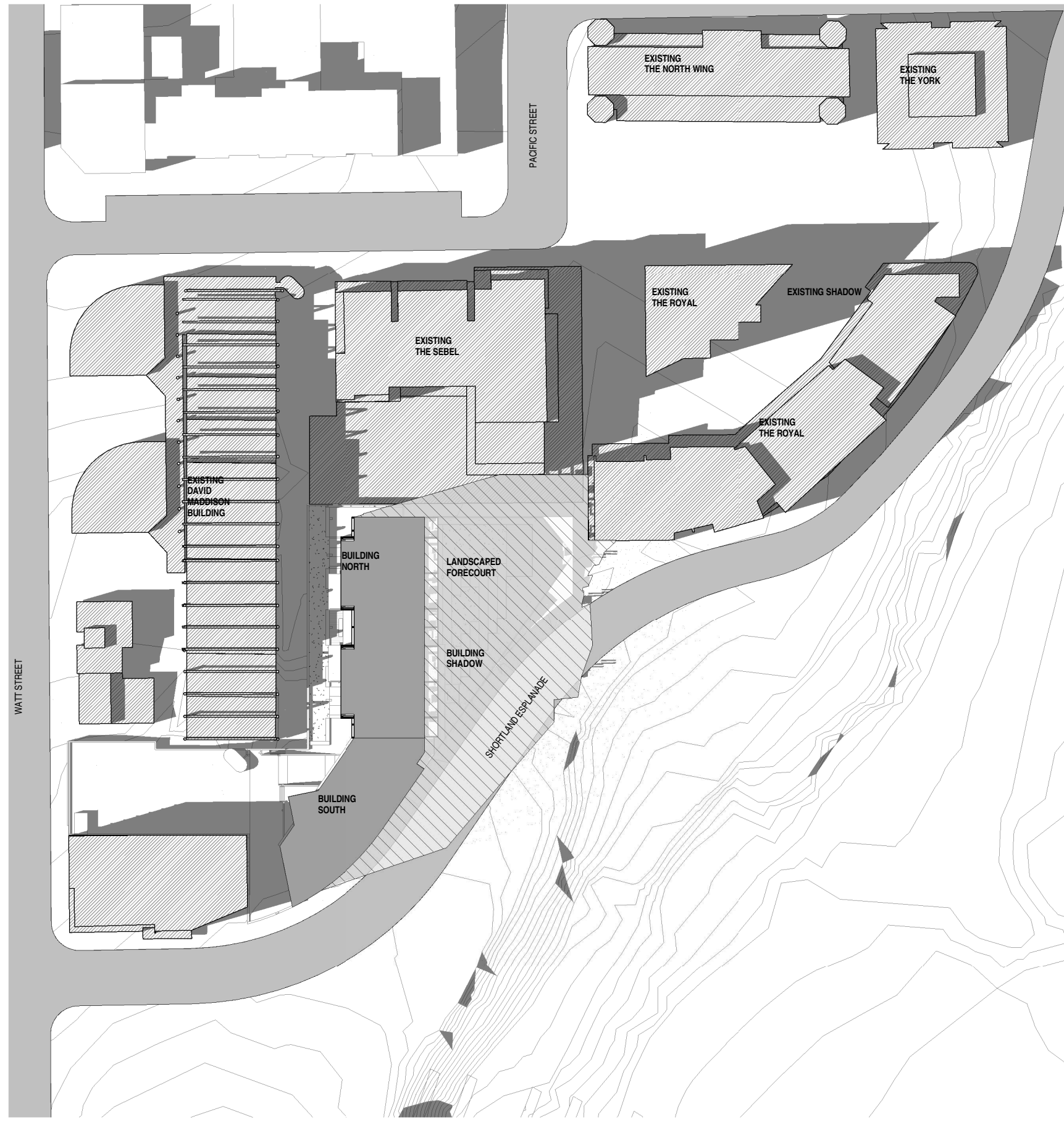
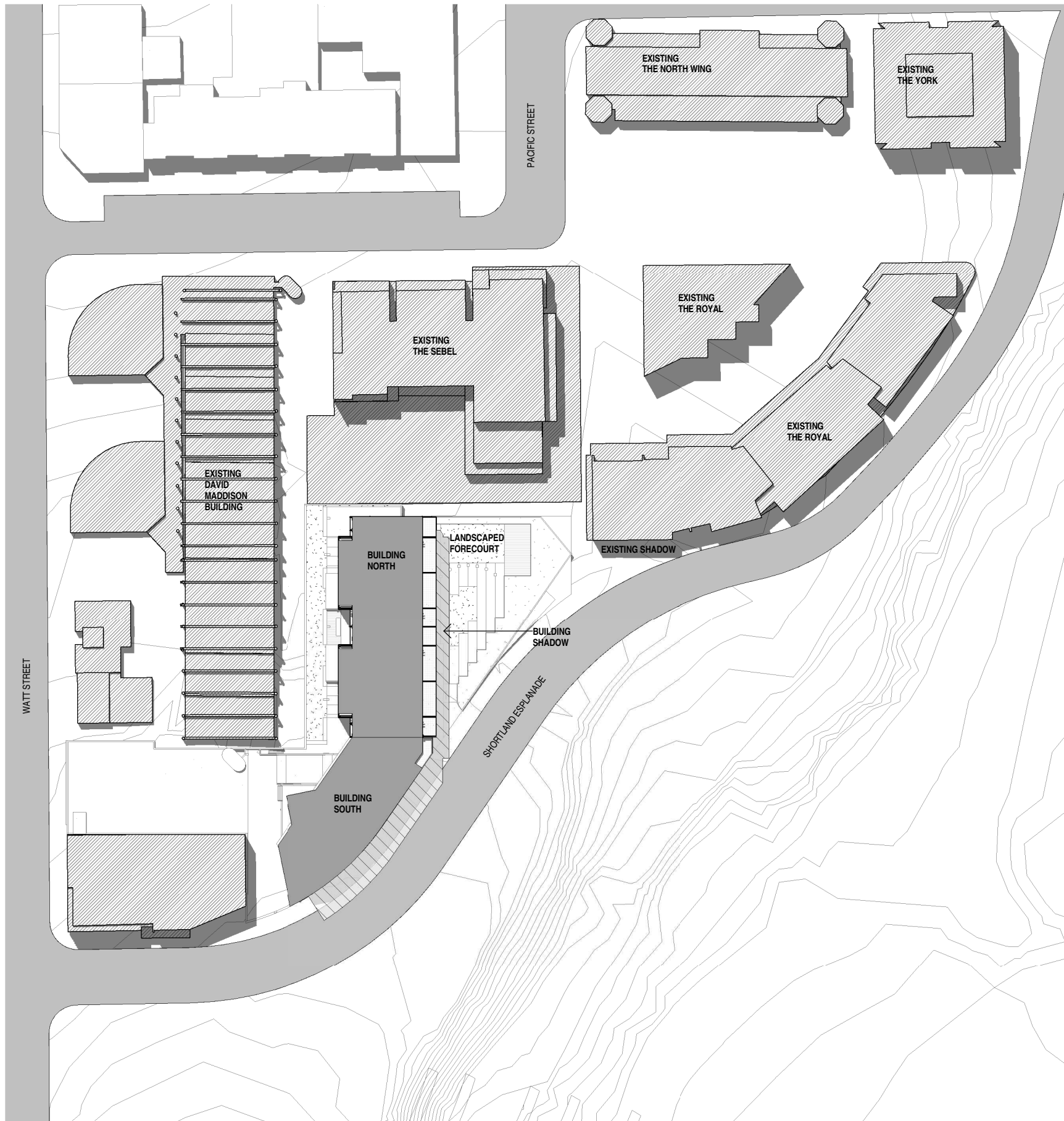
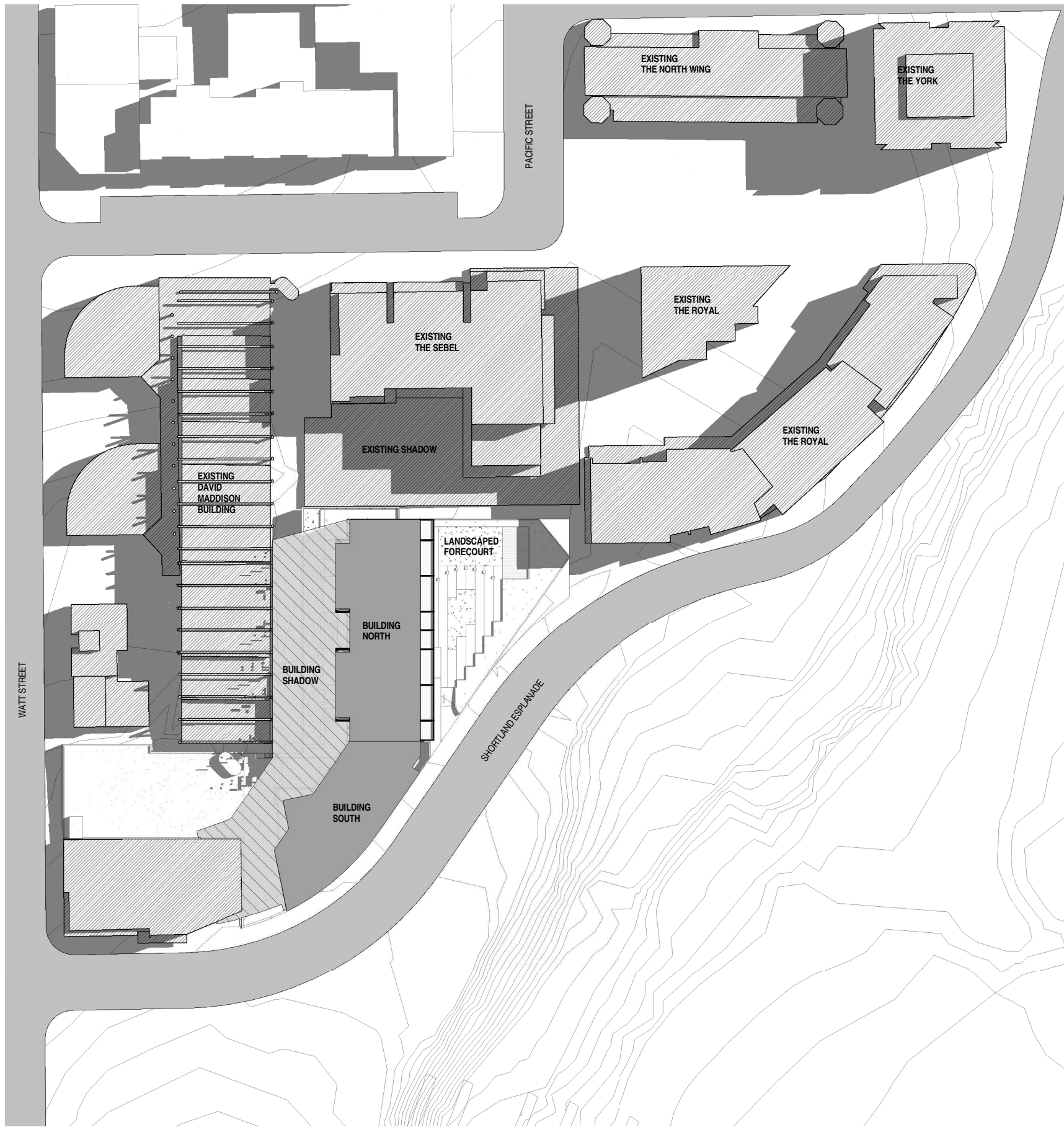
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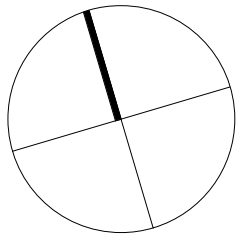
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Issue
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E	ISSUED FOR DEVELOPMENT APPLICATION	14.05.12	AC	AR
D	ISSUED TO MSB	14.05.12	AC	AR
C	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
B	85% ISSUE	03.05.12	CVL	AR
A	FOR INFORMATION	04.05.12	CVL	AR
Issue	Description	Date	CHK	Auth

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Project
THE ESPLANADE PROJECT

Location
SHORTLAND ESPLANADE, NEWCASTLE

Client
KRED PTY. LTD.

Drawing
SHADOW DIAGRAMS

Scale
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Date Printed
14/05/2012 4:33:29 PM

Project Number
202485

Drawing Number
DA018

Issue
E

File Name
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D	ISSUED TO MSB	14.05.12	AC	AR
C	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
B	90% ISSUE	09.05.12	CVL	AR
A	FOR INFORMATION	04.05.12	CVL	AR

Issue Description	Date	Chk	Auth
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Architect
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CEO Robert Macindoe - NSW ARBN 4699

Project
THE ESPLANADE PROJECT

Location
**SHORTLAND ESPLANADE,
NEWCASTLE**
Client
KRED PTY. LTD.

Drawing
3D IMAGERY

Scale	Date Printed	
@ A3	14/05/2012 4:38:43 PM	
Project Number	Drawing Number	Issue
202485	DA019	E

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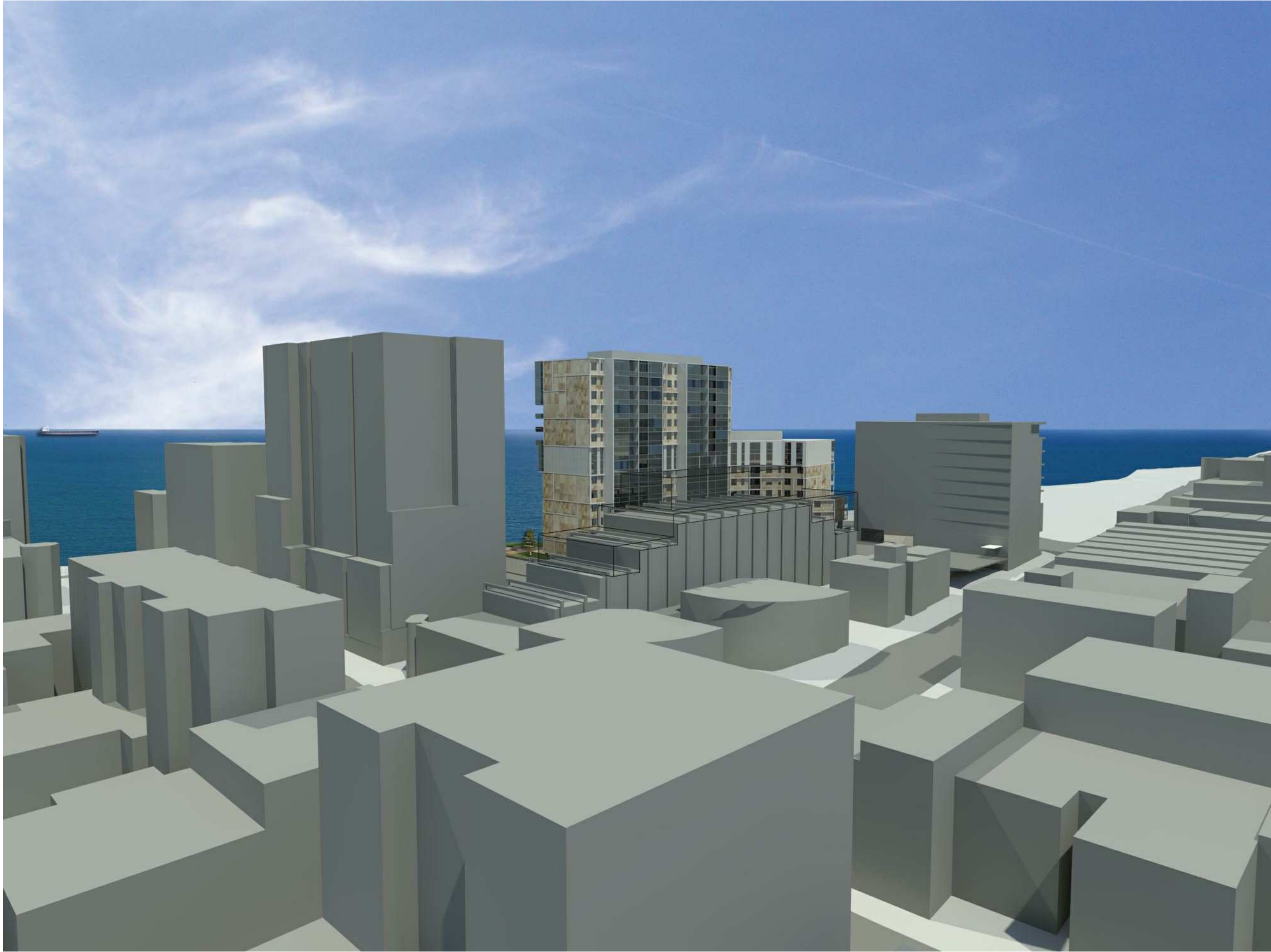
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B	ISSUED TO MSB	14.05.12	AC	AR
A	DA ISSUE FOR CLIENT APPROVAL	11.05.12	CVL	AR
Issue	Description	Date	Chk	Auth
Architect				
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CEO Robert Macindoe - NSW ARBN 4699				
Project				
THE ESPLANADE PROJECT				
Location				
SHORTLAND ESPLANADE, NEWCASTLE				
Client				
KRED PTY. LTD.				
Drawing				
3D IMAGERY 2				
Scale				
@ A3				
Date Printed				
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Project Number				
202485				
Drawing Number				
DA020				
Issue				
C				

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Issue	Description	Date	Chk	Auth
Architect © SUTERS ARCHITECTS PTY LTD ABN 83 129 614 713 www.sutersarchitects.com.au CEO Robert Macindoe - NSW ARBN 4699				
Project THE ESPLANADE PROJECT				
Location SHORTLAND ESPLANADE, NEWCASTLE Client KRED PTY. LTD.				
Drawing 3D IMAGERY 3				
Scale @ A3	Date Printed 14/05/2012 4:38:46 PM			
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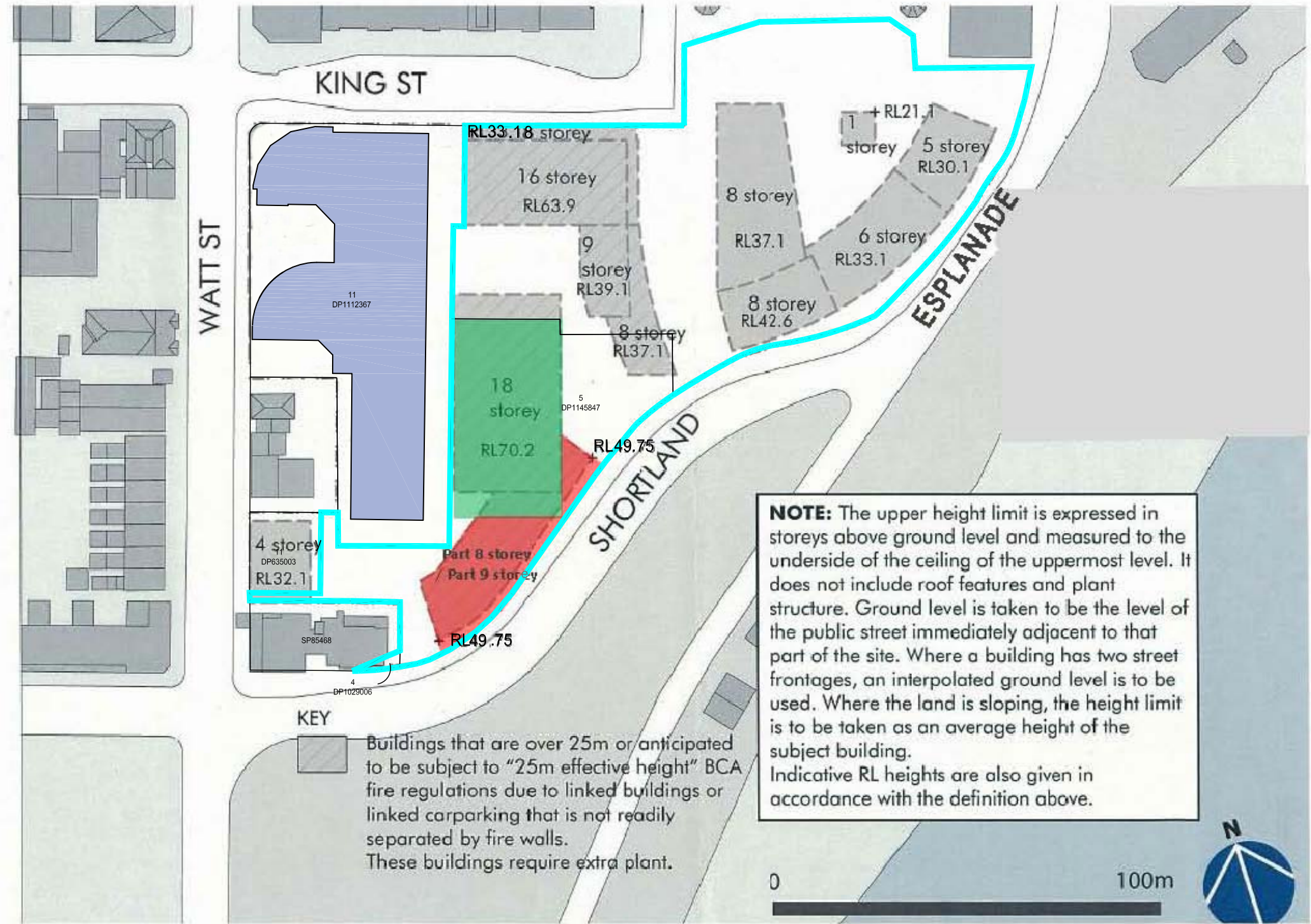
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APPENDIX 3

Proposed Modification Drawings

NOTE :
THE BOUNDARIES SHOWN ARE APPROXIMATE ONLY. THE
BOUNDARIES SHOWN HAVE NOT BEEN SURVEYED.
THE BOUNDARIES SHOWN ARE INTENDED FOR DISCUSSION
PURPOSES ONLY.

Building RL's and Extra Plant Room Requirements



SUPPORTING CONTROL DRAWINGS

8th December 2006

royal newcastle hospital preferred project report supporting information



Proposed Amended Envelope 18 Storey



Proposed Amended Envelope Part 8 Storey / Part 9 Storey

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TITLE
NEWCASTLE ROYAL HOSPITAL SITE
PLAN SHOWING PROPOSED CONCEPT AREA &
REVISED BUILDING ENVELOPES

H		
G		
F		
E		
D		
C		
B		
A	21.06.12	INITIAL ISSUE
Ed.	Date	Amendment

JOB ADDRESS: SHORTLAND ESPLANADE		PLAN No	JOB REF:
CLIENT: STRONACH PROPERTY		1	2922
SCALE: NTS	ORIGIN OF LEVELS	DRAWN	MH
SURVEY DATE:	SURVEYOR	
PLAN DATE: 21.06.12		CHECKED	
DATUM: -		APPROVED	
CAD REF:		DRAWING REF: 2922-CONCEPT AREA 21.06.12	
		SHEET No	1/1