

## SCOPING REPORT FOR PROJECT APPLICATION



THE ROYAL NEWCASTLE HOSPITAL SITE

Prepared for  
MIRVAC

### **planning workshop australia**

11 Bond Street Newcastle PO Box 810 NSW 2300

Tel.+ 61- 2- 4929 6388 Fax (02) 4929 3188

A.B.N. 35 068 238 826

A Division of Lyneham Planning &  
Management Consultants Pty. Limited A.B.N. 35 068 238 826

SEPTEMBER 2007

## SCOPING REPORT FOR PROJECT APPLICATION

### THE ROYAL NEWCASTLE HOSPITAL SITE

Prepared for  
MIRVAC

## planning workshop australia

A Division of Lyneham Planning &  
Management Consultants Pty. Limited A.B.N. 35 068 238 826

11 Bond Street Newcastle PO Box 810 NSW 2300

Tel: 08 4000 4000 Fax: 08 4000 3100

Document No.	Issue No.	Description of Issue	Prepared by /date	Verified by Director	Approved by Director
1	1	Draft Scoping Paper	JK/030907	GF	GF

Note: this document is preliminary unless it is approved by a Director or **planning workshop australia** JOB NO. 2070013

© This Publication is copyright. Other than for the purposes and subject to conditions prescribed under the Copyright Act, no part of it may, in any form nor by any means (electric, mechanical, microcopying, photocopying, recording or otherwise), be reproduced, stored in a retrieval system or transmitted without prior written permission. Inquiries should be addressed to the company in writing.

## TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Background and Project Context	1
1.2	Purpose of the Report	2
1.3	The Proponent	2
2	THE SITE	2
2.1	Location	2
2.2	Site Description	4
2.3	Land Ownership and Legal Description	4
2.4	Surrounding Development	5
3	PROJECT DESCRIPTION	5
3.1	Proposed Project	5
4	STATUTORY MATTERS	8
4.1	State Matters	8
4.1.1	State Environmental Planning Policy 2005 (Major Projects)	8
4.1.2	State Environmental Planning Policy No. 11- Traffic Generating Development	9
4.1.3	State Environmental Planning Policy No. 55- Remediation of Land	9
4.1.4	State Environmental Planning Policy No. 65- Design Quality of Residential Flat Development	9
4.1.5	State Environmental Planning Policy No. 71- Coastal Protection	9
4.1.6	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	9
4.1.7	Hunter Regional Environmental Plan 1989	9
4.1.8	The NSW Coastal Design Guidelines	9
4.1.9	Lower Hunter Regional Strategy	10
4.2	Local Matters	10
4.2.1	Newcastle Local Environmental Plan 2003	10
4.2.2	Newcastle Development Control Plan 2005	10
4.2.3	Draft Newcastle City Centre Plan	10
4.2.4	Newcastle Urban Strategy	10
5	ENVIRONMENTAL IMPACTS	11
5.1	Water Cycle Management	11
5.2	Soil and Stability	11
5.3	Utilities and Infrastructure	11
5.4	Social	11
5.5	Economic	11
5.6	Aboriginal Heritage	12
5.7	European Heritage	12
5.8	Visual Impacts and Landscaping	12
5.9	Traffic and Transportation	12
5.10	Wind Impacts	12
5.11	Solar Access and Overshadowing	13
6	CONCLUSION	13
6.1	Key Environmental Issues	13

## 1 INTRODUCTION

### 1.1 Background and Project Context

On 3 January 2007, the Minister for Planning granted approval under Section 75O of the Environmental Planning and Assessment Act 1979 (the Act) to a Concept Plan, subject to modifications, involving 'the redevelopment of the Newcastle Hospital site for land uses being predominantly residential with ancillary non-residential uses such as retail and commercial uses; floor space ratio; building envelopes (footprints and heights); public domain improvements; vehicle access points; and site design principles for future project applications' (Determination of Concept Plan No. 05\_0062).

Mirvac proposes to submit a Project Application for the commencement of Stages 1A and 1B of the approved Concept Plan. The extent of Stages 1A and 1B is indicated in Figure 1 below.

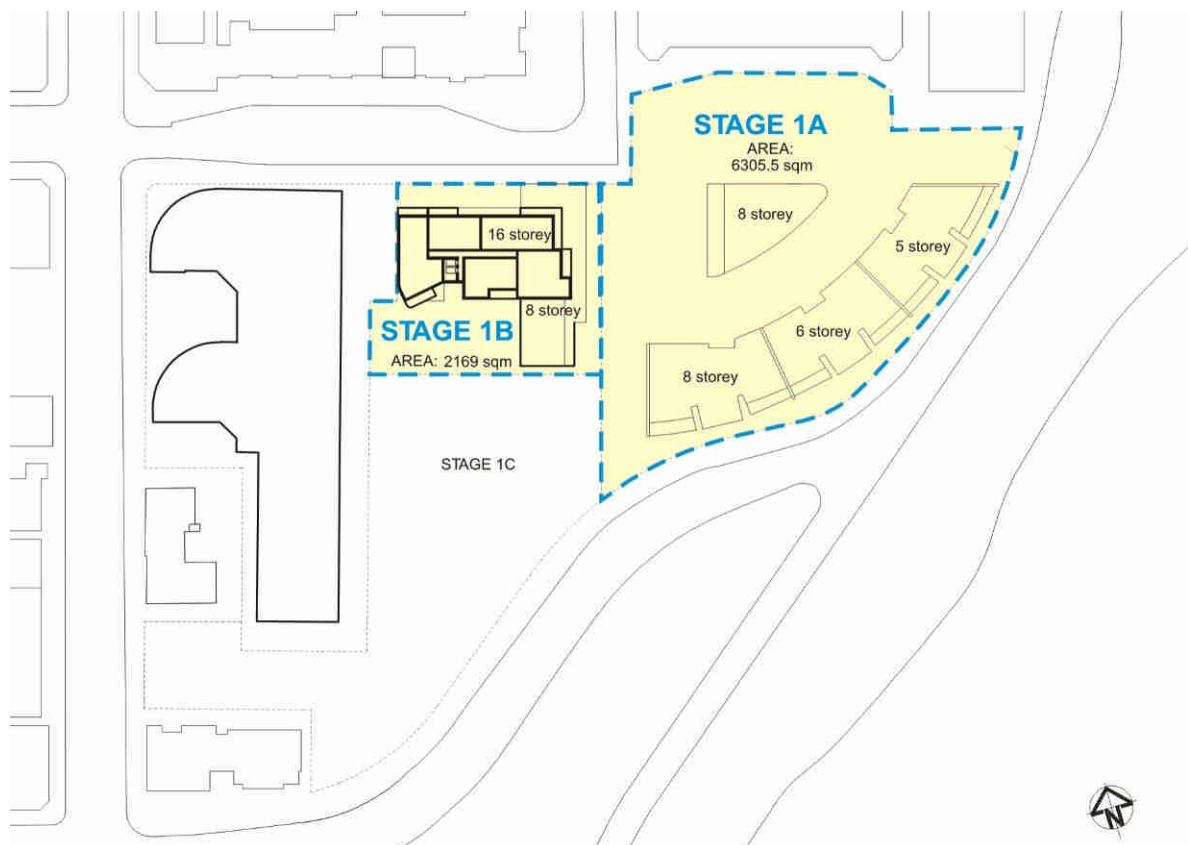


Figure 1: Subject site for Project Application (Stages 1A and 1B, the Royal Newcastle Hospital site)

The Minister also determined that 'under Section 75P of the Act, the Minister will remain the consent authority under Part 3A of the Act for all development with a Capital Investment Value over \$5 million'. The application will have a capital investment value of \$86.5 million and is therefore subject to Part 3A of the Act.

## 1.2 Purpose of the Report

The purpose of this Scoping Report is to outline the nature of the project and identify the environmental issues that will be relevant to the project. The Scoping Report has regard for the level of environmental investigation previously undertaken, particularly during the preparation and assessment of the Concept Plan.

The Scoping Report is submitted to the Department of Planning under Part 3A of the Act, to assist the Director-General in establishing the environmental assessment requirements for the preparation of the Project Application.

## 1.3 The Proponent

Mirvac Projects Pty Limited ('Mirvac') is the proponent for this Project Application, acting jointly with Landcom. Mirvac was the successful tenderer for the purchase of the site in a tender process managed by Landcom. The Project Application and this Scoping Report relate wholly to land holdings previously owned by the Health Administration Corporation (the landowning entity of NSW Health).

# 2 THE SITE

---

## 2.1 Location

The Royal Newcastle Hospital (RNH) Site is located in the inner city suburb of Newcastle East, on the eastern fringes of Newcastle CBD. The site overlooks Newcastle Beach and is bounded by Shortland Esplanade to the east and south, Watt Street to the west, and King Street to the north. It is located within the City East precinct of the Newcastle CBD, in the Newcastle LGA.

The land to which this Project Application relates (Stages 1A and 1B) is located in the central and eastern components of the Royal Newcastle Hospital site, as shown in Figure 2 below. This land directly overlooks Newcastle Beach and is adjacent to King Street and Shortland Esplanade.

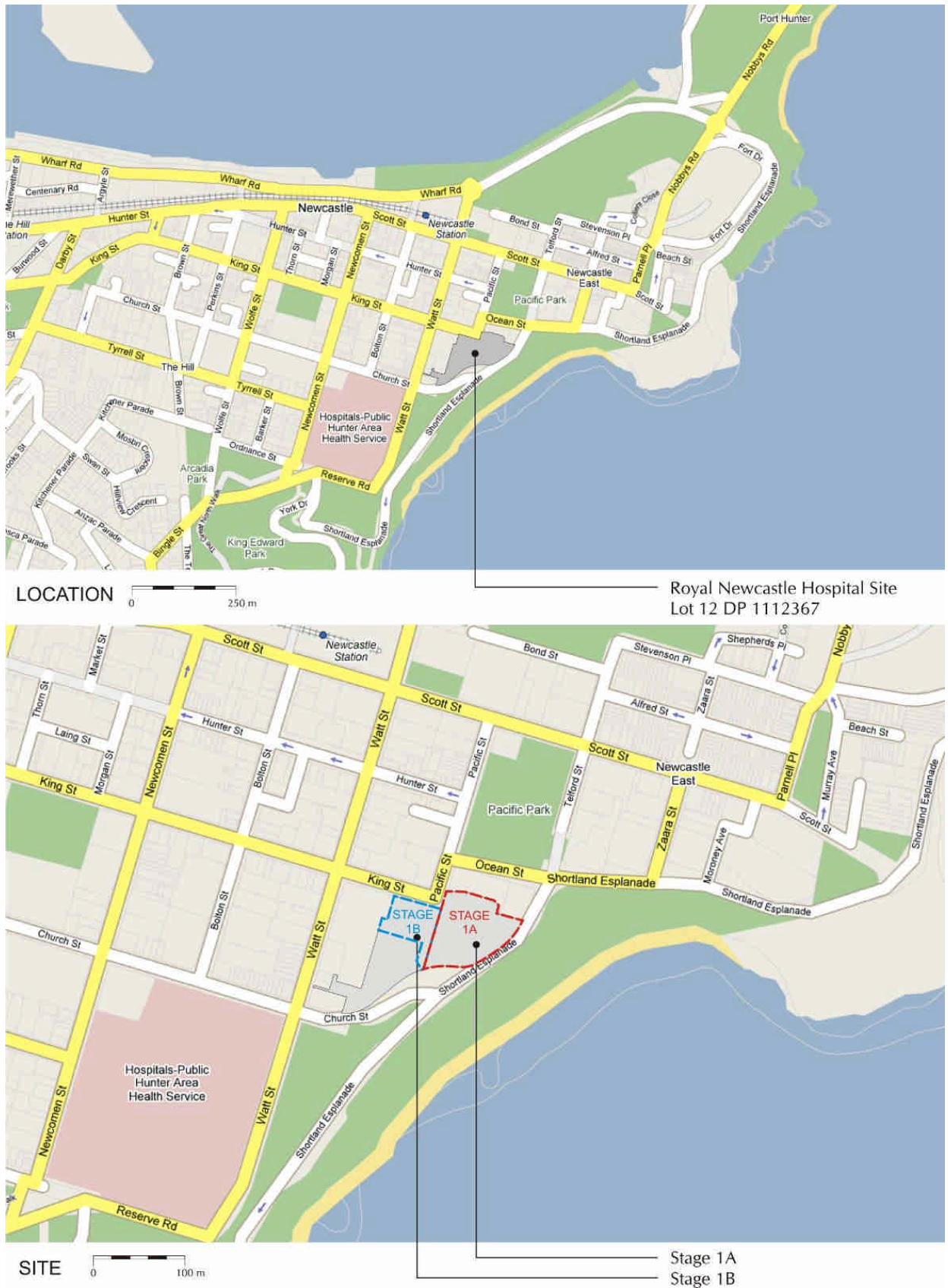


Figure 2: Approximate location of Stages 1A and 1B within the Royal Newcastle Hospital site

## 2.2 Site Description

The total area of land the subject of this Project Application is approximately 8,475m<sup>2</sup>. The site has been part of the Royal Newcastle Hospital since the 1800s, and currently accommodates the Nickson Wing (9 storey building) and a portion of the McCaffrey Wing (11 storey building). These existing buildings dominate the beach side of the site and are surrounded by paved surfaces, with the exception of a garden at the front of the Nickson and McCaffrey Buildings which contains a number of small to medium sized trees, shrub plantings and lawn. This existing development will be demolished as part of a separate Project Application. The following photographs show the existing Nickson and McCaffrey wings on the site.



The Nickson Wing viewed from Newcastle Beach (Source: Environmental Assessment Report, JBA Urban Planning Consultants, August 2006).



The McCaffrey Wing, viewed from Pacific Park (Source: Environmental Assessment Report, JBA Urban Planning Consultants, August 2006).

## 2.3 Land Ownership and Legal Description

The land the subject of the Project Application comprises Part of Lot 12 in DP 1112367, encompassing approximately 8,475m<sup>2</sup> (see Figure 1). The site is owned by Mirvac Newcastle Pty Ltd.



## 2.4 Surrounding Development

The built environment in the surrounding Newcastle East area comprises a blend of contemporary and heritage built forms and ranges from small scale residential buildings, retail and commercial offices, to large multi-storey hotels, residential and public buildings. Located immediately to the north of the subject site is The York, a 12 storey residential development which has been recently completed, as well as the North Wing apartments, both of which separate the subject land from Pacific Park. Along King Street, to the north west of the site, a mix of 3 to 6 storey buildings are located, generally comprising mixed use development, built to the street edge. To the west and south west of the land are the remaining portions of the Royal Newcastle Hospital site (to be developed at later stages as part of the approved Concept Plan), while Shortland Esplanade immediately adjoins the site to the east and south east. Fletcher Park and Newcastle Beach lie on the opposite side of Shortland Esplanade, to the south and east, respectively.

Newcastle Railway Station is within a 5 minute walk of the subject site, as is the CBD's retail and commercial precinct. The site is also extremely well placed with regard to educational establishments, tourism, and community facilities, as all are located within 10 minutes walking distance. The site benefits from immediate proximity to the recreational facilities and open space areas associated with Pacific Park, Fletcher Park, King Edward Park and Newcastle Beach.

The approved Concept Plan for the RNH site provides a detailed site and context analysis, including site history and heritage; microclimate; view corridors and built form within the Newcastle East locality.

## 3 PROJECT DESCRIPTION

---

### 3.1 Proposed Project

The proposed project is conceptually illustrated by the plans submitted separately with this Report and comprises the following key elements:

- The construction of five buildings (ranging from 5 storeys to 16 stories in height) comprising a mixture of residential, restaurants/cafes and hotel development, as detailed in Table 1 below;
- Development of public domain works including a central Public Plaza and pedestrian links to Shortland Esplanade;
- Construction of basement carparking and landscaping works.

Table 1: Development proposed within Buildings 1-5 (Stages 1A and 1B)

Building Identification	Development Type	Description
-------------------------	------------------	-------------



STAGE 1A			
Buildings 1-3	Residential	34 x 3 B/A* 13 x 2 B/A (Total: 47)	A mix of 3 & 2 bedroom apartments overlooking Shortland Esplanade and Newcastle Beach.
	Retail	Restaurant/ bar	A quality restaurant mezzanine & bar overlooking the Public Plaza.
Building 4	Residential	9 x 3 B/A 5x 2 B/A 10x 1 B/A (Total: 24)	A mix of 3, 2 & 1 bedroom apartments overlooking the Public Plaza and the King Street Plaza.
	Retail	Café	A small café with outdoor seating activating the Public Plaza.
Stage 1B			
Building 5	Residential	33 x 3 B/A 28 x 2 B/A 6 x 1 B/A 6 x Studio (Total: 73)	A mix of 3, 2, and bedroom apartments and studios overlooking the Public Plaza at lower levels and distant city and harbour view at upper levels.
	Hotels	80 Keys	A Sebel Hotel brand of 80 keys presenting a visually interesting corner building on Pacific Street and the Public Plaza.
	Retail	Conference Centre Restaurant x 3	A conference centre associated with the hotel. Quality restaurants with indoor/ courtyard and plaza seating to activate the Public Plaza.

\*bedroom apartments

The following Figures show proposed views of development within Stages 1A and 1B.



Figure 3: Aerial view of the proposed Public Plaza area and surrounding development, all proposed as part of Stages 1A and 1B.



Figure 4: Artist's impression of the proposed King Street and Pacific Street Public Plaza



Figure 5: Artist's impression of the proposed King Street connection to the Foreshore.

## 4 STATUTORY MATTERS

---

The legislation and planning instruments relevant to the site are itemised below. Many of these Acts and planning instruments have been addressed in previous studies and in the Environmental Assessment Report (prepared by JBA Urban Planning Consultants, August 2006), and supporting documentation, considered as part of the Concept Plan approval under Part 3A of the Act.

### 4.1 State Matters

Under Part 3A of the Act, the Minister is not directly required to take into consideration any environmental planning instruments, development control plans or Section 94 Contributions Plans. However, these were addressed in the Environmental Assessment report for the Concept Plan and for consistency are discussed below.

#### 4.1.1 State Environmental Planning Policy 2005 (Major Projects)

The approved Concept Plan was identified as a Part 3A project under Schedule 1 (Class 13) and Schedule 2 (Class1) of the Major Projects SEPP. The Minister determined that the project was indeed a Major Project under Part 3A of the Act, and issued an Instrument of Approval on 3 January 2007. This Instrument stated that 'under Section 75P of the Act, the Minister will remain the consent authority under Part 3A of the Act for all development with a Capital Investment Value (CPI) over \$5 million'. As Stages 1A and 1B have a CPI in excess of \$5 million, the Minister remains the consent authority for this project.



#### 4.1.2 State Environmental Planning Policy No. 11- Traffic Generating Development

The Concept Plan application was referred to the Roads and Traffic Authority (RTA) as part of consultation with State Agencies. The RTA advised that the only issue it would consider is the installation of traffic signals which would be supported in principle given the benefits afforded to overall traffic movement and pedestrians. This Project Application would also be forwarded to the RTA under this SEPP.

#### 4.1.3 State Environmental Planning Policy No. 55- Remediation of Land

A Phase 2 Environmental Site Assessment was previously prepared for the Concept Plan and considered as part of the Concept Application. In accordance with the Statement of Commitments approved as part of the Concept Plan, a Remediation Action Plan (RAP) will be prepared to support the Project Application, in accordance with the recommendations included in the Phase 2 Environmental Site Assessment. Further groundwater sampling will also be undertaken to evaluate likely sources of contamination.

#### 4.1.4 State Environmental Planning Policy No. 65- Design Quality of Residential Flat Development

SEPP 65 aims to improve the design quality of residential flat developments through the provision of 10 design principles, which are being considered in the design development of Stages 1A and 1B. The detailed design of the Project will need to demonstrate compliance with the design principles of SEPP 65.

#### 4.1.5 State Environmental Planning Policy No. 71- Coastal Protection

Given the previous assessment of the Concept Plan against SEPP 71 and the Coastal Design Guidelines within the Environmental Assessment Report (where the Concept Plan was deemed consistent with all relevant matters), further assessment of the Project against this EPI and the Guidelines may not be necessary.

#### 4.1.6 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The BASIX SEPP will apply to all residential components of Stages 1A and 1B. The SEPP will be addressed as part of the detailed design submission of the Project, in accordance with the Statement of Commitments.

#### 4.1.7 Hunter Regional Environmental Plan 1989

The provisions of Hunter REP were assessed with regard to the Concept Plan and, under Part 3A of the Act, no further assessment is required. While Division 4 Tall Buildings (Clause 58) states that a Council shall not, without the concurrence of the Director, consent to any development application for the erection of a building over 14 metres in height, the Minister is already the consent authority under Section 75P of the Act and no further action is required as part of this Project Application.

#### 4.1.8 The NSW Coastal Design Guidelines

The design principles of the NSW Coastal Design Guidelines have been assessed with regard to the Concept Plan and, under Part 3A of the Act, no further assessment is required.

#### 4.1.9 Lower Hunter Regional Strategy

The provisions of the Lower Hunter Regional Strategy were considered with regard to the Concept Plan, and under Part 3A of the Act, no further assessment is required.

### 4.2 Local Matters

#### 4.2.1 Newcastle Local Environmental Plan 2003

Proposed Stages 1A and 1B are consistent with the current zonings under Newcastle LEP 2003, and further assessment with regard to the LEP was provided in the Environmental Assessment Report. Under Part 3A of the Act, the Minister is not directly required to take EPIs into consideration, and further assessment of the Project under Newcastle LEP is therefore not required.

#### 4.2.2 Newcastle Development Control Plan 2005

The Environmental Assessment Report prepared by JBA Planning Consultants contains a detailed assessment of the Concept Plan against the provisions of this DCP. Under Part 3A of the Act, the Minister is not directly required to take into consideration DCPs and further assessment is not required. It should be noted that former DCP 62 (Royal Newcastle Hospital) has been incorporated into Newcastle DCP 2005.

#### 4.2.3 Draft Newcastle City Centre Plan

The Concept Plan has not yet been assessed against the recently exhibited Draft Newcastle City Centre Plan. However, under Part 3A of the Act, the Minister is not directly required to take EPIs into consideration and assessment of the project against the draft plan may therefore not be required.

#### 4.2.4 Newcastle Urban Strategy

The Concept Plan was assessed against the provisions of the Newcastle Urban Strategy and was found to be consistent. Accordingly, under Part 3A of the Act, no further assessment against the Strategy is required.

## 5 ENVIRONMENTAL IMPACTS

---

### 5.1 Water Cycle Management

As discussed in the Environmental Assessment Report prepared by JBA, the Project Application will demonstrate consistency with water sensitive urban design (WSUD) principles and strategies, as well as the Council's requirements and BASIX. The Project Application will be supported by additional plans and details with regard to the proposed water management systems for Stages 1A and 1B.

### 5.2 Soil and Stability

A Geotechnical Investigation has been prepared by Coffey Geosciences Pty Ltd to address potential geotechnical issues during the assessment for the Concept Plan. This Investigation recommended additional studies before any excavations and/or building as the subsurface conditions are complex and not easily anticipated. Accordingly, additional geotechnical assessments will be prepared for the Project Application.

With regard to the existing soil contamination, a Remediation Action Plan will be prepared to support the Project Application, as required under the Statement of Commitments. Additional groundwater sampling will also be undertaken to evaluate the likely source of contamination.

### 5.3 Utilities and Infrastructure

An Infrastructure and Services Assessment Report has been prepared by Acentauri during the Landcom master planning process, and remains relevant to the approved Concept Plan. This report stated that the proposed development can be adequately serviced by existing utilities. Additional detailed site infrastructure and service reports will be submitted to support the Project Application, as required by the Statement of Commitments.

### 5.4 Social

As part of the master planning process for the site undertaken by Landcom in 2004 (pre-dating the submission of the Concept Plan), a Social Plan for the site was developed by Heather Nesbitt Planning. The Plan generally concludes that the adoption and implementation of the Social Plan will assist in improving the quality of life of the existing and future Newcastle communities. Accordingly, the Plan provides 10 desired social outcomes to be achieved by the adoption of 16 strategies and accompanying actions. The Project Application will incorporate these strategies and actions into the proposed planning and development process for Stages 1A and 1B. The Project Application will maintain consistency with the approved Concept Plan in relation to social impacts.

### 5.5 Economic

An economic and employment impact analysis was prepared by the Economic, Financial Impact and Governance Group (The University of Newcastle Research Associates) as part of the Landcom master planning process, which remains relevant to the approved Concept Plan. The Project Application will maintain consistency with the conclusions in the analysis.

## 5.6 Aboriginal Heritage

An Aboriginal Heritage Report was prepared by Umwelt during the environmental assessment process undertaken for the Concept Plan. This Report found that, while it is highly likely that the site would have been occupied intermittently over a long period of time by Aboriginal people, and that they left behind evidence of their occupation, the heritage integrity of the site has been seriously compromised by the major earthworks undertaken on the site over many years. As the topographical context of the site remains culturally significant to the Aboriginal community, the report recommends a number of site interpretation measures to be incorporated into the detailed landscape design. These recommendations will be incorporated into the detailed design process of the Project Application. A Project commitment will also be submitted to the effect that if Aboriginal relics are exposed during the work, works must cease until the Department of Environment and Climate Change and the local Aboriginal Land Council have been consulted, as required under the Statement of Commitments.

## 5.7 European Heritage

Various heritage reports were reviewed by Tanner Architects during the environmental assessment process undertaken for the Concept Plan. A number of recommendations were made with regard to conservation of heritage, including the archival recording of the Nickson Wing and the submission of a Statement of Heritage Impact (SoHI) to accompany future Project Applications to address the impacts of development on 2 significant buildings. Accordingly, an Interpretation Plan for the entire RNH site, a SoHI and archival recordings of the Nickson Wing, will be undertaken to support the Project Application.

## 5.8 Visual Impacts and Landscaping

The Environmental Assessment Report contained a visual analysis of the entire RNH site including the outlining of possible building silhouettes from areas surrounding the RNH site. This analysis concluded that the visual impact will be acceptable, for a number of listed reasons. However, additional visual impact analyses will be prepared to support the Project Application, as required under the Statement of Commitments.

## 5.9 Traffic and Transportation

A Traffic Assessment Report was prepared by Mark Waugh Transport as part of the environmental assessment undertaken for the Concept Plan. The Report concluded that overall traffic and access arrangements proposed in the Concept Plan can be implemented to a satisfactory standard and that there would be no traffic impediments to the locality. Additional traffic analyses will be undertaken for the detailed design of the Project, to ensure that the development will be consistent with the recommendations included in the Traffic Assessment Report and will not result in adverse traffic impacts, as required by the Statement of Commitments. Construction Management Plans will also be prepared to address the management of impacts from construction activities, as well as management of truck/vehicle and pedestrian access during construction.

## 5.10 Wind Impacts

An assessment of existing and proposed wind conditions on the site, and their likely impact upon pedestrian amenity, was completed during the environmental



assessment undertaken for the Concept Plan. A revised wind assessment was also prepared by Wind Engineering Services (The University of Sydney) to address changes in the Concept Plan. These assessments concluded that wind conditions around the development are expected to be suitable for use as a main public accessway, and that the proposed outdoor eating area had been well considered through orientation and positioning of surrounding buildings with respect to prevailing winds. However, additional wind analyses will be undertaken to support the detailed design of the Project Application, as required under the Statement of Commitments.

## 5.11 Solar Access and Overshadowing

A solar access and overshadowing analysis was completed by AJ+C during the environmental assessment undertaken for the Concept Plan. This analysis demonstrated that, overall, development under the Concept Plan would maintain sunlight access to Newcastle Beach. A detailed overshadowing analysis will be prepared to support the Project Application, in accordance with the Statement of Commitments approved for the Concept Plan.

# 6 CONCLUSION

---

The level of assessment already undertaken during the preparation of the Concept Plan has considerably reduced the level of further assessment necessary for the Project Application encompassing Stages 1A and 1B.

## 6.1 Key Environmental Issues

The key environmental issues to be addressed in the Environmental Assessment for Stages 1A and 1B that have been identified are:

- Additional geotechnical investigations;
- Detailed visual impact analyses;
- Further traffic impact assessments and the preparation of construction management plans;
- Archival recordings and preparation of a specific Statement of Heritage Impact, having regard to an overall Interpretation Plan prepared for the site;
- Additional groundwater sampling and the preparation of a Remediation Action Plan to address site contamination.

The further assessment of environmental and statutory issues, as identified in this Scoping Report, will provide an appropriate level of environmental assessment for the Project Application.

