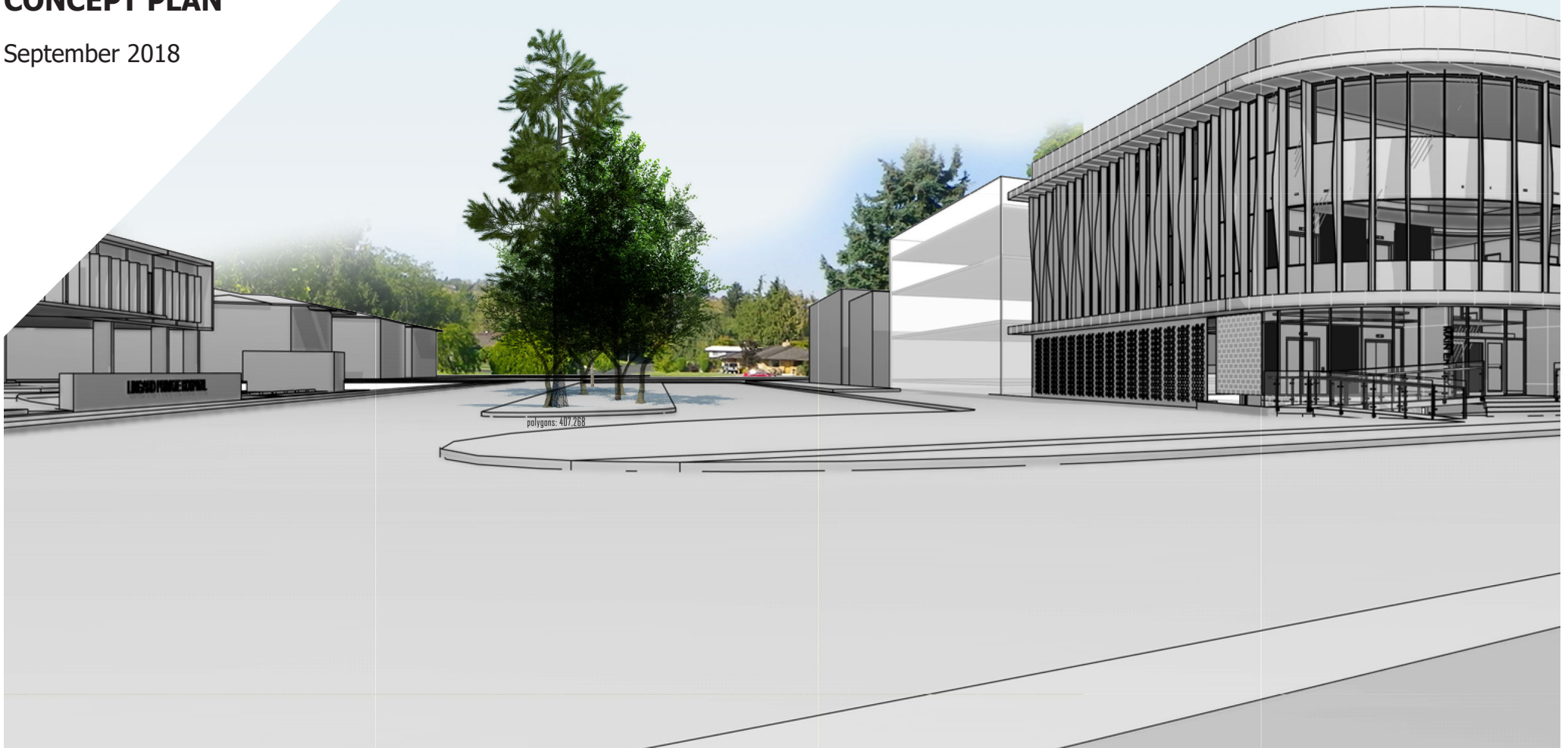


LINGARD PRIVATE HOSPITAL

CONCEPT PLAN

September 2018



CONTENTS

01

Locality Overview

Page 3

02

Vision

Page 4

03

Planning Considerations

Page 8

04

Bulk and Scale

Page 9

05

Key Spatial Strategies

Page 10

06

Precincts

Page 12

LOCALITY OVERVIEW

Located 2 hours north of Sydney, Newcastle is the second largest city in New South Wales and the economic and social hub of the Hunter Region. Historically an industrial town, Newcastle is transitioning to a service and knowledge economy comprising a rapidly expanding health network. Currently home to approximately 150,000 people, Greater Newcastle's population is projected to increase by over 120,000 in the next 20 years.

Comprising a mix of residential, commercial and community buildings, Merewether is located only 3 kilometres from Newcastle's Central Business District. Merewether has become a significant part of the health and medical industry in the Greater Newcastle area and boasts an outstanding coastal location surrounded by great amenities.

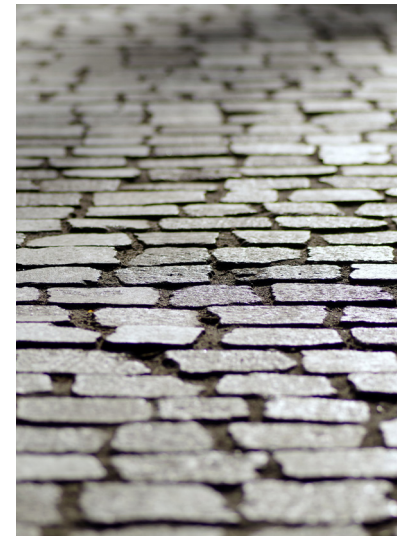


VISION

Located within an urban renewal corridor identified within the Draft Greater Newcastle Metropolitan Plan 2036, Lingard Private Hospital's expansion will increase the livability of the area and help facilitate the delivery of employment close to housing and services.

Lingard Private Hospital currently offers a comprehensive range of specialist health services including cardiac, medical, surgical and allied health services.

The expansion of Lingard Private Hospital will further provide much needed services to the community such as rehabilitation and surgical services in the areas of orthopedics, urology, ENT, vascular, cardiology and neurology.









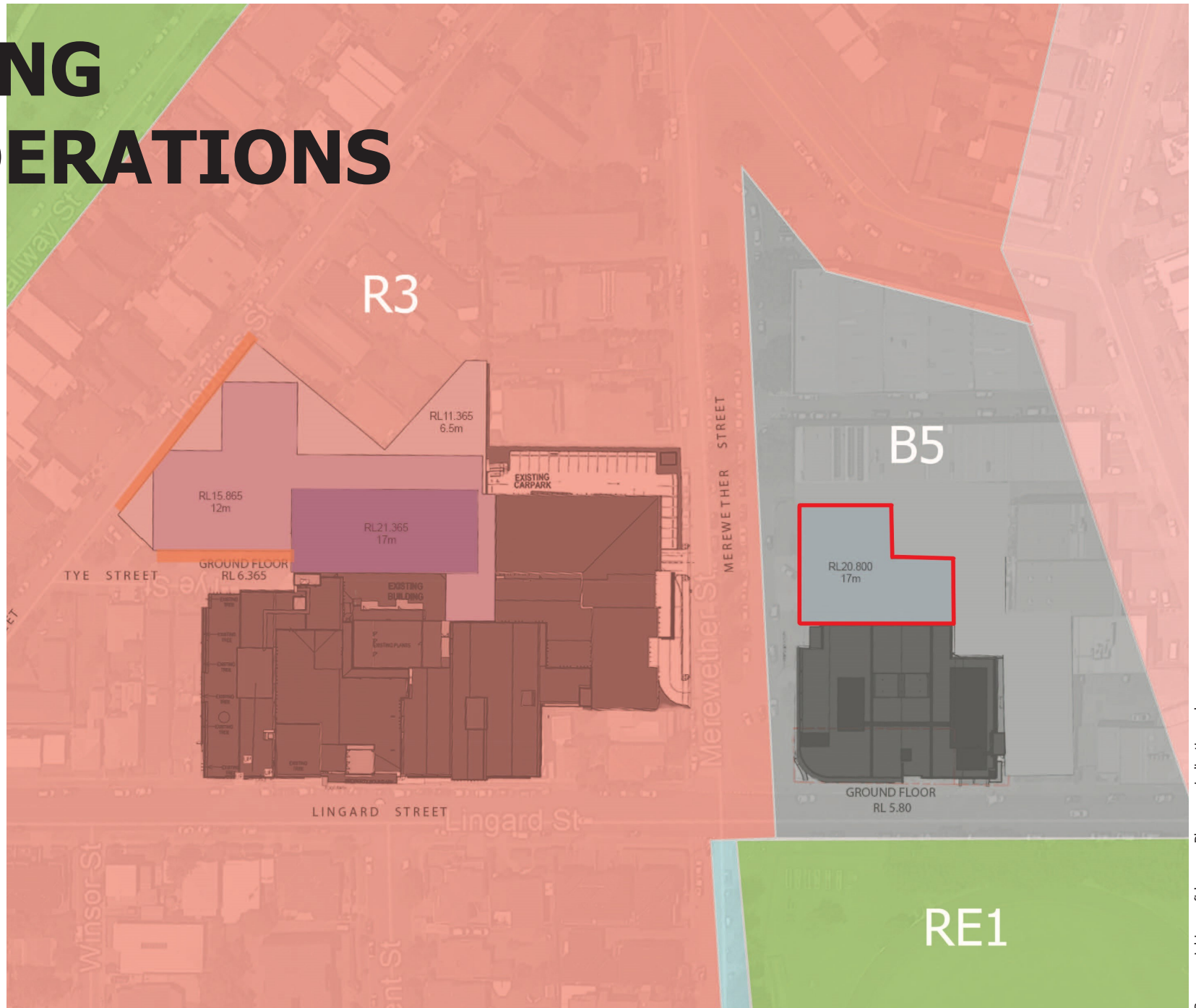
PLANNING CONSIDERATIONS



Design sympathetic to
land use zoning



Building articulation
provided on interface

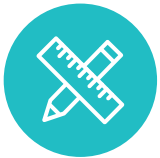


Commercial in confidence – Plans are indicative only

BULK AND SCALE



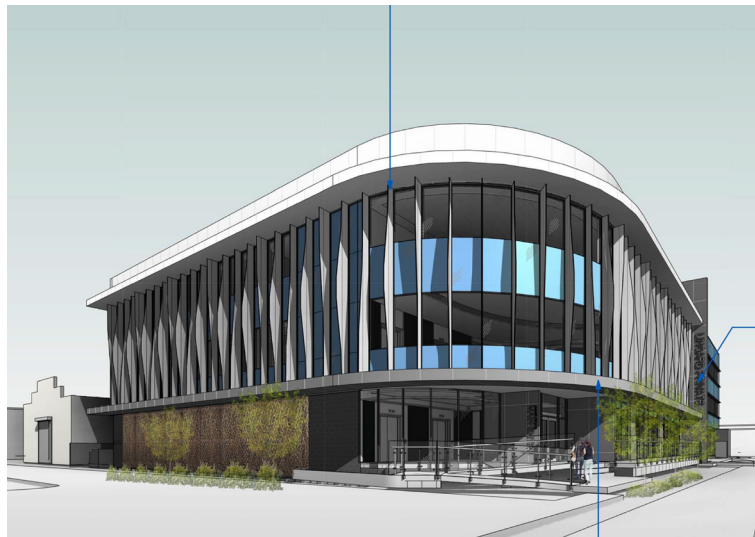
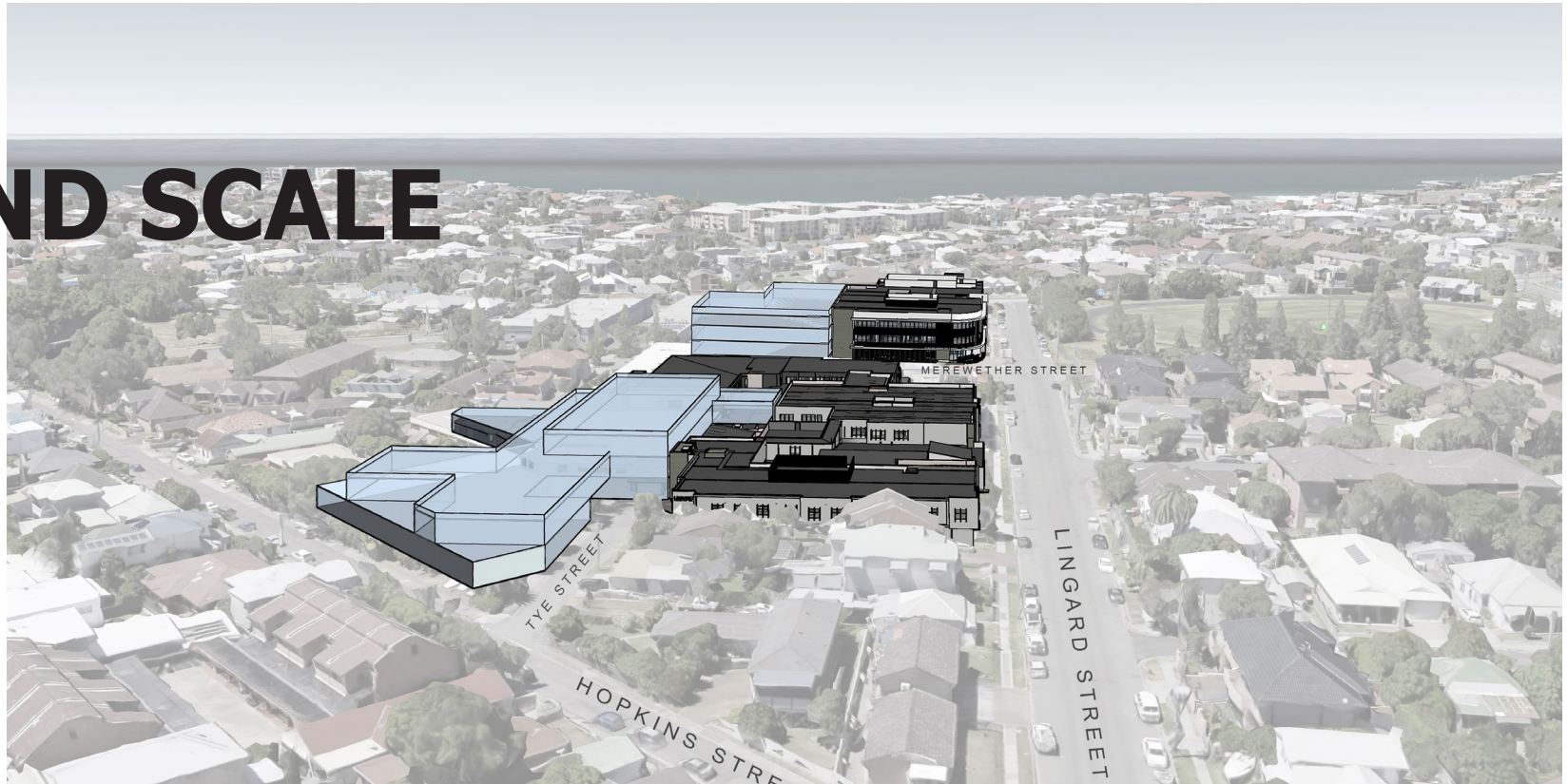
Built form will reflect emerging contemporary character of Merewether



Provision of essential health infrastructure through architectural expression

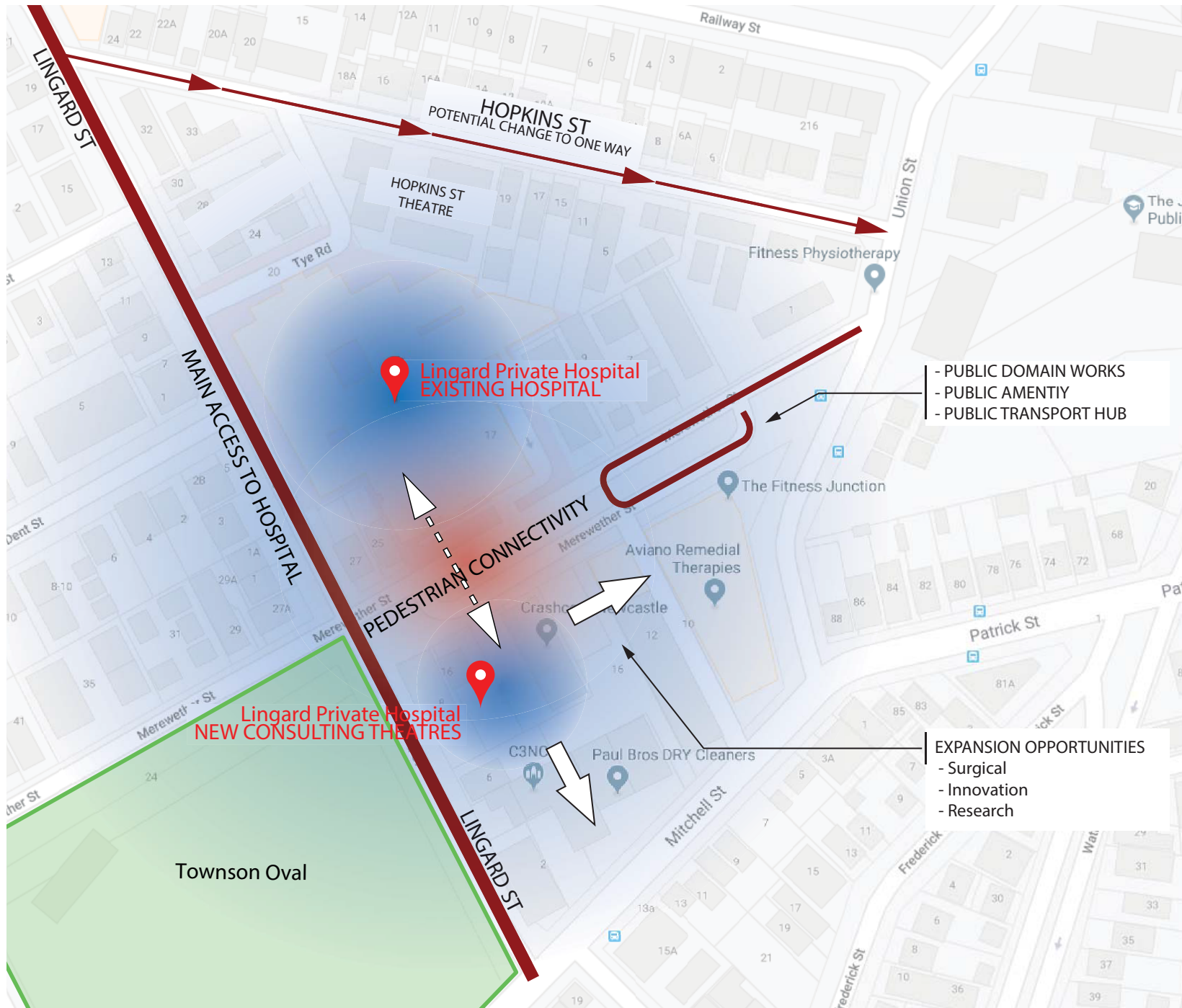


Built form will make a positive contribution to streetscape



KEY SPATIAL STRATEGIES





Key Spatial Strategies



Facilitate the development of health services and medical research facilities in Newcastle



Encourage pedestrian connectivity in the public domain through street activation



Optimise and enhance existing transport routes

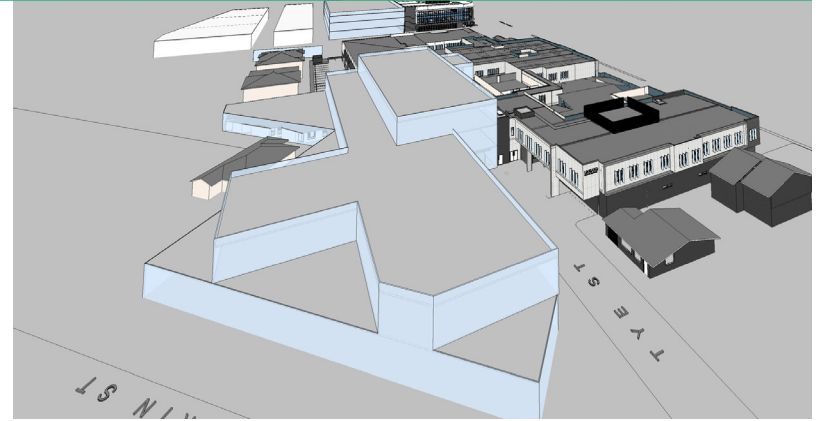
PRECINCTS

Once complete, Lingard Private Hospital will comprise three distinct precincts:- Hopkins Street Precinct, Lingard Precinct and Kingsland Precinct.



Hopkins St Precinct

Located in close proximity to residential land uses, the Hopkins St precinct will feature design features including building articulation and reduced built form.



Lingard Precinct

Revitalisation of original hospital facility.



Kingsland Precinct

Wave form architectural fins + tinted blue glass acknowledge coastal local setting.



Commercial in confidence – Plans are indicative only



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