

Newcastle Council

DA 1/1391

RE: 282 Brunner Road, Adamstown

The above development application is essential to the club in the following ways,

Economic Feasibility

Several options were examined by the project team before settling on the current concept. One such opportunity was offered to the club by Woolworths who wanted to develop the entire site with a club located on some portion of the site and the supermarket located on lower levels. This option was passed on by the club as it was in too much conflict with the location, the current commercial operators and the local community values. It was an economically viable project but the club opted not to proceed and walked away from Woolworths.

An additional concept was developed for 79 units but this opportunity proved to not provide the club with enough capital to expunge debt and the club would probably not survive in future years.

The club is committed to secure the long term operation of the facility for its members and community in general. It has a substantial history in the area and wishes to have that legacy ongoing.

Our first feasibility on the 79 units showed a loss. The main reason for this is the need to supply car parking to the club as well as the units to be created. We understand that the Newcastle Council code for this type of development is to supply less than one space per unit on average but we have erred on the side to favour the buyers/residents of the units and we are supplying one space per unit. This in practical terms costs the development more but it is the right thing to do for future buyers. It allows one car space per unit but we are also burdened by the additional need for bike and motor bike spaces to comply with the code.

The need for compliance and the desire to accommodate our buyer's and future occupants meant the development got more expensive to build. The overall height limit is restricted by the council code and the facilitation of the car spaces meant that we had to excavate into the land to meet the needs. At a point we hit a charged water table so we could not go deeper, and hence we had to go wider and incorporate more houses into our development site. Once the development must provide underground car parking the costs triple. This meant more acquisition costs to satisfy the site needs and we could also achieve more yield. We were able to lift the yield to 95 units but in our last round of design parameters we have dropped to 93 units to satisfy council and aesthetical outcomes.

This new design and outcome provides the following for the club,

- Available capital, after construction costs and acquisition to extinguish debt.
- Modest profits to assist the club replace some aging equipment, like air conditioning etc to help improve the amenity for the patrons in summer.

P: 1300 500 107
Beresfield Business Centre
Unit 7a, 26 Balook Drive, Beresfield. NSW. 2322

- A new secure, well lit, level access, undercover car park for the members...especially the elderly who have trouble accessing the club currently due to weather, security and inclination.
- Residents who will become members and use the club assisting their trading figures.

Costs for the development are increasing as we delay the approval. The addition now of the Clean Energy Act 2012 will apparently potentially add 2% to the cost of our construction. Hence yield is now critical. We also opted to acquire an additional house as we feared we would overshadow it and cause impact from the development to that house. It also now allows us to offer overflow parking at night to the residents of the houses who have more cars or visitors then they have spaces to use on the “outside car park”.

Operational Efficiency

The residential building and the car parking for the RSL patrons have been separated by design. The new car parking for the club patrons are accessible but safe, secure, under cover and well lit which is much better than the previous car parking provision. All the car spaces for the club patrons are closer to the access point to the club and offer a much better amenity for the persons using the car park.

Car parking for the residents is isolated for their amenity by secure systems allowing their privacy, access and car park control.

Additionally the residents in the new building will have services onsite almost for their convenience like restaurants, entertainment and social interactions. These additional patron and users and their families and friends will allow the club to experience a lift in trade to support their costs of operation. Once the building is completed this will be a focal point within the Adamstown suburb.

Social interaction

There is a wonderful opportunity for the social interaction of residents within the building. Several meeting places have been designed in to isolate social deprivation. Spaces like the wider entry areas, larger balconies, generous landscaped terraces, and the roof top spaces assist how the residents of the building can meet and interact with each other.

Additionally the club can also assist with social interaction for the residents. Residents can walk to the club and meet with other locals not living in the building who are part of the wider community and make significant impact on the broader community values within Adamstown..

RSL Legacy

The RSL club has been in this location since the early part of the 20th Century and as such it holds many strong memories of service men and women who are honoured as locals who either gave their life or made significant contributions to the security and history of our nation. The RSL monument is protected and stands as a testimony of those who gave in previous generations. The survival of the club will assist with the protection of these memories and the development will enhance this ability for the club to continue. The club does a lot for the legacy of those gone and families that are left in the area. A development of this site will protect the ability for the club to offer these services well into future generations.

Community

The club currently provides great assistance within the community. It supports and sponsors many local sporting clubs and organisations. These costs come from revenue which the club offers to support the local families and sporting groups.

P: 1300 500 107
Beresfield Business Centre
Unit 7a, 26 Balook Drive, Beresfield. NSW. 2322

The club also has several seniors groups who meet and volunteer in community based services and with profit from the development these groups can be assisted more.

Adamstown Commercial Zone

The renewal corridor for the Adamstown precinct is designed to rejuvenate and strengthen the commercial sector for the benefit of the local residents. Locals with a suburban facility can access the goods and services and assimilate with other locals by using the neighbourhood shops for everyday activities and services. These shops are the life blood of the community. Developments which strengthen this attribute to the community should be encouraged, as they have been in the planning for the Urban Renewal of areas like Brunker Road in Adamstown.

This development could realise 186 occupants who can use the local services almost on a daily basis. Local shops and service providers support this type of development as it supports their business and assists their survival. The local shops are within 80 metres of the front door of the units and at present compete heavily with the Westfield shopping centre located in an adjoining suburb.

Strengthening the local shops will assist their longevity and service provision. There are many core elements and studies which in part support the growth of the local “strip” shops, like,

- Newcastle Urban Strategy-“ Adamstown will become a more vibrant mixed use centre which serves residents and attracts visitors with development that strengthens the centres viability”
- Adamstown Renewal Corridor-“this precinct will support Adamstown commercial centre with opportunities for mixed use development, consisting of commercial uses and services along Brunker road and Glebe roads. Increased residential densities are proposed for the remainder of the precinct and at upper levels.”
- Newcastle LEP-, “to provide housing needs of the community within a higher density residential environment, to provide a variety of housing types within a density residential environment, to enable other land uses that provide facilities and services to meet the day to day needs of residents, to promote a denser urban form along transport corridors while respecting surrounding residential character in adjoining streets, to maximise redevelopment and infill opportunities for high density housing within walking distances of centres and to provide for commercial development that contributes to the viability of the street where provided within a mixed development.”

We believe we make a significant contribution to the objectives of the Adamstown Renewal Corridor, in that,

- We assist in the revitalisation of the corridor assisting with an increase in accessibility, functionality and vibrancy.
- We assist with the potential for the growth and strengthening of the commercial area,
- We promote a denser urban form within the area.
- We add to the activation of Date Street, Victoria Street, and Brunker Roads.
- We maximise redevelopment and infill opportunities for high and medium density housing within walking distances of the Adamstown commercial core,
- We make improvement to the public domain through landscaping, and activation of public and private interfaces,
- We assist with the encouragement of public transport usage through transit oriented development and a pedestrian and cycle friendly environment.