

PRELIMINARY BRIEFING

SENIORS HOUSING AND CENTRE-BASED CHILDCARE FACILITY
10-16 & 18 VICTORY PARADE AND 147A NEWCASTLE ROAD, WALLSEND

NOVEMBER 2023

SITE CONTEXT

HISTORICAL



1944

The brickworks had been in operation for 53 years by this point in time. Structures and impact of quarry visible on site.



1976

One year before the brickworks closed. Significant structures, clearing and quarrying on site.



1993

17 years after the brickworks shut down, ground cover has returned, most structures removed from centre of site.



2023

By 2023 Brickworks Park had been open for over 15 years. Landscaping, significant trees and amenity structures incorporated into site.

SITE CONTEXT

PHYSICAL



↑ VICTORY PARADE FRONTAGE

The existing Victory Parade street-frontage forms a landscaped elevation with chainlink fencing, no demarcation of entry and no activation. To the north, the site adjoins

BRICKWORKS LANE FRONTAGE

↙ The subject site can be accessed at the end of Brickworks Lane, a narrow laneway that currently features residential parking access, rear fence lines and commercial property frontages that are not activated.



SITE CONTEXT

SITE AREA:

28,077
SQM

LAND ZONING:

R3 MEDIUM DENSITY
RESIDENTIAL

FLOOR SPACE RATIO:

0.9:1 1.035 : 1 (HOUSING
SEPP)

HEIGHT OF BUILDING:

10M 13.8M (HOUSING
SEPP)

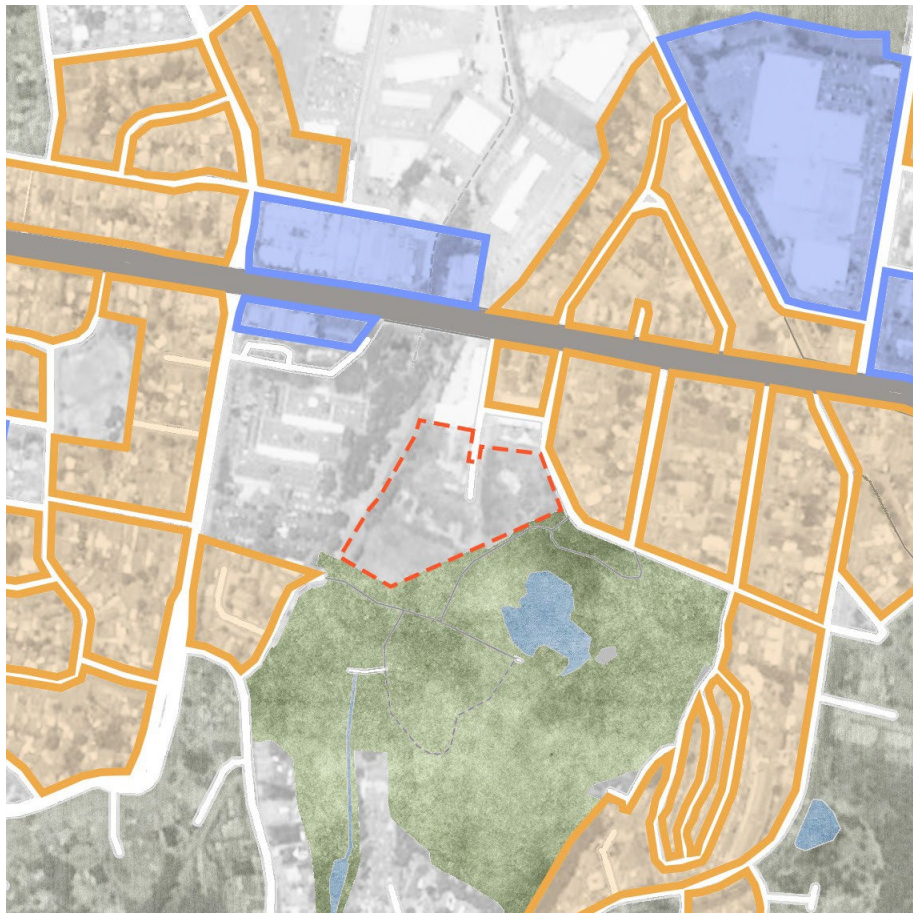
PLACE



SITE ANALYSIS

URBAN STRUCTURE

LAND-USE



The subject site has a short interface with adjoining residential uses, with the remaining perimeter being isolated by parklands, waterways landscaped easements.

- Residential Use
- Commercial / Retail Use

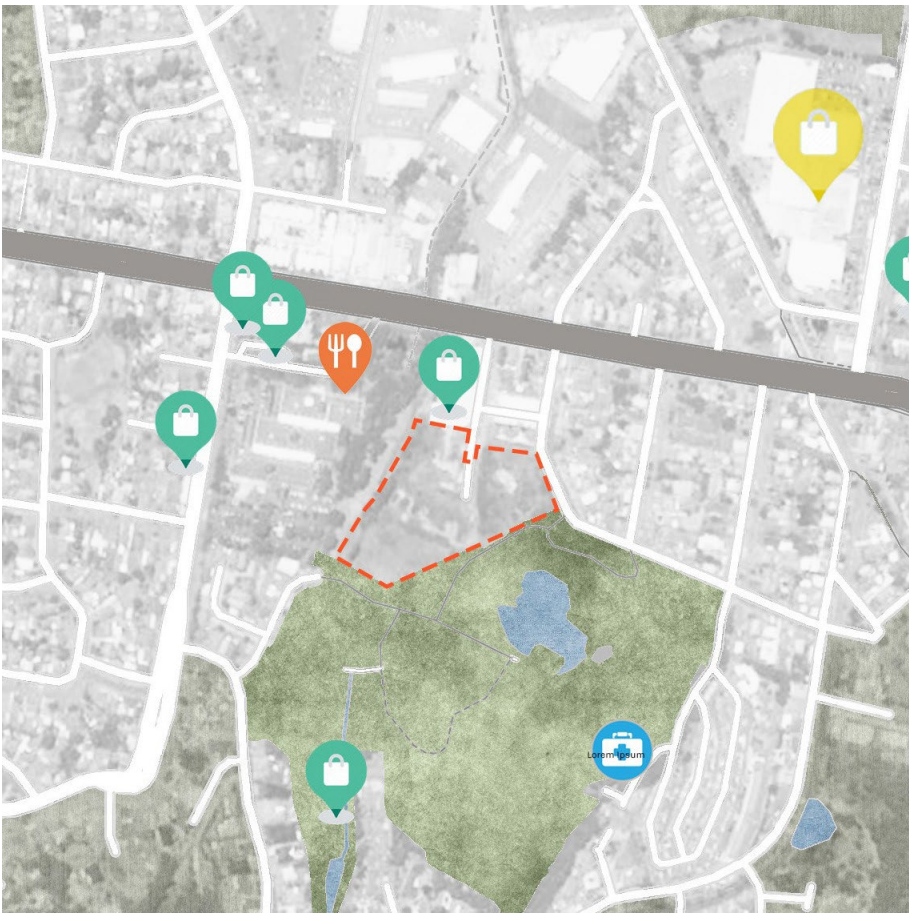
ROAD SYSTEM



To the west the subject site has a direct frontage onto the Victory Parade sub-arterial road.

- Arterial Road
- Collector Road
- Sub-arterial Road

ADJACENT USES



To the north a small commercial complex occupies the site that extends to Newcastle Road.

- Shop
- Restaurant
- Jesmond Central

SITE ANALYSIS

MOVEMENT AND CONNECTION

PEDESTRIAN NETWORK



There is an existing pedestrian path network that terminates at the end of Brickworks Lane and wraps along Brickworks Park. Any future development can expand upon this network to maximise the interaction with the park.

— Pedestrian Path

PUBLIC TRANSPORT



Bus routes service both Victory Parade to the east and Newcastle Road to the north.

 Bus Stop
 Bus Route

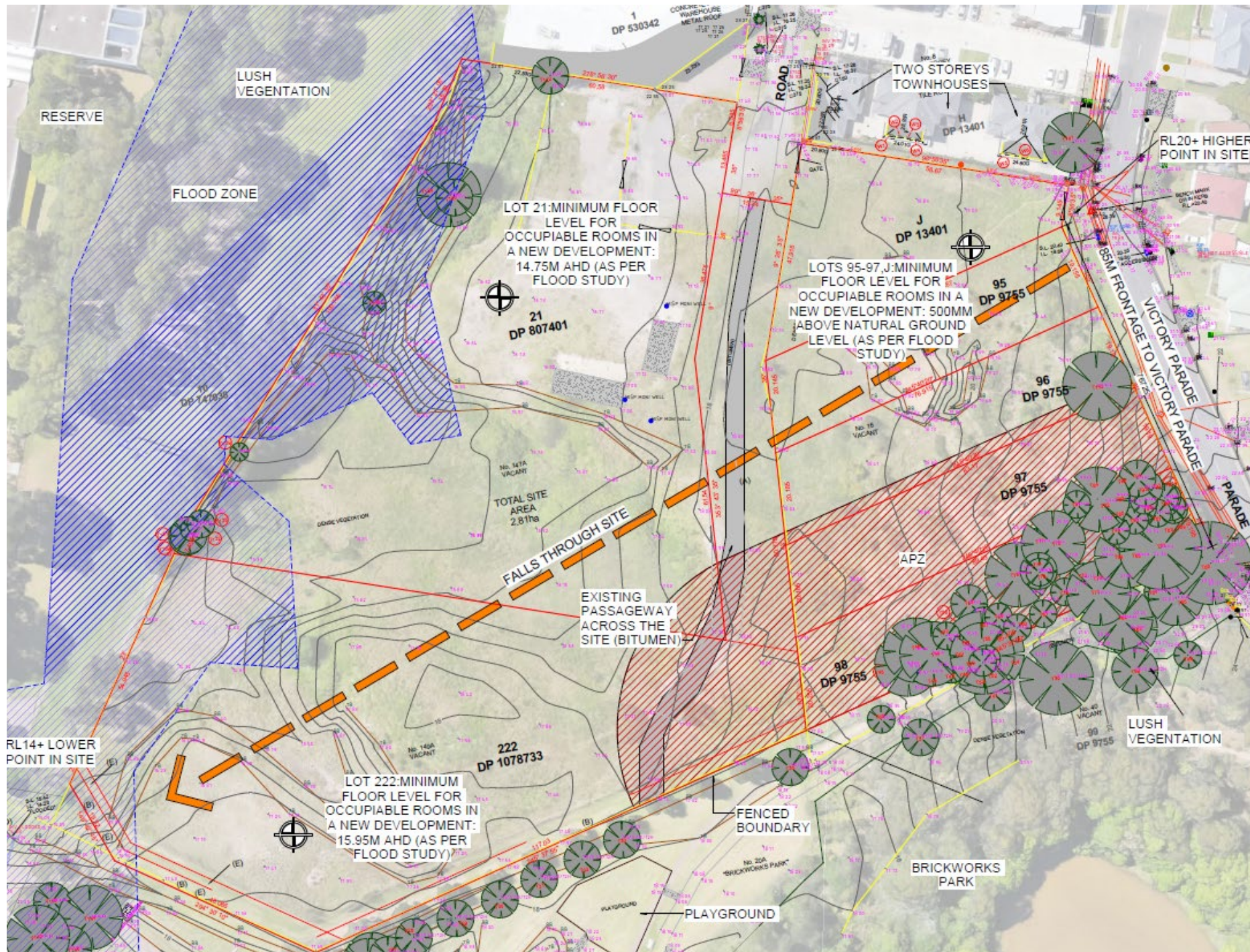
BICYCLE NETWORK



The topography, road, and green space network allow for for an extensive cycling network.

 Cycling Path

SITE ANALYSIS



KEY SITE CONSIDERATIONS

TOPOGRAPHY

The site falls approximately 6m from its eastern high-point to its western low-point.

EXISTING VEGETATION

There are significant existing trees extending from the vegetation of Brickworks Park, sitting within the APZ on the site.

FLOOD

The site is flood-affected, with a floodway running along the western boundary.

BUSHFIRE

The subject site includes a defined Asset Protection Zone offset from the vegetation of Brickworks Park to the south-east.

ADJOINING BUILT CONTEXT.

To the north east, two and three storey residential buildings provide define Victory Parade. To the north, industrial/commercial buildings address Brickworks Lane.

ENVIRONMENTAL OPPORTUNITIES

The site is greenfield and provides opportunities to gain solar aspects and wind. In contrast, the most desirable aspect is south, towards Brickworks Park.



DOUGLAS STREET

NEWCASTLE ROAD

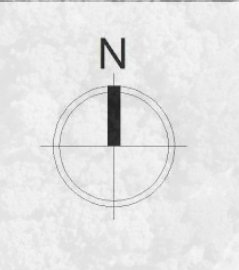
BRICKWORKS LANE

VICTORY PARADE

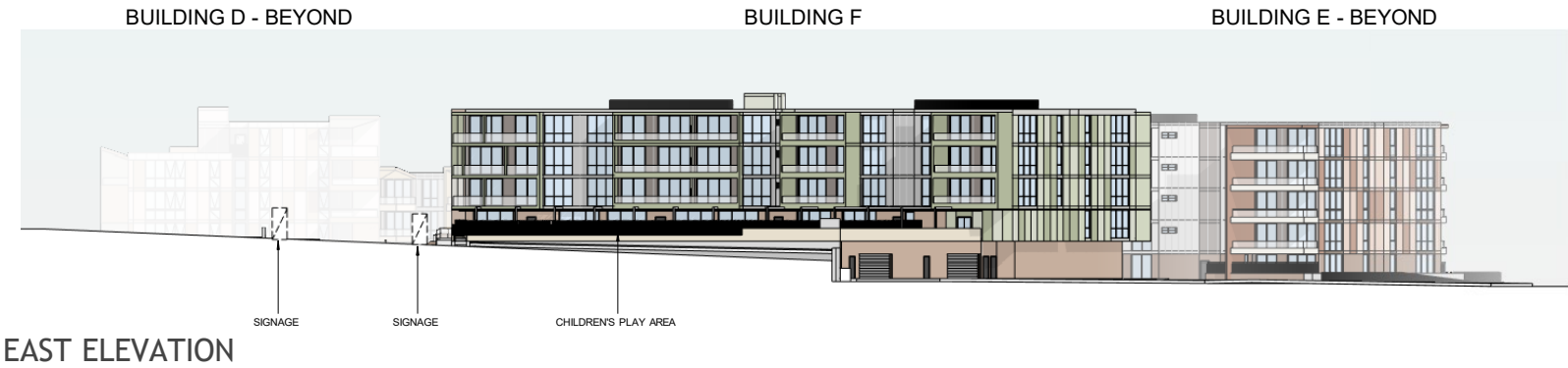
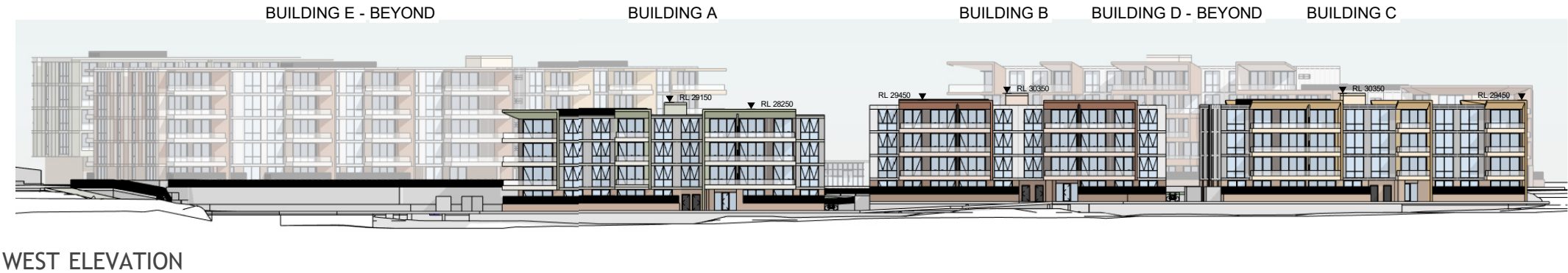
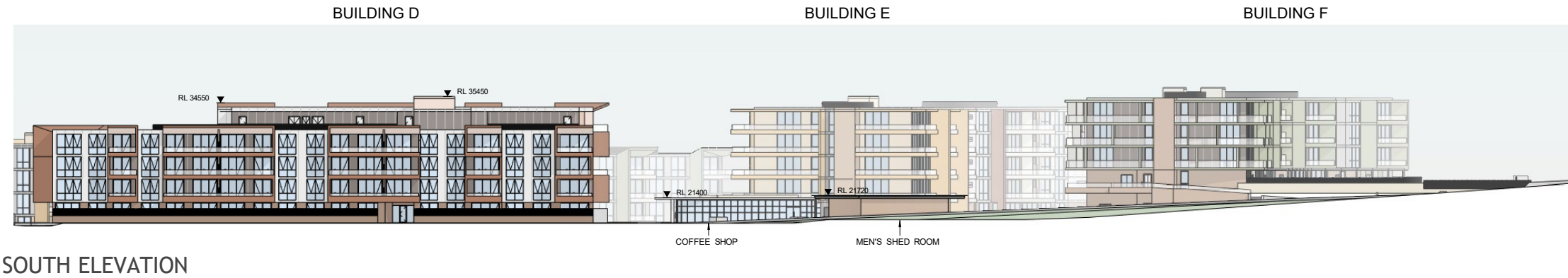
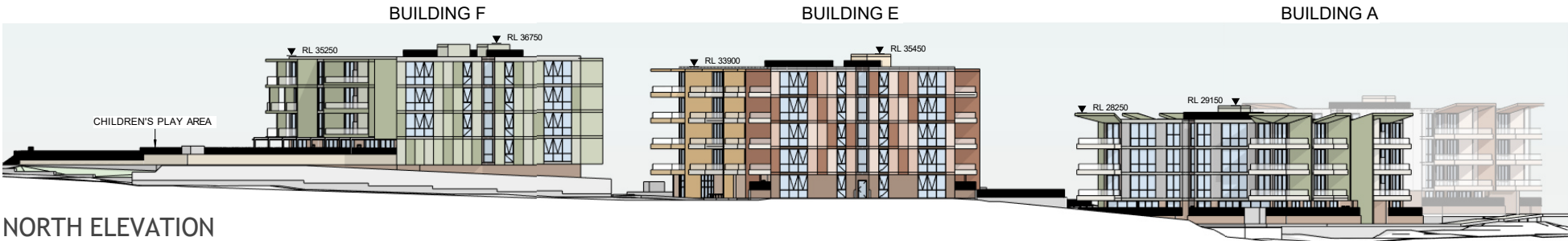
VICTORY PARADE

FLOOD RESERVE

BRICKWORKS PARK



ELEVATIONS



STREET VIEW



PLACE

SPECIALIST REPORTS AND INVESTIGATIONS

REPORT	CONSULTANT
Architectural Design Package	Place Studio
Architectural Design Statement	Place Studio
Concept Civil Engineering Plans	GCA Engineering Solutions
Stormwater Management and Flooding Report	GCA Engineering Solutions
Landscape Plans	EMM
Remediation Action Plan	Stantec
Geotechnical Report	Stantec
Traffic Impact Assessment	SECA Solution
Bushfire Assessment Report	Building Code & Bushfire Hazard Solutions
Arborist Report	EMM
Visual Impact Assessment	EMM
Clause 4.6 Variation Request	ADW Johnson
BASIX Certificate	Building Sustainability Assessments
Access Report	Purple Apple Access
CPTED Report	James Marshall & Co
Social Impact Assessment	AIGIS Group
Waste Management Plan	Elephants Foot
Acoustic Assessment	Koikas Acoustics
BCA Report	Jensen Hughes



COMMUNITY CONSULTATION AND EXHIBITION

- AIGIS Group was commissioned to undertake community engagement for the proposed development prior to DA lodgement.
- The approach taken to community engagement included:
 - Inspection of the site and surrounds;
 - Identification of the nearest receptors that may be affected by the proposed development and warrant consultation; and
 - Notifying identified receptors of the proposal via letter box drop and inviting comment. See letter >
- 18 individual properties were notified in total.
- Two (2) direct responses were received, plus three (3) additional responses in support of a direct respondent.
- The matters raised have been considered in finalising the development design and DA package.
- DA notified by CoN between 6 October and 3 November 2023. Any submissions received will be considered and addressed by the Applicant and Council during the course of the assessment of the DA.

Aigis Group – Mark Sargent Enterprises
September 2023

SIS, Seniors Housing, Victory Pde, Wallsend
SNL Building Constructions

Annexure 3: Neighbouring resident correspondence



AIGIS GROUP
MARK SARGENT ENTERPRISES
ABN 41317 992 919
13 DEBB PARADE
DUDLEY NSW 2290
M: 0423 489 284
E: mark@mseg.com.au

31 May 2022

The Resident

Re: Proposed Development Application (DA) for a seniors living development; 16 – 18 Victory Parade, Wallsend NSW

Dear Sir/Madam,

Background
A DA is being prepared for lodgement with City of Newcastle Council (CN) for the construction of a seniors living development on the following sites, which are referred to above as 16 – 18 Victory Parade, Wallsend:

- Lots 95, 96, 97 and 98, DP9755 (16-18 Victory Parade);
- Lot J DP13401 (no nominal street address);
- Lot 222 DP1078733 (149A Newcastle Road);
- Lot 21 DP807401 (147A Newcastle Road).

These consolidated lots are referred to as 'the site' in this letter.

As part of the DA, the CN Development Control Plan (Section 4.05) requires the preparation of a Social Impact Assessment (SIA) for the project, which this firm is preparing. The SIA will examine the potential for impacts of the proposal and eventual land uses on third parties, and in particular, nearby land occupants. CN's supporting SIA guidelines require preliminary engagement with these stakeholders, to identify issues which Council should consider in its assessment and determination processes.

Project description
Similar development has been proposed for this site over a number of years. CN records indicate that there have been three previous applications in relation to similar developments on the site (DA2010/0256; DA2015/0906 and DA2019/00475). The DAs lodged in 2015 and 2016 were proposed by the current proponent, SNL Building Constructions.

The proposed seniors living development will comprise a number of multi-storey buildings, clubhouse and recreational facilities as well as ancillary works including site preparation works, servicing, road construction and landscaping. The applicant is also investigating opportunities to incorporate a childcare centre into the proposed development. The

62 | Page

ISSUES FOR FURTHER CONSIDERATION

PLACE