Newcastle Golf Club – Retirement Village

PRINC PILE

Background

- Original Land of the Worromi People evidence of occupation 4,500yrs
- Newcastle Golf Club Established on site in 1915; Used by Army during WWII
- Golf Course listed by the National Trust (Designer: Eric Apperly); Ranked Top 10 Courses in Aust 1980's
- NGC suffers from 2 key constraints adjacent to Nelson Bay Rd (golf ball conflict) & golf course flooding
- Club's long trading history demonstrates it is not generating sufficient revenues to renew its infrastructure and be sustainable in the long term
- 2016 Supermarket Proposal on 8ha fronting NBR
- 2018 golf course redesign & retirement village proposal began with Principle Living
- Principle Living is a partnership comprising The Stevens Group and Sue Mann Nursing and Community Care



Site Context

Site Design Evolution

Site design was influenced by numerous factors, including:

- Aboriginal community consultation and a 'Design with Country' approach
- Flood prone land in the northern section of the site
- The identification through the 'Design with Country' process of a priority conservation zone in the southern section of Lot 41
- Biodiversity constraints
- Nelson Bay Road and site access
- Visual character assessment from Nelson Bay Road and the golf course precinct
- Urban Design Panel Assessment and Consultation



Site Design Evolution Cont.

Proposal

- Site preparation & establishment activities – clearing existing vegetation, demolition of existing golf course holes 16 – 18 via earthworks, compensatory cut area, bulk earthworks.

-Construction and occupancy of a Seniors Housing development comprising:

- Three (3) apartment buildings containing 125 serviced self-care dwellings
- Forty seven (47) single storey (villas) serviced self-care dwellings

– Carparking - 337 spaces across the site with each villa being provided with a double garage (94 spaces) and 206 basement carparking spaces within the three apartment buildings and 37 at grade carparking spaces located in parking bays adjacent to the access roads through the site

Proposal cont

 A combined entry / egress driveway connecting to Nelson Bay Road and required intersection works

- Provision of pedestrian and vehicular access to and from the site
- Establishment of a Community Centre including games room, pool, cinema, dining room, bar, lounge areas, offices, lap pool, gymnasium, multi-use rooms and
- Recreation facilities including lawn bowls facility, open space, landscaping, picnic shelter, public art, open lawn area for passive recreational activities and formal striking planting
- Civil works including internal access roads, pedestrian linkages to Nelson Bay Road and the golf club, stormwater infrastructure
- Connection to Country 'Keeping Place'
- Extension and enhancement of physical infrastructure utilities as needed



Site Masterplan



Community Centre



The Community Centre will house the following facilities:

- Reading Lounge
- Dining Areas
- Lounge Areas
- Cinema
- Wine Room & Wine Cellar
- Multi-Function Areas

- Gymnasium
- Pilates Area
- Community Kitchens
- Expansive Landscaped Terraces
- Meeting Rooms
- Health & Consultation Rooms
- Site Administration & Management

This facility will have a GFA of 3,100m2 . The community centre will be for the use of the village residents only.

Apartment Building 1



Level	3 Bedroom Units	2 Bedroom Units	Total GFA
Ground	7	4	1,500
One	7	4	1,400
Two	7	4	1,400
Three	6	З	1,200
Penthouse	4	-	800
TOTAL Carparking 76 Spaces	31	15	6,300

Apartment Building 2



Level	3 Bedroom	2 Bedroom	Total GFA
	Units	Units	
Ground	6	4	1,300
One	6	4	1,300
Two	6	4	1,300
Three	6	4	1,300
Penthouse	4	-	820
TOTAL	28	16	6,020
Carparking			
75 Spaces			

Apartment Building 3



Level	3 Bedroom	2 Bedroom	Total GFA
	Units	Units	
Ground	4	4	1,050
Опе	4	4	1,050
Two	4	4	1,050
Three	4	4	1,050
Penthouse	З	-	610
TOTAL	19	16	4,810
Carparking			

55 Spaces

Villa's



VILLA TYPE	NUMBER	GFA M ²	TOTAL GFA
			M ²
1 - 2 Bdrm	20	228	4,560
2 – 3 Bdrm	13	225	2,925
3 – 2 Bdrm	1	258	258
+ Study			
4 – 2 Bdrm	1	209	209
Duplex – 3	2	270	540
Bdrm			
Тоwп	10	196	2,156
House – 3			
Bdrm			
TOTAL	47		15,577m ²

Staging Plan



Site Entrance



Nelson Bay Road

NBR Intersection





Pre-Lodgement Consultation

The project and design evolution were influenced by consultation with relevant stakeholders including:

- Port Stephens Council Development Services Team 27 December 2022
- PSC Urban Development Panel 12 August 2021 & 9 September 2021 (waiting post lodgment meeting)
- Transport for NSW 21 November 2022 & 24 July 2023 (post lodgment meeting this week)
- Aboriginal Community Consultation Ongoing/continuing from 2022
- Local community consultation and stakeholders Part of SIA Process August 2021 Local residents and community groups and businesses
- Golf Club membership Ongoing

Specialist Reports

Document	Prepared by		
Site Plan	EJE Architecture	Bushfire Threat Assessment	AEP
Architectural Plan Set	EJE Architecture	Report	
Architectural Design Report	EJE Architecture	 Operational Management Plan 	Principle Living
BASIX Certification	Evergreen Energy Consultants	– Waste Management Plan	Principle Living
Access Report	Purple Apple Access	Noise Impact Assessment	RAPT Consulting
CPTED Report	Studio26	Air Quality & Odour Review	Northstar Air Quality
CIV Report	Corbett Scott Quantity Surveying	 Preliminary Site Contamination Report 	RCA
		Aboriginal Cultural Heritage	Extent Heritage
Civil Engineering Package	Northrop	Assessment Report	
Concept Flooding & Water Management Report	Northrop	Urban Design and Visual Impact Study	Inspire Planning
. .		Comprehensive Social Impact	AGIS Consulting
Geotechnical Report	RCA	Assessment	_
Preliminary Utility Services Report	Northrop	Statement of Environmental	Insite Planning Services
		Effects	
Traffic Impact Assessment	Seca Solution	_	
Landscape Plans	Studio26	_	
Biodiversity Development Assessment Report	AEP	-	
Arborist Report	AEP	—	

Primary Issues

- **Site Access** – Proposal NBR following aboriginal community consultation & initial consultation with TfNSW; later meeting TfNSW – Vardon Rd Access & PSC NBR North – both not viable or supported by aboriginal community

- Aboriginal Archaeology:

"The study area (NGC 1) is located within a rare and significant geoarchaeological landscape, comprising high density intact cultural deposits buried in deep stable dune profiles. The density and integrity of these deposits, combined with spatial and vertical patterning across the landscape, offer significant archaeological research potential to provide new insights about Aboriginal life on the coastal dunes and on the fringe of the Hunter River, as well as potential to provide new information about cultural responses to sea level fluctuations and environmental change during the mid to late Holocene. The landscape is culturally sensitive to local Aboriginal communities and Worimi Traditional Owners as a unique bio-cultural landscape and an important place occupied and used by ancestors over the last 4,500 years. It also holds particular cultural significance as a place where ancestral remains were buried and laid to rest." (Extent Heritage ACHAR)

Required 'Design with Country' response with Local Worimi Elders

Primary Issues Cont.

- Design with Country:

Consultation process with Worimi Elders yielded four significant design outcomes:

1. **Relocation of Access Intersection:** The access intersection was moved from its original location into the site to avoid areas of high archaeological significance.

2. Access Adjustment: The decision was made not to proceed with access from Vardon Road through the 'Priority Conservation Area' in the southern section of the subject site, as suggested by Council and TfNSW.

3. **Retirement Village Footprint Shift:** The retirement village 'footprint' was reduced and shifted northward, steering clear of the 'Priority Conservation Area.'

4. **Establishment of Priority Conservation Area:** The 'Priority Conservation Area' was officially established as a result of the consultation process.

Furthermore, a commitment was made to allocate an area within the Priority Conservation Area as a 'Keeping Place' for Aboriginal cultural material recovered during test excavation, salvage excavation, monitoring, and community collection. Also use of Worimi names to be discussed through further consultation with RAPs.

Primary Issues Cont.

Commentary from Consultation with RAPs as referenced in the ACHAR. Entry roadway moved north to minimise cuts to very high sensitivity area in the southwest. RAPs were very positive about this change and happy with the new placement of the entry way. RAPs did not want to see the seniors living access through golf club carpark via Vardon Road, as any access through the carpark would impact the high sensitivity area.

Other Key Design Considerations

- **Biodiversity Impacts** Approx. 1.8ha of native vegetation to be cleared; avoid & minimize principles followed in design process
- Flooding & Stormwater
- Housing SEPP Compliance
- Visual Impact/Character Assessment/ Design Merit

Jurisdictional Matters.

- Section 7.7(2) Biodiversity Conservation Act Complies
- EP&A Regulations Clause 86 Seniors Housing Condition to comply
- SEPP (Resilience and Hazards) 2021 Sections 2.8, 2.10, 2.11, 2.12 & 4.6 Complies
- SEPP(Housing) 2021 Sections 80, 88, 92 96 Complies
- SEPP (Transport and Infrastructure) 2021 Clause 2.48 & 2.119, 2.120 & 2.122 –

Council to action.

- SEPP (Biodiversity and Conservation) 2021 Section 4.8 Complies
- SEPP (Industry and Employment) 2021 Section 3.6 Complies
- SEPP (Sustainable Buildings) 2022 Section 2.1 Complies

QUESTIONS & COMMENTS