



merewether golf club, newcastle

**site compatibility certificate
+ proposed golf club and seniors
living precinct**

September 2019



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**PROPOSED CLUBHOUSE
SUBJECT TO FUTURE APPROVALS**

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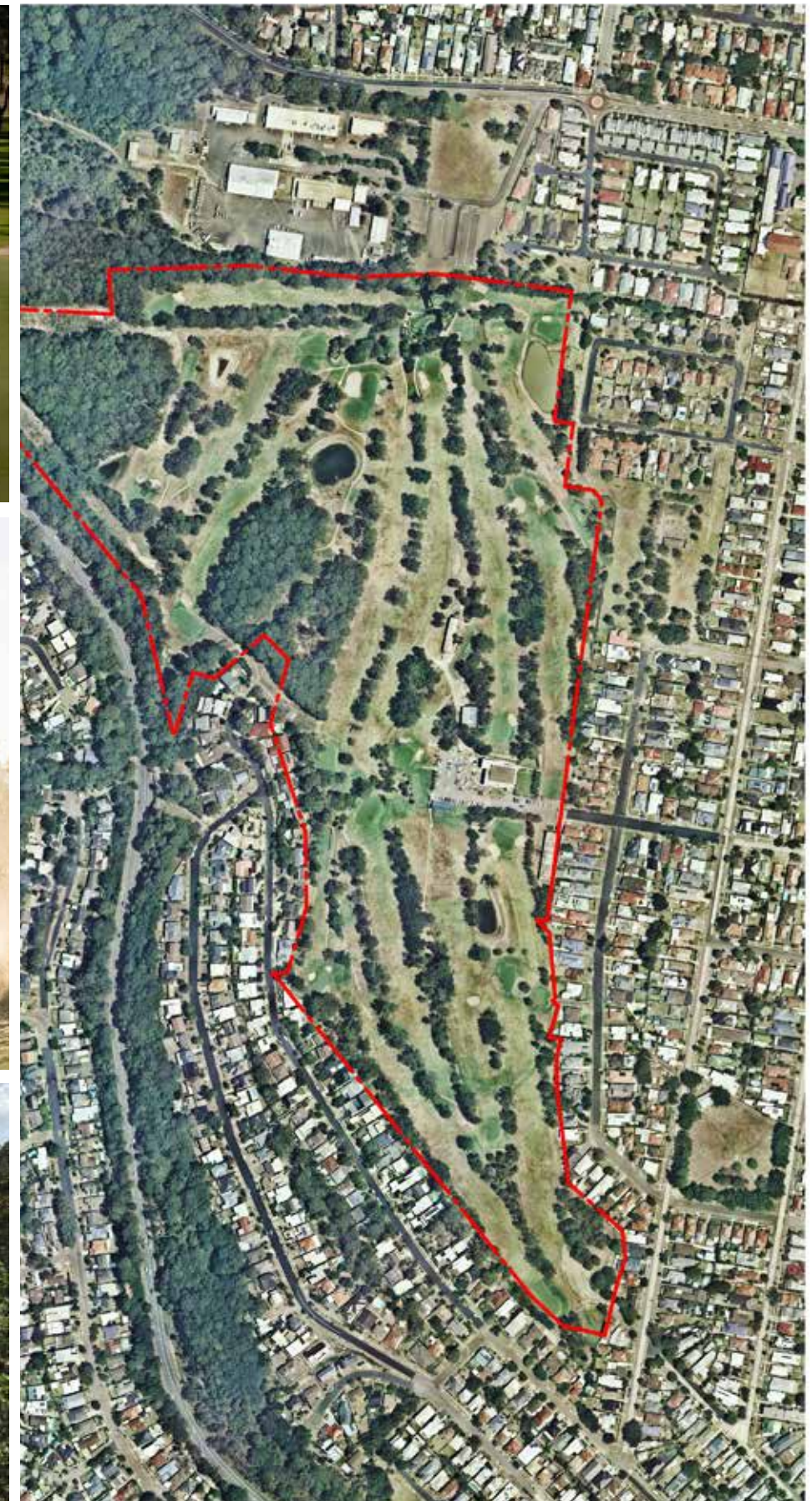
PROPOSED CLUBHOUSE
SUBJECT TO FUTURE APPROVALS

The site is located on the land known as Merewether Golf Club at 40 King Street, Adamstown NSW.

This proposal provides an excellent opportunity to deliver a synergistic development that combines the amenity and infrastructure of an established Golf Club with a new generation of seniors living environments to deliver a retirement lifestyle that is in huge demand within the area.

The proposed design incorporates Ageing design principals and will be sympathetic to both the adjoining residential homes & its natural landscape setting. The concept has been crafted and sleeved so that building scale & form fit seamlessly within the existing green landscape of the existing landform and surrounding golf course.

Social & communal facilities are proposed to promote social interaction between patrons and residents enhancing quality of life & well-being for both the senior residents, the golfing patrons and those visiting from the local community.

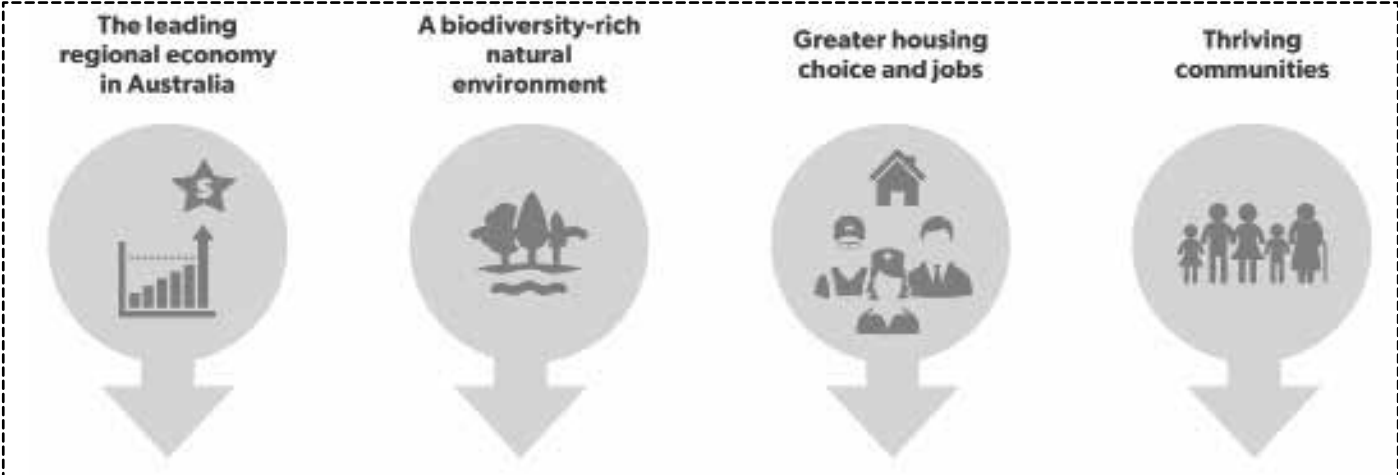


Site - 40 King Street, Adamstown NSW

Future Newcastle



Hunter Regional Plan 2036



Strategy 4



A Metropolitan Plan for
GREATER Newcastle

Strategy 10: Create better buildings and great places

Design Objectives for NSW

Better fit:
contextual, local and of its place

Better performance:
sustainable, adaptable and durable

Better for community:
inclusive, connected and diverse

Better for people:
safe, comfortable and liveable

Better working:
functional, efficient and fit for purpose

Better value:
creating and adding value

Better look and feel:
engaging, inviting and attractive

An emerging metropolitan city with global appeal

- Metro Core:**
- Strong local communities
 - Recreational Opportunities
 - Jobs and Services
 - Parks and Reserves
 - Grow and connect health precincts
- Strategy 4: Grow health precincts and connect the health network:**
- Support Newcastle’s aging poulation
 - Support private providers of wellness for older residents
 - Prioritise planning for seniors housing
 - Grow and connect health precincts
- Strategy 6: Promote Tourism, major events and sporting teams on the national and international stage:**
- Promotion of sporting events as an essential part of the identity and branding of Greater Newcastle
 - Support the growth of conferencing sector and conference capacity
 - Increase flexibility for new tourism proposals
- Strategy 11: Create more great spaces where people come together:**
- Enhance community access to sporting, recreational, cultural and community facilities
- Increase housing diversity and choice:**
- Provide housing affordability and choice to improve affordability , help meet the needs of an ageing population and support the reduction of household size
 - Support the changing population dwelling needs
 - Promote a variety of housing types and choices including retirement villages with the ability to age in place
 - Increase choice and housing diversity and livable homes that are responsive to the changing needs of households.

a plan for newcastle



Merewether Golf Club

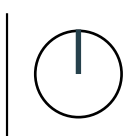


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existing site plan

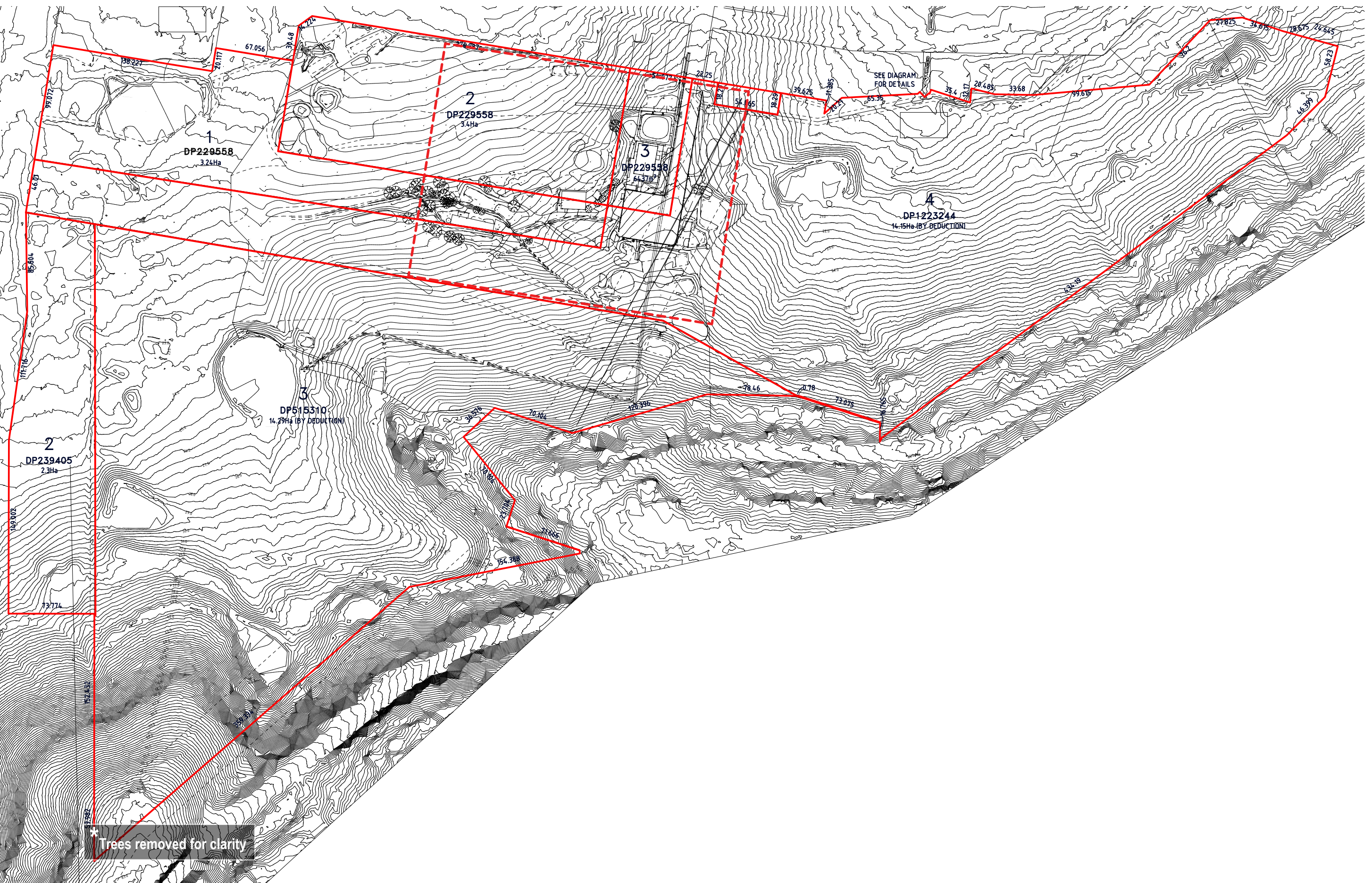


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survey-golf course



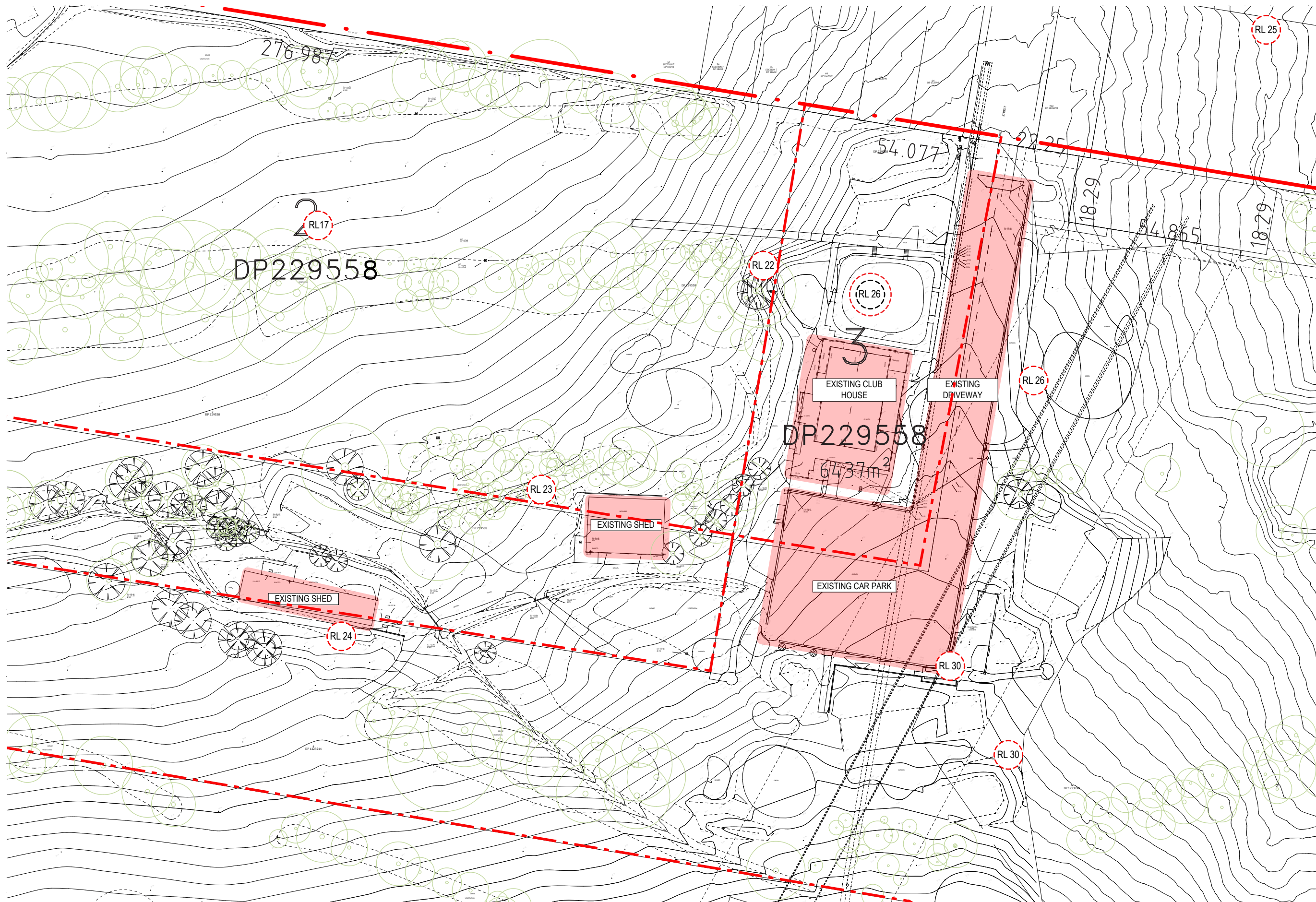
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Club house survey callout



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Merewether Golf Club
Scale: 1:4000 September 2019

survey-existing club house area





scc site plan



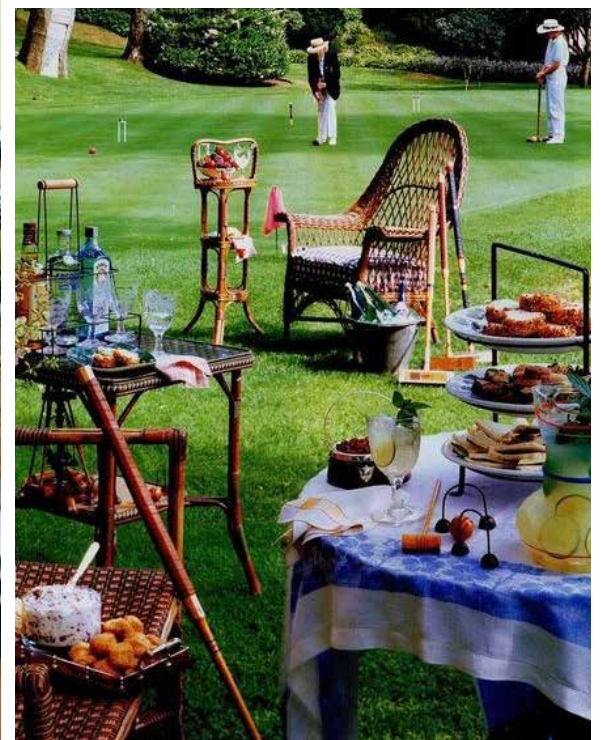
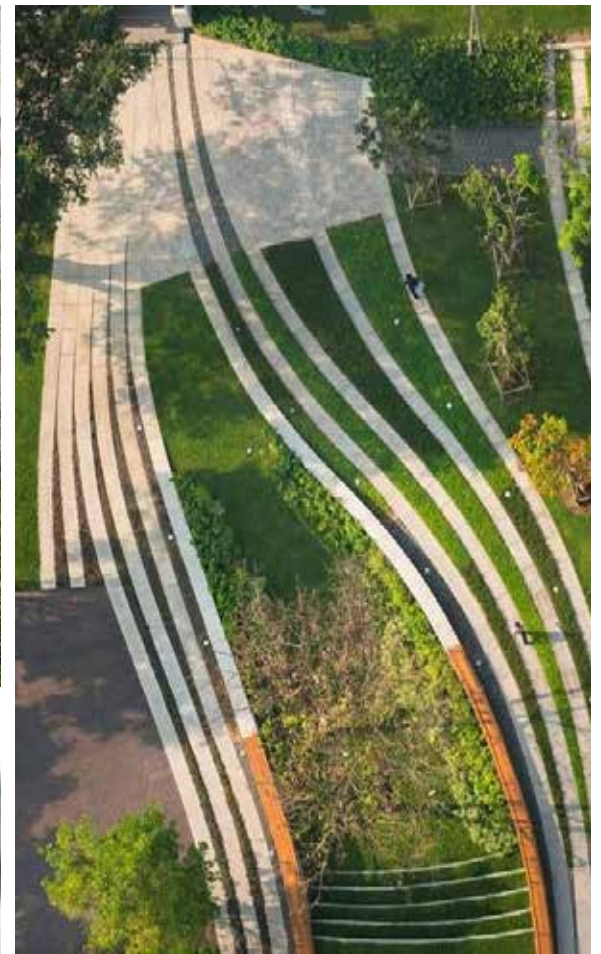
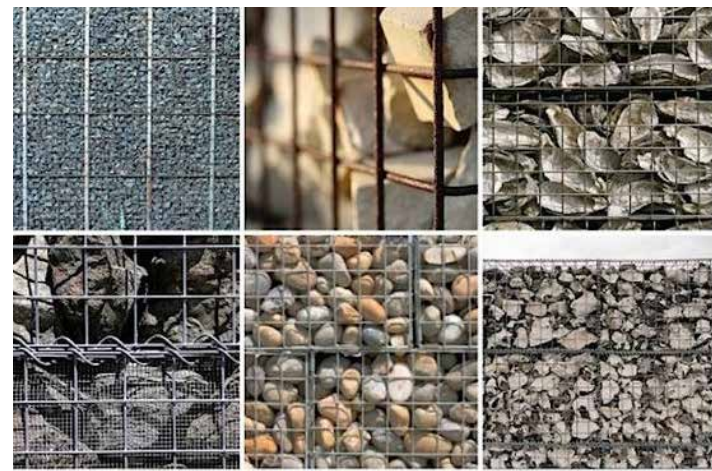


Concept



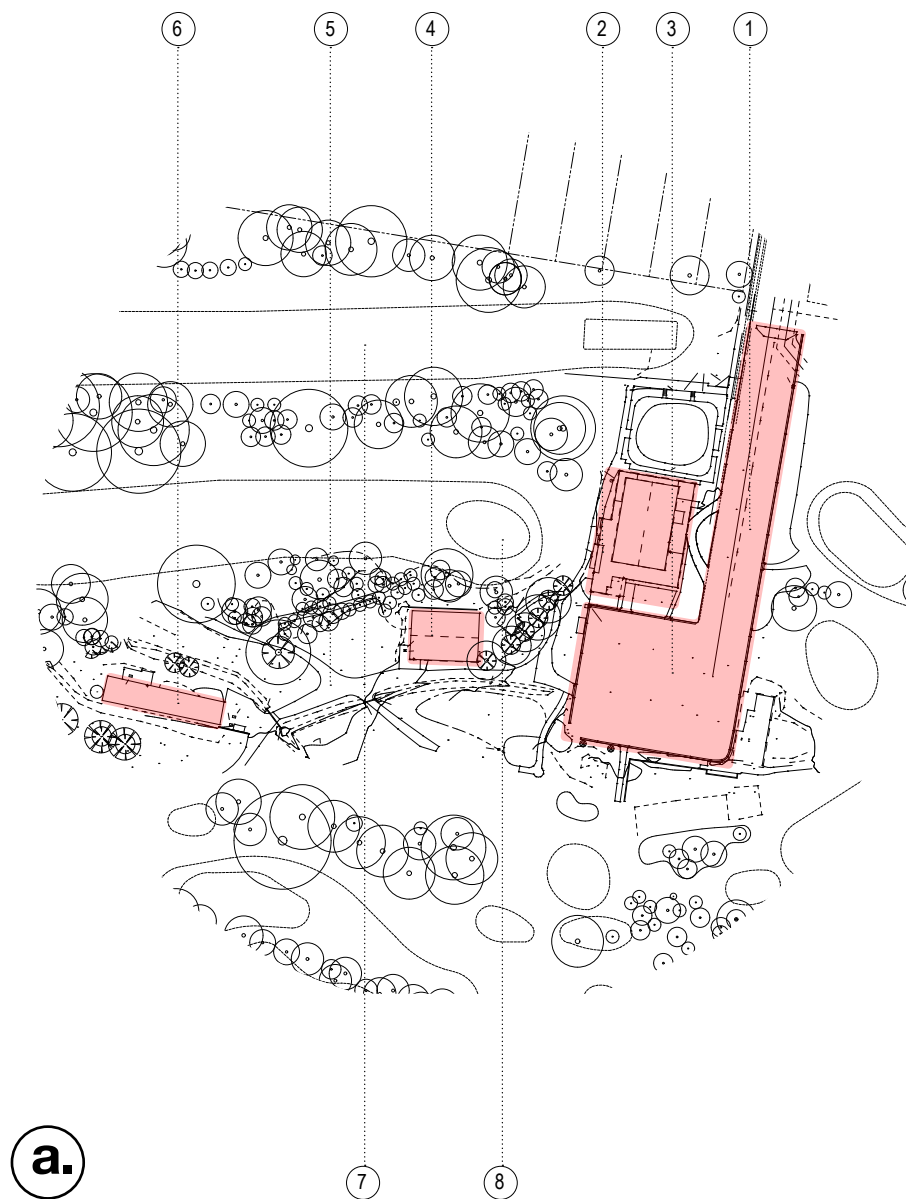


concept images

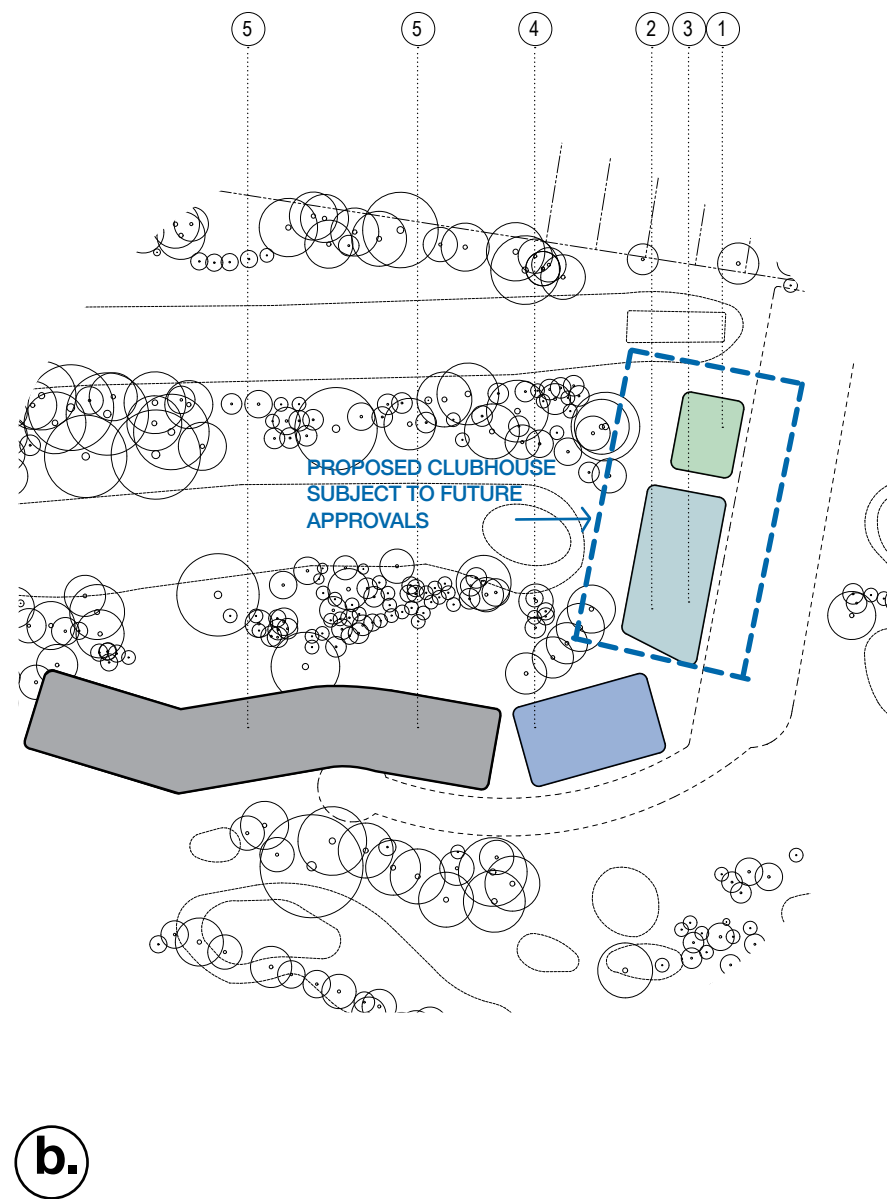


Design Development

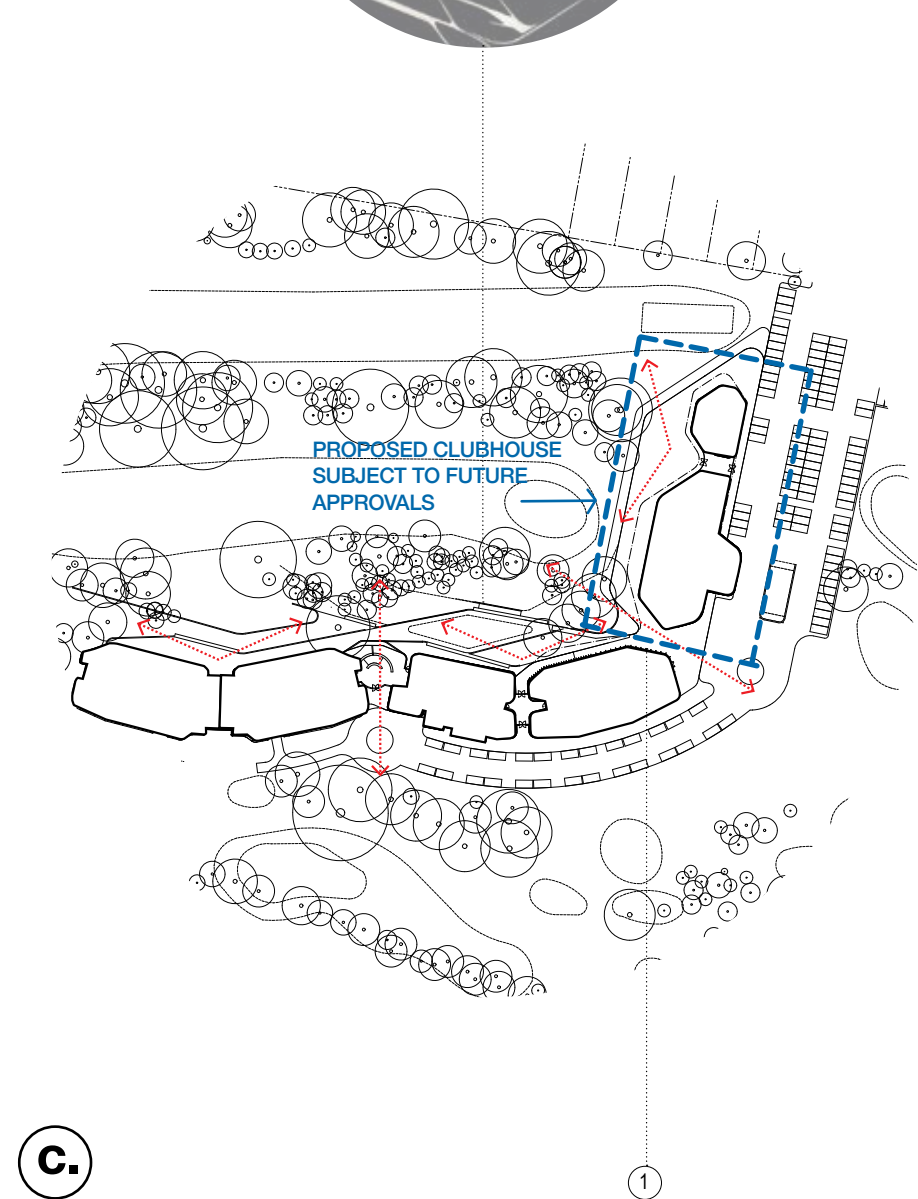




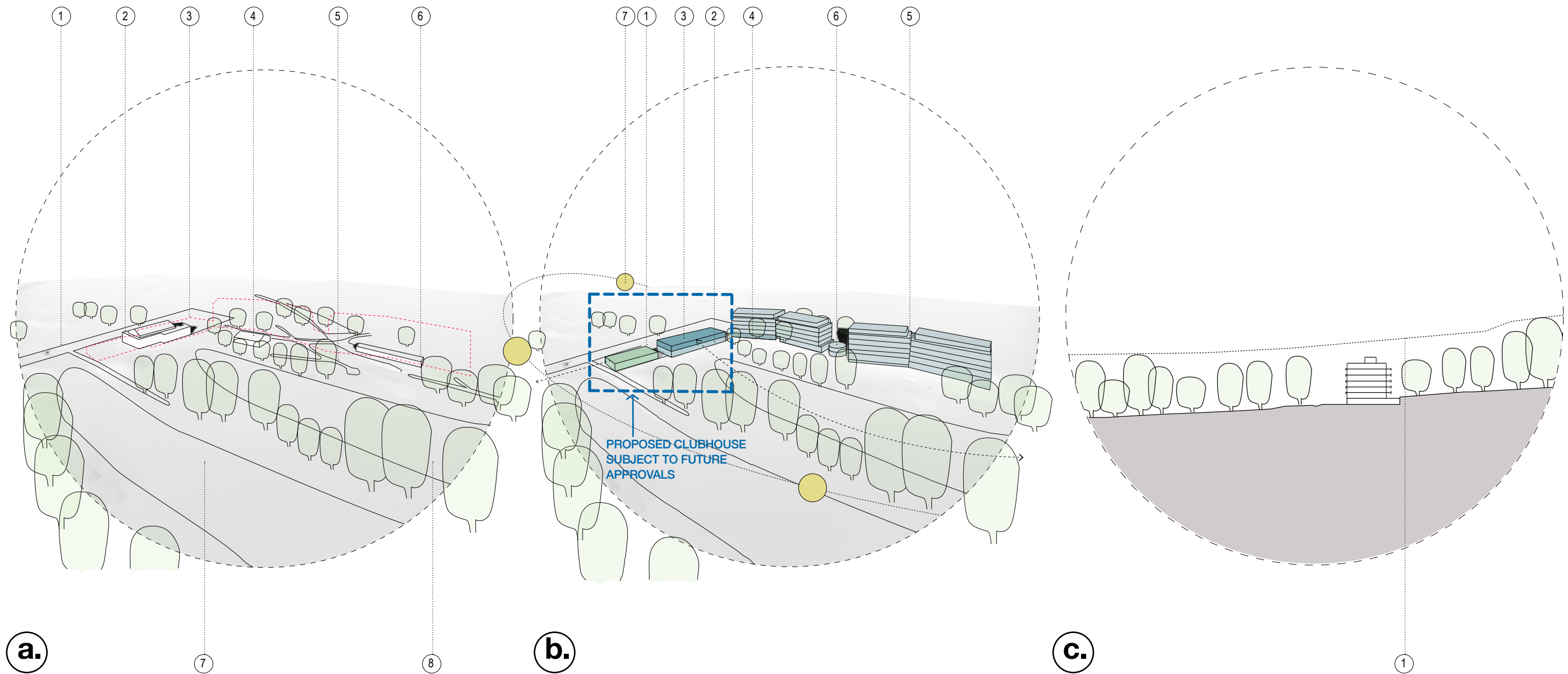
- 1.Existent carpark and driveway 2.Existent Clubhouse
3.Existent carpark 4.Existent shed 5.Existen trails
6.Existent shed 7.Curret Hole N1 8.Current Hole N18



- 1.ProShop + Starter (to address neighbourhood scale 1+ story)
2.New Clubhouse overlooking 18th hole.
3.Functions 4.Welness Centre as a buffer between ILU's and Clubhouse activities 5.ILU's facing north sitting in between trees to reduce visual impact.



- 1.**Proposed Building:** Organic Forms and straight lines to configure circulations and volumes in syntony with the surroundings.

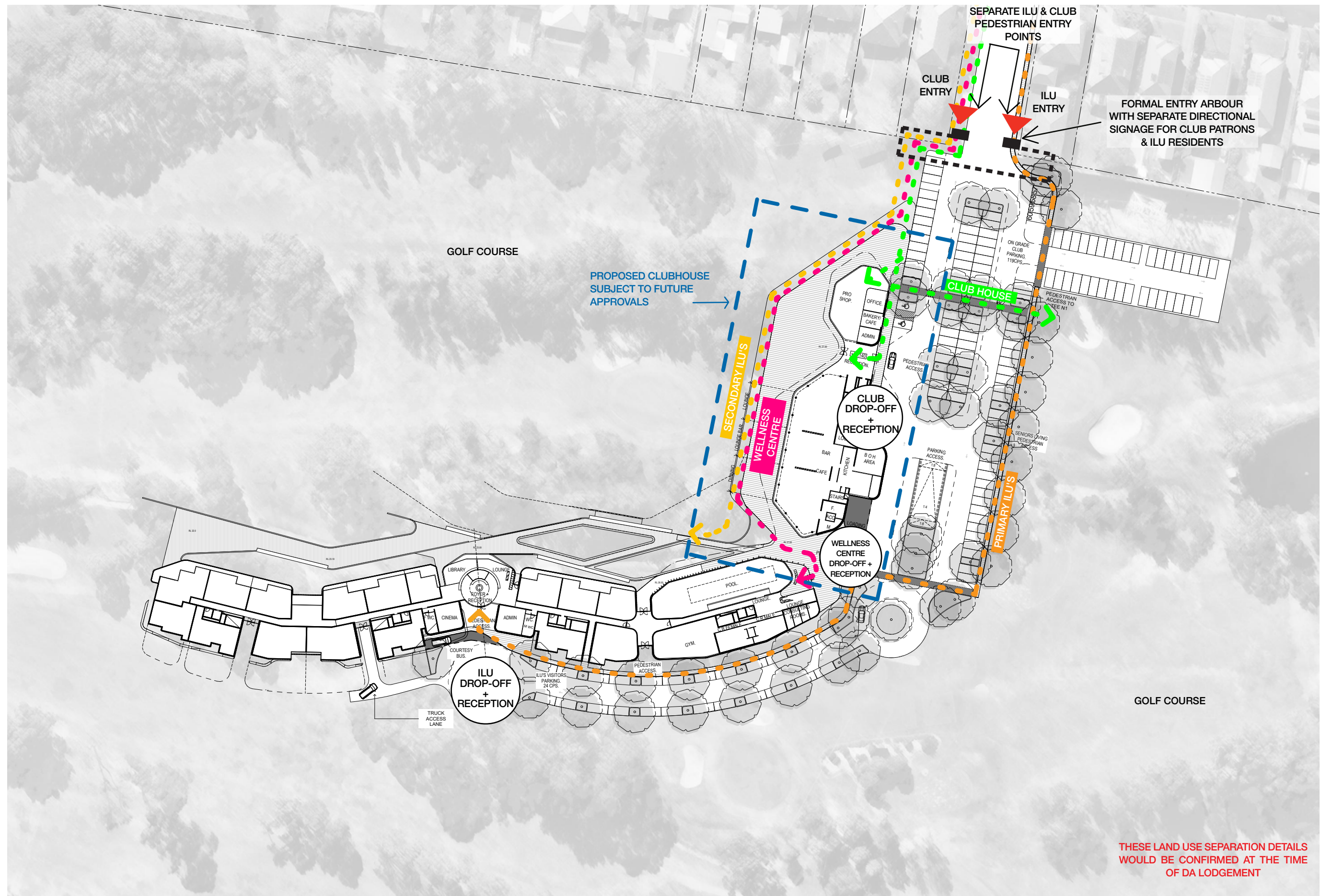


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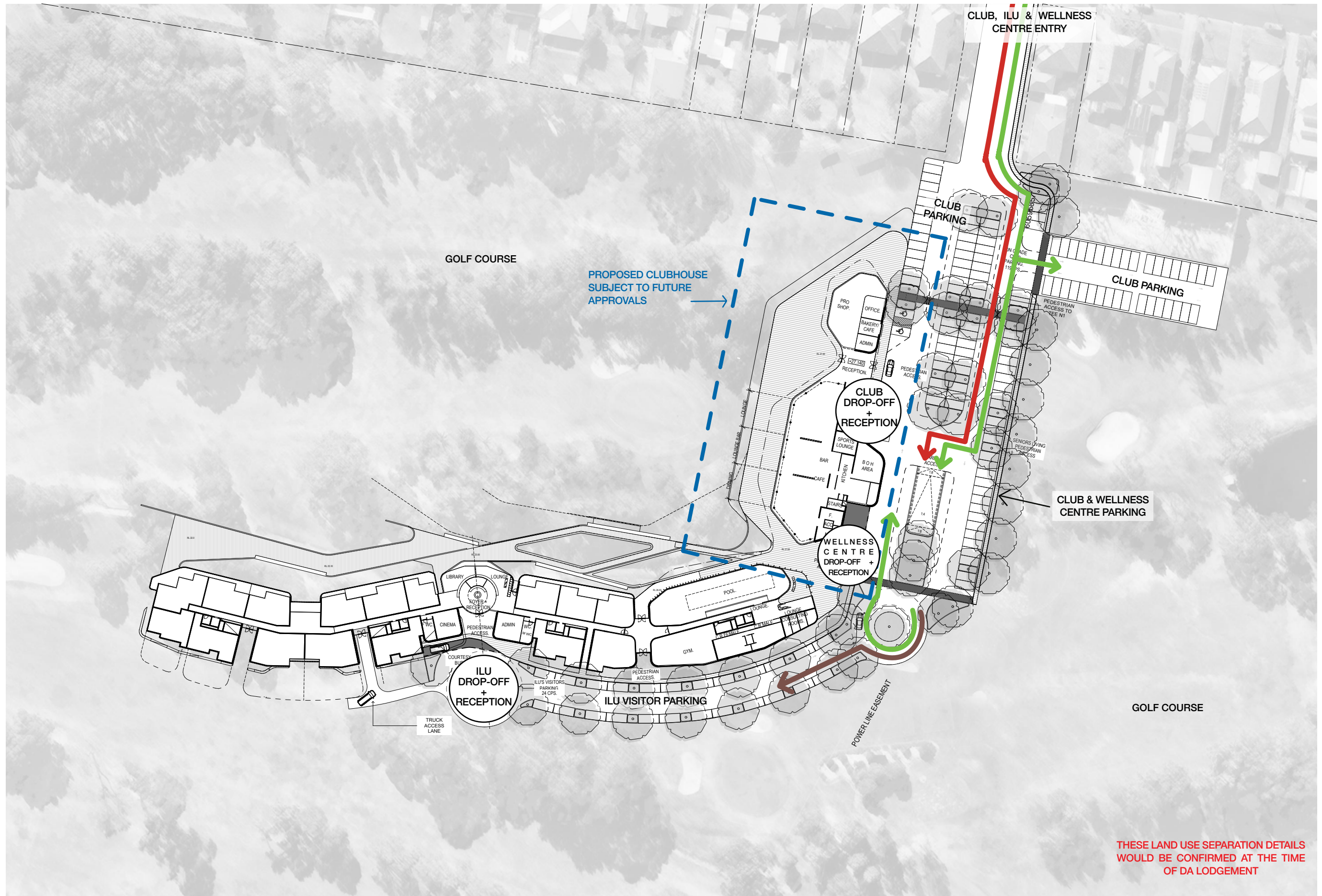
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2.New Clubhouse overlooking 18th hole.
3.Functions 4.Welness Centre as a buffer between ILU's and Clubhouse activities 5.ILU's facing north sitting in between trees to reduce visual impact.

1.**Tree Line:** The development seats within an area screened by trees. The visual impact on neighbours is minimum.

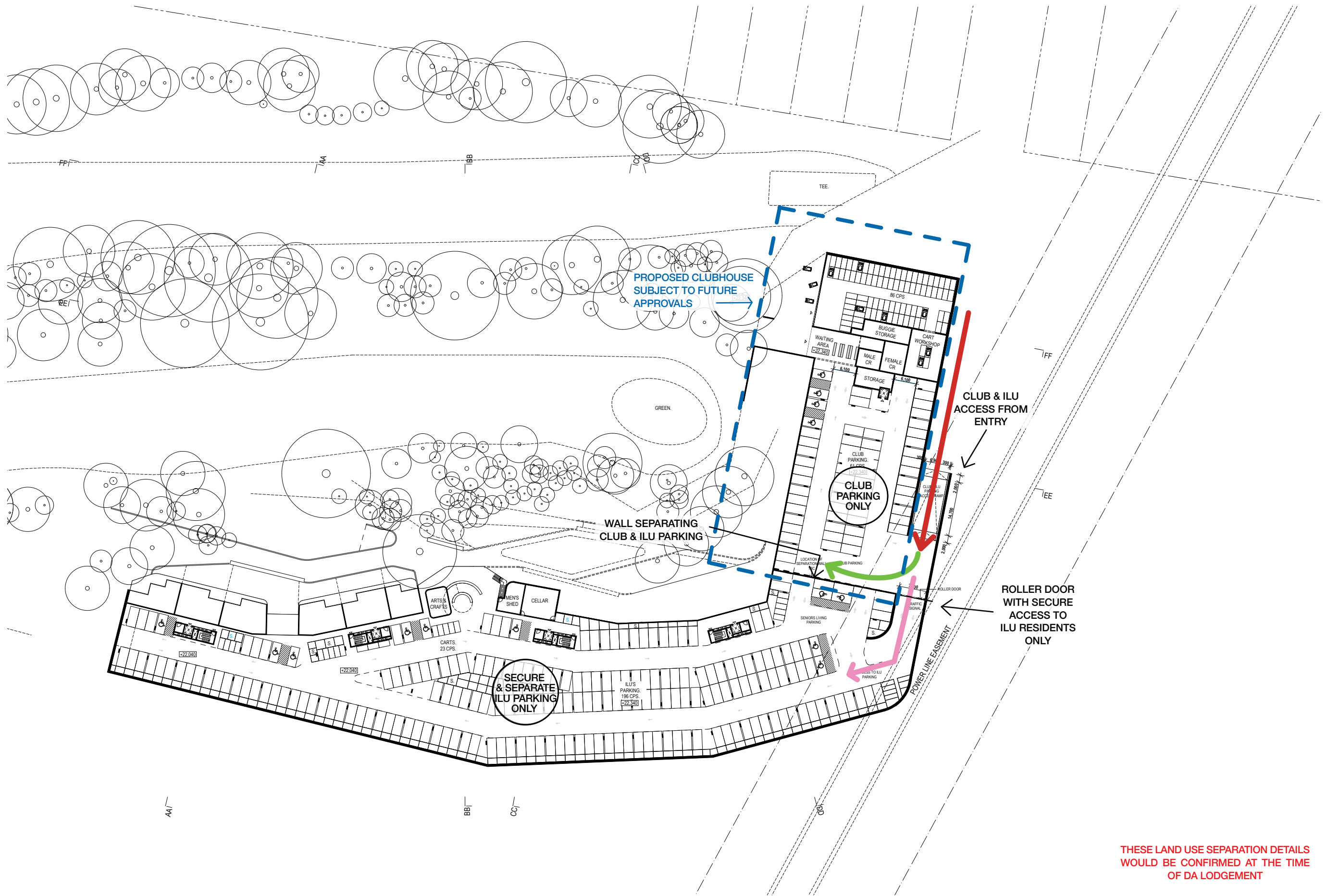
pedestrian circulation



vehicle circulation

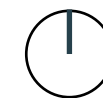


vehicle circulation



THESE LAND USE SEPARATION DETAILS
WOULD BE CONFIRMED AT THE TIME
OF DA LODGEMENT

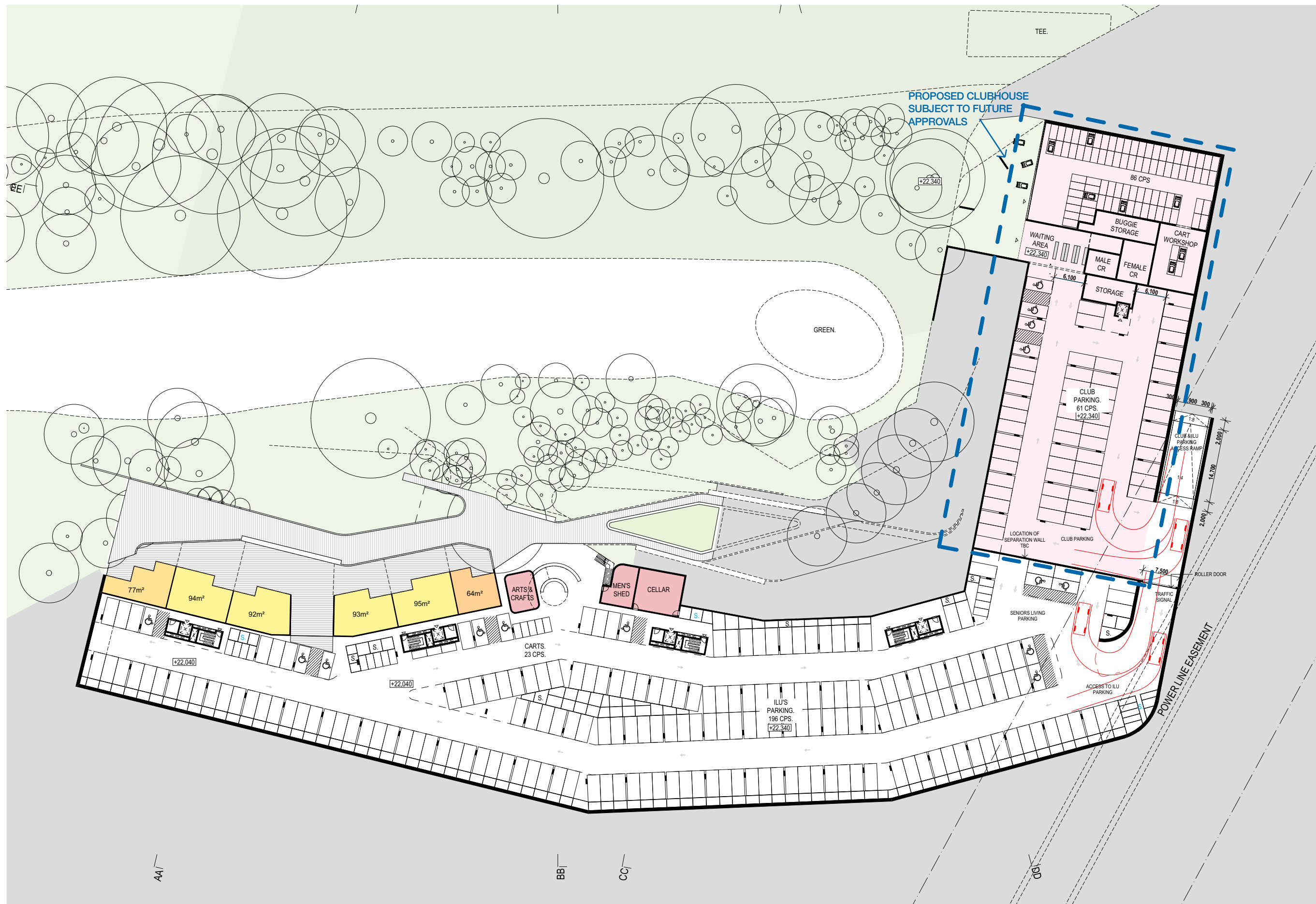
— ilu/club — club only
— ilu only

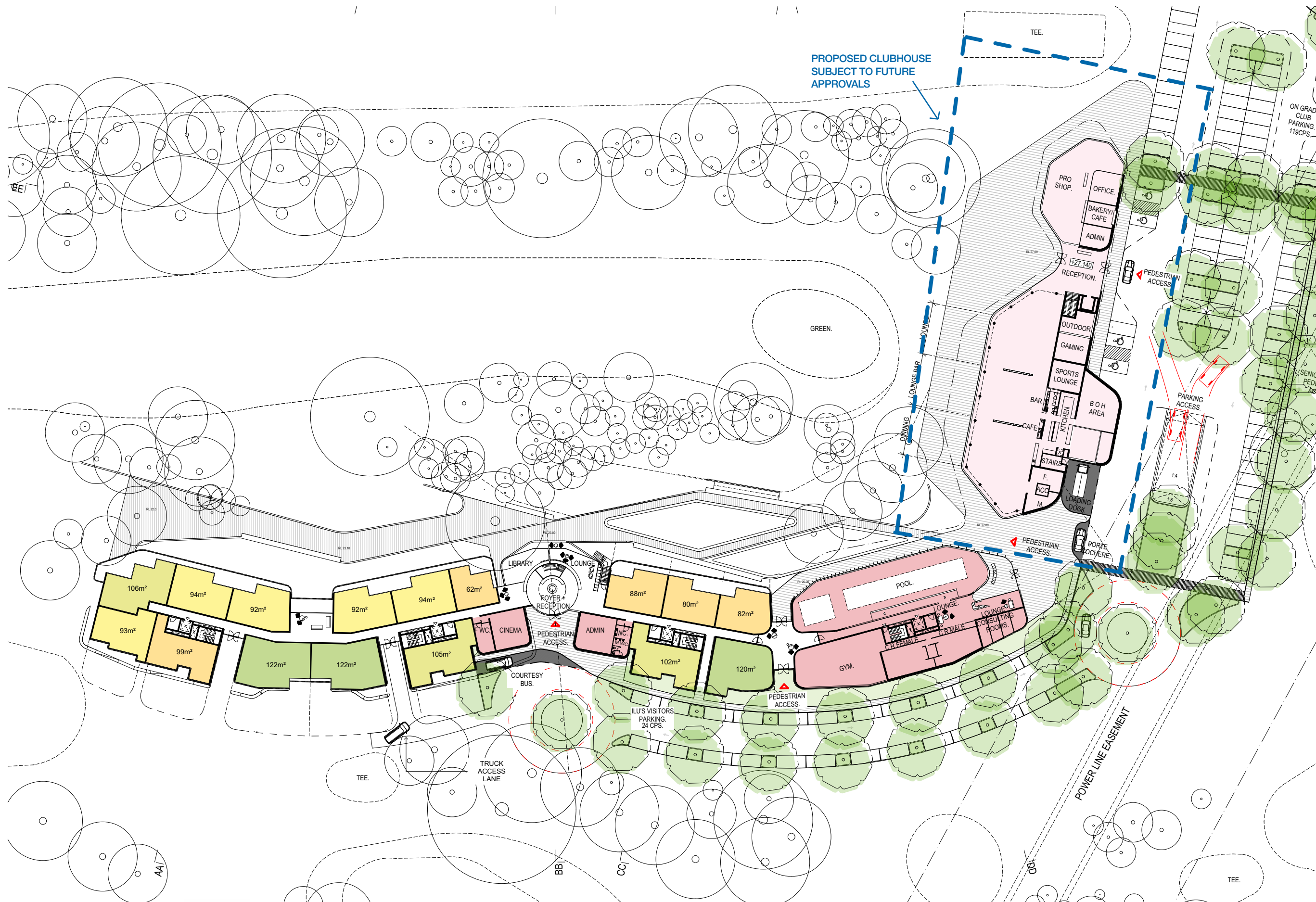


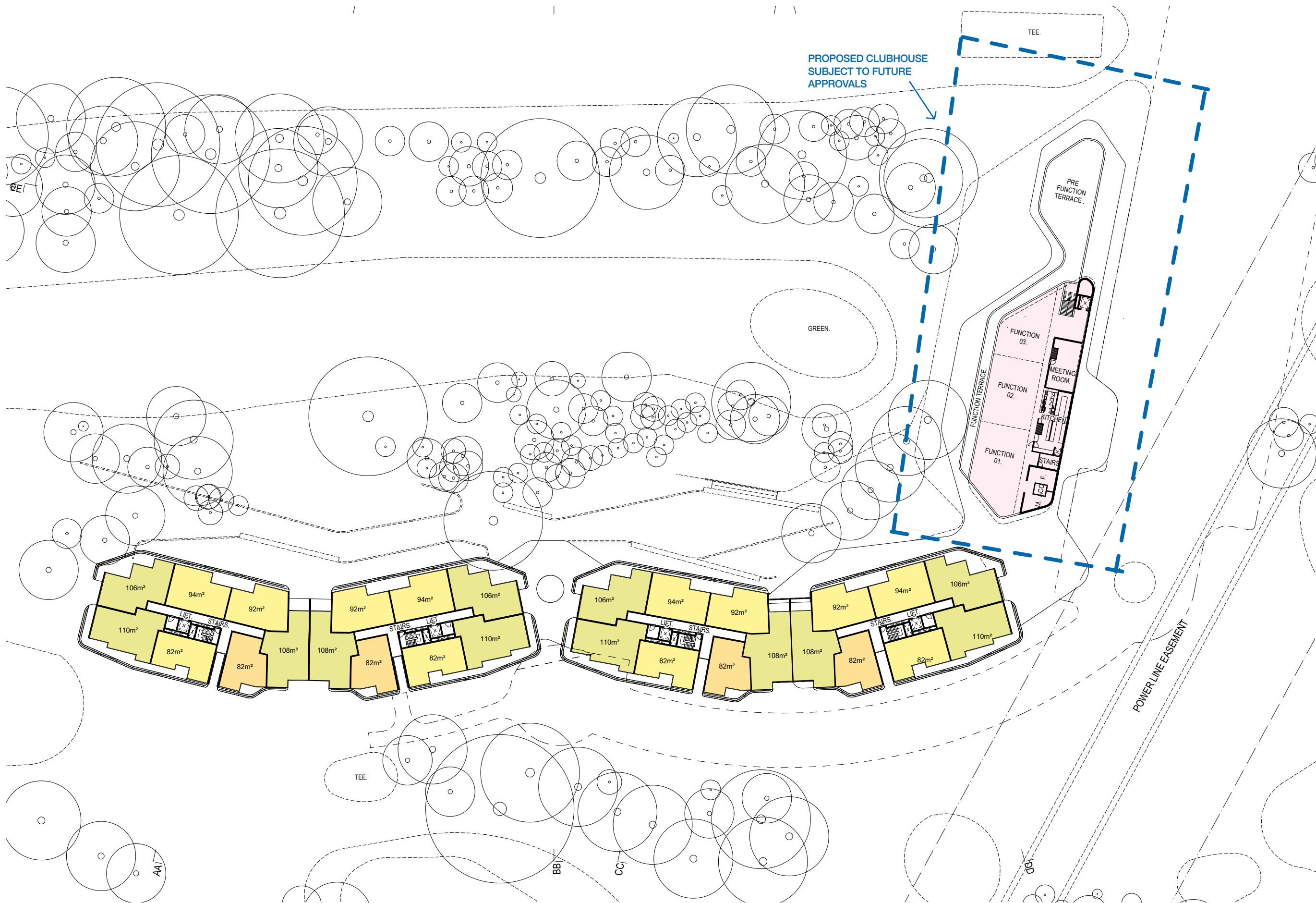
lower level plan
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September 2019

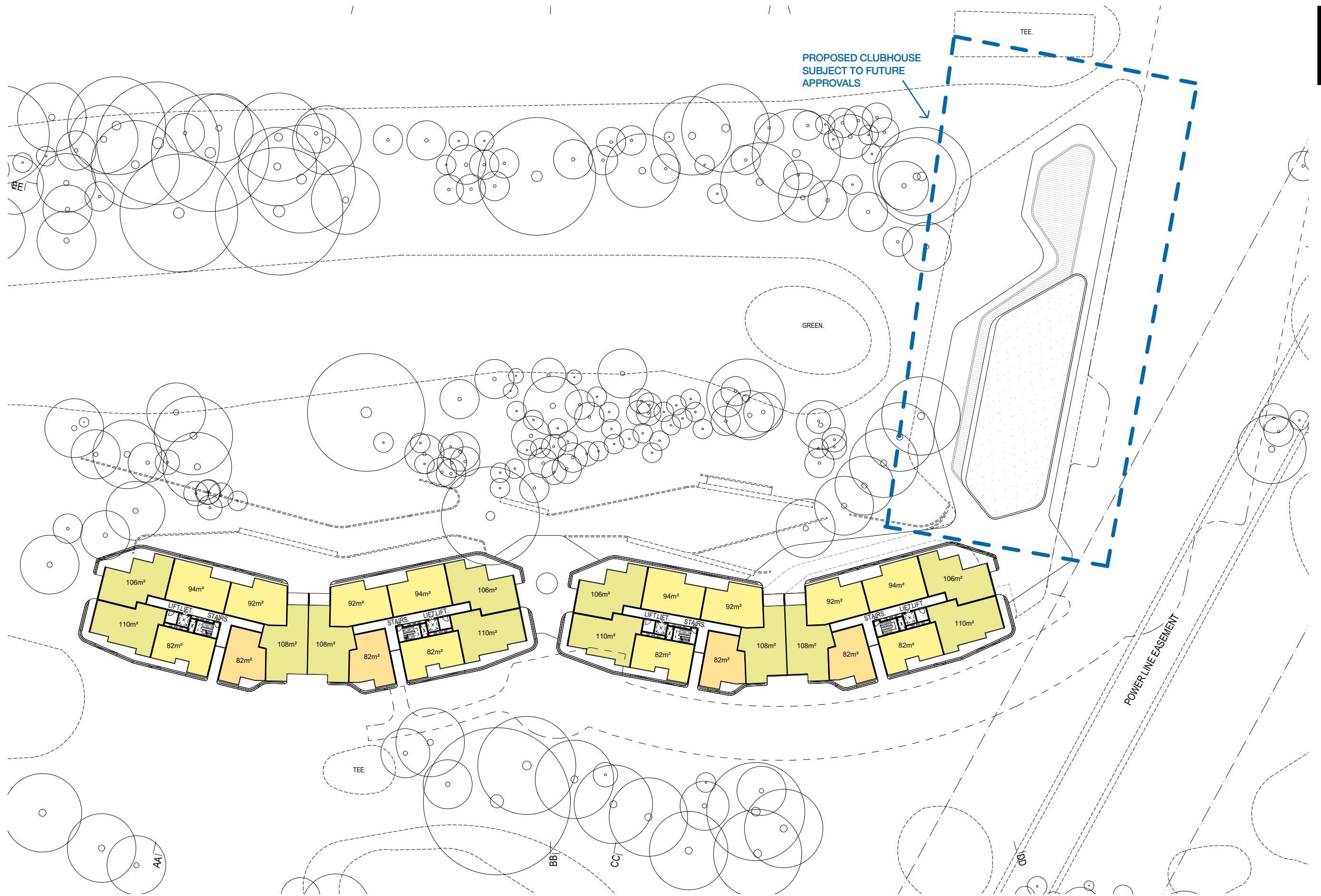
Site, Floor Plans, Elevations & Sections











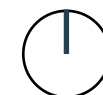
typical level 2-4 plan
SCC

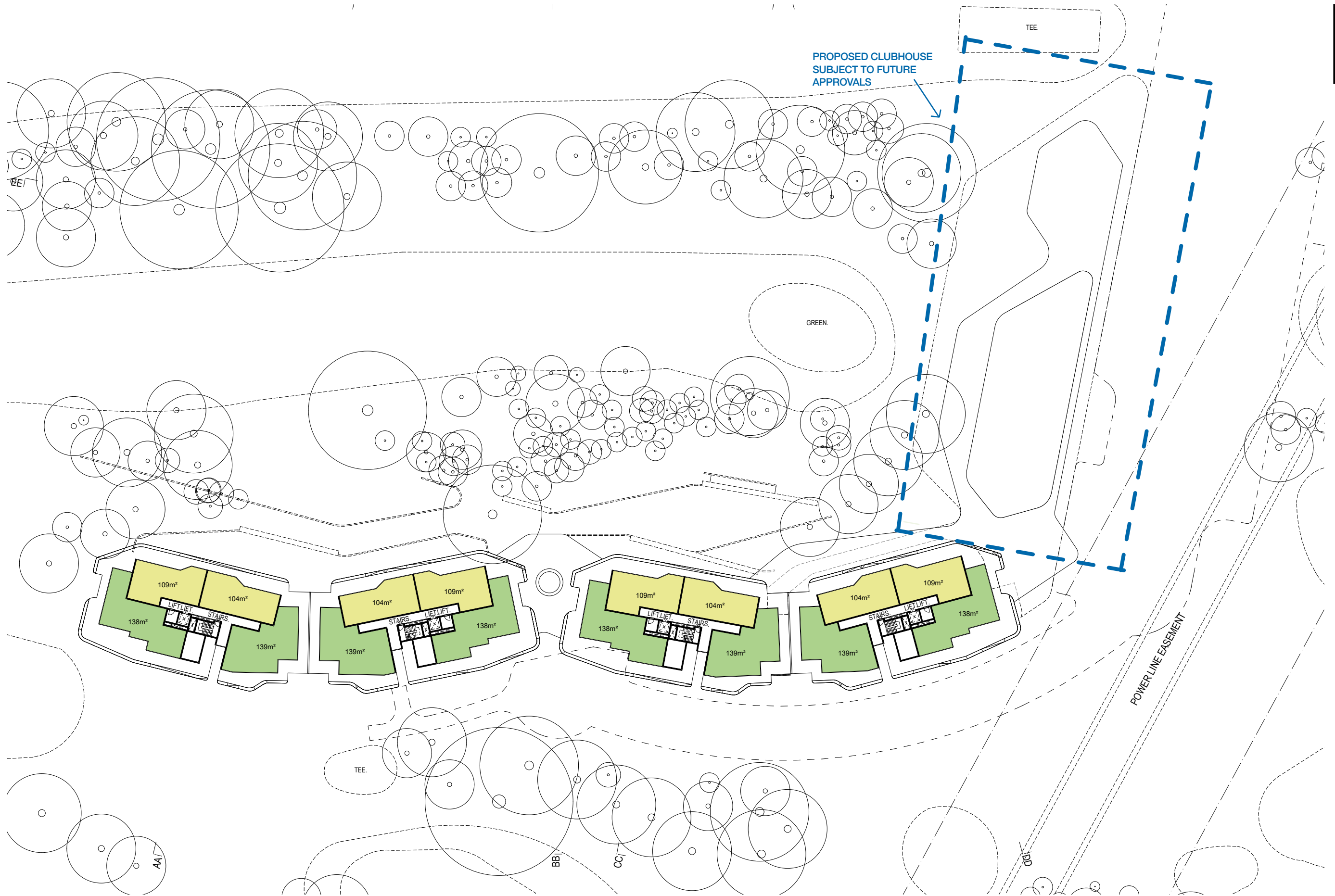
Merewether Golf Club
Scale: 1:750 September 2019

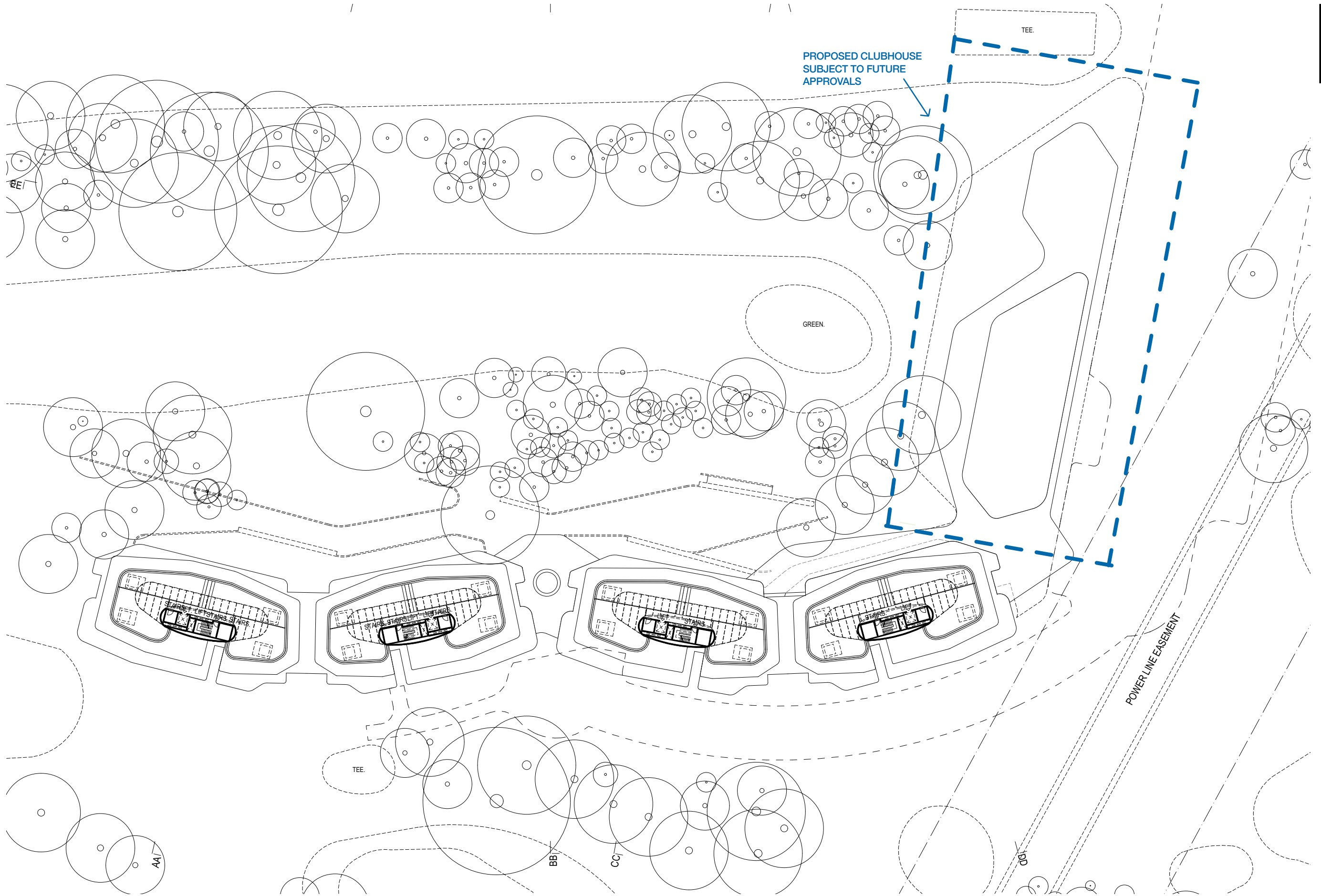


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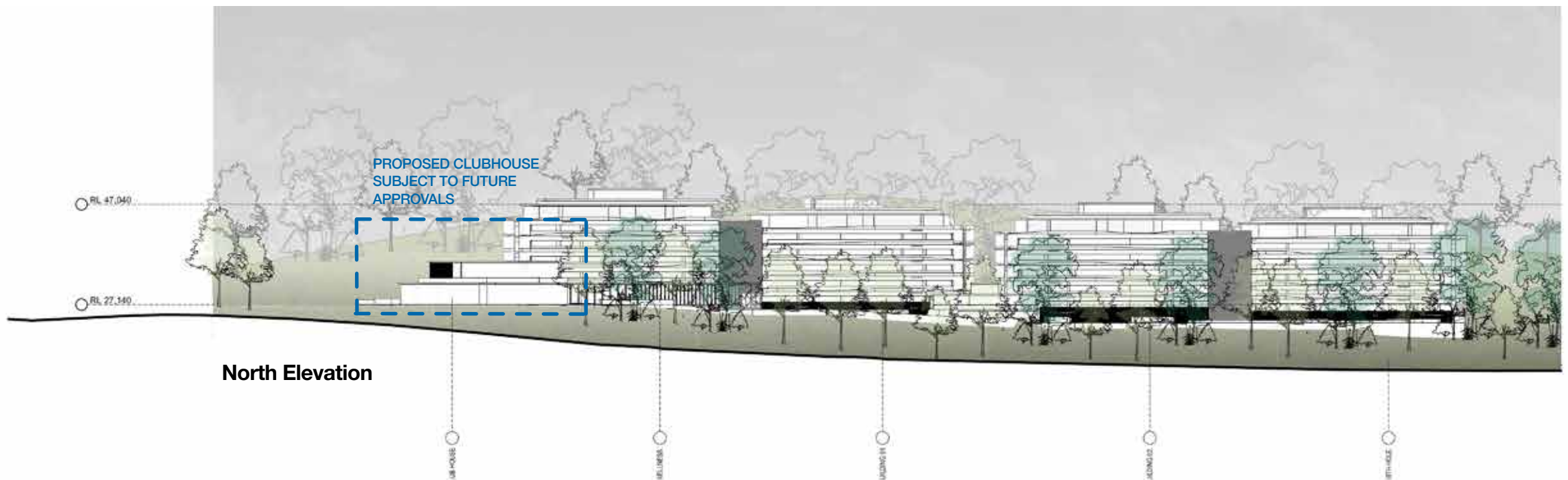
1b 1b+ 2b 2b+ 3b 3b+







elevations - north/south



North Elevation



South Elevation



North/South
SCC

Merewether Golf Club
Scale: 1:1000 September 2019



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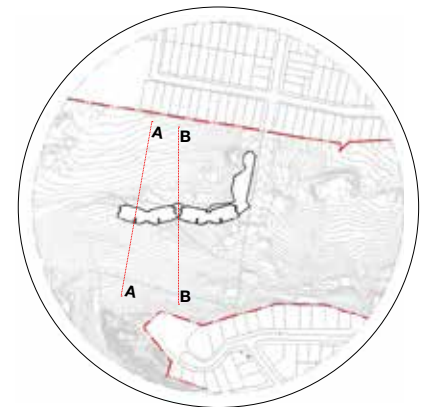


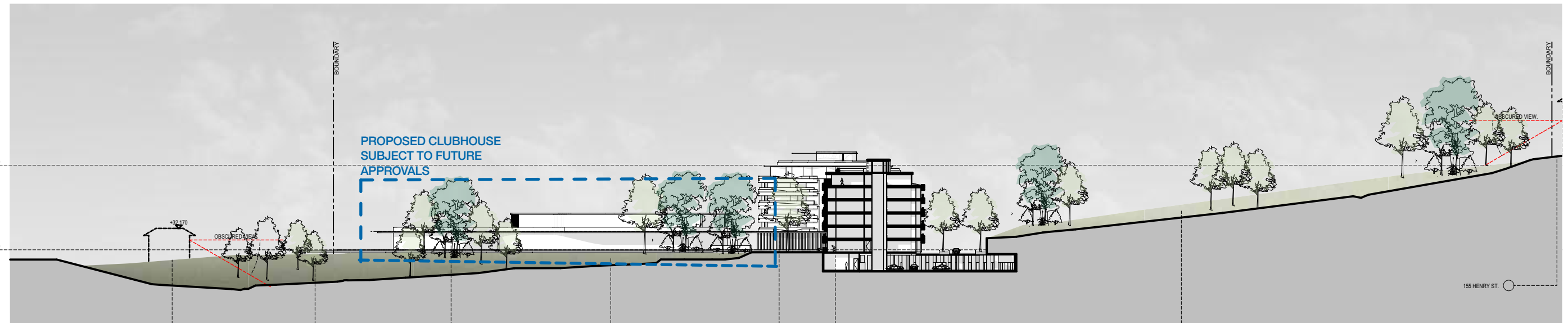


Section A



Section B

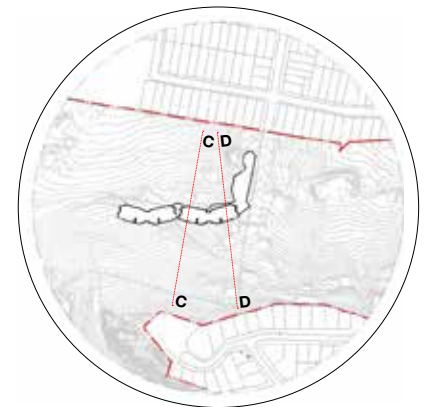




Section C



Section D



Visualisation





PROPOSED CLUBHOUSE
SUBJECT TO FUTURE APPROVALS

“Artist impression subject to change”

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SUBJECT TO FUTURE APPROVALS



“Artist impression subjeet to change”

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“Artist impression subje^t to change”



“Artist impression subje^t to change”

Development Data



	UNIT MIX					AREA (m²)		SEPP65			FSR				CAR PARKING				
LEVEL	STUDIO	ONE BED	TWO BED	THREE BED	SUB TOTAL	NSA	GFA	CROSS VENT.	SOLAR ACCESS	ADAPT.	SITE m²	GFA m²	FSR X:1	PARKING TYPE	RATE	REQUIRED SPACES	PROPOSED SPACES		
LG					0		950				383988	4093	0.01				61		
G					0		2400										119		
1					0		743												
TOTAL					0	0	4093										TOTAL		

ILU Building 1 (East)

	UNIT MIX					AREA (m²)		SEPP65			FSR			CAR PARKING			
LEVEL	STUDIO	ONE BED	TWO BED	THREE BED	SUB TOTAL	NSA	GFA	CROSS VENT.	SOLAR ACCESS	ADAPT.	SITE m²	GFA m²	FSR X:1	PARKING TYPE	RATE	REQUIRED SPACES	PROPOSED SPACES
LG							181				383988	8446	0.02	1 BED (INC. 11 X ADAPT.)	0.5	5.5	
G		3			3	250	905	2	3	3				2 BED	1	52	
1		2	12		14	1348	1546	10	9	14				3 BED	1.5	6	
2		2	12		14	1348	1546	10	9	14				RESIDENTIAL SUBTOTAL		63.5	
3		2	12		14	1348	1546	10	9	14							
4		2	12		14	1348	1546	10	9	14							
5			4	4	8	980	1176	8	8	8				VISITOR	1 per 5 units	13.4	
TOTAL		11	52	4	67	6622	8446	50	47	67				TOTAL		76.9	
	0%	16%	78%	6%				74.6%	70.1%	100.0%							

ILU Building 2 (West)

	UNIT MIX					AREA (m²)		SEPP65			FSR			CAR PARKING						
LEVEL	STUDIO	ONE BED	TWO BED	THREE BED	SUB TOTAL	NSA	GFA	CROSS VENT.	SOLAR ACCESS	ADAPT.	SITE m²	GFA m²	FSR X:1	PARKING TYPE	RATE	REQUIRED SPACES	PROPOSED SPACES			
LG		2	4		6	514	557	4	6	6	383988	9338	0.02	1 BED (INC. 11 X ADAPT.)	0.5	6				
G		2	7	2	11	1081	1421	9	7	11				2 BED	1	63				
1		2	12		14	1348	1546	10	9	14				3 BED	1.5	9				
2		2	12		14	1348	1546	10	9	14				RESIDENTIAL SUBTOTAL		78				
3		2	12		14	1348	1546	10	9	14										
4		2	12		14	1348	1546	10	9	14										
5			4	4	8	980	1176	8	8	8										
																	VISITOR	1 per 5 units	16.2	
TOTAL		12	63	6	81	7967	9338	61	57	81				TOTAL		94.2				
	0%	15%	78%	7%				75.3%	70.4%	100.0%										

TOTAL ILU

	UNIT MIX					AREA (m²)		SEPP65			FSR				CAR PARKING		
LEVEL	STUDIO	ONE BED	TWO BED	THREE BED	SUB TOTAL	NSA	GFA	CROSS VENT.	SOLAR ACCESS	ADAPT.	SITE m²	GFA m²	FSR X:1	PARKING TYPE	RATE	REQUIRED SPACES	PROPOSED SPACES
LG	0	2	4	0	6	514	738	4	6	6	50440	17784	0.35	1 BED	0.5	11.5	
G	0	5	7	2	14	1331	2326	11	10	14				2 BED	1	115	
1	0	4	24	0	28	2696	3092	20	18	28				3 BED	1.5	15	
2	0	4	24	0	28	2696	3092	20	18	28				RESIDENTIAL SUBTOTAL		141.5	190
3	0	4	24	0	28	2696	3092	20	18	28							
4	0	4	24	0	28	2696	3092	20	18	28							
5	0	0	8	8	16	1960	2352	16	16	16				VISITOR	1 per 5 units	29.6	30
														TOTAL		171.1	220
TOTAL		23	115	10	148	14589	17784	111	104	148				TOTAL ILU + CLUB PARKING	400		
	0%	16%	78%	7%				75.0%	70.3%	100.0%							

NOTE : BASEMENT EXCLUDED IN GFA VISITOR ACCOMMODATION EXCLUDED FROM NSA

Capability



we are passionate about seniors living + aged care design

marchese partners are highly motivated to work with organisations who share our enthusiasm for innovation in the seniors living and aged care sector. as a globally recognised leader in the design of seniors living and aged care projects, we are excited by the prospect of working with you on any of your upcoming projects.

this capability statement offers an overview of marchese partners, experience with similar projects, our capabilities and expertise, our approach, key issues and methodology. our teams combine the necessary high level proficiency and experience in urban design, masterplanning, architectural design, interior design and engineering. they also possess additional expertise in designing for the health and well-being of older people and an in-depth appreciation of the significance of the requirements and demands of designing innovative and sustainable developments for our senior generations.

we trust our credentials and experience demonstrate the benefits of working with marchese partners and assists with your assessment of the value of our services for any of your upcoming projects. please do not hesitate to contact my self directly, should you wish to discuss any aspects of our capabilities further.



steve zappia b.arch (hons) raia
principal + managing director
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e: szappia@marchesepartners.com.au

Mark Moran, Vacluse NSW



Project Sheet

Name: Mark Moran Vacluse
 Project No: 09013
 Address: 2 Laguna Street
 Vacluse NSW
 Site Area: 12,030m2
 Size: 250 Residential Care
 Apartments
 Status: Completed Aug 2016
 Cost: \$100m

Marchese Partners have designed a 'world's best' in Aged Care and Senior Living facility for Mark Moran in Vacluse. This concept is driven by Marchese Partners' passionate drive to deliver a "new paradigm" in aged care and senior living.

Mark Moran Vacluse exhibits all the trademark qualities of the Marchese Partners' model: "Esprit de Vie" where residents live in a place where they have choice, connectivity and empowerment. The design of the building breaks all the traditional stereotypes of Aged Care design by providing light filled modern interior spaces and a high level of luxury and amenity. The Village Square enables engagement and interaction of residents and the public through the integration of retail, commercial, entertainment and community facilities.

2015
 Best Design & Architecture Award
 Asia Pacific Eldercare Innovation Awards

2015
 Most Outstanding Over 50's Housing Design in the World
 The Globals

2016
 Excellence in Aged Care NSW
 UDIA Seniors Living Design Awards

2017
 Excellence in Aged Care National
 UDIA Seniors Living Design Awards



Aveo, Springfield QLD



Project Sheet

Name: Aveo Springfield
 Project No: 14106
 Address: Health City Drive
 Springfield QLD
 Site Area: 98,356m2
 Size: Masterplan - 2,500 Apts
 Status: Under Construction
 Cost: n/a

Marchese Partners have developed a masterplan for a new (age) dementia-friendly aged care and Independent Seniors village at Springfield in Queensland to be known as Springfield Age Friendly Community. Building A is the first seniors living apartment building within the greater masterplan to be designed in detail and lodged for planning approval. Construction is planned to commence in March 2016.

The ultimate aim is to create an environment where the definition of dementia-friendly is achieved not only for the Springfield age friendly community, but for the whole of the greater Springfield Health precinct.

The final masterplan will house more than 2500 units and several residential aged care facilities. We have teamed up with Stirling University, Scotland to review and research into a dementia friendly urban design.



Waterbrook, Greenwich NSW



Project Sheet

Name: Waterbrook Greenwich
 Project No: 03042
 Address: Ulonga Avenue
 Greenwich NSW
 Site Area: 13,000m2
 Size: 79 Apartments
 Status: Completed 2009
 Cost: \$40m

Waterbrook at Greenwich is the second seniors living development in the Waterbrook portfolio. The development strives to provide the ultimate in senior's resort style living and Marchese Partners have been instrumental in all phases of the project from obtaining the Development Application, through to the completion of tender documentation for both architectural and interior design packages. To ensure the quality of the project will be maintained during the construction phases, Marchese Partners will also be involved in the on site supervision of the project.

Waterbrook at Greenwich consists of 79 seniors living apartments, spread over an undulating site of approximately 13,000m2. The development consists predominantly of 2 and 3 bedroom units and expansive common area such as bowling greens, swimming pools, gymnasiums, theatres and restaurants all of which are designed around a series of extensively landscaped courtyard areas.



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