Pymble Golf Club

Cowan Road, St Ives NSW

Planning Proposal - Urban Design Report

Version 5| March 2023

PYMBLE GOLF CLUB

MAYOH ARCHITECTS WITH dmps TOWN PLANNING & PROPERTY DEVELOPMENT SERVICES

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1.0 INTRODUCTION

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1.1 BACKGROUND

Mayoh Architects has prepared this report to summarise our findings in preparing the Indicative Site Design for the proposed rezoning of select land within the Pymble Golf Club site fronting Cowan Rd. St Ives, NSW.

This work has been commissioned by Pymble Golf Club and has been prepared in conjunction with investigations and studies undertaken by other specialist consultants in town planning, ecology, aboriculture, traffic, heritage, landscape, and contamination.

This report sets out the analysis, design principles, option testing and selection of a preferred site development option which underpins the associated Planning Proposal.

Pymble Golf Club was established in 1924 on its present-day site and has been in continuous operation since its establishment. The current board are preparing for both the club's centenary celebrations as well as considering its "next 100 years". In that regard, the board recognises that it will need to keep the Club and its offer to members both attractive and relevant in the context of an evolving private golf club market. The board has two objectives which are the driving forces behind the Planning Proposal:

- Develop and build a new clubhouse
- Secure the financial future of the club

The board has also established that no significant changes to the course should be required to achieve those objectives. The opportunity to better utilise the club's land, with particular reference to the club land fronting Cowan Road, has been identified as a means of supporting the growth and revitalisation of both the Pymble Golf Club and the St Ives Local Centre.

As this land is part of the St Ives Town Centre, the opportunity to infill a missing portion of town centre built form has been identified as an appropriate urban planning approach which can achieve value for the Club as well as appropriate urban planning outcomes for the community and Ku-ring-gai Council.

Figure 1.1.1 Pymble Golf Club Existing Car Park (Subject Site)

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1.2 PYMBLE GOLF CLUB LAND

The Club owns and occupies a total site of approximately 40 hectares as shown in Figure 1.2.1 below. The land has a moderate and fairly consistent fall from east to west, toward Cowan Creek located along the western border of the course. All members and visitors access the site from the Cowan Road entry (adjacent to #12 Cowan Rd, also owned by the Club). Secondary access for maintenance vehicles (only) exists on Pentecost Ave. (adjacent to 101 Pentecost Ave).

Figure 1.2.1 Total Club Land

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1.3 SITE DESCRIPTION

The site area investigated for the purposes of this Planning Proposal is centred on the existing surface car park, putting green, clubhouse and 2 adjacent cottages owned by the Club (#12 and #14 Cowan Rd). This site investigation area is approximately 15,000 sqm from which, approximately 11,000 sqm is subject to the proposed rezoning (less than 3% of the Club's total land)

This investigation area has been chosen for future development for several reasons including:

- Vehicular and pedestrian access to Cowan Rd
- Proximity and level access to the rest of the St Ives Town Centre
- Potential to minimise impact on the existing golf course and it's associated flora and fauna
- Potential to utilise site area already developed with mostly hard surfaces
- Potential for future development to take advantage of expansive views over the golf course and the local tree canopy

The site investigation area falls gently from east to west and has only one immediately adjacent neighbouring building at 16 Cowan Rd – positioned to the north of the investigation area. Neighbouring land to the east on the opposite side of Cowan Rd is occupied by Christ Church St Ives whilst the golf course borders the investigation area to the south and west.

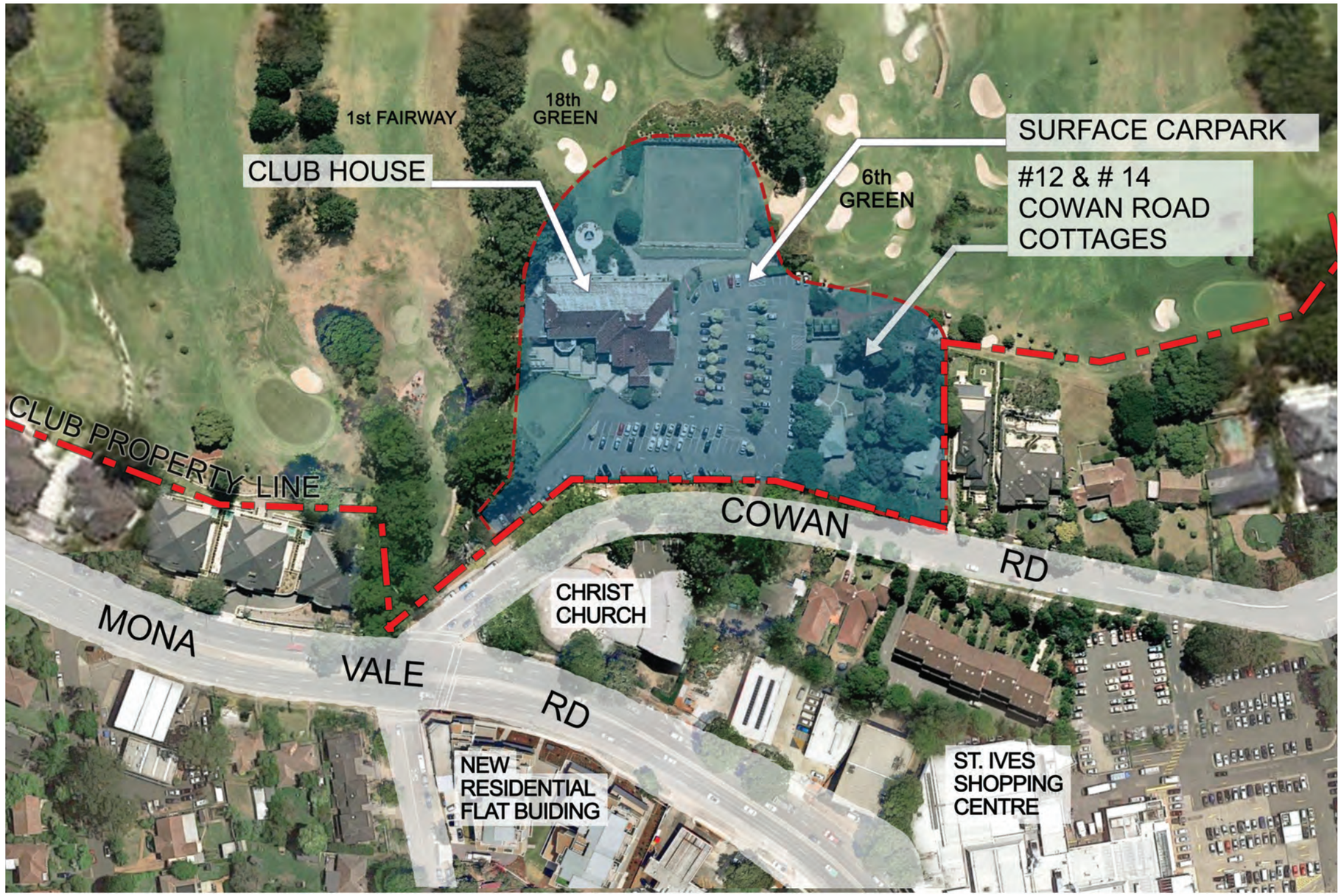

Figure 1.2.2 Site Investigation Area

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2.0 URBAN PLANNING CONTEXT

2.1 DISTRICT CONTEXT

The site is positioned within the St Ives Town Centre area. St Ives Town Centre is one of several local centres identified within the North District Plan prepared by the Greater Sydney Commission. St Ives local centre has a geographically large catchment area of primarily low-density residential suburbs. It is centred on Mona Vale Rd, the key arterial road linking St Ives and the upper North Shore with the other key transport, employment, retail and recreational destinations within the Northern Beaches, the Pacific Highway, the North Shore rail line, Macquarie Park, Rhodes and Sydney Olympic Park among other destinations.

Figure 2.1.1 North District Plan
(Source: Greater Sydney Commission)

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2.2 LOCAL CENTRE CONTEXT

The St Ives Town Centre straddles Mona Vale Rd with the predominance of retail, commercial and recreational facilities on the north side of Mona Vale Rd and a predominance of residential uses at varying densities on the south side of Mona Vale Rd, excepting the shop frontages which also line this side of the arterial road. St Ives Shopping Village provides a central location as the local retail hub and has the potenial for future redevelopment involving both Council and private owners. The St Ives Village Green/ William Cowan Oval/ and the St Ives Bowling Club are located adjacent to one another and provide extensive active recreation opportunities. The St Ives Community Hall and skateboard park are located within the Village Green.

The Pymble Golf Club Planning Proposal site is located at the southern end of the town centre, opposite the Christ Church site, approximately 50 M from the key intersection of Cowan Rd and Mona Vale Rd and approximately 150 M to the St Ives Shopping Village. The periphery of the town centre is predominantly residential, made up of varying density. This is as a result of the area undergoing transition to higher density forms of housing, enabled by the current planning controls. It is within this residential context, at one of the gateway entries to the town centre, that this planning proposal seeks to integrate with the evolving town centre.

LEGEND

- COMMUNITY OPEN SPACE
- BUS STOPS
- COMMUNITY FACILITIES
- RETAIL SPACE

Figure 2.2.1 St Ives Town Centre with Site and Local Amenities

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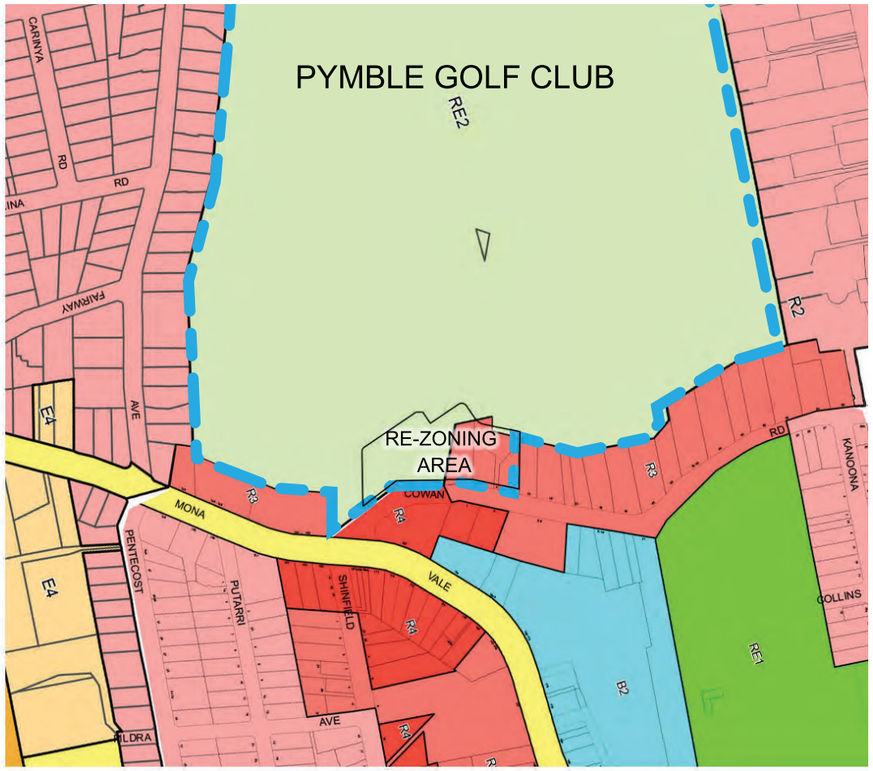
2.3 EXISTING PLANNING CONTEXT

The planning proposal site falls within the Ku-ring-gai LEP 2015.

The site occupies an important position within the Town Centre context adjacent to the southern town centre gateway marked by the intersection of Mona Vale Rd and Cowan Rd.

KEY LEP BUILT FORM CONTROLS SUMMARY

CONTROL	EXISTING SITE	EXISTING SURROUNDINGS	PROPOSED FOR THE SITE
Zoning	RE2 and R3	RE2, R3, R4, B2	R4
Height of Building	N/A and 11.5M	9.5M, 11.5M, 17.5M	11.5M/ 14.5M/17.5M
FSR	N/A and 0.8	0.5, 0.8, 1.0, 1.3, 1.6	0.9/1.1
Lot Size	N/A and 1,200 SQM	930 SQM AND 1,200 SQM	1,200 SQM



Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- B7 Business Park
- E1 National Parks & Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- R3 Medium Density Residential
- R4 High Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure

Figure 2.3.1 Existing KLEP Zoning Extract

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ZONING AND BUILDING HEIGHT

It is considered that in order to complete the southern entry gateway to the town centre and maximise open space, the zoning and maximum building height on the Club land, opposite the Christ Church site, should mirror that land use and height (i.e. R4 zoning and 17.5 M building height).

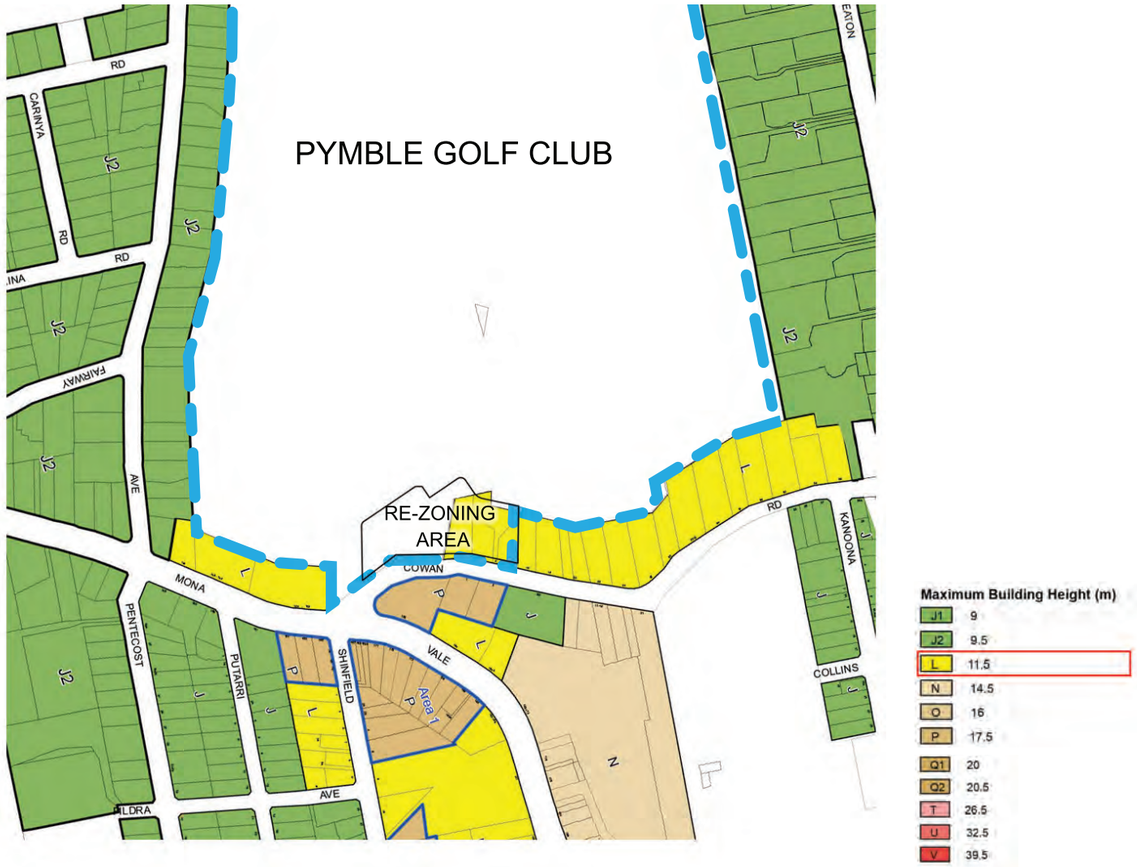

Figure 2.3.2 Existing KLEP Height of Buildings Extract

FLOOR SPACE RATIO

Several densities have been tested on the site and reviewed with the Club. This process has identified a proposed FSR varying between 0.9 and 1.1 which is between the two adjacent FSR controls of 0.8 and 1.3.

Justification for the proposed zoning, height and FSR controls is based upon a design led planning process which has prepared concept design work ahead of determining proposed development controls. In this regard the justification of the proposed controls is largely based on the considered appropriateness and suitability of the preferred indicative design option contained within the following sections of this report.

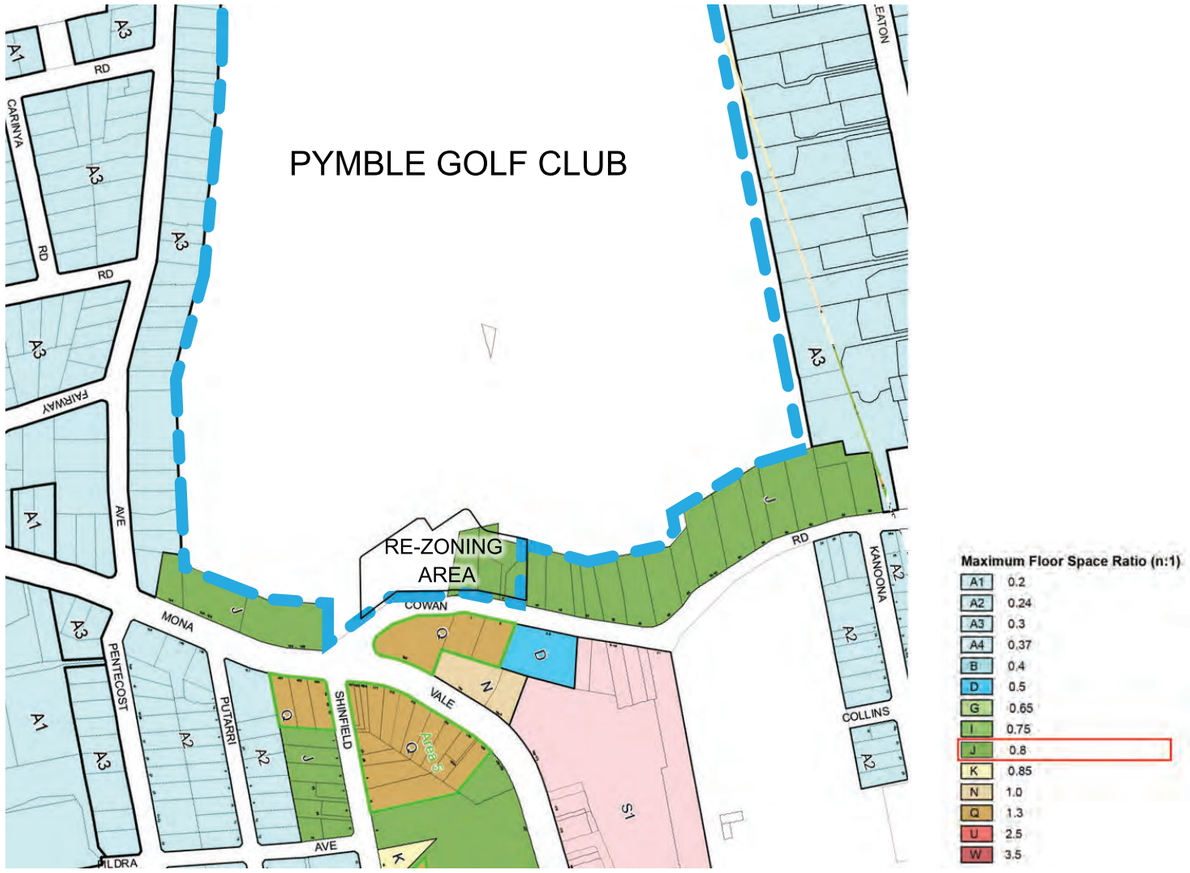

Figure 2.3.3 Existing KLEP FSR Extract

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BIODIVERSITY LAND

Areas surrounding the subject site are mapped as biodiversity land. Specialist consultants in ecology and arboriculture have been engaged to provide advice to the development of the Indicative Design Site master plans. It is expected that the proposed quantity and form of development can occur without any negative impacts on the biodiversity of the area.

Figure 2.3.4 Existing KLEP Terrestrial Biodiversity Extract

MINIMUM LOT SIZE

Proposed new residential development to be consistent with minimnum lot size provision on adjacent R3 and R4 zoned land.

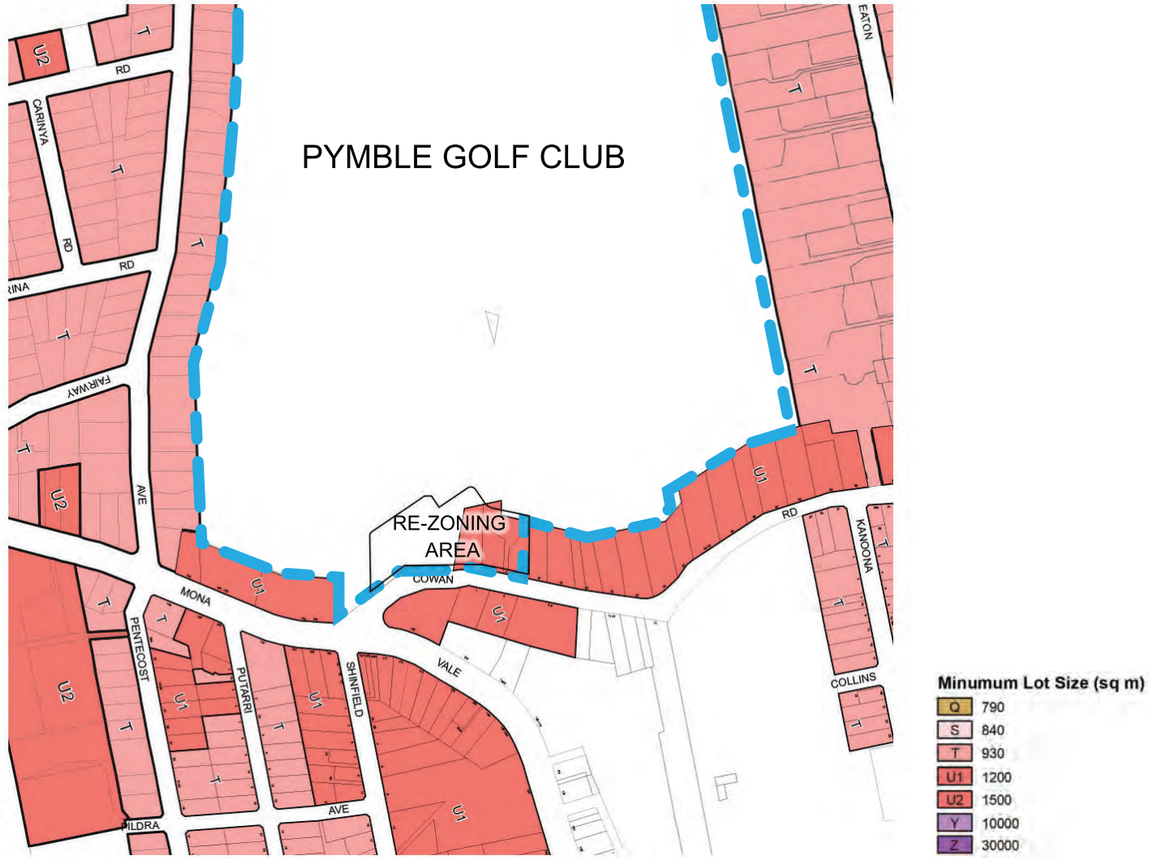

Figure 2.3.5 Existing KLEP Min Lot size Extract

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2.4 EMERGING PLANNING CONTEXT

Ku-ring-gai Council have recently adopted their Local Strategic Planning Statement (LSPS). The LSPS is a recent requirement of the State Government to identify land use planning priorities for the Council over the next 20 years. The LSPS is to provide a link between the Greater Sydney Metropolitan Plan and its associated North District Plan with Council's planning for upcoming amendments to the LEP. Future LEP amendments will be based upon the strategies, principles and directions set out in the LSPS.

The Ku-ring-gai LSPS identifies that the population of Ku-ring-gai is forecast to grow from 126,000 as of 2016 to approximately 155,000 in 2036, an increase of 25% over 20 years. The provision of housing to accommodate this population growth will require amendment to the current LEP to accommodate more housing supply in the period commencing from 2021 onward. The LSPS identifies that future housing supply will firstly be considered in and around the existing primary local centres of the LGA, being Gordon, Lindfield, Turramurra and St Ives. Furthermore, these four primary local centres are expected to add significant additional housing supply in the period 2021-2031. St Ives Local Centre is planned to become "an active green lifestyle and shopping destination."

This Planning Proposal seeks to compliment the Ku-ring-gai LSPS and by extension the North District Plan, by providing new residential capacity within a residential area of the St Ives local centre, immediately adjacent to the local centre business zone.

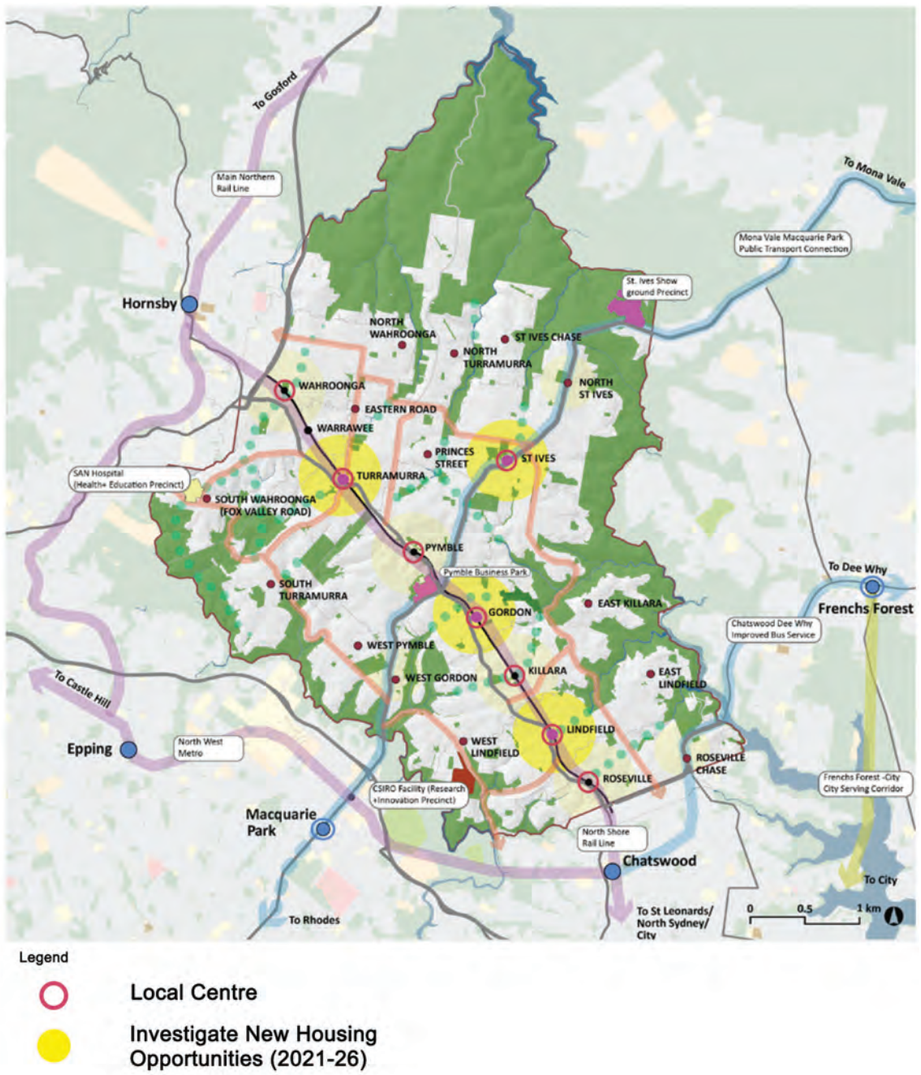

Figure 2.4.1 Ku-ring-gai LSPS - Structure Plan

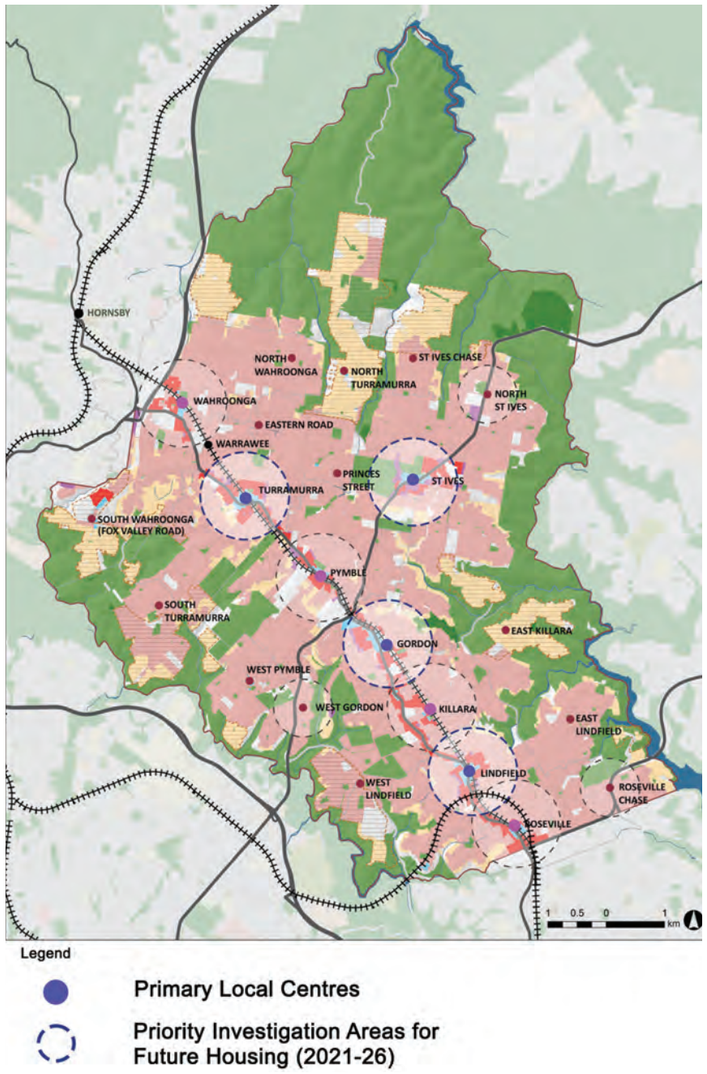

Figure 2.4.2 Ku-ring-gai LSPS - Housing Supply Plan

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3.0 SITE ANALYSIS

3.1 TOPOGRAPHY AND ACCESS

The existing Club car park sits at the top of a ridge roughly following the alignment of Cowan Rd. The land falls to the west, allowing for sweeping views over the course. The land falls to the east in a more gradual manner with ground level views terminated by existing vegetation and development.

Access points for the existing Golf Club and cottages are shown on the following diagram. No vehicular access is currently present on the west side of Cowan Rd between the existing Club entry point and the intersection of Cowan Rd and Mona Vale Rd.

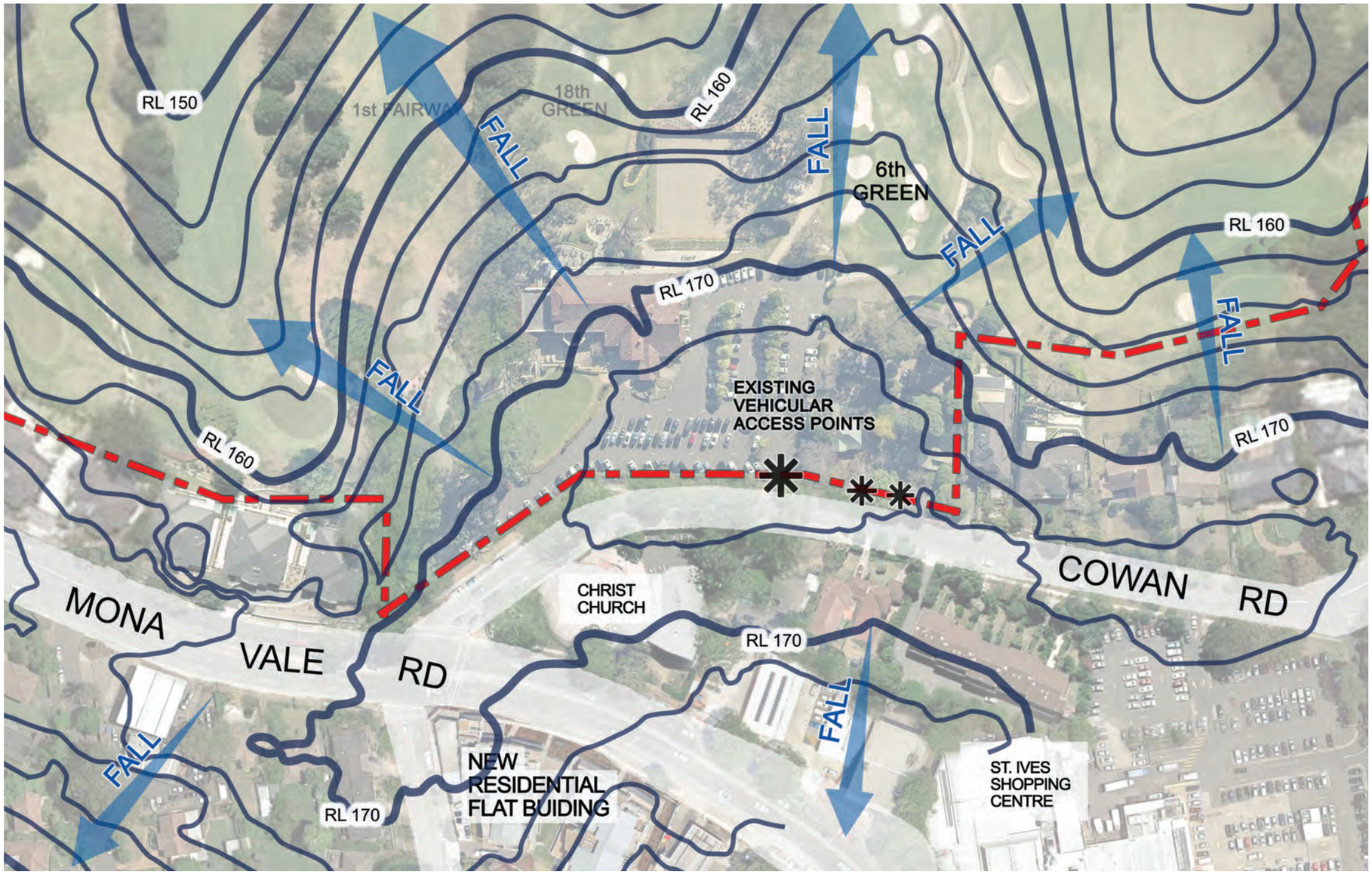

Figure 3.0.1 Topographic Contours and Existing Site Access Points

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Figure 3.0.2 Central Amenity Analysis - Noise, Views & Sunlight

3.2 GENERAL AMENITY

The site's orientation and topography demonstrates a key opportunity to capture both expansive views over the golf course and local tree canopy combined with excellent solar access. Traffic along Mona Vale Rd is the primary source of local noise.

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3.3 STREETSCAPE AND NEIGHBOURING PROPERTY CHARACTERISTICS

The existing streetscape on the western side of Cowan Rd is dominated by residential buildings of medium scale set behind substantial vegetation located in both the street verge as well as within the front setbacks of private property.

The eastern side of Cowan Rd demonstrates a greater mix of land use including place of public worship (Christ Church) with associated carparking, residential townhouses, surface carparking for the St Ives Shopping Village and vegetated frontage to William Cowan Oval

before becoming exclusively residential north of the Oval. The eastern side of Cowan Rd is likely to experience more change to development and the streetscape compared to the western side of Cowan Rd over the short and medium term due to the under development of these properties in comparison to the development potential contained within the existing KLEP and KDCP. Conversely the eastern side of Cowan Rd. has had many recent residential developments which has maximised the development consistent with the current development controls.

Figure 3.0.3 Looking South down Cowan Road

Figure 3.0.4 Looking North up Cowan Road

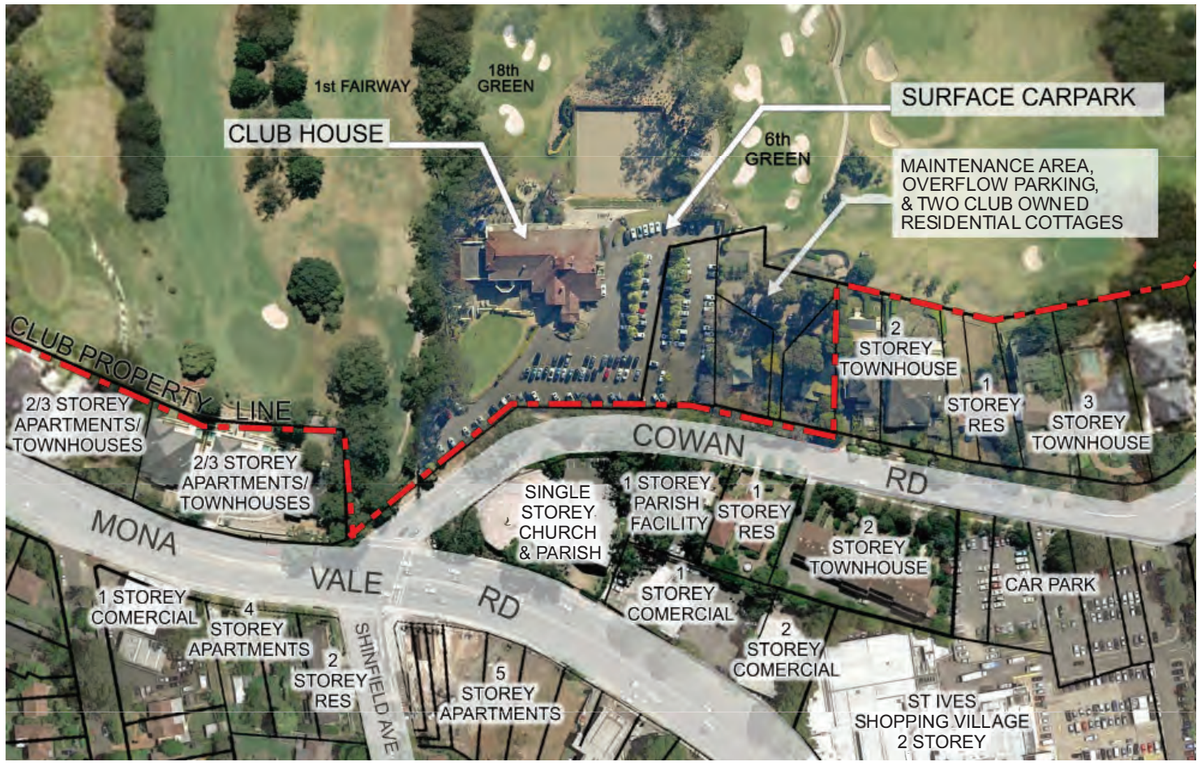

Figure 3.0.5 Surrounding Property Land Use Plan

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3.4 PROXIMITIES (TRANSPORT, RETAIL, RECREATION, COMMUNITY)

The site's proximity to local retail, services, bus transport, recreation and community facilities is excellent due to the short distances and relatively level topography between the site and the rest of the town centre in which these facilities are located.

LEGEND

- COMMUNITY OPEN SPACE
- BUS STOPS
- COMMUNITY FACILITIES
- RETAIL SPACE
- 400m RADIAL DISTANCE FROM CENTRE OF SITE

PROXIMITY	AMENITY
40m	40m
120m	Bus Stop - Mona Vale Road
250m	St Ives Village Green
270m	St Ives Shopping Village
500m	St Ives Community Hall
680m	Bus Stop - Killeaton Street
700m	Dalrymple-Hay Nature Reserve
750m	St Ives Bowling and Recreation Club

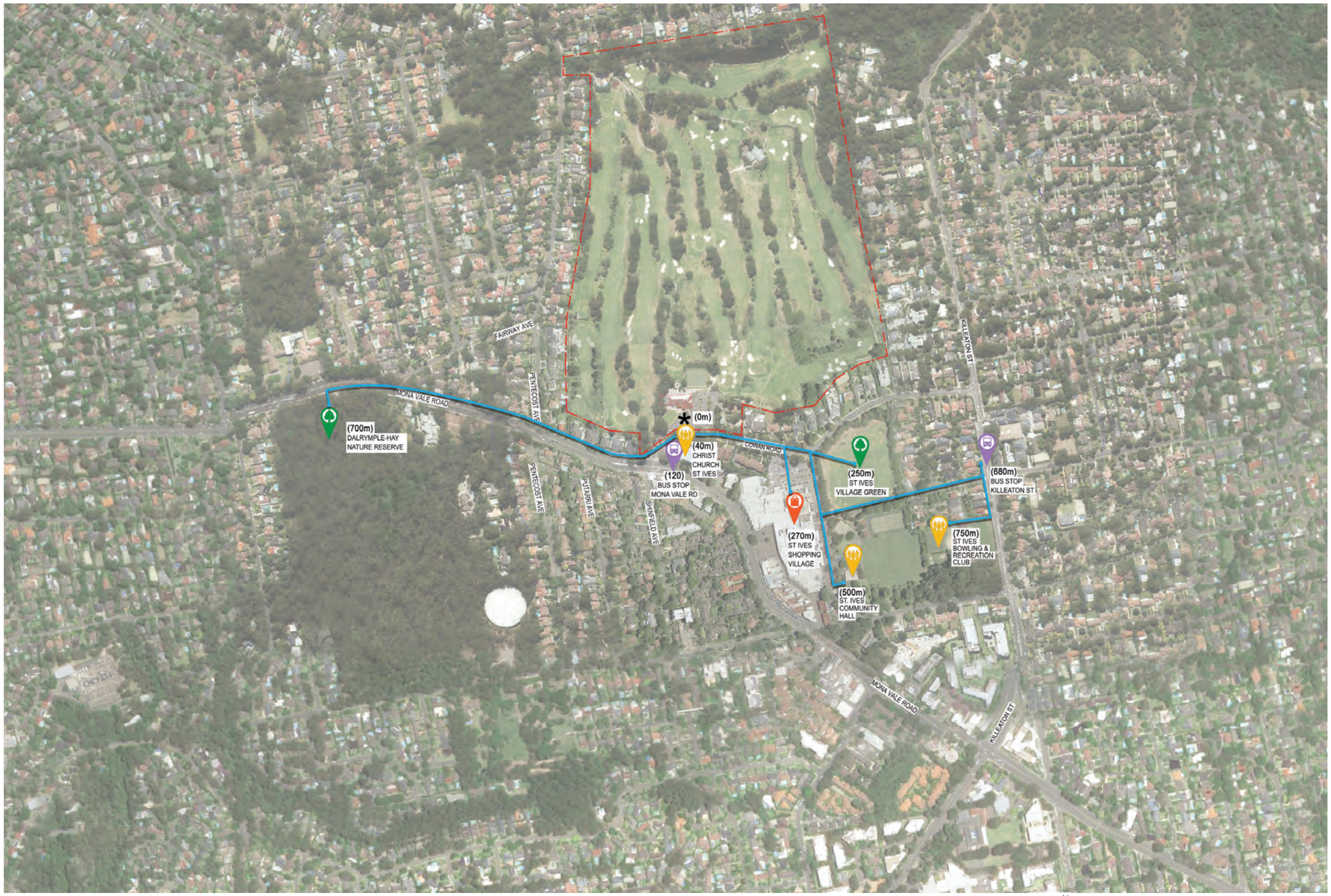

Figure 3.0.6 Proximities to Local Facilities

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3.5 CONSTRAINTS

The primary site constraints are focused on the biodiversity and ecological value associated with the site's surrounding vegetation. The following graphics demonstrate the site relationship to the areas currently mapped in the KLEP for biodiversity protection, as well as ecologically sensitive land identified by the proponents specialist consultants- Narla Environmental. Additionally, consultant arborist DKG Arboricultural Services, has identified the tree retention values of the on-site and surrounding trees from which the following graphics are created.

Figure 3.0.7 Existing Biodiversity Land per KLEP Biodiversity Map

Figure 3.0.8 Tree Retention Mapping per Report from Seasoned Tree Consulting

Figure 3.0.9 Ecologically Sensitive Land per Report by Narla Environmental

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3.6 HERITAGE

KLEP 2015 does not identify any heritage items or conservation zones on the club's land or on any of the properties immediately surrounding the proposed rezoning area.

The proponent's Heritage consultants, Heritage 21, undertook an Assessment of Heritage Significance in late 2018 which drew the conclusion that the existing clubhouse as well as #12 and #14 Cowan Rd did not meet the criterion for inclusion on Schedule 5 of the Ku-ring-gai Local Environmental Plan. Accordingly, demolition after archival recording, was considered appropriate at the time.

The preliminary options, including the Preliminary Preferred Option were based upon the 2018 heritage advice.

A further study, also undertaken by Heritage 21 in September 2020, recommended conservation of the two timber cottages at #12 and #14 Cowan Rd due primarily to the relative rarity in the LGA of timber framed, timber clad cottages which were once much more common.

The Indicative Design incorporates retention of the two cottages. (Refer to section 7.0)

No 12 Cowan Rd - Front

No 14 Cowan Rd - Front

No 12 Cowan Rd - Back

No 14 Cowan Rd - Side

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3.7 OPPORTUNITIES SUMMARY

The existing site primarily contains surface car parking as well as the existing clubhouse building and 2 free-standing residences. The conversion of this site to incorporate residential development with parking located in basements below the future buildings above ground, creates an opportunity to dramatically improve the quantity of deep soil landscape across the site, whilst simultaneously providing new housing stock in a location which provides both convenience to local facilities and transport, excellent outlook and solar access.

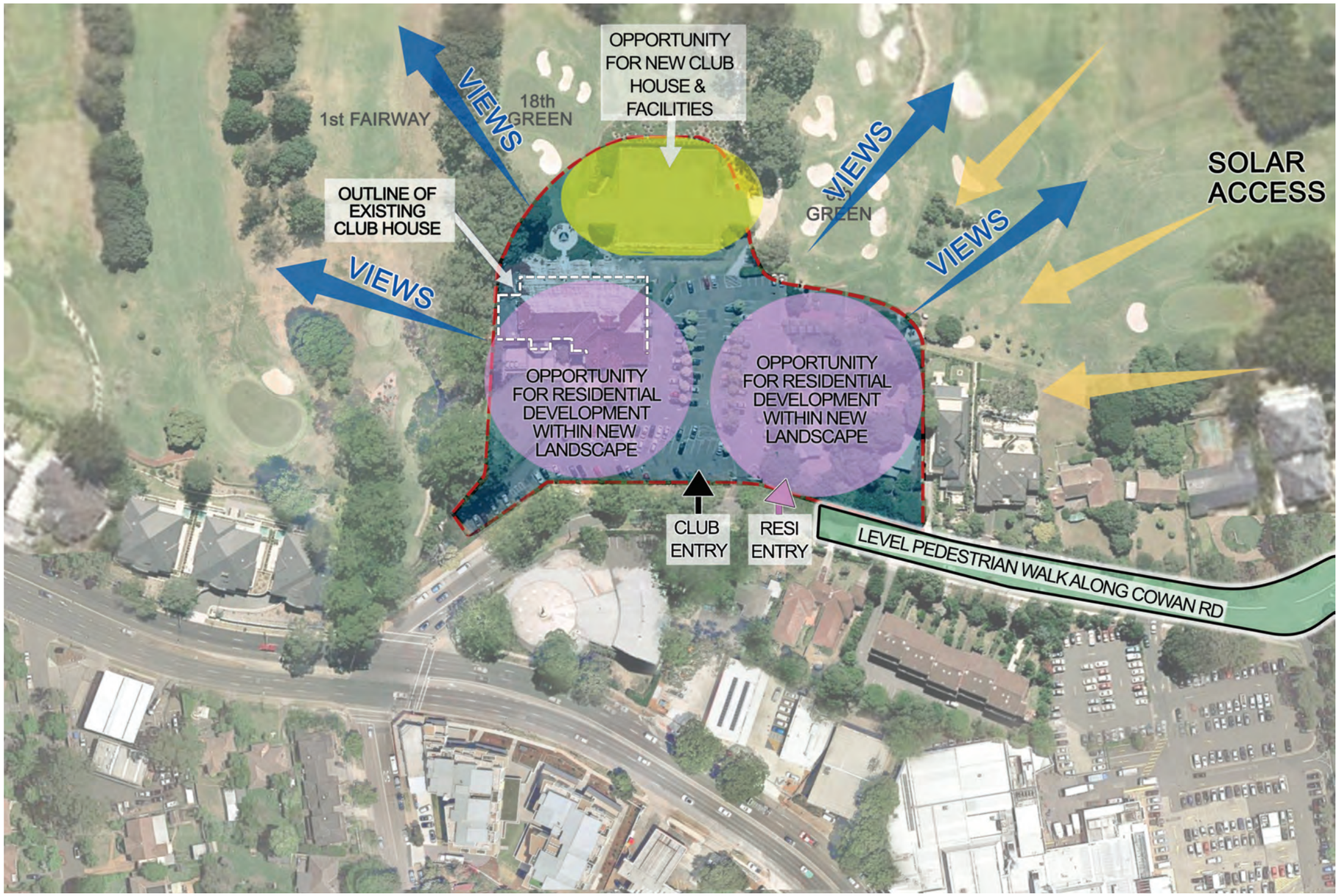

Figure 3.0.10 Opportunities Summary

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4.0 URBAN DESIGN PRINCIPLES

The following urban design principles have been adopted for exploration of the site development options:

4.1 BUILDING HEIGHT AND NEIGHBOURING INTERFACES

Building heights to range from 3-5 storeys to provide continuity and interface with current permissible heights within both the adjacent R3 and R4 zones. Provide 5 storey height where closest to the Christ Church site with its 5 storey permissible height and in the context of the tallest existing street trees, in order to establish the southern end of Cowan Rd as part of the southern town centre gateway. Provide for 3 storey height adjacent to the 3- storey R3 zone and to the open space of the golf course. Provide substantial side setback to the side boundary adjacent to the R3 zone.

Figure 4.1.1 Building Height Principle

4.2 OPEN SPACE

Arrange the built form to enable substantial private and communal open space within the new residential development in a manner which compliments the open space of the golf course. Providing a blending of the golf course landscape with residential landscape.

Figure 4.2.1 Open Space Principle

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4.3 STREETSCAPE

Ensure the streetscape retains highly vegetated setback, enabling partial screening of future built form and suitable privacy for ground floor courtyards. Retain use of hedging and combination of masonry and open palisade fencing to define private/ public realms.

Figure 4.3.1 Existing Cown Road View

4.4 VEHICULAR AND PEDESTRIAN ACCESS

Enable separate access points for the Golf Club and future residential development off Cowan Rd. to ensure the Club retains its street presence and identity in the public realm and is distinguished from the future residential development. Ensure vehicular access points do not impact operation of the Cowan Rd/ Mona Vale Rd. intersection.

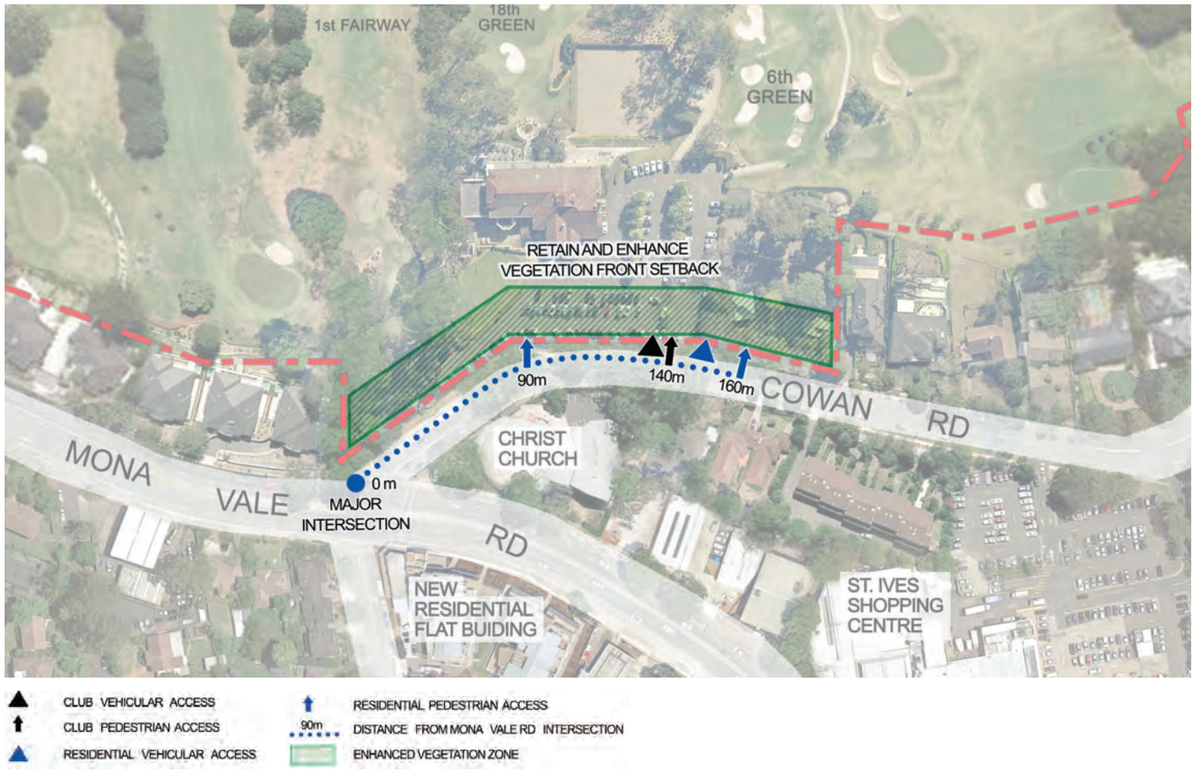

Figure 4.4.1 Map Indicating Entry Points and Front Setback Zone

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5.0 PRELIMINARY OPTIONS

5.1 PRELIMINARY OPTIONS

Based on the analysis, market research and establishment of the urban design principles, three preliminary options were developed and assessed as follows:

- Option 1 – Townhouses
- Option 2 – Combination of Townhouses and Apartments
- Option 3 - Apartments

Preliminary options 1,2 & 3 were developed prior to the latest heritage investigations and therefore did not allow for retention of the cottages at #12 and #14 Cowan Rd (refer to section 7.0 for latest option retaining the cottages).

Each preliminary option and its associated development yield is shown below.

PRELIMINARY OPTION 1

DEVELOPMENT SUMMARY - OPTION 1 (TOWNHOUSES)	
APPROX SITE AREA	9030 SQM
EST GROSS FLOOR AREA (GFA)	6700 SQM
EST FSR	0.74: 1
EST. NET SALEABLE AREA (NSA)	6700 SQM
% OF SITE AS RES COMMON OPEN SPACE	30%
EST. RES UNITS	36 TOWNHOUSES AT 185 SQM AVERAGE ABOVE GROUND (PLUS BASEMENT GARAGE/ STORAGE)

Figure 5.1.1 Option 1 - Townhouse Plan

PRELIMINARY OPTION 2

DEVELOPMENT SUMMARY - OPTION 2 (TOWNHOUSES & APARTMENTS MIX)	
APPROX SITE AREA	8815 SQM
EST GROSS FLOOR AREA (GFA)	9000 SQM
EST FSR	1.02 : 1
EST. NET SALEABLE AREA (NSA)	8100 SQM
% OF SITE AS RES COMMON OPEN SPACE	34%
EST. RES UNITS	65 APARTMENTS AT 85 SQM AVG + 14 TOWNHOUSES AT 185 SQM ABOVE GROUND (PLUS BASEMENT GARAGE/ STORAGE)

LEGEND

- CLUB HOUSE
- RESIDENTIAL BUILDING
- ③ HEIGHT IN STOREYS
- RESIDENTIAL COMMON AREA
- SITE BOUNDARY
- EXISTING CLUB HOUSE
- TREE PROTECTION ZONE (TPZ) RADIUS
- STRUCTURAL ROOT ZONE (SRZ) RADIUS
- TREES MUST BE RETAINED (BIODIVERSITY MAPPED)
- TREES RECOMMENDED FOR RETENTION BY ABORIST
- RESIDENTIAL FENCING
- PEDESTRIAN RESIDENTIAL ENTRY
- RESIDENTIAL PRIVATE TERRACE COURTYARD

Figure 5.1.2 Option 2 - Townhouse and Apartment Plan

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PRELIMINARY OPTION 3

DEVELOPMENT SUMMARY - OPTION 3 (APARTMENTS)	
APPROX SITE AREA	9770 SQM
EST GROSS FLOOR AREA (GFA)	9780 SQM
EST FSR	1.00
EST. NET SALEABLE AREA (NSA)	8886 SQM
% OF SITE AS RES COMMON OPEN SPACE	55%
EST. RES UNITS	77 APARTMENTS AT 113 SQM AVG

LEGEND

- CLUB HOUSE
- RESIDENTIAL BUILDING
- ③ HEIGHT IN STOREYS
- RESIDENTIAL COMMON AREA
- SITE BOUNDARY
- EXISTING CLUB HOUSE
- TREE PROTECTION ZONE (TPZ) RADIUS
- STRUCTURAL ROOT ZONE (SRZ) RADIUS
- TREES MUST BE RETAINED (BIODIVERSITY MAPPED)
- TREES RECOMMENDED FOR RETENTION BY ABORIST
- RESIDENTIAL FENCING
- PEDESTRIAN RESIDENTIAL ENTRY
- RESIDENTIAL PRIVATE TERRACE COURTYARD

Figure 5.1.3 Option 3 - Apartments Plan

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5.2 PRELIMINARY OPTIONS COMPARISON TABLE

ASSESSMENT CRITERIA	OPTION 1	OPTION 2	OPTION 3
Development Yield	Lowest	Highest	Middle
Financial Feasibility	Lowest	Middle	Highest
Site Density	Lowest	Highest	Middle
Open Space	Townhouses require a large portion of open space to be dedicated to private courtyards – not seen as sympathetic to the course landscape and visual predominance of fencing would likely prevail	Townhouses would become the primary interface with the course and same issues regarding full privatisation of open space in this interface as per Option 1 remain	Apartment development provides opportunity for significant common open space controlled and maintained by a body corporate ensuring its upkeep an appropriate visual fit with course landscape
Market Suitability	Low – not a strong fit with local “downsizer” target market. Large unit sizes driven by 3 storey built form unaffordable for “non-downsizers”	Combination of Option 1 and 2 Comments	Best fit - due to potential for single level living with entire site accessible with lifts. High flexibility with unit sizes though target market is seeking large 2 and 3 bed units of high quality
Impact on Biodiversity	Highest – requires removal of several high significance trees	Middle	Lowest - requires no removal of high significance trees
Visual Impacts	Low	Medium	Medium
Access to Views	Low	Medium	High
Solar Access	High	Medium	High
Pedestrian Circulation	Individual townhouse entries requires extensive pedestrian circulation, reducing potential for quantity and quality of landscape planting	Individual townhouse entries requires extensive pedestrian circulation reducing potential for quantity and quality of landscape planting	Apartment development pedestrian circulation allows for communal and private area with landscape unbroken by as much external circulation paths. Apartment developments also allow for all units to achieve disabled access via lifts without the need for an inefficient 1 lift per townhouse scenario
Vehicular Circulation	Townhouse development requires parking to be directly below each townhouse resulting in poor basement parking efficiency and lack of deep soil area	Combination of Option 1 and 2 comments	Apartment development allows for highest efficiency basement parking and maximisation of deep soil area

5.3 ASSESSMENT SUMMARY

PRELIMINARY OPTION 1 (NOT PREFERRED)

Feasibility testing of Option 1 did not support the Club's financial requirements to enable future redevelopment of a new clubhouse

Real estate market advice identified down-sizing local residents as the key target demographic. The real estate market advice did not support the development of 3 storey townhouses as a suitable product for the entire development.

Townhouse development places an emphasis on private open space over communal and this is not supported by the Club on the basis that visual impact of the common residential landscape will remain an important aspect to the presentation of the Club.

Pedestrian and vehicular circulation requirements of townhouse development make achievement of high % of deep soil landscape extremely difficult.

Option 1 requires removal of several trees identified as having high significance and within the biodiversity and ecologically constrained areas.

This option has significant potential for cross-looking and privacy issues between units without the use of high fencing

On the basis of each point outlined above, Option 1 was eliminated from further investigation.

PRELIMINARY OPTION 2 (NOT PREFERRED)

In this scenario, where townhouses and apartments are mixed, it is considered that the townhouses are required to "front" the course in order to match the most premium site position with the most expensive residential dwellings (due to size and land devoted to each townhouse). Apartments would align with and front Cowan Rd and, where possible, obtain golf course views by looking over the top of the townhouses. Having townhouses fronting the golf course does not suit the desire to have a common residential landscape blend with the golf course landscape, instead placing private courtyards behind privacy fencing adjacent to the course.

Option 2 also suffers from the same pedestrian and vehicular circulation challenges as Option 1 which reduces the amount of deep soil landscape achievable.

Option 2 has the highest potential for overlooking / cross looking and general privacy conflicts between units and townhouses and does not maximise the number of dwellings with views over the course.

On the basis of each point outlined above, Option 2 was eliminated from further investigation.

PRELIMINARY OPTION 3 (PREFERRED PRIOR TO 2020 HERITAGE REVIEW)

Option 3 responds to the real estate market advice and satisfies the Club's brief to enable high quality and high amenity development which enhances the Club and does not detract from the neighbouring properties. Apartments are considered the most appropriate form of housing for the site's position within the St Ives Town Centre and provides the opportunity to maximise common open space and deep soil planting in order that the future development sits sympathetically within the golf course environment.

The building massing and configuration in this option maximises the amount of residential space with open views over the course, and the quantity of residential common open space located in appropriate, sunny positions.

The proposed building envelopes have shallow depth throughout, discouraging internal configuration of double loaded corridors, and promoting high levels of cross ventilation and internal daylighting. The narrow and winding building configuration promotes maxmimisation of open outlook and minimisation of apartments oriented toward one another, ensuring high level of visual privacy.

Design of basement parking for apartments allows for the most efficient basement layout (compared to townhouses) and one which can typically align closely with the footprint of the building above ground.

6.0 PRELIMINARY PREFERRED OPTION

6.1 OVERVIEW

Following the selection of Option 3 from the preliminary options, further development and testing resulted in the following Preliminary Preferred Option, prior to the 2020 Heritage review. This option demonstrates that a high amenity and high-performance residential development is achievable on the site in the configuration shown. Importantly, it demonstrates a massing and spatial configuration which responds to the following:

- Appropriate interface to the neighbouring residential building to the north at 16 Cowan Rd with a 3-storey height and 9M side boundary setback adjacent to this neighbour.
- Appropriate 5 storey massing opposite the Christ Church site where 5 storey development is currently permissible
- Preservation of a heavily vegetated front setback varying from 10-12 M in dimension
- Substantial residential common open spaces which visually integrates with the open space of the golf course
- Achievement of greater than 50 % deep soil area
- Building configuration which maximises views over the course or other open space
- All units have an open outlook, with no units looking onto one another for primary outlook.
- High percentage of units (78%) which achieve at least 2 hours of direct sun in mid-winter
- High percentage of units (95%) which achieve cross-ventilation.

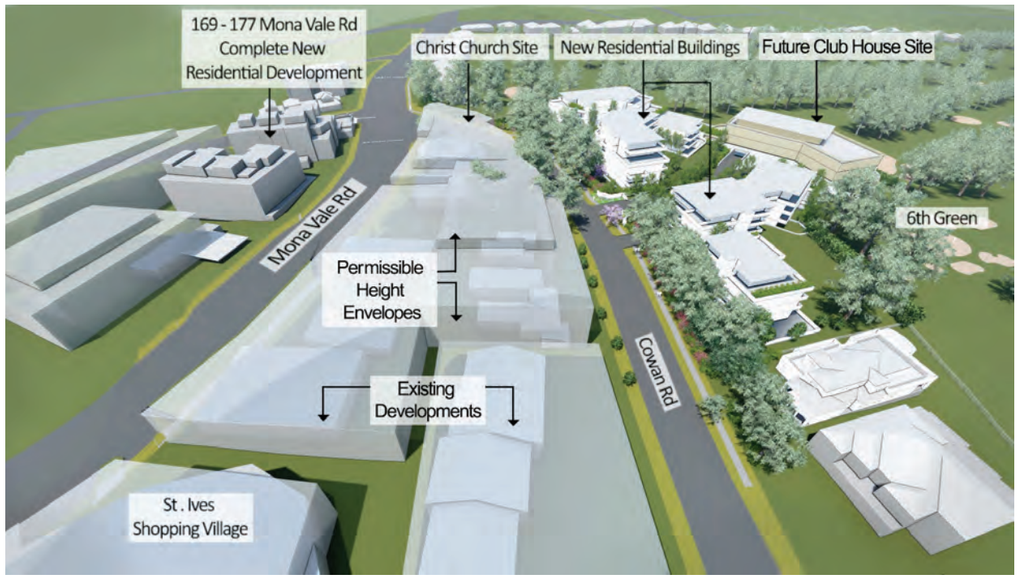


Figure 6.1.1 Proposed Massing - Aerial View Looking South-West

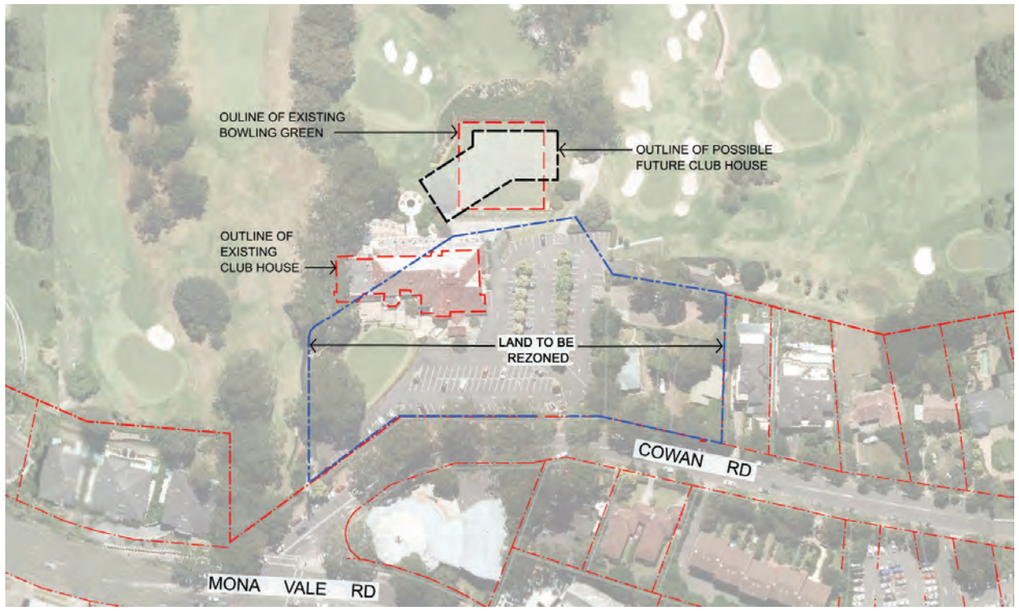


Figure 6.1.2 Land to be Re-zoned

MAYOH ARCHITECTS

GROUND FLOOR PLAN

LEGEND

- SITE BOUNDARY
- EXISTING CLUB HOUSE
- PROPOSED DEVELOPMENT BOUNDARY
- TREE PROTECTION ZONE (TPZ) RADIUS
- TREES TO BE RETAINED (BIODIVERSITY MAPPED)
- OTHER TREES TO BE RETAINED
- RESIDENTIAL FENCING
- PEDESTRIAN RESIDENTIAL ENTRY
- **PRIVATE COURTYARD**
- BELOW GROUND (UNEXCAVATED)

Figure 6.1.3 Preliminary Preferred Option - Ground Floor Plan

MAYOH ARCHITECTS

LEVEL 1 PLAN

LEGEND

- SITE BOUNDARY
- EXISTING CLUB HOUSE
- PROPOSED DEVELOPMENT BOUNDARY
- TREE PROTECTION ZONE (TPZ) RADIUS
- TREES TO BE RETAINED (BIODIVERSITY MAPPED)
- OTHER TREES TO BE RETAINED
- RESIDENTIAL FENCING
- PEDESTRIAN RESIDENTIAL ENTRY
- BALCONY / TERRACE
- BELOW GROUND (UNEXCAVATED)

Figure 6.1.4 Preliminary Preferred Option - Level 1 Plan

MAYOH ARCHITECTS

LEVEL 2 PLAN

LEGEND

- SITE BOUNDARY
- EXISTING CLUB HOUSE
- PROPOSED DEVELOPMENT BOUNDARY
- TREE PROTECTION ZONE (TPZ) RADIUS
- TREES TO BE RETAINED (BIODIVERSITY MAPPED)
- OTHER TREES TO BE RETAINED
- RESIDENTIAL FENCING
- PEDESTRIAN RESIDENTIAL ENTRY
- BALCONY / TERRACE
- BELOW GROUND (UNEXCAVATED)

Figure 6.1.5 Preliminary Preferred Option - Level 2 Plan

LEVEL 3 PLAN

LEGEND

- SITE BOUNDARY
- EXISTING CLUB HOUSE
- PROPOSED DEVELOPMENT BOUNDARY
- TREE PROTECTION ZONE (TPZ) RADIUS
- TREES TO BE RETAINED (BIODIVERSITY MAPPED)
- OTHER TREES TO BE RETAINED
- RESIDENTIAL FENCING
- PEDESTRIAN RESIDENTIAL ENTRY
- BALCONY / TERRACE
- BELOW GROUND (UNEXCAVATED)

Figure 6.1.6 Preliminary Preferred Option - Level 3 Plan

MAYOH ARCHITECTS

LEVEL 4 PLAN

LEGEND

- SITE BOUNDARY
- EXISTING CLUB HOUSE
- PROPOSED DEVELOPMENT BOUNDARY
- TREE PROTECTION ZONE (TPZ) RADIUS
- TREES TO BE RETAINED (BIODIVERSITY MAPPED)
- OTHER TREES TO BE RETAINED
- RESIDENTIAL FENCING
- PEDESTRIAN RESIDENTIAL ENTRY
- BALCONY / TERRACE
- BELOW GROUND (UNEXCAVATED)

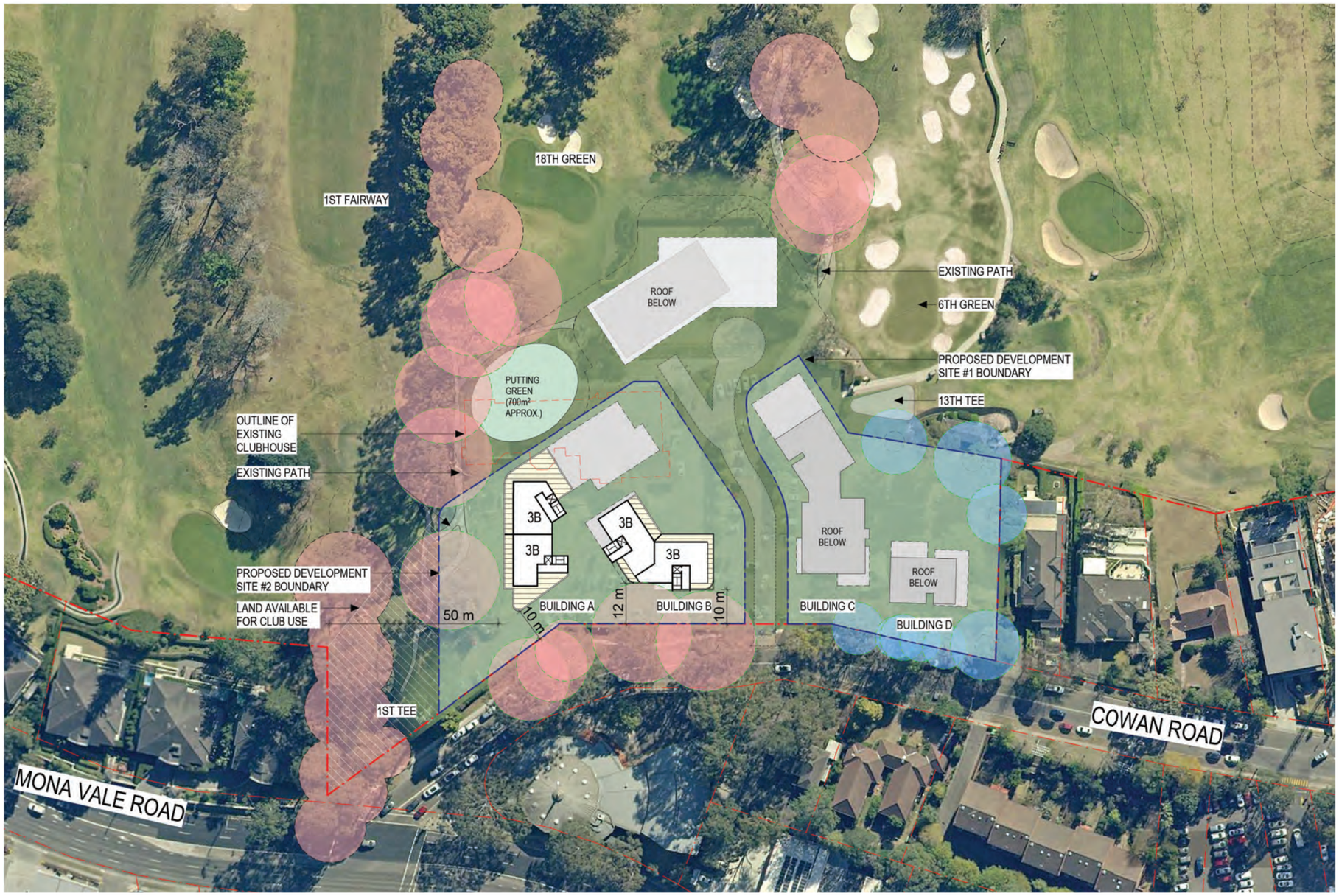


Figure 6.1.7 Preliminary Preferred Option - Level 4 Plan

MAYOH ARCHITECTS

LOWER GROUND/ BASEMENT 1 PLAN

LEGEND

- SITE BOUNDARY
- EXISTING CLUB HOUSE
- PROPOSED DEVELOPMENT BOUNDARY
- TREE PROTECTION ZONE (TPZ) RADIUS
- TREES TO BE RETAINED (BIODIVERSITY MAPPED)
- OTHER TREES TO BE RETAINED
- RESIDENTIAL FENCING
- PEDESTRIAN RESIDENTIAL ENTRY
- BALCONY / TERRACE
- BELOW GROUND (UNEXCAVATED)

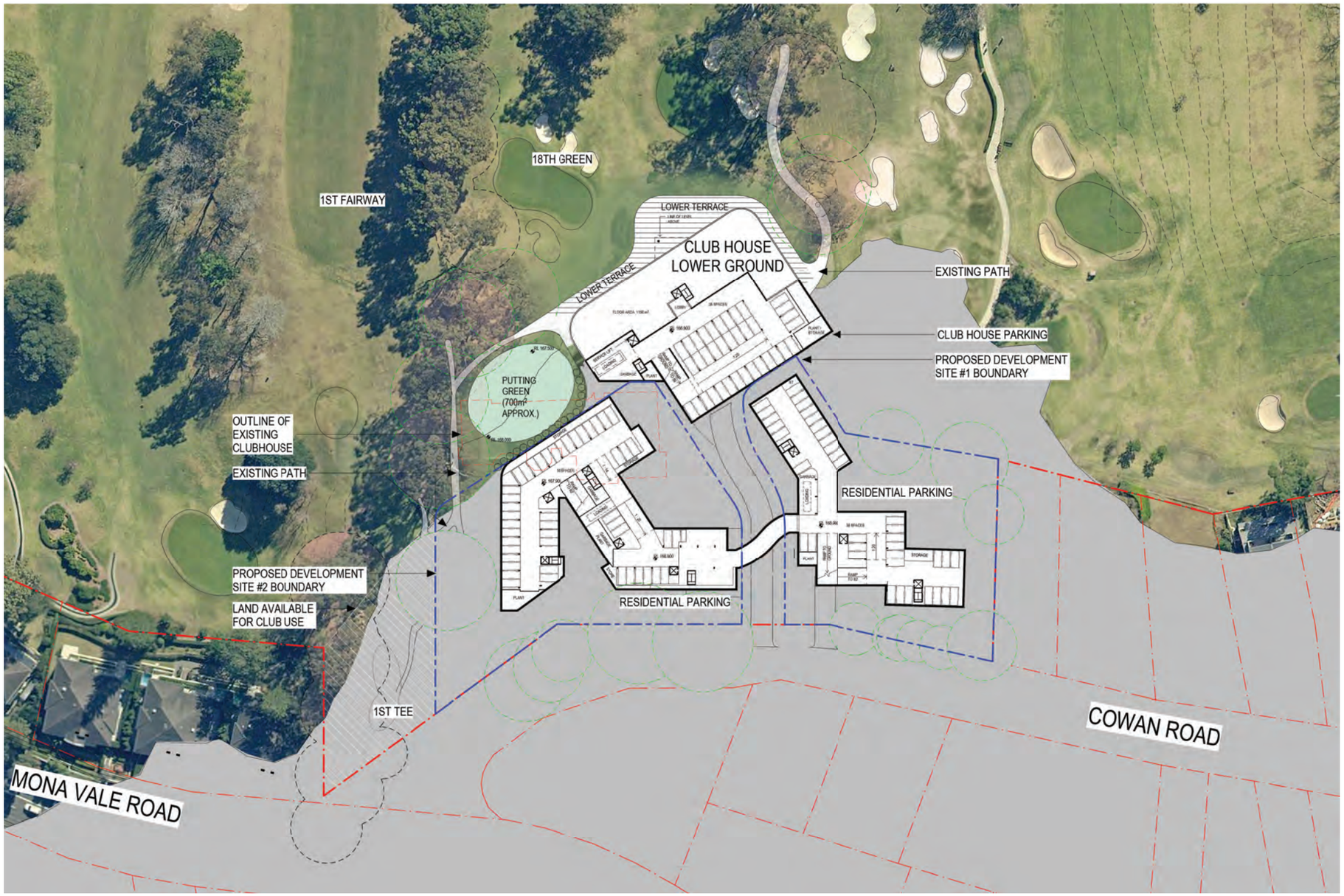


Figure 6.1.8 Preliminary Preferred Option - Lower Ground/ Basement 1 Plan

MAYOH ARCHITECTS

BASEMENT 2 PLAN

LEGEND

- SITE BOUNDARY
- EXISTING CLUB HOUSE
- PROPOSED DEVELOPMENT BOUNDARY
- TREE PROTECTION ZONE (TPZ) RADIUS
- TREES TO BE RETAINED (BIODIVERSITY MAPPED)
- OTHER TREES TO BE RETAINED
- RESIDENTIAL FENCING
- PEDESTRIAN RESIDENTIAL ENTRY
- BALCONY / TERRACE
- BELOW GROUND (UNEXCAVATED)

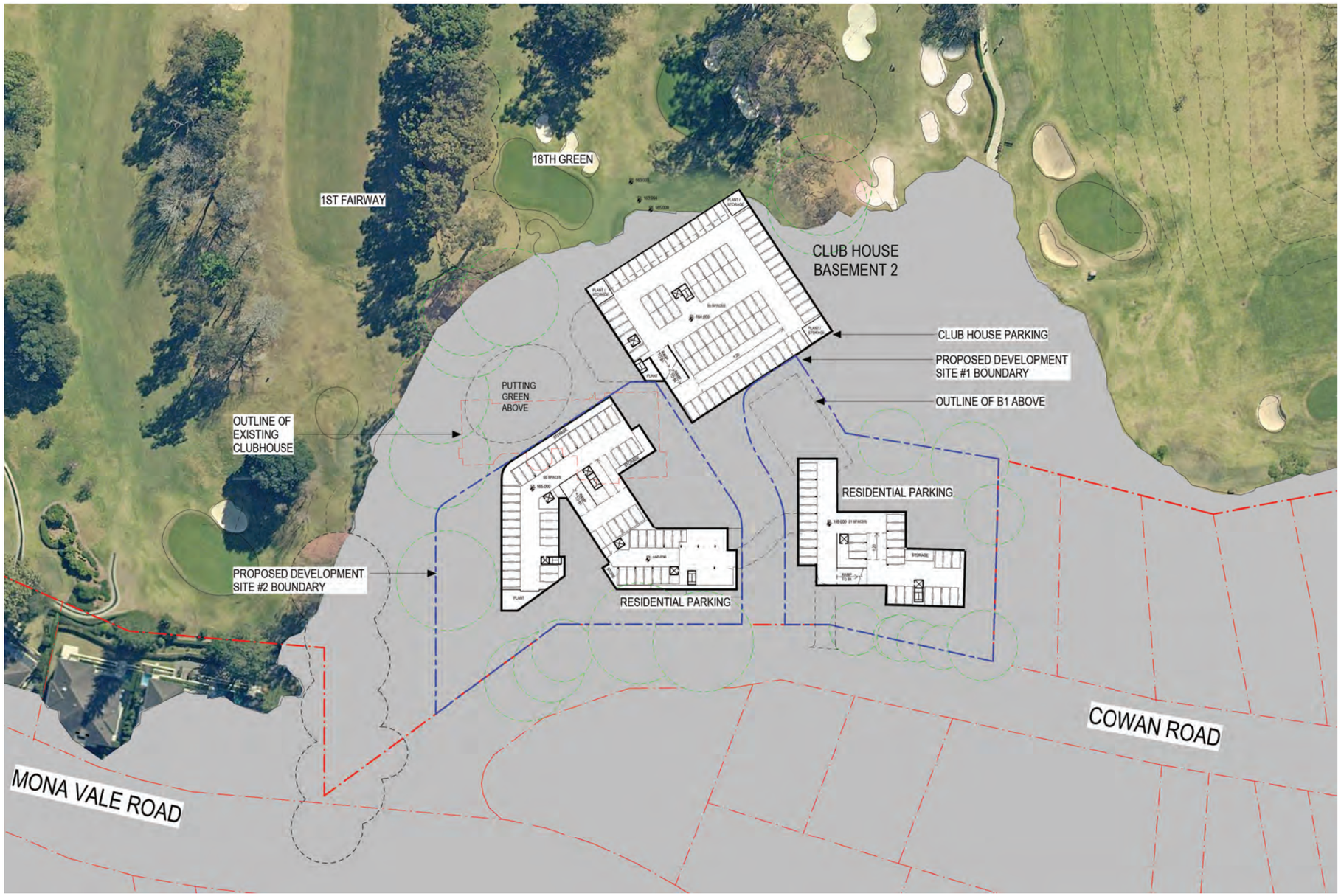


Figure 6.1.9 Preliminary Preferred Option - Basement 2 Plan

MAYOH ARCHITECTS

BASEMENT 3 PLAN

LEGEND

- SITE BOUNDARY
- EXISTING CLUB HOUSE
- PROPOSED DEVELOPMENT BOUNDARY
- TREE PROTECTION ZONE (TPZ) RADIUS
- TREES TO BE RETAINED (BIODIVERSITY MAPPED)
- OTHER TREES TO BE RETAINED
- RESIDENTIAL FENCING
- PEDESTRIAN RESIDENTIAL ENTRY
- BALCONY / TERRACE
- BELOW GROUND (UNEXCAVATED)

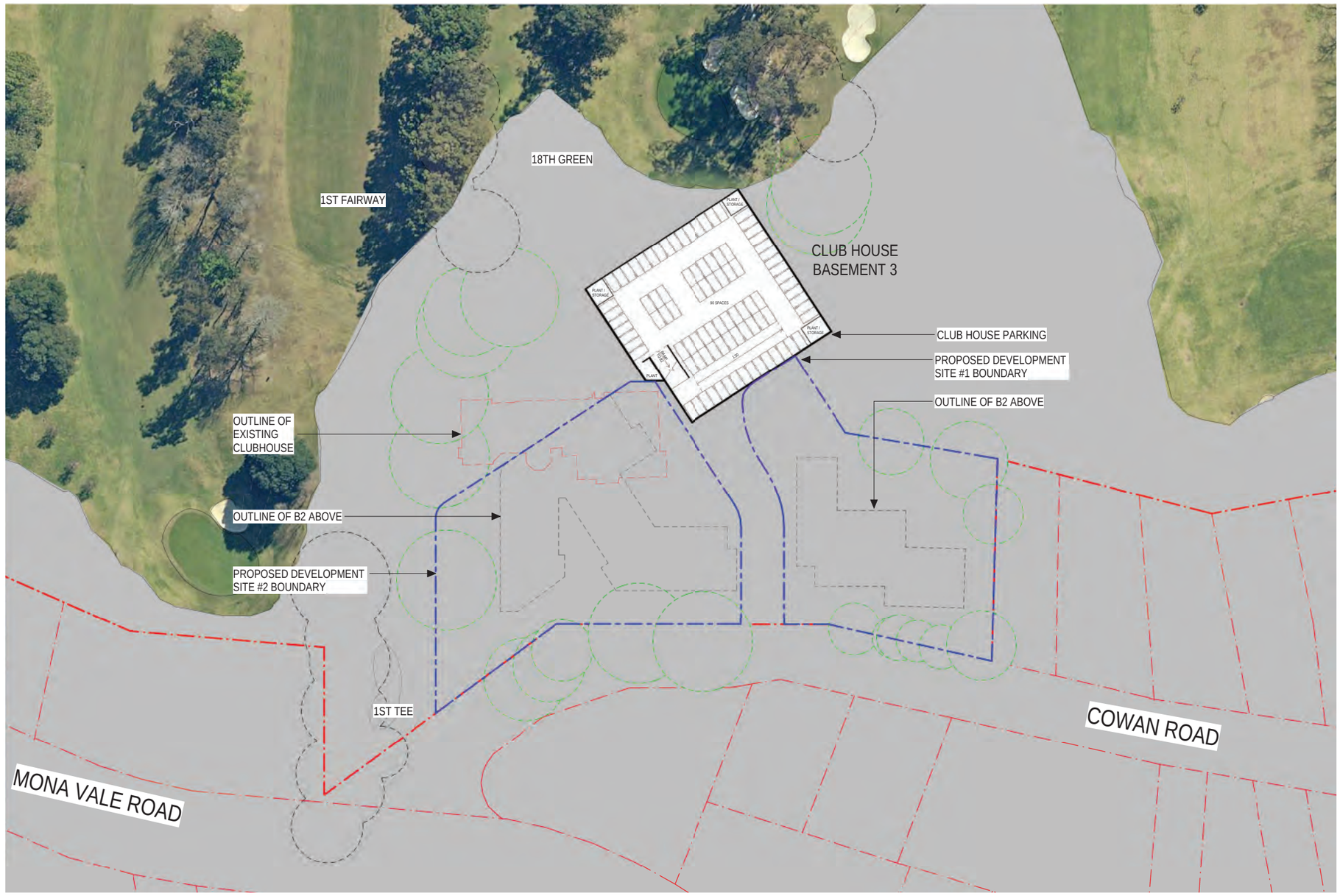


Figure 6.1.10 Preliminary Preferred Option - Basement 3 Plan

MAYOH ARCHITECTS

6.2 ESTIMATED YIELD AND SITE AREA CALCULATIONS

	RES SITE #1	RES SITE #2	TOTAL SITE
DEVELOPMENT YIELD AND DENSITY			
Approximate Site Area	4300 m²	5500 m²	9800 m²
Estimated Gross Floor Area (GFA)	3800 m²	6000 m²	9800 m²
Estimated Floor Space Ratio (FSR)	0.90	1.10	1.00
Estimated # of Res Units (113 m² Avg NSA)	28	49	77
- Estimated # of 2 Bed Units	8	26	34
- Estimated # of 3 Bed Units	20	23	43
DCP COMPLIANCE			
Residential Common Open Space - % of Site	48%	55%	52%
Deep Soil - % of Site	53%	56%	55%
Site Coverage - % of Site	30%	30%	30%
RESIDENTIAL AMENITY AND ADG OVERVIEW			
Views of Golf Course	89%	67%	75%
Solar Access (2 Hours)	89%	71%	78%
Cross-Ventilation	89%	98%	95%

MAYOH ARCHITECTS

6.3 PRELIMINARY LANDSCAPE PLAN

Place Design Group has prepared the Indicative Landscape Plan in support of the preferred development option. Refer to Appendix B.0 for complete landscape documentation.

Figure 6.3.1 Indicative Landscape Plan by Place Design Group

MAYOH ARCHITECTS

6.4 VISUALISATION

Figure 6.4.1 Existing Site Photo - View 1

Figure 6.4.2 Existing Site Photo - View 2

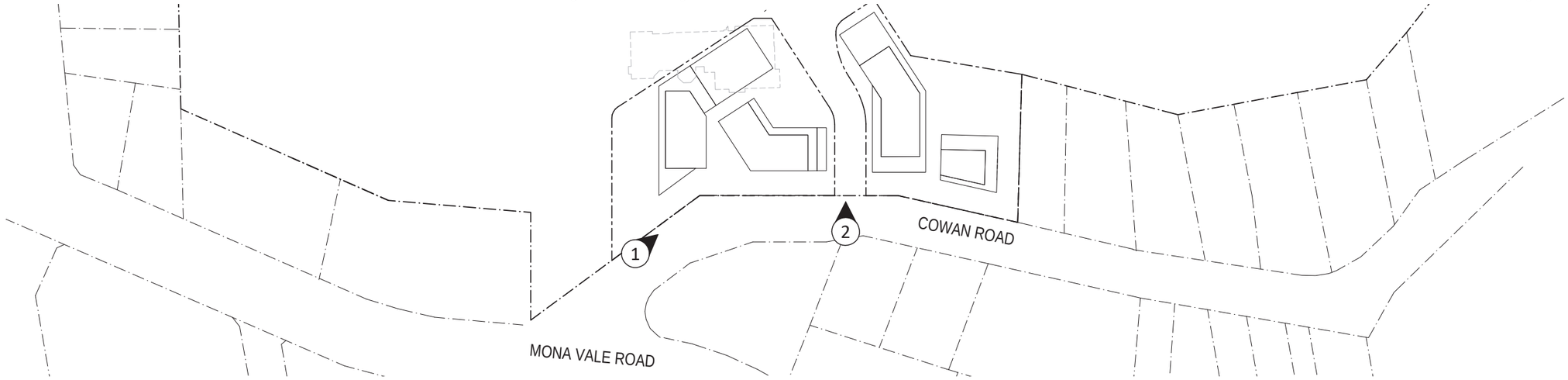


Figure 6.4.3 Key Plan

MAYOH ARCHITECTS

6.4 VISUALISATION

Figure 6.4.4 Photo-montage - View 1 Looking North to Cowan Road

MAYOH ARCHITECTS

6.4 VISUALISATION

Figure 6.4.5 Photo-montage - View 2 Looking to Proposed Club Entry

MAYOH ARCHITECTS

6.5 INDICATIVE LANDSCAPE CHARACTER IMAGERY

Figure 6.6.1 Indicative Character Imagery Prepared by Place Design Group

MAYOH ARCHITECTS

6.6 INDICATIVE SECTIONS

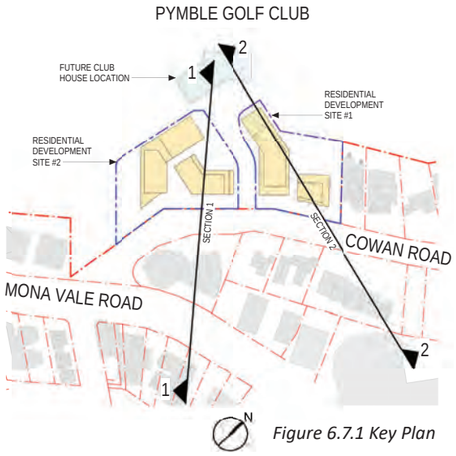


Figure 6.7.1 Key Plan

LEGEND

- CLUBHOUSE
- ADDITIONAL CLUBHOUSE SPACE
- RESIDENTIAL
- PARKING

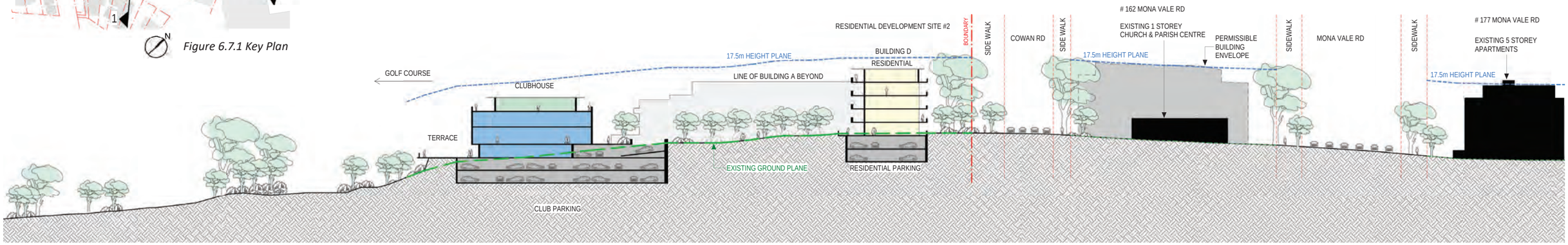


Figure 6.7.2 Section 1

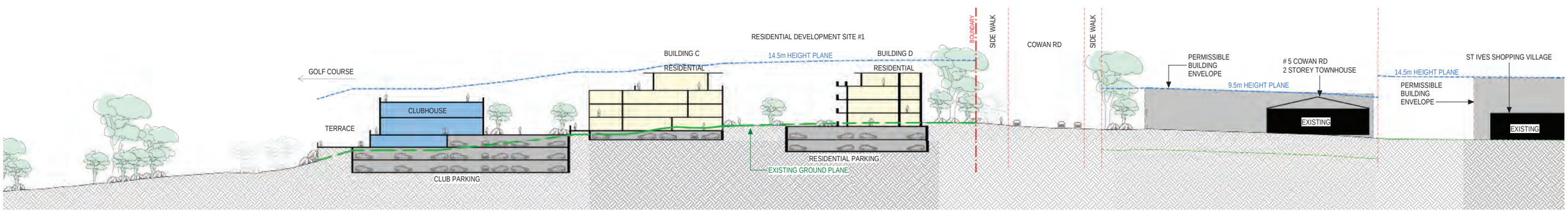


Figure 6.7.3 Section 2

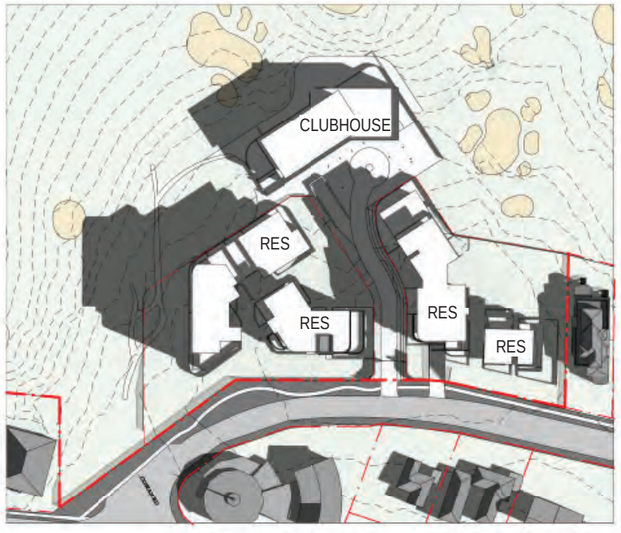
MAYOH ARCHITECTS

6.7 SHADOW AND SOLAR ANALYSIS

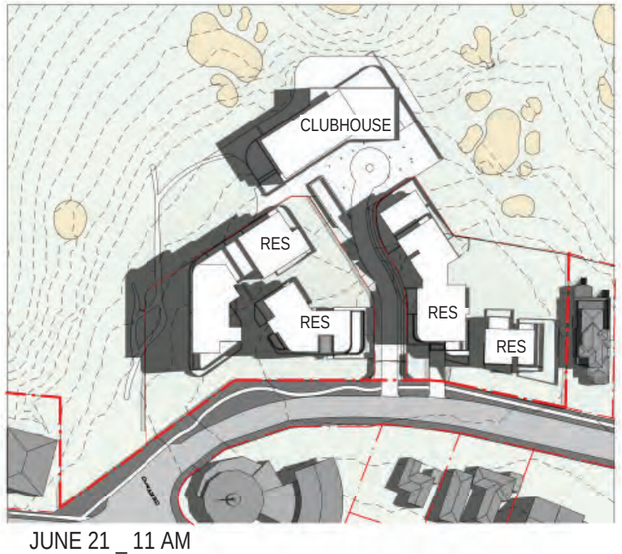
Shadow and solar access analysis has been undertaken, utilising 3-D digital modelling of the Preliminary Preferred Option in the context of the area's topography and existing buildings.

As demonstrated in the following shadow diagrams, this option does not cast shadow on adjoining or adjacent private property between 9am and 3pm on the shortest day of the year (June 21), which will impact on those properties abilities to achieve the solar access provisions within SEPP65 and the ADG.

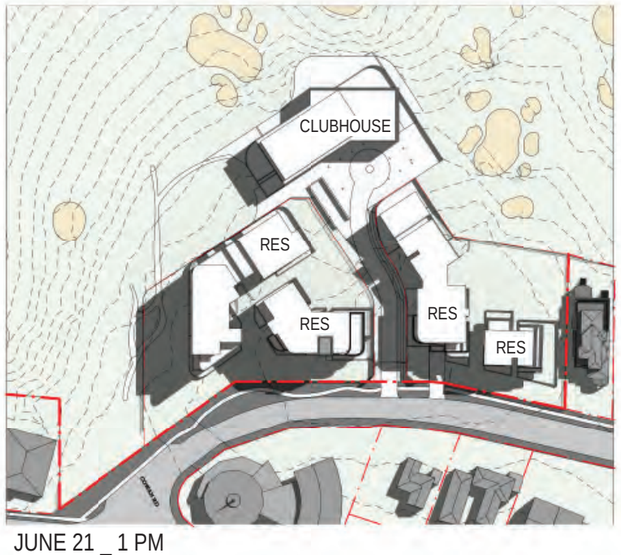
Additionally, the site receives almost no shadow from adjoining properties throughout the year including June 21. The configuration of the site enables access to direct sunlight in winter from east, north and westerly orientations, the sum total of which allows for a high percentage of residential space to achieve greater than 2 hours of direct sunlight on June 21.



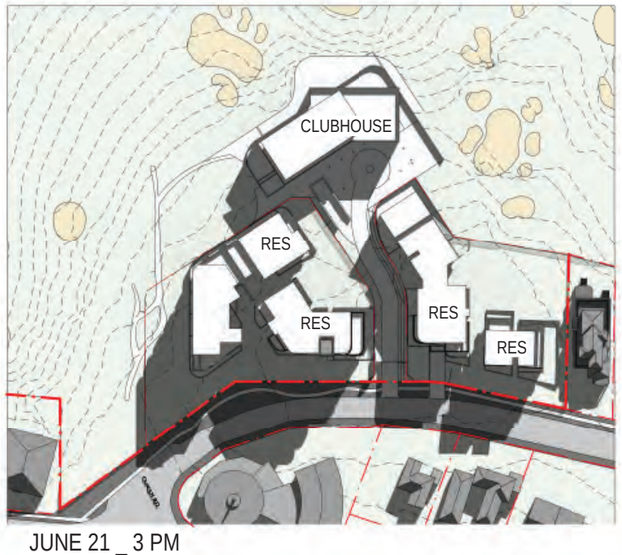
JUNE 21 _ 9 AM



JUNE 21 _ 11 AM



JUNE 21 _ 1 PM



JUNE 21 _ 3 PM

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Figure 6.8.1 Preliminary Preferred Option - Shadow Analysis Diagrams

MAYOH ARCHITECTS

7.0 INDICATIVE DESIGN

7.1 OVERVIEW

Following feedback from Ku-ring-gai Council's planners and heritage advisors, Heritage 21 undertook an updated Assessment of Heritage Impact in September 2020. The updated report recommended retention of the two cottages at #12 and #14 Cowan Rd. In addition to their retention, it was recommended that unsympathetic additions to the cottages be removed and that relocation on site was also possible from a heritage perspective.

Investigation into the feasibility of relocation was undertaken by the proponent. Subsequent advice received from McDonald Contracting indicates relocation of the cottages is feasible.

The following Indicative Design differs from the preliminary preferred option with respect to the residential development site #1 (Buildings C and D). The Indicative Design retains the proposed built form for residential development site #2 (buildings A and B). The proposed position of the future new clubhouse also remains unchanged in the Indicative Design and remains outside of the proposed rezoning area.

For residential development site #1, both cottages at #12 and #14 Cowan Rd are proposed to be relocated within the same general area of the site to enable low rise apartment development on the west side of the cottages (amended Building D). Building C is amended to accommodate both the retention of the cottages and the relocation and resizing of Building D. It is envisaged that the refurbished cottage at #12 Cowan Rd should be used as a common facility for the future residents suitable for meetings, small group entertainment etc. The proposed position allows the cottage to directly interact with the primary common open space on the site. The refurbished cottage at #14 Cowan Rd is proposed to be a residential unit and part of the future strata subdivision.

The resulting Indicative Design preserves the high amenity of all the residential spaces and the appropriate contextual fit developed in the preliminary preferred option, with the added benefit of retaining the two cottages. The proposed maximum FSR and Building Heights are unchanged from the preliminary preferred option.

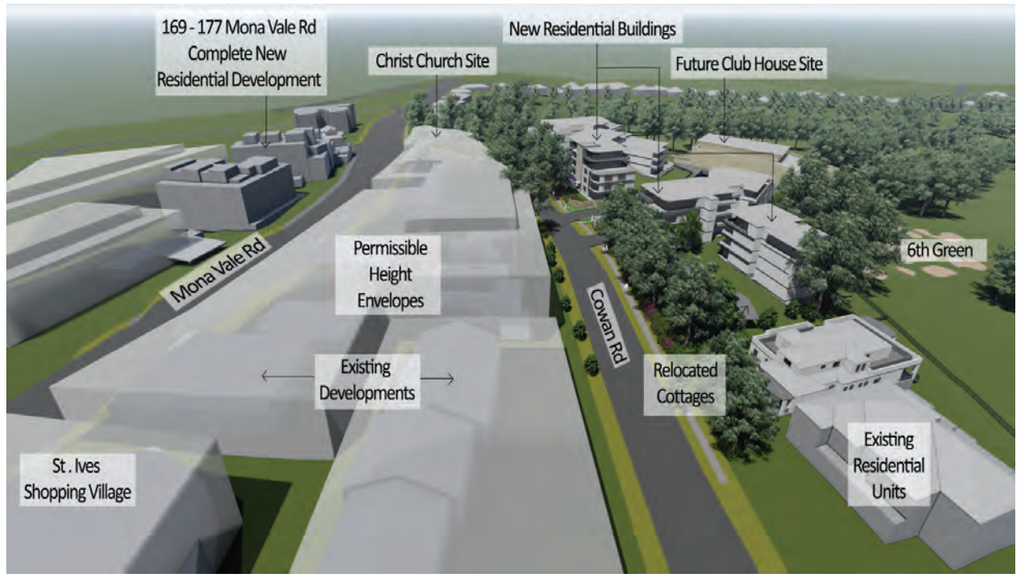


Figure 7.1.1 Proposed Massing - Aerial View Looking South-West

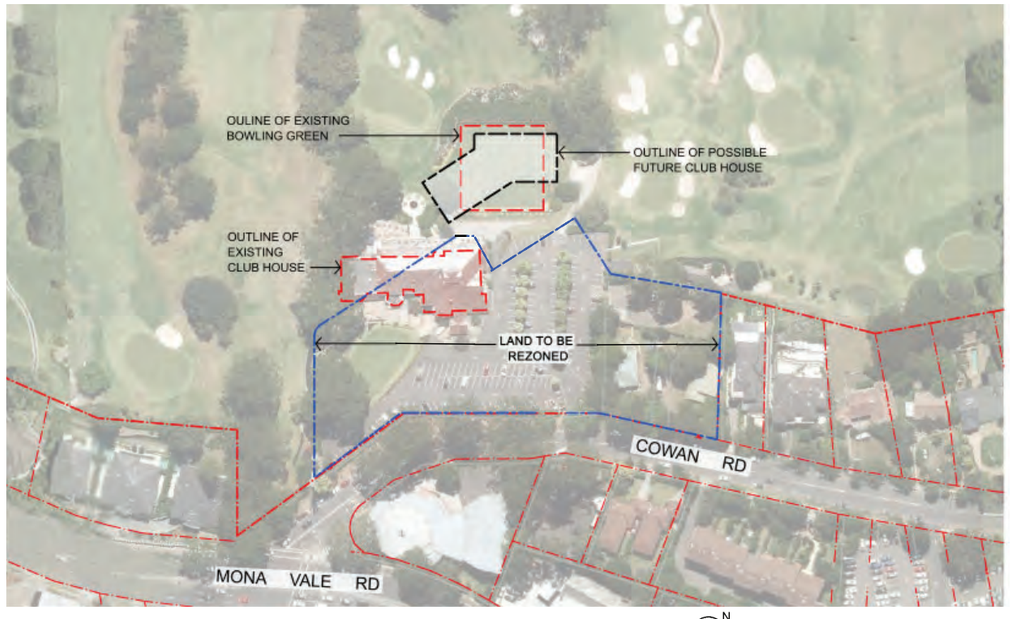


Figure 7.1.2 Land to be Re-zoned

MAYOH ARCHITECTS

GROUND FLOOR PLAN

Figure 7.1.3 Indicative Design - Ground Floor Plan

MAYOH ARCHITECTS

LEVEL 1 PLAN

Figure 7.1.4 Indicative Design - Level 1 Plan

MAYOH ARCHITECTS

LEVEL 2 PLAN

Figure 7.1.5 Indicative Design - Level 2 Plan

MAYOH ARCHITECTS

LEVEL 3 PLAN

Figure 7.1.6 Indicative Design - Level 3 Plan

MAYOH ARCHITECTS

LEVEL 4 PLAN

Figure 7.1.7 Indicative Design - Level 4 Plan

MAYOH ARCHITECTS

LOWER GROUND/ BASEMENT 1 PLAN

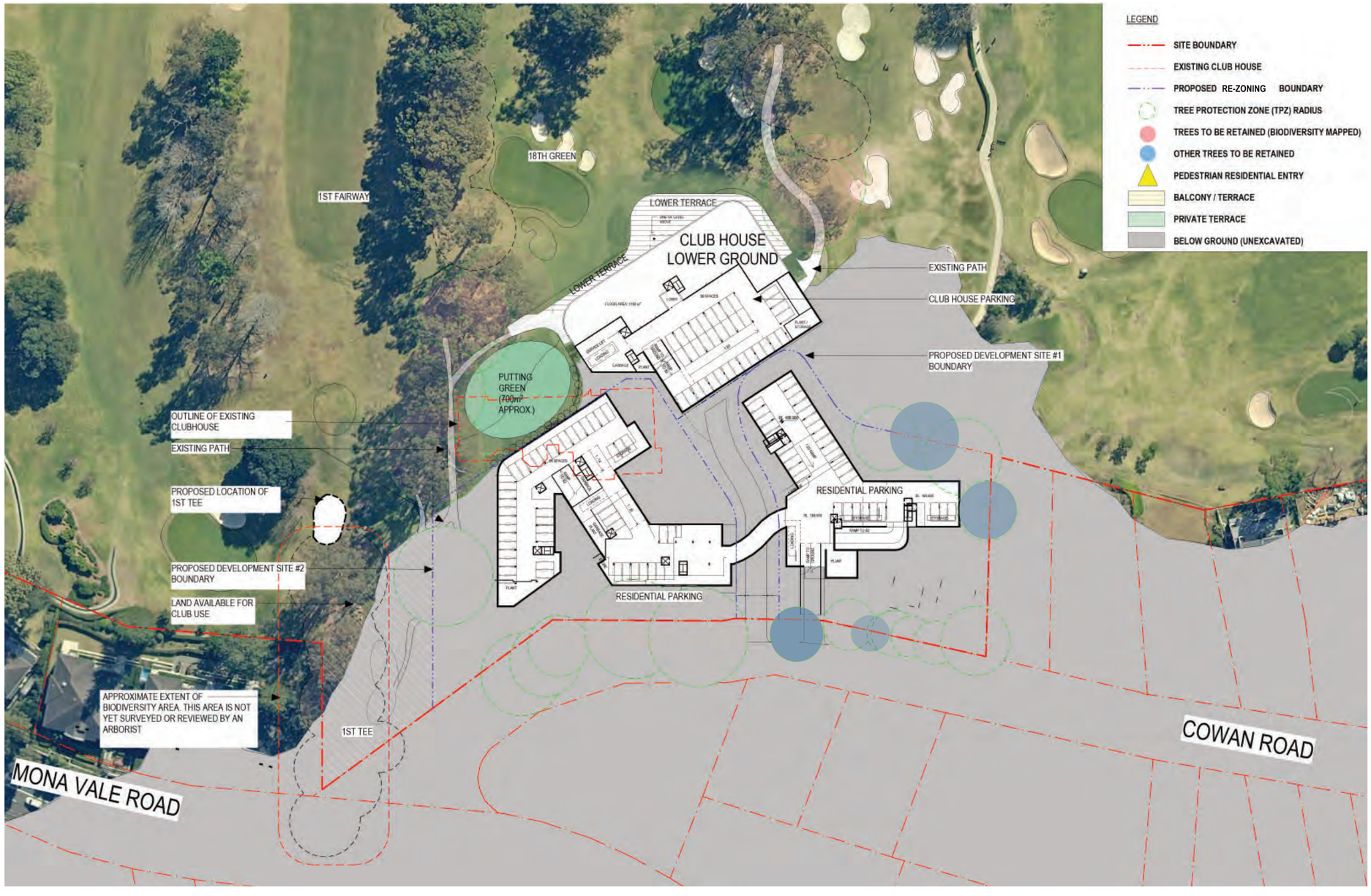


Figure 7.1.8 Indicative Design - Lower Ground/ Basement 1 Plan

MAYOH ARCHITECTS

BASEMENT 2 PLAN

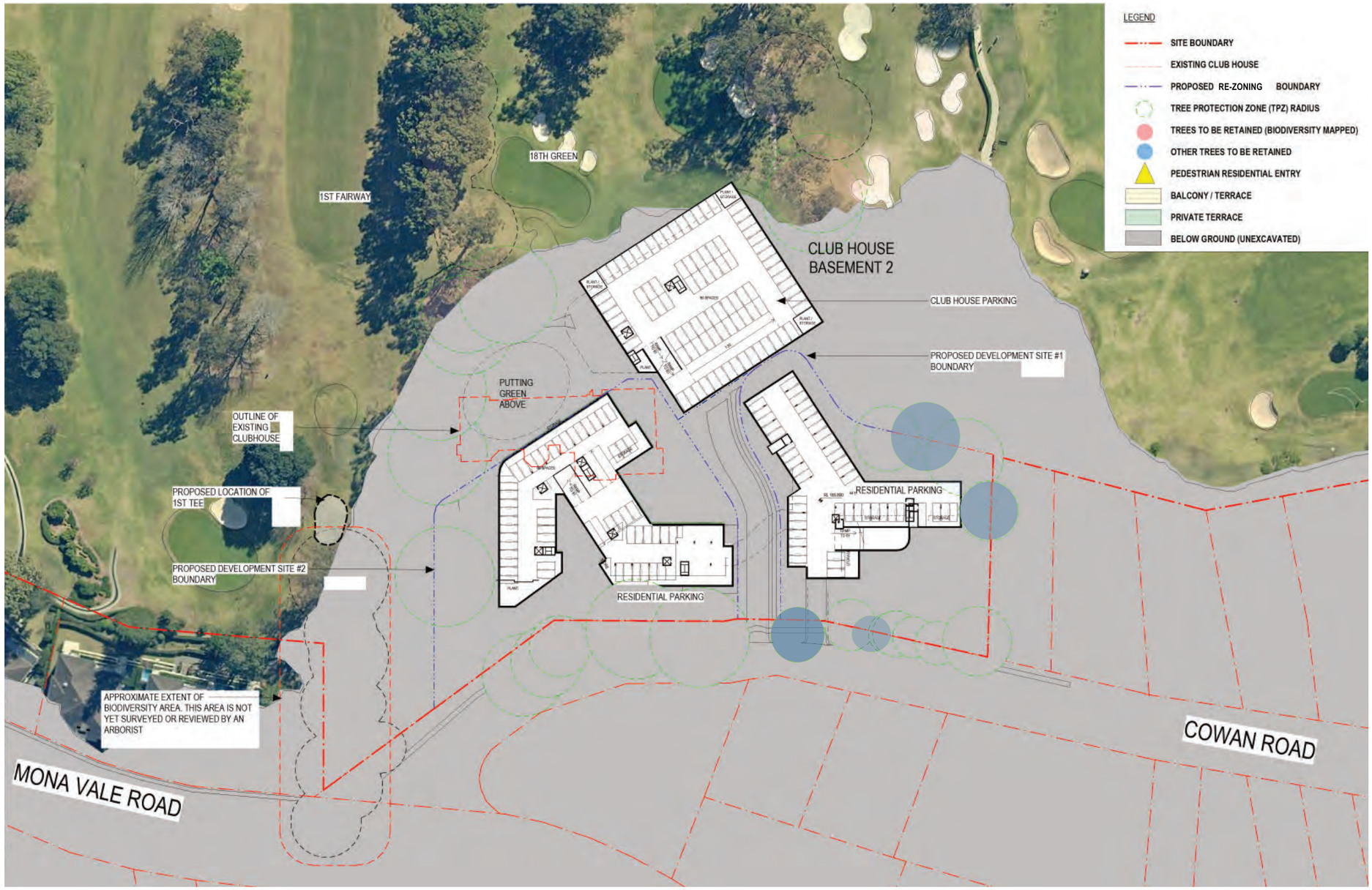


Figure 7.1.9 Indicative Design - Basement 2 Plan

MAYOH ARCHITECTS

BASEMENT 3 PLAN

LEGEND

- SITE BOUNDARY
- EXISTING CLUB HOUSE
- PROPOSED RE-ZONING BOUNDARY
- TREE PROTECTION ZONE (TPZ) RADIUS
- TREES TO BE RETAINED (BIODIVERSITY MAPPED)
- OTHER TREES TO BE RETAINED
- PEDESTRIAN RESIDENTIAL ENTRY
- BALCONY / TERRACE
- PRIVATE TERRACE
- BELOW GROUND (UNEXCAVATED)

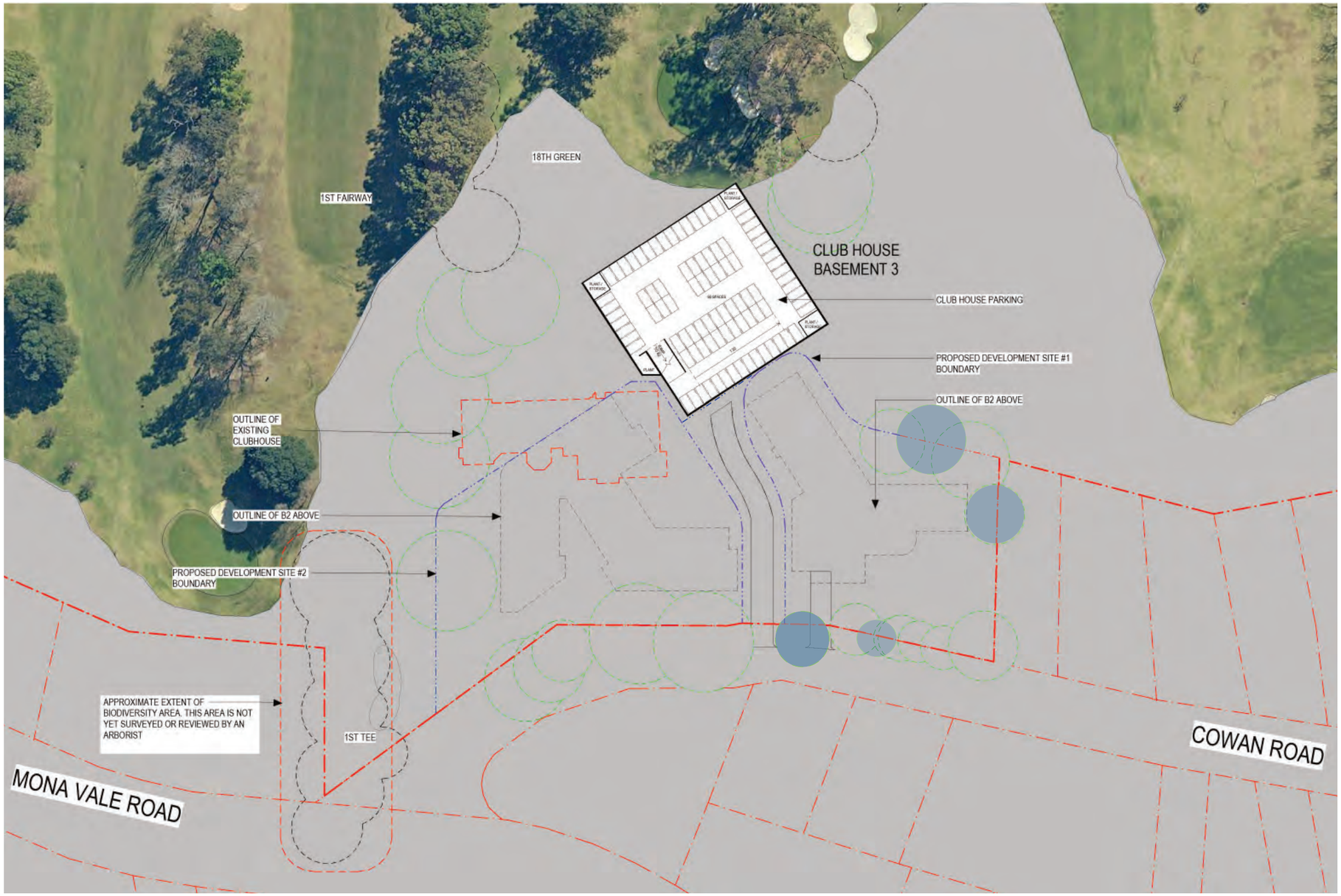
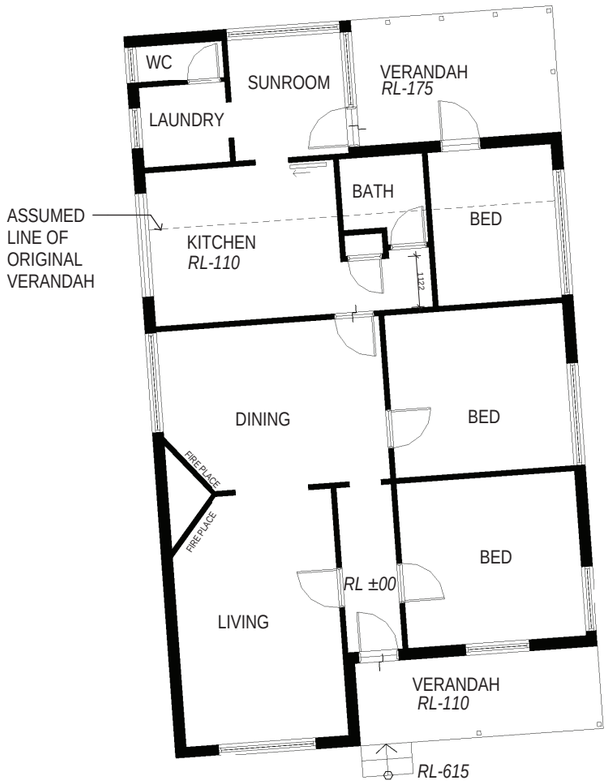


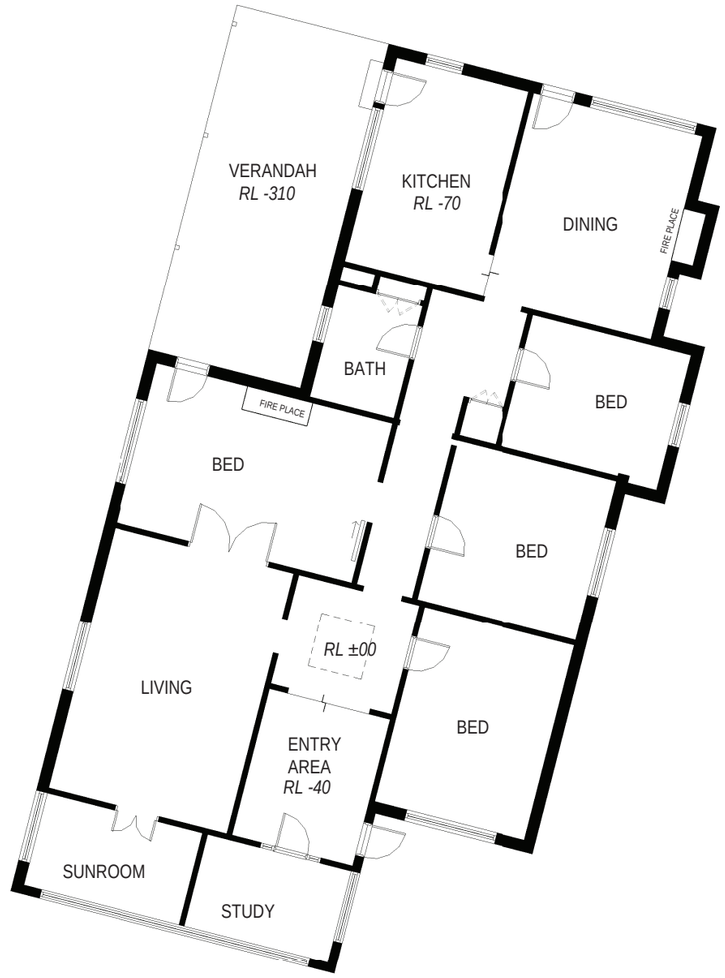
Figure 7.1.10 Indicative Design - Basement 3 Plan

MAYOH ARCHITECTS

EXISTING FLOOR PLAN - COTTAGES



1 EXISTING FLOOR PLAN - 12 COWAN ROAD
1 : 50



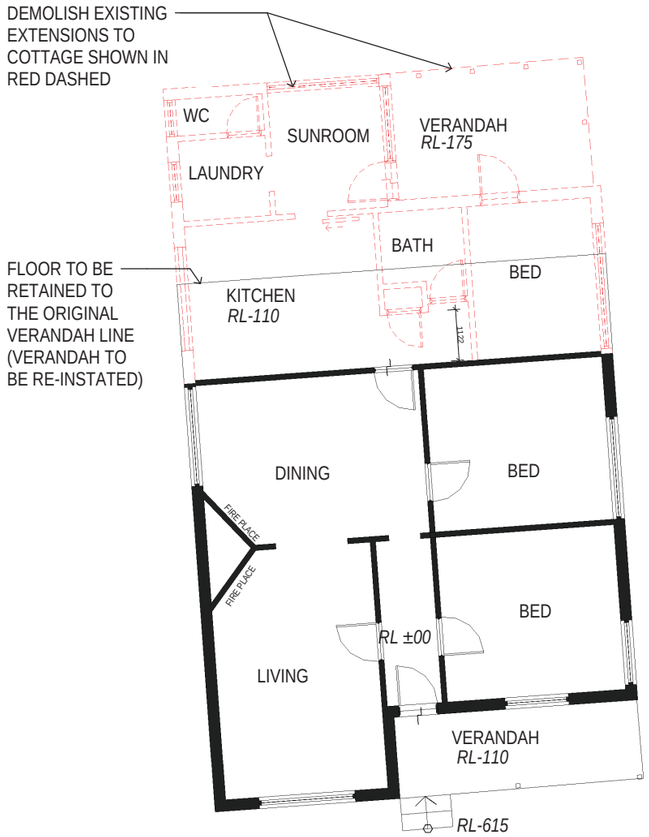
2 EXISTING FLOOR PLAN - 14 COWAN ROAD
1 : 50

N

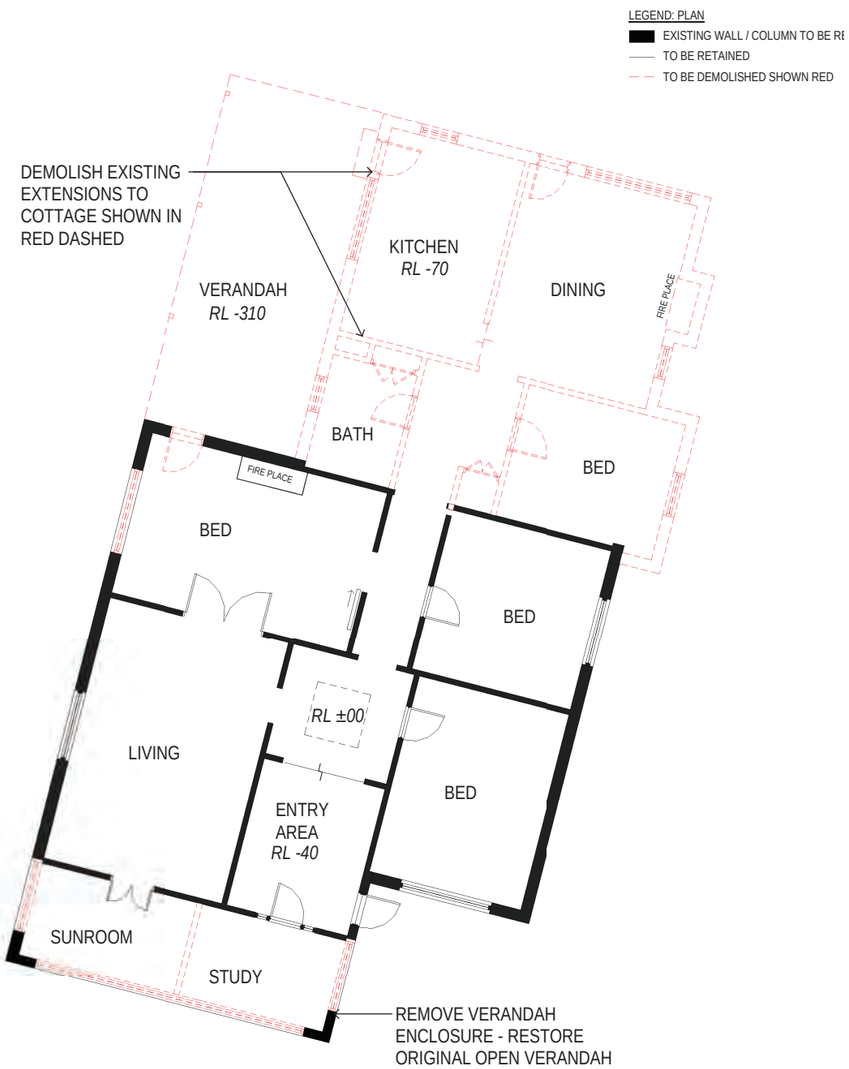
Figure 7.1.11 Existing floor plan - cottages

MAYOH ARCHITECTS

DEMOLITION PLAN FOR COTTAGES



1 DEMOLITION PLAN - 12 COWAN ROAD
1 : 50



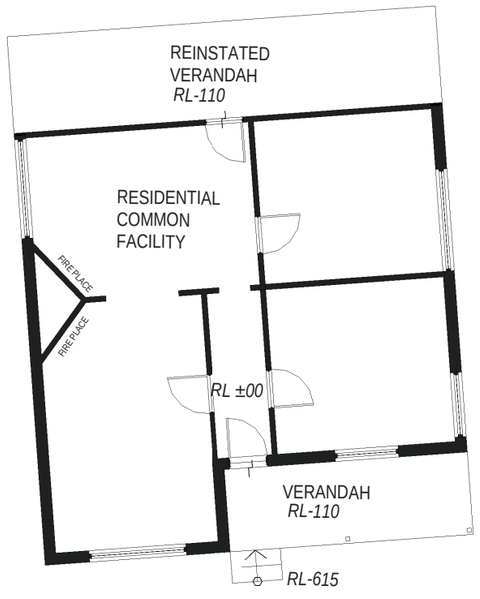
2 DEMOLITION PLAN - 14 COWAN ROAD
1 : 50

N

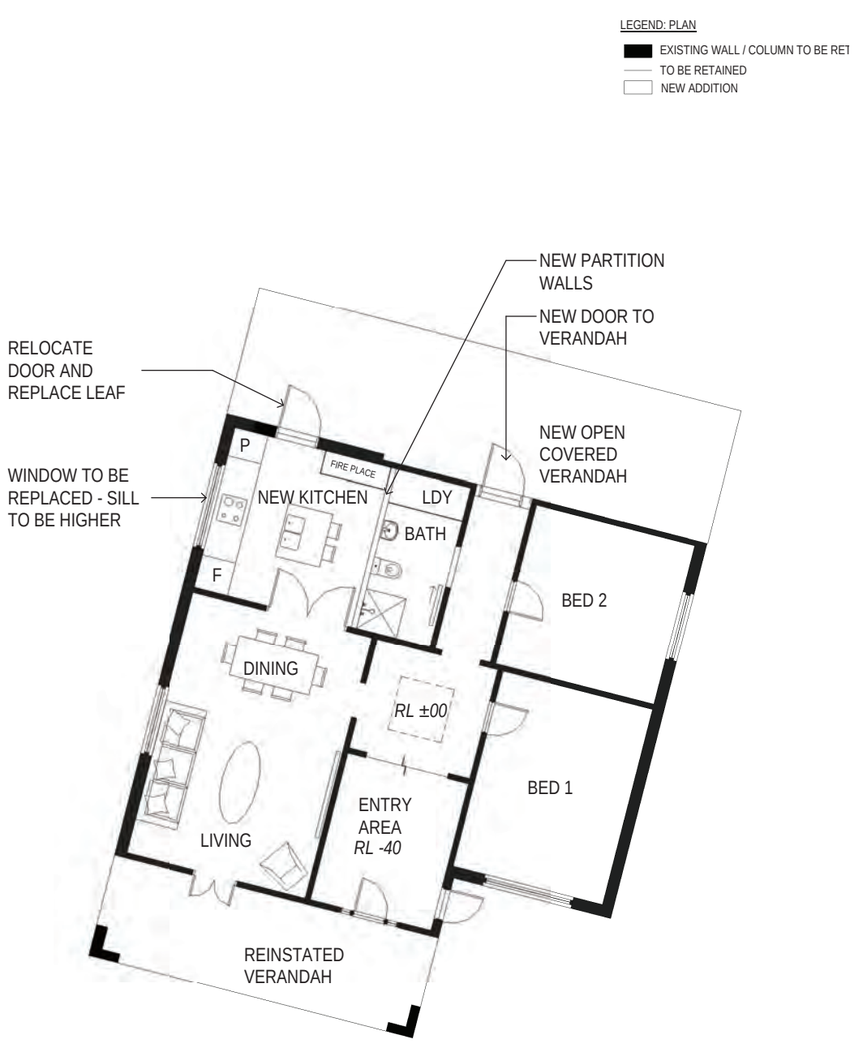
Figure 7.1.12 Demolition Plan for Cottages

MAYOH ARCHITECTS

PROPOSED GROUND FLOOR PLAN - COTTAGES



12 Cowan Rd - Proposed Alterations



14 Cowan Rd - Proposed Alterations

Figure 7.1.13 Proposed Ground Floor Plan - Cottages

MAYOH ARCHITECTS

7.2 ESTIMATED YIELD AND SITE AREA CALCULATIONS

	RES SITE #1	RES SITE #2	CLUB DRIVEWAY WITHIN ZONING AREA	TOTAL
DEVELOPMENT YIELD AND DENSITY				
Approximate Site Area	4477 m²	5480 m²	975 m²	10,932 m²
Estimated Gross Floor Area (GFA)	3970 m²	6000 m²	0 m²	9970 m²
Estimated Floor Space Ratio (FSR)	0.89	1.10	0.00	0.92
Estimated # of Res Units (113 m² Avg NSA)*	29	49	0	78
- Estimated # of 2 Bed Units*	9	26	0	35
- Estimated # of 3 Bed Units	20	23	0	43
DCP COMPLIANCE				
Residential Common Open Space - % of Site	37%	55%	N/A	N/A
Deep Soil - % of Site	50%	56%	N/A	N/A
Site Coverage - % of Site	30%	30%	N/A	N/A
RESIDENTIAL AMENITY AND ADG OVERVIEW				
Views of Golf Course	78%	67%	N/A	.71%
Solar Access (2 Hours)	89%	71%	N/A	78%
Cross-Ventilation	89%	98%	N/A	95%

*** Includes 1 Cottage (# 14 Cowan Rd) in proposed refurbished 2bed layout, measuring 100 sqm NSA approx**

MAYOH ARCHITECTS

7.3 INDICATIVE LANDSCAPE PLAN

Place Design Group has prepared the Indicative Landscape Plan in support of the preferred development option. Refer to Appendix B.0 for complete landscape documentation.

Figure 7.3.1 Indicative Landscape Plan by Place Design Group

MAYOH ARCHITECTS

7.4 VISUALISATION

Figure 7.4.1 Existing Site Photo - View 1

Figure 7.4.2 Existing Site Photo - View 2

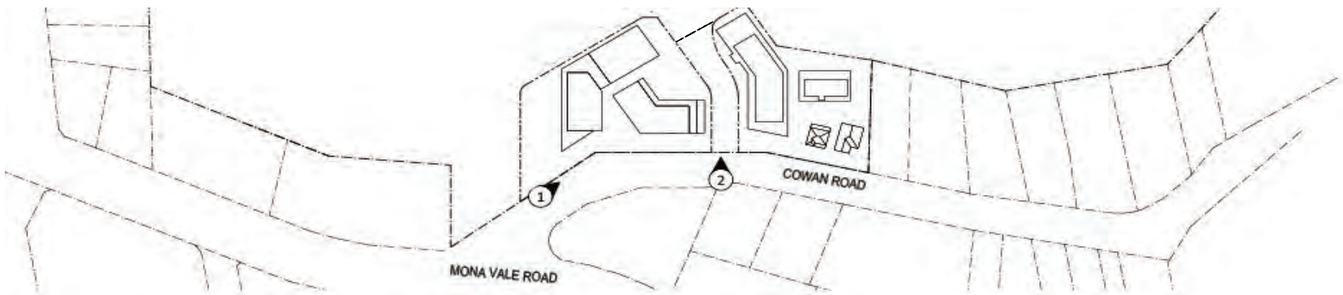


Figure 7.4.3 Key Plan

MAYOH ARCHITECTS

7.4 VISUALISATION

Figure 7.4.4 Photo-montage - View 1 Looking North to Cowan Road

MAYOH ARCHITECTS

7.4 VISUALISATION

Figure 7.4.5 Photo-montage - View 2 Looking on Proposed Club Entry

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7.5 INDICATIVE LANDSCAPE CHARACTER IMAGERY

Figure 7.6.1 Indicative Character Imagery Prepared by Place Design Group

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7.6 INDICATIVE SECTION

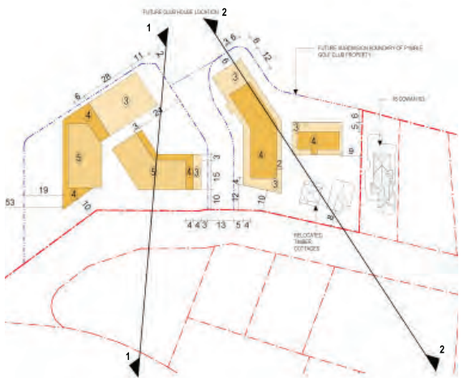

Figure 7.7.1 Key Plan

LEGEND

- CLUBHOUSE
- ADDITIONAL CLUBHOUSE SPACE
- RESIDENTIAL
- PARKING

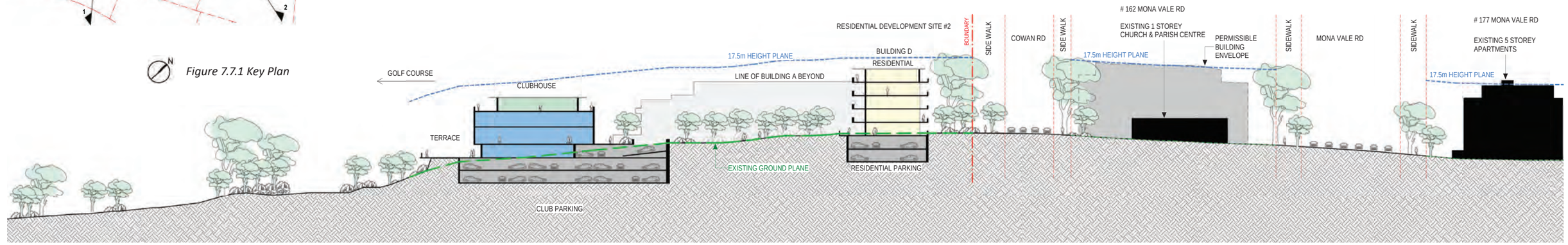

Figure 6.7.2 Section 1

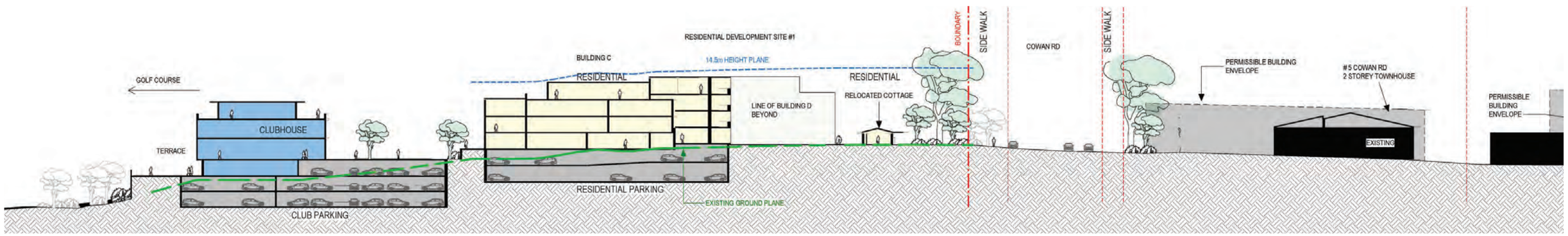

Figure 7.7.3 Section 2

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7.7 SHADOW AND SOLAR ANALYSIS

Shadow and solar access analysis has been undertaken, utilising 3-D digital modelling of the Indicative Design in the context of the area's topography and existing buildings.

As demonstrated in the following shadow diagrams, the Indicative Design does not cast shadow on adjoining or adjacent private property between 9am and 3pm on the shortest day of the year (June 21), in a manner which would impact on those properties abilities to achieve the solar access Provisions within SEPP65 and the ADG.

Additionally, the site receives almost no shadow from adjoining properties throughout the year including June 21. The configuration of the site and the indicative design enables access to direct sunlight in winter from east, north and westerly orientations, the sum total of which allows for a high percentage of residential space to achieve greater than 2 hours of direct sunlight on June 21.

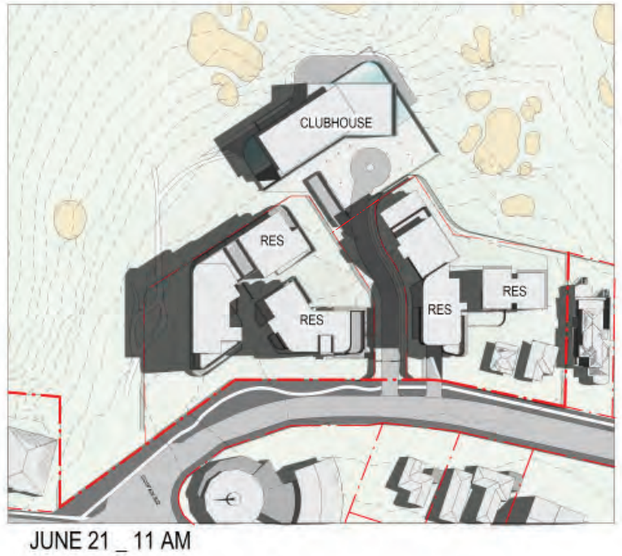

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Figure 7.8.1 Indicative Design - Shadow Analysis Diagrams

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8.0 CONCLUSION

8.0 CONCLUSION

Based on the context and urban design analysis undertaken, this report concludes that a residential apartment development ranging from 3-5 storeys, and in a configuration consistent with the Indicative Design contained within section 7.0 of this report, will provide the following:

- A development which suits the St Ives Town Centre as it evolves into a more mature centre with a greater concentration of housing, services, retail, recreational and cultural facilities
- A development which supports the Christ Church site to establish a southern gateway to the Town Centre
- Future new housing stock in a location consistent with the Ku-ring-gai Local Strategic Planning Statement (LSPS)
- A development which will not have adverse impacts on the local biodiversity, ecology and adjacent neighbours of the area
- A development which will improve the deep soil landscape of the land affected by the proposal
- A development which will be complimentary to the Golf Club and the golf course
- A development which will enable the Golf Club to maintain its visual presence in the public realm and maintain operations completely independent of the future residential development
- Provide new residences which enjoy a high amenity position and layout which optimises views, accessibility, daylight, privacy and landscape
- Allow for the conservation of the existing cottages at #12 and #14 Cowan Rd

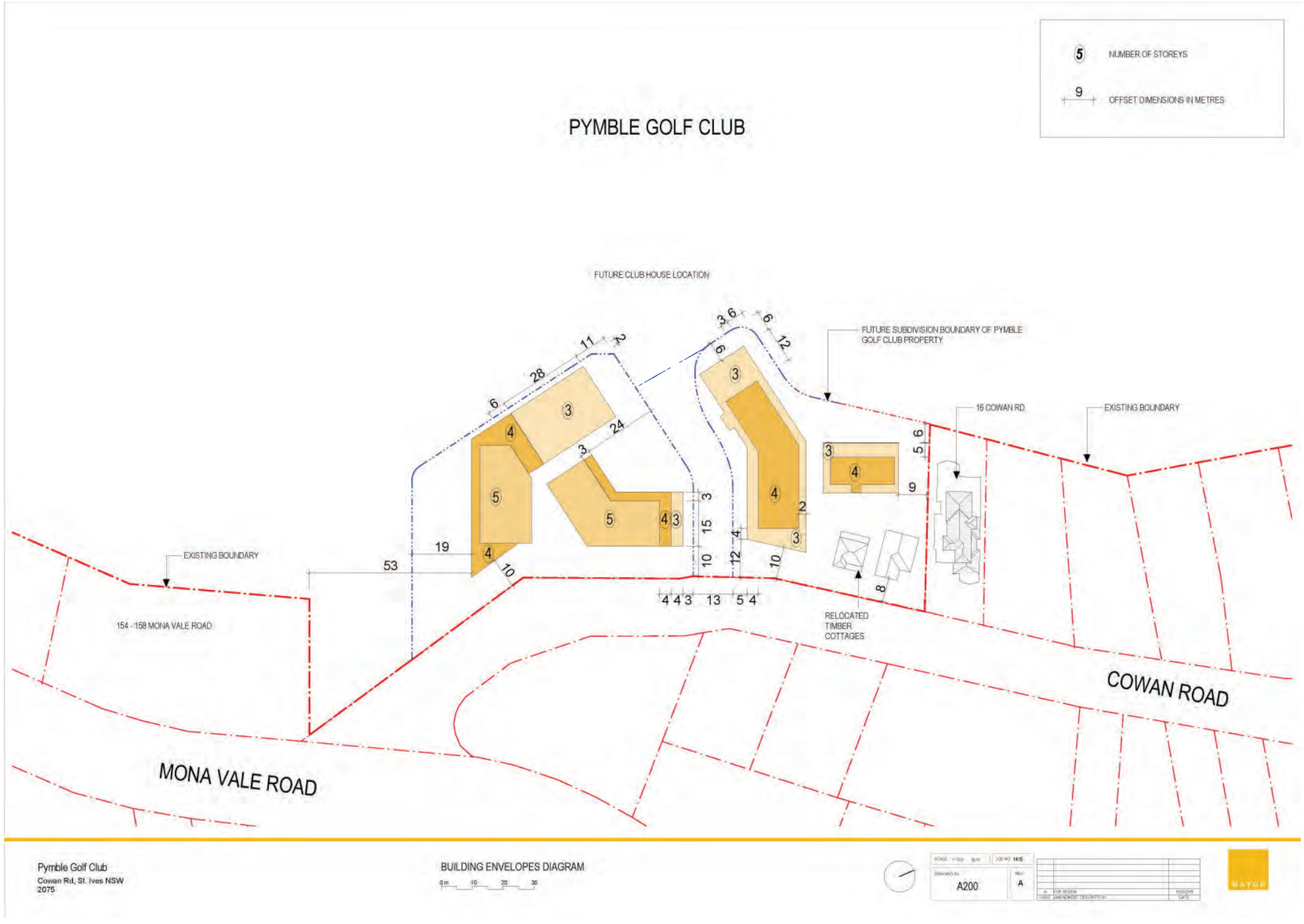
In order for development consistent with the Amended Indicative Design to occur, changes to the KLEP and KDCP will be required including:

- Change zoning to R4 High Density Residential and part RE2 Private Recreation
- Change of maximum Height of Buildings to range from 11.5 M to 17.5M
- Change the FSR control to 0.92
- Incorporate a minimum 1200 sqm minimum lot size
- Adopt site specific DCP provisions

In conclusion, this study supports the Planning Proposal seeking to make such changes to the KLEP.

APPENDICES

APPENDIX A - BUILDING ENVELOPES DIAGRAM



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APPENDIX B - LIST OF CONTRIBUTING CONSULTANTS

CONSULTANT	COMPANY
Town Planner	DMPS Town Planning & Property Development Specialists
Arborist	DKG Aboricultural Services
Ecologist	Narla Environmental
Traffic	Anson Group
Contamination	EI Australia
Heritage	Heritage 21
Quantity Surveyor	Altus Group
Landscape Architect	Place Design Group
Photomontage Graphics	PODGroup

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Pymble Golf Club,
Cowan Road, St Ives
Planning Proposal
Indicative Landscape Concept

Project Reference: 2519071

25.08.2022

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Report title	Pymble Golf Club, Cowan Road, St Ives Planning Proposal Indicative Landscape Concept
Document number	2519071
Prepared for	Mayoh Architects
Authors	Sophie Yao, Kassie Cottee, Caleb Wright
Revision number	[D]
Revision issue date	23.08.2022
Approved	Nick Ison
Reason for revision	For planning proposal

CONTENTS

Indicative Landscape Masterplan

LEGEND

01 Proposed main entry driveway to future club house (Avenue planting)
02 Existing trees to be retained
03 Gathering space with custom seating
04 Feature trees on green mound
05 Key arrival entry with pergola structure
06 Low hedging and groups of trees to allow views
07 Steppers on turf
08 Concrete pathway
09 Horticulture garden
10 Open multi-function turf area
11 Picnic set with pergola above
12 Raised planter to the building
13 Tensile wire structure pergola with communual dining table
14 Hedges/mass planting/ large canopy trees along site boundary to provide privacy and allow views
15 Landscaped private courtyard
16 Dense planting for screening
17 Bespoke timber seating
Basement below

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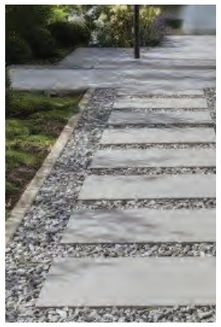
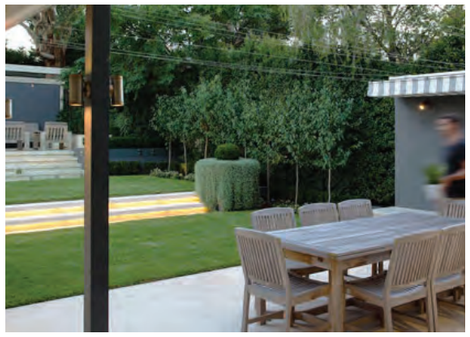
Character Precedent Images











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Typical Planting Palette - Full Sun/Part Shade

TREES

Eucalyptus saligna
(Sydney Blue Gum)

Lagerstroemia indica ‘Lipan’
(Lipan Crepe Myrtle)

Magnolia ‘Little Gem’
(Dwarf magnolia)

Pistacia chinesis
(Chinese pistache)

Pyrus calleryana ‘Chanticleer’
(Ornamental Pear)

SHRUBS

Jasminum sambac ‘Arabian Jasmine’
(Arabian Jasmine)

Metrosideros ‘Fiji Fire’
(Fiji Fire)

Murraya paniculata
(Mock Orange)

Michelia figo
(Port Wine Magnolia)

Rhaphiolepis delacourii
(Hybrid Indian Hawthorn)

Strelitzia reginae
(Bird of Paradise)

HEDGES

Acmena smithii
(Lilly Pilly)

Acmena smithii ‘Allyn Magic’
(Drawf Lilly Pilly)

Euonymus ‘Tom Thumb’
(Euonymus Dwarf Spindle Bush)

Photinia glabra ‘Rubens’
(Small leaf Photinia)

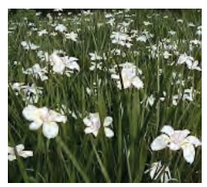
Viburnum odoratissimum
(Sweet Viburnum)

Westringia fruticosa ‘Wyngabbie Bule’
(Coast Rosemary)

GROUNDCOVERS

Agapanthus ‘White’
(Agapanthus)

Agapanthus ‘Blue’
(Agapanthus)



Dietes grandiflora
(Wild Iris)

Liriope muscari ‘Variegata’
(Turf Lily)

Trachelospermum jasminoides
(Star Jasmine)

SYM	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	POT SIZE
TREES					
	Angophora hispida	Dwarf Apple	8m	As Shown	200L
	Eucalyptus saligna	Sydney Blue Gum	60m	As Shown	200L
	Ficus sp.	Fig Tree	5m	As Shown	200L
	Lagerstroemia indica 'Natchez'	Crepe Myrtle	3.5m	As Shown	200L
	Lagerstroemia indica 'Lipan'	Lipan Crepe Myrtle	3.5	As Shown	200L
	Lagerstroemia indica 'Natchez'	Crepe Myrtle	3.5m	As Shown	200L
	Lagerstroemia indica 'Souix'	Crepe Myrtle	5m	As Shown	200L
	Magnolia grandiflora 'Little Gem'	Chinese Magnolia	7m	As Shown	200L
	Nyssa sylvatica	Tupelo	11m	As Shown	200L
	Pistacia chinensis	Chinese pistache	15m	As Shown	200L
	Pyrus calleryana 'Chanticleer'	Ornamental Pear	11m	As Shown	200L
	Pyrus calleryana 'Cleveland'	Ornamental Pear	10m	As Shown	200L
	Syzygium australe sp.	Brush cherry	5m	As Shown	200L
	Jacaranda mimosifolia	Jacaranda	10m	As Shown	400L
SHRUBS AND HEDGES					
	Acmena smithii	Lilly Pilly	2.0m	500mm	5L
	Acmena smithii 'Allyn Magic'	Drawf Lilly Pilly	1.0m	500mm	5L
	Alternanthera dentata	Ruby Leaf Alternanthera	0.5m	4/m²	150mm
	Azalea 'Alba Magnifica'	Azalea	1.0m	2/m²	200mm
	Azalea gretel	Azalea	1.0m	2/m²	200mm
	Azalea indica	Azalea	1.2m	2/m²	200mm
	Azalea 'Pride of Dorking'	Evergreen Azalea	1.0m	2/m²	200mm
	Azalea 'Red Glitter	Azalea- single rose red blooms	1.0m	2/m²	200mm
	Buxus microphylla	Japanese Box	1.0m	300mm	200mm
	Buxus sempervirens	European Box	1.0m	300mm	200mm
	Callistemon viminalis 'Little John'	Drawf Bottlebrush	0.6m	4/m²	150mm
	Camelia japonica sp.	Camellia	3.0m	750mm	25L
	Camellia sasanqua sp.	Camellia	3.0m	750mm	25L
	Carissa 'Desert Star'	Natal Plum	1.0m	4/m²	200mm
	Cuphea hyssopifolia 'Jocelyn's Pink'	False Heather	0.6m	4/m²	150mm
	Echium candicans	Pride of Madeira	1.5m	2/m²	5L
	Euonymus 'Tom Thumb'	Euonymus Dwarf Spindle Bush	0.8m	300mm	200mm
	Gardenia augusta 'Florida'	Gardenia Florida	1.0m	4/m²	200mm
	Hebe sp.	Hebe	1.0m	4/m²	200mm
	Ixora coccinea 'Flame of the woods'	Jungle Flame	1.0m	3/m²	200mm
	Ixora chinensis	Prince of Orange	1.0m	3/m²	200mm
	Lavandula angustifolia 'Munstead'	Munstead Lavender	1.0m	4/m²	200mm
	Lavandula sp. stoechas 'Avonview'	Bush Lavender	1.0m	4/m²	200mm
	Metrosideros 'Fiji Fire '	Fiji Fire	1.0m	300mm	5L
	Michelia figo	Port Wine Magnolia	3.0m	1/m²	25L
	Murraya paniculata	Orange Jessamine	3.0m	750mm	25L
	Photinia glabra 'Rubens'	Small Leaf Photinia	2.0m	750mm	25L
	Plumbago auriculata 'Blue'	Blue Plumbago	2.0m	1/m²	5L
	Rhaphiolepis delacourii	Hybrid Indian Hawthorn	1.5m	500mm	5L
	Rhaphiolepis 'Snow Maiden'	Snow Rose	0.75m	500mm	5L
	Rhododendron sp.	Rhododendron	1.0m	2/m²	5L
	Rosmarinus officinalis	Rosemary	1.0m	2/m²	5L
	Salvia leucantha	Mexican Sage	1.0m	4/m²	150L
	Strelitzia reginae	Bird of Paradise	1.5m	3/m²	5L
	Syzygium 'Aussie compact'	Aussie Compact Bush Cherry	1.0m	300mm	5L
	Syzygium australe 'Select'	Lily Pilly Select	3.0m	750mm	25L
	Syzygium australe 'Winter Lights'	Syzygium Winter Lights	3.0m	750mm	25L
	Tibouchina 'Allure'	Tibouchina Allure	1.0m	2/m²	5L
	Tibouchina heteromalla 'Jules'	Silver Leafed Princess Flower	1.0m	2/m²	5L
	Viburnum odoratissimum	Sweet Viburnum	4.0m	750mm	25L
	Westringia fruticosa 'Aussie Box'	Coastal Rosemary	1.0m	500mm	5L
	Westringia fruticosa 'Wyngabbie Bule'	Coastal Rosemary	1.0m	500mm	5L
GRASSES & GROUND COVERS					
	Agapanthus 'White'	Agapanthus	0.6m	5/m²	150mm
	Agapanthus 'Blue'	Agapanthus	0.6m	5/m²	150mm
	Carpobrotus edulis	Hottentot Fig	0.3m	4/m²	150mm
	Dietes grandiflora	Wild Iris	0.6m	7/m²	75mm Tube
	Gardenia augusta 'Radicans'	Rock Gardenia	0.3m	4/m²	150mm
	Jasminum sambac 'Arabian Jasmine'	Arabian Jasmine	0.5m	4/m²	150mm
	Juniperus conferta 'Pacific Blue'	shore juniper	0.7m	7/m²	150mm
	Liriope muscari 'Evergreen Giant'	Turf Lily	0.7m	5/m²	150mm
	Liriope muscari 'Variegata'	Turf Lily	0.7m	7/m²	150mm
	Serissa foetida Pink 'Snow Rose'	Snow Rose	0.6m	4/m²	150mm
	Serissa foetida Pink 'Snow Leaves'	Serissa Snow Leaves	1.0m	4/m²	150mm
	Trachelospermum jasminoides	Star Jasmine	0.6m	5/m²	150mm

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Typical Planting Palette - Full Sun/Part Shade

TREES

Cyathea australis
(Rough Tree Fern)

Cyathea cooperi
(Lacy Tree Fern)

Dicksonia antarctica
(Soft Tree Fern)

SHRUBS

Alpinia zerumbet
(Shell Ginger)

Asplenium australasicum
(Bird's Nest Fern)

Clivia miniata
(Orange Lily)

Crinum pedunculatum
(Swamp Lily)

Fatsia japonica
(Japanese Fatsia)

Hedychium coronarium
(White Ginger)

Lepidozamia peroffskyana
(Pineapple Zamia)

Macrozamia communis
(Burrawang)

Philodendron 'Xanadu'
(Philodendron Xanadu)

Rhapis excelsa
(Laddy Palm)

GROUND COVERS

Cissus rthombifolia

Dichondra repens

Liriope muscari 'Evergreen Giant'

SYM	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	POT SIZE
TREES & PALMS					
	Cyathea australis	Rough Tree Fern	5m	As Shown	Trunk 3-4m
	Cyathea cooperi	Lacy Tree Fern	7m	As Shown	Trunk 3-4m
	Dicksonia antarctica	Soft Tree Fern	2m	As Shown	Trunk 1-2m
	Elaeocarpus eumundi	Quandong	7m	As Shown	200L
	Elaeocarpus reticulatus	Blueberry Ash	15m	As Shown	200L
SHRUBS					
	Alpinia zerumbet	Shell Ginger	1.5m	4/m²	150mm
	Asplenium australasicum	Bird's Nest Fern	0.5m	4/m²	200mm
	Cordyline fruticosa rubra	Cordyline rubra	1.5m	4/m²	200mm
	Cordyline australis 'Red Sensation'	Red Cabbage Tree	1.5m	3/m²	5L
	Crinum pedunculatum	Swamp Lily	1.0m	4/m²	5L
	Cycas revoluta	Sago palm	1.0m	2/m²	25L
	Doryanthes excelsa	Gymea Lily	2.0m	2/m²	5L
	Fatsia japonica	Japanese Fatsia	1.0m	4/m²	5L
	Hedychium coronarium	White Ginger	1.0m	4/m²	5L
	Indigofera australis	Austral Indigo	1.8m	2/m²	5L
	Lepidozamia peroffskyana	Pineapple Zemia	1.5m	2/m²	5L
	Macrozamia communis	Burrawang	1.5m	3/m²	5L
	Philodendron 'Xanadu'	Philodendron 'Xanadu'	1.2m	4/m²	200mm
	Phormium tenax sp.	New Zealand Flax	1.5m	3/m²	5L
	Rhapis excelsa	Lady Palm	2.5m	3/m²	5L
GRASSES & GROUND COVERS					
	Cissus rhombifolia	Grape Ivy	0.3m	3/m²	150mm
	Clivia miniata	Kaffir Lily	0.6m	4/m²	150mm
	Dianella caerulea	Flax Lily	0.6m	4/m²	150mm
	Dianella tasmanica 'Tasred'	Flax Lily	0.6m	4/m²	150mm
	Dichondra repens	Kidney Grass	0.3m	7/m²	75mm Tube
	Liriope muscari 'Evergreen Giant'	Turf Lily	0.7m	5/m²	150mm
	Lomandra longifolia	Matt Rush	1.0m	4/m²	150mm
	Viola Hederacea	Australian Native Violet	0.1m	7/m²	150mm

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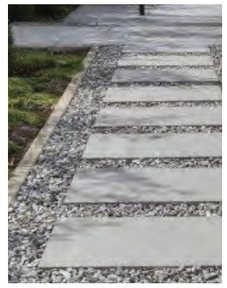
Material Palette

DECOMPOSED GRANITE

COMPOSITE TIMBER DECKING

RAISED CONCRETE PLANTER

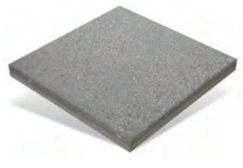
STEPPING STONES



CUSTOM TIMBER BENCHES

COLOR CONCRETE PAVER (EURO STONE, ADBRI MASONRY)

Riverina



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