

Pymble Golf Club

14O.1 Urban Precinct

14O.2 Built Form

14O.3 Building Setbacks

14O.4 Pedestrian and Vehicular Access

14O.5 Heritage



140.1 URBAN PRECINCT: PYMBLE GOLF CLUB



FIGURE 140.1
FUTURE CHARACTER PLAN



LEGEND

- PYMBLE GOLF CLUB PRECINCT BOUNDARY
- Area 1 RESIDENTIAL DEVELOPMENT SITE
- Area 2 FUTURE GOLF CLUB DRIVEWAY & PEDESTRIAN PATH
- Area 3 RESIDENTIAL DEVELOPMENT SITE
- TREES TO BE RETAINED
TERRESTRIAL BIODIVERSITY MAPPED
- OTHER TREES TO BE RETAINED
SUBJECT TO DETAILED ARBORICULTURAL ASSESSMENT

Objectives

Refer to
Objectives and Controls
PART 14A.1
Urban Precincts

- 1 *To ensure new built form is integrated into the existing landscape to reflect the Ku-ring-gai character of buildings within a garden setting and tall canopy trees.*
- 2 *To reduce the impacts of bulk and scale on adjacent residential neighbourhoods and on the Clubhouse and the golf course.*
- 3 *To provide a transition between the new medium to high density residential buildings and the adjacent established medium density residential neighbourhood fronting the west side of Cowan Road.*
- 4 *To ensure long term improvement and protection of the Blue Gum High Forest.*
- 5 *To retain where possible and respect the heritage character of the cottages*
- 6 *To ensure appropriate separation between the active users of the Pymble Golf Club (golfing) and future residential use.*
- 7 *To provide for medium to high density residential housing close to public transport, services and amenities, community uses as well as employment opportunities.*

140.1 URBAN PRECINCT: PYMBLE GOLF CLUB

Controls

The site, identified as Nos. 4, 12 & 14 Cowan Road, St Ives (part Lot 1 DP 511821, Lot B DP 368565, and Lots 1 - 3 DP 531533), comprises an area of approximately 10,000m². Existing improvements on the site include the existing golf club premises, car park and single storey timber cottages at Nos. 12 and 14 Cowan Road.

The planned future character of the site seeks to retain key existing features, integrate them into the new residential development and reflect the Ku-ring-gai area character of high quality buildings located within high quality landscaped gardens (including tall canopy trees).

Housing on the site will allow for a mix of unit typologies.

- 1 All future development of the site is to be planned to ensure its integration into the overall Ku-ring-gai character. This is to be achieved through compliance with the site specific requirements stipulated in Part 14O of the DCP, and compliance with other relevant parts of Section A, B and C of the DCP.
- 2 Development is not to have adverse impacts on the local biodiversity, ecology or amenity of adjacent neighbours.
- 3 Elements of design, siting and landscaping that are complimentary to the adjacent Golf Club and associated golf related activities.
- 3 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.
- 4 Provide new residences which enjoy a high amenity position and layout which optimise views, accessibility, daylight, privacy and landscape.
- 6 Allow for the conservation of the retained cottages at No.12 and No. 14 Cowan Road.
- 7 New development is to include the following key components as follows:
 - a. Development is to include appropriate setbacks that transition from high density residential development to adjacent medium density residential development and the Pymble Golf Club recreation areas.
 - b. Future development is to address the principles of crime prevention through environmental design (CPTED).
 - c. The development is to be landscaped, whilst maintaining opportunities for passive surveillance.
 - d. Development is to establish a clear delineation between uses. Appropriate treatments are to be incorporated at the interface between the land uses (residential development and Pymble Golf Club).

14O.1 URBAN PRECINCT: PYMBLE GOLF CLUB (continued)

Controls

- e. Water sensitive urban design (WSUD) is to be incorporated.
- f. Retention of the existing significant trees identified as part of the Blue Gum High Forest within and adjacent to the site.
- g. Residential flat buildings are to provide high quality integration into their landscaped setting and include tall canopy trees and screening shrubs adjoining neighbouring dwellings and to the adjacent Clubhouse and golf course.

140.2 SETBACKS



FIGURE 140.2
BUILDING SETBACKS

LEGEND

- PYMBLE GOLF CLUB PRECINCT BOUNDARY
- Area 1 RESIDENTIAL DEVELOPMENT SITE
- Area 2 FUTURE GOLF CLUB DRIVEWAY & PEDESTRIAN PATH
- Area 3 RESIDENTIAL DEVELOPMENT SITE
- TREES TO BE RETAINED TERRESTRIAL BIODIVERSITY MAPPED
- OTHER TREES TO BE RETAINED SUBJECT TO DETAILED ARBORICULTURAL ASSESSMENT
- HERITAGE COTTAGES RELOCATED WITH REAR EXTENTIONS REMOVED & VERANDAHS RE-INSTATED FRONT & REAR
- SETBACK LINES FOR FUTURE RESIDENTIAL FLAT BUILDINGS
- ✂ 9 ✂ OFFSET MEASUREMENT DIMENSIONS

14O.2 SETBACKS (continued)

Objectives

Refer to
Objectives and Controls
PART 14A.2
Building Height and
Setbacks

- 1 To ensure new residential development maximises views, outlooks, privacy, cross ventilation and solar access.*
- 2 To ensure the golf club retains a functional and visual presence on Cowan Rd with a new dedicated driveway and front gates (Refer also to Part 14O.5).*
- 3 To provide building setbacks that allow the retention of existing established vegetation and planting of new vegetation, including large trees, to enhance the unique Ku-ring-gai landscape character.*
- 4 To create cohesive streetscapes defined by a landscaped setback to the street and public domain.*
- 5 To ensure provision of generous deep soil landscaping areas.*
- 6 To ensure long term improvement and protection of the Blue Gum High Forest.*

Controls

- 1 Building setbacks, including at ground and at upper levels, are to be in accordance with Figure 14O-2.

140.3 BUILT FORM



FIGURE 140.3
BUILT FORMS

LEGEND

- PYMBLE GOLF CLUB PRECINCT BOUNDARY
- Area 1 RESIDENTIAL DEVELOPMENT SITE
- Area 2 FUTURE GOLF CLUB DRIVEWAY & PEDESTRIAN PATH
- Area 3 RESIDENTIAL DEVELOPMENT SITE
- TREES TO BE RETAINED TERRESTRIAL BIODIVERSITY MAPPED
- OTHER TREES TO BE RETAINED SUBJECT TO DETAILED ARBORICULTURAL ASSESSMENT

- HERITAGE COTTAGES RELOCATED WITH REAR EXTENSIONS REMOVED & VERANDAHS RE-INSTATED FRONT & REAR REFER TO FIGURE 140.6
- 5 NUMBER OF STOREYS
- SETBACK LINES FOR FUTURE RESIDENTIAL FLAT BUILDINGS



140.3 BUILT FORM (continued)

Objectives

Refer to

Objectives and Controls

PART 14A.2

Building Height and
Setbacks

1 To reduce the impacts of bulk and scale of new medium and high density development on the adjacent neighbourhood.

2 To ensure preservation of visual amenity from neighbouring properties, the Clubhouse and the golf course lands.

3 To ensure adequate screening of balcony and terrace areas for storage and utility purposes.

4 To ensure Building form steps down from a 5 storey peak opposite the Christ Church site to 3 storey forms closer to the golf course and adjacent neighbours to the north.

5 To ensure new residential development maximises views, outlooks, privacy, cross ventilation and solar access.

6 To promote high quality landscape outcomes.

7 To ensure long term improvement and protection of the Blue Gum High Forest.

8 To ensure new residential buildings are viewed in a landscaped setting.

Controls

- 1 The siting of buildings are to demonstrate clear, visible entry points and surveillance of pedestrian paths and communal areas.
- 2 All plant, equipment and services to buildings are to be located within the basement of buildings, or screened from view on the rooftops.
- 3 All balconies to incorporate partial / operable screening to allow for suitable levels of privacy and visual concealment for residential utility purposes.
- 4 All buildings are to be highly articulated in their massing and design detail.
- 5 Building height in storeys are to be consistent with Figure 140-3.
- 6 The siting of buildings should respond to and be respectful of the scale and footprint of the heritage listed cottages.
- 7 All residential development is to be sited and landscaped so that buildings are visually perceived to sit within a landscaped setting.
- 8 Existing significant trees identified as part of the Blue Gum High Forest are to be protected and retained.
- 9 All new landscape is to be complementary to established landscape elements to be retained.
- 10 A Landscape Plan is to be submitted with any application for development of the land, and is required to be prepared by a Registered Landscape Architect.
- 11 A Vegetation Management Plan addressing the ongoing management of the Blue Gum High Forest within the site is to be prepared by an appropriately qualified consultant.
- 12 The placement of new vegetation should be considered in relation to the existing and future built form so as not to undermine or compromise the buildings in the future including underground

140.3 BUILT FORM (continued)**Controls*****Perimeter Residential Fencing and Screen Planting***











- 13 Fencing to the boundaries between residential uses and the golf club land and to the street, is to be a dark-coloured, open metal palisade style fencing with a solid sandstone base.
- 14 The palisade fencing is to be paired with landscape planting so that the planting is seen through the open palisade fence. The planting is to be used to establish a visual break across site boundaries to approximately a 3 - 5 metre height.
- 15 The sandstone base is to be solid stone (i.e. not a stone veneer over another substrate) and is to be no less than 200mm and no greater than 450mm in height.
- 16 The palisade fence height should not exceed 1,200mm along the street frontage.
- 17 Fence heights to neighboring residential properties or between the residential uses and the golf club should not exceed 1,800mm in height.
- 18 No gates are permitted to provide access direct to the golf course from the residential uses.
- 19 Fencing between residential and golf club land is to be continuous along the length of all common boundaries.

140.4 PEDESTRIAN AND VEHICULAR ACCESS



FIGURE 140.4
VEHICULAR ACCESS & PEDESTRIAN ACCESS

LEGEND

- | | |
|--|---|
|  PYMBLE GOLF CLUB
PRECINCT BOUNDARY |  GOLF CLUB PEDESTRIAN ENTRY
FROM COWAN ROAD |
|  Area 1 RESIDENTIAL DEVELOPMENT SITE |  GOLF CLUB VEHICULAR ACCESS
(TWO WAY) |
|  Area 2 FUTURE GOLF CLUB DRIVEWAY &
PEDESTRIAN PATH |  RESIDENTIAL PEDESTRIAN
ACCESS |
|  Area 3 RESIDENTIAL DEVELOPMENT SITE |  RESIDENTIAL VEHICULAR
ACCESS
(TWO WAY WITH BASEMENT
LEVEL CONNECTION
BETWEEN AREA 1 & AREA 3) |
|  TREES TO BE RETAINED
TERRESTRIAL BIODIVERSITY
MAPPED | |
|  OTHER TREES TO BE RETAINED
SUBJECT TO DETAILED
ARBORICULTURAL ASSESSMENT | |

140.4 PEDESTRIAN AND VEHICULAR ACCESS
(continued)

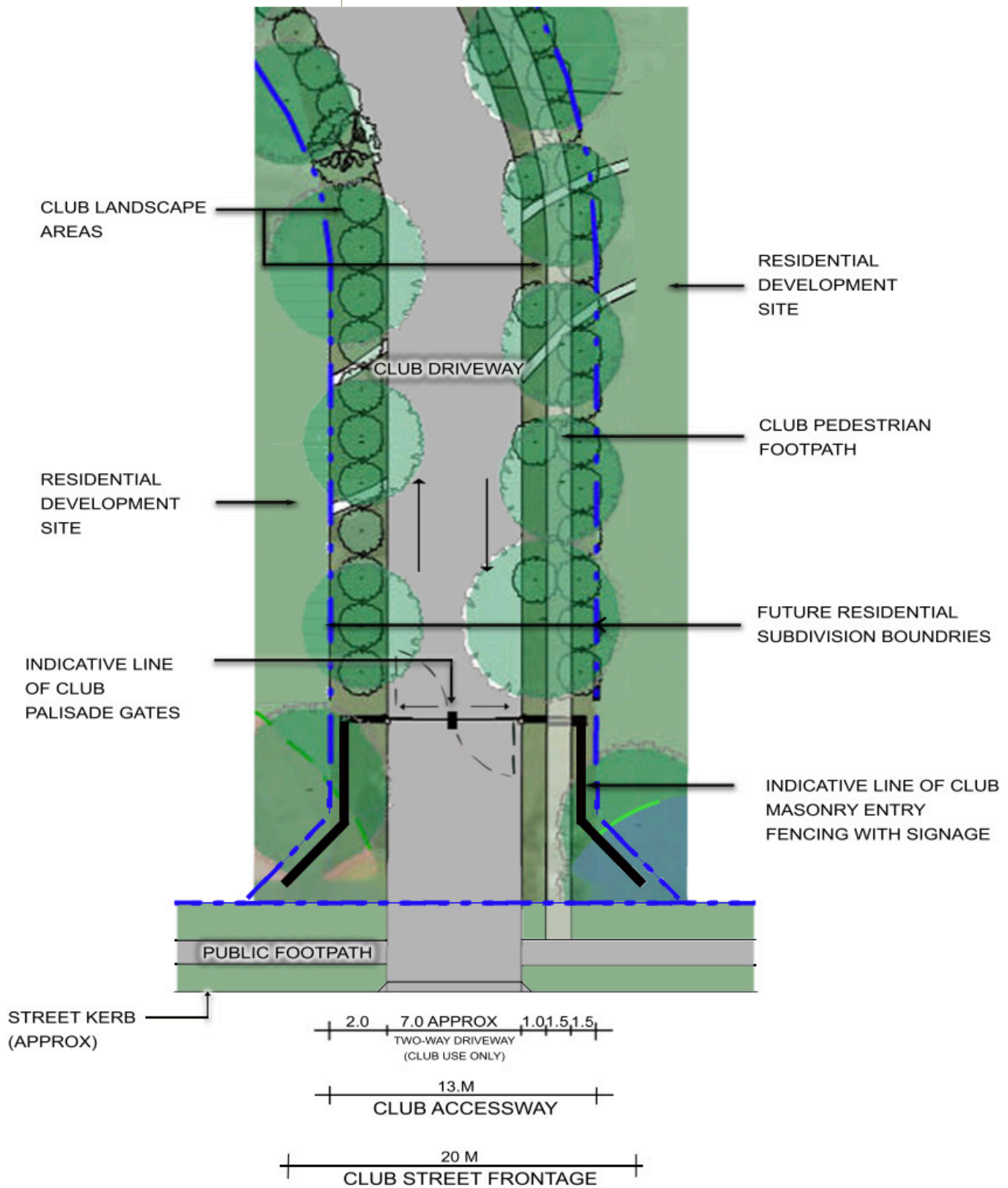


Figure 140-5 Golf Club Driveway Setout

14O.4 PEDESTRIAN AND VEHICULAR ACCESS (continued)

Objectives

- 1 *To provide good vehicle access and pedestrian permeability through the site.*
- 2 *To enable safe pedestrian access with good surveillance throughout the site.*
- 3 *To provide vehicle access for residents and service providers that integrates with the surrounding road networks and activities.*
- 4 *To ensure separation of residential and golf club vehicular and pedestrian movements.*

Controls

- 1 Pymble Golf Club is to retain a vehicular and pedestrian access from Cowan Road which is independent of the vehicular and pedestrian access for new residential development.
- 2 The Pymble Golf Club driveway will accommodate two way traffic for the use of members, guests, staff and servicing vehicles and be generally in accordance with Figures 14O-4 and 14O-5.
- 3 Residential access points will be in accordance with Figure 14O-5.
- 4 All residential parking is to be provided below ground.
- 5 Residential waste storage and recycling servicing is to be provided in the residential basements.
- 6 Access is to accommodate movement and turning for Council's standard sized waste collection vehicle within basement collection areas.
- 7 Pedestrian pathways are to be separated from the Pymble Golf Club driveway by landscaped verges.
- 8 Allow views to the heritage listed cottages as part of any pedestrian and vehicular access strategy.



FIGURE 140.6
HERITAGE PLAN

LEGEND

- PYMBLE GOLF CLUB PRECINCT BOUNDARY
- Area 1 RESIDENTIAL DEVELOPMENT SITE
- Area 2 FUTURE GOLF CLUB DRIVEWAY & PEDESTRIAN PATH
- Area 3 RESIDENTIAL DEVELOPMENT SITE
- ✪ TREES TO BE RETAINED
TERRESTRIAL BIODIVERSITY
MAPPED
- ✪ OTHER TREES TO BE RETAINED
SUBJECT TO DETAILED
ARBORICULTURAL ASSESSMENT

- HERITAGE COTTAGES
RELOCATED WITH REAR
EXTENSIONS REMOVED &
VERANDAHS RE-INSTATED
FRONT & REAR
- ✪ 9 ✪ OFFSET MEASUREMENT
DIMENSIONS
- CURTILAGE AREA FOR
RELOCATED HERITAGE
COTTAGES

Objectives

- 1 To conserve the Heritage Items and ensure new buildings respond to the scale, design, setting and character of the Items.*
- 2 To improve pedestrian access and surveillance to the Heritage Items.*
- 3 To ensure any adaptive reuse and restoration of the Heritage Item retains the integrity of the Items.*
- 4 To establish an appropriate curtilage for the cottages, which encourages their appreciation and longevity as part of the wider development.*

140.5 HERITAGE

Controls

- 1 Relocation of the cottages at Nos. 12 and 14 Cowan Road is to be consistent with the advice by a heritage consultant and structural engineer.
- 2 Development is to ensure the buildings are sensitively sited in the streetscape, with established vegetation upon the site frontage.
- 3 Unsympathetic additions are to be removed, with reinstatement of verandahs.
- 4 Engage a heritage consultant and structural engineer to advise on the repair, relocation and re-use of the cottages.