

An architectural rendering of a modern building complex. The buildings feature curved balconies with glass railings and are surrounded by lush landscaping, including trees and flowering plants. A paved path leads through the foreground.

OATLANDS GOLF CLUB

RESPONSE TO REQUEST FOR INFORMATION

Development Application 1001/2002 [PAN289980]

94 Bettington Road, Oatlands

June 2023

Prepared by Mirvac Design

INTRODUCTION

Since lodgement of the DA in December 2022, the Proposal has evolved with careful consideration for feedback provided by Council, the SCCPP, the DEAP and the local Community. The revised scheme seeks to build on the strengths of the DA design concept and continues to uphold guiding principles in landscape preservation and integration, contextually responsiveness, and ground plane permeability.

The deferral notice issued by Sydney Central City Planning Panel (SCCPP) dated the 25th of May 2023 requests that the plan address the matters listed below. The following design response summarises key changes with regards for these six matters, and is to be read in conjunction with architecture and landscape drawings and consultant information.

Extract from SCCPP Deferral Notice:

- *The bulk and scale of the proposal;*
- *Overshadowing;*
- *Visual impacts;*
- *Increase of deep soil zones within the proposed development lot;*
- *Consideration of further articulation and breaks in buildings;*
- *Pedestrian and disability access and the road network within the site.*

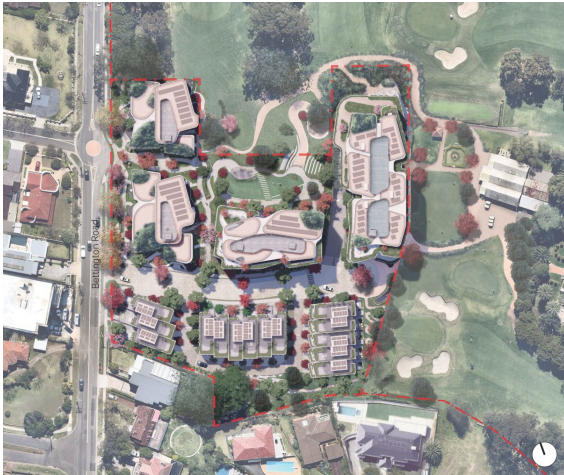


INTRODUCTION

The table below highlights the evolution of the design and key metrics of each submitted scheme.

Design Evolution Summary Table	SCC Scheme	DA Scheme	Revised Scheme
Timeline	2021 Oct	2022 Dec	2023 Jun
Yield	193 ILUs	155 ILUs	140 ILUS
Building Grain	5 Apartment Buildings	4 Apartment Buildings & 14 Townhouses	4 Apartment Buildings & 13 Townhouses
Max. Building Height	7 Storeys	8 Storeys	7 Storeys
Communal Open Space	25%	25%	40%
Deep Soil Planting	15%	15%	16% (ADG) 20% (SEPP SL.)

Site Plan



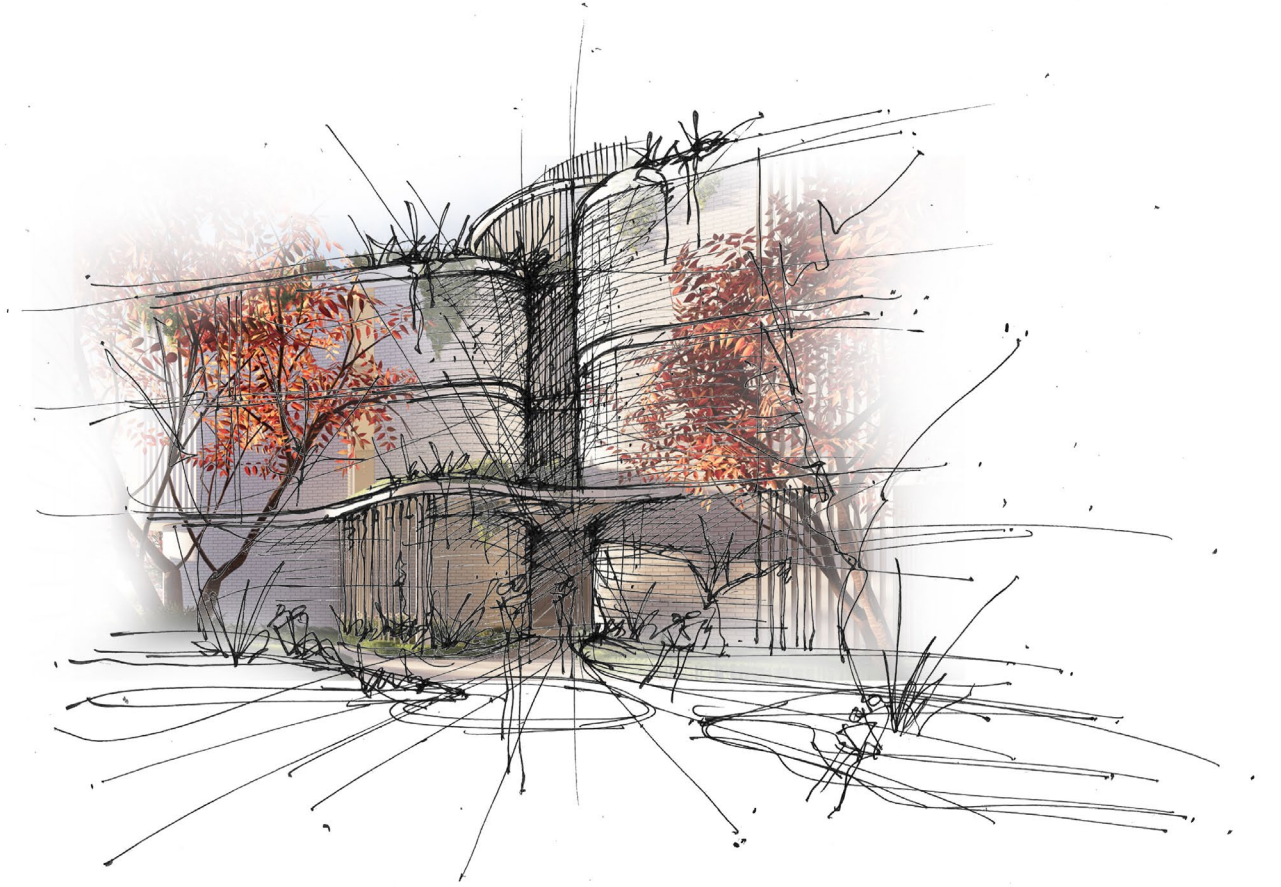
1. BULK AND SCALE

SUMMARY OF BULK AND SCALE AMENDMENTS

The proposed bulk and scale has been reduced through a design-led process and with careful consideration of the impacts to surrounding context. Reduced bulk and scale has been achieved through the following:

- Reduced building height to Building C
- Tapering of the upper levels to Building C
- A new glazed building break to Building C
- Improved articulation and sculpting of built form (particularly Buildings B and C)
- Reduced building floorplates and increased building separation distances (between A1, A2, B and C)
- Improvements to ground plane permeability and activation with updates to building facades and an increased public domain
- The removal of one Townhouse (#14) and reduced building height of Townhouse #1

The section that follows compares imagery between the DA and the Revised Scheme highlighting improved design outcomes.



1. BULK AND SCALE

REDUCED BUILDING HEIGHT

Building C is reduced from 8 storeys to 7 storeys to minimise visual and overshadowing impacts to surroundings.

DA Scheme – Building C previously at 8 storeys



Revised Scheme – Building C reduced to 7 storeys



1. BULK AND SCALE

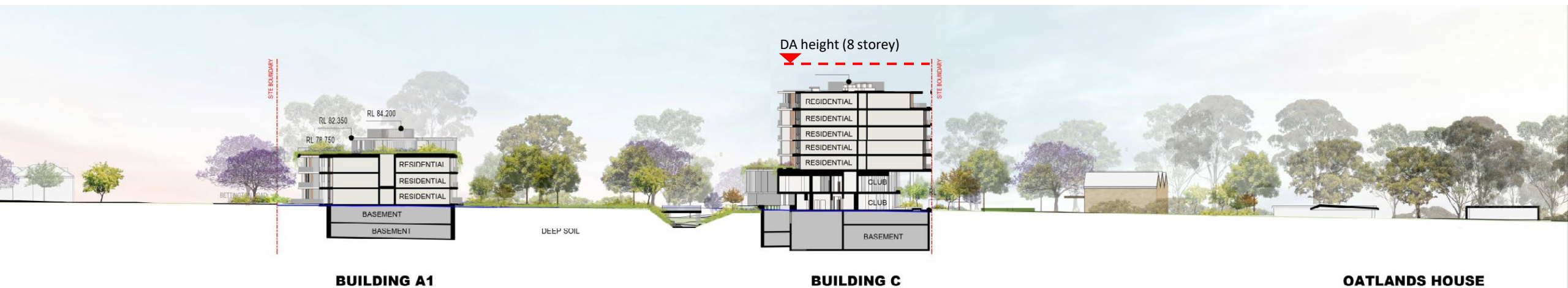
REDUCED BUILDING HEIGHT

Building C is reduced from 8 storeys to 7 storeys to minimise visual and overshadowing impacts to surroundings.

DA Scheme – Building C previously at 8 storeys



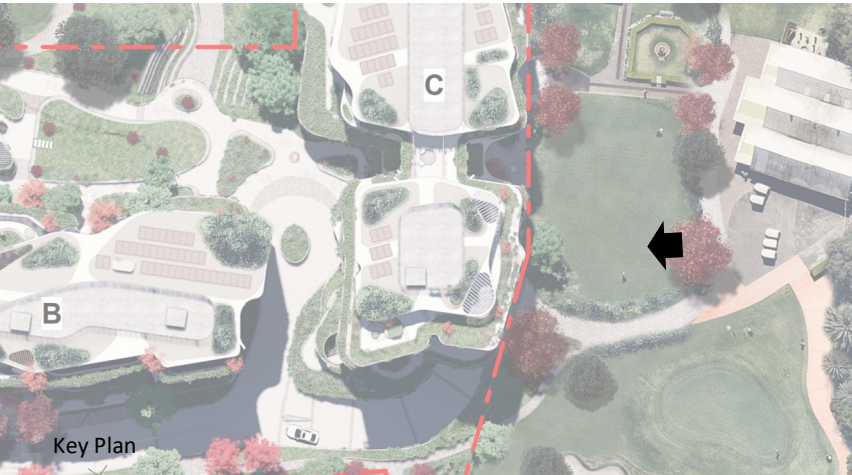
Revised Scheme – Building C reduced to 7 storeys



1. BULK AND SCALE

TAPERING OF UPPER LEVELS OF BUILDING C

Further to the storey reduction, Levels 6 and 7 of Building C have increased setbacks to the south east corner, which reduces the visual impact and provides greater landscaped areas and amenity for residents.



DA Scheme – A View of Building C's South Eastern Corner



Revised Scheme – A View of Building C's South Eastern Corner



1. BULK AND SCALE

ARTICULATED BUILT FORM

The length of Building C is modulated and expressed as two distinctive forms that merge with a glazed slot. This building break enables views along the Ellis Street axis towards the landscape setting of Oatlands House and views to the sky.

DA Scheme – Building C previously expressed as a single continuous facade



Revised Scheme – Building C expressed as two distinctive forms, enabling views to the landscape setting and sky



1. BULK AND SCALE

INCREASED BUILDING SEPARATION

Buildings A1 and A2 have reduced footprints and increased building separation.

DA Scheme – 9m separation between Buildings A1 and A2



Revised Scheme – Increased separation distance of 12m between balconies of A1 and A2



An increased lobby to A1 with improved activated facades fronting both Bettington Road and the Ellis Street pedestrian axis

The Ellis St axis realised in a break of the facade of Building C

1. BULK AND SCALE

INCREASED BUILDING SEPARATION

Increased separation distance provided between Buildings B and C. Buildings B and C also include new through lobbies with activated and articulated facades (at level 1 and 2) that improve the ground plane experience.

DA Scheme – A relatively passive façade to Building B



Revised Scheme – Greater separation between Buildings B and C, with an improved and activated frontage to the public domain.



New through lobbies to Buildings B

New and unobstructed pedestrian link enabled through relocation of the porte cochere and basement ramp (refer to architectural site plan)

New through lobby to Building C

1. BULK AND SCALE

TOWNHOUSE REDUCTION

The removal of Townhouse #14 and reduced building height to Townhouse #1 provides reduced visual, privacy and overshadowing impacts to neighbouring properties. Further improving the transition of the Proposal to the R2 zone.

DA Scheme – Site Plan with 14 townhouses



Townhouse #1 reduced
from 3 to 2 storeys

Revised Scheme – Site Plan with 13 townhouses



From 5 to 4 townhouses fronting
the golf course, resulting in an
increased side setback from
circa 9m to 15m (see
architectural site plan).

2. OVERSHADOWING

SUMMARY OF AMENDMENTS

Overshadowing impacts have been considered as per the following:

- Impact to Niblick Crescent residential properties;
- Impact to existing neighbouring childcare; and
- Impact within the Proposal to proposed Townhouses.

It is noted that the DA scheme satisfied solar access requirements from Council's DCP for neighbouring residential properties on Niblick Crescent, as well as the solar access requirements from DPIE's Childcare Planning Guideline relative to the neighbouring childcare on Bettington Road.

However, further detailed sun studies have been conducted in order to optimise outcomes for neighbouring properties and exceed minimum standards. As a result, there is a loss of one Townhouse (#14) and Townhouse #1 has reduced building height. The Townhouses have been contextually designed to offer a range of high quality indoor and outdoor living spaces with access to visual and solar amenity.

The section that follows compares imagery between the DA and Revised Scheme to highlight improved outcomes.

Sun eye view at 12pm on the winter solstice



2. OVERSHADOWING

REDUCED TOWNHOUSE MASSING

Townhouse #1 (adjacent to the childcare) has been reduced from 3 to 2 storeys to improve solar access to outdoor play areas of the childcare as well as the streetscape transition and privacy.

DA Scheme – A view of the Townhouses fronting Bettington Road



Revised Scheme – A view of Townhouses fronting Bettington Road



Revised Scheme – An elevation of the Townhouses fronting Bettington Road



2. OVERSHADOWING

REDUCED TOWNHOUSE MASSING

Townhouse #14 has been removed in order to improve solar access for adjoining residential properties. The DA Scheme provided compliant solar access to neighbouring properties, which has now been further improved upon including providing three hours of direct solar access to the private swimming pool of 21 Niblick Crescent during winter solstice (refer RWDI Solar Access Assessment).

DA Scheme – A view of the Townhouses from the golf course



Revised Scheme – A view of the Townhouses from the golf course

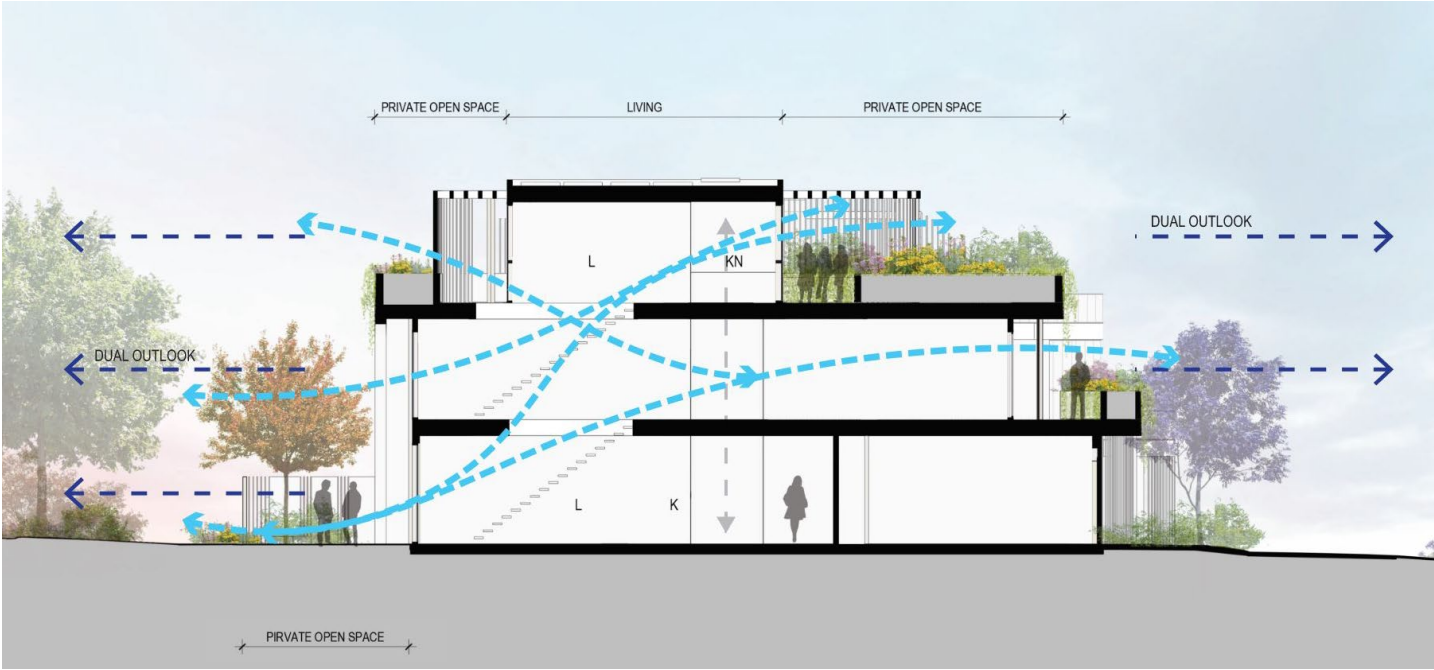


2. OVERSHADOWING

SOLAR ACCESS WITHIN PROPOSAL TO TOWNHOUSES

The Townhouses have been contextually designed to offer a range of high quality living spaces that have access to daylight, natural ventilation and outlook. These spaces are all accessible via an internal lift with seamless transitions between indoor and outdoor spaces.

Revised Scheme – "Golf Course Fronting Townhouse - indicative floor plans and cross sections



- > DUAL OUTLOOK
- > CROSS VENTILATION
- L LIVING
- K KITCHEN
- KN KITCHENETTE

3. VISUAL IMPACTS

SUMMARY OF AMENDMENTS

Visual impacts have been considered as per the following:

- Views to and from Oatlands House;
- Views from neighbouring properties; and
- District views;

Visual impacts have been minimised through the reduction of bulk and scale (particularly of Building C), as well as a robust landscape planting strategy. The landscape strategy includes planting a selection of large mature species (grown off site) that will provide amelioration of new built form along view lines of key areas from Oatlands House from day one. New landscaping will be complimentary and in keeping with the traditional setting of Oatlands House and it's landscape curtilage. Newly planted landscaping will also help create a green outlook for neighbouring residential properties on Niblick Crescent.

The section that follows compares imagery between the DA and Revised Scheme to highlight improved outcomes.

Photograph from the Proposal site looking east towards Oatlands House landscape setting



3. VISUAL IMPACTS

OATLANDS HOUSE

Existing View Towards Oatlands House Landscaped Setting

Oatlands House is screened and not visible on the Ellis Street Axis given the existing Clubhouse and the mature landscaping of both the course and Oatlands House grounds.



Proposed View Towards Oatlands House Landscaped Setting

The Revised Scheme looks to celebrate the Ellis Street Axis and provide visual and physical connection to the Oatlands House landscape setting.

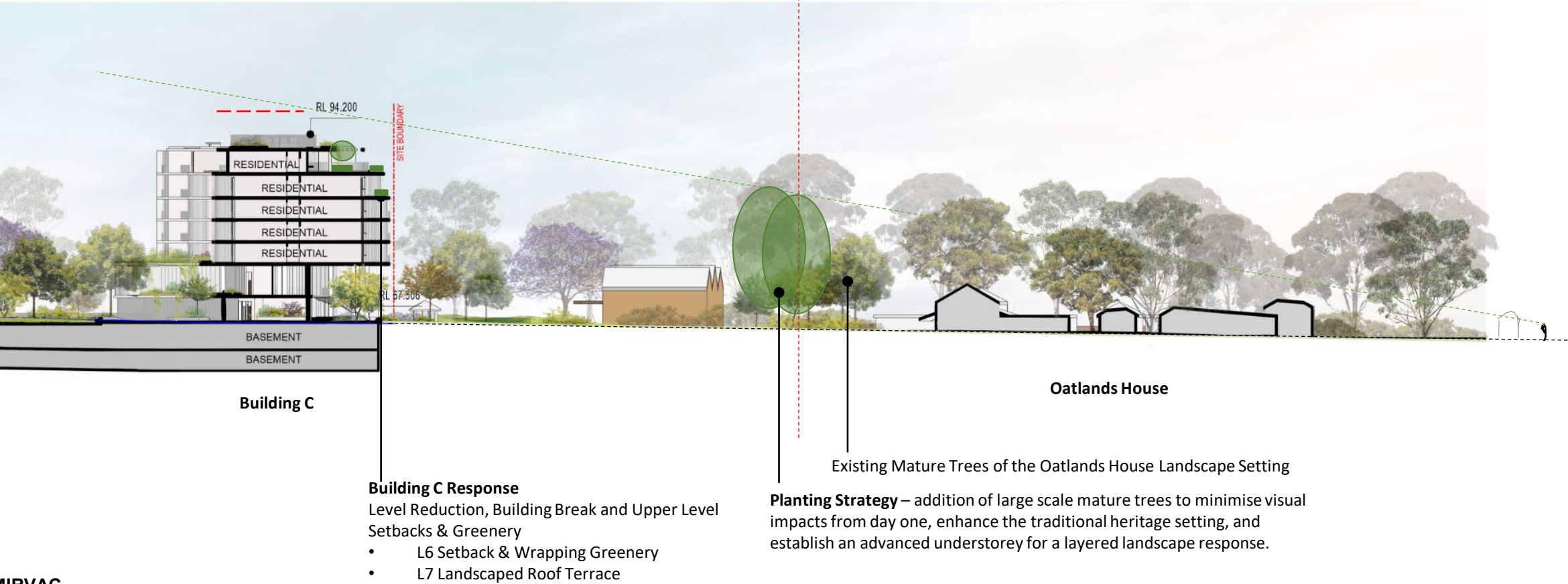


3. VISUAL IMPACTS

OATLANDS HOUSE

Visual impacts to Oatlands House are minimised through a two-fold approach, involving reduced bulk and scale to Building C and a tree planting strategy to enhance the existing landscape curtilage to Oatlands House.

Revised Scheme – Overall Site Section at the Oatlands House Landscape Setting



3. VISUAL IMPACTS

OATLANDS HOUSE

Visual impacts to Oatlands House are minimised through a two-fold approach, involving reduced bulk and scale to Building C and a tree planting strategy to enhance the existing landscape curtilage to Oatlands House.

DA Scheme

DA FORM



DA FORM W. LANDSCAPING

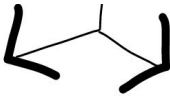


BUILDING RESPONSE

- Height**
 - Level Reduction (8 storeys reduced to 7)
- Width**
 - Building broken down into two forms
- Setbacks & Greenery**
 - Level 6 setback with wrapping greenery
 - Landscaped Roof Terrace to Level 7

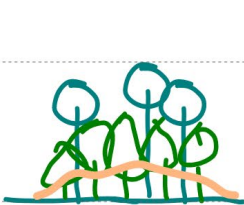


Revised Scheme

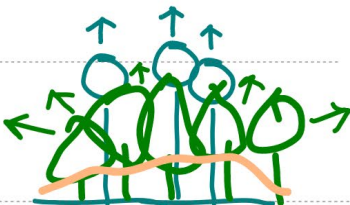


PLUS

LANDSCAPE RESPONSE



DAY #1



GROWTH



Balanced & organic
Preserving the character & experience of Oatlands House, as a building immersed in a green setting



3. VISUAL IMPACTS

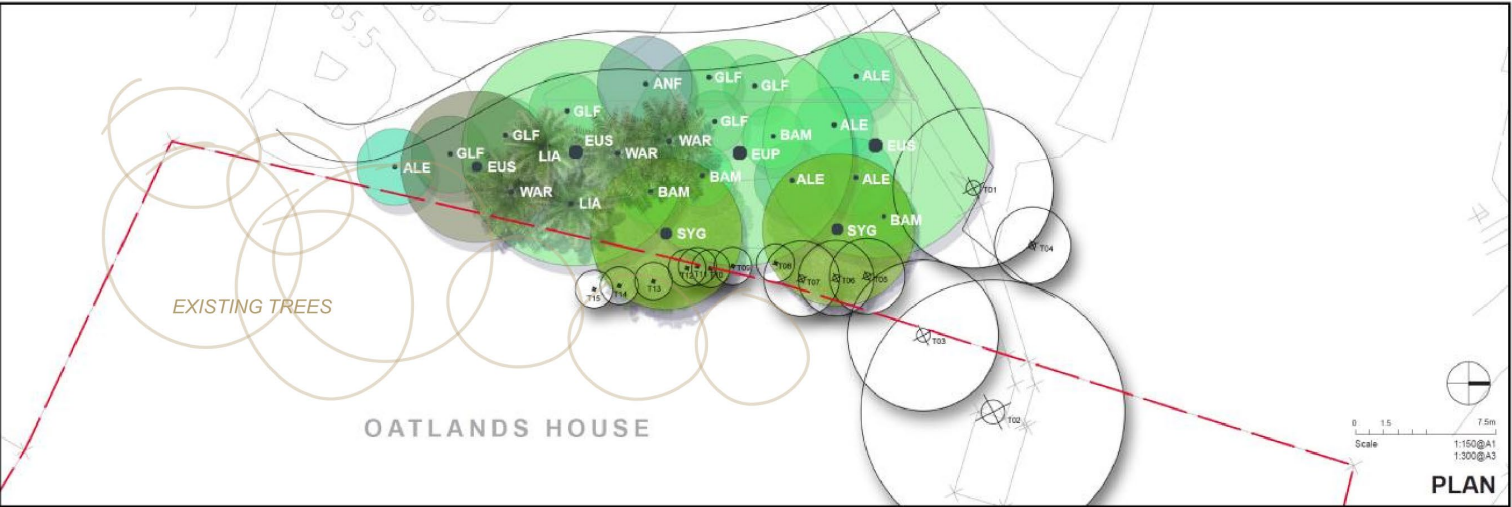
OATLANDS HOUSE

Landscape Architect Documentation (by Sturt Noble) illustrating the tree planting strategy to enhance the existing landscape curtilage to Oatlands House. Refer to Landscape drawings for further information.

View comparison – at time planting vs. planting at maturity (by Sturt Noble)



Planting plan - Oatlands landscape curtilage (by Sturt Noble)



Key table

CODE	No.	SPECIES	TREE HEIGHT	MATURE HEIGHT
			2 - 3 years	
		TALL CANOPY TREES		
ANF	2	Angophora floribunda	7-10m	20-30m
EUS	2	Eucalyptus saligna	7-10m	30-55m
EUP	1	Eucalyptus pilularis	7-10m	50-70m
SYG	2	Syncarpia glomulifera	6-8m	45-65m
		MEDIUM CANOPY TREES		
ALE	5	Alphitonia excelsa	5-8m	10-25m
BAM	4	Backhousia myrtifolia	5-7m	15-30m
GLF	6	Glochidion ferdinandi	5-7m	15-20m
		PALMS		
WAR	3	Washingtonia robusta	16-18m	25m
LIA	2	Livistona australis	7-9m	25m

3. VISUAL IMPACTS

OATLANDS HOUSE

Visual Impact Assessment (prepared by Dickson Rothchild) captures multiple vantage points to Oatlands House and illustrates minimal visual change to existing views. Refer to the VIA for further information.

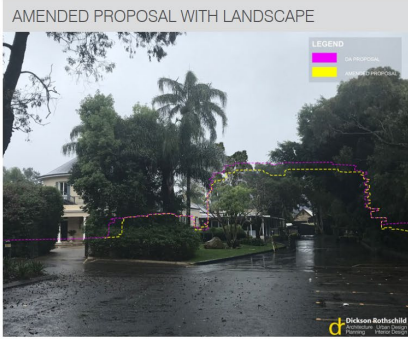
View 1 - View from rear courtyard of Oatlands House



View 2 - View from main garden entry to Oatlands House



View 3 - View from northern carpark area to Oatlands House



3. VISUAL IMPACTS

NEIGHBOURING RESIDENTIAL PROPERTIES

The following pages illustrate the visual relationship of the Proposal to the neighbouring residential properties, with the removal of Townhouse #14 and the removal of the upmost level of Townhouse #1.

DA Scheme



Revised Scheme



➡ = Primary Frontage

Townhouse #1 upmost Level removed to improve visual impact, privacy and transitional height to neighbouring context, as well as solar access.

Townhouse #14 removed to improve visual impact, privacy and transition to neighbouring context, as well as solar access. Setback increased from approx. 9m to 15m.

3. VISUAL IMPACTS

NEIGHBOURING RESIDENTIAL PROPERTIES

A View from 21 Niblick Crescent looking over the golf course grounds, illustrating improved visual impact.

DA Scheme



Revised Scheme



The reduction of Building C from 8 to 7 storeys

Key Plan



Illustrating the orientation of the Townhouses away from neighbouring properties

*Note:
The removal of Townhouse #14 is illustrated on the following page*

3. VISUAL IMPACTS

NEIGHBOURING RESIDENTIAL PROPERTIES

A View from 21 Niblick Crescent illustrating the removal of Townhouse #14 and an increased setback from 9m to 15m. Providing improved visual impact, privacy, solar access, deep soil planting and landscaping.

DA Scheme



Revised Scheme



3. VISUAL IMPACTS

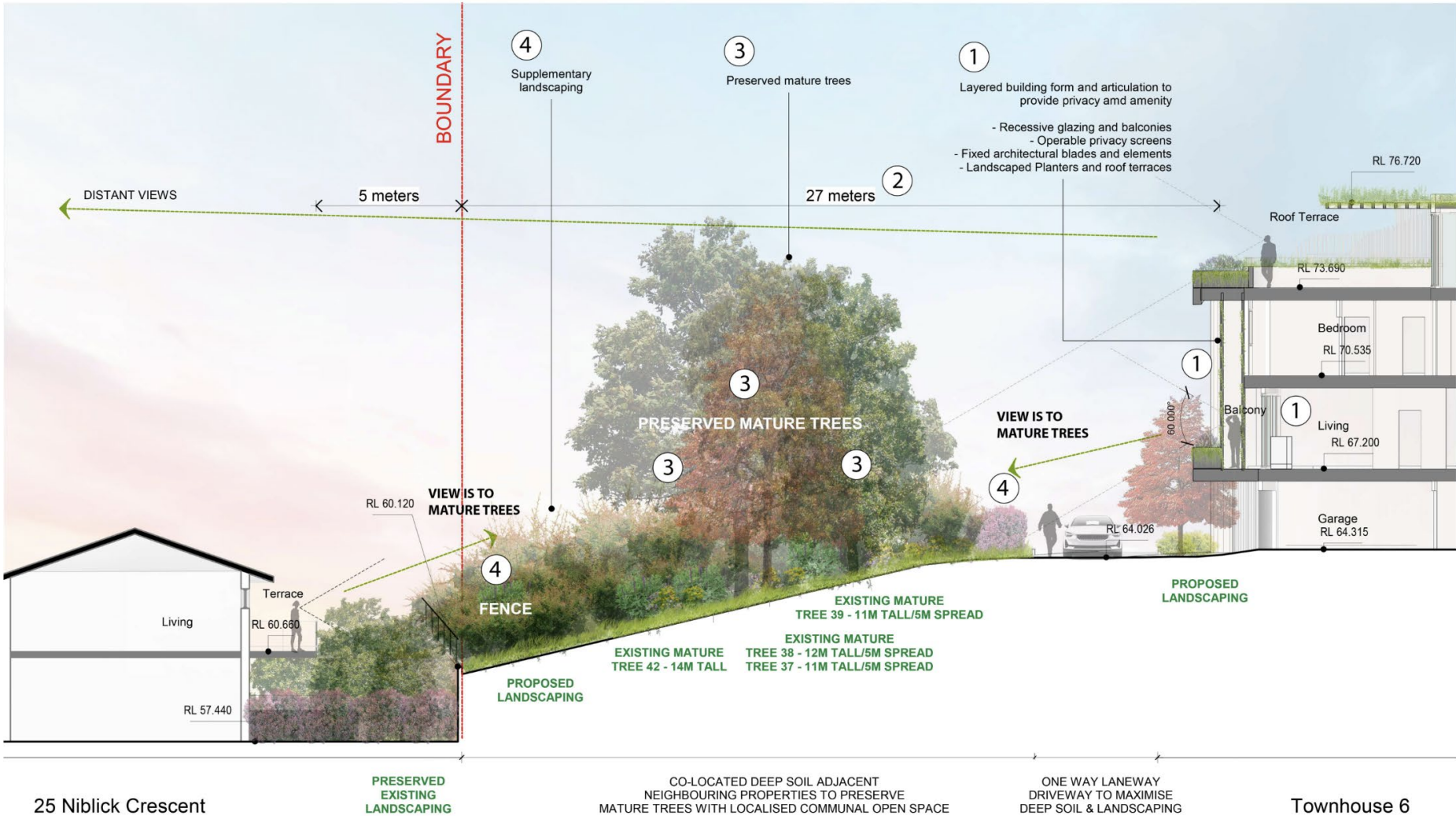
NEIGHBOURING RESIDENTIAL PROPERTIES

A section through 25 Niblick Crescent, Deep Soil Zone with preserved mature trees and Townhouse #6.

The section illustrates a high level of privacy and amenity via:

- 1. Layered Building Form and Facade Articulation
- 2. A Large Setback
- 3. Mature Tree Preservation; and
- 4. Supplementary Landscaping.

Overall resulting in high visual amenity between the Proposal and neighbouring context.



3. VISUAL IMPACTS

DISTRICT VIEWS

The Revised Scheme has been considered in regard to district views and context, with the reduction in height reduction in height to the tallest building (Building C from 8 to 7 storeys); together with building articulation and setbacks, building landscaping and landscaped roof terraces.

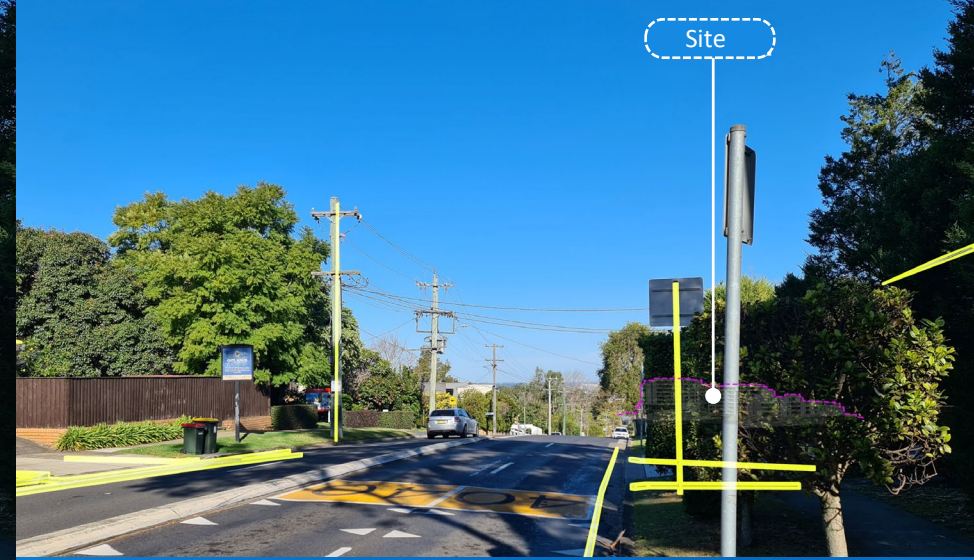
Visual Impact Assessment has been carried out via Dickson Rothschild. The studies shown on the right are from the district view identified by Council at the corner of Bettington Road and Pennant Hills Road. (refer to Visual Impact Assessment Report for further detail).

Overall this is a transient view consideration that improves as one travels on the road axis and towards the Proposal.

Existing



Revised Scheme - is not visible from the right hand side of the street



Existing



Revised Scheme - is partially visible on the left hand side of the street in the distance behind a mature landscape setting



4. INCREASE OF DEEP SOIL PLANTING ZONES

SUMMARY OF AMENDMENTS

Increased deep soil planting zones have been created by the removal of a Townhouse and reduced paving and retaining walls to the south.

The scheme retains the intent of the DA design to preserve mature trees through generous street and rear setbacks, demonstrated tree protection zones and the co-location of other deep soil areas with adjacent sites.

There is also increased landscaped areas (on structure) along the internal boulevard and within communal open spaces provided through the reduction of building footprints.

The section that follows compares images between the DA and Revised Scheme to highlight improved outcomes.

Photograph of Oatlands Golf Course



4. INCREASE OF DEEP SOIL PLANTING ZONES

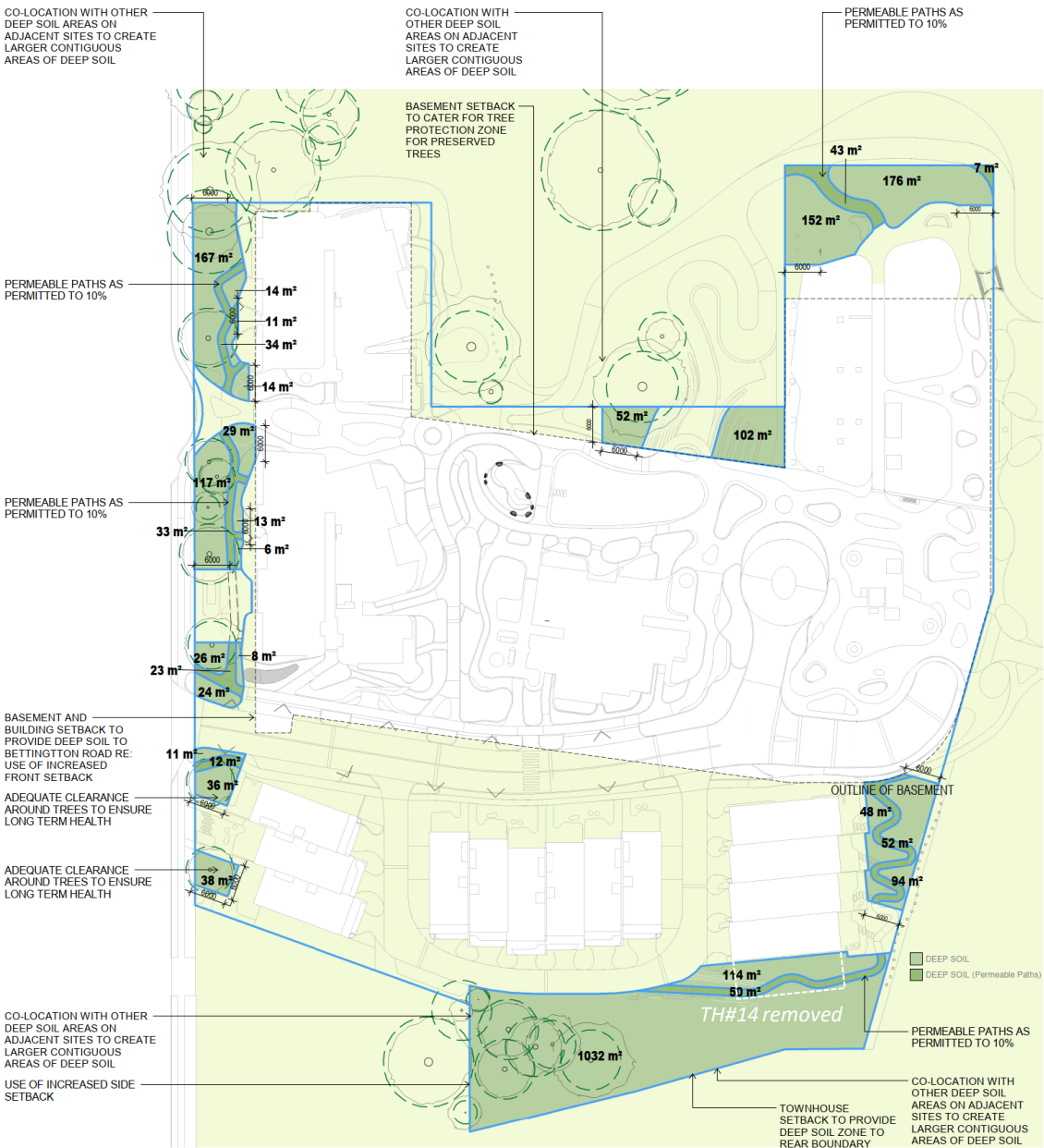
DEEP SOIL PLANTING DEFINITION

In accordance with the definition in the NSW ADG, the total deep soil planting area is has increased to 16% of the site area (including the removal of Townhouse #14 to the south).

Key Objectives of Deep Soil Planting Zones:

- Use of increased front and rear setbacks to neighbouring properties and existing mature trees.
- Co-location with other deep soil areas on adjacent sites to create larger continuous areas of deep soil.
- Adequate clearance around trees to ensure long term health. Drawings include an overlay of the tree protection zones of mature trees.
- Co-location with communal open space.

Refer to architectural drawing for further detail.



LEGEND

Deep Soil Planting (NSW ADG)

4. INCREASE OF DEEP SOIL PLANTING ZONES

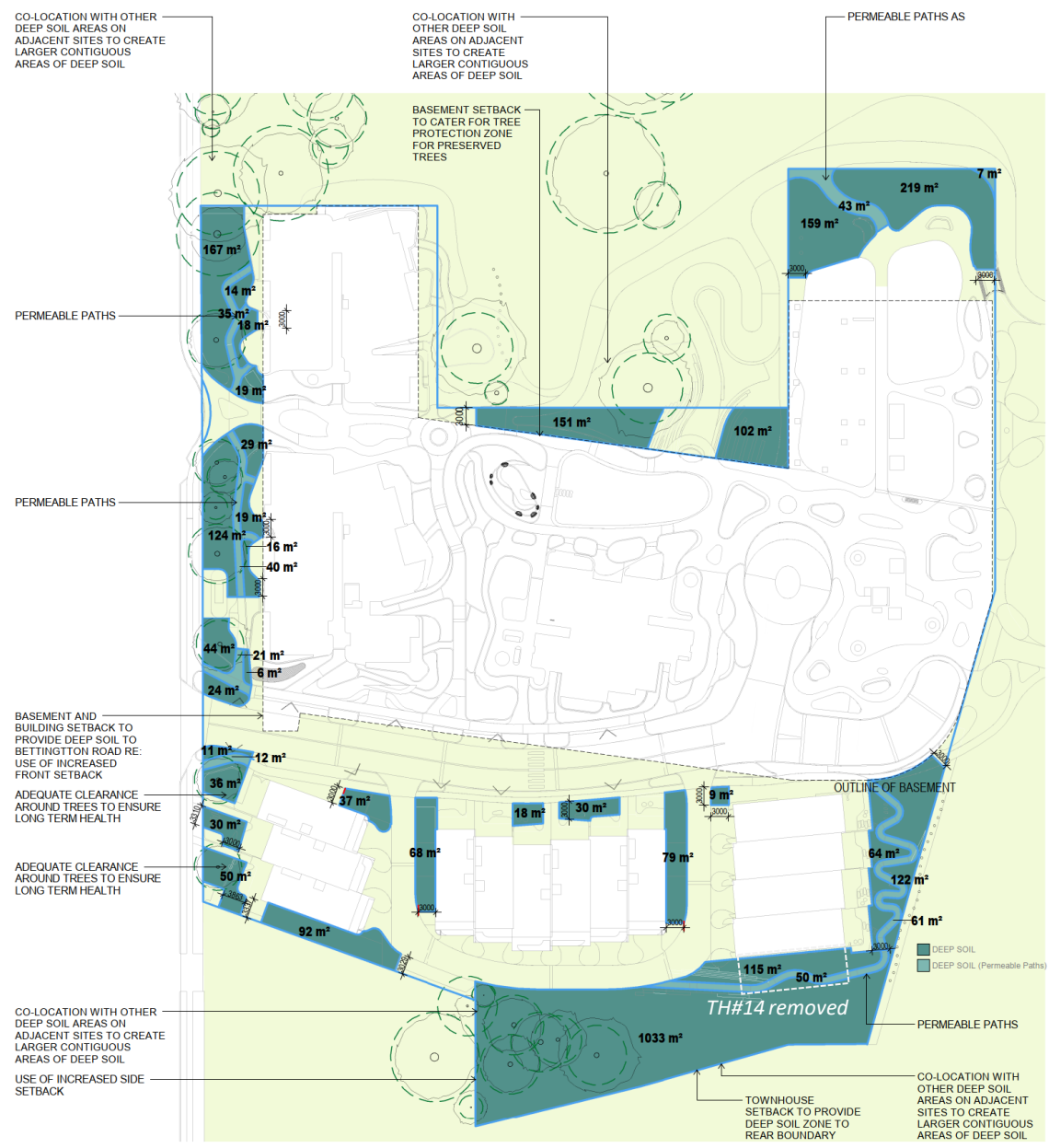
DEEP SOIL PLANTING DEFINITION

In accordance with the definition in the Seniors Living SEPP, the total deep soil planting area is has increased to 20% of the site area (including the removal of Townhouse #14 to the south).

Key Objectives of Deep Soil Planting Zones:

- Use of increased front and rear setbacks to neighbouring properties and existing mature trees.
- Co-location with other deep soil areas on adjacent sites to create larger continuous areas of deep soil.
- Adequate clearance around trees to ensure long term health. Drawings include an overlay of the tree protection zones of mature trees.
- Co-location with communal open space.

Refer to architectural drawing for further detail.



4. INCREASE OF DEEP SOIL PLANTING ZONES

COMMUNAL OPEN SPACE

In addition to increased deep soil planting, overall communal open space including landscaped areas (on grade) have increased considerably from 25% to 40% of the site area. This has been primarily achieved through relocation of the porte cochere and basement ramp, as well as improved permeability at the ground plane. Refer to architectural drawing (DA9003) for further detail.

DA Scheme – 25% communal open space



Revised Scheme – 40% communal open space



5. FURTHER ARTICULATION AND BREAKS IN THE BUILDING

SUMMARY OF AMENDMENTS

Additional building articulation and breaks is primarily addressed in Section 1 Bulk and Scale. The following section provides more detail on the amendments made to Building C and the ground plane to improve building articulation.

Building C: Building C is modulated and expressed as two distinct forms that merge with a glazed slot. The slot enables views from the ground plane along the Ellis Street axis to the Oatlands House landscape setting, as well as views to the sky. The glazed break in the building also introduces a mid-lobby seating area to each level with access to natural daylight and outlook for residents.

Ground plane activation: The ground plane experience benefits from building articulation and refinement. Ground and second floor levels of Building B and C have been sculpted to create a more engaging and human scale experience at the ground plane. Increased building setbacks, new through lobbies, and integration of active facades help to improve ground floor permeability, legibility and opportunities for passive surveillance.

The section that follows compares images between the DA and Revised Scheme to highlight improved outcomes.

Render of revised façade of Building C from primary communal open space

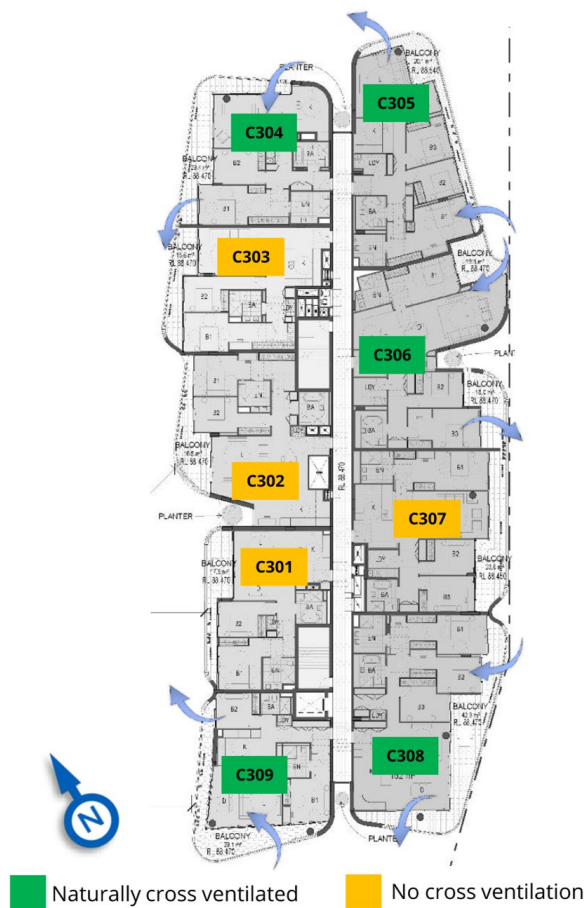


5. FURTHER ARTICULATION AND BREAKS IN THE BUILDING

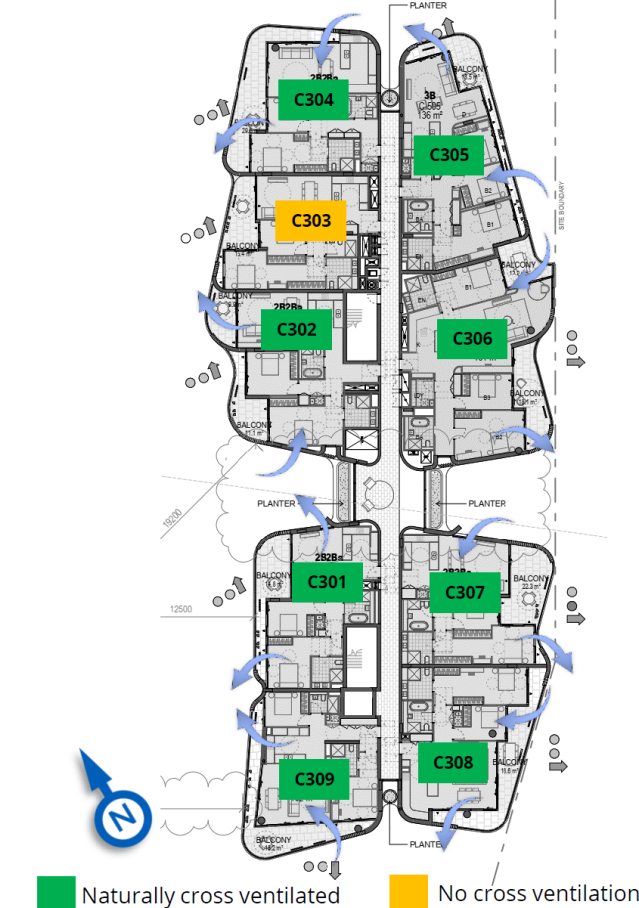
ARTICULATED BUILT FORM

The length of Building C is modulated and expressed as two distinctive forms that merge with a glazed slot. This building break enables views along the Ellis Street axis towards the landscape setting of Oatlands House and views to the sky.

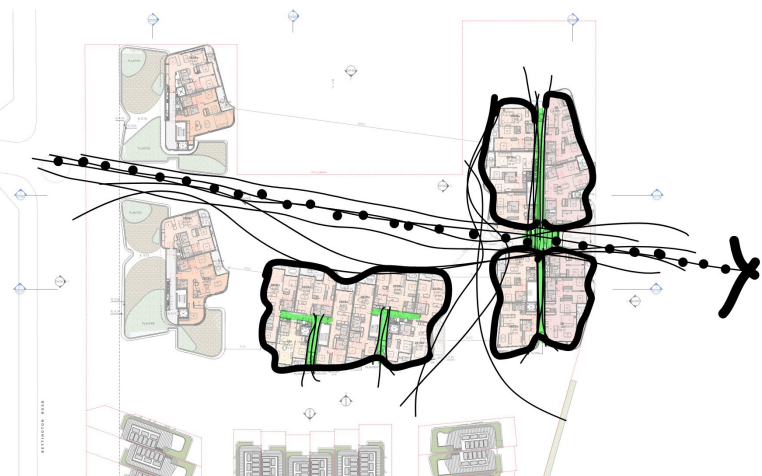
DA Scheme - Extract - RWDI Natural Cross Ventilation and Solar Peer Review



Revised Scheme – Building C break provides improved ADG amenity. Extract - RWDI Natural Cross Ventilation and Solar Peer Review.



Revised Scheme – Concept sketch of Building C break



5. FURTHER ARTICULATION AND BREAKS IN THE BUILDING

ARTICULATED BUILT FORM

The facade of Building C has been modulated into two distinctive forms to reduce the perceived bulk and scale and enable improved views to surroundings.

DA Scheme – Eastern Elevation - Building C previously expressed as a single continuous facade



Revised Scheme – Eastern Elevation - Building C expressed as two distinctive forms, enabling views to the landscape setting and sky



5. FURTHER ARTICULATION AND BREAKS IN THE BUILDING

ARTICULATED BUILT FORM

A sectional elevation along the Boulevard illustrating the storey reduction of Building C; and the increased permeability and articulation of Building B & C as a result of the revised Porte Cochere location.

DA – A view along the Boulevard looking North



Revised Scheme – A view along the Boulevard looking North



5. FURTHER ARTICULATION AND BREAKS IN THE BUILDING

ARTICULATED BUILT FORM

The length of Building C is modulated and expressed as two distinctive forms that merge with a glazed slot, enabling improved views to surroundings.

DA Scheme – Building C previously expressed as a single continuous facade



Revised Scheme – Building C expressed as two distinctive forms, enabling views to the landscape setting and sky



5. FURTHER ARTICULATION AND BREAKS IN THE BUILDING

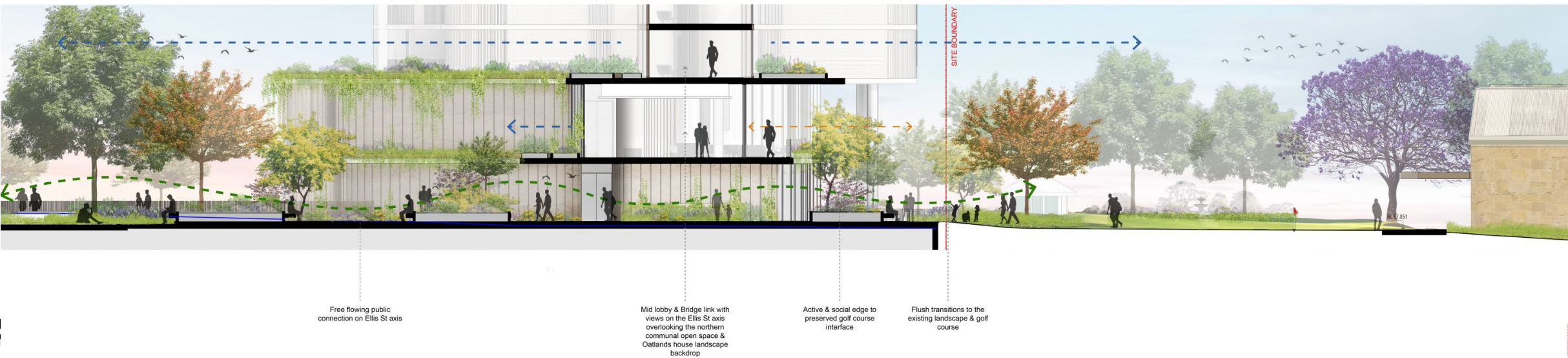
ARTICULATED BUILT FORM

The building break along the Ellis Street axis enables direct physical and visual connections towards the Oatlands House landscape setting and preserved golf course setting.

DA Scheme – Building C section on the Ellis Street Axis



Revised Scheme – Building C section on the Ellis Street Axis



6. ACCESSIBILITY AND ROAD NETWORK

SUMMARY OF AMENDMENTS

An improved pedestrian experience that prioritises safety and accessibility has been achieved through the following amendments:

- Removal of conflict zones between pedestrian and vehicles through the relocation of the porte cochere and revised basement layout;
- Enhanced pedestrian arrival experience along Ellis Street axis with additional landscaping and seating;
- Increased building setbacks together with new through lobbies and activated facades improve legibility and permeability on the ground plane; and
- (As per the DA scheme) entry points for ground floor apartments and townhouses are provided on Bettington Road and primary public spaces to encourage activation and passive surveillance.

The section that follows compares images between the DA and Revised Scheme to highlight improved outcomes.

DA Scheme – Ellis Street pedestrian axis terminated by basement ramp



Revised Scheme – Ellis Street pedestrian axis extends through the Proposal to the golf course



6. ACCESSIBILITY AND ROAD NETWORK

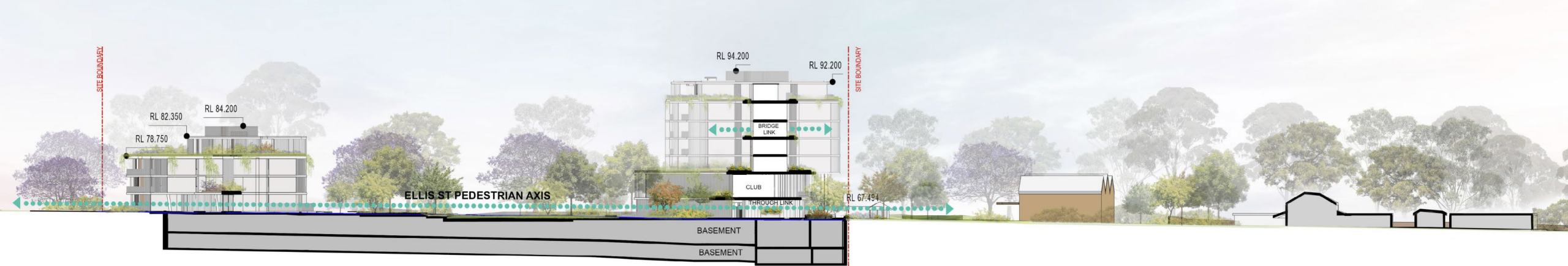
GROUND PLANE ACTIVATION

Ellis Street pedestrian axis has been extended to enable a direct physical and visual link from a main entry point on Bettington Road through the Proposal to the golf course and the Oatlands House landscape setting.

DA Scheme – Ellis Street pedestrian axis terminated at Building C



Revised Scheme – Ellis Street pedestrian axis extends through the Proposal to the golf course



BUILDING A1

BUILDING C

OATLANDS HOUSE

6. ACCESSIBILITY AND ROAD NETWORK

PEDESTRIAN MOVEMENT

Revised Scheme: Features a highly permeable ground plane where primary pedestrian paths are co-located with key public and communal spaces, lobbies and dwelling entries. The design intent is to encourage a safe and activated ground plane with opportunities for passive surveillance and social interactions.

LEGEND

Publicly accessible:

Ellis street pedestrian axis

Landscape pause point

Pedestrian path

Clubhouse and associated uses

Access co-managed with golf course operations

Residents, members and visitors only:

Secondary pedestrian path and entry points

Lobbies / internal communal space

Communal open space



6. ACCESSIBILITY AND ROAD NETWORK

VEHICLE MOVEMENT

Revised Scheme: Porte cochere and basement ramp have been relocated (and basement layout redesigned) in order to remove key conflict zones between pedestrians and vehicles. The intent is to encourage a safe and activated ground plane for all modes of movement and transport.

LEGEND

Primary vehicle movement

Shared lane for townhouse access

Basement link for golf buggies

Pedestrian paths

Pedestrian crossing



6. ACCESSIBILITY AND ROAD NETWORK

GROUND PLANE ACTIVATION

New through lobbies to Building B create activated interfaces with the public domain.
The lobby shown below provides new ground level amenity spaces and creates an activated link from the Boulevard to the Northern Communal Open Space

DA Scheme – Building B passive interface



Revised Scheme – Building B activated interface



6. ACCESSIBILITY AND ROAD NETWORK

GROUND PLANE ACTIVATION

New through lobbies to Building B create activated interfaces with the public domain.
The lobby shown below provides new ground level amenity spaces and creates an activated link from the Boulevard to the Northern Communal Open Space

DA Scheme – Building A2 passive interface



Revised Scheme – Building A2 activated interface



6. ACCESSIBILITY AND ROAD NETWORK

GROUND PLANE ACTIVATION

Building C refined to create new physical and visual connections along the Ellis Street pedestrian spine towards the Oatlands House Landscaped Backdrop

DA Scheme – View to Building C



Revised Scheme – View to Building C with views of the open landscape and sky beyond



6. ACCESSIBILITY AND ROAD NETWORK

GROUND PLANE ACTIVATION

Improved ground plane activation brings together and co-locates the main entry and Porte Cochere of the Clubhouse with the Ellis Street pedestrian spine and associated gardens, as well as Building B & C through lobbies.

DA Scheme



Revised Scheme – A view of the new porte cochere location, club arrival and residential lobbies





View from communal open space looking towards A1 and A2 on the Ellis Street axis



View looking towards Building C and Clubhouse



View across the golf course looking towards Building C and B