

# Chatswood Golf Club

Proposed Golf Club and Seniors Living Precinct  
Site Compatibility Certificate  
June 2017

marchesepartners



CHATSWOOD  
GOLF • LEISURE  
RESORT

**WATERMARK**  
CHATSWOOD



Folkestone

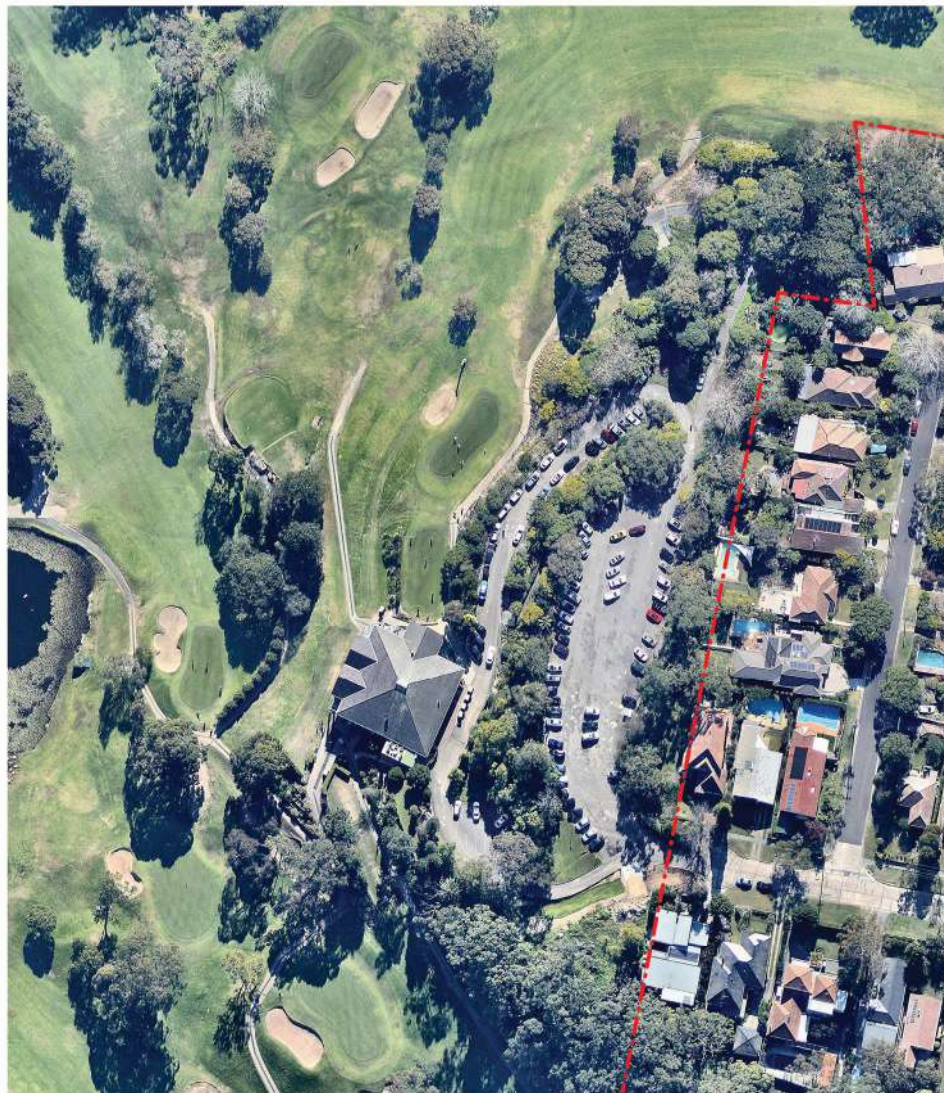


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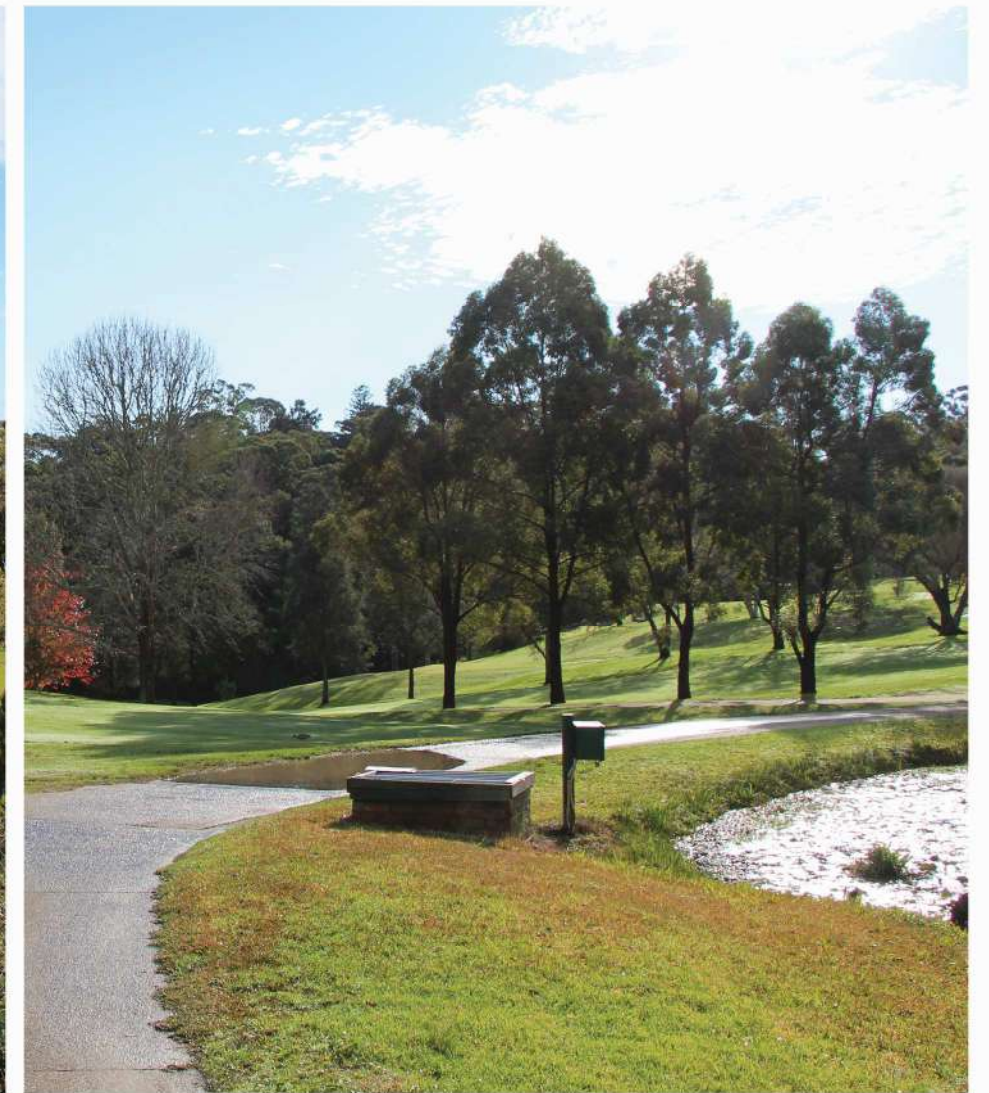
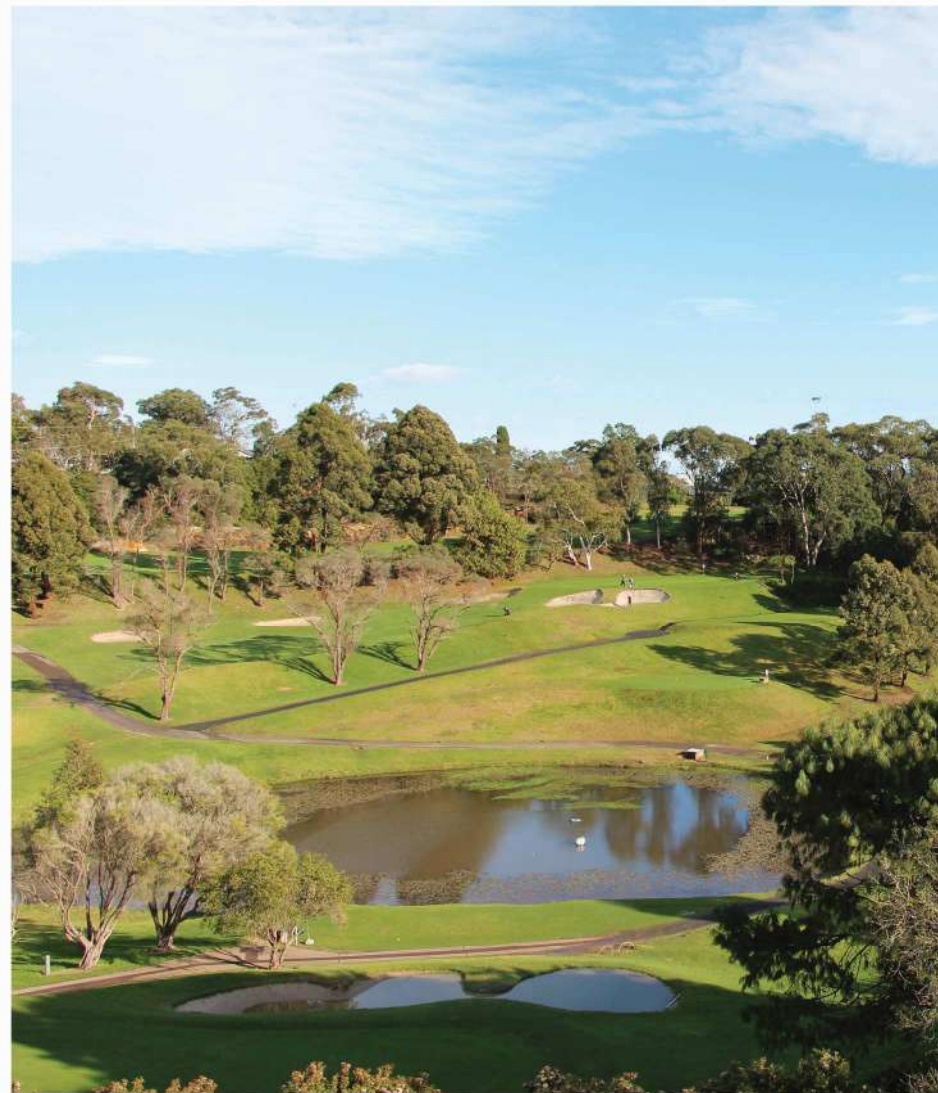
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# Introduction



Site - 128 Beaconsfield Road, Chatswood NSW



The site is located on the land known as Chatswood Golf Club at 128 Beaconsfield Road, Chatswood NSW.

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

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

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



# Chatswood Golf Club

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**WATERMARK**  
CHATSWOOD



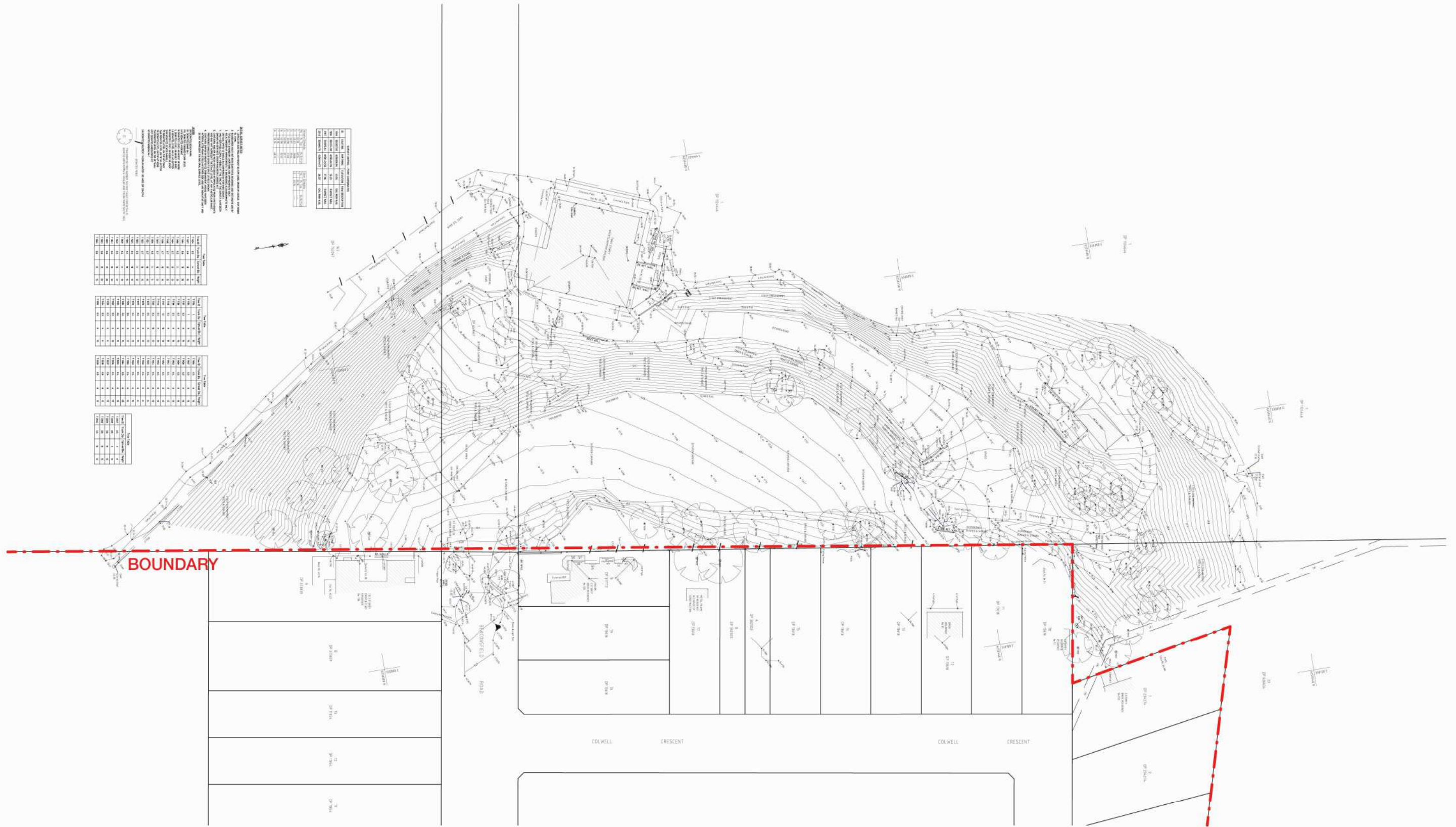


# Existing Site Plan



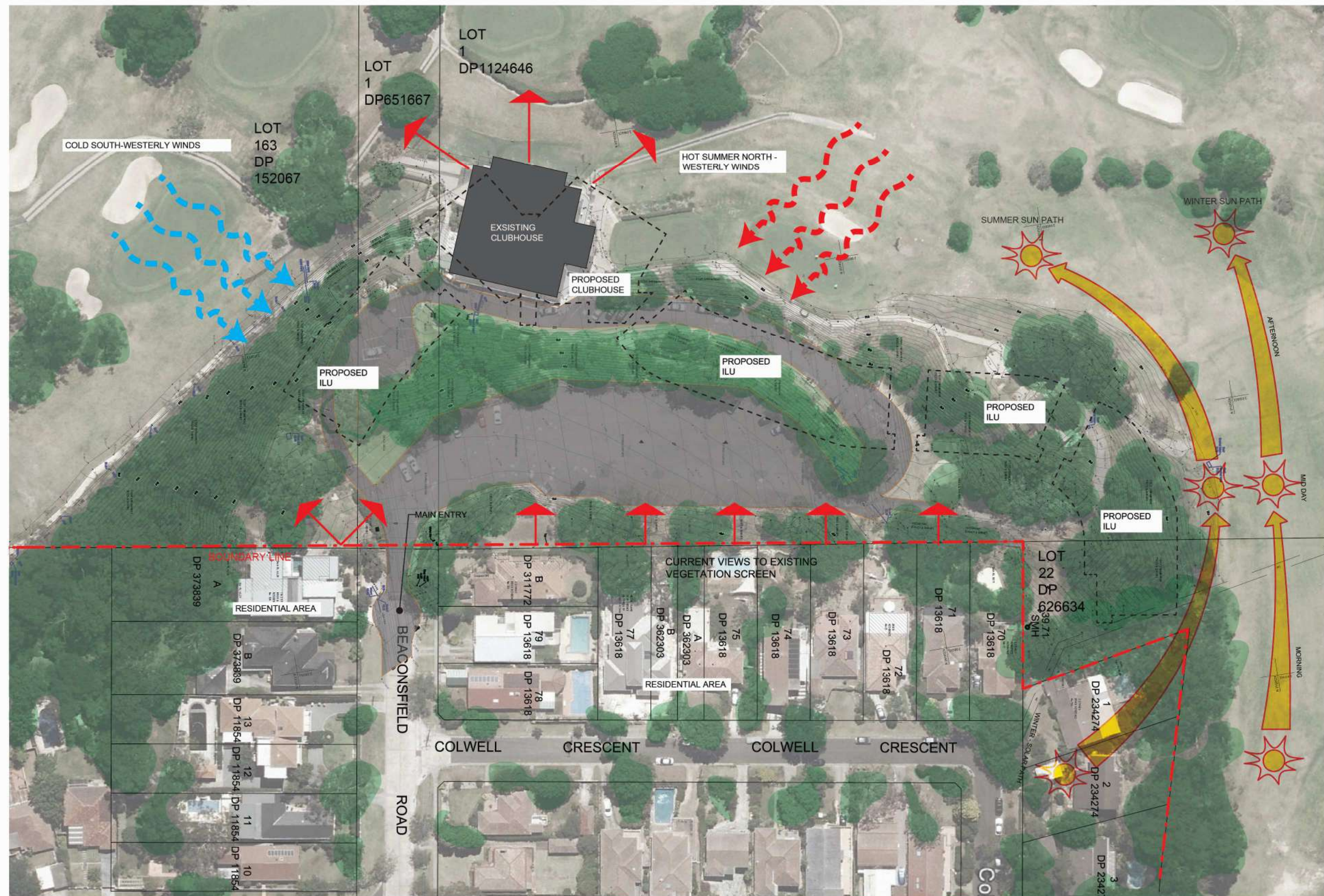


# Survey





# Site Analysis





# View Analysis

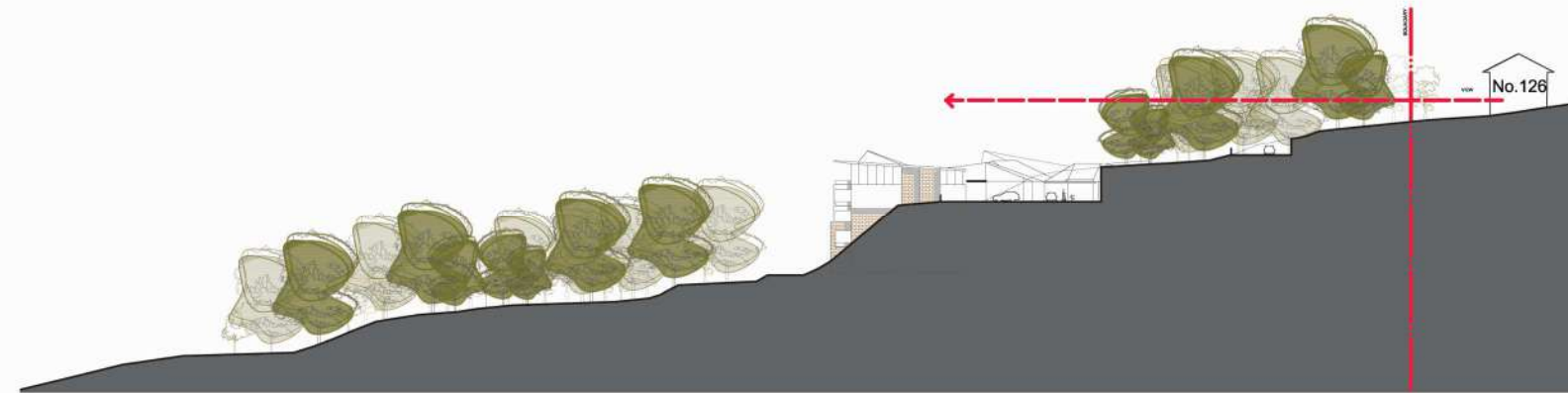
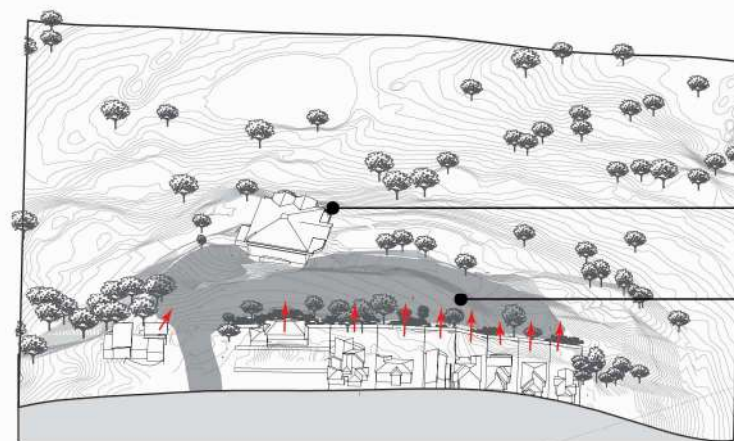
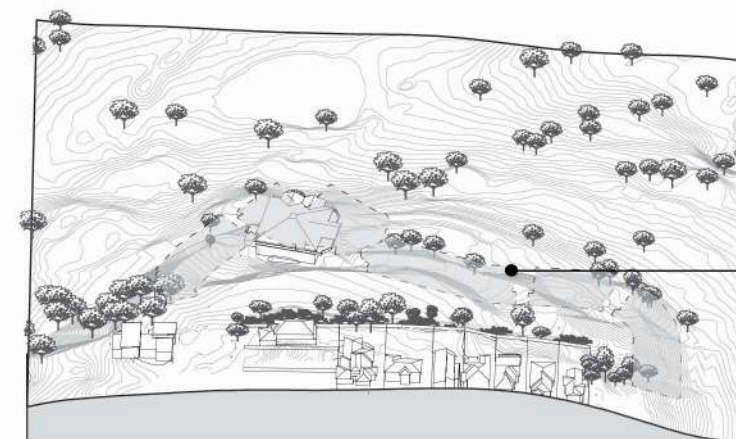


Diagram showing approximate location neighbouring dwellings

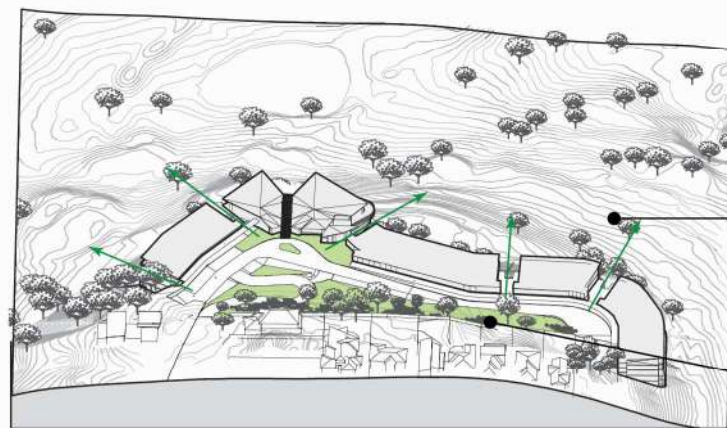


Existing Clubhouse.

Existing views across car park & Clubhouse screening vegetation

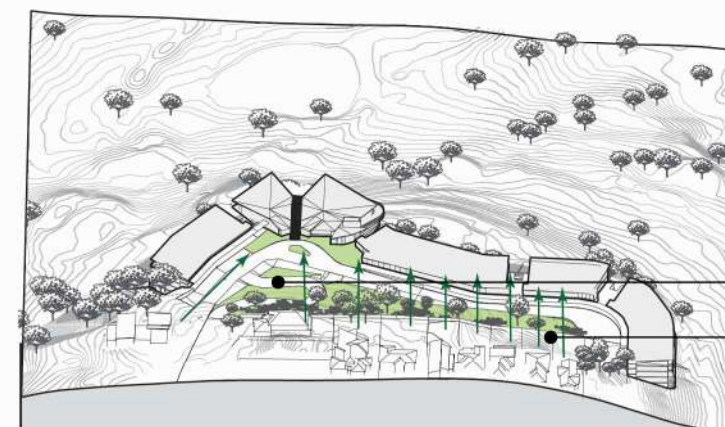


Proposed building footprint in the embankment



Building form broken to promote view lines to golf course from internal spaces

Proposed landscaping



Proposed landscape area  
Improved views over proposed landscape by building roof line

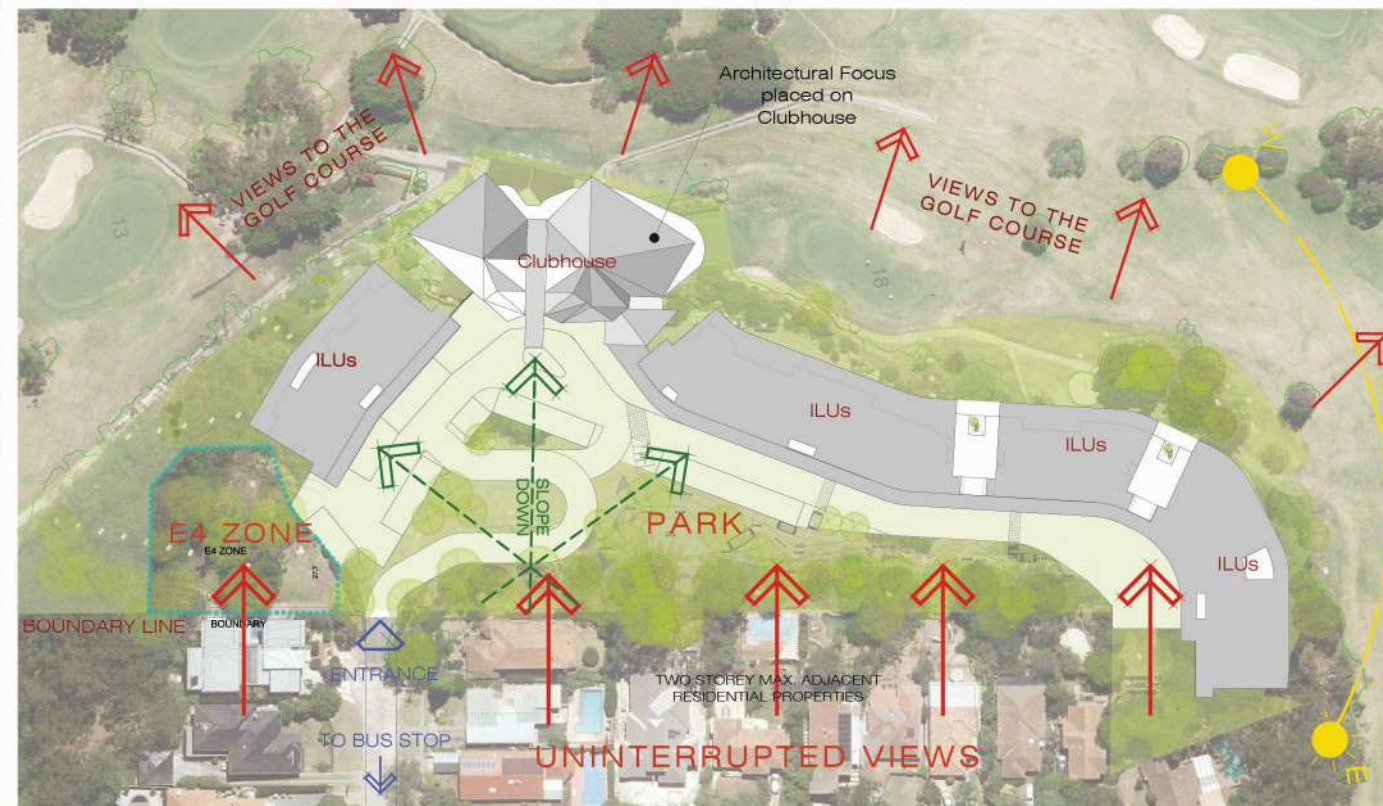
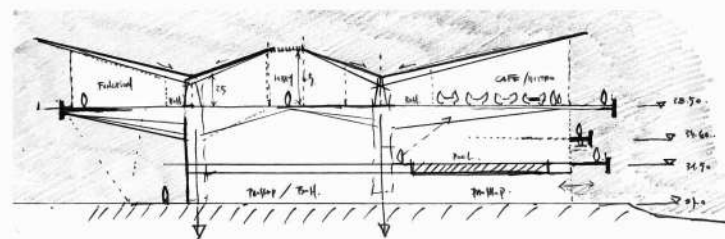
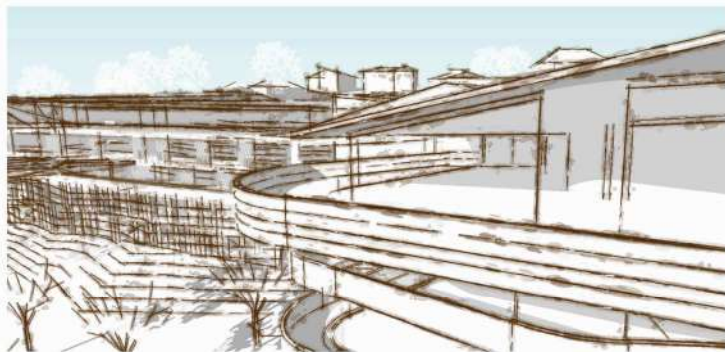
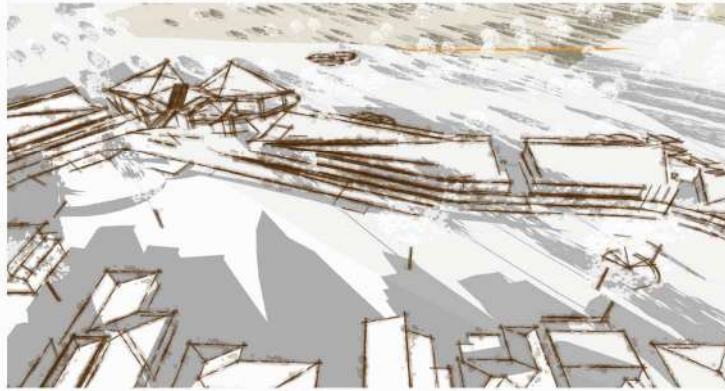


# Concept

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# Concept





# Site, Floor plans, Elevations & Sections

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# Roof



South ILU's: RL43.90  
Clubhouse: RL47.80  
North ILU's: RL43.00



# Level 4



LEGEND

3BED

South ILU's: RL40.80  
Clubhouse: RL47.80  
North ILU's: RL39.90

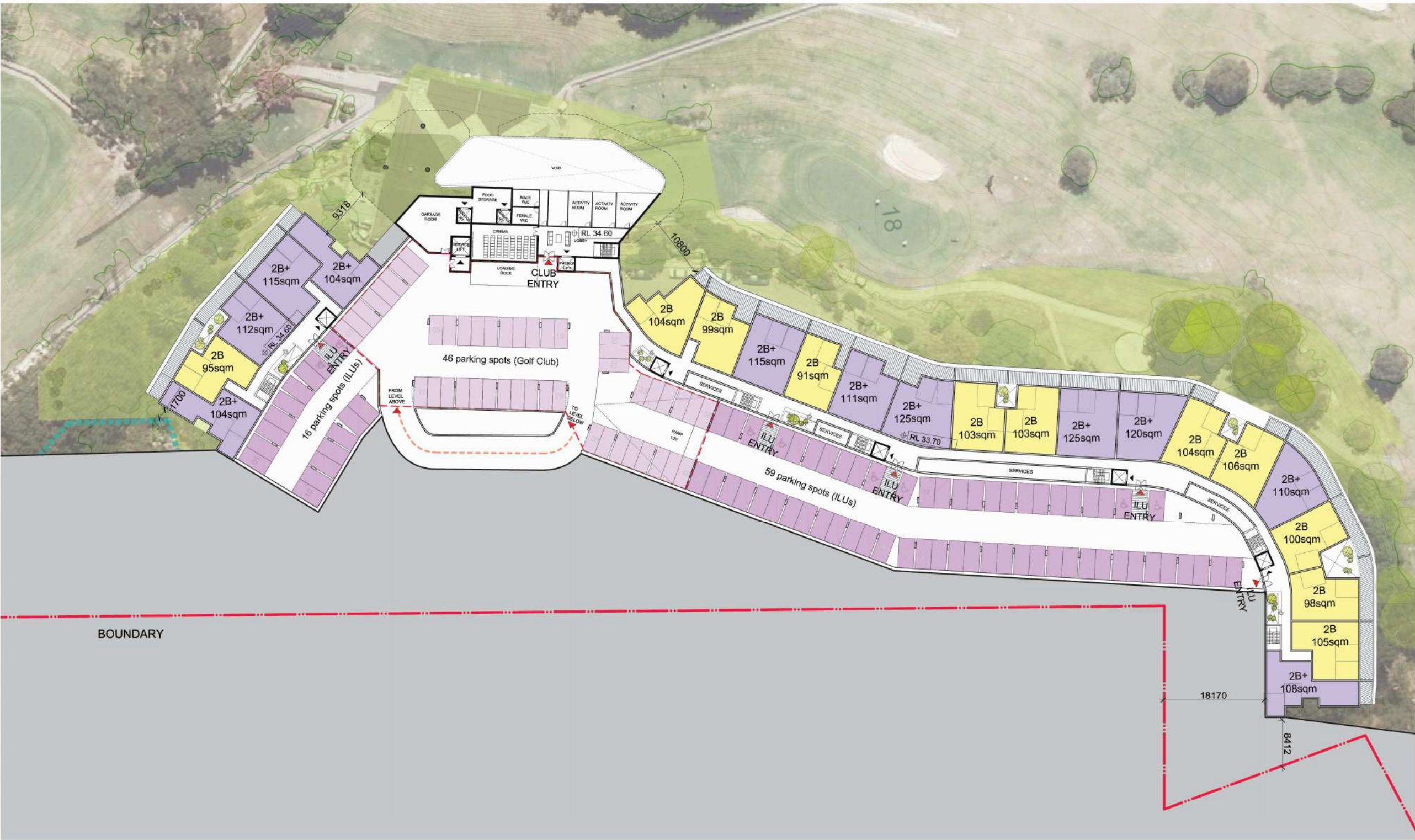


# Level 3



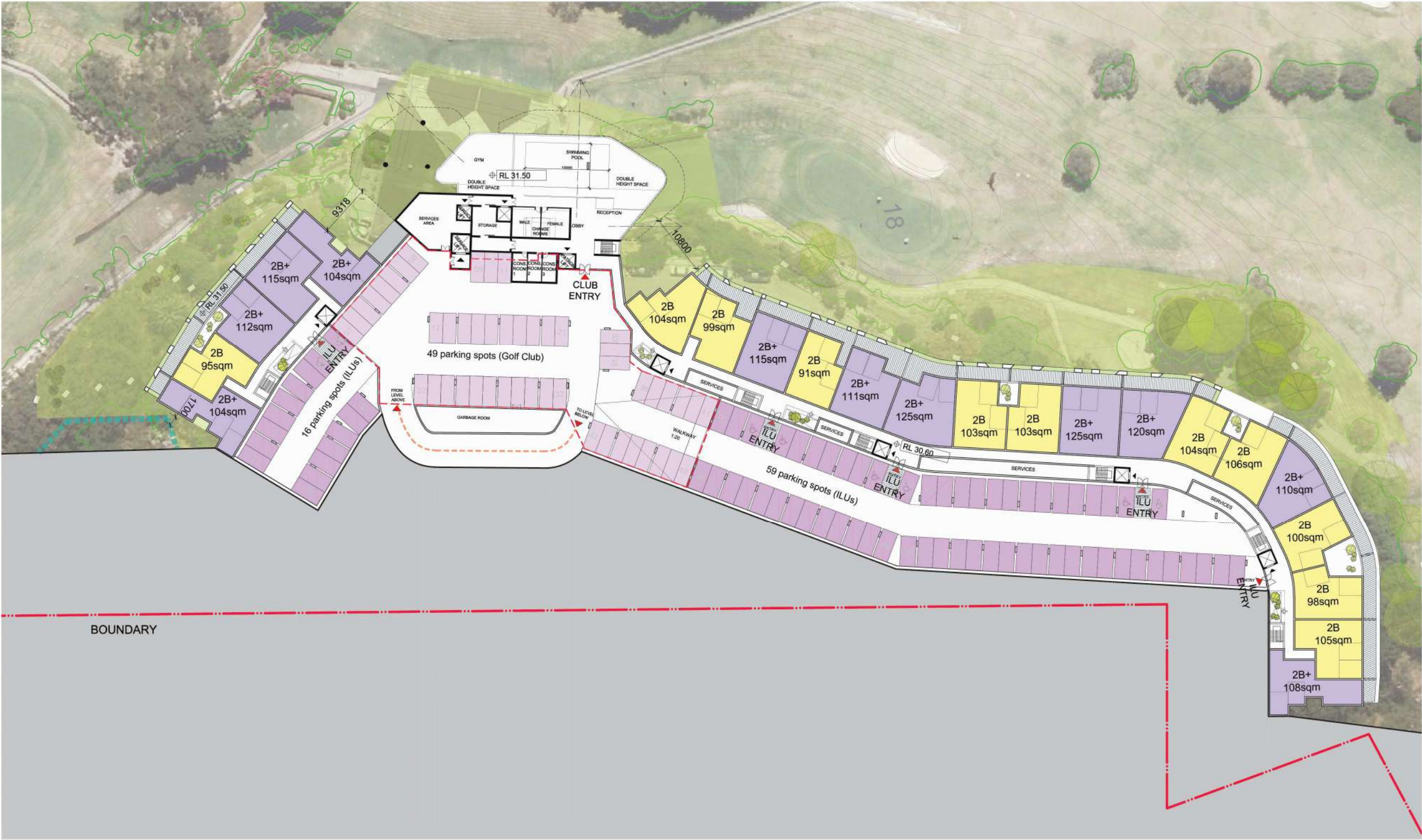


# Level 2





# Level 1

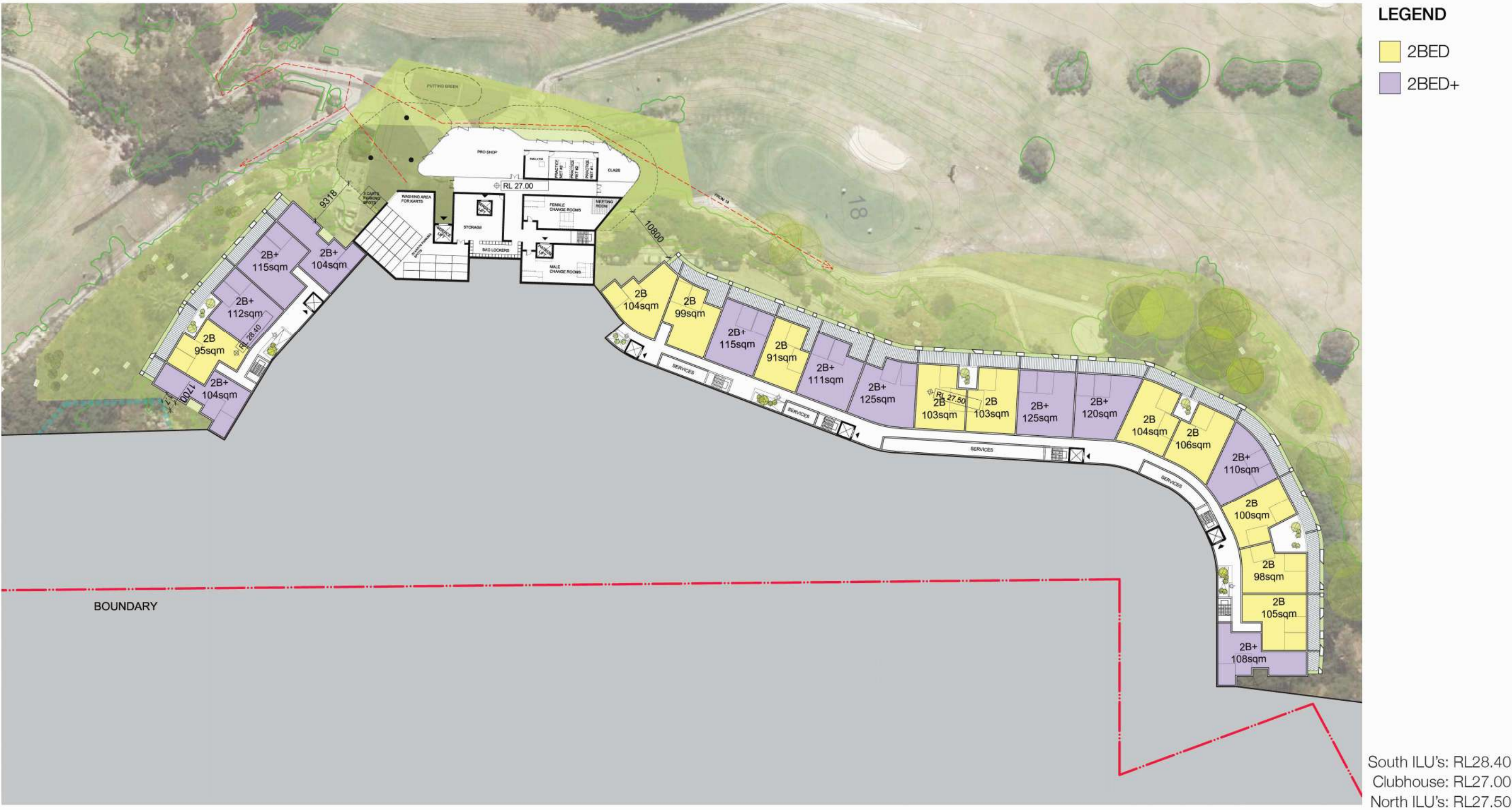


- LEGEND**
- 2BED
  - 2BED+
  - CLUB PARKING
  - ILU PARKING

South ILU's: RL31.50  
Clubhouse: RL31.50  
North ILU's: RL30.60

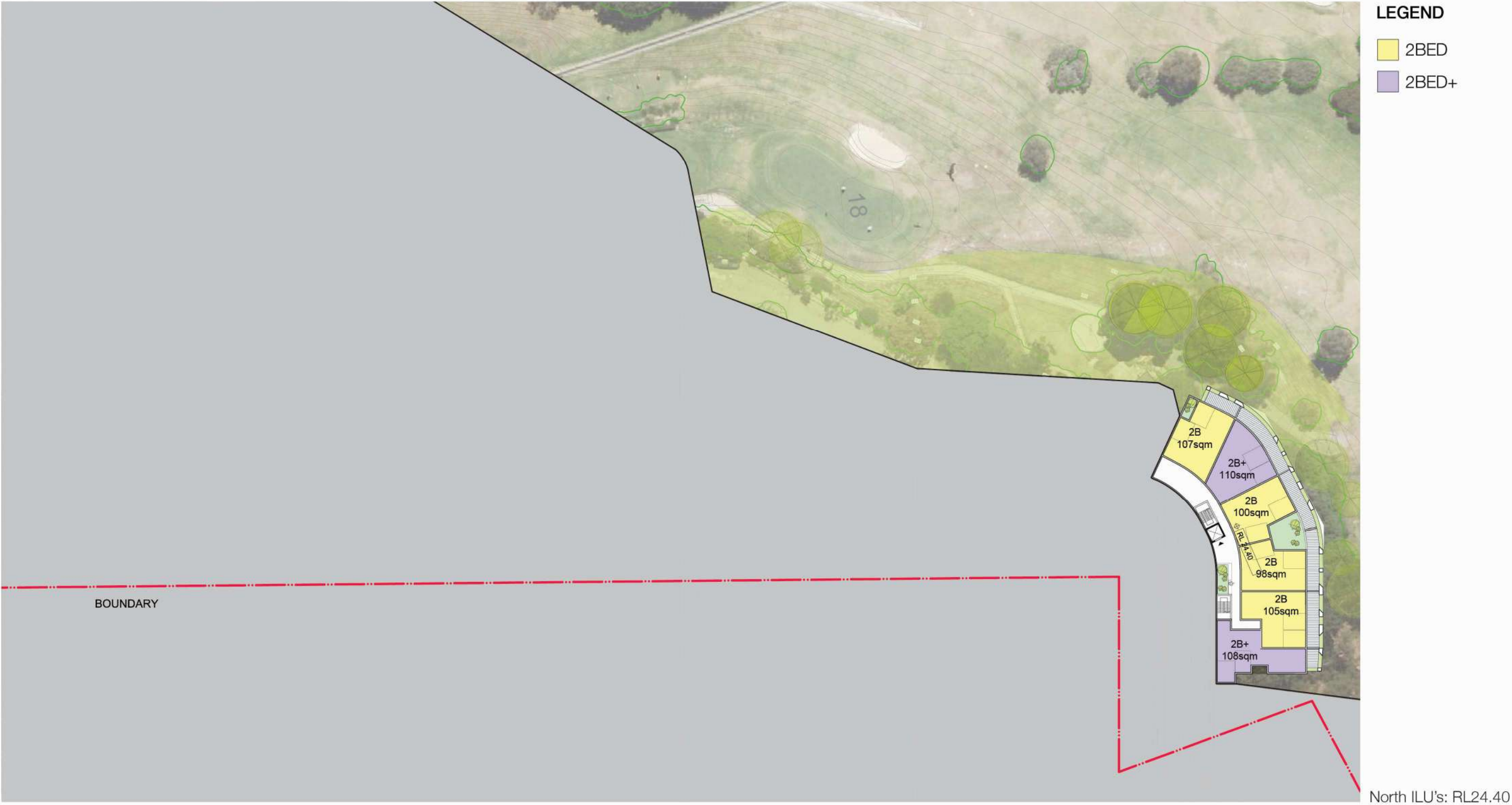


# Ground Floor



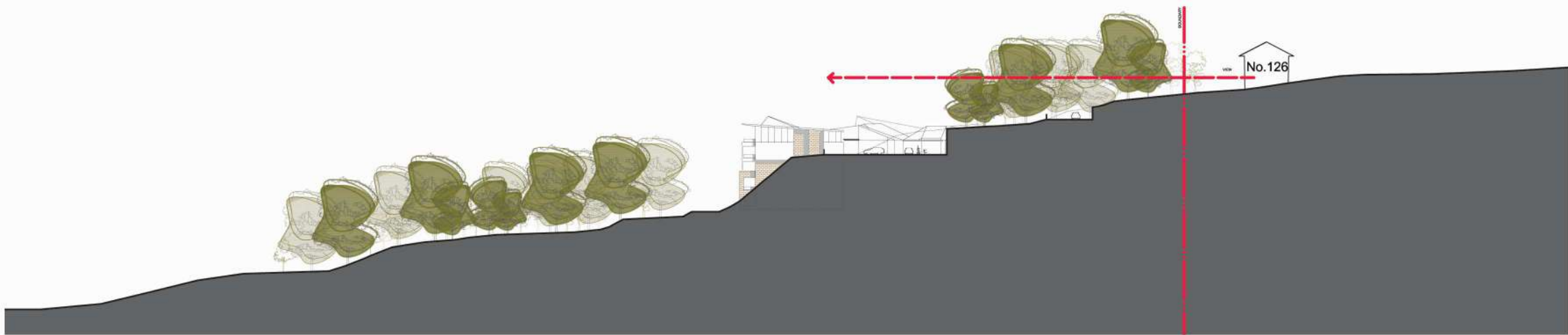


# Lower Ground

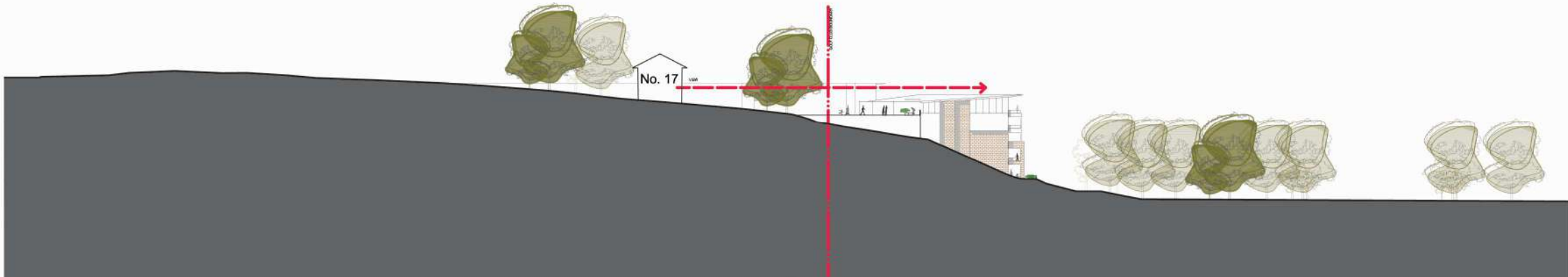
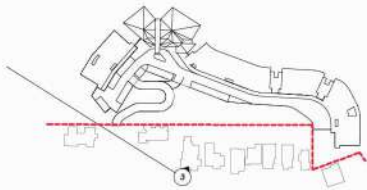




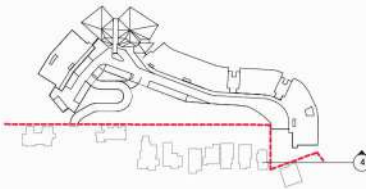
# Elevations



SOUTH ELEVATION

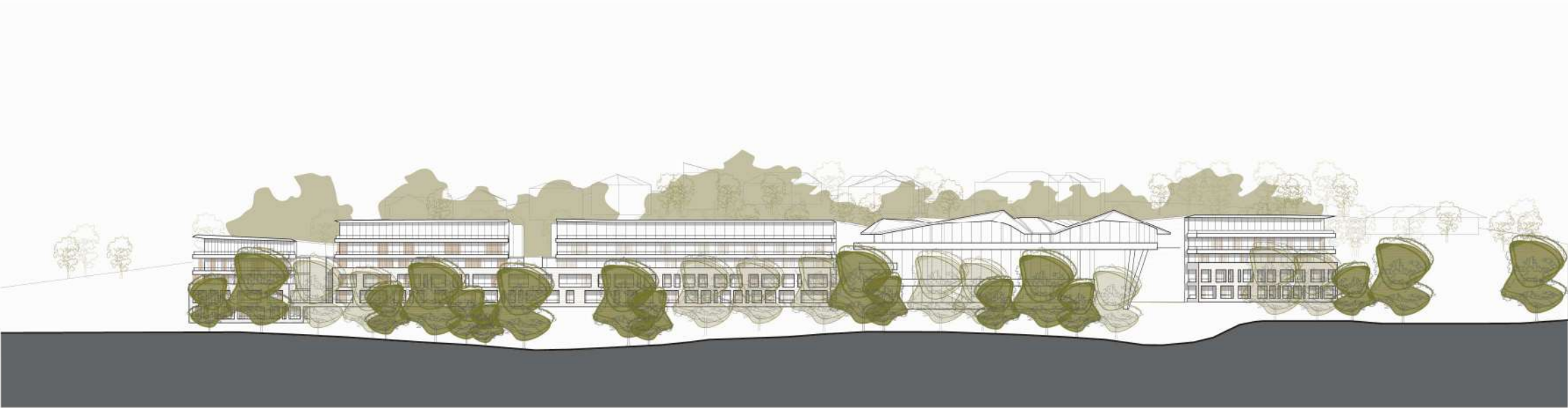


EAST ELEVATION



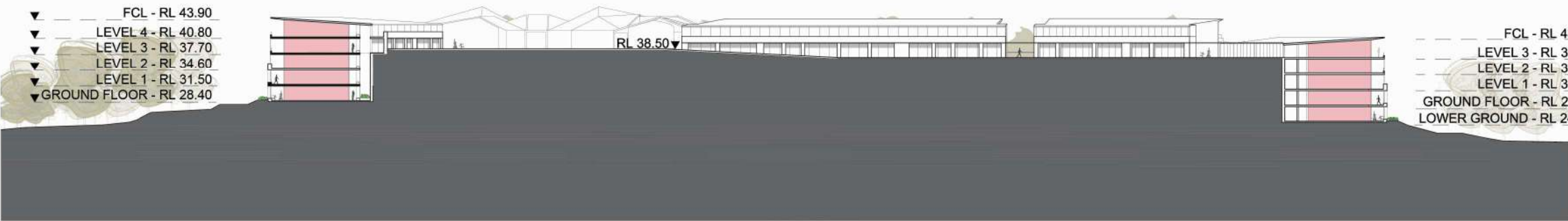
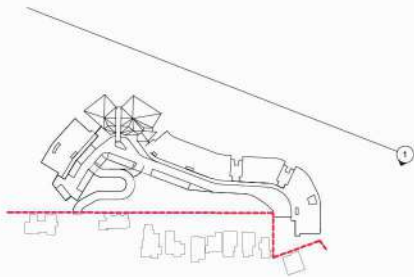


# Elevations & Sections

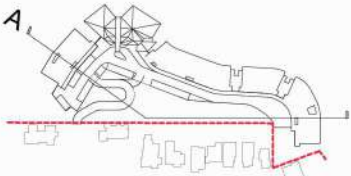


WEST ELEVATION

- LEGEND**
- ILU SPACE
  - CAR SPACE

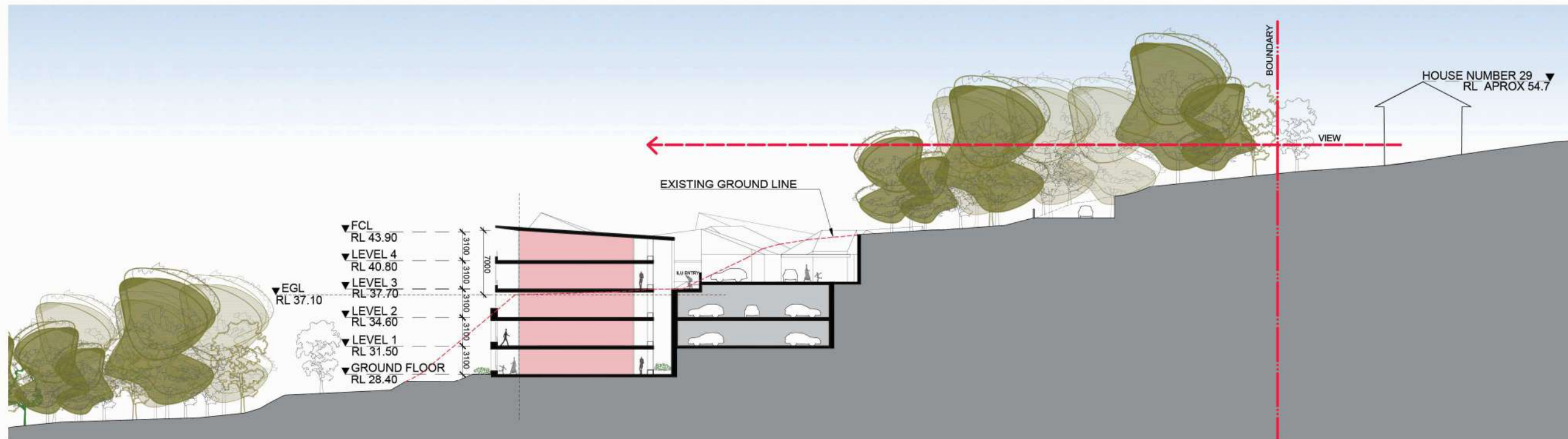


SECTION A



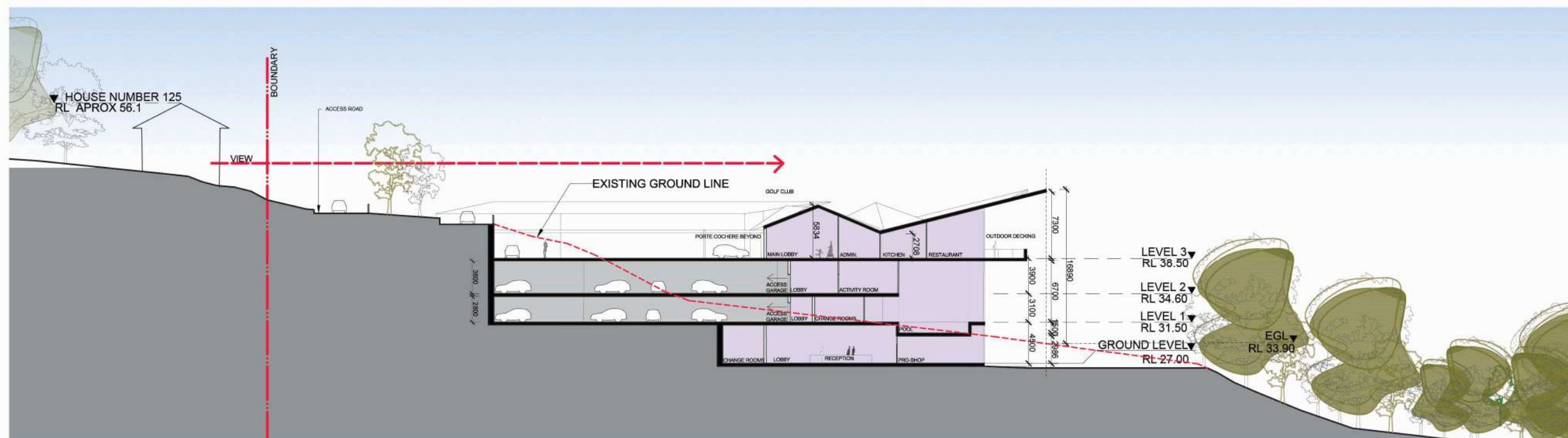


# Sections



- LEGEND**
- ILU SPACE
  - CAR SPACE
  - CLUBHOUSE

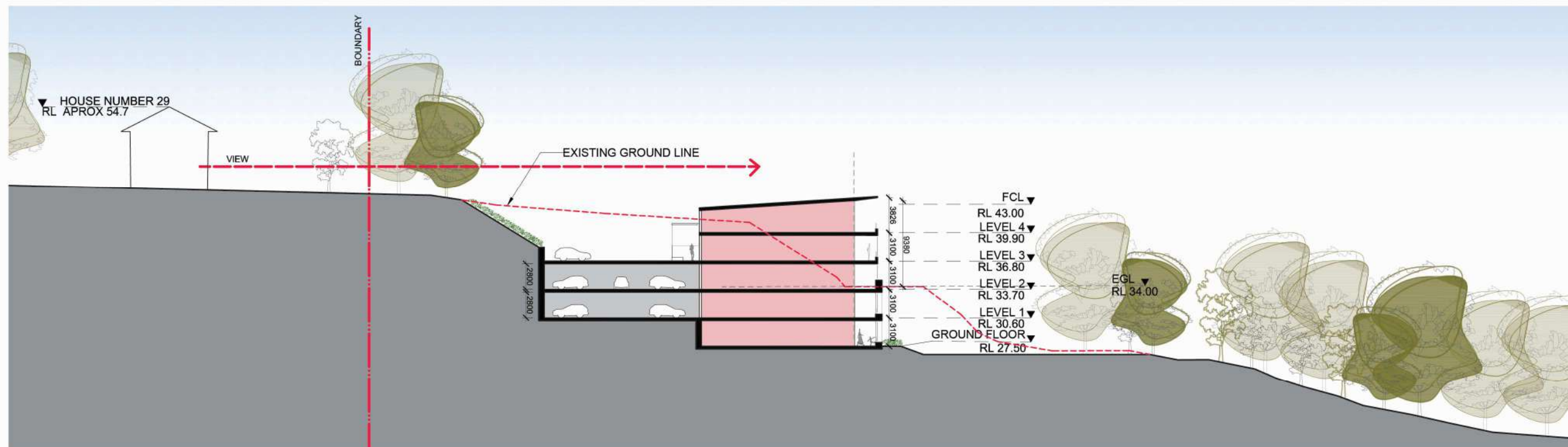
SECTION B



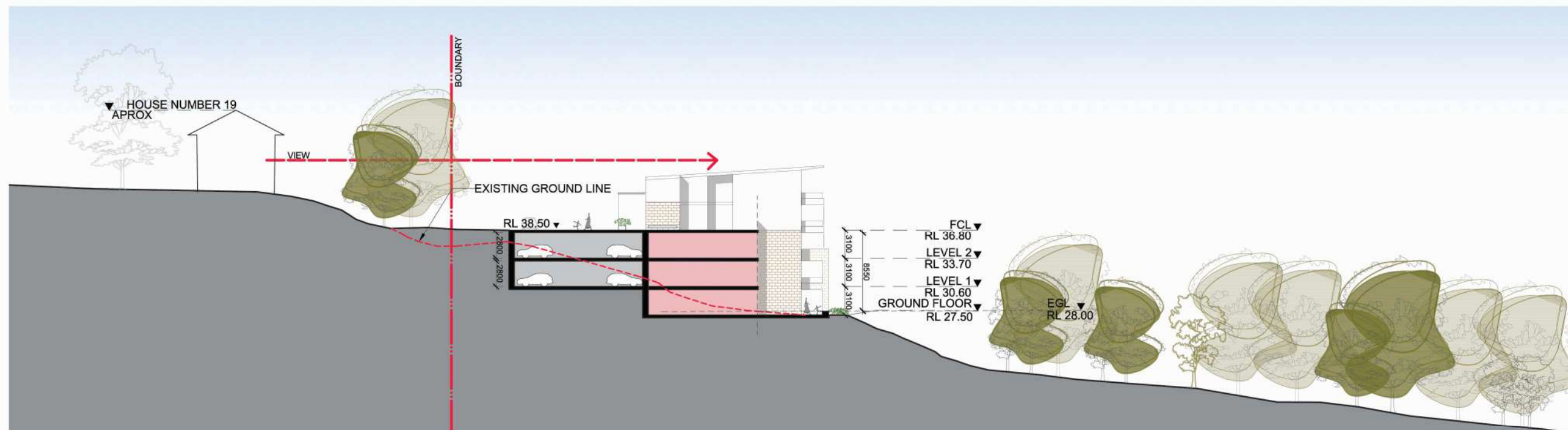
SECTION C



# Sections



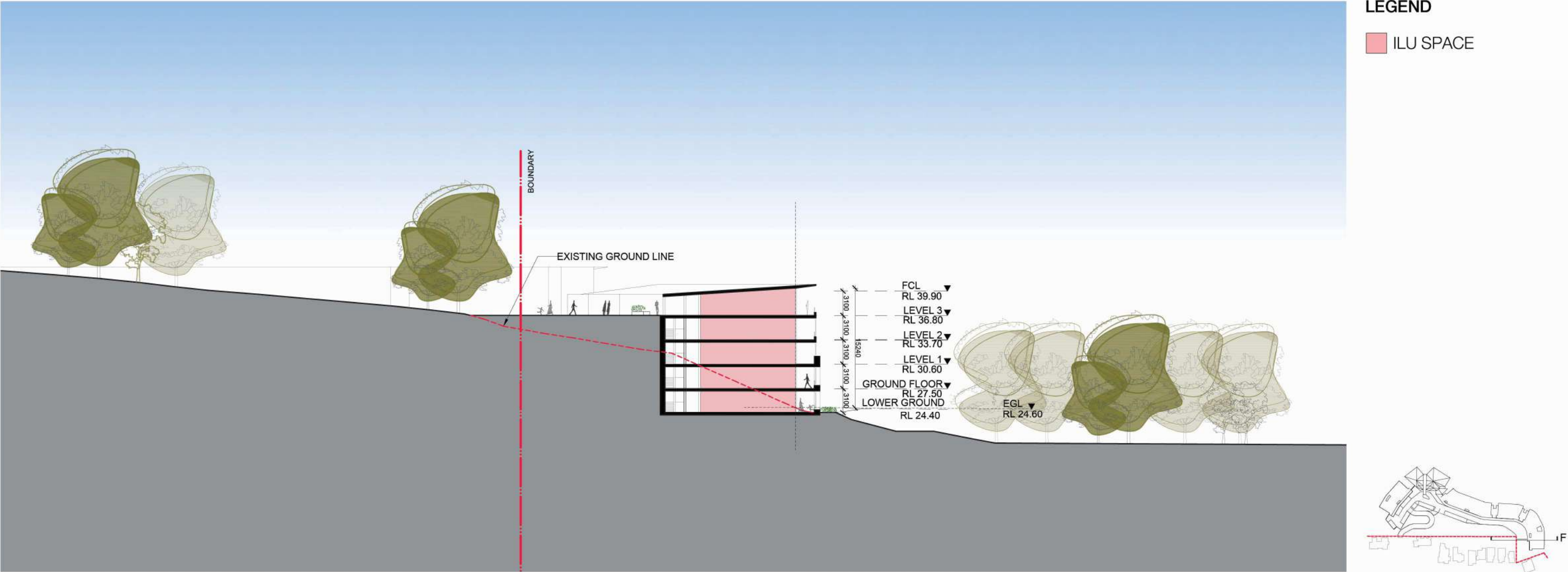
SECTION D



SECTION E



# Sections





# 3D Sketch Perspectives

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# 3D Sketch Perspectives



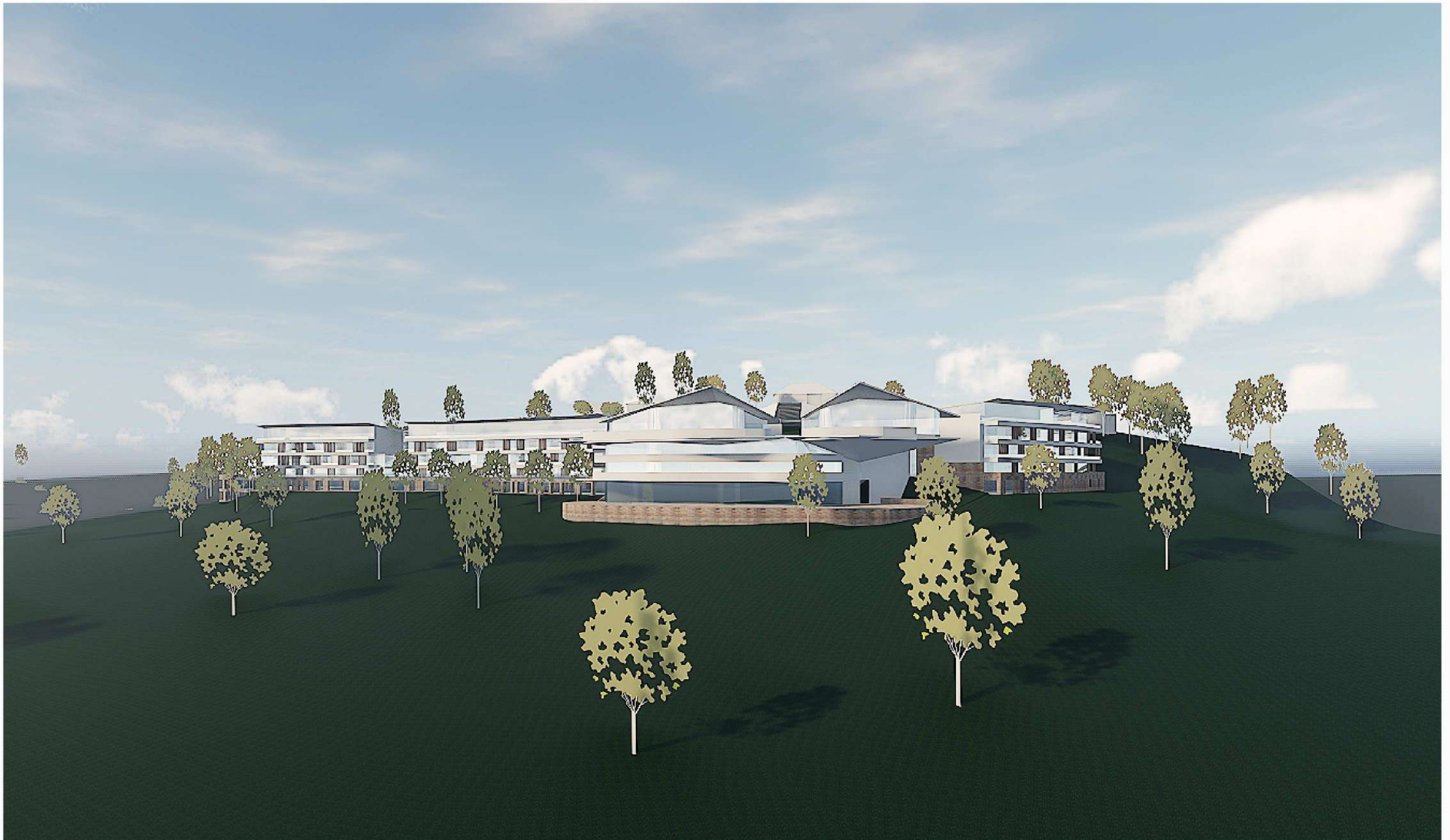


# 3D Sketch Perspectives





# 3D Sketch Perspectives





# 3D Sketch Perspectives





# 3D Sketch Perspectives





# Visual Impact Assessment

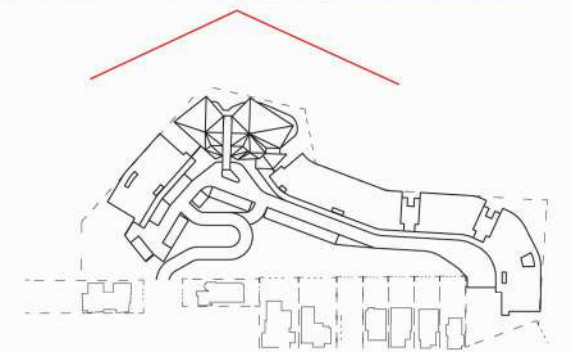
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# Visual Impact Assessment



Approximate proposed view from golf course.

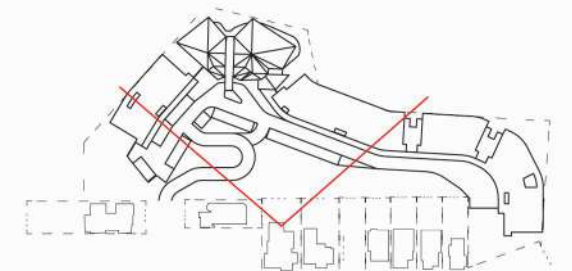




# Visual Impact Assessment

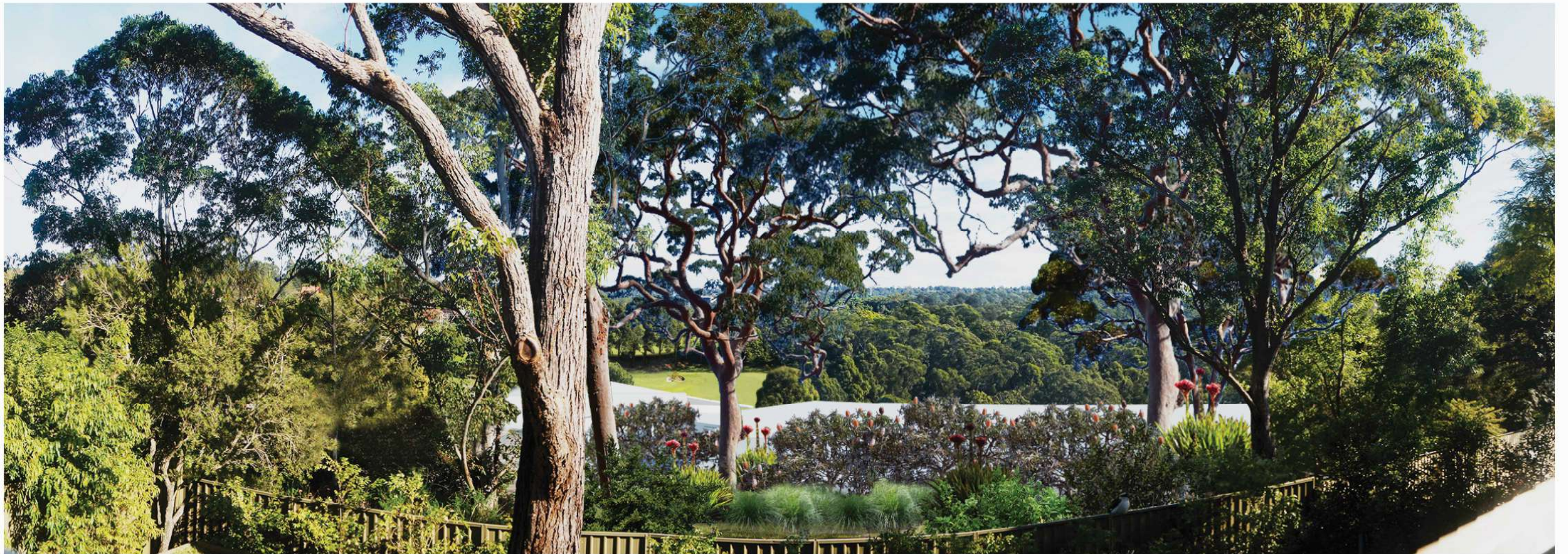


Approximate existing view from 29 Colwell Crescent living room balcony.

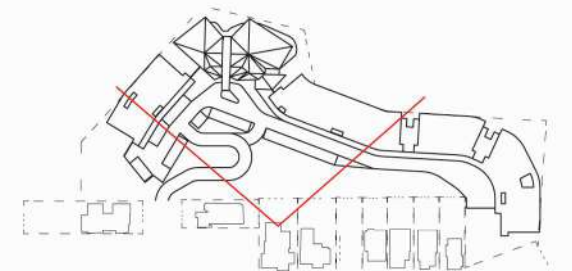




# Visual Impact Assessment



Approximate proposed view from 29 Colwell Crescent living room balcony.





# Development Data

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# Development Data

CLUBHOUSE								
	2B	2B+	3B	COMMUNITY FACILITIES GFA(sqm)	RESIDENTIAL GFA(sqm)	CAR PARK SPOTS	SOLAR ACCESS (MIN 3 HRS calc. 09:00-15:00)	CROSS VENTILATION
RL 27.00				628				
RL 31.50				695		49		
RL 34.60				333.4		46		
RL 38.50				1001.8		50		
TOTAL				2658.2		145		
BUILDING HEIGHT = 16.9m CALCULATED FROM EXISTING GROUND LINE TO MAXIMUM BUILDING HEIGHT, AS PER WLEP 2012								

ILU BLOCK A (South Building)								
	2B	2B+	3B	COMMUNITY FACILITIES GFA(sqm)	RESIDENTIAL GFA(sqm)	CAR PARK SPOTS	SOLAR ACCESS (MIN 3 HRS calc. 09:00-15:00)	CROSS VENTILATION
RL 28.40	1	4	0		624.2		0	4
RL 31.5	1	4	0		624.2	16	0	4
RL 34.6	1	4	0		624.2	16	0	4
RL 37.70	1	4	0		624.2		0	4
RL40.80	0	0	4		587.8		0	4
TOTAL	4	16	4		3084.6	32	0	20
BUILDING HEIGHT = 7.0m CALCULATED FROM EXISTING GROUND LINE TO THE UNDERSIDE OF THE UPPERMOST CEILING , AS PER SEPP (HOUSING FOR SENIORS & PEOPLE WITH A DISABILITY) 2004								

ILU BLOCK B (North Building)								
	2B	2B+	3B	COMMUNITY FACILITIES GFA(sqm)	RESIDENTIAL GFA(sqm)	CAR PARK SPOTS	SOLAR ACCESS (MIN 3 HRS calc. 09:00-15:00)	CROSS VENTILATION
RL 24.40	4	2	0		761.2		4	4
RL 27.50	10	7	0		2231.9		17	8
RL 30.60	10	7	0		2248.5	59	17	8
RL 33.70	10	7	0		2248.5	59	17	8
RL36.80	6	6	4		2131.5		16	10
RL 39.90	0	0	9		1360.9		9	9
TOTAL	40	29	13		10982.5	118	80	47
BUILDING HEIGHT = 15.2m CALCULATED FROM EXISTING GROUND LINE TO THE UNDERSIDE OF THE UPPERMOST CEILING , AS PER SEPP (HOUSING FOR SENIORS & PEOPLE WITH A DISABILITY) 2004								

	2B	2B+	3B	COMMUNITY FACILITIES GFA(sqm)	RESIDENTIAL GFA(sqm)		SOLAR ACCESS (MIN 3 HRS calc. 09:00-15:00)	CROSS VENTILATION
TOTAL ILU TYPES	44	45	17					
TOTAL	106			2658.2	14067.1		80	67
ILU MIX(%)	42%	42%	16%					
TOTAL GFA				16725.3				
TOTAL CPS				145	150			
ACCESSIBLE (5%min)				TBC	8			
BUS PARKING					1			
LOADING DOCK				1				
CARWASH BAY					1			
AMBULANCE				1				
SOLAR ACCESS (REQUIRED 70%)							75%	
CROSS VENT (REQUIRED 60%)								63%
SITE AREA =	14665							
TOTAL GFA=	16725.3							
LANDSCAPE AREA	5235sqm	35.60%						
PROPOSED FSR=	1.14049096							



# Site





# Landscape Drawings

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