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#### Fox Hills Golf Course

Urban Design Report Site Compatibility Certification Application

> Issue to DPIE April 2021

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Fox Hills Golf Course Urban Design Report - Site Compatibility Certificate Application

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Fox Hills Golf Course Urban Design Report - Site Compatibility Certificate Application

#### **Executive Summary**



**02** Artist impressions of the proposal Source: Altis Architecture

Community Clubs need to adapt in today's society to stay relevant and competitive within the broader hospitality market. Fox Hills Golf Club has embarked on a strategic vision and master plan that repositions the Club within the community and secures longevity and sustainability into the future on its current site.

This Urban Design Report has been prepared by Ethos Urban on behalf of Integrated Projects Pty Ltd in support of the submission of a Site Compatibility Certificate (SCC) application to the NSW Department of Planning, Industry and Environment (DPIE) to demonstrate compatibility of the proposed development of part of the site at 55 Fox Hills Crescent, Prospect for the purposes of seniors housing. The site is currently being used as the Fox Hills Golf Course, an 18 hole golf course, which will be reconfigured to allow the proposed development.

The SCC application has been prepared in accordance with the provisions of Clause 25 of the State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 (Seniors Housing SEPP). The purpose of the SCC application is to facilitate the preparation of a Development Application (DA) lodged with Blacktown Council City for seniors housing, in addition to a concurrent development application for the reconfiguration of the golf course and associated works.

Fox Hills Golf Course is located in the suburb of Prospect. The border of Cumberland LGA (Previously known as Holroyd LGA) and Blacktown LGA runs through the site. The majority of the site lies within the Blacktown LGA with a portion on the eastern side in the Cumberland LGA. It is surrounded by a general industrial area to the east, residential area (detached dwellings) to the west and north, and two major roads (Western Motorway and A44 Great Western Highway) to the south. Toongabbie Road runs the length of the site's eastern boundary. Girraween Creek travels south-north through the eastern portion of the site, connecting Prospect Reservior to Toongabbie Creek.

Following our urban design analysis of the site and its surrounding context, a number of key opportunities and constraints for the site were identified. These opportunities and constraints informed the development of six vision and urban design principles. Altis Architecture has prepared a Concept Master Plan that aligns with these principles, and gives consideration to the surrounding context and amenity, both within and outside of the site to achieve the optimum urban design outcome.

The proposal aims to repostion and transfrom the Club, providing a reconfigured recreational 12-15 hole golf course, state of the art multiuse facilities, bowling green, swimming pool and gym. The focus of the development is to maintain and enhance community and recreational uses on the site to provide a heightened amenity and activity to the proposed seniors living development, which will include independent living units and assisted living units. This in turn provides interest, community, new members, visitors and employment opportunities to the existing Club and site.

Overall the proposal will provide a lifestyle community development with a high level of amenity and integration that will secure the long term future and sustainability of Fox Hills Golf Club.



# 1.0

# INTRODUCTION

#### 1.0 Introduction

#### Site Attributes 1.1

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The Fox Hills Golf Course is a total of 31.23 ha (approx.). It is approximately 800m long and 400m wide. The site is accessible from two different roads, Toongabbie Road and Fox Hills Crescent.

Site Attributes	
Locality	Blacktown Local Government Area and Holroyd Local Government Area (LGA)
Site Address	55 Fox Hills Crescent, Prospect, NSW 2148
Site Area	31.23 ha (approx.)
Highest Point	R.L. 59.85
Lowest Point	R.L. 39.06



**03** Aerial Image of Subject Site

① SCALE 1:5000 @ A3

#### 1.2 What was here before?

The Fox Hills Golf Course is located on what use to be part of John Nicholl's farm (granted the land in July 1791).

In the mid 1820's Francis Presley purchased the land after extreme drought and built in its place 'The Fox under the Hill Inn'. This Inn was destroyed by fire in the 1830's and rebuit in 1832.

In 1964 the Inn was knocked down and in its place the Fox Hills Golf Course Carpark was built.



04 Image of the Original 'The Fox under the Hill Inn'

06 Image of 'The Fox under the Hill Inn' in the 1950's





05 Aerial Image in 1943

NOT TO SCALE
O7 Aerial Image today



#### 1.0 Introduction

#### 1.3 Industrial Context

The Fox Hills Golf

Course is bordered on the east by and industrial area. This industrial area is comprised of warehouses and workshops.



09 Image of 190 Toongabbie Rd



**10** Image of 202 Toongabbie Rd





12 Image of 194 Toongabbie Rd



13 Image of 214 Toongabbie Rd



17 Image of 276 Toongabbie Rd

**08** Site Image of Eastern Boundary

SCALE 1:5000 @ A3
II Image of 274 Toongabbie Rd





**15** Image of 224 Toongabbie Rd



16 Image of Amax Avenue looking towards Golf Course

#### 1.4 Residential Neighbourhood Context



18 Image of 30 Oakwood Rd



21 Image of 4 Boston PI

22 Image of 9 Boston PI



24 Image of 43-47 Fox Hills Crescent



19 Image of 32 Oakwood Place

2







20 Image of 27 Oakwood Rd





**25** Image of Oakwood Place



26 Site Image of Western Boundary

① SCALE 1:5000 @ A3



# 2.0

# PLANNING FRAMEWORK

#### 2.0 Planning Framework

#### 2.1 Strategic Framework Overview

State planning frameworks have been reviewed and analysed to understand and guide the seniors development housing on Fox Hills Golf Course.

Local planning frameworks and government documents provide a point of reference for the future context and environment that should influence development on the site.



West Central District, Sydney Green Grid Tyrell Studio in association with The Office of the Government Architect, NSW, 2017



Greener Places The Office of the Government Architect, NSW, 2017



Better Placed The Office of the Government Architect, NSW, 2017





Apartment Design Guide NSW Department of Planning and Environment, 2015 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 Current version for 23 November 2018 to date (accessed 5 February 2019 at 16:10) Status information New South Wales Status information

Currency of version Current version for 23 November 2018 to date (accessed 5 February 2019 at 16:10) Legislation on this site is usually updated within 3 working days after a change to the legislatio

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Provisions in force The provisions displayed in this version of the legislation have all commenced. See Historical Notes

Formerly known as State Environmental Planning Policy (Seniors Living) 2004

Authorisation This version of the legislation is compiled and maintained in a database of legislation by the Partiamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is correct under section 45C of the *Interpretation Act 1987*. File last modified 23 November 2018.



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State Environment Planning Policy (Housing for Seniors or People with a Disability) NSW Department of Planning, 2004

Blacktown Development Control Plan Blacktown Council, 2015

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#### Blacktown Local Environmental Plan 2015

Current version for 10 December 2018 to date (accessed 6 February 2019 at 10:22) Status Information

New South Wales

#### Status information

Currency of version Current version for 10 December 2018 to date (accessed 6 February 2019 at 10:22) Legislation on this site is usually updated within 3 working days after a change to the legislation.

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File last modified 10 December 2018.

#### Blacktown Local Environmental Plan

Blacktown Council, 2015

#### 2.2 Strategic Framework Review

#### **Greener Places**

The Office of the Government Architect, NSW, 2017

The Government Architect NSW has prepared Greener Places to guide the planning, design and delivery of Green Infrastructure in urban areas across NSW. The vision for the policy is to establish a network of well-planned Green Infrastructure that will make NSW more attractive, better connected, healthier and more resilient.

The policy outlines the following principles for well-designed Green Infrastructure.

- Integration The principle of integrating green space ٠ with urban development and hard infrastructure (e.g. roads, stormwater drainage)
- Connectivity promoting a network of high quality ٠ open spaces that connect with other areas of activity, such as town centres, public transport hubs, rivers, creeks and employment and residential areas. This aims to create a network of open space through the Central City District and Greater Sydney region.
- Multifunctionality where design of green spaces provides a range of benefits in one area through careful planning. This may include the simultaneous function of green spaces for ecosystem, environmental and other services
- Participation where stakeholders are involved in the development and implementation of neighbourhood, local, district and regional Green Infrastructure policies and actions. spaces within the precinct.

#### **Key Takeaways**

The Fox Hills Golf Course site presents an opportunity to champion the above principles and implement Green Infrastructure within the new development.

#### Sydney Green Grid (West Central / Central City District)

Tyrell Studio in association with The Office of the Government Architect, NSW, 2017

The West Central (Central City District) Green Grid identifies project opportunities to expand and enhance the green grid within the District.

Project opportunities the document indentify include:

- 23. Toongabbie and Blacktown Creeks
  - Girraween Creek to Toongabbie Creek forming an east-west open space corridor betwen Blacktown and Parramatta. It is identified as an important hydroloigcal and recreational asset for the region.

An important objective of the Green Grid is to create a network of rich green spaces.

#### Key Takeaways

Opportunity to situate/link/connect the Fox Hills Golf Course within the broader green grid context and create green spaces, of recreational value, accessible by the public.



27 West Central Green Grid Projects Opportunities Detail Source: Sydney Green Grid: West Central District, Tyrrell Studio & Office of the Government Architect NSW

() SCALE 1:60000 @ A1

#### **Apartment Design Guide**

NSW Department of Planning and Environment, 2015

The Apartment Design Guide is a resource to assist in the planning and design of residential apartments by providing benchmarks for development. It has been designed to assist in apartments being designed and built of better quality, with improved liveability and sustainability. This document acts as a guide to improve the relatinship between new apartment units and the existing developments.

#### Key Takeaways

The Apartment Design Guide can assist in the development of the Fox Hills Golf Course Masterplan by ensuring the relatrionship to neighbouring properties is considered to a high degree. It provides the opportunity for different typologies of apartment units to be identified on site.

#### **Better Placed**

The Office of the Government Architect, NSW, 2017

The Government Architect NSW has prepared Better Placed, an integrated design policy for the built environment of NSW that establishes principles to support better design and create good places within NSW. The policy also advocates the support of design excellence of future development to create better quality places. This may utilise existing tools, such as design review panels, competitive design processes and guidelines and manuals to encourage support design excellence as part of future development proposals.

In this document, seven objectives for the built environment are identified:

- Better Fit contextual, local and of it's place
- Better Performance sustainable, adaptable and durable
- Better for Community inclusive, connected and diverse
- Better for People safe, comfortable and liveable
- Better Working functional, efficient and fit for purpose
- Better Value creating and adding value
- Better look and feel engaging, inviting and attractive

Better Placed is part of a suite of documents that the NSW Government is preparing to advocate good design.

The document also advocates Design as a process and anoutcome, that is constituted of three core collaborative steps - 'Discover', 'Create' and 'Deliver'.

#### Key Takeaways

The Fox Hills Golf Course Masterplan has the opportunity to be designed following these objectives, to deliver a high quality place.



**28** Better Placed : Design Thinking Diagram Source: Government Architect of NSW

() SCALE 1:60000 @ A1

#### 2.0 Planning Framework

#### **State Environment Planning Policy** (Housing for Seniors and People with a Disability) 2004

NSW Department of Planning, 2004

The State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 (Seniors Housing SEPP) outlines a number of key design considerations and principles that need to be met in order to provide sufficient housing for older people or people with a disability.

The Seniors Housing SEPP outlines the requirements for a Site Compatibility Certificate (SCC), relevant to the Fox Hills Golf Course site. Future development applications for seniors housing on the site, must comply with an approved SCC, amongst other requirements, and will be subject to further testing.

The Seniors Housing SEPP sits above local environmental planning instruments to ensure seniors living meets the criteria and standards specified in this SEPP. To encourage the provision of seniors living the SEPP specifies certain development controls, which cannot be used to refuse development consent for self-contained dwellings, if they are met.

#### Key Aspects of relevance and importance to the site include:

- Permissible types of seniors housing in certain land use zones.
- Gradients the SEPP outlines the maximum gradients on site for seniors living
- Site-related requirements public transport to services are not located at a distance of more than 400m from the site
- Requirement to undertake a site analysis
- Requirement to maintain reasonable neighbourhood • amenity and appropriate residential character

#### Key Takeaways

Opportunities and constraints will need to be considered in regards to this SEPP for Fox Hills Golf Course. Consideration of gradients and distance to bus stops must be analysed further, including relevant expert advice where necessary.

In addition, the proposed service delivery model for seniors living arrangements must be confirmed prior to the next stage of design development, to ensure compliance with the legal definitions of permissible seniors living typologies.

Fox Hills Golf Course Urban Design Report - Site Compatibility Certificate Application

#### Blacktown Local Environmental Plan (LEP) 2015

The Blacktown LEP 2015 sets development parameters for the majority of the Blacktown LGA and applies to the Fox Hills Golf Course site. It includes key development standards, such as building height.

The relevant principal development standards are identified.

#### $(\ensuremath{\underline{1}})$ Land Zoning

Fox Hills Golf Course is zoned Private Recreational (RE2). It is bordered on the western side by Low Density Residential (R2). Cutting through the northern end of the site is an area zoned for drainage, Infrastructure (SP2).

#### 2 Minimum Lot Size

Fox Hills Golf Course has no minimum lot size. The neighbouring residential area has a minimum lot size of 450m².

#### (3) Maximum Building Height

Fox Hills Golf Course has no maximum building height. The neighbouring residential area has a maximum building height of 9m.





- B1 Neighbourhood Centre B2 Local Centre R2 Low Density Residential
- RE1 Public Recreation
- RE2 Private Recreation RU4 Primary Production Small Lots
- SP1 Special Activities
- SP2 Infrastructure





AB2 40 ha

Area A Clause 4.1A





(3) Maximum Building Height (m)

# SENIORS HOUSING SEPP AND POTENTIAL DEVELOPABLE AREA

# 3.0

#### 3.0 Seniors Housing SEPP and Potential Developable Area

#### Flooding Risk + 3.1 Non-flood Prone Land

The northern end of the site is at a higher risk of flooding than the southern end. The south western corner is not at risk of flooding, where the existing clubhouse and carpark is located. As a result the unaffected land forms the boundary of potential developable land. The zone chosen for development is within the Blacktown LGA.

Total site area Potential developable area Development zone

Approx. 31.23 ha Approx. 10.93 ha Approx. 6.55 ha





() SCALE 1:5000 @ A3

#### 3.0 Seniors Housing SEPP and Potential Developable Area

#### 3.2 Seniors Housing SEPP Public Transport Requirements

The Seniors Housing SEPP requires access to a bus stop, leading to services, within 400m from the boundary

#### **Public Transport**

Buses are the only form of public transport within walking distance from the site. The nearest train station is Pendle Hill Station approximately 3.5km away. Seven Hills, Blacktown and Parramatta Stations are accessible by buses 700 and 702.

#### Pedestrian Routes to Bus Stops

The bus stops on Metella Road and Blacktown Road are the closest to the Potential Developable Area and hence have been chosen for this study. The pedestrian routes to both these bus stops are within 400m from the boundary of the Potential Developable Area.

While the gradients along these routes vary, the steepest gradients and their respective distances can comply with the Seniors Housing SEPP, which allows for an average overall gradient of 1:14. Refer to *Fox Hills Golf Club Seniors Living - Site Compatibility* report by Altis Architecture (March 2021) for further information on gradients on and around the site.

The Potential Developable Area can comply with the Seniors Housing SEPP public transport requirements, details of which are to be determined at the Development Application (DA) Stage. This may be subject to works in kind or other planning agreement to deliver public works outside the site.





30 Accessibility to public transport



50	LEGEN	EGEND	
1		Site Boundary	
		Development Zone	
1	www	Potential Developable Area	
Ľ,		Context Buildings	
		Existing Open Space	
		Existing Golf Course	
_		Water	
_		Creek	
$\succ$		Existing Trees	
		Contours	
~		Easements	
	••••	Pedestrian Route to Bus Stop	
	B	Bus Stop	
	⑧	Bus Stop used in Analysis	
2		Route 700: Blacktown to Parramatta	
		Route 800: Blacktown to Fairfield	
		Route 702: Blacktown to Seven Hills	

() SCALE 1:5000 @ A3



## 4.0

# CONSTRAINTS AND OPPORTUNITIES

#### 4.0 Constraints and Opportunities

#### 4.1 Interface with Neighbouring **Buildings**

Bounding the site's western border is a residential neighbourhood. This area is characterised by low density housing of 1 to 2 storeys. Dwellings which share a boundary with the golf course generally face away with only very few of them having their primary open space or living areas towards the golf course.

Key	Address	Interface
1	230 Metella Rd Toongabbie, 2146	Gate to golf course on property
2	13 Boston Pl Toongabbie, 2146	Glazing adjacent to edge of golf course
3	34 Oakwood Rd Toongabbie, 2146	Verandah and entrance to house adjacent to edge of golf course
4	47 Fox Hills Cres Toongabbie, 2146	Verandah adjacent to edge of golf course





**31** Interface with neighbouring properties

() SCALE 1:5000 @ A3







**32** Images of neigbouring properties with a direct interface with the golf course

#### 4.2 Maintaining Setting, Amenity, Privacy and Views

#### **View Corridors**

There is the opportunity to maintain views from already existing properties. These view corridors could allow for the division of the development into possible blocks.

#### **Green Buffer Zone**

There is the opportunity to create a green buffer zone along the western boundary bordering the residential area within the given setback.

This green buffer zone could provide the opportunity to soften views of the new development and maintain amenity for the neighbouring properties.

This green buffer zone could provide the opportunity for pedestrian access or recreational uses.

There will be improvement for some neighbours by removing large fences and service sheds.





**33** Neighbouring properties opportunities and constraints

① SCALE 1:2500 @ A3

#### 4.0 Constraints and Opportunities

#### 4.3 Access to Site

#### **Existing Acces**

Currently there are two entrances to the golf course, **one from Fox** Hills Crescent and the other from Toongabbie Road.

At the boundary of the golf course to Metella Reserve and Girraween Creek there are fences that prevent pedestrian access.

#### **Potential Vehicle Acces**

#### 1 Oakwood Road

Oakwood Road is a cul-de-sac that borders on to the golf course. Currently a metal fence borders between the end of the road and the golf course. This provides the opportunity for access to the site.

#### **Potential Pedestrian Access**

#### (2) Pathway Between Fox Hills Crescent and Oakwood Place

This parcel of land is registered as a Pathway, with an area of 5,183m<sup>2</sup>. This could provide a potential pedestrian connection into and through the site form Fox Hills Crescent to Oakwood Road.

#### (3) Storm Drainage to Metella Reserve

There is the opportunity for a pedestrian connection from Metella Reserve into the golf course along the current storm drainage creek.

#### (4) Pedestrian Access to Girraween Creek towards Toongabbie Creek

There is the opportunity for a pedestrian connection between the golf course and Girraween Creek.



34 Access analysis

35 Pathway between Fox Hills Crescent and Oakwood Place

() SCALE 1:3000 @ A3

#### 4.4 Sloping Topography

The topography of the site falls from the highest point in the south western corner to the north. The difference between the highest and lowest point is 20.79m.

The topography of the site falls steeply to the east whilst the slope to the north of the site is more gradual.

The site is situated between two hills with the lowest points between them following the Girraween Creek running through the site.

#### Leveraging Topography

The topography provides the opportunity for the archiecture to respond to the sloping landscape. Images below show examples of this.





36 Existing topography

① SCALE 1:5000 @ A3

#### 4.0 Constraints and Opportunities

#### 4.5 Nature Opportunities

#### Living in Nature

In combination with the topography, the site presents a unique opportunity to create a high amenity and achieve community.

#### **Green Corridor**

The site provides the opportunity to create a green corridor for senior residents, the public and golf course users. There could be pathways and cycleways incorporated into this.

#### **Girraween Creek**

Girraween Creek runs along the eastern side of the site. It is flowing from Prospect Reservior and Driftway Reserve to Toongabbie Creek.

The Government Architects Office has identified Giraween Creek as having high hydrological and recreational value with the opportunity for it to exist within a Great Western Walk, providing an east-west corridor between Blacktown and Parramatta.





37 Nature opportunities

() SCALE 1:5000 @ A3

#### 4.6 Understanding Easements on Site

There are a number of easements on site. Only one is a constraint for the Development Zone.

#### Easements

- $(\mathbf{A})$  Easement for drainage variable width (DP 834672)
- В Easement for drainage 2.5 wide, 3.28 wide and variable (DP 834672)
- **(c**) Easement to drain water 4.5 wide and variable (DP 834672)
- $(\mathbf{D})$ Easement to drain water 7 wide (DP 834672)
- (E) Easement for leevee purposes 12 wide, 24 wide and variable (DP 834672)
- **F** Easement for drainage 10 wide, 23 wide and variable (DP 834672)
- **G** Easement to drain water 3 wide (DP 834672)
- $(\mathbf{H})$ Easement to drain water 5 wide (DP 834672)
- $(\mathbf{J})$ Drain Easement 6.095 wide (DP 520122 and K625308) Not on title
- ĸ Easement for electricity purposes 3.05 wide (DP 68737)
- (L)Easement for transmission line 9.145 wide (L128017)
- $(\mathbf{M})$ Easement for water supply 10.06 wide (J262532 and DP 202757)

#### LEGEND

	Site Boundary
	Development Zone
·····	Potential Developable Area
	Context Buildings
	Existing Open Space
	Existing Golf Course
	Water
	Creek
	Existing Trees
	Contours
	Easements
$\overline{\mathbb{Z}}$	Easements that cannot be built on
	Easements affecting the Development Zone
1	Photo location of Easement F



38 Easements

() SCALE 1:5000 @ A3 39 Image of Easement F - Storm Drainage





# VISION AND URBAN DESIGN PRINCIPLES

#### 5.0 Vision and Urban Design Principles







#### 1.

#### Create a diverse and active community

- Independent living units of 1+2+3 bed units
- Assisted living units
- Dedicated facilities such as restaurant, library, pool, gym plus shared golfing

#### 2.

#### Blend character of golf course and living

- Ensure the golf course and seniors housing complex are integrated
- Maintain the character of the golf course (greenery and trees in the new development)

### 3.

#### **Optimise views of landscape**

- all residents
- the golf course



• Design an urban environment that optimises views for

• Aim to maintain views of the current clubhouse over





#### 4. **Respond to topography**

- Create an urban fabric that responds to the topography on site
- The development should embrace the sloping terrain to optimise views

#### Create a space of diverse scale

- Develop a hierarchy of spaces that facilitates interaction amongst future residents
- Entry space is legible and orientation is easy
- Spine and courtyard

5.

# 6.

Green buffer

#### Create a sensible interface with low rise residential area to the west

sensitive building heights

2 ST

boundary



• Respond to the local character of the area maintaining • Provide setback with green buffer along western



# 6.0

# CONCERT MASTER PLAN

#### 6.0 Concept Master Plan

#### Concept Master Plan 6.1

Altis Architecture has prepared a Concept Master Plan for the site in line with the vision and urban design principles previously outlined in Section 5.0.

The built form and massing for the site is established around a 'central spine' with buildings terracing down responding to the low scale residential to the west and golf course to the east. Generous setbacks and building seperation provides recreation and landscaped areas. The proposal creates a transparent and permeable ground plane with active edges that connects to the surrounding context, providing both security and privacy.

Refer to Fox Hills Golf Club Seniors Living - Site Compatibility report by Altis Architecture (March 2021) for further information on the Concept Master Plan.



40 Concept master plan Source: Altis Architecture

● NOT TO SCALE

#### 6.2 Proposed Heights and Uses

The Concept Master Plan by Altis Architecture proposes a mix of 3-4 storey buildings that house independent seniors living units and assisted living units. Dedicated facilites for the residents are provided in a new pool pavilion and lobby building and the existing club building at the south-eastern corner of the Development Zone.



3 STOREY RESIDENTIAL 4 STOREY RESIDENTIAL

AREA USED FOR ESTABLISHING THE PERCENTAGE OF SITE DEDICATED TO LANDSCAPE AND OPEN SPACE



**42** Housing diversity and facilities Source: Altis Architecture



INDEPENDANT SENIORS LIVING UNITS



ASSISTED LIVING UNITS

RESIDENT FACILITIES, DINING AREAS, CONSULTING ROOMS, LIBRARY, POOL, GYM & GOLFING AMENITIES

#### 6.0 Concept Master Plan

6.3 Proposed Massing



**43** Aerial massing looking south west Source: Altis Architecture



44 Artist impression of the Fox Hills Crescent entry Source: Altis Architecture



**45** Artist impression of the bowling lawn Source: Altis Architecture



**46** Artist impression of the pool and gym facilities and the bowling lawn *Source: Altis Architecture* 



**47** Artist impression of the lawn, BBQ and sensory gardens Source: Altis Architecture

# E T H O S U R B A N