

LOT 21 MOUNT GILEAD ESTATE

AMENDED SITE COMPATIBILITY CERTIFICATE

CLIENT
AUSTRALIAN RETIREMENT HOLDINGS
72 GLENDOWER STREET GILEAD NSW 2506

PROJECT DETAILS
LOT 21 MOUNT GILEAD ESTATE
72 GLENDOWER STREET GILEAD NSW 2560

DECEMBER 2021

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LOT 21 MOUNT GILEAD ESTATE
DECEMBER 2021

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1.1 INTRODUCTION



EXISTING MOUNT GILEAD ESTATE MASTERPLAN WITH LOT 21 TO NORTH

Benson McCormack Architecture (BMA) have been appointed by the owners of the site known as Lot 21, located at No. 72 Glendower Street Gilead, to prepare a conceptual built form masterplan to inform the appropriate built form outcome for a new Seniors Living precinct, to be located on the subject site. In undertaking this study, BMA have relied on numerous site studies, notablyly bushfire and biodiversity, that have established a suitable development area within the site.

1.2 VISION STATEMENT



EXISTING MOUNT GILEAD ESTATE ENTRY ADJACENT TO ESTIA HEALTH

A new Seniors Living precinct located on the eastern portion of the subject site, shall be a natural extension to the existing Mount Gilead Estate directly south of the subject site.

The proposal provides an excellent opportunity to deliver a synergistic development that combines the amenity and infrastructure of the existing estate, with a new generation of Seniors Living accommodation.

The proposal shall incorporate Ageing design principles and will be both sympathetic to the adjoining residential homes and its natural landscape setting.

The building scale, form and material use, shall reflect the existing built form context and leverage the Mount Gilead Estate approved built form outcomes.

The conceptual proposal provides contemporary, well mannered architecture that enhances the visual character of the local streetscape and responds to the existing topography of the site by stepping from the Glendower Street frontage downwards in a westerly direction.

The landscaping strategy shall provide complementary outcomes to reflect the natural landscape setting of the site, whilst providing accessible, varied and useable outdoor space for the Gilead community and visitors alike.

1.2 DESIGN PRINCIPLES



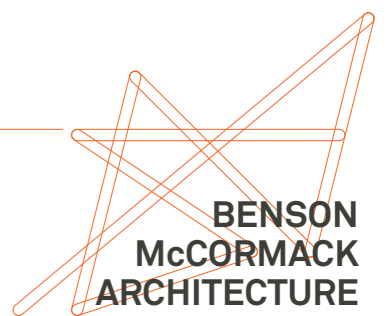
VIEW LOOKING WEST TOWARDS LOT 21 FROM GLENDOWER STREET

Considering the constraints and opportunities, BMA have developed key design principles to guide the future development of the subject site:

- Provide a high-quality contemporary Seniors Living development that achieves design excellence.
- Respond to topography and natural features.
- Develop a responsive and contributive landscape strategy.
- Compliment the scale and rhythm of the existing and emerging residential context.
- Ensure visual prominence from Glendower Street
- Enhance and contribute to the landscape character of the area.
- Buffer adjacent properties using significant new landscaping.
- Ensure intuitive and easy vehicular access and egress from, to and within the Mount Gilead Estate.

2.0_LOT 21

LOT 21 MOUNT GILEAD ESTATE
DECEMBER 2021



2.1 LOCAL AND WIDER CONTEXT

The subject site is located approximately 108km southwest of Sydney's Central Business District (CBD), 20km east of Camden and approximately 52km north of Wollongong.

The site is located six kilometers south of Campbelltown City Centre, at 72 Glendower Street, Gilead.

AERIAL IMAGE - SOURCE: NEARMAP



SITE LOCATION PLAN

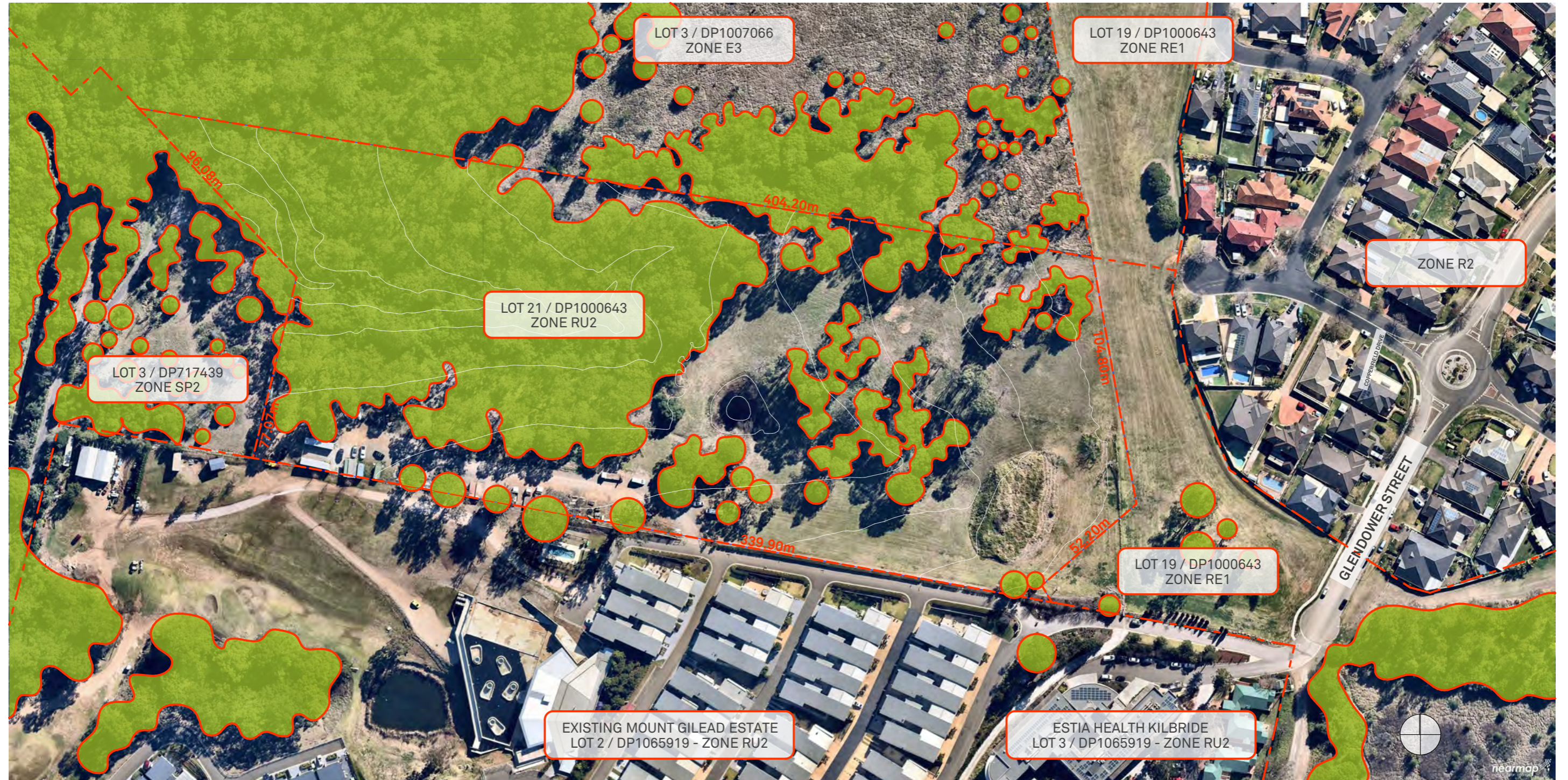
AERIAL IMAGE - SOURCE: NEARMAP



MOUNT GILEAD ESTATE SITE MASTER PLAN

2.2 THE SITE

AERIAL IMAGE - SOURCE: NEARMAP



The subject site is legally described as Lot 21 / DP 1000643. The site area of Lot 21 is approximately 51,408m² and is irregular in shape.

The site has a northern boundary of approx. 400M in length and adjoins an E3 -Environmental Management, zone. The sites southern boundary is approx. 340M in length and adjoins the existing Mount Gilead Estate, which has a land zoning of RU2 - Rural Landscape. The eastern and western boundaries of the site are irregular in alignment with lengths of a 165M and 164M respectively.

The eastern boundary adjoins an RE1 - Public Recreation zone, whilst the western boundary adjoins a SP2 - Infrastructure zone.

The site has a step cross fall of approx. 30m east to west and predominately within the western portion of the site. The western portion of the site is also heavily wooded, whilst the eastern portion of the site is largely cleared of significant vegetation and currently undergoing continual land management.

The site is currently accessed via the existing Mount Gibraltar Estate, which has access via Glendower Street to the east.

Lot 21 is currently zoned RU2 - Rural Landscape.

2.3 SITE MAPPING - BIODIVERSITY

AERIAL IMAGE - SOURCE: NEARMAP



MOUNT GILEAD LOT 21 EXISTING SITE

The site in part has been mapped as containing terrestrial biodiversity as demonstrated on the above site plan.

Additionally and with reference to Biolinks site assessment, core and potential Koala habitat has also been mapped on the above site plan.

TERRESTRIAL BIODIVERSITY 

CORE KOALA HABITAT 

POTENTIAL KOALA HABITAT 

2.4 SITE MAPPING - BUSH FIRE

AERIAL IMAGE - SOURCE: NEARMAP



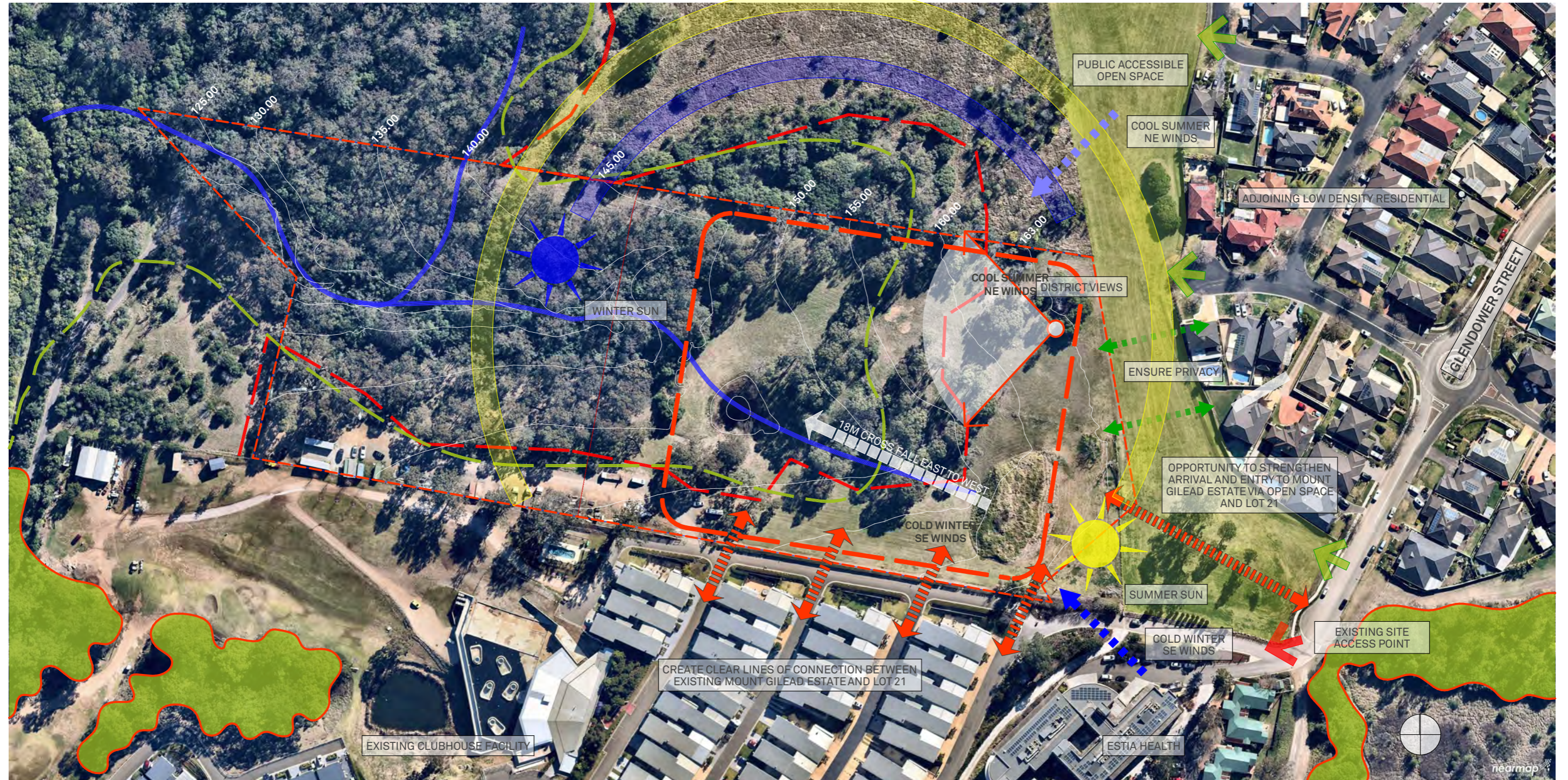
MOUNT GILEAD LOT 21 EXISTING SITE

The site has been mapped as being bush fire prone land with varying categories of risk, as demonstrated on the above site plan.

- CATEGORY 1 - HIGHEST RISK
- CATEGORY 3 - MEDIUM RISK
- CATEGORY 2 - LOWEST RISK

2.5 SITE ANALYSIS

AERIAL IMAGE - SOURCE: NEARMAP



BMA have identified a number of specific constraints that apply to the subject site. These include the following:

- Bushfire considerations
- Biodiversity considerations
- Water course and Topography considerations

Despite the site constraints development opportunities that can apply to the subject site may include the following:

- Appropriate built form siting in consideration of determined Asset Protection Zones.
- Built form outcomes consistent with existing and emerging development.
- Built form outcomes that contribute to a holistic and integrated landscape strategy.

BUSHFIRE MAPPING

BIODIVERSITY MAPPING

WATER COURSE

POTENTIAL DEVELOPABLE SITE AREA

2.6 SITE MAPPING - APZ'S

AERIAL IMAGE - SOURCE: NEARMAP



MOUNT GILEAD LOT 21 EXISTING SITE

The site has through bush fire assessment, provided suitable Asset Protection Zones as demonstrated in the site plan above.

2.7 SITE PHOTOGRAPHS



VIEW KEY



VIEW 1 - MOUNT GILEAD ESTATE ENTRY



VIEW 2 - LOOKING WEST TOWARDS SITE



VIEW 3 - LOOKING SOUTH TOWARDS SITE



VIEW 4 - LOOKING NORTH TOWARDS SITE



VIEW 5 - LOOKING NORTH TOWARDS SITE

2.8 SURVEY



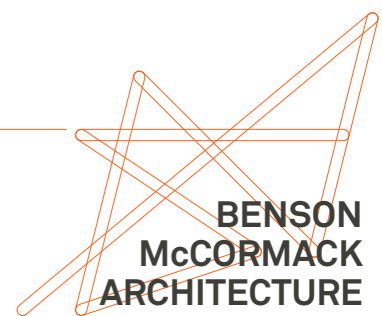
MOUNT GILEAD LOT 21 SURVEY





3.0_CONCEPT

LOT 21 MOUNT GILEAD ESTATE
DECEMBER 2021



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3.1 APPROVED MASTERPLAN

AUTHOR OF PLAN AND SECTIONS - CANDALPAS ASSOCIATES

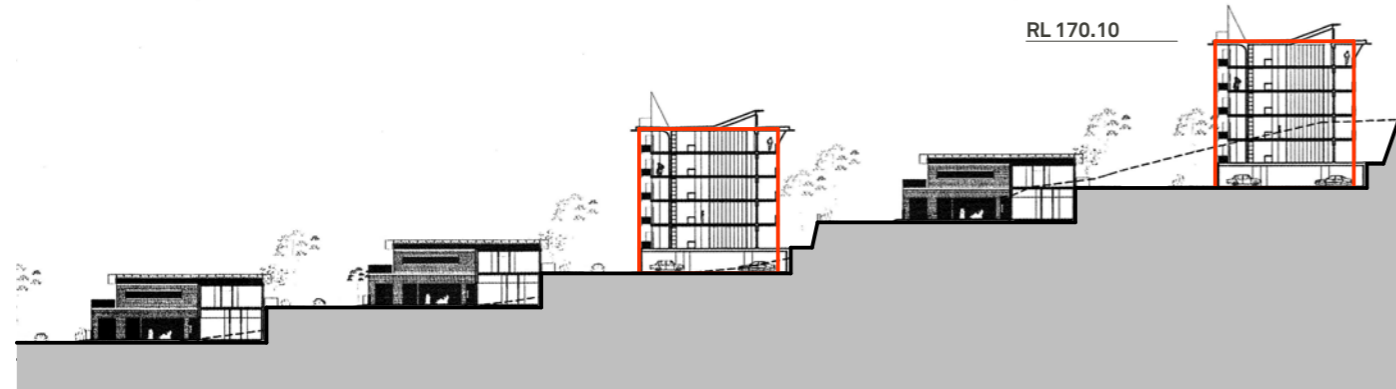
MOUNT GILEAD 2006 APPROVED MASTERPLAN
1:3000 @ A3

KEY

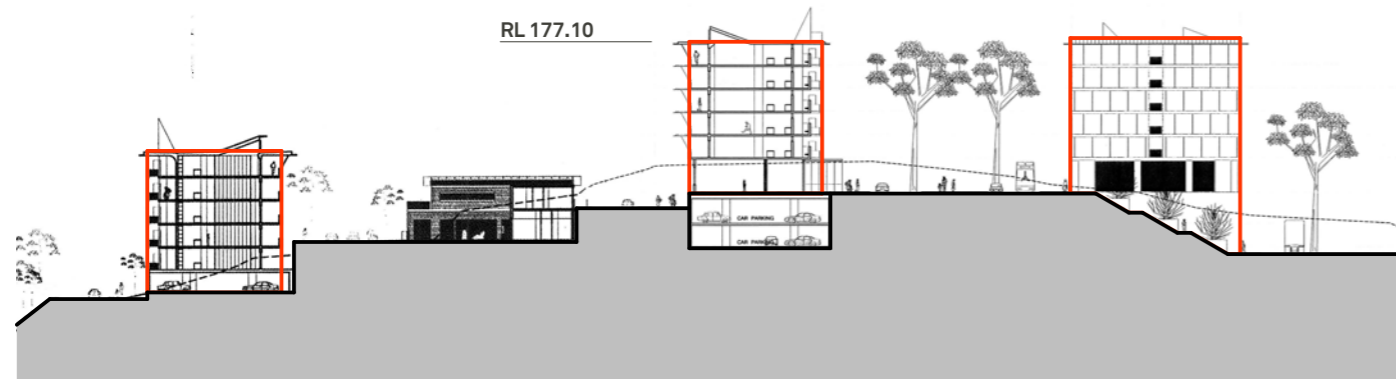
- 1 MOUNT GILEAD ESTATE ENTRY
- 2 LOT 21
- 3 VILLAS
- 4 SERVICED SELF CARE DWELLINGS
- 5 HOSTEL UNITS
- 6 KILBRIDE NURSING HOME

APPROVED DWELLING DENSITY

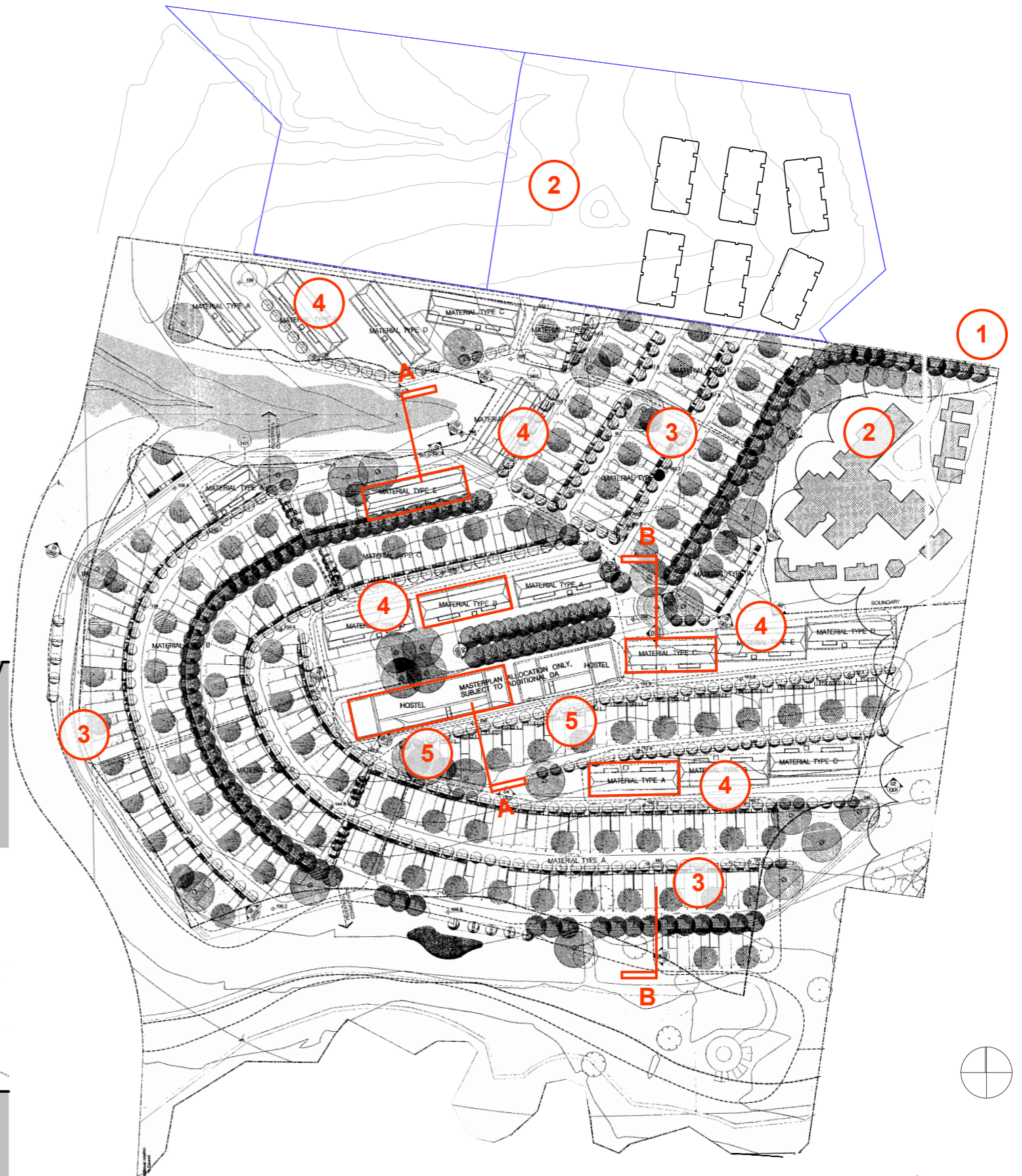
SERVICED SELF CARE DWELLINGS	840
HOSTEL UNITS	270
TOTAL DWELLINGS	1110



SECTION BB



SECTION AA



3.2 CURRENT MASTERPLAN

MOUNT GILEAD 2006 APPROVED MASTERPLAN
1:3000 @ A3

KEY

- 1 MOUNT GILEAD ESTATE ENTRY
- 2 LOT 21
- 3 MOUNT GILEAD CLUBHOUSE
- 4 VILLAS
- 5 SERVICED SELF CARE DWELLINGS
- 6 KILBRIDE NURSING HOME

CONSTRUCTED DENSITY

CONSTRUCTED DWELLINGS	409
UNDER CONSTRUCTION	54

PLANNED DENSITY INCLUSIVE OF LOT 21

SERVICED SELF CARE DWELLINGS	377
HOSTEL ROOMS	270
TOTAL DWELLINGS	1110



3.3 PROPOSED MASTERPLAN

MOUNT GILEAD ESTATE MASTERPLAN INCLUSIVE OF LOT 21
1:3000 @ A3

KEY

- 1 MOUNT GILEAD ESTATE ENTRY
- 2 LOT 21
- 3 VILLAS
- 4 SERVICED SELF CARE DWELLINGS
- 5 HOSTEL UNITS
- 6 EXISTING MOUNT GILEAD CLUBHOUSE
- 7 MOUNT GILEAD GOLF + OPEN SPACE
- 8 KILBRIDE NURSING HOME

AERIAL IMAGE - SOURCE: NEARMAP



MOUNT GILEAD AERIAL IMAGE AUGUST 2021



3.4 SITE PLAN

AERIAL IMAGE - SOURCE: NEARMAP



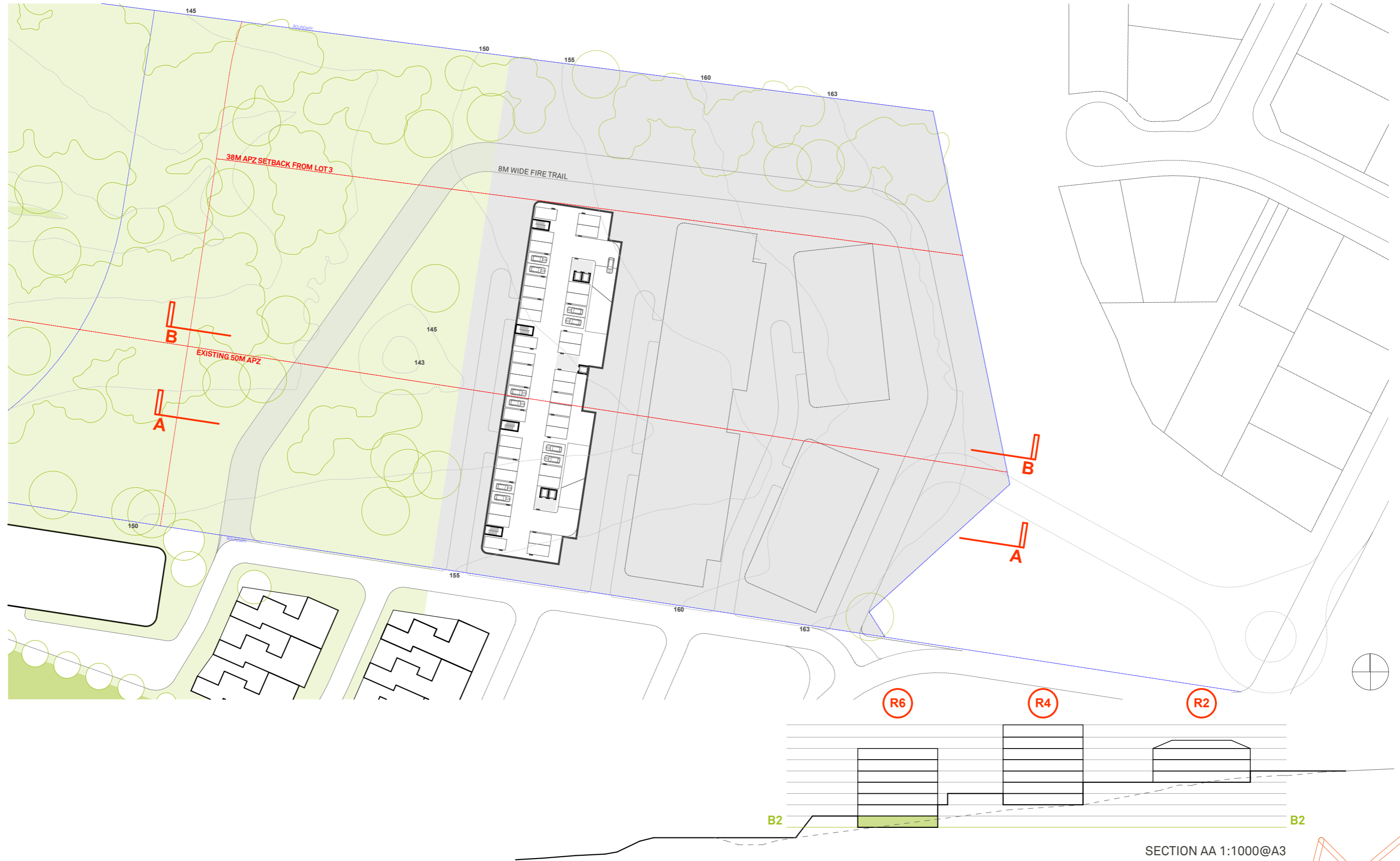
4.0_CONCEPTUAL SITE PLANNING

LOT 21 MOUNT GILEAD ESTATE
DECEMBER 2021



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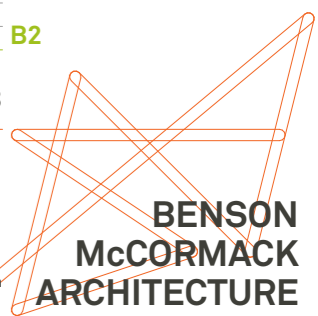
4.1 BASEMENT 2 PLAN



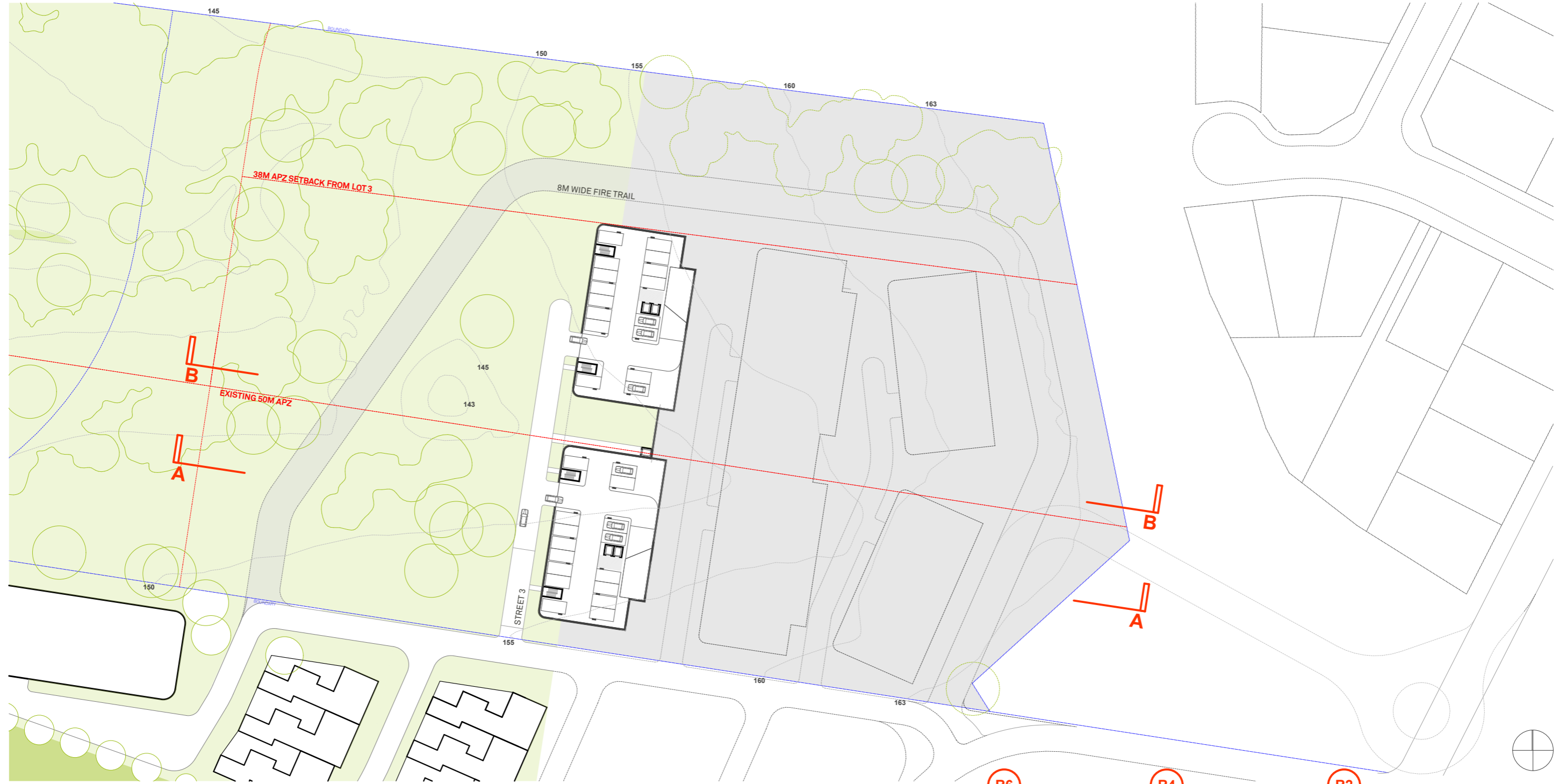
SECTION AA 1:1000@A3

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4.2 BASEMENT 1 PLAN



BASEMENT 1 _ RL 150.900

BASEMENT 1 PLAN - 1:1000 @ A3

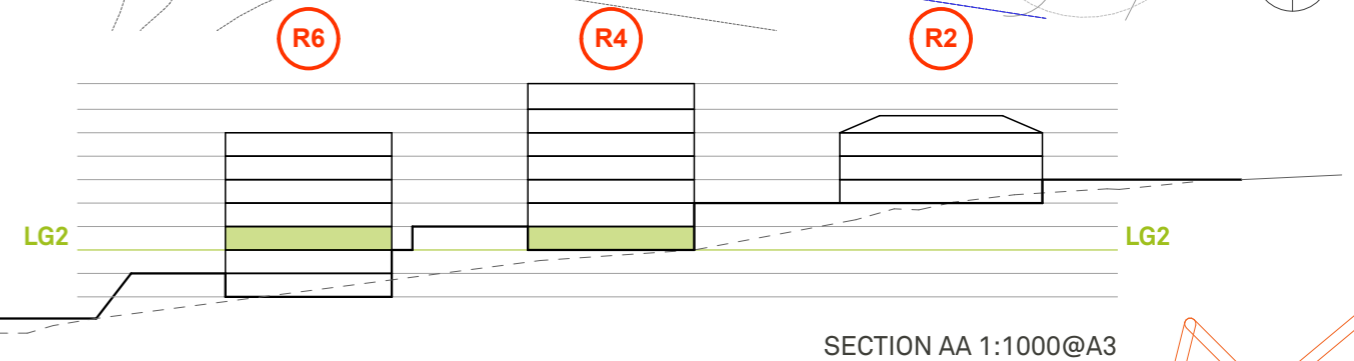
SECTION AA 1:1000@A3



4.3 LOWER GROUND 2 PLAN



LOWER GROUND 2 _ RL 154.000



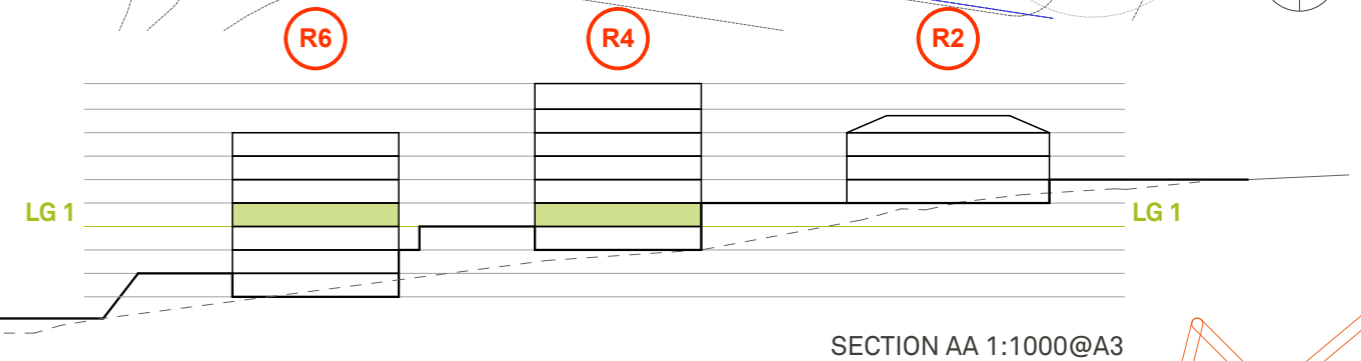
LOWER GROUND 2 PLAN - 1:1000 @ A3

SECTION AA 1:1000@A3

4.4 LOWER GROUND 1 PLAN



LOWER GROUND 1 _ RL 157.100



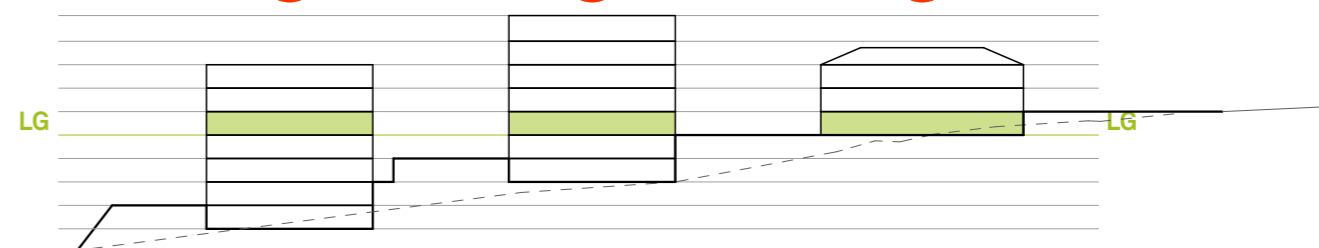
LOWER GROUND 1 PLAN - 1:1000 @ A3

SECTION AA 1:1000@A3

4.5 LOWER GROUND PLAN



LOWER GROUND _ RL 160.200



LOWER GROUND PLAN - 1:1000 @ A3

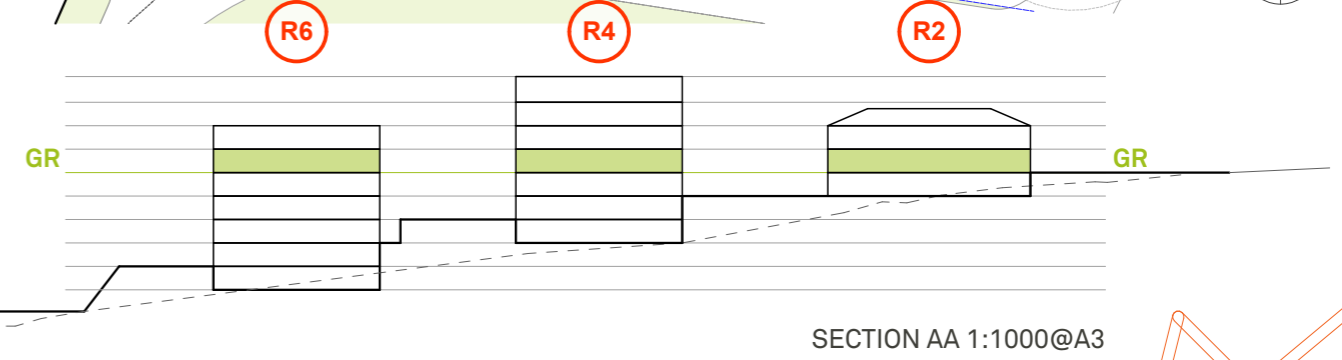
SECTION AA 1:1000@A3



4.6 GROUND FLOOR PLAN



GROUND FLOOR _ RL 163.300



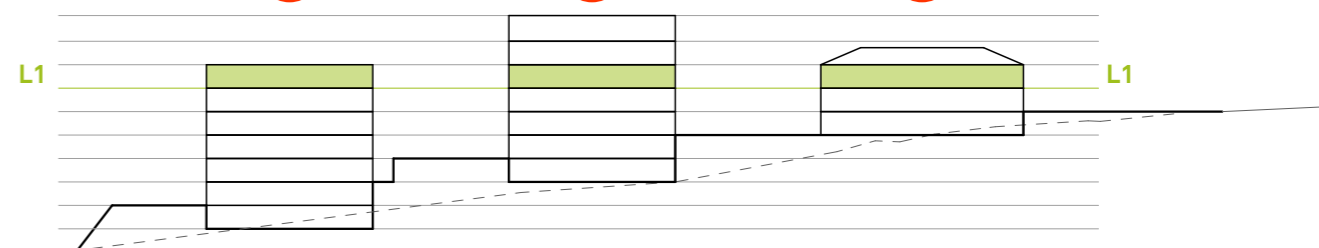
GROUND FLOOR PLAN - 1:1000 @ A3

SECTION AA 1:1000@A3

4.7 FIRST FLOOR PLAN



LEVEL 1 _ RL 166.400



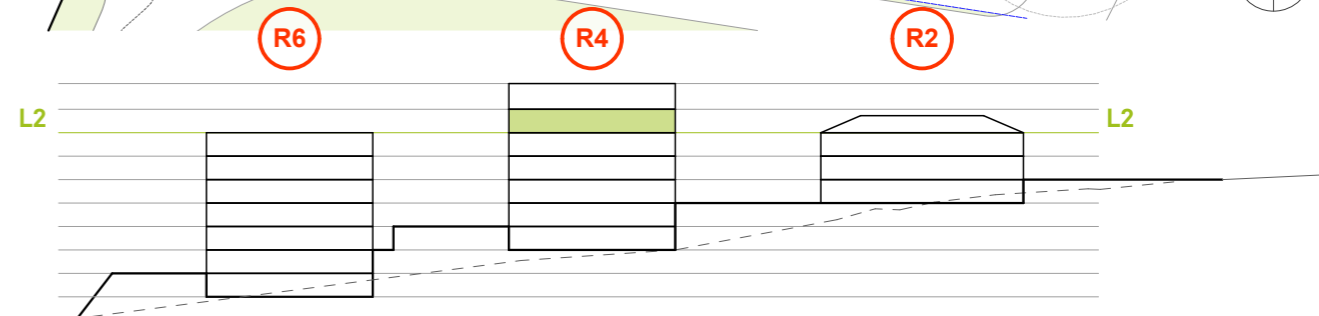
LEVEL 1 FLOOR PLAN - 1:1000 @ A3

SECTION AA 1:1000@A3

4.8 SECOND FLOOR PLAN

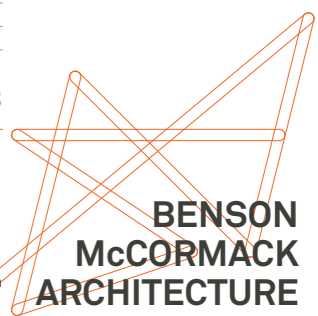


LEVEL 2 _ RL 169.500



LEVEL 2 FLOOR PLAN - 1:1000 @ A3

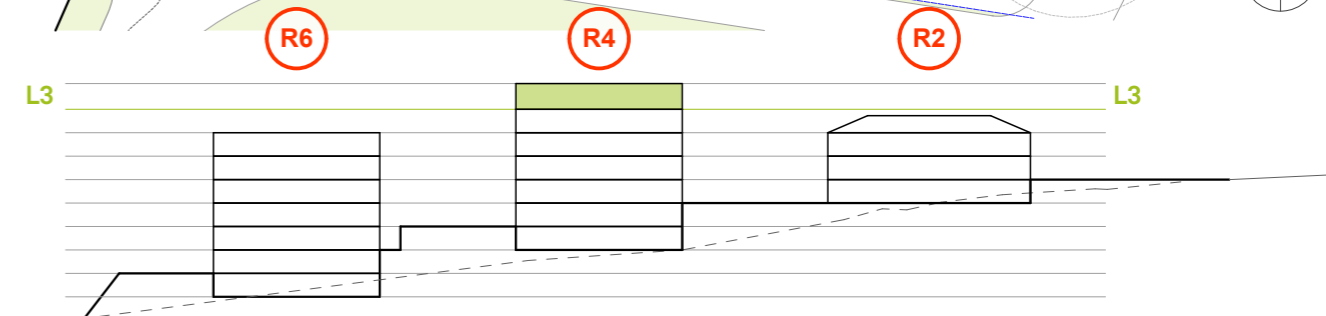
SECTION AA 1:1000@A3



4.9 THIRD FLOOR PLAN



LEVEL 3 _ RL 172.600



LEVEL 3 FLOOR PLAN - 1:1000 @ A3

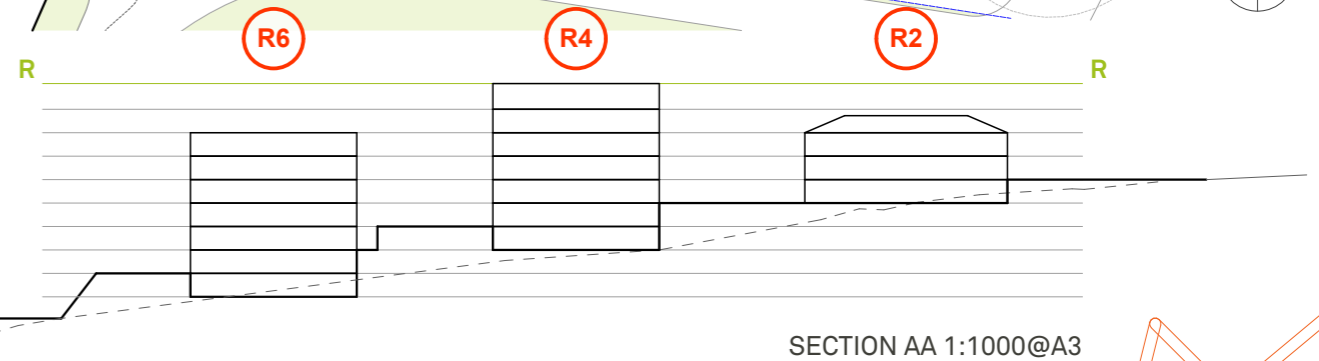
SECTION AA 1:1000@A3



4.10 ROOF PLAN



ROOF _ VARIES



ROOF PLAN - 1:1000 @ A3

SECTION AA 1:1000@A3

LOT 21 MOUNT GILEAD ESTATE
DECEMBER 2021 REV A

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4.11 PEDESTRIAN ACCESS PLAN



PEDESTRIAN ACCESS PLAN
1:1000 @ A3





ACCESS TO AND FROM EXISTING CLUBHOUSE

ACCESS FROM EXISTING MOUNT GILEAD ESTATE STREET NETWORK

4.12 TRAFFIC ACCESS PLAN



TRAFFIC ACCESS PLAN
 1:1000 @ A3
 TWO WAY STREET NETWORK

- MOUNT GILEAD ESTATE ENTRY / EXIT 
- ILU BASEMENT PARKING ACCESS POINT 
- TRAFFIC GO SLOW ZONE 
- EMERGENCY VEHICLE PERIMETER ROAD 

4.13 LANDSCAPE AREAS



LANDSCAPE AREA PLAN
1:1000 @ A3

DEEP SOIL PLANTING 

PLANTING OVER STRUCTURE 

4.14 BUILDING SEPERATION

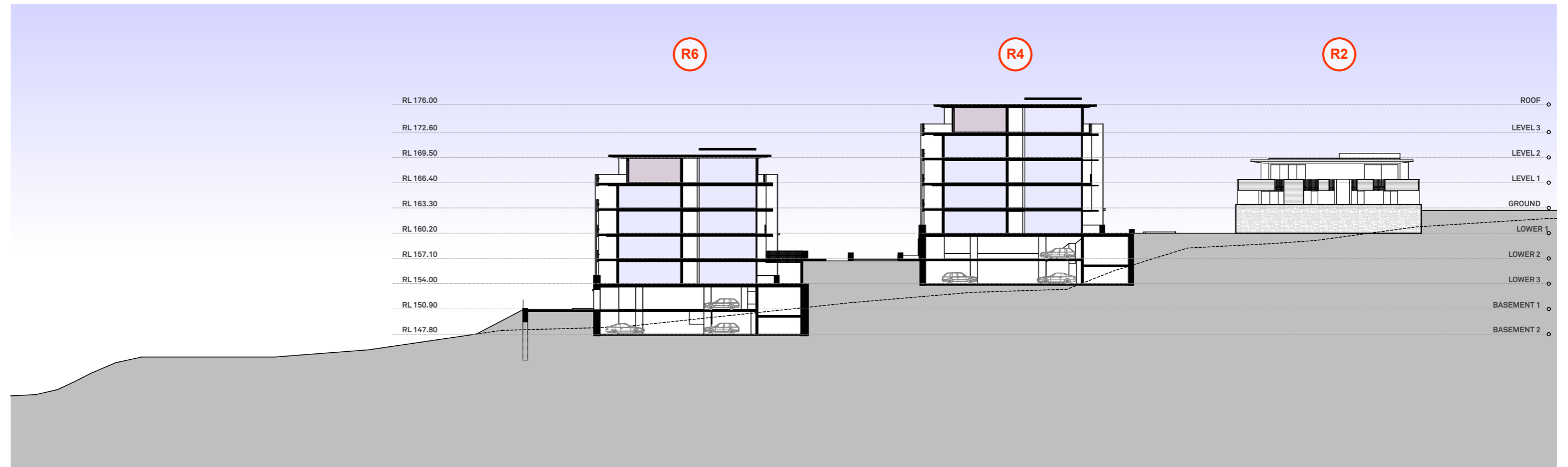


BUILDING SEPERATION PLAN
1:1000 @ A3

4.15 SITE SECTIONS AA + BB



SECTION BB

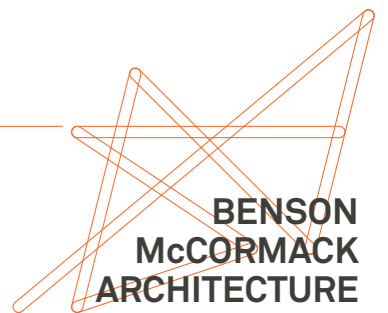


SECTION AA

SITE SECTIONS - 1:500 @ A3

5.0_3D CONCEPT ANALYSIS

LOT 21 MOUNT GILEAD ESTATE
DECEMBER 2021



5.1 VIEW ANALYSIS 1



VIEW 1 - LOCATION



VIEW 1 - EXISTING SITE CONDITION



VIEW 1 - VIEW LOOKING SOUTH WEST FROM GLENDOWER RESERVE (GONZALO STREET LEVEL)

5.2 VIEW ANALYSIS 2



VIEW 2 - LOCATION



VIEW 2 - EXISTING SITE CONDITION



VIEW 2 - VIEW LOOKING NORTH WEST FROM GLENDOWER STREET

5.3 VIEW ANALYSIS 3



VIEW 3 - LOCATION



VIEW 3 - EXISTING SITE CONDITION



VIEW 3 - VIEW LOOKING NORTH EAST FROM MOUNT GILEAD ESTATE

5.4 VIEW ANALYSIS 4



VIEW 4 - LOCATION



VIEW 4 - EXISTING SITE CONDITION



VIEW 4 - VIEW LOOKING NORTH EAST FROM MOUNT GILEAD ESTATE

5.5 VIEW ANALYSIS 5



VIEW 5 - LOCATION



VIEW 5 - EXISTING SITE CONDITION



VIEW 5 - VIEW LOOKING NORTH EAST FROM MOUNT GILEAD ESTATE

5.6 BUILT FORM ANALYSIS



To guide the future development of the site, BMA have developed the following site specific design principles and guidelines.

MAXIMUM BUILDING HEIGHT

Building heights principles:

- Achieve a height appropriate for a site that is complementary with the emerging residential context
- Achieve appropriate height transitions to responding to the natural topography and characteristics of the site.
- Minimise visual impacts to adjoining properties and ensure that the built form scale does not visually dominate the streetscape.



BUILDING FORM ANALYSIS 01

5.7 BUILT FORM ANALYSIS



To guide the future development of the site, BMA have developed the following site specific design principles and guidelines.

MAXIMUM BUILDING HEIGHT

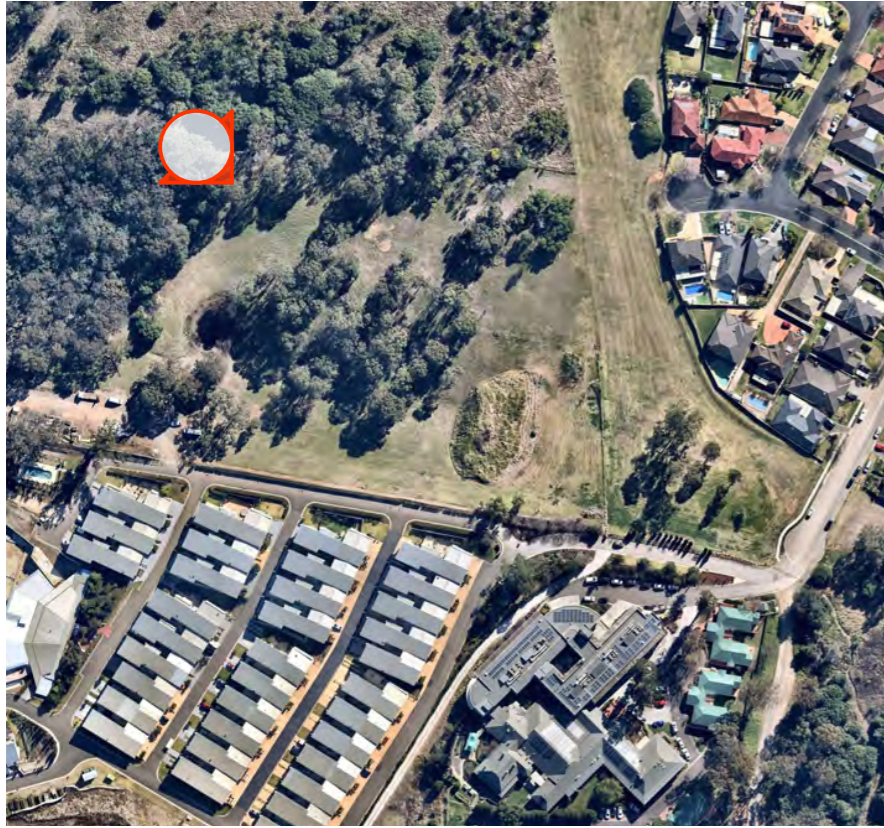
Building heights principles:

- Achieve a height appropriate for a site that is complementary with the emerging residential context
- Achieve appropriate height transitions to responding to the natural topography and characteristics of the site.
- Minimise visual impacts to adjoining properties and ensure that the built form scale does not visually dominate the streetscape.



BUILT FORM ANALYSIS 02

5.8 BUILT FORM ANALYSIS



To guide the future development of the site, BMA have developed the following site specific design principles and guidelines.

MAXIMUM BUILDING HEIGHT

Building heights principles:

- Achieve a height appropriate for a site that is complementary with the emerging residential context
- Achieve appropriate height transitions to responding to the natural topography and characteristics of the site.
- Minimise visual impacts to adjoining properties and ensure that the built form scale does not visually dominate the streetscape.



BUILT FORM ANALYSIS 03

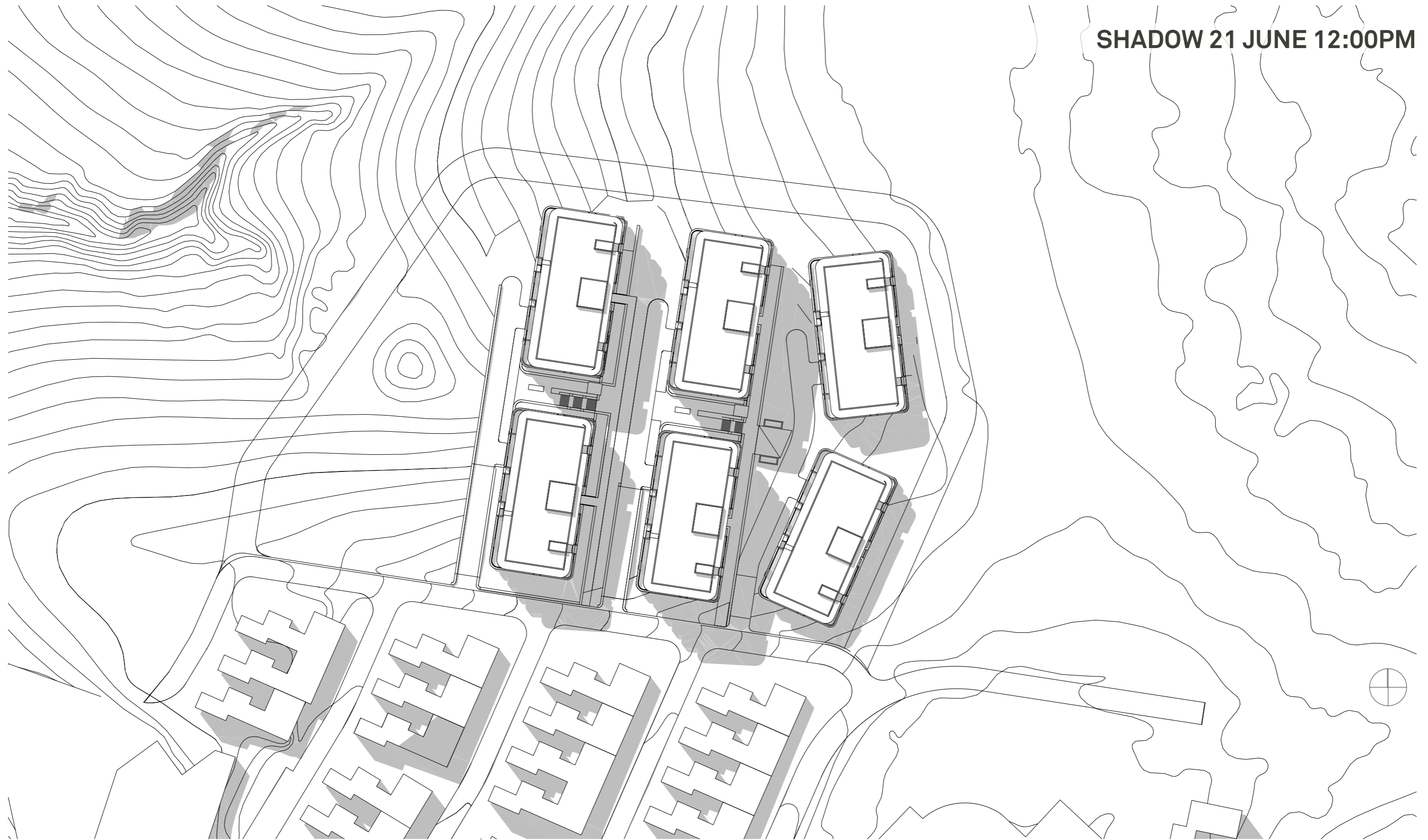
5.9 SHADOW ANALYSIS 1/3

SHADOW 21 JUNE 9:00AM



5.10 SHADOW ANALYSIS 2/3

SHADOW 21 JUNE 12:00PM



5.11 SHADOW ANALYSIS 3/3

SHADOW 21 JUNE 3:00PM



5.12 ARCHITECTURAL PERSPECTIVE 01



PERSPECTIVE VIEW 1 - LOCATION



5.13 ARCHITECTURAL PERSPECTIVE 02



PERSPECTIVE VIEW 2 - LOCATION



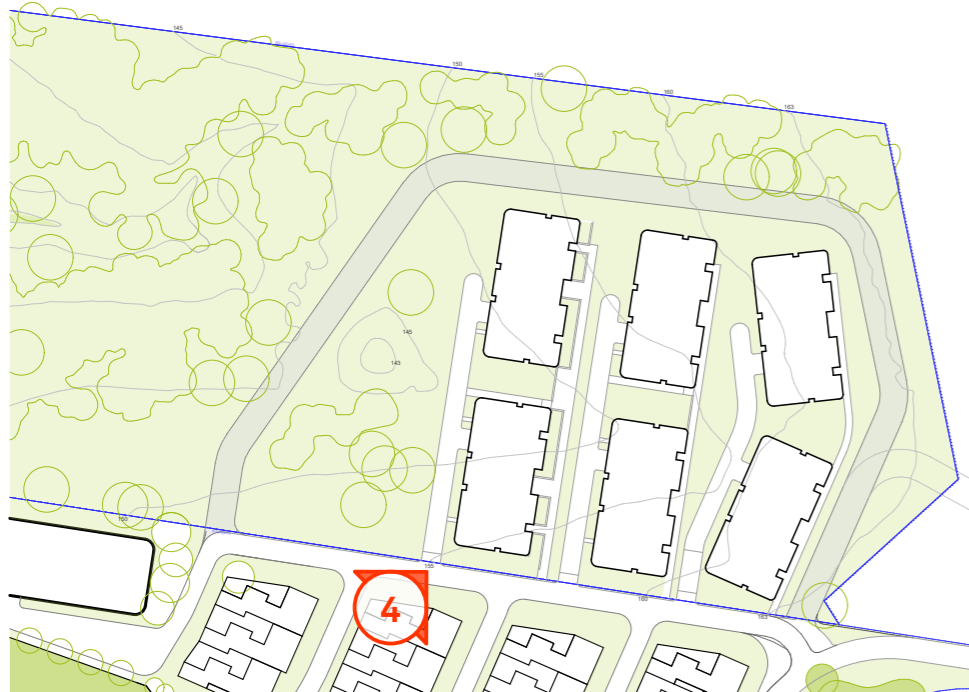
5.14 ARCHITECTURAL PERSPECTIVE 03



PERSPECTIVE VIEW 3 - LOCATION



5.15 ARCHITECTURAL PERSPECTIVE 04



PERSPECTIVE VIEW 4 - LOCATION



5.16 ARCHITECTURAL PERSPECTIVE 05



PERSPECTIVE VIEW 5 - LOCATION



6.0_DEVELOPMENT DATA

LOT 21 MOUNT GILEAD ESTATE
DECEMBER 2021



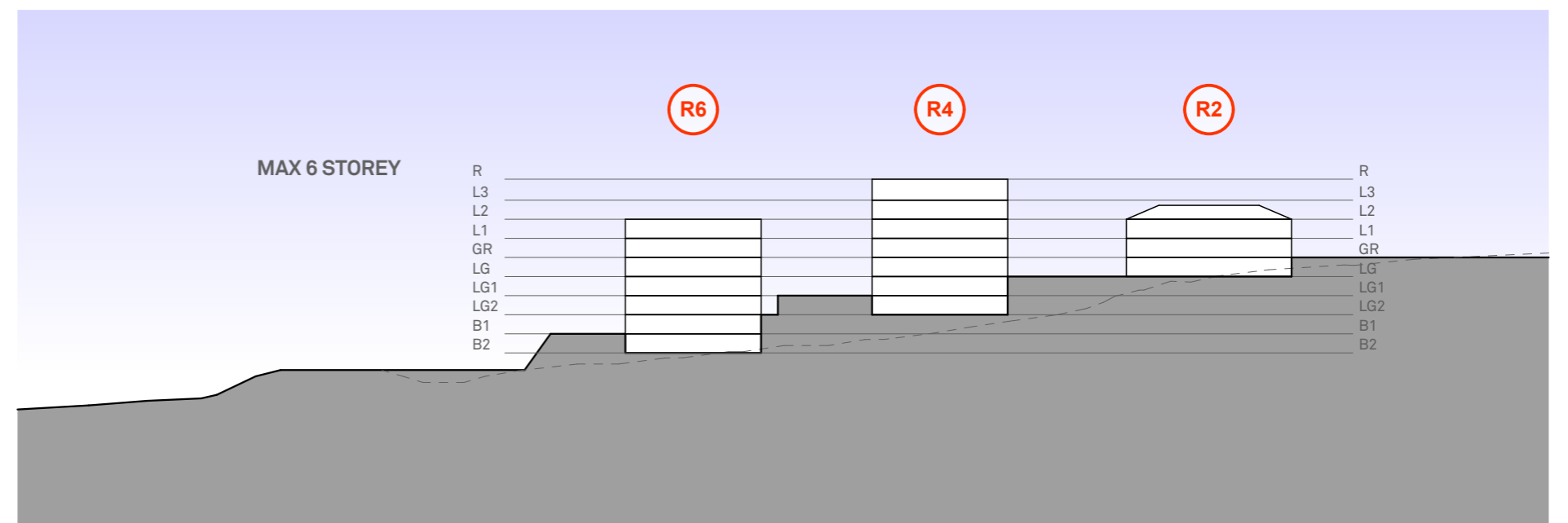
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6.1 DEVELOPMENT DATA

BUILDING R1 / RESI	GFA	UNITS	BEDS	CARS	SA	CV
LOWER GROUND	-	-	-	19	-	-
GROUND	720m ²	7	11	-	5	4
LEVEL 1	620m ²	5	10	-	4	3
BUILDING R2 / RESI						
LOWER GROUND	-	-	-	19	-	-
GROUND	720m ²	7	11	-	5	4
LEVEL 1	620m ²	5	10	-	4	3
BUILDING R3 / RESI						
LOWER GROUND 2	-	-	-	22	-	-
LOWER GROUND 1	-	-	-	16	-	-
LOWER GROUND	720m ²	7	11	-	4	4
GROUND	720m ²	7	11	-	5	4
LEVEL 1	720m ²	7	11	-	5	5
LEVEL 2	720m ²	7	11	-	5	5
LEVEL 3	620m ²	5	10	-	4	3
BUILDING R4 / RESI						
LOWER GROUND 2	-	-	-	22	-	-
LOWER GROUND 1	-	-	-	16	-	-
LOWER GROUND	720m ²	7	11	-	4	4
GROUND	720m ²	7	11	-	5	4
LEVEL 1	720m ²	7	11	-	5	5
LEVEL 2	720m ²	7	11	-	5	5
LEVEL 3	620m ²	5	10	-	4	3
BUILDING R5 / RESI						
BASEMENT 2	-	-	-	22	-	-
BASEMENT 1	-	-	-	16	-	-
LOWER GROUND 2	720m ²	7	11	-	5	4
LOWER GROUND 1	720m ²	7	11	-	5	4
LOWER GROUND	720m ²	7	11	-	5	5
GROUND	720m ²	7	11	-	5	5
LEVEL 1	620m ²	5	10	-	4	3
BUILDING R6 / RESI						
BASEMENT 2	-	-	-	22	-	-
BASEMENT 1	-	-	-	16	-	-
LOWER GROUND 2	720m ²	7	11	-	5	4
LOWER GROUND 1	720m ²	7	11	-	5	4
LOWER GROUND	720m ²	7	11	-	5	5
GROUND	720m ²	7	11	-	5	5
LEVEL 1	620m ²	5	10	-	4	3
TOTAL	16,680m²	156	258	190	112 / 156	98 / 156
					71%	62%



SITE PLAN 1:2000@A3



SECTION AA 1:1000@A3

SITE AREA

OVERALL SITE AREA (OSA) 51,245m²

GROSS FLOOR AREA + FLOOR SPACE RATIO

OSA 51,245m² GFA 16,680m² FSR 0.35:1

LANDSCAPE AREA

DSA DEEP SOIL 39,070m² / 76% OF SITE

BUILDING FOOTPRINT

ALL BUILDINGS 5,700m² / 11% OF SITE