

**MIRVAC  
DESIGN**

# OATLANDS GOLF CLUB

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## **SITE COMPATIBILITY CERTIFICATE - SENIORS HOUSING URBAN DESIGN REPORT**

OCTOBER 2021





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1.

# INTRODUCTION

1. INTRODUCTION

# INTRODUCTION

## PURPOSE OF THIS REPORT

This *Urban Design Report* has been prepared by Mirvac Design to support the submission for a Site Compatibility Certificate (SCC) for seniors housing at Oatlands Golf Club.

The report will provide information to demonstrate compatibility of seniors housing at this location with regard to criteria in the Seniors Housing SEPP. The report addresses the urban context, site considerations, master planning rationale and the design vision.

## PROJECT OVERVIEW

Oatlands Golf Club is a première 18-hole golf course within the Parramatta Local Government Area. It was established eighty years ago in 1931 and today has over 1,100 members.

Mirvac is working with the Oatlands Golf Club to develop approximately 190 independent living units for seniors, a new clubhouse, associated car parking and landscaping. The proposed works are sited on Bettington Road on the existing footprint of the current club house and carpark.

The planning pathway for permissibility of this proposal is via a Site Compatibility Certificate under Clause 24 of Seniors Housing SEPP.



Figure 1 Aerial photograph of Oatlands Golf Club



Figure 2 Aerial photograph of Oatlands Golf Club



1. INTRODUCTION

SITE LOCATION

Oatlands Golf Club has a total site area of forty hectares, with an undulating topography that falls from a central ridgeline on Bettington Road. The course is surrounded by low density housing to the north, west and south, and is bound by Vineyard Creek to the east. The site's primary access and street frontage is to the north-west on Bettington Road.

At the centre of the golf course is Oatlands House, which is a locally listed heritage asset. It serves as a function and events space today, and is separately owned and operated. It has a seperate access point from the south west boundary.



Figure 3 Site location plan

OATLANDS GOLF CLUB

OBJECTIVES

The Key Objectives of Oatlands Golf Club (OGC) that are met with this proposal are as follows:

- To provide financial security for the Club, and allow it to continue operating into the future as a not-for-profit entity without dependency on gaming, corporate events, and external food and beverage revenue, all of which have been in steady decline for more than a decade.
- To be able to continue to provide valuable recreation and social interaction for it's members and guests in a safe and secure natural environment.
- To provide it's members and guests with updated and renewed clubhouse services and facilities, which are currently in need of upgrading
- To ensure the golf club can continue to attract new members to the club over the coming generations.
- To partner with a known and respected developer to ensure the development is an improvement to its land.
- To increase the supply and diversity of Seniors Living Housing.

2.

**CONTEXT  
ANALYSIS**



## 2. CONTEXT ANALYSIS

# STRATEGIC CONTEXT

Oatlands Golf Club is located approximately three kilometres from Parramatta CBD, which is identified in the *Greater Sydney Region Plan* as the metropolitan centre of the Central City District. It is a dynamic commercial core and civic centre, providing an economic and cultural anchor to the broader region.

The site also sits within Greater Parramatta to Olympic Peninsula (GPOP), which is earmarked for major urban renewal over the next twenty years driven by significant infrastructure investment across transport, education, health, sport and culture. Key renewal precincts in GPOP which are in close proximity to the site, include Westmead Health and Education Precinct, North Parramatta, Camelia, Rydalmere and Telopea.

As part the urban transformation in this region, the City of Parramatta has identified in their *Local Strategic Planning Statement* a priority to provide housing diversity to meet community needs into the future. Council's *Local Housing Strategy* similarly promotes a need for housing diversity, and predicts growth in an ageing population will increase demand for seniors living.

As highlighted in numerous strategic planning policies, the broader context surrounding the subject site is significantly evolving with improved public transport, services, facilities, amenity, supporting increased housing density and diversity.

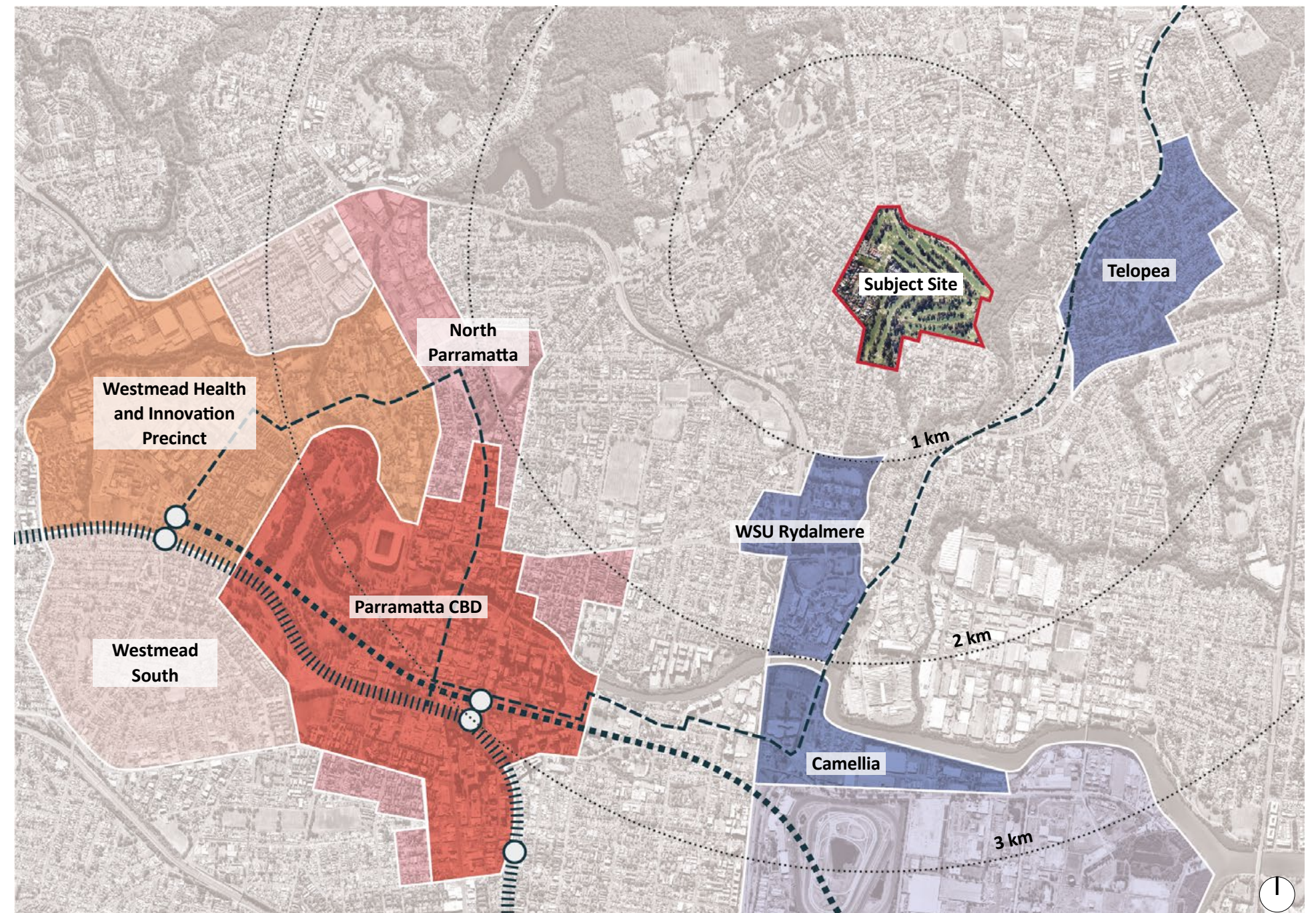


Figure 4 Strategic context plan



# URBAN CONTEXT

## LAND USE AND SERVICES

Key observations of the site:

- The development footprint is a 5-minute walk to local convenience shops and a medical centre on Bettington Road.
- The development footprint is a 10-minute walk to additional shops, cafés and George Gollan Reserve.
- Additional community and medical services, parks and shops are within a 2 kilometre catchment.

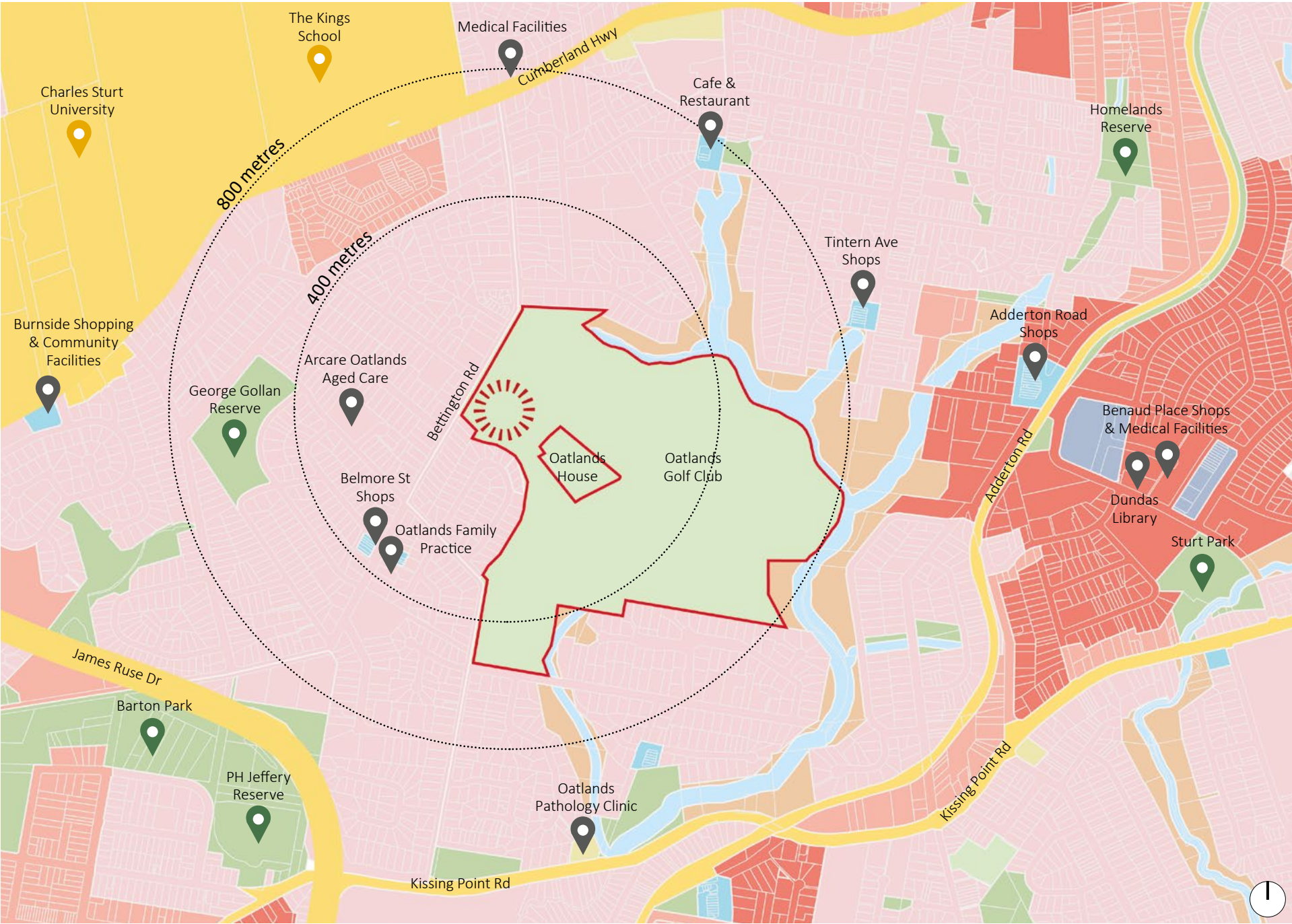
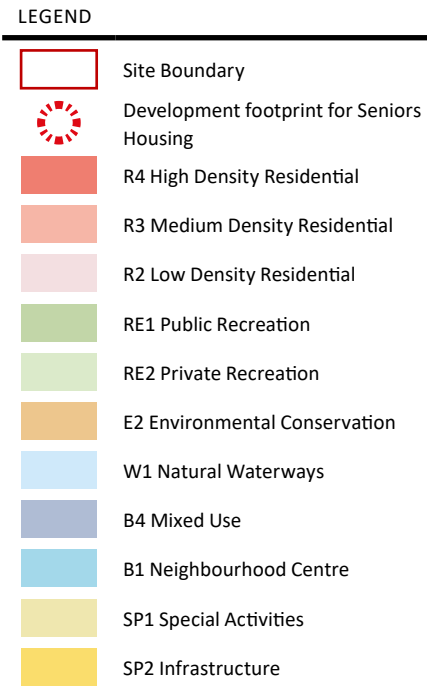


Figure 5 Land use and services plan



# URBAN CONTEXT

## CONNECTIVITY

Key observations of the site:

- The development footprint is in very close proximity to bus stops along Bettington Road and the Cumberland Highway. These buses provide frequent services to Parramatta CBD and train station.
- The development footprint is approximately 1.5 kilometres from the future Parramatta Light Rail, in similar proximity to Dundas and Telopea stations. These light rail stations provide direct connections to Parramatta CBD and Westmead.

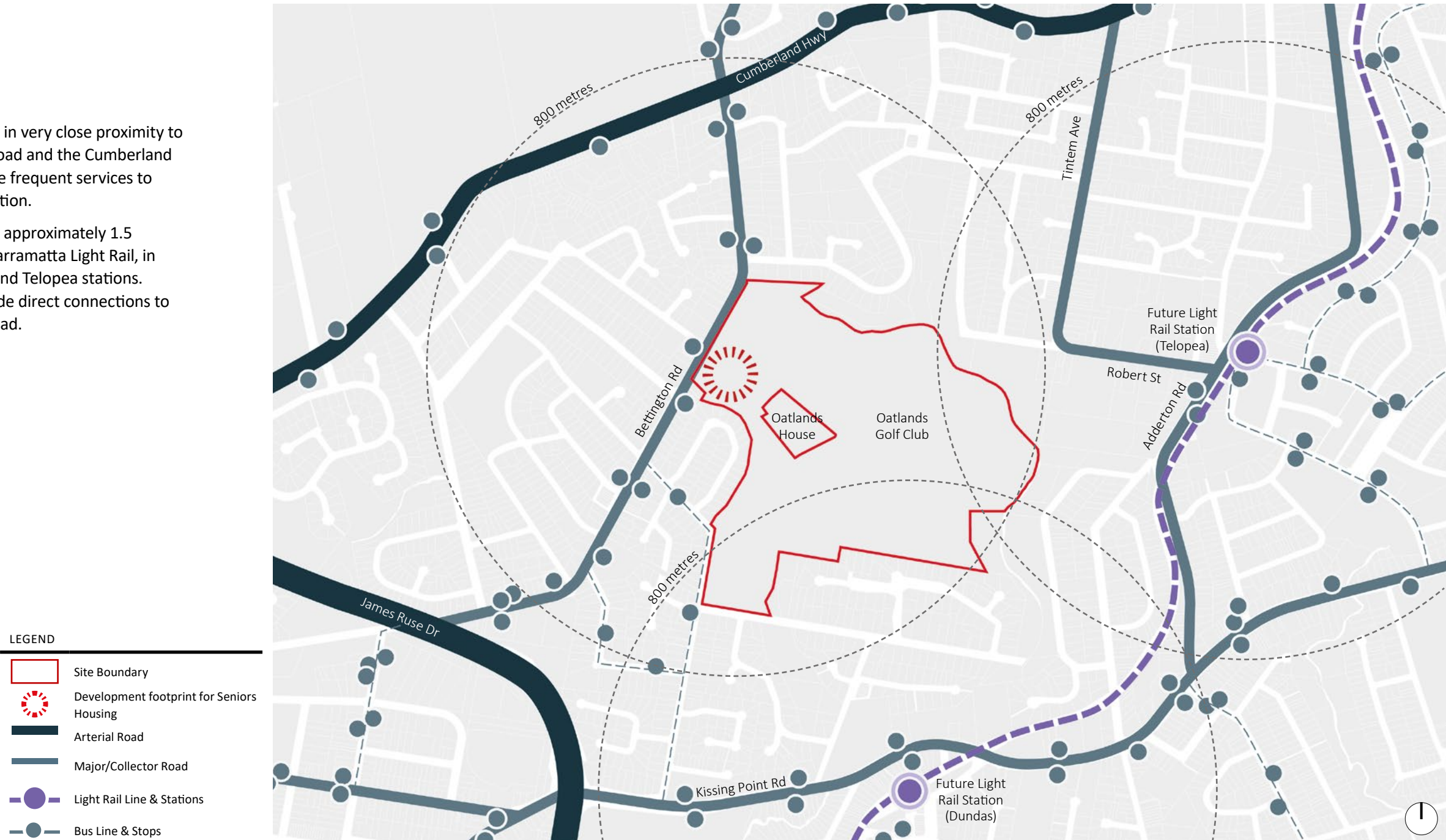


Figure 6 Connectivity plan



# URBAN CONTEXT

## ENVIRONMENT

Key observations of the site:

- Vineyard Creek runs along the northern and eastern boundaries of the site contained within steep banks.
- Vineyard Creek is a tributary of Parramatta River, and has an associated riparian corridor, terrestrial biodiversity and bushfire prone land.
- Oatlands House is listed as a local heritage item. Minimising impacts to this item is a key design consideration.

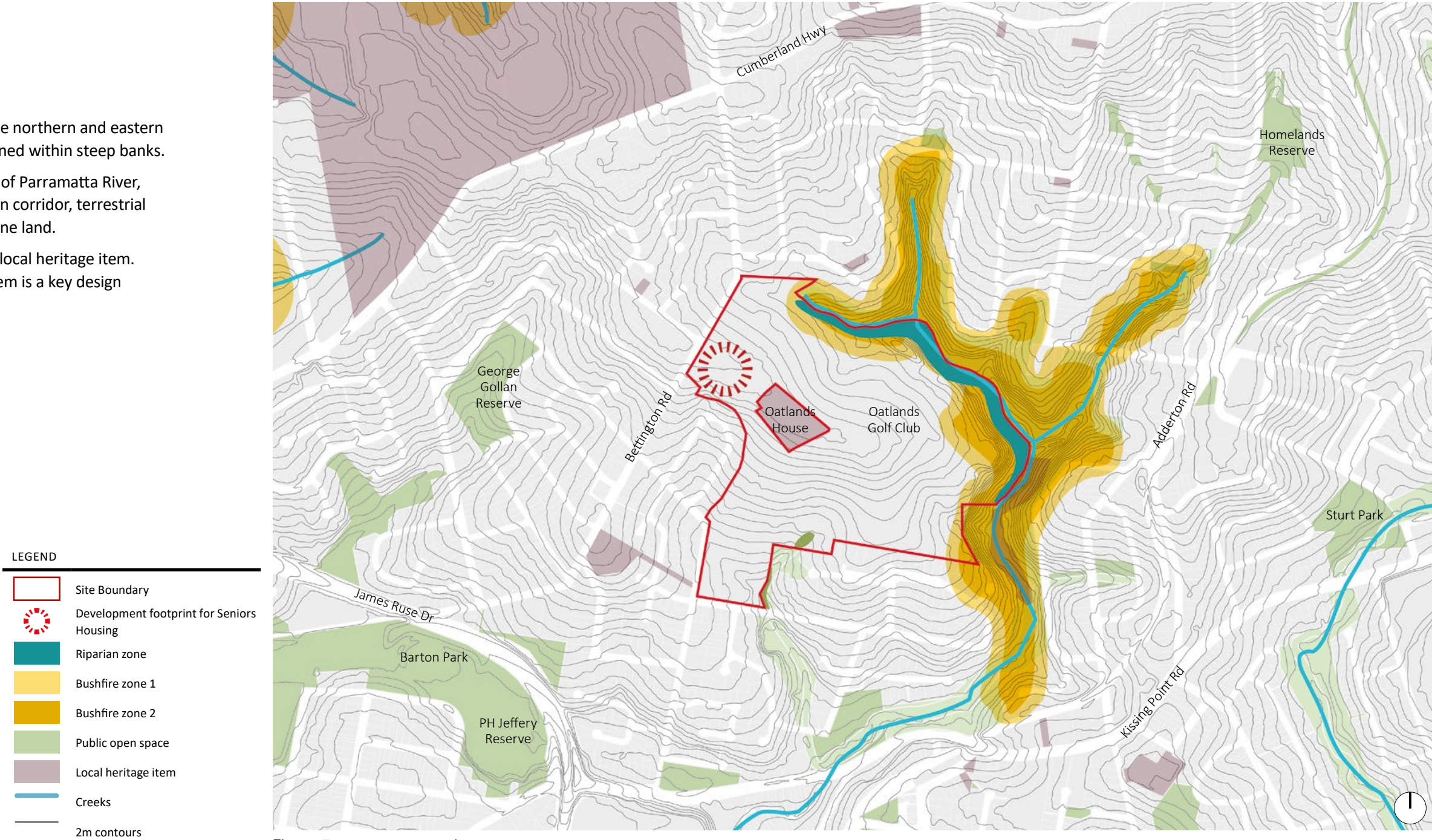


Figure 7 Environment plan



2. CONTEXT ANALYSIS

THE SITE

Oatlands Golf Club has a total site area of approximately forty hectares. The proposed location for seniors housing is in the vicinity of the existing club house on Bettington Road. The proposed site boundary for future development is shown in the adjacent diagram and has a total area of approximately 1.6 hectares.

LEGEND

Site Boundary

Development footprint for Seniors Housing

#

Figure reference for site photographs



Figure 8 Aerial plan



# THE SITE



Figure 9 Bettington Road - looking north-east



Figure 11 Golf Course – looking south-east



Figure 12 View north from car park



Figure 10 Bettington Road - existing site entry



Figure 13 View from car park - looking south



Figure 14 View to existing site entry on Bettington Road



# THE SITE



Figure 15 Existing pro-shop and buggy store



Figure 17 Existing pro-shop and buggy store



Figure 18 Oatlands House entry via car park



Figure 16 Existing practice green



Figure 19 Golf Course – looking south-west



Figure 20 Oatlands House entry via car park



## 2. CONTEXT ANALYSIS

# SITE ANALYSIS

The following site opportunities and constraints were considered in the proposed design:

- Retain the functional and operational requirements of the 18-hole golf course;
- Utilise existing access on Bettington Road and leverage proximity to shops and services on this street. Also positively enhance the streetscape character and activation on Bettington Road;
- Maximise good orientation and views from the ridgeline;
- Minimise impacts to surrounding residential neighbourhood (i.e. overshadowing, view loss or privacy).
- Avoid impacts to Oatlands House as a heritage asset, and limit environmental impacts to riparian corridors and bushfire prone land.

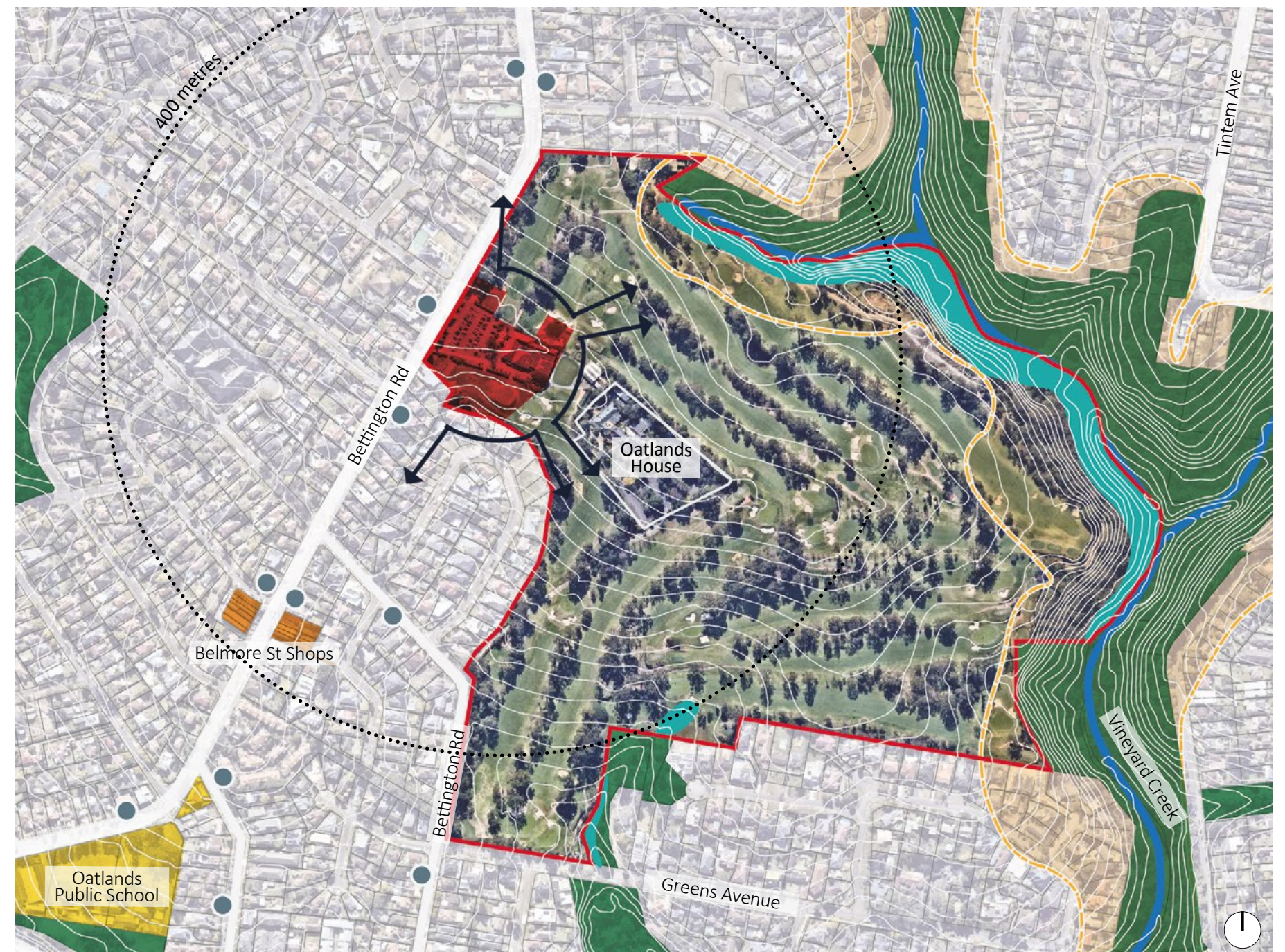


Figure 21 Site analysis



3.

**DESIGN VISION**

### 3. DESIGN VISION

# VISION

Set within a forty hectare golf course, the proposal envisages amenity-led seniors living surrounded by generous views of the surrounding natural landscape. The design will offer a contemporary and high quality outcome.

Future development will be a place to call home, with purposefully designed open-planned living units connecting to private courtyards and balconies overlooking the golf course.

Future residents will benefit from being part of a cohesive community, with access to a golfing lifestyle. Amenity will include a series of landscaped gardens, walking trails and facilities within the golf club.

The golf club will also be transformed into suite of luxurious spaces for dining, retail, social gathering and events.



Figure 22 Vision imagery



# VISION



Figure 23 Vision imagery



### 3. DESIGN VISION

# DESIGN PRINCIPLES

The master plan is underpinned by the following six design principles that will translate project objectives into development outcomes.

- 1.** Retain the operational and functional requirements of the 18-hole golf course.



- 2.** Provide amenity for seniors and the community that encourages social interaction around a golfing lifestyle.



- 3.** Create a highly appealing place to live through outstanding design and high quality finishes.



- 4.** Leverage outlook and views to the golf course and surrounds.



- 5.** Enhance the streetscape character of Bettington Road through increased landscaping and active frontages.



- 6.** Transition building height down to interface with neighbouring properties.





### 3. DESIGN VISION

# CONCEPT MASTER PLAN

The proposed concept master plan features five new buildings arranged along a central tree-lined boulevard. Buildings are integrated with outdoor spaces and surrounding landscape. The five buildings house approximately 190 independent living units comprising of 1, 2 and 3 bedroom dwellings.

The golf club is housed over two levels within the building to the north east (Building C) and has generous views to the surrounding course. There is a porte cochere at the main entry of the club.

The development sits above three basement storeys that accommodates visitor and resident carparking as well as storage and service zones.



Figure 24 Concept master plan



3. DESIGN VISION

# DESIGN STRATEGIES

## BUILT FORM

The proposed built form considers the following parameters. Refer to Appendix for further details on the architectural design.

Street setbacks	Buildings are setback a minimum 9 metres from Bettington Road to preserve the streetscape character and retain existing mature trees.
Building Depth and Length	Building depths are approximately 24-25 metres and building lengths range from approximately 50 to 60 metres.
Building Separation	Building separation distances align with the design criteria in the Apartment Design Guideline, i.e. a minimum 9 metres between habitable and non habitable rooms up to four storeys, and 12 metres between habitable and non habitable rooms at 5 and 6 storeys.
Building Height	Building height terraces from 3 storeys on Bettington Road up to 6 storeys set within the depths of the development footprint. The building height strategy aims to provide a sympathetic design response suitable to its context.
Residential Uses	Across the five proposed buildings there is approximtely 190 (1, 2 and 3 bedroom) independent living units. All apartments have a basement carpark, storage and private open space in the form of a balcony or courtyard. 2 bedroom units make up approximately 80% of all units and have varying configurations, layouts and sizes with either 1 or 2 bathrooms.
Club Uses	The building in the north-west corner houses the golf club over two levels (with seniors living above). The golf club contains approximately 3,200 sqm and includes a large restaurant, function room, outdoor dining, a pro shop, buggy store, locker rooms, operational offices, storage rooms, a cafe and wellness centre.



Figure 25 Setbacks and built form massing

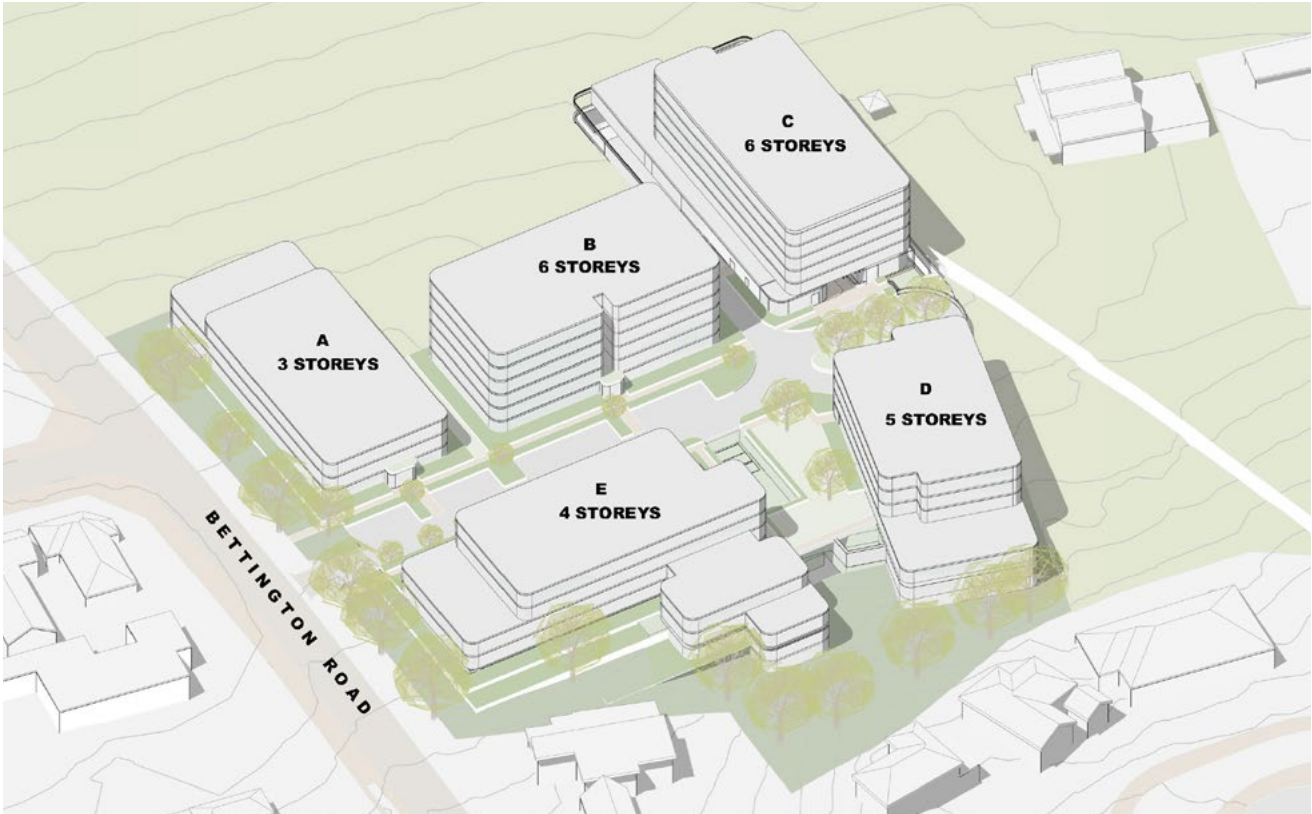


Figure 26 Built form massing








3. DESIGN VISION

# DESIGN STRATEGIES

## PUBLIC DOMAIN

Key features of the public domain design are summarised below.

	<b>Bettington Road Streetscape</b>	Existing street trees along Bettington Road are largely retained, creating a vegetated buffer between the street and active residential frontages.
	<b>Green Boulevard</b>	The central movement spine will feature shade trees in raised planters and ornate gardens designed for visual delight.
	<b>Communal Garden</b>	A communal garden provides a passive outdoor space for social interaction and gathering.
	<b>Vegetated Buffer</b>	Landscaped gardens to the southern boundary will provide a vegetated buffer to neighbouring dwellings and offer the opportunity for residents to connect with nature.
	<b>Recreation Circuit</b>	Proposed landscaping includes a continuous walking trail around the development providing a safe and convenient circuit to encourage healthy living.

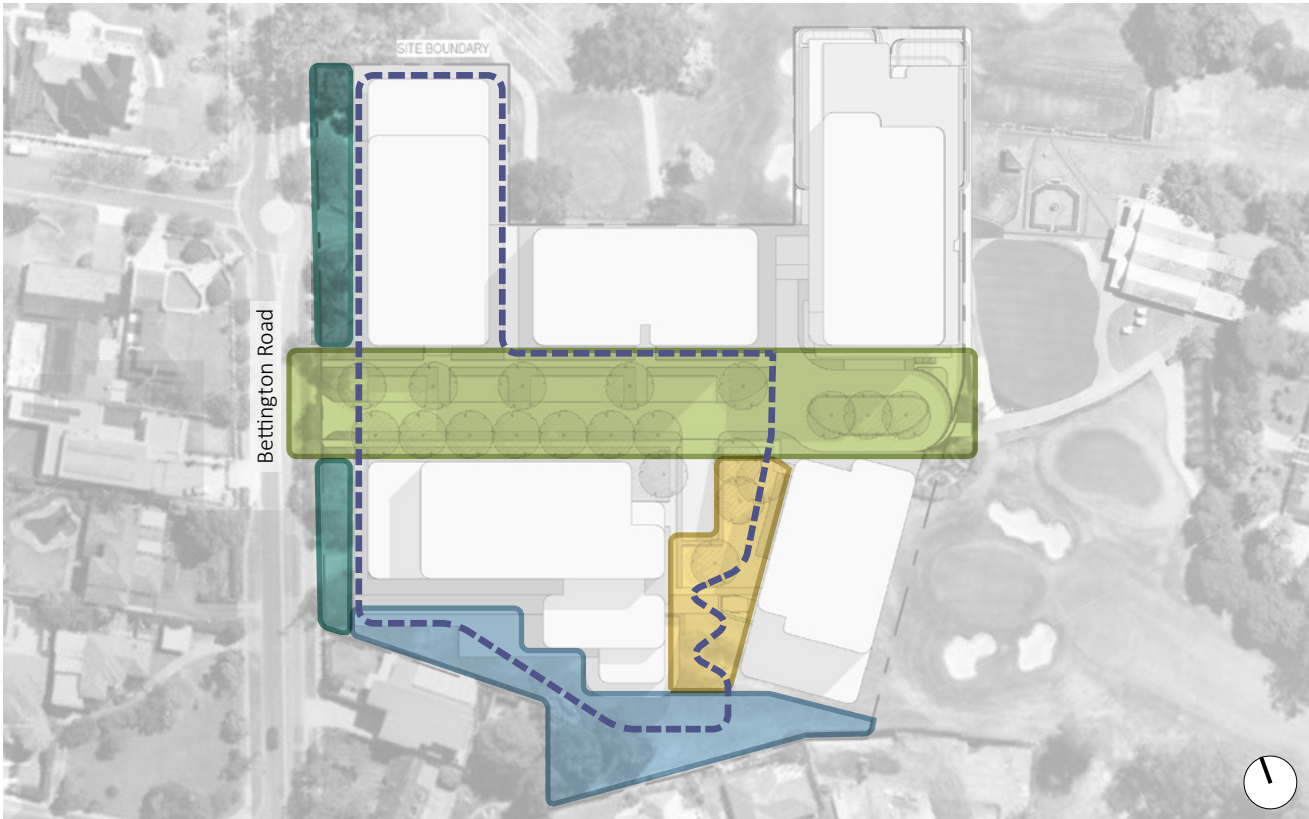







Figure 27 Public domain strategy

## ACCESS AND MOVEMENT

Key features of the access and movement strategy are summarised below.

	<b>Vehicle access</b>	A central tree-lined boulevard provides access and movement for all vehicles and connects approximately mid-way to the basement ramp.
	<b>Basement carparking</b>	Three basement levels will accommodate visitor and resident carparking, as well as storage, service and plant zones.
	<b>On grade carpark</b>	A number of on-grade parking bays will be located along the main boulevard to provide convenient visitor and short term parking.
	<b>Porte cochere</b>	The boulevard terminates with a porte cochere for easy drop-off and pick-up at the main entry of the club. A sense of arrival at this location is further heightened by expansive views to the golf course beyond.
	<b>Servicing strategy</b>	Service vehicles use the common boulevard to access an open loading dock located adjacent to the club house.

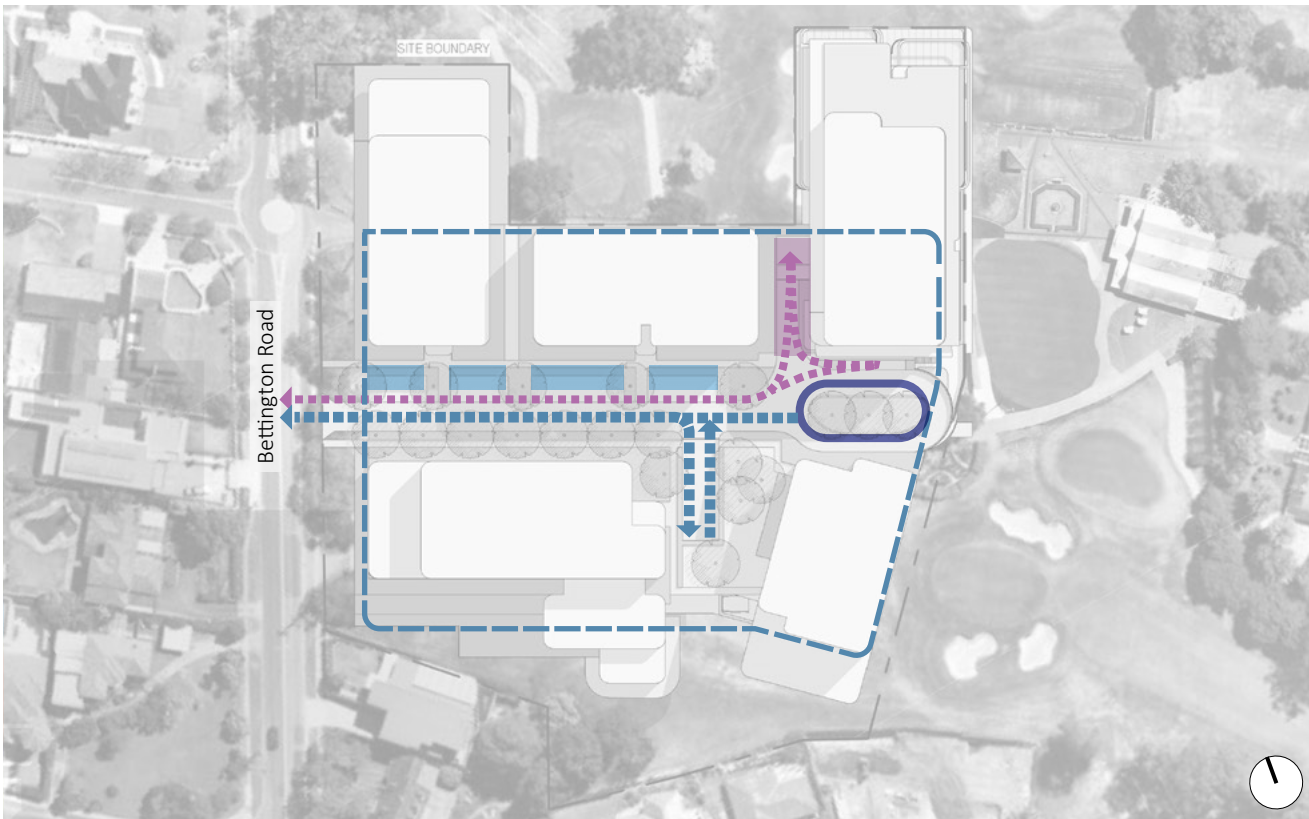


Figure 28 Access and movement strategy



# SHADOW ANALYSIS

The following shadow study is taken on June 21st (winter solstice) when the sun is at it's lowest elevation in the sky. The shadows cast from the proposal are therefore at their greatest extent.

Careful consideration for the proposed bulk, scale and building setbacks minimise impact to surroundings. Four dwellings to the immediate south receive some overshadowing, however these dwellings retain access to direct sunlight to habitable rooms and private open spaces during key hours of the day at winter solstice.

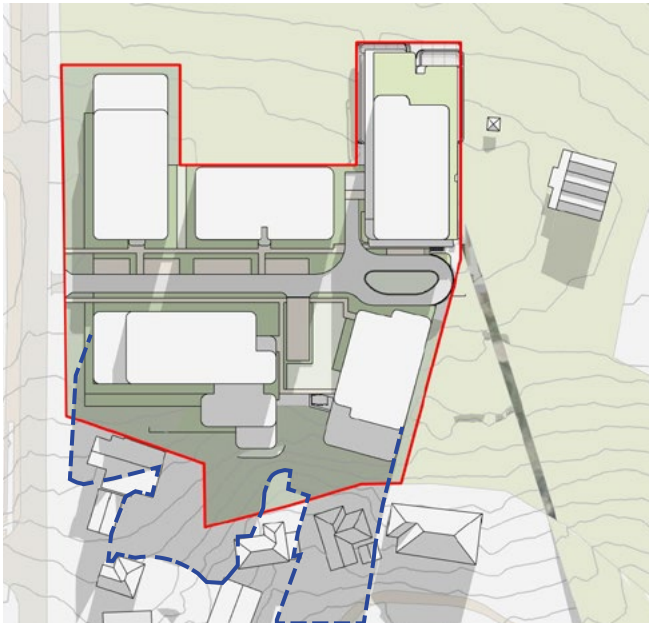


Figure 29 Shadow study, June 21st at 9am



Figure 30 Shadow study, June 21st at 10am



Figure 31 Shadow study, June 21st at 11am

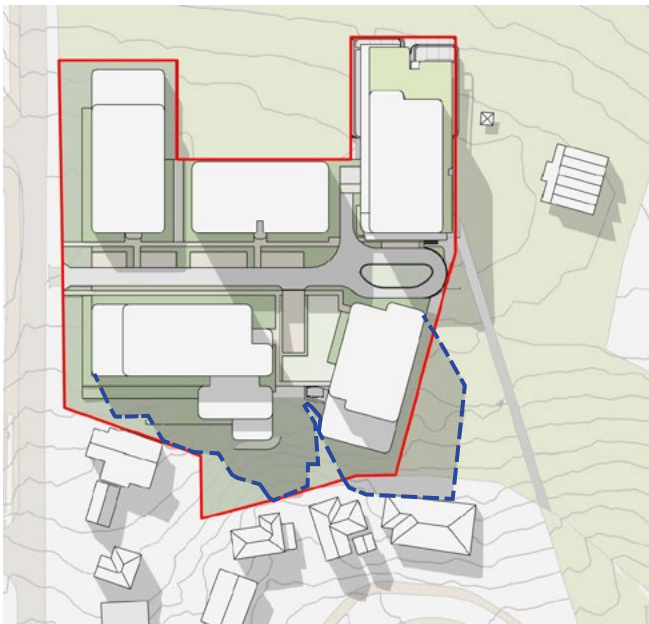


Figure 32 Shadow study, June 21st at 12pm

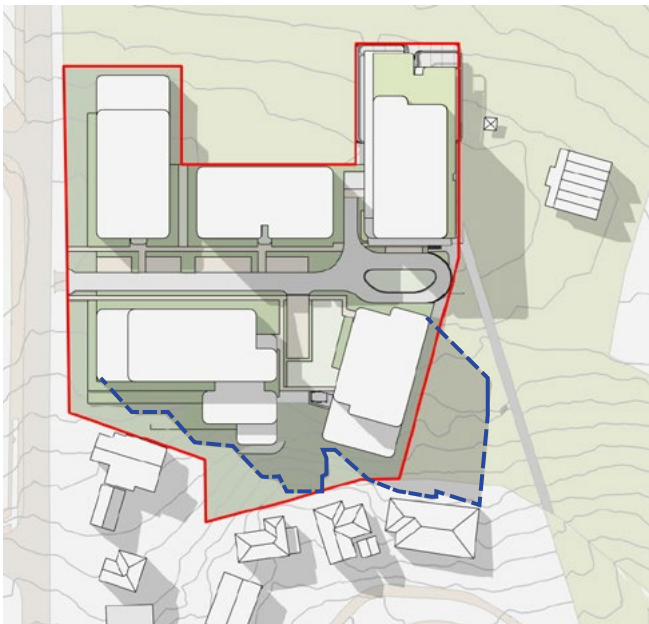


Figure 33 Shadow study, June 21st at 1pm



Figure 34 Shadow study, June 21st at 2pm



Figure 35 Shadow study, June 21st at 3pm



### 3. DESIGN VISION

# VIEWS ANALYSIS

This section provides a high level view analysis of the proposal and considers the extent of proposed change. The analysis is based on six vantage points taken along Bettington Road and from within the site boundary.

Due to the scale of development, the proposal is not expected to be highly visible from public spaces, parks or streets in the broader context. Visual change is expected along Bettington Road and from within the golf course, as demonstrated in the six selected views.

Overall the bulk and scale of the proposal generally sits within the existing tree line, and taller buildings are setback within the development footprint in order to minimise the visual change.



Figure 36 Reference plan



# VIEWS ANALYSIS

## VIEW A - PUBLIC SPACE

The Bettington Road frontage is heavily vegetated, particularly to the north as demonstrated in View A. The proposal is expected to be predominantly masked by planting on approach from the north on Bettington Road.



Figure 37 Key Plan



Figure 38 View from Bettington Road - Before



Proposed building envelope  
(indicative only)

Figure 39 Indicative View from Bettington Road - After



# VIEWS ANALYSIS

## VIEW B - PUBLIC SPACE

When approaching from the north on Bettington Road the proposal sits within the tree line and is predominantly masked by canopies in the foreground.



Figure 40 Key Plan



Figure 41 View from Bettington Road - Before



Figure 42 Indicative View from Bettington Road - After



# VIEWS ANALYSIS

## VIEW C - PUBLIC SPACE

The proposal steps down in building height to the Bettington Road interface. From the south buildings sit just above the tree line. View C captures one of the more visible vantage points of the proposal from a neighbouring street.



Figure 43 Key Plan



Figure 44 View from Bettington Road - Before



Figure 45 Indicative View from Bettington Road - After



# VIEWS ANALYSIS

## VIEW D - PRIVATE SPACE

The golf course is vegetated with pockets of trees and planting that soften views to the proposed development. In View D the proposed bulk and scale sits within the tree canopy and creates minimal visual impact.



Figure 46 Key Plan



Figure 47 View from Golf Course Northern Boundary - Before



Figure 48 Indicative View from Golf Course Northern - After



3. DESIGN VISION

# VIEWS ANALYSIS

## VIEW E - PRIVATE SPACE

Due to the site's undulating topography, Oatlands House is located on lower terrain and surrounded by a backdrop of dense planting. As a result, on arrival to Oatlands House future proposed development is largely concealed by existing mature trees. Minimal visual change is therefore expected.



Figure 51 Key Plan



Figure 49 View from Oatlands House Entry Carpark - Before



Figure 50 Indicative View from Oatlands House Entry Carpark - After



3. DESIGN VISION

# VIEWS ANALYSIS

## VIEW F - PRIVATE SPACE

Due to the site's undulating topography, Oatlands House is located on lower terrain and surrounded by a backdrop of dense planting. As a result, on arrival to Oatlands House future proposed development is largely concealed by existing mature trees. Minimal visual change is therefore expected.



Figure 52 Key Plan



Figure 53 View from Oatlands House Entry - Before



Figure 54 Indicative View from Oatlands House Entry - After



3. DESIGN VISION

# DESIGN STATEMENT

SUMMARY

Site location

The design primarily seeks to retain the functional and operational requirements of the 18-hole golf course, in order to ensure that the sport of golf remains as the primary purpose and legacy of the site. The proposed development is thus located within a contained footprint which is generally over that of the existing club and carparking areas. This location also avoids any environmental impacts to riparian corridors and high value vegetation, and minimises impacts to Oatlands House as a heritage asset.

Bulk and scale

The master plan arranges five residential buildings along a central boulevard. Buildings are primarily arranged to maximise solar access, capture views to surrounding greens, and provide an address to Bettington Road. The development seeks to positively enhance the streetscape character of Bettington Road through increased landscaping and active frontages encouraging visual interest and passive surveillance to the street.

Building height

Proposed building height on Bettington Road is three storeys, which is sympathetic to the surrounding context, and transitions up to six storeys set within the depth of the site. The impacts created by the proposed building height are largely contained and managed within the site boundary. The proposal is not expected to be highly visible from many vantage points across the public domain, and overshadowing does not adversely hinder solar access to neighbouring dwellings.

Amenity

Proposed buildings are integrated with outdoor spaces and surrounding landscape. The landscape strategy serves multiple functions by creating visual appeal, providing recreational and social spaces, helping to cool the local environment and improving the site's ecological value. Together with the surrounding golf course, the public domain provides visual amenity and recreational opportunities to encourage healthy and active lifestyles.

Uses

Overall, the master plan provides approximately 190 independent living units comprising of 1, 2 and 3 bedroom dwellings. The size, configuration and layout of units will vary to increase housing diversity and choice to the community.

The new golf club will offer about 3,200 square metres of new floor area for dining, retail, social gathering and events. The development sits above a three-storey basement dedicated to carparking, storage and servicing. It will enable the ground plane to remain as a landscaped and pedestrian-focused environment for future residents and the community to enjoy.

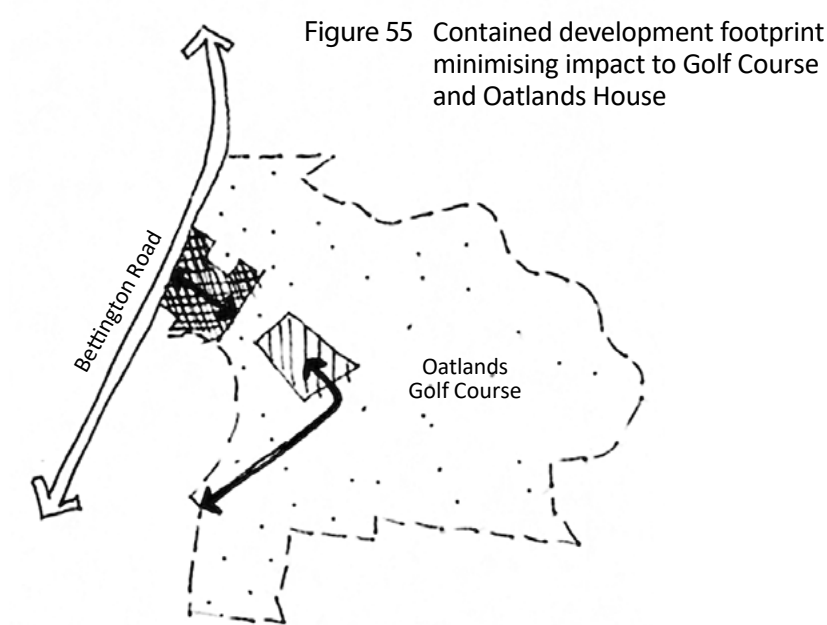


Figure 55 Contained development footprint minimising impact to Golf Course and Oatlands House

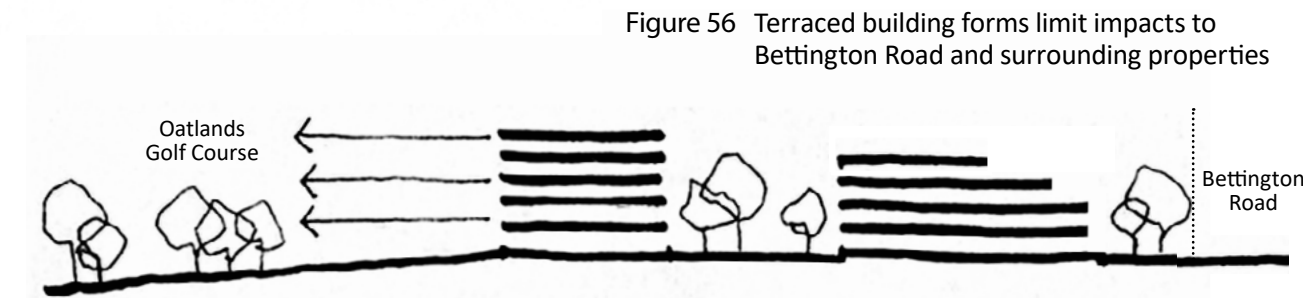


Figure 56 Terraced building forms limit impacts to Bettington Road and surrounding properties

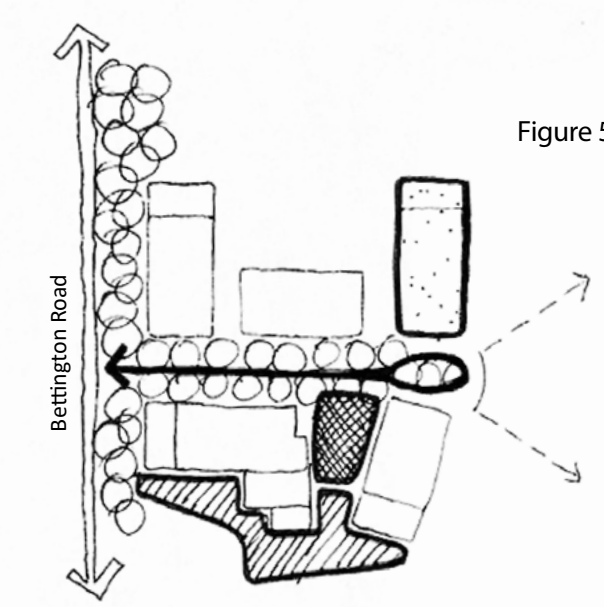


Figure 57 Buildings are integrated with outdoor spaces. Future residents will have access to landscaped gardens and some facilities in the club house.



# APPENDIX



# OATLANDS GOLF CLUB

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## SITE COMPATIBILITY CERTIFICATE - SENIORS HOUSING ARCHITECTURAL DRAWING PACKAGE

OCTOBER 2021

### DRAWING LIST

SK02	LOCAL CONTEXT PLAN	26/10/21
SK03	SITE COMPATIBILITY CERTIFICATE FOOTPRINT PLAN	26/10/21
SK04	INDICATIVE PLAN - B3 - RESIDENTIAL PARKING	26/10/21
SK05	INDICATIVE PLAN - B2 - RESIDENTIAL PARKING	26/10/21
SK06	INDICATIVE PLAN - B1 - CLUB PARKING AND LOWER CLUB LEVEL	26/10/21
SK07	INDICATIVE PLAN - GF RESIDENTIAL AND UPPER CLUB LEVEL	26/10/21
SK08	INDICATIVE PLAN - L01 RESIDENTIAL	26/10/21
SK09	INDICATIVE PLAN - L02 RESIDENTIAL	26/10/21
SK10	INDICATIVE PLAN - L03 RESIDENTIAL	26/10/21
SK11	INDICATIVE PLANS - L04_L05 RESIDENTIAL	26/10/21
SK12	INDICATIVE ELEVATIONS	26/10/21
SK13	INDICATIVE ELEVATIONS	26/10/21
SK14	INDICATIVE SECTIONS	26/10/21
SK15	INDICATIVE SECTIONS	26/10/21
SK16	YIELD SCHEDULE	26/10/21
SK17	LANDSCAPE MASTERPLAN	26/10/21

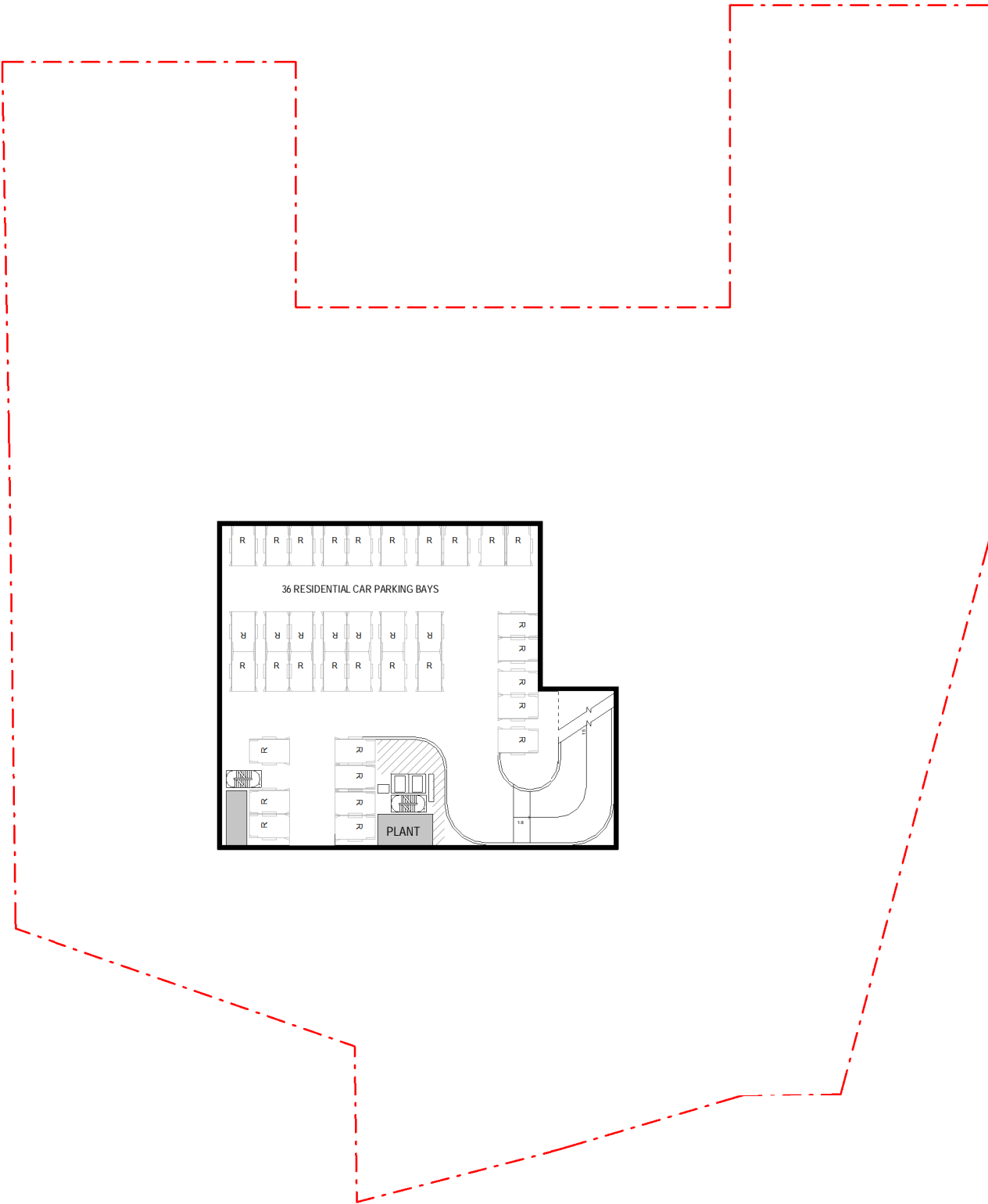




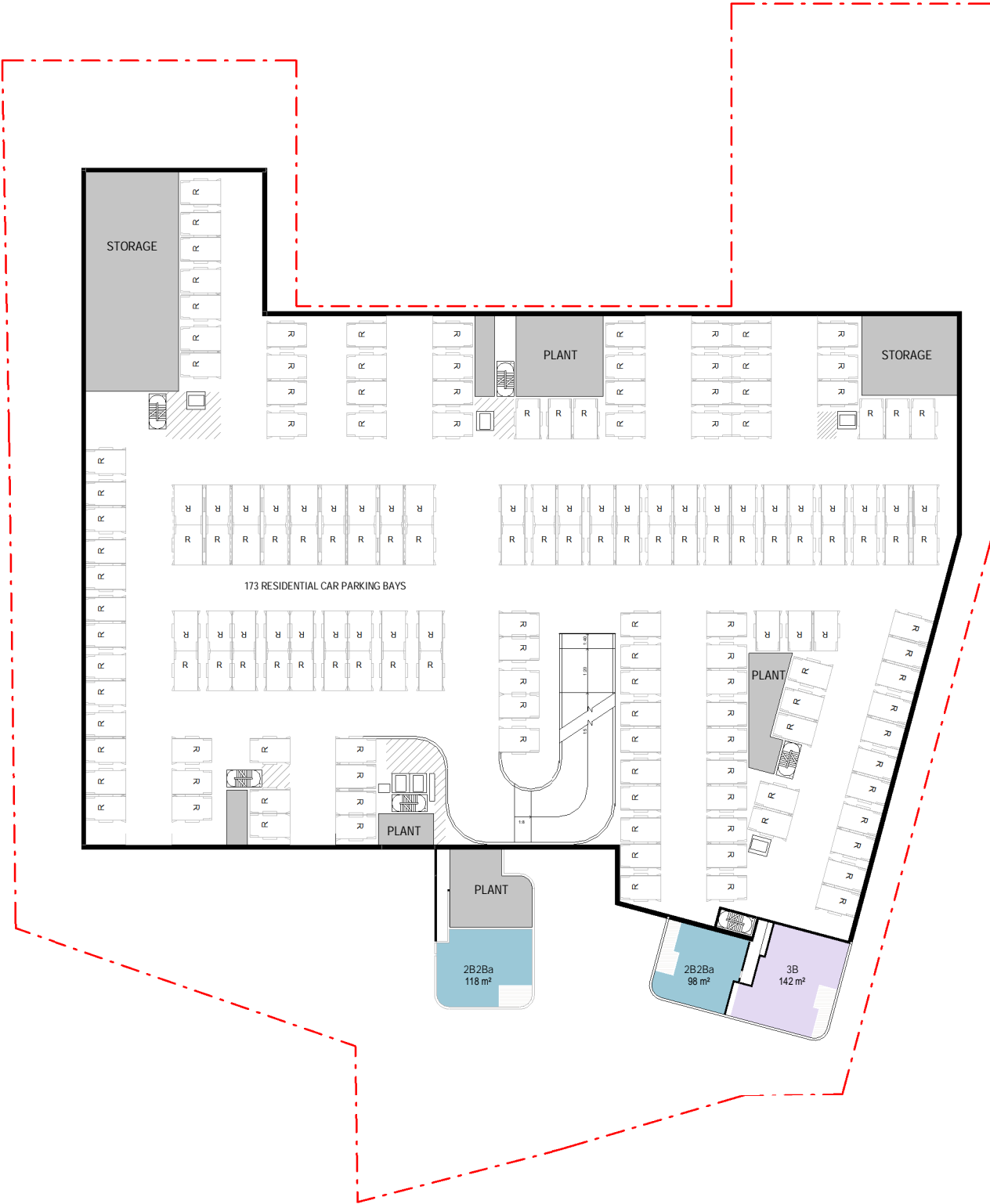












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- 2 BED 2 BATH
- 3 BED



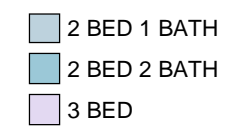


- 2 BED 1 BATH
- 2 BED 2 BATH
- 3 BED

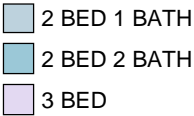




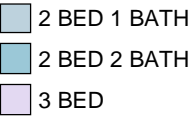
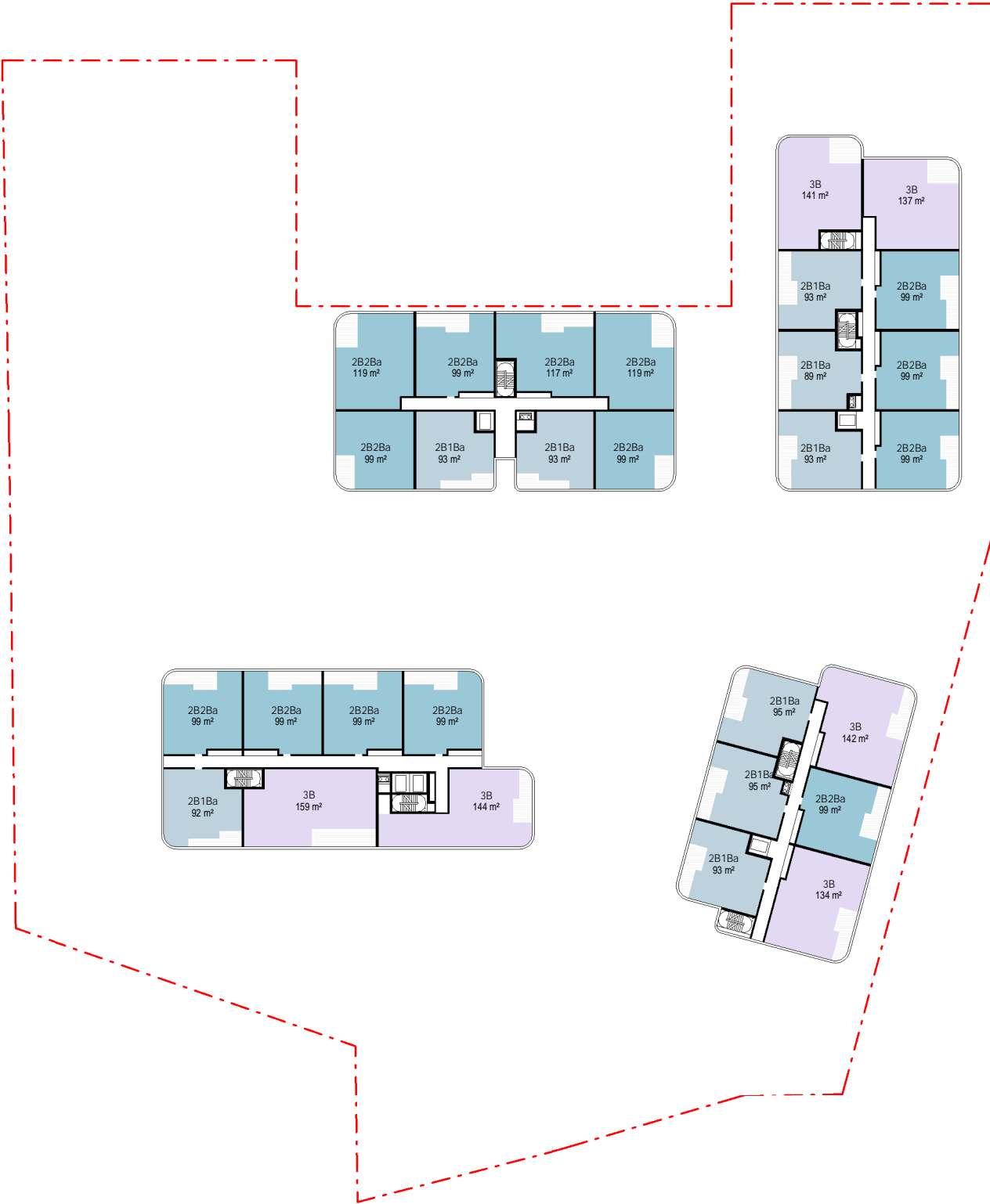




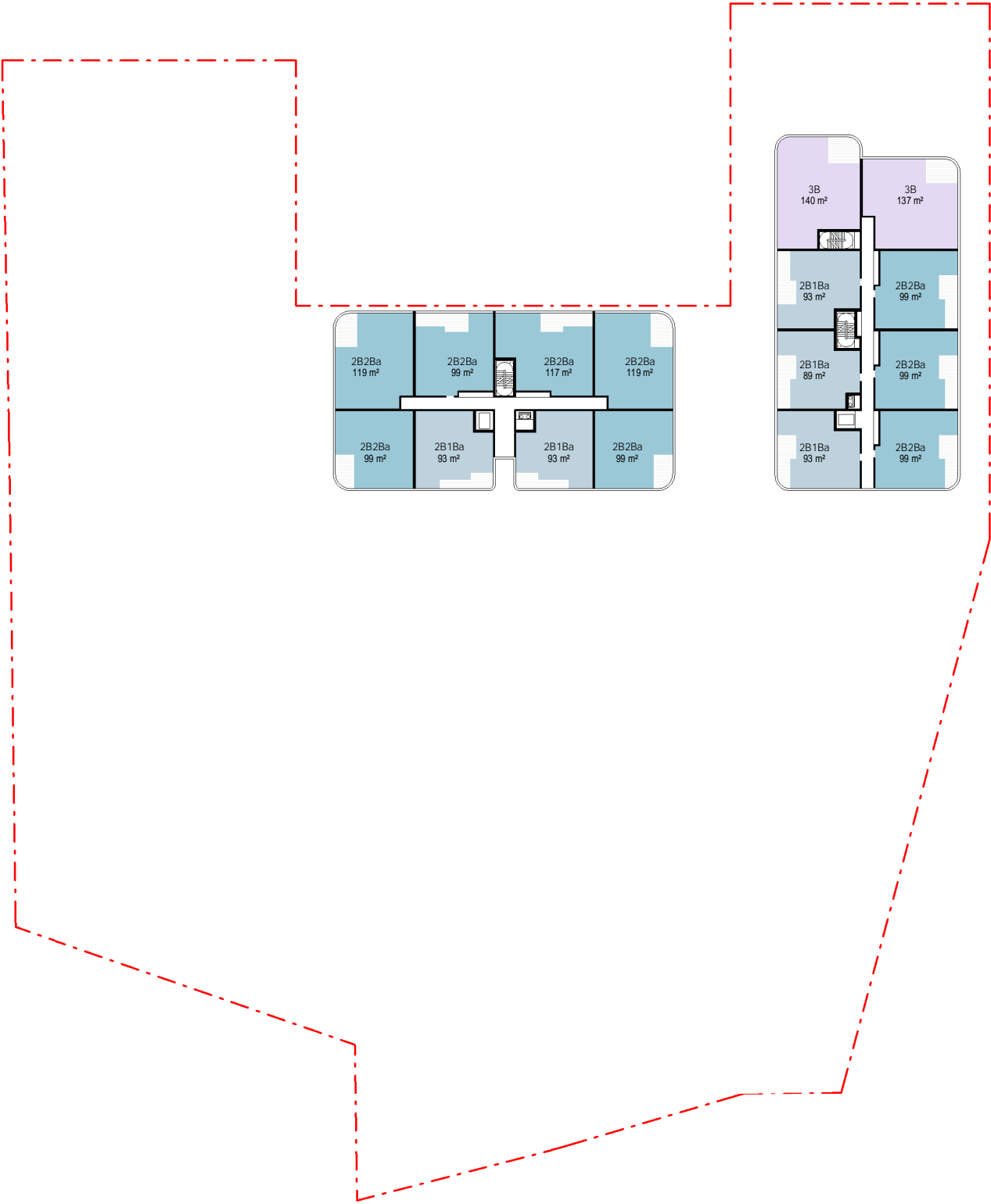






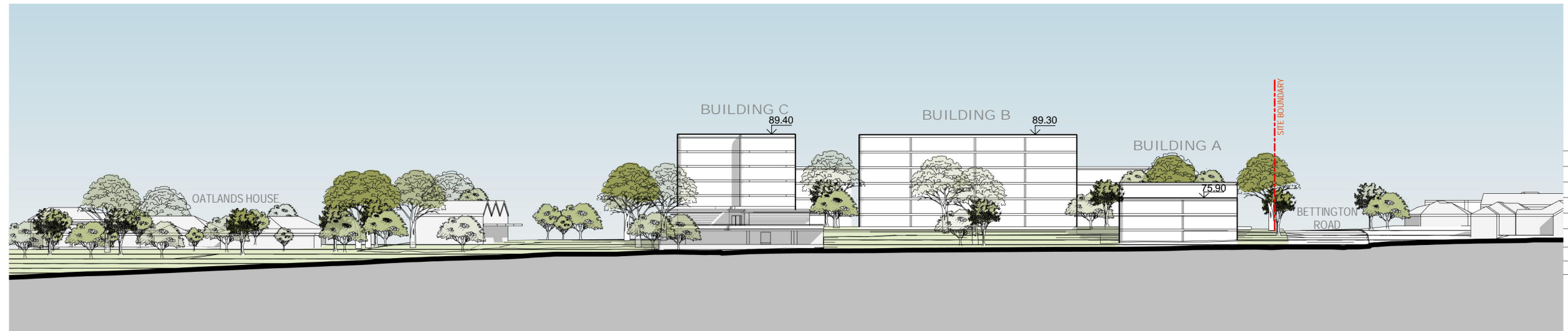






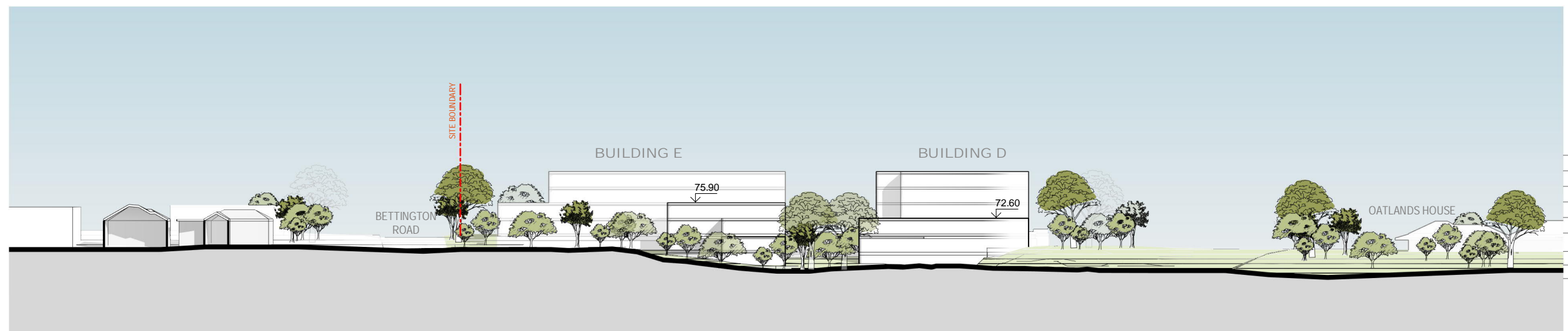
- 2 BED 1 BATH
- 2 BED 2 BATH
- 3 BED





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- L04. RL82.50
- L03. RL79.20
- L02. RL75.90
- L01. RL72.60
- LGF RL69.30
- LB1 RL65.40
- LB2 RL62.50
- LB3 RL59.60

NORTH ELEVATION



- L05. RL85.80
- L04. RL82.50
- L03. RL79.20
- L02. RL75.90
- L01. RL72.60
- LGF RL69.30
- LB1 RL65.40
- LB2 RL62.50
- LB3 RL59.60

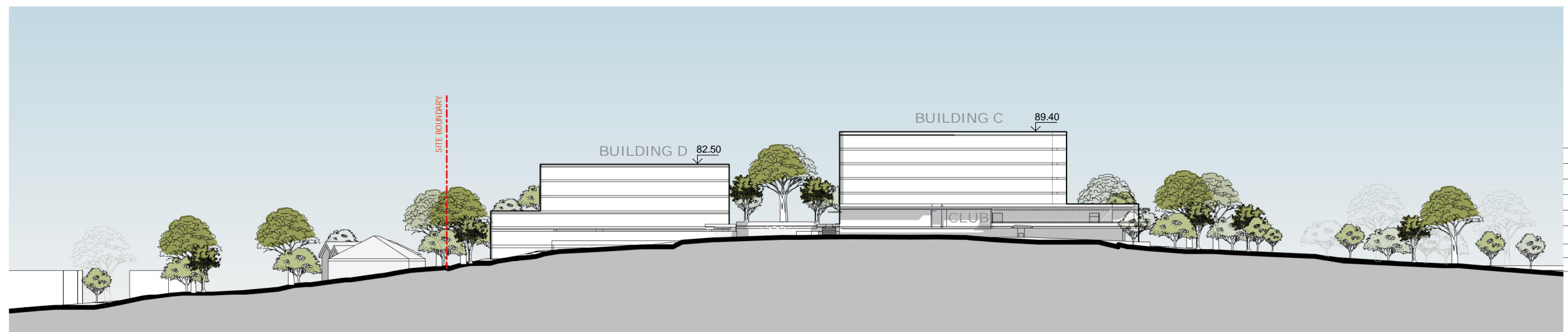
SOUTH ELEVATION





L05. RL85.80  
 L04. RL82.50  
 L03. RL79.20  
 L02. RL75.90  
 L01. RL72.60  
 LGF RL69.30  
 LB1 RL65.40  
 LB2 RL62.50  
 LB3 RL59.60

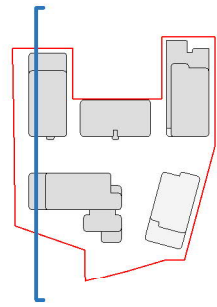
WEST ELEVATION - BETTINGTON ROAD



L05. RL85.80  
 L04. RL82.50  
 L03. RL79.20  
 L02. RL75.90  
 L01. RL72.60  
 LGF RL69.30  
 LB1 RL65.40  
 LB2 RL62.50  
 LB3 RL59.60

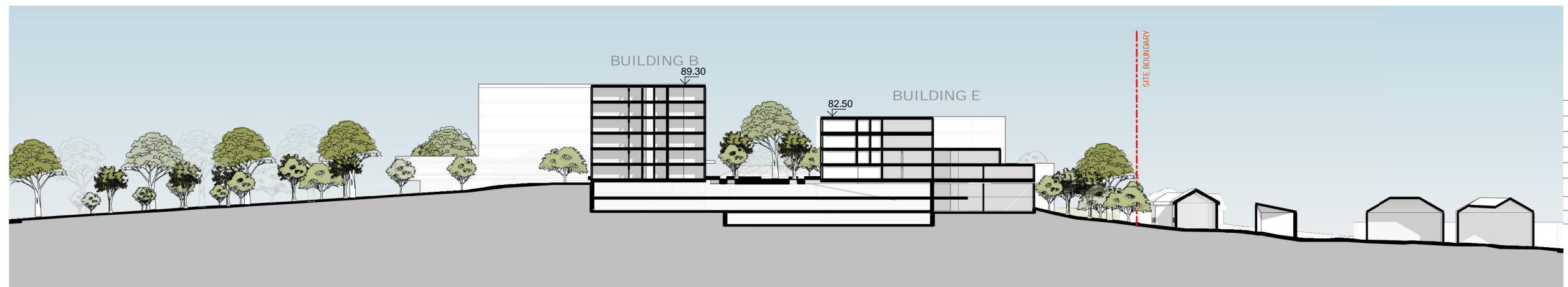
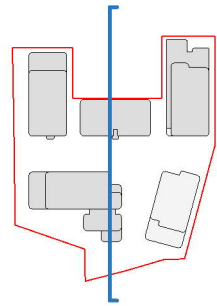
EAST ELEVATION





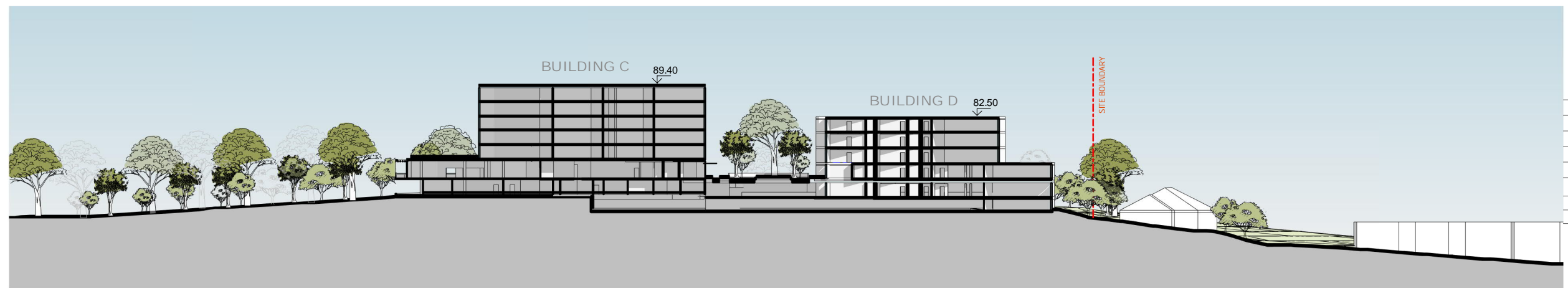
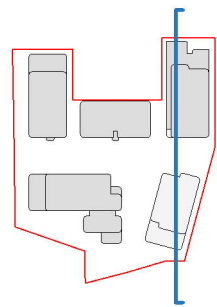
- L05. RL85.80
- L04. RL82.50
- L03. RL79.20
- L02. RL75.90
- L01. RL72.60
- LGF RL69.30
- LB1 RL65.40
- LB2 RL62.50
- LB3 RL59.60

SECTION NORTH SOUTH 1



- L05. RL85.80
- L04. RL82.50
- L03. RL79.20
- L02. RL75.90
- L01. RL72.60
- LGF RL69.30
- LB1 RL65.40
- LB2 RL62.50
- LB3 RL59.60

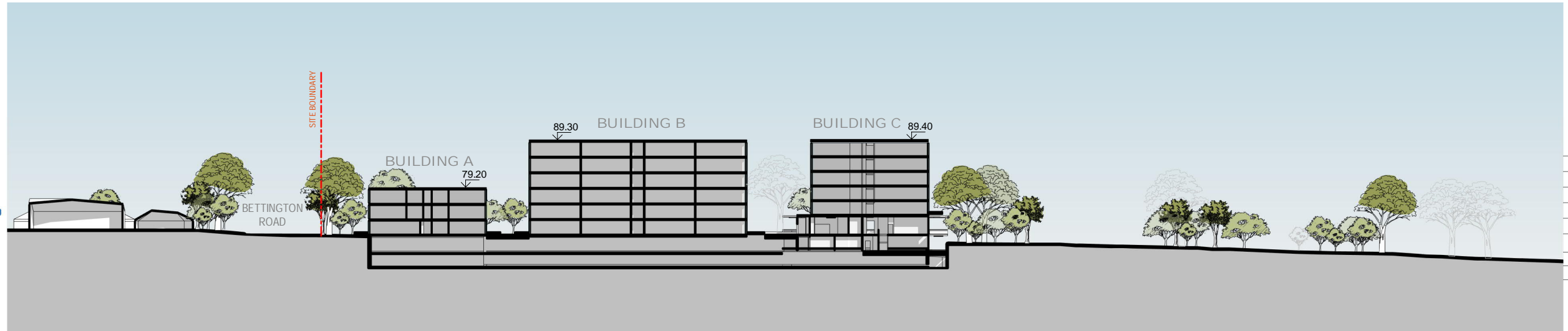
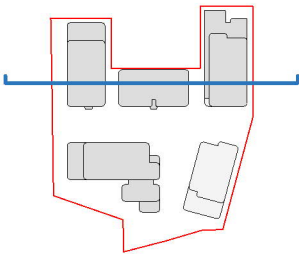
SECTION NORTH SOUTH 2.



- L05. RL85.80
- L04. RL82.50
- L03. RL79.20
- L02. RL75.90
- L01. RL72.60
- LGF RL69.30
- LB1 RL65.40
- LB2 RL62.50
- LB3 RL59.60

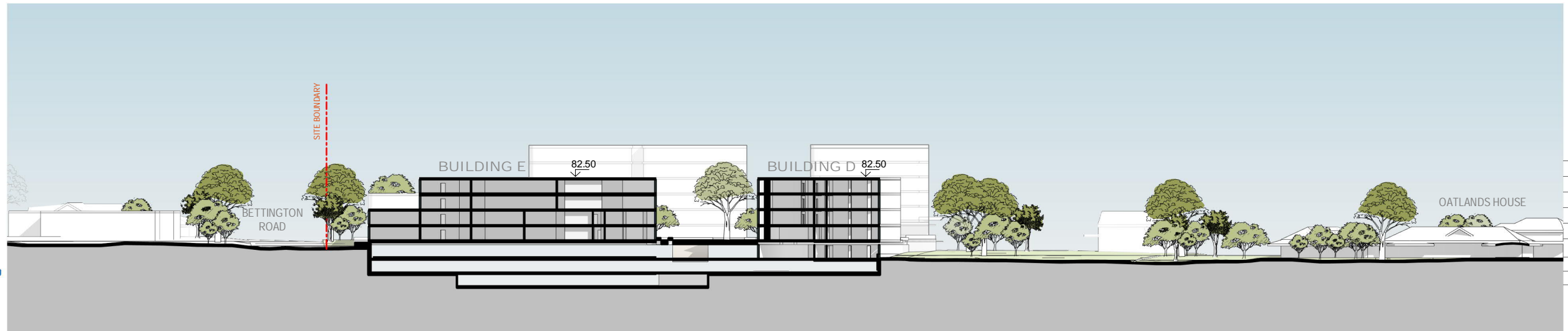
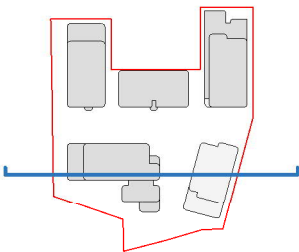
SECTION NORTH SOUTH 3





L05. RL85.80  
L04. RL82.50  
L03. RL79.20  
L02. RL75.90  
L01. RL72.60  
LGF RL69.30  
LB1 RL65.40  
LB2 RL62.50  
LB3 RL59.60

SECTION WEST EAST 1



L05. RL85.80  
L04. RL82.50  
L03. RL79.20  
L02. RL75.90  
L01. RL72.60  
LGF RL69.30  
LB1 RL65.40  
LB2 RL62.50  
LB3 RL59.60

SECTION WEST EAST 2







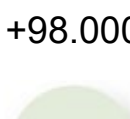









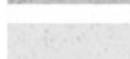




BUILDING	LEVEL	DWELLING TYPE				ADG COMPLIANCE			GFA		PARKING	
		1 Bed	2 Bed	3 Bed	Total	Solar (>120)	Solar (0)	X-Vent	Club	Resi	Club	Resi
A	B1		1	1	2	2		2		269		2.5
	GF	1	8	1	10	6		4		1,121		10
	L01		9	1	10	6		4		1,144		10.5
	L02		8		8	8		8		869		8
	TOTAL	1	26	3	30	22		18		3,403		31
B	GF		8		8	5	2	4		924		8
	L01		8		8	5	2	4		949		8
	L02		8		8	5	2	4		949		8
	L03		8		8	5	2	4		949		8
	L04		8		8	5	2	4		949		8
	L05		8		8	8		8		949		8
	TOTAL		48		48	33	10	28		5,669		48
C	B1								1,616		200	
	GF								1,571			
	L01		6	2	8	8		4		959		9
	L02		6	2	8	8		4		957		9
	L03		6	2	8	8		4		957		9
	L04		6	2	8	8		4		957		9
	L05		6	2	8	8		8		957		9
	TOTAL		30	10	40	40		24	3,187	4,786		45
D	B2		1	1	2			2		272		2.5
	B1		3	2	5	1		2		656		6
	GF		5	2	7	4		3		925		8
	L01		4	2	6	4		4		740		7
	L02		4	2	6	4		4		740		7
	L03		4	2	6	6		6		740		7
	TOTAL		21	11	32	19		21		4,073		38.0
E	B2		1		1			1		133		1
	B1		3		3		1	2		340		3
	GF		13		13	7	4	5		1,492		13
	L01		11	1	12	9	3	6		1,442		12.5
	L02		5	2	7	6	1	4		892		8
	L03		5	2	7	7		7		892		8
	TOTAL		38	5	43	29	9	25		5,191		46.0
	TOTAL	1	163	29	193	143	19	116	3,187	23,122	200	208
	TOTAL %	0.5%	84.5%	15.0%	100.0%	74.1%	9.8%	60.1%	26,309		408	
	TARGET					70%	15% max	60%				



# LANDSCAPE MASTERPLAN



## LEGEND

- |   |  |
|---|--|
|  | Site boundary  |
|  | Mounding to planting beds  |
|  | Existing trees to be retained. Tree numbers correlate with Arborists report, L&Co22022 |
|  | Proposed trees. Refer to tree schedule on SK-2138-02 for species                       |
|  | Rooftop planting   |
|  | Deep soil landscape area   |
|  | Landscape area   |
|  | Turf area  |
|  | Fitness station  |
|  | Permeable path   |
|  | Path   |
|  | Private courtyard  |
|  | Road   |
|  | Informal path  |
|  | Casual Seating   |
|  | Sandstone logs   |
|  | Boulders   |



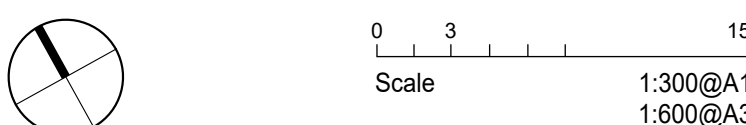
PROJECT  
**OATLANDS GOLF COURSE SENIORS  
HOUSING**

CLIENT  
**OATLANDS GOLF CLUB**

DRAWING

**LANDSCAPE MASTERPLAN**

DRAWING No.	ISSUE	DRAWN	DATE
<b>SK-2138-01</b>	<b>A</b>	<b>jc</b>	<b>27.10.202</b>



ACN: 164 245 514 ABN: 99 164 245 514  
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**MIRVAC  
DESIGN**