

Bankstown Golf Club

Development Master Plan
Site Compatibility Certificate for Seniors Living



DESIGN COPYRIGHT ALTIS ARCHITECTURE

September 2019 | Revision 03



Contents

Site Compatibility Certificate for Seniors Living
Bankstown Golf Club
Ashford Avenue
Milperra, NSW 2214
Australia

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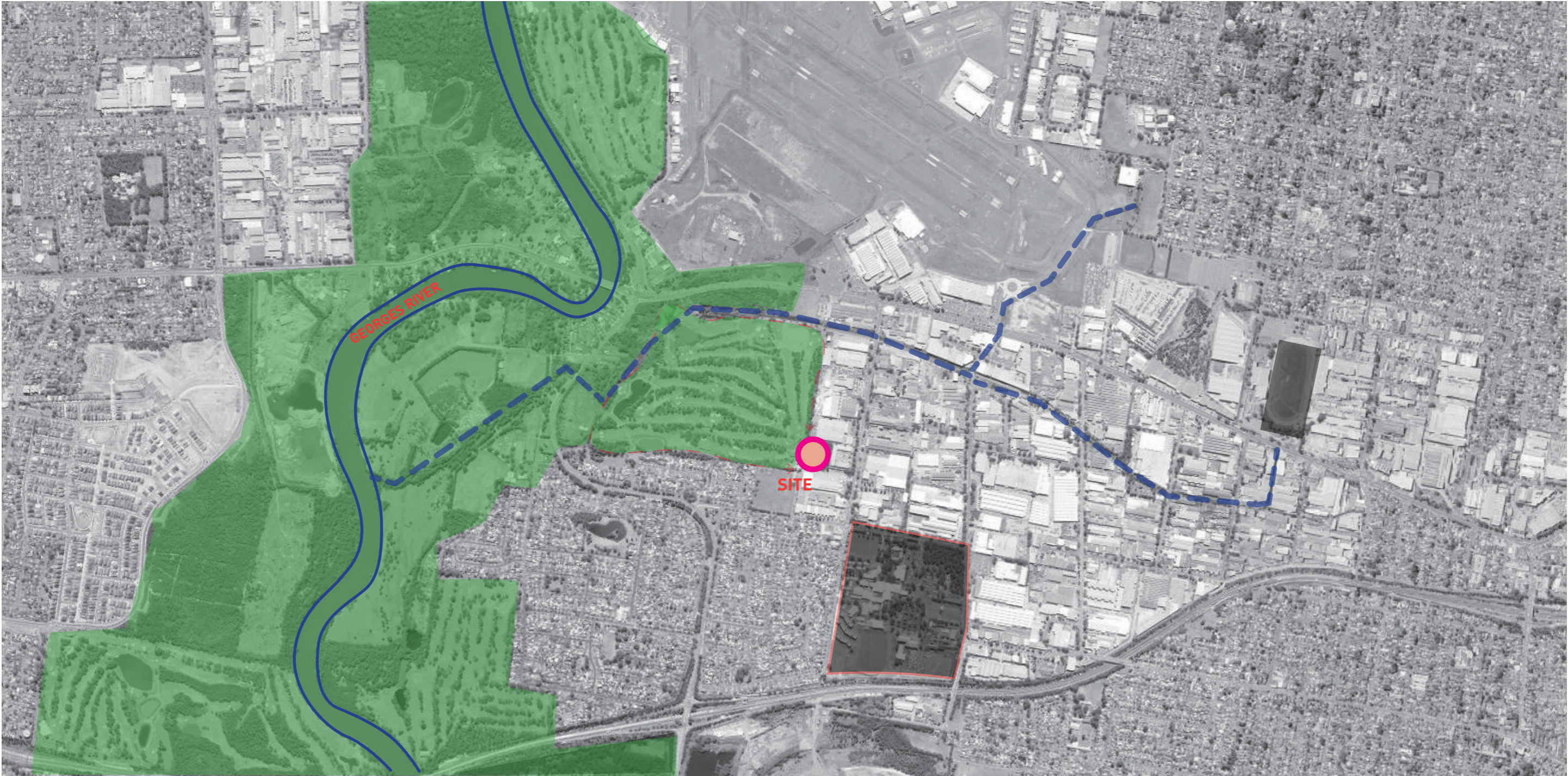
01 Site & Context Analysis


Outlining the features and characteristics of the existing urban context and its influence on the site

Site & Context Analysis


- 1.1 Regional Context
- 1.1.1 Access Structure









Site



Georges River




River




Green Spaces

1.2 Site Aerial View







Site



Milperra Road



Secondary Road



Green Spaces

1.3 An existing front door - Ashford Avenue



Site & Context Analysis

1.0

1.4 A new front door - Bullecourt Avenue

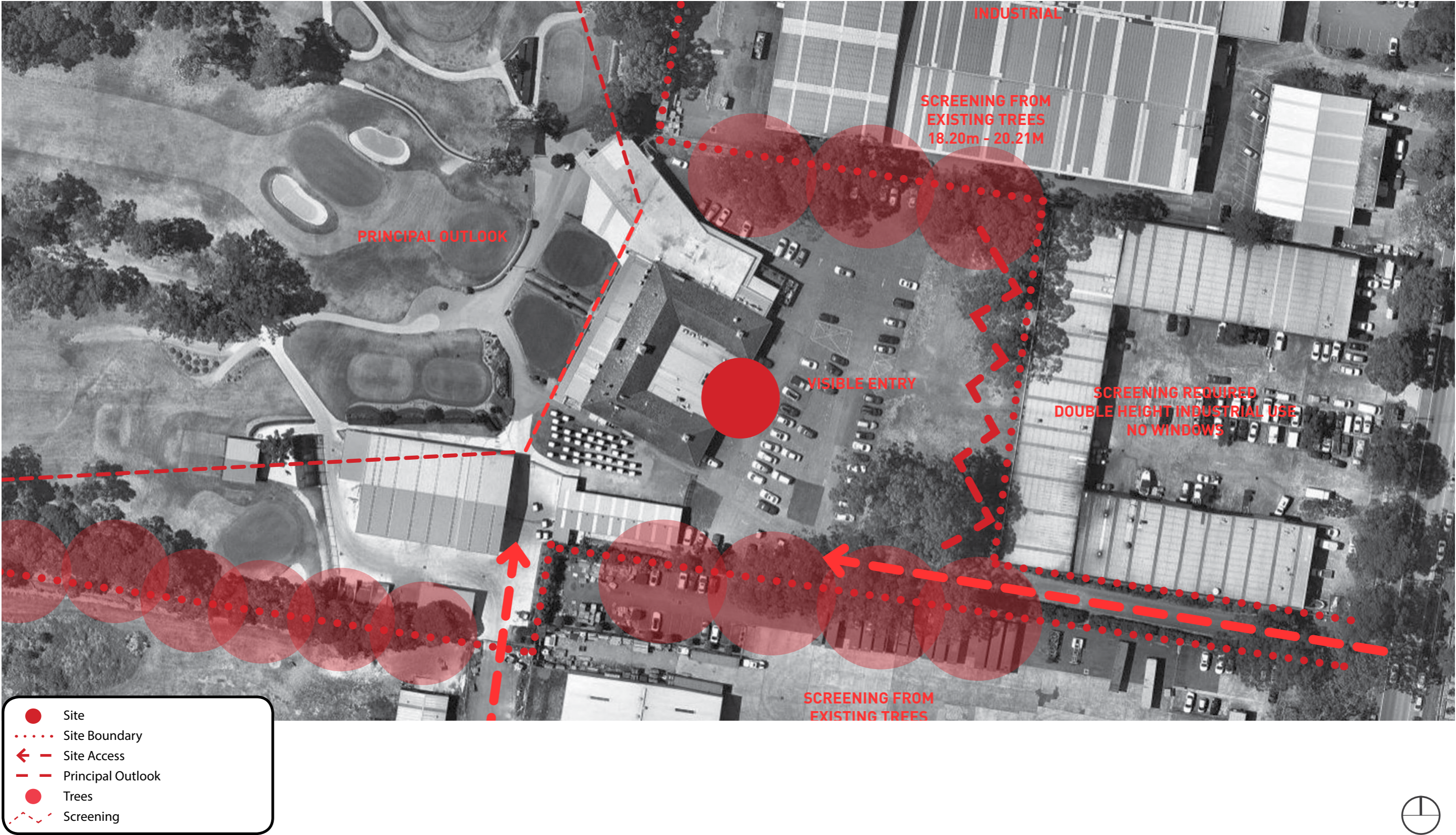


Site & Context Analysis

1.5 Local Context
1.5.1 Access



1.6 Existing Site Features



Site & Context Analysis

1.0

1.7 Surrounding Context

1. Ashford Ave, Milperra

Milperra features a mixture of residential, commercial and industrial areas. A number of small retail strips are scattered throughout the suburb including Milperra Shopping Village on Bullecourt Avenue and Ashford Village on the corner of Bullecourt Avenue and Ashford Avenue.

2. Western Sydney University Bankstown

The Western Sydney University Bankstown Campus is a main campus of the Western Sydney University. It was the original campus of the Macarthur Institute of Higher Education, which merged into the then-new university in 1989.

Students on campus specialise in the social sciences. Most are psychology, sociology, nursing, arts and linguistic students. The campus is also home to the Bachelor of Policing program. The campus includes a modern cafeteria area, a new library, a full-size football oval, and the MARCS Institute.

3. Bankstown Airport

Bankstown Airport is an airport and business park located in the Canterbury-Bankstown area, approximately 26 km from the Sydney Central Business District (CBD). It is situated on 313 ha of land and has three parallel runways, several apron areas, a small passenger terminal and a business park, home to more than 160 businesses. The airport, is home to numerous fixed-wing and helicopter flying schools and also caters to charter and private business flights, freight, aeromedical services, recreational flights, aircraft maintenance businesses, private aircraft and emergency services. Bankstown Airport operates 24 hours a day, with limitations placed on night circuit training.

1. Georges River

The Georges River is an intermediate tide dominated drowned valley estuary located to the south and west of Sydney.

The source of the Georges River is upland swamps of the O'Hares Creek catchment, approximately 80 kilometres to the south-west of Sydney central business district between the town of Appin and the Illawarra Escarpment. The river travels for approximately 96 kilometres in a north and then easterly direction to its mouth at Botany Bay, about 5 kilometres from the Tasman Sea.

The total catchment area of the river is approximately 930.9 square kilometres and the area surrounding the river is managed by a large number of local government authorities and NSW Government agencies.

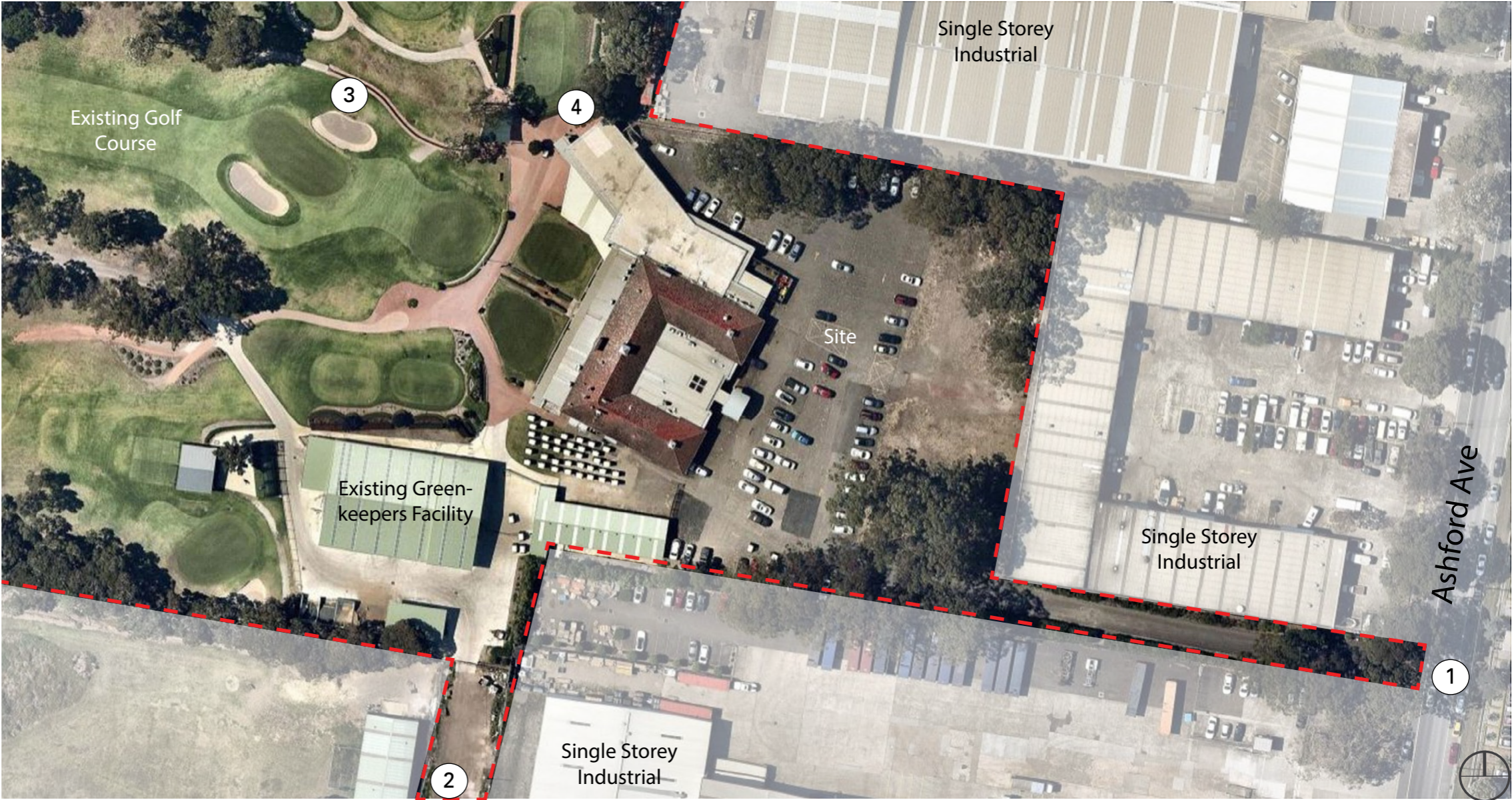


1.8.1 Broader Context

Milperra, a suburb of the local government area Canterbury-Bankstown and is located 24 kilometres west of the Sydney Central Business District in the state of NSW Australia, and is a part of the South Western Sydney region.

Milperra sits on the bank of the Georges River and features a number of parks and reserves along the river, including Deepwater Park, Bankstown Golf Course and Vale of Ah Reserve.

Bankstown Golf Club takes pride in being an oasis in the southwest, with a building overlooking the Group One golf course.



Views towards the site.



Site & Context Analysis

1.8.2 Bullecourt Ave & Ashford Ave
Building Height

View from Bullecourt Ave



2 STOREY



2 STOREY



2 STOREY



View from Ashford Ave



2 STOREY



2 STOREY



2 STOREY

02 Urban Design Philosophy

Built form and massing approach that responds to the existing urban context and its influence on the site

2.1 Adjoining built form character

New building height to the eastern edge of the site where there will be no impact, given the immediate interface with industrial buildings which turn their back on the subject site.

Retain lower heights to the south-western portion of the site to improve the built form transition with residential development for similar purpose to that proposed, currently being considered by council.

Lower density at this interface also responds to modest development characterised by single and two storey dwellings which interface with the southern site boundary of the golf course.



Site

Setback line - No windows

Setback line - Windows

2

Number of Storeys

2.2 A neighbourhood of open ended court-yards

New building form to adopt the existing morphology of the immediate area which uses courtyard spaces to separate built form and alleviate the visual pressure of such forms to the streetscape.



Site

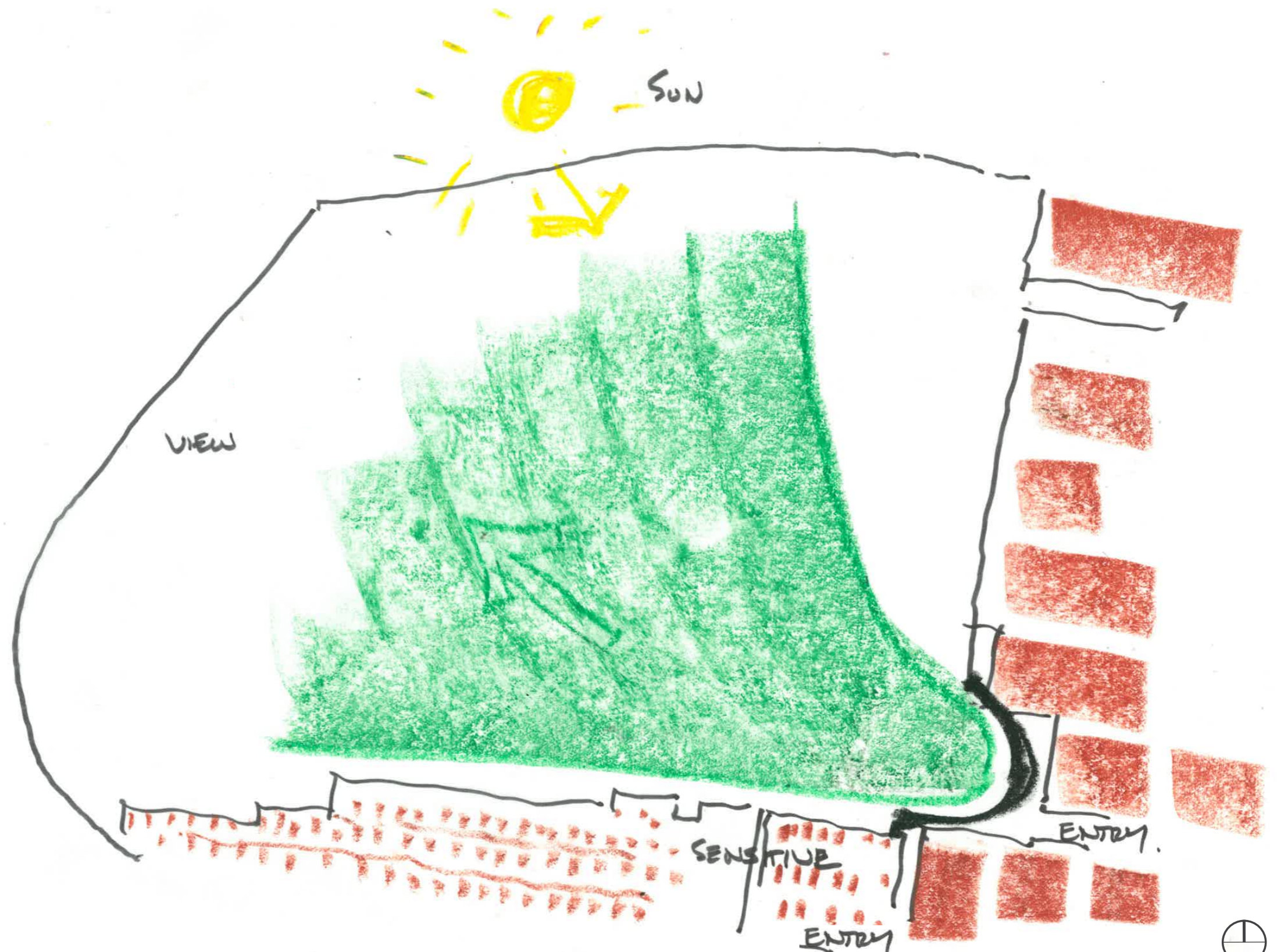
Open ended courts

2.3 Maximising site opportunities

Development layout should maximise views to the existing golf course and reinforce landscape linkages.

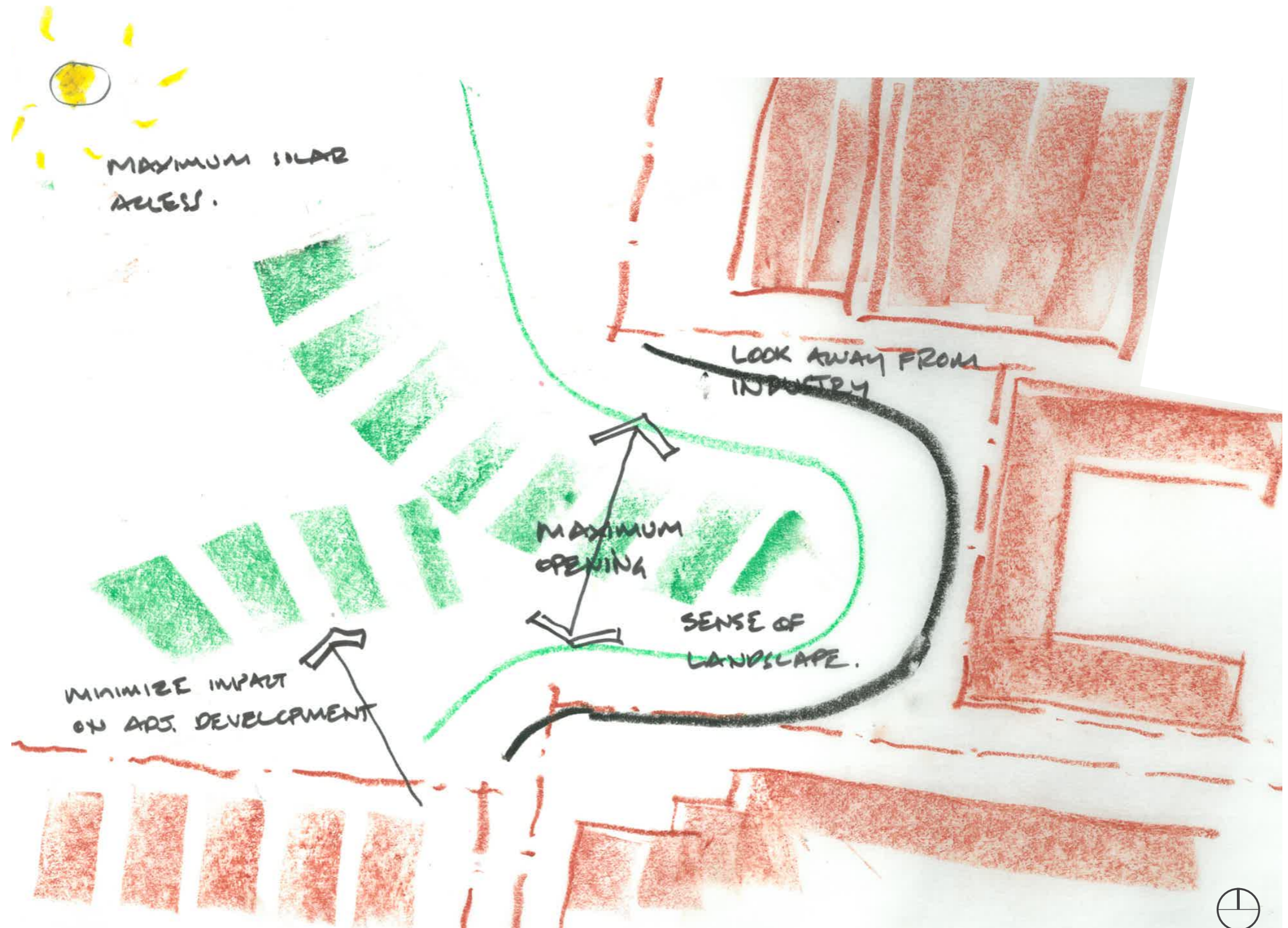
Buildings should open up to the north and maximise amenity within dwellings and communal areas.

Northern orientation of development will also ensure that interface with industrial land uses are minimised as the site has sufficient area to enable the development to turn its back on these uses.



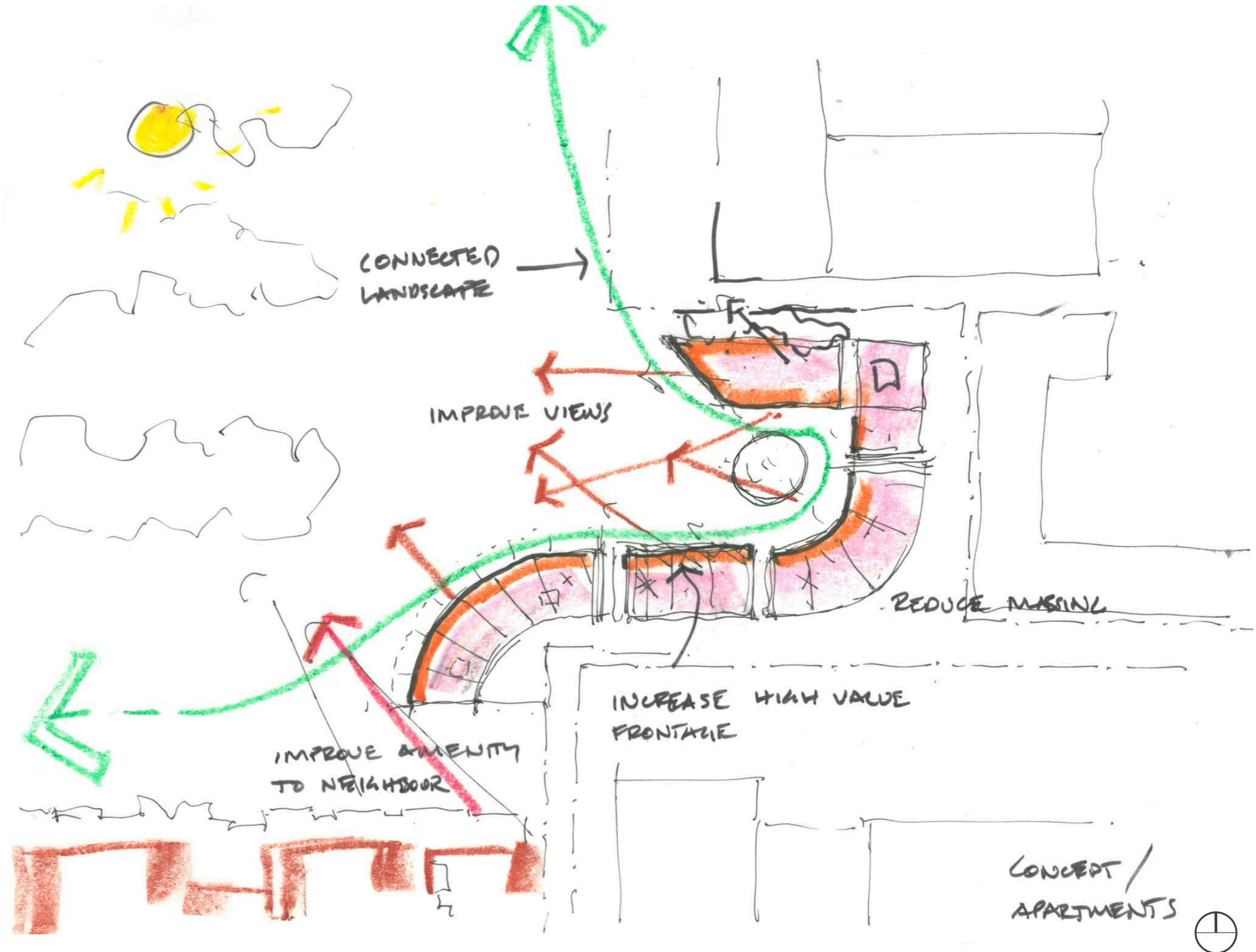
2.4 Design Principles

1. Maximise dwelling orientation towards the sun to enhance internal amenity of the ILU's, as well as common open space.
2. Ensure that the orientation of built form turns its back on industrial development.
3. Maximise the sense of openness through the centre of the site to ensure a continuity with the golf course and create a strong sense of landscape and green spaces within the development.
4. Ensure that the development on the south-western side of the site not only transitions in terms of built form and scale with the future development but also locates land uses without interfacing with the amenity of the neighbouring site.



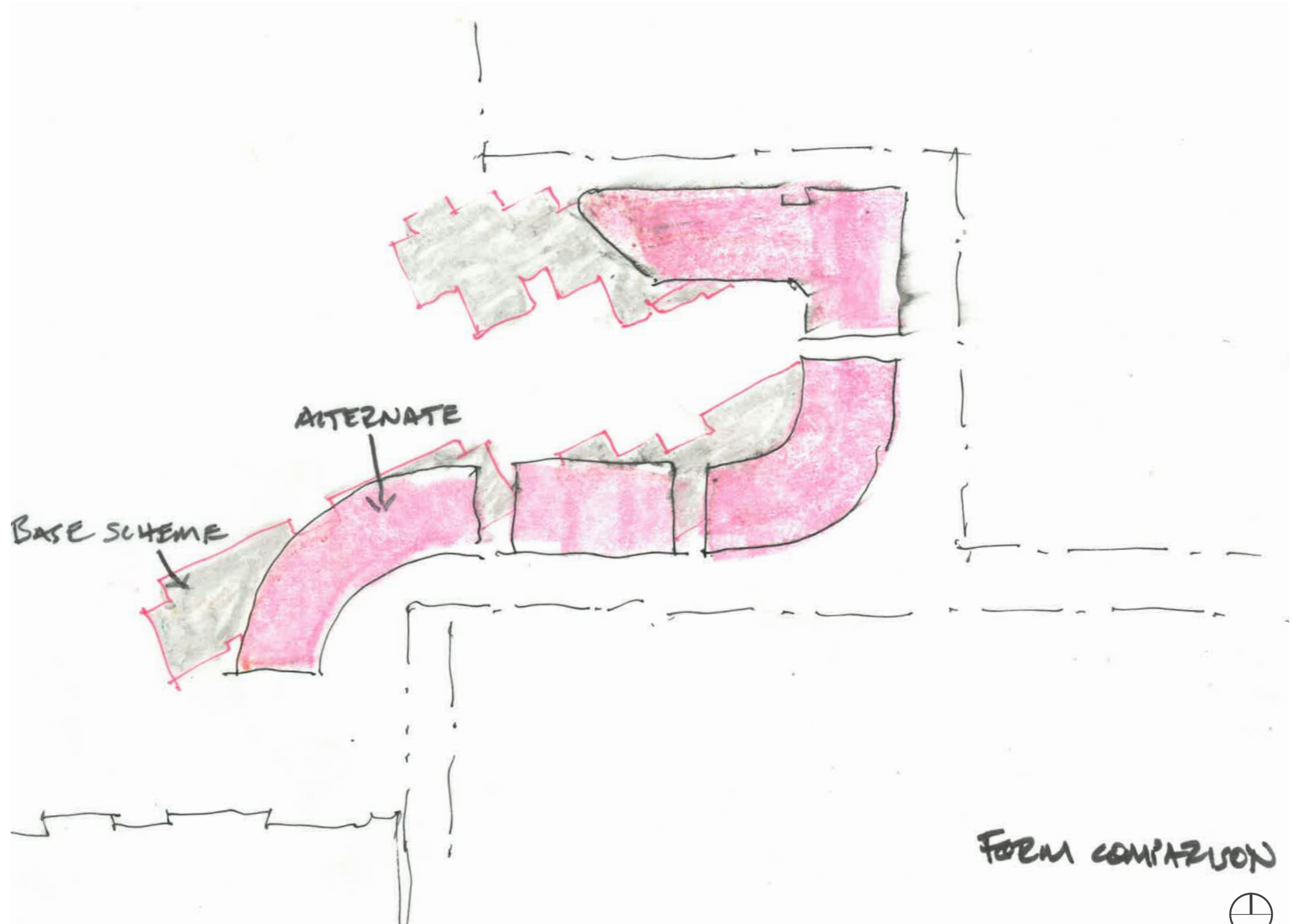
2.5 Upper Floor Concept

1. Utilise high value aspects of the site to the north with strong linkages to views, landscape, open space and solar access.
2. Ensure that the position of built form at the south-western corner of the site does not affect the amenity of future development on residential land to the south-west.
3. Massing of built form to be designed so that it is not invasive at the lower building levels over the connecting open space areas that provide a passive, physical and visual relationship with the golf course.
4. Adequate building separation to the north and east to avoid potential land use conflict, while not restricting future development potential should the need for industrial land become redundant.

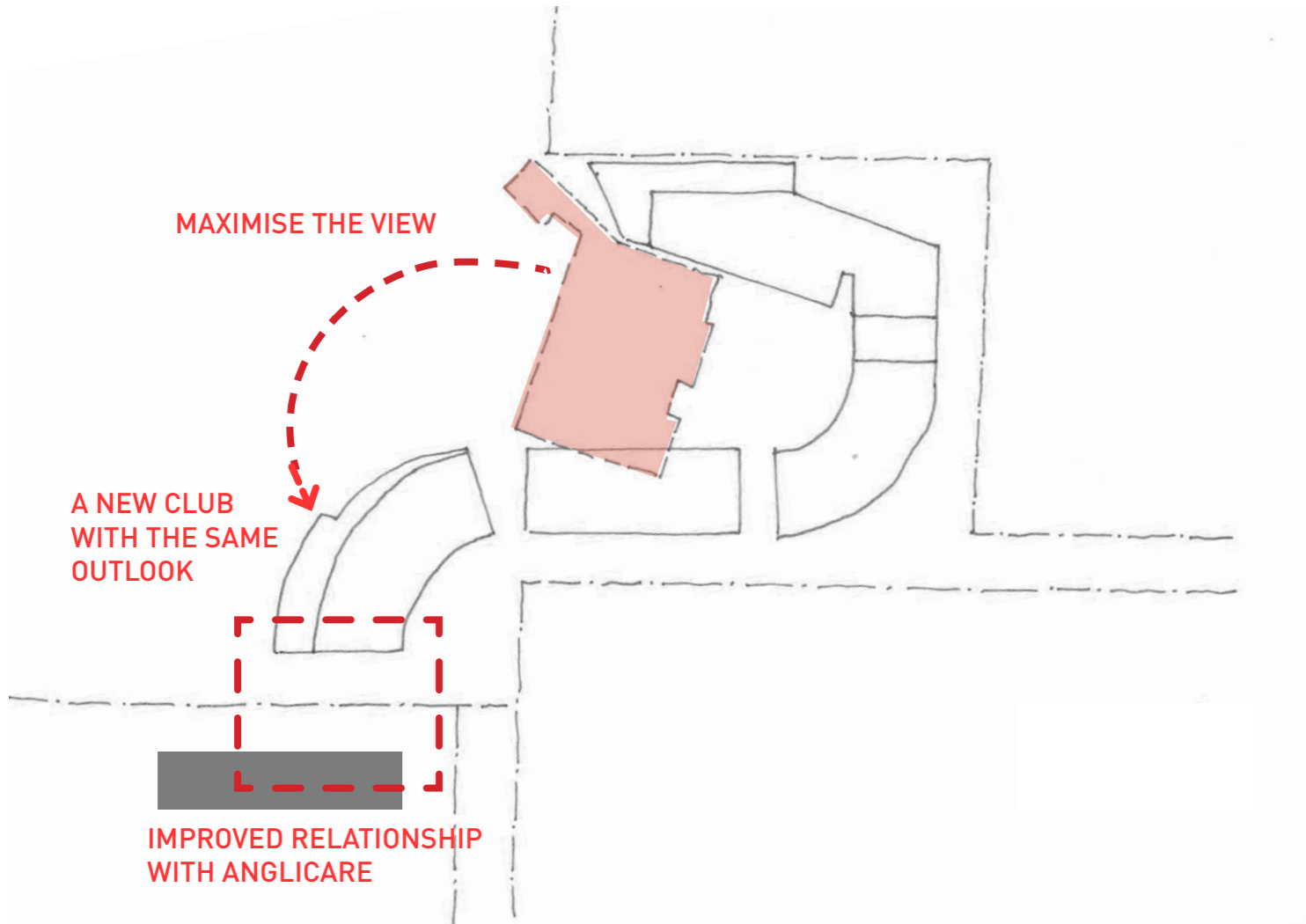


2.6 Form Comparison

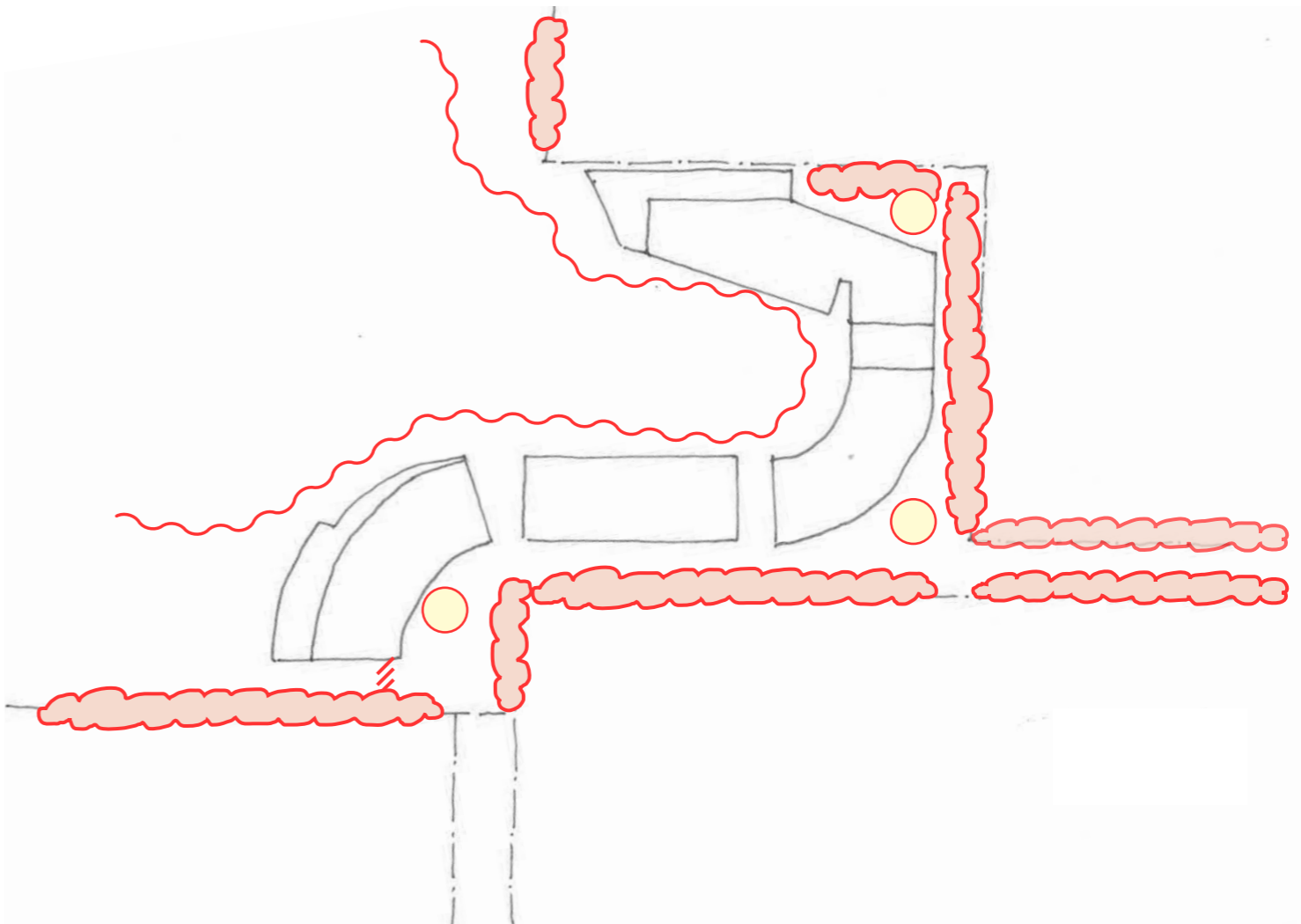
Refined building forms that respond to their position on the site, in a less traditional composition to enhance the urban design and architectural outcome and provide a more free-flowing building form that responds to the overall concept of the site as an operating golf course. The built form has less rigidity allowing it to respond to its varying interfaces.




2.7.Urban Design Strategy
2.7.1 Stage One / Landscape





STAGE ONE AND LOVE YOUR NEIGHBOUR




LANDSCAPE STRATEGY

 Golf Course Landscape

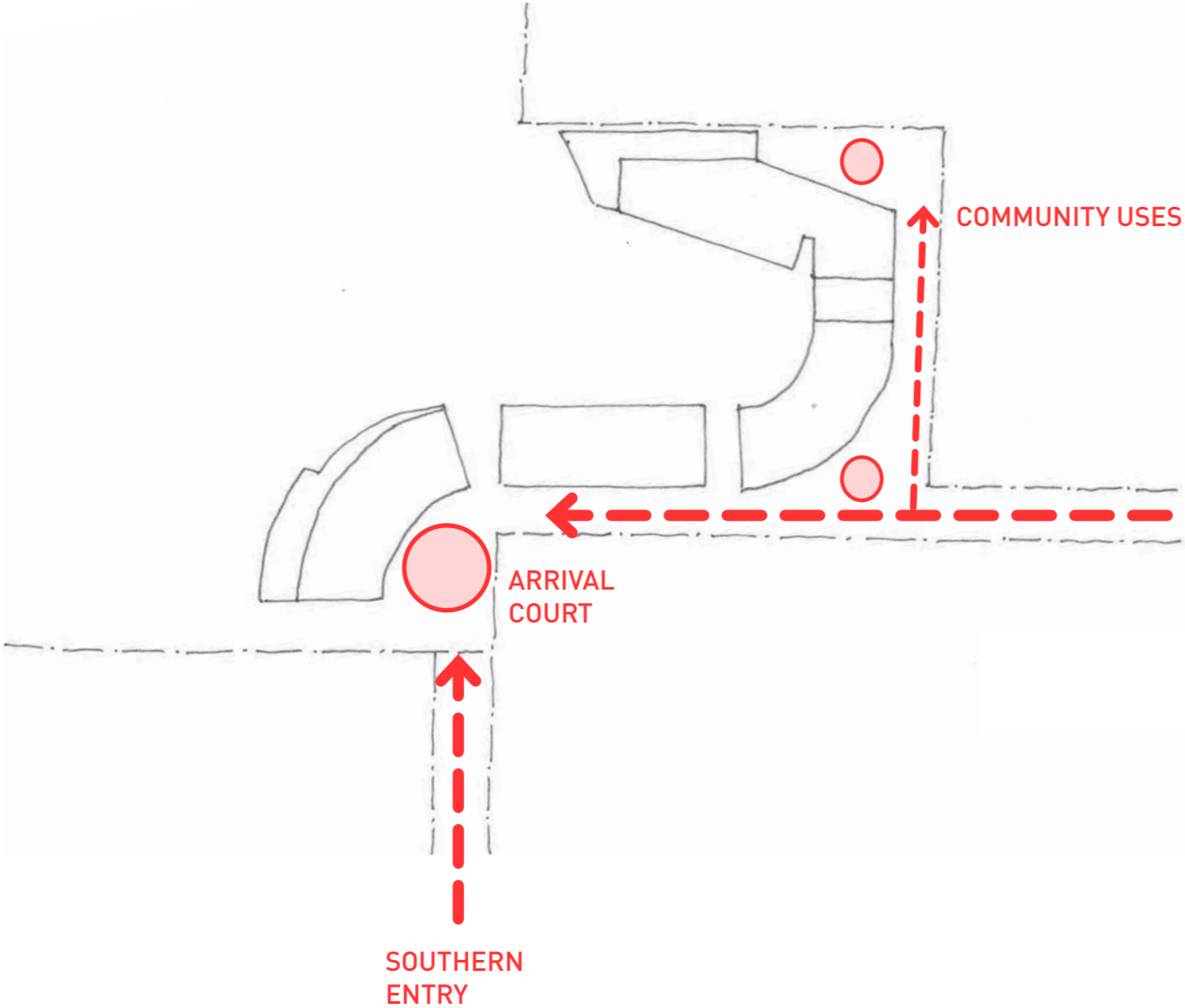
 Formal Arrival Element

 Edge Planting

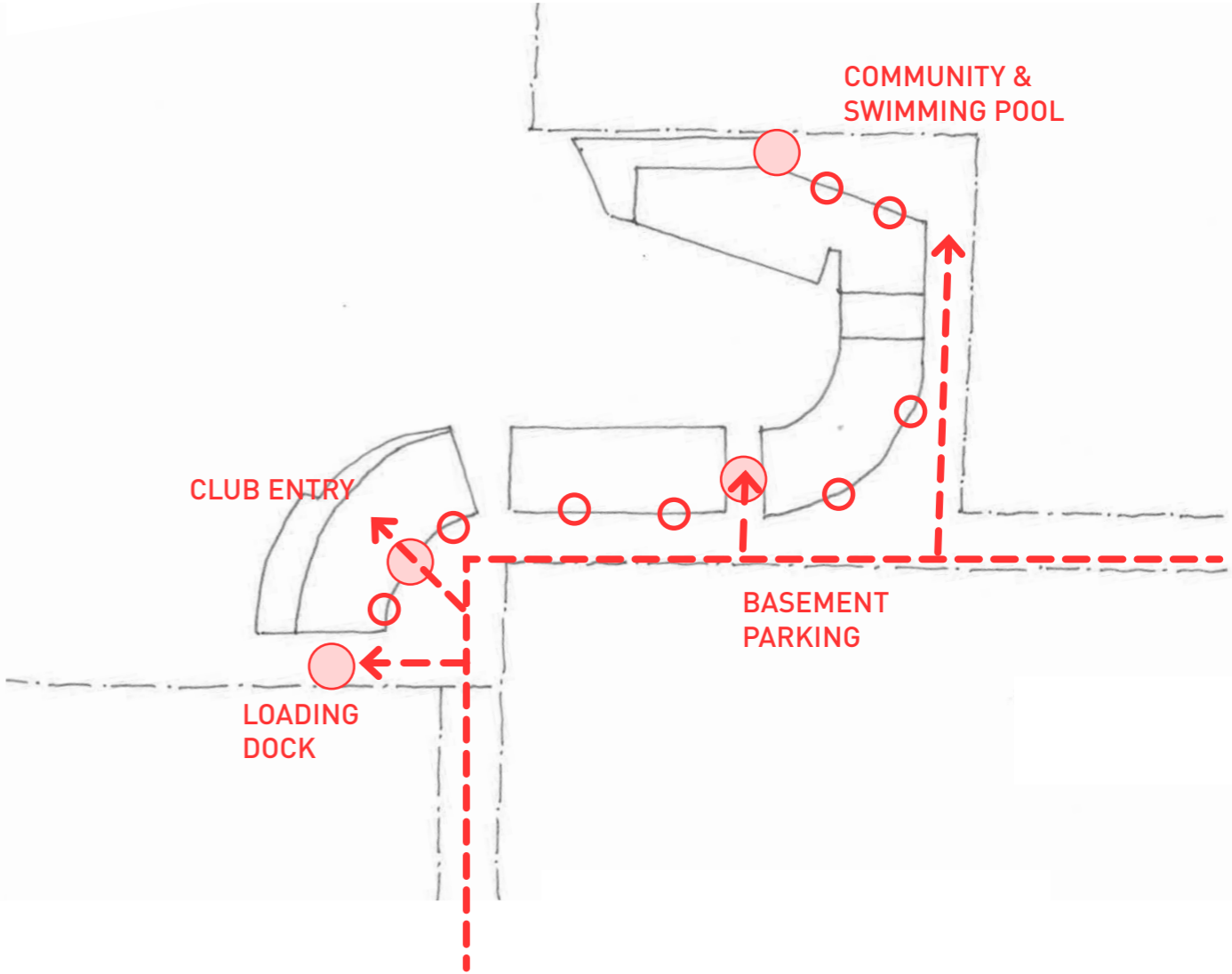
 Screening



2.7.2 Arrival Sequence /Uses /Entry



THE ARRIVAL SEQUENCE AND SEPARATION OF USES AT GROUND LEVEL



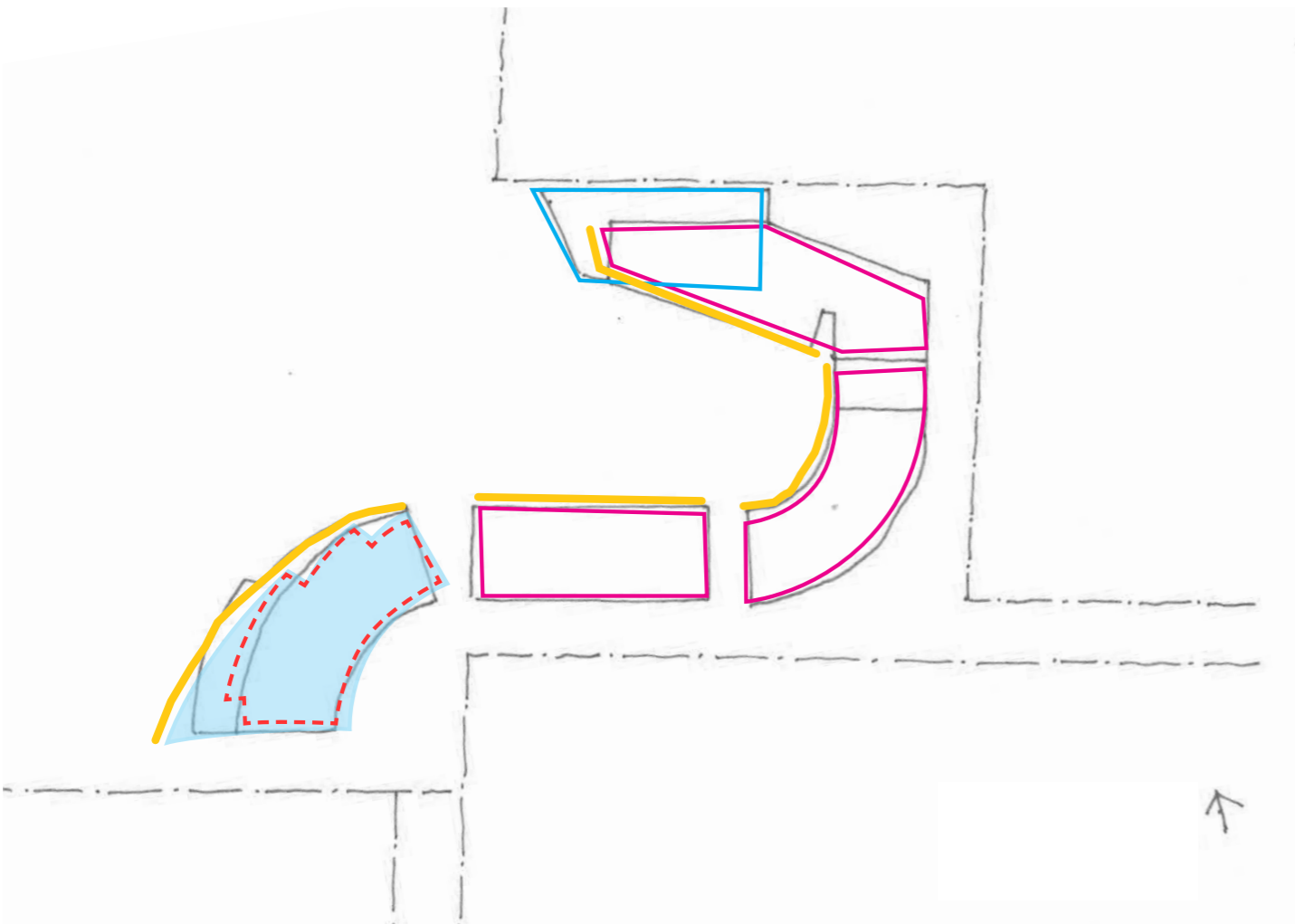
SEGREGATED ENTRIES TO AVOID CONFUSION

Common foyers for Seniors Living

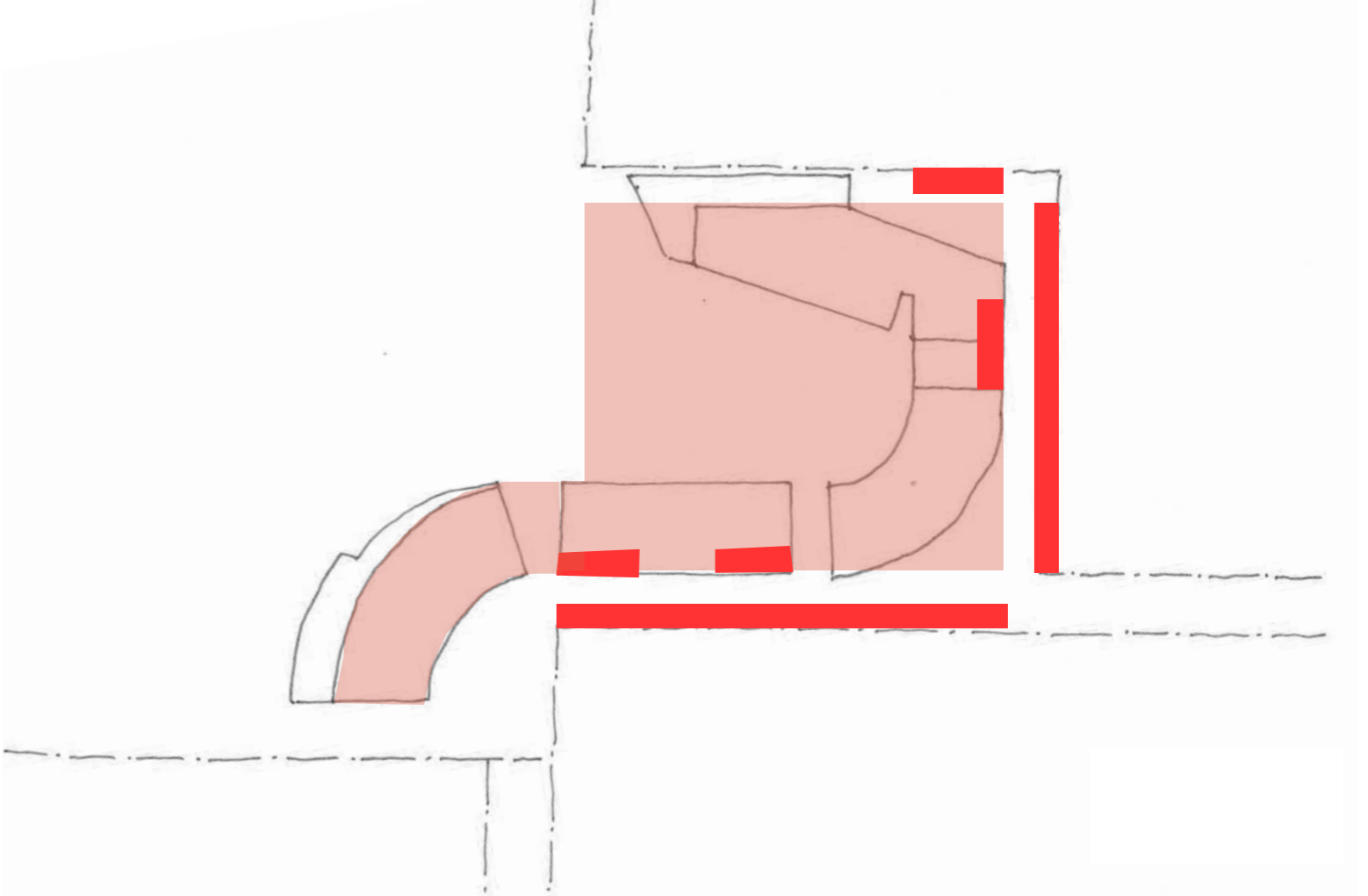
Club and Community entries



2.7.3 Uses/Parking



USES



PARKING

Golf Club

Senior Living

Ground Floor Recreational

Senior Living above Club

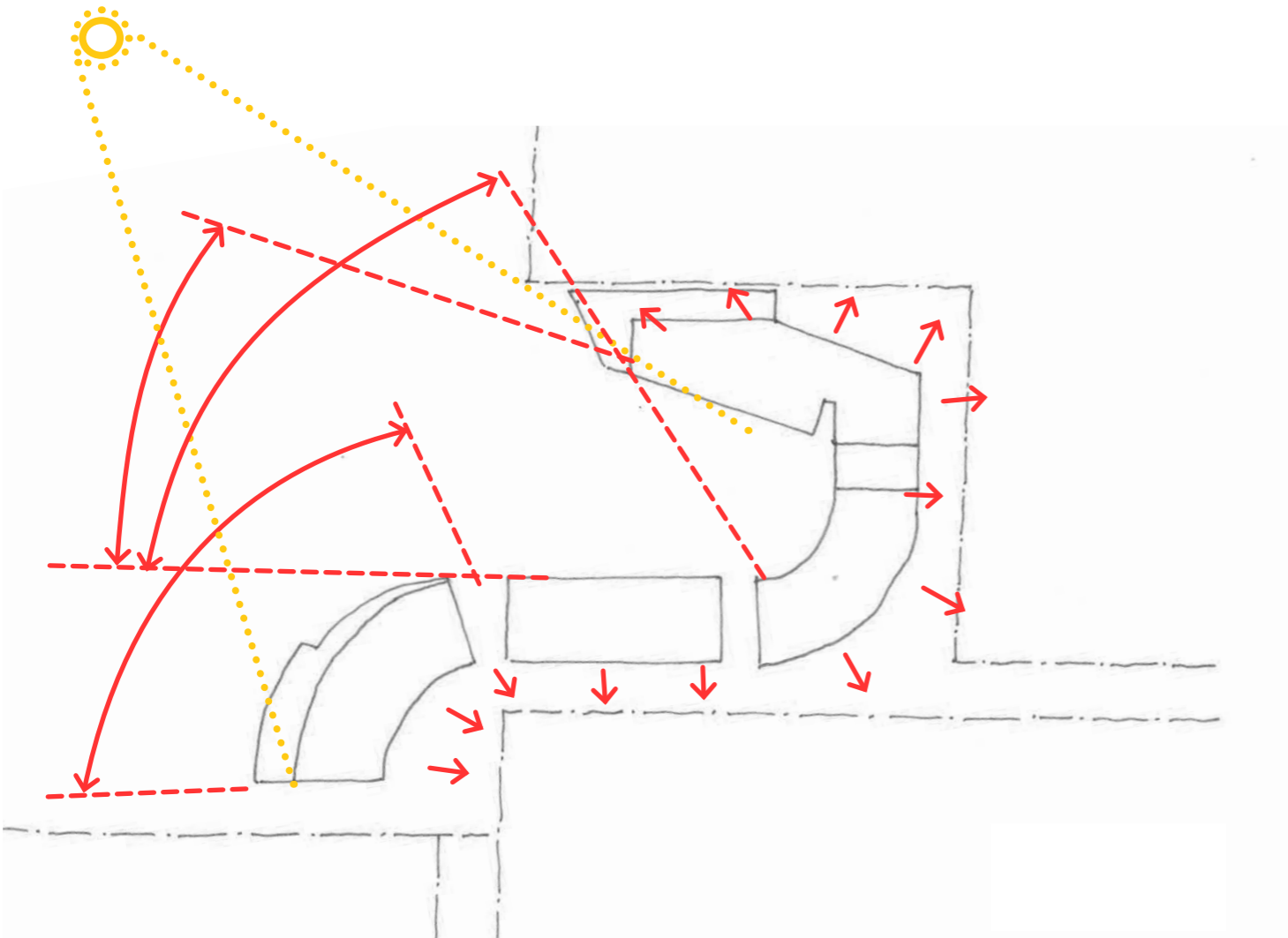
Single Frontage Uses

Shorts stay

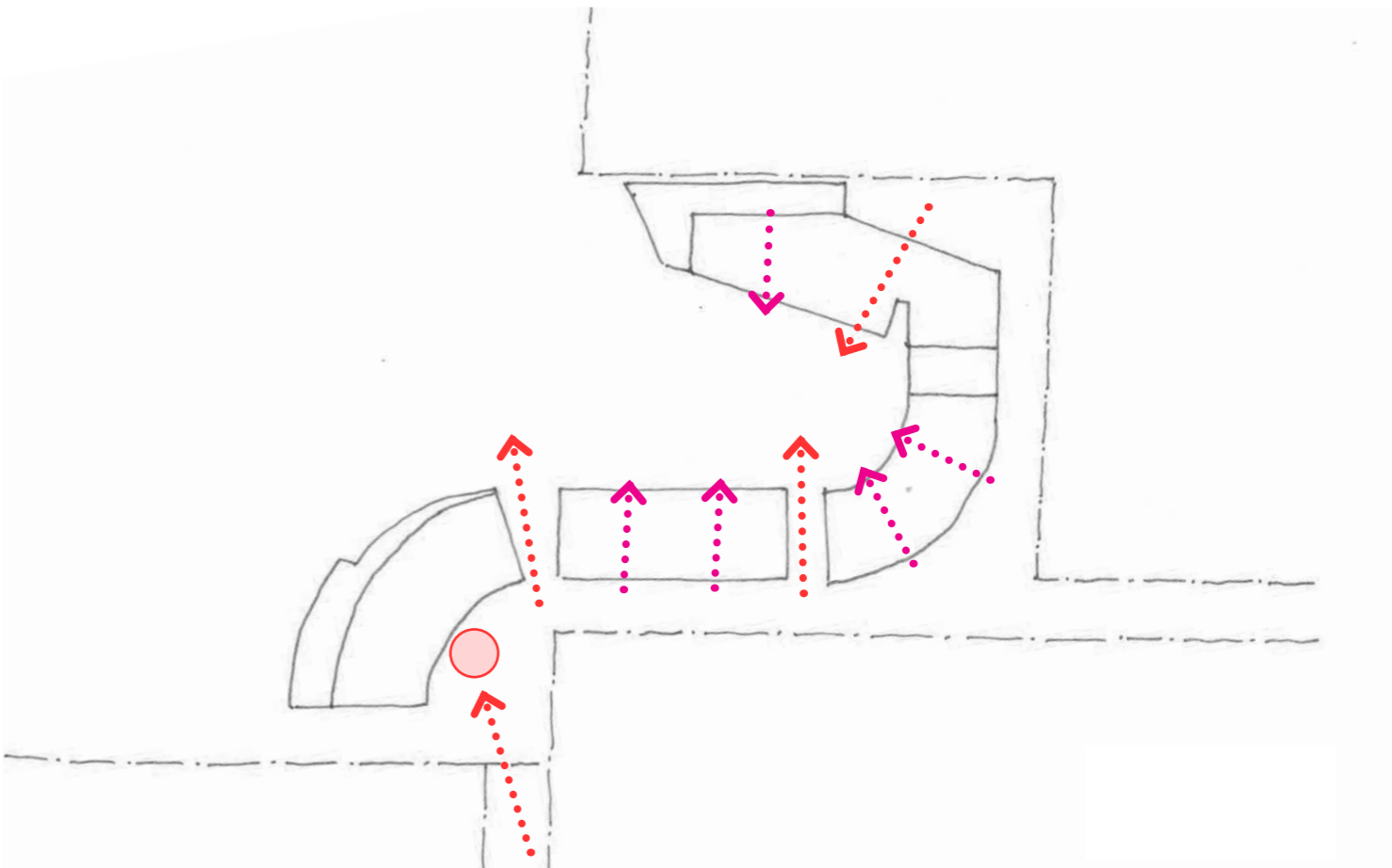
Basement parking and Pro Shop




2.7.4 Views & access to sunlight / Vistas




VIEWS AND ACCESS TO SUNLIGHT




VISTA




Local View




Grand Golf Course View




Sunlight



Vistas



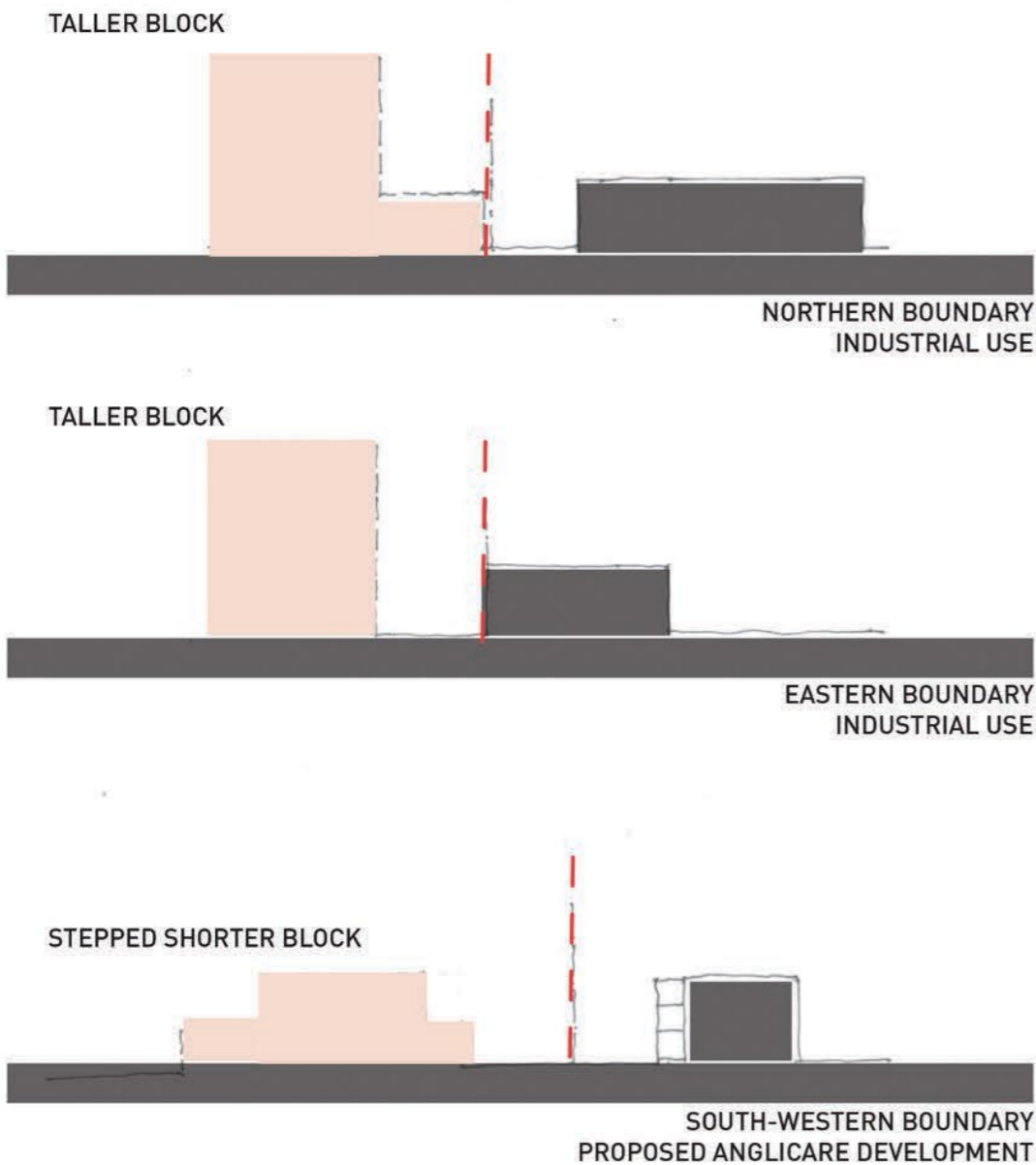
Common Lobby Vista



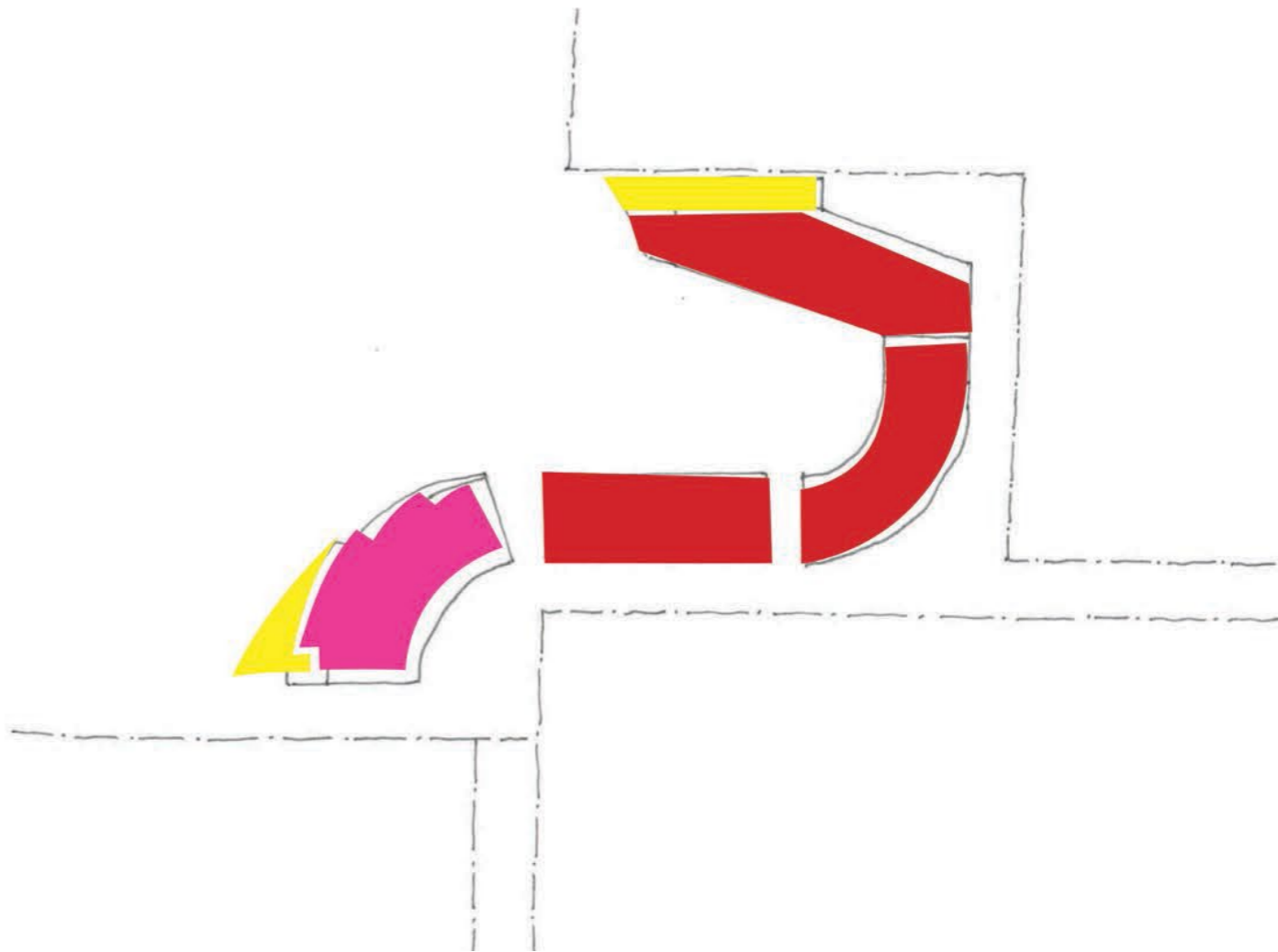
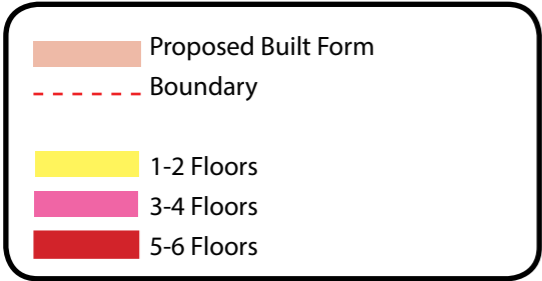
Forecourt



2.7.5 Built Form/Height Strategy



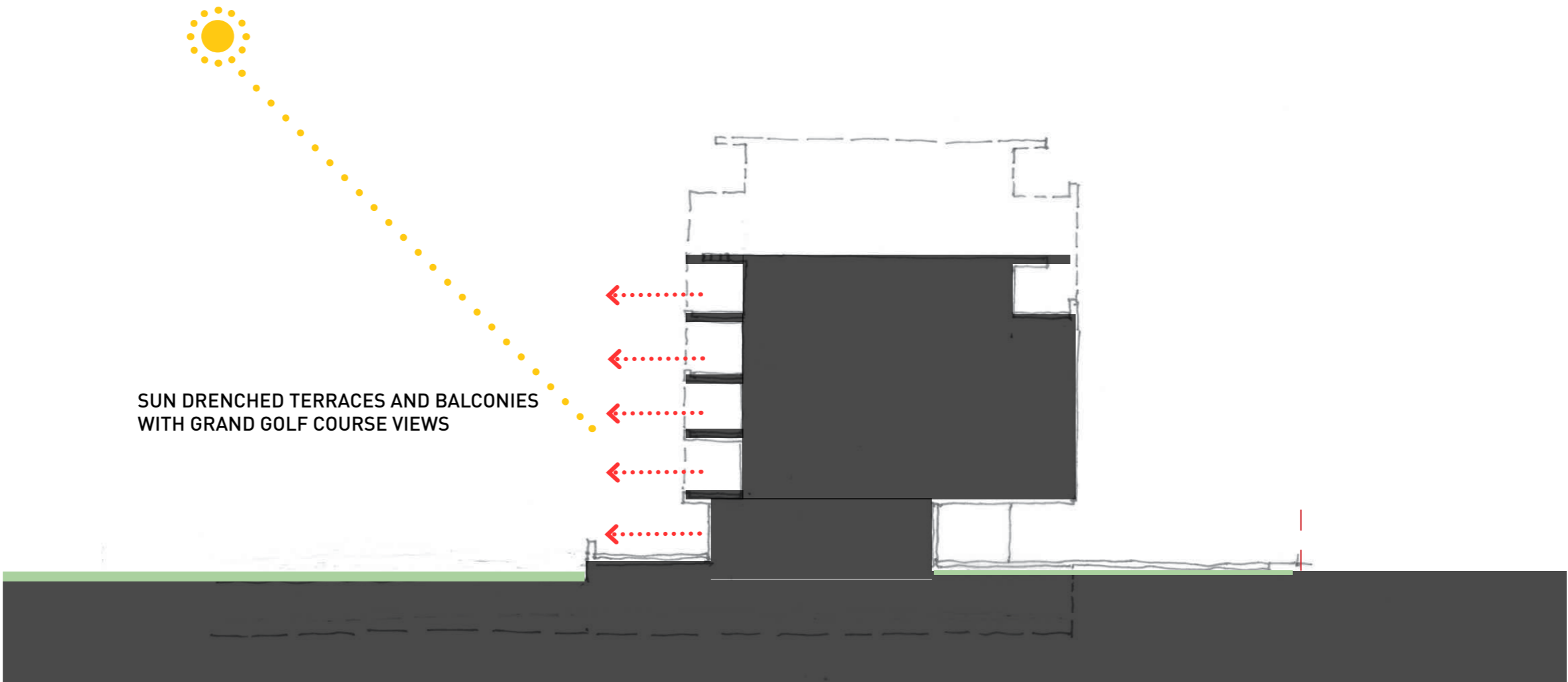
BUILT FORM ADJUSTED TO EACH BOUNDARY EDGE



HEIGHT COMPOSITION

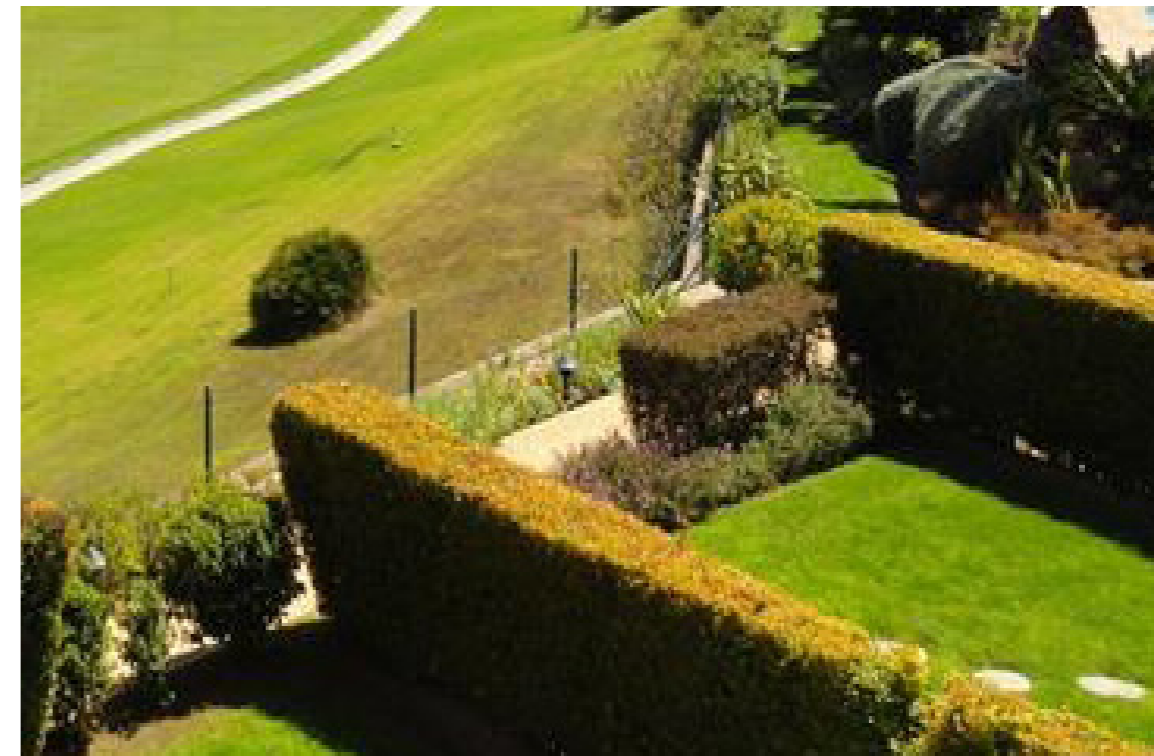
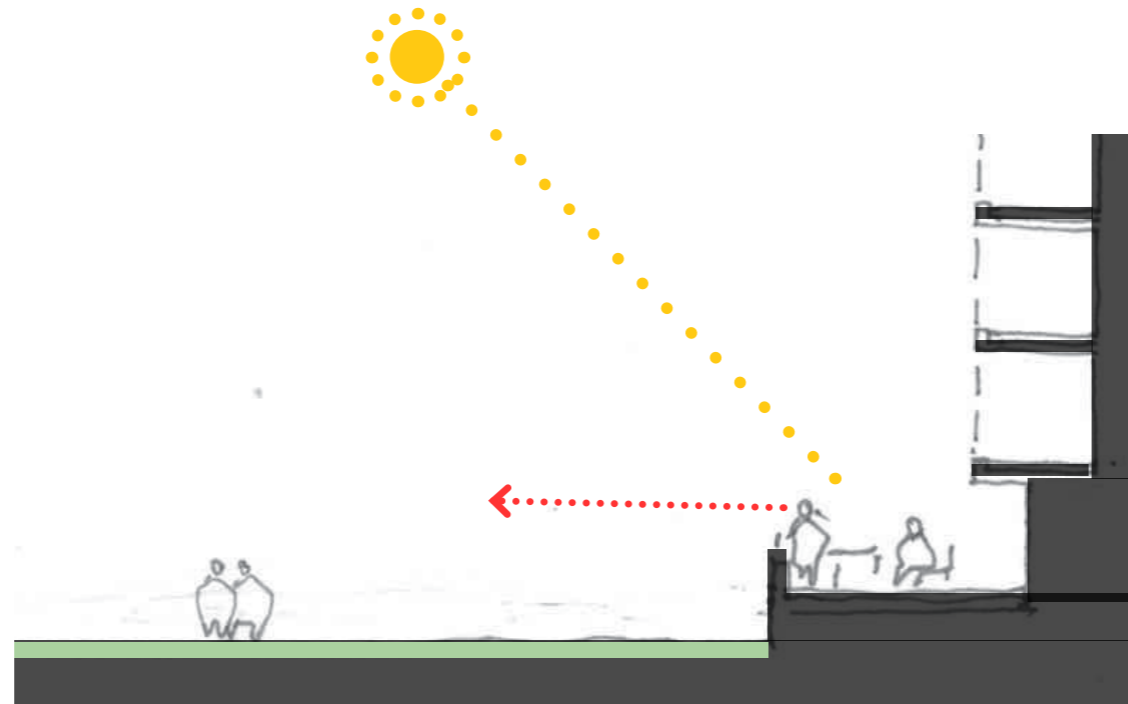
2.8 Building Interface

The aspect of the residential balconies and terraces interface with the central communal open space with grand views out over the golf course.



2.9 An Integrated Landscape

Principal purpose is to provide an integrated living arrangement that enables opportunities for interaction between user groups while retaining sufficient privacy to the residential component of the development, utilising centralised spaces to bring people together.



2.10 A new Public Domain

An intergration and visual continuation of the golf course through a detailed landscaped response and the creation of a new public domain.



03 Visual Bulk Analysis

Built form and massing approach that is visually appropriate and sensitvie to the existing urban context

3.1 Site Map with View Locations



3.2 View Location Images



1 View



2 View



1 View - site highlighted



2 View - with context removed and site highlighted

3.2 View Location Images



3 View



4 View



3 View -
with context removed and site highlighted



4 View -
with context removed and site highlighted

3.2 View Location Images



5 View



6 View



5 View -
with context removed and site highlighted



6 View -
with context removed and site highlighted

3.2 View Location Images



7 View



8 View



7 View -
with context removed and site highlighted



8 View -
with context removed and site highlighted

3.2 View Location Images



9 View



10 View



9 View -
site highlighted



10 View -
with context removed and site highlighted

04 Design Concept

Proposal must respond to the needs of seniors and the community reflecting their activities in an integrated development

4.1 Site Location

Golf Course



Existing Golf Club

4.2 Site Plan



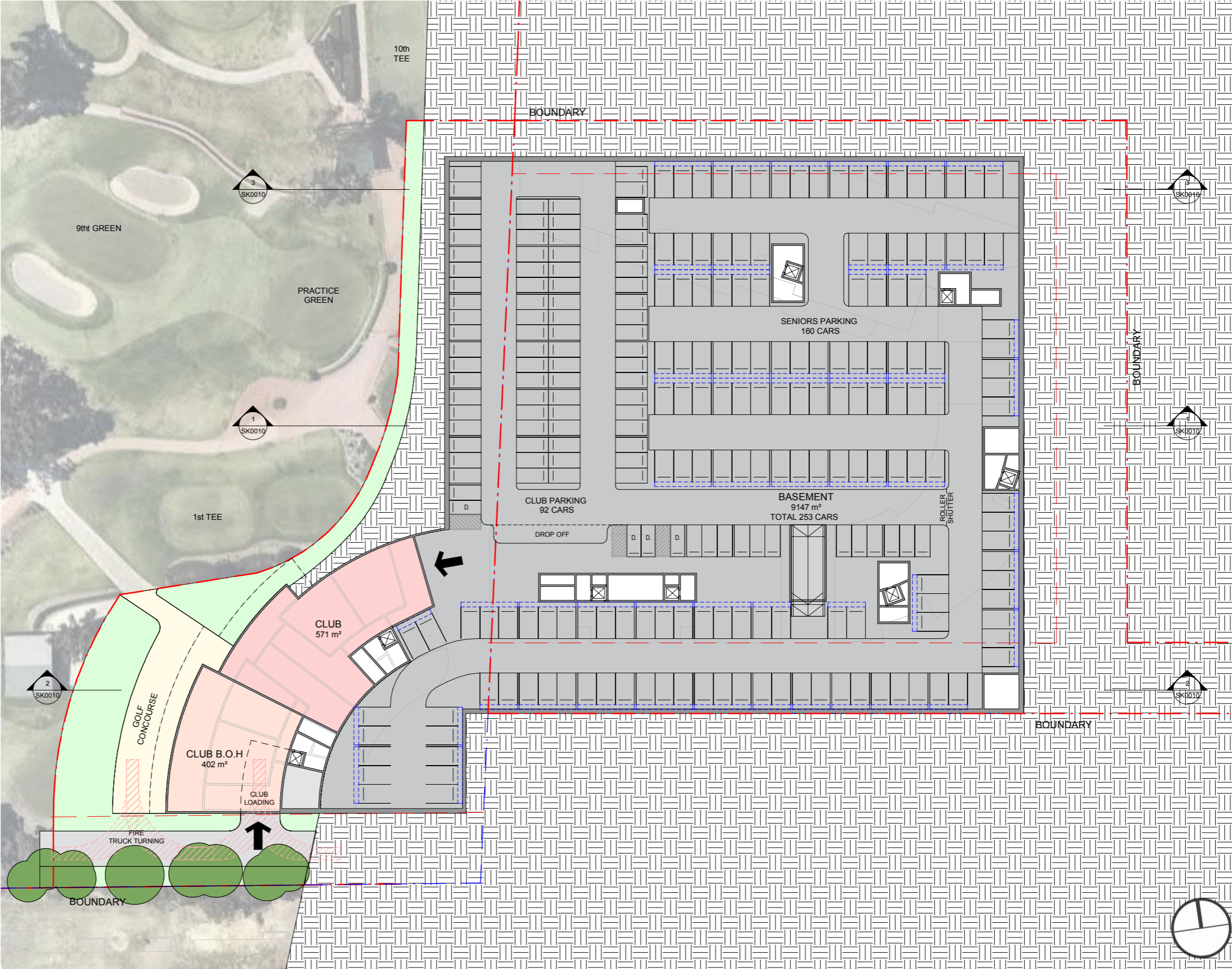
4.3.1 Constraints and Oppotunities

9



Design Concept

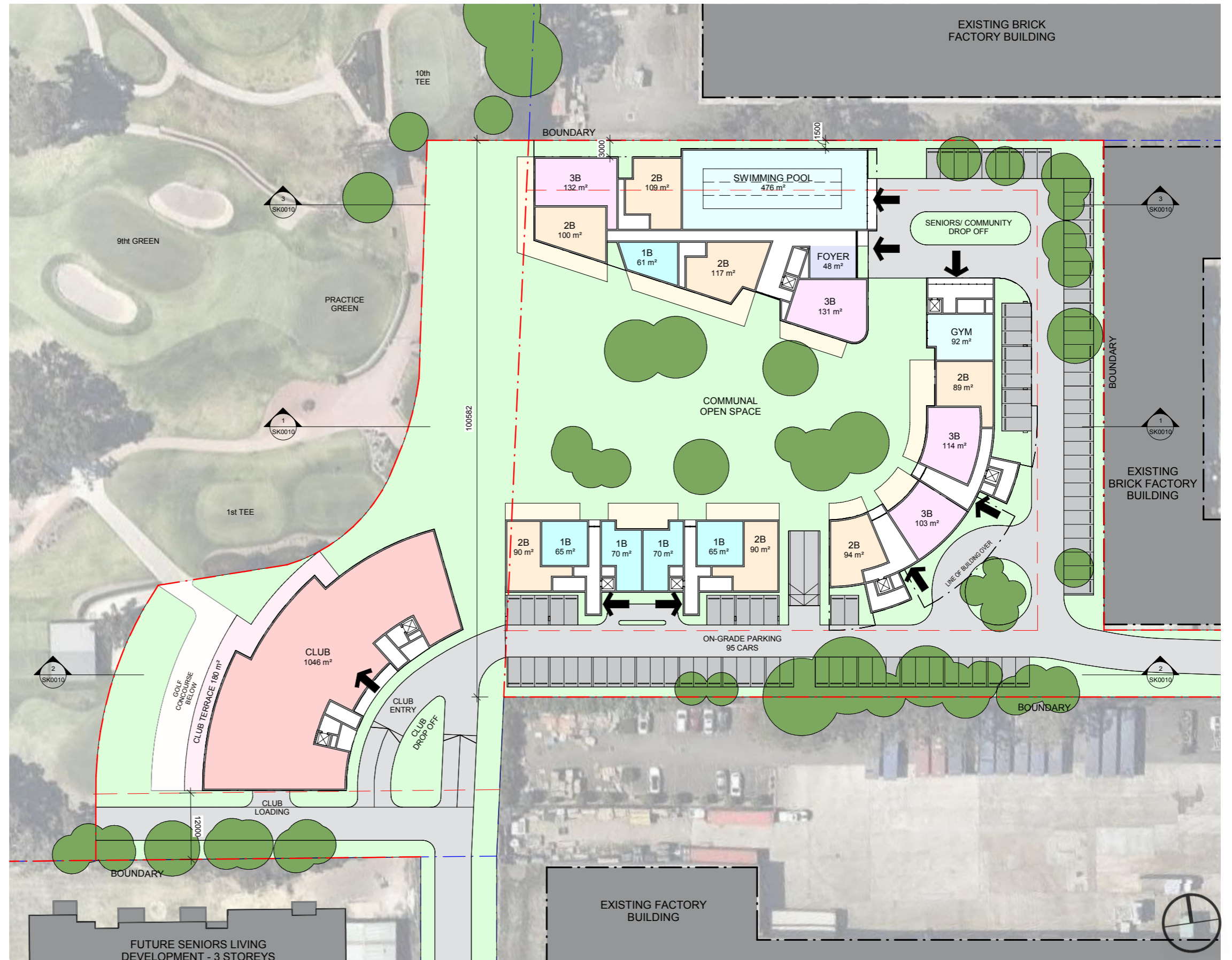
4.3.2 Lower Ground Floor Plan (NTS)



Design Concept

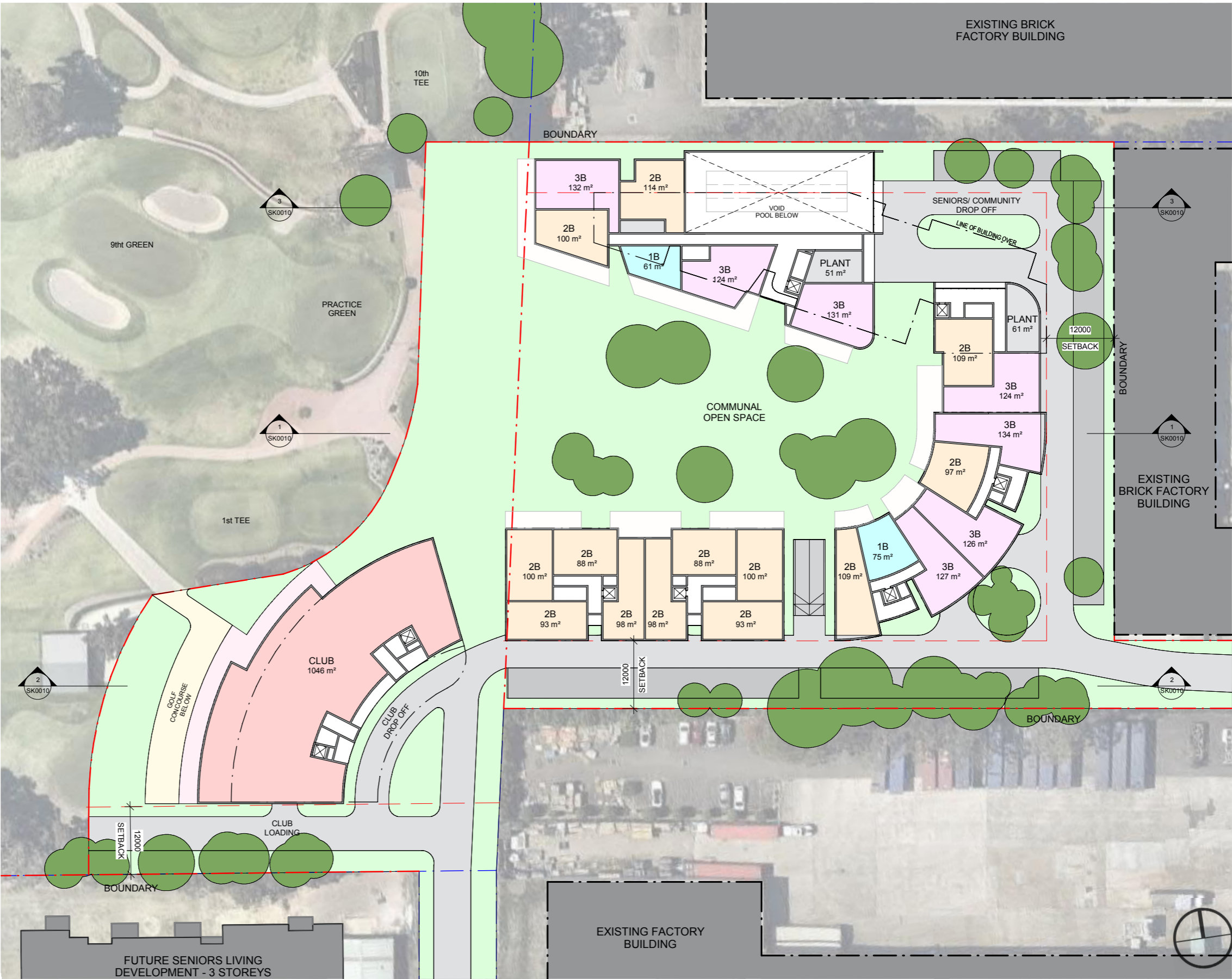
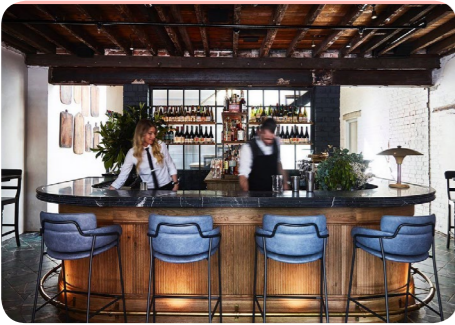
4.0

4.3.3 Ground Floor Plan (NTS)



Design Concept

4.3.4 Level 1 Floor Plan (NTS)



Design Concept

4.3.5 Level 2&3 Floor Plan (NTS)



Design Concept

4.3.6 Level 4 Floor Plan (NTS)

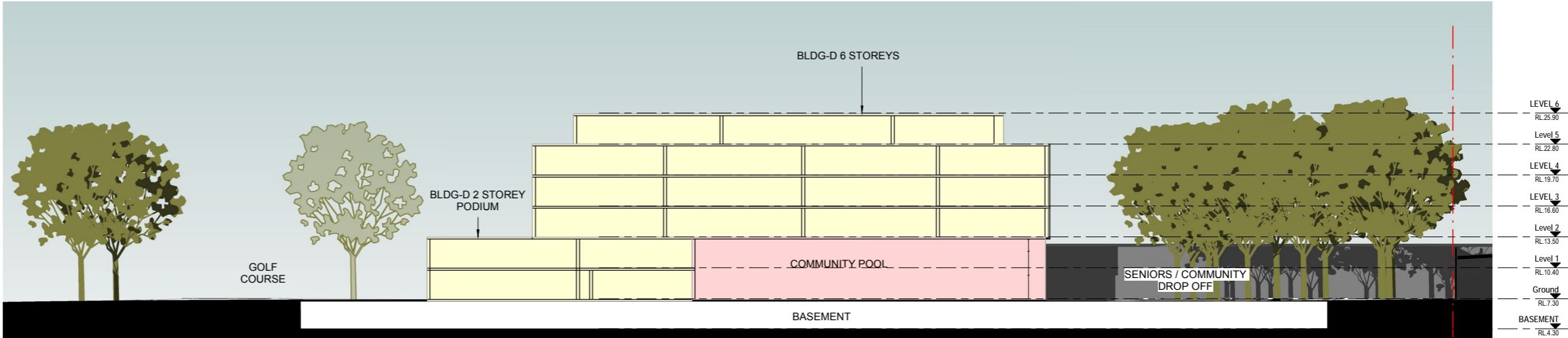


Design Concept

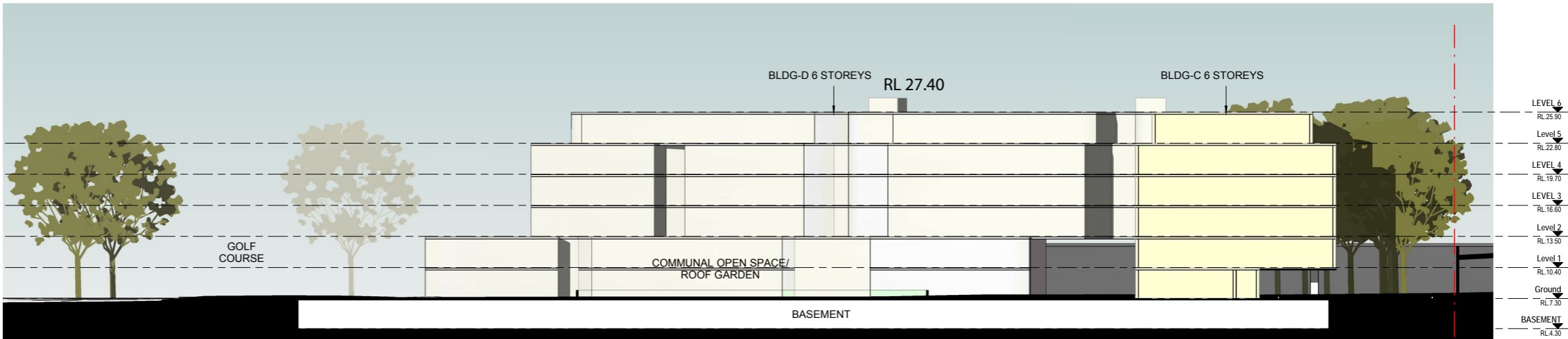
4.3.7 Level 5 Floor Plan (NTS)



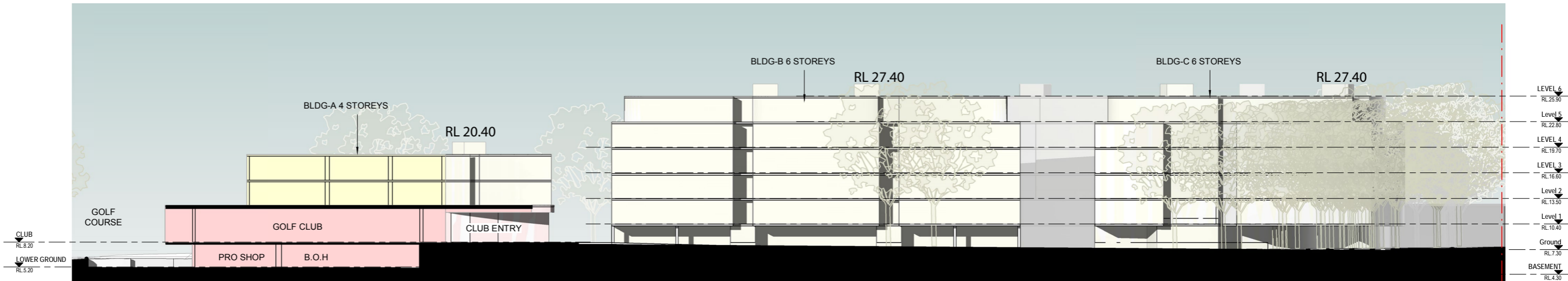
4.7 Proposed Sections (NTS)



Proposed Site Section - Building D (Pool/Community)



Proposed Site Section - Building C (Communal open space)



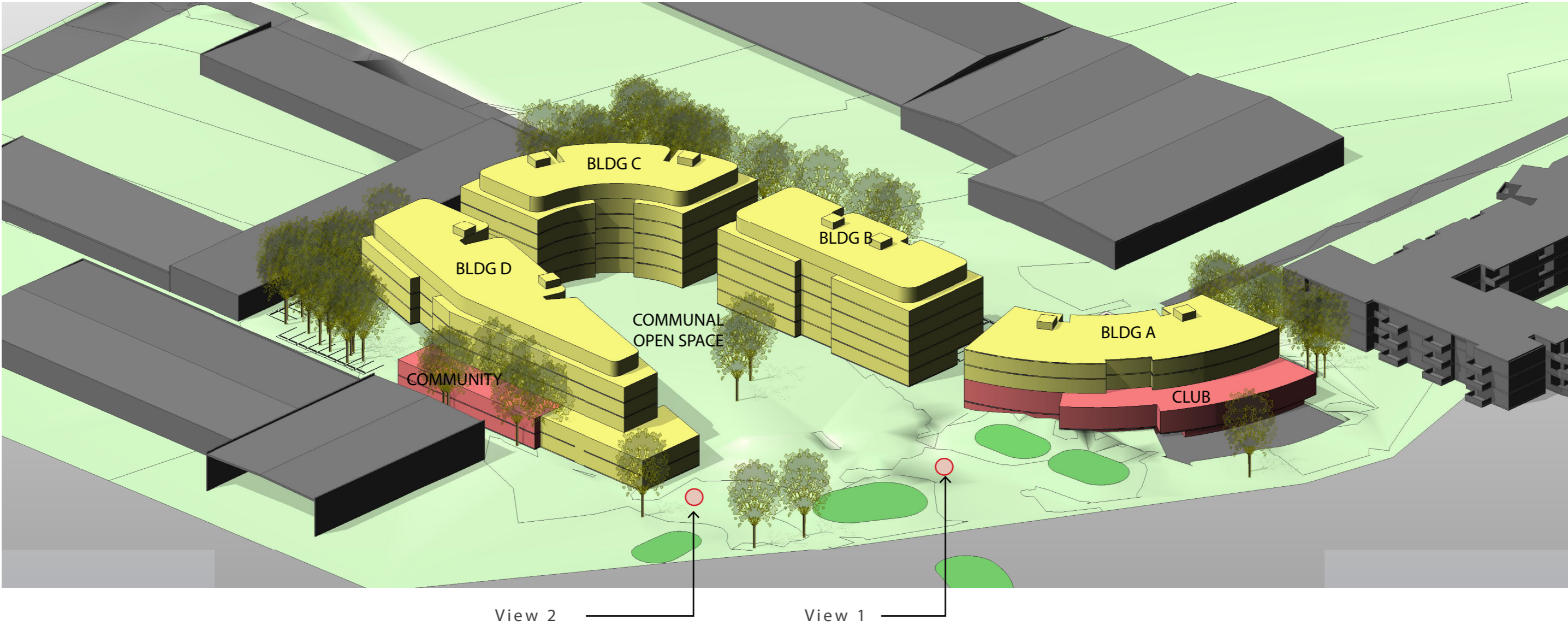
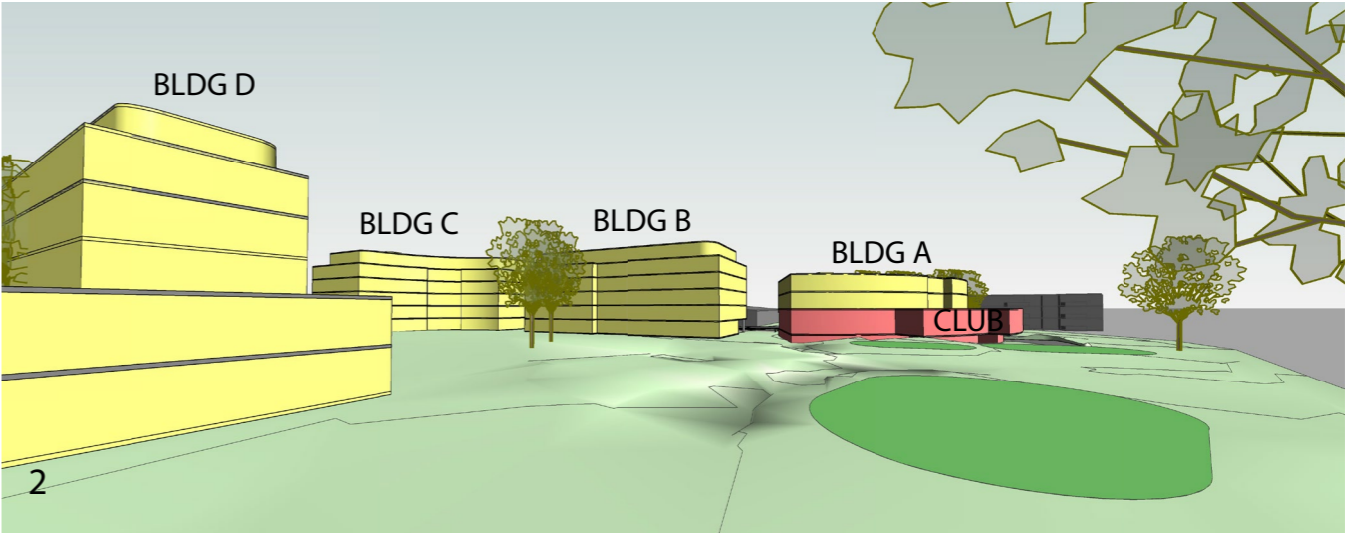
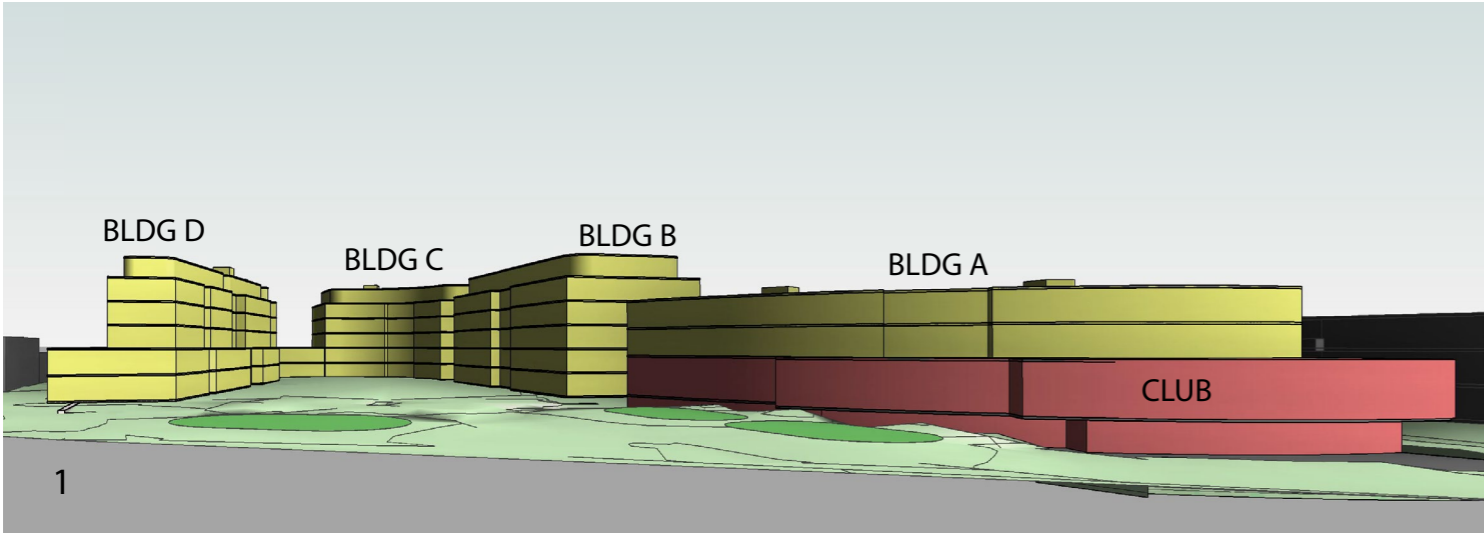
Proposed Site Section - Building A (Golf Club)

Design Concept

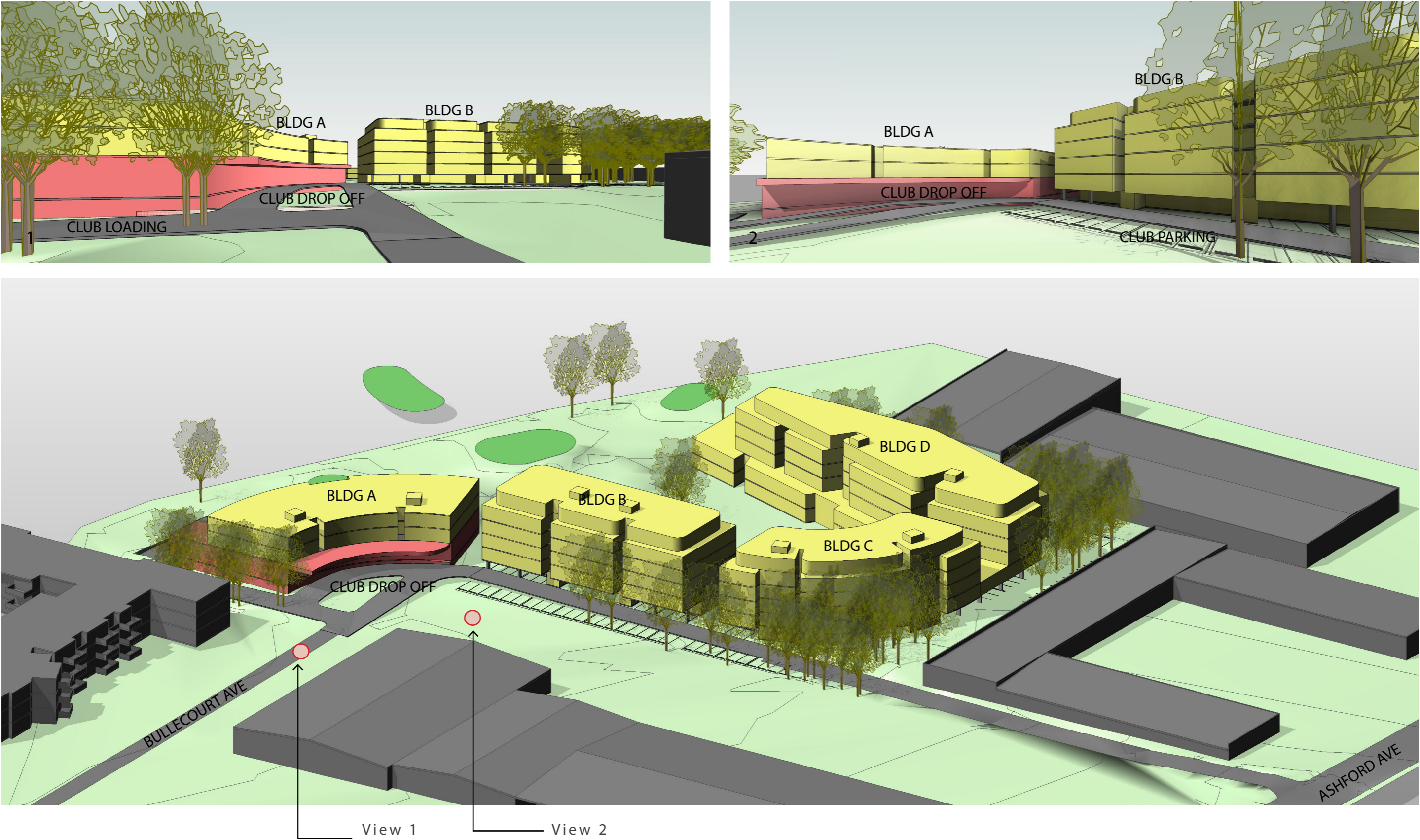
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4.4 Built Form

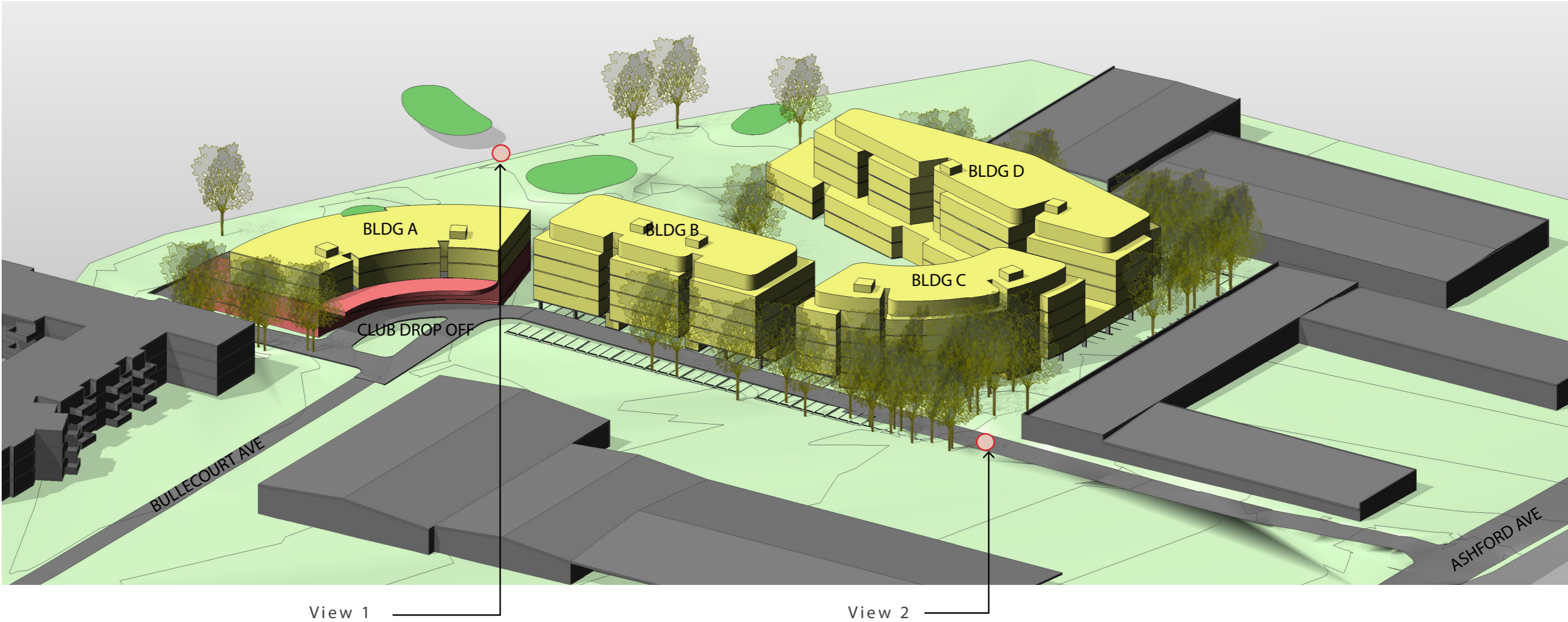
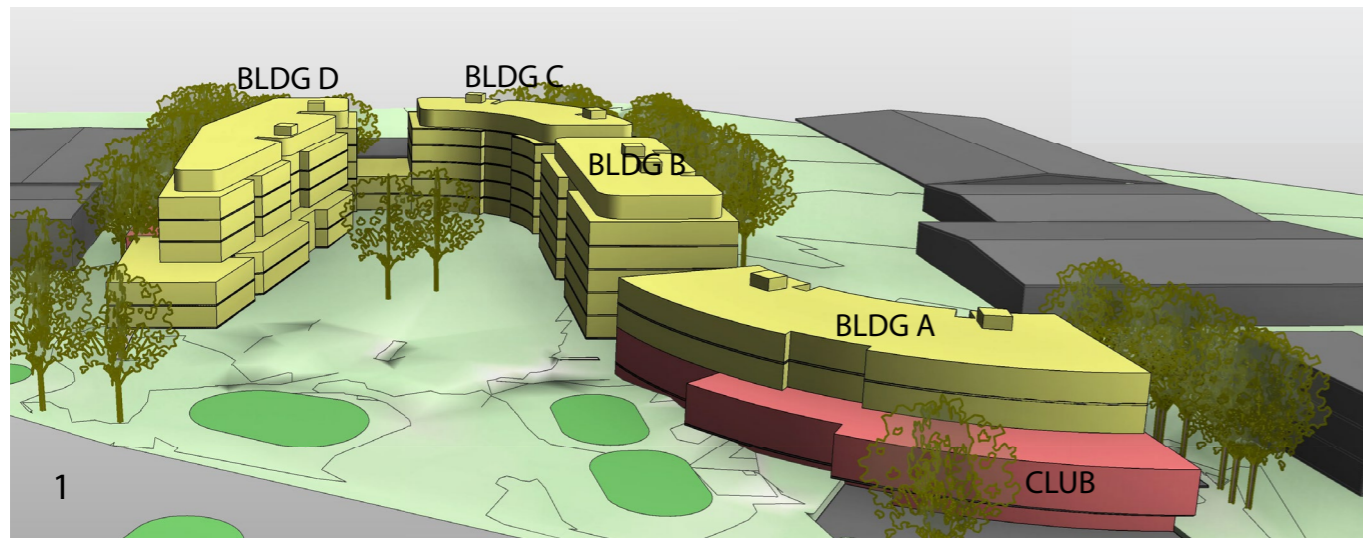
4.4.1 Proposed Massing (NTS)



4.4.2 Proposed Massing (NTS)



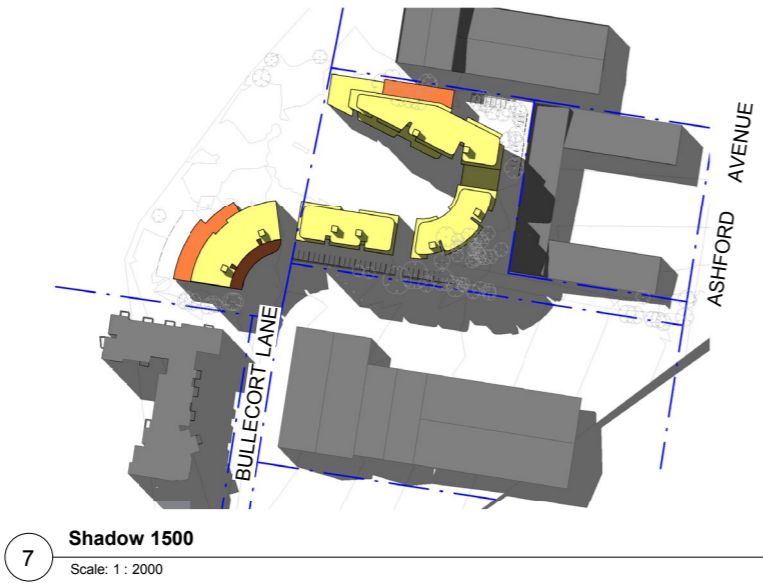
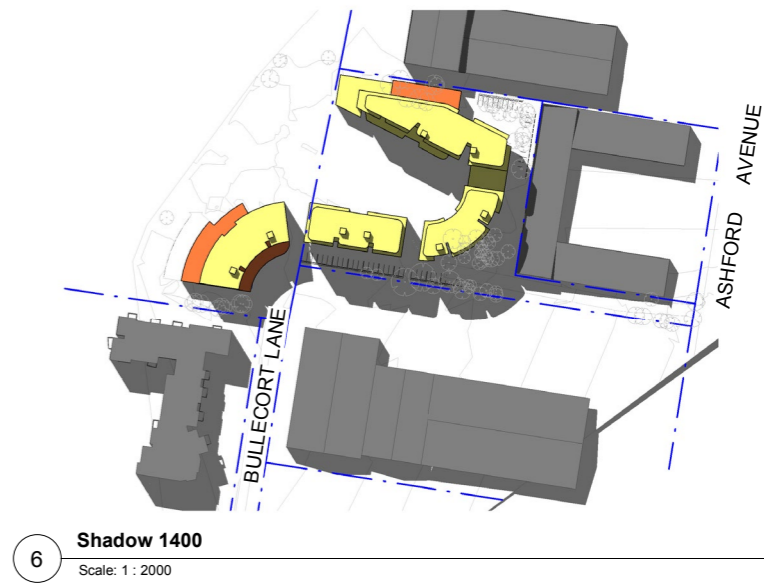
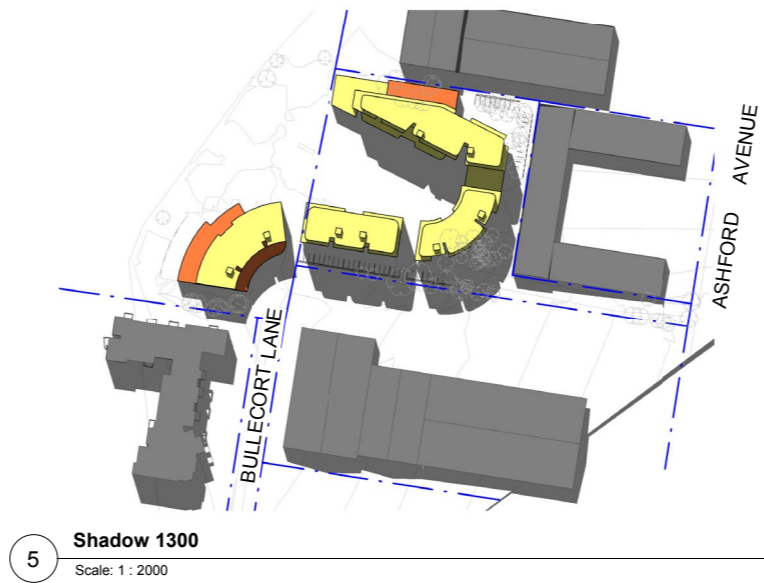
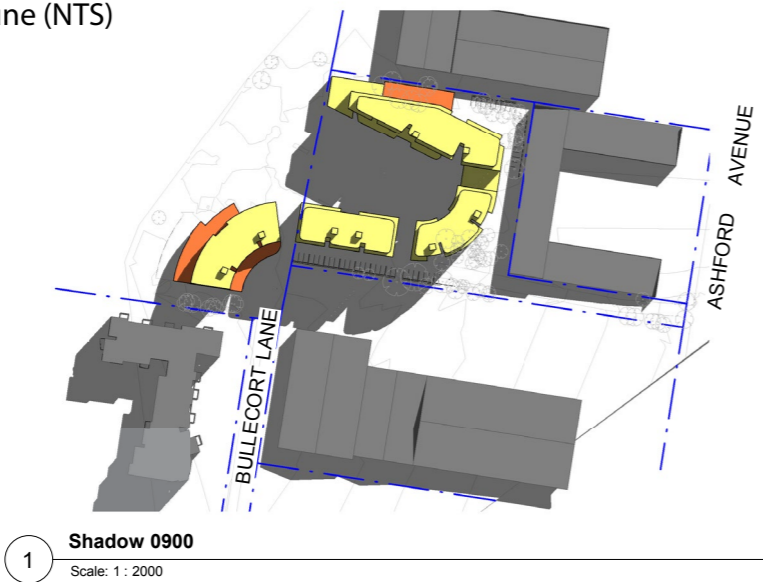
4.4.3 Proposed Massing (NTS)



Design Concept

4.0

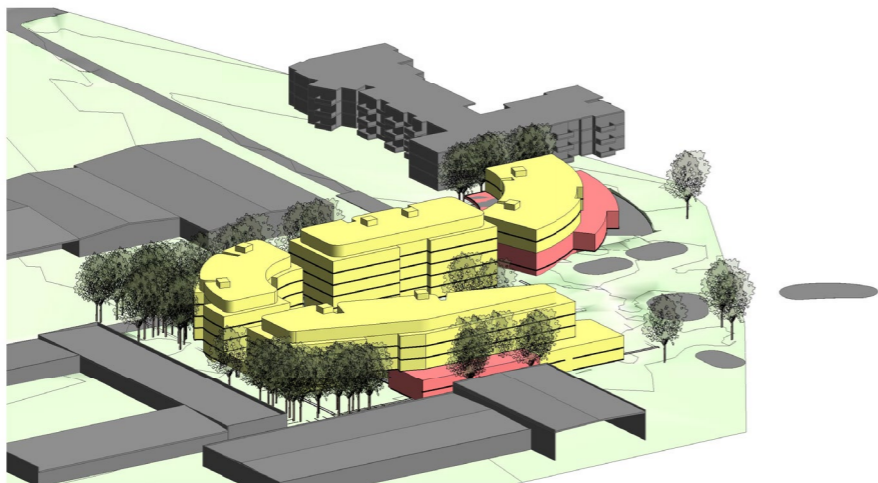
4.5 Shadow Diagrams 21st June (NTS)



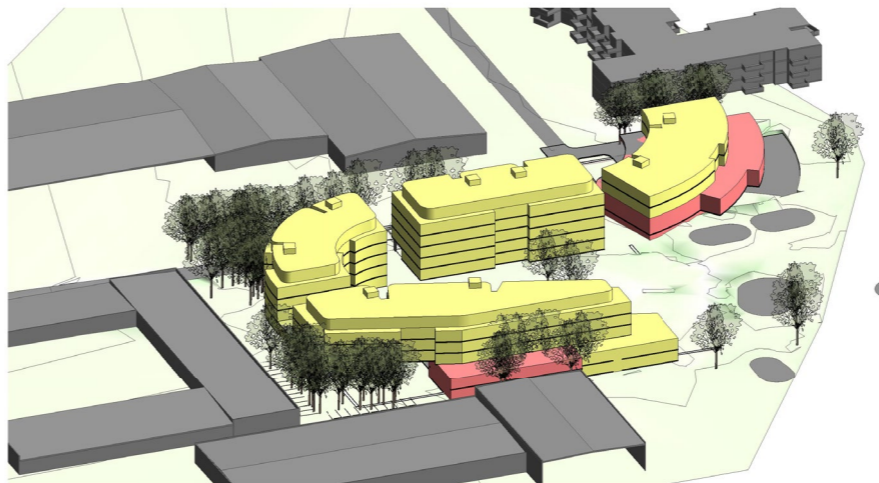
Design Concept

4.0

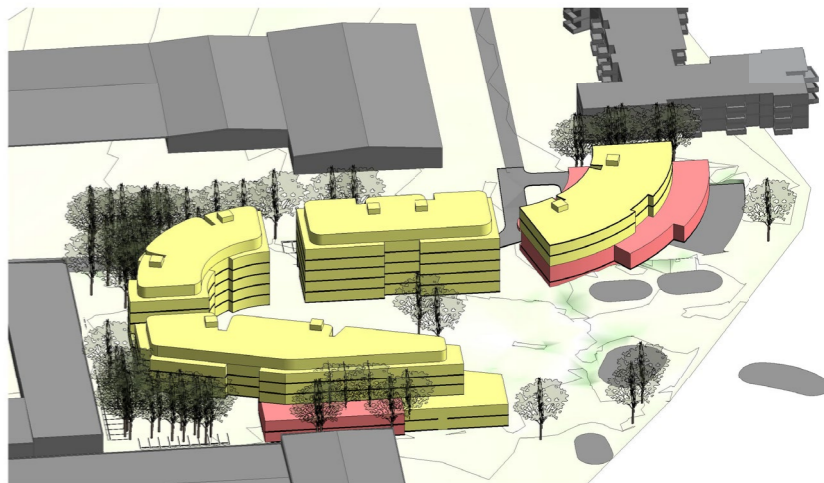
4.6.1 Sun Eye Diagram 21st June (NTS)



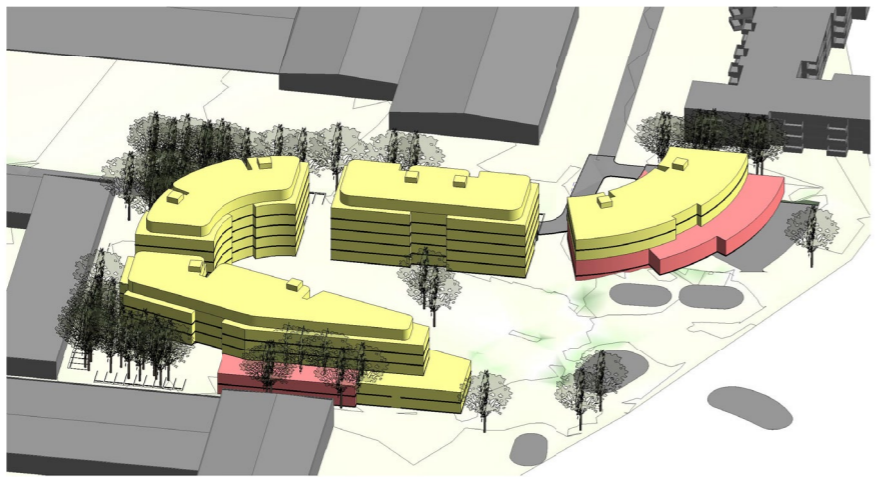
1 3D21 Jun 0900
Scale:



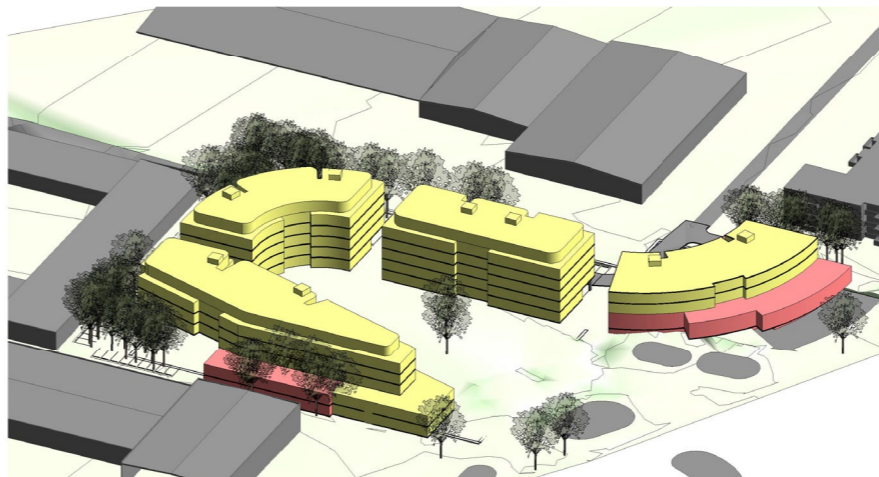
2 3D21 Jun 1000
Scale:



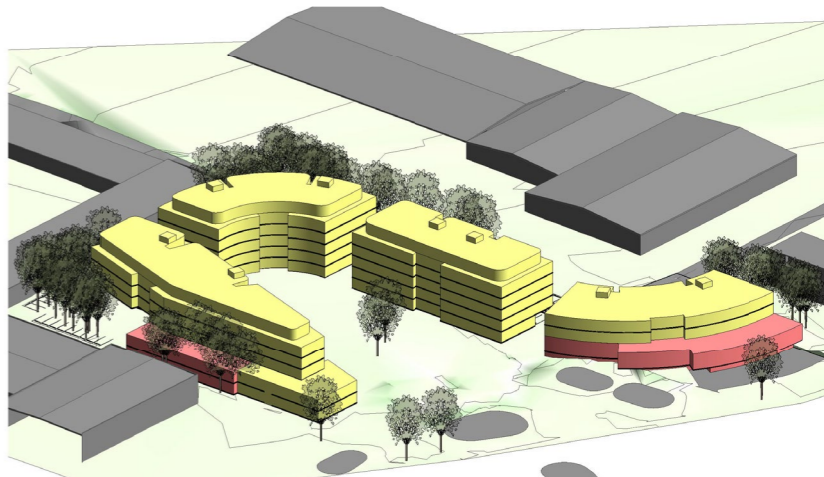
5 3D21 Jun 1100
Scale:



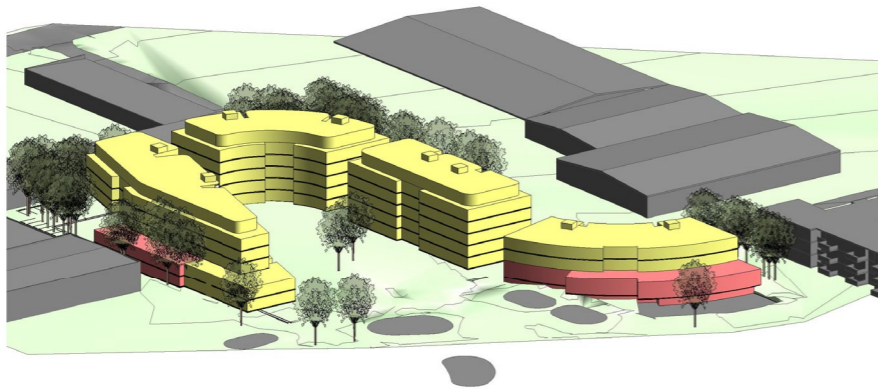
4 3D21 Jun 1200
Scale:



3 3D21 Jun 1300
Scale:



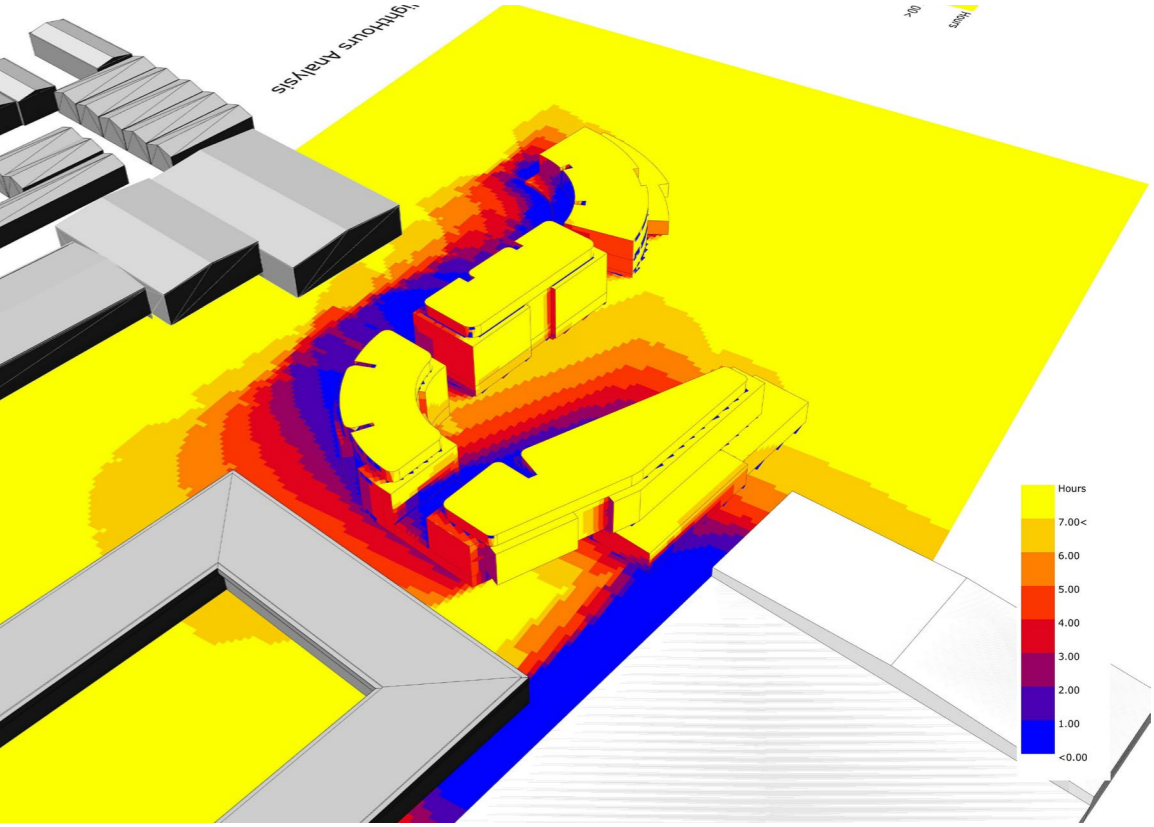
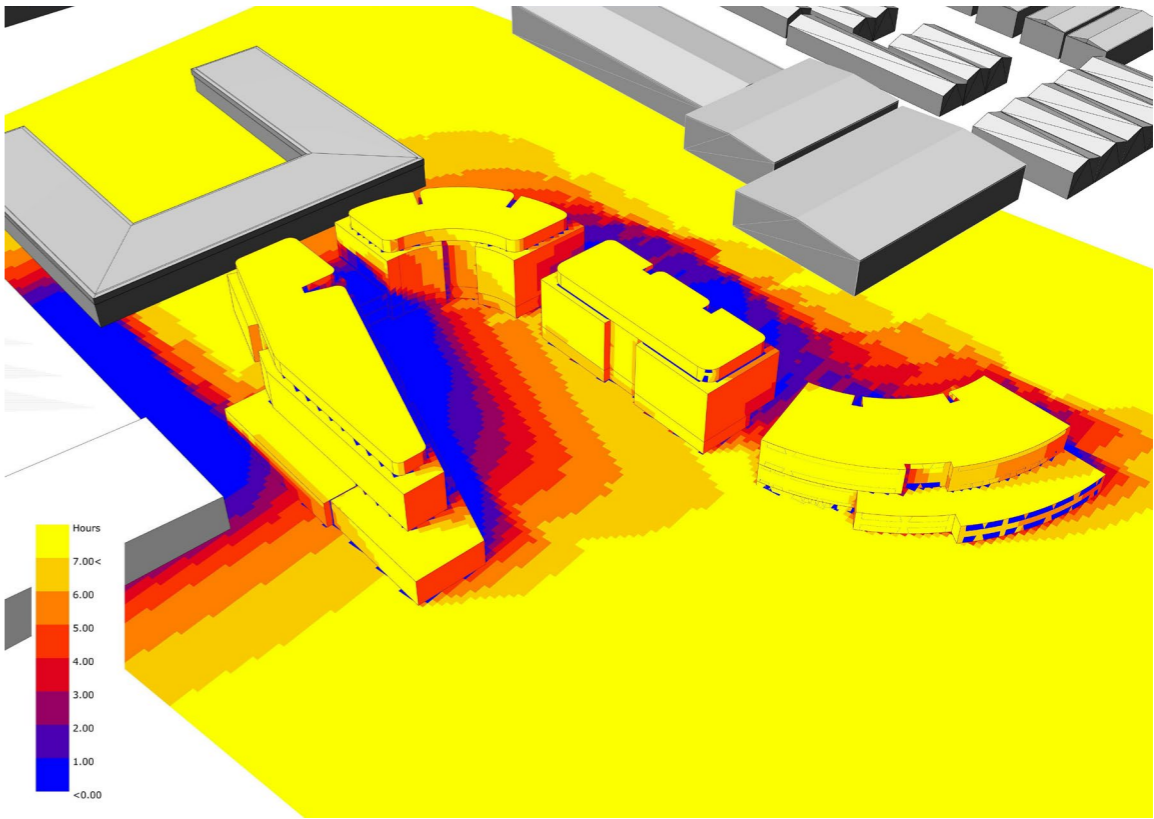
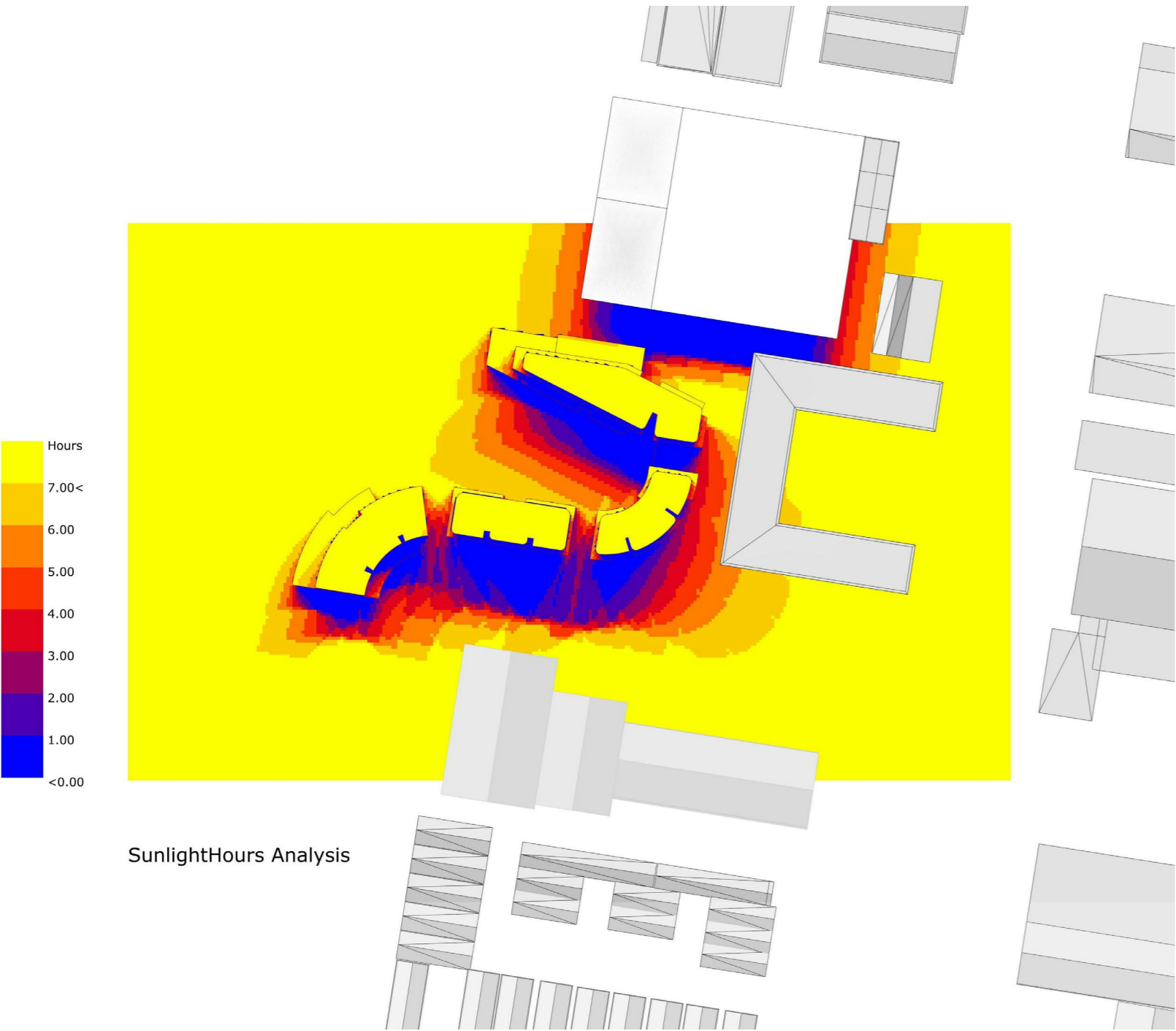
6 3D21 Jun 1400
Scale:



7 3D21 Jun 1500
Scale:

Design Concept

4.6.2 Solar Analysis 21st June (NTS)



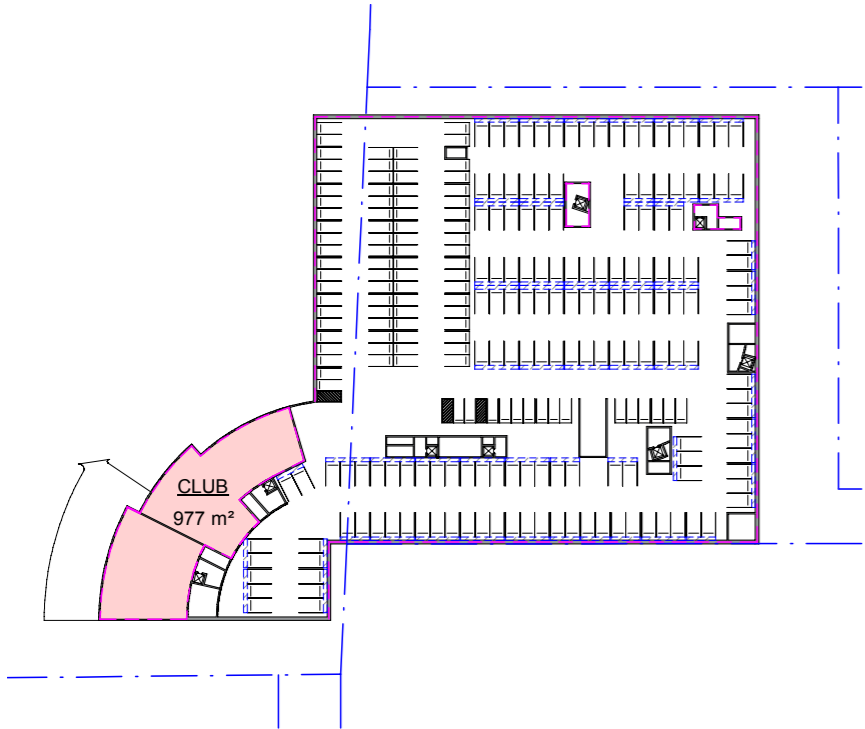
Design Concept

4.7.1 GFA & FSR Calculation

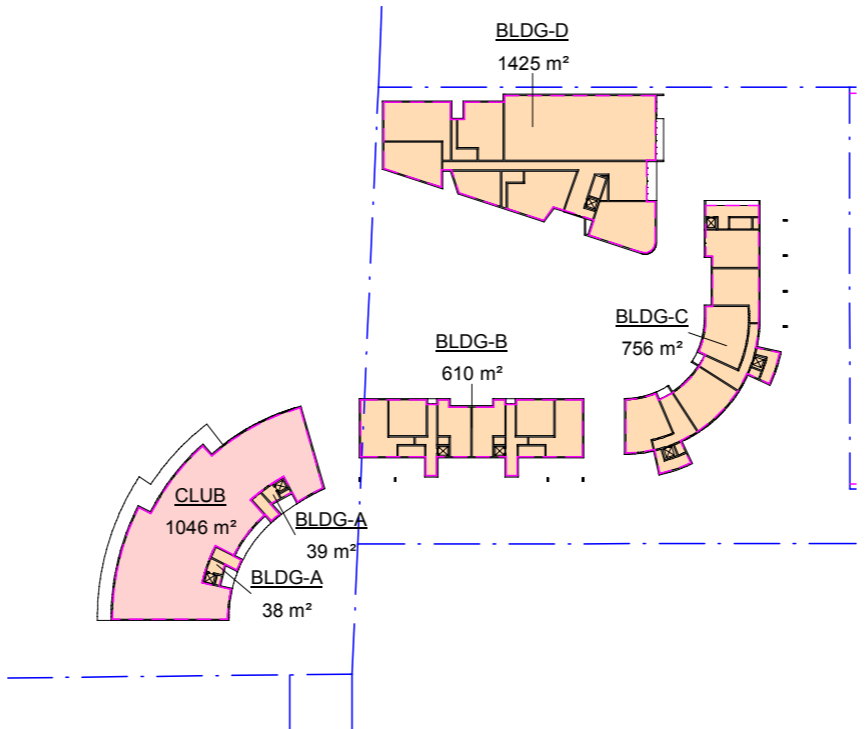
FSR CALCULATION:

NOMINAL SITE AREA	17,045sqm
LOWER GROUND:	977sqm
GROUND FLOOR:	3,914sqm
LEVEL 01:	2,917sqm
LEVEL 02:	3,993sqm
LEVEL 03:	3,993sqm
LEVEL 04:	3,050sqm
LEVEL 05:	2,407sqm
TOTAL:	21,251sqm

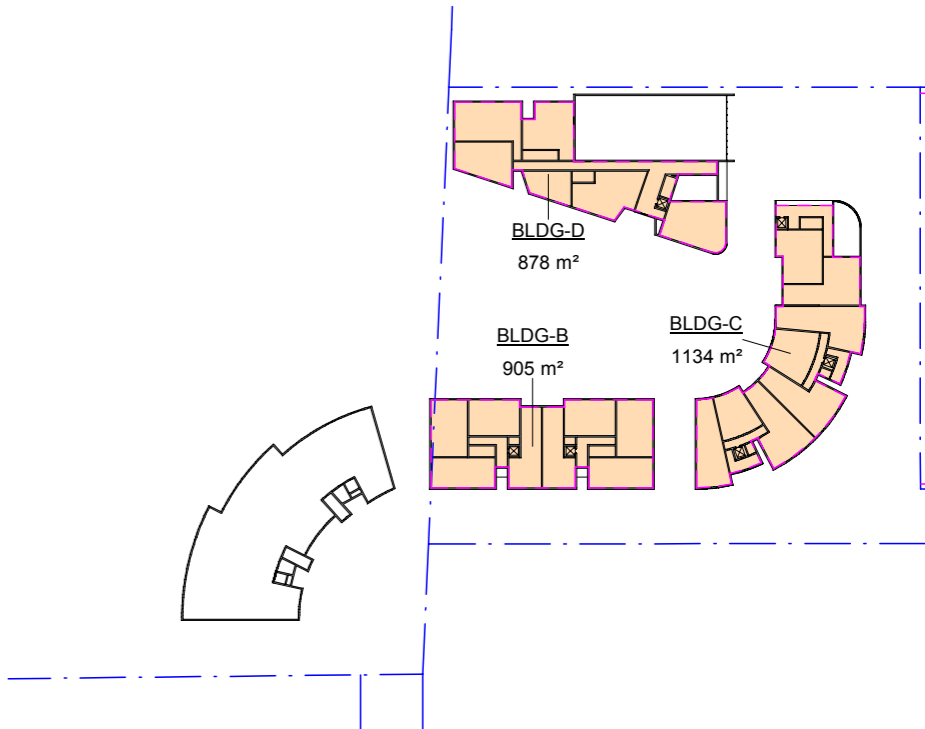
PROPOSED FSR 1.25:1



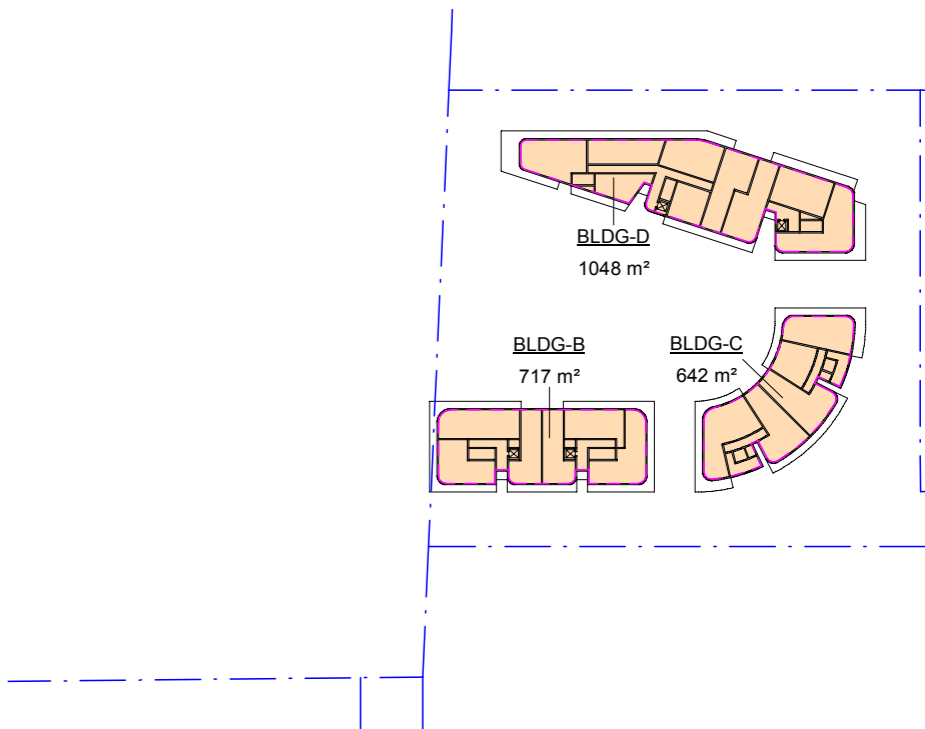
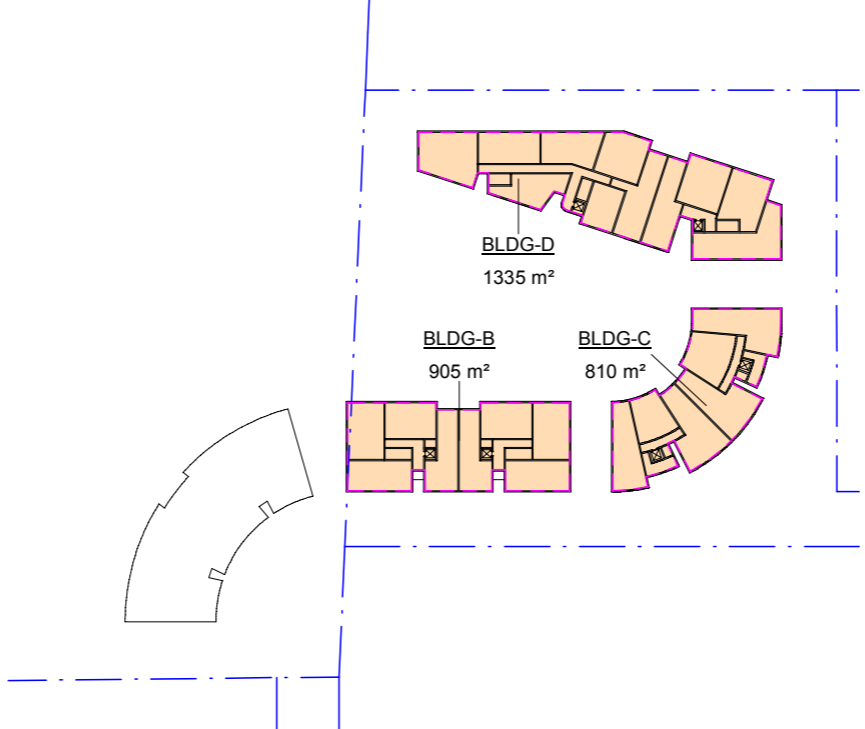
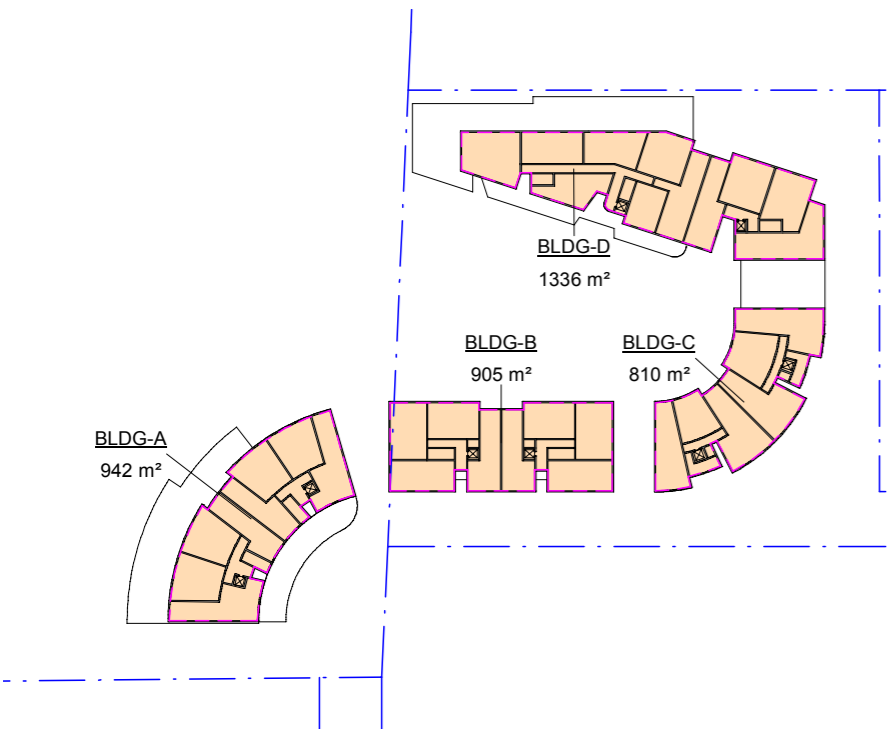
1 BASEMENT/ LOWER GROUND
Scale: 1 : 1000



2 CLUB/ GROUND FLOOR
Scale: 1 : 1000



3 LEVEL 1
Scale: 1 : 1000



Design Concept

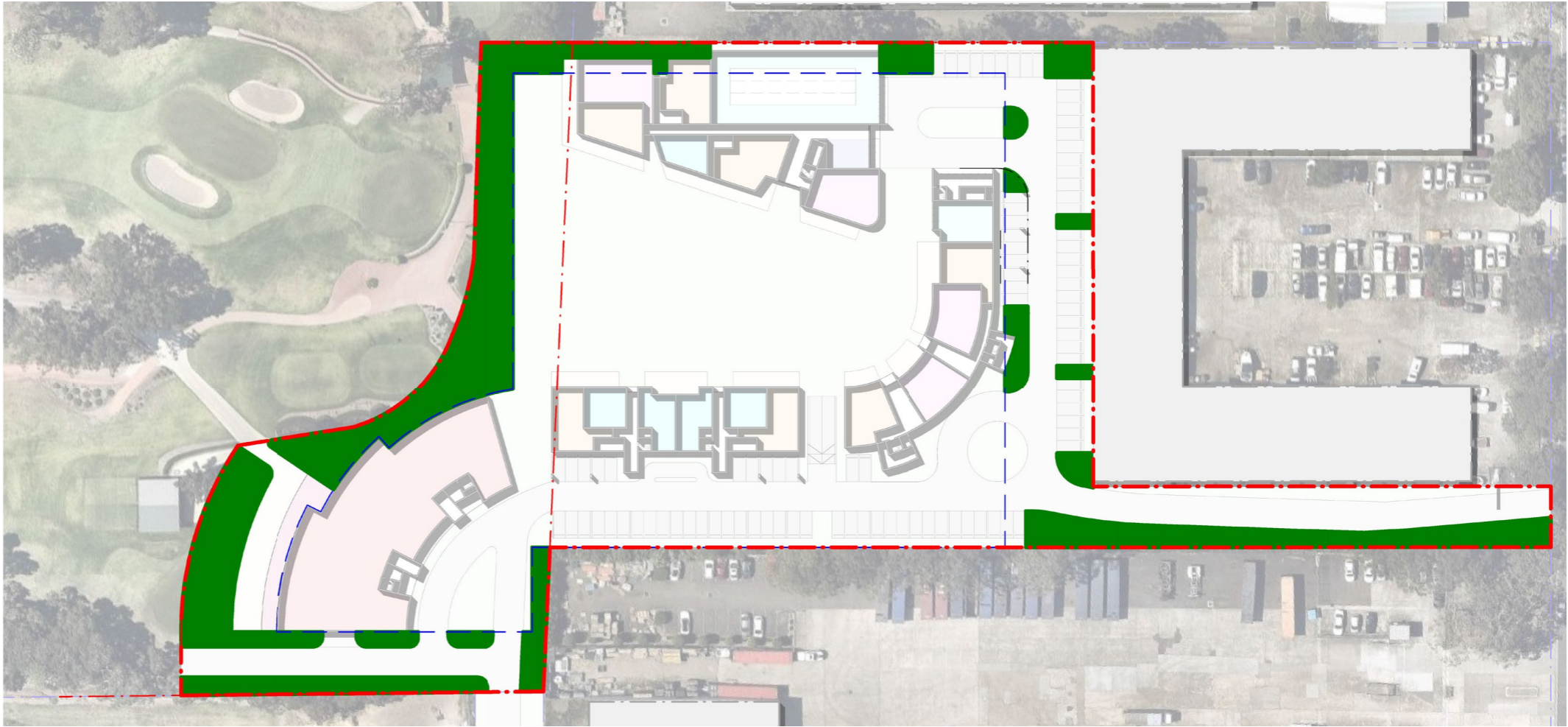
4.7.2 Deep Soil & Landscape Calculation

DEEP SOIL CALCULATION:

 DENOTES DEEP SOIL ZONE

NOMINAL SITE AREA 17,045sqm
TOTAL DEEP SOIL 2,592sqm

PROPOSED DEEP SOIL 15%



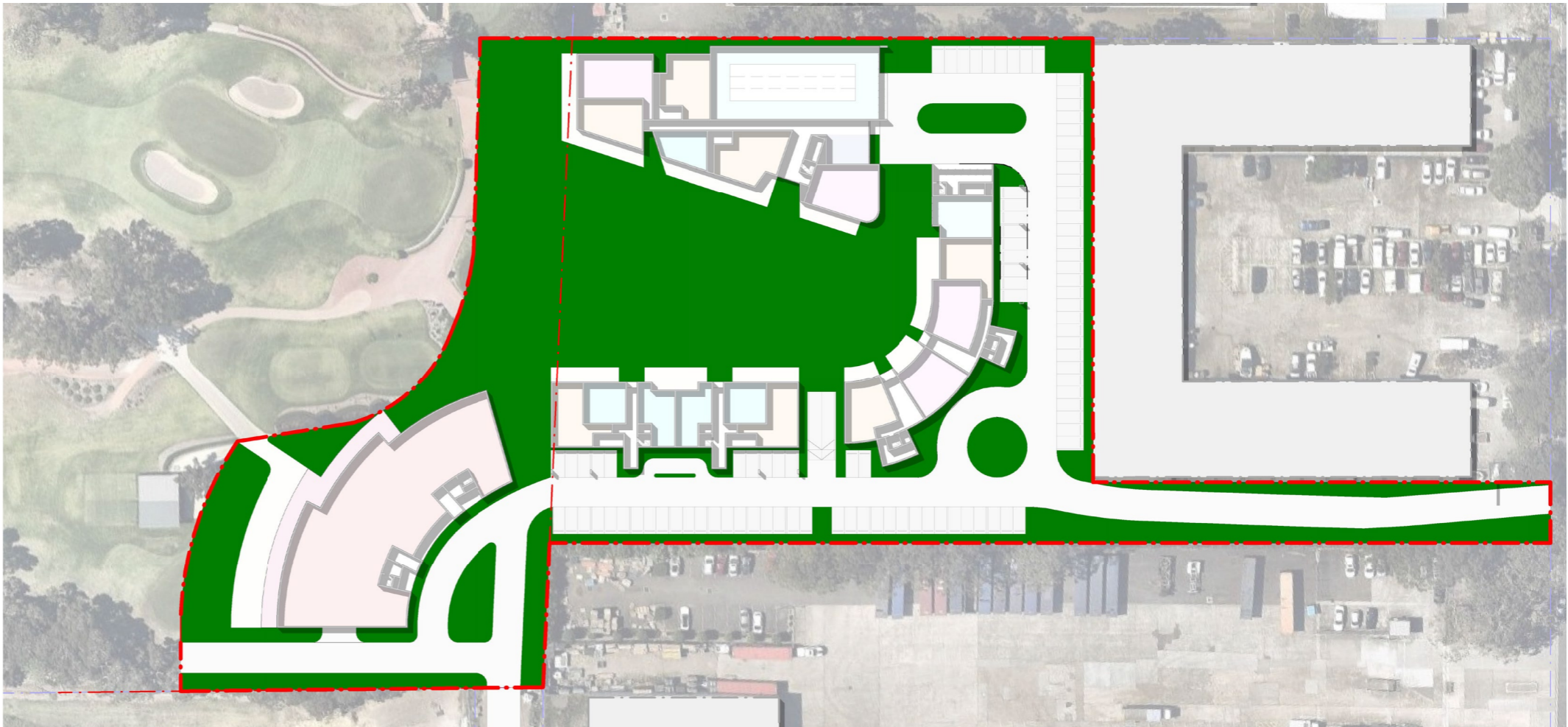
DEEP SOIL DIAGRAM

LANDSCAPED AREA CALCULATION:

 LANDSCAPED AREA

NOMINAL SITE AREA 17,045sqm
TOTAL DEEP SOIL 7,897sqm

PROPOSED DEEP SOIL 46%



LANDSCAPED AREA DIAGRAM

Design Concept

4.0

4.8 Schedule of Areas

BLOCK A		
TYPICAL LEVEL 2 - 3		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
A201	3B	116 m²
A202	2B	97 m²
A203	2B	98 m²
A204	2B	86 m²
A205	2B	87 m²
A206	2B	98 m²
A207	2B	97 m²
A208	3B	117 m²
TOTAL AREA		795 m²
BLOCK B		
GROUND LEVEL		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
BG01	2B	90 m²
BG02	1B	65 m²
BG03	1B	70 m²
BG04	1B	70 m²
BG05	1B	65 m²
BG06	2B	90 m²
TOTAL AREA		449 m²
TYPICAL LEVEL 1 - 4		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
B201	2B	100 m²
B202	2B	93 m²
B203	2B	88 m²
B204	2B	98 m²
B205	2B	98 m²
B206	2B	88 m²
B207	2B	100 m²
B208	2B	93 m²
TOTAL AREA		759 m²
LEVEL 5		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
B501	2B	91 m²
B502	3B	111 m²
B503	2B	86 m²
B504	2B	86 m²
B505	2B	86 m²
B506	3B	116 m²
TOTAL AREA		576 m²

BLOCK C		
GROUND LEVEL		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
CG01	2B	94 m²
CG02	3B	103 m²
CG03	3B	114 m²
CG04	2B	89 m²
TOTAL AREA		401 m²
TYPICAL LEVEL 1 - 4		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
C201	2B	109 m²
C202	1B	75 m²
C203	3B	127 m²
C204	3B	126 m²
C205	2B	97 m²
C206	3B	134 m²
TOTAL AREA		669 m²
LEVEL 5		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
C501	3B	127 m²
C502	3B	108 m²
C503	3B	109 m²
C504	1B	65 m²
C505	2B	102 m²
TOTAL AREA		512 m²
COMMON FACILITIES		
ROOM NUMBER	ROOM NAME	ROOM AREA
CM01	SWIMMING POOL	476 m²
CM02	GYM	92 m²
CM03	FOYER	48 m²
TOTAL AREA		616 m²
BASEMENT		
ROOM NUMBER	ROOM NAME	ROOM AREA
BS101	BASEMENT	9147 m²
TOTAL AREA		9147 m²

BLOCK D		
GROUND LEVEL		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
DG01	3B	132 m²
DG02	2B	109 m²
DG03	3B	131 m²
DG04	2B	117 m²
DG05	1B	61 m²
DG06	2B	100 m²
TOTAL AREA		650 m²
PODIUM LEVEL 1		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
D101	3B	132 m²
D102	2B	114 m²
D103	3B	131 m²
D104	3B	124 m²
D105	1B	61 m²
D106	2B	100 m²
D107	2B	109 m²
D108	3B	124 m²
TOTAL AREA		895 m²
TYPICAL LEVEL 2 - 4		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
D201	3B	132 m²
D202	2B	93 m²
D203	2B	92 m²
D204	2B	98 m²
D205	2B	113 m²
D206	2B	105 m²
D207	2B	102 m²
D208	2B	104 m²
D209	3B	139 m²
D210	1B	68 m²
D211	2B	85 m²
TOTAL AREA		1131 m²
LEVEL 5		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
D501	3B	112 m²
D502	2B	86 m²
D503	2B	93 m²
D504	2B	106 m²
D505	2B	111 m²
D506	2B	100 m²
D507	3B	126 m²
D508	1B	59 m²
D509	1B	57 m²
TOTAL AREA		849 m²

CLUB		
LOWER GROUND LEVEL		
ROOM NUMBER	ROOM NAME	ROOM AREA
CLG01	CLUB	571 m²
CLG02	CLUB B.O.H	402 m²
CLG03	PLANT	43 m²
TOTAL AREA		1015 m²
GROUND LEVEL		
ROOM NUMBER	ROOM NAME	ROOM AREA
CL01	CLUB	1046 m²
TOTAL AREA		1046 m²
APARTMENTS		
1 BED	1B TOTAL: 16	11%
2 BED	2B TOTAL: 96	64%
3 BED	3B TOTAL: 37	25%
TOTAL	149 APARTMENTS	
BUILDING SUMMARY		
BLDG - A	APARTMENTS TOTAL: 16	
BLDG - B	APARTMENTS TOTAL: 44	
BLDG - C	APARTMENTS TOTAL: 33	
BLDG - D	APARTMENTS TOTAL: 56	

FSR CALCULATION			DEEP SOIL		LANDSCAPED AREA	
EXISTING SITE AREA LOT 13 DP584447 = 456,660sqm LOT 612 DP837981 = 11,779sqm			DEEP SOIL CALCULATION:		LANDSCAPED AREA CALCULATION:	
TOTAL SITE AREA = 468.439sqm			NOMINAL SITE AREA	17,045sqm	NOMINAL SITE AREA	17,045sqm
PROPOSED SITE DEVELOPMENT AREA PROPOSED LOT AREA = 17,045sqm			TOTAL DEEP SOIL	2,592sqm	TOTAL DEEP SOIL	7,897sqm
FSR CALCULATION: NOMINAL SITE AREA 17,045sqm LOWER GROUND: 977sqm GROUND FLOOR: 3,914sqm LEVEL 01: 2,917sqm LEVEL 02: 3,993sqm LEVEL 03: 3,993sqm LEVEL 04: 3,050sqm LEVEL 05: 2,407sqm TOTAL: 21,251sqm PROPOSED FSR 1.25:1			PROPOSED DEEP SOIL	15%	PROPOSED DEEP SOIL	46%



Design Concept

4.9 Proposed Perspective - Artist Impression



05 Compliance with Clause 26

Detailed context analysis related to health facilities
and proposed services in order to demonstrate
compliance with criteria of the SEPP

5.1 SEPP (Housing for Seniors or People with a Disability)
Part 2 Site-related requirements

Clause 26 Location and access to facilities states as follows

(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:

(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and

(b) community services and recreation facilities, and

(c) the practice of a general medical practitioner.

(2) Access complies with this clause if:

(a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable:

- (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,
- (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,
- (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or

(b) in the case of a proposed development on land in a local government area within the Sydney Statistical Division—there is a public transport service available to the residents who will occupy the proposed development:

- (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and
- (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and
- (iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive),

and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3), or

(c) in the case of a proposed development on land in a local government area that is not within the Sydney Statistical Division—there is a transport service available to the residents who will occupy the proposed development:

- (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and
- (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and
- (iii) that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive),

and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).

(3) For the purposes of subclause (2) (b) and (c), the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:

- (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,
- (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,
- (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.

(4) For the purposes of subclause (2):

(a) a suitable access pathway is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and

(b) distances that are specified for the purposes of that subclause are to be measured by reference to the length of any such pathway.

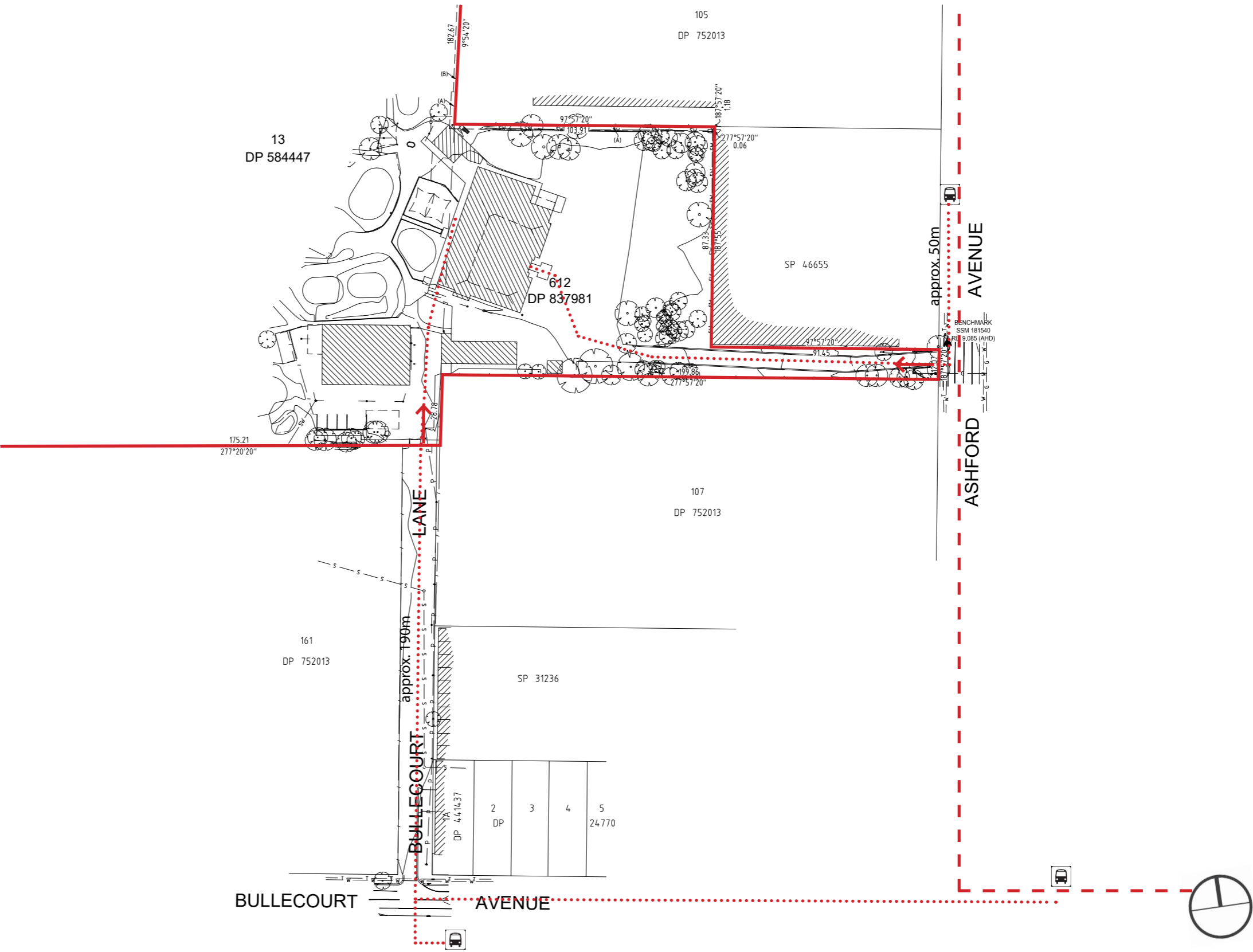
(5) In this clause:
bank service provider means any bank, credit union or building society or any post office that provides banking services.

5.2 Existing Site - Survey

The subject site it is located at 70 Ashford Ave, Milperra NSW 2214, and is legally described as Lot 612 in DP837981 and Lot 13 in DP584447.

The site has access to Ashford avenue to the east and to Bullecourt Lane to the south.

A bus stop is located along both site access.



Lot 612 / DP837981

Lot 13 / DP584447

- Site Boundary
- Bus Stop
- - - Public Transport Circulation
- Pedestrian Circulation
- Pedestrian Access

5.3 Access to Facilities



Bankstown Central	Bus Stop	BankstownTrain Station	Pharmacy	Local Shops/Services
400m Radius	M90 to Bankstown Central	Local Schools/University	Recreational facilities	Restaurants
Pedestrian Circulation	922 to Bankstown Central	General Medical Practitioner	Banks	Cafes

5.4 Movement & Public Transport

The subject site is accessed via two major roads in the vicinity of the site, being Henry Lawson Drive which connect to M5, and Milperra Rd which connects with Ashford Ave where is located the entrance to the site.

The public bus services on the local road network and those which travel within 400m of the subject site are:

- Route 922 East Hills to Bankstown via Milperra
- Route M90 Liverpool to Burwood

There are a number of bus stops located along Ashford Ave, in close proximity to the site, which are serviced by the M90 and in Bullecourt Ave 922 bus services.



5.5 Health and Commercial Services

Milperra features a mixture of residential, commercial and industrial areas. A number of small retail strips are scattered throughout the suburb including Milperra Shopping Village on Bullecourt Avenue and Ashford Village on the corner of Bullecourt Avenue and Ashford Avenue. Another small group of shops is located on the corner of Pozieres Avenue and Amiens Avenue, opposite the public school and many commercial developments are situated along Milperra Road.

Boundary Site

Local Schools/University

General Medical Practitioner

Pharmacy

Recreational facilities

Industry/Commercial

Local Shops/Services

Restaurants

Cafes



Site Compatibility Certificate
Bankstown Golf Club
Seniors Living Development
Ashford Avenue
Milperra, NSW 2214
Australia

Ref: 280803
Revision: 03
Date issued: 20th SEPTEMBER 2019
Prepared By: EY + SA
Checked By: DF + RL

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