

Bankstown Golf Club

Development Master Plan
Site Compatibility Certificate for Seniors Living

Concept Design Amendment & DPIE RFI



DESIGN COPYRIGHT ALTIS ARCHITECTURE

February 2021 | Revision 07



04 Design Concept

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

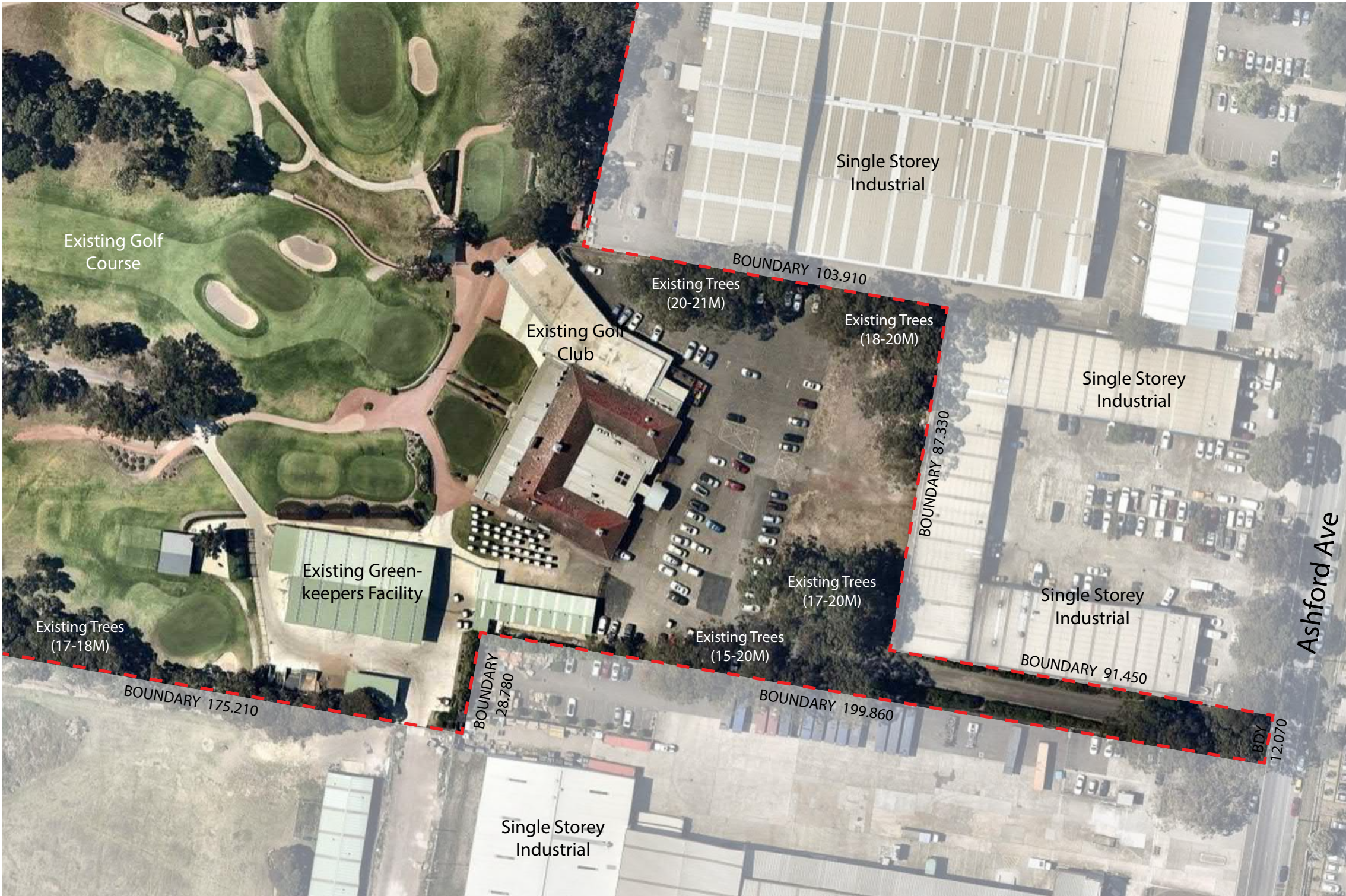
4.1 Site Location

Golf Course



Existing Golf Club

4.2 Site Plan



Design Concept

4.3 Concept Proposal

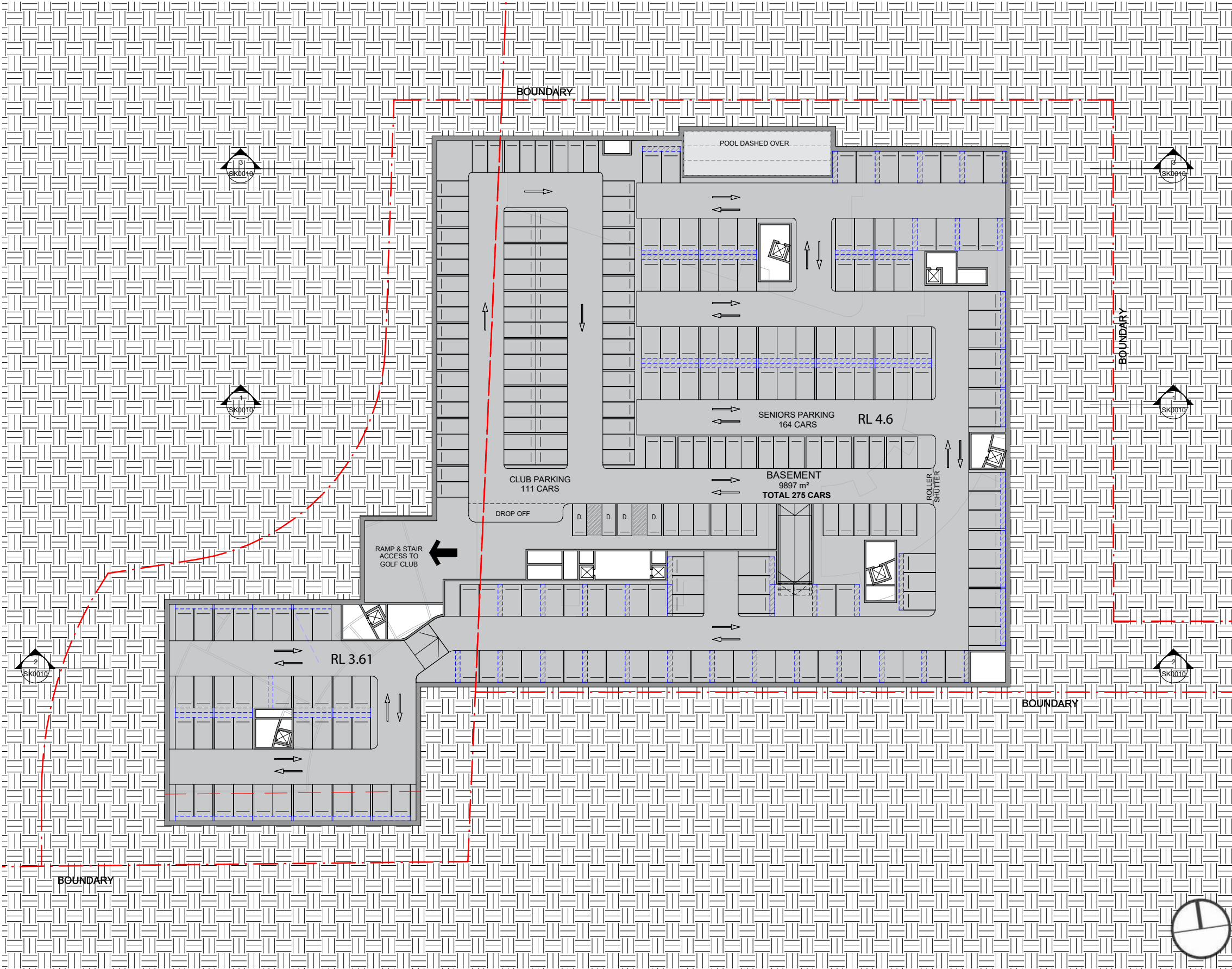
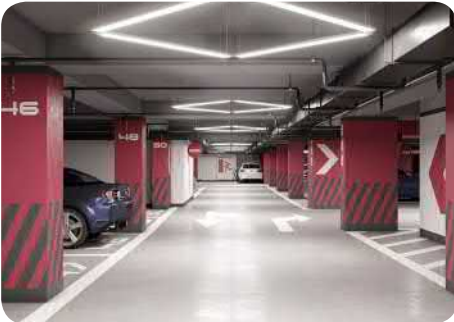
4.3.1 Constraints and Opportunities



Design Concept

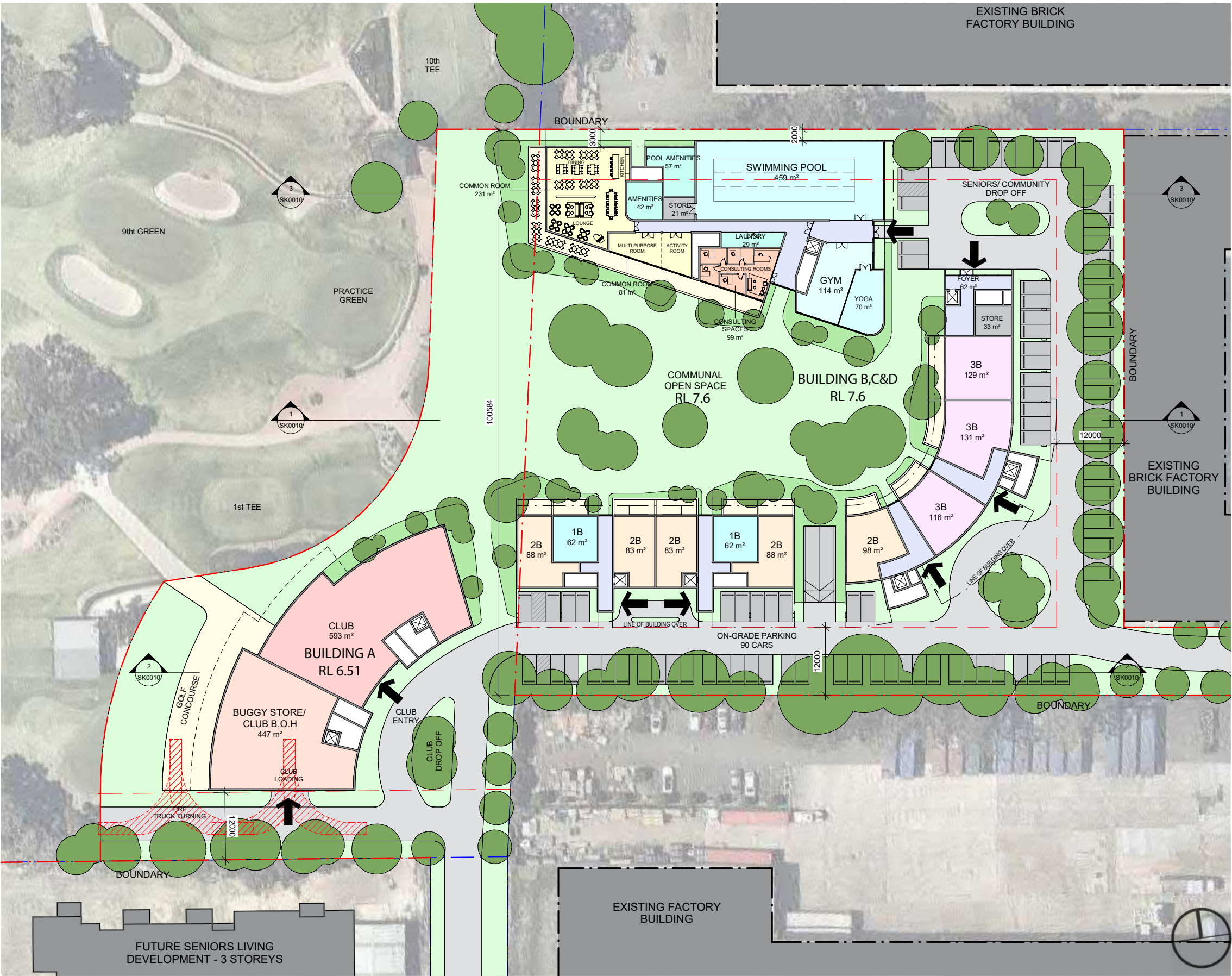
4.0

4.3.2 Basement Plan (NTS)



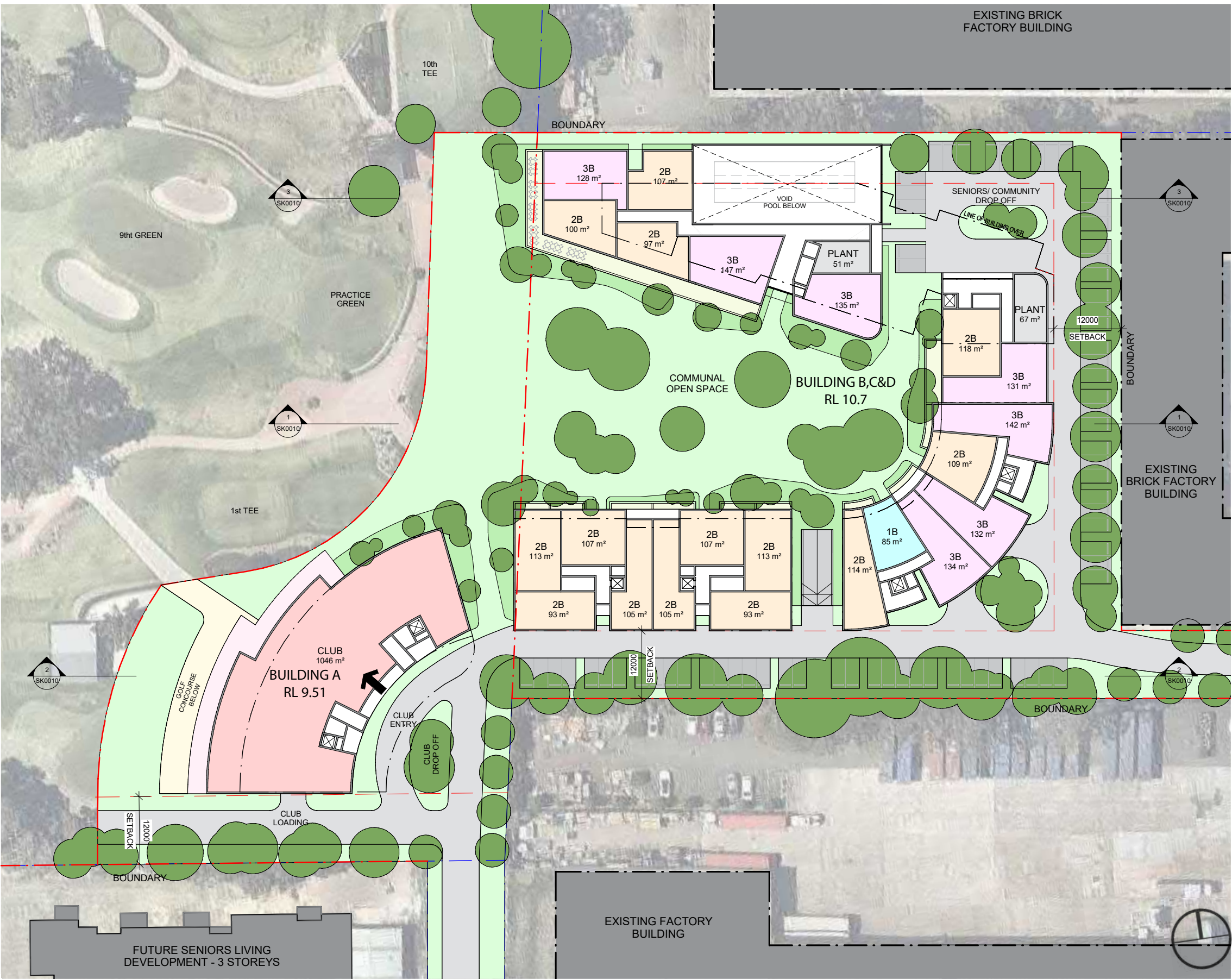
Design Concept

4.3.3 Ground Floor Plan (NTS)



Design Concept

4.3.4 Level 1 Floor Plan (NTS)



Design Concept

4.0

4.3.5 Level 2&3 Typical Floor Plan (NTS)



Design Concept

4.3.6 Level 4 Floor Plan (NTS)

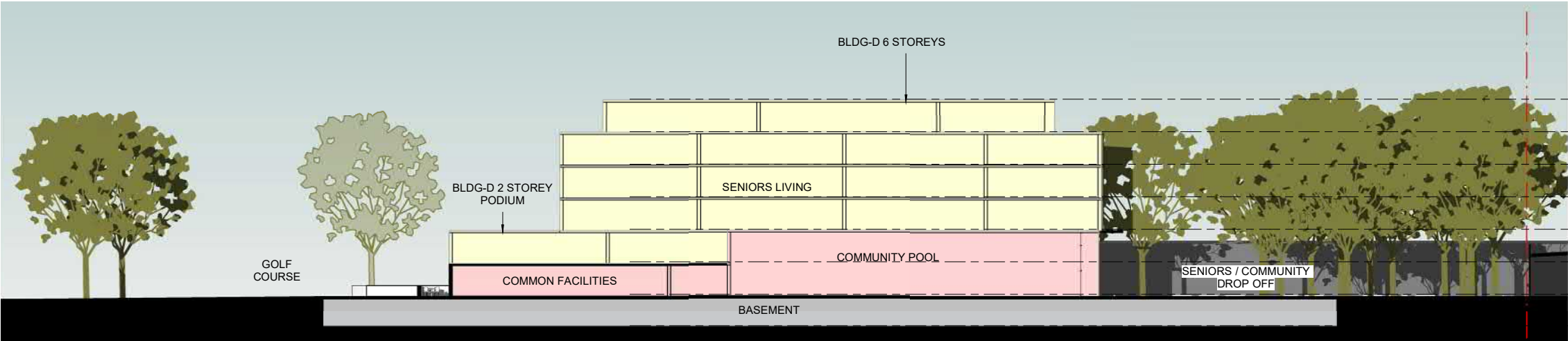


4.3.7 Level 5 Floor Plan (NTS)

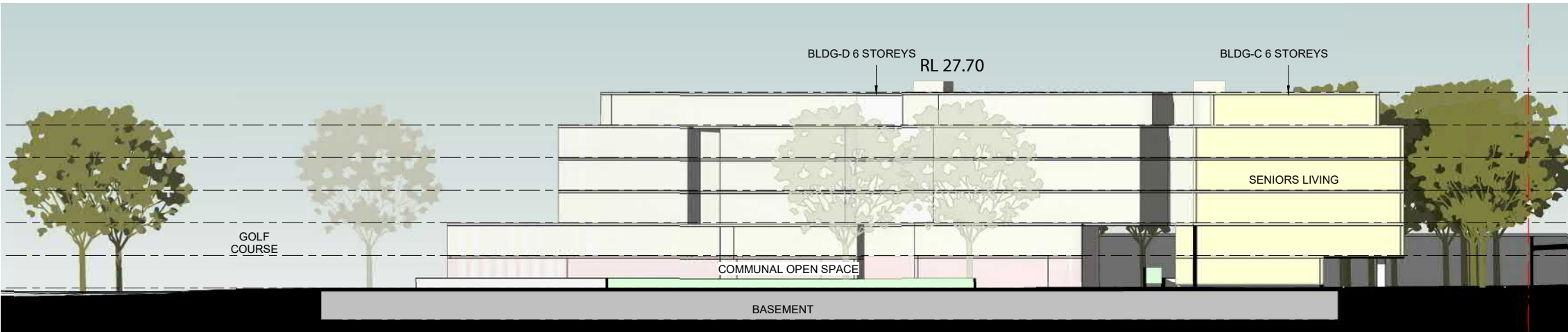


Design Concept

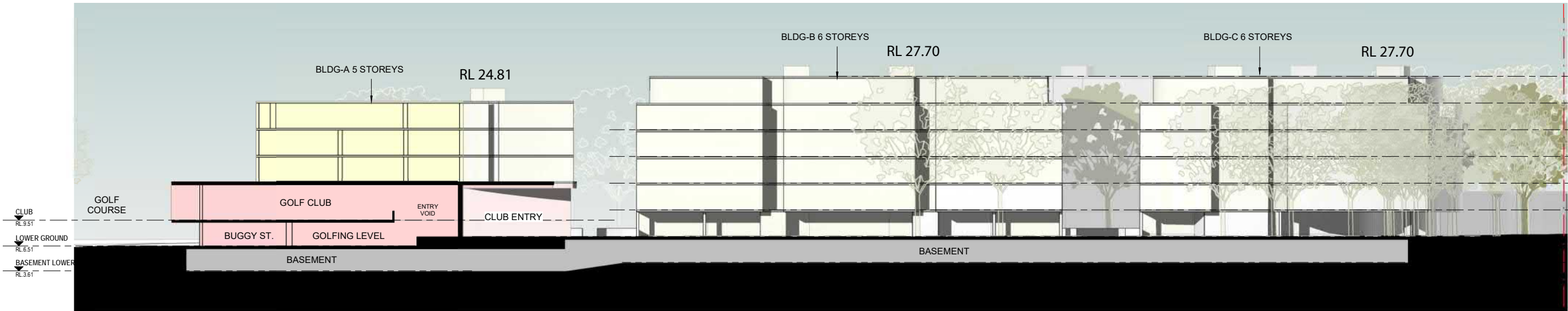
4.7 Proposed Sections (NTS)



Proposed Site Section - Building D (Pool/Community)



Proposed Site Section - Building C (Communal open space)



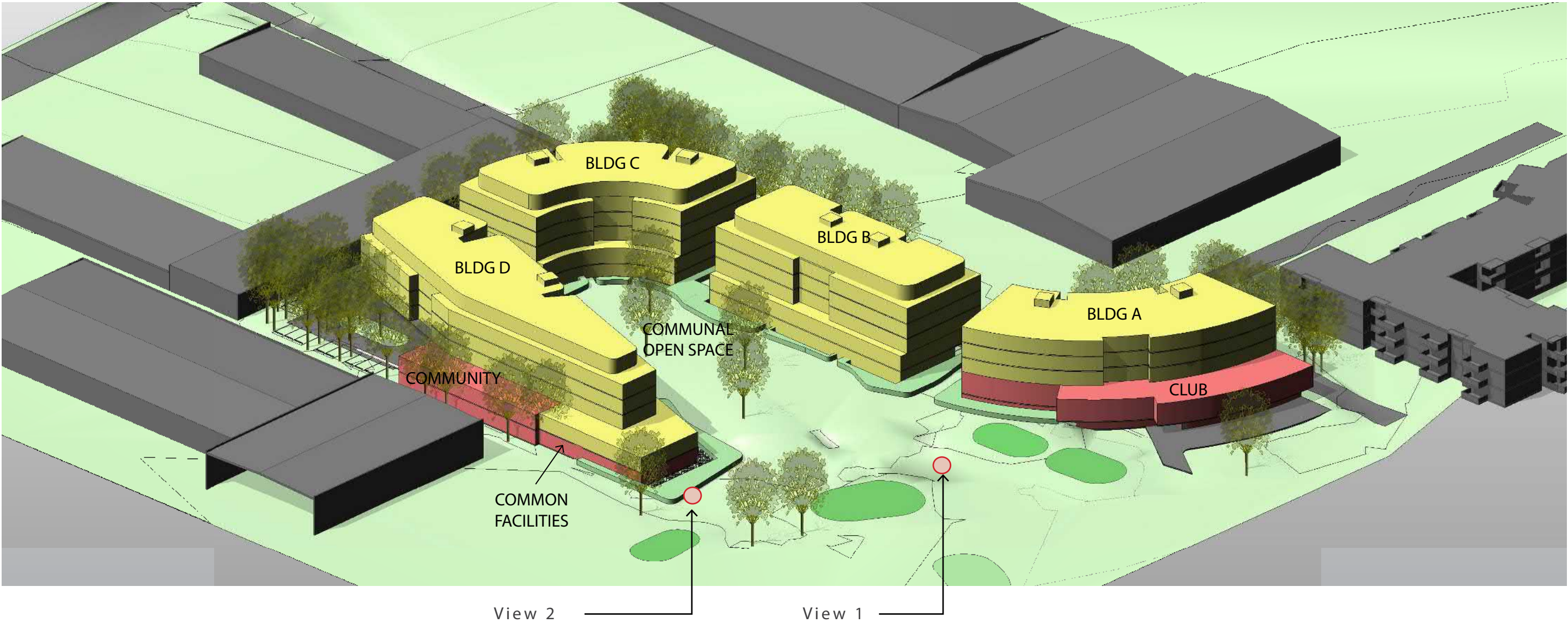
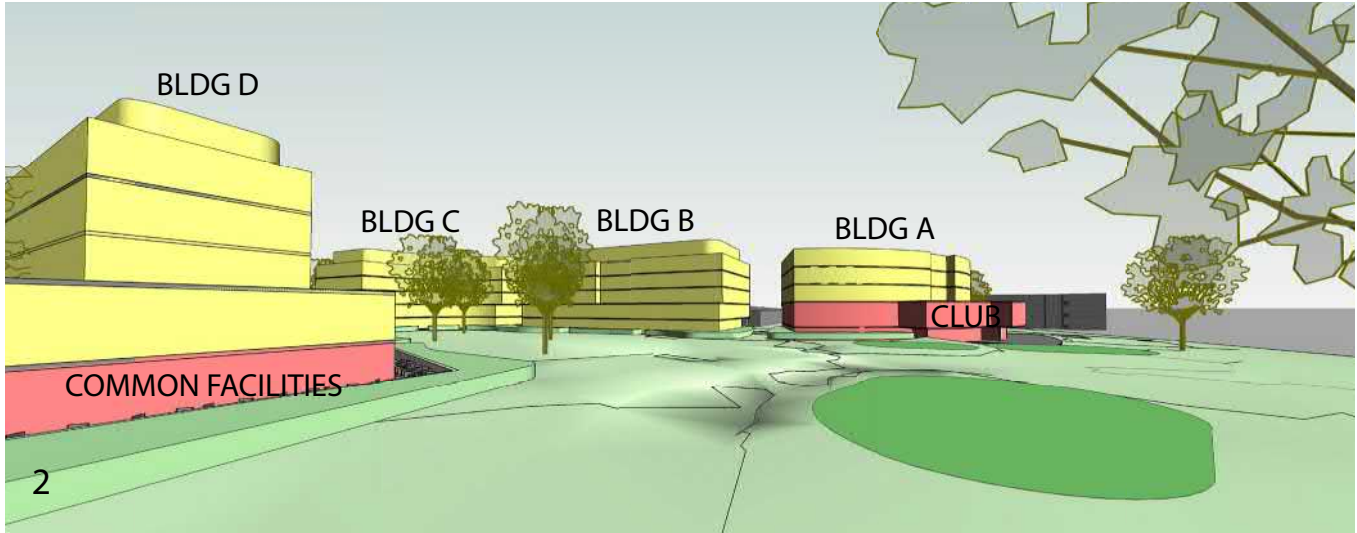
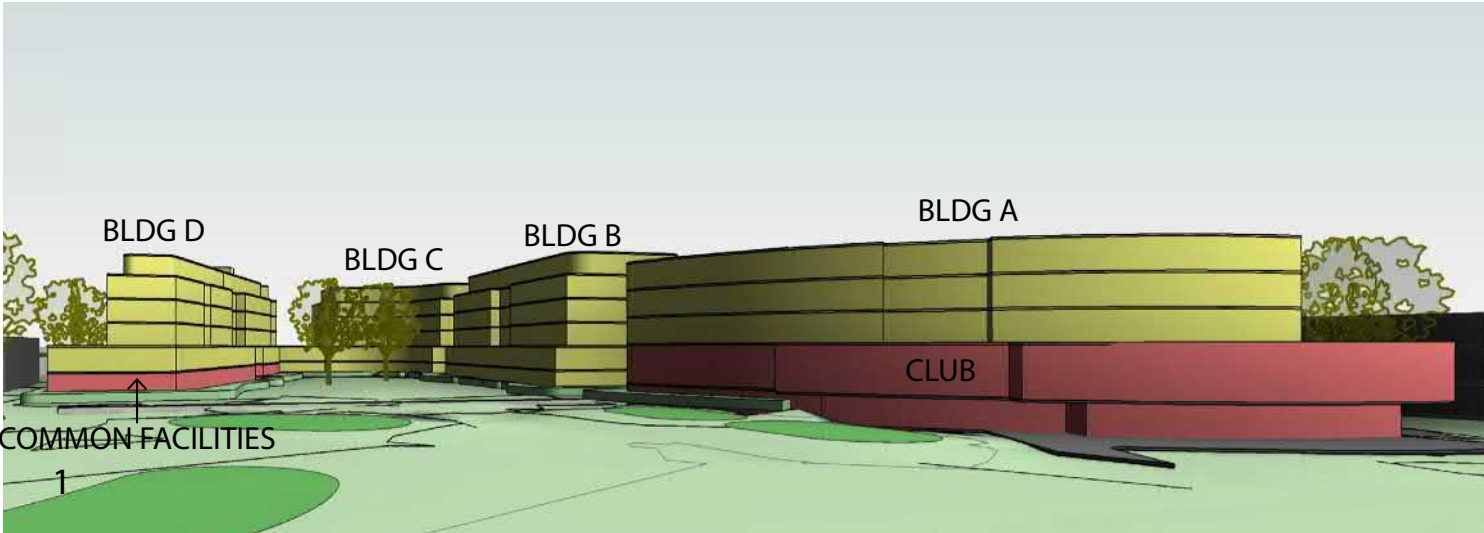
Proposed Site Section - Building A (Golf Club)

Design Concept

4.0

4.4 Built Form

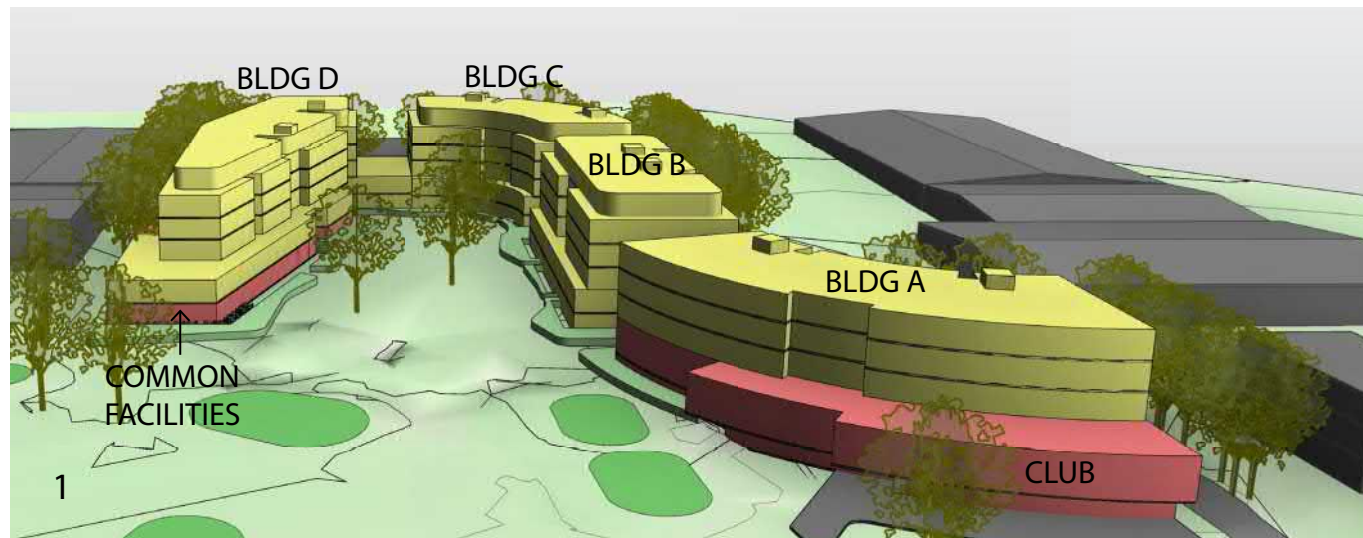
4.4.1 Proposed Massing (NTS)



4.4.2 Proposed Massing (NTS)



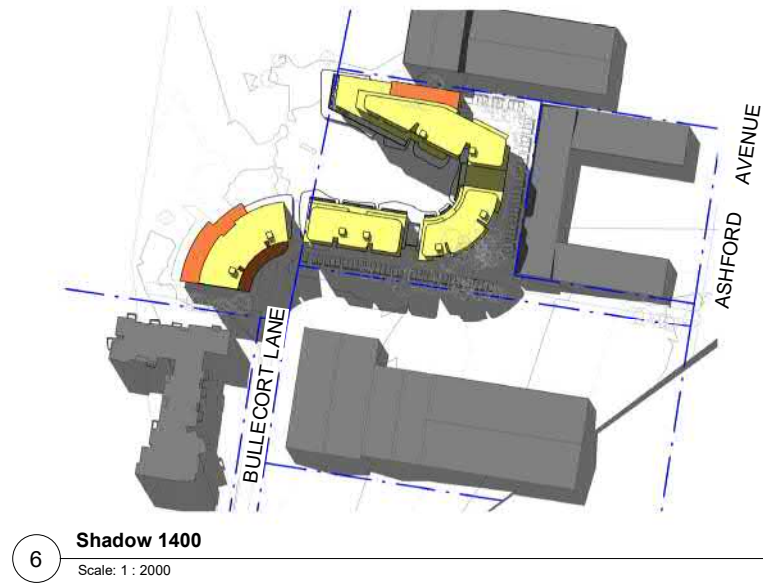
4.4.3 Proposed Massing (NTS)



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:

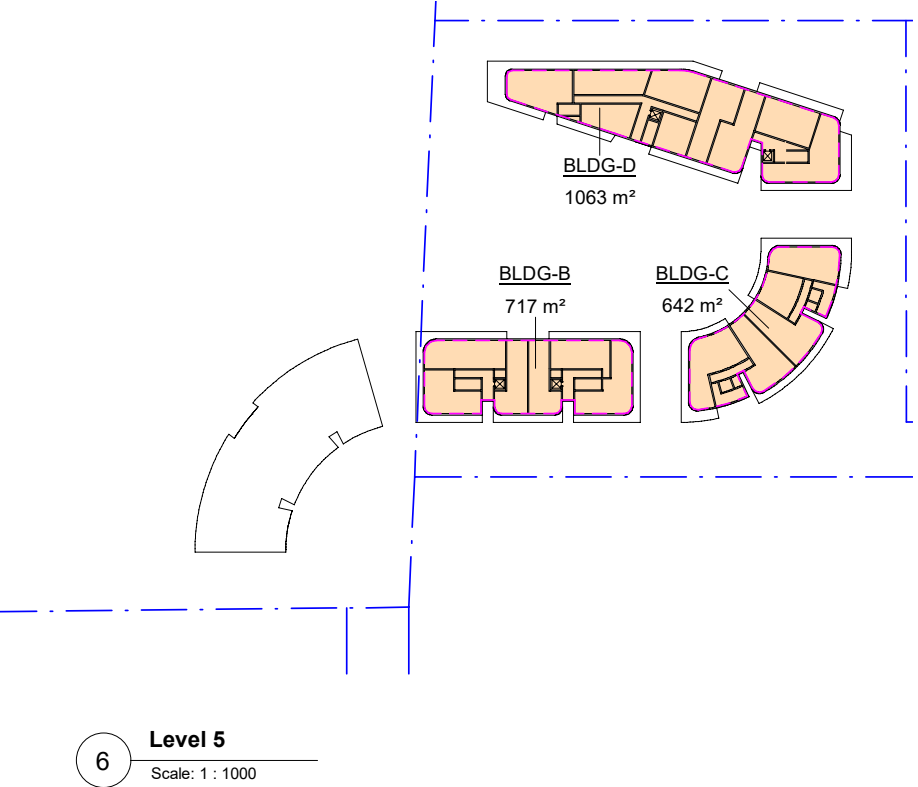
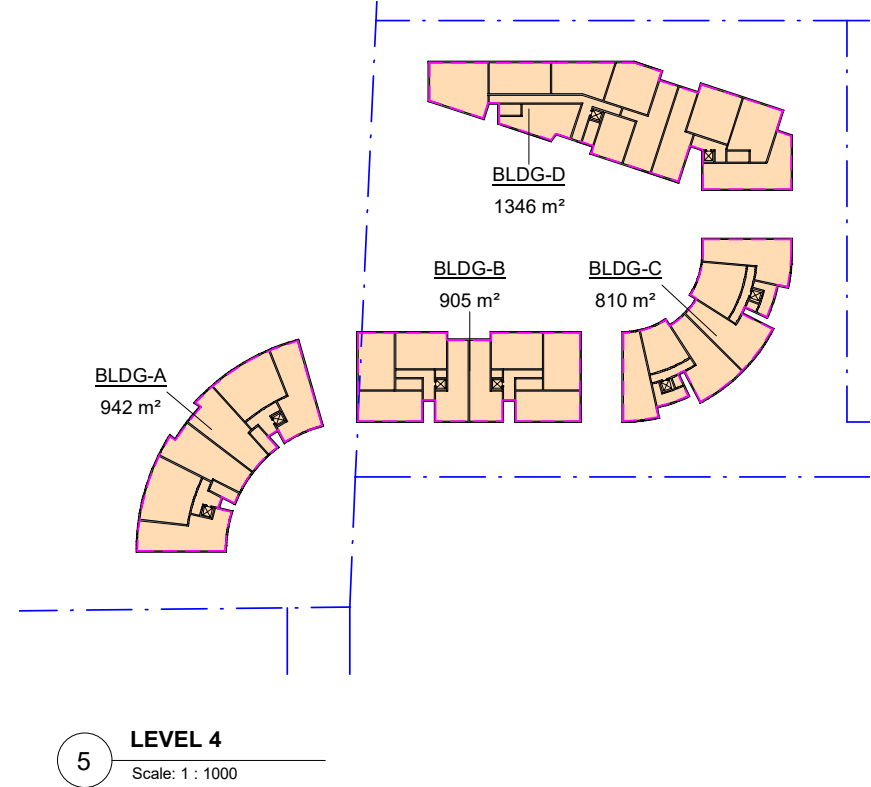
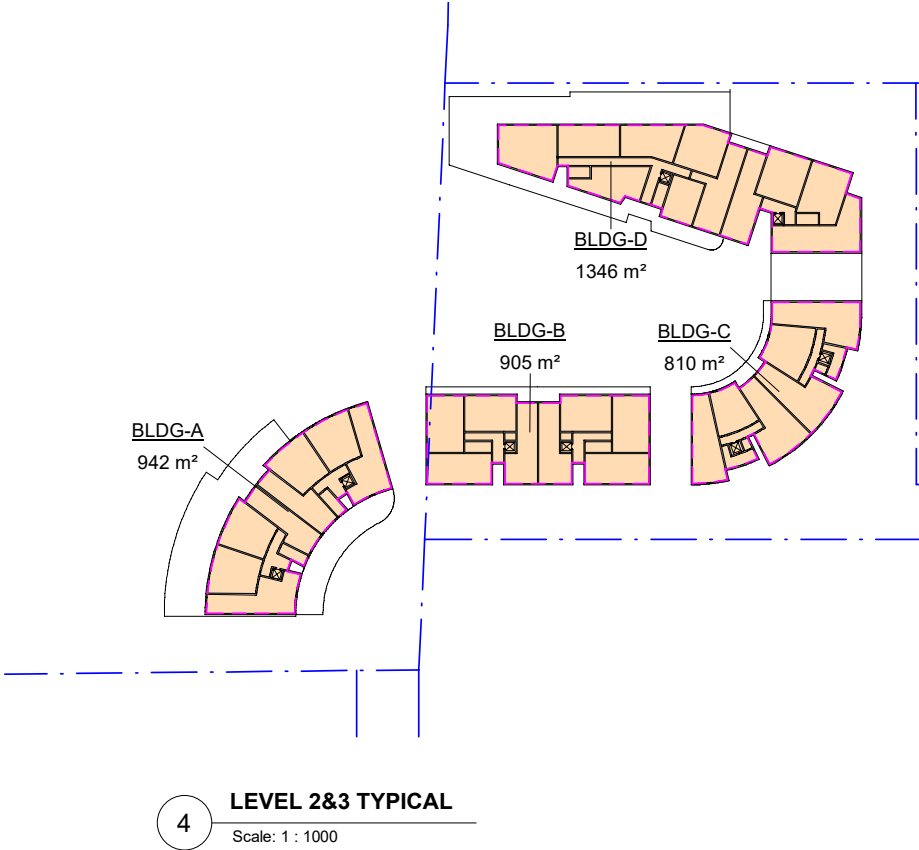
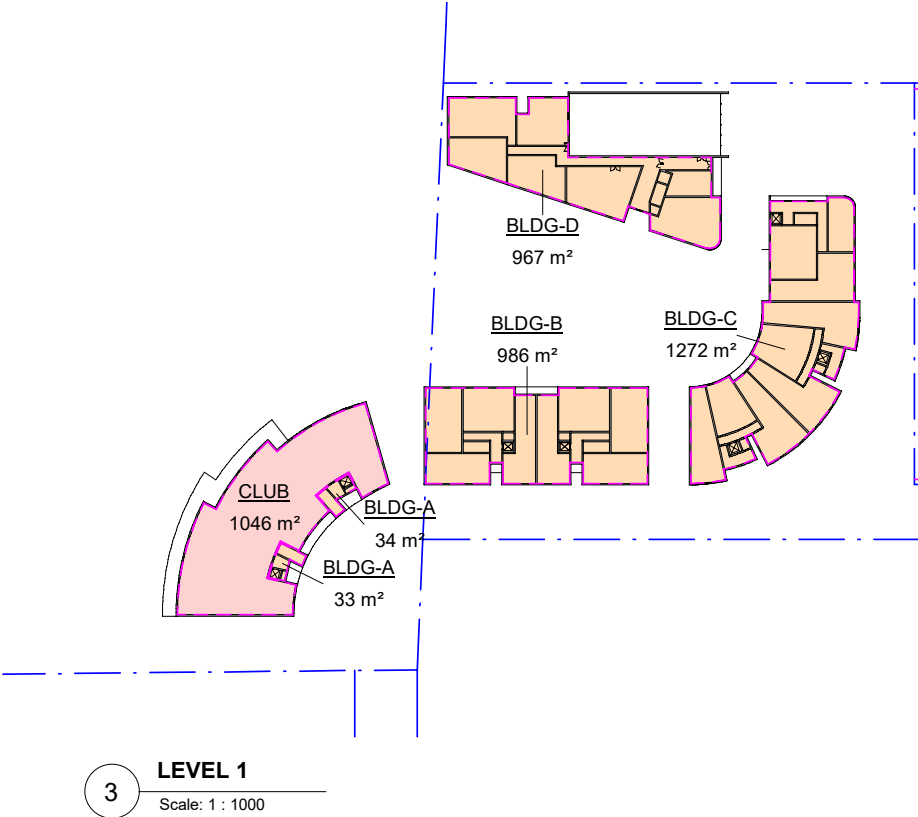
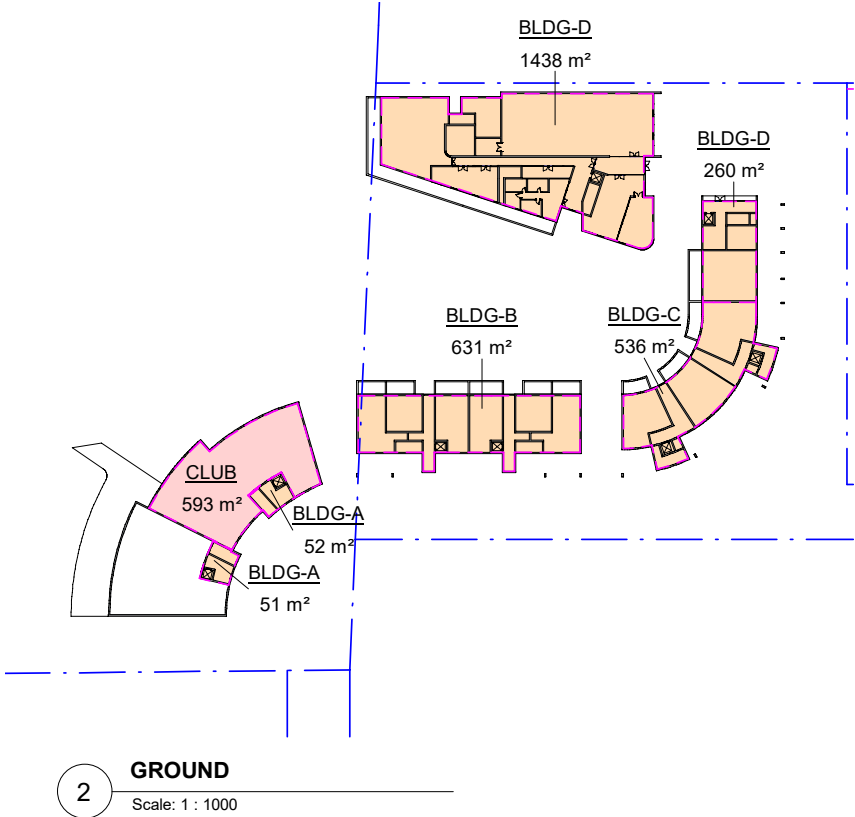


7 3D21 Jun 1500
Scale:

Design Concept

4.7.1 GFA & FSR Calculation

NOMINAL SITE AREA		
PROPOSED FSR	1.31:1	
TOTAL SITE AREA		
PROPOSED FSR	0.048:1	
<small>NOTE: BALCONIES NOT DEFINED WHICH WILL REDUCE FSR</small>		
FSR CALCULATION:		
TOTAL SITE AREA	468,439sqm	
NOMINAL SITE AREA	17,045sqm	
GROUND FLOOR:		
LEVEL 01:	4,338sqm	
LEVEL 02:	4,003sqm	
LEVEL 03:	4,003sqm	
LEVEL 04:	4,003sqm	
LEVEL 05:	2,422sqm	
TOTAL:	22,330sqm	



Design Concept

4.7.2 Deep Soil & Landscape Calculation

DEEP SOIL CALCULATION:

 DENOTES DEEP SOIL ZONE

NOMINAL SITE AREA 17,045sqm

TOTAL DEEP SOIL 2,570sqm

PROPOSED DEEP SOIL 15%
(MIN. DIMENSION OF 3m IN WIDTH)



DEEP SOIL DIAGRAM

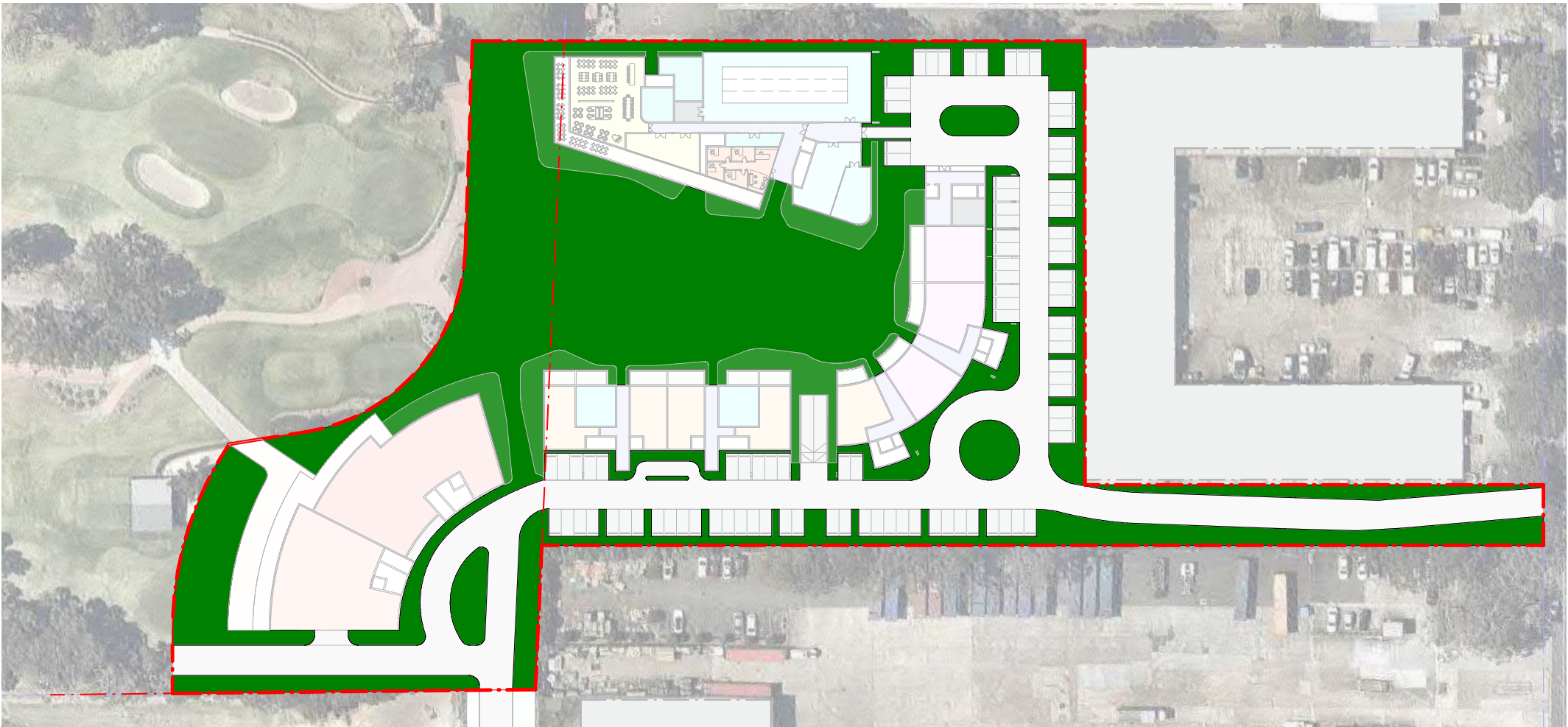
LANDSCAPED AREA CALCULATION:

 LANDSCAPED AREA

NOMINAL SITE AREA 17,045sqm

TOTAL LANDSCAPED AREA 7,615sqm

PROPOSED LANDSCAPED AREA 44%



LANDSCAPED AREA DIAGRAM

4.8 Schedule of Areas

BLOCK A		
TYPICAL LEVEL 2 - 3		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
A101	3B	116 m²
A102	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
LEVEL 4		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
A401	3B	135 m²
A402	3B	134 m²
A403	3B	136 m²
A404	3B	136 m²
A405	3B	134 m²
A406	3B	135 m²
TOTAL AREA		810 m²
BLOCK B		
GROUND LEVEL		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
BG01	2B	88 m²
BG02	1B	62 m²
BG03	2B	83 m²
BG04	2B	83 m²
BG05	1B	62 m²
BG06	2B	88 m²
TOTAL AREA		465 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	98 m²
CG02	3B	116 m²
CG03	3B	131 m²
TOTAL AREA		344 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
BASEMENT		
ROOM NUMBER	ROOM NAME	ROOM AREA
BS101	BASEMENT	9897 m²
TOTAL AREA		9897 m²
CLUB		
LOWER GROUND LEVEL		
ROOM NUMBER	ROOM NAME	ROOM AREA
CLG01	CLUB	593 m²
CLG02	CLUB B.O.H	447 m²
TOTAL AREA		1040 m²
GROUND LEVEL		
ROOM NUMBER	ROOM NAME	ROOM AREA
CL01	CLUB	1046 m²
TOTAL AREA		1046 m²

BLOCK D		
GROUND LEVEL - COMMON FACILITIES		
ROOM NUMBER	ROOM NAME	ROOM AREA
CM01	SWIMMING POOL	459 m²
CM02	POOL AMENITIES	57 m²
CM03	STORE	21 m²
CM04	GYM	114 m²
CM05	YOGA	70 m²
CM06	LAUNDRY	29 m²
CM07	CONSULTING SPACES	99 m²
CM08	COMMON ROOM	81 m²
CM09	COMMON ROOM	231 m²
CM10	AMENITIES	42 m²
TOTAL AREA		1204 m²
GROUND LEVEL		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
DG01	3B	129 m²
TOTAL AREA		129 m²
PODIUM LEVEL 1		
ROOM NUMBER	ROOM NAME	APARTMENT AREA
D101	3B	128 m²
D102	2B	107 m²
D103	3B	135 m²
D104	3B	147 m²
D105	2B	97 m²
D106	2B	100 m²
D107	2B	118 m²
D108	3B	131 m²
TOTAL AREA		964 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	94 m²
TOTAL AREA		1140 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	70 m²
TOTAL AREA		863 m²

APARTMENTS		
1 BED	1B TOTAL: 12	8%
2 BED	2B TOTAL: 95	64%
3 BED	3B TOTAL: 42	28%
TOTAL	149 APARTMENTS	
BUILDING SUMMARY		
BLDG - A	APARTMENTS TOTAL: 22	
BLDG - B	APARTMENTS TOTAL: 44	
BLDG - C	APARTMENTS TOTAL: 32	
BLDG - D	APARTMENTS TOTAL: 51	
PARKING SUMMARY		
CLUB/ COMMUNITY	201 CAR SPACES	
SENIORS LIVING	164 CAR SPACES	
TOTAL PARKING	365 CAR SPACES	

<div><div>FSR CALCULATION</div><div><div>EXISTING SITE AREA</div><div>LOT 13 DP584447 = 456,660sqm</div><div>LOT 612 DP837981 = 11,779sqm</div><div>TOTAL SITE AREA = 468,439sqm</div><div>PROPOSED SITE DEVELOPMENT AREA</div><div>PROPOSED LOT AREA = 17,045sqm</div></div><div><div>NOMINAL SITE FSR CALCULATION:</div><div>NOMINAL SITE AREA 17,045sqm</div><div>GROUND FLOOR: 3,561sqm</div><div>LEVEL 01: 4,338sqm</div><div>LEVEL 02: 4,003sqm</div><div>LEVEL 03: 4,003sqm</div><div>LEVEL 04: 4,003sqm</div><div>LEVEL 05: 2,422sqm</div><div>TOTAL: 22,330sqm</div><div>PROPOSED FSR 1.31:1</div></div><div><div>TOTAL SITE FSR CALCULATION:</div><div>TOTAL SITE AREA 468,439sqm</div><div>PROPOSED FSR 0.048:1</div></div></div>	<div><div>DEEP SOIL</div><div><div>DEEP SOIL CALCULATION:</div><div>NOMINAL SITE AREA 17,045sqm</div><div>TOTAL DEEP SOIL 2,570sqm</div><div>PROPOSED DEEP SOIL 15%</div></div></div>	<div><div>LANDSCAPED AREA</div><div><div>LANDSCAPED AREA CALCULATION:</div><div>NOMINAL SITE AREA 17,045sqm</div><div>TOTAL LANDSCAPED AREA 7,615sqm</div><div>PROPOSED LANDSCAPED AREA 44%</div></div></div>
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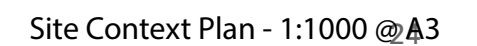
Design Concept

4.9 Proposed Perspective - Artist Impression



04a DPIE RFIs

Request for additional information
SEPP (Housing for Seniors or People
with a disability) 2004



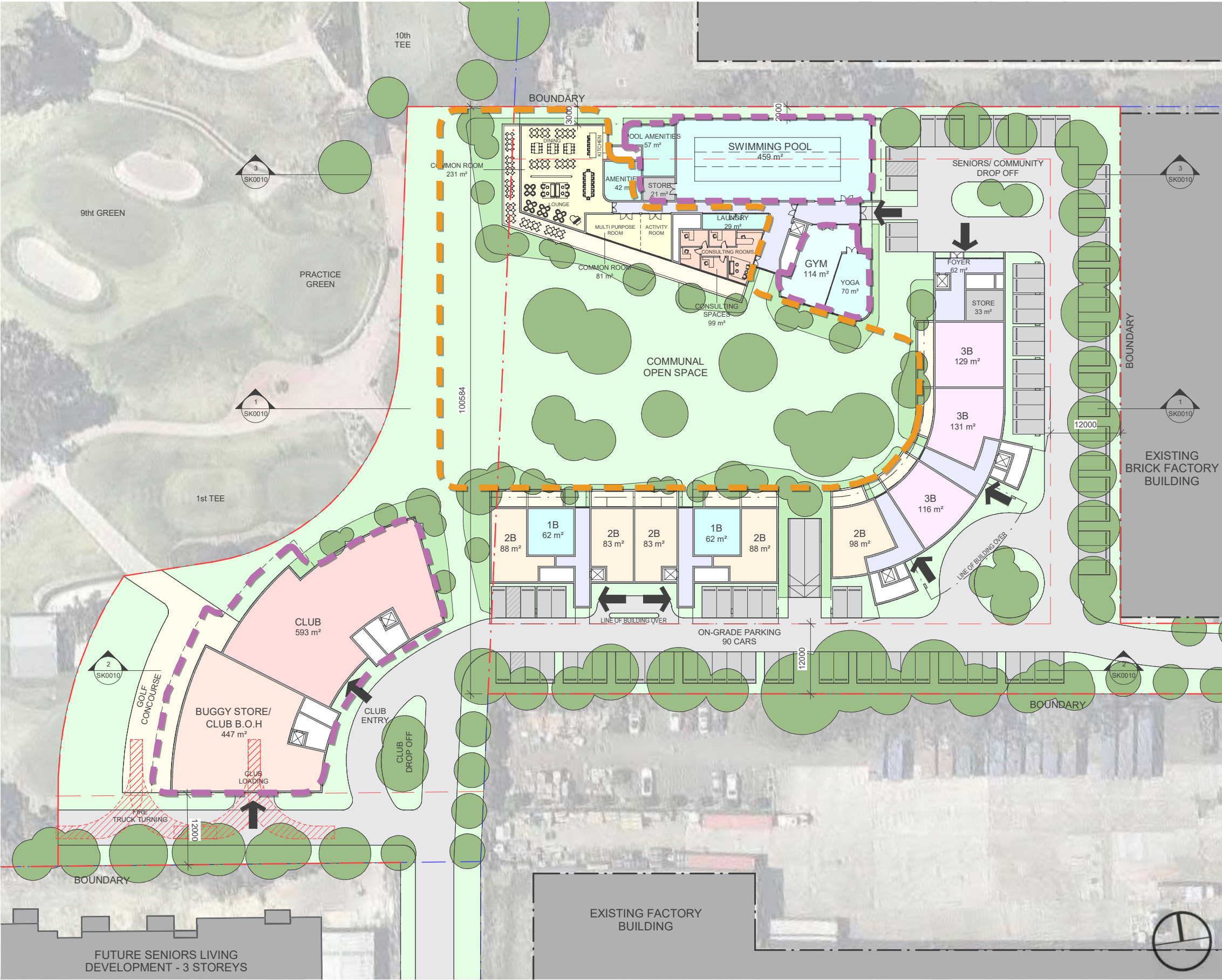
Design Concept

4.3.3 Ground Floor Plan (NTS)

Communal Facilities

Communal Facilities will be provided at ground level of the proposal including a communal kitchen, dining and lounge areas, consulting rooms and multi-purpose flexible spaces for gathering or activities. These spaces are further enhanced by their proximity and access to the large community gardens of over 2,000sqm which overlook the golf course.

Additional facilities are available to the residents on the site will be a community golf club, swimming pool and gym facilities. Residents will have shared access to utilise these facilities alongside the wider community. The Golf Club will also provide for a diverse range of food and beverage offerings for the residents.



Design Concept

4.3.3 Typical Level Plan (NTS)

Residential Amenity

The implementation of winter gardens and flexible indoor/ outdoor living areas will be introduced to certain apartments to ensure a high level of residential amenity can be achieved. The majority of apartments will be provided with open balconies facing over the golf course.

A combination of winter gardens, passive acoustic and ventilation measures will be implemented to the building fabric through a considered design process to ensure the residential amenity and surrounding land uses can operate together.



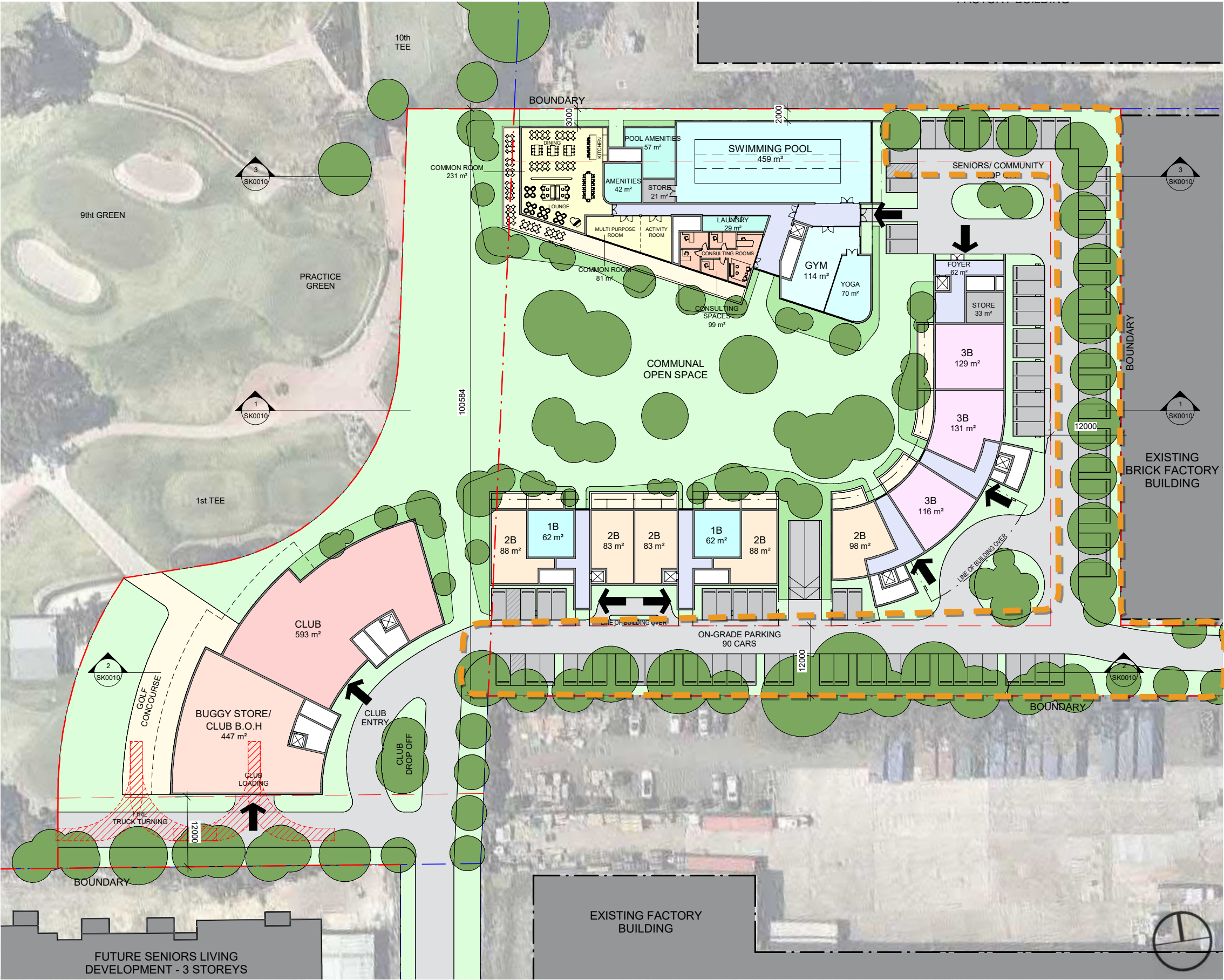
Design Concept

4.3.3 Ground Floor Plan (NTS)

Boundary Landscaping

On-grade car parking will be reduced to maintain and maximise the existing vegetation as much as possible and allow for a dense landscaped buffer to the adjoining boundary edge conditions.

Car parking reduced on-grade to facilitate the retention of existing trees will be accommodated within the basement area. This will be further investigated and detailed at the DA stage of the project in accordance with the Biodiversity Development Assessment prepared by Travers Bushfire & Ecology.



Urban Design Philosophy

Bulk and Scale

The existing built form and character of the local area consists of a diverse range of building types and scales due to the different zonings that interface at the proposed site of Bankstown Golf Club. This ranges from a finer grain single residential typology to a larger bulkier built form and scale of the industrial buildings.

This contextual analysis has identified that there is a transitional bulk and scale emerging through the adjacent Anglicare site and the proposed development at the Bankstown Golf Club that is consistent with the future evolution and character of the area.

The building height proposed to the eastern edge of the site has been carefully considered in relation to its immediate context and interface with the industrial buildings which turn their backs on the site.

Lower building heights to the south-western portion of the site are proposed to improve the built form transition with the adjacent residential development currently proposed. 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

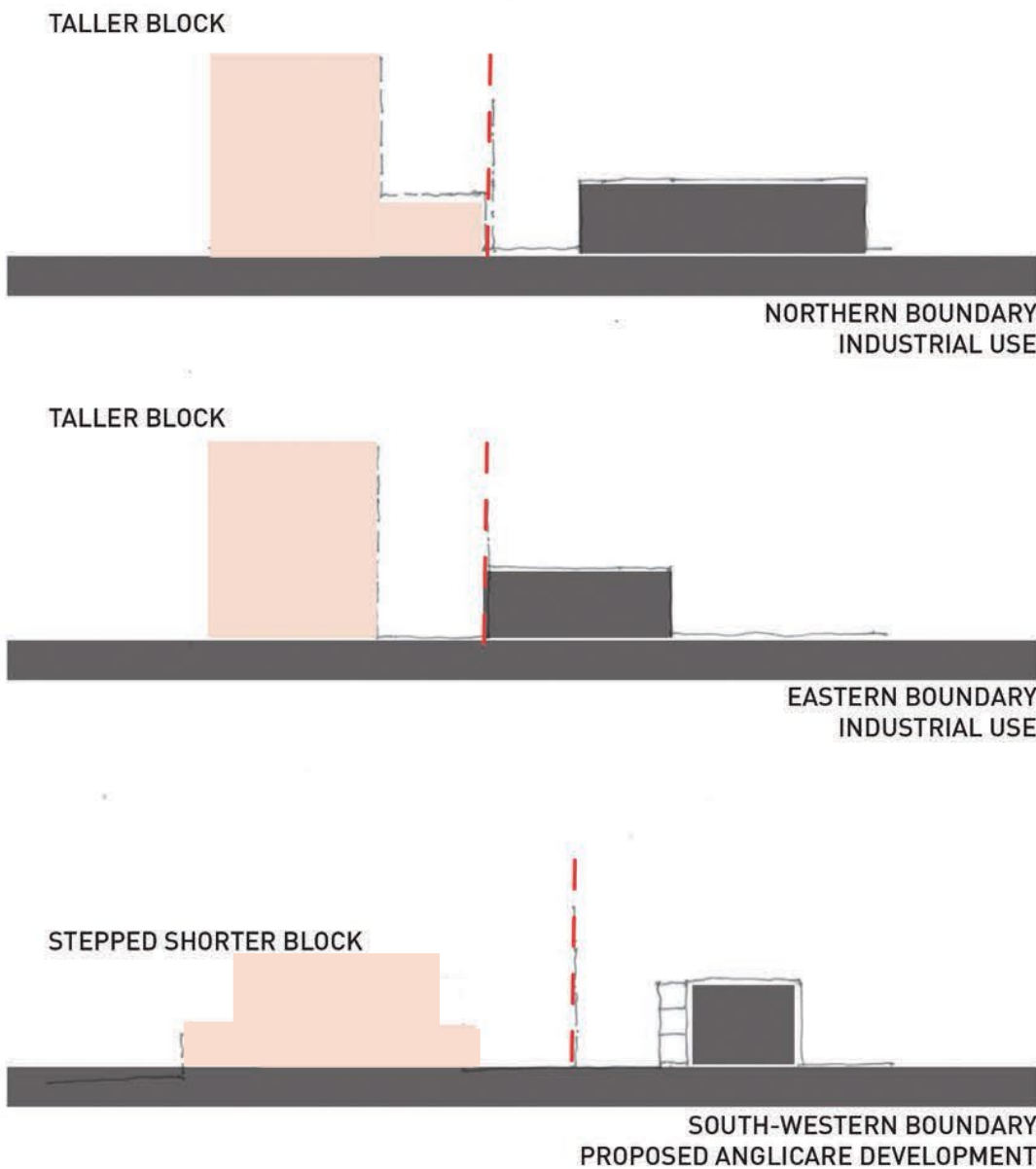
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Number of Storeys

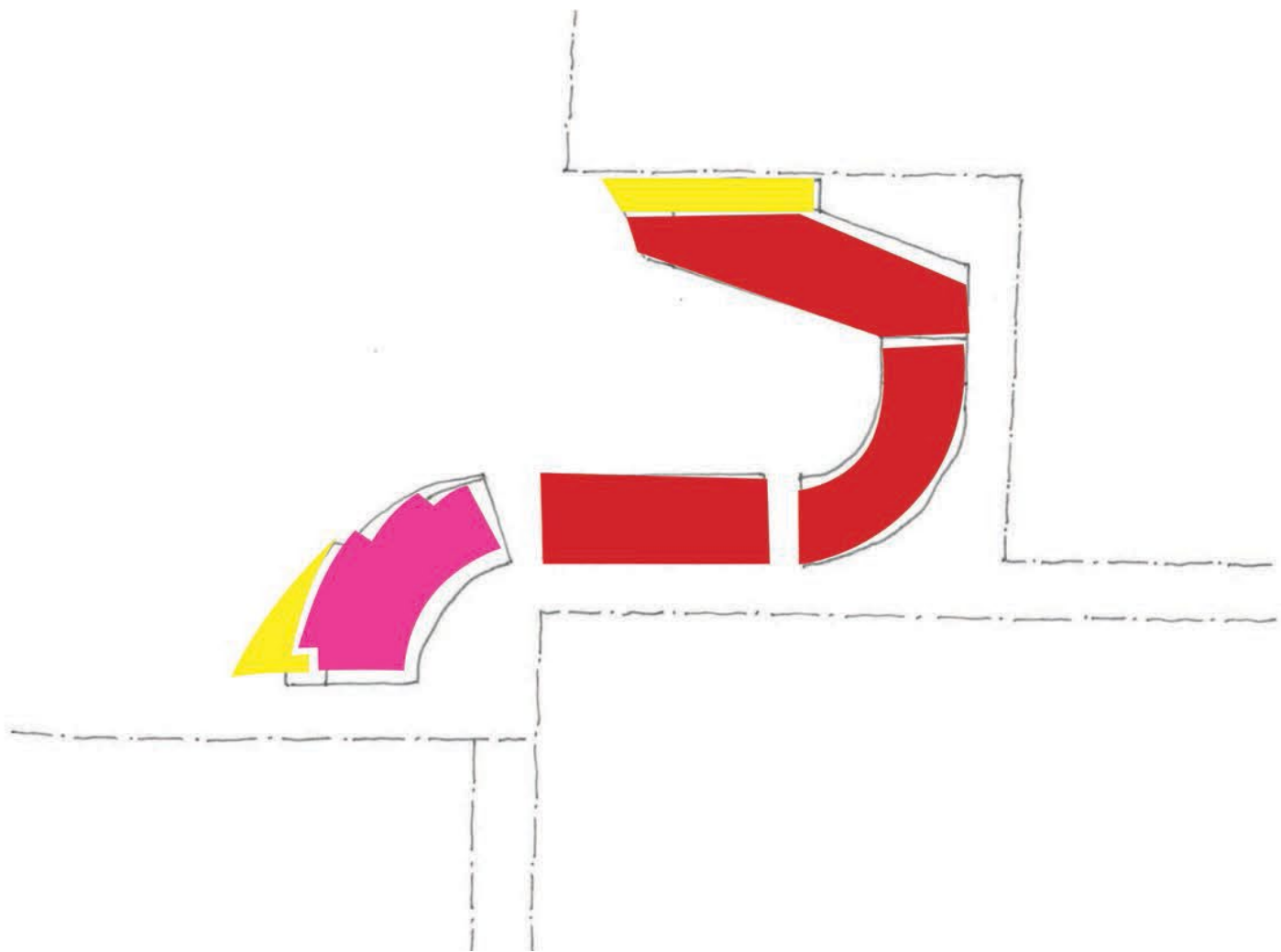
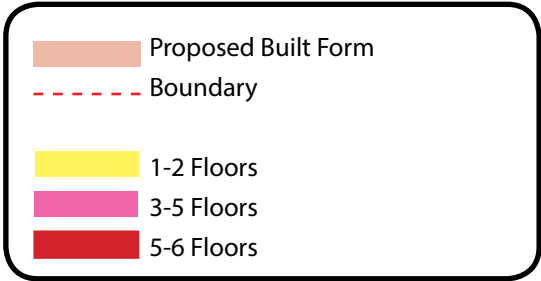


Urban Design Philosophy

2.7.5 Built Form/Height Strategy



BUILT FORM ADJUSTED TO EACH BOUNDARY EDGE



HEIGHT COMPOSITION



Visual Bulk Analysis

Bulk and Scale

The proposed built form and massing has been carefully considered with consideration of both the existing and future built form and character of the local area. The built form proposed offers a highly articulated architectural massing that is visually appropriate and sensitive to the existing urban context.

The following view analysis has been undertaken to further reinforce the proposed development is both visually appropriate and compatible with the surrounding context.



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



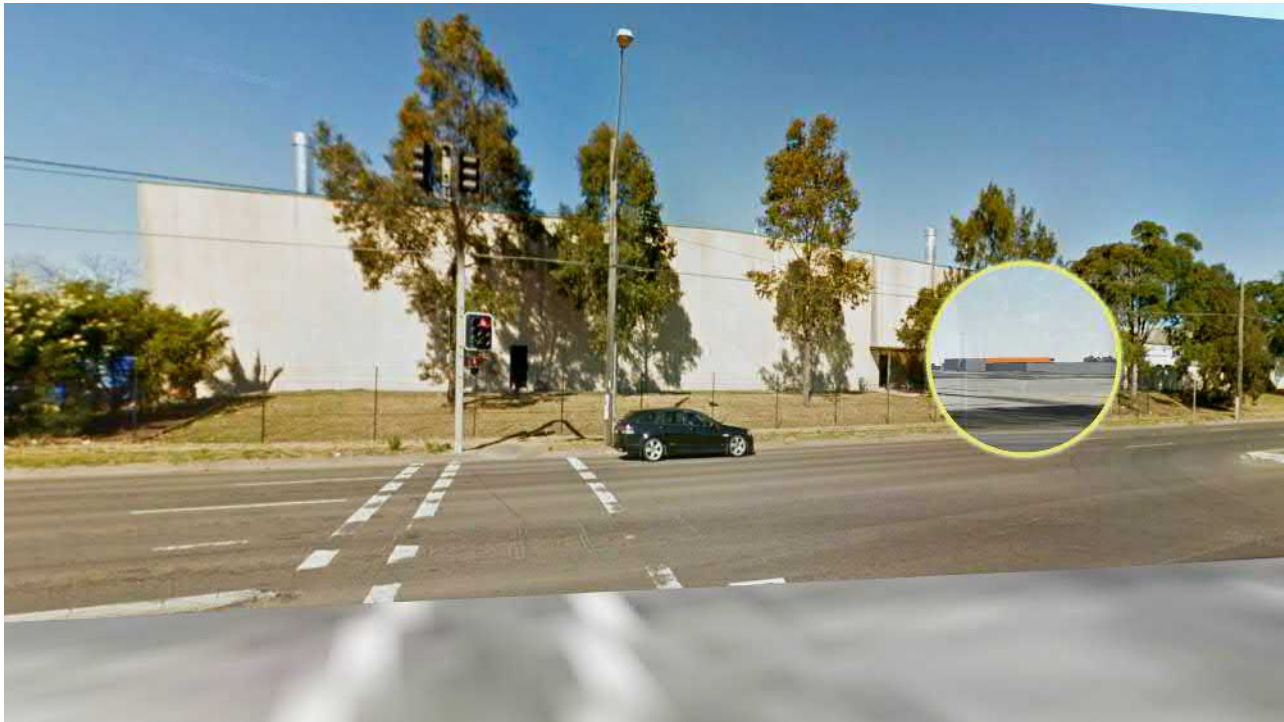
7 View



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



9 View - site highlighted



10 View



10 View - with context removed and site highlighted

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

Ref: 280803
Revision: 06
Date issued: 16th FEBRUARY 2021
Prepared By: EY + SA
Checked By: DF + RL

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