

Killara Golf Club Urban Design Study
DECEMBER 2016





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INTRODUCTION



Background

Killara Golf Club, established in 1899, is home to one of Sydney's premier Championship golf courses, with plenty to offer the social golfer as well as the keen competitive amateur.

Located just 14km from the city, with tree lined undulating fairways, feature waterways, and picturesque views to the Blue Mountains, the course provides an enjoyable and challenging round of golf.

Killara Golf Club is keen to finalise the Council Zoning for the Deferred Area 15 of the site which is currently deferred in the LEP. The Club ambitions are to maximise opportunities for the future and the potential for residential development whilst maintaining the outdoor recreational activities.

PMDL Architecture & Design was engaged by the Club to develop a site planning study, in association with the other specialist consultants, to support the Rezoning Application to Ku-ring-gai Council being prepared by Ian Glendinning Planning.

This report provides a summary in response to the requirements from the Pre Planning Proposal Application Meeting Report 2015/224985:

Urban design study

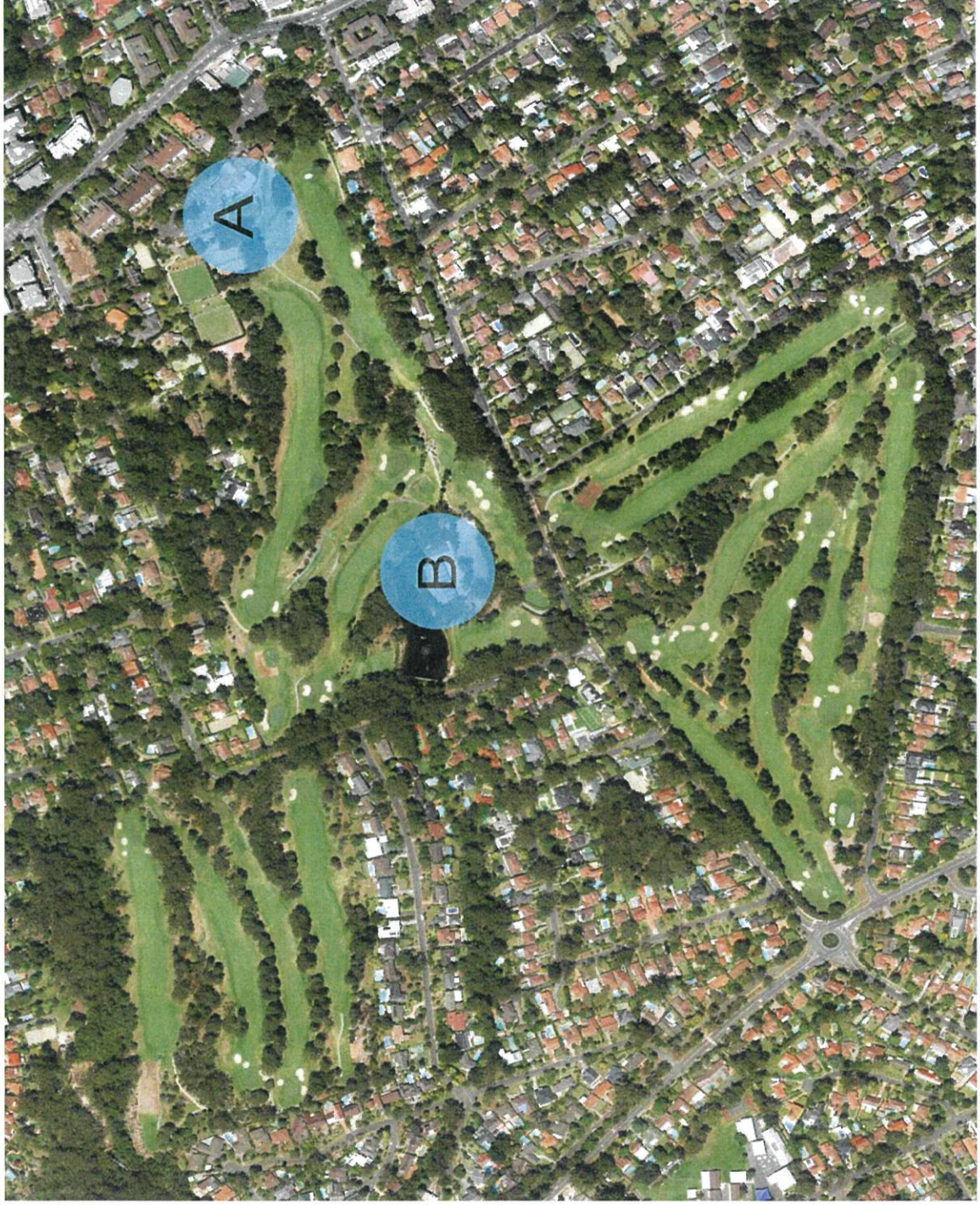
The study will identify the future dwelling capacity of the site under rezoning. It will also enable an understanding of the future context of the entire Golf Course site and how the specific development of the Planning Proposal site will fit into that plan. The study should include, but not be limited to the following information:

- An indicative masterplan of the entire site showing access points, existing trees and the Golf course with a new clubhouse and parking.
- General planning of the Planning Proposal site, including high yield analysis of the R2 and R4 development.
- Potential building massing of the future development on the site that demonstrates the relationship to the clubhouse and its curtilage and adjoining residential development. This should be informed by the Conservation Management Plan.

Consultant team

- Planning**
Ian Glendinning Planning
- Architecture**
PMDL Architecture + Design
- Transport & Traffic**
Varga Traffic Planning
- Heritage**
GBA Heritage
- Biodiversity**
Footprint Green Consultants
- Arborist**
Urban Forestry Australia
- Survey**
YSCO Geomatics
- Contamination**
SESL

SITE



A. Deferred Area 15

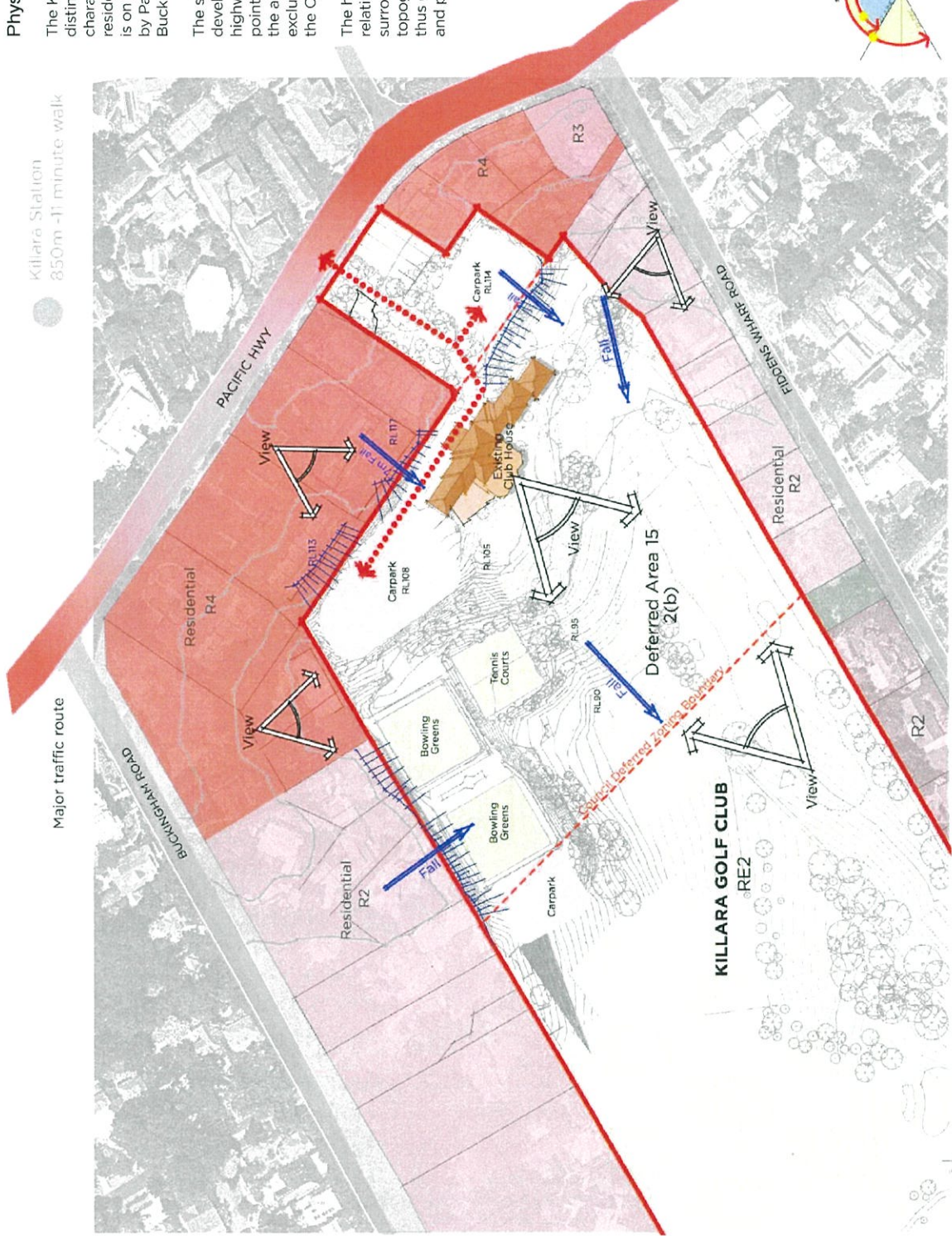
As part of the update of the LEP, Ku-ring-gai Council noted the area of the northern end of the site to be deferred subject to further discussions with the Club. This area is the subject of this study.

B. Future Potential Clubhouse Location

If the Clubhouse activities is to be relocated in the future, the Club has identified this to be in the proximity of the current maintenance shed. Potential access would be from Fiddens Wharf Road and incorporate carparking already on site. The golf course would be reorganised to address a relocated clubhouse and members facilities. This area is subject to a further study.

The existing Golf Course will be maintained and improved and the member's facilities will be relocated, upgraded and designed to maintain relevance to members and the local community.

ANALYSIS



Physical

The Killara Golf Club grounds consist of three distinct land parcels in a residential area characterised by wide streets and large private residential lots. The Council deferred zoning site is on the North East end of the land parcel bound by Pacific highway, Fiddens Wharf Road and Buckingham Road.

The site is surrounded by private housing development and is very much isolated from the highway and adjacent roads. The main access point to the site is off Pacific Highway as shown in the analysis plan. The views to the site are almost exclusively to or from the private housing or within the Club grounds.

The historical Club House Building sits on a relatively flat plateau at a lower level than surrounding land to the east and north. The topography of the site steadily falls to the west, thus giving panoramic views from the Club house and private properties around it.

Zoning

Almost all of the lots along Pacific Highway are zoned R4 - High Density Residential.

Lots towards the north consists of unit blocks of 4-5 stories. At the corner of Pacific Highway and Buckingham Road is a 5 storey residential development which was recently completed in 2016.

The remainder lots surrounding the site are made up of large lots of private residential housing. These lots are zoned R2 - Low Density Residential.

The subject site is designated under the Ku-ring-gai LEP 2015 as Deferred Area 15.



Biodiversity

The subject area has identified flora that impacts future development options. Indicative areas of high significance are identified as per the diagram.

Refer to report by Footprint Green for full details.



Values

Area A

This site forms the existing access way for the Club and will remain so for the future development site. It is identified as High Value site for R4 High Density Residential building development over existing building lots. Pockets of significant blue gum forest area is identified within close proximity which may impact development footprint.

Area B

High Value site for R4 High Density Residential building development over existing carpark area. Pockets of significant blue gum forest area is identified within close proximity which may impact development footprint.

Area D

Significant blue gum forest is identified within this area which limits opportunities for development.

Area E

High value site for development due to minimal environmental and topology constraints.

Area F

Heritage Item - The existing Club House is a heritage listed building under the LEP. The clubhouse can be refurbished to suit Killara Golf Club's contemporary offerings, or adaptively re-purposed for reuse if the current clubhouse activities are relocated elsewhere. Further analysis is to be conducted in the future.

Area G

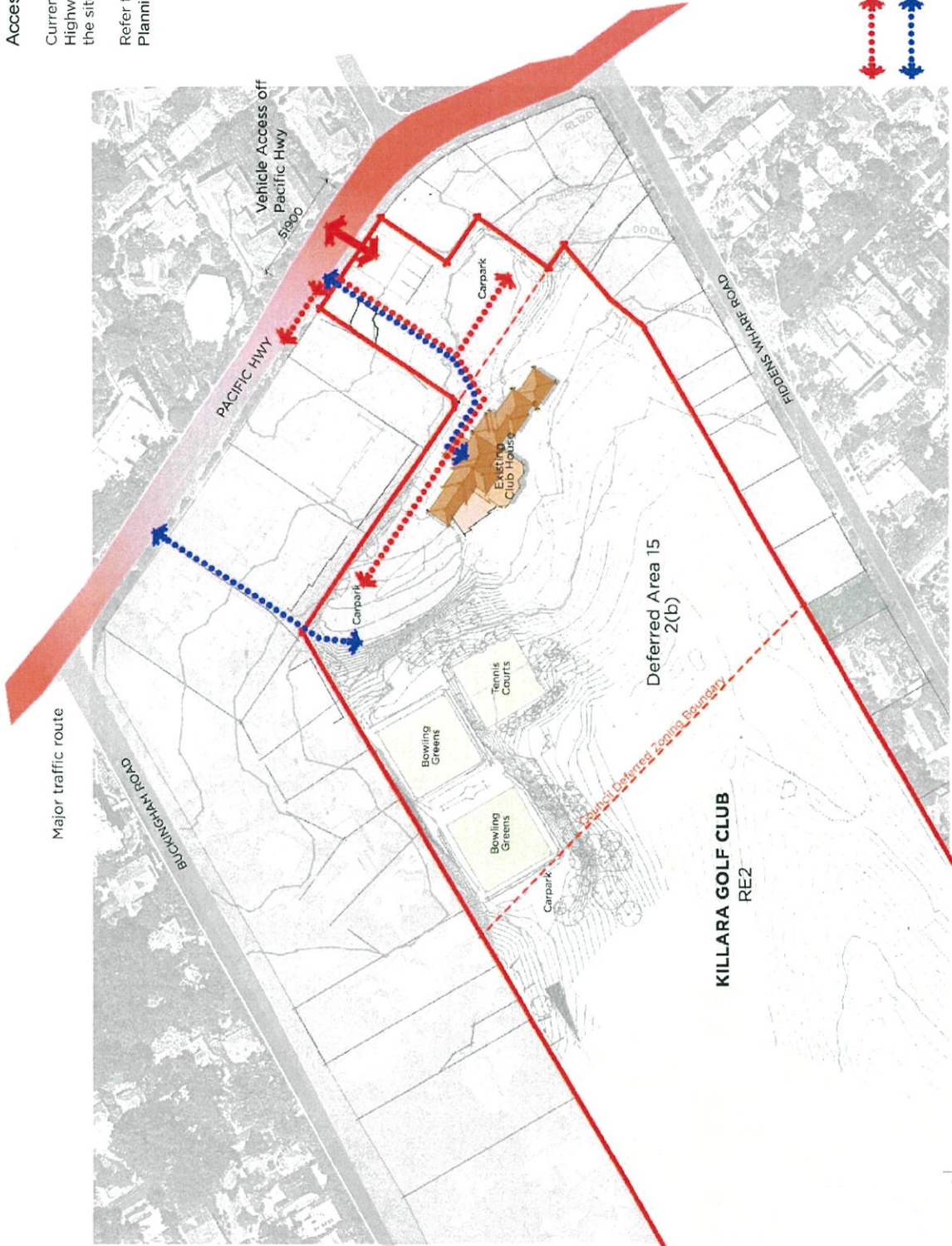
Remainder of the existing Council Deferred zone to be rezoned as R2 Low Density Residential. This is consistent with existing 2(b) zoning. Visually curtilage to the club house will be respected.



ACCESS

Current access to the site is via entrance on Pacific Highway, which is sufficient for the current usage of the site.

Refer to Traffic Report prepared by Varga Traffic Planning for more details.





Heritage Curtilage

The suitable Heritage curtilage to the existing Clubhouse has been defined as part of the Heritage CMP study carried out by GBA Heritage.

Area A is the proposed spatial curtilage to the built structure.

Area B is the view corridor curtilage.

Refer to CMP prepared by GBA Heritage for details.





PLANNING PROPOSAL



Should the current clubhouse activities relocate in the future, the adjacent Bowling greens and tennis courts will become problematic in their current location. The proposal explores the opportunities when these areas are included as part of the masterplanning strategy.

- Area A lots will be consolidated and maintain its current R4 - High Density Residential zoning.
- Area B will be developed as R4 - High Density Residential Buildings. This will enable the site to be developed for maximum yield.
- Vehicle access point will remain on Pacific Highway in its current location. Laybys and travel paths will need to be investigated in design development for appropriate traffic management.
- Curtilage zone to the club house is to be adhered to. Existing building can be adaptively re-purposed for high end units. Further analysis is to be conducted at design development stage.
- The remainder of the Council Deferred Zone to be rezoned as R2 - Low Density Residential Zoning
- Impact of Biodiversity belts have been identified and will be largely retained and protected.
- Additional car parking could be incorporated in the development given the levels should this be desirable.

PLANNING DIAGRAM 1



ITEM AS SHOWN	AREA A - R4	AREA B - P4	AREA C - R2
Site Area	5,192 sqm	18,649 sqm	20,810 sqm
Maximum Height	17.5 m	17.5 m	-
% site coverage	32%	22.3%	-
FSR	1.24:1	0.69:1	840 sqm Lots
Communal space	519 sqm	1,492 sqm	-
Unit yield	52	104	16 Lots
Parking required	62 plus 13 visitor	122 plus 26 visitor	-

Planning Diagram 1 illustrates the outcomes should the bowling greens and tennis courts remain undeveloped. Yield results is reflected in Table above.

Area A

- Vehicle access will remain near existing location. Blue gum forest pockets may impact building footprint. Future building will have a reduced Pacific Highway frontage due to natural land fall towards the Golf course.

Area B

- Proposed rezoning maximises development potential for the future and allows for opportunities to reduce if desired. For this block plan diagram, bowling greens and tennis courts remain undeveloped.

Area C

- Remainder for the Council Deferred Area to be rezoned R2 - Low Density Residential. At the time of this report being prepared, the club intends to maintain Area C as part of the golf course.

Note: Yield calculations based on quality indicatively shown in block plan and not maximisation of site.

PLANNING DIAGRAM 2



ITEM	AREA A - R4	AREA B - R4	AREA C - R2
Site Area	5,192 sqm	18,649 sqm	20,810 sqm
Maximum Height	17.5 m	17.5 m	-
% site coverage	32%	35%	-
FSR	1.24:1	1.18:1	-
Communal space	519 sqm	1,491 sqm	840 sqm Lots
Unit yield	52	179	16 Lots
Parking required	62 plus 13 visitor	211 plus 45 visitor	-

Planning Diagram 2 illustrates yield outcomes should AREA B be fully developed.

Area A

- Vehicle access will remain near existing location. Blue gum forest pockets may impact building footprint. Future building will have a reduced Pacific Highway frontage due to natural land fall towards the Golf course.

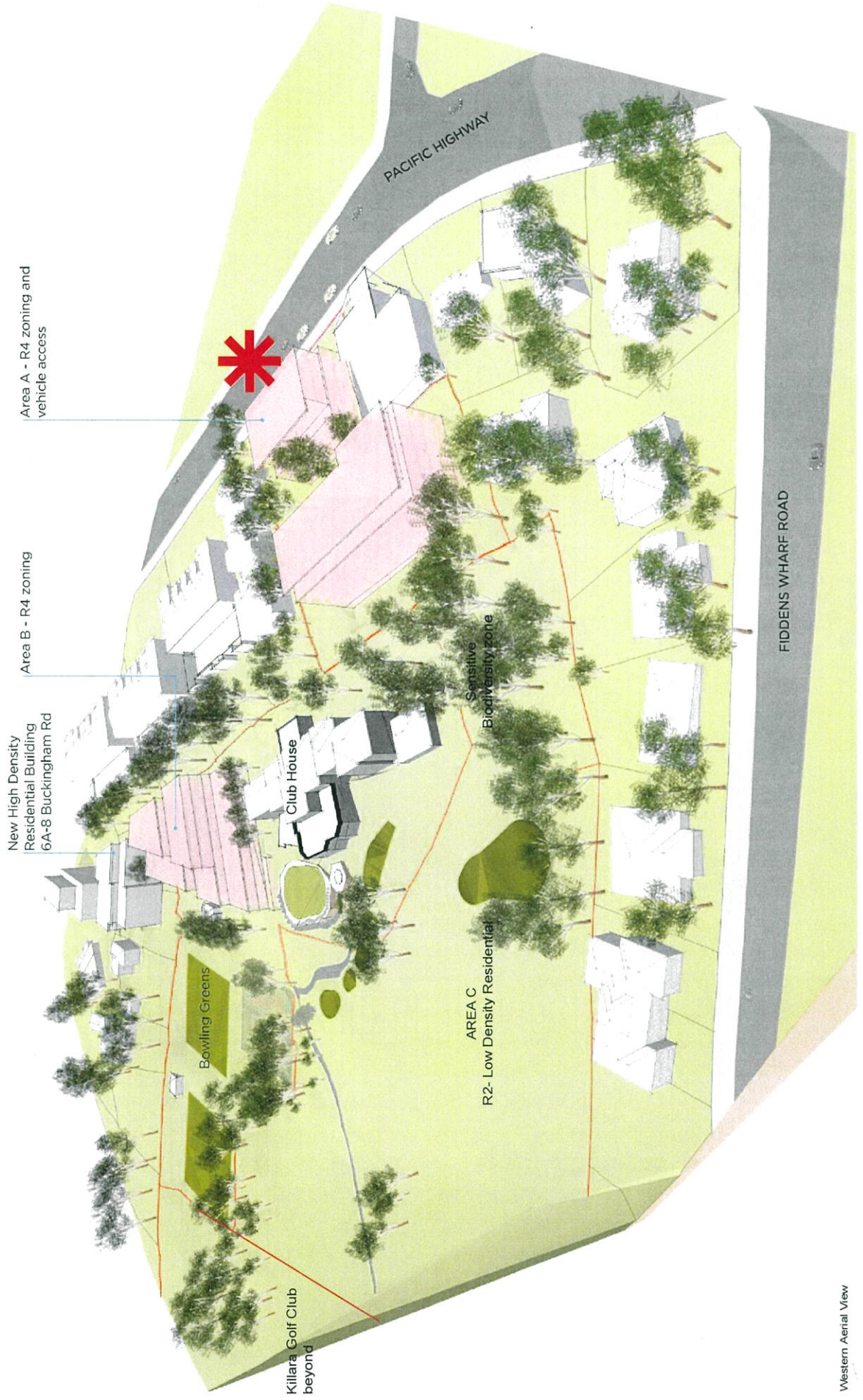
Area B

- R4 - High Density Residential building development to the overall area. Should the clubhouse activities relocate in the future, the adjacent Bowling greens and tennis courts will become problematic in their current location and should be relocated to be in close proximity to the new clubhouse activities, thus leaving the site for development opportunities.

Area C

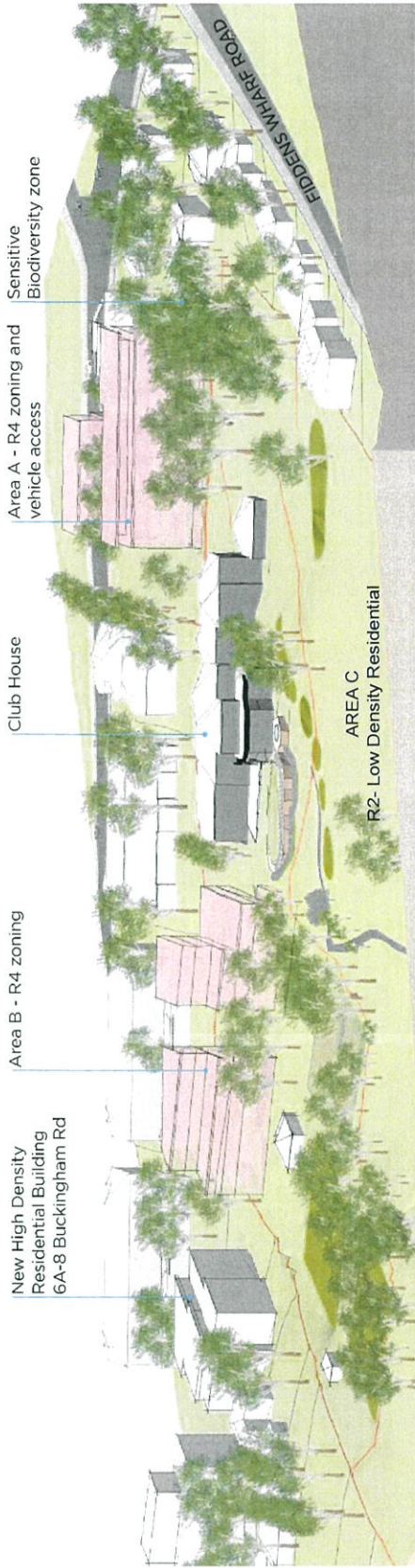
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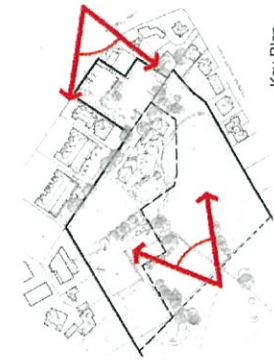


Western Aerial View





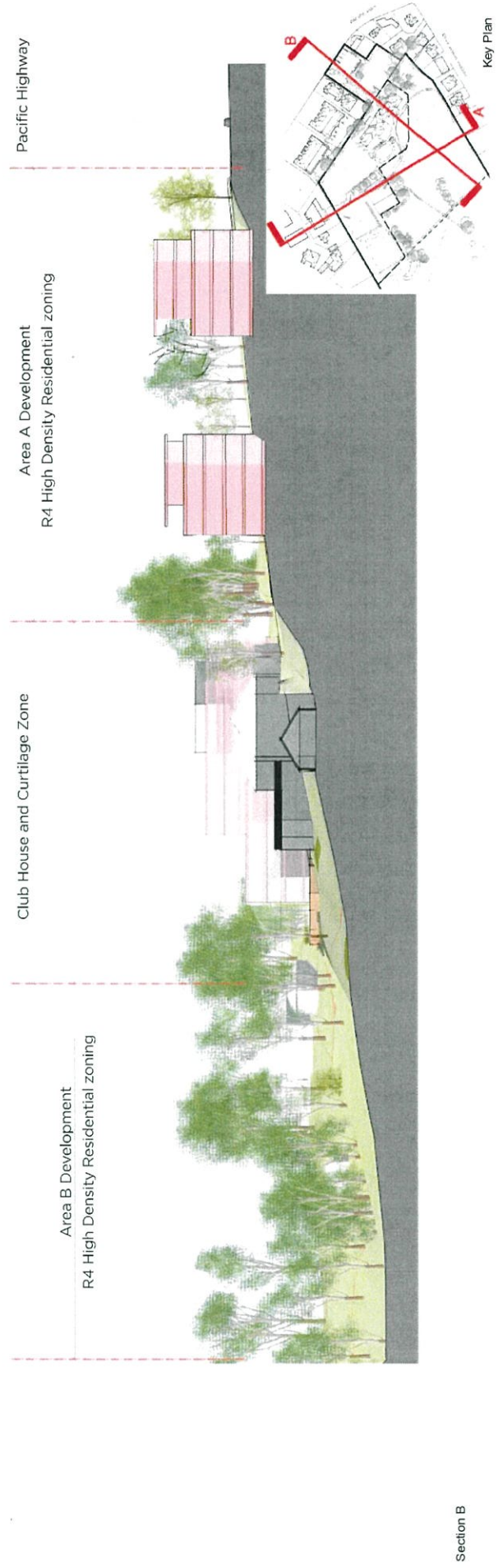
Southern View looking back at the Club House



Northern View looking at the site



Section A

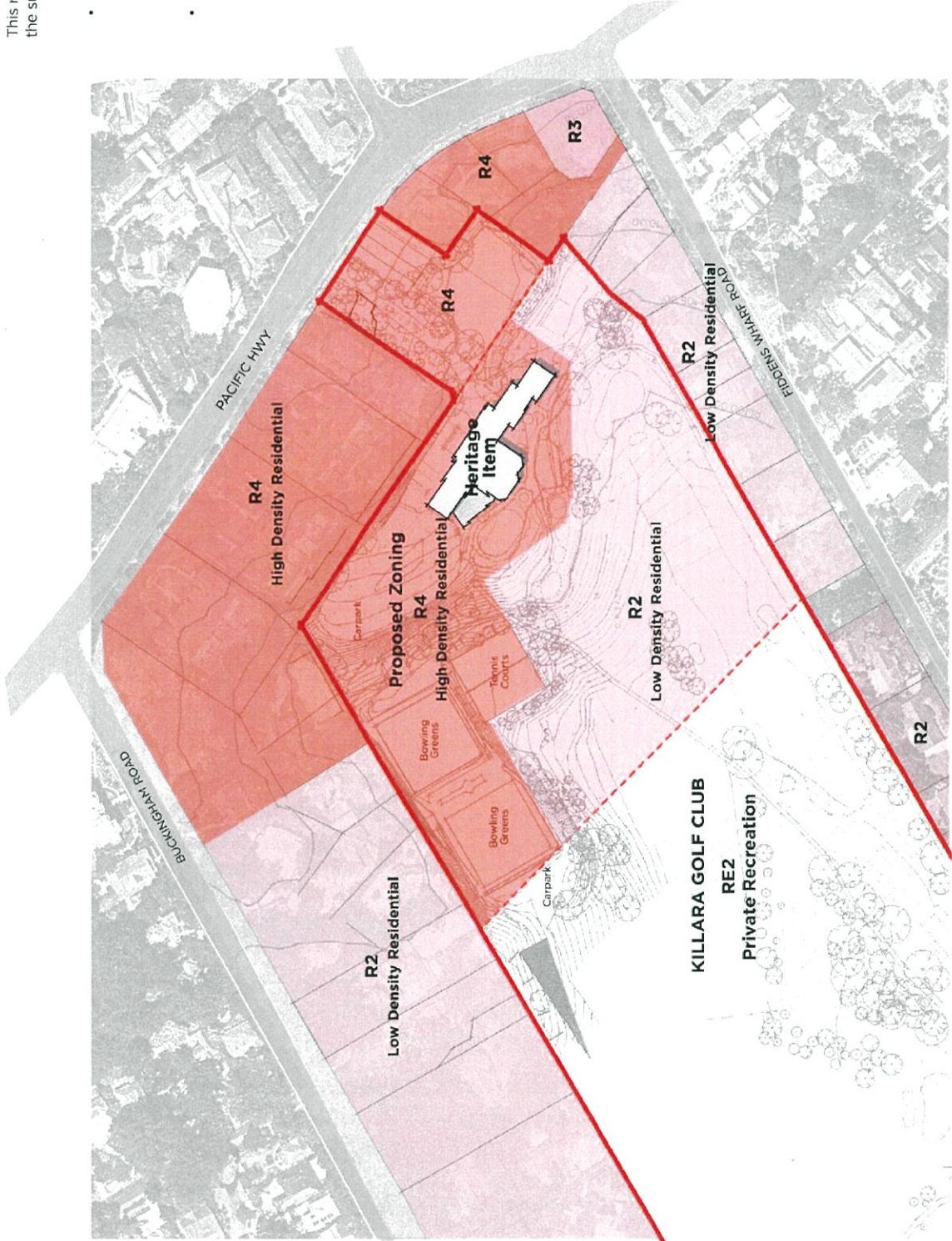


Section B

PROPOSED ZONING

This report recommends the following zoning to the subject site Council Deferred Area 15.

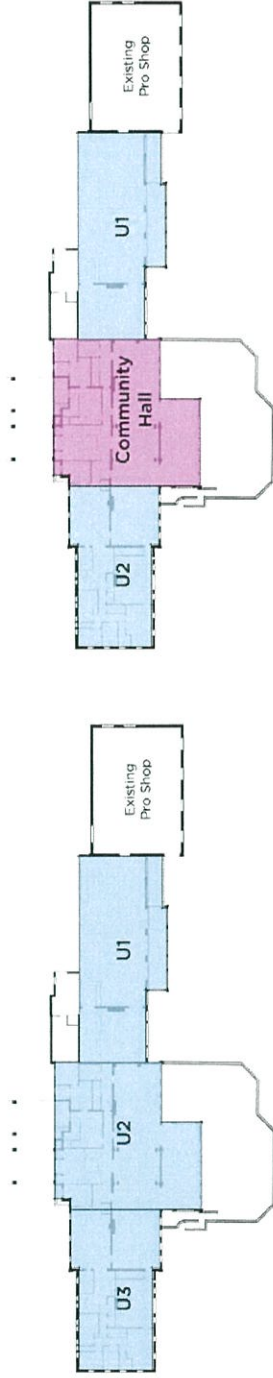
- The northern area of the Deferred site is to be rezoned R4-High Density Residential. This area will include the existing club house, carpark area to the west of the club house, existing bowling greens and tennis courts
- The remainder of the Deferred Area to remain as R2 - Low Density Residential.



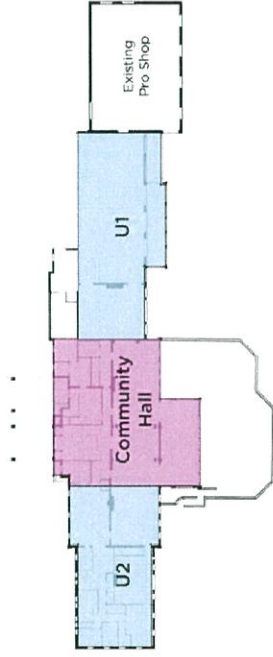
HERITAGE - EXISTING CLUBHOUSE ADAPTIVE REUSE STUDY

Diagrams shows various opportunities to re-purpose existing club house into a series of luxury units and community facilities. Further in-depth investigative works can be provided pending Club's decision.

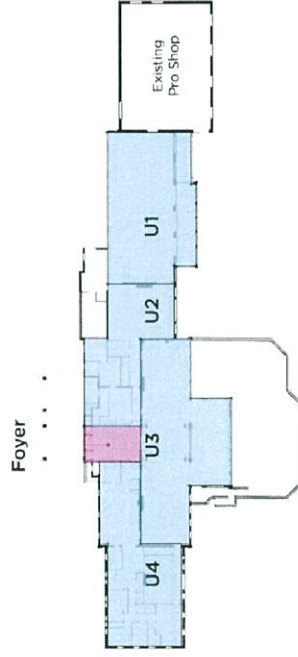
Refer to CMP prepared by GBA Heritage for more details.



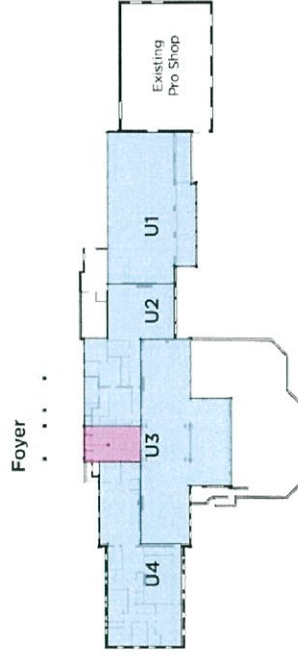
Study 1



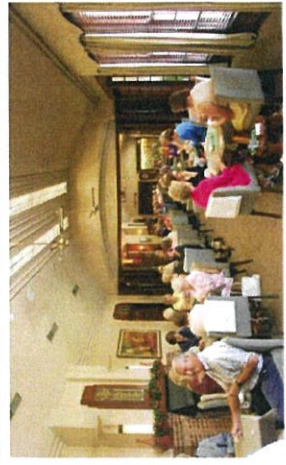
Study 2

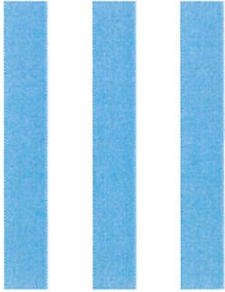


Study 3



Study 4





APPENDIX

PLANNING DIAGRAM - BUILDING HEIGHTS



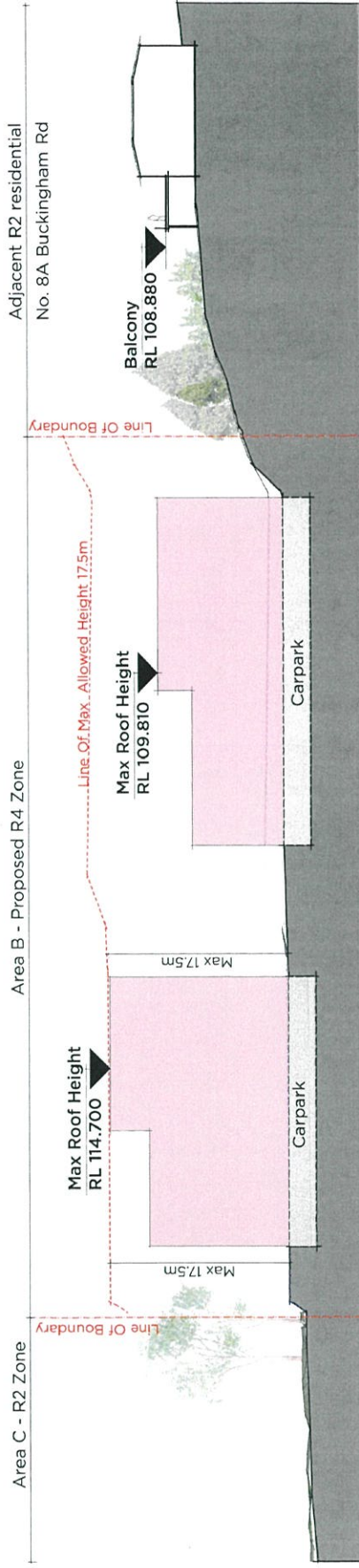
In addition to the recommended zoning proposal submitted to council, PMDL have further investigated, as requested, heights for Area B so that any future development is appropriate to adjoining properties, in particularly the immediate adjacent properties on Buckingham Rd and Pacific Hwy. As a result of the natural falling levels of the surrounding site, properties beyond the immediate context, such as that of 10 Buckingham Road, are not investigated as they sit well above the affected levels.

- AREA B2 - An approximate height RL 109.81 has been indicated on the area along the north west end of the site. This area is currently the bowling greens and sits adjacent to single dwelling lots. The RL is determined by the view lines from the rear balcony of 8A Buckingham Road.
- AREA B1 - The remainder of area B will be as per Ku-Ring-Gai Council DCP and LEP. The adjacent properties consists of multi-dwelling housing and residential flat buildings at elevated heights. These areas feature heavy existing vegetation, limiting existing views across the golf course.

Additionally in this appendix, sections and key views are presented to further explain the considerations.

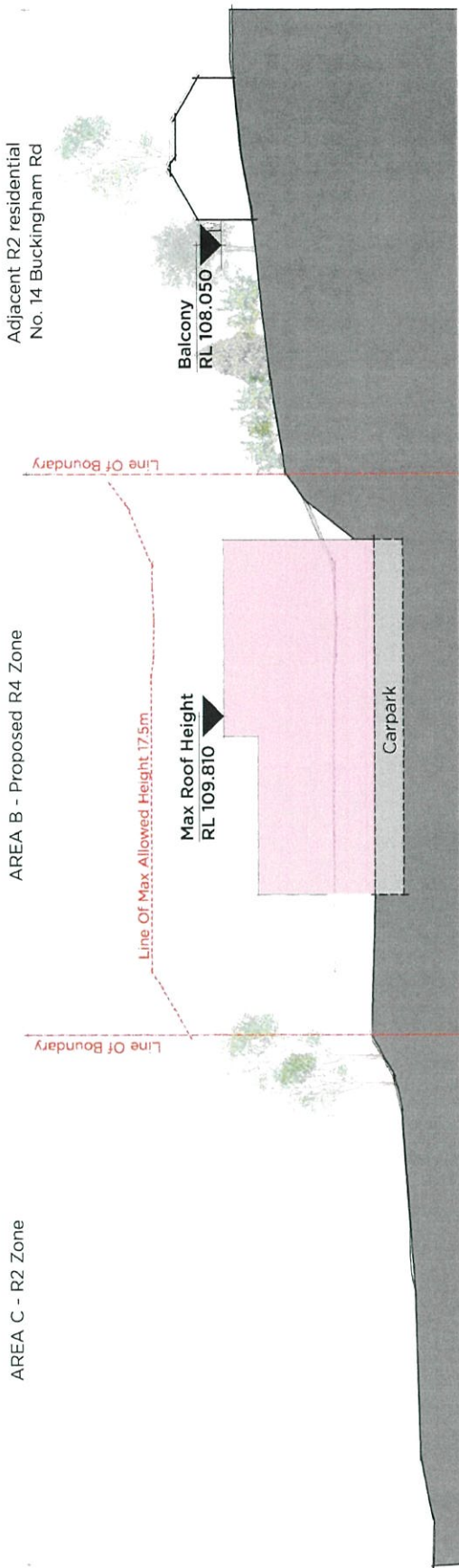
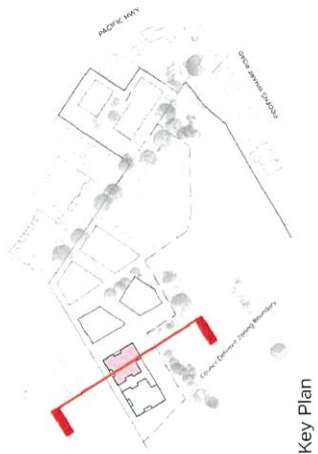
NOTE: All building footprints indicative only

PLANNING DIAGRAM - BUILDING HEIGHT SECTION THROUGH 8A BUCKINGHAM RD



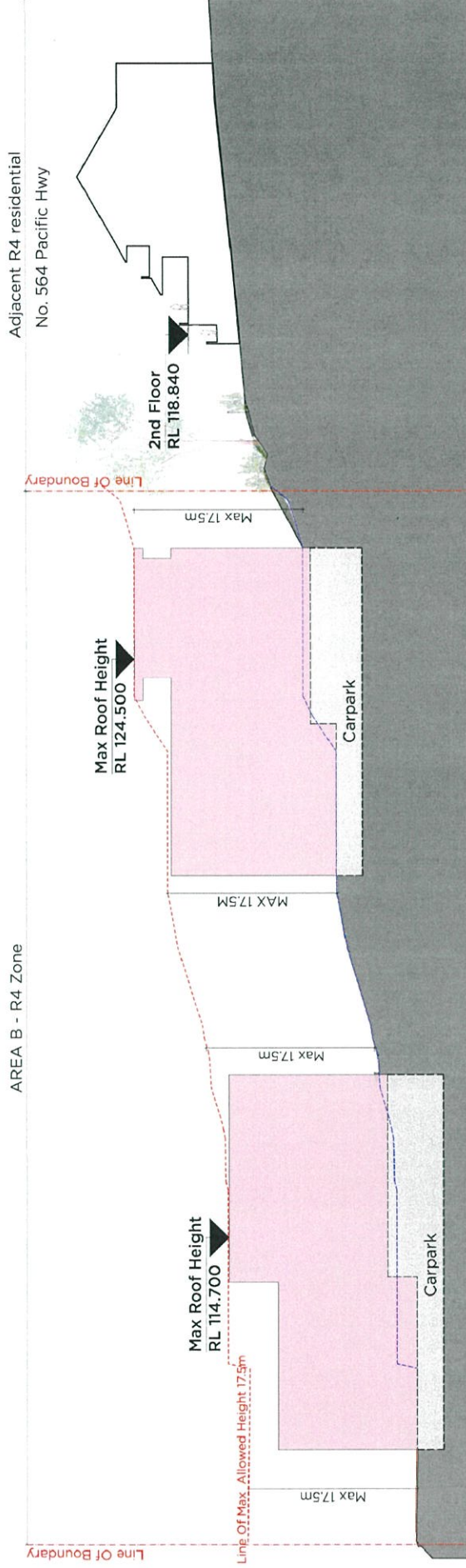
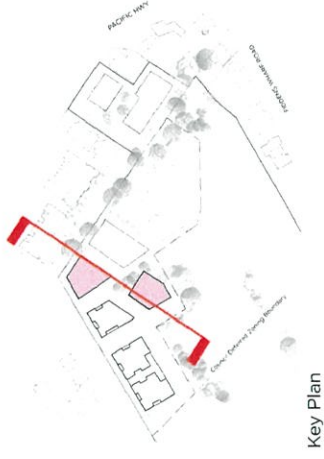
Indicative section through R4 Zone and No 8A Buckingham Rd. Cut perpendicular across Buckingham Road. Section show the relationship between the reduced maximum height zone in Area B and adjacent property.

PLANNING DIAGRAM - BUILDING HEIGHT SECTION THROUGH 14 BUCKINGHAM RD



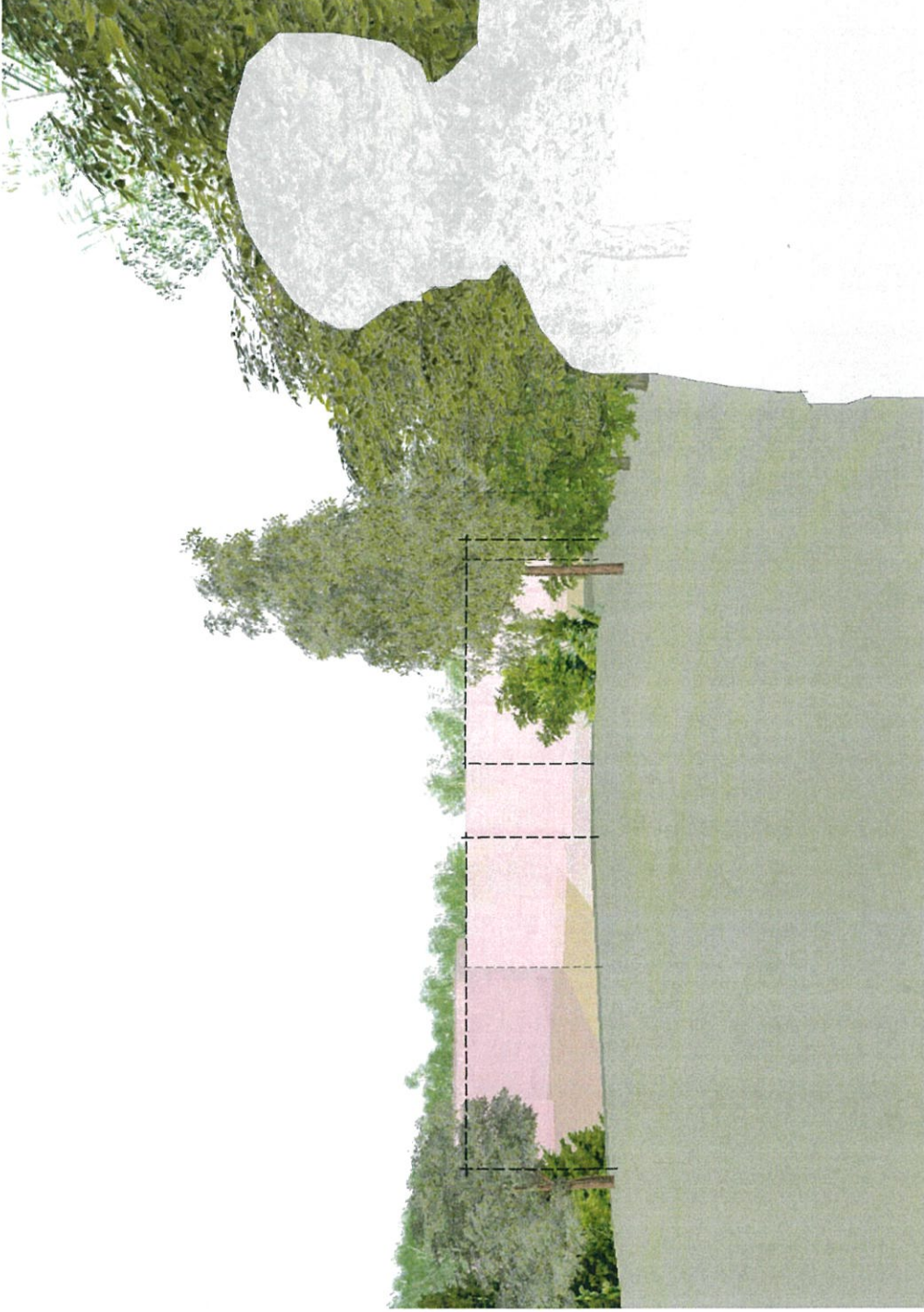
Indicative section through R4 Zone and No 14 Buckingham Rd. Cut perpendicular across Buckingham Road. Section show the relationship between the reduced maximum height zone in Area B and adjacent property.

PLANNING DIAGRAM - BUILDING HEIGHT SECTION THROUGH 564 PACIFIC HWY



Indicative section through R4 Zone and No 564 Pacific Hwy. Cut perpendicular across Pacific Highway.

KEY VIEWPOINT - 14 BUCKINGHAM RD REAR WINDOW



KEY VIEW POINT 1 - Window view from 14 Buckingham Rd - Eye Level RL109.60

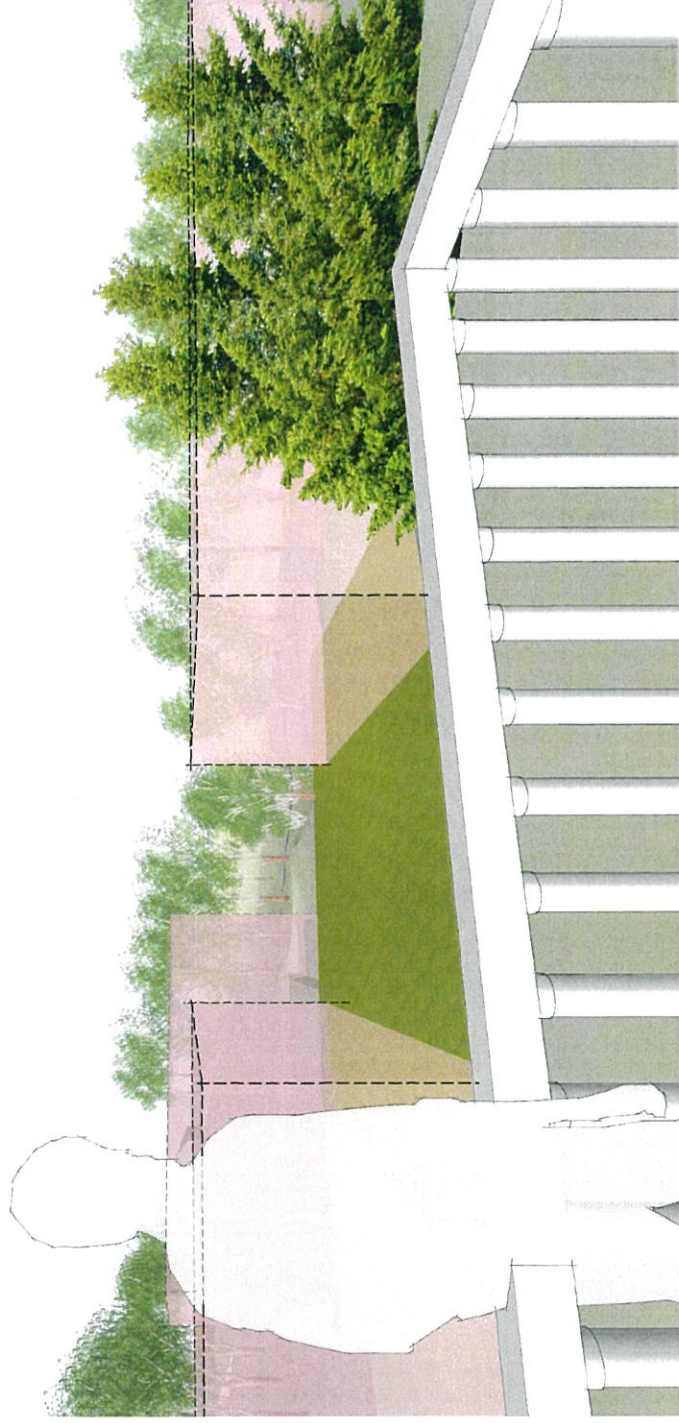
- The property is adjacent to Killara Golf Club with a 4m high bank along the boundary. The house itself is further elevated due to the natural slope of the land. The existing view height is approximately RL109.60 from the rear balcony.
- The site is densely vegetated along each side of the boundary. The site narrows as it approaches the Golf grounds. Thus the existing view over the bowling greens is restricted.
- Beyond the bowling greens are rows of mature blue gum high forest. This restricts the existing views of the property to the bowling greens rather than across the golf club.
- Future developments should consider creating view corridors and varying roof lines that are considerate to the adjacent property.
- The proposed RL height of future potential development will be close to the level of existing view height. Therefore limiting any significant impact to the property.

KEY VIEWPOINT - 8A BUCKINGHAM RD REAR BALCONY



KEY VIEW POINT 2 - Balcony view from 8A Buckingham Rd - Eye Level RL110.43

- Similar to 14 Buckingham Rd, there is a 4m high bank along the adjoining boundary with the Golf Club. The house is further elevated due to the natural slope of the land, and its sight line is at approx RL111.430.
- The property is vegetated along each side of the boundary.
- Beyond the bowling greens are rows of mature blue gum high forest. This restricts the existing views of the property to the bowling greens rather than across the golf club.
- Future developments should consider creating view corridors and varying roof lines that are considerate to the adjacent property.
- The proposed RL height of future potential development will be below the level of existing view height. Therefore limiting any significant impact to the property.



KEY VIEWPOINT - 564 PACIFIC HWY 2ND FLOOR BALCONY



KEY VIEW POINT 3 - 2nd floor unit balcony view from 564 Pacific Hwy - Eye Level RL120.35

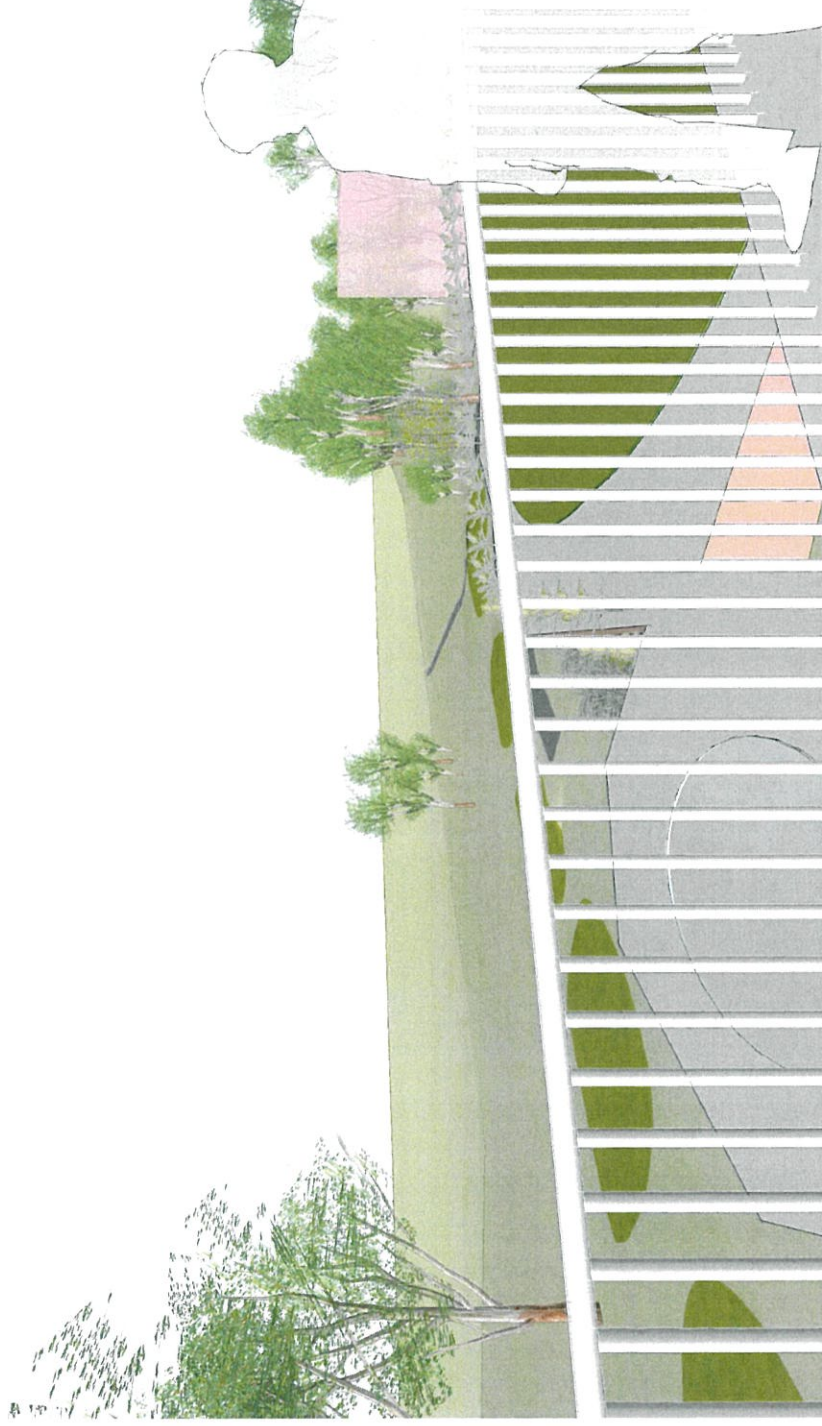
- 564 Pacific Hwy is a 4 storey multi-residential building. It sits on elevated ground, with a 4m bank along the boundary line shared with the Killara Golf Club. The lower levels look over an unmaintained vegetation strip, and club parking. The views beyond are rows of mature blue gum high forest
- The view point above is taken from the 2nd floor balcony at approximate RL 120.35.
- The building envelope suggested above, shows that at 17.5m the building is not significantly impacting on this property.
- Future developments should consider creating view corridors, setbacks and varying roof lines that are considerate to the adjacent properties.

KEY VIEWPOINT - KILLARA GOLF CLUB HOUSE BALCONY



KEY VIEW POINT 4 - Balcony view from Killara Golf Club House Balcony - Eye Level RL113.37

- The primary view curtilage from the Club House to the golf course is presented in the view above.
- Due to the natural fall of the site, the suggested building envelope at 17.5m high shown that it has minimal impact on the view curtilage.
- Future developments should consider stepped stories, complimentary facade design and landscaping treatment that minimises visual impact to the curtilage .



SYDNEY

Suite 801, 28 Clarke St
(PO Box 1465)
Crows Nest NSW 2065,
Australia
P: +61 2 8458 5500
E: sydney@pmdl.com.au
pmdl.com.au

MELBOURNE

Level 3, 479 St Kilda Rd
(PO Box 7144)
Melbourne Victoria 3004,
Australia
P: +61 3 9427 8885
E: melbourne@pmdl.com.au
pmdl.com.au

HONG KONG

20/F Hollywood Centre
233 Hollywood Road
Sheung Wan,
Hong Kong
P: +852 2836 6992
E: hongkong@pmdl.com.au
pmdl.com.au