

Killara Golf Club

- 141.1 Urban Precinct
- 141.2 Pedestrian and Vehicular Access
- 141.3 Building Setbacks
- 141.4 Built Form
- 141.5 Heritage

14I.1 URBAN PRECINCT:
KILLARA GOLF CLUB

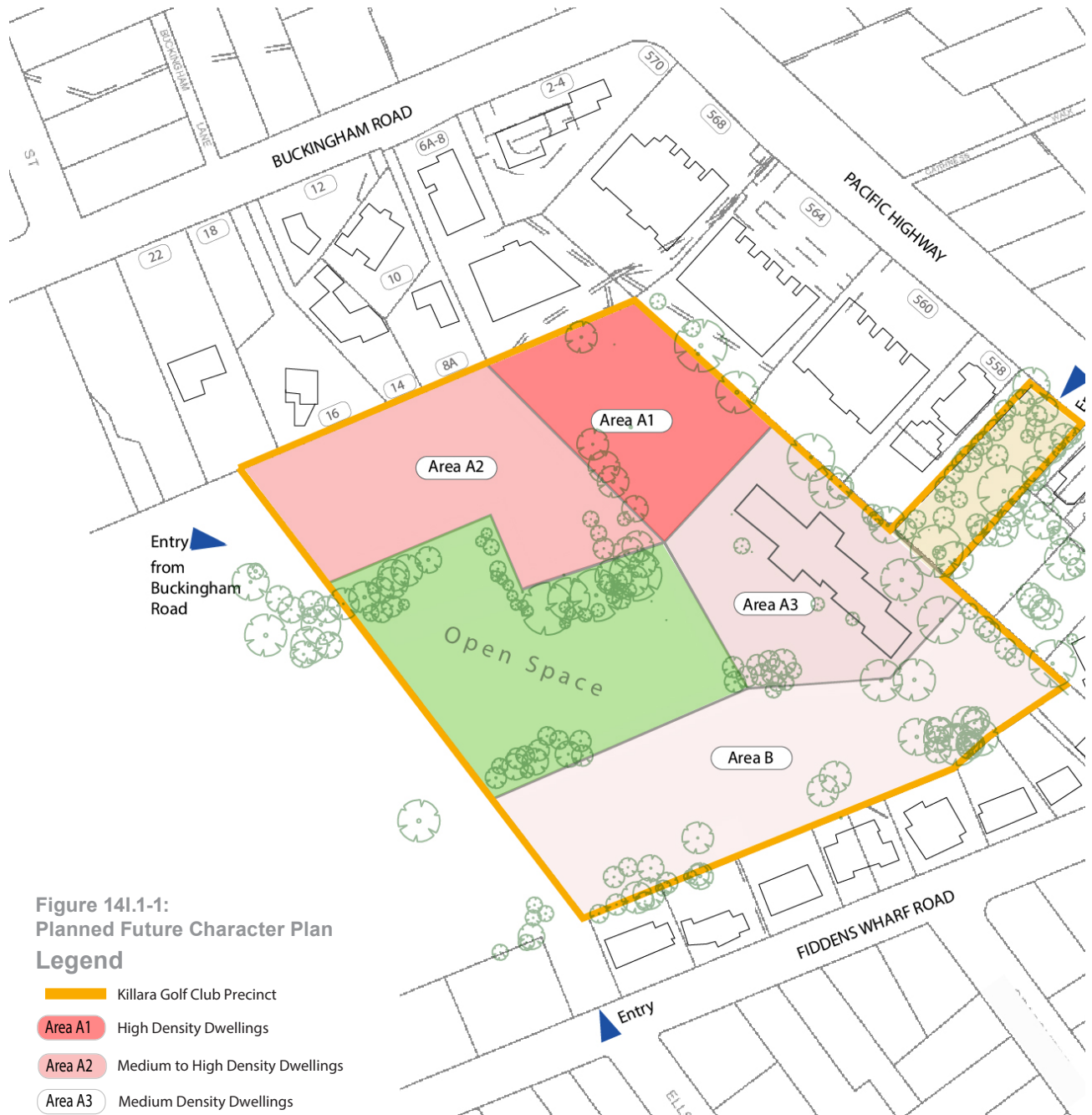









Figure 14I.1-1:
Planned Future Character Plan
Legend

-  Killara Golf Club Precinct
-  Area A1 High Density Dwellings
-  Area A2 Medium to High Density Dwellings
-  Area A3 Medium Density Dwellings
-  Area B Low Density Dwellings
-  Open Space
-  Existing Trees



14I.1 URBAN PRECINCT: KILLARA GOLF CLUB (continued)

Objectives

- 1 *To ensure new built form is integrated into the existing landscape to reflect the Ku-ring-gai character of buildings within a garden setting and tall canopy trees.*
- 2 *To reduce the impacts of bulk and scale on adjacent residential neighbourhoods and on the Clubhouse Heritage Item.*
- 3 *To provide a transition between the new medium to high density residential buildings and the adjacent established low density residential neighbourhood fronting Buckingham Road.*
- 4 *To retain the curtilage setting of the Clubhouse Heritage Item.*
- 5 *To ensure long term improvement and protection of the Blue Gum High Forest.*

Controls

Planned Future Character

The site is located to the north-east of the Killara Golf Course at 556 Pacific Highway, Killara. The land slopes from the site down to the golf course lands which extend to and beyond Golf Links Road to the east and Fiddens Wharf Road to the south.

The site comprises four areas as illustrated in Figure 14I.1 that are zoned for residential development as follows:

- i) **Area A1** – high density apartment buildings relating to the high density neighbourhood to the north and west.
- ii) **Area A2** – medium to high density apartment buildings with reduced heights to facilitate the interface with the low density residential neighbourhood to the north.
- iii) **Area A3** – medium density apartments provided through the adaptive reuse of the Heritage Item Clubhouse.
- iv) **Area B** – low density detached dwellings relating to the low density residential neighbourhood to the south and/or existing mature significant vegetation.

The planned future character of the site seeks to retain key existing features, integrate them into the new residential development and reflect the Ku-ring-gai area character of high quality buildings located within high quality landscaped gardens including tall canopy trees.

- 5 All development within the Killara Golf Club site, as outlined in Figure 14I.1-1, is to be designed to support and enhance the planned



Figure 14I.1-2
Photo of Heritage Item Clubhouse

14I.1 URBAN PRECINCT: KILLARA GOLF CLUB (continued)

Controls

future character of the site, and ensure its integration into the overall Ku-ring-gai character. This is to be done through compliance with the site specific requirements stipulated in this Part 14C of the DCP, and compliance with all other relevant parts of Section A, B, C of the DCP.

2 New development is to include the following key components:

- i) retention of the Blue Gum High Forest trees located within and adjacent to the site;
- ii) retention of significant trees within the boundaries of the Heritage Item and the established mature trees that form the setting of the Heritage Item;
- iii) residential flat buildings in Area A1 and Area A2 are to provide high quality integration of new residential flat buildings into their landscaped gardens, and include tall canopy trees and screening to adjacent low density and other neighbouring dwellings, and to the adjacent Clubhouse and golf course;
- iv) view corridors are to be provided between new buildings in Area A1 and Area A2 to reduce bulk and scale impacts to adjacent dwellings and in particular to the low density houses to Buckingham Road;
- v) retention of the historical association of the Clubhouse in Area A3 with the Killara Golf Club through its views and vistas to the Golf Course; and
- vi) dwelling houses in Area B are to reflect the character of houses in adjoining residential areas through their built forms, response to topography and garden settings.

141.2 PEDESTRIAN AND VEHICULAR ACCESS

Objectives

- 1 To provide good vehicle access and pedestrian permeability through the site.
- 2 To enable safe pedestrian access and active public domains with good surveillance throughout the site.
- 3 To provide vehicle access for residents and service providers that integrates with the surrounding road networks and activities.
- 4 To provide new residential streets that reinforce and enhance the unique landscape character of the Ku-ring-gai area.
- 5 To ensure street trees are able to achieve their mature height and contribute to the tree canopy of the Ku-ring-gai area.
- 6 To retain the historical views and vistas from the Heritage Item Clubhouse to the golf course lands.

Controls

- 1 Pedestrian and vehicular access to Area A1 and Area A2 is to be provided from Buckingham Road.
- 2 Pedestrian and vehicular access to Area A3 is to be provided from the Pacific Highway.
- 3 Pedestrian and vehicular access to Area B is to be provided from Fiddens Wharf Road.
- 4 All new roads including access through the golf course are to have a minimum width of 8.5m and accommodate two way traffic and one lane of on-street parking. Pedestrian pathways are to be separated from the new internal roads by landscaped verges. Refer to Figure 141.2-1 and to the *Public Domain Plan*.

Note: See 14C.2(5) for exception to road width.

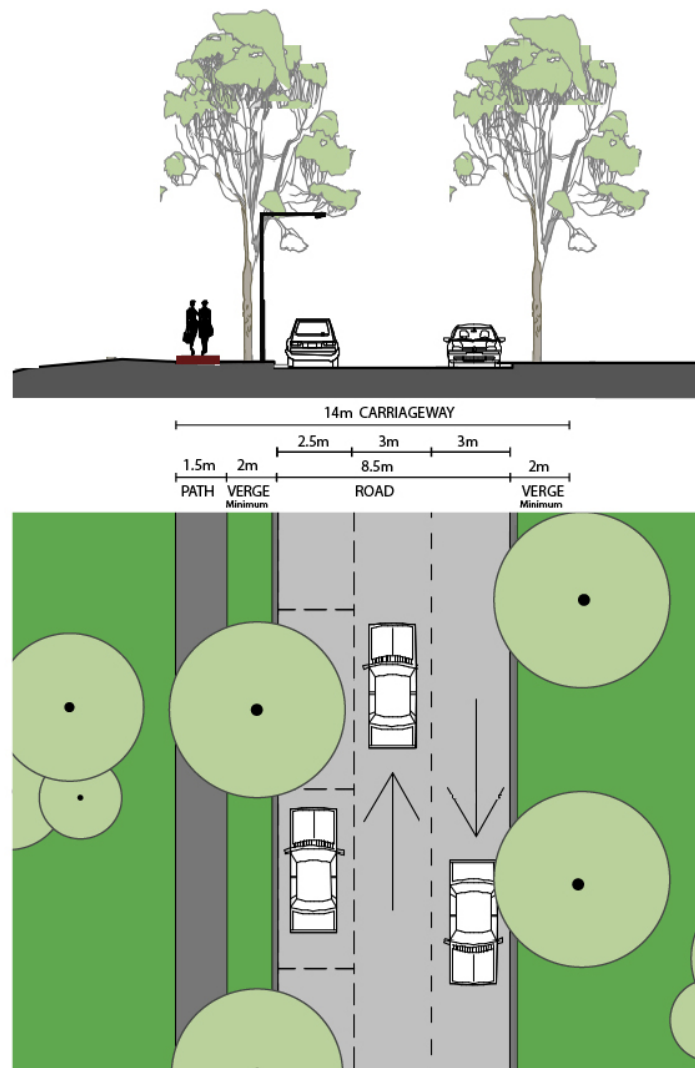


Figure 141.2-1:
Internal road footpaths, verges and tree planting

14I.2 PEDESTRIAN AND VEHICULAR ACCESS
(continued)

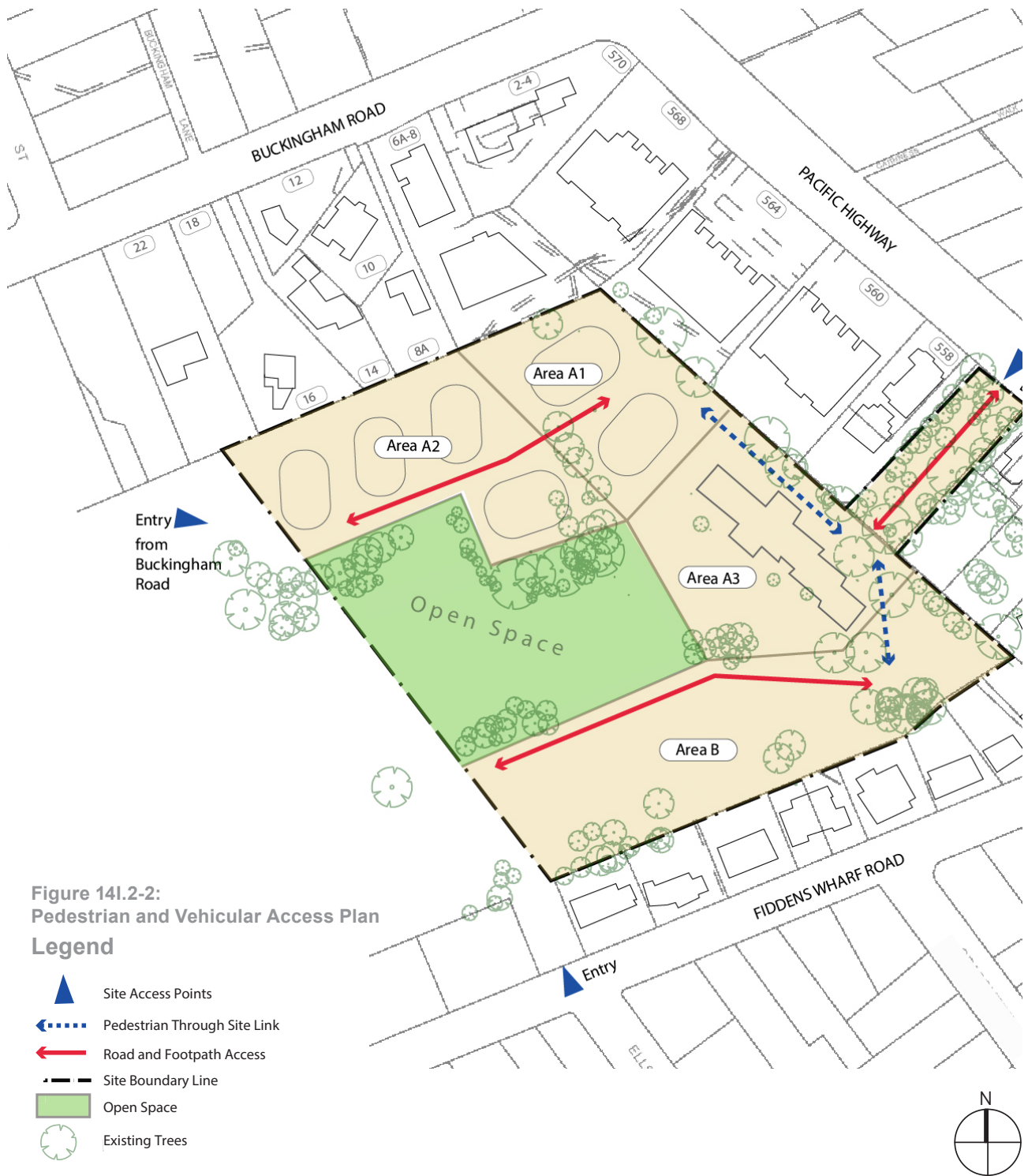








Figure 14I.2-2:
Pedestrian and Vehicular Access Plan
Legend

-  Site Access Points
-  Pedestrian Through Site Link
-  Road and Footpath Access
-  Site Boundary Line
-  Open Space
-  Existing Trees



14I.2 PEDESTRIAN AND VEHICULAR ACCESS (continued)

Controls

- 5 New internal roads at the following locations are to have a minimum width of 6m to accommodate two way traffic, and a pedestrian pathway of minimum 1.5m adjacent to the road and incorporate street planting:
 - i) within the boundaries of Area A3;
 - ii) from Fiddens Wharf Road to the boundary of Area B; and
 - iii) the access road from Pacific Highway to Area A3.
- 6 Access to Area A1, Area A2 and Area A3 is to accommodate movement and turning of vehicles up to the size of a medium size rigid truck.
- 7 Access to Area B is to accommodate movement and turning for Council's standard sized waste collection vehicle.
- 8 The siting of new roadways is to consider the location and retention of existing large mature trees.
- 9 New street trees with a mature height of minimum 15m are to be planted along both sides of the new internal streets at maximum 12m spacing.

Note: Street tree planting and landscaping plans are to be provided. All street tree species selection subject to Council approval.
- 10 Street tree planting is to be integrated with the site landscaping and other infrastructure and services.
- 11 New streets and verges are to incorporate appropriate landscaping and Water Sensitive Urban Design (WSUD) to support stormwater management including elements such as permeable paving, rain gardens, tree pits and swales.
- 12 Provide new through-site pedestrian links as follows and as indicated in Figure 14C.2-2:
 - i) from Area A3 to Area B; and
 - ii) from Area A3 to Area A1.
- 13 Where the Clubhouse is adaptively reused for residential dwellings, parking rates are to comply with the requirements of the DCP. This parking may be provided in the basement of adjoining buildings.
- 14 Where the Clubhouse use is to be retained, any car parking that is lost as a result of the development of the existing carpark is to be provided in the basement of new building within Area A1. Where the commercial and residential uses share the same vehicle entry/exit, clear demarcation of parking areas is to be made. Residential parking is to be secure and separate from the commercial parking serving the Clubhouse.
- 15 Any new road/footpath on the boundary of the Heritage Item and the golf course is to avoid utility/street furniture, street parking and landscaping elements that obstruct the views and vistas from the Clubhouse building to the golf course beyond the Heritage Item's site boundary.

14I.3 BUILDING SETBACKS

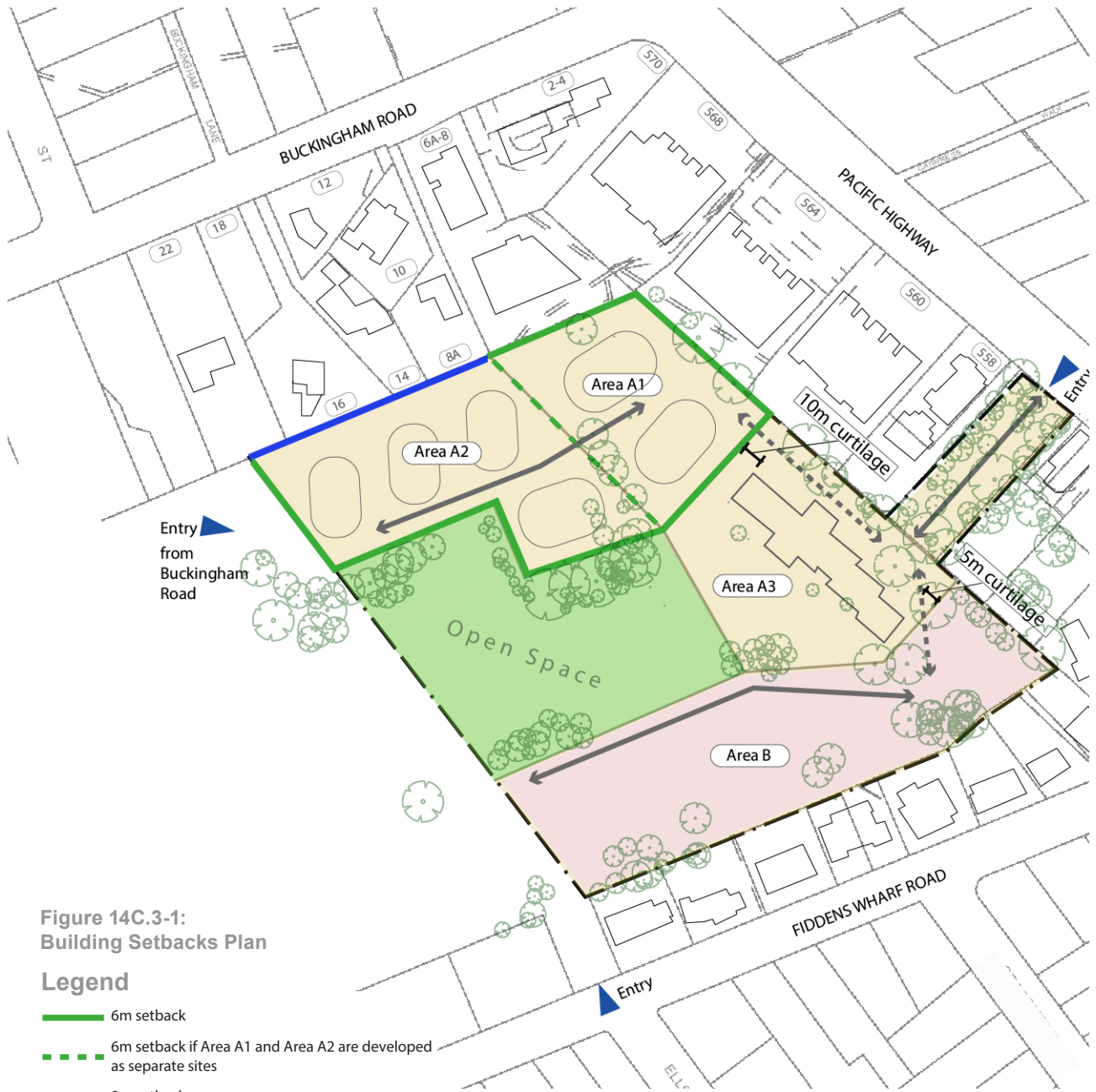


Figure 14C.3-1:
Building Setbacks Plan

Legend

- 6m setback
- 6m setback if Area A1 and Area A2 are developed as separate sites
- 9m setback
- Setback to Area B as per DCP Part 4 - Dwelling Houses (except for 9m front setbacks to roads)
- Open Space
- Site Boundary Line
- Road and Footpath
- Pedestrian Through Site Link
- Existing Trees

Note: 9m building front setback to all new roads in Area A1, Area A2 and Area A3

14I.3 BUILDING SETBACKS (continued)

Objectives

- 1 *To provide building setbacks that allow the retention of existing established vegetation and planting of new vegetation, including large trees, to enhance the unique Ku-ring-gai landscape character.*
- 2 *To create cohesive streetscapes defined by a landscaped setback to the street and public domain.*
- 3 *To ensure provision of deep soil landscaping areas to all site boundaries.*
- 4 *To ensure new residential development reflects the standards and character of similar scale development in the Ku-ring-gai area.*
- 5 *To ensure long term improvement and protection of the Blue Gum High Forest.*

Controls

- 1 Building setbacks are to be in accordance with Figure 14I.3-1.
- 2 All new buildings within Area A1, Area A2 and Area B are to provide a minimum 9m front setback to the new internal road carriageway.

Note: The carriageway includes footpaths and verges.
- 3 Within Area A1, provide a minimum 6m setback to:
 - i) the boundary with 6A-8 Buckingham Road;
 - ii) the boundary with 560 to 564 Pacific Highway;
 - iii) the boundary with Area A3.
- 4 Within Area A2, provide:
 - i) a minimum 9m setback to the boundary with 8A to 22 Buckingham Road;
 - ii) a minimum 6m setback to the open space to the south and west; and
 - iii) a minimum 6m setback to the boundary with the golf course land to the west.
- 5 If Area A1 and Area A2 are developed as separate sites then provide minimum 6m setbacks to the boundary between Area A1 and Area A2.
- 6 Within Area A3, the Clubhouse Building is to retain the following:
 - i) 10m curtilage to the north-west boundary adjoining Area A1; and
 - ii) 5m curtilage to the south-east boundary adjoining Area B.
- 7 Side and rear setbacks for low density dwelling houses located in Area B are to comply with the requirements of Part 4 of this DCP.

141.4 BUILT FORM

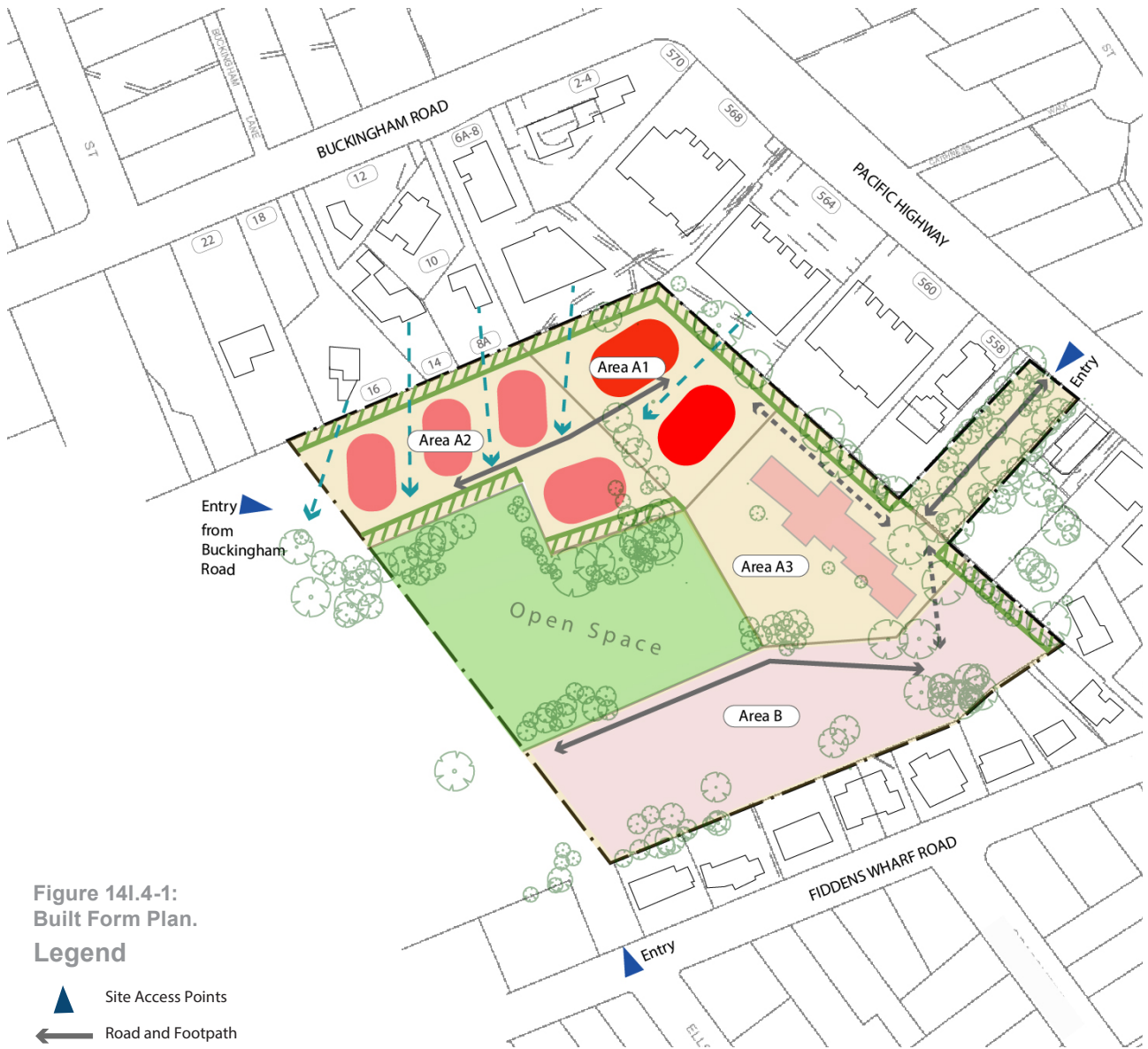














Figure 141.4-1:
Built Form Plan.

Legend

-  Site Access Points
-  Road and Footpath
-  Pedestrian Through Site Link
-  Area A1 - High Density Dwellings
Max. Height 17.5m
-  Area A2 - Medium to High Density Dwellings
Max. Height RL 109.500
-  Area A3 - Medium Density Dwellings (Adaptive Reuse)
Max. Height RL 120.880
-  Area B - Low Density Dwellings
-  Open Space
-  View Corridors
-  Minimum 6m Landscaped Area buffer
-  Site Boundary Line
-  Existing Trees



141.4 BUILT FORM (continued)

Objectives

- 1 *To reduce the impacts of bulk and scale of new medium and high density development on the adjacent neighbourhood.*
- 2 *To ensure preservation of visual amenity from:*
 - *neighbouring properties up-slope of the new buildings;*
 - *the Clubhouse Heritage Item;*
 - *the golf course lands down slope of the site.*
- 3 *To ensure adequate screening of balcony and terrace areas for storage and utility purposes.*
- 4 *To ensure the built form reflects the character of the Ku-ring-gai area, of buildings within high quality garden settings including tall canopy trees.*
- 5 *To reduce Ku-ring-gai's heat island effect by minimising hard surfaces that absorb and emit heat.*
- 6 *To ensure safety, surveillance and visibility of pedestrian pathways.*
- 7 *To ensure long term improvement and protection of the Blue Gum High Forest.*

Controls

- 1 All buildings in Area A1 and Area A2 are to be sited and orientated to provide view corridors to adjacent neighbouring residential buildings.

Note: Within Area A1: consideration may be given to the excavation and setting down of buildings to reduce building height impacts to neighbouring residential areas, provided deep soil areas are not compromised and hydrological impacts are addressed.
- 2 The siting of buildings are to demonstrate clear, visible entry points and surveillance of through site links, paths and communal areas.
- 3 All plant equipment and services to buildings within Area A1, Area A2 and Area A3 are to be located within the basement of buildings.
- 4 Clear glass balustrades are not permitted to the entire length of a balcony or terrace.
- 5 A minimum 6m Landscaped Area buffer, including retention of existing trees, is to be provided on the boundary of Area A1, Area A2, Area A3 and Area B as per the Figure 141.4-1. This Landscaped Area buffer is to consist only of deep soil area. The following will not be permitted within the Landscaped Area buffer;
 - i) utilities and service corridors;
 - ii) pathways and roads;
 - iii) any structures and hard surfaces; or
 - iv) basements.

Note: Refer to the definition of Landscaped Area under KLEP.
- 6 Where the Landscaped Area buffer contains Greenweb areas, planting within the Greenweb area is to comprise of species from the Blue Gum High Forest community including ground shrub and canopy, and include trees with a mature height of minimum 15m.
- 7 The site layout is to minimise impact to the Blue Gum High Forest including consideration of overshadowing and changes to hydrological conditions (storm water / ground water supply).
- 8 A Vegetation Management Plan addressing the ongoing management of the Blue Gum High Forest within the site is to be prepared by an appropriately qualified consultant.

141.5 HERITAGE

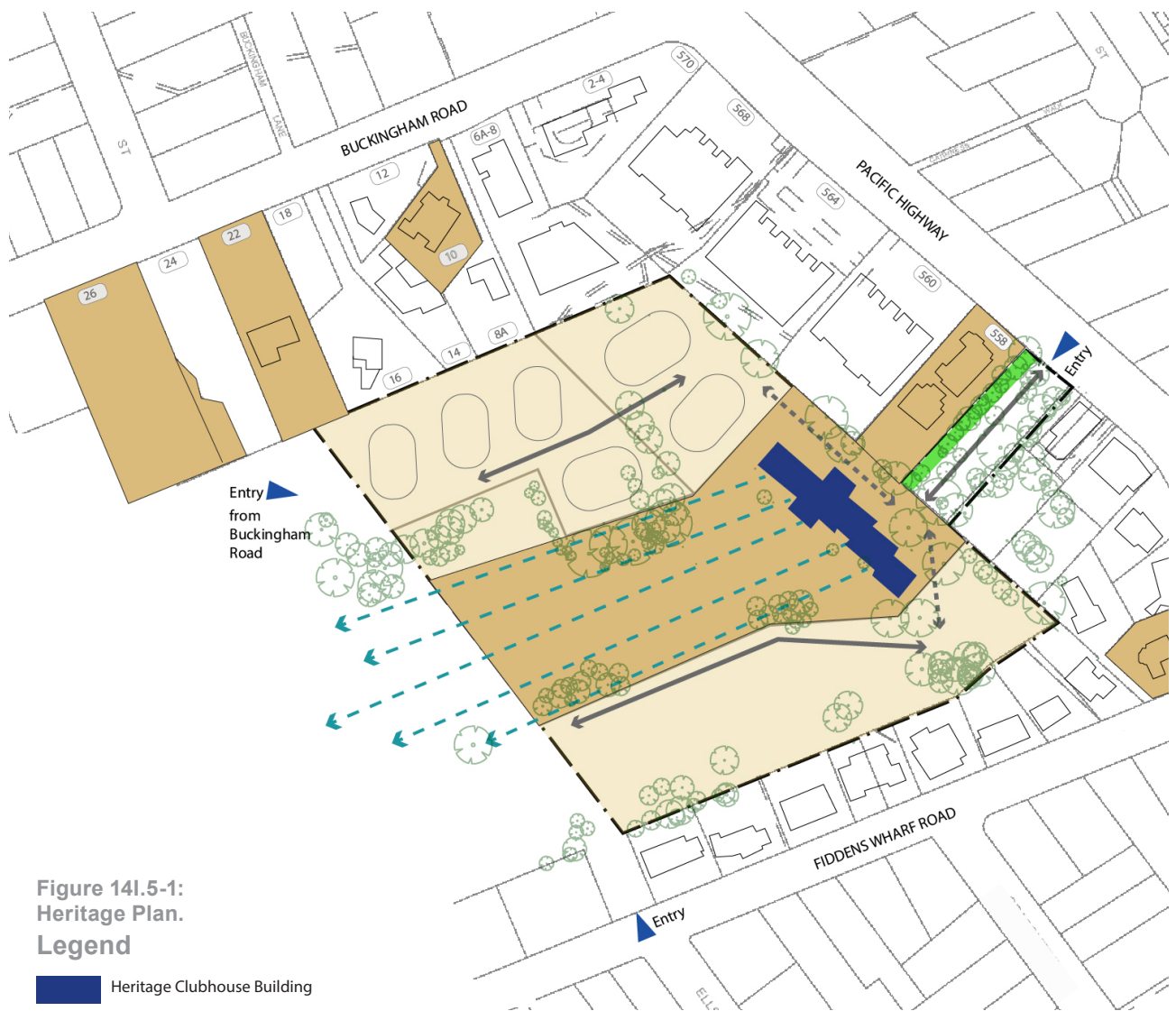


Figure 141.5-1:
Heritage Plan.

Legend

- Heritage Clubhouse Building
- Heritage Item
- Site Boundary Line
- Indicative significant views and vistas from Heritage Item to golf course beyond
- Road and Footpath
- Pedestrian Through Site Link
- Existing Trees
- Landscaped Area retaining existing screening to Heritage Item at Pacific Highway

Objectives

- 1 To conserve the Heritage Item and ensure new buildings respond to the scale, design, setting and character of the Item.
- 2 To improve pedestrian access, permeability, activation and surveillance to the north-west of the Heritage Item.
- 3 To ensure adaptive reuse of the Heritage Item retains the integrity of the Item.
- 4 To retain the historically significant views and vistas from the Clubhouse Building to the golf course lands.



Figure 14C.5-2
Landscape screen to adjacent Item at 558 Pacific Highway

14I.5 HERITAGE (continued)

Controls

The Killara Golf Clubhouse and its curtilage area (encompassing the putting green and garden, front fairway and significant trees at the front, rear and side) is a locally listed Heritage Item.

- 1 All buildings within Area A1, Area A2 and Area B are to demonstrate consideration of the Clubhouse Heritage Item and its curtilage.
- 2 The fabric and form of the external elevations of the Clubhouse Heritage Item building are to be conserved.
- 3 Removal or alteration to any significant interior feature is generally not supported and must have an assessment as to the significance of remnant internal fabric (operational and internal details) and the impact of any works.
- 4 Any alterations and additions to the Heritage Item, or its adaptive reuse, are to have consideration to the current Conservation Management Plan (CMP) as recognised by Council. A current CMP must have been completed or updated within the last 5 years.
- 5 The portico to the north-east of the building may be removed only if the removal is to facilitate a demonstrated improvement of the following:
 - i) access and connection between the different areas (Area A1, Area A2, Area A3, Area B and Pacific Highway access area);
 - ii) Landscaped Area buffer to the boundary.

The renovation works replacing the portico are to reinstate the original fabric and architectural details or reflect the façade symmetry of the existing Heritage Item.

- 6 Any new builds or structures that obstruct the views and vistas to the golf course are not supported, including:
 - i) boundary fences;
 - ii) pathways utilities, street furniture parking; and
 - iii) trees and landscaping.
- 7 Provide a Landscaped Area adjacent to the neighbouring Heritage Item known as Dormie House at 558 Pacific Highway. This is to retain existing plant screening.



Figure 14C.5-3
Heritage Item Clubhouse, and putting green and fairway.

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