# MOUNT LOFTY GOLF ESTATE – DESIGN STATEMENT

## INTRODUCTION

Mt Lofty Golf Estate was established in 1921. The founders imagined that their descendants would "build and rebuild the club as they like". They hoped only that it would "retain the friendly and social atmosphere for which The Mount Lofty Club is, and has been, so highly regarded"[1]. The Applicant's vision is to return the Stirling Golf Club to its original name; the Mt Lofty Golf Estate. The aim is to achieve this vision in time for the Club's centenary celebrations which commence in 2026.

This Design Statement outlines:

- The design philosophy,
- The evolution of the proposal (including options explored and discounted) from the initial concept to the final design with reference to the Design Review Panel process which the Applicant undertook,
- Site access,
- Servicing strategy, including emergency access,
- Building site selection,
- Built form and visual impact,
- Materiality,
- Landscaping, including the proposal's response to the unique landscape setting and any work in the public realm,
- Environmentally Sustainable Design,
- Universal/equitable access,
- Adaptive reuse of the Local Heritage Place – the Perfumery.

## DESIGN PHILOSOPHY

The key objectives of the design philosophy are:

- Minimise impact to existing site topography
- Preserve and enhance native flora and fauna
- Preserve and enhance the original publicly accessible golf course
- Respect for Traditional Owners
- Reflect the history and character of the Adelaide Hills
- Optimise views
- Showcase environmentally sustainable design
- Showcase local produce
- Preserve and enhance local amenity
- Grow regional tourism and make a positive economic contribution

The design philosophy evolved from a detailed site analysis and investigations process. The consideration of topography, existing built form, flora and fauna, key view corridors and

[1] Cox, B., 1975, Out of the Rough, A history of the Mount Lofty Golf Club, Gillingham Printers Pty Ltd, Adelaide South Australia, pg 90.

environmental conditions informed the building's siting and design. Detailed site investigations were undertaken in relation to the existing trees, vegetation and waterways, with a 'retain and protect' approach employed. The resultant architecture aims to maximise the opportunities to integrate and merge the landscape into the built form and minimise the architectural response to the land.

The constraints and opportunities of the site informed the siting of buildings. Three potential locations were investigated as part of the initial site investigations which informed the site's location. Site selection was based on the following criteria:

- Topography
- Minimising view impacts from the Heysen Trail
- Distance to Mount George Conservation Park
- Availability and proximity to services
- Minimising visual impacts to residents on Golf Links Road
- Minimising functional impacts to the existing 18-hole Golf Course
- Minimising the need for removal of trees and vegetation - through application of advice sought from the Native Vegetation Council (NVC)
- Minimising cut and fill
- Minimising impacts to people and property in the event of a bushfire - through application of advice sought from the Country Fire Service (CFS)

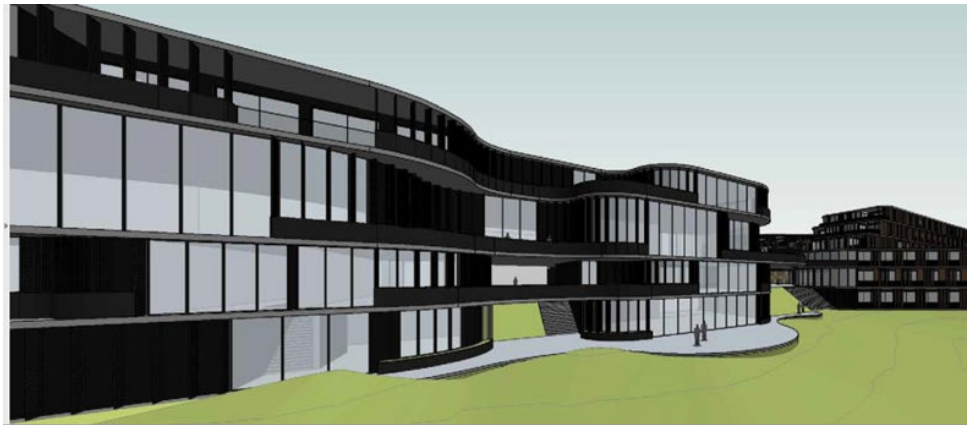
**DESIGN EVOLUTION**

The proposed design has evolved considerably from the initial master planning proposals. It was initially proposed that the development would be a hotel while maintaining the existing golf pro-shop and clubhouse. This evolved with the building being in various positions. Eventually it was deemed most appropriate to locate the hotel closer to the existing buildings to provide better connections and easier site operation and management. The initial design approach was based on 'boxier' geometry. Through the design review process with the State Commission Assessment Panel (SCAP), a more organic and terraced building form was established to help the building sit more comfortably within the landscape.

The accommodation PODs went through a similar design process. The early locations for the PODs were considered to have a large impact on native vegetation and bushfire safety. In addition to this having the PODs located far away from the main building, although provided a unique experience from a user perspective, they were not suitable from a management and servicing perspective. Therefore, the current location was determined to be best i.e. close to the main hotel building while still having the character being amongst the trees and landscape. Once this location was established, the layout and number of PODs also went through various iterations to achieve an outcome that minimized the impact on native vegetation along with providing a safe and accessible accommodation in the event of a bushfire. The number of PODs was reduced from 20 to 17 as part of the design evolution.

The Applicant also took advantage of the opportunity to engage in the Design Review Panel (DRP) and Pre-lodgement Panel Process to assist in the evolution of the proposed development and gain formal agency feedback. Taking on board the Government Architect's feedback, the scale of the development and the design concept has evolved considerably since inception. A visual representation of the design's evolution throughout the design review process is provided overleaf.

The visual bulk and scale has been substantially reduced through the design's evolution. Materials selection and a reduction in the scale of the proposed buildings, played a large part in integrating the built form into its surroundings.




MT LOFTY HOTEL

**BUILT FORM AND SITE SELECTION**

The proposal utilises location of the existing golf club and car parks. In its current form, the site is already highly modified comprising the golf course and golf club buildings and car parking areas. The use of this area minimises the impact on the surrounding landscape and vegetation, along with benefiting from the existing site cuts and benching.

The built form has an organic appearance, with curved building forms complimenting the dynamic nature of the site's topography. As the building rises it steps back and twists to create a more interesting visual appearance, along with orientating the building to the various panoramic views of the site and to the northern aspect.

The built form is intentionally split into two for a few reasons. The first to create a unique arrival experience with a larger central courtyard and pedestrian promenade. The gap between the buildings gives people a glimpse of the landscape beyond. Only until you enter the building and are met with a wall of glass do you get the full impact of the impressive landscape.

The other benefit of the separation is to create clear separation of uses. People staying at the hotel have clear separation from the golf club. These are still linked at the lower ground level to allow for functional management and services of the development.

This break in built form also provides some relief when viewing the building from across the site. It was important that the vegetation and canopies of the trees where visible behind and between the buildings.

The building also steps back as it gets taller, maintaining a 3-4 storey form as it terraces back towards Golf Links Road with the steep topography. The buildings form nestles into the landscape and topography rather than appear as though it was dropped onto the site.

The site of the proposed development was chosen because:

- It utilises the existing 'pad' where the clubrooms are located, minimising the need for significant cut and fill
- It designs with the sites unique topography by stepping the building form, and
- It can connect to existing services (with some upgrades), and
- It minimises the potential for impacts to views from external vantage points by locating the buildings centrally within the site and at a low point of the site, and
- Minimises impacts to the function of the golf course through utilising the area presently occupied by the existing golf club buildings, and
- Is located away from Mount George Conservation Park.

**BUILT FORM AND VISUAL IMPACT**

Given the location of the proposal being in the Mt Lofty Ranges, it required a bespoke approach to siting, design and architecture, which responded to the scenic and natural character of the area. The proposed design sought to achieve this through:

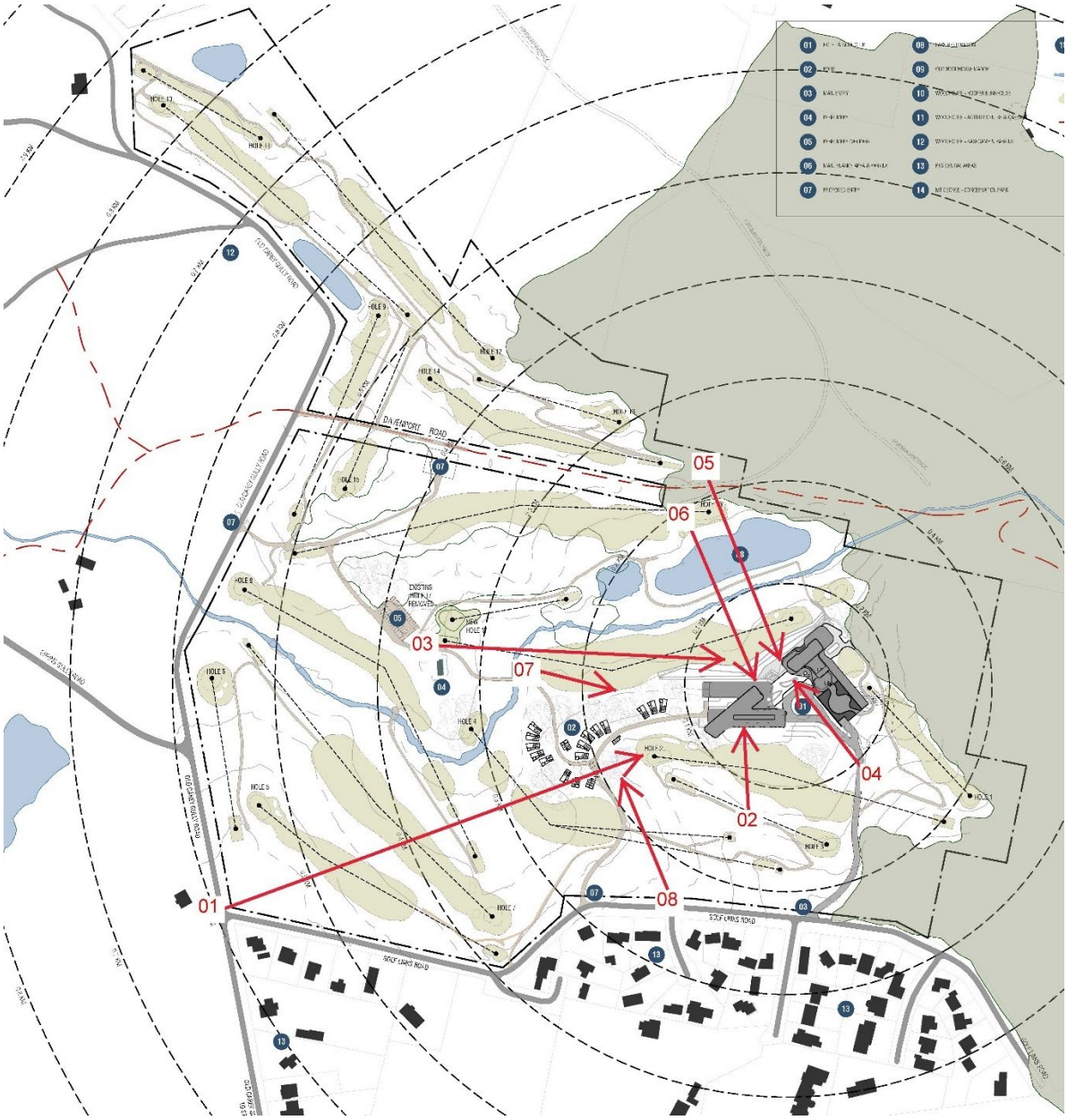
- High quality design complementary to the locality,
- Maximises views to and from the site,
- Architectural form and materiality which responds to its natural surroundings,
- Building scale which responds to the site's peri-urban and highly accessible context.

The design and its evolution as described in this design statement achieves the above. This assists in minimising the visual impact of the proposed development. Of note also, is the existing condition of the site, it is a highly modified landscape, and has been as such for at least the least 50 years. The appearance of the land is in contrast to the nearby residential properties on Golflinks Road and the densely vegetated natural landscape of the Mount George Conservation Park. Manmade structures

are anticipated in association with a golf course. To this extent, a member of the general public would expect to see built form associated with the golf course, in this location, as has occurred for many years at this site.

The following views have been analysed of the proposed built form, to detail how it will sit visually in the landscape and the level of visual impact post development.

VIEWING ANGLES




This visual impact analysis was based on the following criteria:

1. Whether the view is from an external or internal vantage points, the following scale was applied: 2 – external view point, 1 – internal view point.
2. How different the view is post development compared to pre-development, the following scale was applied: 3 – very different, 2 – somewhat different, 1 – not very different, 0 - barely visible.

The higher the rating, the greater the post development visual impact, for example:

- **1 - low impact**
- **2 – low to medium impact**
- **3 – medium impact**
- **4 – medium to high impact**
- **5 – high impact**

VIEW 01

This view is from Old Carey Gully Road and Golflinks Road, it is external from the site (2) and the post development view is barely visible (0) = total visual impact = (2) – **low to medium visual impact**

VIEW 02

This view is from well within the site, approximately 130m away from the nearest residential propoerty at Golflinks Road. It demonstrates the topography of the site and the siting of the built form at low point of the land. It is an internal view (1) and the view is somewhat different (2) given that from this vantage point would have always contained the built form of the existing golf club buildings = total visual impact = 3 – **medium impact.**

VIEW 03

This view is internal to the site (1). It is of the 18th hole towards the facilities building and new clubrooms. In the existing this view provides important visual relief, common to Golf Courses around the world, whereby the end of the course is in sight. This view demonstrates the buildings materiality in action and how it assists in blending it into its landscape context. The view is somewhat different (2) given that from this vantage point, a golfer would always be able to see the built form of the golf club buildings = total visual impact = 3 **– medium impact.**

VIEW 04

View 04 is internal to the site (1). It was the architects intention to create a sense of arrival at this location. The split in the built form at this view point provides visual relief and provides a strong visual

link through to Mt George. This view is somewhat different (2). The total visual impact from View 04 is 3 - **medium impact.**

VIEW 05

This view is internal to the site (1), as the Heysen Trail traverses the site in this location. The visual impact from this vantage point is very different (3). Retention of established trees assists in mitigating the extent of visual impact of the development from this view. It is not uncommon that man-made structures are visible from the Heysen Trail given its expansive length and diverse terrain. A walker on the Heysen Trail would have always viewed built form from this location, albeit that the scale has now changed. The total visual impact from View 05 is 4 **– medium to high impact.**

VIEW 06

As with View 05, this view is internal to the site (1) and the visual impact from this vantage point is very different (3). The impacts stated in View 05 are the same as View 06. The total visual impact from View 06 is 4 **– medium to high impact.**

VIEW 07

View 07 is internal to the site (1). It is not very different when compared to existing (2). The use of materials, the scale of the PODs and their orientation assists in mitigating visual impacts from this view point. Total visual impact = 2 **- low to medium impact**

VIEW 08

View 08 is external to the site (2). The development is barely visible from this view (2). The siting of the PODs, the use of materials natural toned materials and their scale assists in mitigating visual impacts from this view point. Total visual impact = 2 **- low to medium impact**

The cumulative visual impact arising from the development is 3 - **medium impact**. This was based on an average of the impacts from each view point, as follows:

- View 01 = 2 – **low to medium visual impact**
- View 02 = 3 – **medium impact**
- View 03 = 3 – **medium impact**
- View 04 = 3 – **medium impact**
- View 05 = 4 – **medium to high impact**
- View 06 = 4 – **medium to high impact**
- View 07 = 2 – **low to medium impact**
- View 08 = 2 – **low to medium impact**

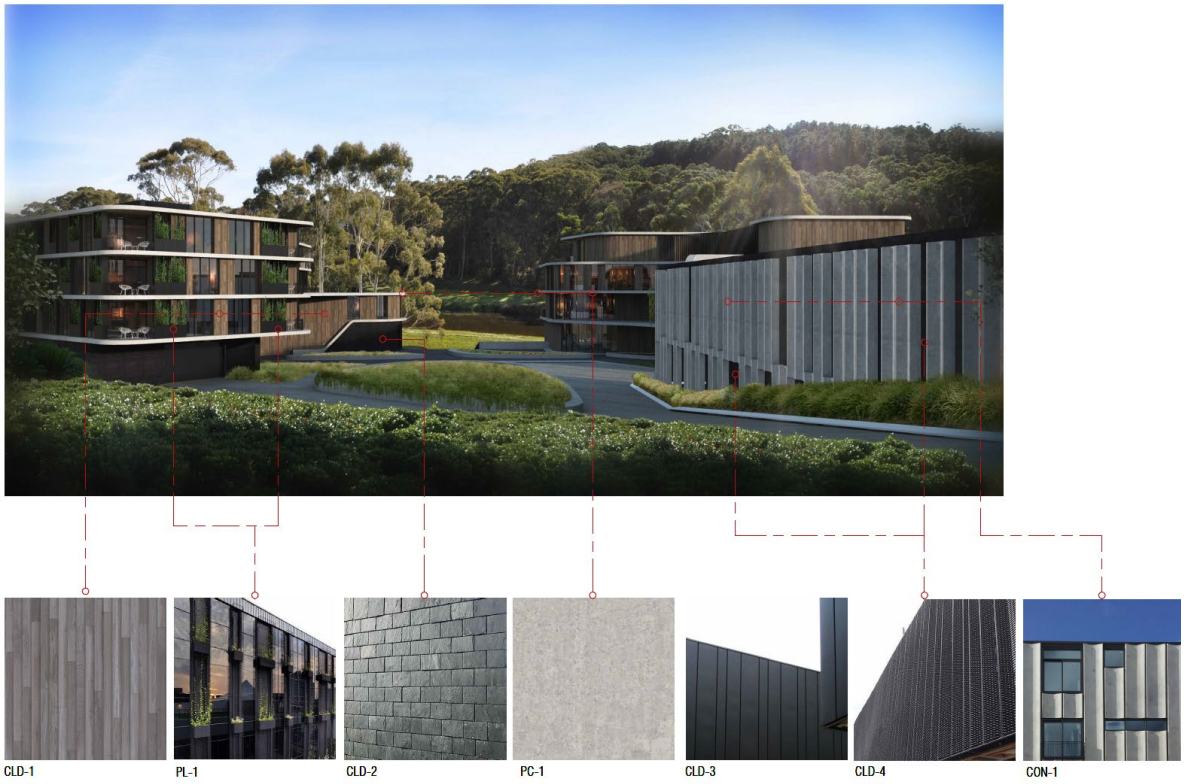
**Total visual impact (based on an average of the above) =** 3 - **medium impact**

The cumulative visual impact is **medium.** A degree of visual impact is anticipated in a development of this scale. The architectural response sought to minimise visual impacts through:

- Choice of materials, the use of timber cladding, curved precast concrete and slate cladding respond to the sites natural surroundings,
- Breaking up the building form into two parts to provide visual relief and provide a landscaped backdrop,
- Designing with the sites topography to minimise views of the building form from external vantage points, and
- Optimise views from within the site from the accommodation and golf course to create a high amenity accommodation and golfing experience.

**MATERIALITY**

The chosen materials palette is depicted below. The use of timber cladding, curved precast concrete and slate cladding were key shifts in the design evolution which responded to the sites natural surroundings. The façade is intended to patina over time, allowing it to settle into its landscape context. Exposed concrete, complimented with black metal accents provide a sleek and modern appearance juxtaposed against the softness of the timber cladding.




## MATERIALS & FINISHED SCHEDULE

| | |
|---|---|
| **WALLS** | CON-1:<br>INSITU CONCRETE SLAB EDGE AND WALLS<br>COLOUR: NATURAL CONCRETE<br><br>PC-1:<br>CURVED PRECASTE CONCRETE PANELS<br>COLOUR: NATURAL CONCRETE<br><br>PC-2:<br>PRECASTE CONCRETE PANELS<br>COLOUR: NATURAL CONCRETE<br><br>CLD-1:<br>TIMBER CLADDING - MORTLOCK TRENDPLANK SHIPLAP CLADDING<br>SPECIES: PACIFIC TEAK - BAL-19 COMPLIANT (OR EQUIVALENT)<br>CLEAR OILED FINISH TO WHEATHER<br><br>CLD-2:<br>SLATE SHINGLE CLADDING.<br>COLOUR: NATRUAL FINISH<br><br>CLD-3:<br>PANALISED METAL CLADDING. 300MM INTERLOCKING PROFILE<br>COLOUR: COLORBOND NIGHT SKY (BLACK OR EQUIVALENT)<br><br>CLD-4:<br>PERFORATED METAL CLADDING.<br>COLOUR: COLORBOND NIGHT SKY (BLACK OR EQUIVALENT) |
| **RAISED PLANTERS** | PL-1:<br>PREFABRICATED ALUMINIUM PLANTER WITH WIRE TERLLIS<br>COLOUR: COLORBOND NIGHT SKY (BLACK OR EQUIVALENT) |
| **BALUSTRADE** | BAL-1:<br>STEEL BLADE BALUSTRADE<br>COLOUR: COLORBOND NIGHT SKY (BLACK OR EQUIVALENT) |
| **WINDOWS** | POWDERCOAT ALUMINIUM FRAME WINDOWS WITH GLAZING.<br>COLOUR: BLACK (OR SIMILAR) |
| **DOORS** | CARPARK DOORS:<br>PERFORATED METAL SECTIONAL GARAGE DOORS<br>COLOUR: COLORBOND NIGHT SKY- BLACK (OR SIMILAR) |

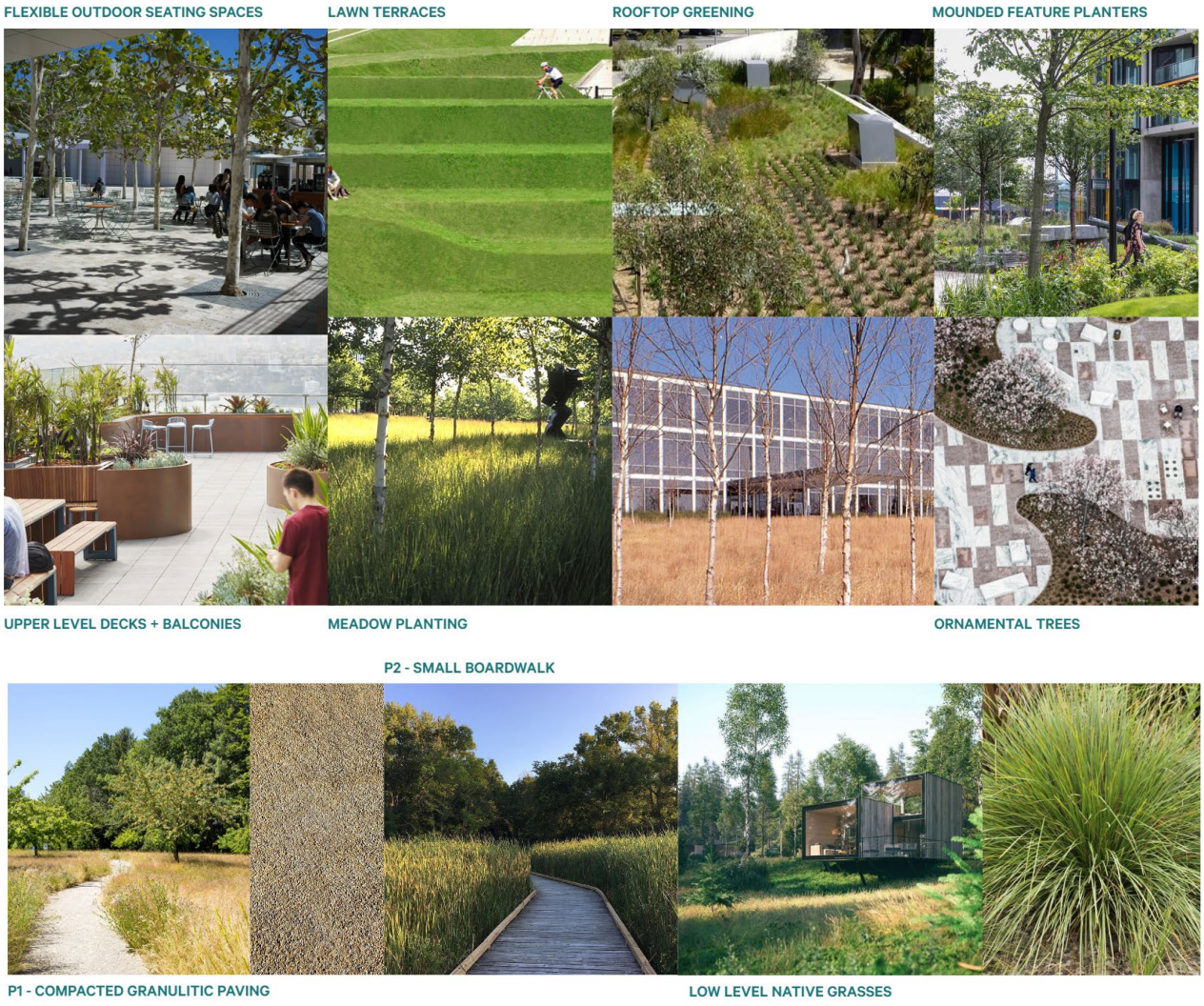
## FINISHES LEGEND

| | |
|---|---|
| CON-1 | INSITU CONCRETE FINISH |
| PC-1 | CURVED PRECAST PANELS |
| PC-2 | PRECAST PANELS |
| CLD-1 | TIMBER CLADING |
| CLD-2 | NATURAL SLATE CLADDING |
| CLD-3 | METAL PANALISED CLADDING |
| CLD-4 | PERFORATED METAL CLADDING |
| WN-1 | POWDERCOATED ALUMINIUM WINDOWS |
| PL-1 | PREFABRICATED METAL PLANTER WITH TRELLIS |
| BAL-1 | METAL BLADE BALUSTRADE |

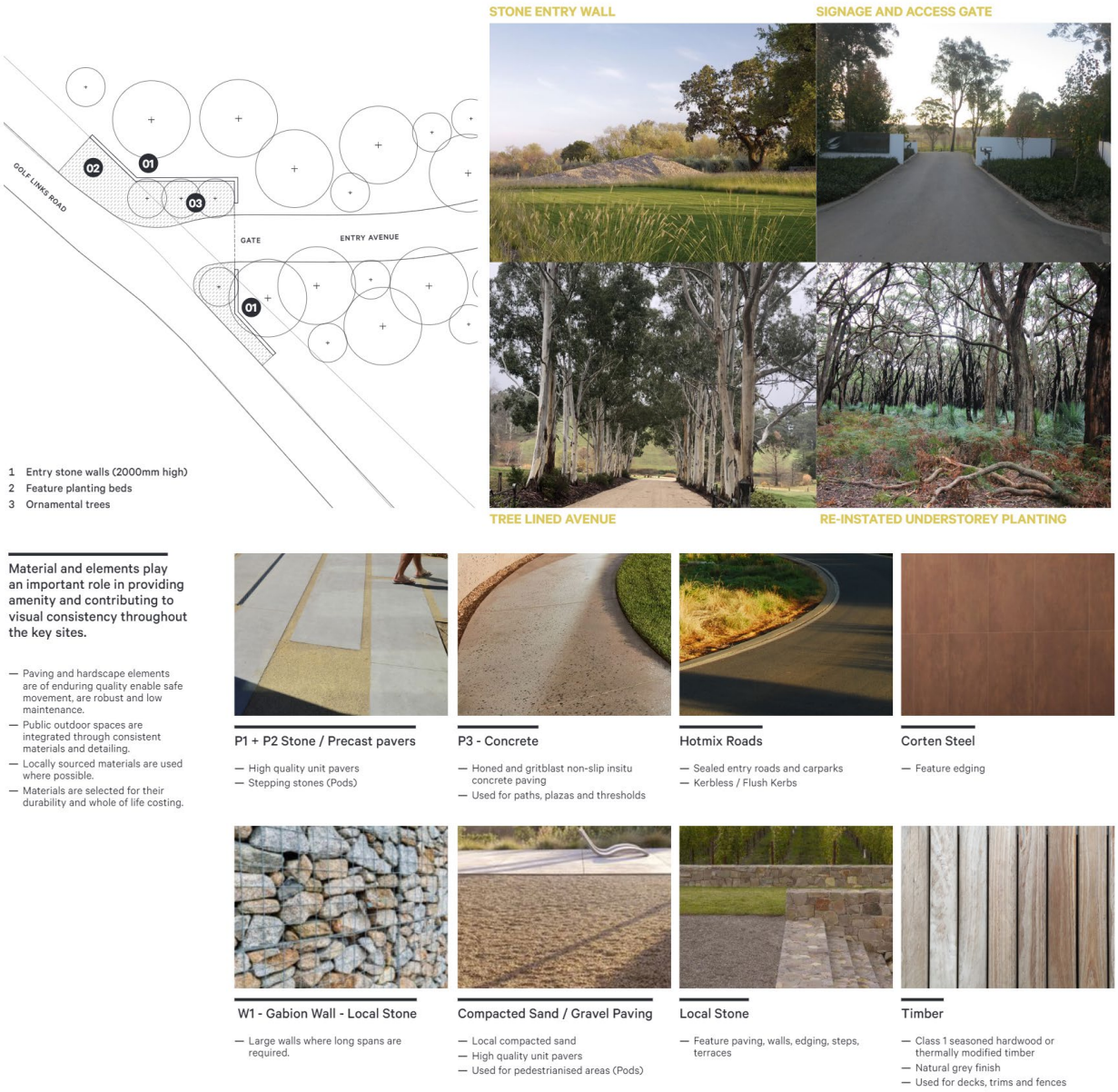
**LANDSCAPE**

Local Landscape Architects, Oxigen, undertook the landscape design for the site. The approach focuses on re-establishing the site's tree canopy and increasing the site's green credentials through the application of distinct landscape typologies. The middle and under-storey canopies are re-

established under the existing native tree canopy. Blackberries, gorse and other weed species are removed. The new native planting comprises species native to the Adelaide Hills region with an emphasis on wattles, bottlebrush and correa comprising yellow and red winter and early summer flowerings. Whenever possible, the existing forest of Manna Gum and Stringybark are retained. Particular care is taken to preserve views to Mt George and to position the new built form so to reduce the impact on views from the Heysen Trail. The choice of materials reflects the desire to blend the building with its surroundings. The following extracts from the landscape design strategy detail approach to planting, site design and materiality.




Source: Oxigen

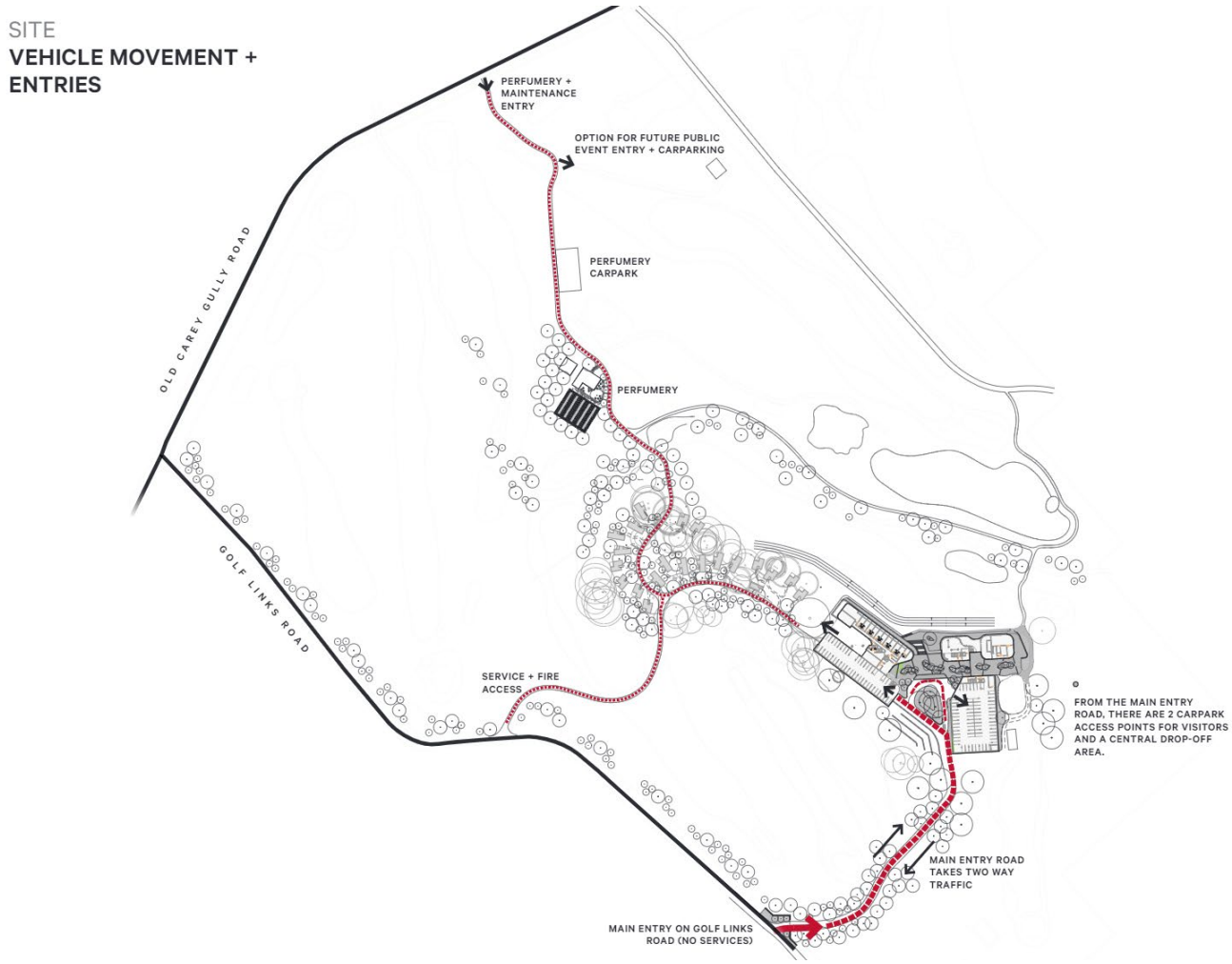



Source: Oxigen

**SITE ACCESS**

The design proposes to upgrade the existing infrastructure and utilise the existing points of access where possible. Additional site access has been proposed to Golf Links road which is to be used for emergency access and egress. Not for regular day to day use. There is also existing access via Old Carey Gully Road which is to be upgraded for vehicular access. This connects to the proposed parking adjacent to the refurbished heritage building. The existing network of pathways are to be upgraded to comply with vehicle and fire truck access and circulation.

Services/maintenance and delivery vehicles will use the main access. There is a loading bay and circulation provided from this point that links to all aspects of the building.




Source: Oxigen

**ENVIRONMENTALLY SUSTAINABILITY DESIGN**

A key driver in the project was to showcase environmentally sustainable design. From design inception ESD initiatives were integrated into the architecture to reduce the development's impact on the environment in both construction and operation. These ESD initiatives were derived using computer building simulation design techniques so that the sustainability performance of the built form could be assessed.

The architectural response to ESD is:

- Buildings oriented toward the north which captures free heating from the winter sun with external shade elements and balconies used to provide shade protection from the summer sun, reducing the reliance on active climate control techniques.
- Facade shading elements and glazing specifications have been selected by energy performance modelling and computer simulation techniques.
- A tailored approach has been taken regarding facade glazing. Solar heat gain coefficients have been optimised for each building type to ensure a balance between summer and winter temperature regulating.
- Air leakage pressure testing will be conducted on the external facade to ensure ideal air leakage rates, significantly reducing air conditioning energy consumption.
- Installation of a green roof, facade planters and extensive landscaping will provide a passive cooling effect from water transpiration and act as a barrier
- Completely electrified energy system with no fossil fuels or natural gas required.

- Installation of 300 solar voltaic panels on the rooftop at 330W per panel, providing 20% of the total energy requirement of the building.

Additional sustainable practices will be incorporated in the hiring or local labour and materials as well as selecting recycled materials and highly efficient water and electrical fittings.

The confluence of these actions and practices reduce the energy consumption of the proposal by 24% (and the carbon emissions from energy use by 18%) when compared to a reference study from the National Construction Code (DSquared, 2022).

**UNIVERSAL ACCESS**

The proposal has been designed to provide universal / equitable access where possible. Upon arrival by vehicle, people are able to move throughout the ground floor freely with a large pedestrian concourse proposed to link the variety of amenities provided on this level. Lifts have been provided in various locations to allow for safe access to all other levels of the buildings.

Due to the steep sloping nature of the site – compliant ramps are generally not possible due to the existing gradients. Golf Carts will be readily for people to move throughout the site – linking the proposed perfumery, PODs and main building areas.

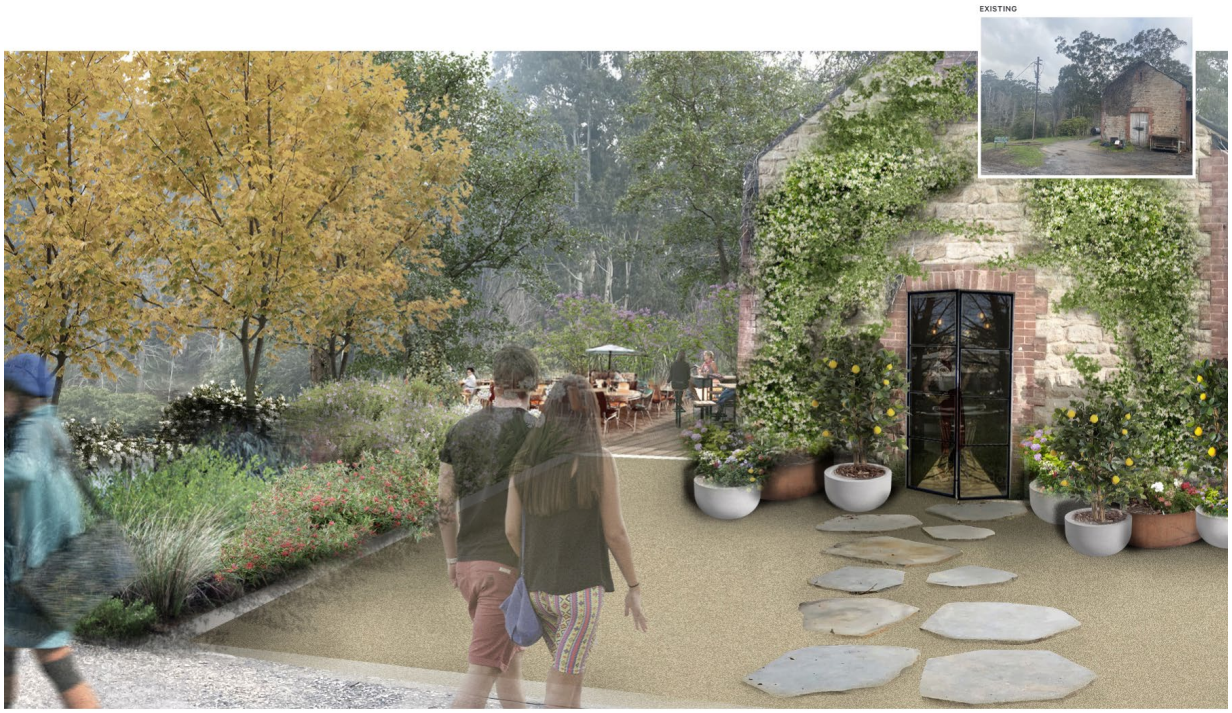
**ADAPTIVE REUSE OF THE LOCAL HERITAGE PERFUMERY**

The design intent for the perfumery is to restore the existing heritage building to its original state (or as close as possible). The building is to be refurbished with a new modern structure to sit adjacent providing additional amenity and dining spaces. The materiality will consist of mainly glass and metal to provide a contrast and clear modern addition to the existing stone building. The intent is to have modern pavilion in juxtaposition, providing a clear timeline of architectural styles. The new pavilion will be looked to touch lightly on the ground. The interior of the heritage building is to have minimal work done to showcase the stone structure and exposed timber trusses. There is existing power and water provided to the building. As this is currently used as the site maintenance building and office.

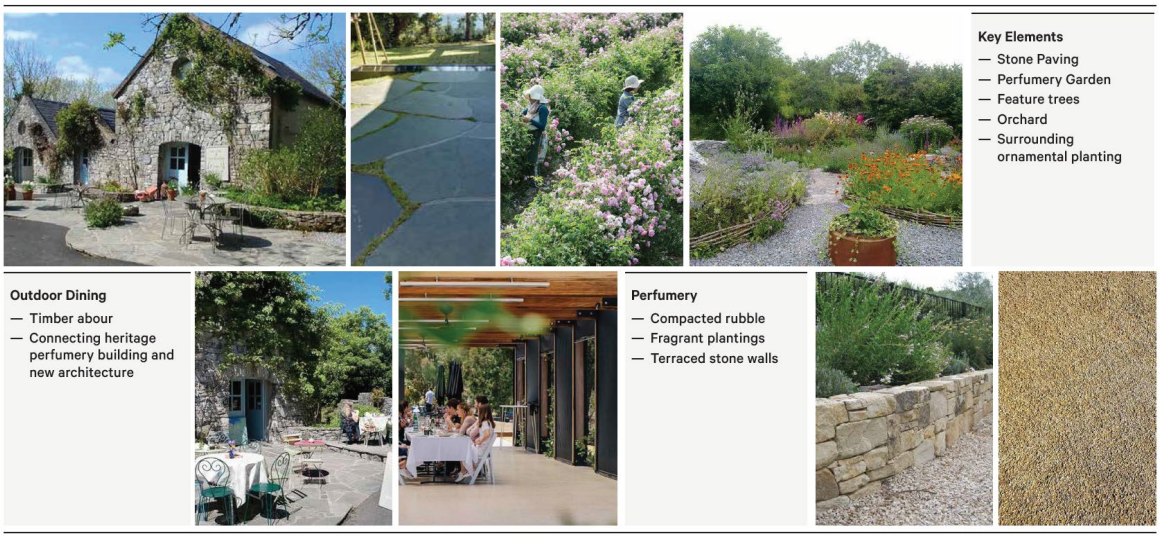
Oxigen Landscape Architects proposed reinforcing the historical ties to the use of the Perfumery building in the adjacent landscape design. A scent garden, tree orchard and potential outdoor seating provide opportunities to enjoy the adaptive reuse of the Local Heritage Place.

Source: RArchitecture


Source: Oxigen




Source: Oxigen




Source: Oxigen