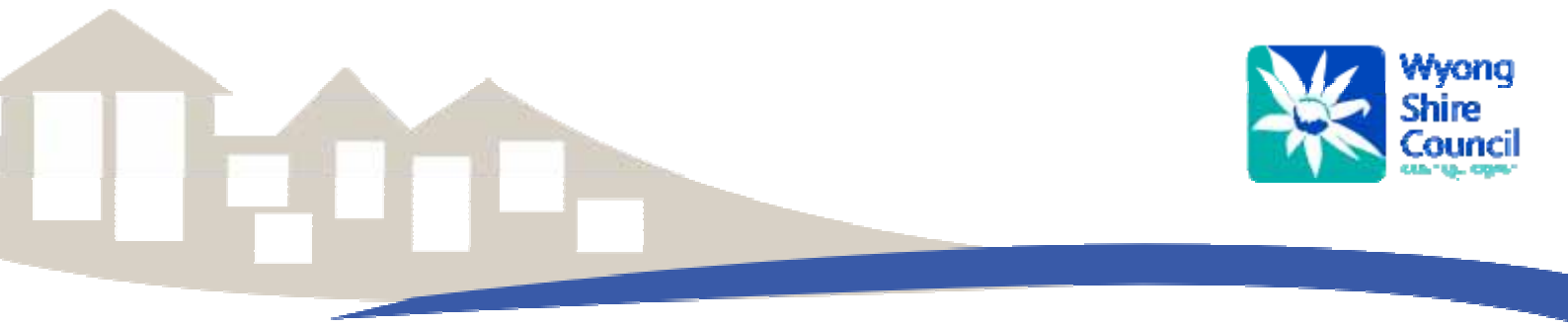


Wyong Shire Council

ORDINARY MEETING

ENCLOSURES

Wednesday, 27 April, 2011



WYONG SHIRE COUNCIL
ENCLOSURES TO THE
ORDINARY MEETING
TO BE HELD IN THE COUNCIL CHAMBER,
WYONG CIVIC CENTRE, HELY STREET, WYONG
ON WEDNESDAY, 27 APRIL 2011,
COMMENCING AT 5:00:00 PM

INDEX

KEY ISSUE**3.2 Exhibition of Draft Wyong Shire Council Strategic Plan 2011/12
(incorporating the Annual Plan and 4 year Delivery Plan)**

Attachment 1: Wyong Shire Council Strategic Plan 2011/12
(Distributed under Separate Cover)

PLANNING REPORTS**4.1 DA 315/2006 - Proposed Residential Flat Development at Mardi**

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Attachment 4: Landscape Plans	16
Attachment 5: Shadow Diagrams - Colour	18
Attachment 6: GMU Design Report - Woodbury Park Drive.....	21

**7.3 Central Coast Bears' bid to gain admission into National Rugby
League (NRL) in 2013.**

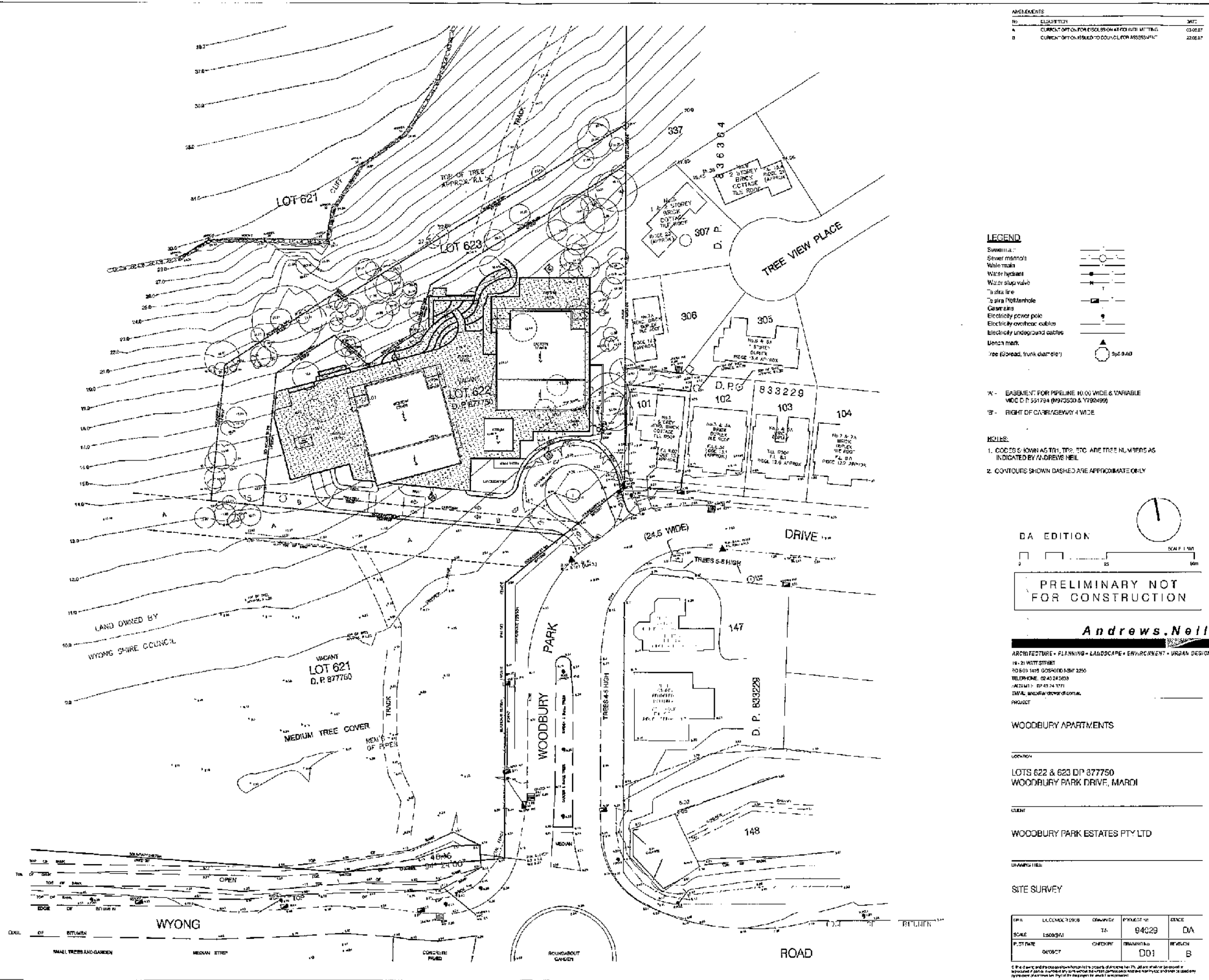
Attachment 2: Mount Penang Parklands Sporting Precinct - Masterplan Presentation	45
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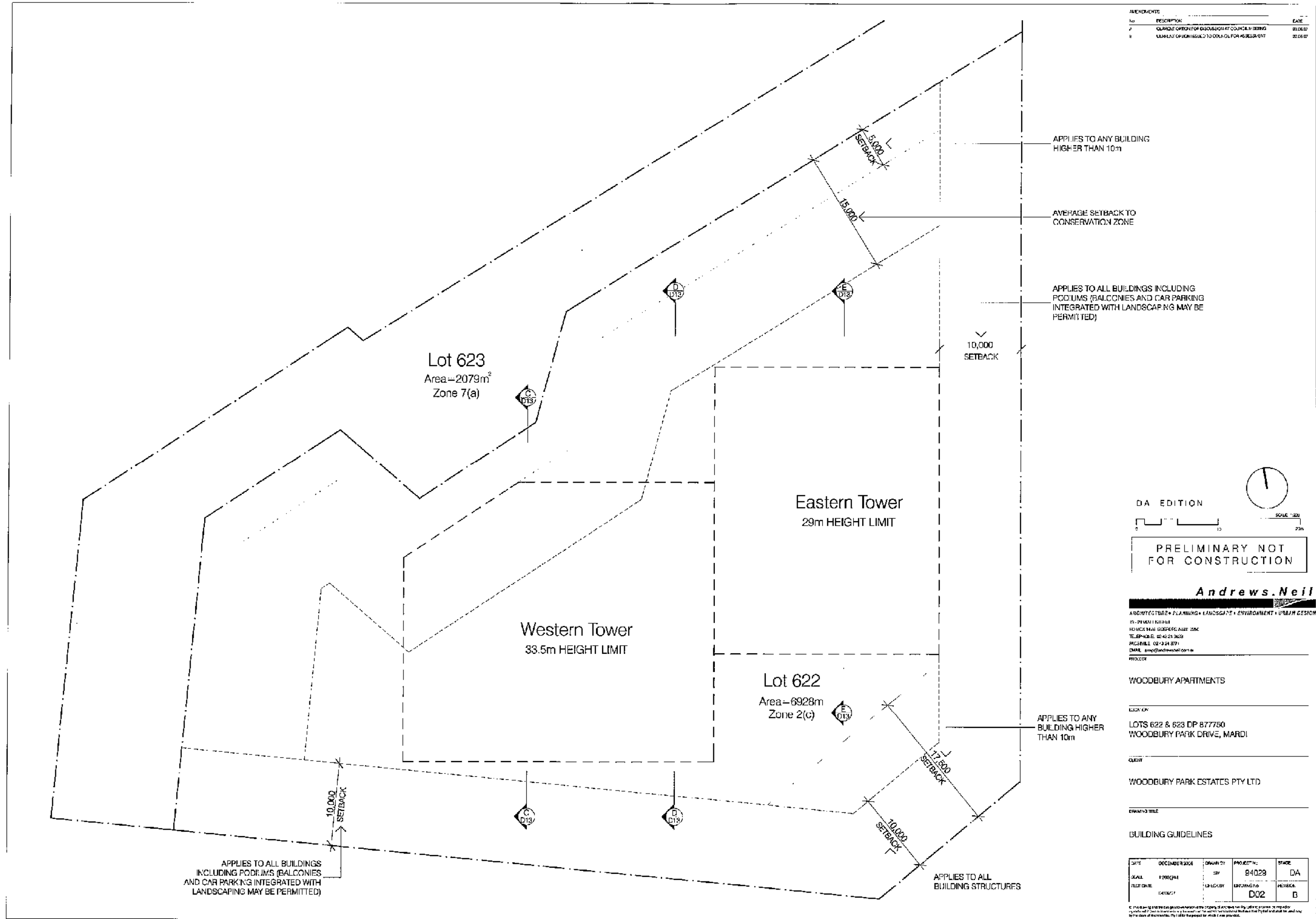
INFORMATION REPORTS**8.2 Central Coast Mariners - Final Report on 2010-11 Sponsorship**

Attachment 2: Repucom 2010-11 Sponsor Exposure Analysis.....	63
---	----

8.7 Mobile Concierge Grant Application with Optus

Attachment 1: Collaborative Solutions Mobile Concierge Grant Program Application Form from Optus - 25 March 2011	92
---	----





NO.	DESCRIPTION	DATE
1	PRELIMINARY	2024/12/04
2	FOR COUNCIL CONSIDERATION	2025/01/07
3	FOR COUNCIL CONSIDERATION	2025/01/07

APPLIES TO ANY BUILDING HIGHER THAN 10m

AVERAGE SETBACK TO CONSERVATION ZONE

APPLIES TO ALL BUILDINGS INCLUDING PODIUMS (BALCONIES AND CAR PARKING INTEGRATED WITH LANDSCAPING MAY BE PERMITTED)

DA EDITION

SCALE 1:200

0 10 20m

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Andrews.Neil

ARCHITECTURE • PLANNING • LANDSCAPE • ENVIRONMENT • URBAN DESIGN

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WOODBURY APARTMENTS

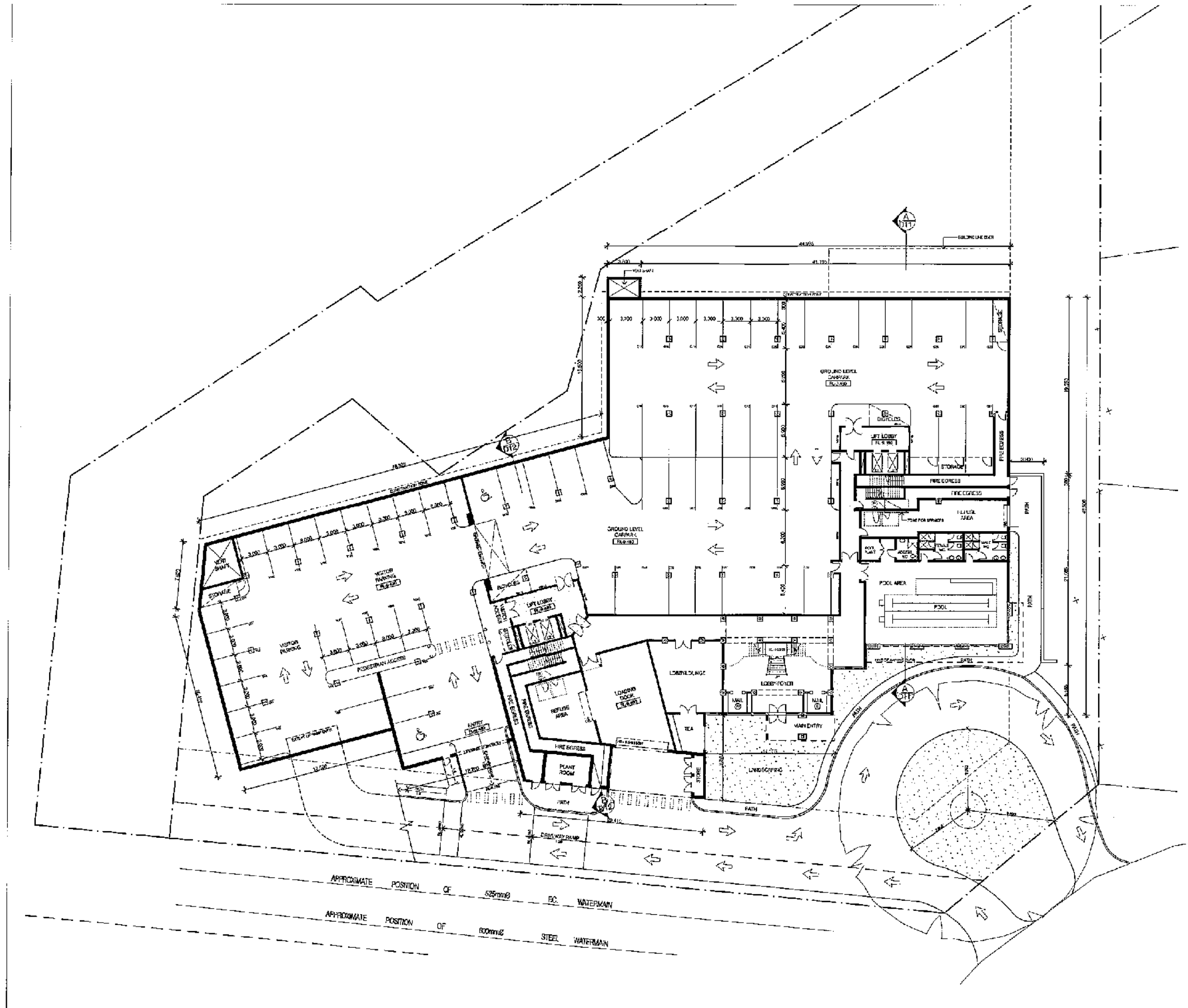
LOTS 622 & 623 DP 877750
 WOODBURY PARK DRIVE, MARDI

WOODBURY PARK ESTATES PTY LTD

BUILDING GUIDELINES

DATE	DESCRIPTION	DRAWN BY	PROJECT NO.	STAGE
2024/12/04	PRELIMINARY	SN	84029	DA
		LS		REVISION
			002	B

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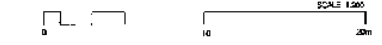


REV	DESCRIPTION	DATE
A	DIFFERENT OPTION FOR DA SUBMISSION AT COMPLETION	22/05/07
B	DIFFERENT OPTION ISSUED TO COUNCIL FOR ASSESSMENT	22/06/07

CARPARKING		
UNITS IN BUILDING	56	
RESERVED SPACES PROVIDED	111	SPACES PROVIDED
VISITOR SPACES REQUIRED	28	SPACES PROVIDED
		28

NOTES
 R - RECYCLING
 W - WASTE
 RS - ROLLER SHUTTER

DA EDITION



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 P. 0821

WOODBURY APARTMENTS

LOCATION

LOTS 622 & 623 DP 877750
 WOODBURY PARK DRIVE, MARDI

CLIENT

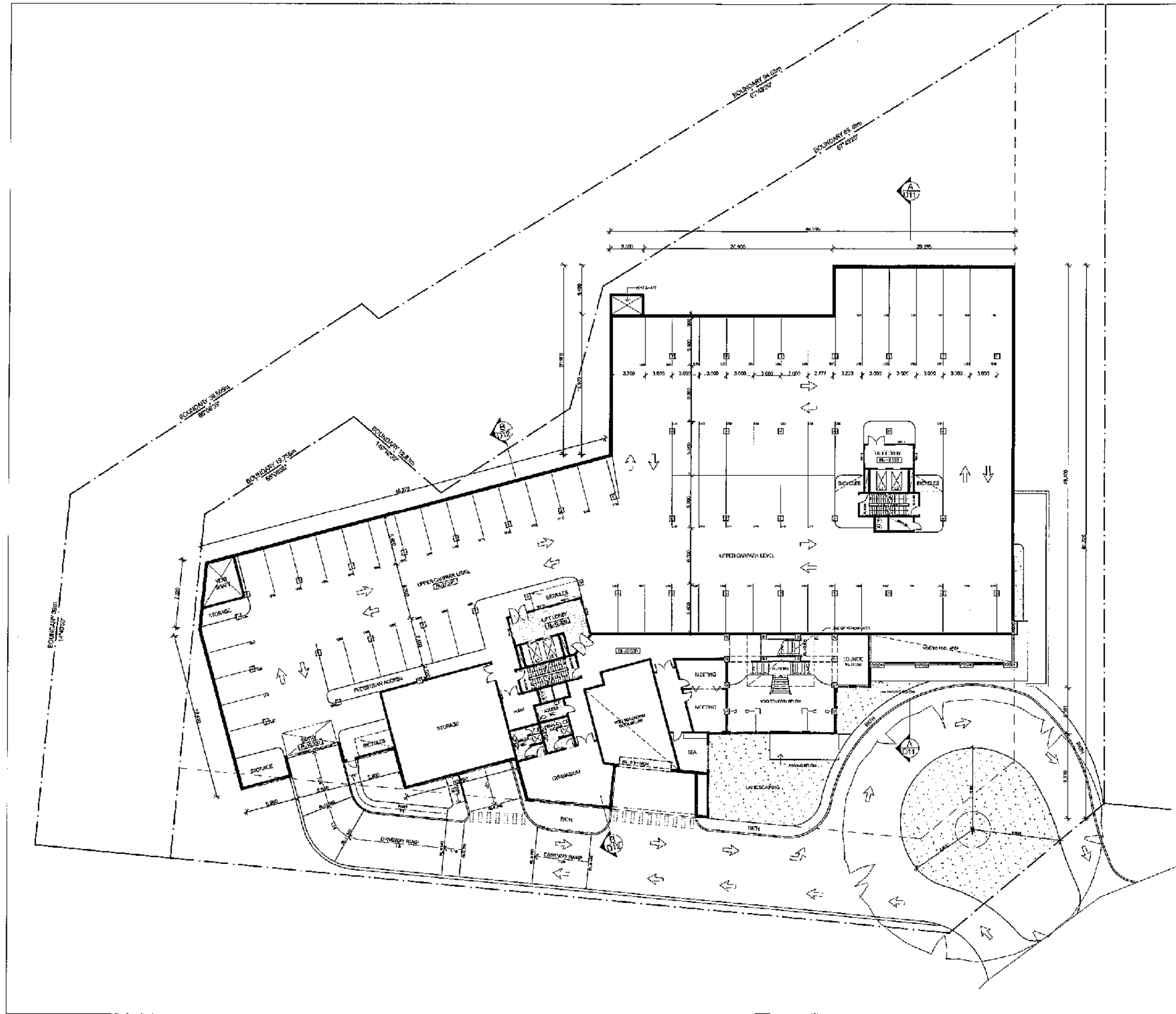
WOODBURY PARK ESTATES PTY LTD

DRAWING TITLE

GROUND LEVEL PARKING

DRAWN	DESIGNED	DRAWN BY	PROJECT NO.	SCALE
		SM	94029	DA
DATE	CHECKED	DATE	PROJECT NO.	PROJECT
04/06/07			D03	B

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REVISIONS		DATE
1	ISSUED FOR PERMIT	07/15/20 </td
2	CURRENT OPTION FOR PERMIT AT COUNCIL MEETING	07/15/20
3	CURRENT OPTION ONLY TO COUNCIL FOR APPROVAL	07/15/20

CARPARKING		
UNIMP. PARKING	NO	
RESIDENT SPACES REQUIRED	111	SPACES PROVIDED 111
VISITOR SPACES REQUIRED	25	SPACES PROVIDED 25

DA EDITION

PRELIMINARY NOT FOR CONSTRUCTION

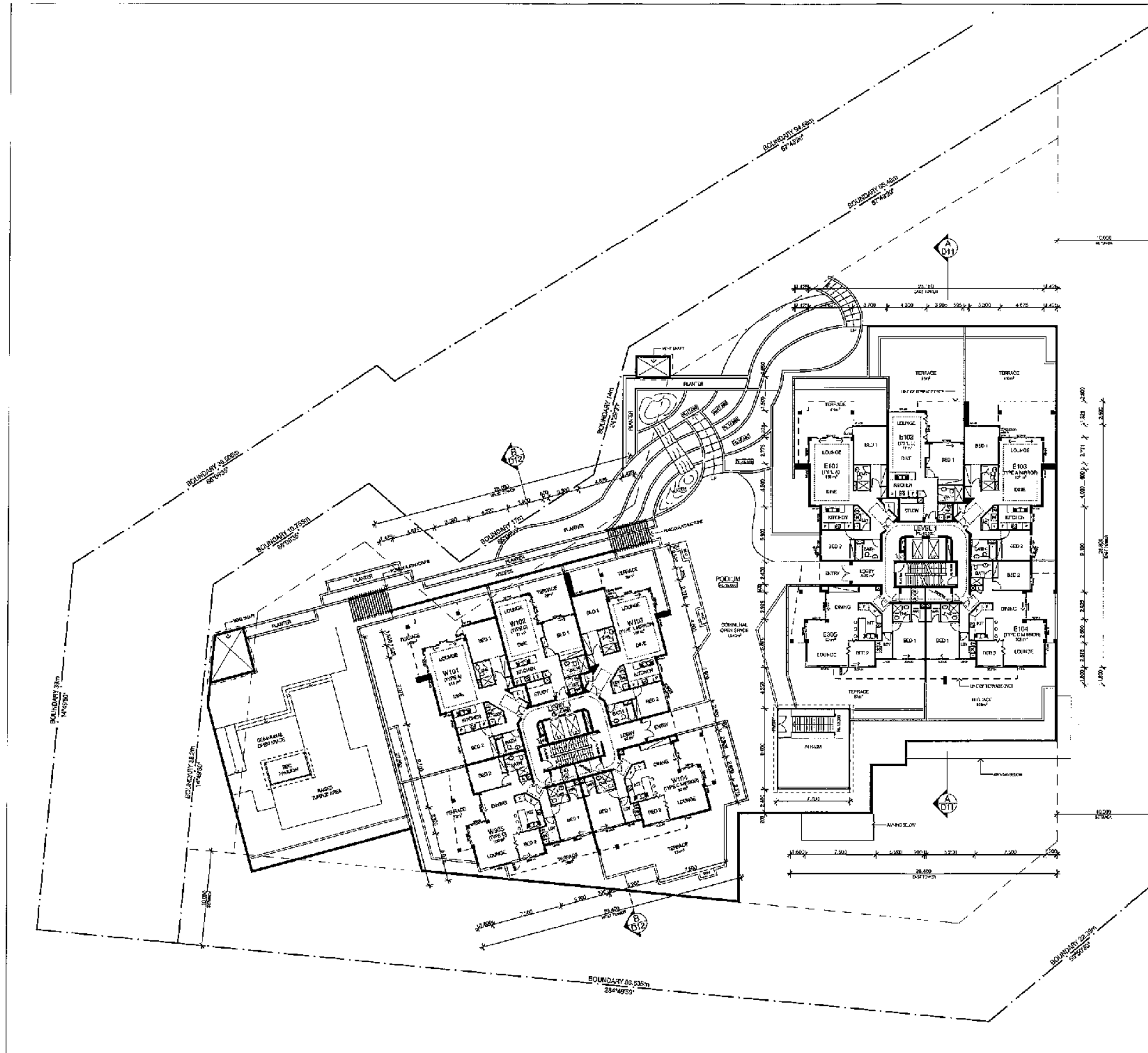
Andrews.Neil
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 PROJECT

WOODBURY APARTMENTS
 LOCATION
 LOTS 622 & 623 DP 877750
 WOODBURY PARK DRIVE, MARDI
 CLIENT
 WOODBURY PARK ESTATES PTY LTD
 DRAWING TITLE

UPPER LEVEL PARKING

DATE	DESIGNED BY	DRAWN BY	PROJECT NO.	STAGE
06/09/20	SM	SM	84029	DA
SCALE	PROJECT	CHECKED BY	DATE	DATE
1:200 @ A1	UPPER LEVEL	SM	06/09/20	06/09/20
			D04	B

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NO	DESCRIPTION	DATE
A	CLIPPING OPTION FOR DISCUSSION AT COUNSELLING	08/2017
B	CLIPPING OPTION FOR DEVELOPER FOR ASSESSMENT	09/2017

NOTES
 1. REFER TO LANDSCAPING PLANS FOR FURTHER LANDSCAPE DETAILS.
 2. PLEASE READ ALL PLANS IN CONNECTION WITH ALL CONSTRAINTS, LOCALITIES AND REGULATIONS FOR INFORMATION.

AREA CALCULATIONS	
TOTAL COMMONAL OPEN SPACE	1,540.7
PRIVATE OPEN SPACE - TERRACES (WEST TOWER)	184.7
PRIVATE OPEN SPACE - TERRACES (WEST TOWER)	423.7
GROSS FLOOR AREA OF RESIDENTIAL (WEST TOWER)	8,947.7
GROSS FLOOR AREA OF RESIDENTIAL (WEST TOWER)	558.7

- LEGEND**
- COMMONAL OPEN SPACE
 - FENCING
 - PLANTER BOXES

DA EDITION

SCALE 1:200

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 PROJECT

WOODBURY APARTMENTS

LOCATION

LOTS 622 & 623 DP 877750
 WOODBURY PARK DRIVE, MARC

CLIENT

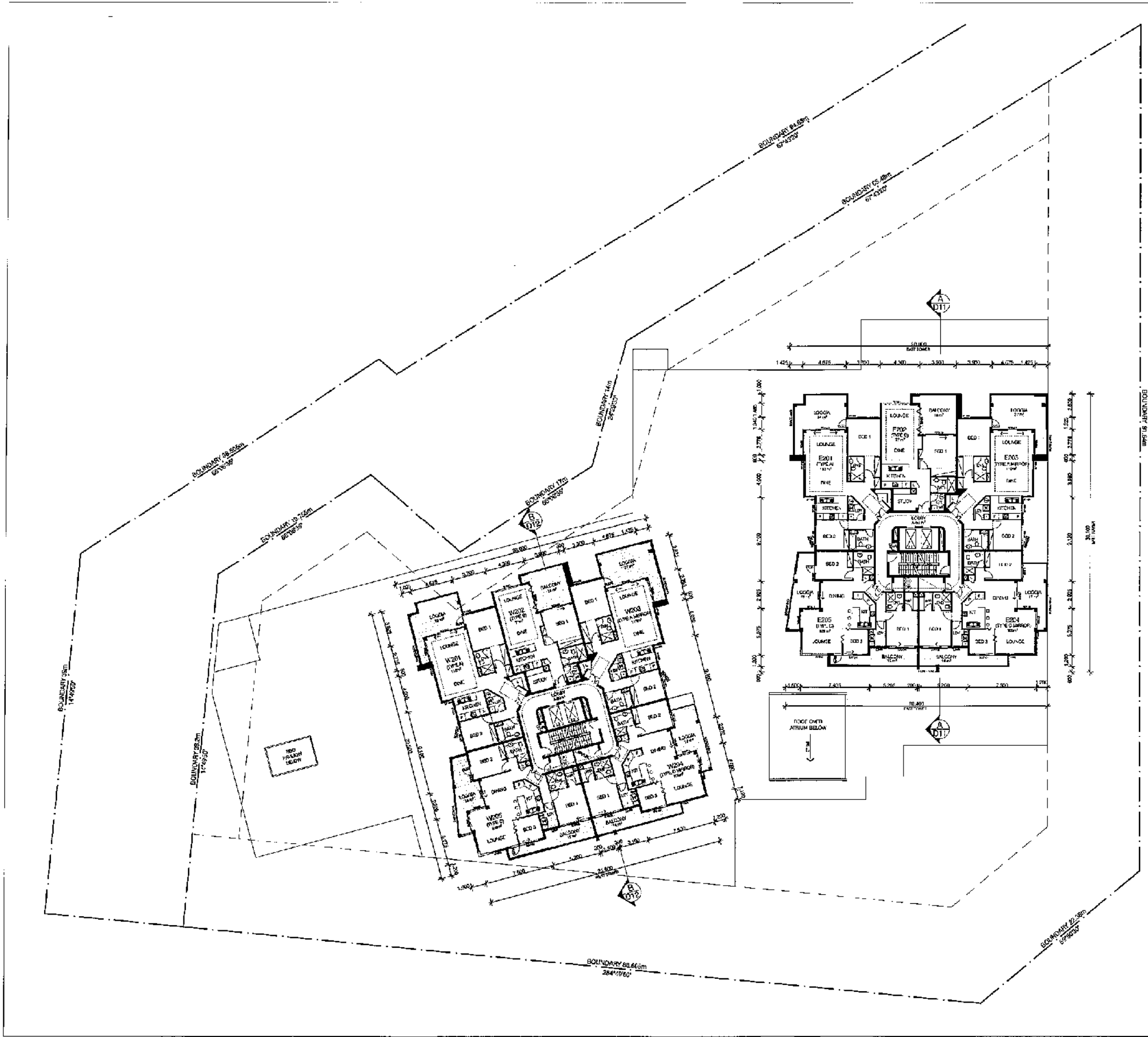
WOODBURY PARK ESTATES PTY LTD

DRAWING TITLE

LEVEL ONE COMMON - PODIUM

DATE	DESCRIPTION	DESIGNED BY	PROJECT NO.	STAGE
08/2017	000/001	SM	94029	DA
			D05	B

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NO	DESCRIPTION	DATE
A	REVISION OF KITCHEN LAYOUT AT COUNCIL MEETING	02/06/07
B	REVISION OF TYPICAL BALCONY DIMENSIONS	02/06/07

DA EDITION



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 PROJECT

WOODBURY APARTMENTS

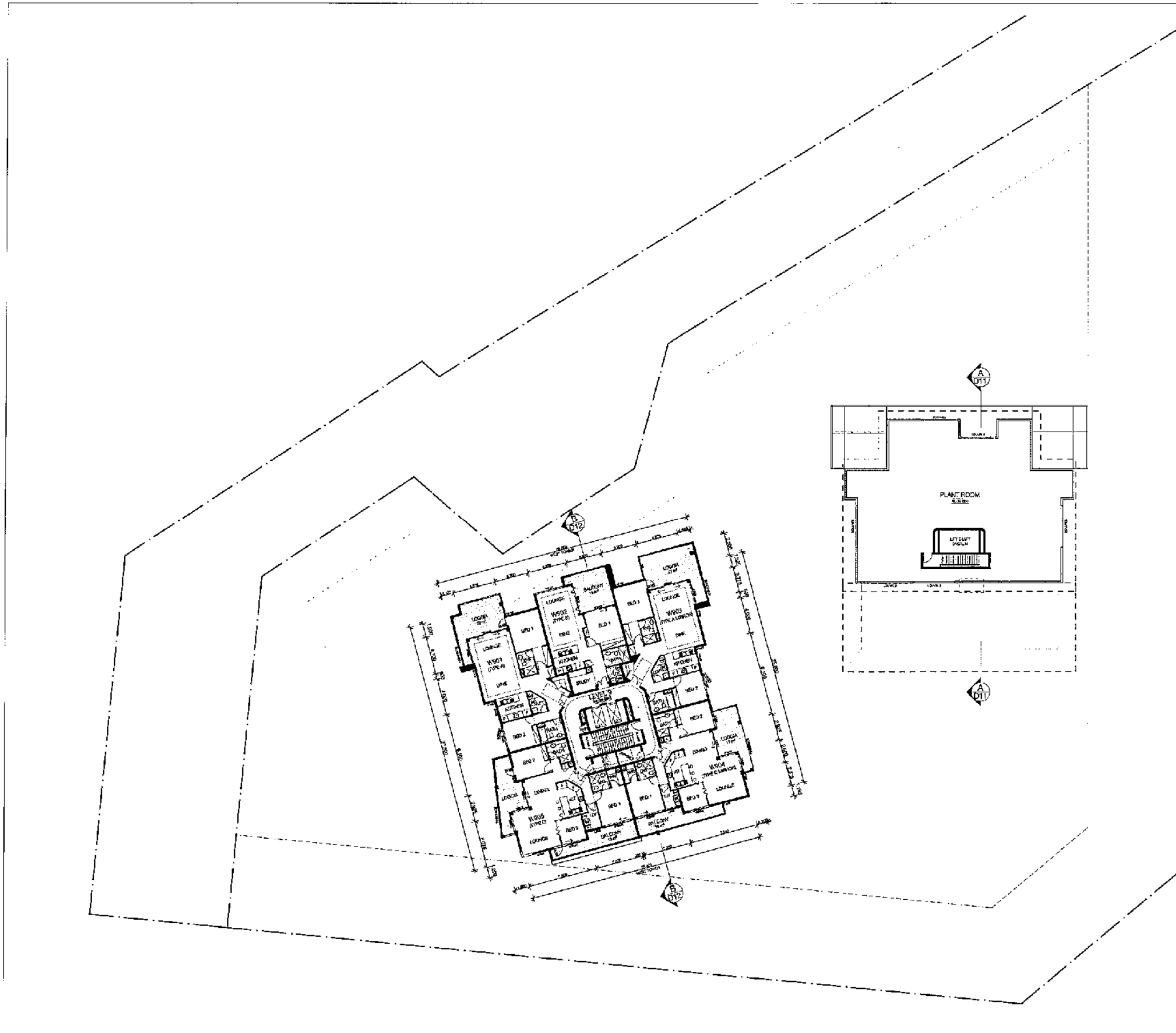
LOCATION:
 LOTS 622 & 623 DP 877750
 WOODBURY PARK DRIVE, MARDI

CLIENT:
 WOODBURY PARK ESTATES PTY LTD

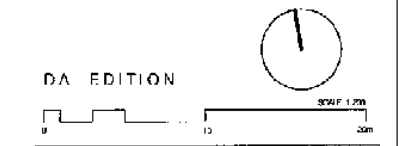
DRAWN BY:
 LEVEL TWO TYPICAL FLOORPLAN

DATE	DESCRIPTION	DRAWN BY	PROJECT NO	SCALE
02/06/07	DA EDITION	SM	B4029	1:200
		CHECKED BY	DRAWN BY	REVISION
			D06	B

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NO.	DESCRIPTION	DATE
4	CLARIFICATION FOR DISCUSSION AT PUBLIC MEETING	2009/07
5	CLARIFICATION SUBMITTED TO COUNCIL FOR APPROVAL	22/09/07



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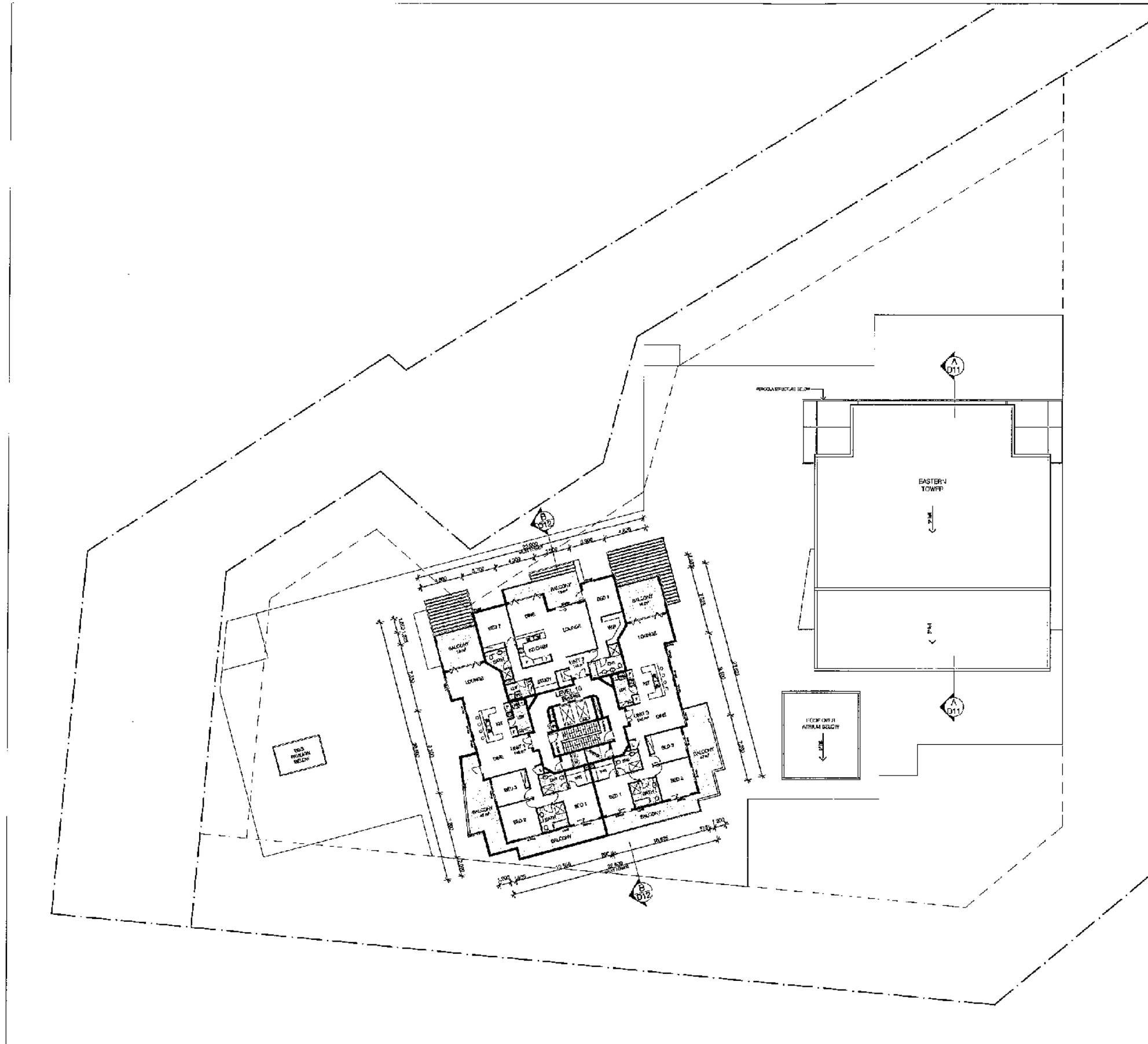
WOODBURY APARTMENTS
 LOCATION:
 LOTS 622 & 623 DP B77750
 WOODBURY PARK DRIVE, MARDI

CLIENT:
 WOODBURY PARK ESTATES PTY LTD

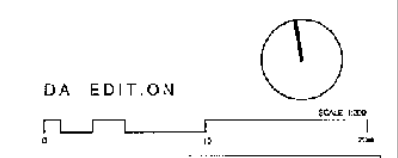
FORMING TITLE:
 LEVEL NINE FLOOR PLAN - & PLANT ROOM

DATE	BY (DRAWN/REV)	BY (CHECKED)	BY (SCALE)	BY (DATE)
04/08/07	AM	AM	94020	DA
			D07	S

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AMENDMENTS			DATE
NO.	DESCRIPTION	BY	DATE
A	CURRENT DRAWING FOR DISCUSSION AT COUNCIL MEETING	DA	12/01/06
B	CURRENT DRAWING FOR DISCUSSION AT COUNCIL MEETING	DA	12/01/06



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 PROJECT:

WOODBURY APARTMENTS

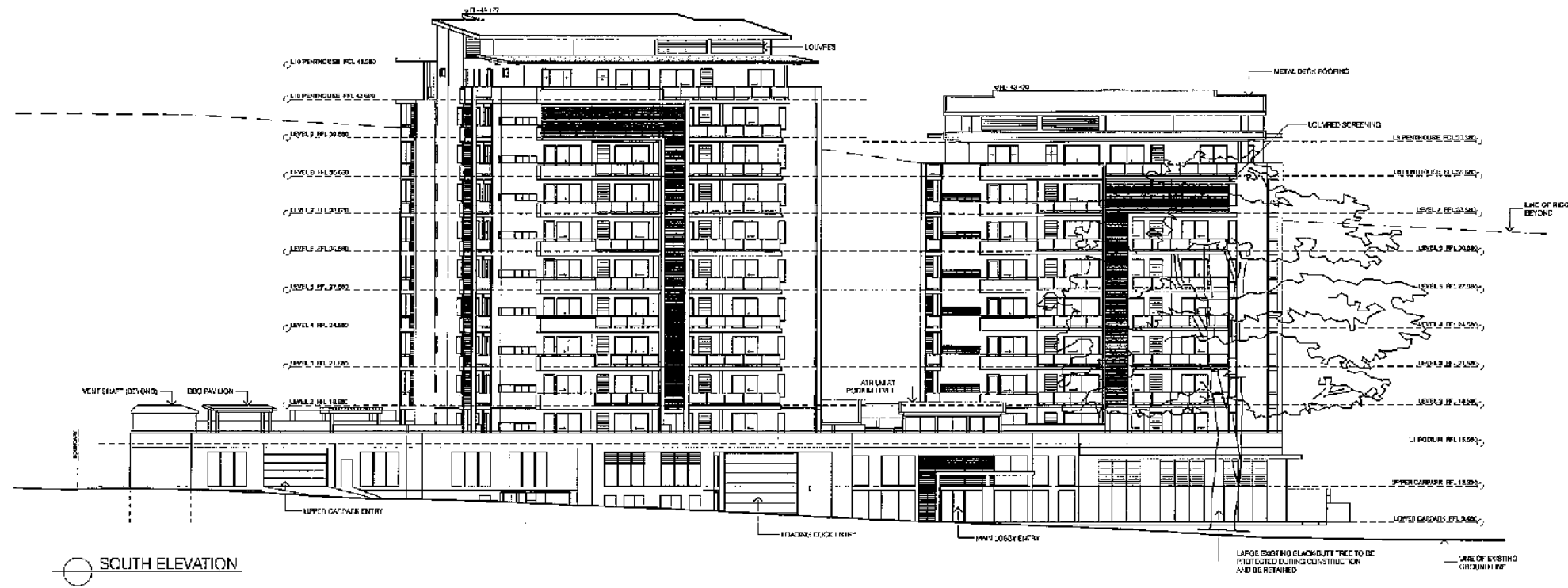
LOCATION:
 LOTS 622 & 623 DP 877700
 WOODBURY PARK DRIVE, MARDI

CLIENT:
 WOODBURY PARK ESTATES PTY LTD

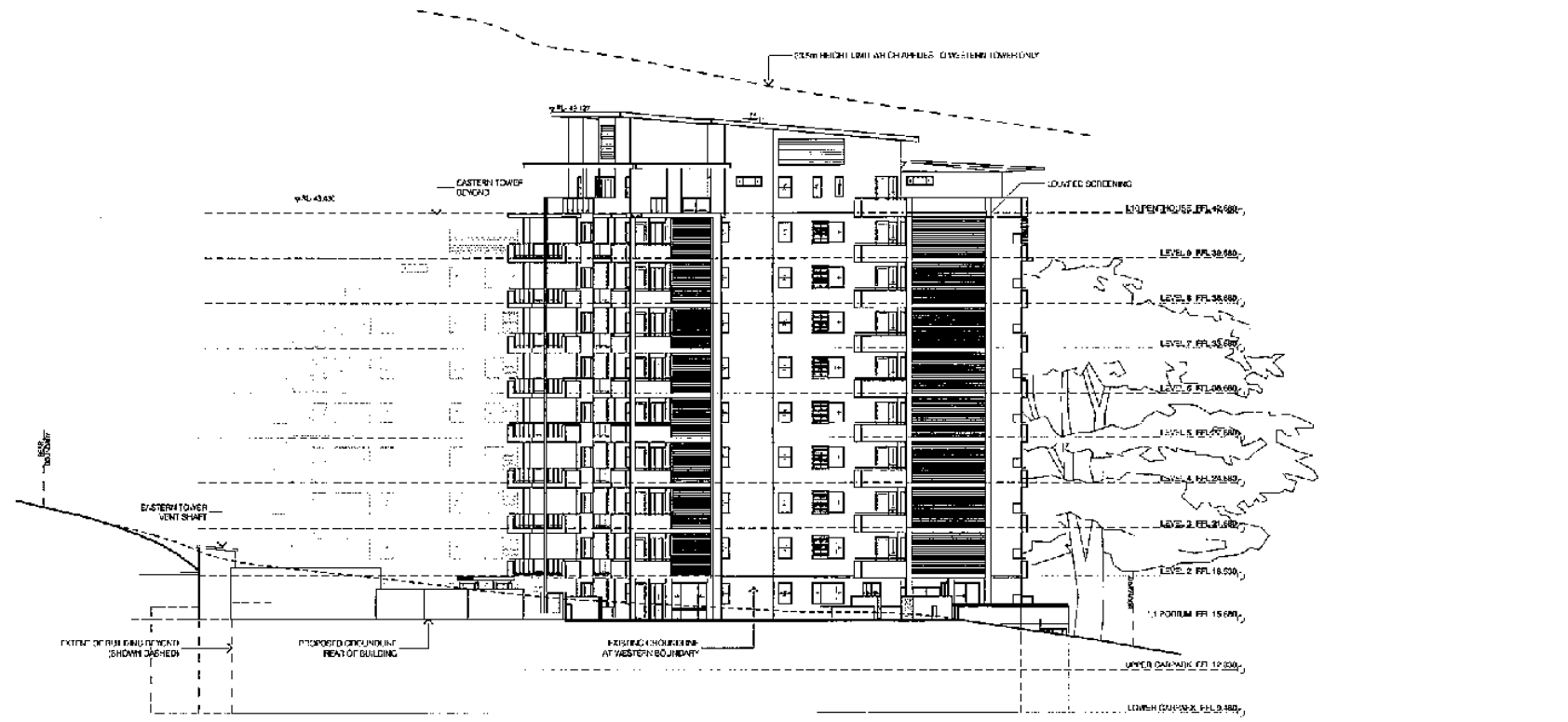
DRAWING TITLE:
 LEVEL 10 PENTHOUSE - ROOF PLAN

DATE	DESIGNED BY	CHECKED BY	PROJECT NO.	STAGE
DECEMBER 2006	DA	DA	94029	DA
FLOOR DATE	04/06/07	008		B

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SOUTH ELEVATION



WEST ELEVATION

NO.	DESCRIPTION	DATE
1	CURRENT OPTION FOR DISCUSSION AT COUNCIL MEETING	21/05/17
2	CURRENT OPTION IS SUBMITTED TO COUNCIL FOR APPROVAL	22/05/17

DA EDITION

SCALE: 1:100

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WOODBURY APARTMENTS

LOCATION

LOTS 622 & 623 DP 677750
WOODBURY PARK DRIVE, MARDI

CLIENT

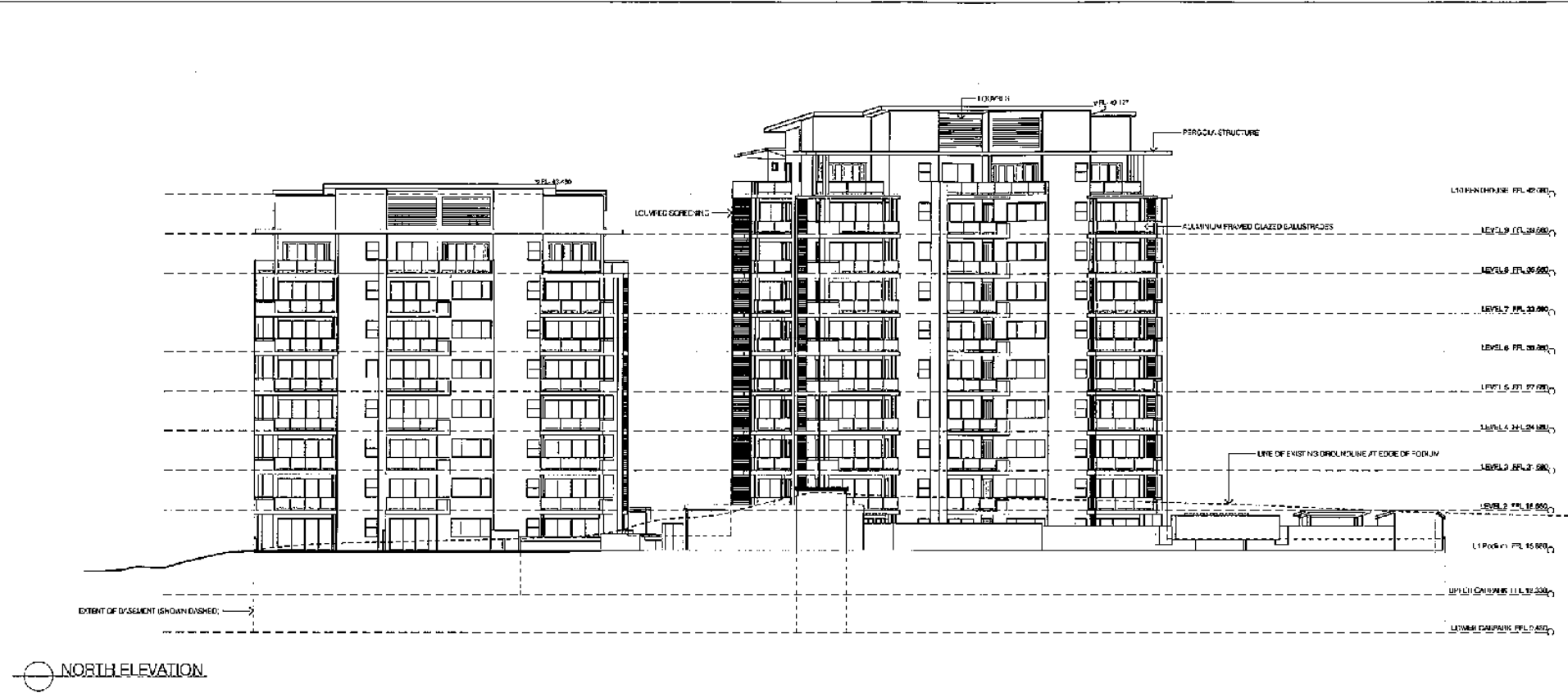
WOODBURY PARK ESTATES PTY LTD

DRAWING TITLE

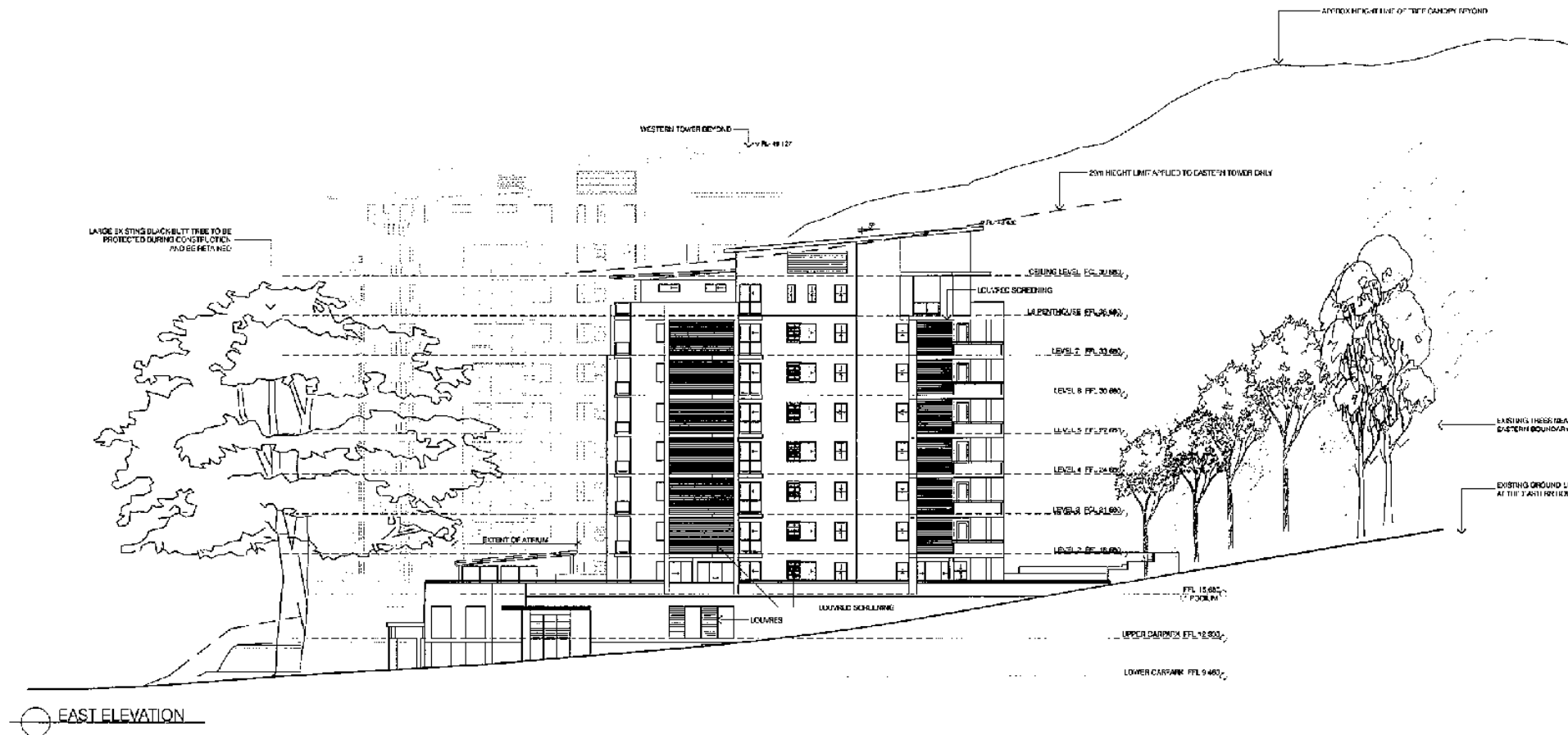
ELEVATIONS SOUTH & WEST

DATE	BY	CHECKED BY	PROJECT NO.	STAGE
21/05/2016	SA	SA	94029	DA
04/06/17			009	A

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NORTH ELEVATION



EAST ELEVATION

NO	DESCRIPTION	DATE
A	ISSUE FOR CONSTRUCTION DOCUMENTS	01/20/07
D	FOR INFORMATION ONLY TO BE USED FOR REFERENCE	22/03/07

DA EDITION

SCALE 1:200

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WOODBURY APARTMENTS

1000PM

LOTS 822 & 823 DP 877750
 WOODBURY PARK DRIVE, MARDI

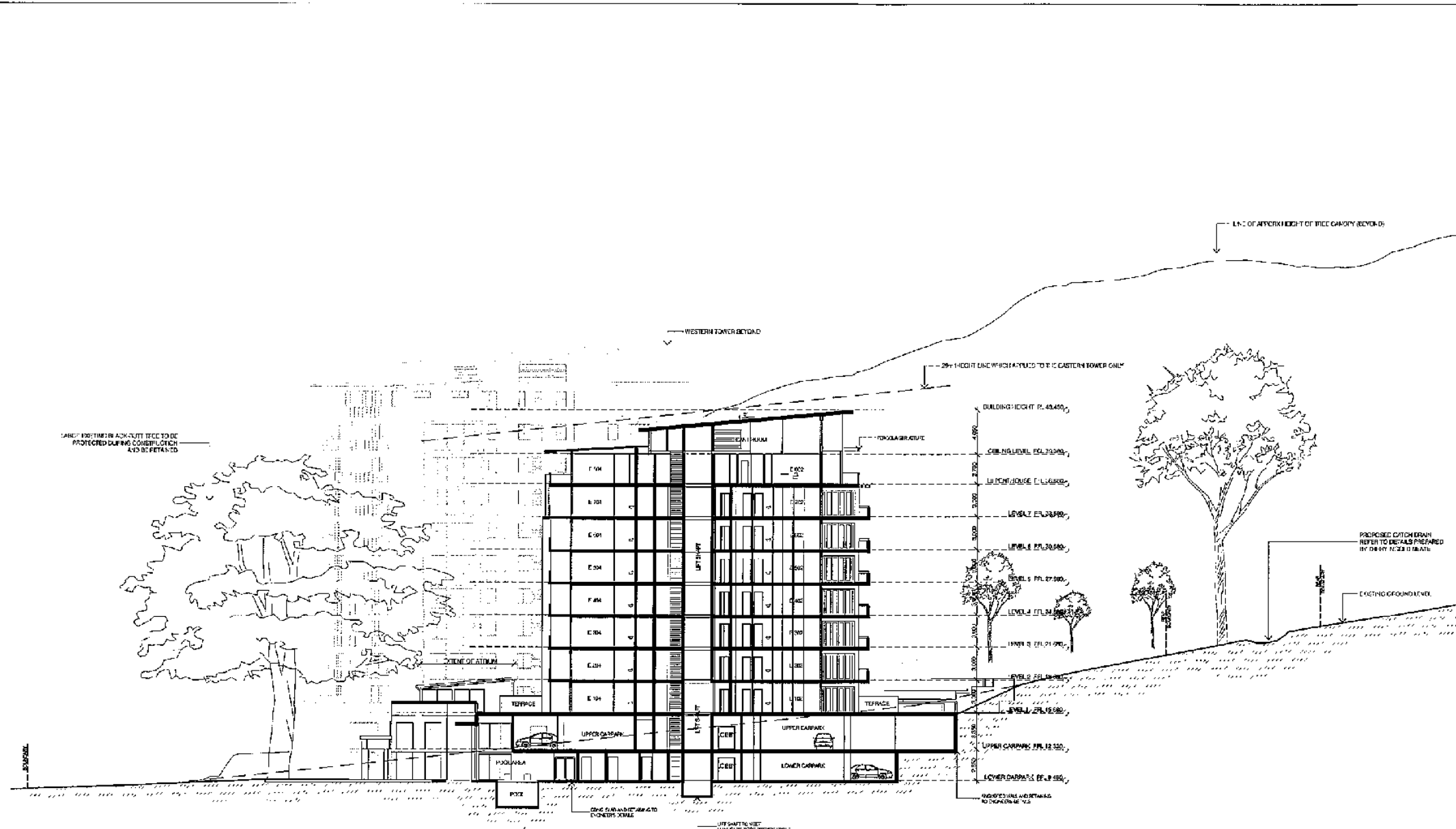
CLIENT

WOODBURY PARK ESTATES PTY LTD

DRAWING TITLE

ELEVATIONS NORTH & EAST

DATE	01/20/07	DRAWN BY	DA	PROJECT NO	B4029	STAGE	DA
SCALE	1:200 (A1)	CHECKED BY	DA	DRAWING NO	D10	REVISION	B
FILE NAME	047067						



SECTION A-A THROUGH EASTERN TOWER

AMENDMENTS	
NO.	DESCRIPTION
A	CURRENT OPTION FOR INFORMATIONAL PURPOSES
B	CURRENT OPTION ISSUED TO GO AHEAD FOR APPROVAL

DA EDITION

SCALE 1:200

0 10 20

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 PROJECT

WOODBURY APARTMENTS

LOCATION

LOTS 622 & 623 DP 877750
 WOODBURY PARK DRIVE, MARDI

CLIENT

WOODBURY PARK ESTATES PTY LTD

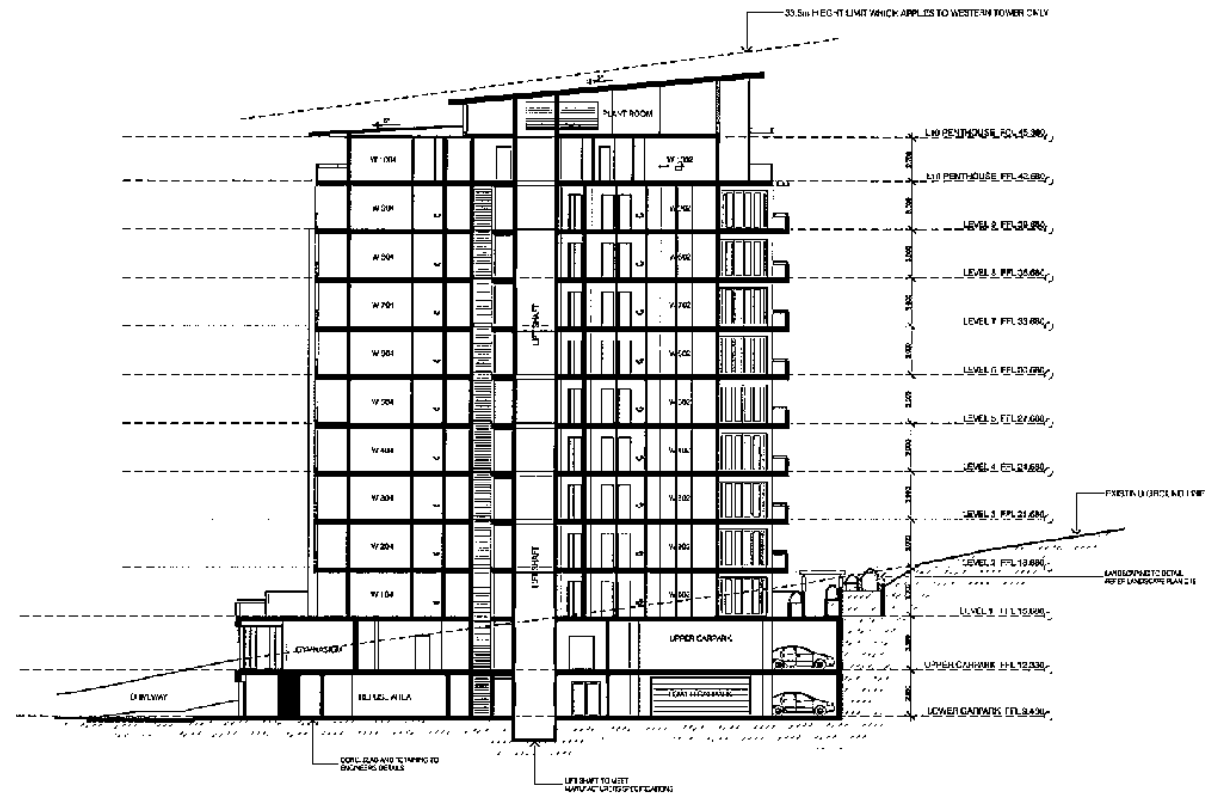
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SECTION A-A

DATE	DESCRIPTION	DRAWN BY	PROJECT NO.	SCALE	EDITION
DEC 03 2006		SM	84029	1:200@A1	DA
		CHIEF ARCHT			REVISED
					B

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REVISIONS		
No	DESCRIPTION	DATE
A	CURRENT OPTION FOR DISCRETIONARY COLLECTIVE	03/05/07
B	CURRENT OPTION ISSUED TO COLLECTIVE FOR ASSESSMENT	22/02/07



SECTION B-B THROUGH WESTERN TOWER

DA EDITION

SCALE 1:200

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 FAX: 03 9580 1001
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WOODBURY APARTMENTS

LOCATION

LOTS 622 & 623 DP 977750
 WOODBURY PARK DRIVE, MARDI

CLIENT

WOODBURY PARK ESTATES PTY LTD

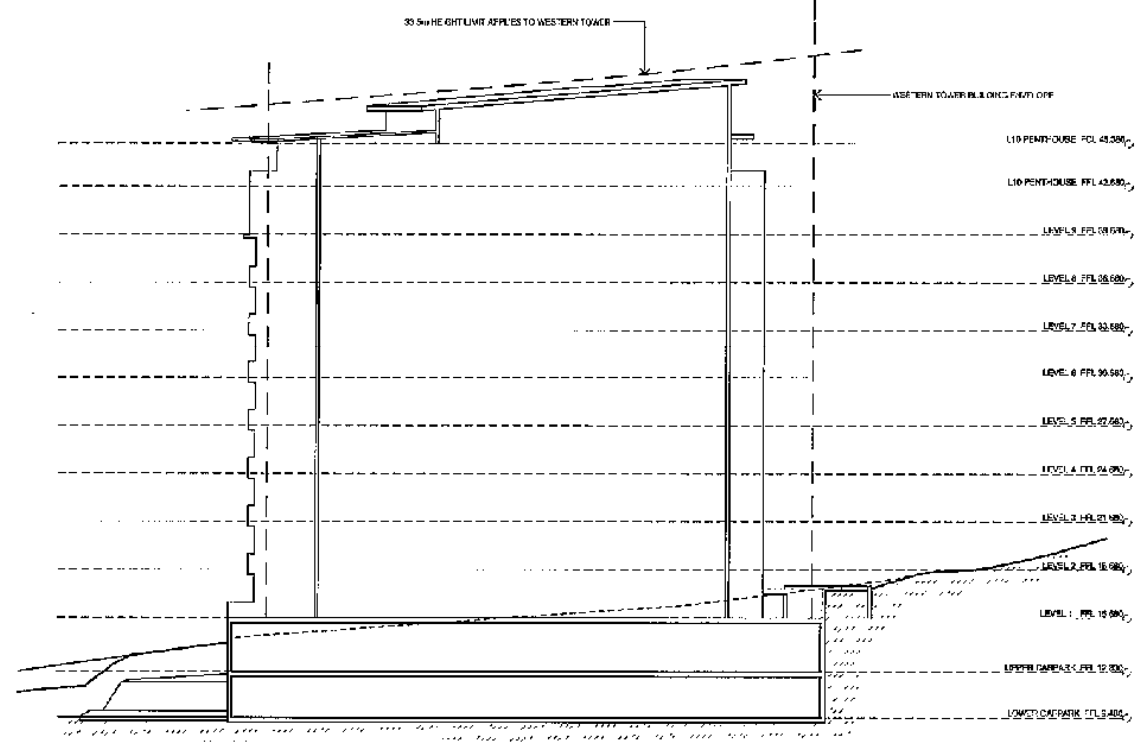
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SECTION B-B

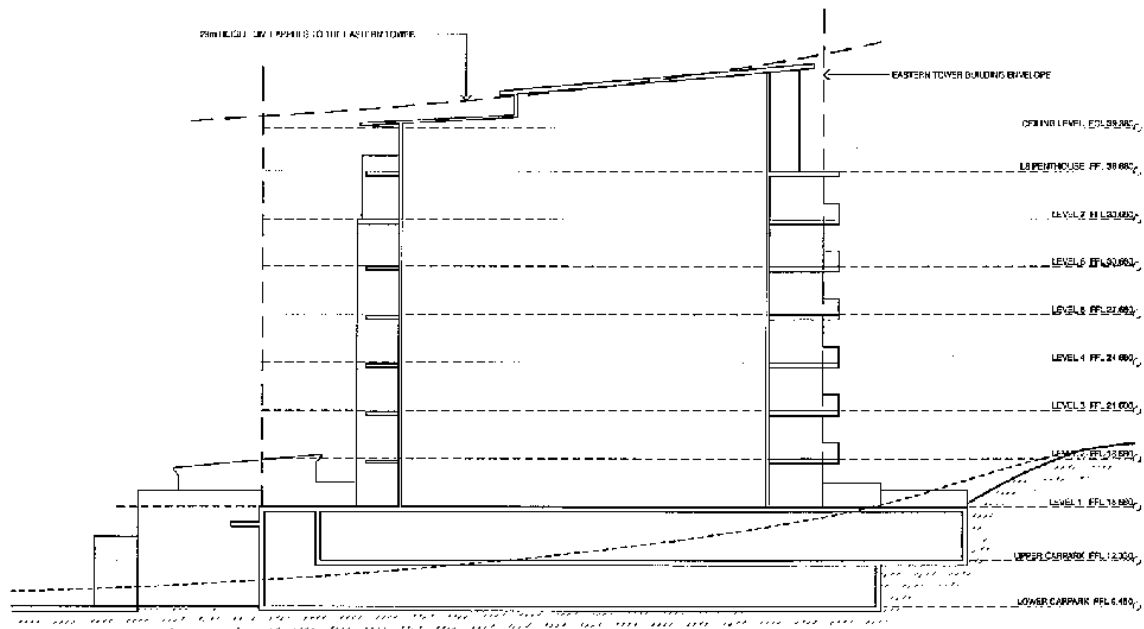
DATE	DRAWN BY	PROJECT NO.	SCALE
DECEMBER 2006	SM	84029	DA
1/2007 (A1)	ERWIN G. B.	D12	B
FILE DATE	CHECKED BY		
6/12/07			

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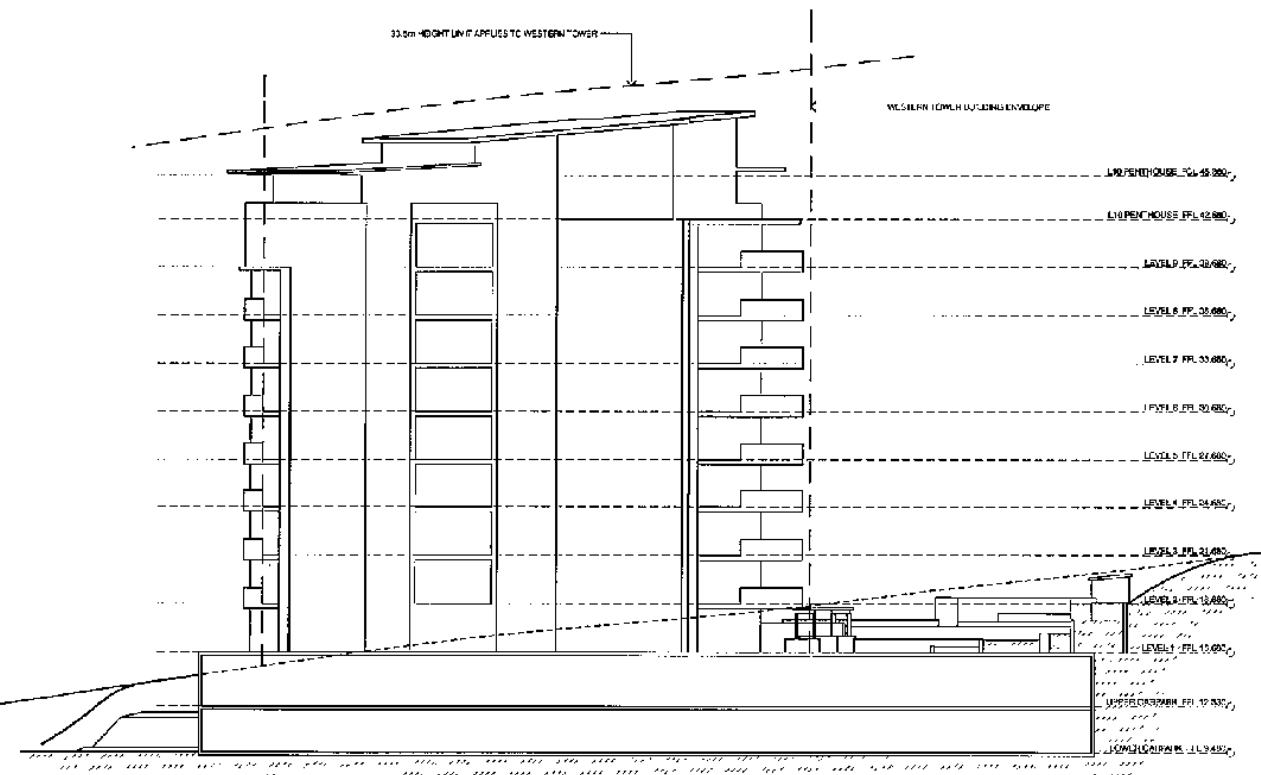
No.	DESCRIPTION	DATE
A	CURRENT OPTION FOR DEVELOPMENT OF CONDOMINIUM	02/06/07
B	CURRENT OPTION SUBMITTED TO COUNCIL FOR ASSESSMENT	02/05/07



SECTION C-C



SECTION E-E



SECTION D-D

DA EDITION

SCALE 1:100

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WOODBURY APARTMENTS

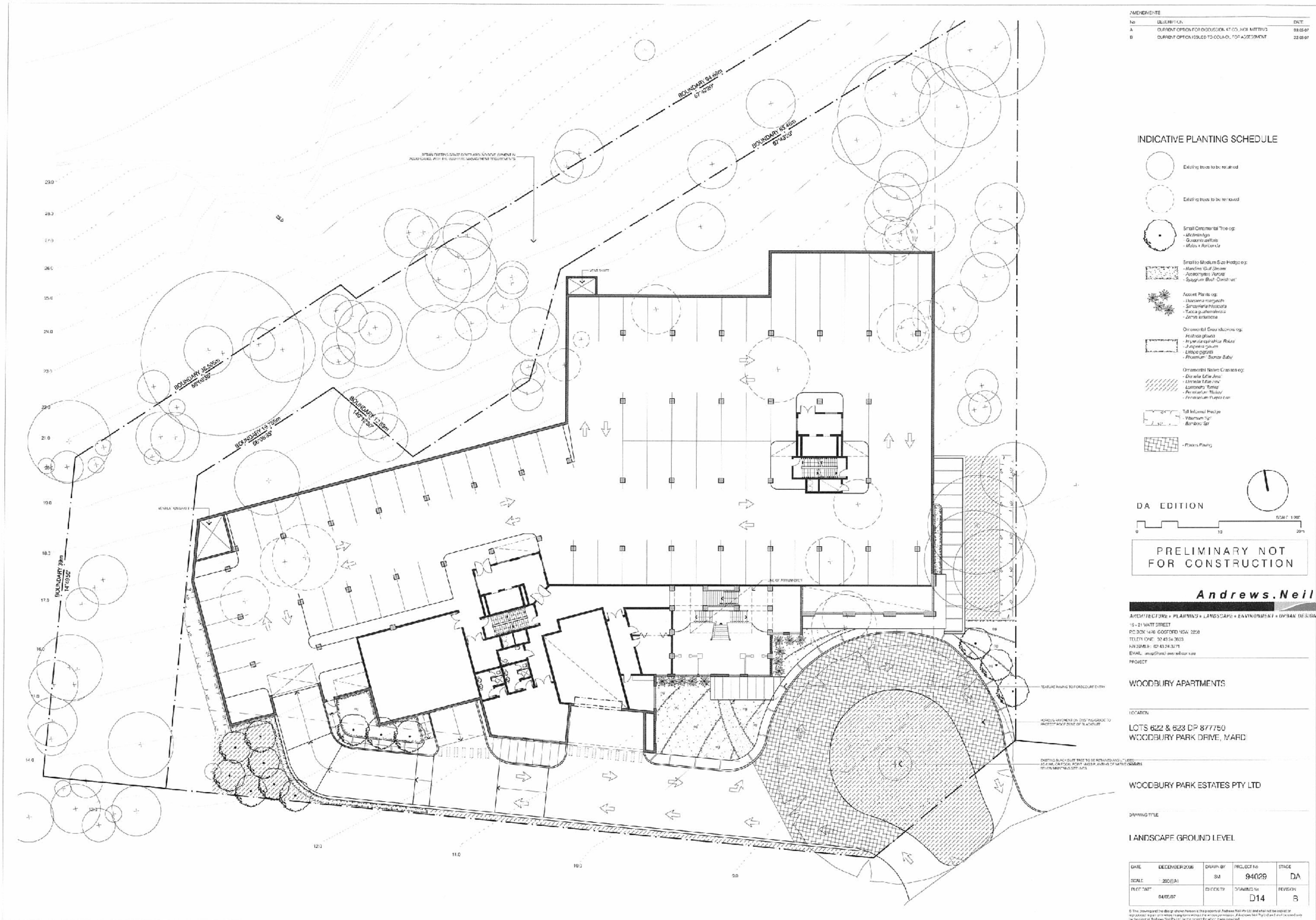
LOCATION:
 LOTS 622 & 623 DP 877750
 WOODBURY PARK DRIVE, MARDI

CLIENT:
 WOODBURY PARK ESTATES PTY LTD

DRAWING TITLE:
 SECTION DIAGRAMS BUILDING ENVELOPES

DATE	DESCRIPTION	DESIGNED BY	DRAWN BY	STAGE
02/06/07	01	SM	SM	DA
04/06/07	02	SM	SM	B

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AMENDMENTS

No	DESCRIPTION	DATE
A	QUANTITY OPTION FOR DISCUSSION AT CO. MEETINGS	08.05.07
B	QUANTITY OPTION ISSUED TO COLLAB. FOR ASSESSMENT	22.05.07

INDICATIVE PLANTING SCHEDULE

- Existing trees to be retained
- Existing trees to be removed
- Small Ornamental Tree sp.
- *Quercus laevis*
- *Mulberry* - *Artocarpus*
- Small to Medium Size Hedge sp.
- *Waxmania* - *Lawsonia*
- *Sparganium* - *Convolvul*
- Accent Plants sp.
- *Ulmus* - *Prunella*
- *Sarcocolla* - *Philadelph*
- *Tilia* - *Juniperus*
- *Juniperus*
- Ornamental Grass clumps sp.
- *Hydrangea* - *Phlox*
- *Andropogon* - *Andropogon*
- *Phloxum* - *Sonch* - *Baby*
- Ornamental Native Grasses sp.
- *Drosera* - *Erica*
- *Urtica* - *Urtica*
- *Lupinus* - *Trifolium*
- *Perovskia* - *Trifolium*
- *Prostratum* - *Trifolium*
- Tall Infused Hedge
- *Waxmania* - *Lawsonia*
- *Bambusa* - *Sp.*
- Plains Planting

DA EDITION

0 10 20m

PRELIMINARY NOT FOR CONSTRUCTION

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 PROJECT

WOODBURY APARTMENTS

LOCATION
 LOTS 622 & 623 DP 877750
 WOODBURY PARK DRIVE, WARD

WOODBURY PARK ESTATES PTY LTD

DRAWING TITLE
 LANDSCAPE GROUND LEVEL

DATE	DECEMBER 2006	DRAWN BY	PROJECT No	STAGE
SCALE	1:200 (A1)	SA	94029	DA
PLANT DATE	04.05.07	DISC/CTY	D14	B

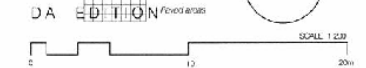
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NO.	DESCRIPTION	DATE
A	OPTION OPTION FOR DISCUSSION AT COUNCIL MEETING	03.10.07
J	OPTION OPTION FOR DISCUSSION AT COUNCIL OF ASSESSMENT	22.05.07

INDICATIVE PLANTING SCHEDULE

- Small Commercial Tree eg:
 - Mikle Iron fig
 - Ginkgo biloba
 - Mass x Retenula
- Small to Medium Size Hedge eg:
 - Hibiscus
 - Andromeda
 - Syzygium Bush
 - Christmas
- Accent Plants eg:
 - Lantana
 - Samanea
 - Ficus
 - etc
- Deciduous Green screens eg:
 - Ficus
 - etc
- Existing trees to be retained
- Existing trees to be removed
- Fencing
- Planting Boxes



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WOODBURY APARTMENTS

LOCATION:
 LOTS 622 & 623 DP 877750
 WOODBURY PARK DRIVE, MARDI

CLIENT:
 WOODBURY PARK ESTATES PTY LTD

LANDSCAPE PODIUM LEVEL

DATE	DESCRIPTION	DRAWN BY	PROJECT NO.	STAGE
DECEMBER 2006		SM	84029	DA
DATE	1.2007(A1)	GLD/DB		REVISION
DATE	04/07/07		D15	B

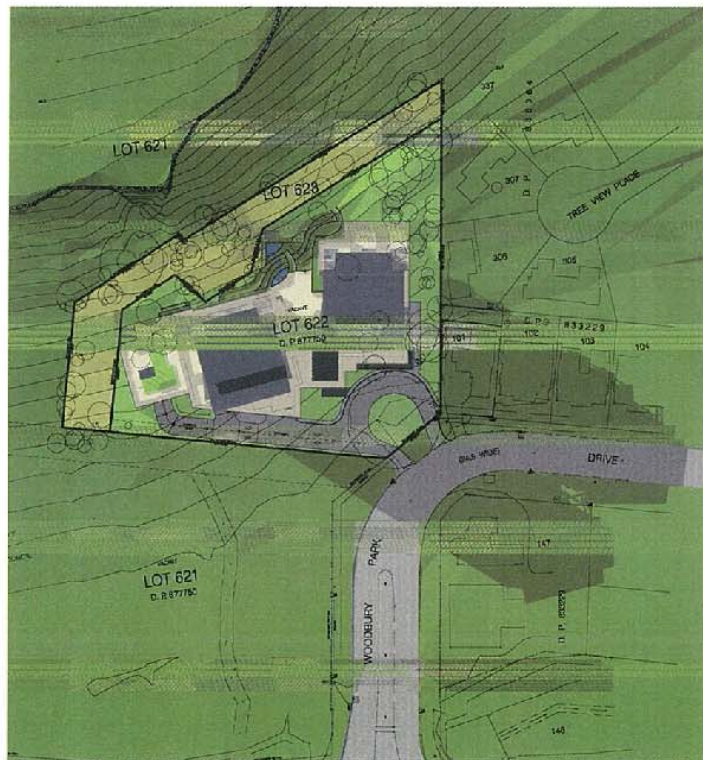
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9am June 21st



12noon June 21st



3pm June 21st

NO	DESCRIPTION	DATE
1	CURRENT 3D PLAN FOR DISCUSSION AT COUNCIL MEETING	01/06/21
2	CURRENT 3D PLAN FOR DISCUSSION AT COUNCIL MEETING	02/06/21

DA EDITION



SCALE 1:1000

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PROJECT

WOODBURY APARTMENTS

LOCATION

LOTS 622 & 623 DP 877750
 WOODBURY PARK DRIVE, MARDI

CLIENT

WOODBURY PARK ESTATES PTY LTD

DRAWING TITLE

SHADOW DIAGRAMS -
 9am, 12noon & 3pm 21st JUNE

DATE	DRAWN BY	CHECKED BY	PROJ NO	SCALE
DECEMBER 2006	GM	GM	94029	DA
1:1000(A1)				
PLT DATE	CHECKED	DRAWING NO	REVISION	
08/06/21		D16	B	

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NORTHERN ELEVATION 9AM



NORTHERN ELEVATION 12NOON



NORTHERN ELEVATION 3PM



EASTERN ELEVATION 9AM



EASTERN ELEVATION 12NOON



EASTERN ELEVATION 3PM



SOUTH ELEVATION 9AM



SOUTH ELEVATION 12NOON



SOUTH ELEVATION 3PM



WESTERN ELEVATION 9AM

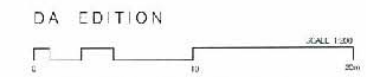


WESTERN ELEVATION 12NOON



WESTERN ELEVATION 3PM

AMENDMENTS		
NO	DESCRIPTION	DATE
4	CLERK OFFER FOR DELEGATION AS USUAL MEETING	23/02/21
5	CLERK OFFER (ISSUE) TO INCLUDE DELEGATION	23/02/21



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WOODBURY APARTMENTS

LOCATION:
 LOTS 622 & 623 DP 877750
 WOODBURY PARK DRIVE, MARDI

CLIENT:
 WOODBURY PARK ESTATES PTY LTD

DRAWING TITLE:
 EASTERN TOWER ELEVATIONS
 9am, 12noon & 3pm 21st JUNE

DATE	REVISION/DESCRIPTION	DRAWN BY	PROJECT NO	SCALE
04/06/21		CH/CK/TK	94029	DA
			D17	B

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NORTHERN ELEVATION 9AM



NORTHERN ELEVATION 12NOON



NORTHERN ELEVATION 3PM



EASTERN ELEVATION 9AM



EASTERN ELEVATION 12NOON



EASTERN ELEVATION 3PM



SOUTH ELEVATION 9AM



SOUTH ELEVATION 12NOON



SOUTH ELEVATION 3PM



WESTERN ELEVATION 9AM



WESTERN ELEVATION 12NOON



WESTERN ELEVATION 3PM

NO	REVISION	DATE
1	ISSUE 01	05/06/17
2	CURRENT OPTION FOR PROVISION OF EQUIVALENT BUILDING	05/06/17
3	CURRENT OPTION SUBMITTED TO COUNCIL FOR ASSESSMENT	25/06/17

DA EDITION

SCALE 1:200

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WOODBURY APARTMENTS

LOCATION

LOTS 622 & 623 DP 877750
 WOODBURY PARK DRIVE, MARDI

CLIENT

WOODBURY PARK ESTATES PTY LTD

DRAWING TITLE

WESTERN TOWER ELEVATIONS
 9am, 12noon & 3pm 21st JUNE

DATE	BY	PROJECT NO	SCALE	STAGE
04/06/17	SM	94029	D18	DA
				B

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Urban Design/ SEPP 65 Assessment for
Development Application
Lots 622 & Lot 623
Woodbury Park Drive
Mardi

GM Urban Design & Architecture Pty Ltd
December 2007

Lots 622 & 623 Woodbury Park Drive Mardi
Urban Design Assessment for Wyong Council

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Lots 622 & 623 Woodbury Park Drive Mardi
Urban Design Assessment for Wyong Council

1.0 INTRODUCTION

Wyong Council has requested GM Urban Design to carry out an independent Urban Design and SEPP 65 assessment of a Development Application D/315/2006 lodged for Lots 622 and 623 DP 877750 Woodbury Park Drive Mardi.

The amended development application has evolved through an extensive consultation process between the applicant and Council to arguably achieve a better urban design outcome for the subject site.

This DA seeks approval for:

- The construction of two residential towers of 10 and 8 storeys respectively, being above two podium levels, giving an appearance of 12 and 10 storey buildings;
- 88 residential apartments being as follows:
 - Western building comprising 48 units of 19 x 3 bedroom, 20 x 2 bedroom and 9 x 1 bedroom units;
 - Eastern building comprising 40 units of 15 x 3 bedroom, 17 x 2 bedroom and 8 x 1 bedroom units;
- 133 car parking spaces for residents and visitors within the two podium levels;
- Communal facilities including an indoor pool, gymnasium, meeting rooms, lounge room, outdoor seating and BBQ area; and
- Landscaped communal open space.

The development proposal will be contained wholly upon Lot 622 with Lot 623 to the north and west remaining vacant and acting as a bushfire buffer to the development along with Council's easement to the south of the subject site.

Council planning officers have recommended approval of this development application. The SEPP 65 Central Coast Design Review Panel have recommended refusal and suggested the application be referred to an independent urban design consultant for their assessment of the proposal in relation to the provisions of SEPP 65.

This report forms an independent SEPP 65 assessment for Wyong Council.

This assessment has been based on a detailed site inspection of the site and locality and the following information:

Drawings prepared by Andrews Neil, Project No. 94029:

- Site Survey, D01, Rev B, dated 22 June 2007
- Building Guidelines, D02, Rev B, dated 22 June 2007;
- Architectural Plans, D03 – D13, Rev B, dated 22 June 2007;
- Landscape Plans D14 – D15, Rev B, DATED 22 June 2007;
- Shadow diagrams D016 – D018, dated 22 June 2007;
- Coloured Elevations 001-004, dated 25 May 2007;
- Photomontages Second Edition, dated 5 June 2007;
- Perspective Views dated 23 May 2003;
- Privacy Analysis dated 23 May 2007; and
- Bushfire Protection Assessment prepared by ABPP dated 23 March 2007.

Lots 622 & 623 Woodbury Park Drive Mardi
Urban Design Assessment for Wyong Council

2.0 THE SITE AND SURROUNDING CONTEXT

2.1 Site:

The subject site for the proposal is known as Lots 622 & Lot 623 DP 877750 off Woodbury Park Drive Mardi.

The site is a large irregular shaped parcel of land situated at the entrance to Woodbury Park Estate off Woodbury Park Drive. The site is located approximately 100 metres north of Wyong Road and the Westfield shopping centre at Tuggerah.

The site has a frontage of 21.4 metres to Woodbury Park Drive with a depth of 91.63 metres along the eastern boundary and being on the north western sweeping bend of Woodbury Park Drive. The area of the site is calculated at 9007m².

The site slopes steeply towards Woodbury Park Drive, being vacant land. Lot 622 has been previously cleared of vegetation and contains a mown grassed area along the frontage of the site with scattering of trees particularly along the eastern boundary. Lot 623 has also been cleared of its understorey and contains a denser canopy of tress.

A 10 metre wide water pipe easement abuts the southern boundary of the site which contains water supply pipelines.

2.2 Context:

The site is located at the corner of Woodbury Park Drive. This is a new street created as part of a new subdivision which is accessed from a major roundabout off Wyong Road. The interface of Woodbury Park Drive is created by a significant bushland pocket which is Council land. This land is zoned 7a Conservation Land and therefore will remain bushland for the foreseeable future.



Google map showing context around the site

The site is located at the bend in Woodbury Park Drive. Therefore it creates a visual focus for vehicle and pedestrian movement both from Wyong Road going north and also from Woodbury Park Drive heading west to Wyong Road. The site has a role in providing the axial view into the estate and terminating the view from Wyong Road at the first intersection after leaving the expressway.

In the area around the site there are a number of facilities including the Tuggerah Primary School with bus services to Wyong town centre and the rail station.

Lots 622 & 623 Woodbury Park Drive Mardi
Urban Design Assessment for Wyong Council

Wyong Road is a busy arterial road which provides the main route from the expressway to Wyong. It is punctuated by a series of major intersections with roundabouts that guarantees continual vehicle flow but acts to severely limit pedestrian movement from the north to the south of Wyong Road. Pedestrians need to use traffic lights and a pedestrian bridge to cross over Wyong Road due to high levels of traffic using this major road. Therefore whilst the site is apparently in close proximity to the retail facilities offered by the major Westfield Tuggerah Shopping Centre to the south it is effectively fairly isolated for pedestrian movement.

The shopping centre further exacerbates the sense of separation by the sea of on grade car parking that surrounds the actual buildings. It is necessary for any pedestrian to cross this car parking to access the centre which has been designed to be predominantly an internalised mall rather than a main street 'town centre'.

The site therefore constitutes an opportunity for greater density but its connectivity is compromised due to the car dominated environment. The 7a) lands around the site and at the throat of the street provide a visual and to some extent acoustic buffer to the site and the estate. It offers a strong landscape character to this area that is unique and must be respected in the design of any development on this site.

Landscape should be allowed to dominate the setting with the built form providing an iconic axial statement but one that resonates well with the timbered character of the site.

Woodbury Park Drive is a residential street with the remainder of the street comprised of low scale 1-2 storey dwellings and dual occupancies. The streetscape is composed of lawns, street tree planting, green verges and the dwellings themselves. The rhythm of the street is created by the lot frontage widths which create the 'grain' of the street and also dictate the solid to void ratio of housing enclosure and side boundary landscape.

Given this low density environment it is important that any development on this site responds sensitively to the grain of the area and its lower scale character in the way it handles the massing and the human scale of the site.

Lots 622 & 623 Woodbury Park Drive Mardi
Urban Design Assessment for Wyong Council

3.0 STATUTORY CONTROLS ANALYSIS

The application has been assessed against the aims, objectives and provisions of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development including the NSW Residential Design Flat Code, Wyong Local Environmental Plan 1991 and Wyong Development Control Plan 2005, Chapter 96 – Woodbury Apartments.

An assessment of the proposal in relation to the Residential Flat Code is provided at Appendix 1.

The following briefly identifies the relevant urban design provisions and how the development responds to these provisions.

3.1 Wyong Local Environmental Plan 1991

<i>Objectives of the Plan</i>	
in relation to population and housing:	Complies
(i) to provide opportunity for the development of a wide range of housing stock commensurate with the changing characteristics of the Shire's population	
(ii) to encourage residential development that will achieve efficient use of existing physical and social infrastructure, and	Complies
(iii) to provide for new urban development in areas that can be economically serviced and that are environmentally suitable	The development will impact on the slopes of a vegetated ridge that provides an important visual and landscape backdrop to existing urban development.
<i>Objectives of the Medium Density Residential 2(c) zone</i>	
(a) to cater primarily for residential flat buildings generally not exceeding a height of 3 storeys (except as otherwise provided for by clause 42B), and	The proposal exceeds the 3 storey height limit, due to clause 42E which allows a height of 29 to 33.5 metre buildings.
(b) to provide for other uses which: i) are compatible with the residential environment and afford services to residents at a local level, and ii) are unlikely to adversely affect residential amenity or place demands on services beyond the level reasonably required for residential uses, and iii) have a material adverse impact on residents	No other uses are proposed
(c) to provide home-based employment where such will not: i) involve exposure to view from any public place of any unsightly matter, or raw material, equipment, machinery, product or stored finished goods, or ii) have a material adverse impact on residents.	No other uses are proposed
<i>Permissible Uses within Residential 2(c) Zone</i>	
Residential flat buildings are permissible with consent of Council.	Complies.
<i>Objectives of the Environmental 7(a) Zone</i>	
a) to restrict the type and scale of development which will be carried out on land possessing special aesthetic, ecological or conservation values to that compatible with such environments, and	No development is proposed.
(b) to allow such development where: (i) it can be demonstrated that it can be carried out in a manner that minimises risks from natural hazards, functions efficiently, does not prejudice other economic development and does not detract from the scenic quality of the land referred to in the objective specified in paragraph (a), and (ii) it is unlikely to have a significant detrimental effect on the growth	The proportion of the site zoned 7(a) will largely remain in its natural state and be maintained as asset protection zones for the two residential flat buildings. Lot 623 can still support some level of native vegetation and

Lots 622 & 623 Woodbury Park Drive Mardi
Urban Design Assessment for Wyong Council

<p>of native plant communities, the survival of native wildlife populations or the provision and quality of habitats for both indigenous and migratory species, and</p> <p>(iii) it is unlikely to have an adverse impact on the region's water resources.</p>	<p>wildlife habitat provided it meets requirements of the bushfire report prepared for the site.</p>
<p><i>Clauses of relevance within Wyong LEP 1991</i></p>	
<p>42E Erection of medium or high-rise building at Woodbury Park Drive, Mardi</p> <p>1) This clause applies specifically to Lot 622, DP 877750, Woodbury Park Drive, Mardi and provides the following:</p> <p>2) The Council may consent to the erection of medium or high-rise building on the land to which clause applies, but only if it is satisfied that:</p> <p>a. when viewed from public spaces, the proposed building will generally be framed by the trees on the ridge to the north of the site, and</p> <p>b. any roof structure over and above the height nominated for the land beneath it on the building height map is designed and incorporated into the building in a way that is both interesting and attractive, and</p> <p>c. Due regard has been given in the design of the building to any other matters that may be specified in a development control plan applying to the land.</p> <p>3) For the purposes of this clause:</p> <p>A building height is the vertical distance from natural ground level at any point within a building to the top-most ceiling of the building directly above that point.</p> <p>medium or high-rise building means a building with a building height greater than 10 metres but no building height of which at any point exceeds the height nominated for the land at that point on the building height map</p>	<p>The proposal is described as comprising two high rise residential flat buildings.</p> <p>When viewed from public places such as adjoining roadways (i.e. Woodbury Park Road, Tonkiss Street and the Westfield shopping centre to the south, the proposed buildings will be highly visible particularly the eastern tower and will tower over existing single/two storey dwellings to the east of the site. Existing trees to the north, at the top of the ridge will be retained behind the eastern tower providing for a canopy of trees between the proposed building and skyline. Limited tree canopy will remain behind the western tower. From Woodbury Park Road looking west the western tower will protrude above the existing tree line. The proposal is liable to be highly visible from the car park and Tuggerah Shopping Centre – both of which have a high public use. The height of both towers should be contained within the tree line from all viewpoints surrounding the site.</p> <p>The roof structure allowance included within the DCP is 4 metres. The eastern roof structure exceeds this allowance by .05m which is considered to be insignificant and incorporates lift wells, plant equipment, etc, however the overall design of the roofs are poor. They do not relate to the architectural massing particularly well and are not articulated to reduce their massing or form.</p> <p>The proposal complies with the numeric DCP requirements other than the building setback provisions to the 7(a) zoned land.</p> <p>The buildings comply with the maximum height limit however they do not respond sensitively to the existing tree canopy or to the character of the existing street. The built form is very dominant and does not provide an appropriate scale transition or relationship with the dwellings to the east.</p>

3.3 Wyong Development Control Plan 2005, Chapter 96 – Woodbury Apartments

Lots 622 & 623 Woodbury Park Drive Mardi
Urban Design Assessment for Wyong Council

<i>1.4 - Aims of the Plan:</i>	
Design of the completed building(s) and surrounds to provide an important visual landmark to enhance the aesthetic qualities of the locality.	The two buildings proposed are bulky with an inappropriate podium base form which creates the street presence. The architecture and massing do not respond well to the finer grain of the street or the verticality of the woodland surrounding the site. The buildings appear out of scale and do not enhance the qualities of the locality or respond well to their role in terminating the axial view of Woodbury Park Drive. The proposal does not satisfy this requirement.
A residential development which increases the range of housing choices close to recreation, employment, retail and transport opportunities in the Tuggerah precinct.	The development provides apartments and therefore satisfies this requirement.
Integration and coordination of landscape works with the adjoining land.	Lot 623 will generally be retained in its natural state and maintained as asset protection zones for bushfire purposes. The design of the podium planting and treatment to the northern boundary is very urban and does not offer a strong integration with the informal bushland character to the rear.
Restriction of development within Lot 623 to maintain an open space corridor between Council land and the development.	Lot 623 will be used for asset protection zones requiring maintenance of existing vegetation in accordance with the submitted Bushfire Report. The proposal complies with this requirement.
<i>2.0 – Development Standards</i>	
<i>2.1 Building Design</i>	
DA to be prepared by a suitably qualified Architect in association with a Landscape Architect listed in Category 3 under Council's Landscape Policy.	The plans have been prepared by a qualified architect and the landscape plan by a landscape architect listed under Council's Landscape Policy.
Where development is proposed for a medium or high rise building within the meaning of Clause 42E of Wyong LEP 1991, the preferred form of development is a combination of at least two residential tower elements to minimise the impact of the bulk of the buildings.	The proposal comprises two residential flat buildings. However the disposition, depth and bulk of the two towers do not succeed in minimising the bulk of the building forms. The extent to which the podium base is read at street level introduces a building typology which is not in character with the surrounding context and lacks sensitively to the timbered nature of the surrounding land or the low scale development which creates the rest of the street. The overall bulk of these buildings are considered to be inconsistent with the existing urban character of this locality. Therefore whilst the proposal complies with 2 towers it does not minimise its bulk.
<i>2.2 Setbacks</i>	
<i>2.2.1 - Woodbury Park Drive Setback</i> The minimum setback required along Woodbury Park Drive for any building(s) is 10m and only landscaping will be permitted within the setback.	The buildings setbacks exceed the 10 metres requirement but have been used for a porte cochere drop off which continues to a long driveway access along the southern boundary. This contravenes the DCP requirement for the 10m to contain only landscaping. A porte cochere driveway is unnecessary for this site given the character of the rest of the street where there is extensive public parking available for visitors. etc. The extent of driveway in combination with this arrival statement dominates the frontage and streetscape of the building and is at odds with the strong landscape character surrounding the block.

Lots 622 & 623 Woodbury Park Drive Mardi
Urban Design Assessment for Wyong Council

	Therefore the proposal does not satisfy the intent of this clause.
The building setback to Woodbury Park Drive for any structures in excess of 10m is 17.5m.	Both structures are over 10 metres and respect the 17.5 metre setback.
<i>2.2.2 - Existing Residential Development (Eastern Boundary)</i> The setback to the eastern boundary for any building(s) is 10m. Carparking integrated with landscaping may be provided within this setback.	A 10 metre setback has been achieved to the eastern boundary that includes the podium level and balconies at upper levels. No car parking has been included. The proposal complies with this requirement.
<i>2.2.3 - 7(a) Conservation Land</i> The setback of any building(s) along the boundary of Lot 623 shall be an average of not less than 15m and for medium or high rise building(s) in excess of 10 m high, the minimum setback is 5m.	The podium level encroaches into the minimum 5 metre setback along the northern boundary of the site adjacent to 7(a) zoned land.
The building setback along the southern boundary adjoining the 7(a) land for medium or high rise building(s) and any podium level is 10m. Car parking integrated with landscaping may be provided within this setback	The south western corner of the car park and podium level encroaches into the 10 metre setback.
<i>2.2.4 – Balconies</i> Balconies may encroach on the eastern and southern side setbacks only where it can be demonstrated that the encroachment is essential to the building design to provide articulation of facades, it will not lead to loss of privacy for adjoining development and the encroachment is no more than half the width.	No encroachment of balconies adjacent to the eastern or southern boundaries.
<i>2.3 Articulation of Wall Design</i>	
Monotonous and unbroken lengths of walls are to be generally avoided. Any unbroken length of wall is not to exceed 10m.	No unbroken walls exceed 10 metres.
Suitable design elements shall be incorporated to provide architectural interest and relief. This may include such devices as massing of different materials, stepping of walls, pergolas and verandah roofs	The form of the podium is extensive. It has a significant impact on the street presence of the development and dominates the ground plane around the entire project. The buildings on the podium present an incongruous form given the context within a peripheral suburban area of Wyong. Whilst the DCP indicates the potential of a building base it does not show the podium extending to create the streetscape of the two towers. The tower forms are also very bulky and greatly exceed the recommended building depth in SEPP 65. This creates a very heavy massing with insufficient articulation of the overall form which is very dominant to both the street and the adjoining dwellings along the eastern boundary. There is no sense of transition to the scale of the tall trees surrounding much of the site or response to the narrower and finer scale of the street in either the base or the towers. Therefore the proposal does not satisfy this requirement.
<i>2.4 Height</i>	
The building height map indicates a maximum height of 33.5m for the tower on the west whilst a maximum height of 29.0m for the tower on the east. The height of the building at any point shall be measured from the existing natural ground level to the ceiling of the topmost storey.	The buildings satisfy these height limits. However under SEPP 65 and in meeting the requirement to respond to the unique character of the site the buildings should refine this height so that it is lower relative to the dwellings to the east and to the street itself. Further the proposal should sit below the tree line when viewed from the south and west which is likely to require a height reduction to at least the western tower.
Structures including lift wells and elements of the roof form should	The lift wells, etc are accommodated within a 4.05m roof

Lots 622 & 623 Woodbury Park Drive Mardi
Urban Design Assessment for Wyong Council

generally not exceed the ceiling height by more than 4m.	structure which exceeds the 4.0 metre. This is minor and considered to be insignificant.
<i>2.5 Site Coverage</i>	
Lot 623 shall be retained as landscaped area.	Lot 623 retained as bushland area providing asset protection zones for the development.
A minimum of 25 % of Lot 622 shall be retained as landscaped area = 1732m ² Maximum site coverage for buildings shall be: ➤ for a podium level up to 10m high a maximum of 45%; and ➤ for medium or high rise residential buildings a maximum of 20%.	Approx: 1800m ² Approx: 45% Approx:: 17% Therefore the proposal complies strictly with the numerics of the controls but the disposition of the podium and towers means that a useable high quality open space is not achieved. This is due to the separation between the apartments and the natural ground caused by the podium structure. Also the height of the tower so close to o the eastern boundary results in a poor landscape buffer outcome.
<i>2.6 Density</i>	
Previous DCP 64 as referenced in DCP 96: The required site area per dwelling type (m ²) 1 Bed 43 2 Bed 60 3 Bed 83 Under the current provisions of Chapter 64 a FSR of 1.5:1 applies = 13510.5m ²	Proposed 17 x 1 bed = 731 37 x 2 bed =2220 34 x 3 bed = 2822 Total 5773 Lot 622 – 6928m ² Total area of site equates to 9007m ² . Hence the proposal meets this requirement. Given the GFA of 10, 710m ² a floor space ratio of 1.18:1 results and is less than the max of 1.5:1.
<i>2.7 Materials and Colours</i>	
A variety of materials are encouraged as part of the overall design provided continuity is maintained. However, reflective glass is not to be used. Both materials and colours should assist the integration of the development into its landscape context.	Materials board provided to Council but not provided to GMU. The elevations provided do not suggest that the materials are successful at achieving integration into the landscape context. There appears to be a predominance of painted render and quite 'urban' elements that do not make the most of the landscape colours, character and materials. Also the heavy horizontality of the balconies on both frontages of the building adds to the building bulk and scale.
<i>2.8 Roof Form</i>	
Without compromising the intent of the restriction on the height of buildings, any medium or high rise residential buildings shall have a roof form which is designed and integrated with the building in a way that is both interesting and attractive. The use of curved profiles, colour, parapets and individual roof elements will be required to create an interesting roof form	The roof form extends across the majority of both tower buildings. The building massing is not particularly well broken up or articulated at roof level with long horizontal lines at the roof top and where the building steps back which does not respond to the verticality of the tall trees or provide a variety of roof form. Therefore further design resolution in needed on the roof form.
<i>3.0 Site Amenity</i>	