

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

<p>3.1 Open Space The development shall incorporate communal open space at a minimum rate of 10 square metres per dwelling and with a minimum width of 5m. This space may be provided on a podium level. 86 units x 10m² = 860m²</p>	<p>A total of 1540m² of communal open space provided on site being contained upon Lot 622.</p>
<p>Private open space to units above ground level shall be provided by balconies with a minimum area of 10m², with a minimum dimension of at least 2m.</p>	<p>Each unit has been provided with terrace, balcony or loggia and satisfies this requirement.</p>
<p>The communal open space is to be landscaped and may include such items as barbeque facilities, outdoor seating, tennis courts, playground equipment and swimming pool as appropriate to the scale of the development.</p>	<p>Communal open space area landscaped with barbecue facilities and seating provided on podium level. Other facilities incorporated into the design include swimming pool, gym, meeting rooms and lounge.</p>
<p>Storage facilities for ground maintenance equipment such as garden tools should be provided.</p>	<p>Storage area incorporated into parking level.</p>
<p>3.2 Sunshine & Amenity</p>	
<p>Council requires the preparation and submission of shadow diagrams in order to determine the impact of a proposal on buildings and landscaped areas on site and the adjoining land.</p> <p>This information is required as part of the development application, showing impact on the subject property and adjoining properties from shadow casting at 9am, 12 noon and 3pm on June 21 with the diagrams based on a survey of the relevant site and adjoining development.</p>	<p>Shadow diagrams provided with DA.</p> <p>A review of the shadow diagrams indicate that adjacent residential properties will be affected by overshadowing from approx 1pm onwards mid winter.</p> <p>Units with a northern orientation (i.e. approx. 60% in each building) will receive good levels of sunlight during mid winter. Other units (i.e. 20%) within the eastern tower block will receive morning sunlight with approx 20% of units within the western block receiving afternoon sunlight that equates to less than 3 hours in mid winter. The other 20% of units in both buildings will receive poor levels of sunlight as these units face towards the centre of the site and have a south easterly or south westerly aspect. Therefore the proposal does not appear to satisfy the 70% rule of thumb required by the Flat Code. In terms of communal open space, areas to the north of the building will receive sunlight for most of the day in mid winter if not shaded by existing trees on Lot 623 including the BBQ area to the west of the western tower. The area between the two towers will receive sunlight during the middle of the day only in mid winter due to the height of both towers which is less than ideal for the major recreational area. Landscaped areas to the south of the buildings will be in shadow for most of the day in mid winter.</p> <p>Therefore the proposal does not satisfy this requirement.</p>
<p>3.3 Landscape Works</p>	
<p>The key elements of the landscape design themes are:</p> <ul style="list-style-type: none"> ➤ Integrate proposed works with the adjoining reserve. ➤ Undertake landscape works in the road reserve such as street tree planting and paving, to tie in with the proposed development. ➤ Focus site works to create an integrated residential development in a parkland setting. 	<p>The proposal does not provide a strong landscape concept with no information provided as to how it is integrated around the podium base or onto the adjoining lot.</p>
<p>6.0 Relationship to Surrounding Development</p>	
<p>6.1 Reserve Improvements The site is bounded by areas of conservation land on the northern and western boundaries. Any design proposal is not to be</p>	<p>The proposal dominates the conservation landscape character and is not integrated into the context.</p>

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<p>inconsistent with Council planning for these areas</p>	
<p><i>6.2 Pedestrians and Cycleways</i> Provision for cycleways and pedestrian pathways has been incorporated in the overall master plan for Woodbury Park Estate. The development is to ensure that these are retained</p>	<p>The proposal will not impact on any existing pedestrian or cycleways in the area.</p>
<p>Pedestrian access across Woodbury Park Drive shall be provided generally as illustrated in Figure 4.</p>	<p>Pedestrian access along street frontage can satisfy Figure 4 requirements.</p>

3.1 State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development

Design Quality of Residential Flat Development: Design Quality Principles

Principle 1 – Context

'Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.'

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.'

Relevant considerations:

- The key contextual considerations are as follows:
 - The low scale dwelling development to the east.
 - The bushland character and retaining its dominance in the entry experience into Woodbury Park Drive.
 - The importance of retaining the green ridge when viewed from public places and within distance views.
 - The role of the site in terminating the axial view into Woodbury Park Drive from the roundabout with Wyong Road.
 - The immediate proximity of the two dual occupancy dwellings adjacent to the site.
 - The finer grain and human scale of the rest of the street.

Comment on the DA response:

- The DA generally complies with the numeric provisions of Wyong LEP 1991 and Wyong DCP 2005 – Chapter 96 which allows the development of the site for high rise residential development.
- However the proposal does not comply with the objectives of Wyong LEP 1991 as the proposed buildings appear to have a visual impact on the existing bushland ridge that forms a backdrop to existing urban development;
- Further the design and massing of the two towers is not responsive to the much lower scale of the adjoining development to the east.
- The building scale and height at the eastern boundary rises 9-10 storeys with very little additional setback beyond the 10 m designated in the DCP. Yet the scale difference to the single and two storey dwellings adjacent to the site is substantial.
- The podium structure is a very aggressive structure that extends towards the Woodbury Park Drive frontage with a drop off driveway that is totally incongruous in the street.
- The result is that the base creates a monotonous and inactive massing that does not provide a good address for the two buildings or offer a high level of passive surveillance to the street. Additionally it provides communal pool facilities to the southern side of the building within a contained space rather than allowing residents to enjoy the beauty of the natural environment away from the adjoining lots.
- The linear nature and unbroken length of the podium creates a 'grain' that is out of context with the narrow lot frontages of the remainder of the street and the driveway greatly diminishes the landscape quality of the building frontage to the street.
- Additionally much of the podium is totally inactive – presenting loading areas and driveway access points that are visible from Woodbury Park Drive and dominate the entire frontage appearance of the building.
- The design of the podium and towers does not deliver a good address for either building with residents entering through the 'grand foyer' which then delivers them to the outside podium space rather than to the lift entry points.
- The massing and architectural character is very urban and is not responding to the peripheral location of the site or the finer grain of the street itself. They do not contribute to the distinctive character of the area or provide a coastal or bushland sense of place.
- The two buildings will overly dominate the streetscape as well as the adjacent residential development.
- The podium base creates a poor interface on above ground car parking over a large portion of the site. Whilst this is acceptable to the rear of the site to deal with the slope (given at this point it is largely underground) it creates a very poor interface to the adjoining eastern boundary which is also visible along the street edge. It precludes the towers relating to the ground level or benefiting from any direct address to the front of the block.

Recommendations:

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- Detailed recommendations are discussed further under the other principles.
- To improve the relationship of the development to its context it is recommended that:
 - The height of the western building be reduced so that it is lower than the tree canopy when viewed from the shopping centre or from the west.
 - The height of the eastern building be reduced to a maximum of 4 storeys adjacent to the eastern boundary by the removal of the two end units to achieve a better transitional scale to the adjoining residential dwellings.
 - That the porte cochere drop off driveway be deleted.
 - That the podium be redesigned to provide two separate buildings with their own direct address points at ground level from the street – this may require an internal street within the site.
 - That communal facilities be relocated externally to enjoy the bushland ambiance of the site.
 - That more landscaping be provided to the street frontage and side boundaries to integrate the towers into the bushland and that the podium not continue between the two buildings to allow deep soil planting that will enable the growth of significant trees to bring the bushland forward between the tower forms.
 - That the roof forms and building massing be more varied in height and articulation to respond to the slim vertical nature of the tall trees with a gradation of scale towards the street, using a greater palette of natural materials and more lightweight structures.
 - Redesign the car park and towers to the east to achieve apartments addressing the street with a maximum rise of 1.2m above ground for the car park. Active residential uses should sleeve the car park to provide a direct address into the building as well as enable front courtyards to the ground floor apartments that provide a passive surveillance role to the street.

Principle 2 – Scale

'Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.'

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.'

Relevant considerations:

- The Council controls contemplate a tall residential development on the site.
- Considerations of context, scale and grain as well as the landscape setting of the development site must also be considered and this is likely to dictate that refinements occur within the envelope set by Council.
- These refinements are required to meet the objectives of a unique design, landscape character and a sensitive response that suits the scale of the street and surrounding buildings whilst still achieving a higher density outcome.

Comment on the DA response:

- The proposal does not respond well with the scale of existing development along Woodbury Park Drive or within the Woodbury estate;
- The two podium levels contribute to the overall bulk and massing of the development particularly when viewed from the front of the site and on axis with Woodbury Park Drive as well as the shopping centre and the adjoining residential properties to the east which is unacceptable;
- There is no transition or acknowledgement of the much lower scale or finer grain of the remainder of the street in the massing or architectural definition and the building presents a 9 storey mass close to the eastern boundary.
- The podium introduces a form that is out of character with the context and deactivates the streetscape.
- The massing of the towers is not sufficiently articulated and does not resonate with the proportions of the dwellings in the street by the use of a finer level of articulation in the building facades.
- The separation distance between the towers varies but does not meet the code requirements of 18 m between habitable rooms or balconies. Given the suburban environment there is no justification in a lesser separation given the need to maintain the landscape quality of the setting and the expectation of a high amenity in such a location.
- The massing does not respond to the tall slender quality of the bushland setting and results in a very heavy and dominant form to both the street, the dwellings to the east and on both axial views along the street.

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Recommendations:

- As stated above the proposal needs further design development to achieve an appropriate response to the context for scale. The proposal should be amended so that:
 - The height of the western building is reduced to be lower than the tree canopy when viewed from the shopping centre or from the west.
 - The height of the eastern building is reduced to a maximum of 4 storeys adjacent to the eastern boundary to achieve a better transitional scale to the adjoining residential dwellings.
 - That the podium be redesigned to provide two separate buildings with their own direct address points at ground level from the street – this may require an internal street within the site.
 - The roof forms and building massing be more varied in height and articulation to respond to the slim vertical nature of the tall trees with a gradation of scale towards the street, using a greater palette of natural materials and more lightweight structures.
 - The separation between the towers be increased to meet the code requirements of 18m both for amenity and privacy but also to allow a significant portion of the bushland to be visible between the building forms to help reduce their visual impact and maintain some of the landscape setting of the site to the street.

Principle 3 – Built form

'Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.'

Appropriate built form defines the public domain, contributes to the character of streetscape and parks, including their views and vistas and provides internal amenity and outlook.'

Relevant considerations:

- The DCP allows tower forms.
- The context is suburban rather than urban and the built form massing and typology needs to respond to this and the finer grain and scale of the rest of the street.
- Podium/tower response is uncomfortable in this location.
- The landscape setting should remain dominant with the building forms responding in its design, massing and articulation to provide a unique response that enhances the overall setting and axial view to the neighbourhood.

Comment on the DA response:

- The extent of the podium levels which protrude above finished ground level contribute to the overall bulk, scale and massing of the development.
- The design, lack of activation and spread of the continuous podium introduces a poor built form response and typology that is not responsive to the setting or street.
- The built form does not celebrate the landscape setting or provide a unique response to the site or context – rather it introduces two bulky tower forms that are highly urban in their design and do not provide an appropriate address or transition or fine grain articulation.
- The depth of these buildings is considerable and exceeds the depth recommendations in the Design Code.
- Further the eastern tower presents balconies and habitable rooms directly overlooking the side boundary with the adjoining residential development.

Recommendations:

- The development should be amended to delete the podium in front of the towers and between the towers to provide two separate massing elements.
- The heights should be reduced as above and the massing revisited to achieve a more slender street view of the eastern tower particularly.
- The built form should be more articulated with the massing and height more varied to achieve a built form that is responsive to the 'finer grain', lot frontages and lower scale elements of the street and to reduce the visual bulk of the towers.

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- Two storey apartments or a double height expression to some of the apartments and building tops with more vertical emphasis would assist in reducing the bulk and provide a better design response to the landscape setting around the site.
- Balcony forms should be more varied and occupy less of the elevation with the building form varying horizontally to reduce the extent of built form perceived from the public domain and adjacent to the eastern boundary.

Principle 4 – Density

'Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.'

Relevant considerations:

- Desirable to achieve a high density residential development for the site to provide for a range of housing types in this locality;
- An appropriate massing and built form response is required to the context and setting that also achieves a high quality amenity.
- This will also dictate the appropriate density outcome for the site.

Comment on the DA response:

- The issues above with scale, built form and response to context suggest that this proposal is an overdevelopment of the site.

Recommendations:

- Higher density development is supported but it must be achieved in a manner that is more responsive to the setting and context.

Principle 5 – Resource, energy and water efficiency

'Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.'

Comment on the DA response:

- The Basix Certificate addresses these issues and the proposal is considered to meet this principle.

Recommendations:

- No action required.

Principle 6 – Landscape

'Good design recognises that together landscape and buildings operate as an integral and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity and provide for practical establishment and long term management.'

Relevant considerations:

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- Retain the bushland character of the ridge and its dominance in the setting;
- Integrate the development into the bushland setting via deep soil plantings and generous view corridors to the landscape beyond,
- Ensure a high level of landscape planting to the street frontage and setback areas of the site.
- Consider whether existing trees on site can be adequately retained given the level and proximity of excavations required on site;
- Retain existing vegetation on the site.

Comment on the DA response:

- Buildings have been generally positioned within cleared areas of the site;
- There is a conflict in providing adequate asset protection zones on site and retain existing canopy trees on Lot 623;
- Trees adjacent to the eastern boundary may possibly be affected by excavation works on site;
- A large proportion of the frontage of the site will comprise a driveway rather than the required extensive landscaped area.
- The driveway to the southern boundary also dominates the interface with the landscape and does not appear to allow for any planting.
- The extent of the podium precludes any deep soil planting between the buildings to assist in bringing the landscape character of the setting down through the site or allowing landscape to dominate the built form.
- The landscape proposal does not appear to integrate with the bushland or build on that country character.
- The podium design separates the units from the ground plane to the front and side of the site and does not contribute to the appreciation of the landscape.
- The design relies on existing trees to the south upon the adjoining lot to provide for landscape screening.

Recommendations:

- Ensure protection of as many existing trees on site as possible;
- Lot 623 should be maintained in a manner to retain existing tree canopy and providing adequate bushfire protection for the site;
- Delete the extent of podium as discussed earlier.
- Delete the drop off driveway and minimise the driveway to the south to allow the extent of landscaping to be increased.
- Provide deep soil areas between the buildings and increase their separation to allow the landscape setting to connect to the street and reduce the dominance of the tower forms.
- Sleeve the rear car park with residential apartments to improve the interface between the apartment buildings and the ground plane and encourage use of the site as well as additional planting.

Principle 7 - Amenity

'Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.'

Relevant considerations:

- The adjoining boundary to the east consists of dual occupancy low scale dwellings which have habitable windows and outdoor areas immediately adjacent to the site.
- The towers should be positioned to either meet the code separation standards or provide adequate privacy and outlook from habitable rooms and balconies.
- A clear sense of arrival and address should be achieved for each building.
- Good natural ventilation, access to sunlight and privacy is required for adjoining development and the apartments within the development.

Comment on the DA response:

- Units having a south east or south west orientation within the development will receive less than 3 hours of sunlight mid winter which equates to 39% of units. The Code requires 70% of units within a development should have a reasonable level of sunlight. The development does not satisfy this requirement.
- Existing adjacent dwellings and child care centre will be affecting by overshadowing from 1pm mid winter, however adequate solar access is achieved through the remainder of the day.
- Separation varies between 14 metres and 17 metres between the towers which is likely to result in privacy impacts from balconies to balconies or extensive screening to habitable windows. Given the design of the building

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orients major living areas with views into the separation area and the balconies servicing the living areas this is a poor outcome.

- The eastern tower has balconies and living areas directly adjacent to the eastern boundary. Given the much lower scale of the adjoining development and the perceived privacy and scale dominance impacts this is a poor outcome.
- Neither building has a good sense of address to the street and the arrival sequence is disjointed and poor.
- The corner design of the majority of units will achieve reasonable cross ventilation.

Recommendations:

- The separation between the buildings should be increased to a minimum of 18m to provide adequate building separation as stated above.
- The eastern tower should be redesigned to avoid balconies and habitable windows overlooking the eastern boundary (other than high level or obscure windows).
- The podium should be redesigned to provide direct access to each individual building.
- The scale relationship of the eastern tower should be improved to reduce the dominant character of the tower form next to the much lower scale dwellings.
- The buildings should be redesigned so that at least 70% of units receive a good level of solar access.

Principle 8 – Safety and security

'Good design optimises safety and security, both internal to the development and for the public domain.

This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities and clear definition between public and private spaces.'

Relevant considerations

- Passive surveillance to the street is critical.
- The development should provide a strong sense of address, safe access points and should seek to increase the activation and amenity of the street.

Comment on the DA response:

- The design of the podium and towers does not achieve a high quality response.
- The podium is generally inactive with driveways and service areas comprising the entire southern boundary. This will encourage antisocial behaviour and put residents at risk.
- The entry sequence is inactive and disjointed with a grand foyer that delivers residents to an open podium well away from the building entry points and with no visual connections to the lobbies.
- Further the lift cores are located a considerable distance from the entry doors to the building and are not visible from the foyer offering opportunities for concealment between the foyer arrival location from the ground floor and the lifts themselves.
- No apartments have direct access from courtyards at street level.
- The building does not contribute to the activation and surveillance of the street as only the entry foyer and communal pool have any visual connection to the street and this is interrupted by the driveway drop off.

Recommendations:

- The design should be amended as discussed earlier to provide a direct entry point for each tower from the street level, to provide apartments close to grade overlooking and street and with direct entry through courtyard to improve surveillance.
- The podium should be redesigned to reduce the inactive southern podium treatment.

Principle 9 – Social Dimensions

'Good design responds to the social context and needs of the local community in terms of lifestyle, affordability and access to social facilities.

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New developments should optimise the provision of housing to suit the social mix and needs of the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.'

Comment on the DA response:

- The development provides for a new form of housing not found in this locality including a range of 1, 2 and 3 bedroom units;
- The proposal meets this principle

Recommendations:

- -Any redesign should ensure a range of units is still provided.

Principle 10 – Aesthetics

'Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure for the development.

Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.'

Relevant considerations:

- The design of the building should seek to enhance its setting including the landscape character of the 7a) zoned lands and lower scale dwellings and streetscape to the east.
- The architecture should be developed from an appreciation of the finer grain, human scale and proportions of the single dwellings in the street as well as the vertical emphasis of the landscape setting.

Comment on the DA response:

- The proposal is very urban and does not offer a high level of articulation.
- The podium tower form is not in character with the locality or the area.
- The heavy horizontal emphasis and reliance on painted render does not deal adequately with the massing or achieve a high quality response in character with the landscape setting or finer proportions of the residential development to the east.

Recommendations:

- The massing and height should be amended as discussed earlier.
- More articulation is required to the building frontages to reduce their massing and to introduce finer vertical proportions.
- More natural materials should be used to improve the integration of the development into its bushland and coastal setting.

4.0 CONCLUSION

Based on the above assessment against the requirements of the various State and Local Government Instruments and provisions we advise that the Development Application cannot be supported by GMU Design in terms of Urban Design criteria and based on SEPP 65 grounds and the Residential Building Flat Code. GMU Design concurs with the comments provided by the Central Coast Design Review Panel.

Whilst the proposal complies with most numeric provisions of the site specific DCP prepared for the site and Wyong LEP 1991 requirements, the development is considered to be inappropriate in terms of the local context of the site and adjoining lands based on good urban design outcomes.

The following are suggested changes considered necessary to the current proposal:

- The height of the western building be reduced so that it is lower than the tree canopy when viewed from the shopping centre or from the west.
- The height of the eastern building be reduced to a maximum of 4 storeys adjacent to the eastern boundary by the removal of the two end units to achieve a better transitional scale to the adjoining residential dwellings.
- That the drop off driveway be deleted.
- That the podium be redesigned to provide two separate buildings with their own direct address points at ground level from the street – this may require an internal street within the site.
- That communal facilities be relocated externally to enjoy the bushland ambiance of the site.
- That more landscaping be provided to the street frontage and side boundaries to integrate the towers into the bushland and that the podium not continue between the two buildings to allow deep soil planting that will enable the growth of significant trees to bring the bushland forward between the tower forms.
- That the roof forms and building massing be more varied in height and articulation to respond to the slim vertical nature of the tall trees with a gradation of scale towards the street, using a greater palette of natural materials and more lightweight structures.
- Redesign the car park and towers to the east to achieve apartments addressing the street with a maximum rise of 1.2m above ground for the car park. Active residential uses should sleeve the car park to provide a direct address into the building as well as enable front courtyards to the ground floor apartments that provide a passive surveillance role to the street.
- That the podium be redesigned to provide two separate buildings with their own direct address points at ground level from the street – this may require an internal street within the site.
- The separation between the towers be increased to meet the code requirements of 18m both for amenity and privacy but also to allow a significant portion of the bushland to be visible between the building forms to help reduce their visual impact and maintain some of the landscape setting of the site to the street.
- The development should be amended to delete the podium in front of the towers and between the towers to provide two separate massing elements.
- The built form should be more articulated with the massing and height more varied to achieve a built form that is responsive to the 'finer grain', lot frontages and lower scale elements of the street and to reduce the visual bulk of the towers.
- Two storey apartments or a double height expression to some of the apartments and building tops with more vertical emphasis would assist in reducing the bulk and provide a better design response to the landscape setting around the site.
- Balcony forms should be more varied and occupy less of the elevation with the building form varying horizontally to reduce the extent of built form perceived from the public domain and adjacent to the eastern boundary.
- The eastern tower should be redesigned to avoid balconies and habitable windows overlooking the eastern boundary (other than high level or obscure windows).
- Lot 623 should be maintained in a manner to retain existing tree canopy and providing adequate bushfire protection for the site;
- Minimise the driveway to the south to allow the extent of landscaping to be increased.

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- More articulation is required to the building frontages to reduce their massing and to introduce finer vertical proportions.
- More natural materials should be used to improve the integration of the development into its bushland and coastal setting.
- Redesign of the buildings should ensure that at least 70% of units should receive a minimum of three hours of sunlight between 9.00am to 3pm mid winter to meet Code requirements.

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APPENDIX 1

Assessment of the proposal against the NSW Residential Design Flat Code

The table below indicates the topics, objectives or rule of thumb suggested within the design code and the response provided by the design.

Residential Design Flat Code – Topic	Compliance – Y=yes, N=no, Na= not applicable	Comment
Part 01 – Local Context Building types	N	The tower apartment building is inconsistent and not compatible with adjoining 1 and 2 storey dwellings/dual occupancy developments. 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.
Amalgamation and subdivision	Y	Existing subdivision has been created to encourage this form of development (i.e. Lot 623 designated as being a lot with no buildings but retained for bushfire protection measures).
Building envelopes		
Building depth – 10-18m recommended	N	Both building have a depth of between 27 and 28 metres.
Building separation	N	Buildings approximately 14 – 17 metres apart. The Code suggests over 18 metres for buildings of these heights.
Street setbacks	Y	Buildings are setback over 17.5 metres from street boundary. Large proportion of front setback comprises of a porous driveway rather than extensive landscaping. A significant tree within the front setback is to be retained.
Side and rear setbacks	N	Minor infringement of the podium levels to the land zoned 7(a) to the north and west of site.
Floor space ratio	Y	FSR calculated at 1.2:1 which satisfies DCP requirement of 1.5:1.
Part 02 Site Design Deep soil zones –min 25% of the open space should be a deep soil zone.	Y	Approx. 1800m ² devoted to deep soil landscaping to be established on Lot 622. This landscaping will be positioned along the eastern boundary, north east corner of the site and a small portion of the northern boundary. No deep soil planting can be implemented along part of the northern boundary and nil along the southern boundary. Also landscaping would need to be maintained to meet bushfire requirements.
Fences and walls – provide definition between public and private, improve privacy and contribute positively to the public domain	Y	Planter boxes will define private open space at communal open space podium level.

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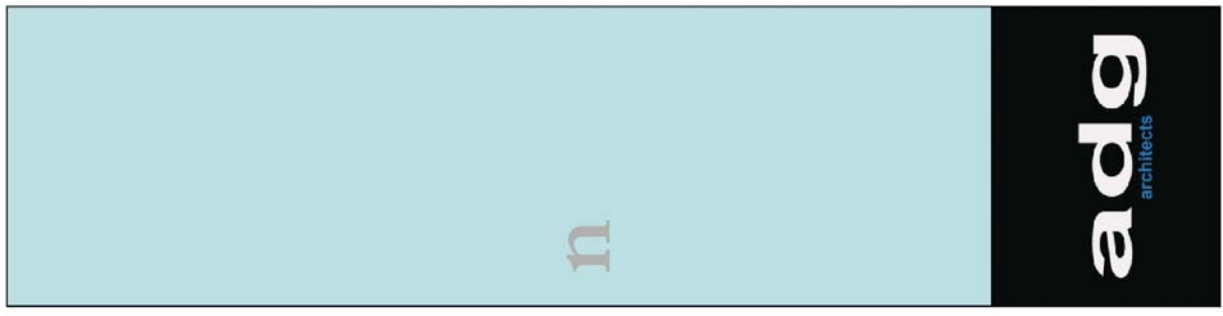
Landscape design –add value to the quality of life by outlook, privacy and views, habitat for native plants and animals, improve microclimate.	Y	Many units incorporated into the buildings will have an outlook over the bushland to the north and west of the site.
Open Space – 25-30% of the site should be communal open space. Minimum areas at ground level are 25sqm, with a minimum dimension of 4m.	N	Approx 1540m ² of communal open space provided on Lot 622. Given that Lot 623 is part of the development and remains as bushland. This lot can act as communal open space and is considered to be appropriate in this case and hence satisfies this requirement. However the strata title must ensure this lot is part of the final development scheme.
Orientation	Y	Communal and private open space areas provided on site. These areas if to the south or between the buildings will receive limited levels of sunlight during mid winter. Some overshadowing of the development will occur from the surrounding topography including trees.
Planting on Structures	N	Landscaping at the podium level should be further assessed in terms of soil depth and adequacy of sunlight during mid winter.
Storm water management	Y	The subject site can be drained to satisfy Council requirements.
Safety	N	Crime Risk Assessment has been undertaken and recommends implementation of necessary measures such as lighting, access cards, etc. Additional surveillance of the street frontage is desirable. Increase activation throughout the development.
Visual Privacy	N	The eastern elevation of the eastern tower building incorporates numerous windows being contained within living rooms, kitchen and bedrooms and two balconies. Given that this building is 8 storeys some overlooking will occur onto adjoining eastern properties, although the building is setback 10 metres due to the height of the building. Given the number of units, some adverse amenity impacts are likely to result.
Building Entry	Y	Lobby to building provided at street frontage. Other entrances from car parking levels and communal open space level.
Parking	Y	Satisfies Council's DCP requirements.
Pedestrian Access	Y	Separate pathways provided adjacent to driveway facilities.
Vehicle Access	Y	Adequate vehicle access provided to site. The site is located at the entrance to the estate, therefore increased traffic movements will not occur within the centre of the estate. The extent of driveway on site should be reduced to increase the provision of landscaping.
Part 03 Building Design Apartment layout	Y	Apartment layout appears to be acceptable. Apartments have been located around a central lift facility. Each unit provided with a loggia, balcony off main living area of unit, although these should be better integrated into the design.
Apartment mix	Y	A mix of 1, 2 and 3 bedroom units provided in development.
Balconies – provide all apartments with open space, ensure they are functional and integrated into the overall architectural form, allow for casual overlooking and address.	N	Balconies and loggias should be better integrated into the design and minimized along the eastern elevation of the eastern tower to avoid potential amenity impacts.
Ceiling Heights	Y	A floor to ceiling height of 3m is proposed.

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

Flexibility		
Ground floor apartments – optimize ground floor units with separate entries and access to open space as a terrace or garden.	Y	Units at the upper podium level will have direct access to terraces which have been designated as private open space. These terraces have been delineated with planter boxes.
Internal circulation	N	Pedestrian access provided to communal open space and facilities. Pathway along driveway conflicts with loading bay and access to parking level. Better activation should be provided between the street, car parking facilities and communal open space areas.
Mixed Use	N/A	
Storage	Y	Large storage area incorporated in lower parking level.
Acoustic Privacy	Partially	Larger communal open space areas are located between the buildings, to the north and within the south western corner of the site away from adjacent residential properties. Some acoustic impacts will result from use of balconies incorporated into the eastern façade of eastern tower building given the number of units and height of the building. Driveway facility located adjacent to southern boundary away from these adjoining residential properties.
Daylight access – living areas and private open spaces to receive 3 hours direct sunlight between 9am and 3pm in mid winter – in dense urban areas 2 hours may be acceptable. Limit single aspect and south facing units to max 10%	N	Approximately 61% of units will receive 3 hours of sunlight which is less than Code requirements. There are a number of units within both buildings which have a south easterly or south westerly aspect.
Natural Ventilation	Y	Adequate natural ventilation will be provided to units.
Awnings and signage		
Facades – promote high quality architecture, ensure new developments have facades which define and enhance the public domain and desired character, ensure building elements are integrated into the form and design.	N	The built form needs to be more articulated with the massing and height more varied to achieve a built form that is responsive to the 'finer grain', lot frontages and lower scale elements of the street and to reduce the visual bulk of the towers. The podium levels contribute to the excessive bulk and scale of the development.
Roof design – contribute to the overall quality of the building, integrate it into the design of the building composition and contextual response	N	The overall design of the roofs is poor. They do not relate to the architectural massing particularly well and are not articulated to reduce their massing or form.
Energy efficiency – reduces the requirement for heating and cooling, reliance on fossil fuels and minimise green house emissions, support renewable energy initiatives.	Y	Adequate Basix Certificate has been lodged with DA.
Maintenance		
Waste Management	Y	Waste refuge area incorporated into the car parking level.
Water Conservation	Y	Adequate Basix Certificate lodged with DA.

K a r i o n g
Sports Precinct

M a s t e r p l a n



L o c a t i o n

M t P e n a n g G a r d e n s

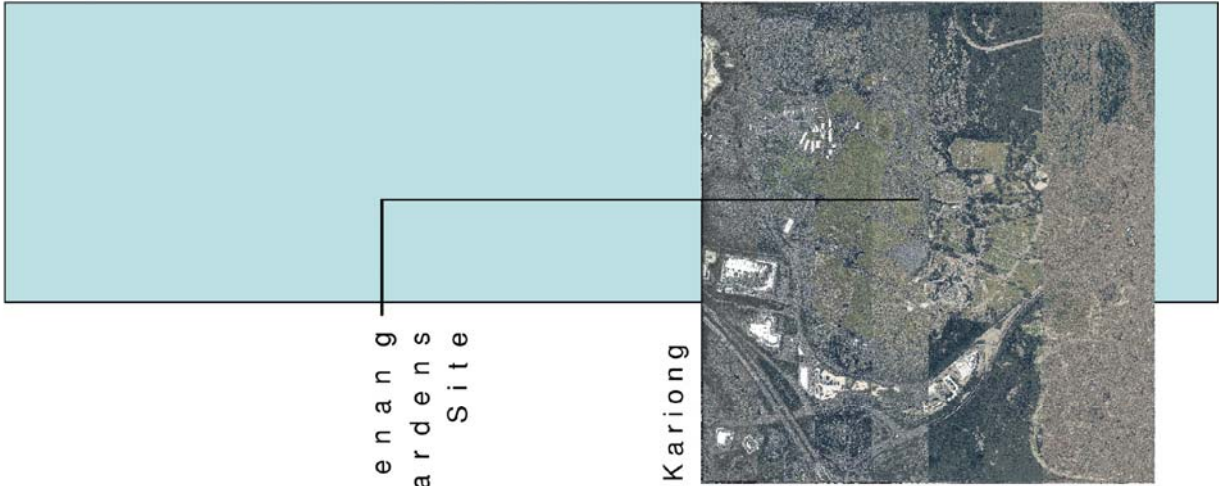
C e n t r a l C o a s t



F 3

G o s f o r d

K a r i o n g
M t P e n a n g
G a r d e n s



M t P e n a n g
G a r d e n s
S i t e

K a r i o n g

Site

Photos

Site



View from high road



Outdoor Pool



View to training field

25m Indoor Pool



Detailled Concept Plan

Stage 1

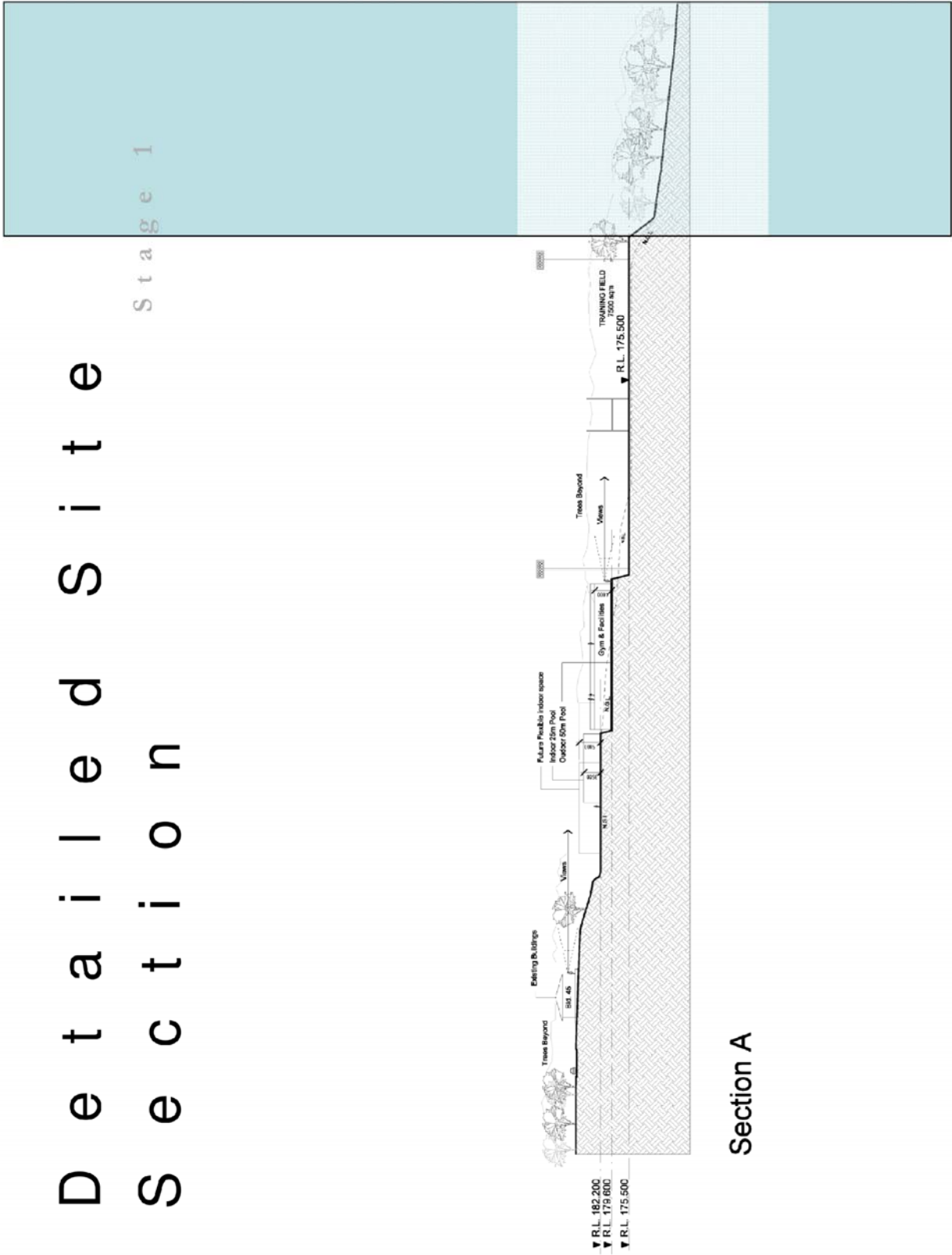


STAGE 1 - GENERAL SCOPE OF WORKS

1. Upgrade of existing oval to Training Oval
 - a. New lighting to 100 lux
 - b. New drainage/ponds/crosswalks
 - c. Pathway Access to parking/Gym/Storage
 - d. Undercover Area for gear
2. Proposed Gymnasium/Training rooms/Change rooms
 - a. Gym area
 - b. Cross Fit area
 - c. Cross Fit classes
 - d. Male/Female change rooms/amenities
 - e. extensive storage
3. Landscaping/lighting/pathways connecting existing parking areas to existing parking areas. Training Field and proposed Gym. This includes resurfaced lighting, signage & landscaping

Detailed Site Section

Stage 1



Masterplan

Images

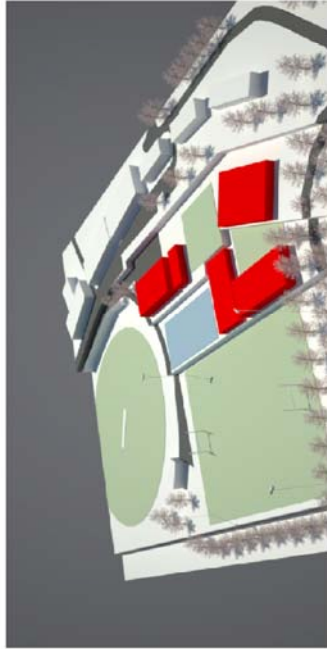


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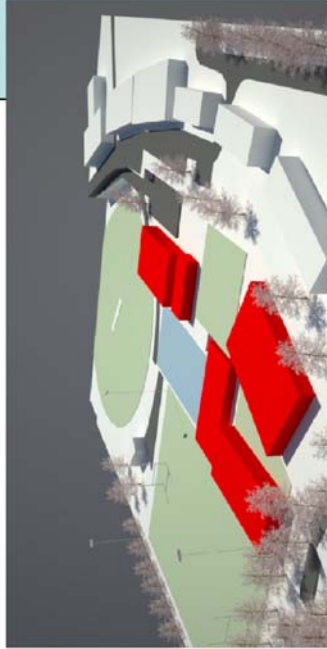


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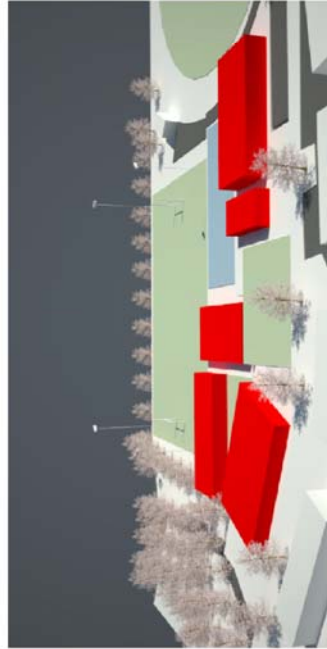


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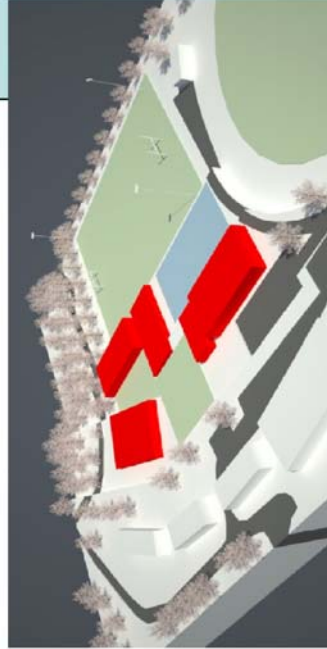
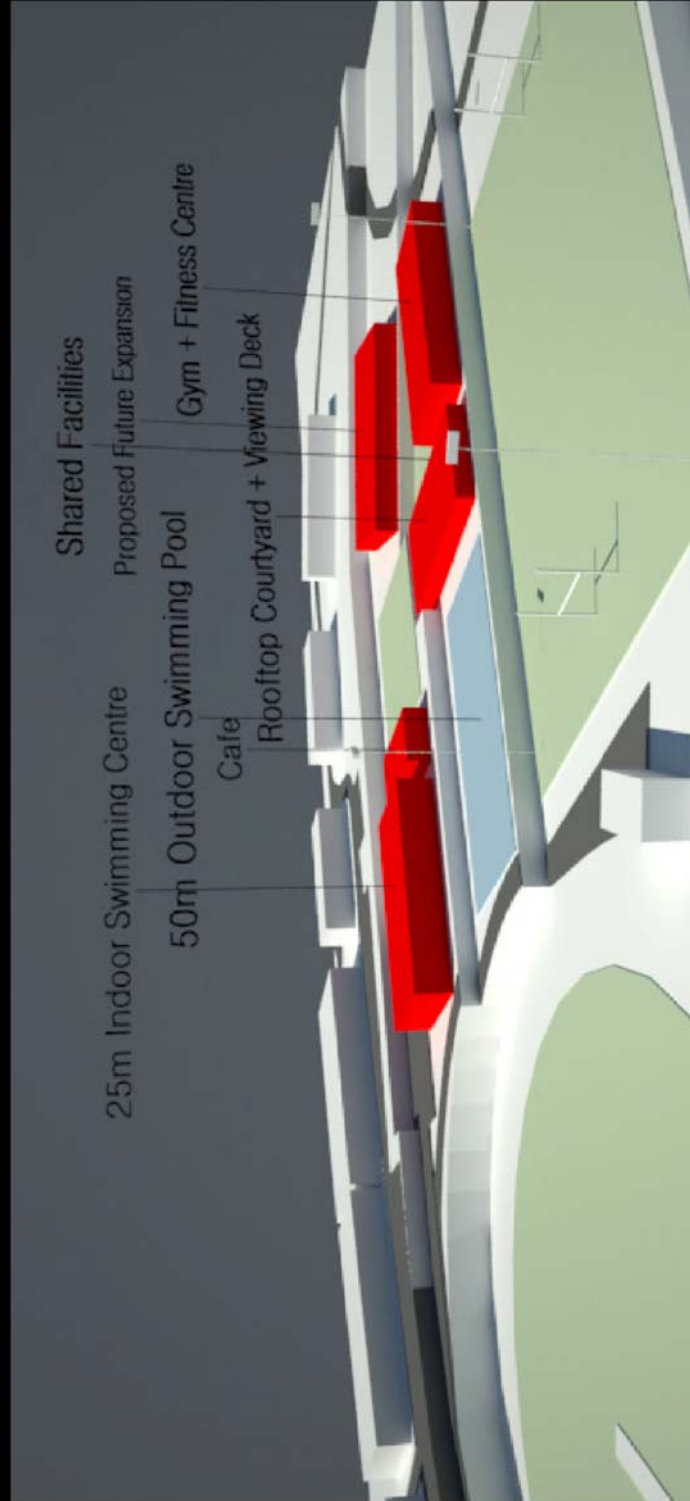
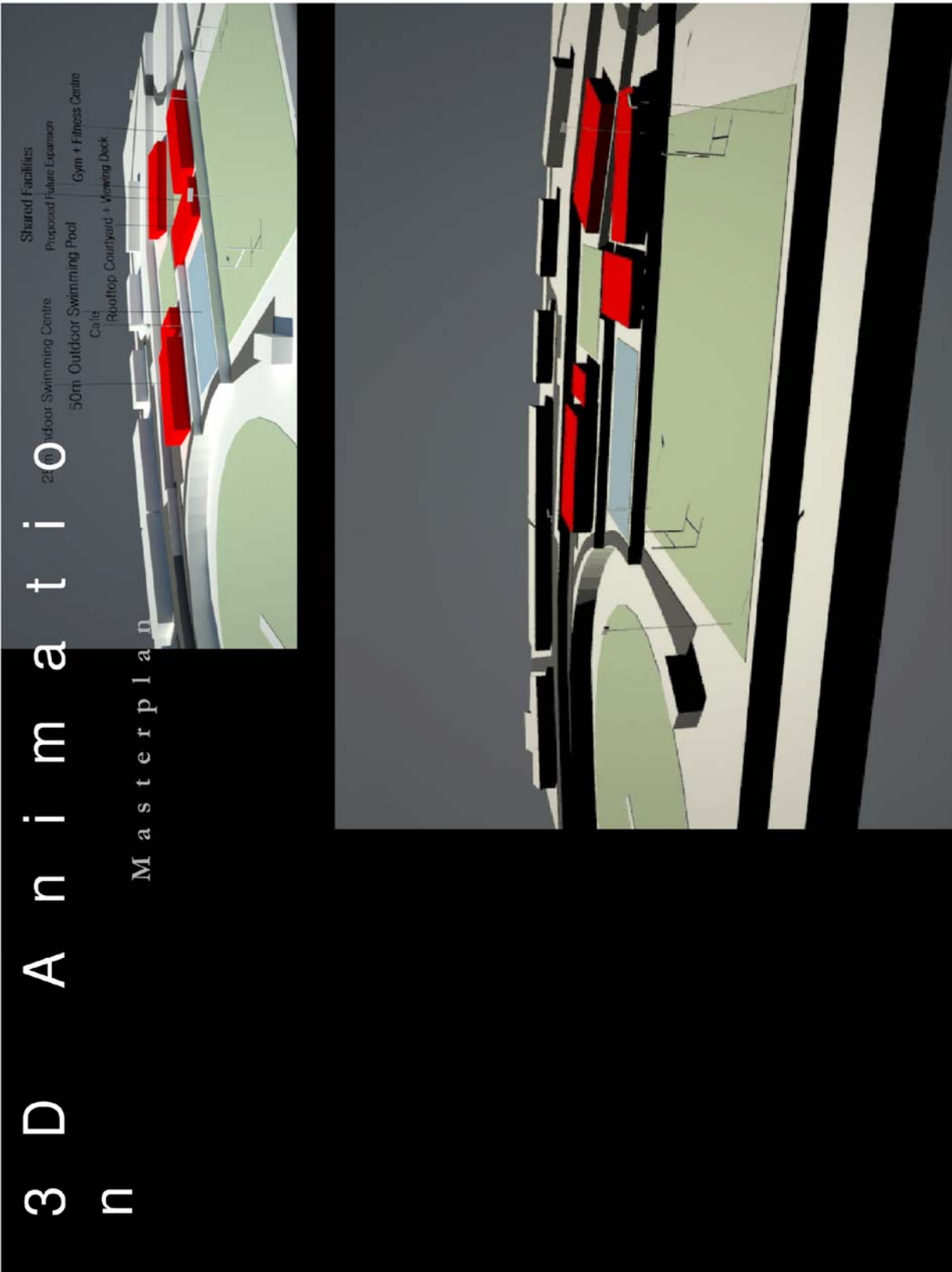


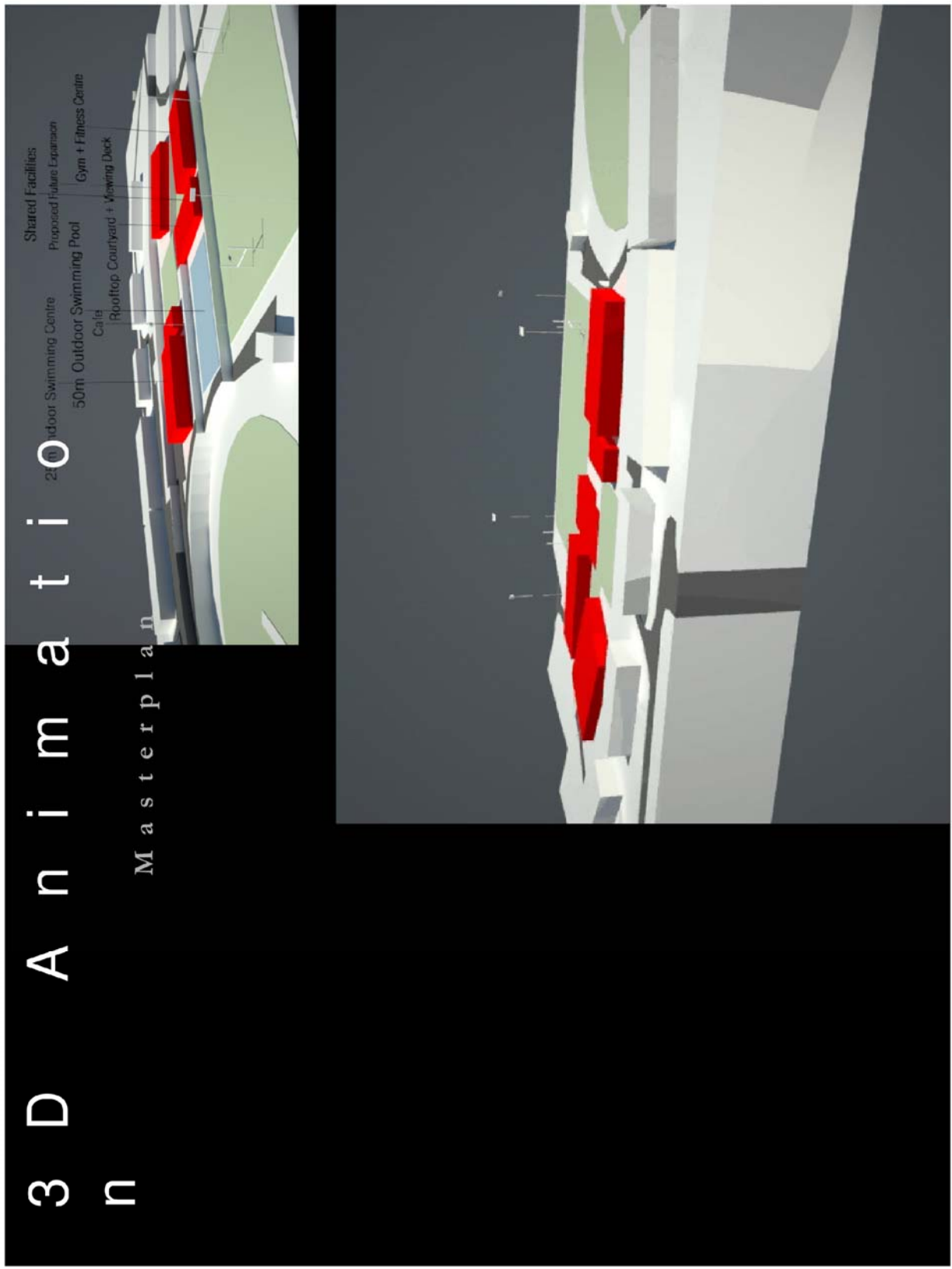
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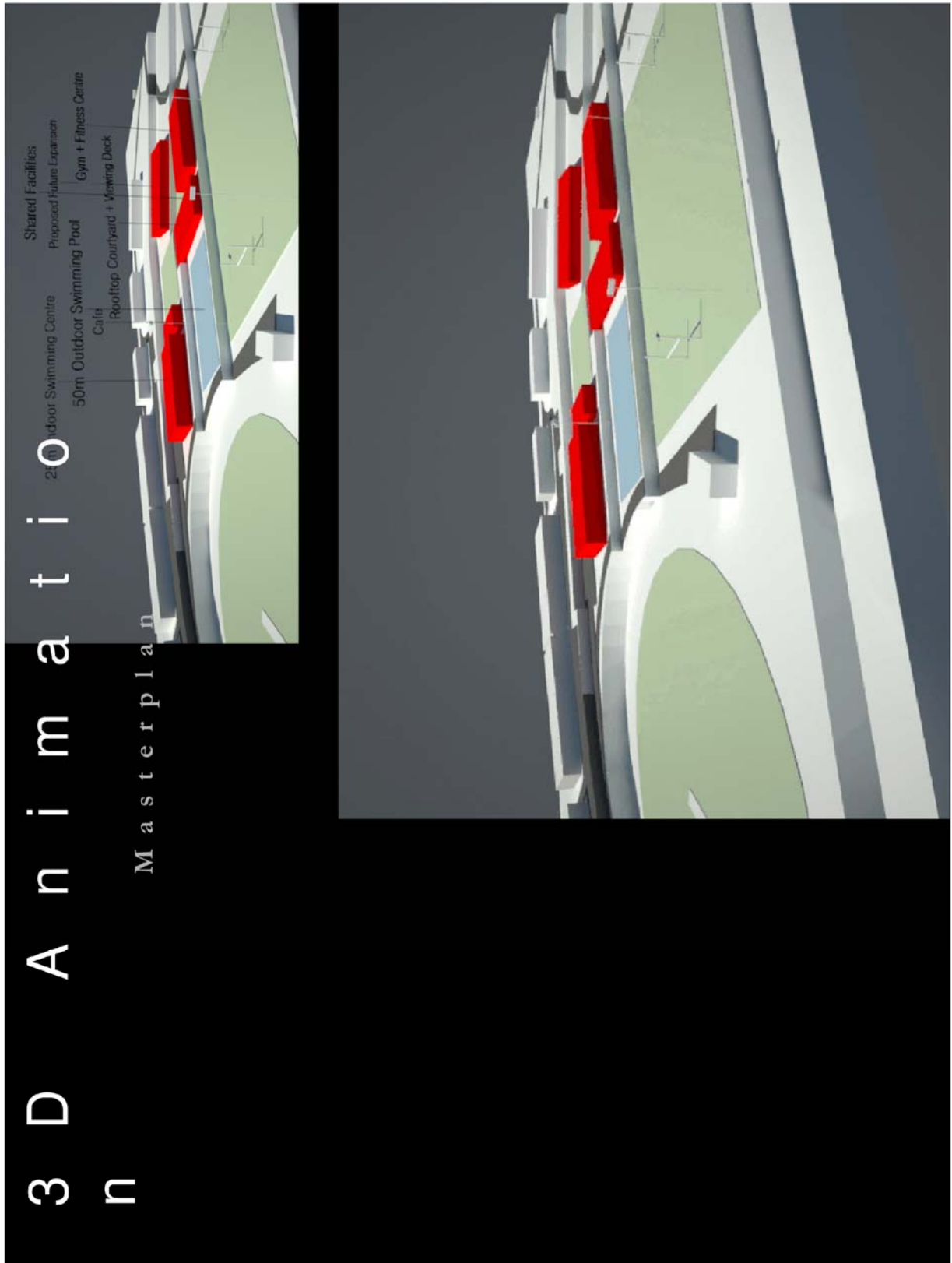
3 D Location Plan

Masterplan











C o n c e p t u a l

B u i l d i n g s

P r e c e d e n t s

North Sydney Pool



Ken Maher / Hassell

P r e c e d e n t s

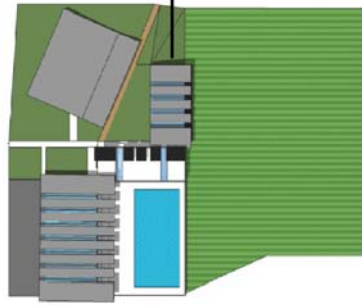
Charlton Boyd Pool



Ed Lippmann Associates

C o n c e p t u a l

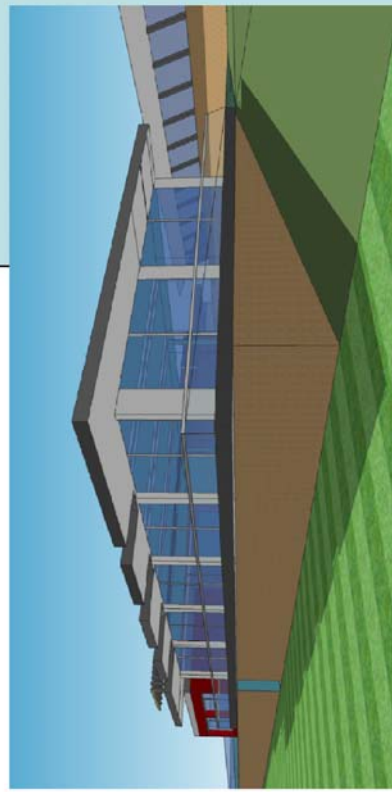
I m a g e s



S i t e



O v e r v i e w



G y m + F a c i l i t i e s

