

# LANDSCAPE ASSESSMENT REPORT

31-33 OCEAN PARADE & 11-13 BAYVIEW AVENUE, THE ENTRANCE

PREPARED FOR WYONG SHIRE COUNCIL  
ON BEHALF OF DE ANGELIS TAYLOR AND ASSOCIATES

JUNE 2010

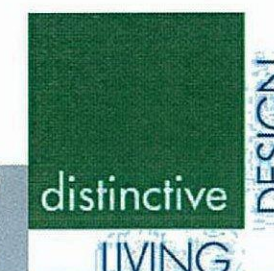
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Distinctive Gardens & Interiors Pty Ltd  
Landscape & Interior Designers, Planners & Consultants  
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## 01 INTRODUCTION

### 01.1 AIMS & OBJECTIVES

This Landscape Assessment Report has been prepared to accompany the Development Application for 31-33 Ocean Parade & 11-13 Bayview Avenue, The Entrance as per the requirements set out in the Wyong Shire Council Landscape Policy Guidelines for a Category 3 development.

This report will assess the environmental impacts of the proposed development as required by *Appendix F - Landscape Treatment Guidelines 1999, DCP 66 - Wyong Shire Subdivision Development Control Plan 2005 and DCP 60 - Wyong Shire Development Control Plan - The Entrance*.

This report has been prepared by Council approved Landscape consultant, Distinctive Gardens & Interiors Pty Ltd, for Category 3 developments.

### 01.2 PROJECT SCOPE

The proposed Category 3 development involves the demolition of four existing residential buildings the addition of two new residential apartment buildings across the four allotments totalling 3304m<sup>2</sup> located at 31-33 Ocean Parade & 11-13 Bayview Avenue, The Entrance.

The proposed development will yield 41 residential units and 64 residential car spaces.

Refer Figure 01 below for further information on the proposed development.

|                        |                                                               |                                      |
|------------------------|---------------------------------------------------------------|--------------------------------------|
| Description of project | Project address                                               |                                      |
|                        | Project name                                                  | 29024-Kymill Pty Ltd                 |
|                        | Street address                                                | 31-33 Ocean Parade The Entrance 2261 |
|                        | Local Government Area                                         | Wyong Shire Council                  |
|                        | Plan type and plan number                                     | deposited 17377                      |
|                        | Lot no.                                                       | 7-10                                 |
|                        | Section no.                                                   | -                                    |
|                        | Project type                                                  |                                      |
|                        | No. of unit buildings                                         | 2                                    |
|                        | No. of units in unit buildings                                | 41                                   |
|                        | No. of attached dwelling houses                               | 0                                    |
|                        | No. of separate dwelling houses                               | 0                                    |
|                        | Site details                                                  |                                      |
|                        | Site area (m <sup>2</sup> )                                   | 3304                                 |
|                        | Roof area (m <sup>2</sup> )                                   | 1223.5                               |
|                        | Non-residential floor area (m <sup>2</sup> )                  | -                                    |
|                        | Residential car spaces                                        | 64                                   |
|                        | Non-residential car spaces                                    | -                                    |
|                        | Common area landscape                                         |                                      |
|                        | Common area lawn (m <sup>2</sup> )                            | 0                                    |
|                        | Common area garden (m <sup>2</sup> )                          | 925.9                                |
|                        | Area of indigenous or low water use species (m <sup>2</sup> ) | 0                                    |
|                        | Assessor details                                              |                                      |
|                        | Assessor number                                               | 20043                                |
|                        | Certificate number                                            | 71402769                             |
|                        | Climate zone                                                  | 15                                   |

Figure 01

## 02 LOCALITY PLAN

The proposed development is located on the corner of Ocean Parade and Bayview Avenue in The Entrance, NSW. The project site falls within 'Precinct 3 - The Entrance Channel' as nominated in *Wyong Shire Council DCP 60 2006*. This precinct is "focused on higher density residential development and enjoys a northerly sloping aspect with extensive views across the channel to the ocean and lake."

The Locality Plan (Figure 02) along with the Site Analysis Plan (Figure 03) shall be used to show how the proposed development will address and comply with *Section 03- General Design Principles and Section 04 - Residential Subdivision in DCP 66*.

### 02.1 OPEN SPACE

An important feature of this precinct is the foreshore promenade recreational open space located 100m from the project site, extending from Memorial Park to the Surf Club.

A formal active recreational open space, Taylor Park is located 250m from the project site.

(Refer Figure 02)

### 02.2 VEHICULAR AND PEDESTRIAN NETWORK

Marine Parade and Denning Street are important arterial vehicular and pedestrian routes located 100m and 250m respectively from the project site.

An existing pedestrian footpath is located on Ocean Parade linking with The Entrance Road shopping precinct to the north-west. (Refer Figure 02)

### 02.3 ADJOINING DEVELOPMENT

Development to the north of project site boundary consists of one three storey multi unit residential building. To the west is a significant three storey multi unit residential building 'The Mariners' extending through to Ozone Street to the south. To the south of the project site lies one five storey multi unit residential building, a one storey and a two storey single storey residential dwelling.

(Refer Figure 03)

### 02.4 EXISTING SERVICES

An extensive range of community facilities and services are available on The Entrance Road - a 250m to the north west of the project site. Services available include: a pharmacy, dentist, hair dresser, real estate agent, supermarket, bank, food and retail outlets, cinemas and hotel accommodation. The Entrance Public School is located 600m 'as the crow flies' from the project site on Oakland Avenue. (Refer Figure 02)

### 02.5 EXISTING PUBLIC TRANSPORT

The Entrance Bus Station is located 400m to the north on Coral Street, offering connecting services to Gosford and Wyong regional centres.

(Refer Figure 02)

### 02.6 EXISTING STREET TREE PLANTING

Existing street tree planting of Phoenix canariensis 'Canary Island Date Palms are present in Bayview Avenue. No street tree planting is present on Ocean Parade.

(Refer Figure 03 & 04)



# 02 LOCALITY PLAN

NTS @ A3

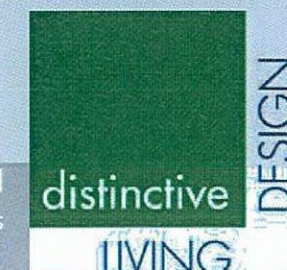


Figure 02



## LEGEND

- Site Location**
- Precinct 3 Boundary**  
Refer DCP 60
- Arterial Road**  
-Marine Parade  
-Denning Street  
-Bay Road
- The Entrance Road**  
Location of community facilities and services
- Foreshore Promenade**  
100m to waterside  
Public Open Space
- Public Transport Node**  
400m to The Entrance Bus Station on Coral Street
- Sporting Facility**  
Taylor Park
- School**  
The Entrance Public School
- Link to Arterial Road**  
100m to Marine Parade  
150m to Denning Street
- Link to Sports Facility**  
250m to Taylor Park
- Link to Entrance Rd**  
250m to community facilities and services
- Street Trees**  
Bayview Avenue  
Phoenix canariensis





# 03 SITE ANALYSIS PLAN

The Site Analysis Plan aims to outline the likely impact the proposed development will have on the project site and adjoining areas by assessing the existing features in line with the proposed development concept.

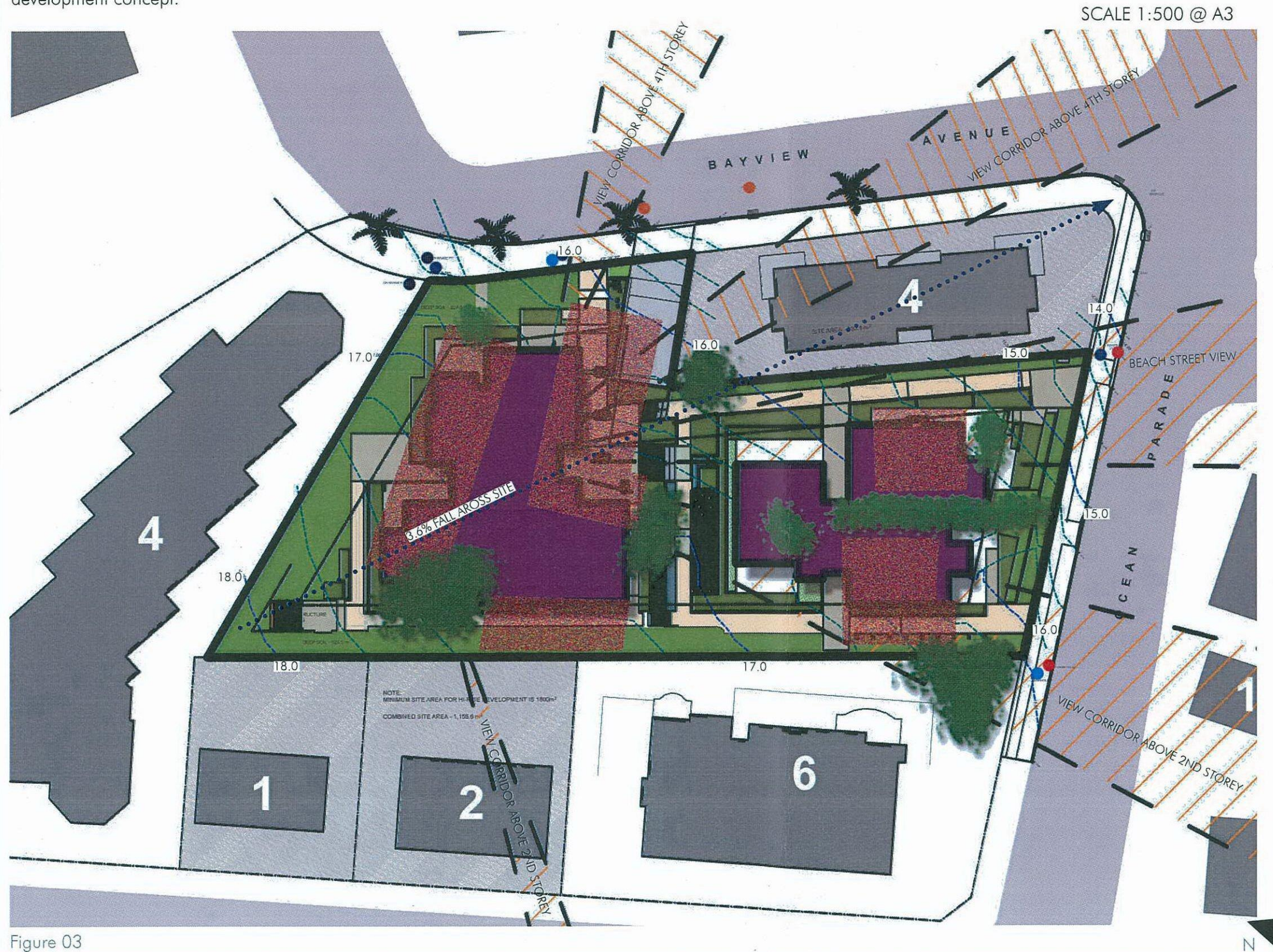
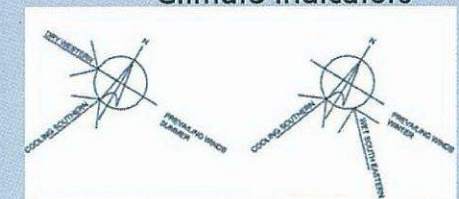


Figure 03

## LEGEND

- Proposed Development**
- Existing Buildings**  
to be demolished
- 1** **Adjacent Development**  
number indicates storeys
- Existing Trees & Shrubs**  
Dark green = trees  
Light Green = shrubs  
Refer Figure 04
- Existing Street Trees**  
Phoenix canariensis  
to be retained as per  
Section 3.6 - DCP 66  
Refer Figure 04
- Existing Contours**  
14.0
- Existing Slope/Grade**  
approx 3.6% fall/ 4m across  
site to the north-north-east
- Existing Services**  
Power Pole  
Telephone Hub  
Sewer Man Hole  
Drainage Pit  
Fire Hydrant
- View Corridors**  
From project site
- Proposed Deep Soil Landscape Zone**

## Climate Indicators





# 04 VEGETATION ANALYSIS PLAN

The Vegetation Analysis Plan locates tree and plant species existing on the project site. Of significance is the street tree planting of mature *Phoenix canariensis* (Canary Island Date Palm) to Bayview Avenue. These trees will be retained and protected during construction of the proposed development.

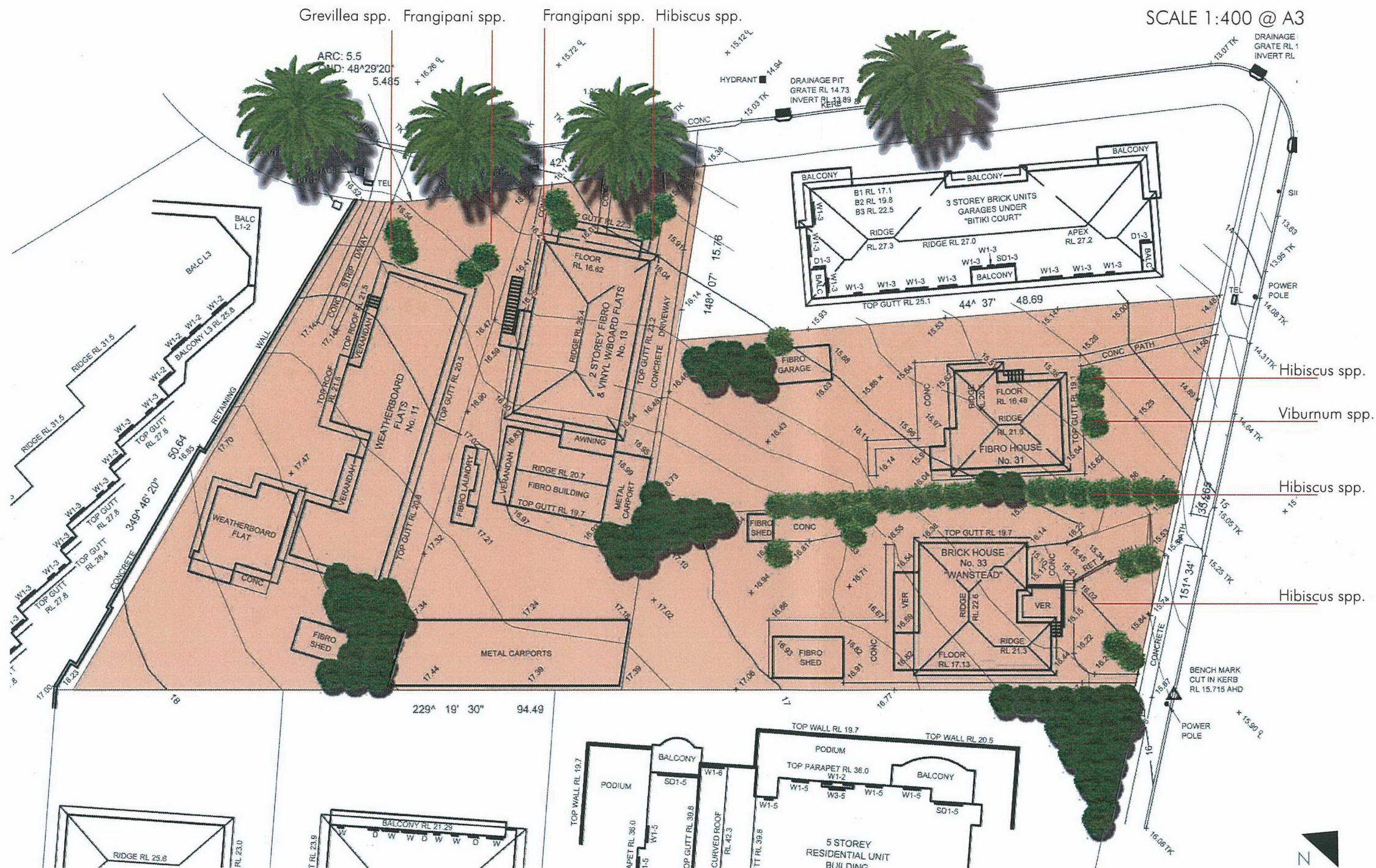


Figure 04



# 05 CONCEPT PLAN

The Concept Plan illustrates the structure of the proposed development and outlines key strategies employed in order to ameliorate any visual or environmental impact to the site.

SCALE 1:400 @ A3



## LEGEND



**Palm Planting**  
Archontophoenix  
mature height of 15m



**Screen Planting**  
Syzgium & Waterhousia



**Pedestrian entry to site**

### 05.1 KEY STRATEGIES

#### 05.1.1 VISUAL IMPACT MANAGEMENT

##### TREE PLANTING

To visually tie the proposed development with the existing streetscape style, Palm species (*Archontophoenix*) have been proposed to the street frontages. Additionally, the Palm planting will visually buffer the height and scale of the proposed buildings with a raised foliage canopy.

##### SCREEN PLANTING

A two layered approach of 3m high, dense foilage shrubs and 6m high evergreen trees has been proposed to the boundaries adjoining adjacent properties for perennial privacy screening.

#### 05.1.2 CULTURAL, ENVIROMENTAL AND VISUAL SENSITIVITY

Due to the close proximity of the project site to the natural beauty of the 'Entrance Channel', visual sensitivity has been addressed carefully, including the choice of endemic plant species and a maritime themed hardscape palette as per the requirement set out in *DCP 60 - Part 2 - Clause 2.9*.