

# Slide 1: Name of applicant, developer, proposal

- Applicant: Dickson Rothschild (Architect, Town Planner. Urban Designer)
- Developer: KW Resort Management (since 2019)
- Proposal:
  - Implement the final stage of the Kooindah Waters 2002 Master Plan consent to provide for alterations and additions to the existing Kooindah Waters Golf Club and Resort.
  - Expanded club and resort commercial facilities.
  - Construction of a 24-level mixed-use tower providing for 97 serviced apartment rooms and 98 residential units.
  - Provision of a high-quality building that promotes regional economic development and consolidates Kooindah Waters as a tourist and residential address.
  - Providing for housing diversity, infrastructure renewal and environmental efficiency.

# Slides 2-5: Proposal and site detail, context maps, site plan elevations and street view

- The proposed works seek to:
  - The alterations and additions to the Golf Club building comprise alteration of ground floor commercial spaces to provide for a dedicated Golf Club, new foyer and kitchen area and restaurant. The western side of the building is also integrated into the new building to allow for access to the new building via the existing basement/garage level and ground floor.
  - The new building adjoining the existing Golf Club building is to comprise:
    - 2 new levels of basement parking (253 on-site parking spaces);
    - ground floor foyers, new restaurant, conference areas and back-of-house facilities;
    - level 1 meeting rooms, gym/spa, pool and offices;
    - levels 2-5, 97 serviced apartments;
    - levels 6-23, 98 residential units;
    - and level 24, roof top sky bar and function space.





# Slides 2-5: Proposal and site detail, context maps, site plan elevations and street view

View at Parry Parade towards townhouse and apartment tower.



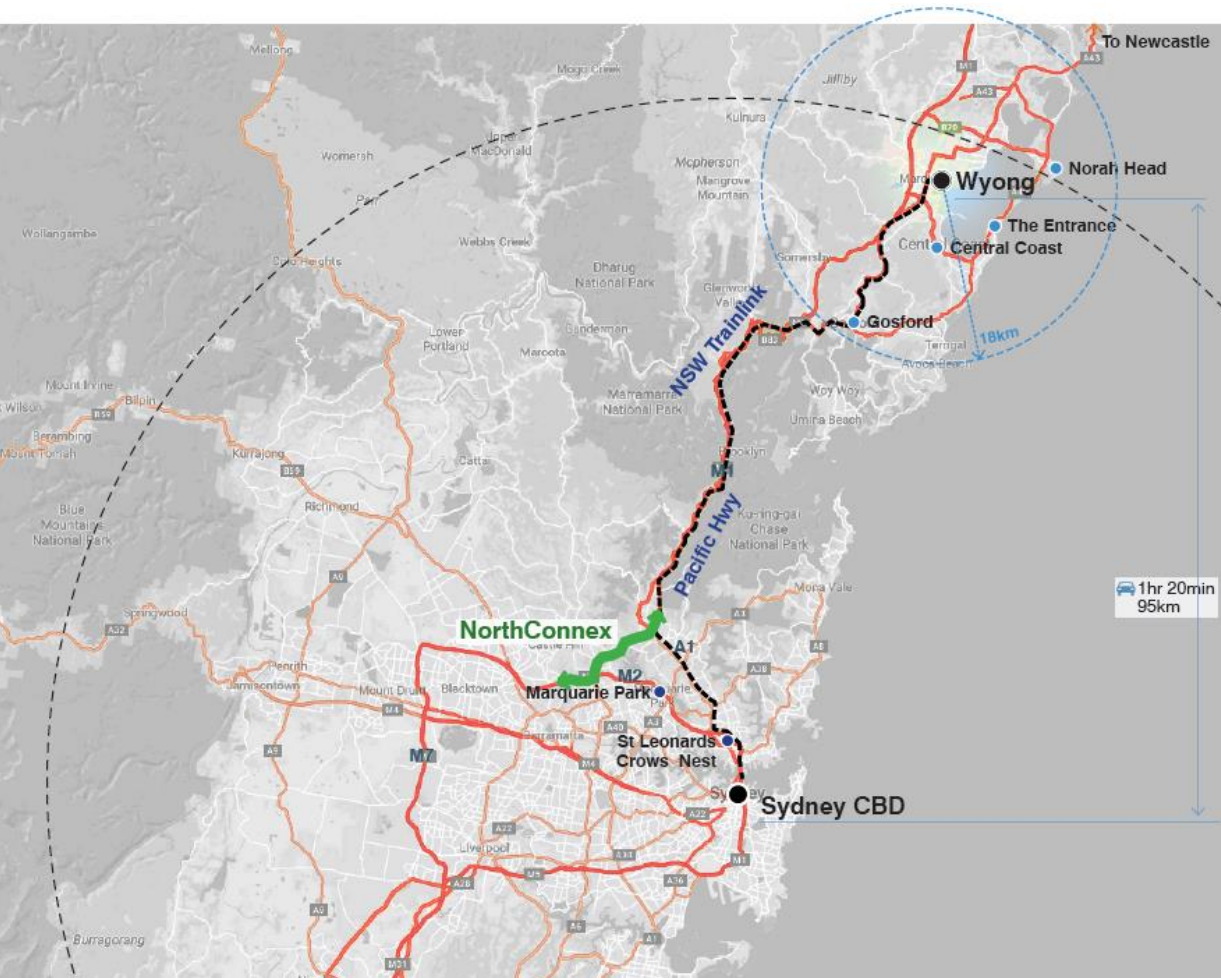
View at Level 1 outdoor terrace towards pool and apartment tower.



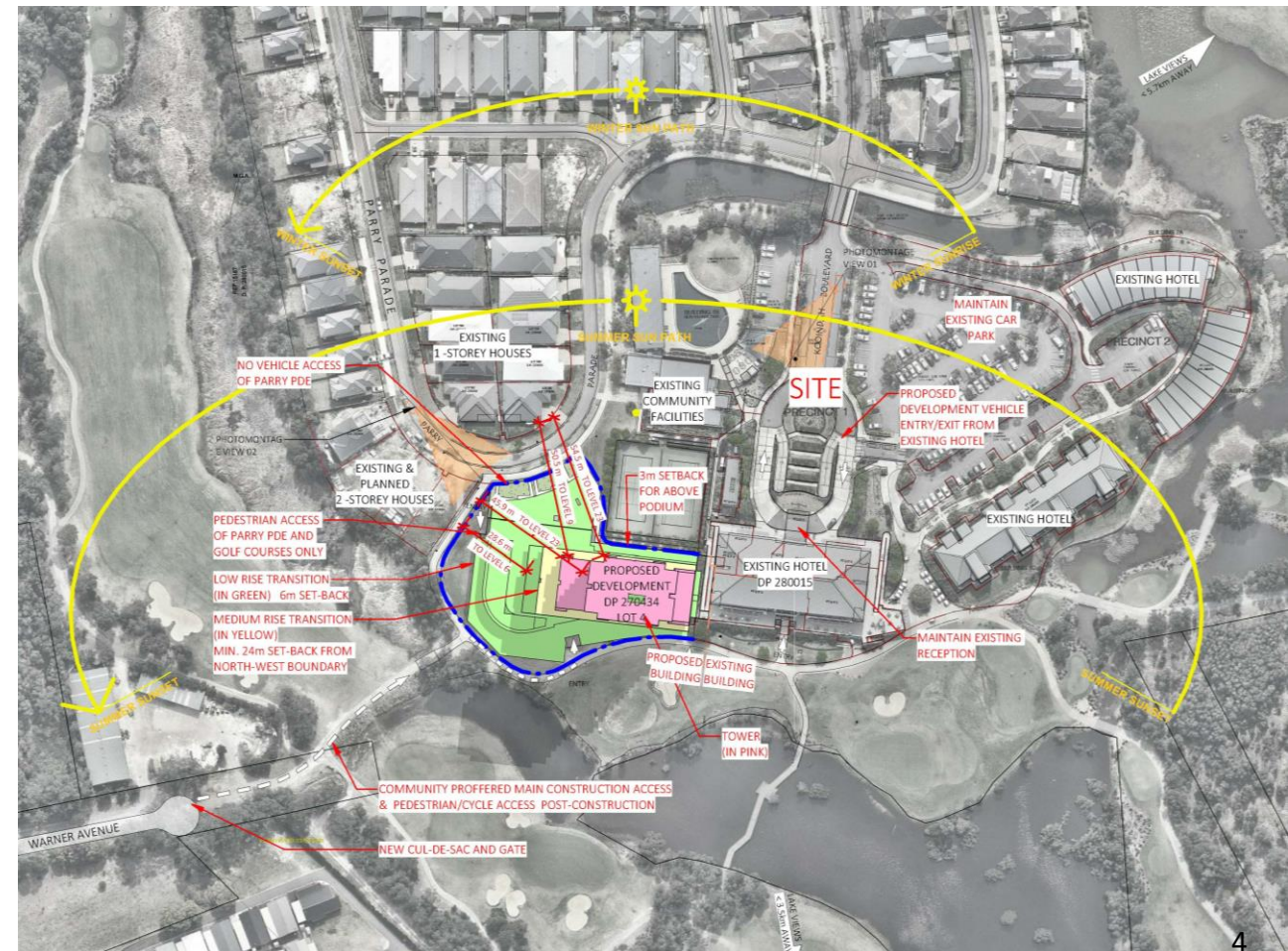


# Slides 2-5: Proposal and site detail, context maps, site plan elevations and street view

Context Map



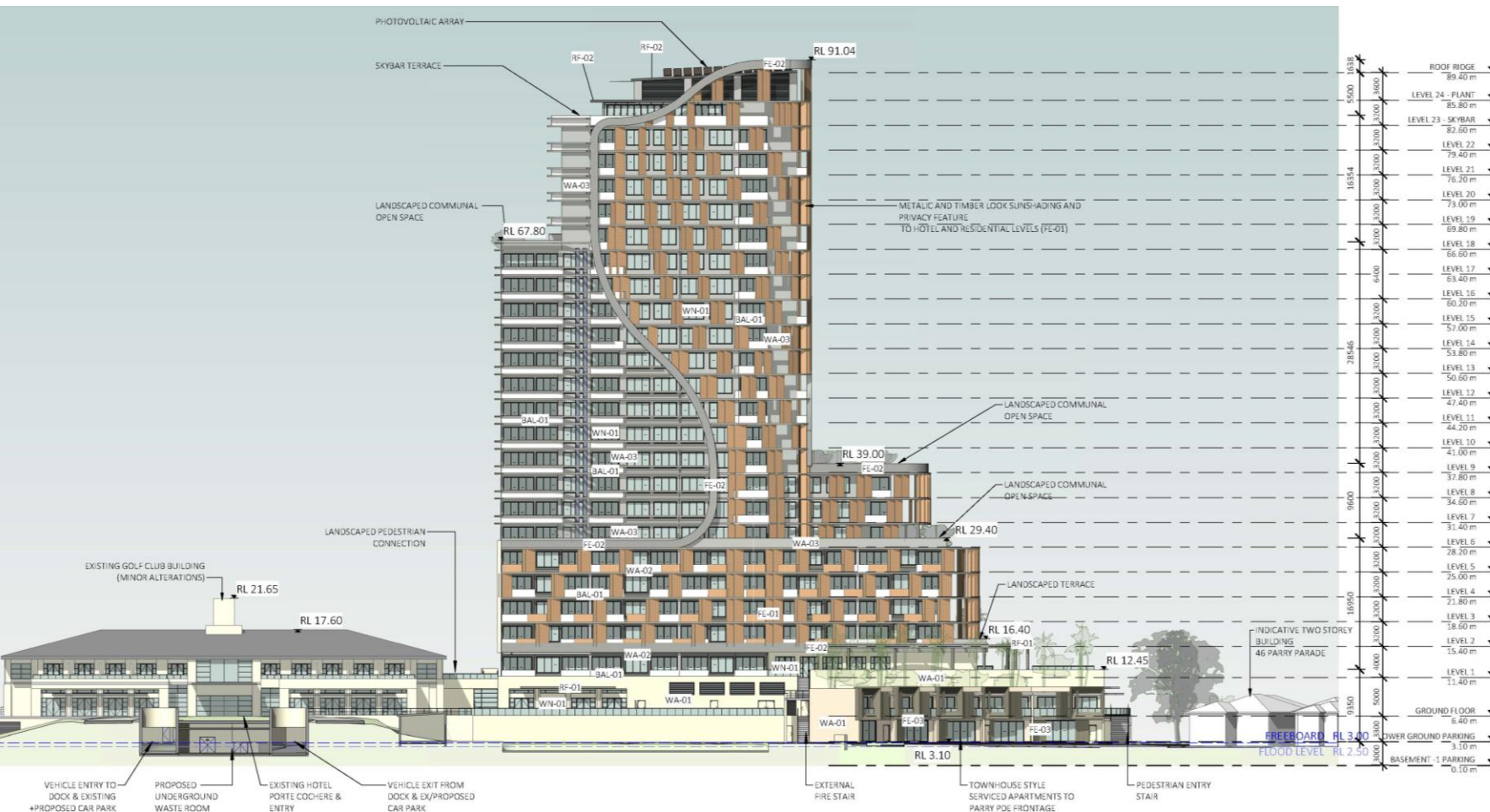
Site Plan & Site Analysis





# Slides 2-5: Proposal and site detail, context maps, site plan elevations and street view

North Elevation



West Elevation



# Slides 6-8: Specialist reports and investigations

## A total of 19 specialist reports

- Architectural plans prepared by Dickson Rothschild.
- Aboriginal Archaeological Assessment prepared Navin Officer Heritage Consultants Pty Ltd.
- Access Report dated prepared by Accessible Building Solutions.
- BASIX Certificate and Section J report prepared by Efficient Living.
- BCA Report prepared by Vic Lilli.
- Bushfire Protection Assessment Report prepared by Australian Bushfire Protection Planners.
- Construction Management Plan prepared by iCPM.
- Crime Prevention Through Environmental Design Report prepared by Dickson Rothschild.
- Economic Impact Assessment prepared by HillPDA.

# Slides 6-8: Specialist reports and investigations

- Flood Impact Assessment Report prepared by BG&E.
- Geotechnical Investigation Report prepared by Cardno (NSW/ACT) Pty Ltd.
- Landscape Plans prepared by Clouston Associates.
- Noise Impact Assessment Rodney Stevens Acoustics Pty Ltd.
- Plan of Management prepared by Dickson Rothschild.
- SEPP 65 Report prepared by Dickson Rothschild.
- Storm Water Plans prepared by BG&E
- Traffic and Parking Impact Assessment prepared by The Transport Planning Partnership.
- Waste Report prepared Baker Ryan Stewart.
- Visual Assessment Report prepared by Dickson Rothschild.

# Slides 6-8: Specialist reports and investigations



## ECONOMIC IMPACT

- Operations Generated Employment:  
**102 jobs**
- Salary Generated Employment:  
Gym & Swimming Pool: \$0.2 million  
Serviced Apartments: \$0.6 million  
Bar & Restaurant: \$1.8 million  
Function Space: \$0.3 million  
**Total: \$2.8 million**
- Gross Value added to the local economy:  
Gym & Swimming Pool: \$0.15 million  
Serviced Apartments: \$1.2 million  
Bar & Restaurant: \$2.2 million  
Function Space: \$0.6 million  
**Total: \$4.2 million**
- Additional Expenditure every year on accommodation from overnight visitors:  
**\$6.46 million**
- Gross Value Added to gross regional product or economic output every year:  
**\$9.9 million**

\*Resource: HillPDA



## HIGH VALUE JOBS

- Restaurants & Function Space, Hotel and other Services:  
Gym & Swimming Pool: 4  
Serviced Apartments: 16  
Bar & Restaurant: 76  
Function Space: 6  
**Total: 102**
  - Jobs during Construction:  
Direct effects: 194  
Production included effects: 307  
Consumption included effects: 269  
**Total: 770**
- Total: **872 jobs** including construction jobs

\*Resource: HillPDA



## PUBLIC BENEFITS

- Conference Space and Meeting Rooms (approx. 1000sqm)
- Restaurant with Terrace (approx. 1900sqm)
- Rooftop Function Space (approx. 450sqm)
- Opportunity to reduce Unemployment Rate and increase household income  
**Unemployment in Wyong SA3 is 7.4% which is higher than NSW at 6.3% and household income is 32% lower than Greater Sydney**
- Opportunity to reduce Community Strata Levies
- Opportunity to upgrade Community Infrastructure

\*Resource: HillPDA



# Slide 9: Pre-DA and community consultation/engagement undertaken

- Six (6) meetings with Community and/or Council
  - 09 March 2018, meeting with Kooindah Waters Executive Committee
  - 02 May 2018, pre-DA meeting with Central Coast Council (Scott Cox, Director of Environmental and Planning; Salli Pendergast, Principal Development Planner, and etc)
  - 28 August 2018, meeting with Chamber of Commerce (Ron Stevens, President of Wyong Chamber of Commerce)
  - 28 August 2018, meeting Kooindah Waters Community Association
  - 06 December 2018, pre-DA meeting with Central Coast Council
  - 02 February 2019, meeting with Kooindah Waters Executive Committee
- Key results of Community Consultation
  - Adjustment to Unit Entitlements based on Valuation prepared by PRP
  - Improvement of community facilities including sewer
  - A Draft Deed of Agreement was prepared to integrate the development into the existing Kooindah Waters Resort community and the current Community Plan.
  - The Kooindah Waters estate is now at a point where some of its infrastructure (e.g., sewer pumps) requires renewal. This development is an opportunity to fairly apportion the cost of new works and ongoing maintenance between existing and new users.

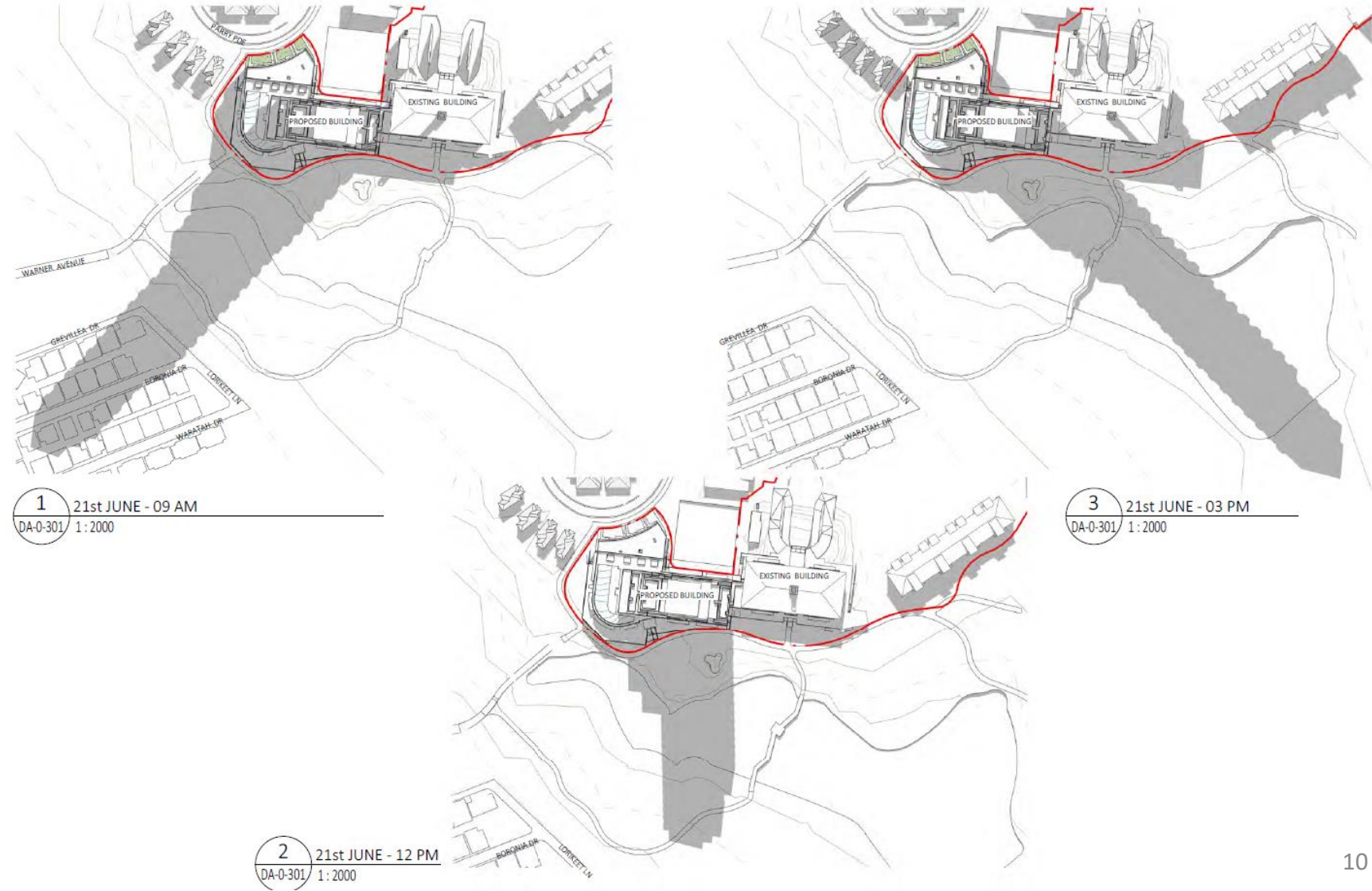
# Slides 10-12: Issues for further consideration

## Overshadowing Impacts

The proposed tower has no shadowing impact on existing dwellings within the Kooindah Waters estate, as these dwellings are all to the north of Lot 4.

There is a mid-morning shadow cast on dwellings on Warners Avenue to the south-east of the site, while 4 hours + mid-winter solar access are achievable.

The solar impact is well within accepted impact guidelines.



# Slides 10-12: Issues for further consideration

## Privacy and view impacts

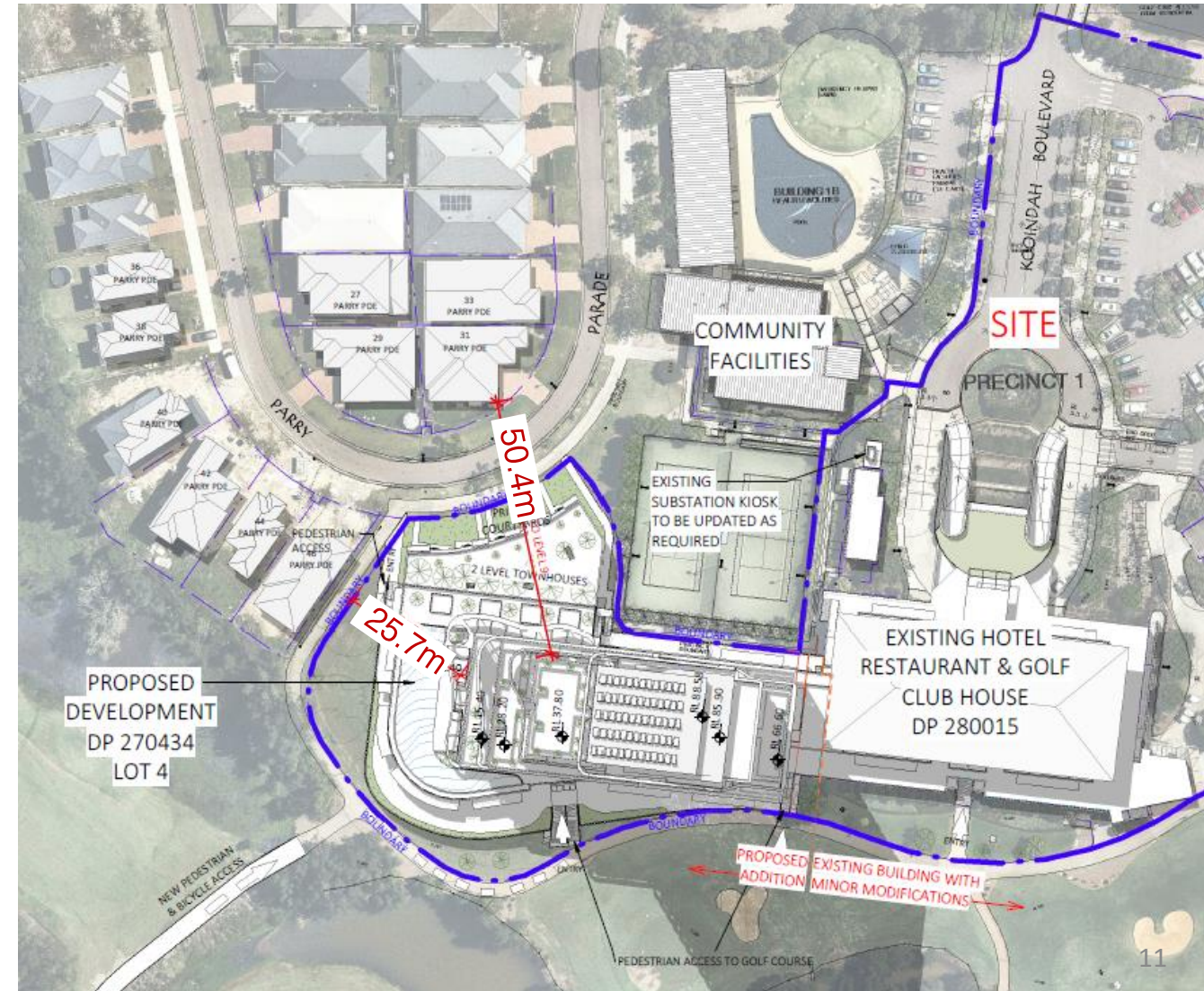
The building form is positioned away from adjoining residential allotments on Parry Parade.

The main podium has the following setbacks:

- To Parry Parade 7m to 9m including a 6m landscape area;
- To the west minimum 4m;
- To the south (to the golf course) minimum 2m;
- To the east (the existing building) nil.

The tower has the following setbacks:

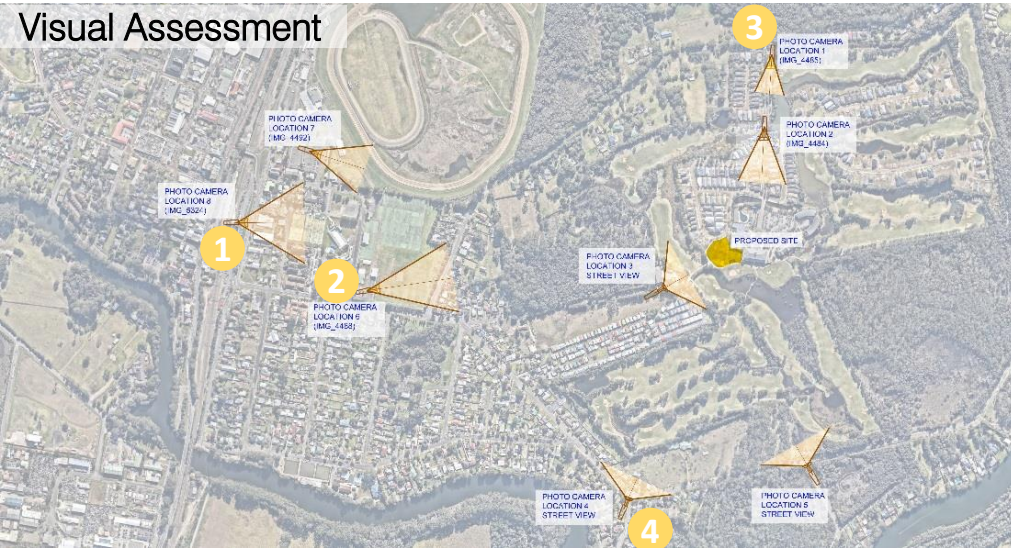
- To Parry Parade 25m for level 2-8, 30m level 9, 35m levels 10-22;
- To the west a minimum 26m levels 2-8;
- To the south (to the golf course) minimum 2m; and
- To the east (the existing building) nil.





# Slides 10-12: Issues for further consideration

## Visual Assessment



- 1 West of Kooindah Waters\_ Wyong Station Platform
- 2 West of Kooindah Waters\_ Wyong Squash Centre
- 3 Entry of Kooindah Waters\_ Cnr Championship Drive & Kooindah Blvd
- 4 South of Kooindah Waters\_ Cnr McDonagh Road & Lewis Road

