

GYDE

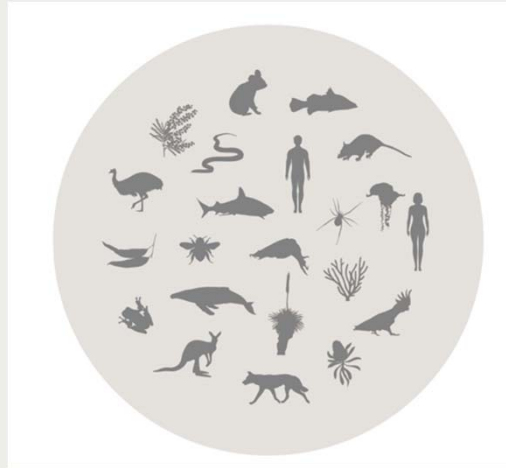
Hunter Central Coast Regional Planning Panel –
Kick off Briefing
S4.56 Modification to DA/731/2016/A
Main Road Toukley

21 February 2023

Prepared by:

Belinda Barrie, Associate

Acknowledgement of Country



We acknowledge the Darkinyung people, the traditional owners and custodians of the land on which this project is located.

We pay our respects to the Elders past, present and emerging.

We recognise their continuing connection to country – the land, resources, places, values, stories and culture

Site and Development History

- ❑ This is a S4.56 application to modify DA 731/2016/A
- ❑ DA 731/2016 was approved by the Land and Environment Court (LEC) of NSW on 26 September 2017
- ❑ Approval was granted for:

Mixed use development comprising 71 residential units, 38 tourist accommodation units, commercial premises with basement carparking

- ❑ DA/3018/2018 was approved by Council on 14 June 2018 for a change of use of the Tourist and Visitor Accommodation (Serviced Apartments) to residential dwellings within this mixed use building

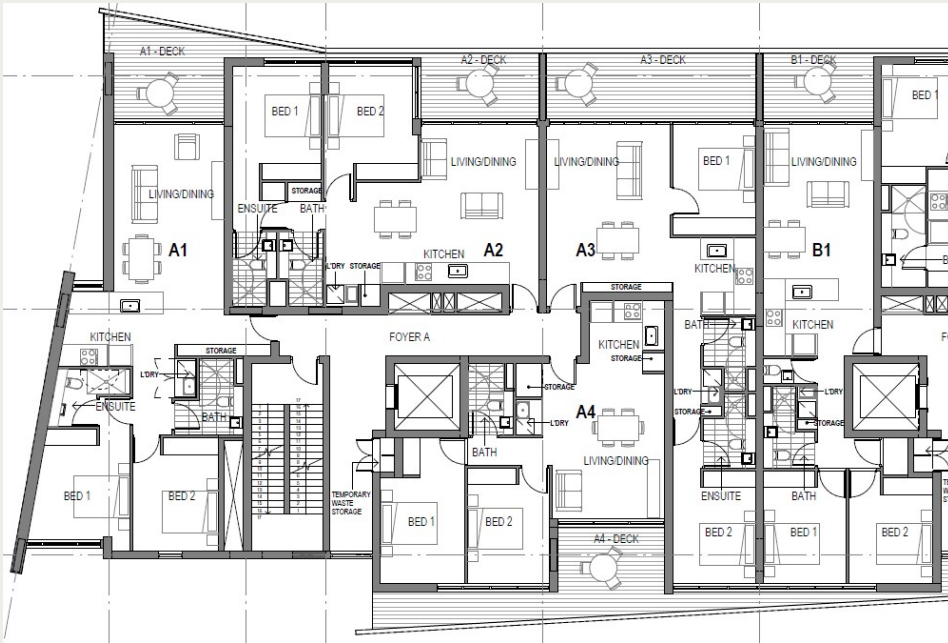
Proposal

- ❑ This is a S4.56 application to modify DA 731/2016/A
- ❑ Proposal seeks amendments to the approved architectural plans to reflect the upgraded design, and improve the design and amenity of the building
- ❑ Key changes to the design are:
 - ❑ Modification of the proposed apartment mix to increase diversity and reduction of apartments from 109 to 108
 - ❑ Redesign and upgrade ground level commercial space
 - ❑ Upgrade of the façade treatments
 - ❑ Slight increase of height from RL 43.100 (34.6m) to RL 43.18 (34.68m)
 - ❑ A slight decrease in proposed gross floor area (GFA) of 15sqm but no change to the approved FSR of 2.04:1
 - ❑ No change to the number of parking spaces approved on site

GYDE

Cores – Comparison

Approved and Proposed

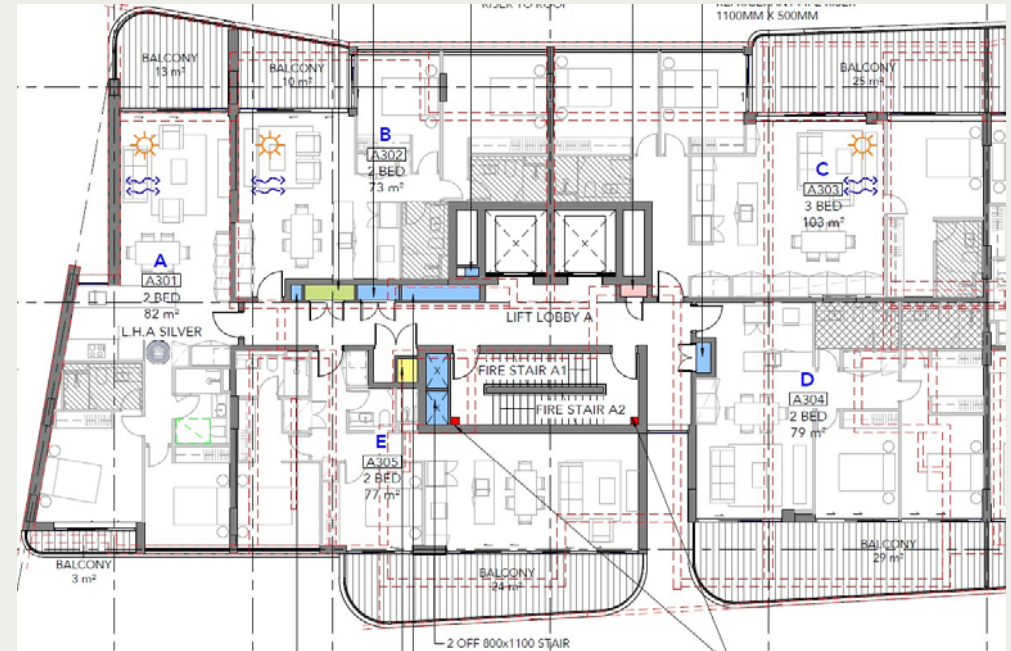


20/07/2021

The number of cores has been reduced to two from three for efficient use of the floorplate and improving apartment layouts

Cores have been shifted off the perimeter allowing us to maximise views out from our development especially from upper levels

Considering the demographic, each core accommodates two lifts up from one, in case one breaks down



5

GYDE

Ground Floor – Comparison

Approved and Proposed

Rejigging of cores has opened up floor area on upper levels, allowing us to relocate ground floor dwellings up the building. This ground floor space is now an open lounge / waiting area for the residents as well as a shared gym

The Porte Cochere has been improved to better address waste management procedures and drop off / pick up scenarios



20/07/2021



GYDE

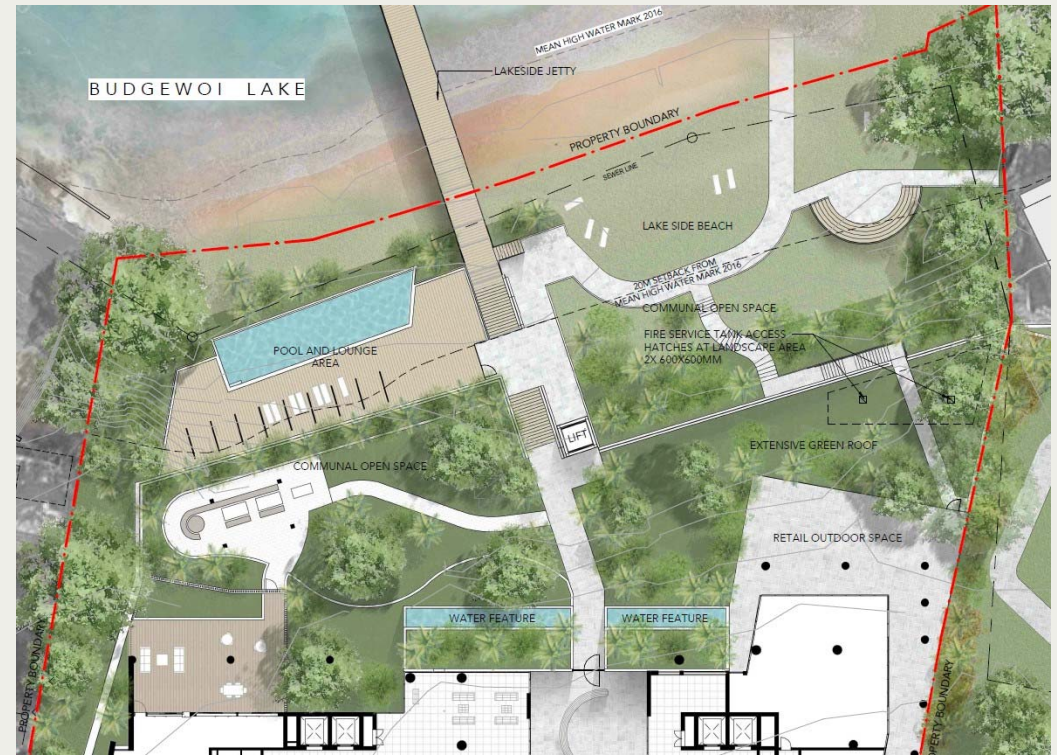
Landscaping, Ground – Comparison

Approved and Proposed

The lakeside landscaping has been improved across the board, with an emphasis on ground floor thoroughfare connection as well as an external lift for accessibility which was lacking in the previous consent



20/07/2021

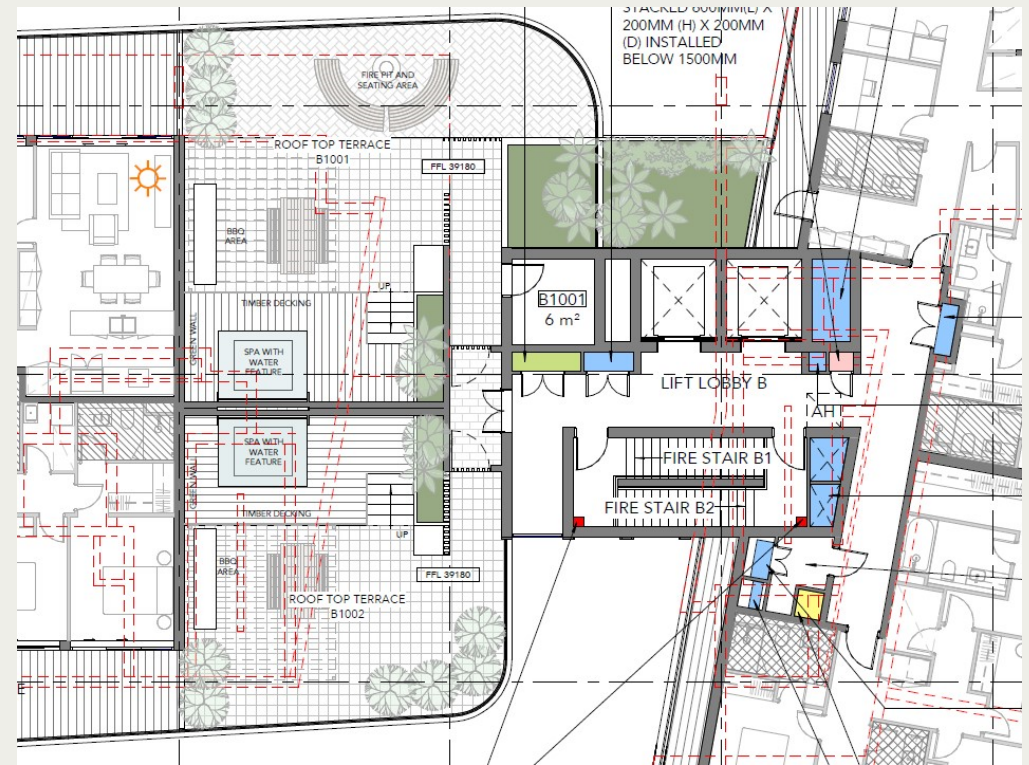
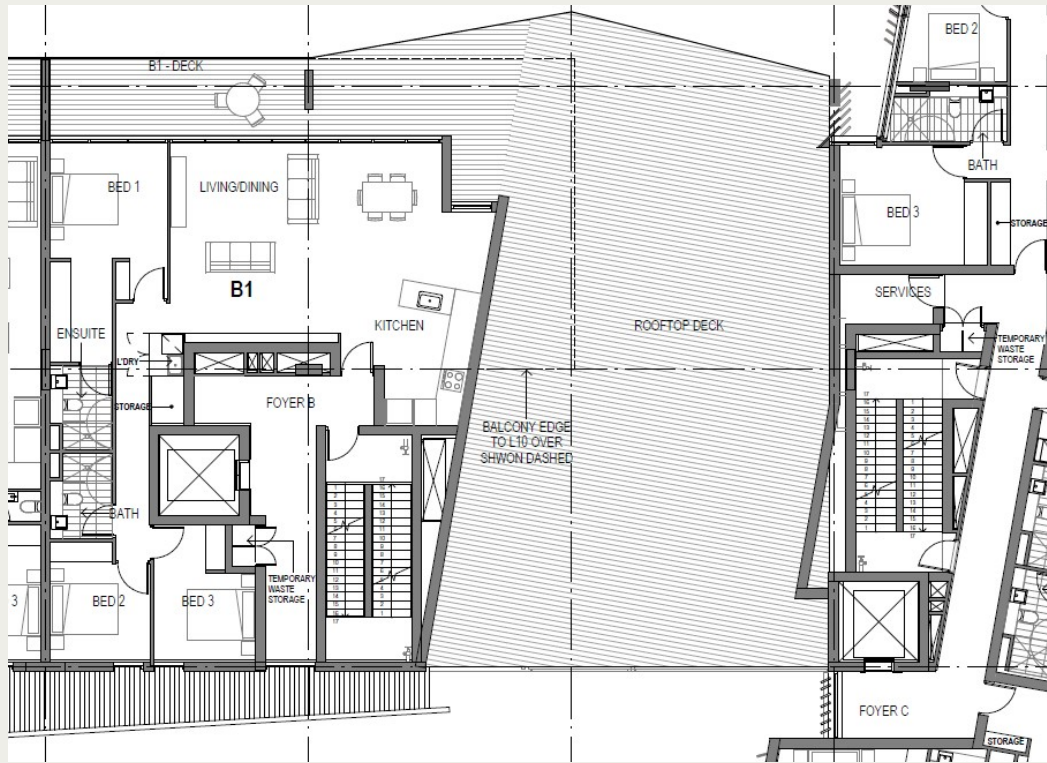


GYDE

Landscaping, Roof – Comparison

Approved and Proposed

The rooftop deck has been improved vastly, now taking shape as private rooftop gardens with soft landscaping, pergolas and spas



GYDE

Proposal in detail

Before and After 3D visualisation



GYDE

Proposal in detail

Before and After 3D visualisation



GYDE

Proposal in detail

Before and After 3D visualisation



Section 4.56 Modification Considerations

Is it 'substantially the same'? Yes

Matter	Original Approval	Proposed
Apartment numbers	109	108
Carparking	156	156
Height	34.60m	34.68m
Floor Space Ratio	2.04:1	2.04:1

Conclusion

- Proposal is a S4.56 modification to an existing consent
- We have demonstrated that the consent is operational and has not lapsed
- Overall design changes improve the functionality and appearance of the building
- The design changes meet the 'substantially the same' test for a modification application
- Application demonstrates compliance with the S4.15 requirements, particularly SEPP 65
- Overall we believe we have demonstrated why the modification should be approved

GYDE

GYDE Consulting
ABN 58 133 501 774

+61 02 9068 7500
info@gyde.com.au
GYDE.COM.AU

SYDNEY Suite 6.02, 120 Sussex St, Sydney NSW 2000
NEWCASTLE Suite 2, Level 2, 21 Bolton St , Newcastle NSW 2300
ACT, PO Box 320, Jerrabomberra, NSW 2619