

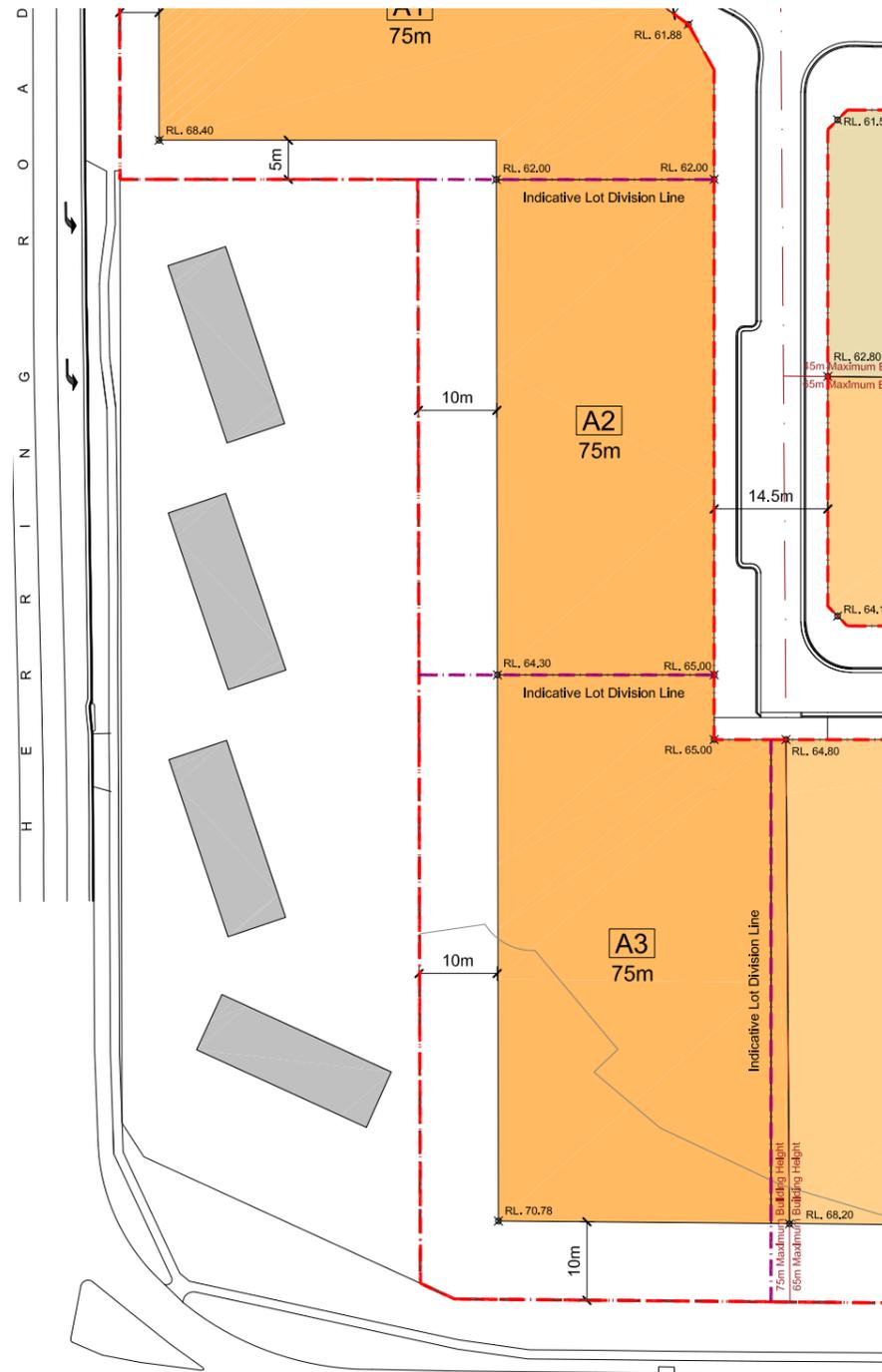
2.5 IMPROVED RELATIONSHIP TO 137-143 HERRING ROAD

Adjacent to the recently approved 24 storey buildings on the neighbouring sites, the envelopes have been reconsidered to provide:

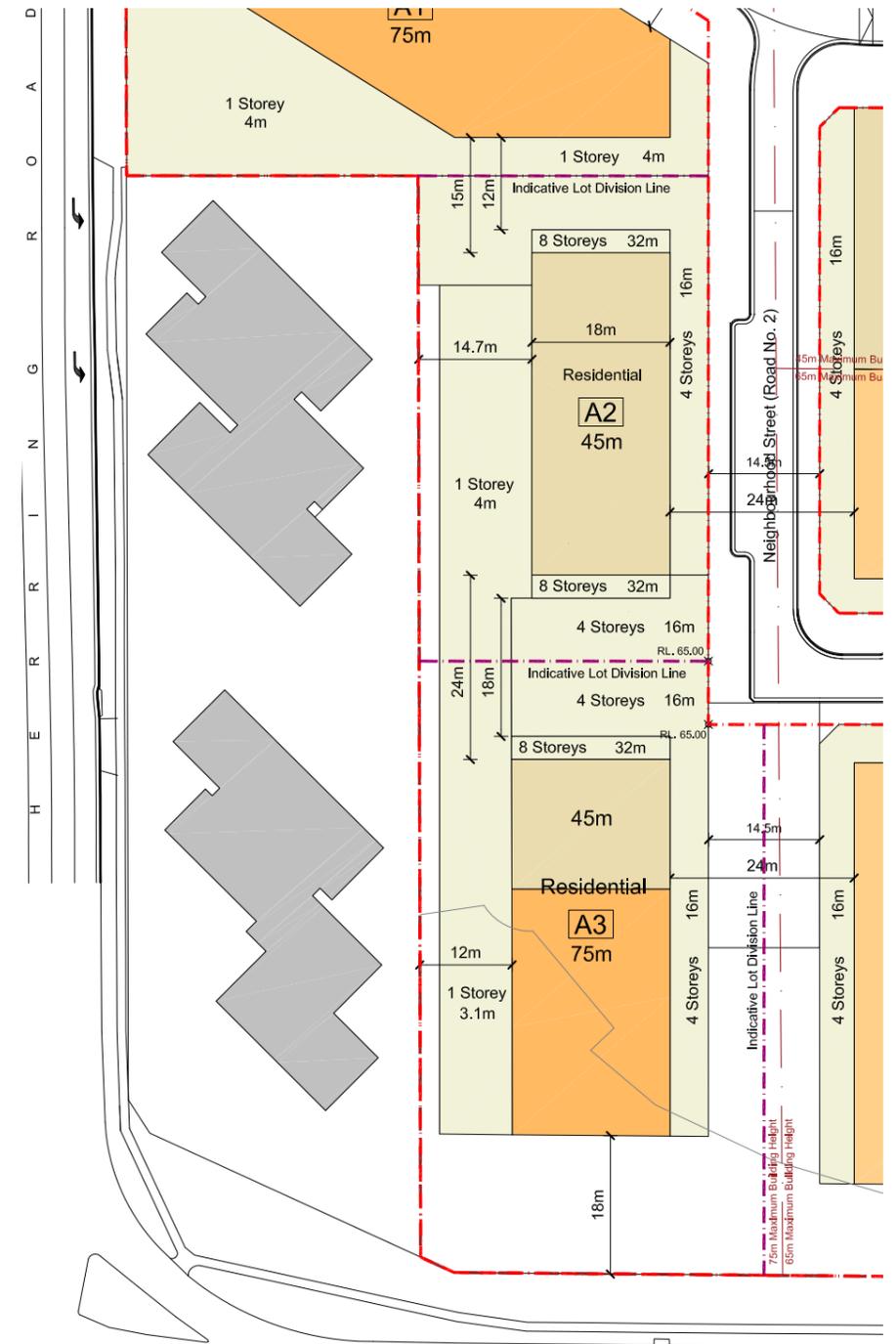
- / increased building separation
- / improved visual privacy
- / improved solar access throughout the masteprian

Due to overshadowing from the recently approved proposal, buildings A2 and A3 will not achieve 70% of apartments with more than two hours of sun on the winter solstice. The indicative design scheme has been developed to maximise the amenity of apartments in these buildings. Measures include:

- / Building separation distances greater than required by the ADG
- / Dual core buildings with fewer apartments per core
- / Increased apartment sizes
- / Living rooms directed away from the neighbouring development



SSDA ENVELOPES



REVISED ENVELOPES



SSDA INDICATIVE DESIGN SCHEME



REVISED INDICATIVE DESIGN SCHEME - Ground



REVISED INDICATIVE DESIGN SCHEME - Typical Lower



REVISED INDICATIVE DESIGN SCHEME - Typical Upper

2.6 IMPROVED SHRIMPTONS CREEK INTERFACE



SSDA: RIPARIAN CORRIDOR

A riparian protection zone along Shrimpons Creek accommodates a shared path in a bushland setting. The masterplan proposes to regenerate the corridor and add passive recreational uses.

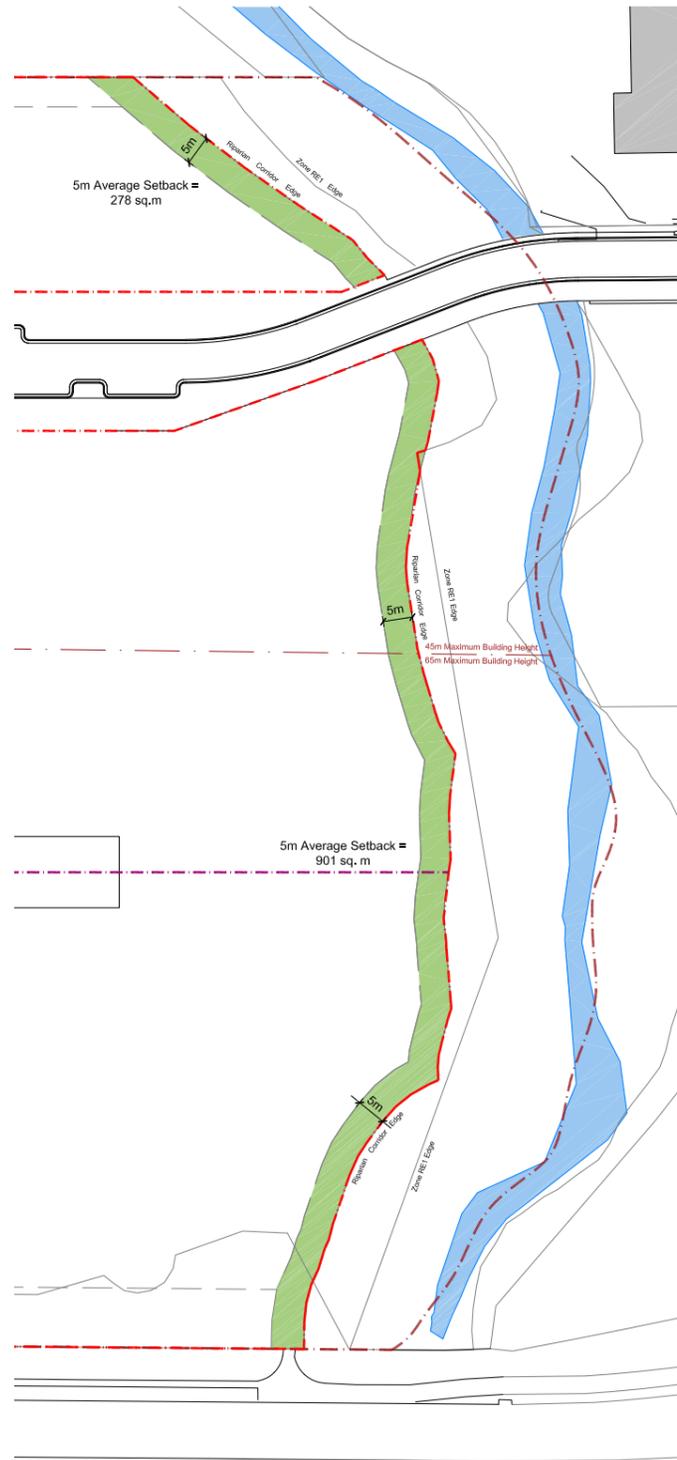
- Shrimpons Creek
- Riparian Corridor
- Open Space
- Town Plaza



REVISED - RIPARIAN CORRIDOR

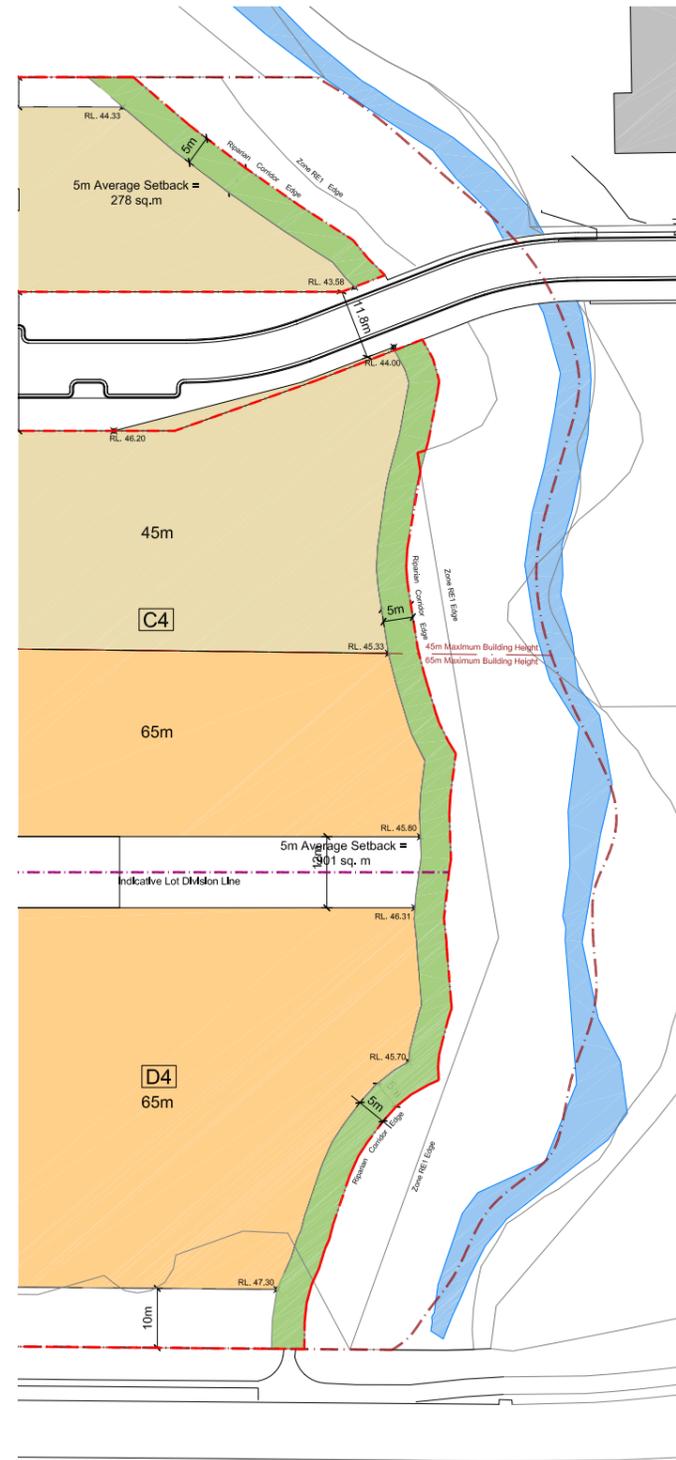
The riparian corridor's width has been increased in key locations. The masterplan proposes to regenerate the corridor and add passive recreational uses.

- Shrimpons Creek
- Riparian Corridor
- Increased Riparian Corridor
- Open Space
- Town Plaza



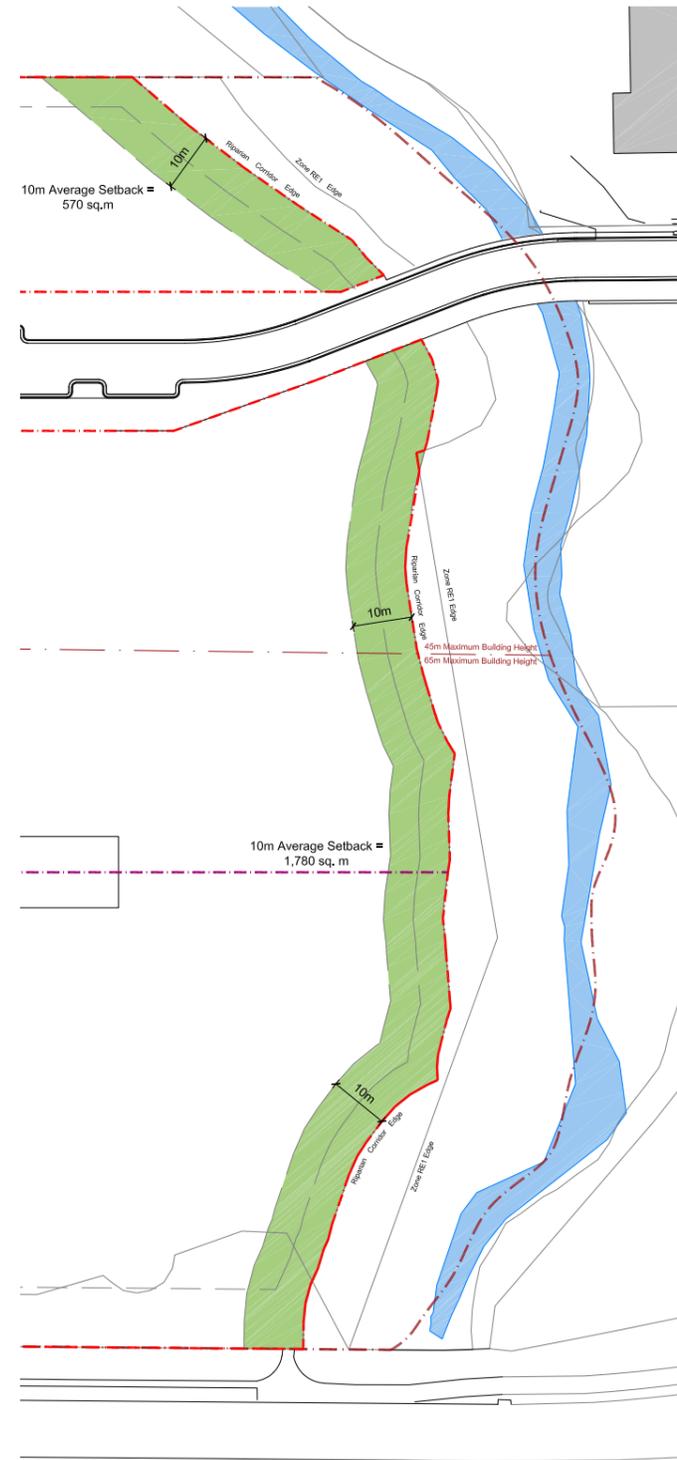
DCP REQUIREMENT - 5M SETBACK

1,180m²
 In accordance with City of Ryde DCP 2014
 Macquarie Park Corridor Section 7.4(a)(v)



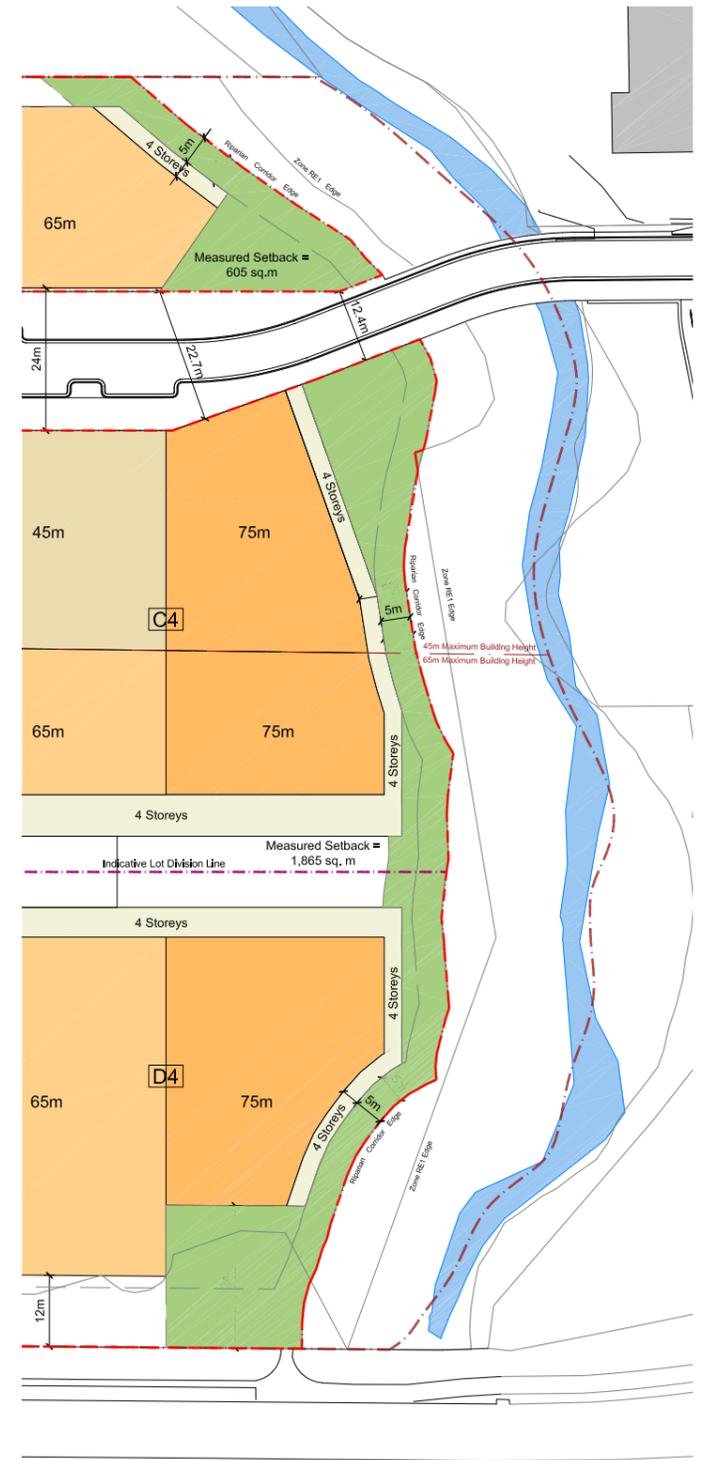
SSDA LODGED SCHEME

1,180m²



10M SETBACK REQUESTED BY RYDE IN DETAILED SUBMISSION

2,351m²



PROPOSED SCHEME

2,470m²
 Variable width setback no less than 5m. Total
 area greater than 10m continuous setback.

1:1,250 @ A3

MASSING ALONG SHRIMPTONS CREEK

Buildings B3, C4.1 and D4.2 fronting Shrimptons Creek have been redesigned to reduce the perception of bulk and scale when viewed from the Creek. Changes include:

- / Reduced building footprints
- / Articulated tower forms
- / Expressed two storey scale at ground level
- / Building locations set back further from the creek edge



SSDA INDICATIVE DESIGN SCHEME



REVISED INDICATIVE DESIGN SCHEME

Building envelopes have been refined, set back further from Shrimptons Creek, to ensure that over 100 additional trees can be retained on the site, including alongside the riparian corridor.

-  Existing Tree
-  Retained tree in SSDA scheme
-  Additional retained tree in revised scheme



2.7 TREE RETENTION



SSDA - FOREST THRESHOLDS

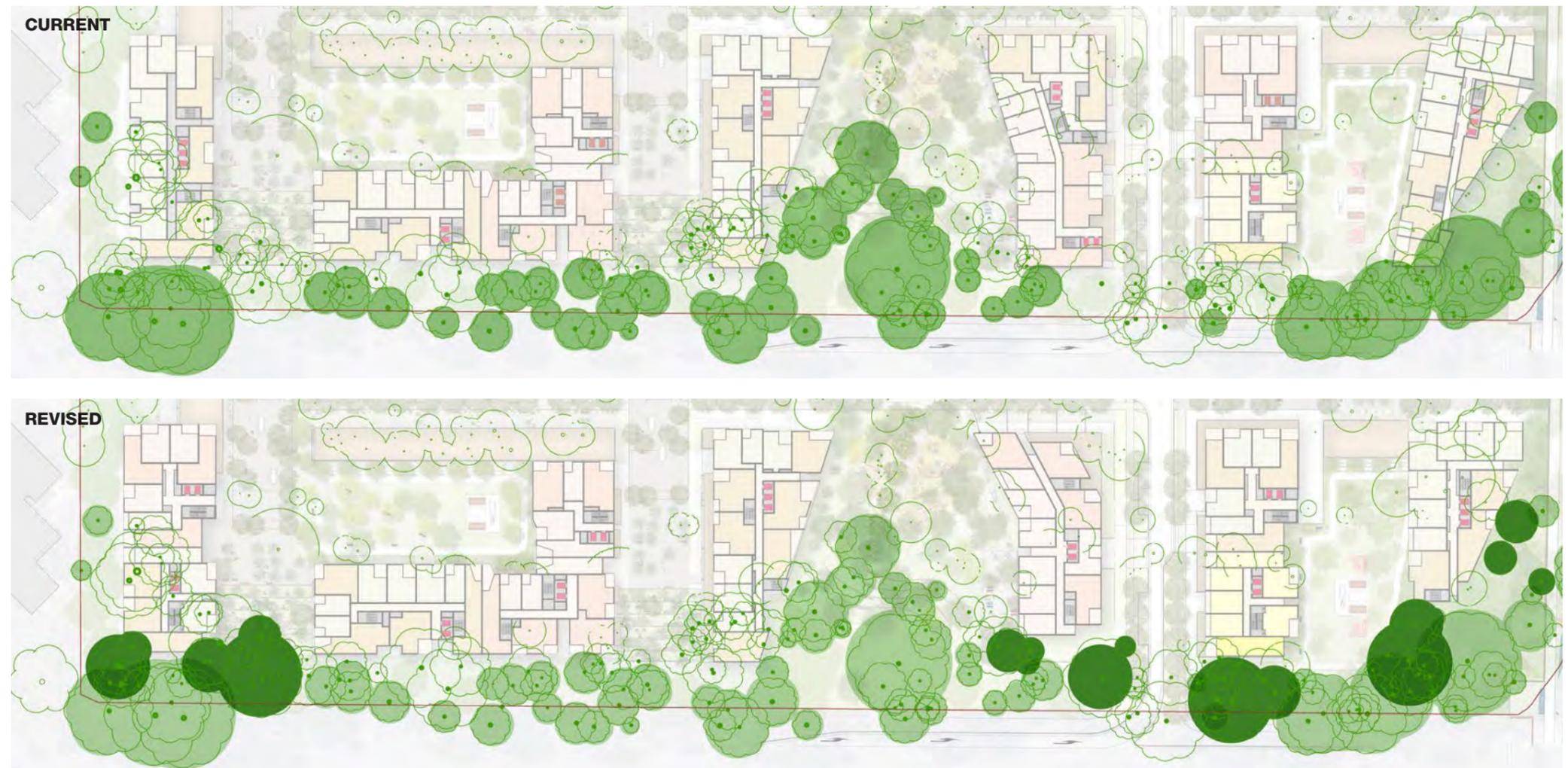
Where the shared local streets meet the perimeter bushland, forested urban gardens will formalise these transitions.



REVISED - FOREST THRESHOLDS

An increased setback from Epping Road is provided to protect additional existing trees.

Building envelopes have been refined, set back further from Epping Road, to ensure over 100 additional trees can be retained on the site, including the Epping Road vegetation corridor which includes Sydney Turpentine Ironbark Forest.



- Existing Tree
- Retained tree in SSDA scheme
- Additional retained tree in revised scheme

2.8 STREET SETBACKS

The building envelopes and design guidelines have been reviewed to ensure street setbacks are designed to provide the optimal urban design outcome.

Building setbacks must be selected appropriately to be suitable for the a given density. In a CBD location one would expect to find high rise buildings with zero setback, while in a suburban location one find low rise buildings with a large landscaped setback.

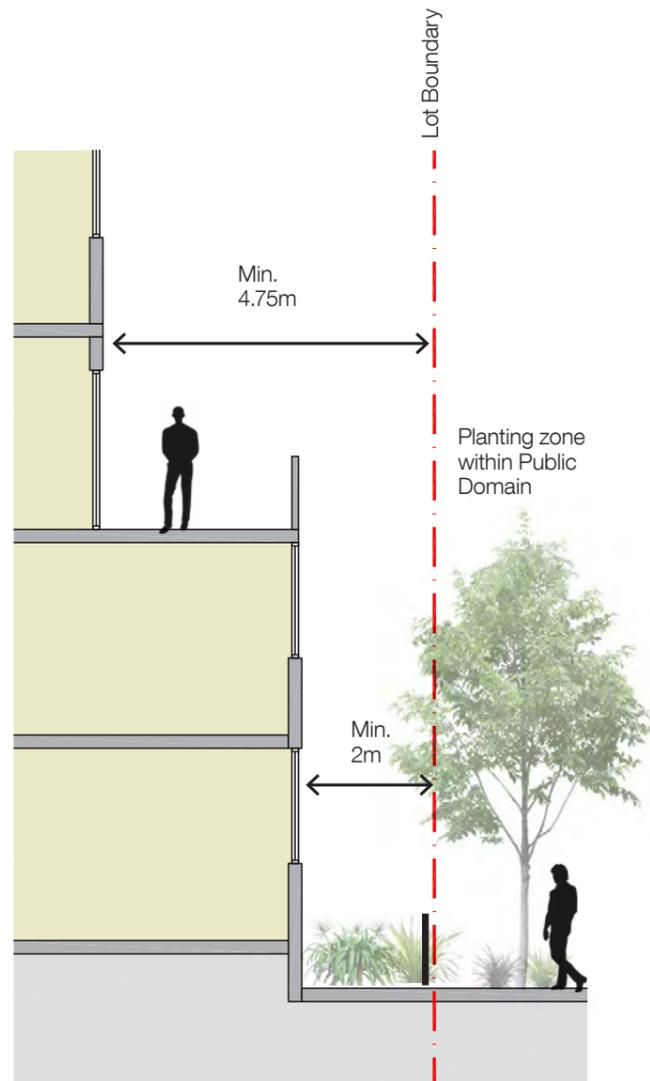
We have researched a range of different planning controls to assess how height, density and setbacks are related. The City of Sydney is particularly helpful as it sets out a range of different urban densities, each with associated FSR range, typical maximum building height and Landscaped street setback. These range from one extreme – Sydney CBD – which proposed no street setback and buildings 15-50 storeys, to the much lower density Ashmore Precinct – which proposes 3m landscaped setbacks for buildings 5-9 storeys.

We have tabulated three different examples from the Sydney DCP, to compare with the proposed Ivanhoe controls.

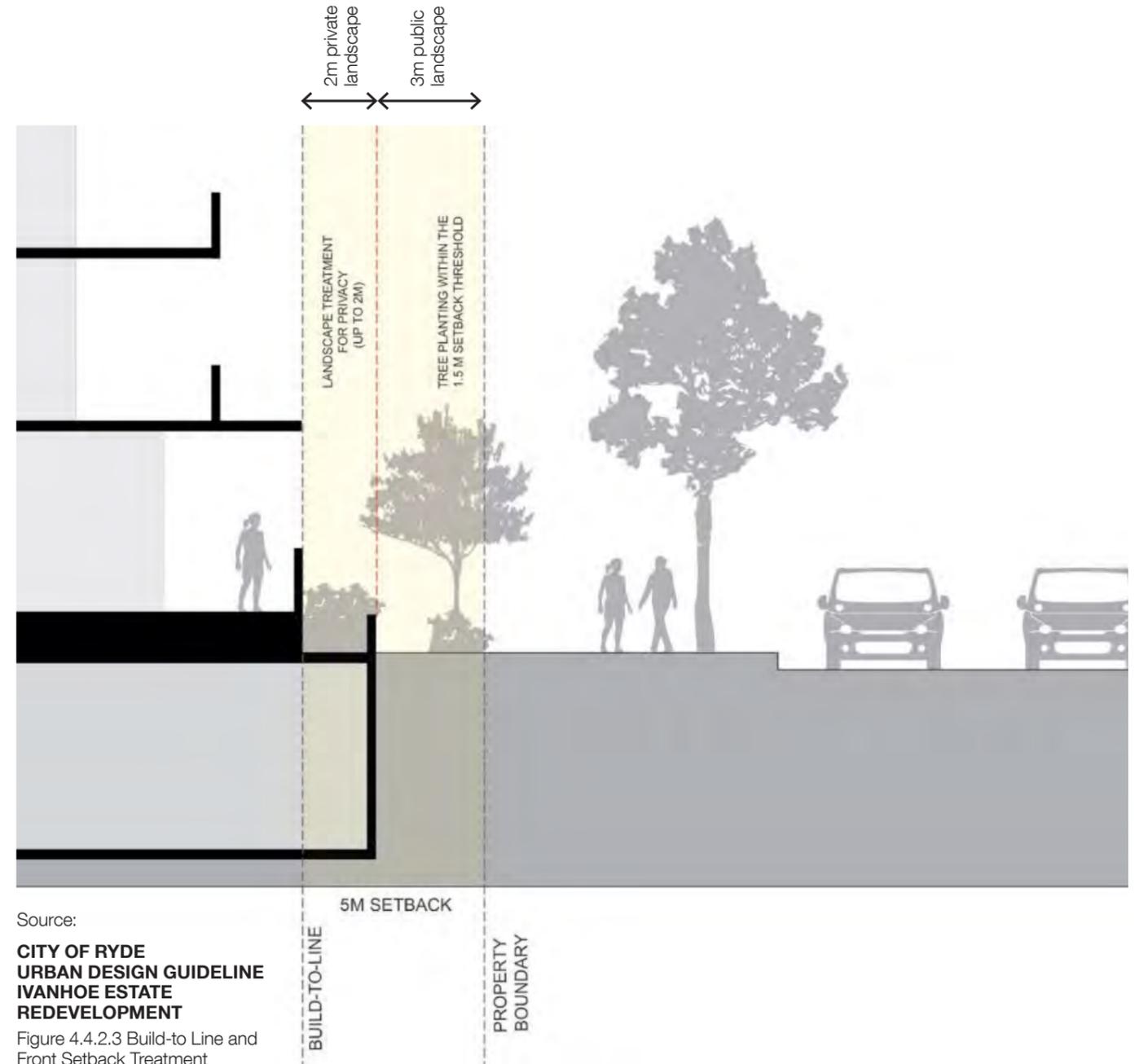
Location	Sydney CBD Green Square Town Centre	Epsom Park Green Square	Ashmore precinct	Ivanhoe proposal
Landscaped setback	0m	1.5-2m	3m	2m
Urban condition	Urban	High density residential	Medium density residential	High density residential
Typical FSR	6+	1.5 - 2.5	1-1.75	2.7
Typical max building ht	15-50 storeys	6-20 storeys	5-9 storeys	14-24 storeys

The design guidelines propose a landscaped street setback of 2m from the property boundary, with tower forms set back a further 2.75m above a 2-4 storey podium.

This aligns closely with the recommendations of 'City of Ryde Urban Design Guidelines Ivanhoe Estate Redevelopment', which proposes a 2m landscape treatment for privacy beyond which is a 3m landscaped edge to the street. The only difference from Ryde's diagram is that the 3m landscaped edge is proposed within the public domain (in a wider footpath) rather than within the private domain.



IVANHOE NEIGHBOURHOOD STREET



Source:
CITY OF RYDE
URBAN DESIGN GUIDELINE
IVANHOE ESTATE
REDEVELOPMENT
Figure 4.4.2.3 Build-to Line and Front Setback Treatment

3.0 REVISED SCHEME SUMMARY



All computer generated images / artists impressions have been provided for illustrative purpose only, and are subject to authority approval

3.1 MASTERPLAN

The masterplan is designed to celebrate the site's existing landscape features with a diagonal sequence of public open spaces connecting the turpentine forest along Epping Road with the public open space on Shrimptons Creek.

A regular grid of residential buildings step down the steep hillside. Buildings are generally rectangular, with angled building forms fronting the key public open spaces.

At the top of Main Street, building A1 provides a gateway form to reinforce the primary entrance to the site.

At the bottom of the hill, buildings along the winding edge of Shrimptons Creek are proposed in fragmented forms, breaking down the formality of the street grid at the interface with the open space corridor.



1:1,250 @ A3



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3.2 GROUND LEVEL INTERFACE

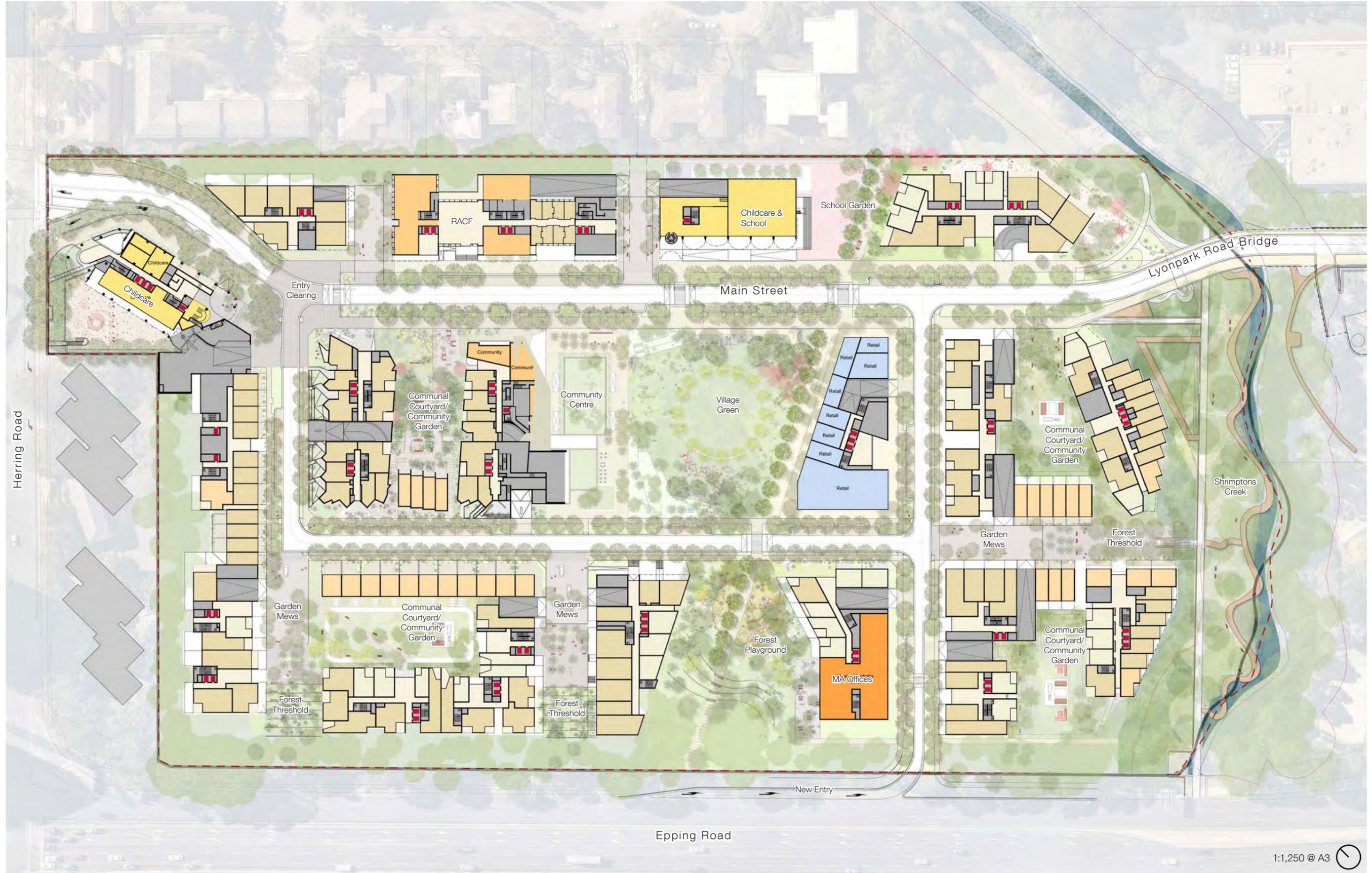
The masterplan proposes a range of non-residential uses at ground level, focused around Main Street and the new public open spaces. They comprise:

- / Buildings A1 and B2 propose childcare centres
- / Building B1 proposes a residential aged care facility
- / Building B2 is a school with a publicly accessible multipurpose hall at ground level
- / Buildings C1 and C2 propose a community hub fronting the village green
- / Building C3 proposes retail space fronting the village green.
- / Building D3 proposes Community Housing Provider offices connecting to a dedicated garden.

Residential buildings are arranged to provide a more civic character to Main Street and a more intimate residential character to the neighbourhood streets.

The civic character of main street is reinforced by the taller 14 storey buildings coming to ground, with communal courtyards spatially 'open' to main street.

On residential streets, a two-three storey scale is expressed at the base of the buildings, to assist in defining a human scale to the streetscapes.





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3.3 TYPICAL LEVEL

The indicative design scheme proposes the majority of residential buildings are arranged in efficient floorplates oriented in a southwest/northeast direction to maximise solar access to both apartments and ground level open space. The exceptions to this rule are buildings B1, B3 and D1 which are oriented in the other direction and propose multiple cores to maximise solar access. Buildings C2 and C4 have angled facades fronting public open space, which are rotated so that the east facade also receives solar access.

The proposed masterplan proposes nearly 30% social housing in addition to 128 affordable housing dwellings. The masterplan is underpinned by the principle of tenure blindness, with no external indicators of tenure type in the design and layout of the community. Social and market housing are evenly distributed throughout the delivery stages, with a diverse architectural character for all tenure types, equitable frontage to the public domain and communal open space, and ready access to all communal facilities for all residents.

