Department of
Planning

*Major Project Number: **05_0001**, approved on **23 March 2006** by the Minister, in accordance with the Environmental Planning & Assessment Act 1979, subject to conditions of approval.*
***Signed:***

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**Volume 1:**

# URBAN DESIGN PRINCIPLES

## Site Analysis and Development Plan

**ROYAL REHABILITATION CENTRE SYDNEY**

**CONCEPT PLAN 2005**

14 DECEMBER 2005

bsa

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2. The Existing Site & Its' Characteristics
3. Site View Analysis
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# RRCS CONCEPT PLAN
# Urban Design Principles of the Site Development Plan

## 1.0 Introduction

Prior to commencing the Site Development Plan, a detailed analysis was undertaken of:

- The existing site and its characteristics;
- View Analysis, both within and external to the site;
- The relationship to surrounding and adjoining existing development.

## 2.0 The Existing Site and Its Characteristics

Mapping of the site included the following aspects:

- Existing Buildings and Roads;
- Terrain;
- Hydraulics;
- Climate;
- Landscape/Mature Trees;
- Site Access/Egress;
- Public Transport;
- Site Amenity/Impacts;
- Retail/Commercial Centres;
- Composite Site Analysis.

## 3.0 View Analysis

Also, a thorough visual analysis of the site has been undertaken which includes:

- Views from the site to surrounding areas, both close and distant;
- Views into the site from surrounding areas;
- Adjoining Built Form;
- Existing buildings and roads on the site;

The Adjoining Built Form is characterized by:

- To the South East, along Charles Street – existing 2-3 storey (some basement/garages) residential detached houses. At the junction of Charles Street and Morrison Road, the development pattern changes to retail with the location of the Putney neighbourhood shops;

- Along Morrison Road, to the South West of the site, the pattern of development is predominantly 1-2 storey residential detached houses;

- To the North West, along Princes Street, the development is again characterized by 1-2 storey residential detached houses;

- To the North of the site, along Linley Way, the development is duplex/attached residential housing, which terminates in a cul-de-sac adjacent to the West boundary of the site;

- The North West boundary of the site, borders the adjoining Dalton Gardens Retirement Village, a series of 3-4 storey buildings in a landscape setting;

- The North East boundary of the site is defined by the arterial Victoria Road which comprises, on the opposite side, a mix of residential and retail uses.

## 4.0 Site Development Plan Principles

Based upon the preceeding information, mapping was undertaken to define the principles, which are summarized in the following:

- RRCS Facility Location
  - definition of the best location for the new RRCS;

- Low Rise Zones
  - for new detached houses and townhouses;

- Medium Rise Zones
  - for new Apartments;

- Transition Zones
  - along site boundaries to adjoining development to control impacts of new development;

- Landscape Potential
  - a range of active/passive, hard/soft, informal/formal spaces throughout the site to compliment building forms;

- Built Form: 1, 2 & 3
  - these maps illustrate the adaptation process of new building elements within the site constraints;

- Built Form: 4
  - this map is the principles diagram illustrating fitting of built form to incorporate: site access points, open vs enclosure, paths and road structuring.

- Site Planning
  - this is the final map which illustrates the process of adapting new building forms for the Concept Plan and includes:

    - RRCS Structure Plan;
    - Medium Rise Development;
    - Low Rise Development;
    - Transitional Development;
    - Site Landscape Pattern;
    - Site Paths and Roads.

- Revised Concept Plan

  Based upon meetings and information from Department of Planning, the following additional information has been prepared:

  - Land Use;
  - Landscaped Space;
  - Residential Density;
  - Development Parcels: Site Area and Floor Space;
  - Road Hierachy;
  - Building Heights/Setbacks;
  - Section 1 & 2;
  - Development Proposal;
  - Recreation Circle;
  - Aerial Views 1 & 2.

## 5.0 Road Network and Hierachy

The proposed new road layout is based upon a hierarchy of roads complying with AMCORD Guidelines:

- Minor Collector Streets
- Access Streets
- Access Places

(refer page 15, CBHK report, July 2005)

In developing the geometry of the road network, extensive consultation and advice has been obtained from the following expert consultants:

- **Transport Planner** on traffic control measures, safety issues, site access points, gradients, parking and geometry.

- **Landscape Planner** on topography, accessibility, pedestrian/vehicle paths and movements and safety issues.

- **Civil Engineer** on topography, accessibility, locations of entry points and gradients.

- **Property Consultant** on staging of development and access to development parcels.

Based upon the Site Analysis and with inputs from the above specialist consultants, the proposed Road Network and Hierachy has been concluded as the best solution for the Concept Plan.

## 6.0 Site Planning Philosophy

Given the unique varied topography, views and access points of the existing RRCS site, the Concept Plan has as its objectives:

- To create a series of elegant built forms which vary in height and plan form to both define landscaped spaces and create a rich and varied experience for residents and visitors, moving through the site;

- To create a series of transitional "low-rise" residential zones, detached and townhouse forms, which integrate seamlessly with adjoining residential development;

- To provide the opportunity for the creation of new residential built forms which have as the precedent John Woods Royal Crescent and Circus in Bath. These housing developments in England, introduced a new type of public space, where the "architecture and the landscape are so integrated that they balance each other and neither one prevails over the other". Paul Zucker, Town and Square – From the Agora to the Village Green.

- To create a central RRCS circle as the focus for both community and rehabilitation activities. This circular form creates a powerful statement of the importance of activities such as basketball, swimming, meeting and childcare as linkages between active and passive residents of the site. The circlular form also provides the setting for the "History Walk" experience which will record important events and people who have contributed to making RRCS.

- To create an environment of built and landscaped forms which accommodate the new RRCS in its quest as a "world leader" in the provision of rehabilitation services. In conjunction with the RRCS circle, the new health care facilities will define this site as an "International Icon" for the delivery of health care services.

## 7.0 In Summary

As a result of the planning and Urban Design work undertaken for this Concept Plan submission, it is concluded that a Plan which has as its philosophy the objectives outlined in Section 5.0 above is an appropriate response to this location. This Urban Design philosophy stands in contrast to the stated philosophy of Ryde Council which would impose a dull grid pattern of streets and blocks, derived from the surrounding built pattern, more fitting a central CBD location. Such a development plan would deny the unique topography and characteristics of this site.

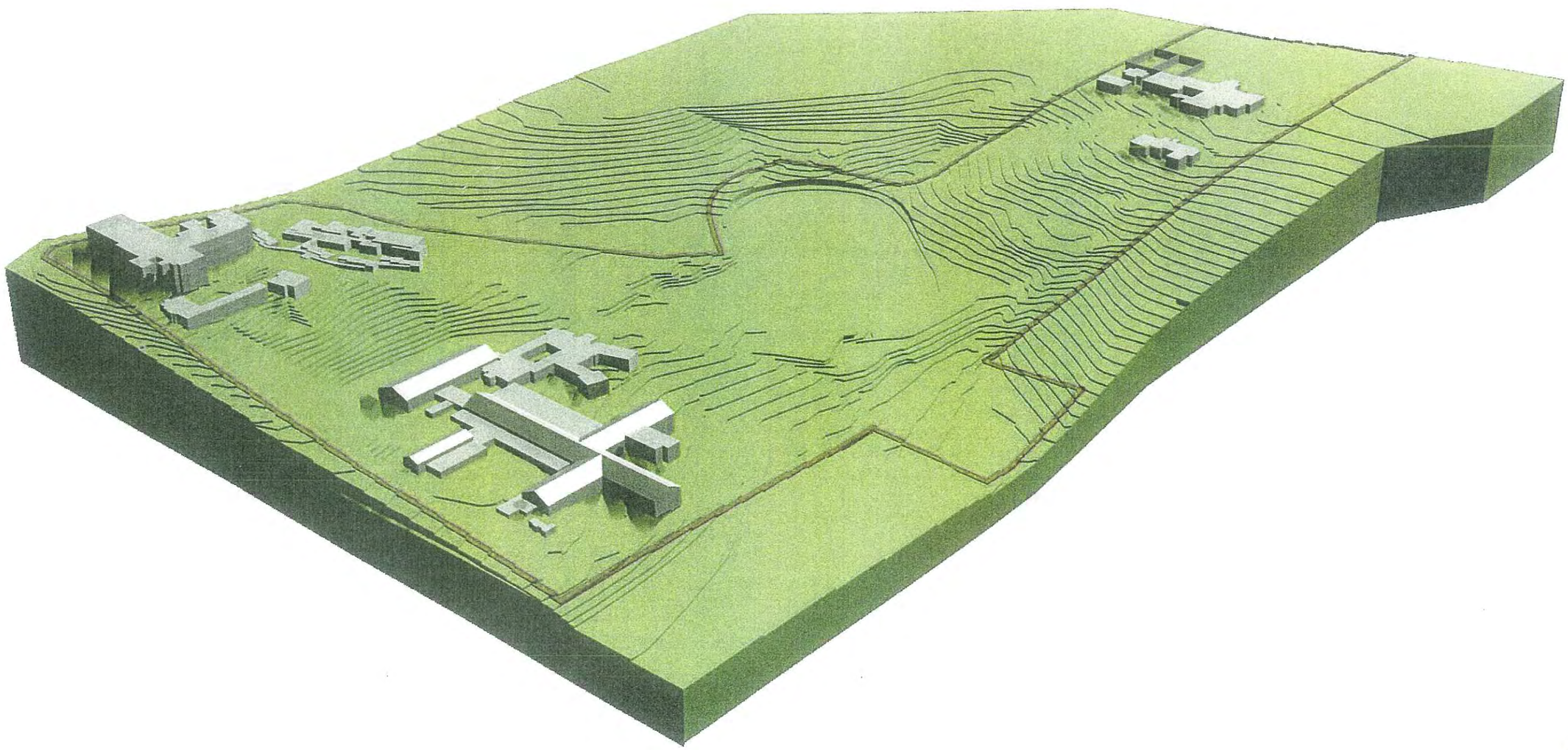
The Concept Plan design does relate to the surrounding street system by utilizing the 4 existing entry points to the site which have been in existence for many years. In addition, the Concept Plan responds in a creative process to utilize the topography, views, landscape and new built form in an Urban Design solution, fitting for this iconic site.

Bruce Swalwell, Urban Designer
**BSA & Associates Pty Ltd**

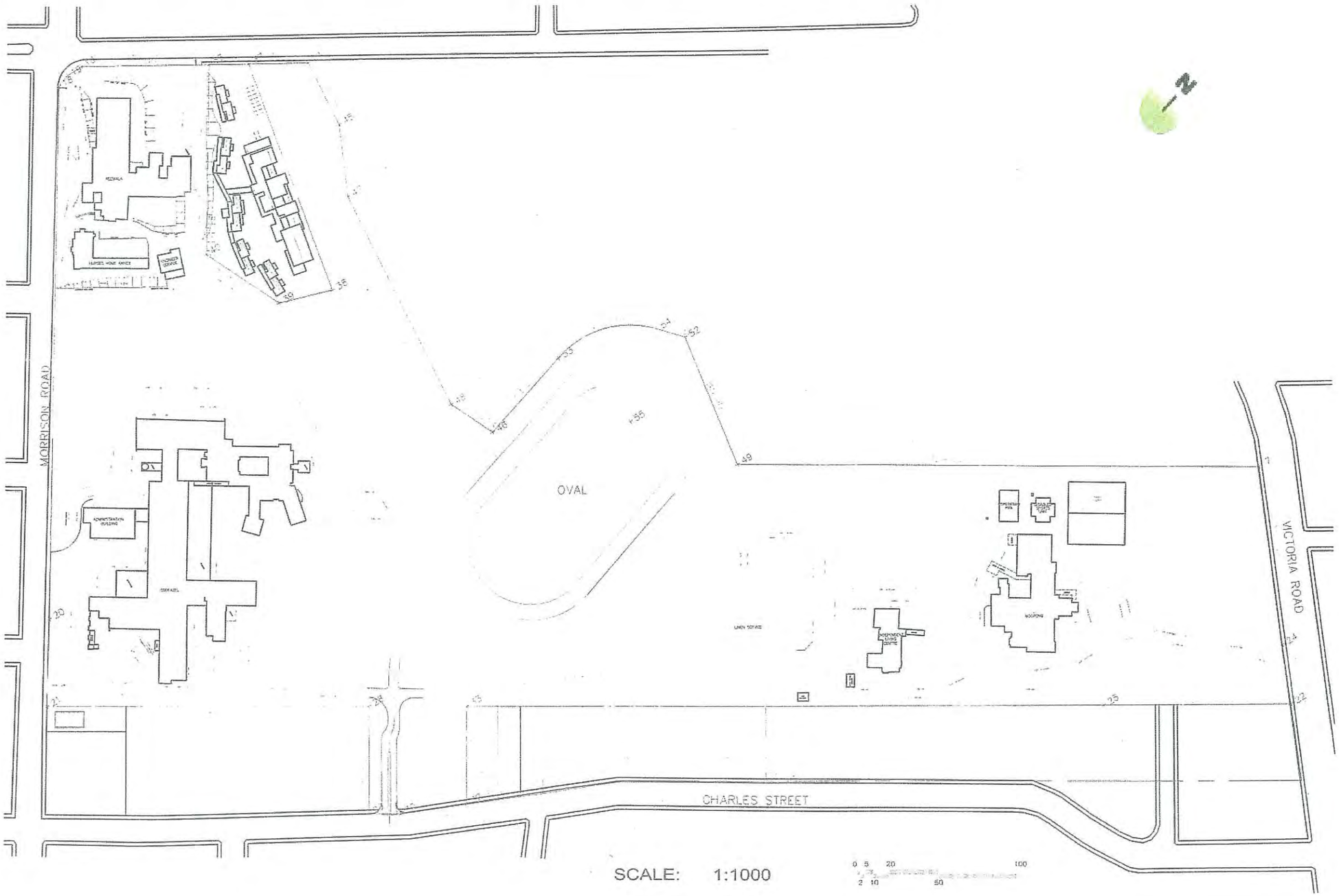
# THE EXISTING SITE & ITS CHARACTERISTICS :

- 3D of Existing Site
- Existing Site Plan
- Existing Land Use Plan
- Terrain
- Hydraulics
- Climate
- Mature Trees
- Site Access/Egress
- Public Transport
- Site Amenity Impacts
- Retail/Commercial Centres
- Proposal Development Zones

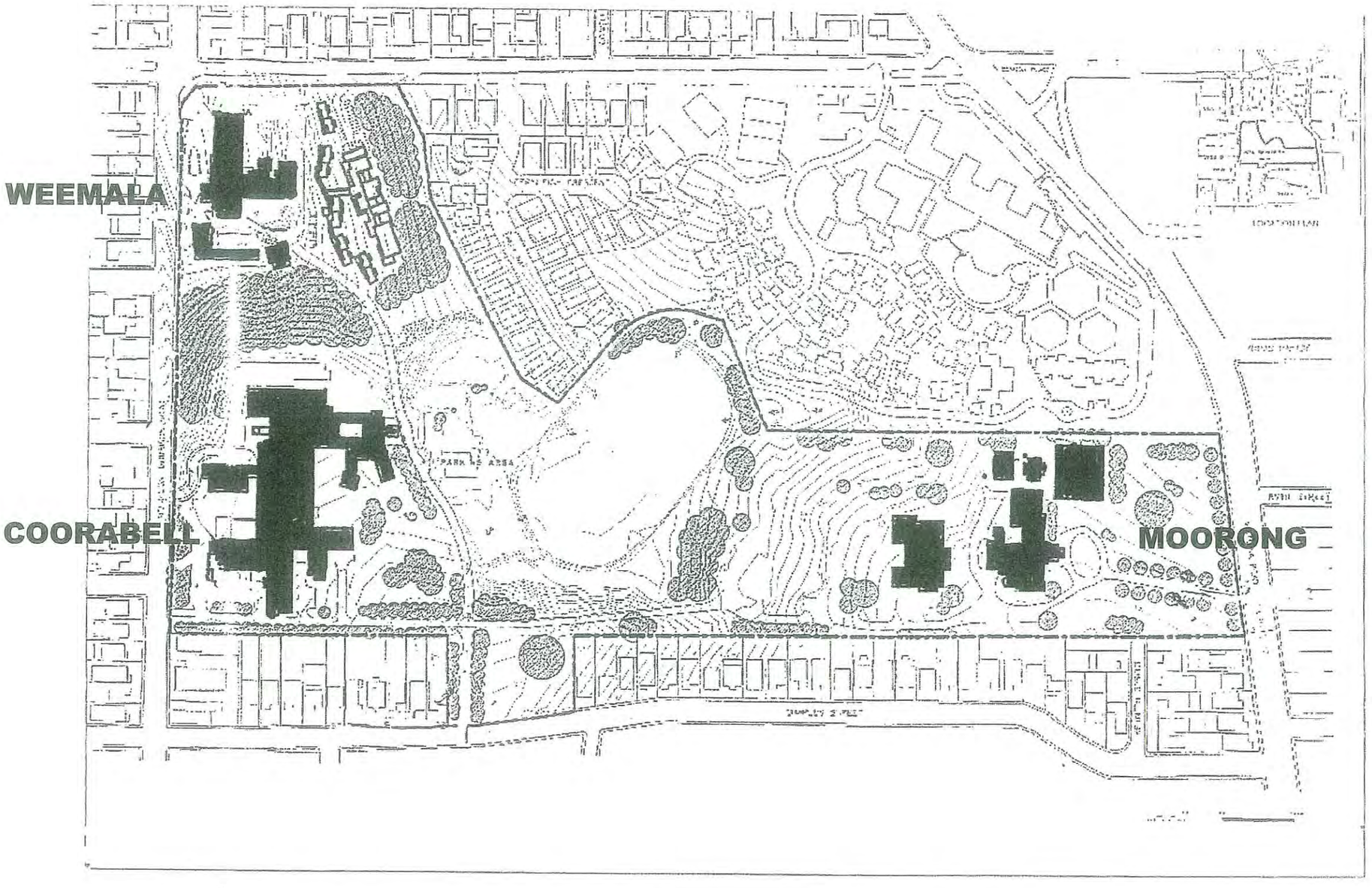
# THE EXISTING SITE : 3D VIEW



# THE EXISTING SITE PLAN

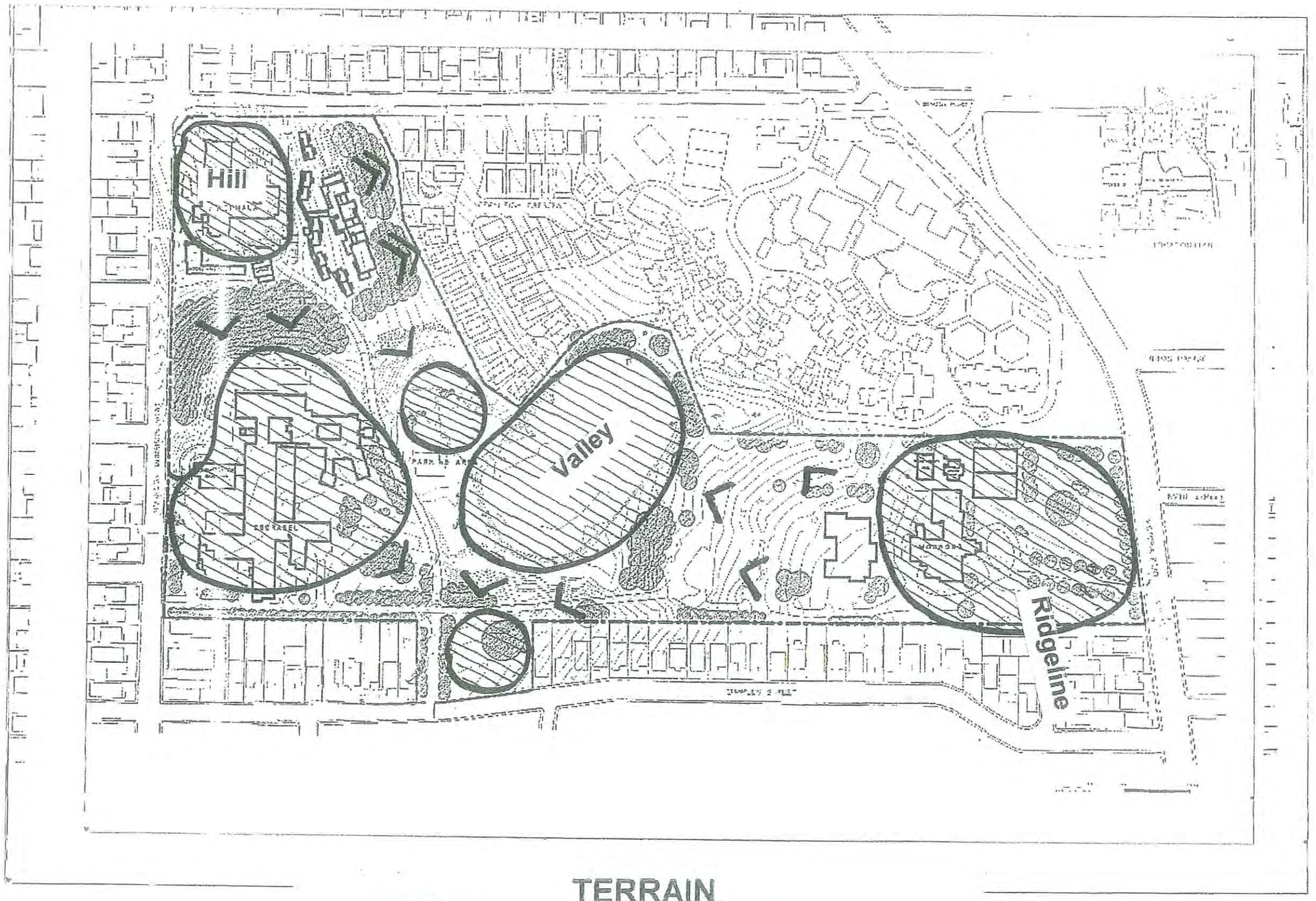


# THE EXISTING SITE : LAND USE




LAND USE

# THE EXISTING SITE : TERRAIN ANALYSIS

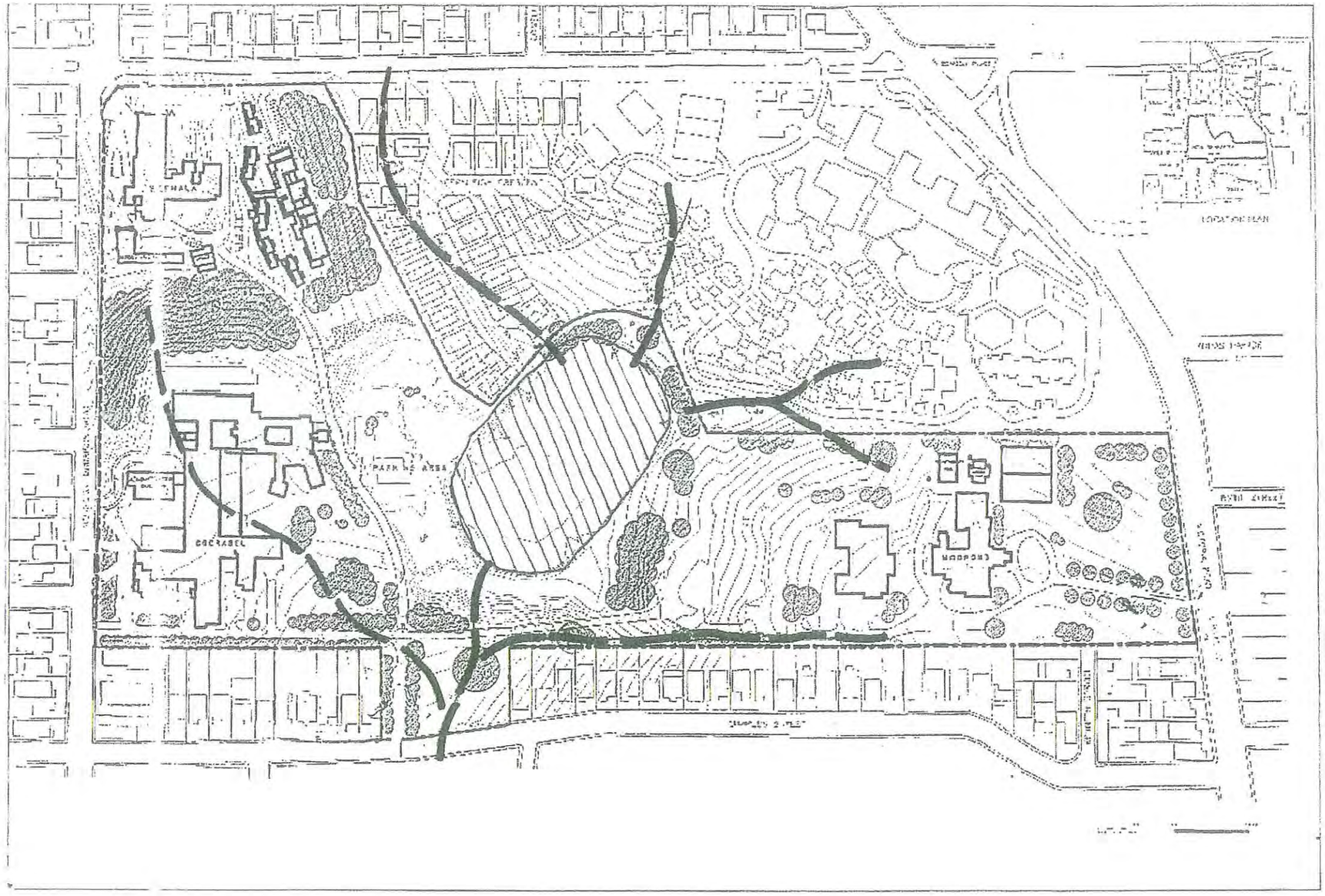



## TERRAIN

Level  Slope

Site is a shallow natural amphitheatre
formed by ridge line, hilltop and stepped valley

# THE EXISTING SITE : HYDRAULICS



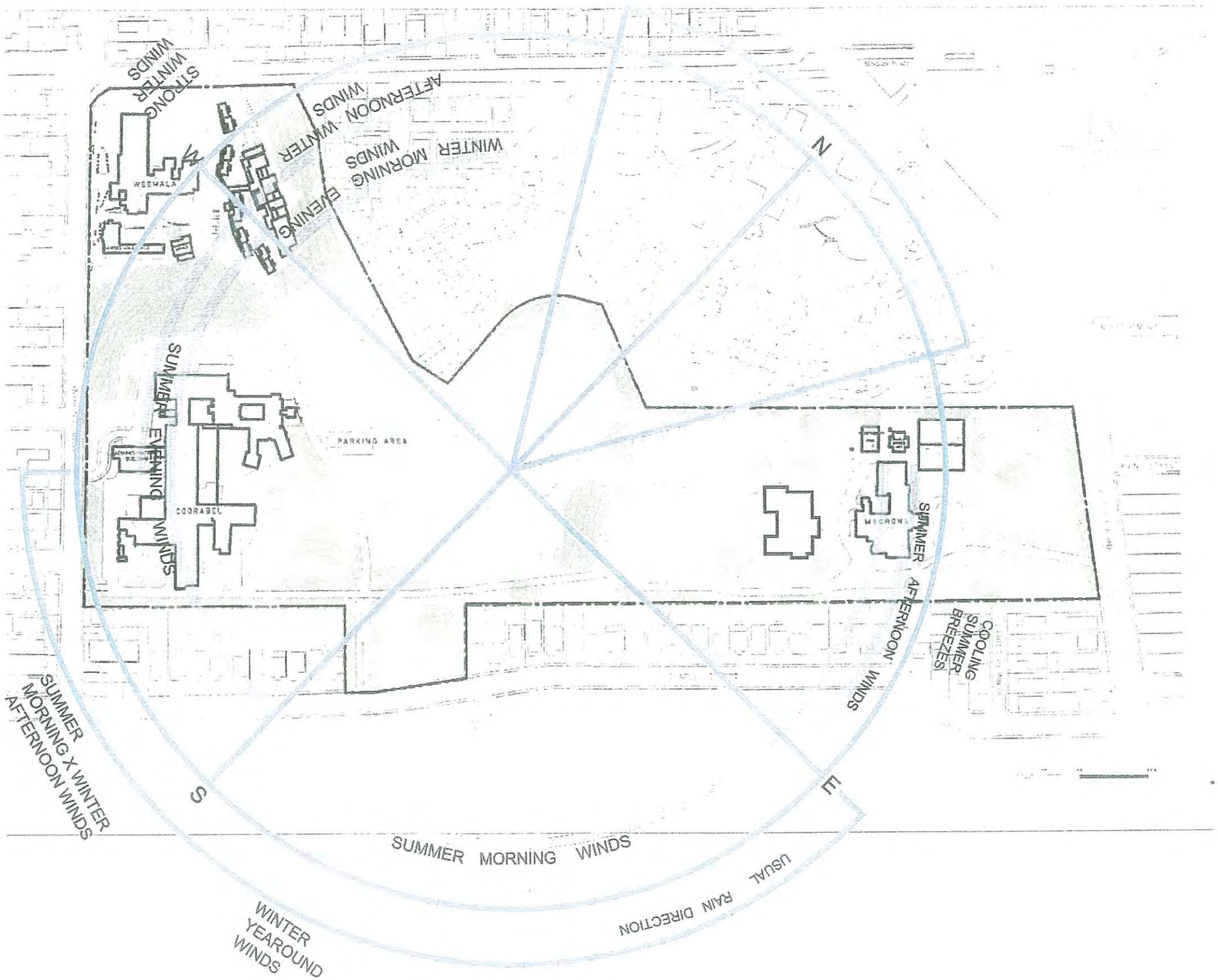
**HYDRAULICS**

Drainage Swale

Detention Basin

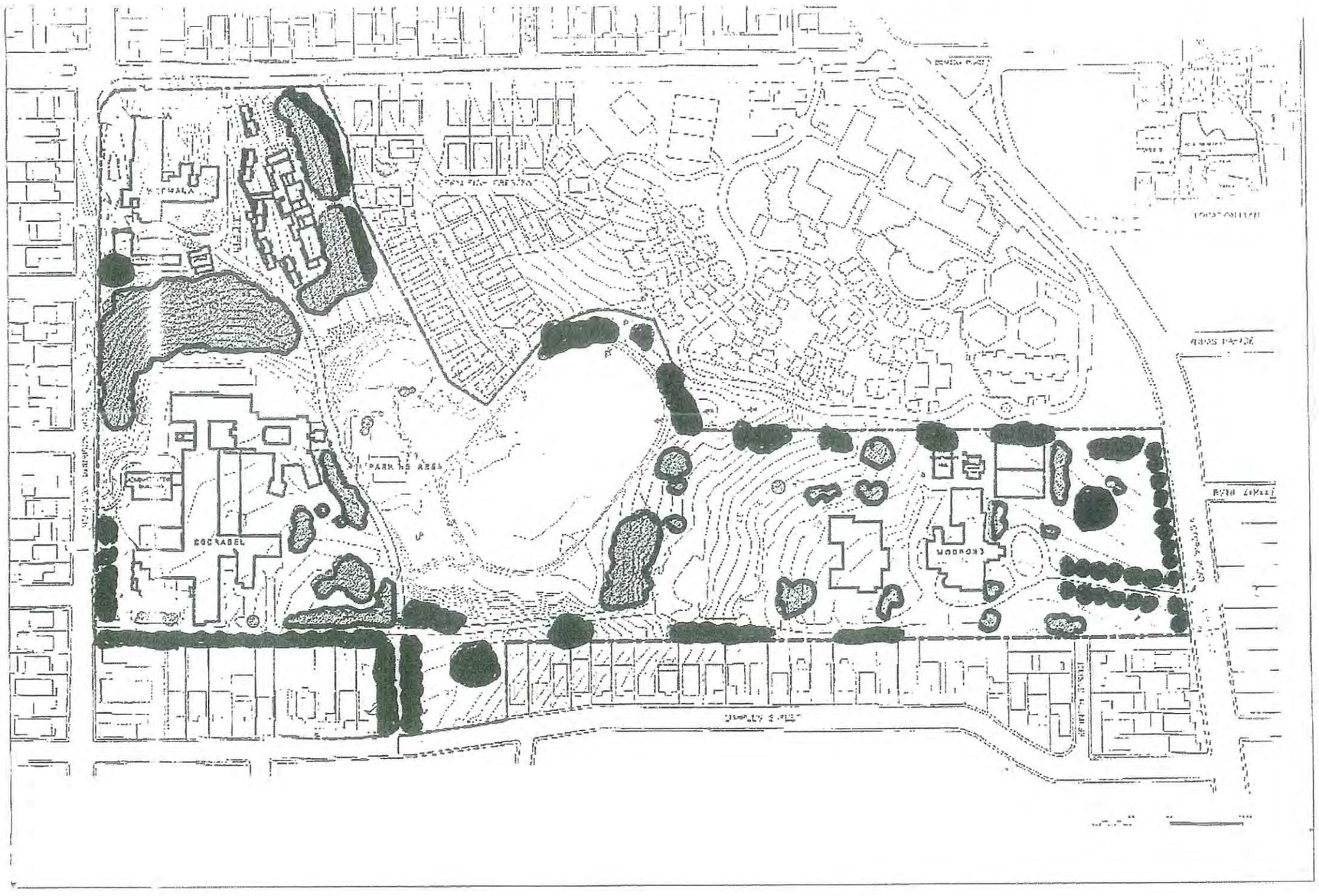
Land form and drainage pattern access required detention basin mid level in valley

# THE EXISTING SITE : CLIMATE




CLIMATE

# THE EXISTING SITE : MATURE TREES

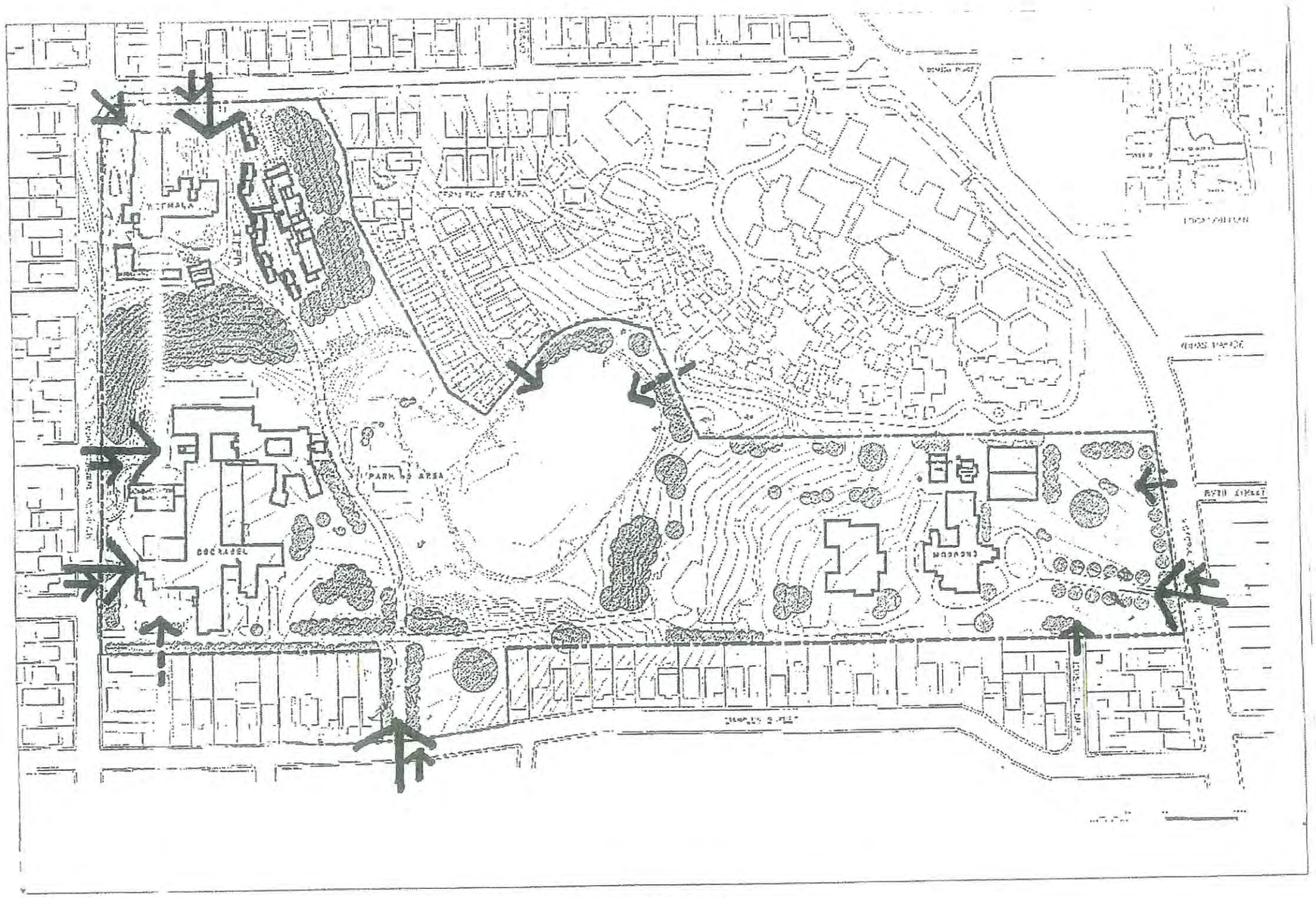


## MATURE TREES

Retain

Existing tree canopy plotted with identified potential for retention
nb landscape architects drawings

# THE EXISTING SITE : ACCESS & EGRESS



SITE ACCESS/EGRESS

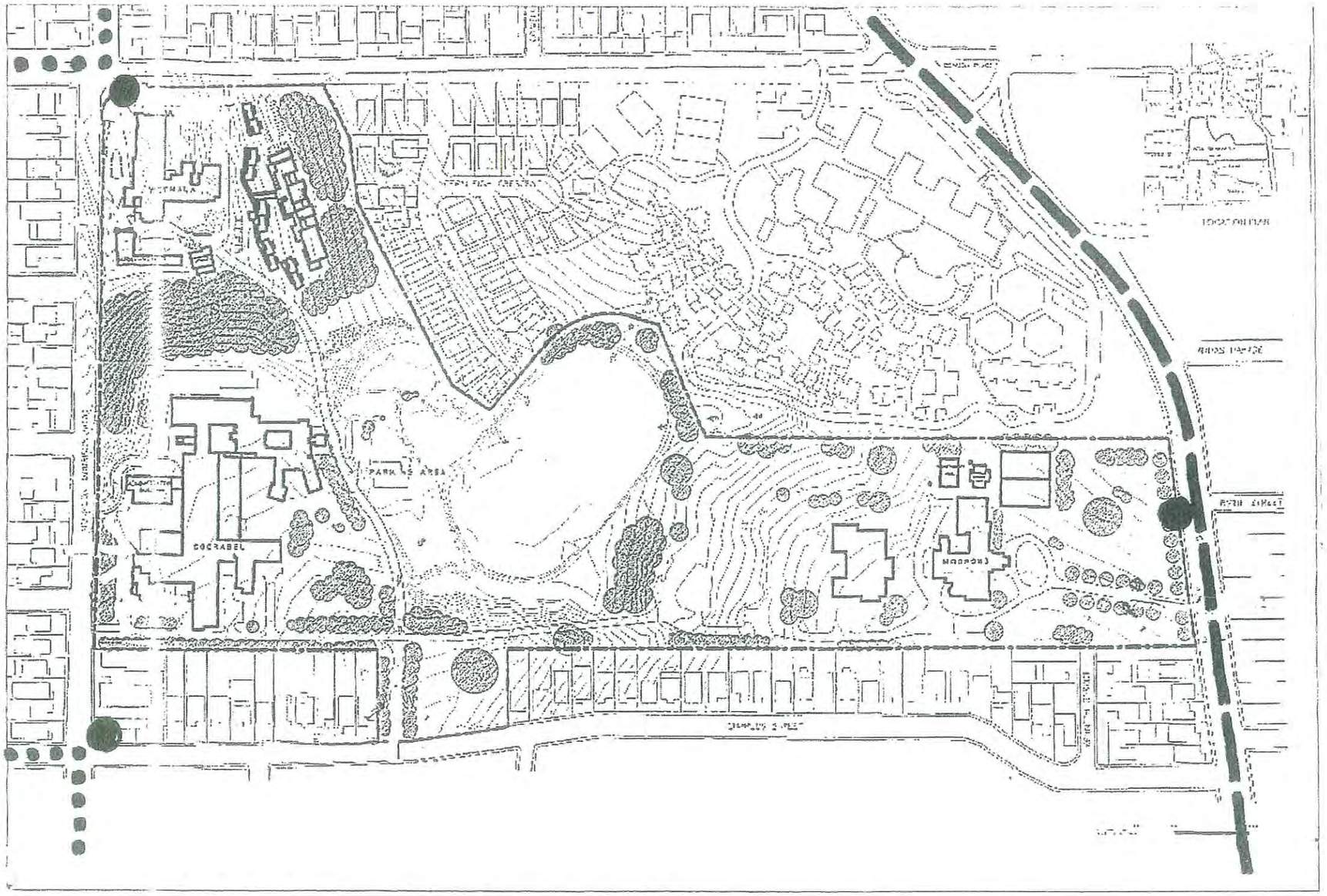
Motor Vehicle

Pedestrian

**Potential Access**

Proposed access as current with detail additions

# THE EXISTING SITE : PUBLIC TRANSPORT

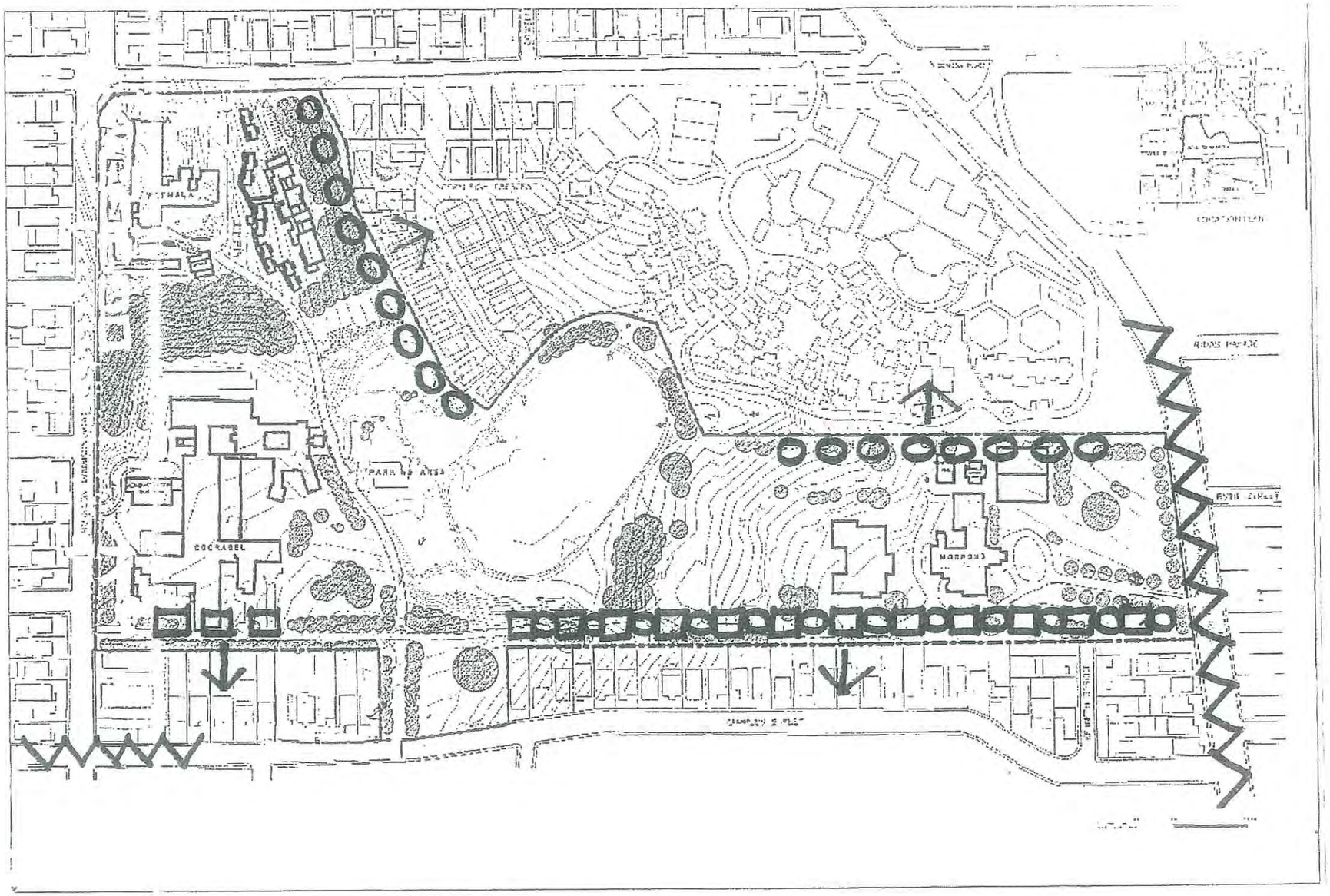



PUBLIC (BUS) TRANSPORT

Routes 500; 501; 518; X18; X000; 520; 512

Routes 507; 537

# THE EXISTING SITE : AMENITY IMPACTS

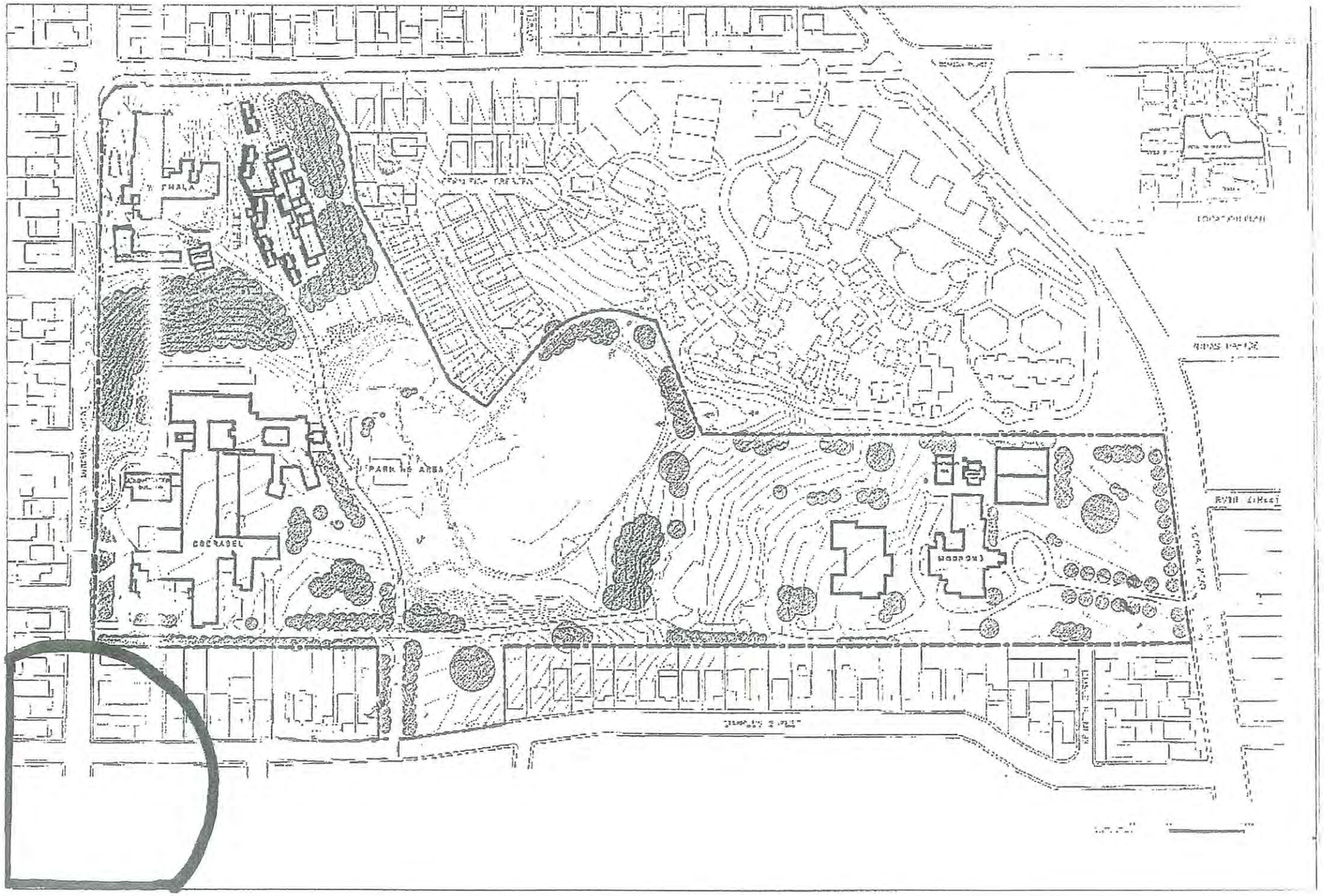


**POTENTIAL SITE AMENITY IMPACTS**

- Noise Source
- Overlooking
- Overshadowing

# THE EXISTING SITE : RETAIL / COMMERCIAL CENTRES

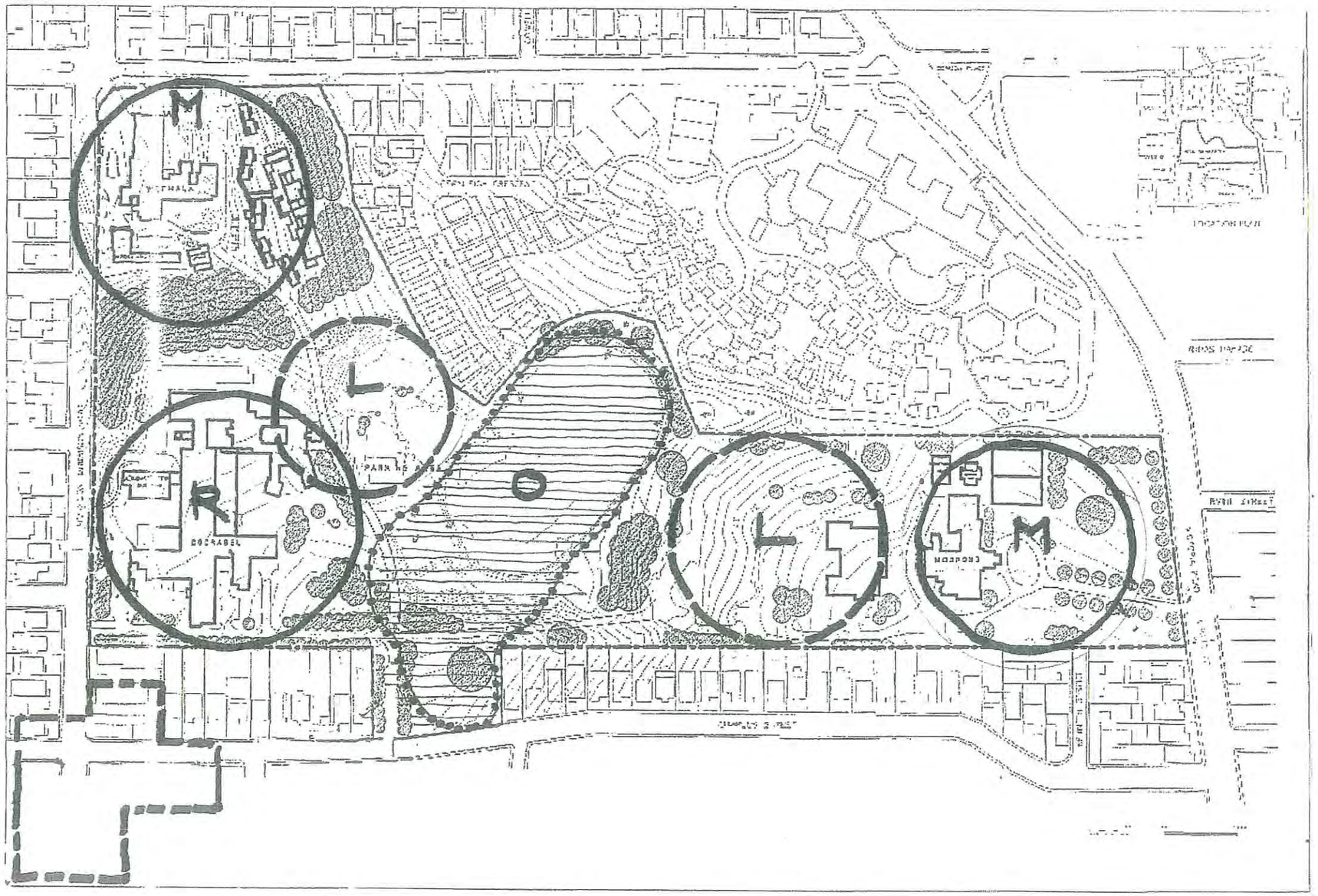
RYDE 0.8 KM



PUTNEY

RETAIL/COMMERCIAL CENTRES

# THE EXISTING SITE : PROPOSED DEVELOPMENT ZONES




**COMPOSITE (of preceding panels)**

| | |
|---|---|
| M | Medium Rise Zone |
| L | Low Rise Zone |
| O | Open Space/View/Drainage |
| | Recreation Corridor |
| R | Rehabilitation Facility |

# SITE VIEW ANALYSIS

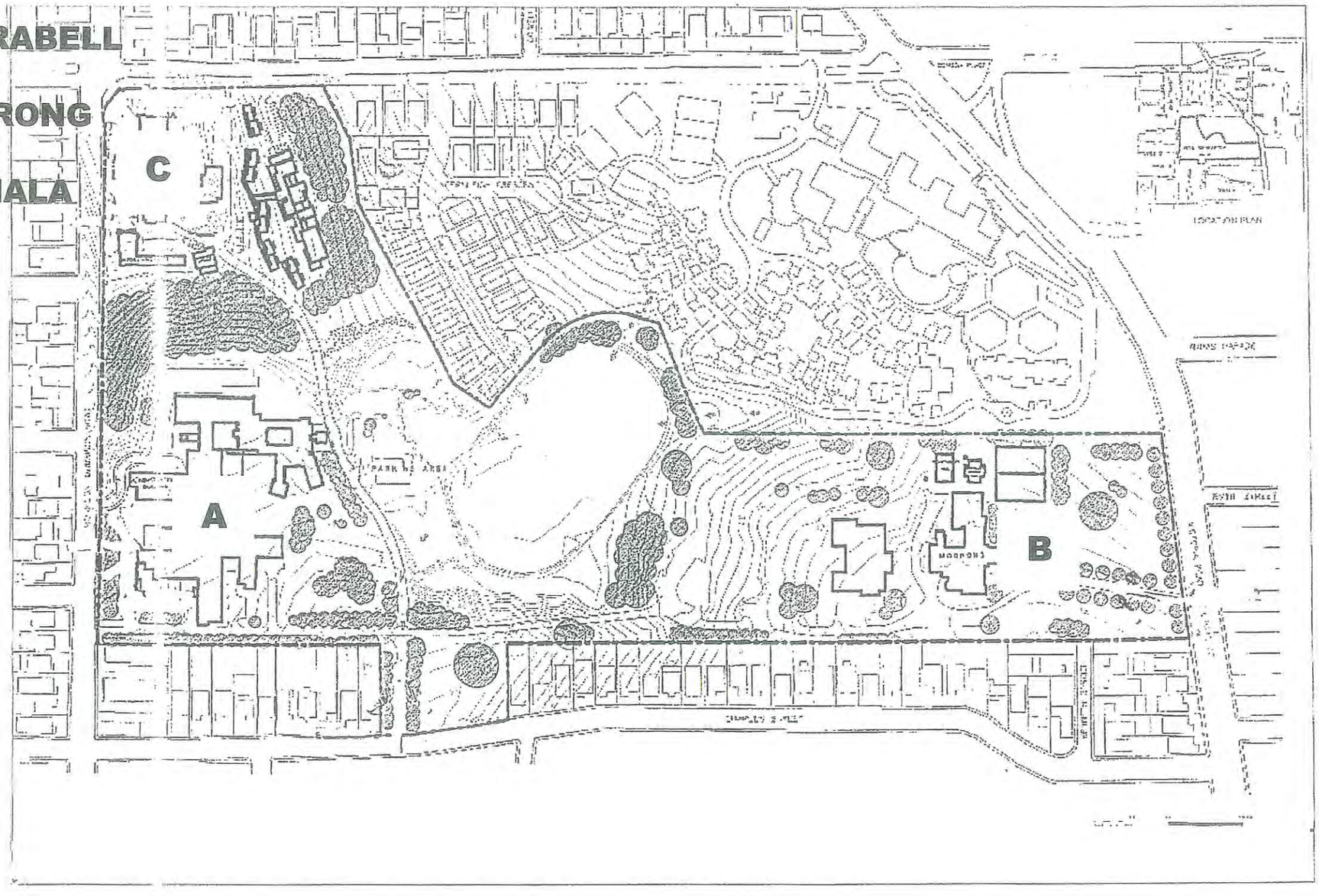
- Existing Buildings & Site Features
- Site Internal & External Views

# SITE VIEW ANALYSIS : EXISTING BUILDINGS & SITE FEATURES

**A: COORABELL**

**B: MOORONG**

**C:WEEMALA**




## KEY TO PHOTOS
**General reference to all panels**