

RETAIL STREET PERSPECTIVE



3.3 STREET TYPOLOGIES

H/ CENTRAL PARK AND PLAZA

- 1/ Plaza Street
- Custom granite paved streetscape as extension to plaza
 - Street trees (Flindersia australis) in WSUD tree pits
 - Carriageway paved in small format granite pavers/ sets as slow speed environment.
 - Grove deciduous trees, with timber bench seating
- 2/ Active retail edge
- 6m wide pedestrian promenade
 - Retail spill-out zone
 - Public seating views over open turf area
 - Avenue tree plating
- 3/ Active games area
- Trees in decomposed granite surface
 - Public seating for gathering of small groups
 - Public games including table tennis, bocce, chess etc
- 4/ Open turf area
- Wide open turf area for informal games/events
 - Informal grove planting
- 5/ Passive edge under shade
- Grove tree planting
 - Seating areas/ lounges within planting and raised deck area
- 6/ Stage
- Raised timber deck for stage events/ informal uses
 - Power connection and lighting provided
 - Canopy over: Potential to be incorporated into public art strategy
- 7/ Mid-block connection to Retail Street
- Potential active lane way condition
 - Extension of outdoor dining
 - Potential public art opportunity as in-ground/ over-head treatment.
- 8/ Mass planted buffer
- Grove tree planting,
 - Mass planting with informal grove tree planting privacy buffer to residential building lot.
 - Raised seating edge to path

- 9/ Granite paved footpath connection to Linear Park
- 10/ BBQ/ gathering zone
- Decomposed granite surface
 - Timber picnic tables
 - Canopy over. Potential to be incorporated into public art strategy
 - Walled seating edge to play space
- 11/ Play space
- Children's play area for all ages
 - Climbing structures, sand, water, swings incorporated into mounded landforms
 - Seating areas for parents/ carers
 - Grove tree planting for shade
- 12/ Southern gathering zone
- Small turf area extension of children's play for small scaled ball games / gatherings
 - Timber deck with picnic tables/ BBQ
 - Grove tree planting, with seating and tables under
- 13/ Public Plaza
- Custom granite paved plaza
 - Open plaza environment for flexible use/ events/ gathering
 - Grove deciduous tree planting in grated (traffic-able) tree pits
 - Custom timber plaza seating
- 14/ Active retail edge
- Retail spill-out zone
 - Custom public seating under grove tree, as extension to Retail Street
- 15/ Bus stop and Drop-off zone
- 16/ Cycle path
- Delineated within plaza area through small stainless steel buttons
 - Cycle infrastructure/ bike racks located in plaza
- 17/ Pedestrian/ cycle bridge connection to North Ryde Station
- Elevated bridge connection to station
 - Mass planted garden, with feature tree planting of Ficus macrophylla
 - Public lighting incorporated into garden and bridge structure.
- 18/ Public Art opportunities



CENTRAL PARK AERIAL PERSPECTIVE



PLAZA PERSPECTIVE



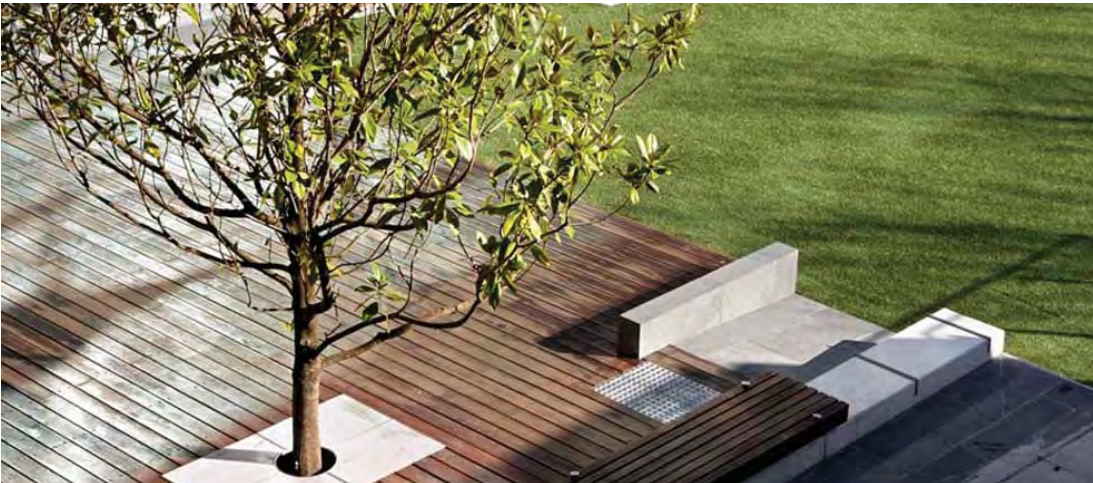
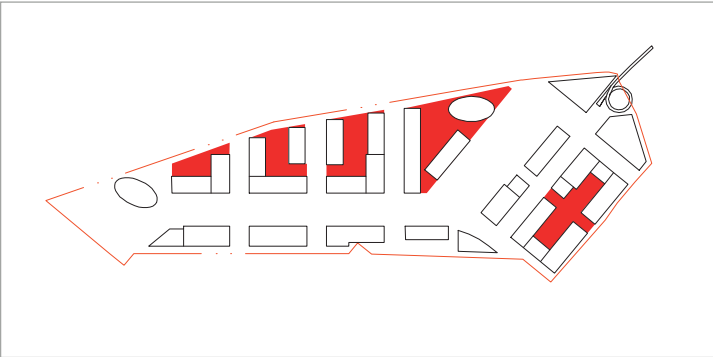
CENTRAL PARK PERSPECTIVE



3.3 TYPOLOGIES

I/ COURTYARD

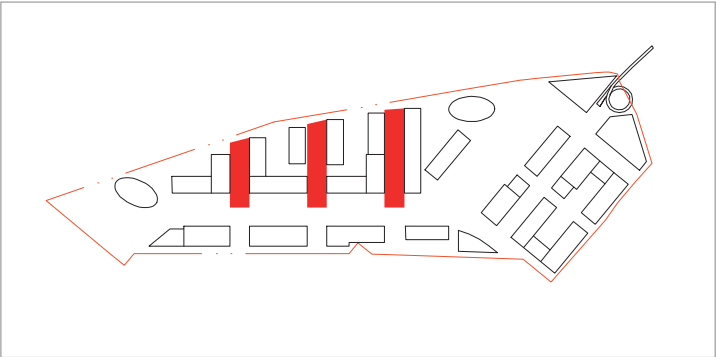
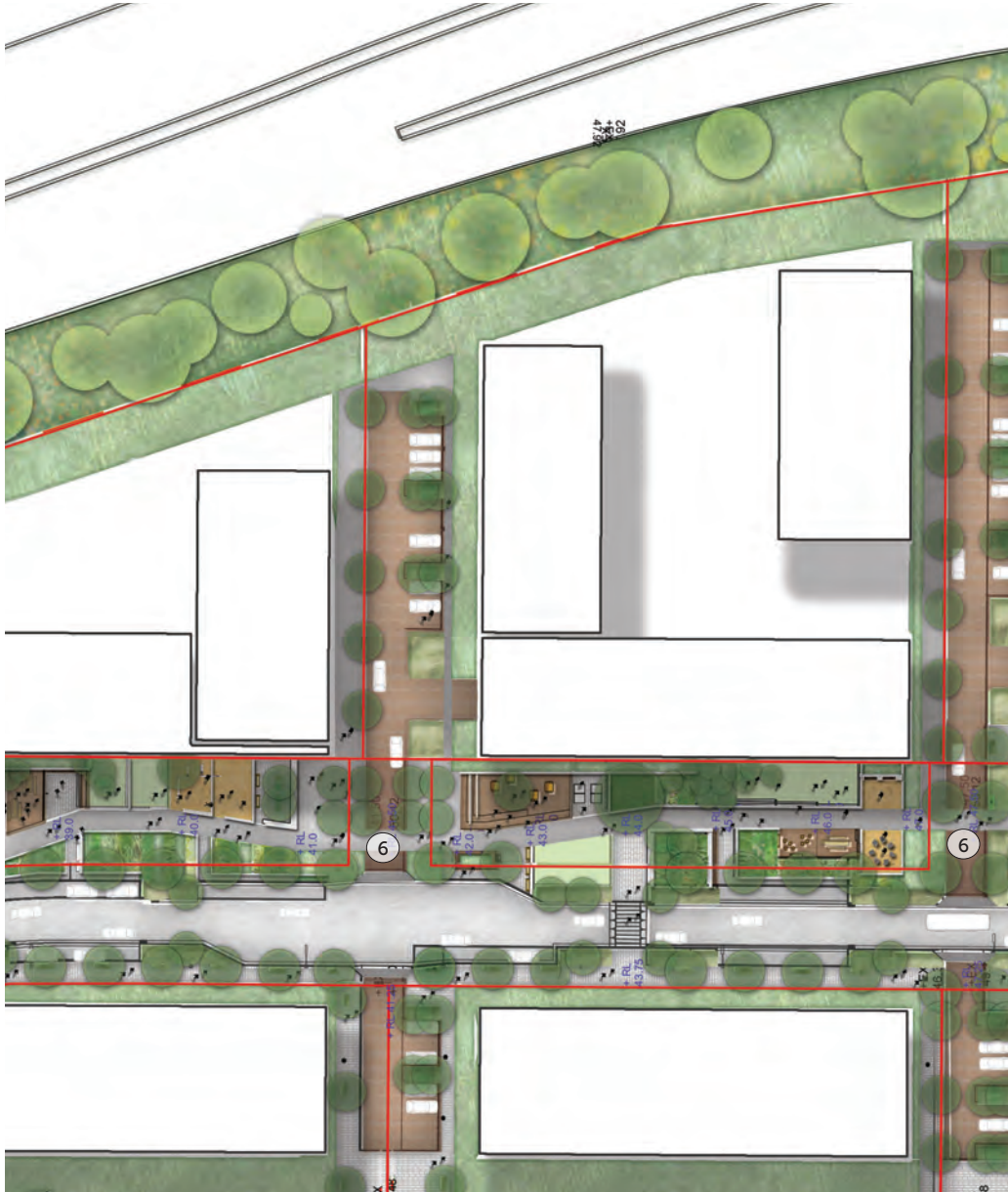
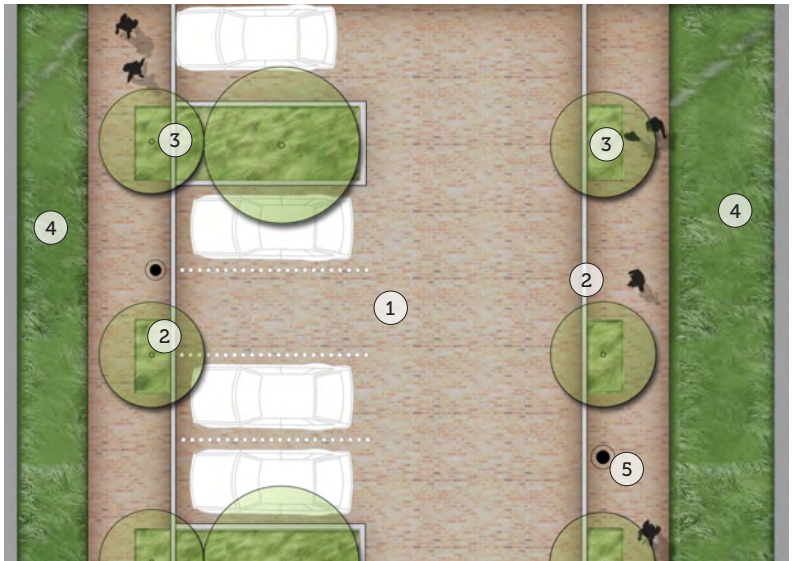
- 1/ Flexible open turf area
- 2/ Trees for shade and feature planting. Garden areas with a mix of native and exotic species
- 3/ Integrated seating areas catering for small group gatherings (BBQ, garden rooms, sun decks, etc)
- 4/ Buffer planting to the M2



3.3 STREET TYPOLOGIES

J/ MEWS ROADS

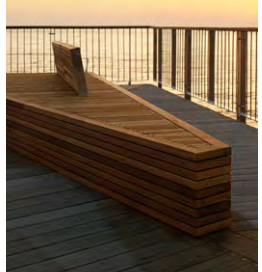
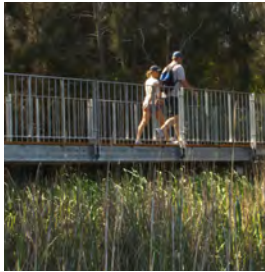
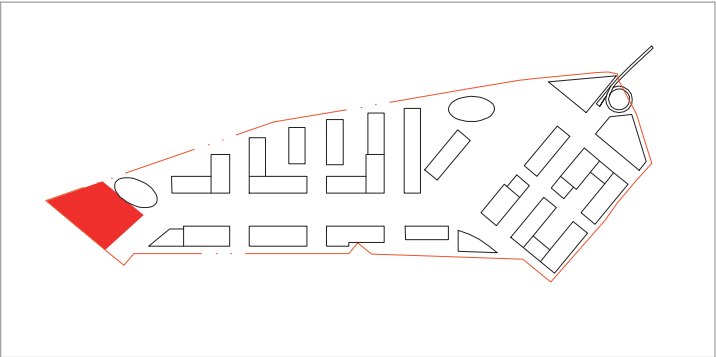
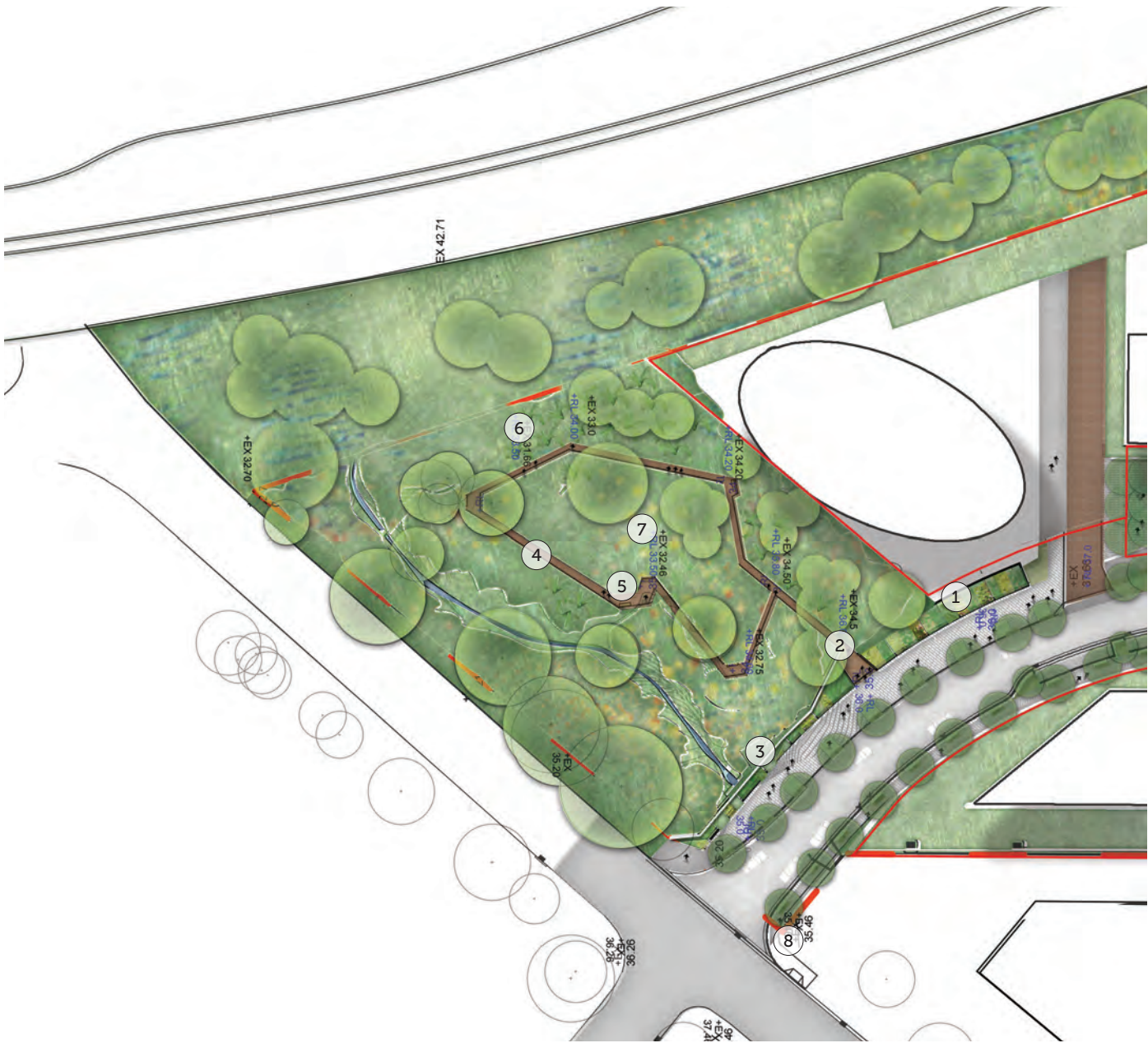
- 1/ Footpath and carriageway paved in small format concrete unit paver as a continuous surface treatment
- 2/ Flush concrete kerb
- 3/ Street trees, *Acmena smithii* and *Waterhousia floribunda*, in understory planting
- 4/ Mass planted setbacks to proposed buildings.
- 5/ Pedestrian poletop light. Refer Public Domain Strategy: Lighting
- 6/ In situ concrete shared path extends as a flush treatment across Mews Road driveway entry



3.3 STREET TYPOLOGIES

K/ BUSHLAND RESERVE

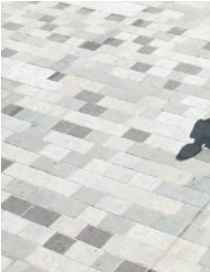
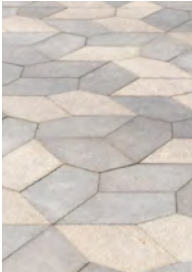
- 1/ Community Park / Bushland Reserve connection
 - A continuous band of planting stretches between the Community Park and the Bushland Reserve
 - 4m wide shared footpath/ cycle path continues adjacent to kerb to northern section of Spine Road
- 2/ Small timber deck entry to Bushland Reserve
 - Signage and interpretative information
 - Bike racks
 - Seating
- 3/ Retaining Wall
 - Retaining wall to creek
 - New planting and balustrade to street level
- 4/ Elevated timber boardwalk
 - Intimate scaled (1.2m wide) timber boardwalk allows access into Bushland Reserve
 - 1:20 grade max. provides equal access
 - Careful siting ensures protection of significant vegetation communities
 - Seating integrated to boardwalk at regular intervals
- 5/ Small gathering space
 - Elevated timber deck with seating edges and interpretative information provides opportunity for small groups/ classes to gather
 - Opportunity for site specific art pieces to be incorporated into the walk.
- 6/ Bush Regeneration
 - Bush regeneration to be undertaken to improve the quality of vegetation and water within the Reserve.
- 7/ Public Art opportunity in park loop
- 8/ Designed gateway markers



3.4 PUBLIC DOMAIN STRATEGIES

A/ SURFACE MATERIALS

Design intent:
Utilise the standard CoR palette for streets, implement special materials within Parks and Plazas

FOOTPATHS	CARRIAGEWAYS: PLAZA STREET AND RETAIL STREET	CARRIAGEWAY AND FOOTPATH: MEWS ROADS	CENTRAL PARK AND PLAZA	PATH IN BUSHLAND RESERVE	SHARED PATH IN COMMUNITY PARK	CYCLE PATH ON STREET FOOTPATHS & PLAZA
			 			
Dark grey granite pavers : Large format 600 x 300 to CoR PDTM	Granite cobbles/ small unit size pavers	Small unit concrete paver	Granite pavement with altered finish/ colour and unique shape	Timber/ mesh	In situ concrete with decorative sawcuts and high quality finish	Delineated through stainless steel button indicators

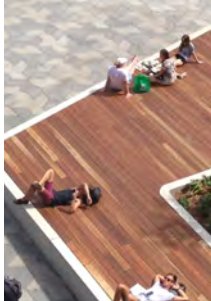
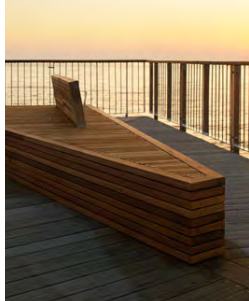
B/ LIGHTING

Design intent:
Utilise the standard CoR palette for streets, implement special lighting within Parks and Plazas, integrate into site elements (steps, seats and edges)

LIGHTING FOR ALL 'TYPICAL' STREETS	MEWS AND RETAIL STREETS	COMMUNITY PARK	CENTRAL PARK AND PLAZA
	 	 	  
Smart Pole to CoR PDTM	Poletop Lighting of pedestrian scale'	Incorporated into raised edges and furniture Potential for bollard lighting to prevent light spill to apartments	Pedestrian arm attached to street lighting (smart pole) Incorporated into raised edges and furniture Poletop Lighting of 'pedestrian scale'

C/ FURNITURE

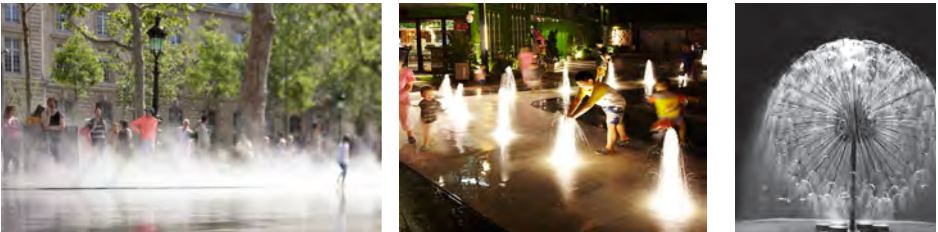
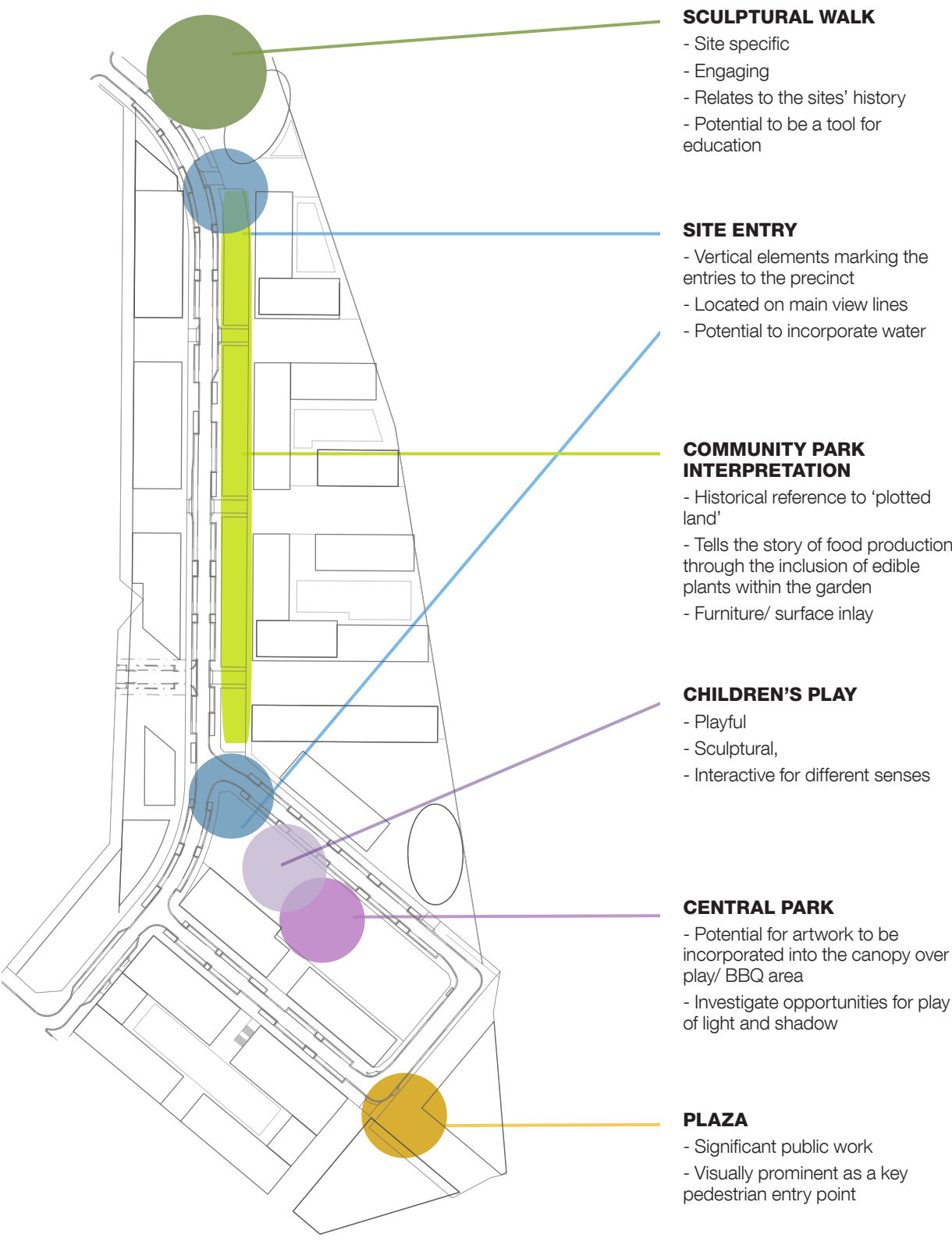
Design intent:
Utilise the standard CoR palette for streets, use related elements/ custom elements in Parks and Plazas

CENTRAL PARK, COMMUNITY PARK AND PLAZA	CENTRAL PARK, COMMUNITY PARK, PLAZA, AND STREETS			STREETS	BUSHLAND PARK			
								
Bottom & Gardiner Urban Seat- Timber - To relate to CoR standard street seat	Custom benches/ integrated seating walls		Leda Stainless steel bike rail -To CoR PDTM	HUB Furniture bin - To CoR PDTM	Bottom & Gardiner Urban Seat- Aluminium - To CoR PDTM	Leda 'Slim' Stainless Steel Bollard - To CoR PDTM	Custom bench relating to landscape design	

3.4 PUBLIC DOMAIN STRATEGIES

D/ PUBLIC ART OPPORTUNITIES

During future development a public art consultant will be engaged to develop a precinct wide strategy to public art. A brief overview of the opportunities that have been considered to incorporate public art into the design of the public domain are outlined below.



4.0 INDICATIVE MASSING APPROACH

4.1 OVERVIEW

/ The indicative massing approach provides intended strategies for creating a legible residential scaled block pattern with massing that minimises overshadowing, provides optimal residential amenity, and maximises building separation.

/ Further the simple massing forms indicate envelopes suitable to their intended use which allow calculation of Gross Envelope Areas (GEA) and subsequent extrapolation of other areas and indicative apartment and parking numbers.



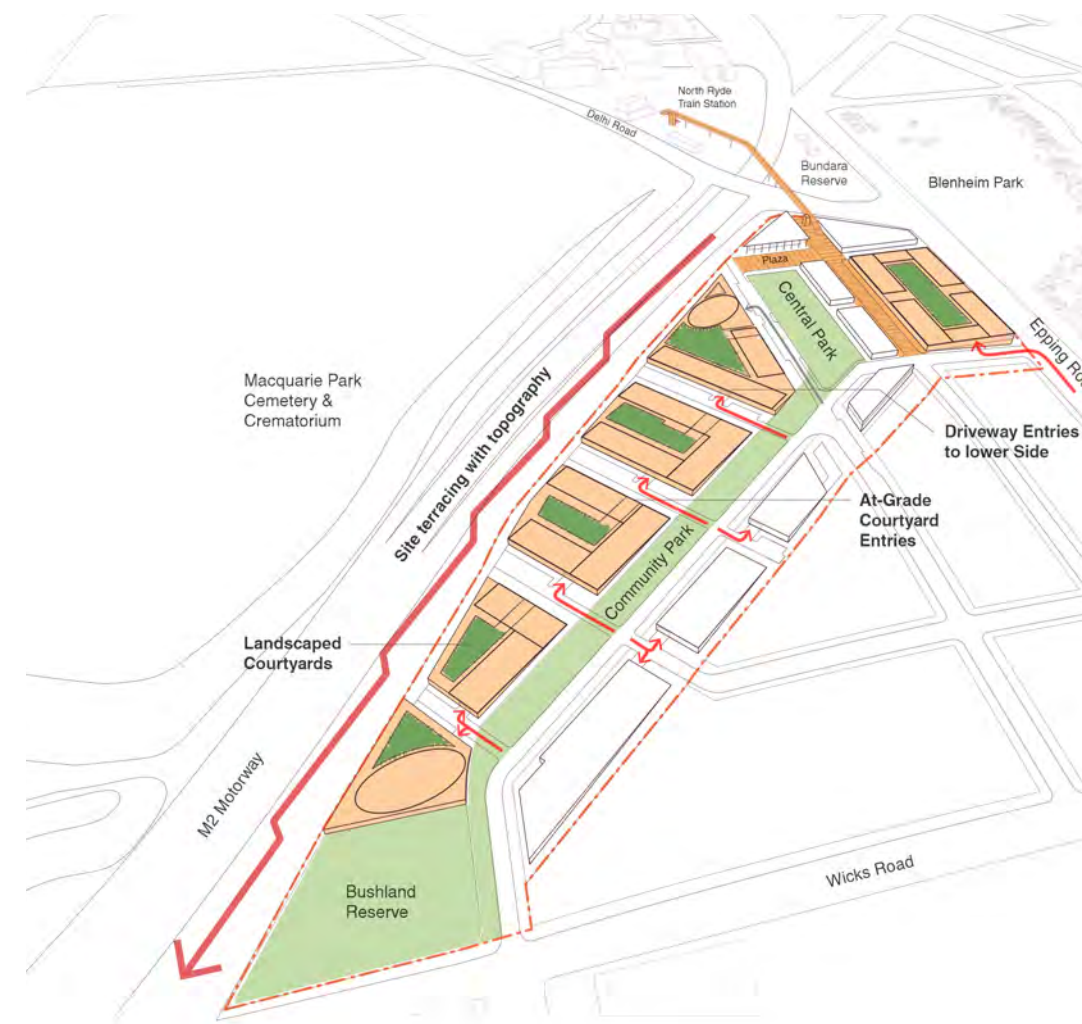
4.2 AREA SCHEDULE - TARGET DEVELOPMENT AREAS

Maximum Floor Space Area(GFA*)		238919			
Landuse mix	Percentage	GFA	GBA	NSA/NLA	
Community Area	0.7%	1500	1613	1452 assume 90%	
Retail Area	1.5%	3500	3763	3387 assume 90%	
Commercial Area	4.5%	10000	10753	9677 assume 90%	
Residential Area	94.0%	223919	240773	197434 assume 82%	
Total	100.6%	238919	256902	211950	
Gross Envelope Area (GEA)					
Residential Area(inc balconies)	89.00%	270532		assume 11% balconies	
Commercial/ Retail GBA		14516			
Total Building Envelope Area		285048			
Residential Mix (by apartments nos.)	Percentage	Apt. area	No. Apts	cars/apt.	Car Spaces
1 bed	20%	50	475	1.00	475
1 bed + study	20%	60	475	1.00	475
2 bed 1 bath	15%	75	356	1.00	356
2 bath 2 bath	20%	80	475	1.00	475
2 bed 2 bath + study	15%	85	356	1.00	356
3 bed	5%	105	119	1.00	119
3 bed townhouse	5%	125	119	1.00	119
Visitors				0.10	237
Total	100%		2373		2610
Parking					
Residential		2610			
Retail		75	at 1/50sqm		
Total		2686			
Carpark area	35m/ car	93995 sqm			

* GFA excludes common vertical circulation (lifts stairs) balconies but includes internal horizontal circulation (corridors, lift lobbies)
** Gross Building Area is the total gross floor area of the building excluding carpark. Efficiency=GFA/GBA
*** Nett Saleable Area is the Nett areas, excludes circulation, walls, etc. Efficiency =Nett/GBA

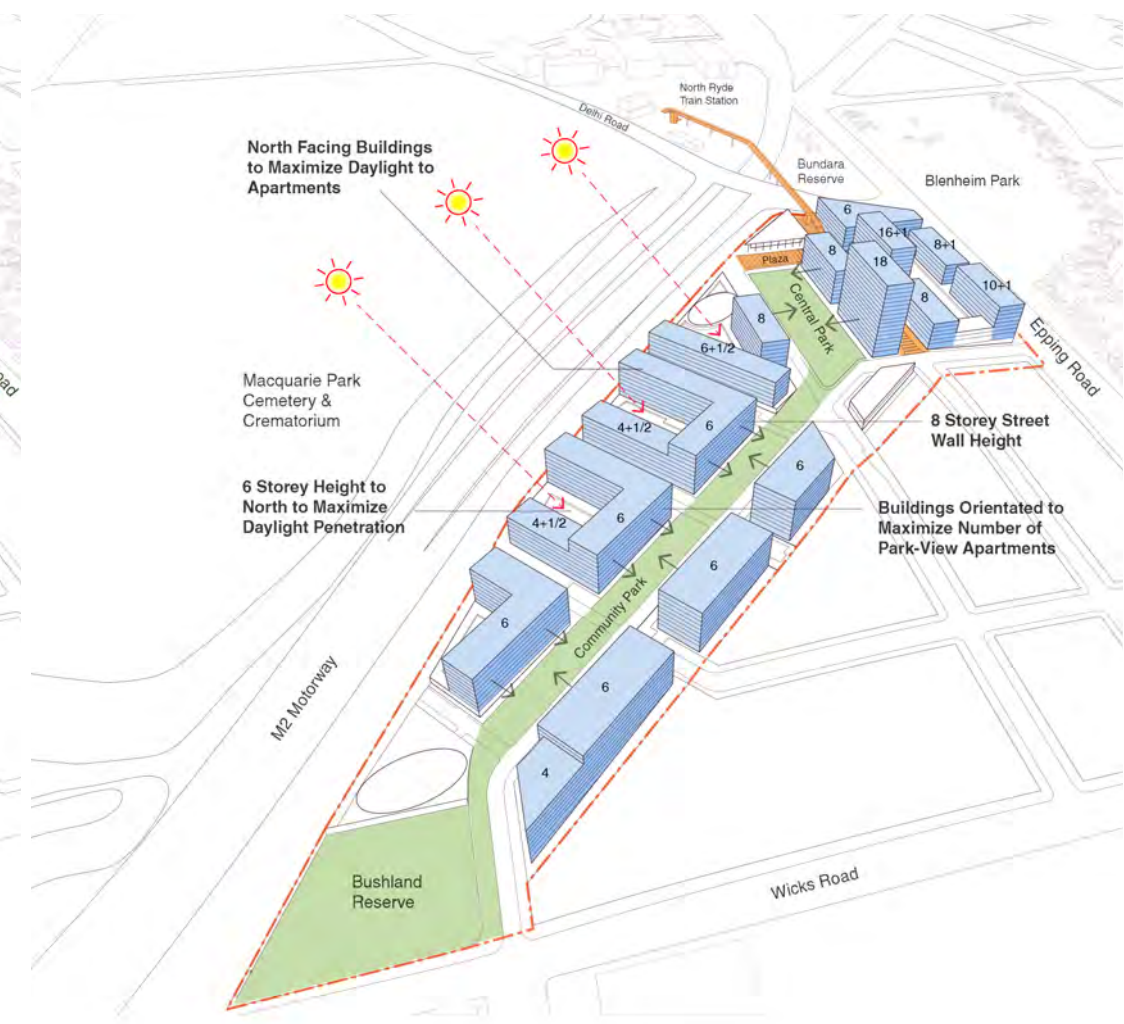
4.3 SITE TERRACING & COURTYARDS

- / Site design levels to minimise excavation and off-site removal of fill.
- / Terraced courtyard levels allow for at-grade access from the southern edge of each block
- / Carpark entry to the northern or lower edge of each block



4.4 BLOCK EDGE

- / 6-8 storey perimeter and slab blocks define a consistent human scale to streets and public open space.
- / Perimeter blocks located to the east of the Community Park have a maximum building depth of 18m and accommodate single loaded and through-apartments with a northerly or westerly orientation
- / Slab blocks located to the west of the Community Park have a building depth of 24m and accommodate double loaded apartments with an eastern or western orientation

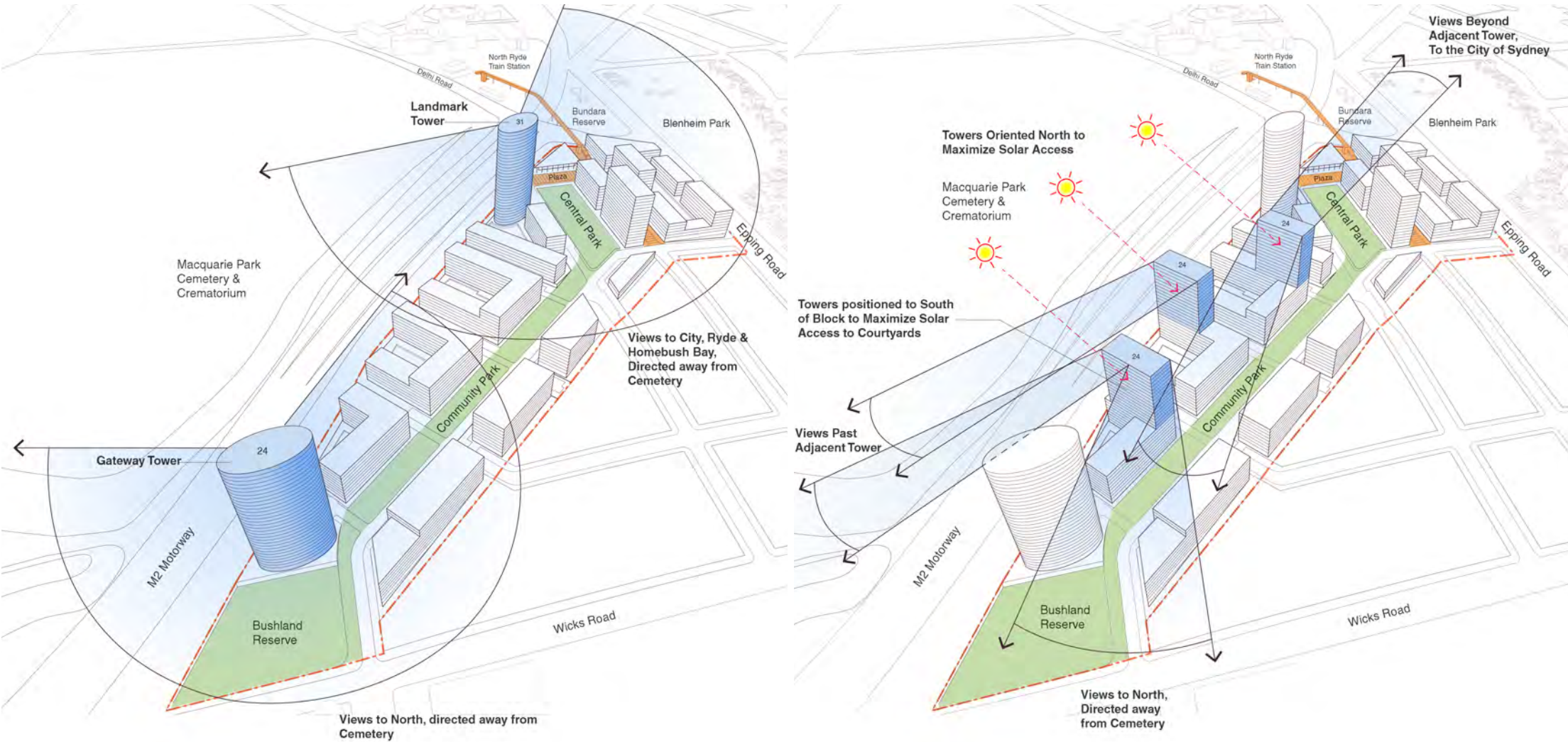


4.5 LANDMARK TOWERS

- / At either end of residential precinct singular towers should adopt an expressive form that reinforces them as markers book-ending the residential precinct. Both towers look over parks and open space and provide a high number of apartments in a singular form with a high level of amenity.
- / They are located to minimise shadow impact on public open space with apartments orientated to capture Bushland views to the north, Blue Mountain views to the west and city views to the south east while limiting views of the cemetery.

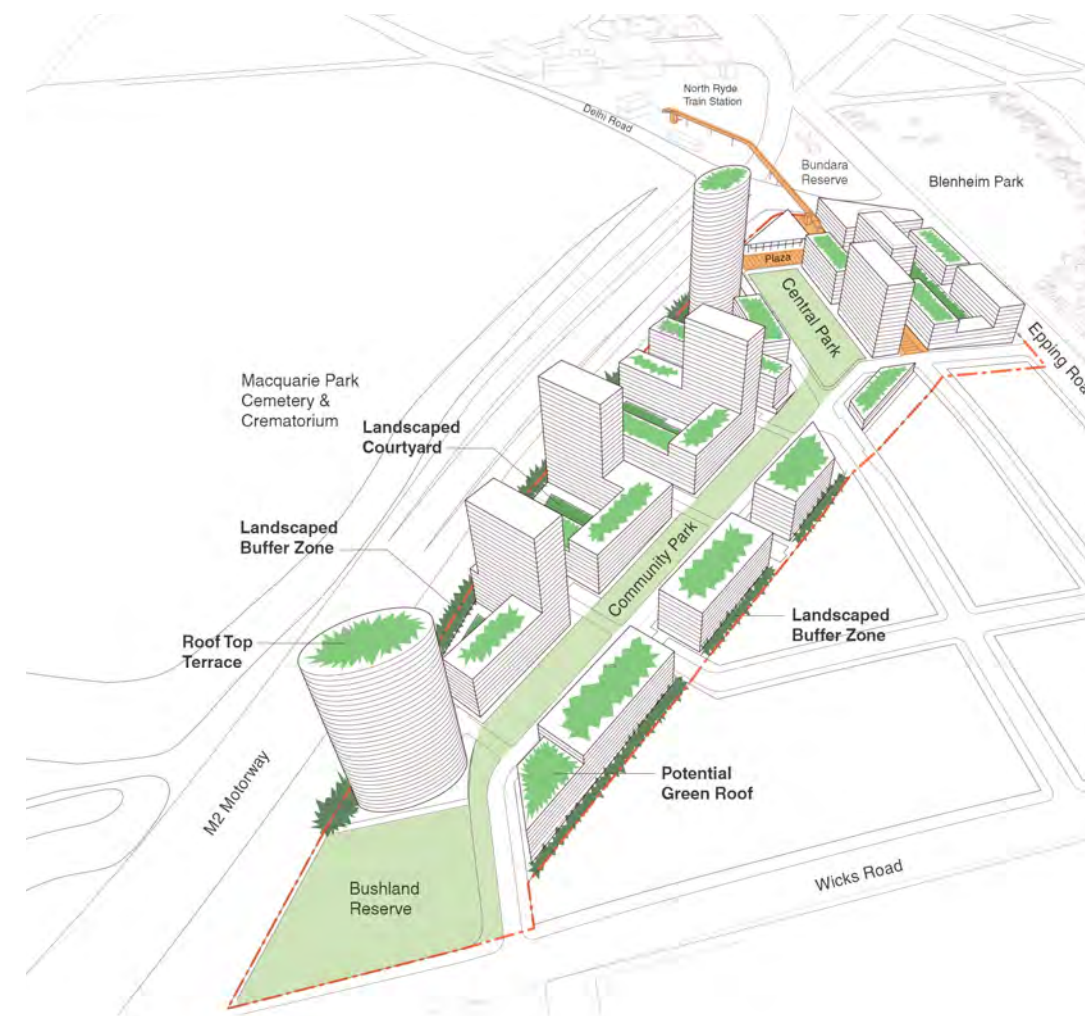
4.6 MID-BLOCK TOWERS

- / Three 24 storey towers are located to the north of the Central Open Space and to the east of the spine road. These towers are oriented to the north and located in a staggered pattern to maximise separation between higher elements across the site and provide improved solar access and views
- / In the mixed use precinct an 18 storey tower with predominantly northerly orientation and park frontage is located immediately to the south of the Central Park



4.7 LANDSCAPE SPACES

- / Landscape courtyards
- / Potential green roofs for improved overlooking amenity
- / Communal spaces to the roofs of the towers
- / 8m landscape buffer along motorway and western boundary



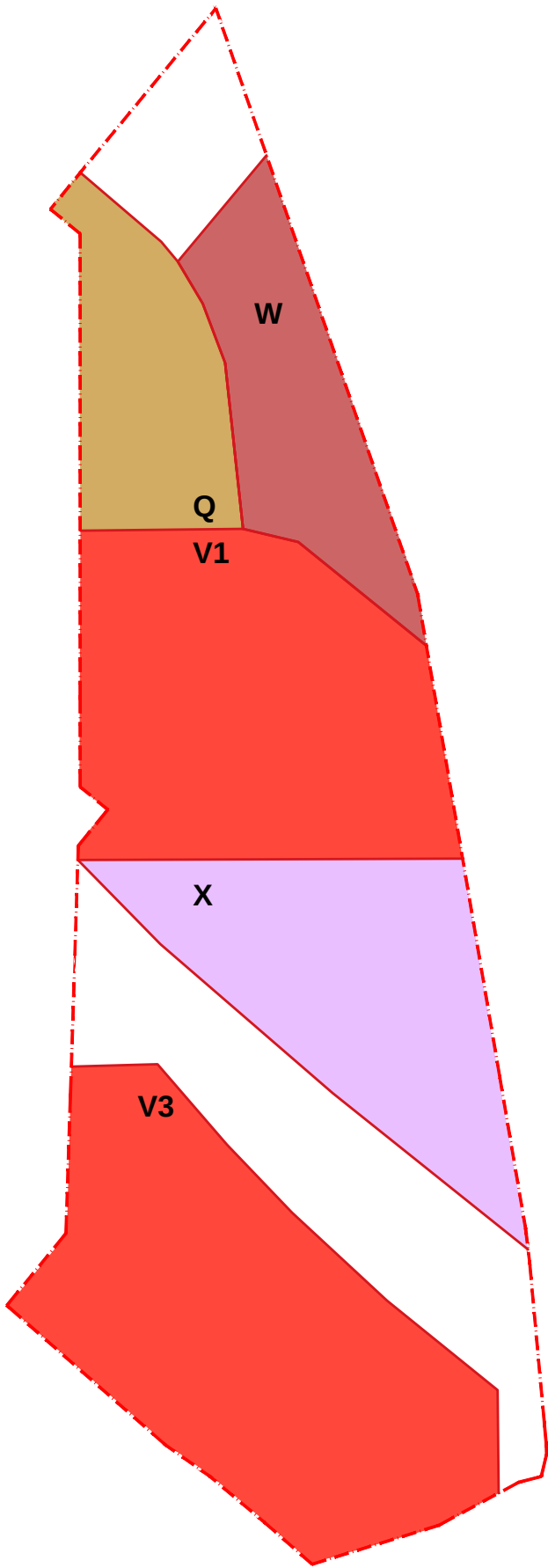
4.8 FSR ZONE DIAGRAMS

The indicative massing complies with the Mixed Use Zone and High Density Residential Zone GFA Totals. However, it does not align with the individual FSR Zones as illustrated in the following diagram.

RYDE LOCAL ENVIRONMENTAL PLAN 2010

Maximum Floor Space Ration (n:1)

	Zone Q	1.39
	Zone W	3.5
	Zone V1	3.0
	Zone X	4.3
	Zone V3	3.3



INDICATIVE MASSING IN RYDE
LOCAL ENVIRONMENTAL PLAN 2010

ZONE W

FSR	3.5:1
SITE	8,332sqm
GFA	29,162sqm
Proposed	
GFA	45,701sqm
+/-	+ 16,539sqm

ZONE Q

FSR	1.39:1
SITE	8,183sqm
GFA	11,374sqm
Proposed	
GFA	6,754sqm
+/-	-4,620sqm

ZONE V1

FSR	3.0:1
SITE	19,853sqm
GFA	59,559sqm
Proposed	
GFA	55,607sqm
+/-	- 3,952sqm

ZONE X

FSR	4.3:1
SITE	14,306sqm
GFA	61,515sqm
Proposed	
GFA	53,006sqm
+/-	- 8,509sqm

ZONE V3

FSR	3.3:1
SITE	23,427sqm
GFA	77,309sqm
Proposed	
GFA	77,851sqm
+/-	+ 542sqm

SITE TOTAL

TARGET	238,919
GFA	238,919 (exc community bldgs)
+/-	0sqm

