

NORTH RYDE STATION PRECINCT, M2 SITE, STATE SIGNIFICANT DEVELOPMENT

URBAN DESIGN REPORT

MAY 2014

BATESSMART™ + ASPECT Studios™



PROJECT NUMBER

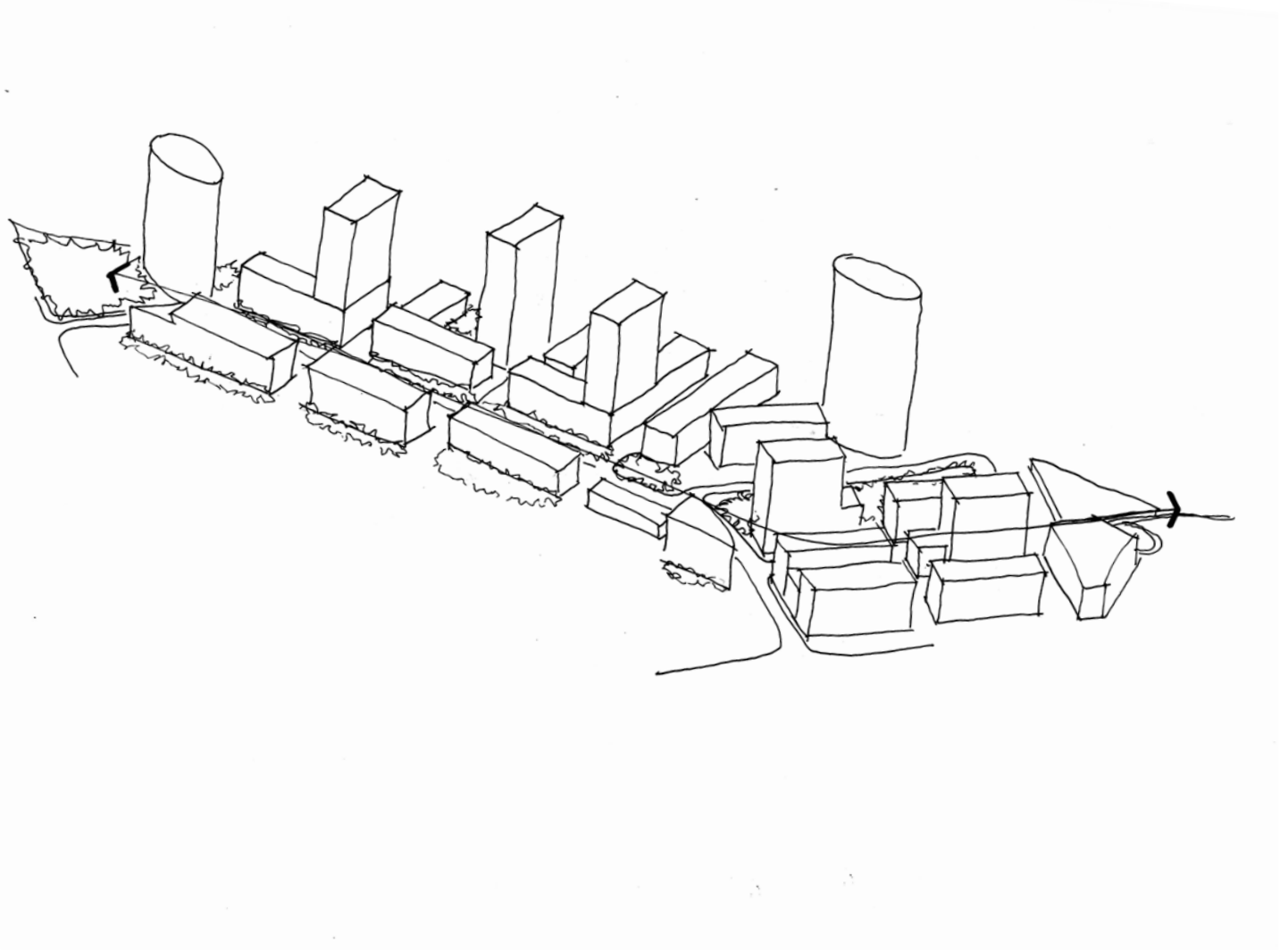
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DESIGN TEAM

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Aspect Studio

This report is prepared by Bates Smart Pty Ltd on behalf of UrbanGrowth NSW. It describes an Urban Design concept for a new mixed use residential neighbourhood in North Ryde.

Bates Smart would like to acknowledge the contribution of Aspect Studio in development of the landscape design.



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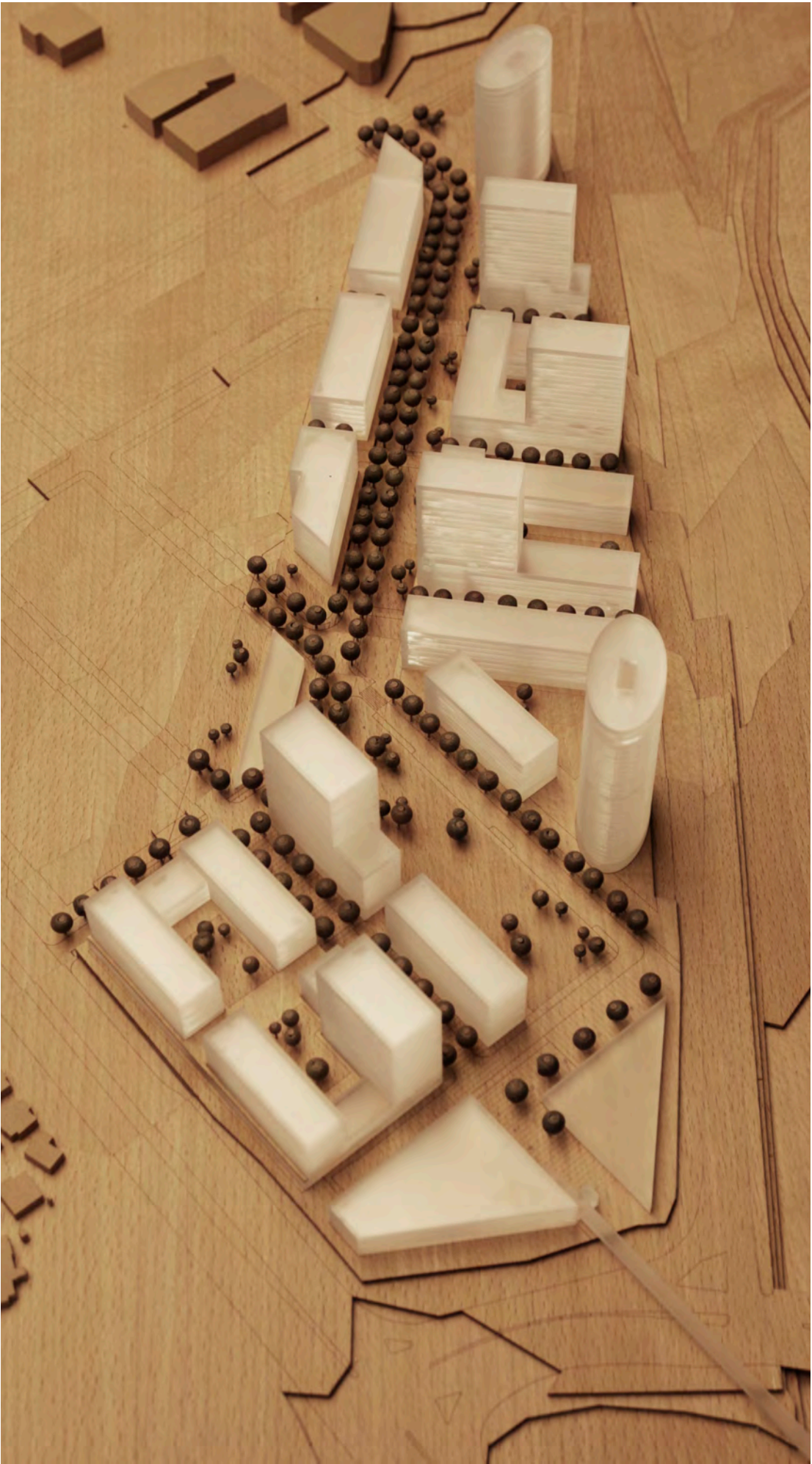
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Our vision is to create a vibrant new residential neighbourhood with a permeable network of streets and courtyards. The design concept connects the proposed Bushland and Central Parks with a linear Community Park to form a linked network of open space. The linear park provides residential amenity for a large number of buildings and a defined pedestrian and cycle route to the station. Traditional urban typologies of perimeter and slab blocks are separated by pedestrian friendly Mews Streets to create a legible urban form that will support a high quality residential lifestyle.

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1.0 SITE ANALYSIS

1.1 REGIONAL CONTEXT

/ The site is located in North Ryde approximately 15km north west of the Sydney CBD. The site is adjacent to the M2 motorway and Epping road, both major road corridors that connect greater Sydney and provide a number of bus routes that connect to the CBD, Epping and Chatswood. North Ryde rail station is only two hundred metres away to the south east providing convenient access to destinations between Chatswood through Macquarie Park to Epping.



1.2 LOCAL CONTEXT

/ The M2 site will provide a new suburb surrounded by Macquarie Park Cemetery located across the M2 motorway north east of the site with Lane Cove River and national park beyond that, Bundara and Blenheim Reserves to the south of the site across Epping road, North Ryde residential area to the south west and the Macquarie Park Commercial spine along Waterloo road to the north west. The site is a Greenfield site with no existing built infrastructure with current uses to adjacent land on its western boundary primarily commercial and retail.

/ The site has access to a series of existing open spaces and parks in Blenheim Park, Bundara Reserve, Kywung Reserve and Porters Park accommodating active and passive recreation. Beyond that in close proximity are a number of other parks, golf courses and playing fields providing community amenity.

/ The site and surrounding area is undergoing a transition, in part facilitated by the new North Ryde Rail Station, into a increasing density residential and mixed use precinct that will connect into the existing Waterloo road commercial spine.



1.3 VIEWS

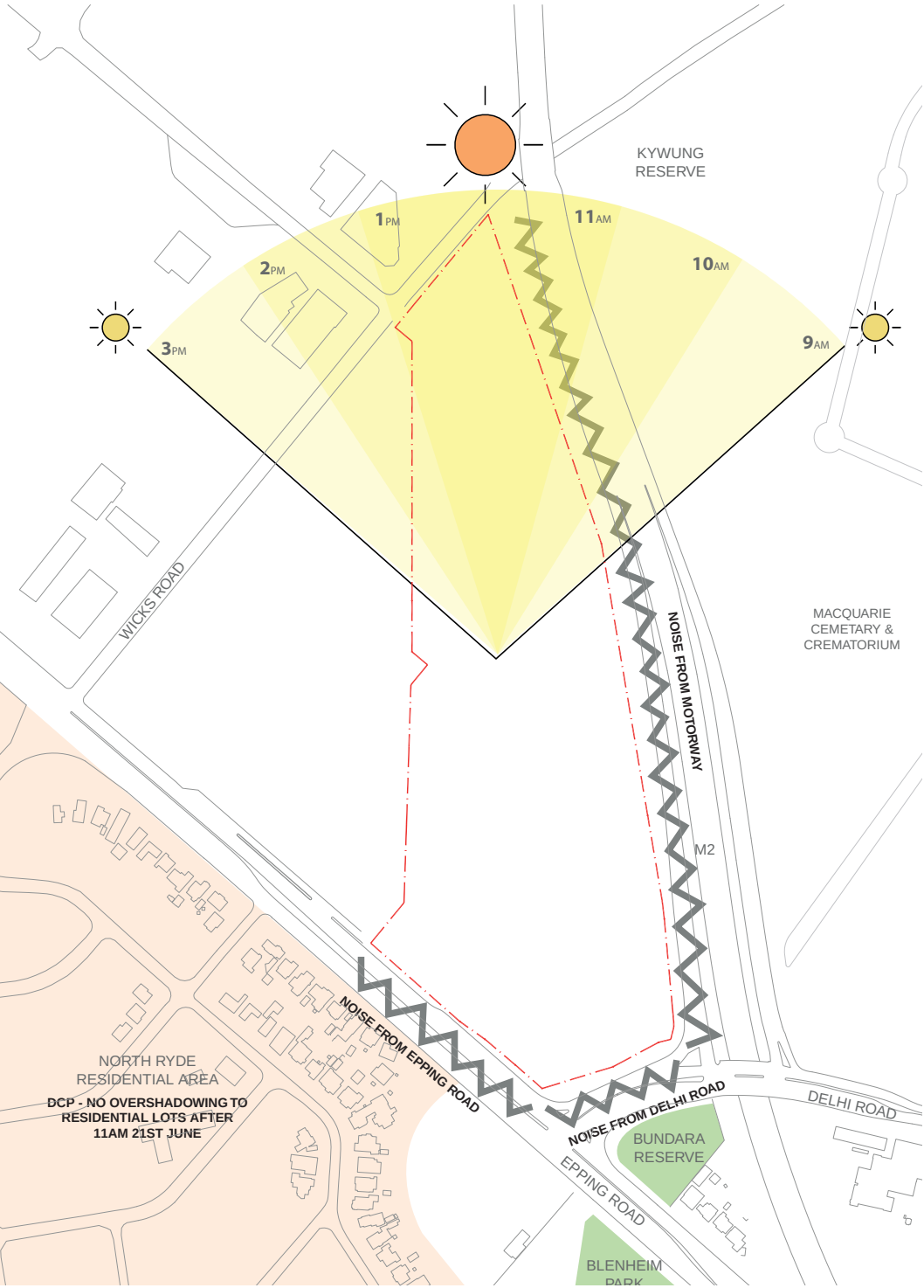
- / Restrict views to the Cemetery to the east
- / Bushland views of Lane Cove River and National Park to the north
- / Sydney CBD views to south-east
- / Suburban views to west with the Blue Mountains in the distance



1.4 ENVIRONMENTAL CONSIDERATIONS

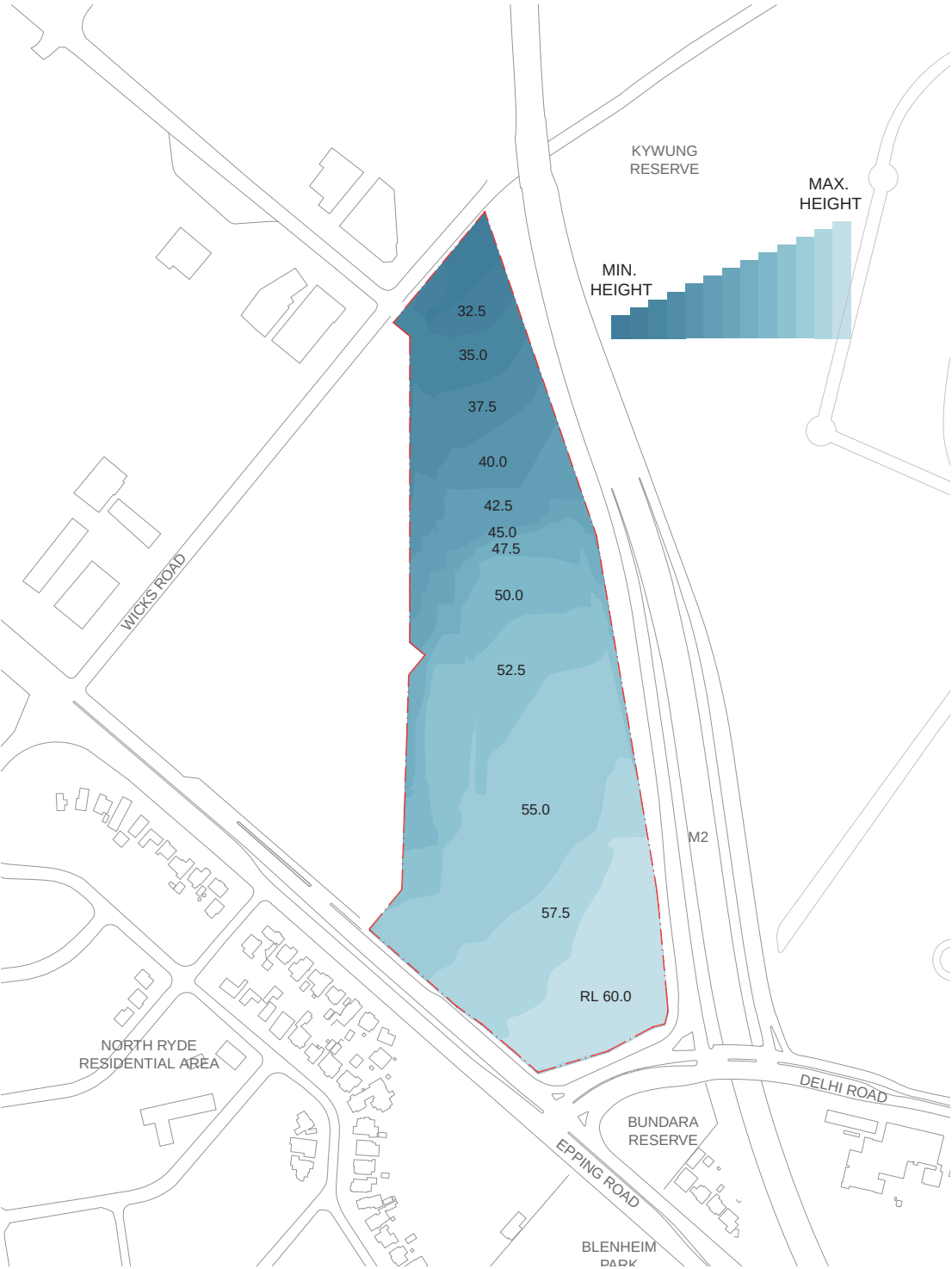
- / View restrictions to the Cemetery to the east require the majority of buildings to be orientated to the north and west to achieve good solar access.
- / West-facing facades need to be carefully designed to minimise heat load from low angle sun.
- / Traffic noise from M2, Epping Road and Delhi Road
- / DCP requires:

- 1/ no overshadowing of Blenheim Park or Bundara Reserve after 9am on June 21
- 2/ no overshadowing of residential lots after 11am on June 21



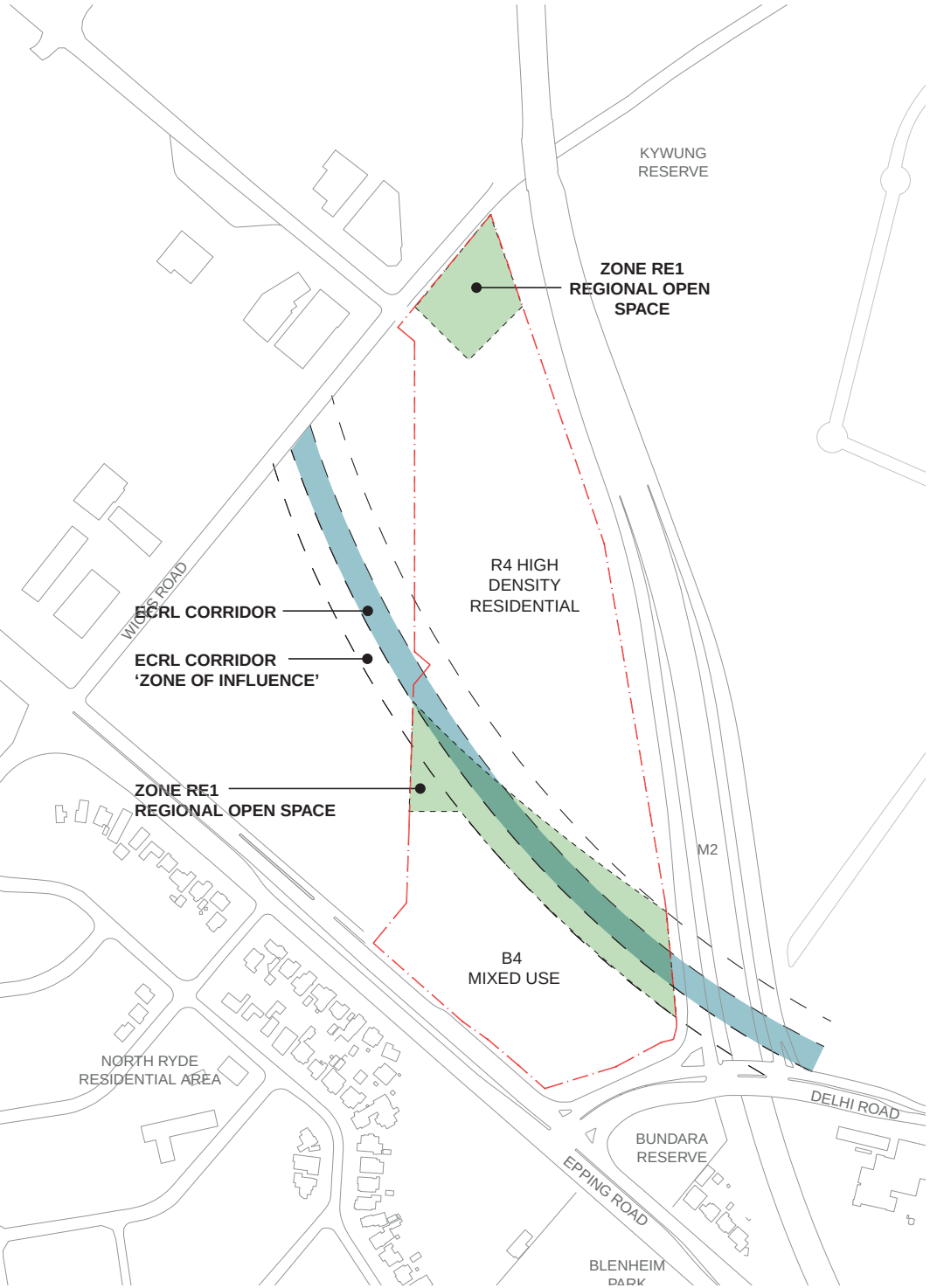
1.5 TOPOGRAPHY

- / The site falls away approx 30m to the north. The potential exists to use this fall to reduce basement excavation
- / Elevated embankment to the M2 Motorway
- / 1:16 gradient to the northern half of the site, 1:25 to the southern half



1.6 LOCAL OPEN SPACE & EXISTING RAIL CORRIDOR

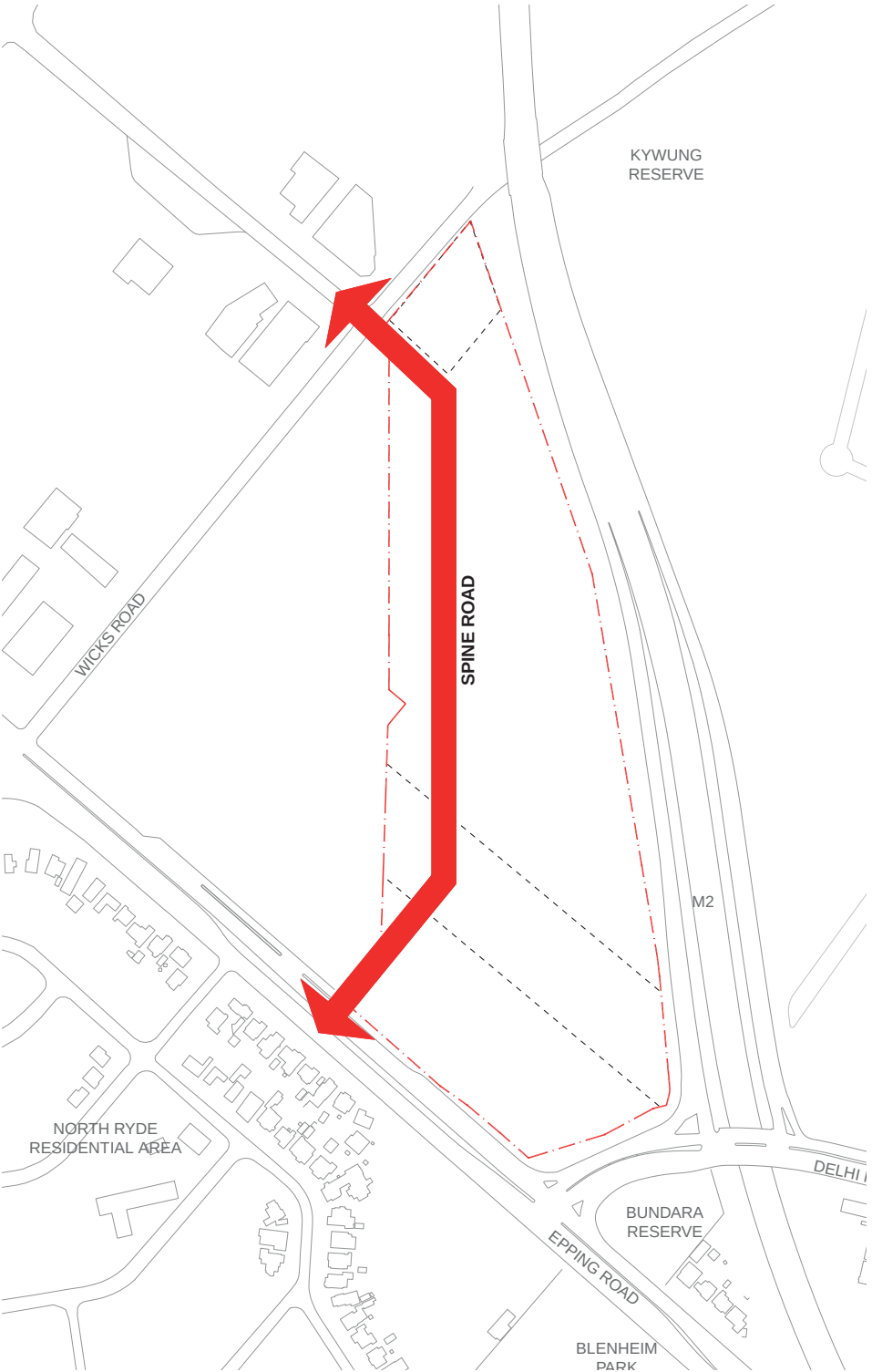
- / LEP currently defines zones for Public Recreation to the north and in the centre of the site
- / Rail corridor generally aligned with central open space
- / There is construction complication for any development over the rail corridor zone



2.0 URBAN DESIGN FRAMEWORK

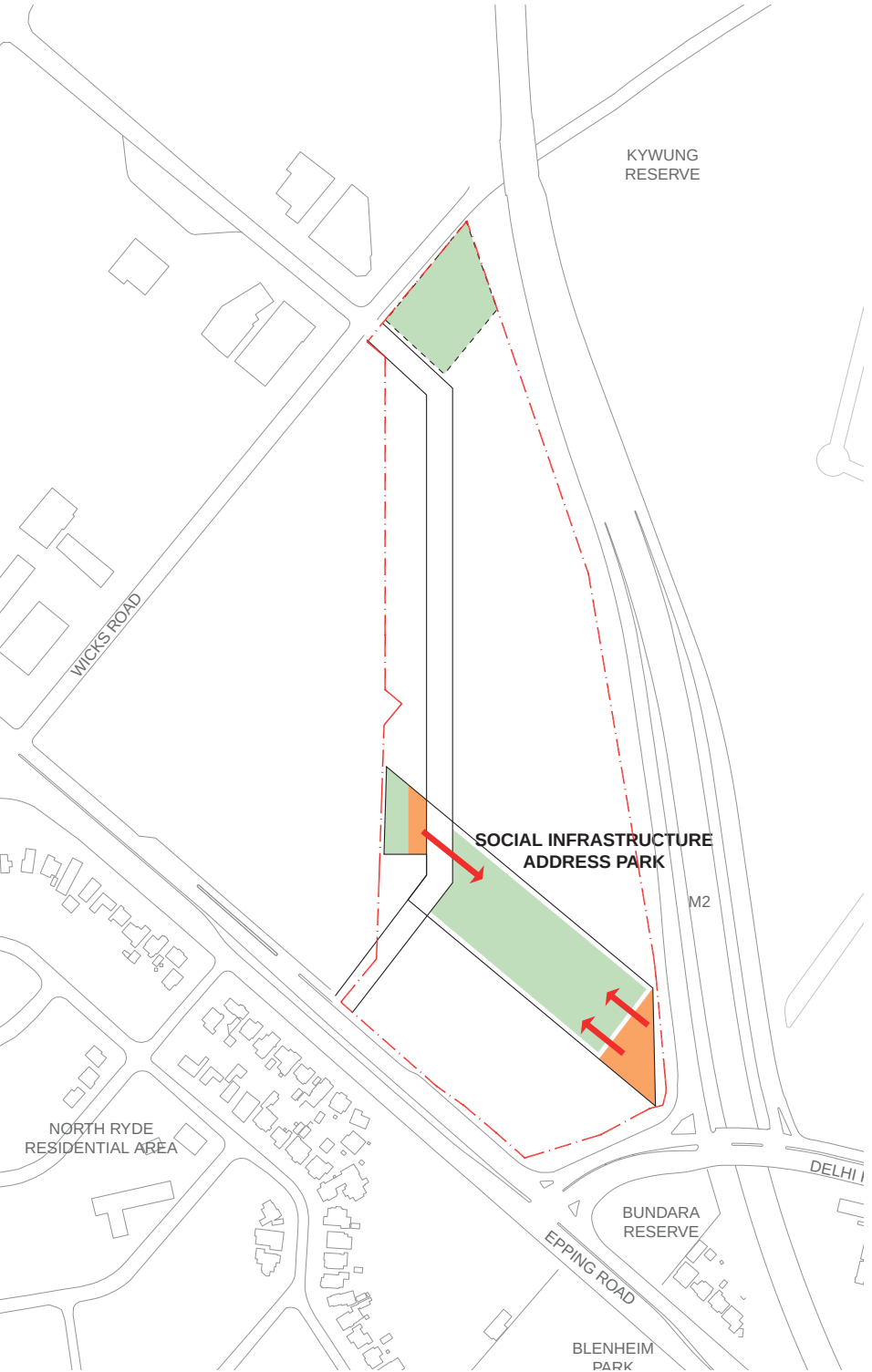
2.1 SPINE ROAD

- / Links Epping Road & Wicks Road
- / Epping Road location provides optimal connection to future site



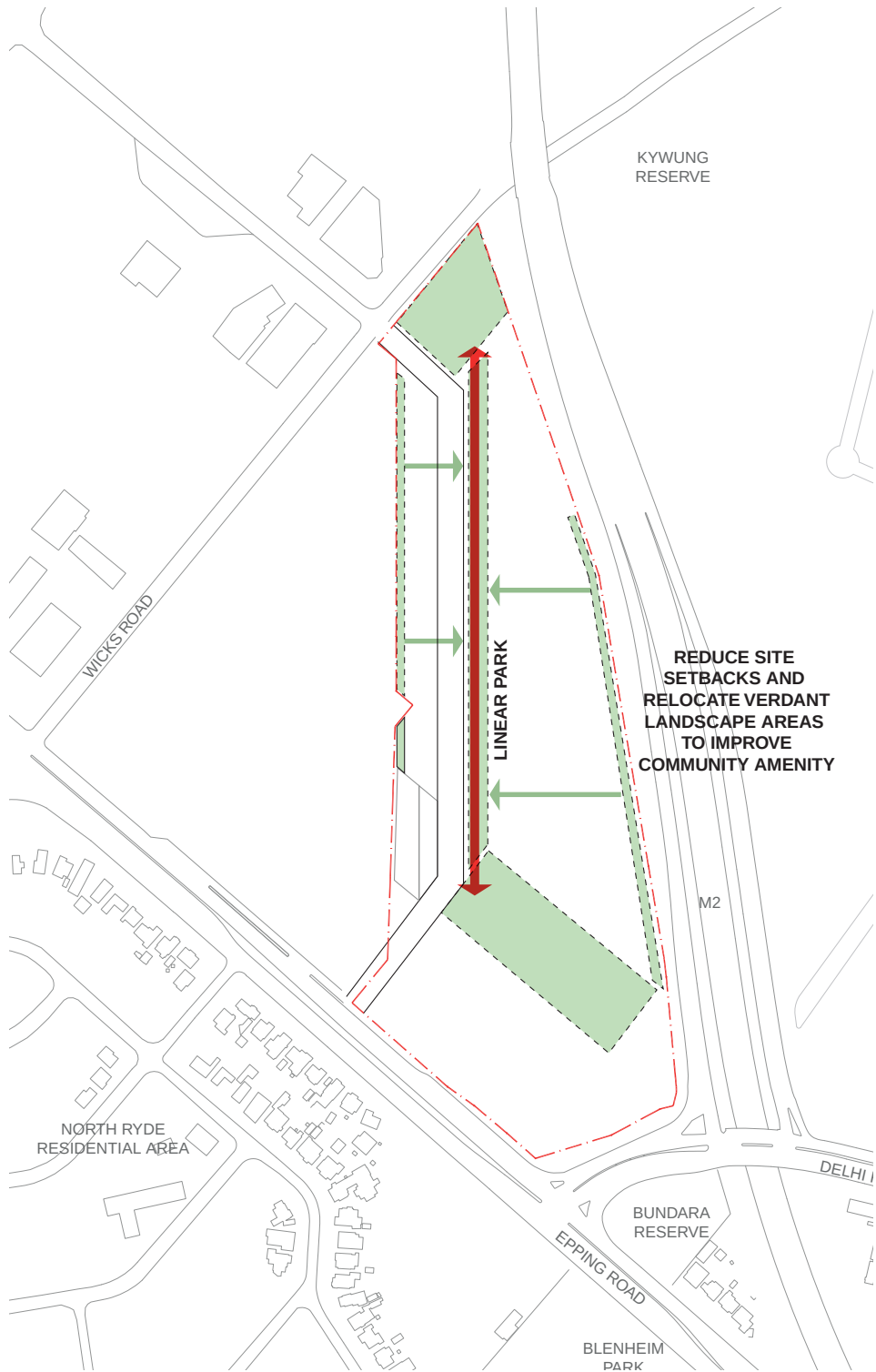
2.2 PUBLIC SPACES

- / Northern and Southern Precinct separated by a Central Park
- / Bushland Reserve located at the northern end of the site.
- / Social Infrastructure located centrally and close to North Ryde Station access



2.3 LINEAR PARK

- / The Linear Park links the Central Park with the Northern Bushland Reserve. It is 15.5m wide and provides:
 - 1/ A large number of buildings along its length with a park frontage
 - 2/ A defined pedestrian and cycle route to the station



2.4 RETAIL STREET

- / A Retail Street is located on axis with the proposed pedestrian bridge.
- / It divides the land between the Central Park and Epping Road into a wide land parcel towards Epping Road and a narrower parcel towards the park.
- / The wide parcel accommodates large retail tenancies such as a supermarket and showrooms. The narrow parcel accommodates cafes and neighbourhood retail with dual frontage to the street and the park.

