

Midtown Stage 2 Response to SDRP Extended Session #2 – 17th June 2021	
SDRP feedback	Teloopa design team response
Connecting with Country	
<p>1. The approach to connecting with Country and resulting emerging initiatives are supported, including:</p> <ul style="list-style-type: none"> • working with The Fulcrum Agency to guide engagement with the local Aboriginal community, to achieve both short and long-term goals • development of a corporate approach to connecting with Country • the aspiration of a community bush-tucker garden on the C2 pool roof – it is recommended the garden be developed in collaboration with local Aboriginal knowledge holders. 	<p>Noted. As advised in the SDRP session#2, correct and early stakeholder consultation and engagement is the key to truly connecting with country in a meaningful way. This very important as engagement can take many months to correctly undertake.</p> <p>Frasers have procured a Connecting with Country strategy document with a range of recommendations that we are now reviewing and implementing. This report has been included in the Development Application to allow the process to be conditioned in the consent.</p> <p>Our intention is to now seek cultural input into the relevance/importance/priority of the suggested opportunities and develop them further in consultation with Aboriginal stakeholders. To begin consultation with appropriate stakeholders, Urbis has compiled a list of Registered Aboriginal Parties as part of the Aboriginal heritage assessment process. We propose to contact these parties as well as the Metropolitan Local Aboriginal Land Council to begin testing these ideas.</p> <p>The outcome of this engagement will assist in informing the response and incorporation into the design prior to commencement of the relevant area or element.</p>
Site planning and public domain	
<p>2. The precinct's open space connections are to be optimised in terms of public accessibility, with a preference for maximising Ryde City Council (Council) dedication. Public access to include (but not limited to):</p> <ul style="list-style-type: none"> • the covered pedestrian link to the Village Green adjacent to C3 retail spaces • the C2 walkway adjacent to the community facilities • links through the Forest Playground (between buildings D2 & D3) and existing forest and onto Epping Road • the link adjacent to B2 School Garden connecting the existing residential area to the north • the two Garden Mews, including connections to the Shrimptons Creek public open space (the riparian corridor) • C4.1 open space next to the riparian corridor. 	<p>Noted.</p> <p>However, our dedication extents haven been agreed with DPIE and included into the Masterplan Consent</p>
<p>3. It is recommended that the project team works with Council to develop an optimal Dedication Plan that supports public access across the site's open space network, ensuring long-term connectivity within the precinct and surrounding neighbourhoods.</p>	<p>The dedication plan is included in the masterplan consent.</p>

4. Provide good public domain outcomes at the two Garden Mews (terminations of Main Street and Neighbourhood Street – Road 2) to enable connection to the riparian corridor, opportunities for gathering and good amenity generally. The precedent of Surry Hills, Sydney was cited – small parks at the end of the streets that provide pedestrian links.	Noted. Only one garden mews as presented to the SDRP is included in this application.
Sustainable and resilient outcomes	
5. It was noted Frasers Property would include green energy supply (aligned with their typical business model) as a key component of the strategy for carbon neutrality.	Agreed.
6. Further develop and provide greater detail on: <ul style="list-style-type: none"> • Green Star initiatives associated with the Green Star pathway • other viable initiatives (exclusive of energy supply) to achieve carbon neutrality, e.g. waste recycling and low energy embodied materials • how social values are embedded within the project. 	Please refer to the sustainability report provided in the development application to be read in conjunction with the masterplan sustainability report.
7. Consider a site-wide approach to sandstone re-use.	Noted.
C2 Village Green, pool and community facilities	
8. The Village Green (VG) landscape design as presented is generally supported. The VG connections and interface to Main Street and adjacent public domain have improved; however, further development is recommended: <ul style="list-style-type: none"> • extending the tiered, double-sided informal access – noting the slope constraints • breaking down the mass of the interface to community facilities/Main Street to provide variety and playful connections, including considering slides for children or interactive steps • revisions to the balustrade and planters (specifically materiality and height) to improve views to the VG • increasing stair widths beyond the 1.2m to 1.5m range. 	Noted. Please refer to the updated design of village green in the development application. The changes have incorporated the SDRP comments in this section.
9. Balance the following considerations in the development of the pool: <ul style="list-style-type: none"> • optimise daylighting – investigate the provision of additional glazed skylights • provide direct sunlight (extent to be determined) • mitigation of noise and prolonged exposure to UV radiation. 	Noted. Please refer to the updated design of pool design in the development application.
10. The pool and other community facilities are supported as publicly accessible and inclusive. Ensure design outcomes deliver facilities which present as welcoming and inclusive – for all residents and visitors.	Noted and agreed in relation to the Village Green and community centre. However as presented to the SDRP the pool and gym is a commercially operated facility expected to be a ‘user pays’ model.
11. The bush-tucker garden requires further development, including integration with adjacent public domain and the community facilities.	Agreed and subject to the Connecting with Country process, listed above.
C3 Mixed-use and market housing building	

<p>12. The following responses to SDRP 01 are supported:</p> <ul style="list-style-type: none"> • detail of the three-storey communal '<i>forest gardens</i>' including vertical connections between levels • the architectural expression of the façade's central recess element • relocation of all residential ground floor entrances to Neighbourhood Street – Road 3 • sun-shading to typical apartments. 	Noted.
<p>13. The ground floor links to the Village Green have been removed but remain the preferred design outcome, offering benefits of connectivity and inclusiveness for the precinct – reinstatement is strongly recommended. Constraints of wind and service planning are noted.</p>	<p>The C3 design team looked at this option extensively. Providing through site links within the ground plane of C3 had multiple compromises that were negatively affecting the overall development and public domain. The benefits of this link were seen as minimal.</p> <p>The specific concerns with including a link were;</p> <ul style="list-style-type: none"> - Creating a desirable pedestrian experience in what is essentially a tunnel; - CPTED concerns with the space; - Wind recommendations that required doors to ensure it was suitable for pedestrian walking; - The retail loading and BOH having to cross the pedestrian link to service the proposed supermarket from the loading dock; - A loss of prime north and park facing retail frontage; - The loss of true street address for the residential lobbies;
<p>14. Regarding façade rationalisation, reconsider architectural detailing and expression of landscape design to better align with the façade qualities presented at SDRP 01 (the perspective rendering) – specifically address the variation and playfulness' of the façade, the fineness of the detailing and 'wildness' of the landscaping. Examples include:</p> <ul style="list-style-type: none"> • fineness of the slab to balustrade detail (evident in SDRP 02) • provide playful and wild planting, visible from the Village Green – e.g. Port Jackson figs and bamboo. 	Noted. Please refer to the updated C3 architectural documents in the development application. The changes have incorporated the SDRP comments in this section.
C4.2 Social housing building	
<p>15. The following responses to SDRP 01 are supported:</p> <ul style="list-style-type: none"> • direct access to a lowered central courtyard (between C4.1 & C4.2) • design development of brick detailing. 	Noted
<p>16. Provide further opportunity for gathering and social interaction on the ground floor, including lobby and circulation spaces. Consider an option of one combined larger lobby with greater visual connection to the courtyard.</p>	Noted. Please refer to the updated documents in the development application.
<p>17. A ground floor concierge is supported – ensure adequate flexibility and spatial allocation.</p>	Noted. Please refer to the updated documents in the development application.
<p>18. The ground floor corner apartments are not supported – noting they do not optimise their dual frontages and street corner context. Reconsider the ground floor planning for alternatives, including flexible communal space in lieu of corner apartments.</p>	Noted. Please refer to the updated documents in the development application.

19. Optimise the typical-level window slots to improve amenity at corridors and apartments – e.g. integration with corridor waiting/gathering spaces and optimising cross ventilation to apartments.	Noted. Please refer to the updated documents in the development application.
20. Improve the public domain interface of ground floor apartments – e.g. increasing privacy through raising floor levels (higher than the footpath) and/or providing individual entries to dwellings.	Noted. Please refer to the updated documents in the development application.
21. Further articulate the façade by taking cues from the suite of diagrams as presented – e.g. articulation of recessed window slots to clearer/more prominent (refer to diagram 5).	Noted. Please refer to the updated documents in the development application.
C4.1 Market housing building and townhouses	
22. The following is supported: <ul style="list-style-type: none"> • public access to the landscaped area at the interface of the building and the riparian corridor • lowering of the central courtyard to provide accessible connections to C4.1 and Main Street • architectural expression of the façade – including development reflective of the qualities of the façade diagram suite. 	Noted.
23. The additional corridor window is an improvement; however, a twin-core arrangement remains a significantly better design outcome offering greater amenity, explore and provide an option for review that adopts a twin-core arrangement.	<p>Noted. The design team has explored a dual core option. A dual core does not improve the built form or amenity provided to the apartments which are currently adhering to the ADG.</p> <p>A dual core in this building reduces the overall GFA, by increasing the required circulation spaces, servicing requirement area and therefore results in a significant cost increase whilst reducing overall apartments.</p>
24. Improve amenity at corridors generally (to be less hotel-like) by increased width, height, and opportunities for gathering spaces.	Noted.
25. Provide and implement precedents for communal central courtyards and other comparable low light outdoor environments – including planting precedents.	Noted.
Requests for the next SDRP	
26. The following should be provided for EIS lodgement and the next SDRP:	
<ul style="list-style-type: none"> • greater detail on sustainability initiatives to support carbon neutrality 	Refer to the sustainability report provided in the development application.
<ul style="list-style-type: none"> • information on the Green Star pathway, including specific sustainability initiatives 	Refer to the sustainability report provided in the development application.
<ul style="list-style-type: none"> • outcomes of ongoing engagement with the local Aboriginal community to support connecting with Country 	Refer to the connecting with country report provided in the development application.
<ul style="list-style-type: none"> • updated Dedication Plan resulting from discussions with Council 	Not possible. Refer to the approved concept masterplan for the dedication items.
<ul style="list-style-type: none"> • details on C2 community bush-tucker garden, including engagement with local Aboriginal knowledge holders 	Detail can not be provided until adequate consultation and stakeholder engagement has occurred. Details are also not relevant to DA level of documentation.

<ul style="list-style-type: none"> updated Deep Soil Plan for the entire precinct and individual sites, with separately indicated areas of deep soil over structures 	<p>Deed soil calculations have been provided in the development application relevant to this stage in accordance with the ADG></p> <p>In relation to the masterplan, the deep soil plan can be found in the stamped consent documents.</p>
<ul style="list-style-type: none"> details of canopy cover for the precinct and a breakdown for each site 	<p>Not a requirement under the masterplan consent or any current legislation.</p>
<ul style="list-style-type: none"> tree and planting species, including street trees 	<p>Refer to the landscape plans and report provided in the development application.</p>
<ul style="list-style-type: none"> a precinct wide diagrammatic plan showing accessibility compliance or non-compliance for the site's public domain 	<p>The masterplan accessibility diagram is not relevant to this stage. Public domain accessibility diagram relevant to this stage have been provided in the respective design reports and drawings.</p>
<ul style="list-style-type: none"> a strategy for sandstone re-use 	<p>Noted can be considered in the detailed design phase with the contractors to determine if the sandstone is feasible to use.</p>
<ul style="list-style-type: none"> materials of C3 building 	<p>Please refer to the updated documents in the development application.</p>
<ul style="list-style-type: none"> a cohesive set of plans, sections and elevations for C2, C4 and (both) C4 buildings, include roof plans showing the distribution of solar/PV panels and roof gardens 	<p>Please refer to the updated documents in the development application.</p>
<ul style="list-style-type: none"> options C4.1 building to understand the implications of a twin-core arrangement 	<p>Options will be provided in the next SDRP, however the design team disagrees with dual core to this building.</p>
<ul style="list-style-type: none"> elevation options of C2 community facilities and gym building, including the balustrade/planter interface to the Village Green below 	<p>Please refer to the updated documents in the development application</p>
<ul style="list-style-type: none"> options of how to increase light to the community pool 	<p>Please refer to the updated documents in the development application</p>
<ul style="list-style-type: none"> precedent studies for low light outdoor environments – C4 central courtyard. 	<p>Precedent studies will be provided in the next SDRP, however they not relevant to the development application.</p>