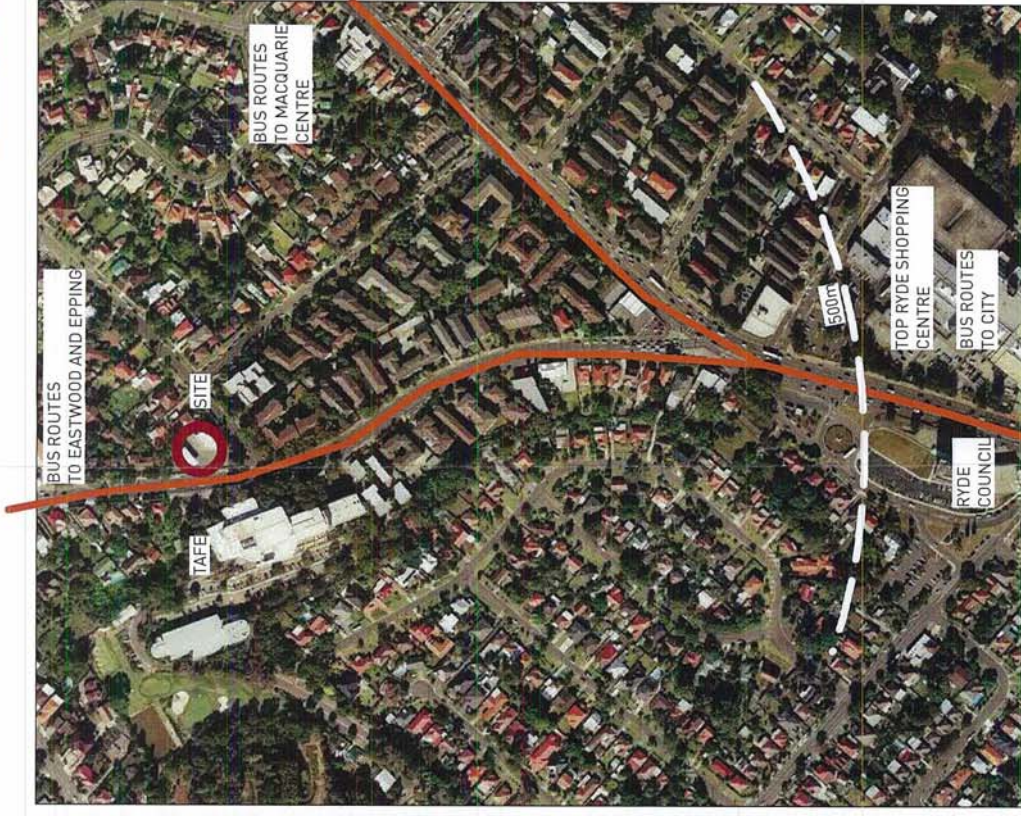




#### IMMEDIATE SITE CONTEXT

The site is located at the boundary of a medium to high residential development area. Opposite the site is a commercial facility containing TAFE, hotel and conference centre. To the north of the site the area is characterised by villa and townhouse developments and single dwellings

### CONTEXT - AERIAL VIEW

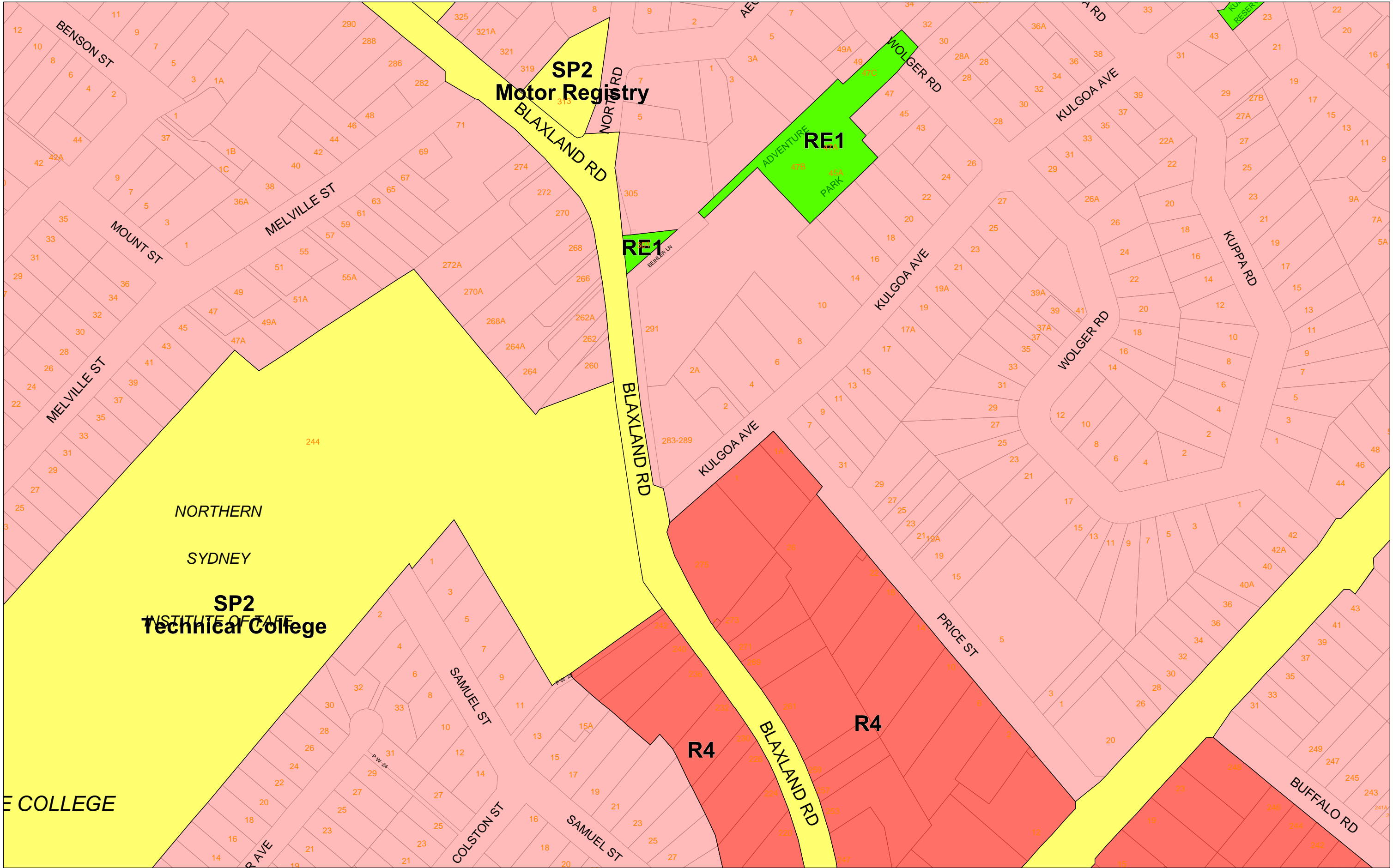


#### LOCAL CONTEXT

The site is well connected to existing infrastructure. The site is immediately adjacent to regular bus services and within 500m walking distance of: M52 Metro bus, regional shopping facilities, community facilities (eg Council and libraries).



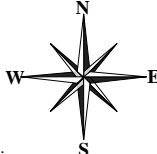




City of Ryde

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File Name:	
Date:	29/03/2011
Scale:	1:2200

- To provide certainty in relation to future development outcomes by detail conceptual plans of a three storey residential flat building fronting Blaxland Road and a two storey town house building fronting Kulgoa Road. A development application will be submitted for such development following gazettal of the rezoning proposal.
- The concept plans demonstrate that the site is of adequate size and dimension to accommodate a compliant and contextually appropriate residential flat/ town house development compliant with the provisions of Ryde Local Environmental Plan 2010, Ryde Development Control Plan 2010 and State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development.

#### **4.0 PART 2 – EXPLANATION OF THE PROVISIONS**

To achieve the objective of the planning proposal the following amendments are required to RLEP 2010:

- Amendment to the RLEP 2010 Zoning Map to provide for a site zoning of R4 High Density Residential.
- Amendment to the RLEP 2010 Height of Buildings Map to provide for a maximum building height of 11.5 metres.

These amendments will facilitate the development of the site in accordance with the objective and intended outcomes of this planning proposal.

#### **5.0 PART 3 – JUSTIFICATION**

The planning proposal seeks to rezone the site from R2 Low Density Residential to R4 High Density Residential through an amendment to the Ryde LEP 2010.

The rezoning of the subject property to allow for higher density residential development is considered appropriate as it will:

- Allow for the provision of additional housing within an existing centre and in close proximity to employment centres such as Macquarie Park, consistent with the strategic planning direction of Sydney's Metropolitan Strategy and the draft Inner North Subregional Strategy.
- Ensure the future development on the site responds to its context by providing a transition from high density development to the south and the non-residential development to the north to the medium density development to the north and the low density development to the east.

- Future development will provide a visual built form and acoustic buffer between Blaxland Road and the low density residential environment to the east.
- Increase the diversity of housing types in the locality and meet an increasing demand for new town house and apartment style housing on the fringe of the Top Ryde Town Centre precinct.
- The concept proposal demonstrates that the proposed amendments will provide for a development on the site that includes apartment and townhouse style housing. This form of housing is generally more affordable than detached single dwellings which are the predominant form of housing in the inner north subregion.
- The orientation of the site provides for exceptional residential amenity in terms of views, solar access and prevailing breezes. All vehicular access can be provided from Kulgoa Avenue.
- Existing utilities will not need to be augmented to service future development.
- A bus stop is located immediately adjacent to the site with Top Ryde Town Centre located within short walking distance of the property.
- Provide for a 2 and 3 storey development, as detailed on the concept plans, the massing of which is appropriately distributed on the site to provide an appropriate built form transition to the low residential environment to the east. The performance of the concept plans when assessed against the applicable built form controls is detailed in Section 6 of this submission.



THIS SITE IS A TRANSITIONAL SITE, PROVIDING A TRANSITION BETWEEN THE RESIDENTIAL FLAT AND COMMERCIAL BUILDINGS TO THE SOUTH AND WEST. THE DEVELOPMENT ALSO PROVIDES A BUFFER FOR THE ADJOINING SINGLE DWELLING RESIDENTIAL ZONED LAND TO THE EAST FROM BLAXLAND ROAD WHICH IS AN ARTERIAL ROAD.

AN ENVELOPE THAT PERMITES A RESIDENTIAL FLAT BUILDING WITH 3 STOREY BUILDING CONTAINING APARTMENTS ADDRESSING BLAXLAND ROAD WILL PROVIDE AN ACOUSTIC AND VISUAL BUFFER. THE GROUND FLOOR APARTMENTS WILL HAVE PRIVATE ENTRANCES TO BLAXLAND ROAD TO ACTIVATE THE STREET EDGE AND PROVIDE MORE OF A DOMESTIC SCALE.

TO THE NORTH OF THE SITE THE ENVELOPE IS FURTHER SETBACK FROM THE BOUNDARY TO REDUCE THE IMPACTS OF HEIGHT OF THE DEVELOPMENT, AND PROVIDE A TRANSITION OF SCALE.

TYPICALLY SITES WITH AN R4 ZONE HAVE A HEIGHT LIMIT OF 11.5M. IT IS PROPOSED TO LIMIT THE BUILDING HEIGHTS ON THE EASTERN PORTION OF THE SITE TO A MAXIMUM OF 8.5M TO REDUCE THE IMPACTS OF THE SCALE DIFFERENCE RESULTING FROM THE DIFFERENT BUILDING TYPOLOGIES ON THE ADJOINING SITE AND THE CHANGES IN SITE LEVELS.

TWO STOREY TOWN HOUSE STYLE APARTMENTS FACING KULGOA ROAD PROVIDE FOR A DWELLING TYPE MORE CONSISTENT WITH THE CHARACTER OF SINGLE DWELLINGS.

BLAXLAND RD APARTMENTS CONSISTS OF GROUND FLOOR TWO STOREY MAISONNETTE STYLE APARTMENTS WITH COURTYARDS.

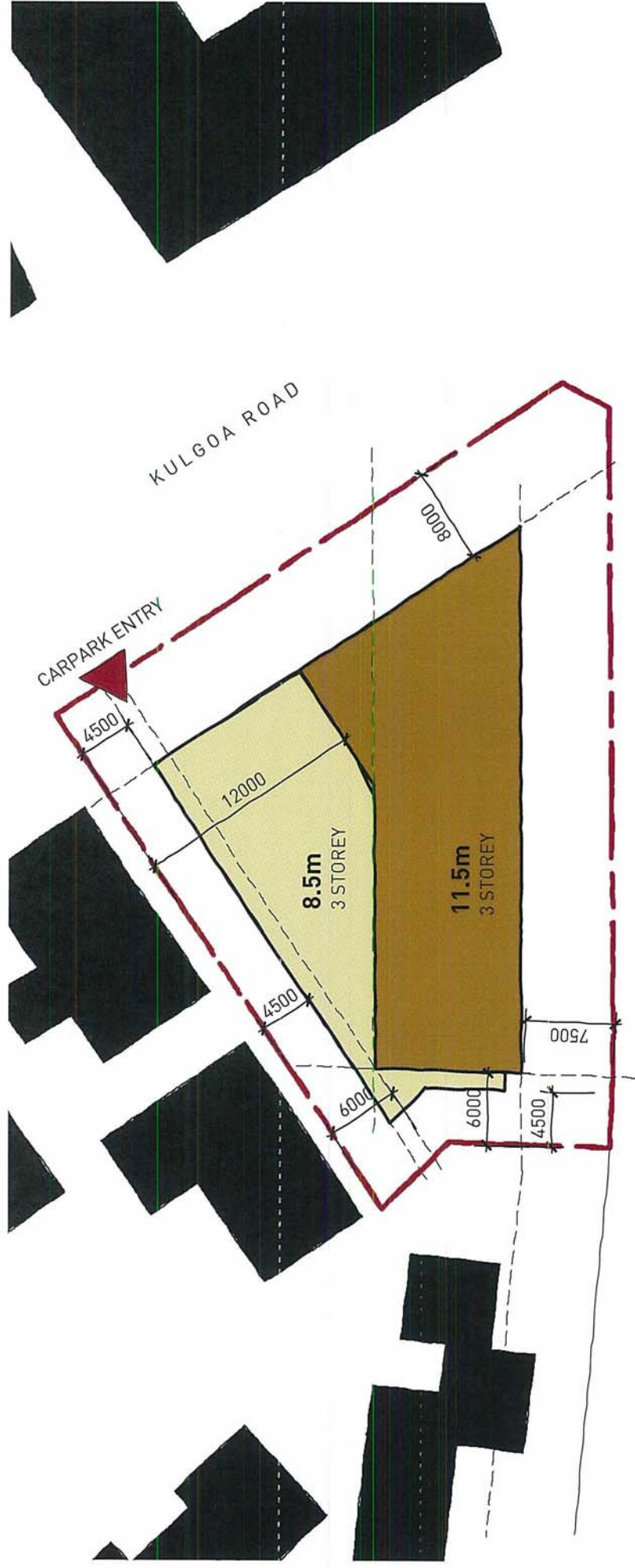
TOP FLOOR APARTMENTS ON BLAXLAND ROAD WOULD BE SINGLE LEVEL WITH LARGE ROOF TOP TERRACES.

THIS FORM OF DEVELOPMENT PROVIDES FOR A HOUSING MIX THAT IS DIFFERENT TO THAT NORMALLY FOUND IN THE AREA AND WILL ADD TO HOUSING DIVERSITY.

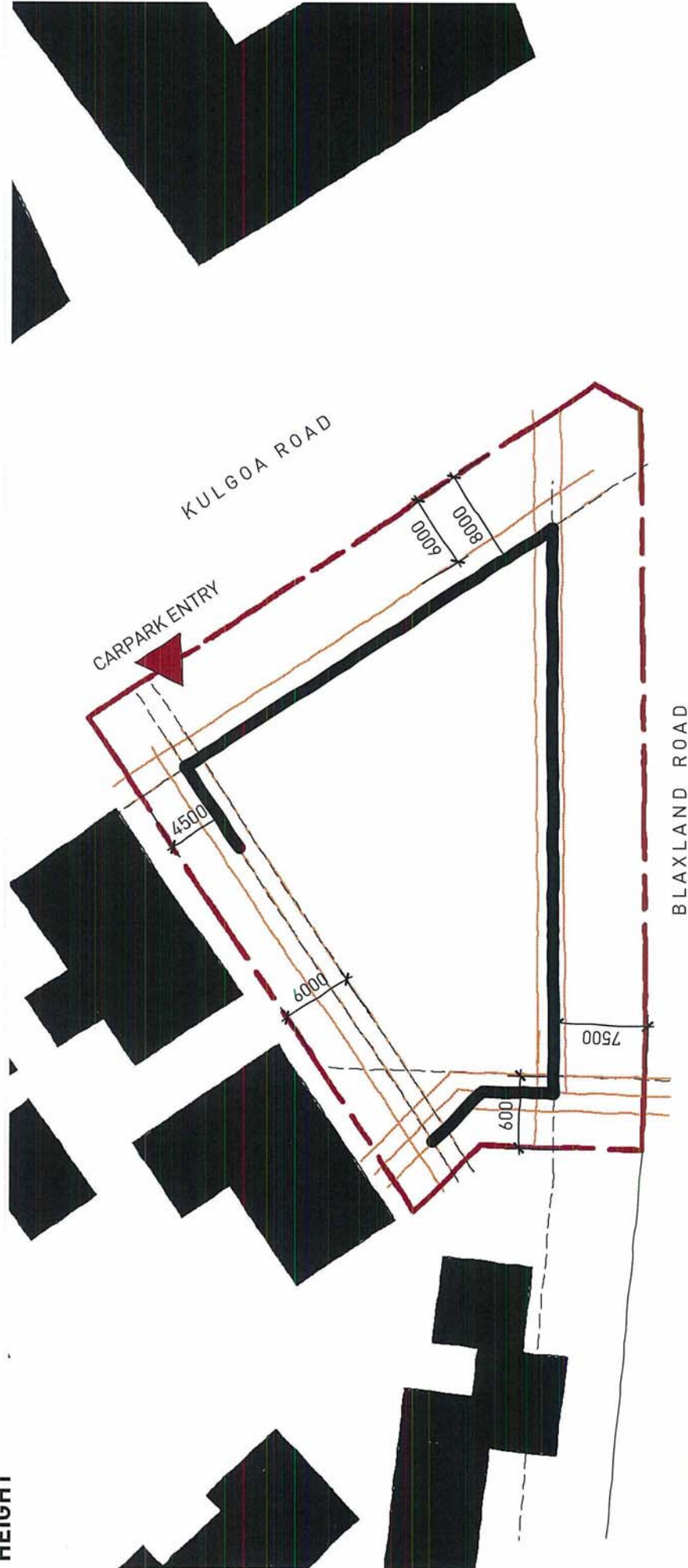
THE DEVELOPMENT PROVIDES ACTIVE STREET FRONTAGE TO BOTH STREETS AND A BUILT FORM APPROPRIATE TO THE DIFFERENT STREETSCAPES.

REDUCED SETBACK TO BLAXLAND ROAD INCREASES SETBACK BETWEEN APARTMENTS AND INTERFACE DWELLINGS AND INCREASES NORTH FACING COURTYARD.

CARPARKING WILL BE PROVIDED IN BASEMENT WITH ACCESS FROM KULGOA ROAD. AT THE LOWEST POINT ON THE SITE..



HEIGHT



SETBACKS

## MASTERPLAN: BUILDING ENVELOPE

BLAXLAND ROAD HOUSING

TCQ BUILDERS



UD06

09\_197

16/11/10

F

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**DEVELOPMENT STATISTICS**

SITE AREA: 1973sqm

HEIGHT: 3 STOREYS

GFA:

POTENTIAL NoDWELLINGS:

9 x 3 BED

5 x 2 BED

[Density category - type 4]

SITE COVERAGE ~37%

## MASTERPLAN: BUILDING FOOTPRINT

### BLAXLAND ROAD HOUSING

TCQ BUILDERS

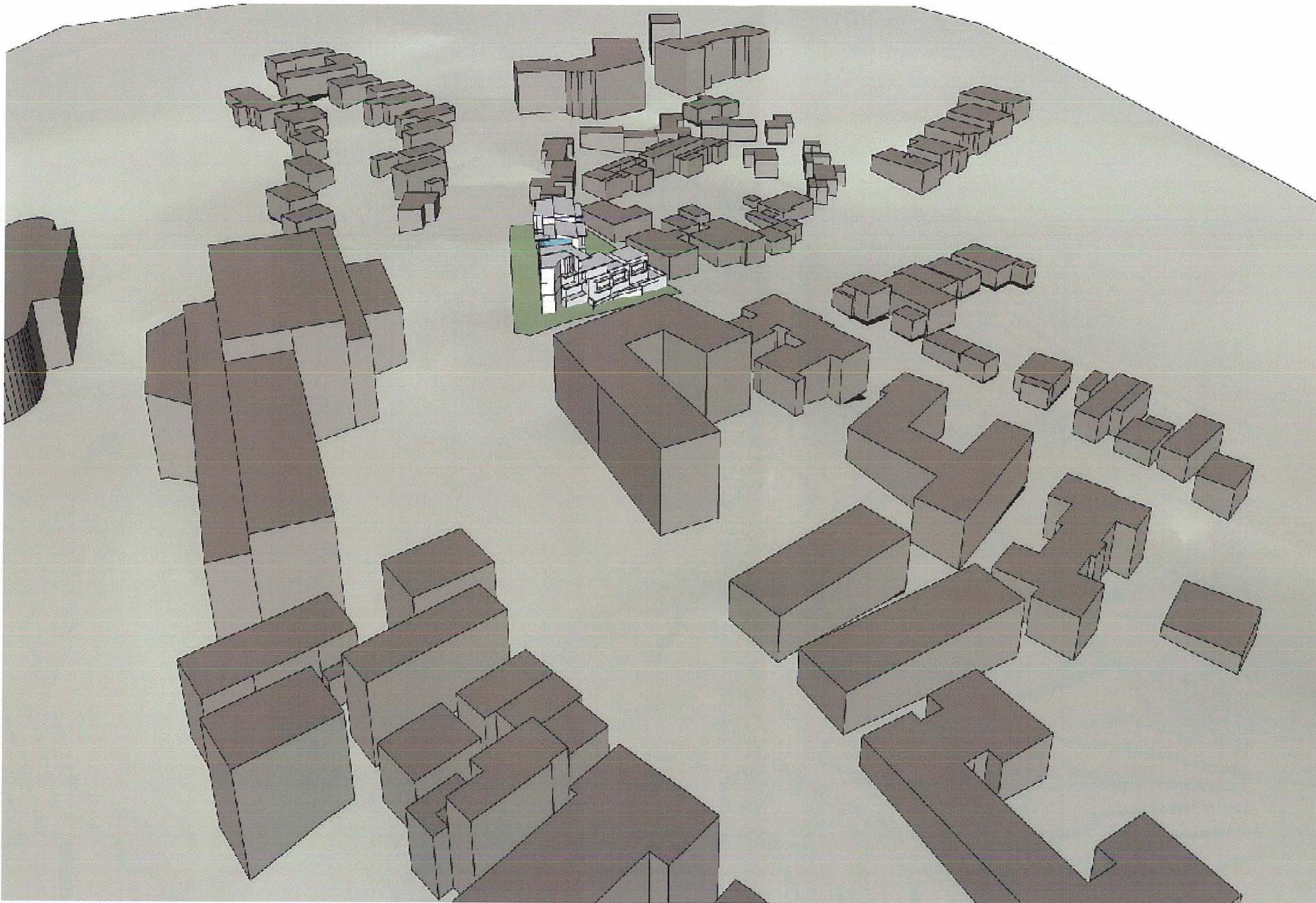


UD07

09\_197 16/11/10 G

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3D CONTEXT PLAN  
**MASTERPLAN: BUILDING ENVELOPE 3D**

**BLAXLAND ROAD HOUSING**

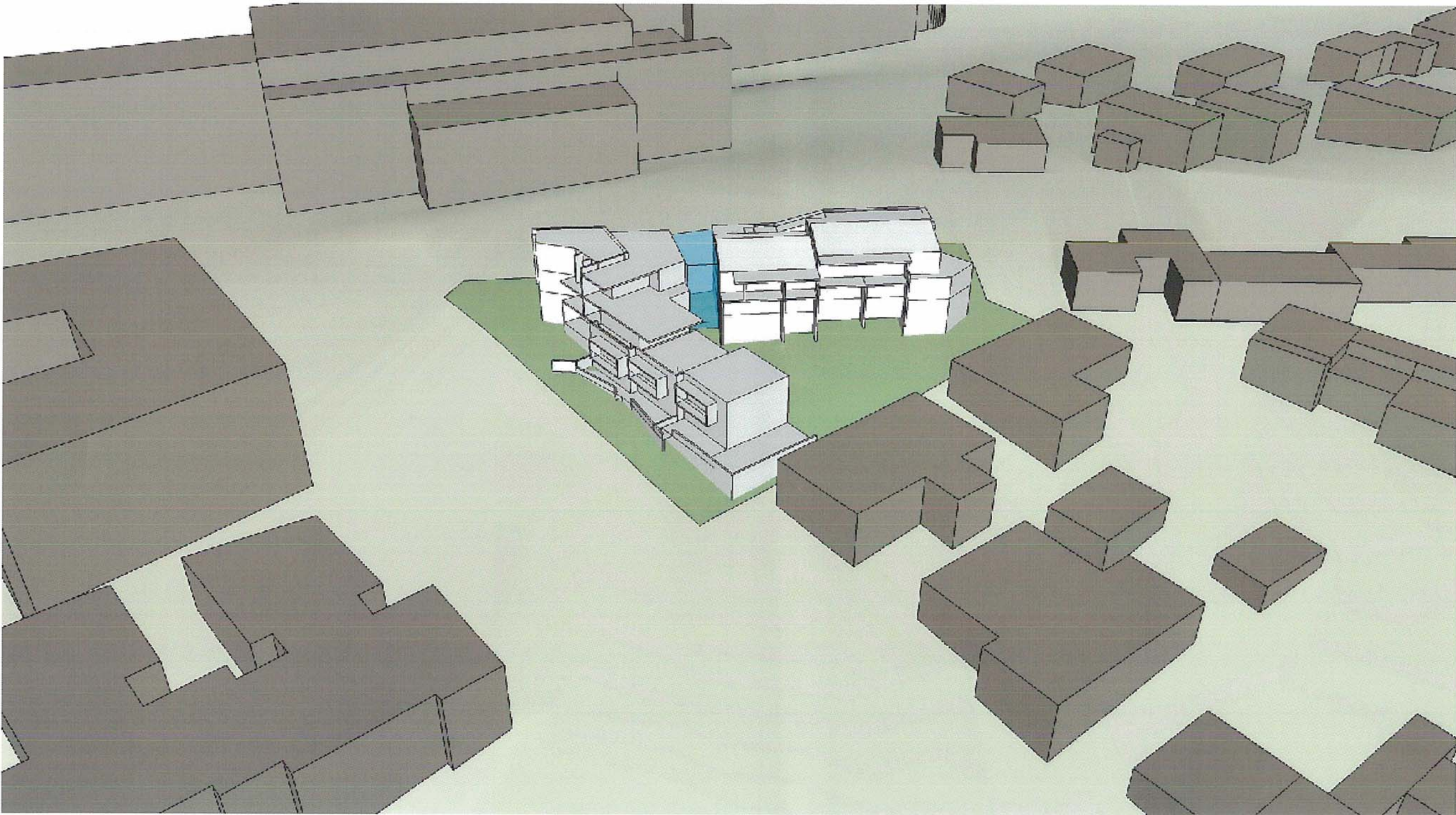
TCQ BUILDERS



**UD08**

09\_197 16/11/10 D  
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POTENTIAL BUILDING ENVELOPE  
MASTERPLAN: POTENTIAL ENVELOPE 3D

## BLAXLAND ROAD HOUSING

TCQ BUILDERS



UD09

09\_197 16/11/10 C  
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- 1 MATCH ALIGNMENT OF ADJOINING DWELLINGS
- 2 VEHICULAR ENTRY AT LOWEST PART OF SITE FOR MINIMUM IMPACT. ENTRY AWAY FROM ARTERIAL ROAD.
- 3 STREET ALIGNMENT MATCH ADJOINING PROPERTIES ON BLAXLAND ROAD
- 4 MAIN LOBBY. VIEWS THROUGH ENTRY TO COURTYARD BEYOND.
- 5 PEDESTRIAN ENTRY CLEARLY VISIBLE FROM STREET. LEVELS PROVIDE ACCESS FOR PERSONS WITH A DISABILITY.
- 6 PRINCIPAL PEDESTRIAN ENTRANCE.
- 7 REDUCE BUILDING HEIGHT TO TWO STOREY ADJACENT BOUNDARY
- 8 MATCH ALIGNMENT OF ADJOINING PROPERTIES
- 9 APARTMENT BUILDING ACTS AS NOISE BUFFER TO ADJOINING SINGLE RESIDENTIAL
- 10 NOISE FENCE SET WITHIN LANDSCAPE SETBACK TO REDUCE VISUAL IMPACTS
- 11 INCREASED SETBACK TO BOUNDARY - BUILDINGS ORIENTATED OBLIQUE BOUNDARY TO DISCOURAGE VIEWS INTO ADJOINING PROPERTIES.
- 12 COMMON AREAS TERRACED. LEVELS OF COMMON AREAS SIMILAR TO LEVELS IN ADJOINING PROPERTY
- 13 SETBACK TO ADJOINING PROPERTY
- 14 LOWER LEVEL PRIVATE OPEN SPACE SETBACK FROM BOUNDARY TO REDUCE PRIVACY IMPACTS
- 15 LOWER LEVEL TERRACES ORIENTATED TOWARDS STREET TO ENCOURAGE PASSIVE SURVEILLANCE AND REDUCE PRIVACY IMPACTS.
- 16 PRIVATE ENTRANCES PROVIDE A PERSONAL SCALE TO THE DEVELOPMENT.

## ANALYSIS: IMPACTS

### BLAXLAND ROAD HOUSING

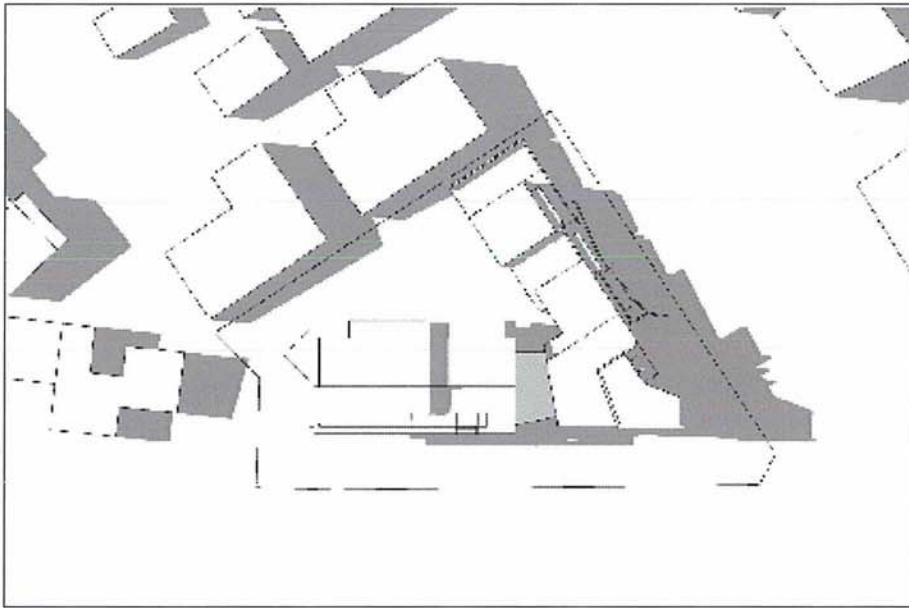
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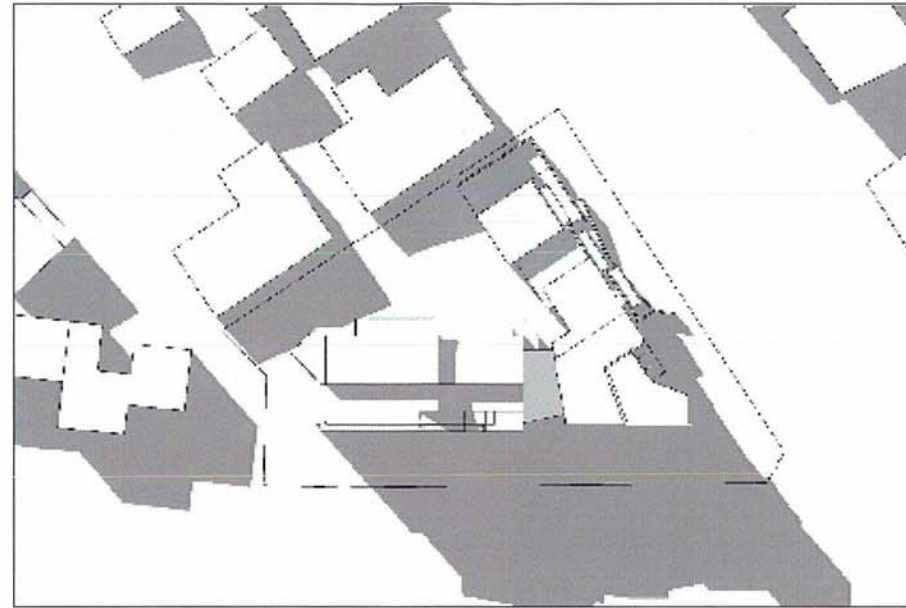
**UD10**

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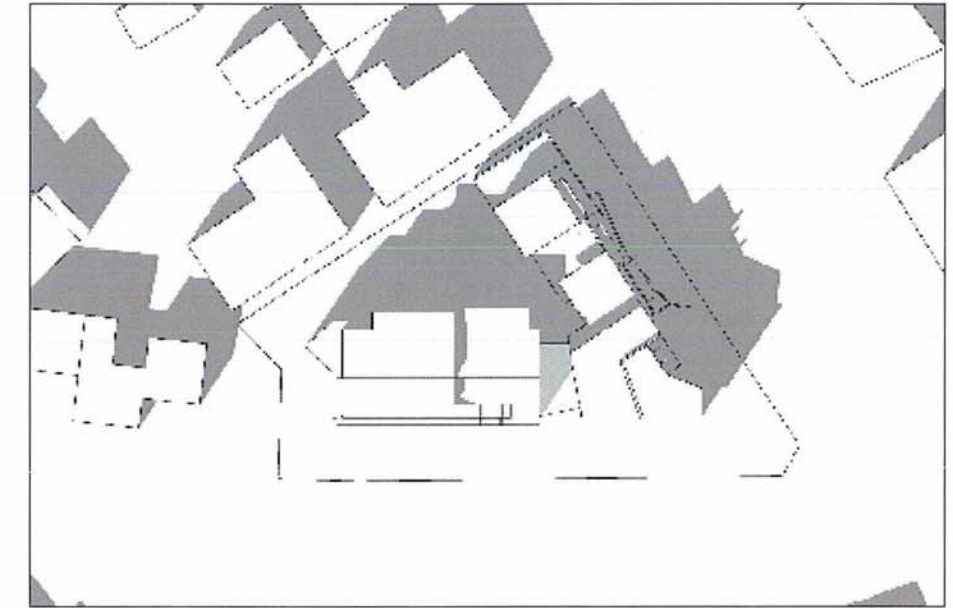




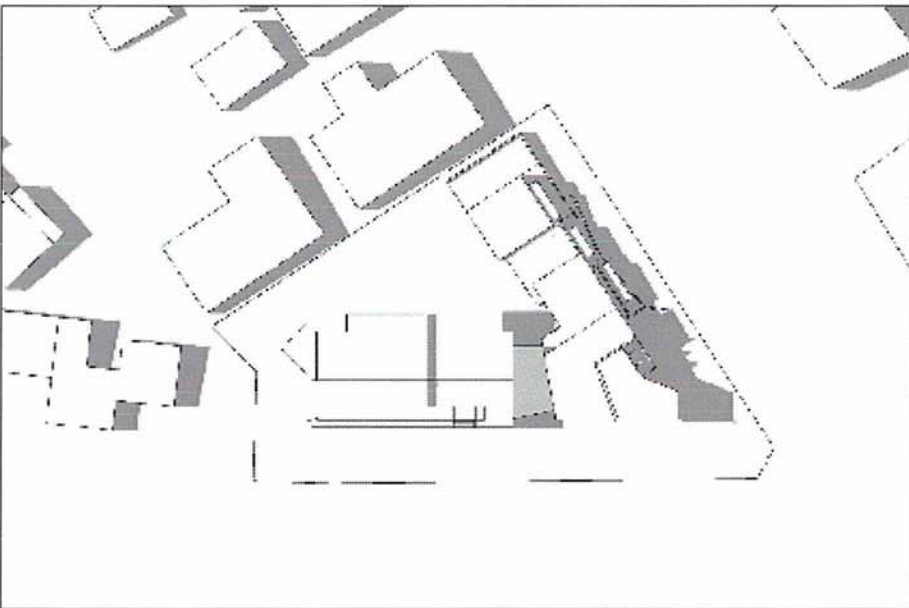
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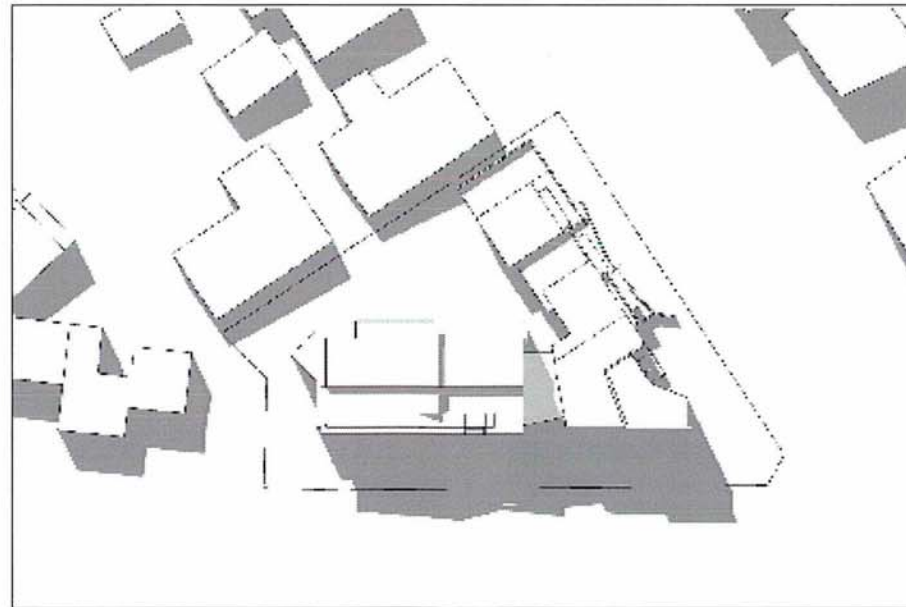
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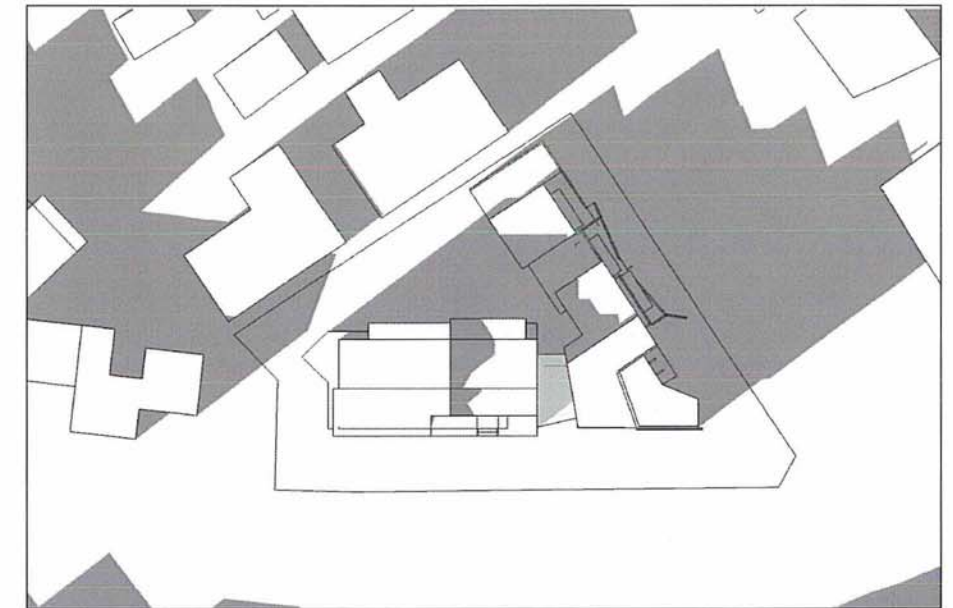
JUNE 21 15:00



EQUINOX (SEPT 23) 09:00



EQUINOX (SEPT 23) 12:00



EQUINOX (SEPT 23) 15:00

## ANALYSIS: SOLAR

### BLAXLAND ROAD HOUSING

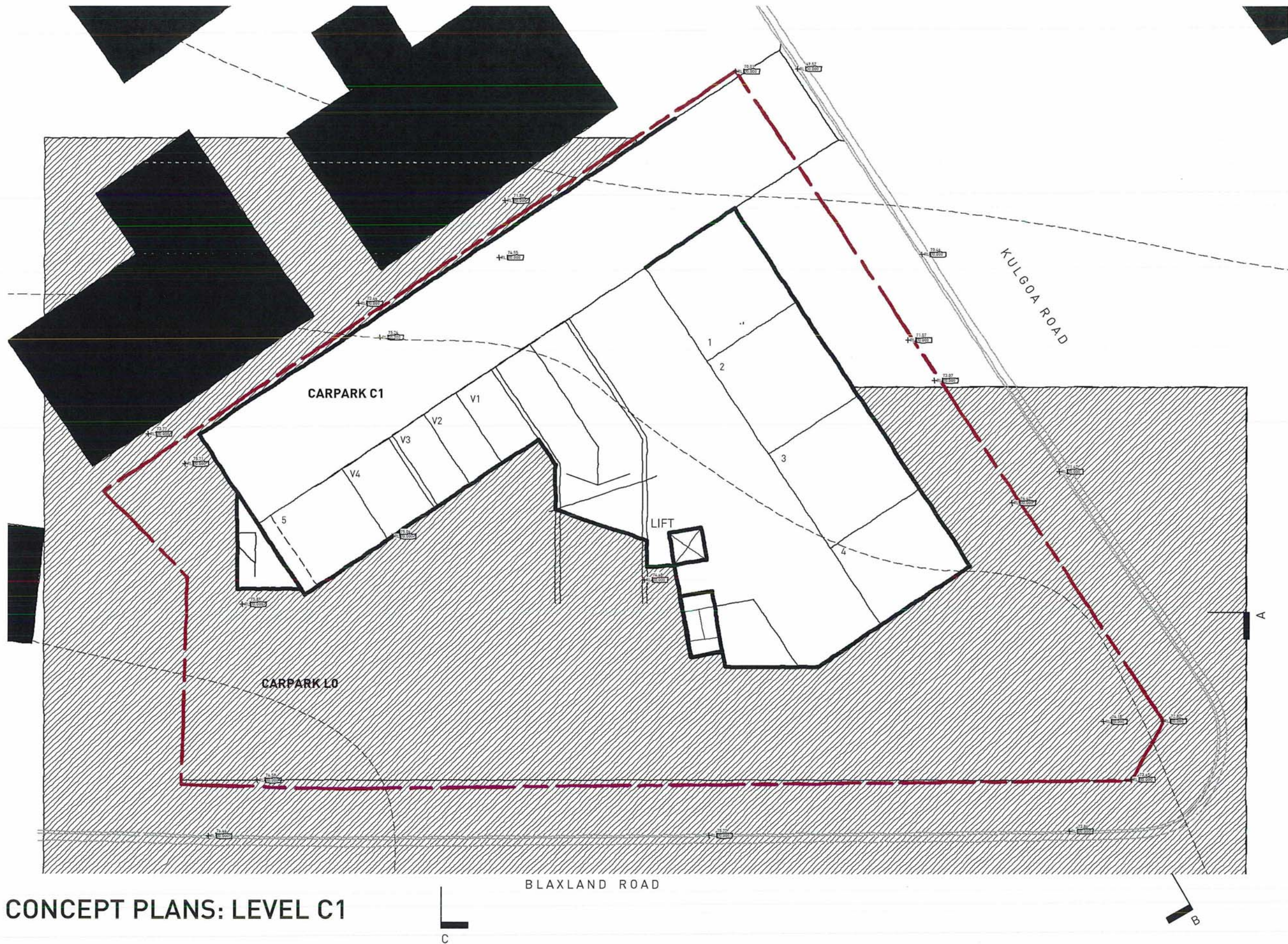
TCQ BUILDERS



UD11

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CONCEPT PLANS: LEVEL C1

BLAXLAND ROAD HOUSING

TCQ BUILDERS



UD12





## CONCEPT PLANS: LEVEL 0

### BLAXLAND ROAD HOUSING

TCQ BUILDERS



UD13





## CONCEPT PLANS: LEVEL 1

### BLAXLAND ROAD HOUSING

TCQ BUILDERS



UD14









## CONCEPT PLANS: LEVEL 3

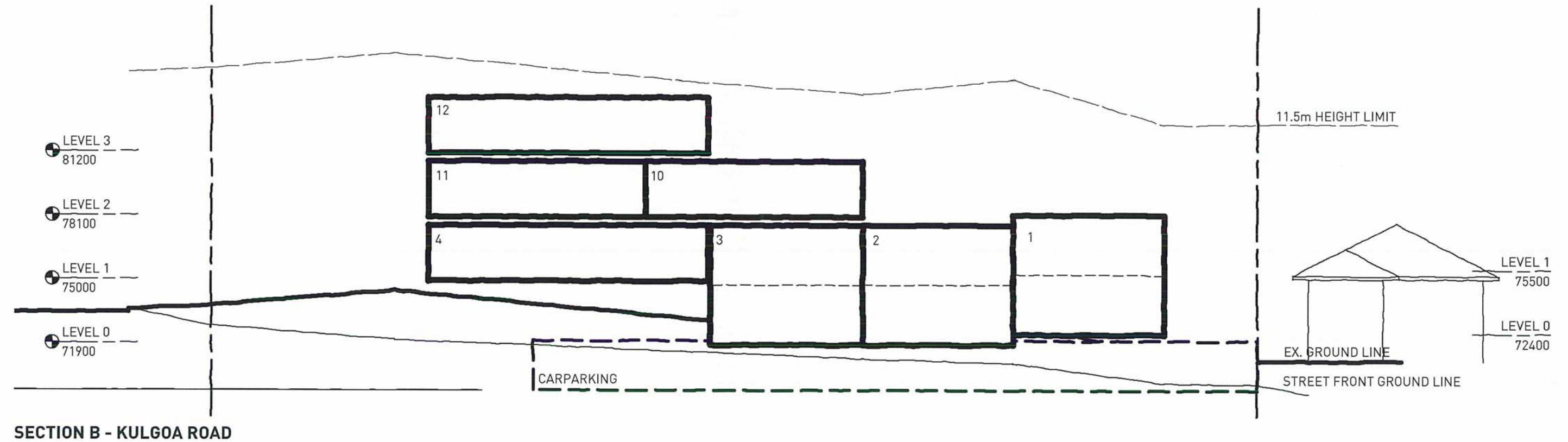
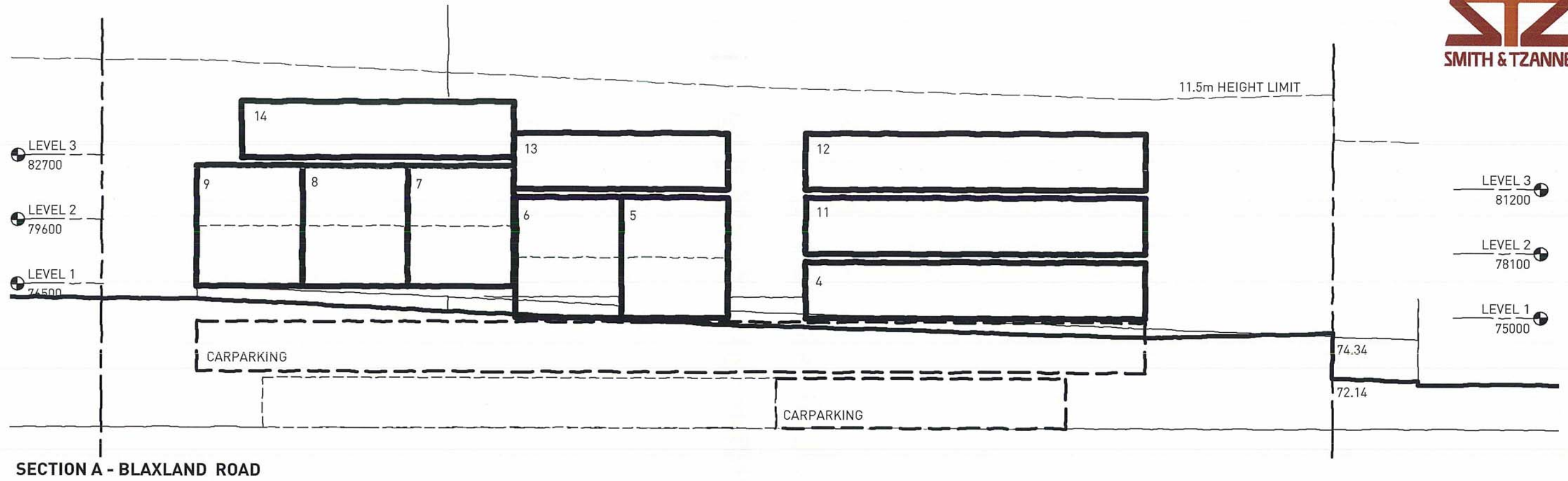
### BLAXLAND ROAD HOUSING

TCQ BUILDERS



UD16





## CONCEPT PLANS: SECTION A & B

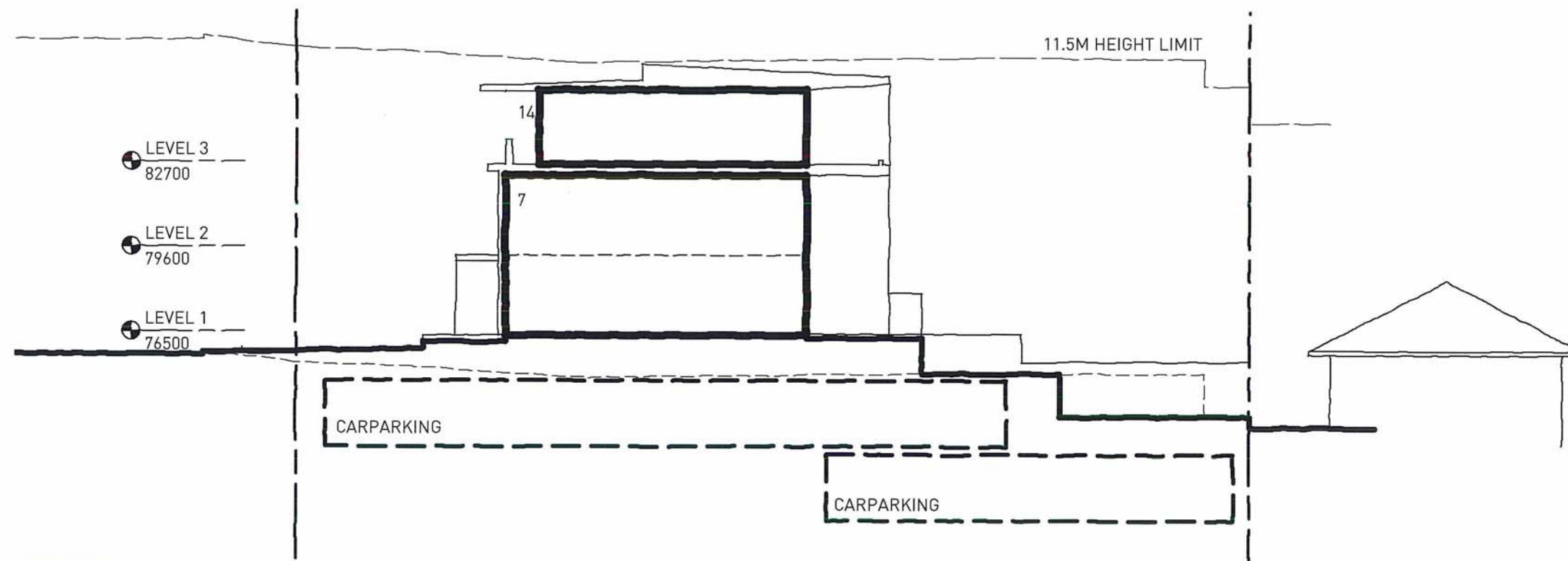
### BLAXLAND ROAD HOUSING

TCQ BUILDERS

UD17

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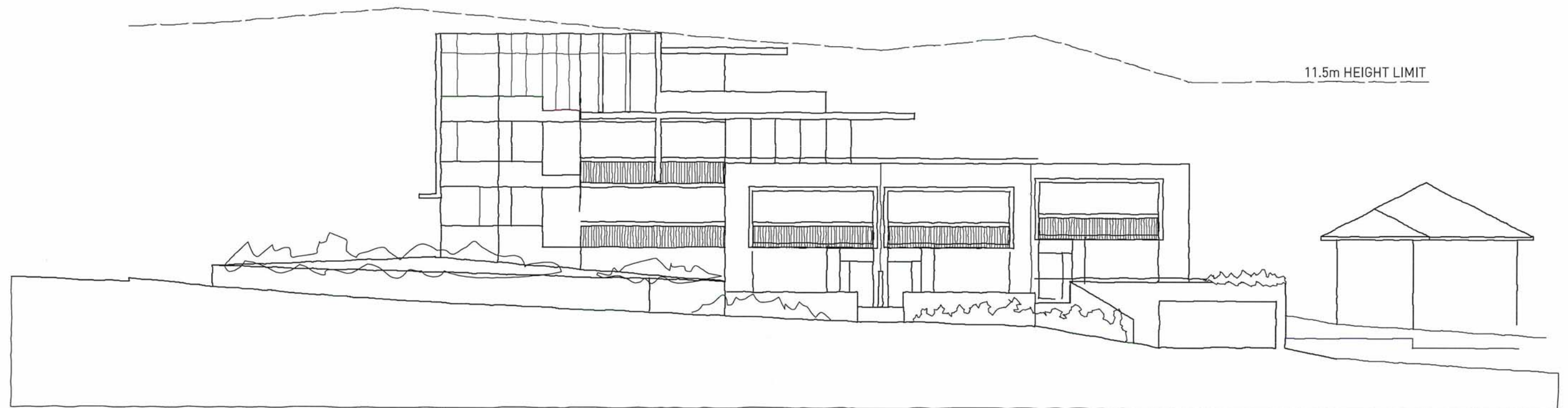
SECTION C

## CONCEPT PLANS: SECTION C





ELEVATION BLAXLAND ROAD



ELEVATION - KULGOA ROAD

## CONCEPT PLANS: STREET ELEVATIONS

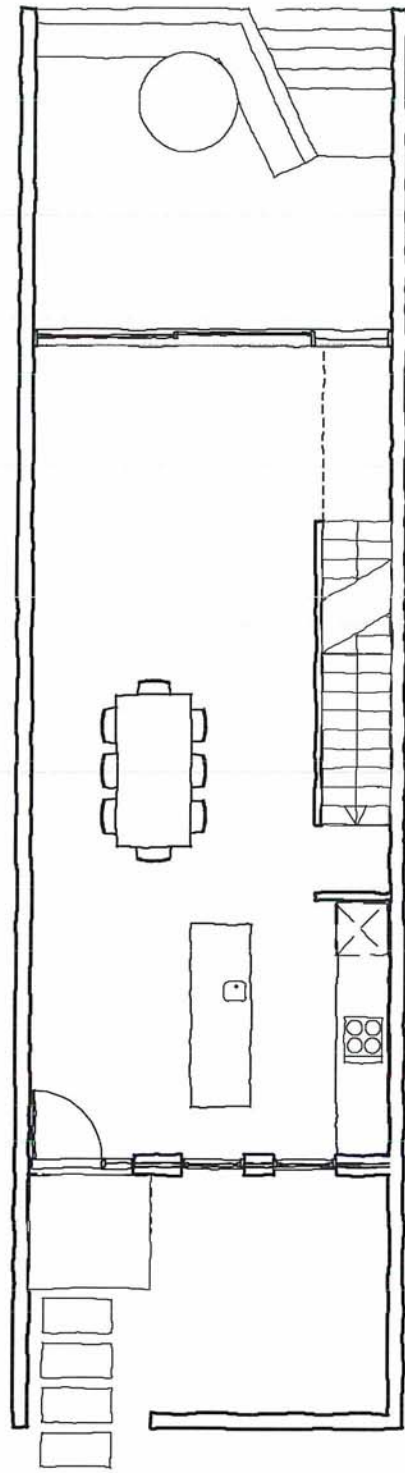
### BLAXLAND ROAD HOUSING

TCQ BUILDERS

UD19

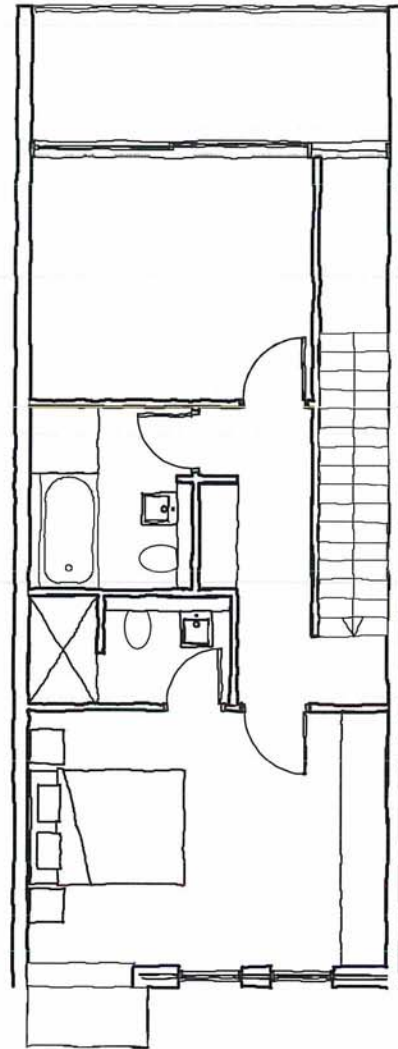
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s-tz.com.au



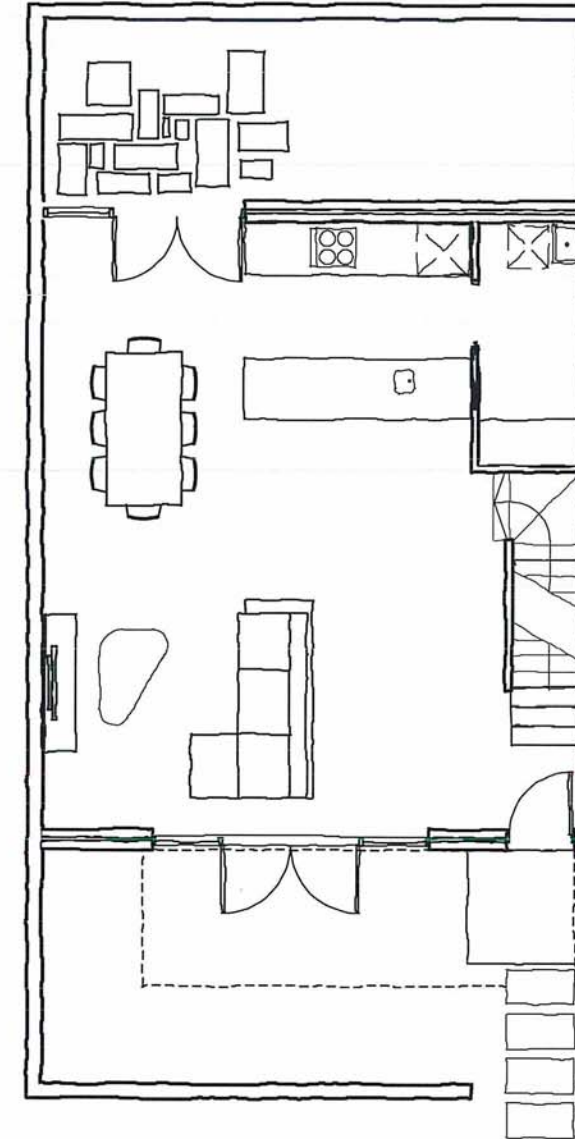


LOWER

UNIT 7 + 8  
1:100

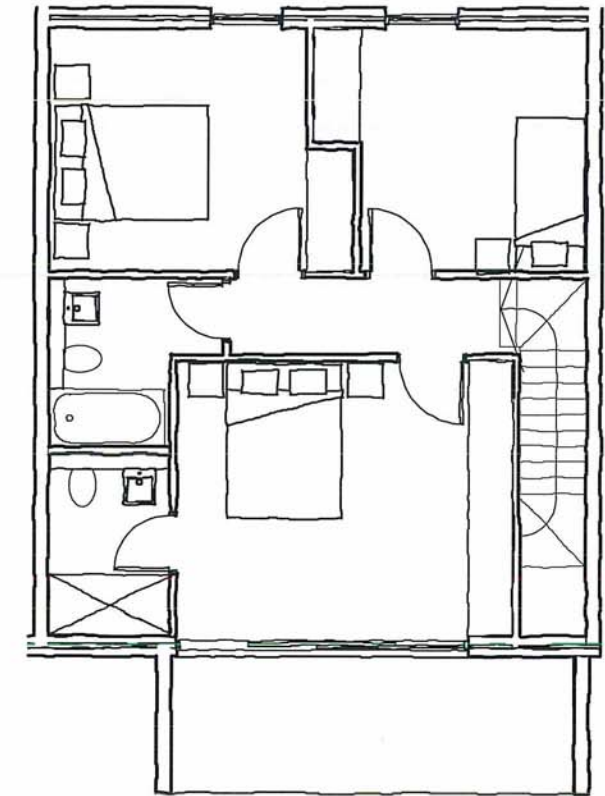


UPPER



LOWER

UNIT 1,2+3  
1:100



UPPER

## CONCEPT PLANS: TYPICAL APARTMENTS