

20th June 2008

General Manager
City of Ryde Council

**RE: PROPOSED DEVELOPMENT OF TWO RESIDENTIAL BUILDINGS ON TOP OF THE RYDE SHOPPING CENTRE SITE
SEPP 65 STATEMENT**

PRINCIPLE 1 – CONTEXT

This site is surrounded by a mixture of building types, heights, uses and styles. To the southwest is Church Street which is the local shopping street, containing low scale street retail uses with some commercial uses on upper floors. To the south east is a large school premises that contains sporting ovals and some low scale heritage buildings. To the north east are low scale residential buildings stretching along Smith Street that typify the historic type of residential development of Ryde. To the North West is the Council Chambers building occupying a prominent landform location on the ridge. The proposal is for two of five masterplanned residential buildings on top of large retail complex that replaces and upgrades the existing retail complex. The purpose of the residential towers is to add to the residential base that will be able to use the retail, recreation, learning, social and entertainment functions in the retail complex. Contextually, these residential towers are absolutely appropriate to this location and contribute positively to the desired future character of the area.

PRINCIPLE 2 – SCALE

The proposal establishes a hierarchy of scales that relate to the different facets of the sites context. The retail podium creates a human scale to the surrounding streetscapes. Above this, the residential towers have their highest scale toward the middle of the site and respect the LEP height controls. The southern tower (Building F) steps from its highest point in the middle of the site down in a south easterly direction toward Tucker Street. It stops some six metres before the podium edge and as the site increases in width, some 12 metres from the podium edge. This part of the podium is at a considerable height and the residential buildings will rarely be visible from the street. The podium is a large landscape area creates a horizontal spatial scale that is compatible with the heights of the taller towers and in excess of the requirements of RFDC. The western façade of both buildings B and F have also been setback from the podium edge along the public strada to the requirements of the LEP/DCP. Whilst these buildings will be seen from this public space, they are at an angle to the retail podium and so will create visual interest and variation.

PRINCIPLE 3 - BUILT FORM

The master plan of the five buildings is straightforward and clear in its arrangement. This adds a strength and comforting predictability at the macro scale, creating clear precincts which break up the scale of the development. The proposal of Buildings B and F are two distinctly different buildings that occupy different contextual locations. Building F is a highly modulated stepped building in both plan and elevation that relates to the topography and maximises views to the south east. Building B is a more straight forward linear building that runs parallel to and reinforces the ridge line and spine of the site. This building is divided into two separate cores and the articulation and modulation reflects this. Both buildings are envisaged as being distinct elements of a family of all five residential buildings in the master plan. There is a combination of independent colour palettes for each building that have three tones, with a unifying white highlight to slab edges, balcony balustrading and metal louvre sun screening. Stone cladding is used in the base of all buildings and also continues into the landscaped areas, which will unite all the buildings with the common open space.

PRINCIPLE 4 – DENSITY

The residential density of these two residential buildings comprises 185 apartments with a mixture of 1, 2 and 3 bedrooms with or without study. The total proposed FSR conforms to LEP requirements and the residential density is entirely appropriate for a retail complex of this size.

PRINCIPLE 5 – RESOURCE, ENERGY AND WATER EFFICIENCY

The provision of this density of residential development in this location with good transport links and immediate proximity to retail, learning, entertainment and recreation uses and employment, is in itself an efficient use of resources. Stormwater detention, retention and re-use have been proposed for irrigation of the landscaped areas and car wash bay. A basix report is part of the submission and requirements of solar access and cross flow ventilation have been achieved which provides a level of comfort that will reduce the requirement of air conditioning.

PRINCIPLE 6 – LANDSCAPE

The residential common landscaped area has been masterplanned with five different themed “rooms”. The landscaping adjacent to buildings B and F develops this to provide interest and variety, balanced with the practical requirements of a high use recreation area. There is a clear distinction in the hierarchy of private to common space and the change in level has been exploited to connect an indoor swimming pool and gymnasium to the main landscaped podium deck. Common stone and paving materials have been used to both landscape and internal common areas to integrate the two.

The landscaped area has been cleverly designed to ensure that lawn and landscaped areas can be established at a raised podium area and are well protected in a potentially heavily trafficked area. This has been done by raising areas of planting and providing a geometric arrangement of paths that relates to the buildings and the pedestrian traffic desire lines.

PRINCIPLE 7 – AMENITY

The residential buildings B and F units achieve cross flow and solar access requirements with careful use of two storey, corner and through units. The number of south facing units have been minimised so that there are no solely south facing units. Ample glazing is provided to living spaces that open directly onto balconies. Where building F steps, larger more generous terraces have been provided. Lift access is provided to all units, linking every floor with the podium, common facilities and car parking. Access to the retail complex is via separate “shuttle” lifts that link podium level and strada level. Two residential entry lobbies are located in the strada and one on Pope Street. These present a grand entry to the residential buildings within the retail complex, whilst creating a secure environment for residents and their guests. Common open spaces have been provided at podium level that have generous proportions, in line with the scale of the project.

PRINCIPLE 8 – SAFETY AND SECURITY

The residential building will be a secure environment, access by electronic security devices at the vehicle entry point at level three and the three residential entry lobbies at strada level as mentioned above. These three lobbies will have some form of concierge or building guests will park in the retail parking areas and proceed to the strada entry lobbies. The shuttle lifts will then take all people to the level five podium. From there, residents and guests will be able to proceed out to the podium landscaped area and re-enter any of the buildings in the masterplan. At this second building entry lobby, another form of electronic security will be applied to control access to the individual floor of the residential buildings. Pedestrian entry is located at Strada level for each building. Private yards adjacent to the common areas are secured with fences and lockable gates. The common areas are to be well lit, with clearly defined paths between the buildings. Car park areas are to be well lit and lifts will have security control and close circuit television cameras.

PRINCIPLE 9 – SOCIAL DIMENSIONS

A variety of apartment sizes and types is proposed which will create opportunities for all potential residential groups. These residential units will be with immediate proximity to employment opportunities and communal and retail amenities which is an ecologically efficient use of resources. Significant common areas have been provided with facilities for the enjoyment of residents. The scale, materials and detail of the building facades is a positive contribution to the public environment contributing to the desired future character of Ryde region.

PRINCIPLE 10 - AESTHETICS

The proposed residential towers present a contemporary and unique design of two buildings that will form part of the masterplan of the rest of the residential development. Elements of the façade design have been used in the retail facades, creating a consistency between the two. This has been achieved whilst still creating an identifiable retail podium containing the retail, entertainment, educational and recreation areas and residential entries. The residential component is expressed above this with cantilevered balconies in groups of 3 tone painted thick forms with a finer articulated treatment exploring floating and hanging simple forms. This clearly defines a language that combines a simple palette of natural materials and colours to complement strong geometrical shapes.

Two distinct facades of the buildings create thick parapet slabs on the west side and feature frames on the east, giving a complex articulation of vertical and horizontal lines of the building elements that hang one floor above the podium. The top floors are recessed to provide two storey penthouse units and create a definite base middle and top to each building.

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