



Prelodgement Advice

PROPERTY: 115 Blaxland Road, RYDE 2112 (Top Ryde City)

MEETING DATE: 27 November 2008 & 4 December 2008. **TIME:** 11am

PRELODGMET No: 55/2008

DEVELOPMENT: Top Ryde City – Commercial development above approved retail podium (LDA2006/671 & 672)

ATTENDANCE: **Council:**

Glenn Ford, Client Manager
Lexie Macdonald, Senior Strategic Planner
John Wilson, City Urban Designer
Sandra Bailey, Team Leader – Major Developments (27/11/2008)
Tony Collier – Planning Consultant

Proponents:

Mitchell Corn – Defined Developments (27/11/2008)
Tim Campbell – Defined Developments
Dan Szwaj – Turner and Associates
Nick Turner – Turner & Associates (4/12/2008)
Amanda Harvey – JBA Planning Consultants

NOTES FOR PROPONENTS

The purpose of the Prelodgement Panel is to enable you to discuss your proposal with Council officers. Council officers will endeavour to provide information which will enable you to identify issues that must be addressed in any application.

However, the onus remains on the applicant to ensure that all relevant controls and issues are considered prior to the submission of the application. In addition, the quality of the officers' advice will depend on the information you are able to provide at the meeting.

The Prelodgement Panel's advice does NOT constitute a formal assessment of your proposal and at no time should comments of the officers be taken as a guarantee of approval of your proposal.

Background

Two meetings have been held to discuss the project. The first meeting was held on 27 November 2008 and the second was held on 4 December 2008. Additional sketch plans have been submitted since for comment.

Description of Proposal

LD2006/671 & LDA 2006/672 provided consent to demolish the existing Top Ryde Shopping centre and construct the new Top Ryde City. The latter consent included the proposed commercial buildings along Devlin Street in concept form only. The proponents are now proposing to lodge a formal development application for the commercial buildings.

The submitted documents contained a set of concept plans, elevations and selected perspectives (27/11/2008). Some sketch plans were submitted for discussion and a new series of documents was submitted at the subsequent meeting (4/12/08).

These notes are provided in preliminary form to assist the proponents to consider issues raised by Council within their identified timeframes. As such, information presented by the proponents to justify and support the design (such as the desire for a distinct function and appearance and removal of open terraces fronting Devlin Street) has not been included.

Summary of Discussions

The main issues that arose during discussions at the meeting of 27/11/2008 were presented at the meeting of 4/12/2008:

- The extent of changes from the concept design was raised as an issue and a concern. There is a need to clearly enunciate how the proposed buildings fit into the whole of the Top Ryde City scheme. How is the new design compatible?
- Concern was raised at the loss of the curve of the building at the Devlin Street / Blaxland Road corner. This has consistently been presented as the image of the new shopping centre as presented on billboards on the site. The curve is also considered to present a positive design element at this corner reflecting the contributory building on the opposite corner.
- Need to provide a convincing argument for the community and Council on why the curve is now redundant.
- Questions on how the building “goes around the corner”. The rendered images provided are from the west and south-west with none from the east.
- The loss of horizontal elements in the commercial buildings and how it fits in to the whole scheme of Top Ryde City (acknowledging the proponents wish to make it distinct from the retail podium).
- There is a general need to examine where all the various planes within the building envelopes meet and what is happening at these junctions – both vertically and horizontally.
- The appearance of the building when viewed from the Strada and from the Blaxland Road entry to the Strada.

- Concern about how the vertical louvres (originally presented as a random fixture) will appear.
- Concern about how effective the louvre treatment will be from an environmental point of view and in terms of function and maintenance.
- The appearance of the building viewed from the new residential component.
- The need for a 'cap' on the top and bottom of the buildings – to visually define them.
- No comparative environmental performance provided between the concept design and proposed design (advice that ratings still being worked out).

The application needs to present the relationship between the various elements of the shopping centre such as Residential / Commercial and Retail / Commercial. This was expressed as a question about being able to clearly read access the Commercial building from and through the other parts of the shopping centre. In other words, how is it functionally integrated?

It is noted that the Sign Strategy for Top Ryde City will form a separate development application. However, the mock signs shown in the rendered presentation are considered to be indicative of the general scale and location of signs for the commercial building.

Comments by Council's Urban Designer

Council's City Urban Designer has marked up the sketch plans submitted after the meeting of 4 December 2008 and these are attached with his comments below.

The current line of the retail building below needs to be shown on the applicant's plan. This is necessary so the relationship with the proposed commercial building can be assessed.

In respect to the sketches provided by the applicant.

1. The applicant has responded to Council's comments and is showing a 'top' to the building. Based on the sketches the applicant can develop this detail further. There also appears to be a framing element at the end of the buildings which could have a similar detail. However, it is not clear from the plan whether the louvres sit in the frame or over the frame. Both options should be reviewed in sketch form so that this issue can be finalised (see SK02, 3 & 4 as marked and attached to these notes).
2. The relationship between the retail and commercial on the corner of Blaxland Road and Devlin Street is awkward. One reason for this is that the western facade is setback from the retail building while on the southern edge the facade is in line with the retail. Creating a consistent setback is an option to discuss further. The other is that the curve of the retail levels is different to the curve of the commercial levels. The curves need to relate to each other. Geometrically they need to have the same centre point and radial angle (see SK01 as marked).

3. The junction of the western facade with this southern facade on Blaxland Road and the retail below needs to be examined further in respect to items 1 & 2. Matching the 'top' of the commercial building out towards the line of the retail should also be discussed (see SK04 as marked).
4. The relationship of the horizontal framing and the vertical louvres is not shown by the applicant for clarity but it should be shown in perspective drawings as discussed in the meeting on 4 December 2008.

Outcomes

The proponents are seeking to consider matters raised by Council prior to submission of the development application. There is an opportunity for further meeting with Council staff prior to submission.

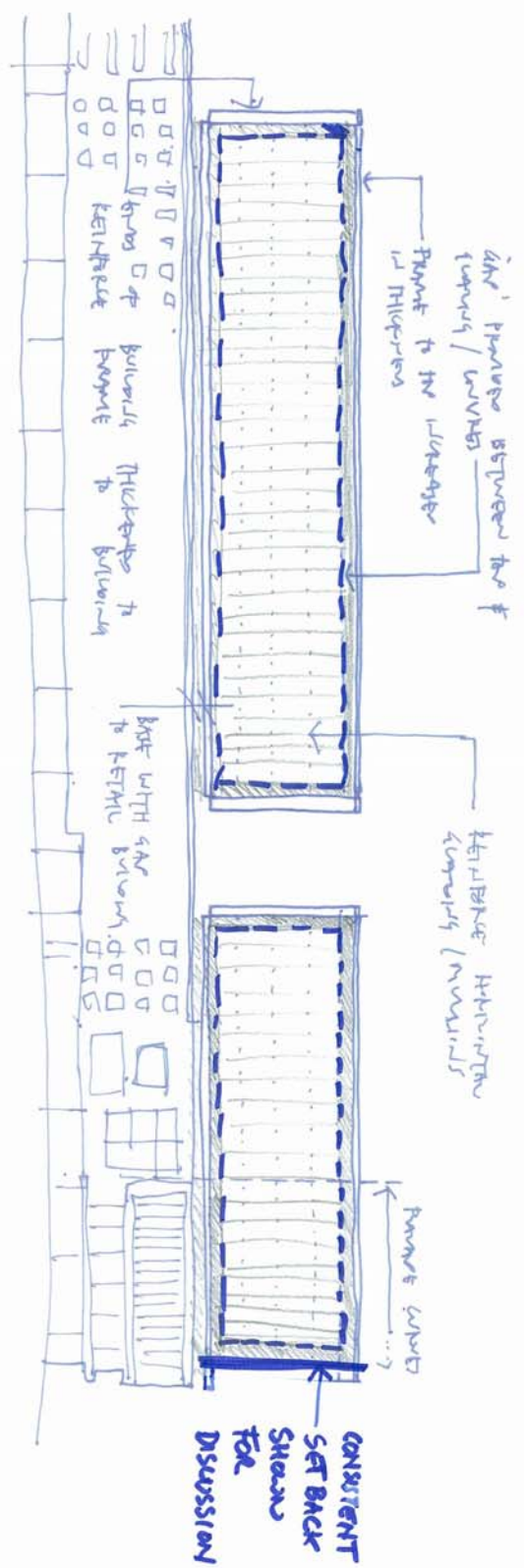
The application, when submitted will be notified to the same extent as LDA2008/585 (Top Ryde City – Stage 2 Residential – Buildings B & F). The notification will not commence before January 2009.

Glenn Ford

John Wilson

Date: 15/12/2008

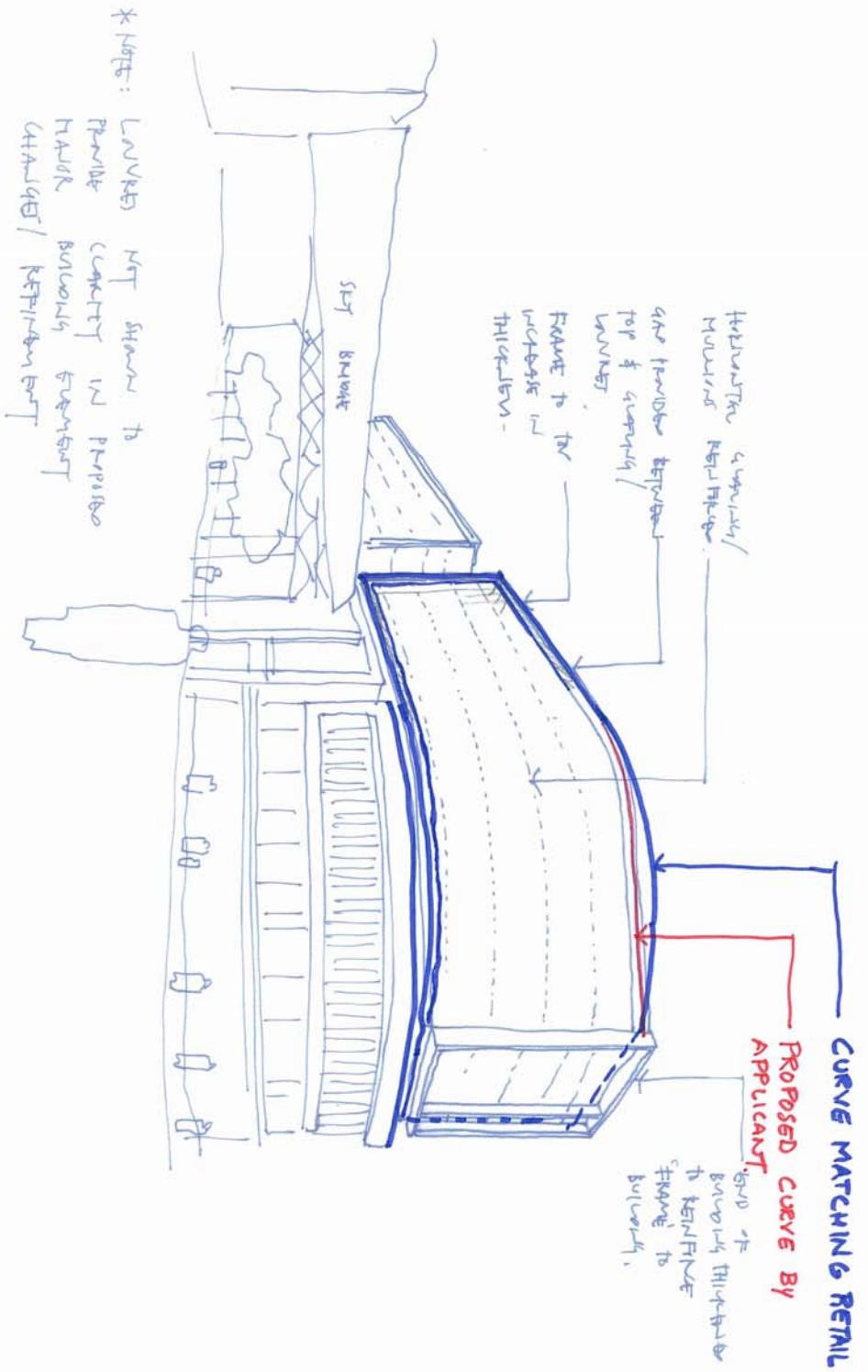
SKETCH PLANS ATTACHED



Kupuwe West Evaluation [East Evaluation similar] > STRENGTH base & top
 Reference to grade elevations 5.11.08

Skos 101208

2.4.13



MAINTAIN VIEW FROM ROAD & SURROUND STANDING PHYLIPPE BEIGAN CRACKETS

SK04 101208

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