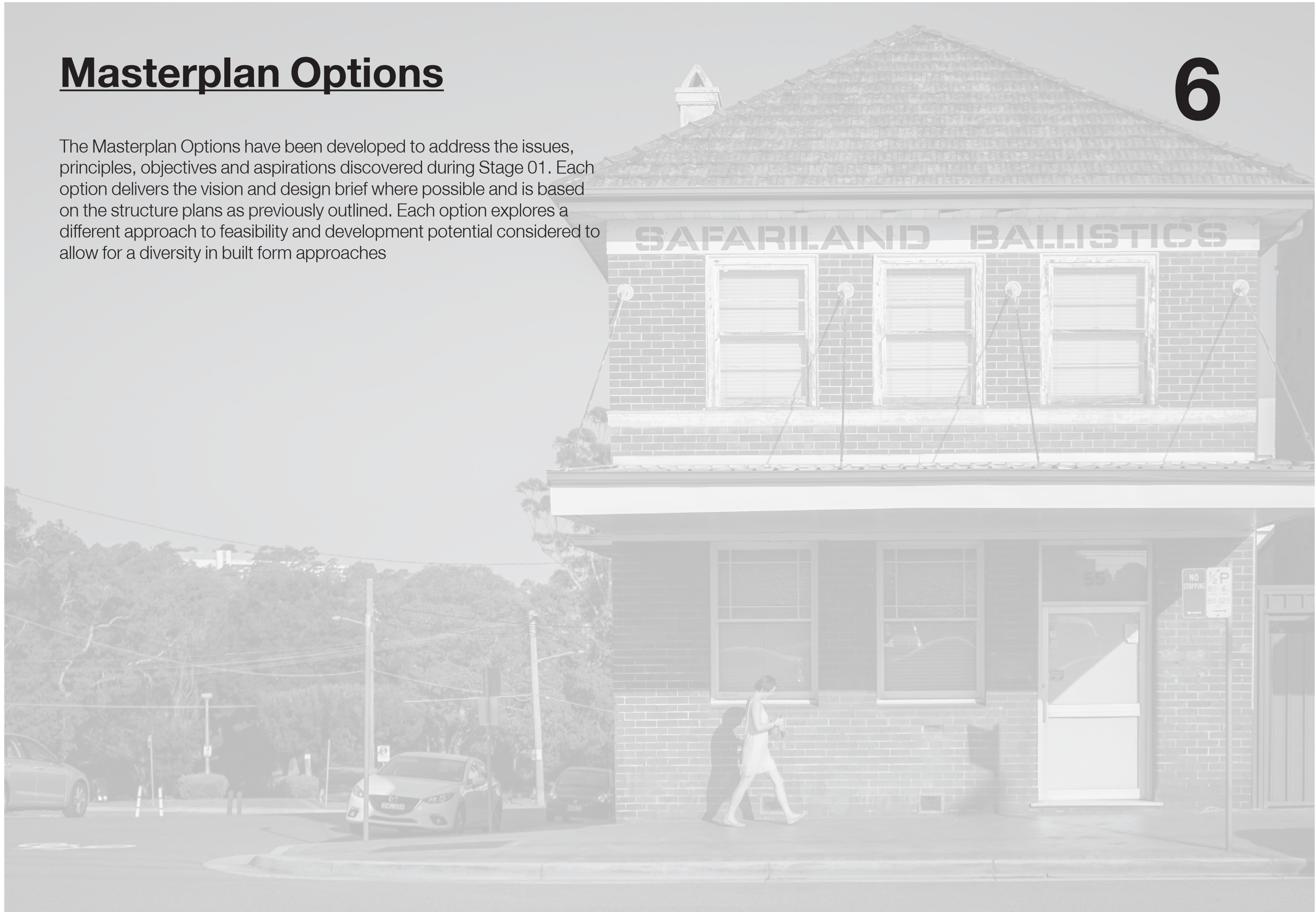


# Masterplan Options

6

The Masterplan Options have been developed to address the issues, principles, objectives and aspirations discovered during Stage 01. Each option delivers the vision and design brief where possible and is based on the structure plans as previously outlined. Each option explores a different approach to feasibility and development potential considered to allow for a diversity in built form approaches





Masterplan Options

6.1 Methodology

Council as part of its LSPS process consulted with the community on the draft West Ryde Town Centre Revitalisation Strategy (draft Strategy). The West Ryde Town Centre (WRTC) Masterplan process investigated the ideas from the draft Strategy and consider the land use and urban design changes that may need to be made to the planning controls to help encourage renewal.

Based on the draft Strategy, a number of structure plans were created to help inform the desired outcome for movement, activity, open space and built form to help guide the preparation of the masterplan options and respond to the community aspirations for West Ryde. The structure plans present potential outcomes for West Ryde and inform what the draft masterplan options aim to deliver across the town centre.

The draft Strategy included two development scenarios. The masterplan process has further explored these scenarios in more detail and has taken the following key factors into consideration:

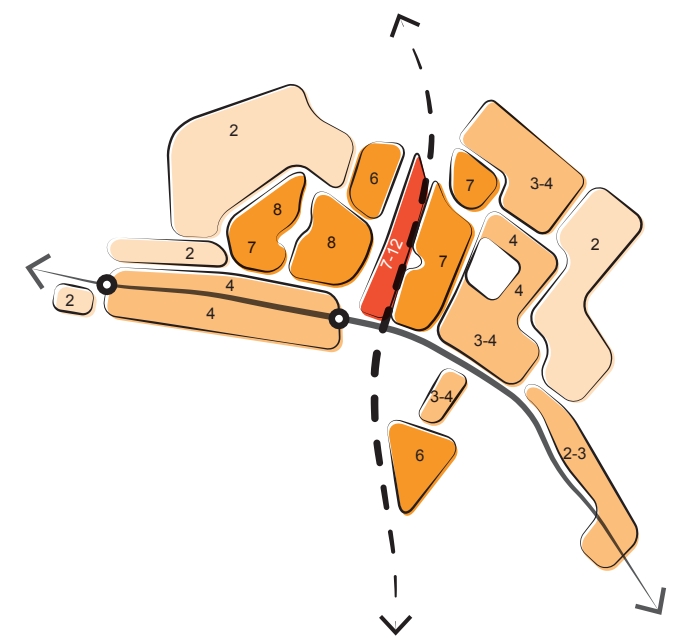
- Previous community feedback (including the community aspirations for place improvements and the strong opposition to high-rise development),
- Traffic and transport movements,
- Infrastructure provision, and
- Other planning matters (such as economic feasibility)

These factors all influence renewal opportunities in the WRTC.

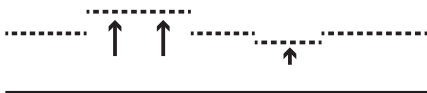
Two draft masterplan options have been prepared that consider the opportunities and constraints of redevelopment within the WRTC and have used the scenarios in the draft Strategy as the starting point. Further analysis and testing have driven the height of buildings shown in the draft options. In addition, the options take into consideration the community feedback from previous consultation and the preparation of the Local Strategic Planning Statement, traffic and transport movements, infrastructure, and other planning matters (such as economic feasibility).

Each option presents a different scale of development (and associated public benefit and place improvements) to be delivered across different timelines. The two options have responded to the community’s feedback to not ‘overdevelop’ West Ryde. As the planning controls (i.e. building heights, and floor space limits) are the primary ‘lever’ Council has to deliver renewal and redevelopment, this serves as a significant constraint to renewal as the market feasibility analysis carried out indicates that increases in building heights and density are needed to incentivise or encourage private landowners to redevelop their land to stimulate change.

The ‘economics of revitalisation’ mean the masterplan options prepared based on the community’s desire to keep a low-scale of development at West Ryde are unlikely to deliver on all the community aspirations for place improvements across the town centre. In order to deliver on the community aspirations with greater certainty, more significant increases in height and density are needed to respond to the current development feasibility of West Ryde, and maturity of the current market.



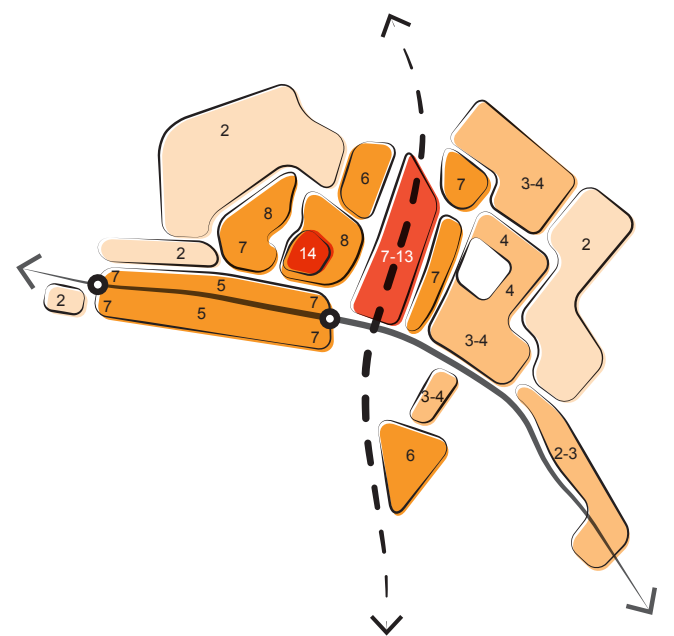
Proposed Option 01 (Baseline Scenario) - Revitalisation Strategy



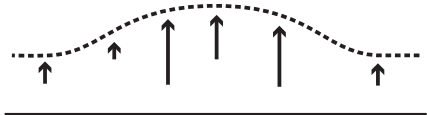
Development will be sporadic and inconsistent

Option 01 - Key Sites Only

Option 1 builds on the Baseline Scenario in the draft Strategy. Option 1 focuses on the delivery of change within the West Ryde Town Centre from the redevelopment of a few key sites that are likely to be redeveloped (or ‘turn over’) in the short-medium term as the site conditions (i.e. size, location, street frontage, and dimensions), ownership, and costs make it more viable for development. It would likely result in limited and sporadic redevelopment over an uncertain and extended time frame. However, this option responds to the community’s feedback to limit high-rise and over development, while still allowing some change and some limited place improvements (i.e. through street improvements associated with the pedestrian infrastructure adjoining the development sites).



Proposed Option 02 (Incentivised Scenario) - Revitalisation Strategy



Development will be consistent and contextual in height and scale

Option 02 - Long Term Change

Option 2 translates and builds on the Incentivised Scenario in the draft Strategy. Option 2 proposes to deliver gradual change resulting in a consistent built form over the long term across the West Ryde Town Centre. This option proposes to deliver some increase in height and density on select sites to encourage greater growth and public benefit across the town centre. Due to the current development market and feasibility of development in West Ryde it is anticipated that redevelopment would occur gradually over a long time frame.

Under this option, development would likely first occur on the outer areas of the study area (i.e. east of the railway line) to deliver the critical mass (i.e. population) needed to trigger the redevelopment of sites within the core of the town centre. As sites slowly redevelop one by one, this will encourage change on other sites, enabling them to become feasible and further instigate growth and revitalisation of the town centre. ‘Long term’ in this option means that the masterplan would encourage some development each year over 10+ years.

Like Option 1, this option also responds to the community’s feedback to limit high-rise and over-development. This option will allow more change and place improvements than Option 1, however it would also occur over an extended time frame. Some place improvements may not be delivered for a number of decades until the market conditions change and this scale of development is feasible to encourage renewal.

Masterplan Options

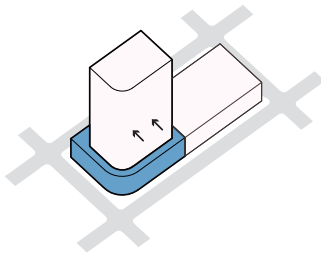
6.2 Design Drivers

A series of key design drivers have been used to develop the masterplan options to be consistent in built form outcomes with particular focus on how the built form will impact the public domain.

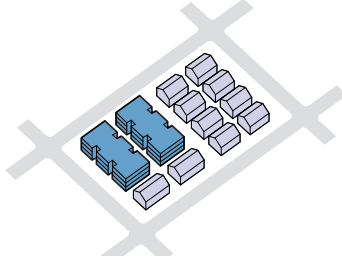
This drivers consider various aspects of built form including character, scale, height, solar, setbacks, fine-grain, way-finding and legibility.

The approach to each distinct area within each option may be slightly different based on the context and proposed development massing but all approaches are founded in these key design drivers.

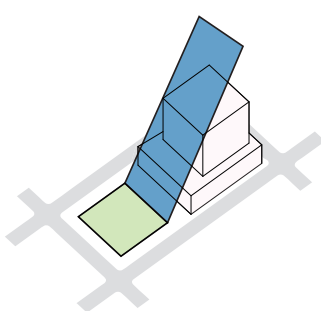
These design drivers are based on best practice in urban design and place making and have been crafted to help deliver a liveable and vibrant town centre.



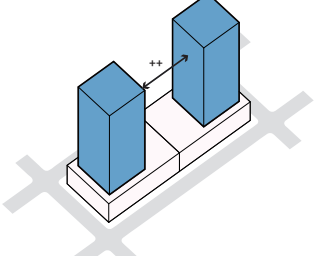
1 Above podium setbacks to maintain legibility in scale of development



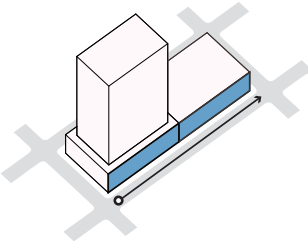
2 Respond to scale of residential and conservation areas



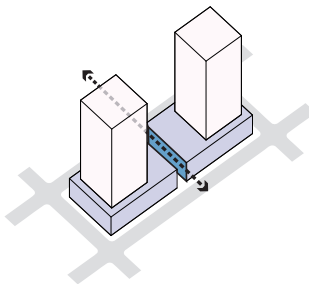
3 Protect solar amenity to open spaces



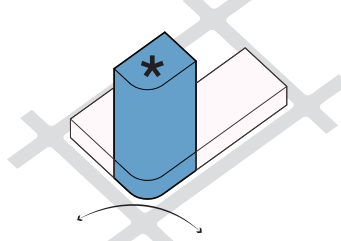
4 Maximise tall building separations where possible



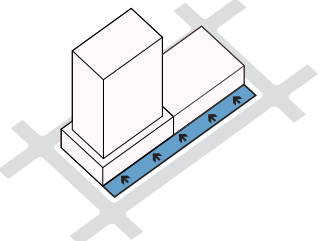
5 Continue street wall height between existing and new developments



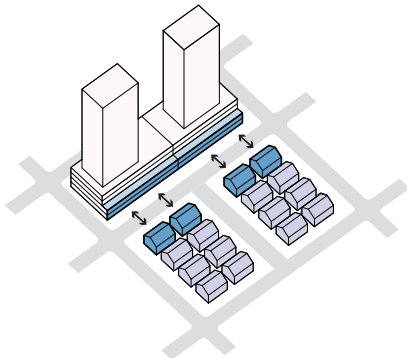
6 Maintain and provide laneways and arcades



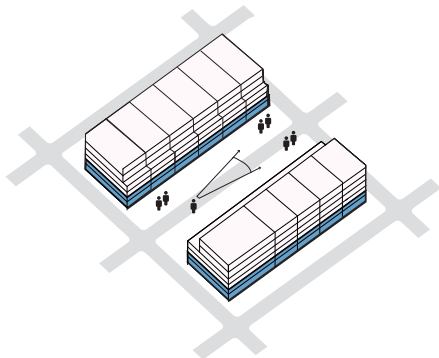
7 Focus height around intersections and sites that can provide legibility



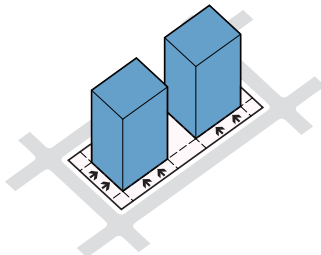
8 Setback buildings for street extensions in narrow streets



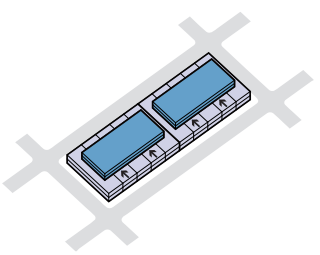
9 Podium scale to respond to adjacent low-scale context e.g. conservation areas and dwelling houses



10 Allow for active street frontages that focus activity on the public domain



11 Setback buildings appropriate to their context



12 Maintain fine-grain ground floor uses responsive to the existing lot configuration



Masterplan Options

6.3 Built Form Typologies

Each masterplan option has indicative building heights in storeys and general typology, i.e. residential, mixed use or commercial.

In order to understand the bulk and scale of future development, a snapshot of built projects categorised by height and typology help envision the aspirations of the options.

The colours represented here refer to the height in storeys on the draft masterplan options. It is recommended the built form typologies be referred to when reviewing the draft options.

These typologies have been developed on a firm understanding of current development trends in NSW and take into account multiple factors that change building density, form and amenity.

Within each category there are characteristics that are typical of the scale of development including;

**Dwellings**  
Residential dwellings within the development

**Private Open Space**  
May be terrace space for row houses or balconies for apartments

**Communal Open Space**  
Shared open space for all residents within the development with outdoor seating and planting

**Mixed Use**  
Provides multiple uses within the building footprint such as residential, commercial, retail and restaurants

**Amalgamation**  
Site area of development increases with the built form height and determines the extent of amalgamation required to produce a feasible development



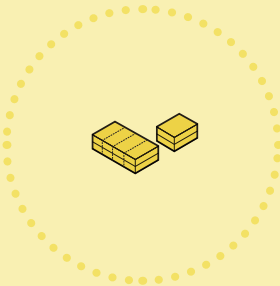
White Gum Valley, David Barr Architects



Putney Hill

‘Missing Middle’ 1-2 Storeys

The ‘missing-middle’ is an emerging typology of low-rise residential development that increases density through the use of dual occupancies with a maximum of 2 storeys



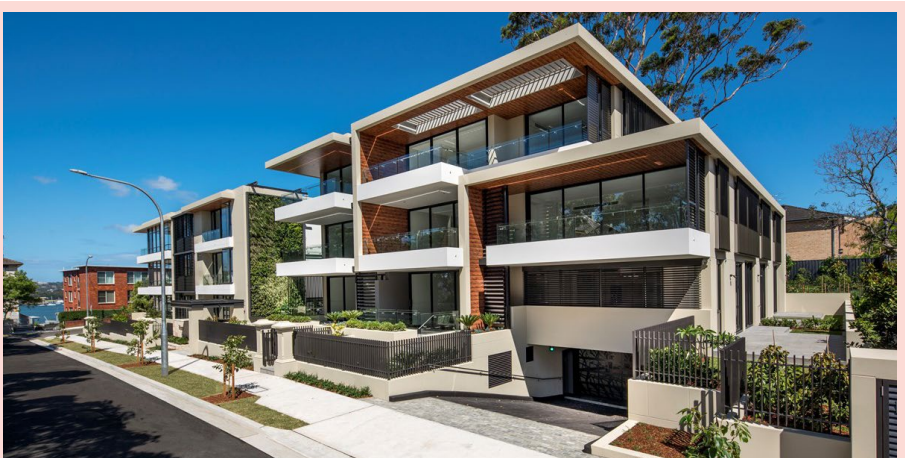
Dwellings



Private Open Space



No Amalgamation



Drummoyne, PCA Architects



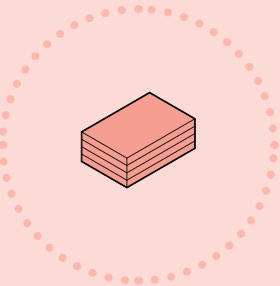
Waterloo, SJB



Erskineville, DKO

Mid-Rise Residential 3-5 Storeys

This is a version of high density residential that limits height to 5 storeys and is used in areas to achieve appropriate height and scale transition between higher density areas and existing low density residential



Dwellings



Private Open Space



Communal Open Space



Minimal Amalgamation

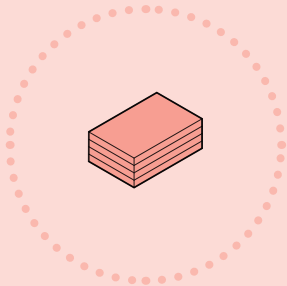


Masterplan Options



Business Development 3-5 Storeys

Commercial development that typically hosts service buildings such as car yards, industrial and innovation premises to a maximum of 5 storeys



Mixed Use

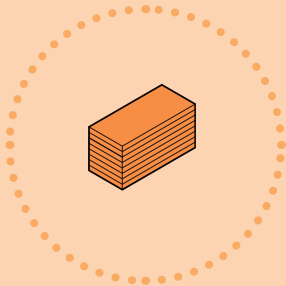


No Amalgamation



High-Rise Residential 6-9 Storeys

Residential only buildings that are of greater height and density and support greater population growth near public transport but also require greater amenity



Dwellings



Private Open Space



Communal Open Space

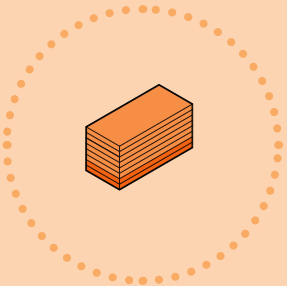


Moderate Amalgamation



Mixed Use 6-9 Storeys

Typically found in higher density areas with good accessibility to provide local services, mixed use buildings are a mix of commercial and residential floor space where lower levels support diverse commercial uses including retail



Dwellings



Private Open Space



Communal Open Space



Mixed Use



Moderate Amalgamation



Masterplan Options



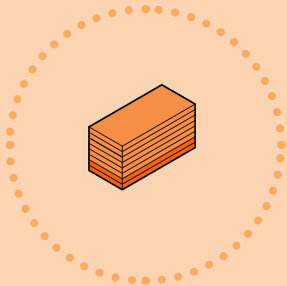
Neutral Bay




Gladesville

Shop-Top Housing 6-9 Storeys

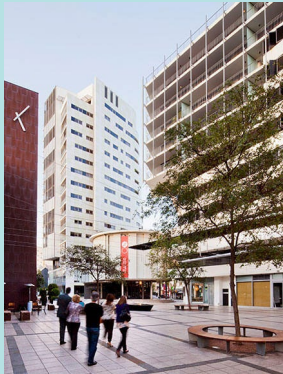
Busy movement corridors usually support shop-top housing that has retail and commercial at ground and residential above. The bulk of the buildings also provide shelter to other areas from noise and other pollutants



-  Dwellings
-  Private Open Space
-  Mixed Use
-  Moderate Amalgamation



Meadowbank

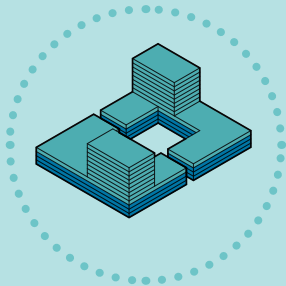


Surry Hills, SJB



Mixed Use 10-13 Storeys

Higher density version of mixed use that is typically seen as a tower and podium typology with greater quantity of commercial floorspace and supports bigger floorplates for community services such as libraries and supermarkets



-  Dwellings
-  Private Open Space
-  Communal Open Space
-  Mixed Use
-  Large Amalgamation