

URBAN DESIGN ANALYSIS - ADDENDUM

INTERFACE WITH WEST PARADE

This Statement forms an addendum to the Urban Design Analysis dated June 2009 prepared by Caldis Cook Group for Proposed High Density Residential Development at 63 – 77 West Parade, West Ryde, for Housing NSW.

January 2010

Background:

Proposed development on West Parade has been re-configured with the following key changes as relate to the overall proposed development's interface with West Parade:

- Deletion of ground level podium hard street edge form. This being replaced with highly articulated forms with increased varied street level setbacks.
- Change of majority of retail uses at ground level to residential.
- Reduction in heights.
- Amalgamation of Towers A & B into one stepped component now referred to as Building A.
- Greater articulation of facades throughout the overall proposed development.
- Increased and varied setbacks from West Parade.
- Increased setback from northern boundary of Building C (formerly Tower D) closest to roundabout.
- Narrowing of the east/west dimension and emphasising the north/south proportions.
- Reduction in size of footprints of towers.
- Increased separation between towers.

All of the above aspects combine to provide the interface of the proposed development with West Parade.

Height Interface:

Building A of the proposal provides a specific height of 37.5 metres above the street level and is 12 stories. The elimination of retail podium from the earlier proposal results in a reduction in overall height of 1.9 metres over Buildings A, B and C. This results in Building A having a difference in height of 8.2 metres above the adjoining residential towers to the south.

The context of the street is that which combines a pleasant streetscape having a sense of openness mixed with varied building relative heights as follows:

- The eastern side of the street supports twin tower adjoining development immediately to the south of the proposed development, having overall heights of 29.3 metres.
- Existing development for the previous 60 years upon the proposed development site supported single storey cottages of 4 metres height demonstrating a relative height proportion of 7.32:1 from adjoining twin towers along the eastern side of the street. These dwellings have recently been demolished.
- Three storey development on the western side of the street opposite the proposed development presents a relatively uniform height of approximately 9 metres. This results in a relative height proportion of 3.25:1 when compared to twin tower development and 2.25:1 height proportion when compared to the single storey development across West Parade. Development is well setback from the street edge.
- Further to the south of the development site along West Parade is multi-storey development which surrounds the transport interchange varying in height from 20 metres to 31 metres.
- Further to the north of the site is open at grade public car parking area and single dwelling houses of 4 metres height adjacent to the roundabout.
- Development on the return street off the roundabout supports development up to four stories opposite single storey dwellings resulting in a relative height proportion of up to 3:1

Overall, the height character of development within the street and surrounding streets is extremely varied. The most unifying aspect of the street is the western side of West Parade which supports eclectic antiquated 1940s style three-storey walk up residential unit buildings of relatively uniform height.

Overall the streetscape is pleasant while supporting a variety of development heights with relative height proportions varying from 1:1 to as high as 7.32:1.

Main points pertinent to height are:

- Heights are focused and increased towards southern end of street – this is compatible with existing density patterns.
- Heights proposed for the development are only slightly more than those approved for the CRI site across the rail corridor to the East.
- Height is suitably articulated and manipulated to descend to the lower scaled part of the street to the north.
- Increased setbacks and articulation of the tower assists perception of lower height and bulk from the street.

The relative height proportion of Building A of the proposal to the adjoining towers to the south is only 1.27:1. The relative height proportion of Building A to Building B is 1.44:1. The relative height proportion of Building B to Building C is 1.57:1.

The relative height proportions of the proposed Buildings A, B and C to the three storey development across the street are 4.16:1, 2.88:1 and 1.83:1 respectively. These proportions are clearly consistent with the existing eclectic street height proportions and character.

The infill nature of this development rationalises the highest and most dramatic relative height proportion between existing twin towers and single storey dwellings along the eastern side of West Parade. The existing relative height proportion of 7.32:1 is dramatic within the streetscape. The proposal provides development of a height which is juxtapositioned against

the adjoining twin towers to create an overall varied composition so development heights establish a pattern of minimal relative height proportion deviations to provide a more unified, gradual and fluid overall streetscape scale.

Street Edge Form:

The introduction of varied setbacks from the street edge at street level introduces opportunities for blending the private open spaces and open space within the street. This is similar in nature to the street level space as provided by the setback on the adjacent twin tower site as well as three storey residential flat developments opposite in West Parade. Resultant quality is seen as desirable interface between private development and public domain.

Removal of the hard street edge form previously proposed by the street edge podium will also eliminate the impacts associated with cantilevered awnings over pedestrian paths. The absence of these awnings will positively contribute to a sense of openness within the public domain in the street.

Vertical and Horizontal Articulation:

Reduced proposed building heights combine with greater articulation of tower form manipulation and varied setbacks from the northern and western boundaries to create a softer interface between the built form and the street.

The amalgamation of previous Towers A and B into one stepped height building A creates positive diversification within the building massing proposed while actively contributing to an interesting skyline and urban form. Perception of the development as having fewer towers is a positive outcome for the public in general.

Increased setbacks and splayed facades to the northern boundary combine well with the deletion of the previously proposed podium to further facilitate a softer interface and produce a more sympathetic relationship between the urban form of the development to the three storey high developments opposite and the lower scale single storey developments located diagonally opposite the site at the roundabout.

Narrowing of the tower components to achieve smaller tower footprints and shifting the nature of the proportions of the towers creates more space between more slender tower elements to effectively combine and reduce the impact of the massing of the development as perceived within the street. The public, when viewing the development from both sides of West Parade, as a result of these aspects, perceives greater sense of space and openness more in keeping with the existing environment.

Change of Ground Level Uses:

The proposed change of the majority of ground level uses from commercial to residential uses results in a street edge of a quieter more passive nature. The lower intensity of street edge activity is more consistent with the nature and character of the existing street and it's predominate residential uses. This will assist in ensuring the street edge and the public domain interface is not cluttered with development and activity. This contributes to greater sense of tranquility within the public domain.

Conclusion:

It is clearly illustrated that the varied nature of development forms within the street support existing relative height proportions varying from 1:1 to as high as 7.32:1. The maximum resultant relative height proportion of the tallest part of the proposed development is 4.16:1 being well below the existing proportions. The existing street level setback of all development is generally constant within the street and a dominant feature which positively contributes to a sense on openness.

The most influential aspect of the proposed development, which might impact on the quality of the street, is proposed heights of the development not only in its tallest elements but also at the street edge. The proposed development has amended and reduced the height of its elements and the imposition of its street edge form significantly. The maximum resultant relative height proportion of the tallest part of the proposed development is 4.16:1 being well below the existing proportions. Additional amendments via building proportions, spaces between towers and articulation and setbacks have a beneficial impact on the interface of the development with the public domain.

All of these changes combine to effectively act to reinforce and enhance perception of a positive open quality within and of the streetscape. This also assists to ameliorate perception of proposed development height overall. The effective result is a development which responds well to the street not only in rectifying the anomalous presence of the existing scale of the twin towers but also in providing a streetscape which will act as a balanced composition of built forms, height and open space.