



Stamford Grand North Ryde



Department of Planning

29 June 2010

AGENDA

01 Introduction (JBA + SPS)

Team

- Stamford Property Services - Development Manager
- JBA - Statutory Planning
- AJ+C - Urban Design and Architecture

Project

- Background to the project

02 Local Context (AJ+C)

- Site Location
- Capacity for change
- Future Context - Height
- DCP Urban Structure - Built Form
- Opportunities for Access and Movement to the site

03 Site Context (AJ+C)

- Opportunities and Constraints

04 Indicative Proposal (AJ+C)

- Site Plan
- North Elevation
- Section

05 Summary (JBA)



161 Kent Street - Stamford Marquee completed 2006



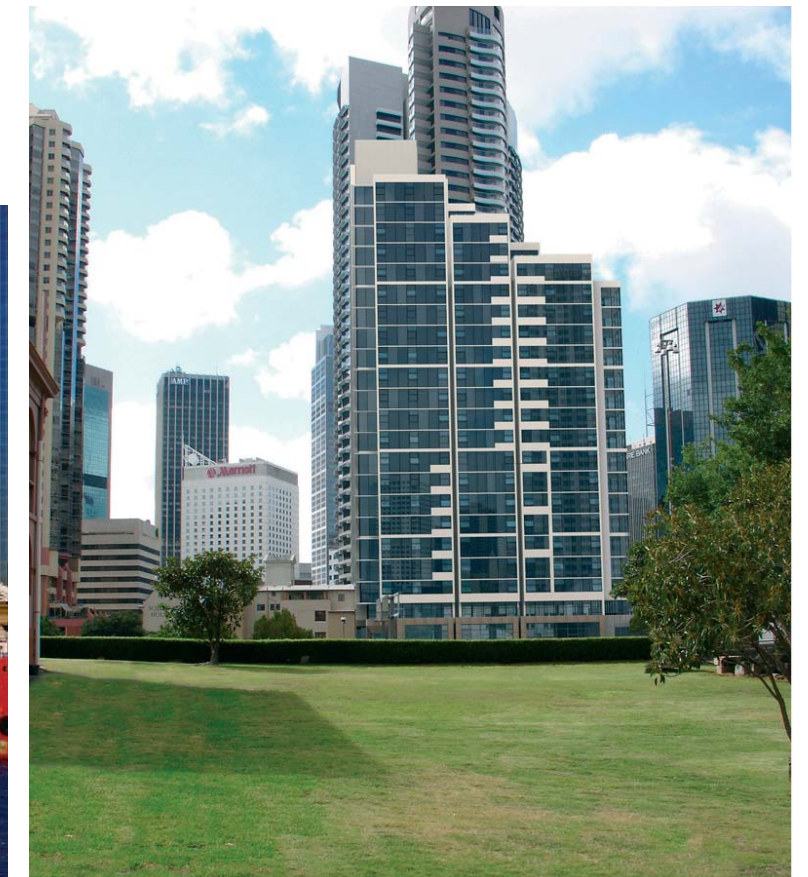
Dynons Plaza - Hay Street, Perth completed April 2010



Cosmopolitan Centre - Stamford Cosmopolitan - Double Bay completed 2010



Stamford on Kent (Caltex House) completed 2000



Stamford Residences - Gloucester Street, The Rocks completion due mid-2011



Moore Park Gardens

Site Area: 2.66 ha

FSR: 2.5:1

GFA: 65,150 sqm

Apartments: 560

Awards:

1999 Australian Institute of Architects
President's Award

1999 Property Council of Australia
Leading Urban Design Award

1998 Urban Design Institute of Australia
Urban Redevelopment Award



The Hudson

Site Area: 1.33 ha

FSR: 2.0:1

GFA: 20,666 sqm

Apartments: 272

Awards:

2001 Australian Institute of Architects
NSW Premier's Award

2001 Urban Design Institute of Australia
Commendation - Urban Renewal



The Village, Balgowlah

Site Area: 2.12 ha

FSR: 2.1:1

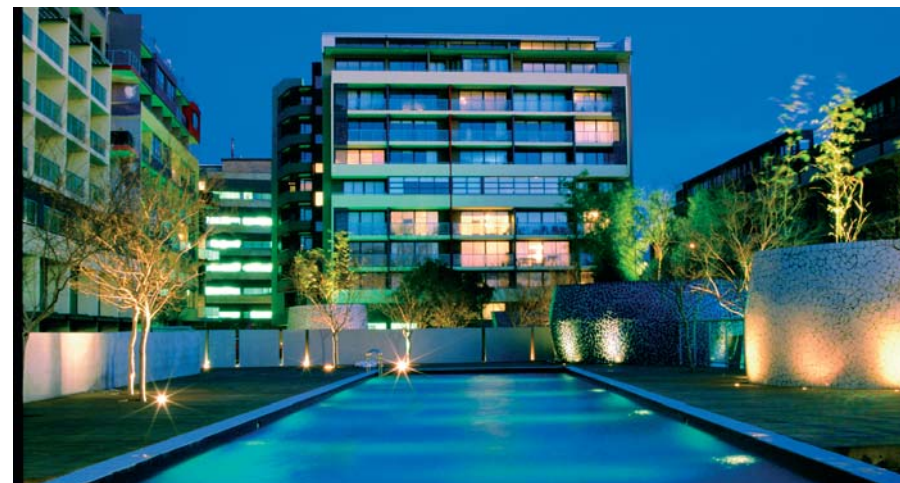
GFA: 45,715 sqm

Apartments: 239

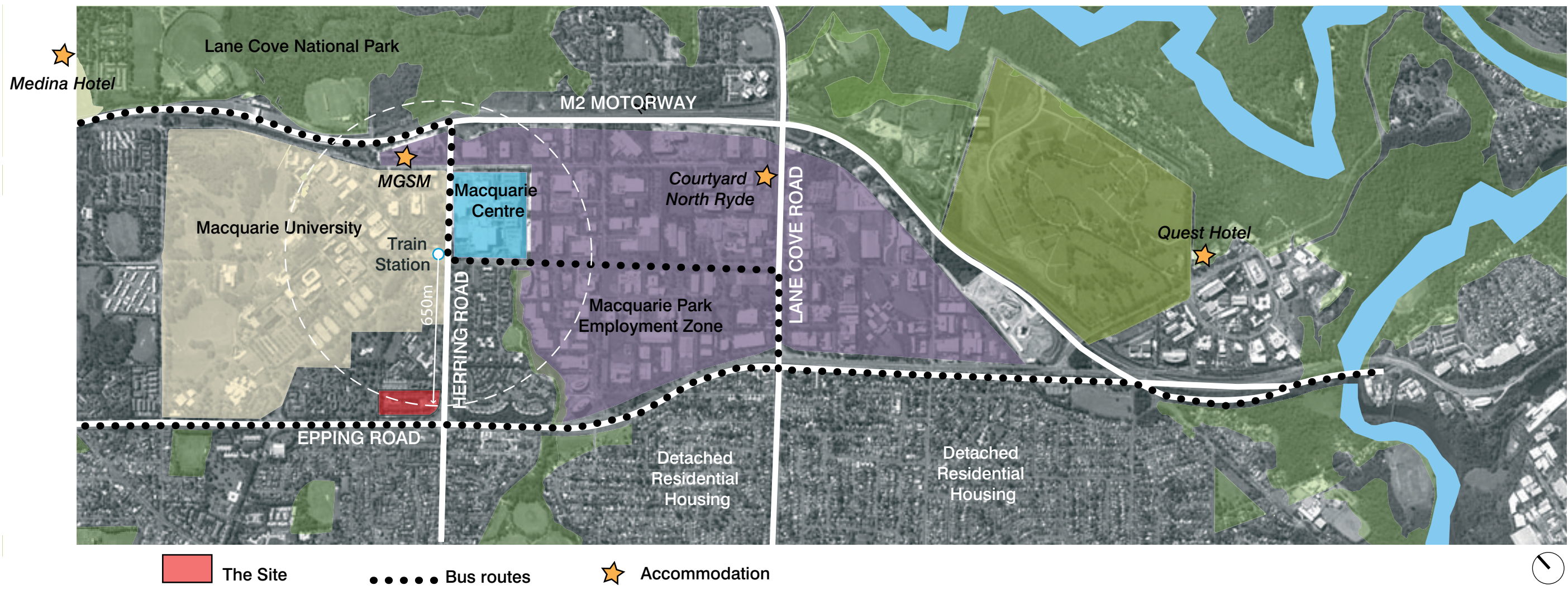
Awards:

2010 Australian Institute of Architects
Commendation - Urban Design

2010 Property Council of Australia
Finalist Woodhead Award for Mixed Use Development

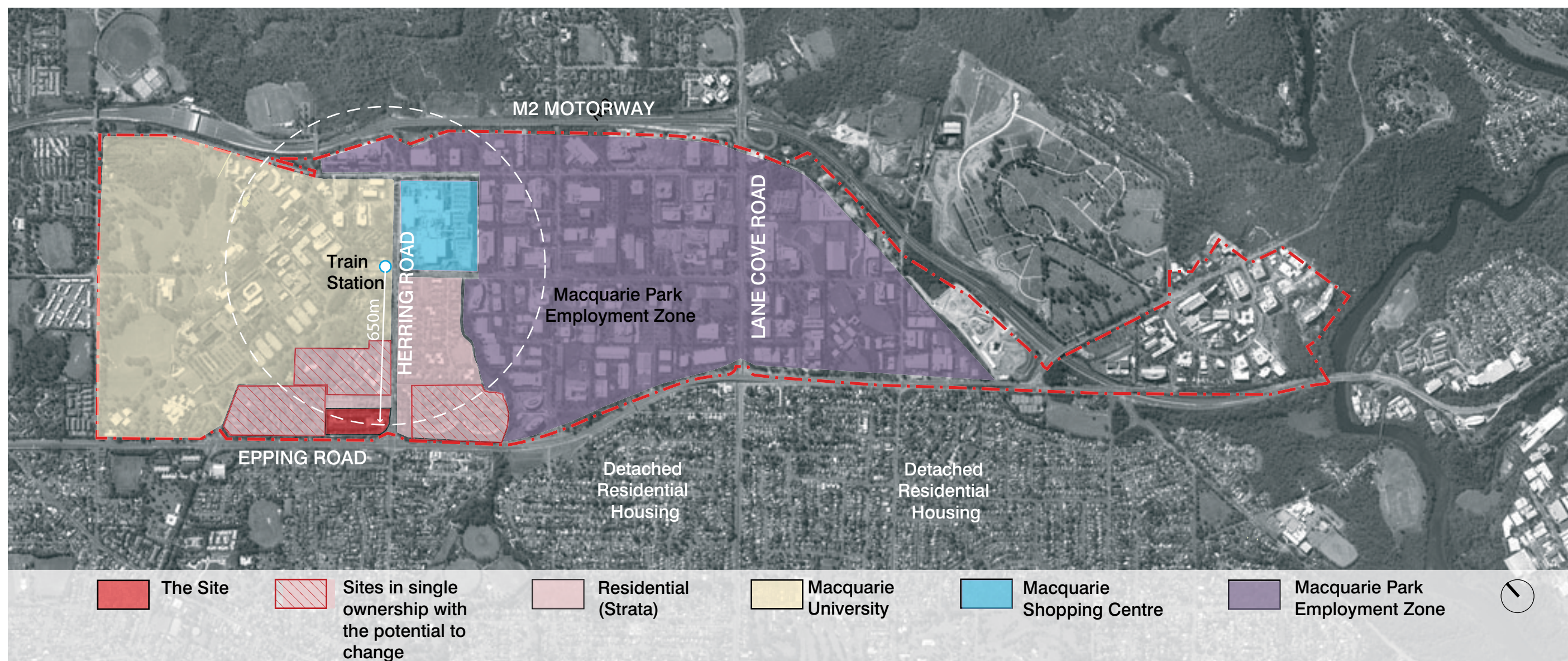


SITE LOCATION



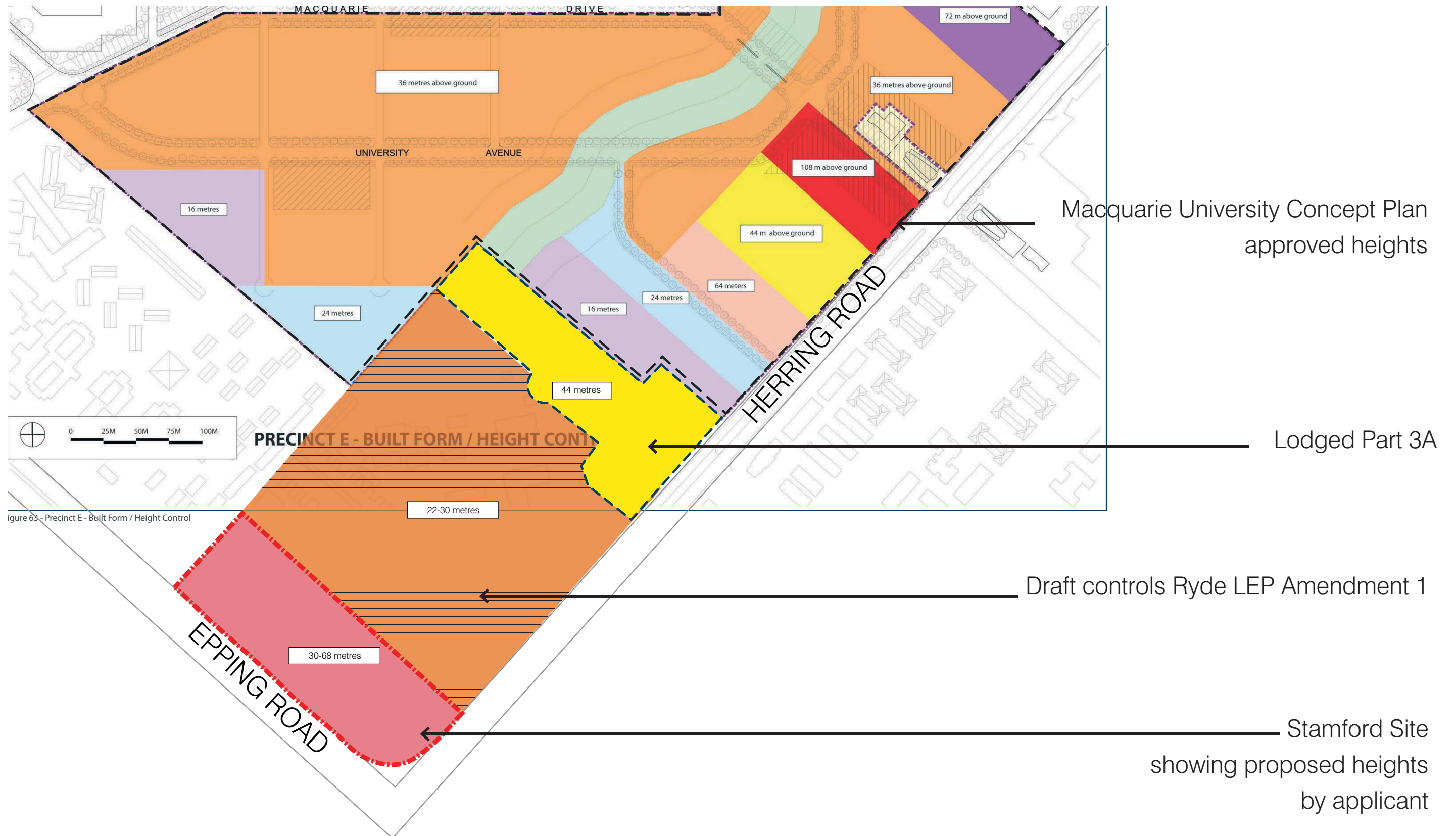
LOCAL CONTEXT

CAPACITY FOR CHANGE



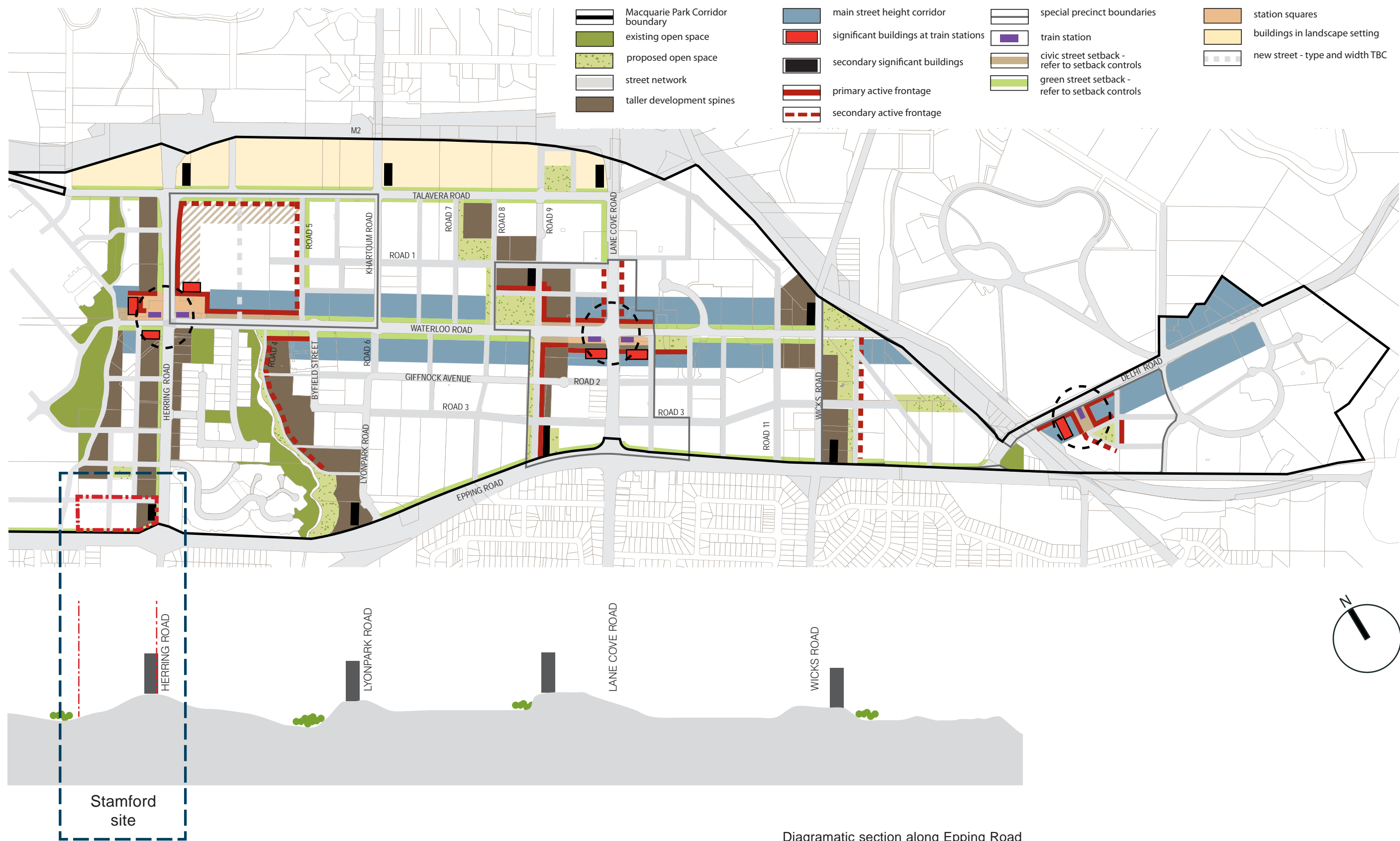
LOCAL CONTEXT

FUTURE CONTEXT - HEIGHT



LOCAL CONTEXT

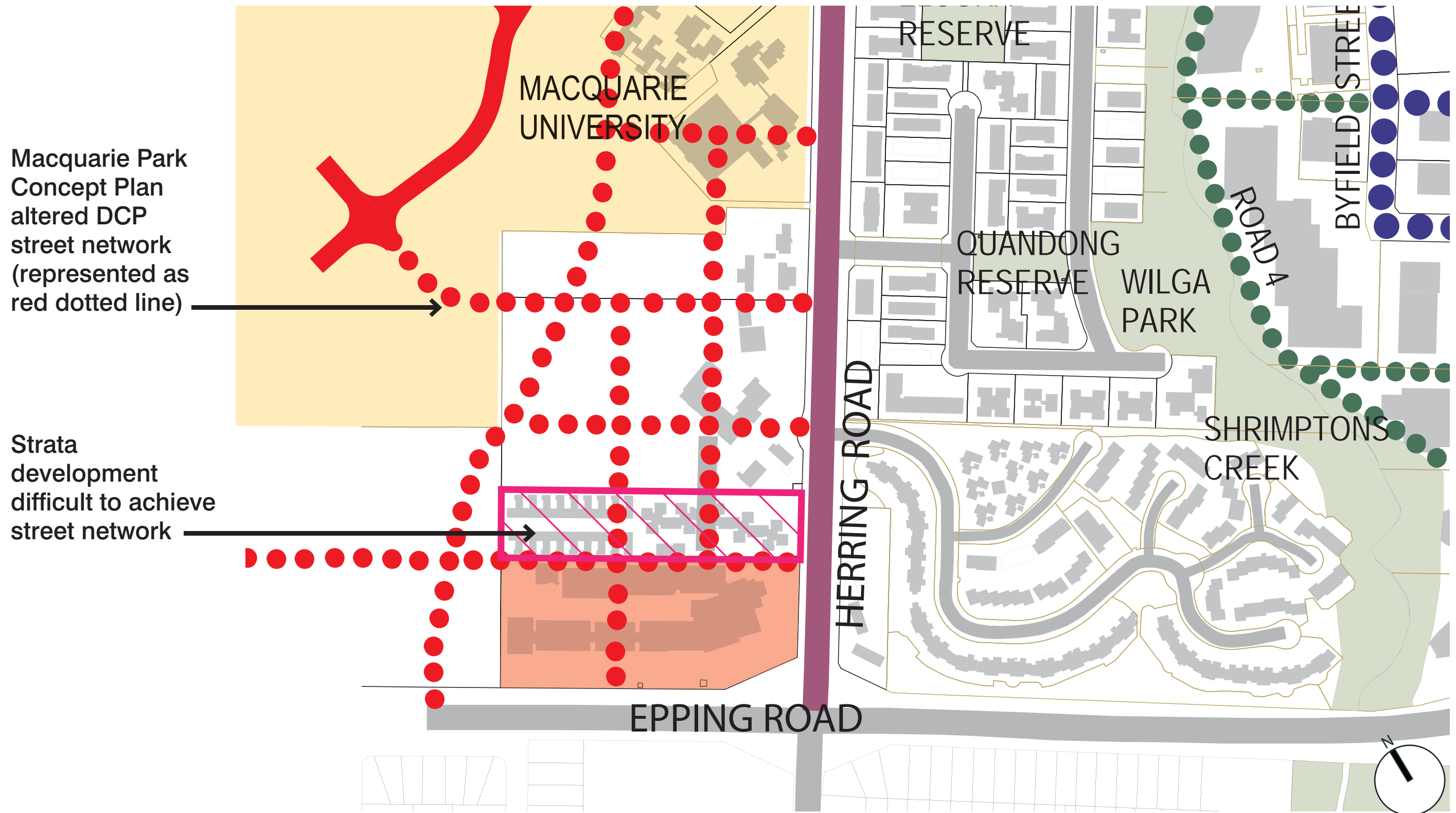
DCP URBAN STRUCTURE - BUILT FORM



Diagrammatic section along Epping Road

LOCAL CONTEXT

ACCESS & MOVEMENT - MACQUARIE PARK CORRIDOR DCP



SITE CONTEXT

OPPORTUNITIES & CONSTRAINTS



Key

Circulation

- Existing Streets
- Street Noise Impacts
- Potential New Streets
- Site Access
- Future DCP Street

Landform

- Existing Trees
- Site Slope Direction

Site Edges

- Landscaped Street Setbacks
- Potential Streetscape
- Potential Communal Open Space
- Potential Plaza with Cafe

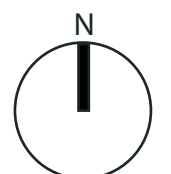
Built Form

- Adjacent Building Edges
- Potential Corner Landmark
- Potential Development Zone

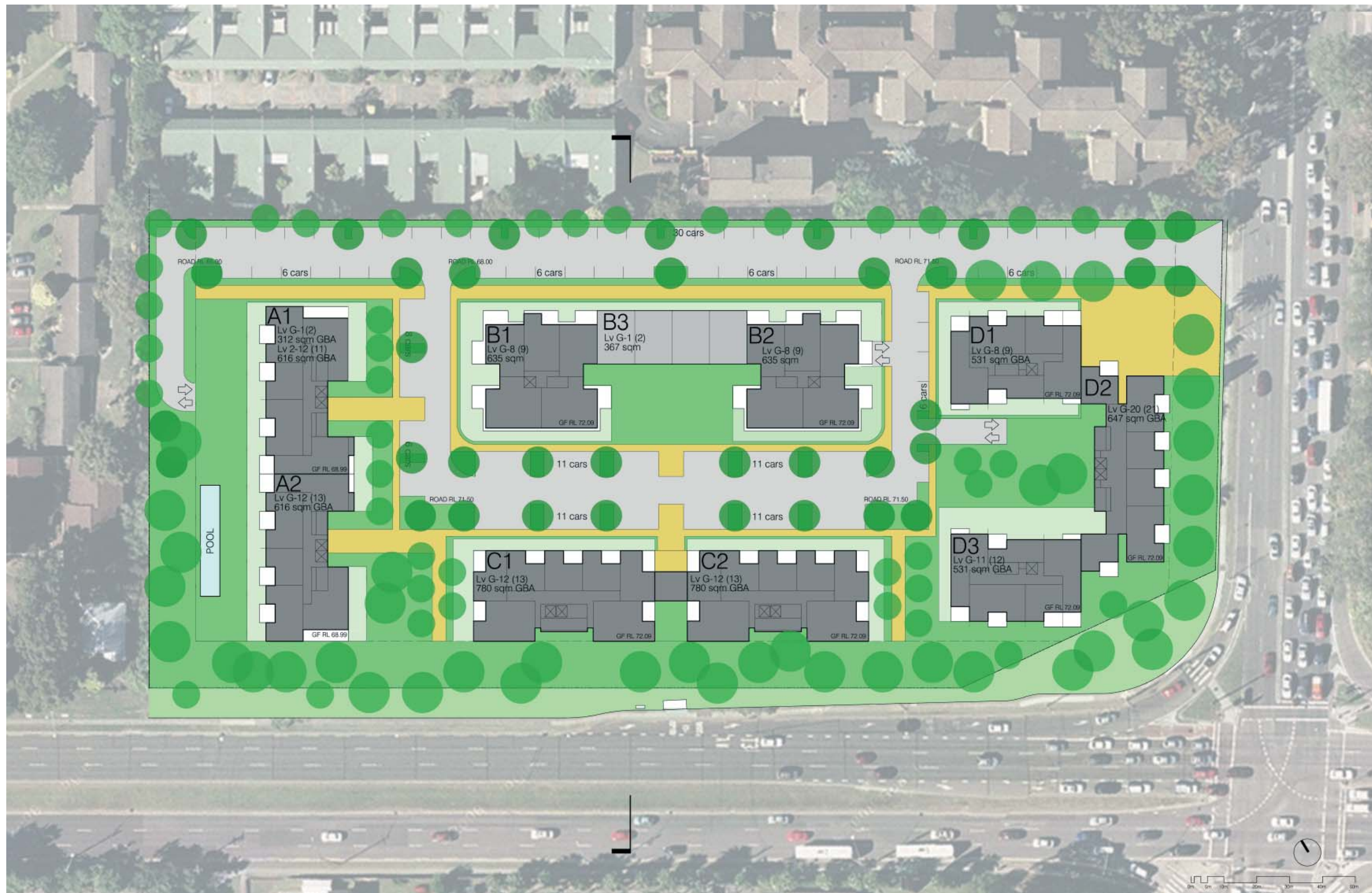
Mid-Winter Shadow

12pm

- 12 storey height along Epping
- 22 storey height on corner



INDICATIVE PROPOSAL - PLAN



INDICATIVE PROPOSAL - ELEVATION



INDICATIVE PROPOSAL - SECTION

