

Peer Review Terms of Reference

Role of Peer Review

The Peer Review will be conducted by the selected architect based on the reviewers' professional experience. The Project Team feels strongly that the success of the development for this site will largely rest on the quality and creativity of its design and its successful integration into the surrounding built form context, in transition as a result of recent approved and proposed Part 3A projects.

The proponent expects the development of the site to meet a set of performance criteria including but not limited to:

- Attainment of a development yield (and FSR) on the site commensurate with recent proposed and approved applications under Part 3A of the EP&A Act 1979, which are resulting in a transition of development character in the locality.
- Achievement of a higher density residential development commensurate in design quality to Moore Park Gardens yet tailored to the North Ryde context and location.
- Provision of a high quality urban design response that achieves optimum compliance with SEPP 65 and the RFDC "Rules of Thumb".

The Peer Review will focus on the high level elements of the development proposal as outlined in the AJ+ C Concept Plan. It will notably address the issues of general design response to the site (master site plan); proposed building footprint; the creation of communal and private open spaces; the relationship of new buildings to the surrounding context and recent approved and proposed developments; building height and scale; pedestrian and vehicular accessibility to the site and its various components; and integration with the surrounding built form context.

Objectives and Tasks

To undertake this peer review, the Peer Reviewer will be expected to perform the following tasks:

- Walk the site
- Review the development proposal
- Consult relevant applicable planning documentation, where relevant to the review of the urban design and built form response.
- Provide a single written opinion on the proposal and how it responds to all applicable design considerations. The opinion can include recommendations or suggested changes to improve responsiveness as may be required. The opinion should be in a format that it would be capable of being submitted as part of the Environmental Assessment Report (EAR) for the application.

Time frame

The time frame allotted to undertake this peer review would be four (4) weeks, with the written opinion to be provided in early January 2011.

Applicable Planning Documentation

It is noted that the emphasis of the peer review is on the design aspects of the Concept Plan and whether the proposed building envelopes represent an optimum urban design response to the site and locality.

The following planning documentation may be consulted on the reviewer's discretion:

- Sydney Metropolitan Strategy (2005) and Metropolitan Strategy Review – “Sydney Towards 2036”;
- Draft Inner North Sub-regional Strategy;
- Metropolitan Transport Plan 2010;
- SEPP (Major Development) 2005;
- SEPP (Infrastructure) 2007;
- SEPP 55 – Remediation of Land;
- SEPP 65 – Design Quality of Residential Flat Development and the accompanying Residential Flat Design Code (RFDC);
- SEPP Building Sustainability Index 2004;
- Development near Rail Corridors and Busy Roads – Interim Guideline;
- Planning Guidelines for Walking and Cycling;
- Ryde LEP 2010;
- Ryde DCP 2010;
- City of Ryde Draft Housing Study 2010;
- Draft City of Ryde Environment and Open Space Study;
- Draft City of Ryde Transport Study;
- Draft City of Ryde Employment Study; and
- The proponent's planning rationale.