

In response to following issue raised:
Department of Planning issue 3 Public Domain and Urban Design
-Options for varying the footprint and separation of Buildings B, C and D to generate a more diversely designed streetscape, particularly at the corner of Waterloo Road and Coolinga Street, should be provided. In respect to Buildings B and C, clarification is required regarding the proposed connection between these buildings and the potential impact upon the use and circulation patterns at ground level and the streetscape of Coolinga Street.

City of Ryde Council issue 4
-The smaller buildings have a very similar building form, footprint and separation along Waterloo Road. Whilst this is generally consistent with the DCP there is an opportunity to create a more dynamic group of buildings by varying the footprint and separation. This could also assist in providing different character to the landscape areas between the buildings.

The following studies show the chronological evolution of the masterplan the design team have investigated in achieving the current proposal. This evolution shows the masterplan has implemented key urban design criteria in accordance with Ryde Council's planning instruments whilst considering commercial viability for potential tenants

A description of each study follows:

1. Invited Design Competition Scheme September 2006
>buildings flush along Waterloo Road boundary
>above ground carpark building to south of site
>small park, it's location has compromised solar access from adjacent buildings

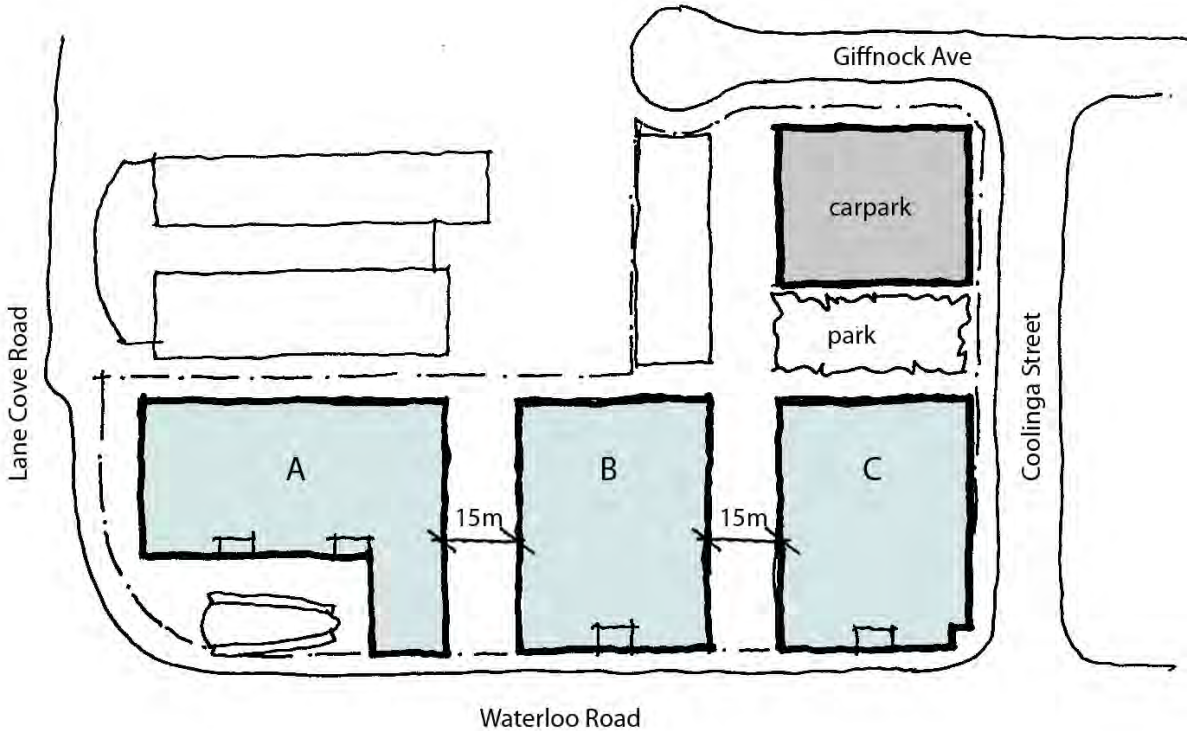
Undesirable design characteristics:
a. restrictive pedestrian zone along Waterloo Road frontage
b. small park with compromised access to northern light
c. unviable building A footprint that infringes on station plaza
d. limited exposure along Coolinga Street

2. Revised Design Competition scheme October 2006
>Increased commercial frontage along Coolinga Street.
>Increase setback to station plaza.
>above ground carpark building to south of site
>reduced building depth to create large park at rear
>reduced building depth results in reduced building separation to achieve sqm.

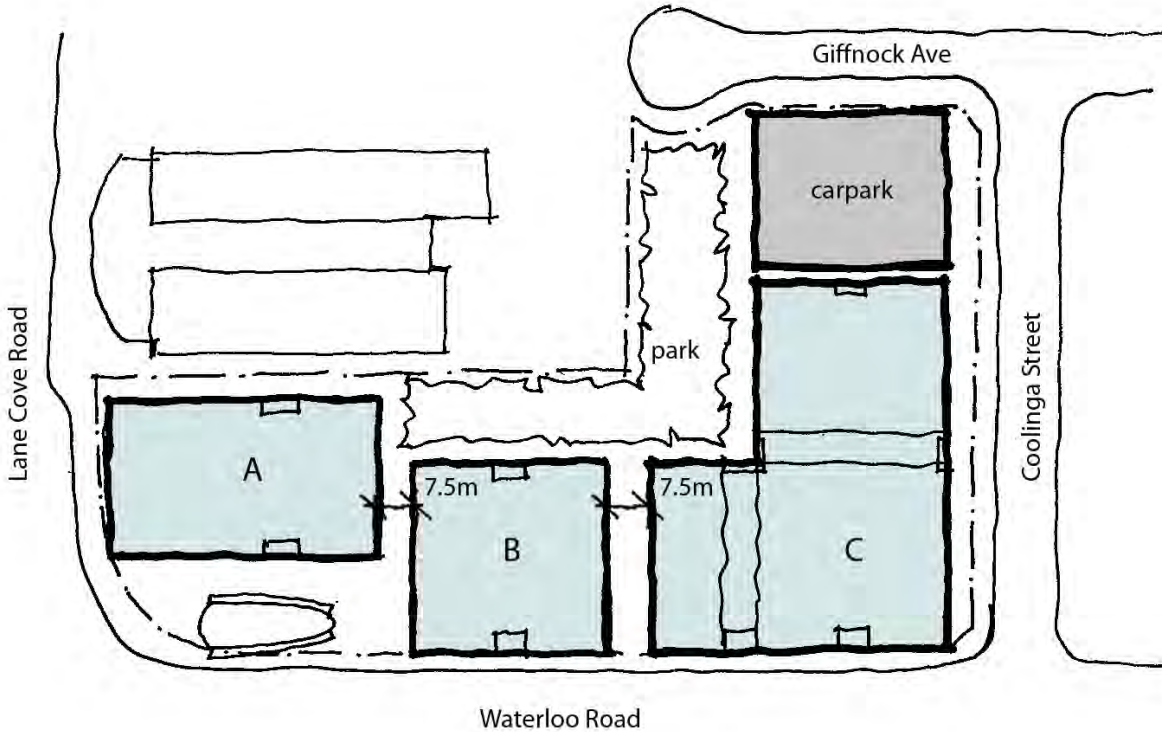
Undesirable design characteristics:
a. reduced amenity with 7.5m building separation
b. large, inflexible footprint to Building C
c. minimal separation between carpark and building C

3. Pre-DA scheme May 2007
>introduce 10m setback along Waterloo Road for Civic Plaza
>above ground carpark building to south of site
>reduced size of park

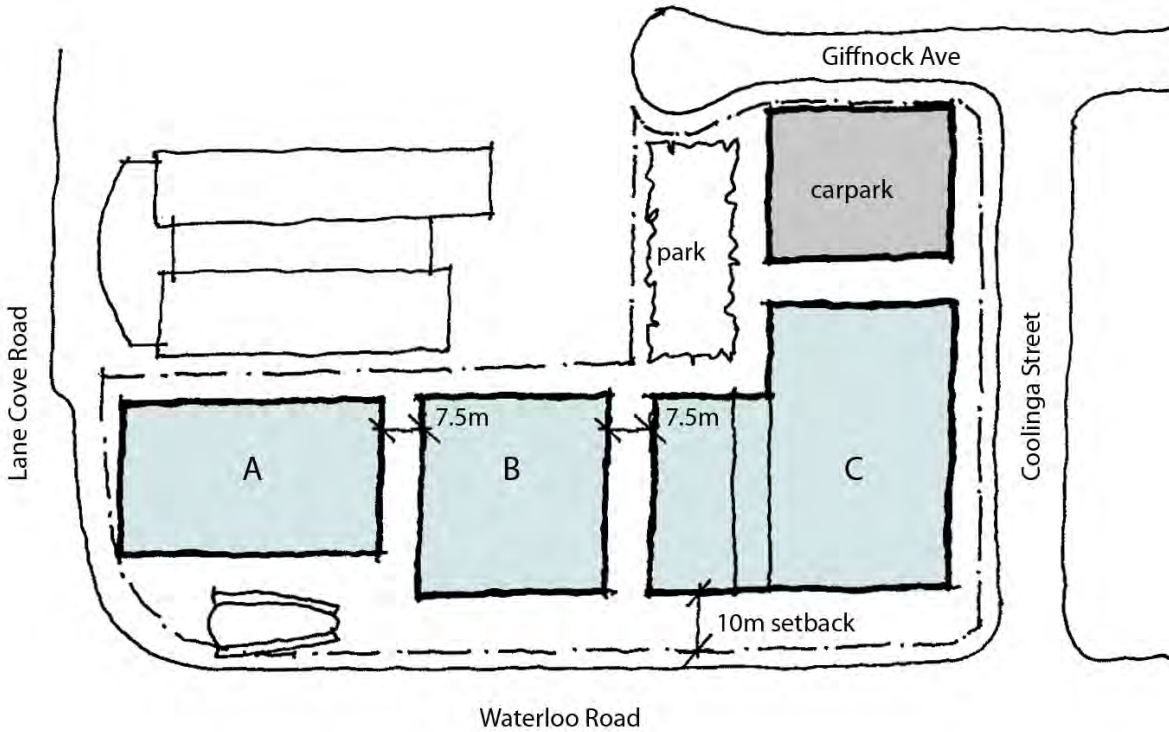
Undesirable design characteristics:
a. reduced amenity to occupants with 7.5m building separation



1. Invited design competition scheme September



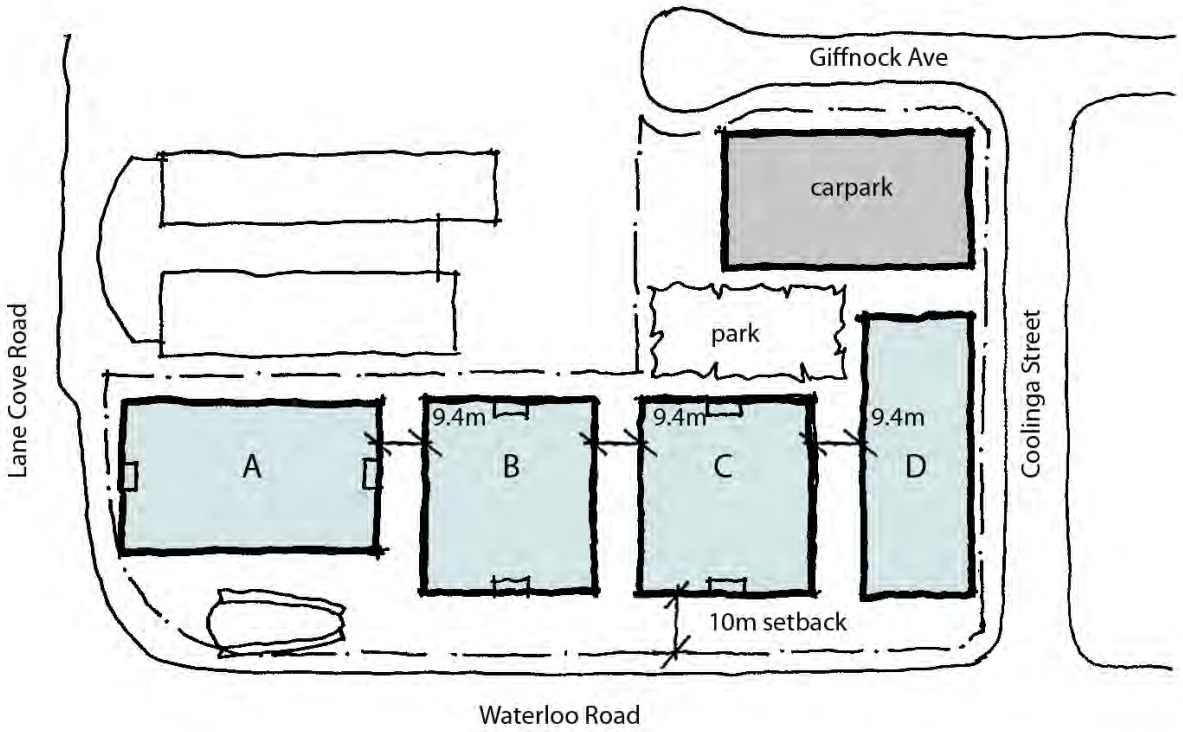
2. Revised design competition scheme October



3. Pre-DA scheme May 2007

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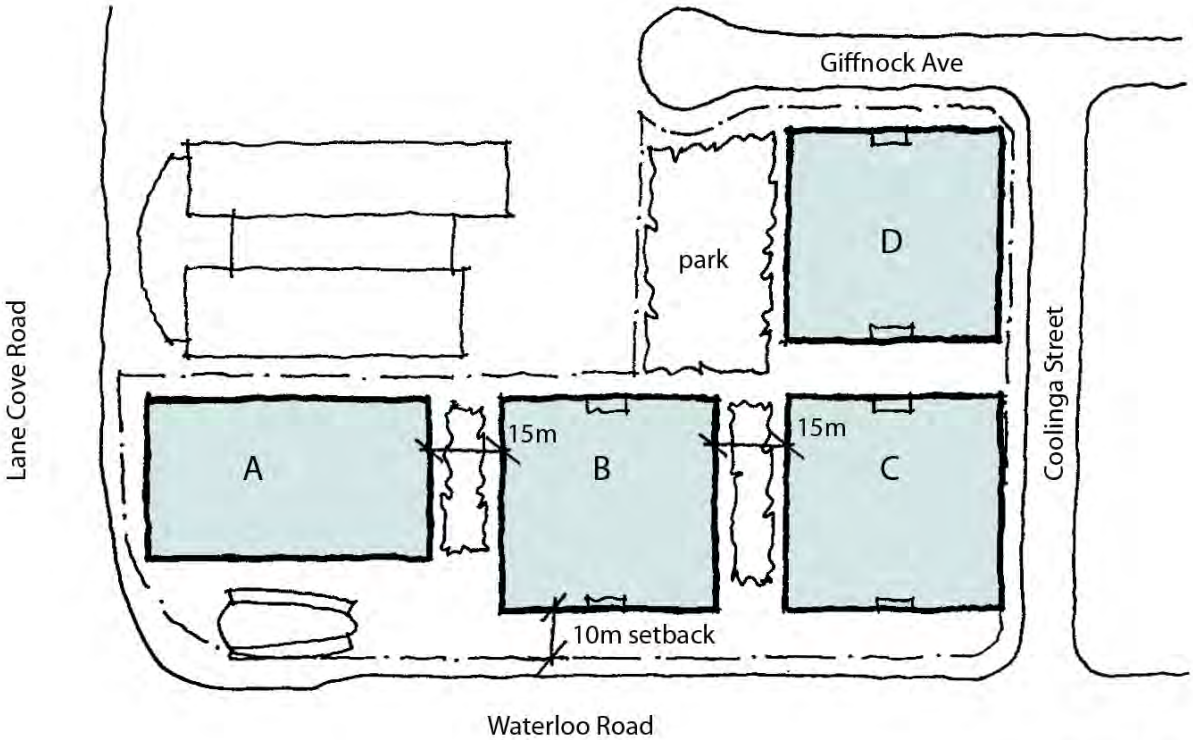


4. 5x building scheme December 2009

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>retain 10m setback along Waterloo Road for Civic Plaza
>above ground carpark building to south of site
>5 buildings tested for commercial viability
>reduced building separation to enable 4 buildings of viable floorplates along Waterloo Road frontage

Undesirable design characteristics:
a. above grade multi- storey carpark
b. limited exposure along Coolinga Street

5. Current proposal as lodged to DOP November 2010
>retain 10m setback along Waterloo Road for Civic Plaza
>maximise commercial frontage along Coolinga Street
>above ground carpark building to south of site deleted
>large park at rear overlooked by buildings B,C & D.
>increased building separation to achieve pocket parks between buildings

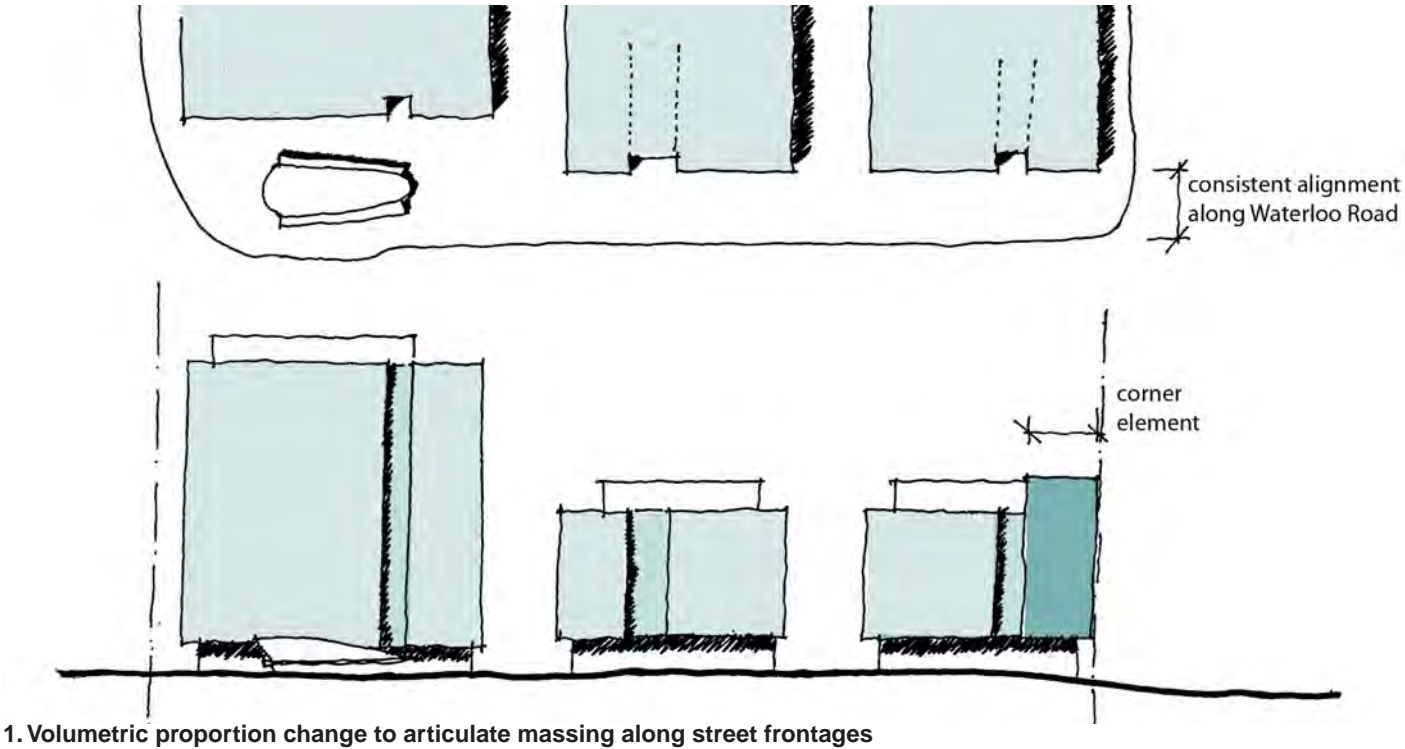


5. Current proposal as lodged to DOP November 2010

The current proposal displays the best urban design outcomes of the previous studies. This proposal displays significant public benefit through suitable building separation; boundary setbacks; appropriate station plaza and civic plaza setbacks; street alignment; size and orientation of landscape and park areas for public amenity. The proposal also creates flexible, open commercial floorplates sizes for prospective tenants. This masterplan was therefore taken forward in the concept plan application.

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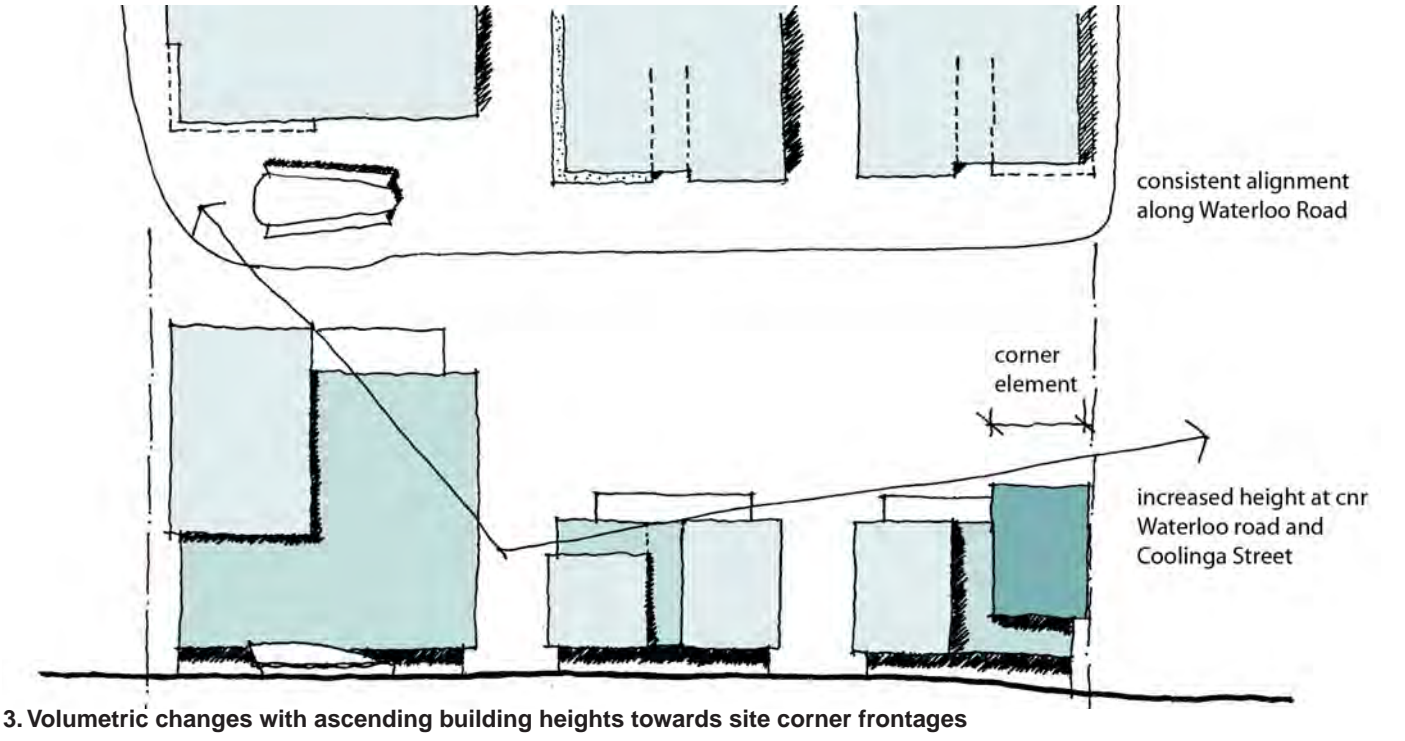
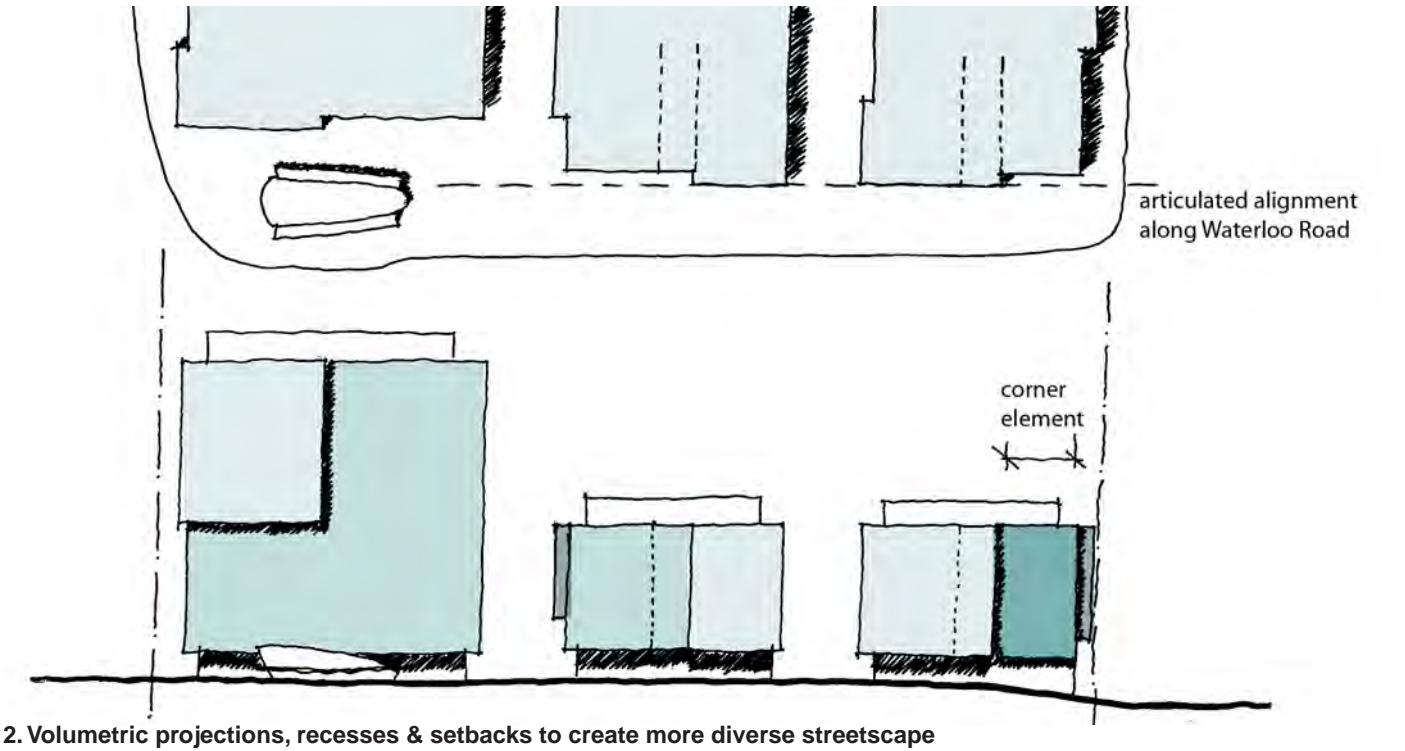


Further to the previous study, using Study 5 as the accepted scheme in plan, we also anticipate each building envelope will be articulated through architectural expressions that respond to the above concerns raised in order to create a more diverse streetscape. These changes give opportunities to alter the footprints of the buildings, to change the scale, proportion, height of the massing to create a dynamic set of buildings. Each building will also have an individual architectural language through the use of facade articulation, expressed shading & canopy elements, as well as colour & materials that will be further developed at the Development Application phase of the project. These differences in the architecture will also help to diversify the areas of public domain immediately adjacent to create individual spaces within the landscape.

1. Volumetric proportion change to articulate massing along street frontages
The building form could be articulated within the approved building envelopes to create a variety of proportion through expressed volumes of the buildings. This could define the corners or gateways to the site, respond to scale of the Station Plaza to create individual massing to each building. The building alignment would be consistent to reinforce the objectives of the Macquarie Park Corridor DCP.

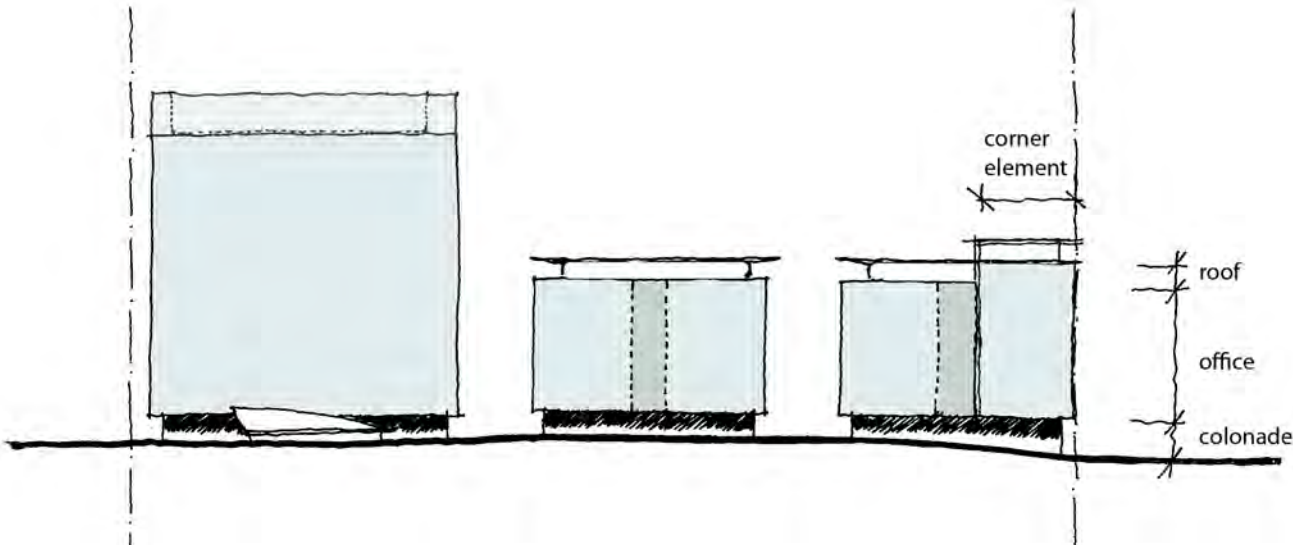
2. Volumetric projections, recesses & setbacks to create more diverse streetscape
The buildings could be articulated through changes in setbacks and projections that articulate and diversify the streetscape and separation of building footprints. This would create individual character to each building and create more individual spaces within the public domain. Although the alignment differs along the frontage the minimum setback is achieved and is consistent with the objectives of the Macquarie Park Corridor DCP.

3. Volumetric changes with ascending building heights towards site corner frontages
Use of varying heights and massing of volumes could be articulated in a way that defines the prominent corners of the site or other public domain criteria. This buildings would have a consistent alignment to achieve the objectives of the Macquarie Park Corridor DCP.



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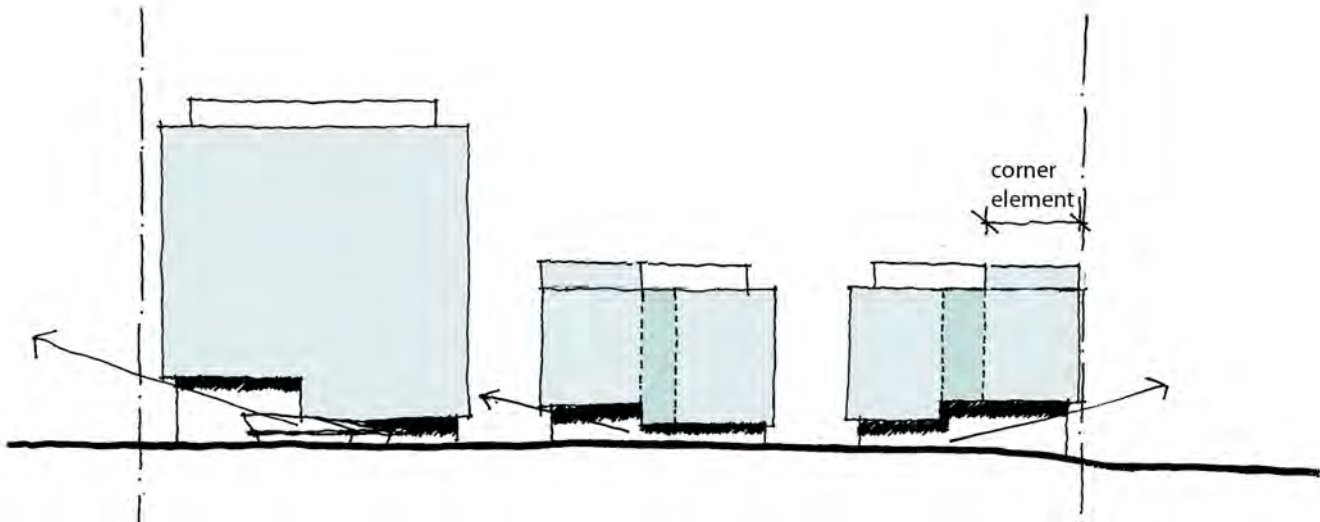


4. Planar roof element

The following studies shows potential architectural expressions that could be achieved to respond to issues raised above and further articulate the buildings.
These expressions give opportunities to define scale and proportion of the buildings in relation to their context.
Other architectural elements to compliment these design initiatives, such as expressed shading & canopy elements, colour & materials will be incorporated into the building design to create a variety of architectural language to each building.
These differences in the architecture will also help to diversify the areas of public domain immediately adjacent to create individual spaces within the landscape.

4. Roof articulation

The buildings could be articulated with roof expressions to integrate the plant and create a termination and scaling device for the top of the building.



5. Volumetric articulation to define site entry

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Possibility to alter the height and volume within the colonnades at the gateway's to the site to define the entries to the site and diversify the streetscape.



WINTEN
PROPERTY
GROUP

Architectural Design Statement
S10758 September 2010

Concept Plan Response to
Submissions (July 2011)

Public Domain Perspectives



The following images further describe the proposal and the scale and diversity of spaces with the public domain areas along Waterloo Road and Coolinga Street. This set of images show conceptual approaches to the ground plane areas of the scheme. They describe the scale of buildings and building separation in relation to the public domain, show active ground plane uses and also possible covered connections between buildings.



View of Civic Plaza between buildings B & C without a covered connection



View of Civic Plaza between buildings B & C with a covered connection



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View of Civic Plaza between buildings A& B



View of building entry and colonnade at Building B along Waterloo Road

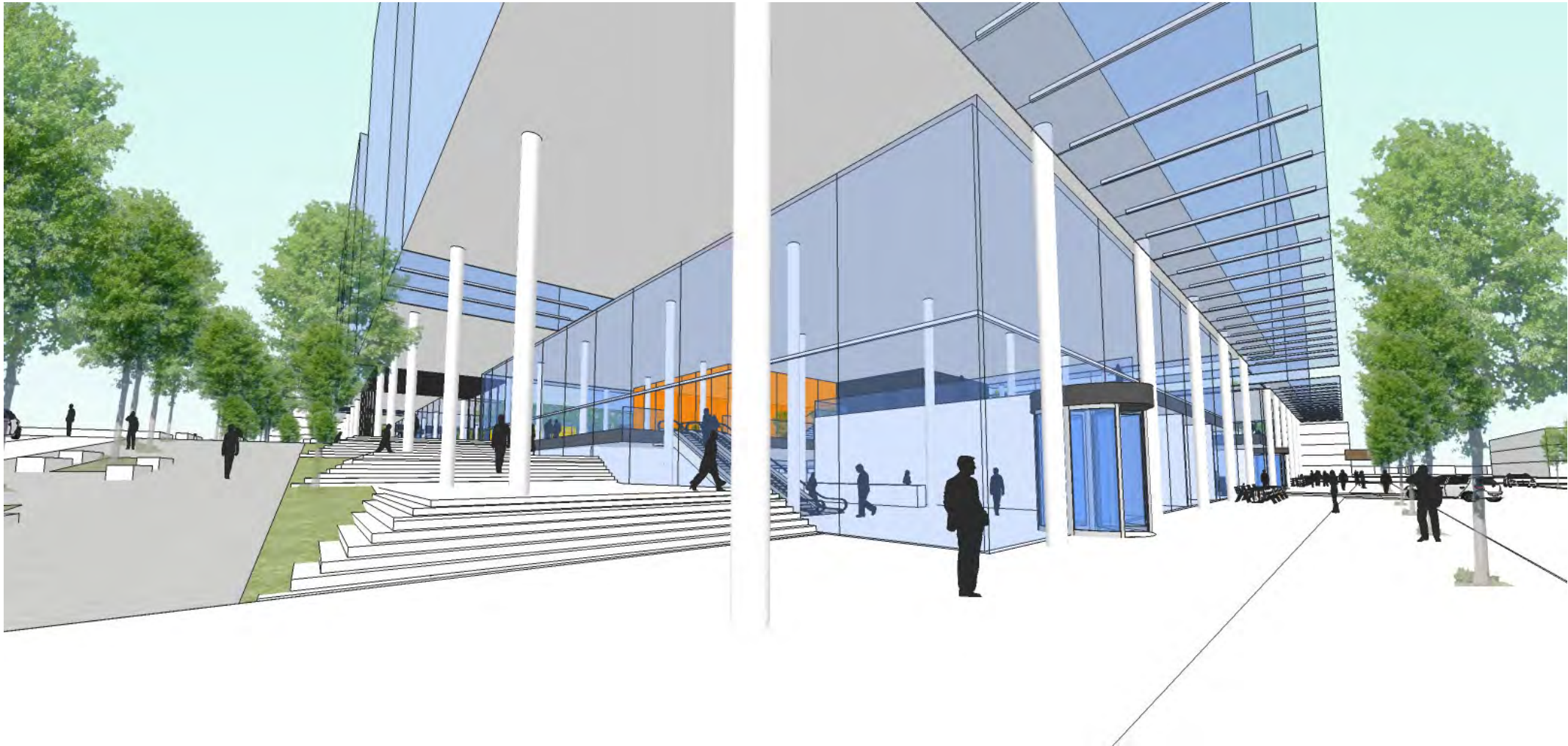


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View of corner of Waterloo Road & Coolinga Street



View of development streetscape along Coolinga Street