



5. INDICATIVE DEVELOPMENT STAGES

SHEPHERDS BAY URBAN RENEWAL

SHEPHERDS BAY URBAN RENEWAL

5. INDICATIVE DEVELOPMENT STAGES

At the request of the Director General, the Concept Plan site has been divided into ten (10) indicative development stages.

Accordingly an indicative Staging Plan has been developed. Approval of this staging is not sought as part of the subject applications, with the exception of the Stage 1 being the first stage in the redevelopment. The Staging Plan is included for information only.

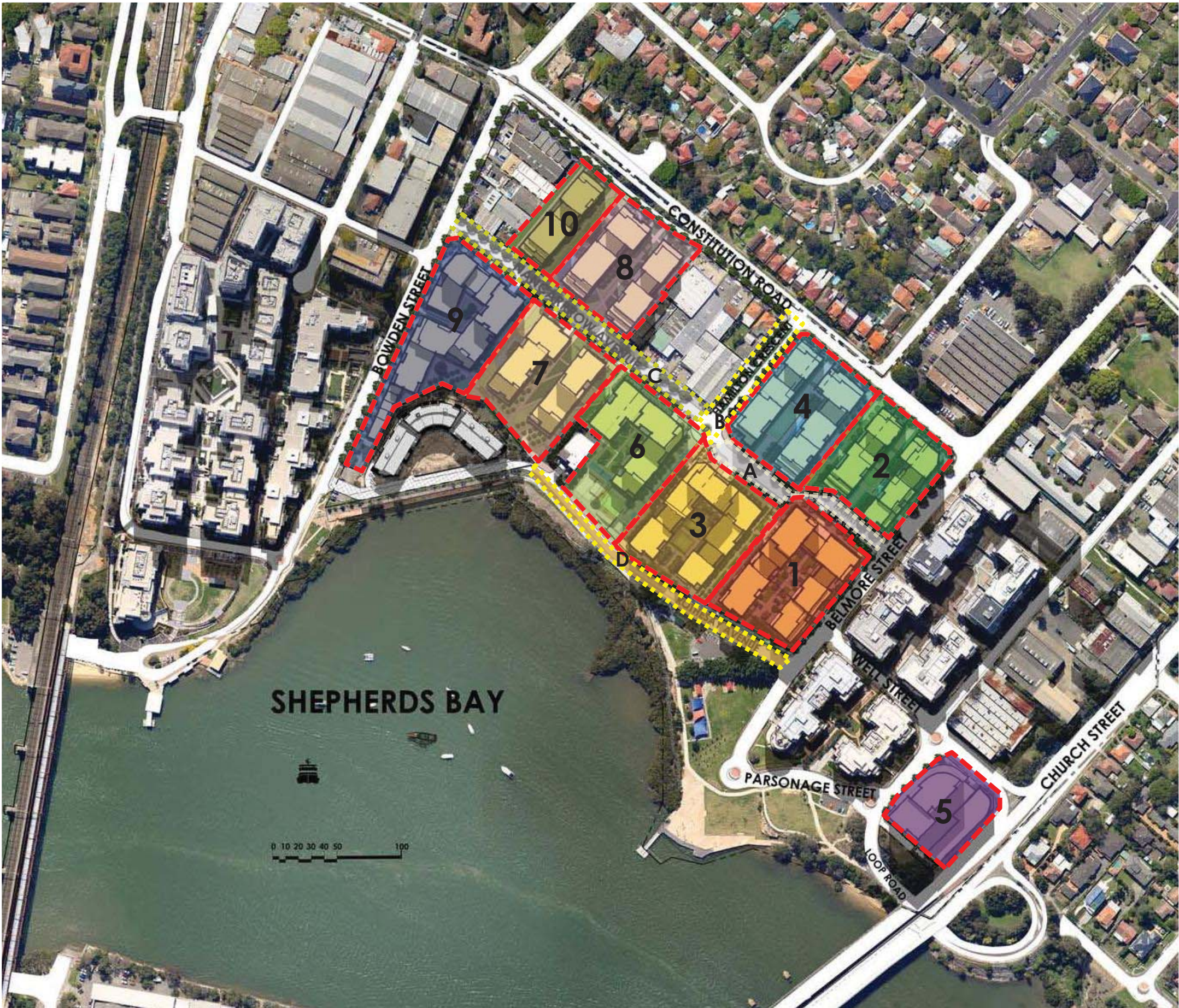


FIGURE 33. INDICATIVE DEVELOPMENT STAGING PLAN

SHEPHERDS BAY URBAN RENEWAL

5.1 STAGE 1

The Stage 1 Project site is known as 39-41 Belmore Street, Ryde and is located in the south east portion of the main site bounded by Rothesay Avenue to the south and Belmore Street to the east. The site is directly opposite the 'Bay One' development and fronts the existing foreshore reserve.

Stage 1 is the subject site for the Stage 1 Project Application.

The Stage 1 Project involves construction of two new 3-12 storey residential buildings that step down towards the foreshore. The position of this precinct close to the foreshore has influenced the design with development orientated towards the open space and foreshore. Stage 1 also comprises construction of part of a new 500sqm public pocket park and pedestrian corridor to the water.

The Stage 1 building envelope control diagram is included in Section 4 and reproduced at Figure 34.

This stage will contain approximately 250 apartments.



FIGURE 34. STAGE 1 BUILDING ENVELOPE CONTROL DIAGRAM

SHEPHERDS BAY URBAN RENEWAL

5.2 STAGE 2

Stage 6 is located immediately to the east of Stage 4 fronting Constitution Road with a similar built form and use envisaged.

Stage 6 comprises building envelopes for residential development ranging from 3 to 8 storeys in height, oriented around a central communal open space. Similar to all proposed building forms in the Concept Plan along Constitution Road and Nancarrow Avenue, buildings are to be setback and heights stepped to respect residential development opposite on Constitution and to maximise solar access to the Nancarrow public domain.

This Stage also incorporates a new publicly accessible pedestrian accessway linking to Nancarrow Avenue and the new Nancarrow Road extension.

The Stage 6 building envelope control diagram is included in Section 4 and reproduced at Figure 35.

this stage will contain approximately 162 apartments.

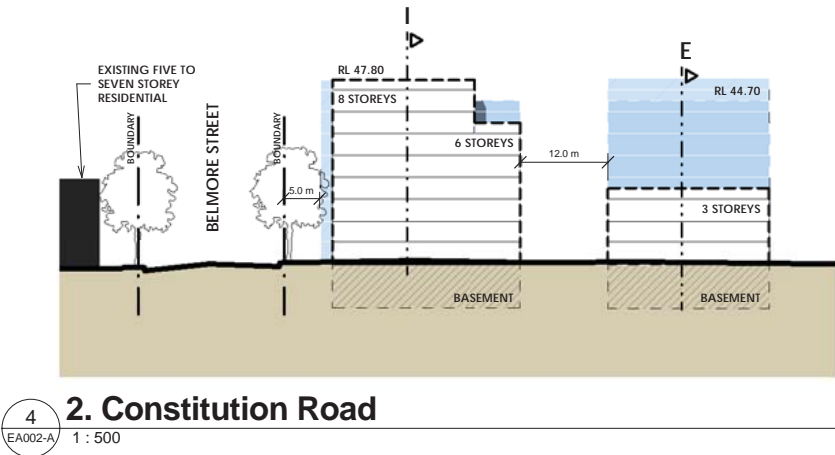
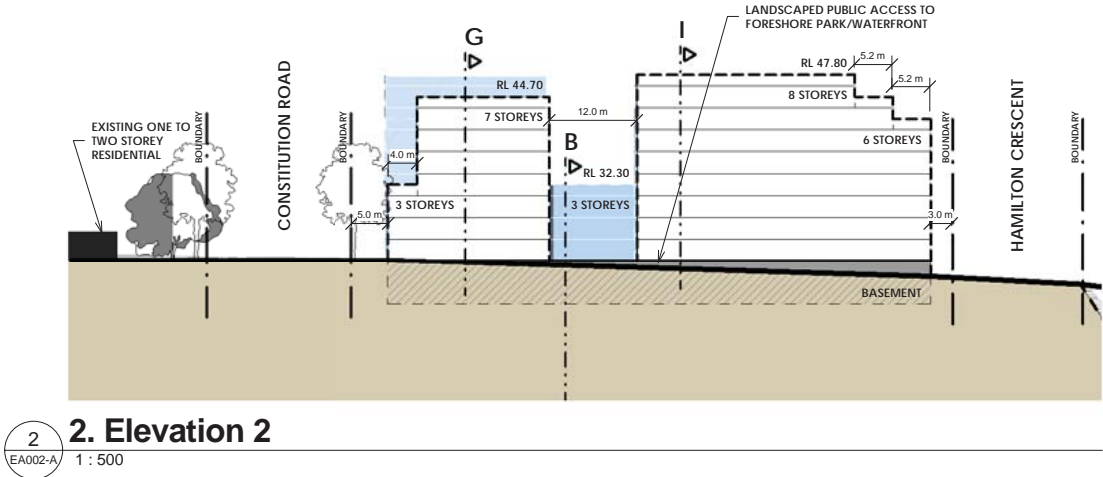
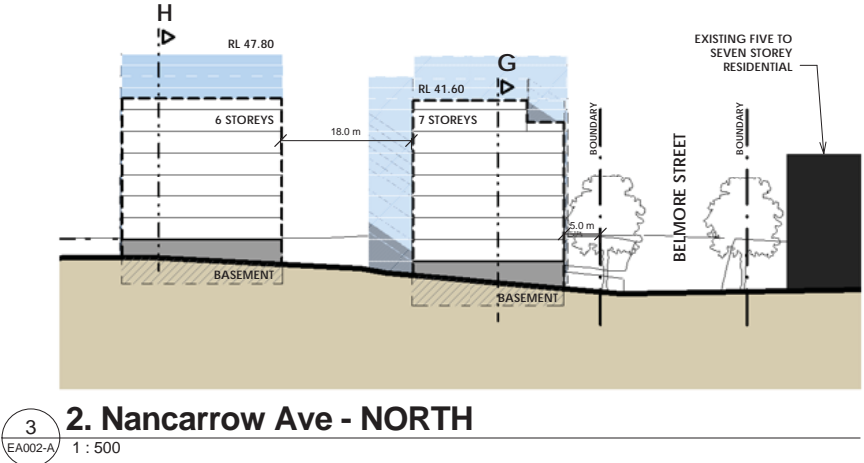
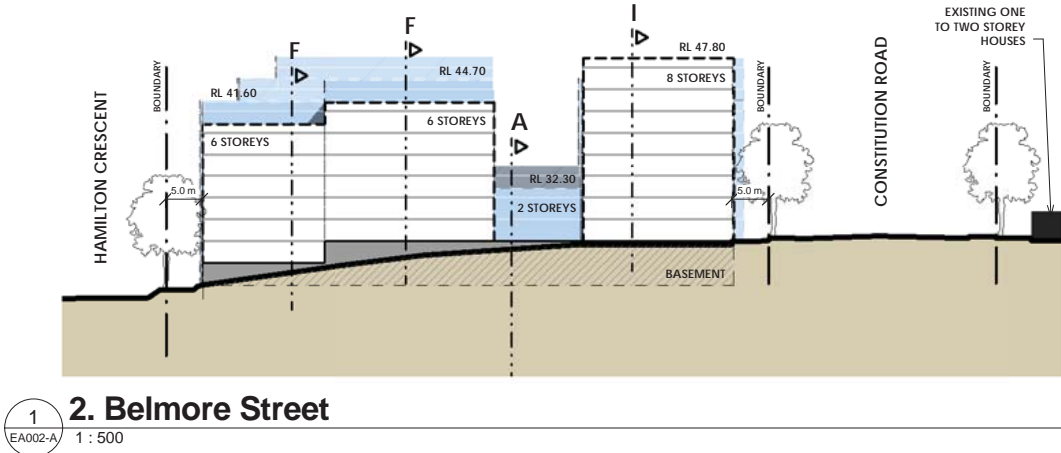
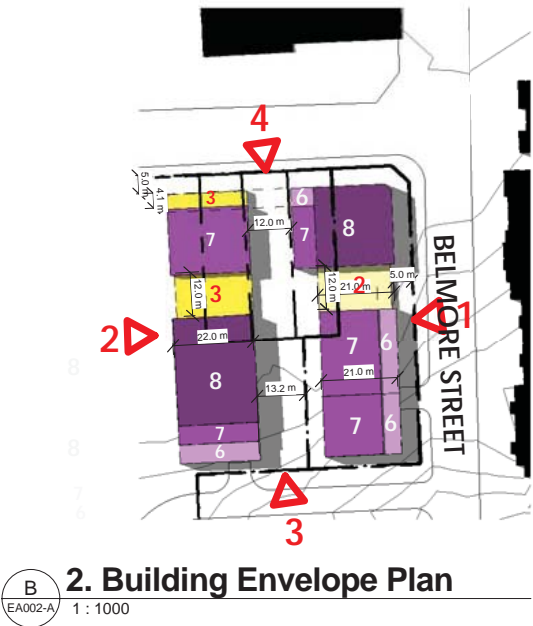


FIGURE 35. STAGE 2 BUILDING ENVELOPE CONTROL DIAGRAM

SHEPHERDS BAY URBAN RENEWAL

5.3 STAGE 3

The Stage 3 site is adjacent to Stage 1, to the immediate north west fronting the foreshore reserve.

This parcel is intended to contain a similar developer to Stage 1 with the built form ranging from 4 to 12 storeys in height. The north western boundary of the Stage 3 development will form the edge of the Concept Plan central foreshore open space activity centre and gateway to the development from the waterfront. The precinct is intended to contain primarily residential dwellings fronting a large public plaza abutting the foreshore reserve. This new foreshore park and its connecting central spine is to be provided to define the ‘active heart of the development’.

Stage 3 comprises articulated building envelopes for residential development which address the foreshore and central spine to create of a sense of place in the new living area of Shepherds Bay.

The Stage 3 building envelope control diagram is included in Section 4 and reproduced at Figure 36.

This stage will contain approximately 260 apartments.

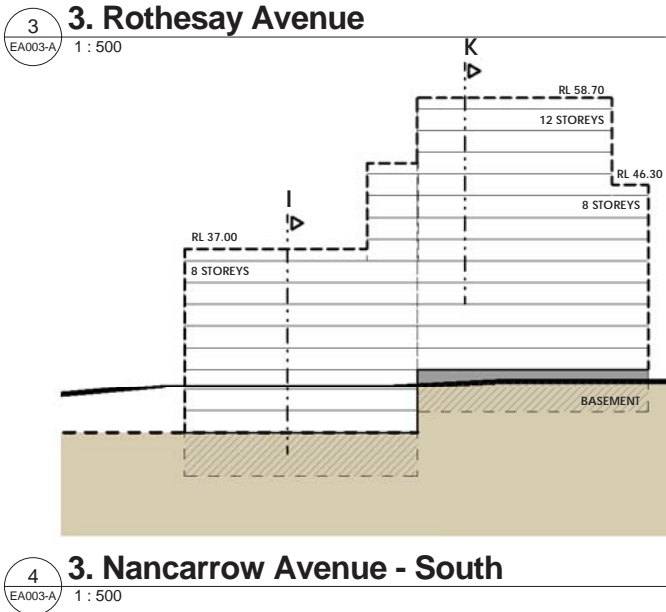
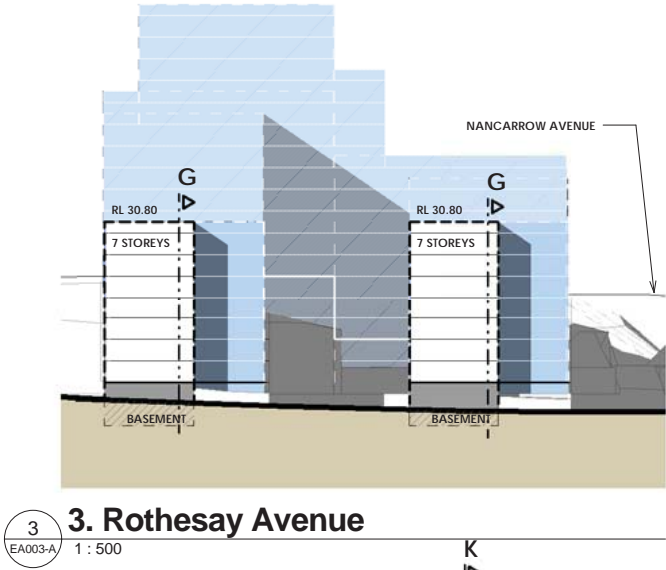
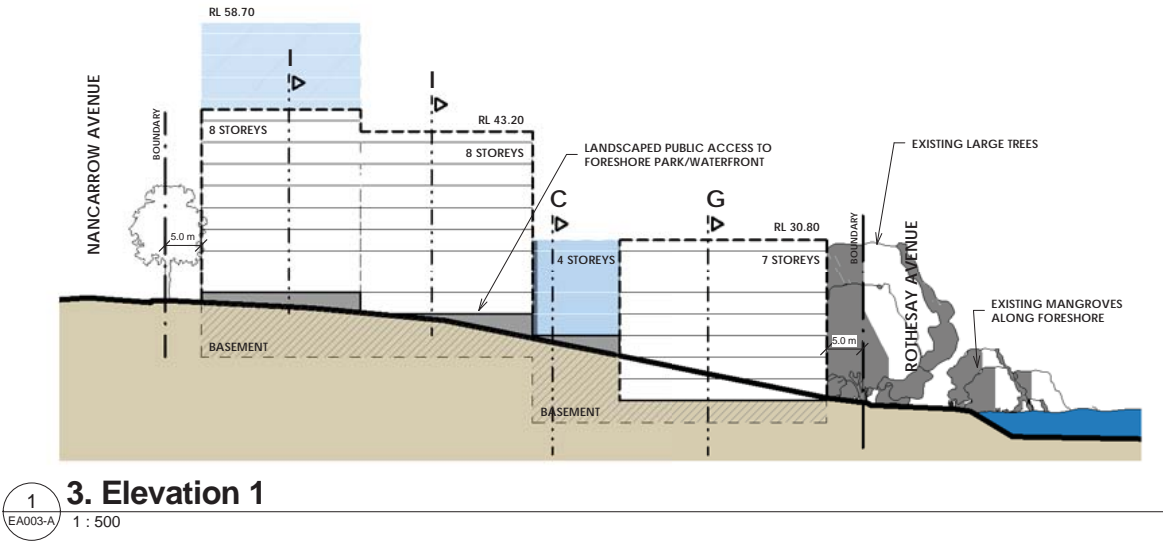
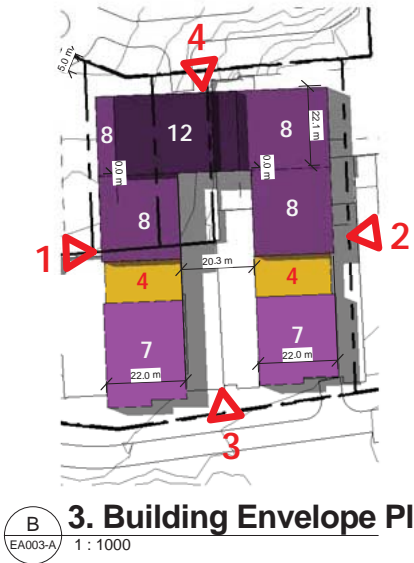


FIGURE 36. STAGE 3 BUILDING ENVELOPE CONTROL DIAGRAM

SHEPHERDS BAY URBAN RENEWAL

5.4 STAGE 4

Stage 5 is located in the northeastern portion of the site fronting Constitution Road.

Stage 5 comprises building envelopes for two residential buildings ranging in height from 3 to 12 storeys, oriented around a central communal courtyard, with building bulk and height setback from Constitution Road and also from Nancarrow Avenue to respect the lower density residential development opposite on Constitution and to maximise solar access to the Nancarrow public domain.

This stage encompasses the upgrading of Hamilton Crescent to form the main vehicular entry to the new development area.

The Stage 5 building envelope control diagram is included in Section 4 and reproduced at Figure 37.

This stage will contain approximately 238 apartments.

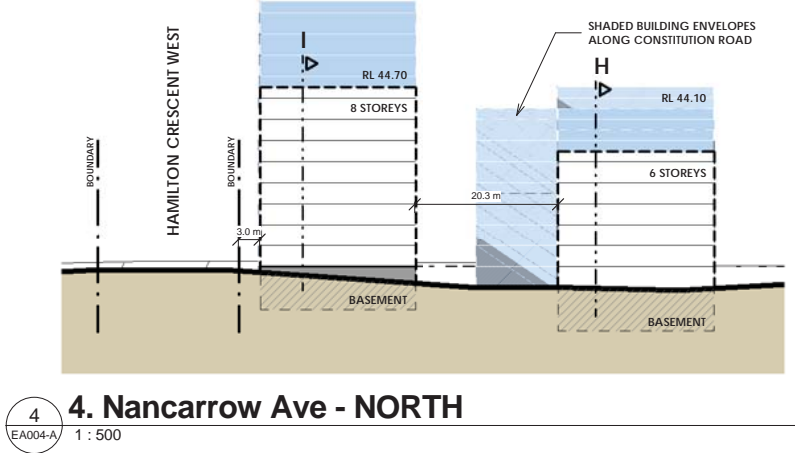
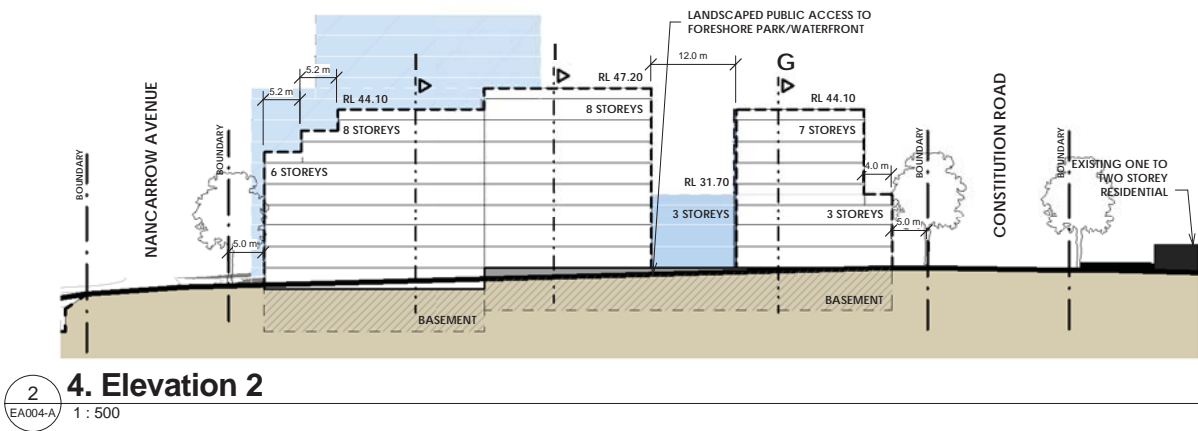
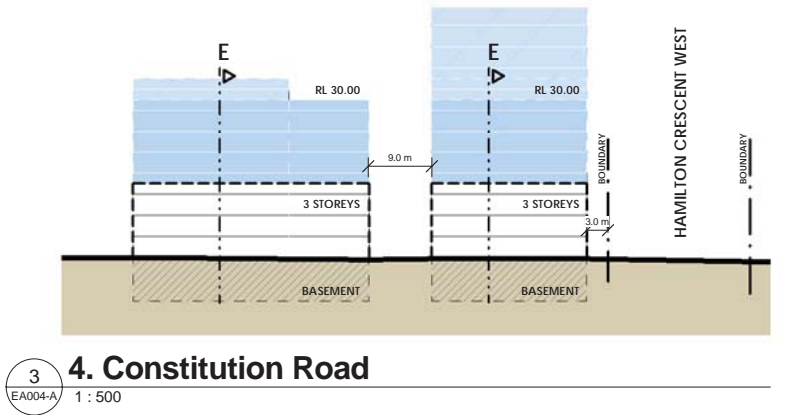
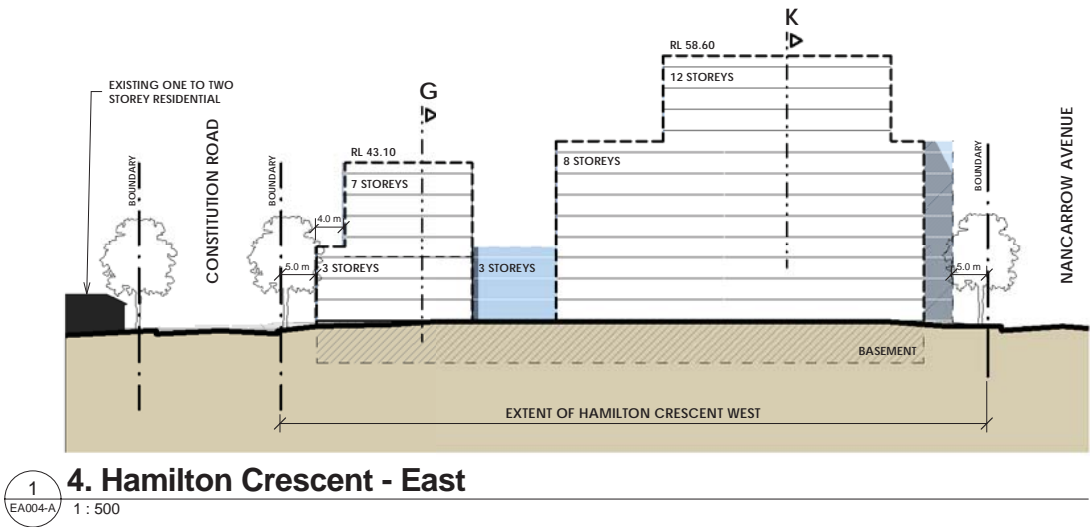
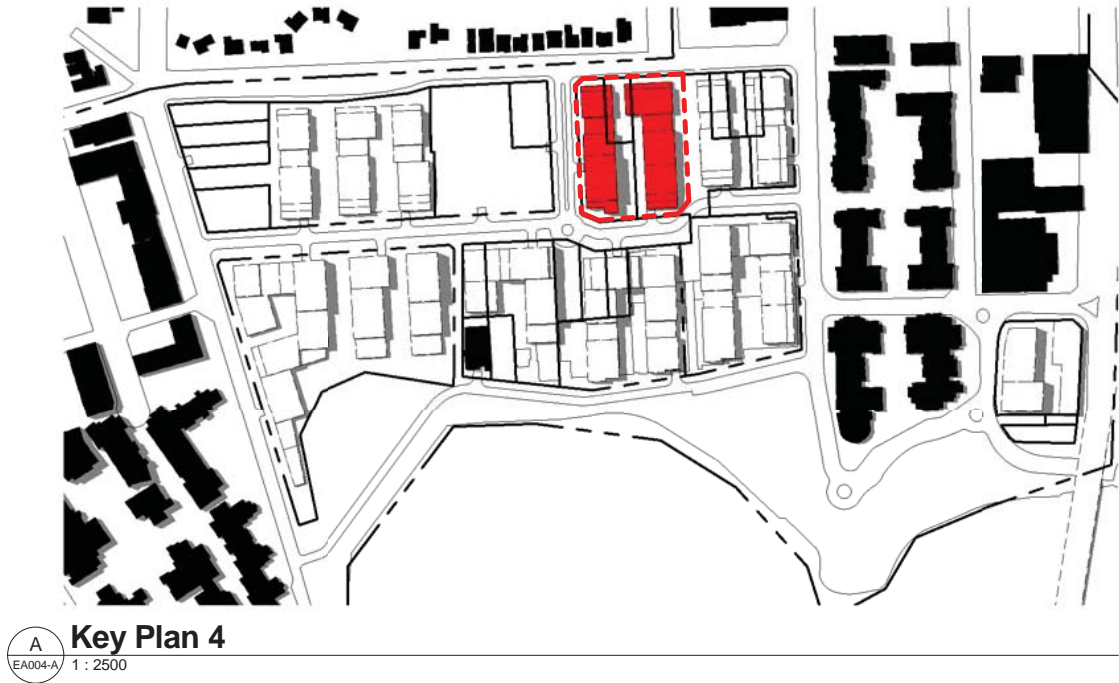


FIGURE 37. STAGE 4 BUILDING ENVELOPE CONTROL DIAGRAM

SHEPHERDS BAY URBAN RENEWAL

5.5 STAGE 5

Stage 2 is the ‘signature site’ to the south-west of the main site and adjoins the new ‘Bay One’ residential development. The site is bounded by Well Street to the north, Loop Road to the west and south and Church Street to the east.

The precinct will contain two tower buildings of 5 and 12 storeys respectively, above a two storey commercial podium orientated towards the adjoining waterfront reserve. The design objective for this development parcel is to create a high quality signature building to announce the development at its entry point close to Church Street and the Ryde Bridge.

It is intended that the lower levels of buildings on this site be used for commercial or community uses to activate the development at ground level and minimise noise impacts from Church Street on future residents of the development.

The identified building envelope includes a significant setback of the residential towers from the Church Street boundary to minimise noise impacts in accordance with the Australian Standards and the Department’s Interim Guidelines for Development near Rail Corridors and Busy Roads.

The Stage 2 building envelope control diagram is included in Section 4 and reproduced at Figure 38.

This stage will contain approximately 142 apartments and approximately 10,080sqm commercial space.

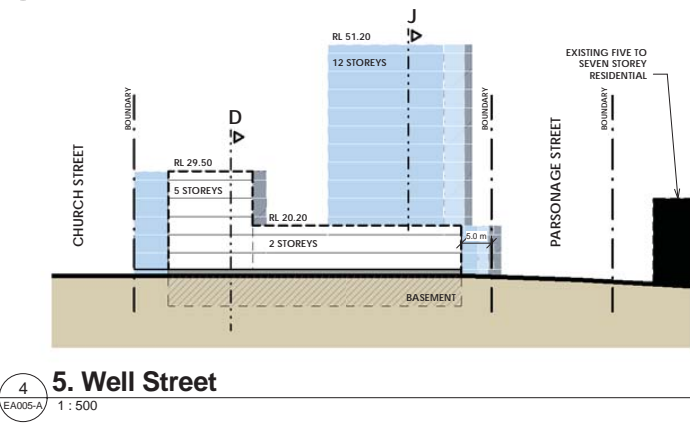
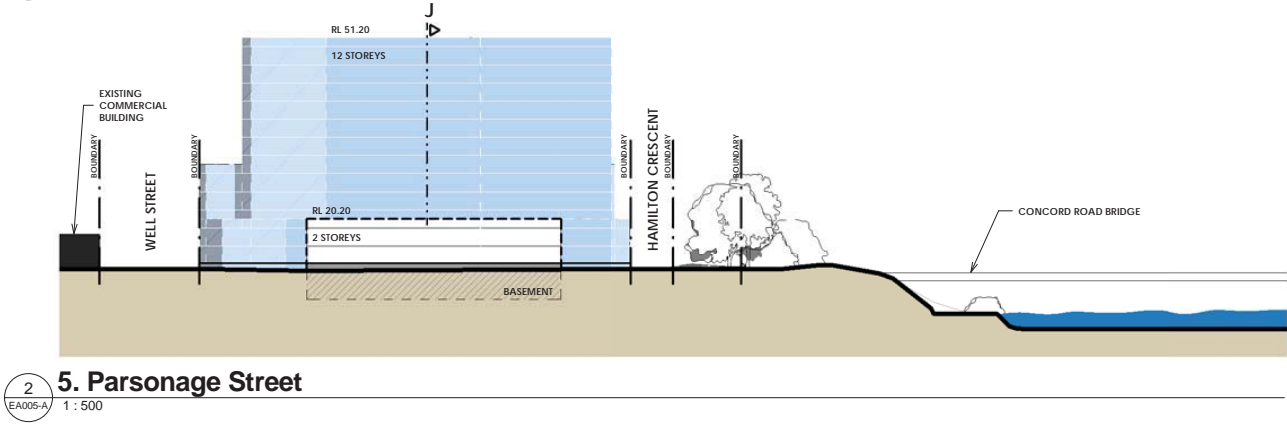
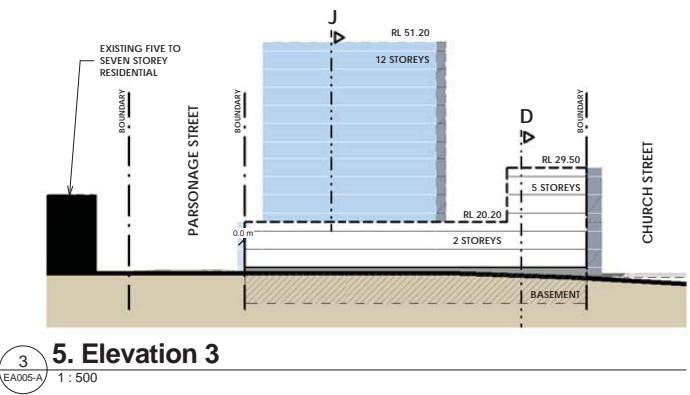
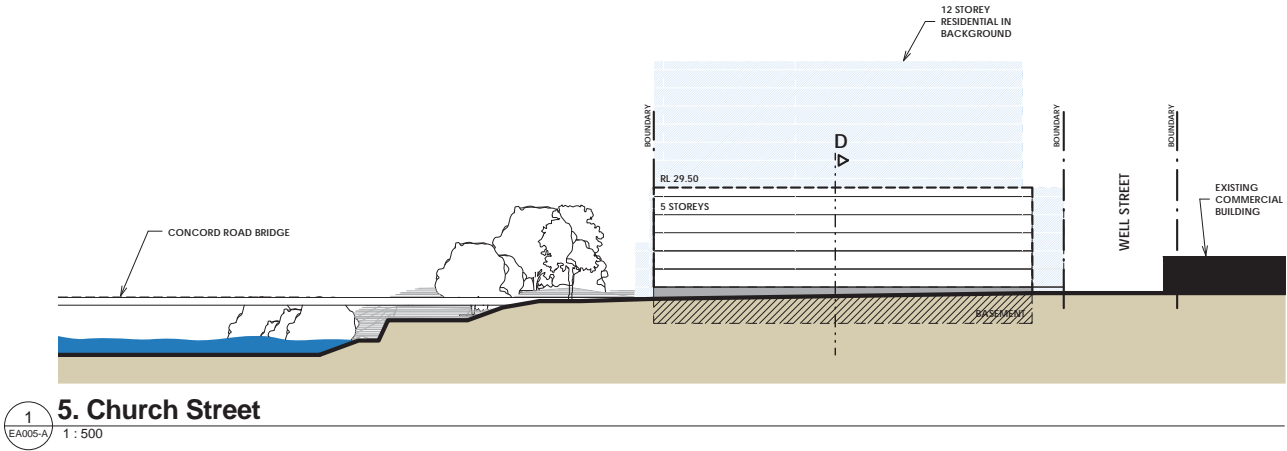
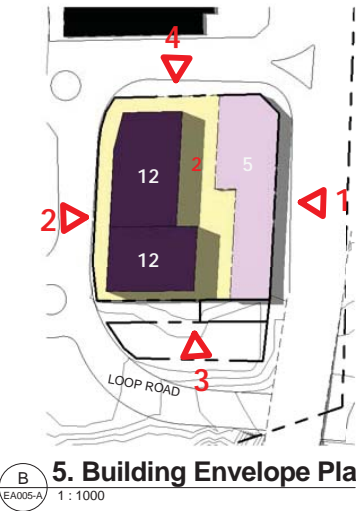


FIGURE 38. STAGE 5 BUILDING ENVELOPE CONTROL DIAGRAM

SHEPHERDS BAY URBAN RENEWAL

5.6 STAGE 6

The Stage 4 immediately adjoins Stage 3 to the northwest fronting the new foreshore open space and Council's foreshore reserve.

Stage 4 comprises building envelopes for residential development ranging from 4 to 12 storeys with the lower, 4 storey section fronting the new central open space.

The Stage 4 building envelope control diagram is included in Section 4 and reproduced at Figure 39.

This stage will contain approximately 199 apartments.

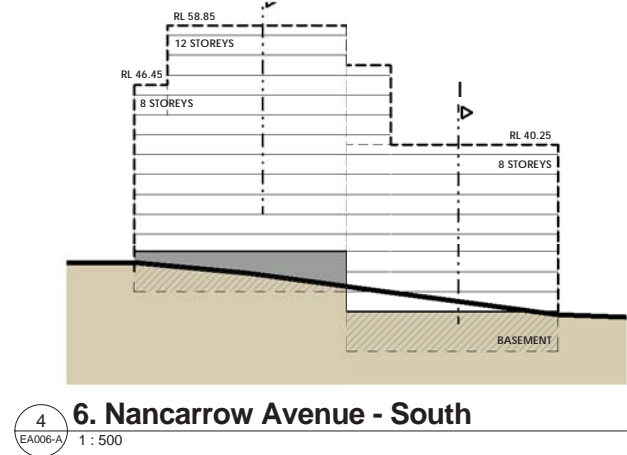
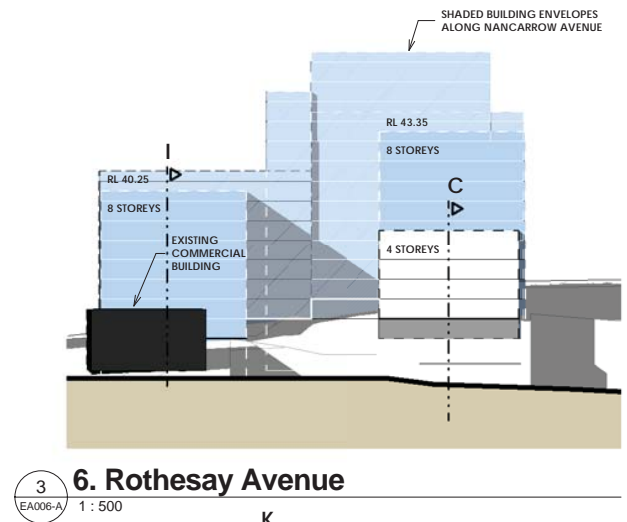
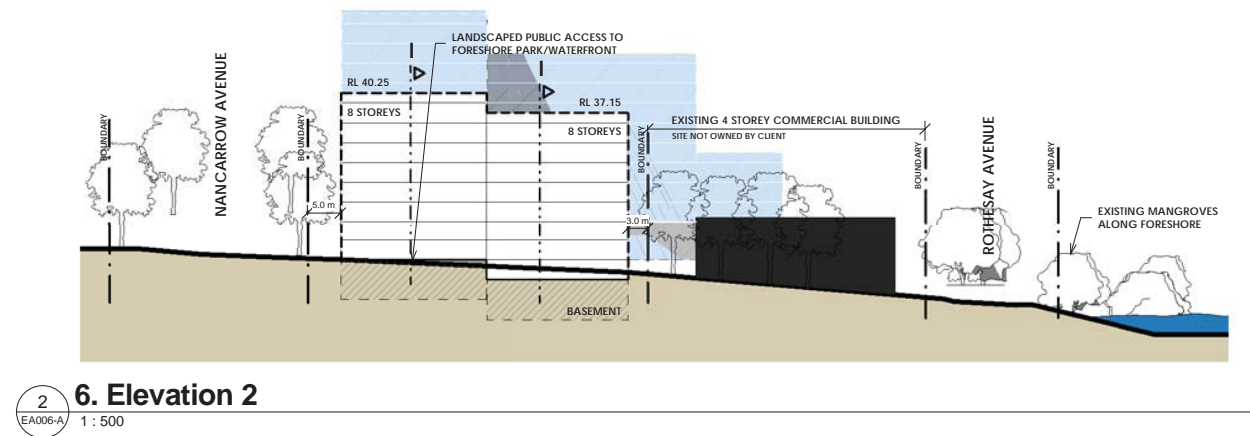
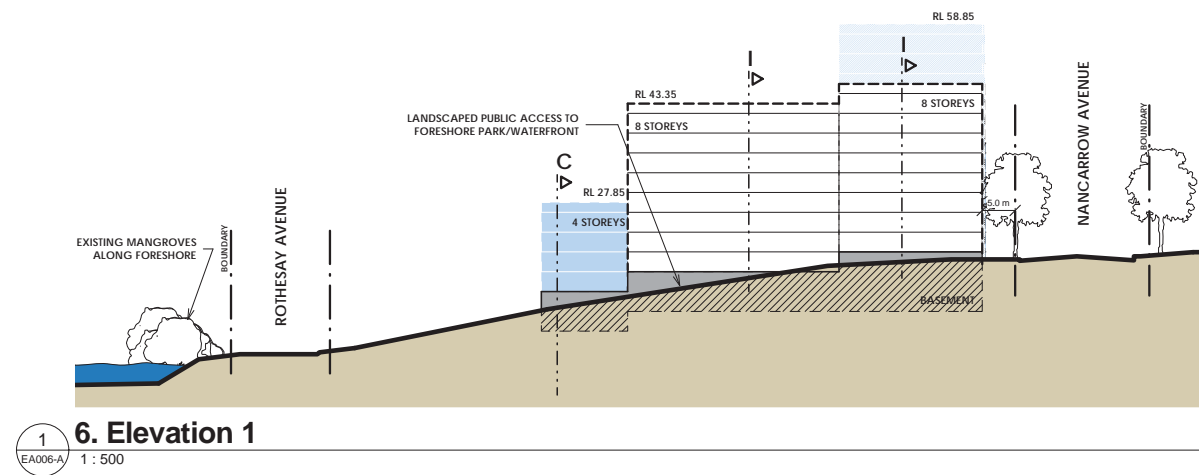
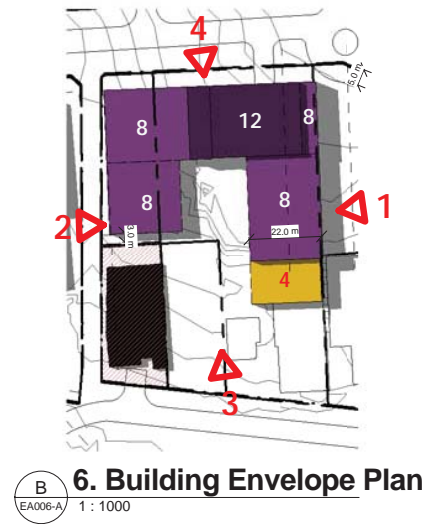
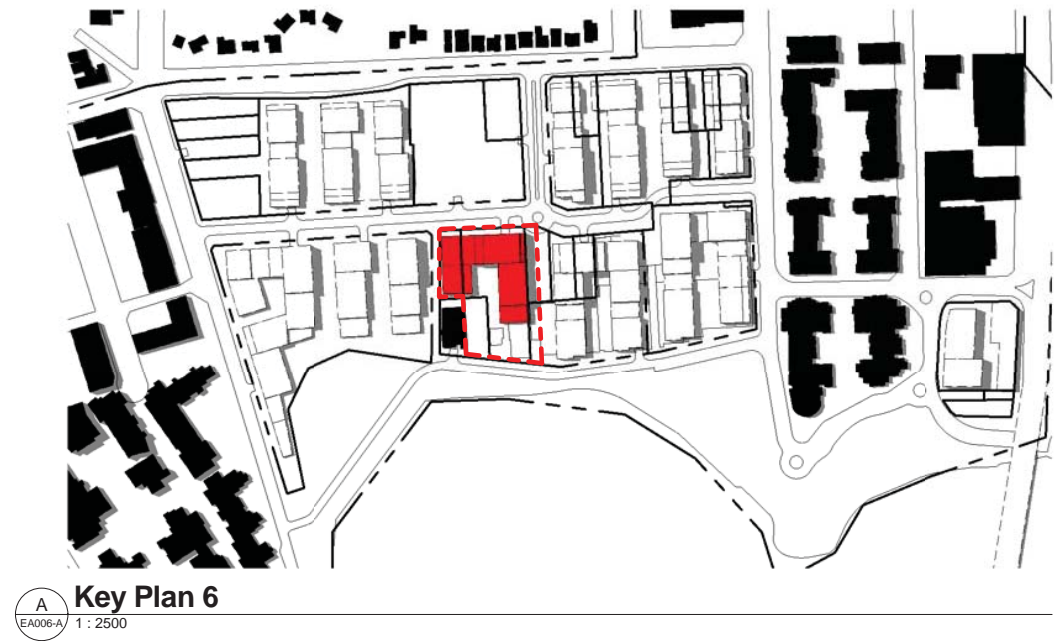


FIGURE 39. STAGE 6 BUILDING ENVELOPE CONTROL DIAGRAM

SHEPHERDS BAY URBAN RENEWAL

5.7 STAGE 7

Stage 7 immediately adjoins Stage 9 to the east fronting the foreshore reserve and the 146 Bowden Street development site. This development parcel also contains a new publicly accessible pedestrian pathway down its eastern boundary linking Nancarrow to the foreshore reserve.

Stage 8 comprises building envelopes for residential development ranging in height from 4 to 8 storeys oriented towards a central communal open space and the foreshore reserve beyond. Building heights have been stepped back away from the foreshore reserve with additional substantial setback of the building footprint being provided to enable additional public open space to be provided which will seamlessly link to the foreshore reserve.

The Stage 8 building envelope control diagram is included in Section 4 and reproduced at Figure 40.

This stage will contain approximately 268 apartments.

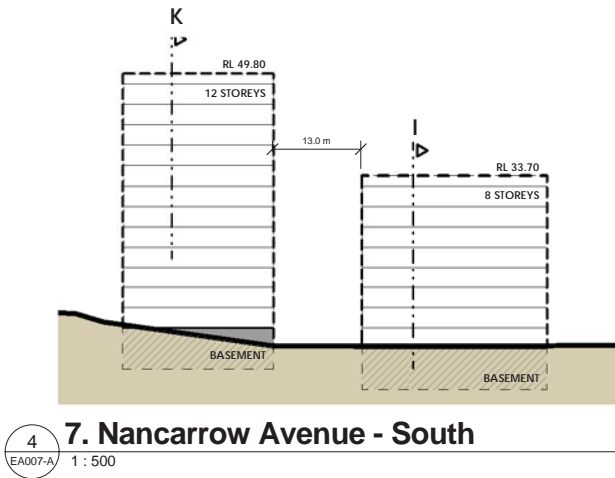
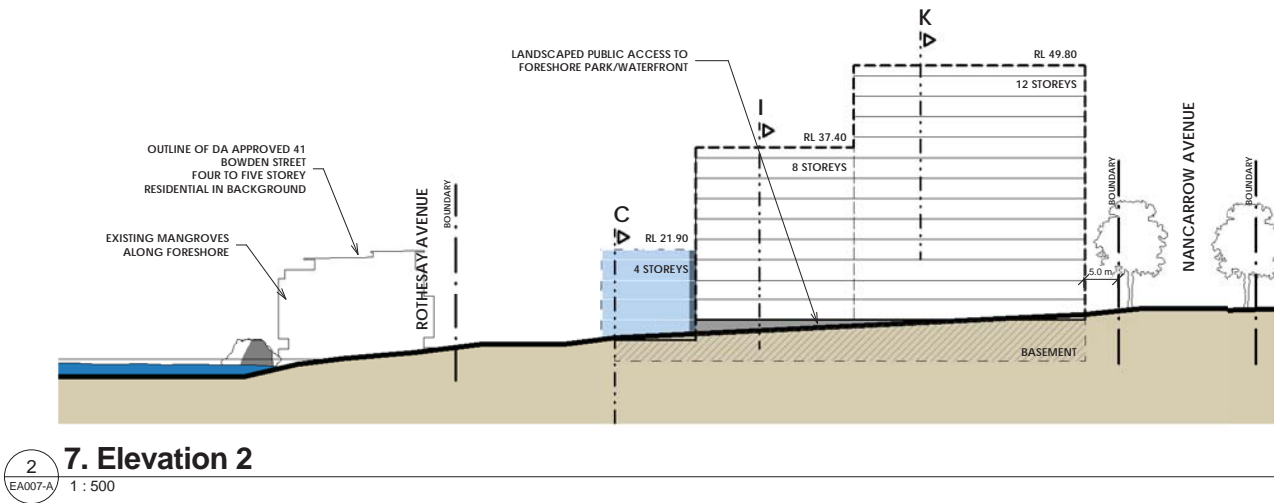
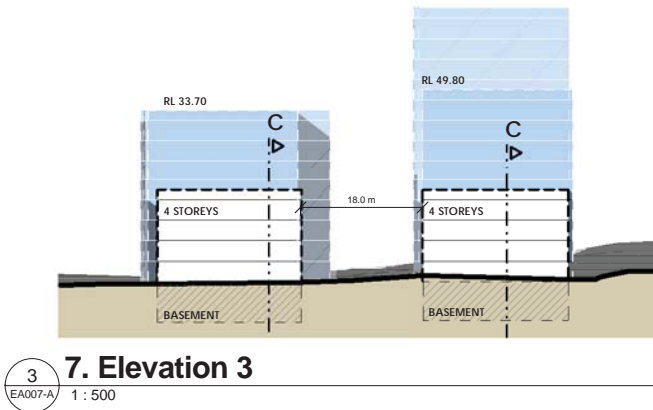
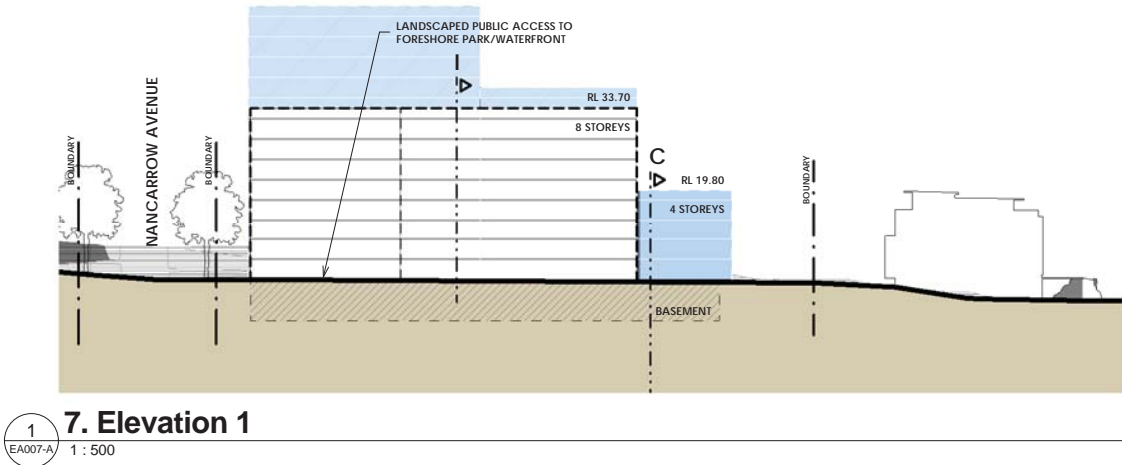
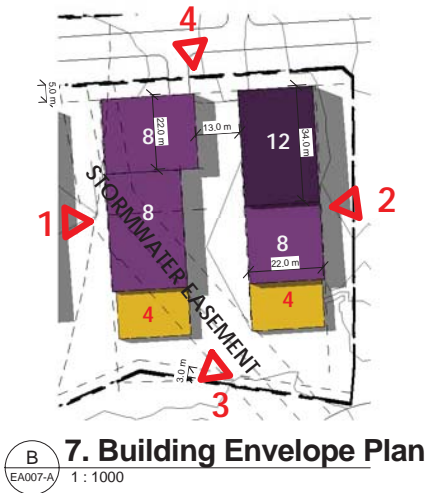


FIGURE 40. STAGE 7 BUILDING ENVELOPE CONTROL DIAGRAM

SHEPHERDS BAY URBAN RENEWAL

5.8 STAGE 8

Stage 8 is located fronting Constitution Road, mid block between Bowden Street and Hamilton Crescent West.

Stage 8 comprises building envelopes for residential development ranging from 3 to 8 storeys in height, oriented around a central communal open space. Similar to all proposed building forms in the Concept Plan along Constitution Road and also from Nancarrow Avenue, buildings are to be setback and heights stepped to respect residential development opposite on Constitution and to maximise solar access to the Nancarrow public domain.

The Stage 8 building envelope control diagram is included in Section 4 and reproduced at Figure 41.

This stage will contain approximately 216 apartments.

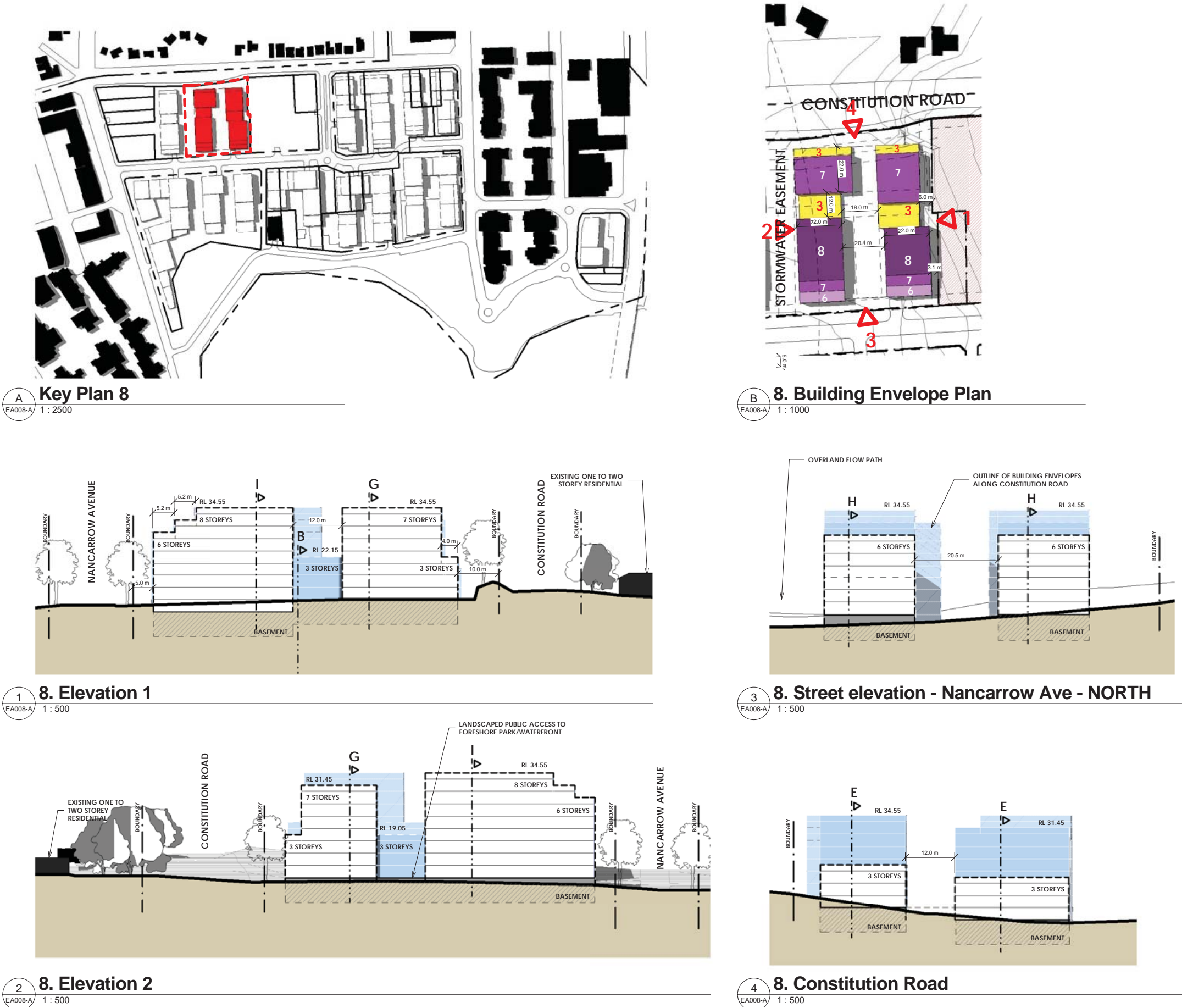


FIGURE 41. STAGE 8 BUILDING ENVELOPE CONTROL DIAGRAM

SHEPHERDS BAY URBAN RENEWAL

5.9 STAGE 9

Stage 9 is located in the south-west portion of the site and is bounded by Nancarrow Avenue to the north, Bowden Street to the west and the 146 Bowden Street development site to the south. This development parcel contains part of the overland flow path for this part of Meadowbank. This development parcel is located close to both the railway station and ferry wharf.

Similar to the proposed building forms in the Concept Plan along Constitution Road, it is proposed that buildings be setback from the street frontages with an additional 'pop up' storey set further back from the main building lines to maximise solar access to public areas and apartments and provide an open streetscape.

The Stage 9 development parcel will include the lower portion of the 'riparian' park which will provide a new pedestrian link between Nancarrow Avenue and the foreshore reserve. This parkland will also contain additional open space which will contain an orange grove as a heritage interpretive element reminiscent of the former orchards on the site.

Building envelopes have been deliberately setback from the Bowden Street frontage to enable provision of a public art/landscaped statement in this location.

The Stage 9 building envelope control diagram is included in Section 4 and reproduced at Figure 42.

This stage will contain approximately 177 apartments.



FIGURE 42. STAGE 9 BUILDING ENVELOPE CONTROL DIAGRAM

SHEPHERDS BAY URBAN RENEWAL

5.10 STAGE 10

Stage 10 is located immediately adjacent to Stage 9, fronting Constitution Road to the west.

Stage 10 comprises a single building envelope for a residential development ranging from 3 to 8 storeys in height, oriented towards a new publicly accessible pedestrian parkway down its eastern boundary which will contain the stormwater easement. Similar to all proposed building forms in the Concept Plan along Constitution Road and also from Nancarrow Avenue, buildings are to be setback and heights stepped to respect residential development opposite on Constitution Road and to maximise solar access to the Nancarrow public domain.

The Stage 10 building envelope control diagram is included in Section 4 and reproduced at Figure 43.

This stage will contain approximately 90 apartments.

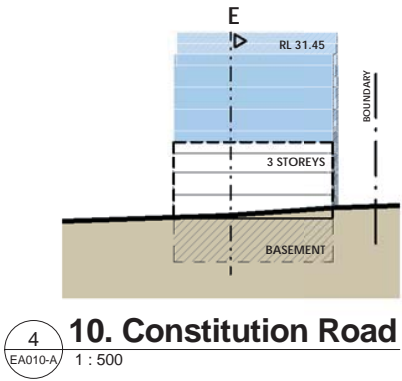
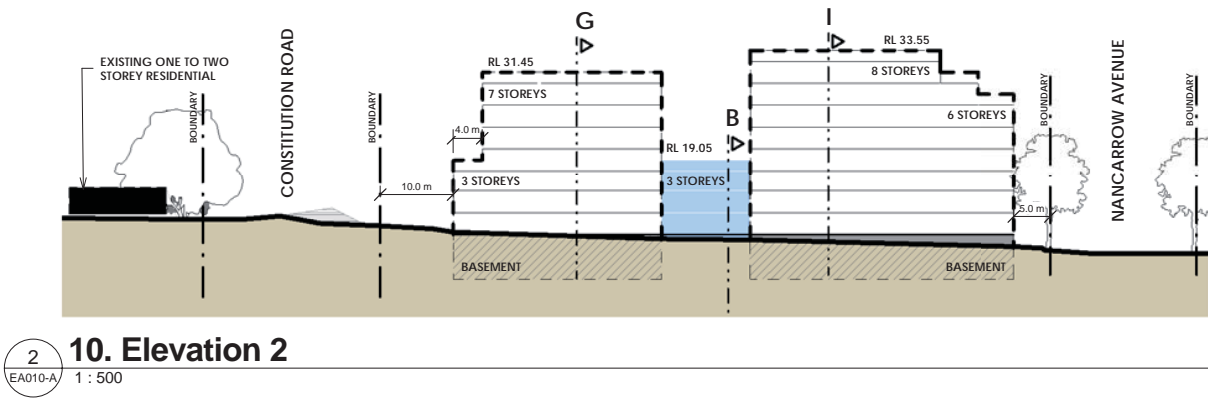
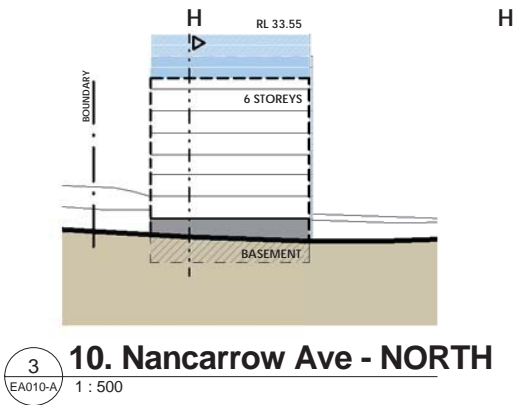
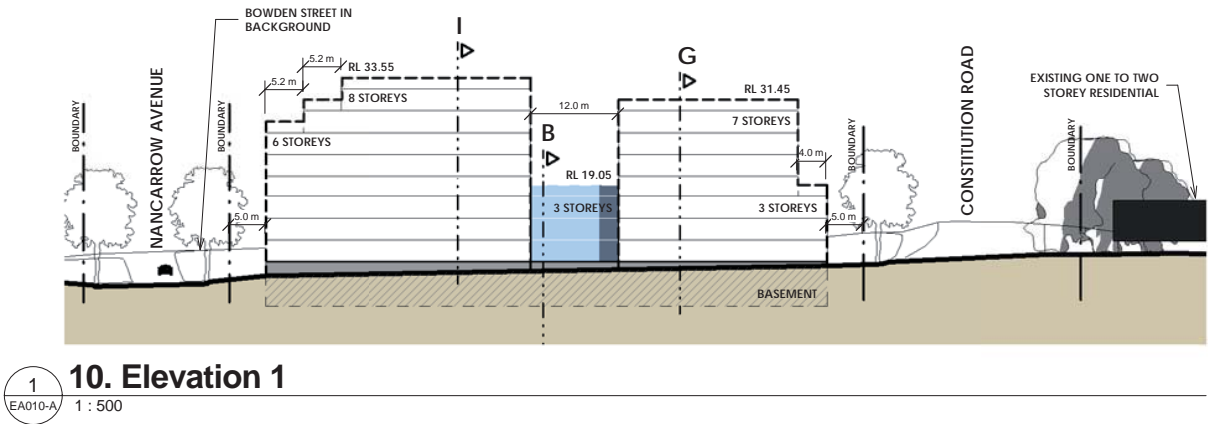
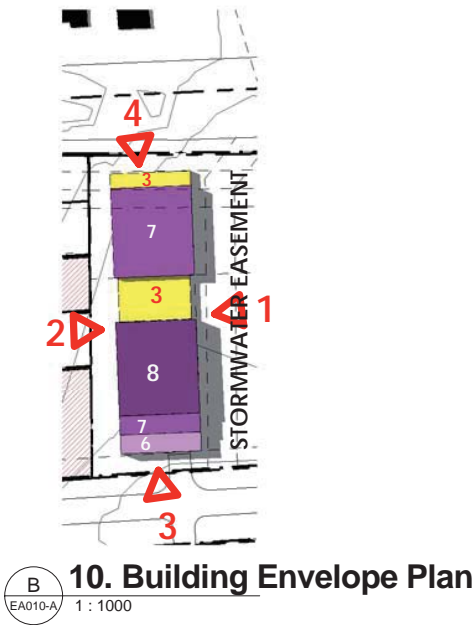
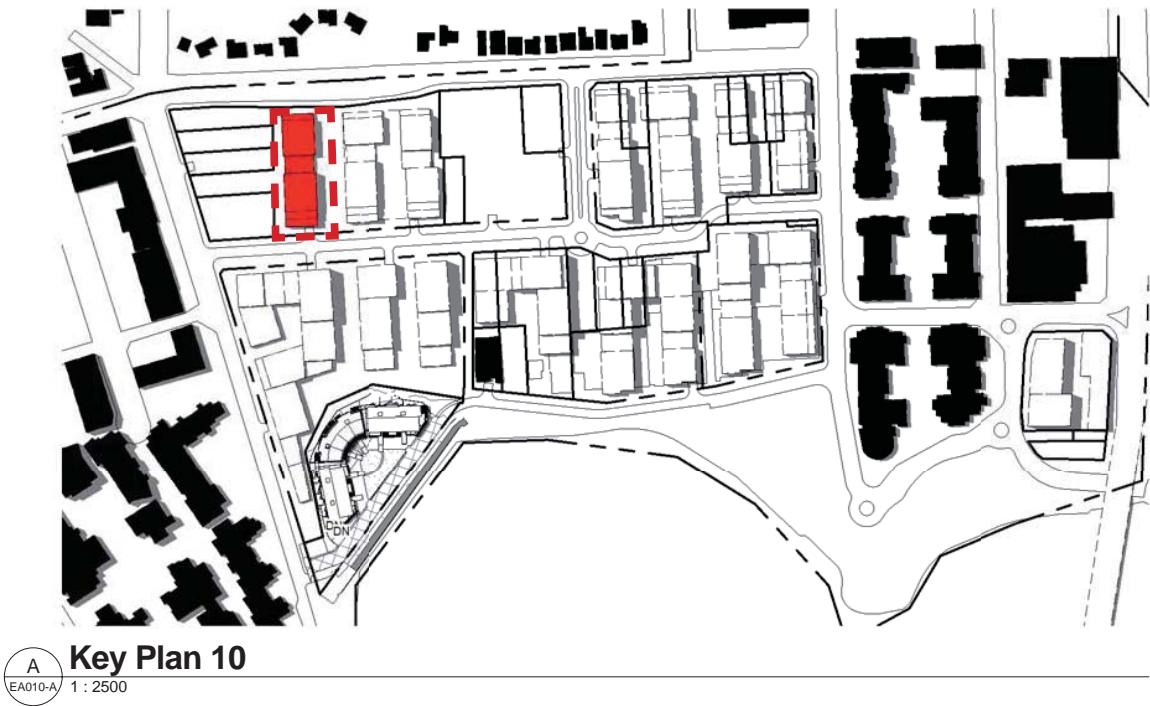


FIGURE 43. STAGE 10 BUILDING ENVELOPE CONTROL DIAGRAM