


Response to Willandra Village Submissions Summary, prepared by Urbis

Stamford, North Ryde MP10_0112 & MP10_0113

No.	Issue	Response
1	Privacy Impacts	
a	Concerns for the amenity impact of proposal on residents in relation to privacy.	<p>Building W is proposed as a stepped building 9/13storeys. It has been considerably reduced from 17 storeys as proposed in the original concept plan submitted with the environmental Assessment. Building W was reduced in height in response to the Preferred Project Requirements and the need to respect the amenity of adjoining residents.</p> <p>The separation distance between existing adjacent buildings at Willandra Village and Building W will be over 20m as part of the preferred project. This exceeds the 18m separation required by Residential Flat Design Code Rules of Thumb for 8 storey buildings.</p> <p>The east elevations of the Willandra homes facing Buildings W and H are typically brick veneer with smaller obscured glass windows serving kitchens, bathrooms and laundries.</p> <p>Given the height difference the views from Building W over Willandra Village will largely be roof scapes, limiting potential loss of privacy.</p> <p>The above conditions provide increased building separation than the existing scenario of 9.8m.</p>

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		 <p data-bbox="1088 978 1946 1102">An existing established level of landscaping exists along the common boundary between the Willandra Village and the development site that will continue to provide screening and buffering between existing and prospective residents.</p> <p data-bbox="1088 1134 1946 1342">The proposal also includes the provision of extensive mature street tree planting along the western boundary of the site adjoining Willandra Village. The proposed planting will consist of extensive mature Smooth Barked Apple <i>Angophora costata</i> species that typically grow to 15-20m in height and 10-15m in crown width. The proposed landscape deep soil zone on the western kerb and eastern kerb of the new road will be a total of 8.2m in width.</p>

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		The proposed road (7.3m wide) adjacent the common boundary gives sufficient additional separation. Building W is setback from the adjacent common boundary by 15.5m in total, which is considerably more than half of the 18 metre separation suggested for buildings of this height in the RFDC.
b	Concerns with impact of 5-8 storey buildings along the shared boundary despite the road providing a setback.	See point a above
c	Increase in height of the buildings on the Stamford site in the vicinity of this boundary will have a significant and adverse impact on the privacy of BCS residents.	See point a above
d	Consideration to a means of addressing the potential privacy impacts on BCS residents that will occur as a result of this development.	<p>The preferred project concept plan and project application has considered addressing potential privacy impacts on the BCS residents. The following has been provided to ensure a minimal loss of privacy to residents:</p> <ul style="list-style-type: none"> - Building W is proposed at a height of 8/13 storeys and has been considerably reduced from 18 storeys as proposed in the original concept plan submitted with the Environmental Assessment. - Separation distances of over 20m have been provided between existing BCS buildings and the proposed Building W and H. these distance exceed Residential Flat Design Code Rules of Thumb for 8 storey buildings, with the majority of the separation provided within the site. - A road reserve (7.3m) and deep soil landscape buffer (up to 8.2m) have been provided to contribute to reducing potential privacy impacts and ensuring appropriate separation distances. - Planting will consist of extensive mature Smooth Barked Apple <i>Angophora costata</i> species that typically grow to 15-20m in height and 10-15m wide. -

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2	Visual Impact	
e	The visual impact of buildings of 8 and 17 storeys on that part of the Stamford Hotel site closest to the BCS site will be significant.	<p>Building W is proposed at a height of 8 m and has been considerably reduced from 17 storeys as proposed in the original concept plan submitted with the Environmental Assessment. Building W was reduced in height in response to the Preferred Project Requirements and concerns for the amenity of adjoining occupiers and is in keeping with the future character of Macquarie Park.</p> <p>While the 8 storey preferred project height is still considerably taller than the existing building on the site, that building is very close to the Willandra Village boundary, intervening vegetation is of limited height and the building presents as a monolithic solid wall. In contrast, the proposed building will be setback 20 metres, with more substantial intervening landscaping, and a considerably more attractive articulated façade. While this will result in a change in visual character, the outlook from Willandra Village will not be unreasonably diminished.</p>

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		 <p>Furthermore, the area is currently in transition and the future urban form is projected to change as indicated in state strategic planning documents, local planning policy and approved and proposed Part 3A Concept Plans. Recent approved Concept plans include Macquarie University and Morling College that both include more substantial built form that will accommodate greater densities and heights. Ivanhoe Place and Willandra Village are large sites in single ownership.</p>
f	The proposal is not consistent with what is permissible in Ryde LEP 2010.	<p>It is evident through the historical formulation of draft development standards, in particular Draft LEP 2008 (Amendment 1), which significantly increased the development potential of the site that the City of Ryde is actively considering significantly higher development within the Macquarie Park Corridor.</p> <p>Additionally the recent approvals under Part 3A have further determined the appropriateness of increased heights and densities within the vicinity</p>

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		<p>of the site, coupled with the DCP 2010 that reflects significantly higher building heights than the development standards of the LEP 2010.</p> <p>The proposed preferred project Concept Plan and building heights and envelopes create an appropriate transition through proposed varying building heights and envelopes that gradually decline towards the surrounding low density residential neighbourhoods.</p>
g	The height of the proposed development on the Stamford Hotel site is considered inappropriate and out of character with the existing development surrounding the site.	Noted. See f for response.
h	Stamford site should incorporate some lower levels in the vicinity of the BCS boundary with the potential to transition to taller buildings away from the lower scale development on adjoining sites.	<p>The frontage to Epping Road has been amended in the preferred project concept plan and project application to provide a stepped transitional appearance with the gateway building (L) being reduced to RL 138.45 and stepping down to building W (RL115.05) at the western corner of the site.</p> <p>Building W has been considerably reduced in bulk and scale to minimise any potential adverse impacts on the adjoining Willandra Village to the west, having been reduced to 8 storeys above Epping Road, consistent with the 8 storey building heights as proposed in the draft Ryde LEP 2008 (amendment 1).</p> <p>The provision of further transitional building elements would create an unduly stepped form. The creation of such forms in response to town planning objectives of transitioning between buildings of differing heights has been widely discredited and is not an urban form that should be repeated.</p>
3	Stormwater Management	
i	Some stormwater discharge from the Stamford hotel site is currently being directed into the BCS system – some of this appears to be authorized and some is clearly unauthorized.	A stormwater easement over Willandra Village will be negotiated as a civil matter.

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j	There is not a copy of the Stormwater Management Plan (Appendix L) available on the Department's website for this project and therefore it is not clear as to where the easement is proposed to be located.	Further details of options available to achieve an easement over Willandra Village are included at Appendix O
k	The address of the BCS site is 157 Balaclava Road. It appears that the proponent may have mistaken 143 Epping Road as the address of the BCS site.	Different maps refer to the Willandra Village site by differing addresses, and Googlemaps identifies numerous Epping Road and Balaclava Road addresses for the Willandra Village property. It appears likely that this is why a notification letter apparently was not sent to Willandra Village by the DPI. All references in submitted documents to 143 Epping Road are intended to refer to the larger Willandra Village.
l	Without the benefit of the Stormwater Management Plan it is not possible to assess the potential impacts the easement may have in terms of loss of vegetation, disturbance to residents, damage to pathways, etc.	Further details of options available to achieve an easement over Willandra Village are included at Appendix O
Fine Grain Road Network		
m	The potential for the road adjacent to the BCS boundary to be widened to provide a two way street would be a further impost on BCS and therefore is also unlikely to be realised.	Noted. Land allocated for the widening of this road could be considered for additional landscape buffering and provide additional screening for residents of Willandra Village. The Macquarie Park Village proposal has no intentions of imposing the road on Willandra Village but the proposal does provide options for widening in the future if Willandra Village so desires, or is so required. The proposed fine grain road network would not inhibit the future development of the Willandra Village, nor the realisation of the finer grained road network outlined in the Ryde Council DCP.

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	Community Consultation	
n	Disappointed that the Director General's Environmental Assessment Requirements for the Concept and Project applications on the Stamford Hotel site did not include any requirement for the proponent to consult with the community regarding the proposed redevelopment of the site.	Noted. Stamford initiated a meeting with BCS 5 December 2011 to discuss the exhibited concept plan and project application and proposed draft changes to the preferred project scheme. Stamford acted on the DPI advice that BCS received late notification of the proposal.