

APPENDIX 2

Concept plans of future development

CONCEPT REPORT

BLAXLAND ROAD HOUSING
265-289 Blaxland Road RYDE
TCQ BUILDERS
16/11/10

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SMITH & TZANNES



IMMEDIATE SITE CONTEXT

The site is located at the boundary of a medium to high residential development area. Opposite the site is a commercial facility containing TAFE, hotel and conference centre. To the north of the site the area is characterised by villa and townhouse developments and single dwellings



LOCAL CONTEXT

The site is well connected to existing infrastructure. The site is immediately adjacent to regular bus services and within 500m walking distance of: M52 Metro bus, regional shopping facilities, community facilities (eg Council and libraries).

CONTEXT - AERIAL VIEW

BLAXLAND ROAD HOUSING

TCQ BUILDERS



UD01



The predominant building form in the immediate vicinity is characterised by medium footprint buildings. These are generally setback from the street and surrounded by landscape.

Opposite the site the TAFE / Hotel / Conference centre development contains are large footprint and is terraced with the topography.

Smaller single dwelling forms are located to the east of the site.

Blaxland Road is aligned with a ridge that rises from Lane Cove Road towards Epping and Denistone East. Lots fall away to the east and west from Blaxland Road.

CONTEXT: FIGURE GROUND PLAN

BLAXLAND ROAD HOUSING

TCQ BUILDERS



UD02

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Under RYDE LEP 2010, the site is currently zoned R2 - Low Density Residential. This zoning continues to apply to land to the north and east of the site.

To the south of the site, land is zoned R4 High Density Residential and opposite the land is zoned SP2-Infrastructure.

The R2 zoning is not generally consistent with the adjoining land use, nor is it suitable for the location of site.

LAND USE ZONES

RYDE LEP 2010



R2 LOW DENSITY RESIDENTIAL



R4 HIGH DENSITY RESIDENTIAL



SP2 INFRASTRUCTURE

CONTEXT: CURRENT ZONING

BLAXLAND ROAD HOUSING

TCQ BUILDERS



UD03

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SITE VIEW



SITE VIEW TO KULGOA AVENUE



SITE VIEW TO BLAXLAND ROAD



BLAXLAND ROAD STREETSCAPE



KULGOA AVENUE STREETSCAPE



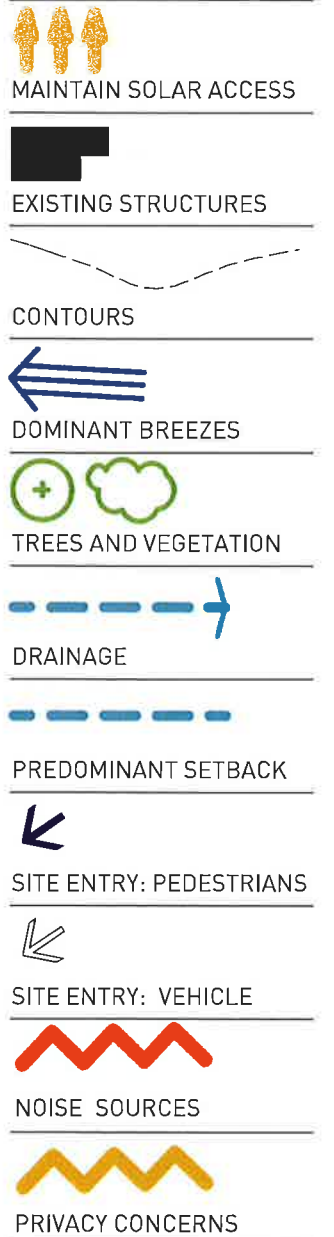
CONTEXT: STREETSCAPE

BLAXLAND ROAD HOUSING

TCQ BUILDERS

UD04

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SITE: ANALYSIS

BLAXLAND ROAD HOUSING

TCQ BUILDERS



UD05

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THIS SITE IS A TRANSITIONAL SITE, PROVIDING A TRANSITION BETWEEN THE RESIDENTIAL FLAT AND COMMERCIAL BUILDINGS TO THE SOUTH AND WEST. THE DEVELOPMENT ALSO PROVIDES A BUFFER FOR THE ADJOINING SINGLE DWELLING RESIDENTIAL ZONED LAND TO THE EAST FROM BLAXLAND ROAD WHICH IS AN ARTERIAL ROAD.

AN ENVELOPE THAT PERMITES A RESIDENTIAL FLAT BUILDING WITH 3 STOREY BUILDING CONTAINING APARTMENTS ADDRESSING BLAXLAND ROAD WILL PROVIDE AN ACOUSTIC AND VISUAL BUFFER. THE GROUND FLOOR APARTMENTS WILL HAVE PRIVATE ENTRANCES TO BLAXLAND ROAD TO ACTIVATE THE STREET EDGE AND PROVIDE MORE OF A DOMESTIC SCALE.

TO THE NORTH OF THE SITE THE ENVELOPE IS FURTHER SETBACK FROM THE BOUNDARY TO REDUCE THE IMPACTS OF HEIGHT OF THE DEVELOPMENT, AND PROVIDE A TRANSITION OF SCALE.

TYPICALLY SITES WITH AN R4 ZONE HAVE A HEIGHT LIMIT OF 11.5M. IT IS PROPOSED TO LIMIT THE BUILDING HEIGHTS ON THE EASTERN PORTION OF THE SITE TO A MAXIMUM OF 8.5M TO REDUCE THE IMPACTS OF THE SCALE DIFFERENCE RESULTING FROM THE DIFFERENT BUILDING TYPOLOGIES ON THE ADJOINING SITE AND THE CHANGES IN SITE LEVELS.

TWO STOREY TOWN HOUSE STYLE APARTMENTS FACING KULGOA ROAD PROVIDE FOR A DWELLING TYPE MORE CONSISTENT WITH THE CHARACTER OF SINGLE DWELLINGS.

BLAXLAND RD APARTMENTS CONSISTS OF GROUND FLOOR TWO STOREY MAISONETTE STYLE APARTMENTS WITH COURTYARDS.

TOP FLOOR APARTMENTS ON BLAXLAND ROAD WOULD BE SINGLE LEVEL WITH LARGE ROOF TOP TERRACES.

THIS FORM OF DEVELOPMENT PROVIDES FOR A HOUSING MIX THAT IS DIFFERENT TO THAT NORMALLY FOUND IN THE AREA AND WILL ADD TO HOUSING DIVERSITY.

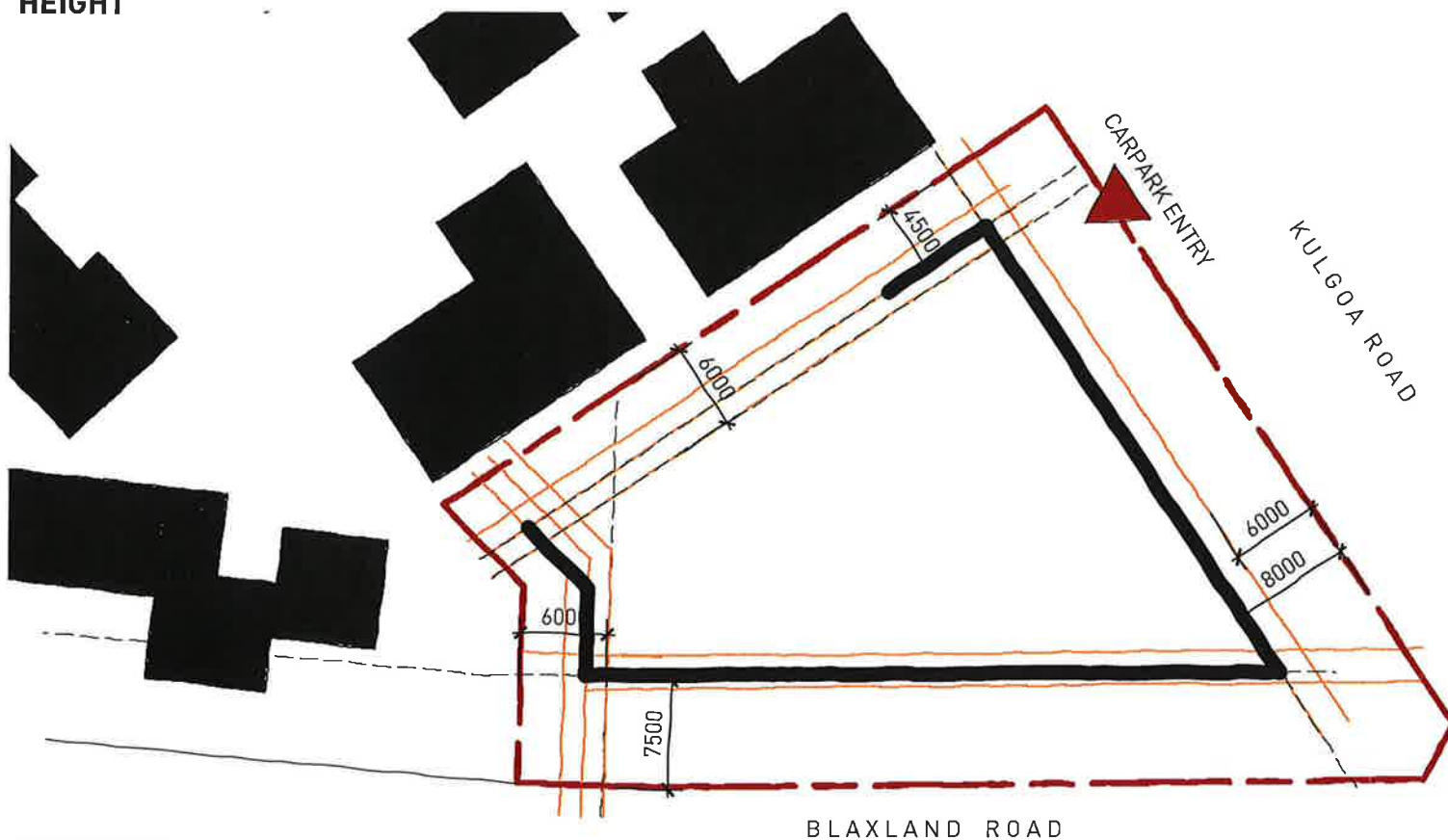
THE DEVELOPMENT PROVIDES ACTIVE STREET FRONTAGE TO BOTH STREETS AND A BUILT FORM APPROPRIATE TO THE DIFFERENT STREETSCAPES.

REDUCED SETBACK TO BLAXLAND ROAD INCREASES SETBACK BETWEEN APARTMENTS AND INTERFACE DWELLINGS AND INCREASES NORTH FACING COURTYARD.

CARPARKING WILL BE PROVIDED IN BASEMENT WITH ACCESS FROM KULGOA ROAD. AT THE LOWEST POINT ON THE SITE..



HEIGHT



SETBACKS

MASTERPLAN: BUILDING ENVELOPE



DEVELOPMENT STATISTICS

SITE AREA: 1973sqm

HEIGHT: 3 STOREYS
GFA:

POTENTIAL NoDWELLINGS:
9 x 3 BED
5 x 2 BED
[Density category - type 4]

SITE COVERAGE ~37%

MASTERPLAN: BUILDING FOOTPRINT

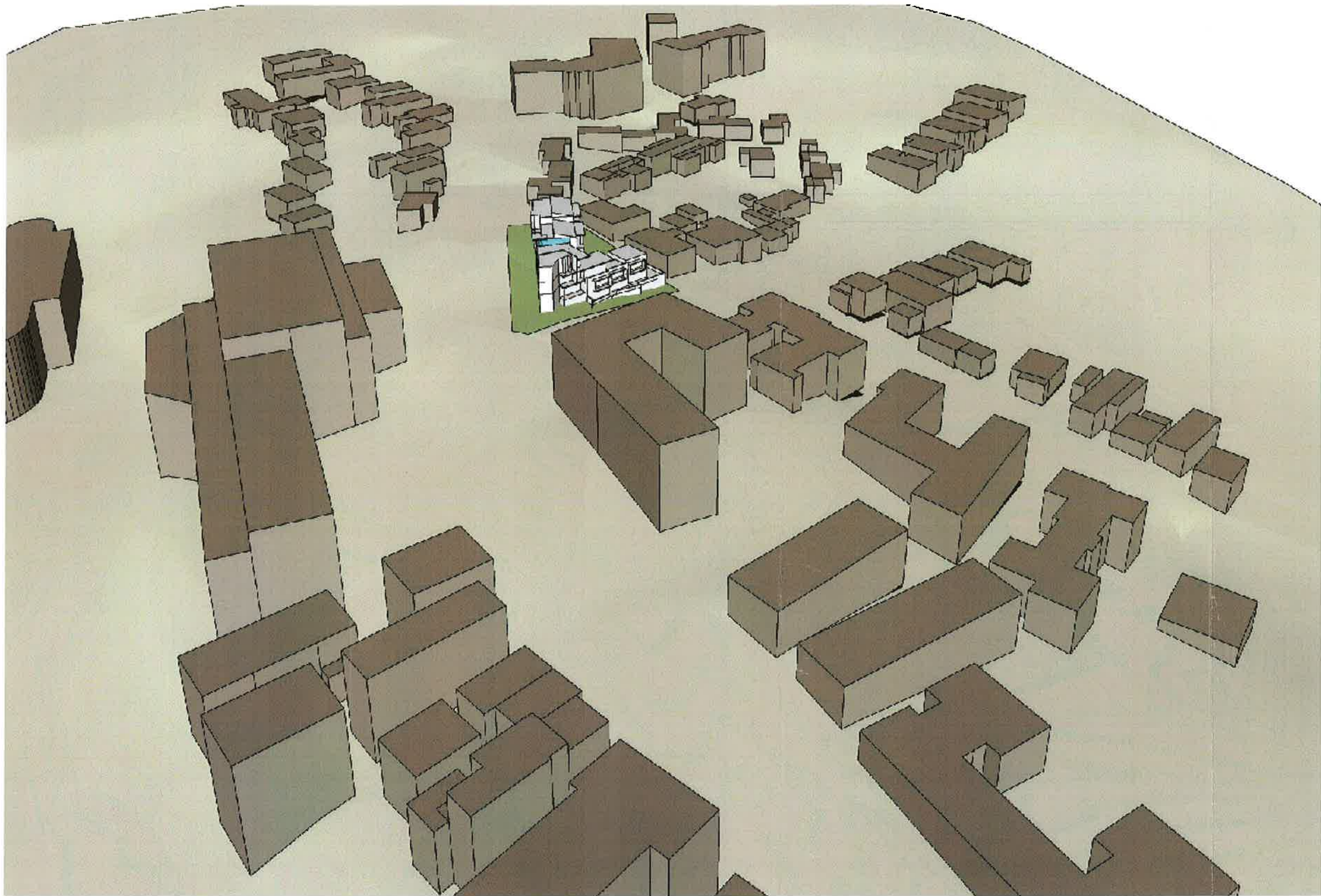
BLAXLAND ROAD HOUSING

TCQ BUILDERS

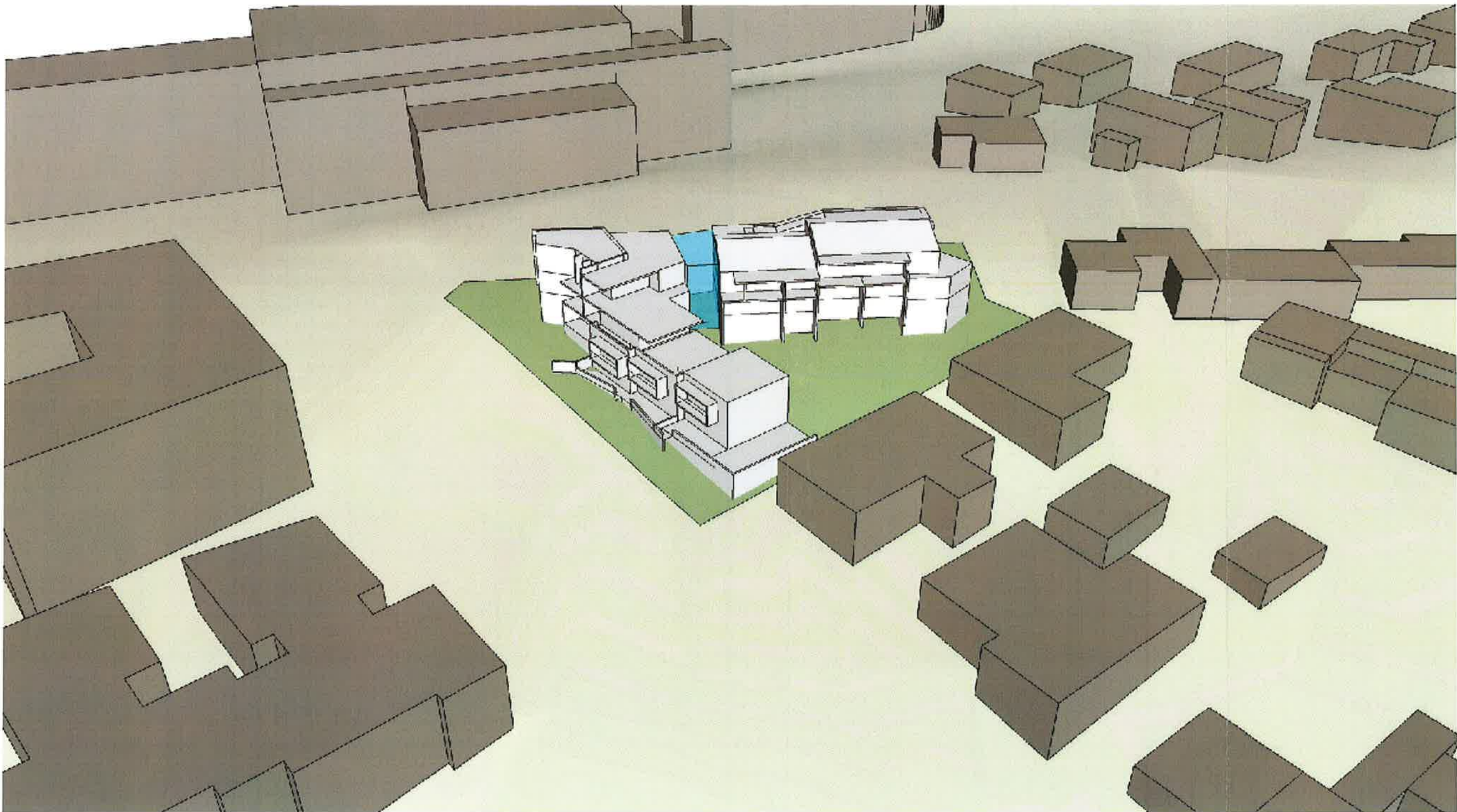


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3D CONTEXT PLAN
MASTERPLAN: BUILDING ENVELOPE 3D



POTENTIAL BUILDING ENVELOPE
MASTERPLAN: POTENTIAL ENVELOPE 3D



- 1 MATCH ALIGNMENT OF ADJOINING DWELLINGS
- 2 VEHICULAR ENTRY AT LOWEST PART OF SITE FOR MINIMUM IMPACT. ENTRY AWAY FROM ARTERIAL ROAD.
- 3 STREET ALIGNMENT MATCH ADJOINING PROPERTIES ON BLAXLAND ROAD
- 4 MAIN LOBBY. VIEWS THROUGH ENTRY TO COURTYARD BEYOND.
- 5 PEDESTRIAN ENTRY CLEARLY VISIBLE FROM STREET. LEVELS PROVIDE ACCESS FOR PERSONS WITH A DISABILITY.
- 6 PRINCIPAL PEDESTRIAN ENTRANCE.
- 7 REDUCE BUILDING HEIGHT TO TWO STOREY ADJACENT BOUNDARY
- 8 MATCH ALIGNMENT OF ADJOINING PROPERTIES
- 9 APARTMENT BUILDING ACTS AS NOISE BUFFER TO ADJOINING SINGLE RESIDENTIAL
- 10 NOISE FENCE SET WITHIN LANDSCAPE SETBACK TO REDUCE VISUAL IMPACTS
- 11 INCREASED SETBACK TO BOUNDARY - BUILDINGS ORIENTATED OBLIQUE BOUNDARY TO DISCOURAGE VIEWS INTO ADJOINING PROPERTIES.
- 12 COMMON AREAS TERRACED. LEVELS OF COMMON AREAS SIMILAR TO LEVELS IN ADJOINING PROPERTY
- 13 SETBACK TO ADJOINING PROPERTY
- 14 LOWER LEVEL PRIVATE OPEN SPACE SETBACK FROM BOUNDARY TO REDUCE PRIVACY IMPACTS
- 15 LOWER LEVEL TERRACES ORIENTATED TOWARDS STREET TO ENCOURAGE PASSIVE SURVEILLANCE AND REDUCE PRIVACY IMPACTS.
- 16 PRIVATE ENTRANCES PROVIDE A PERSONAL SCALE TO THE DEVELOPMENT.

ANALYSIS: IMPACTS

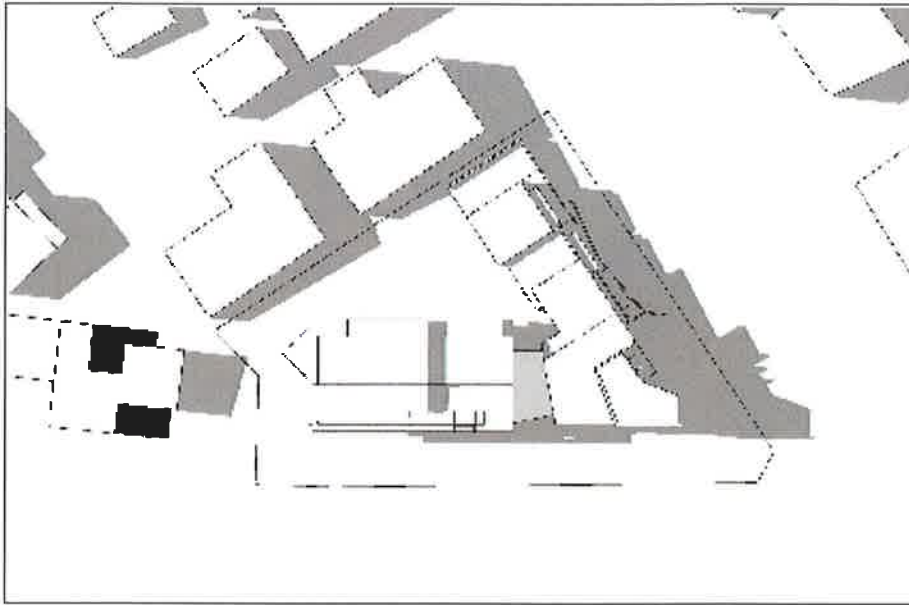
BLAXLAND ROAD HOUSING

TCQ BUILDERS

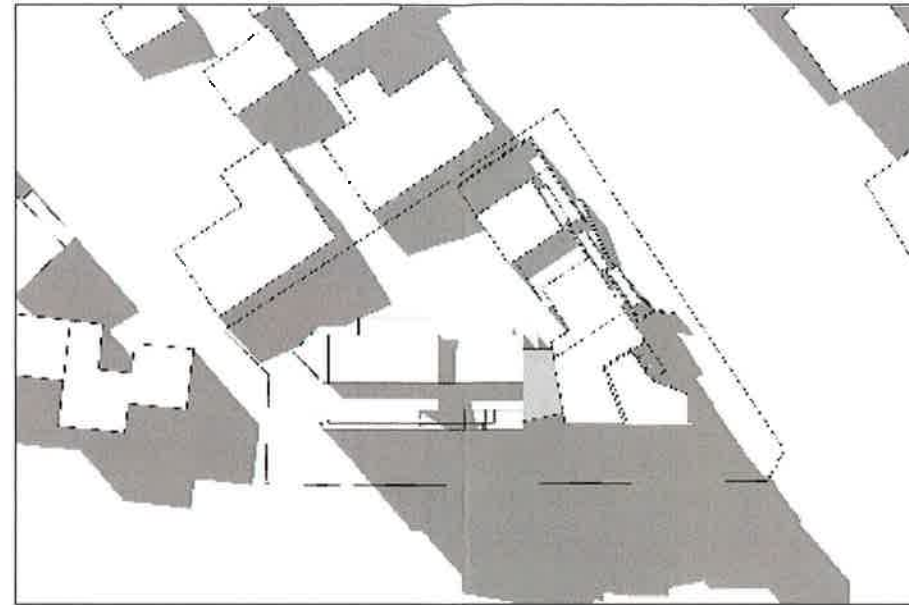


UD10

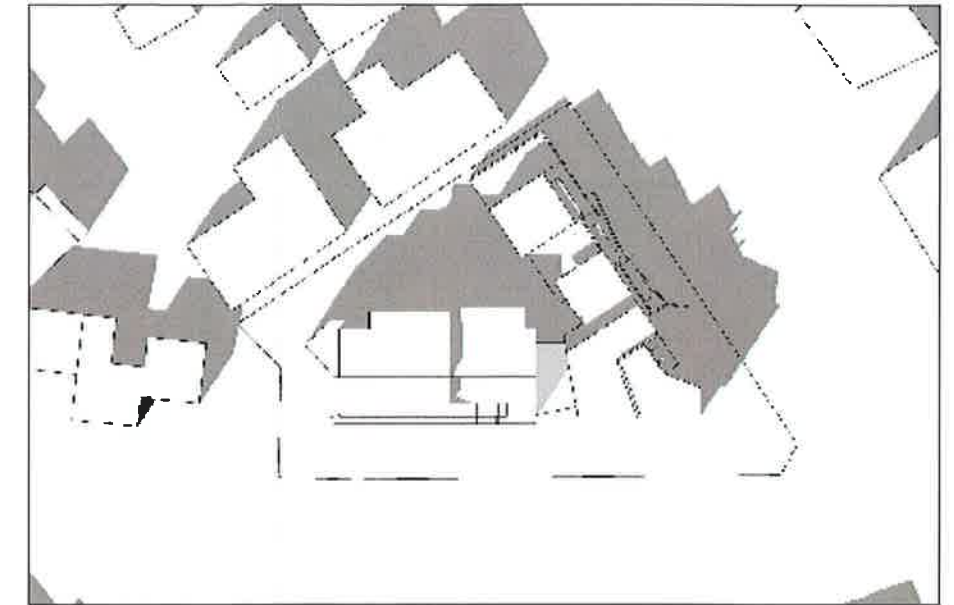
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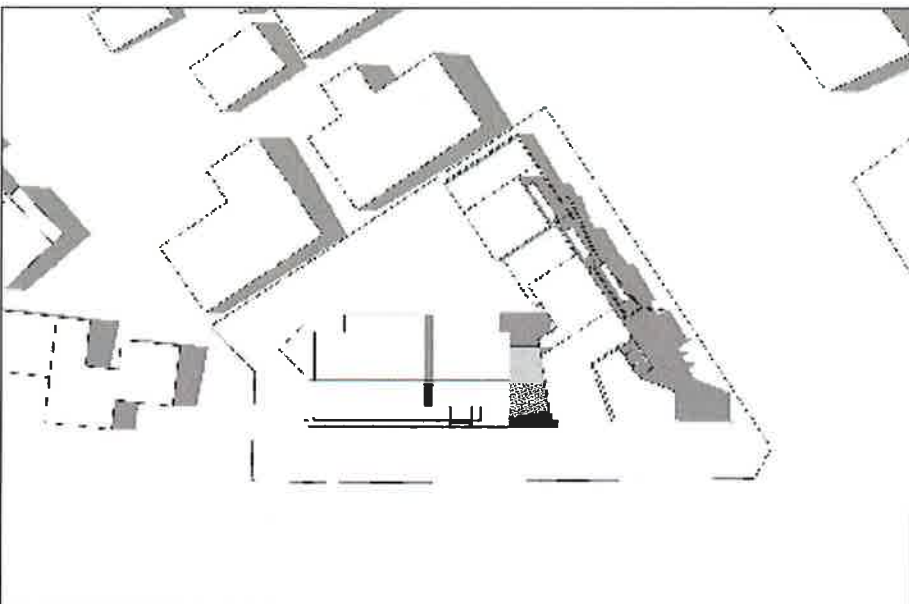
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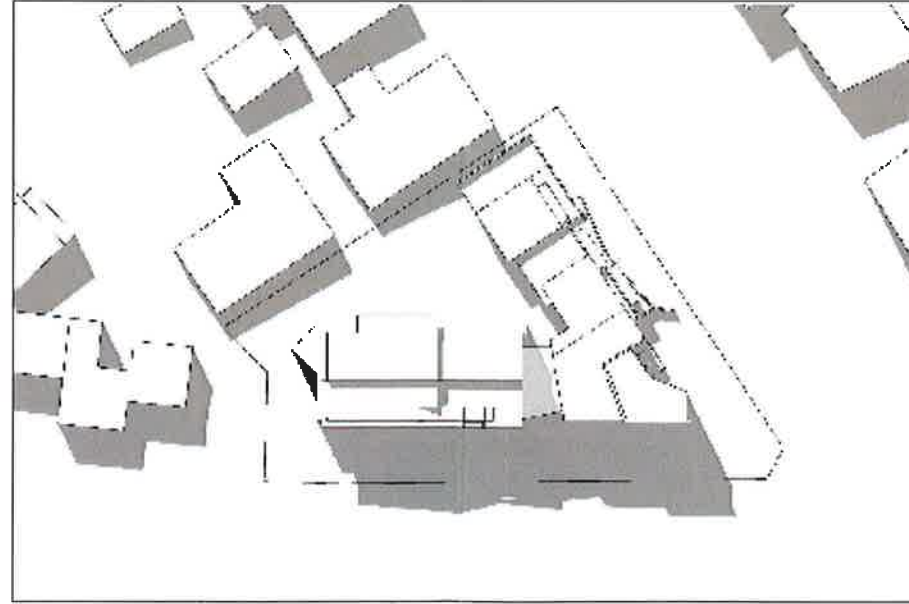
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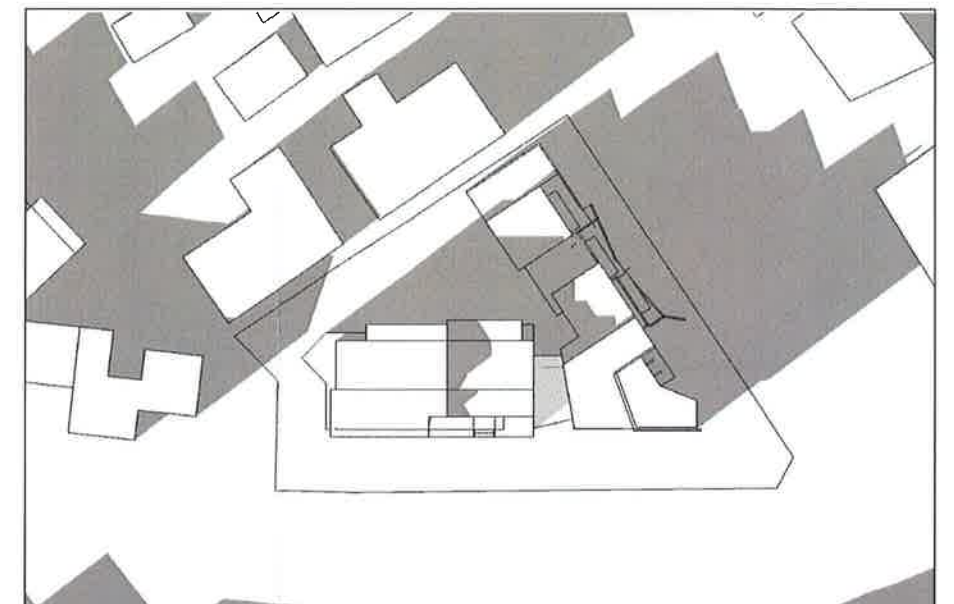
JUNE 21 15:00



EQUINOX (SEPT 23) 09:00



EQUINOX (SEPT 23) 12:00



EQUINOX (SEPT 23) 15:00

ANALYSIS: SOLAR

BLAXLAND ROAD HOUSING

TCQ BUILDERS



UD11



CONCEPT PLANS: LEVEL C1



CONCEPT PLANS: LEVEL 0

BLAXLAND ROAD HOUSING

TCQ BUILDERS



UD13



CONCEPT PLANS: LEVEL 1

BLAXLAND ROAD HOUSING

TCQ BUILDERS



UD14



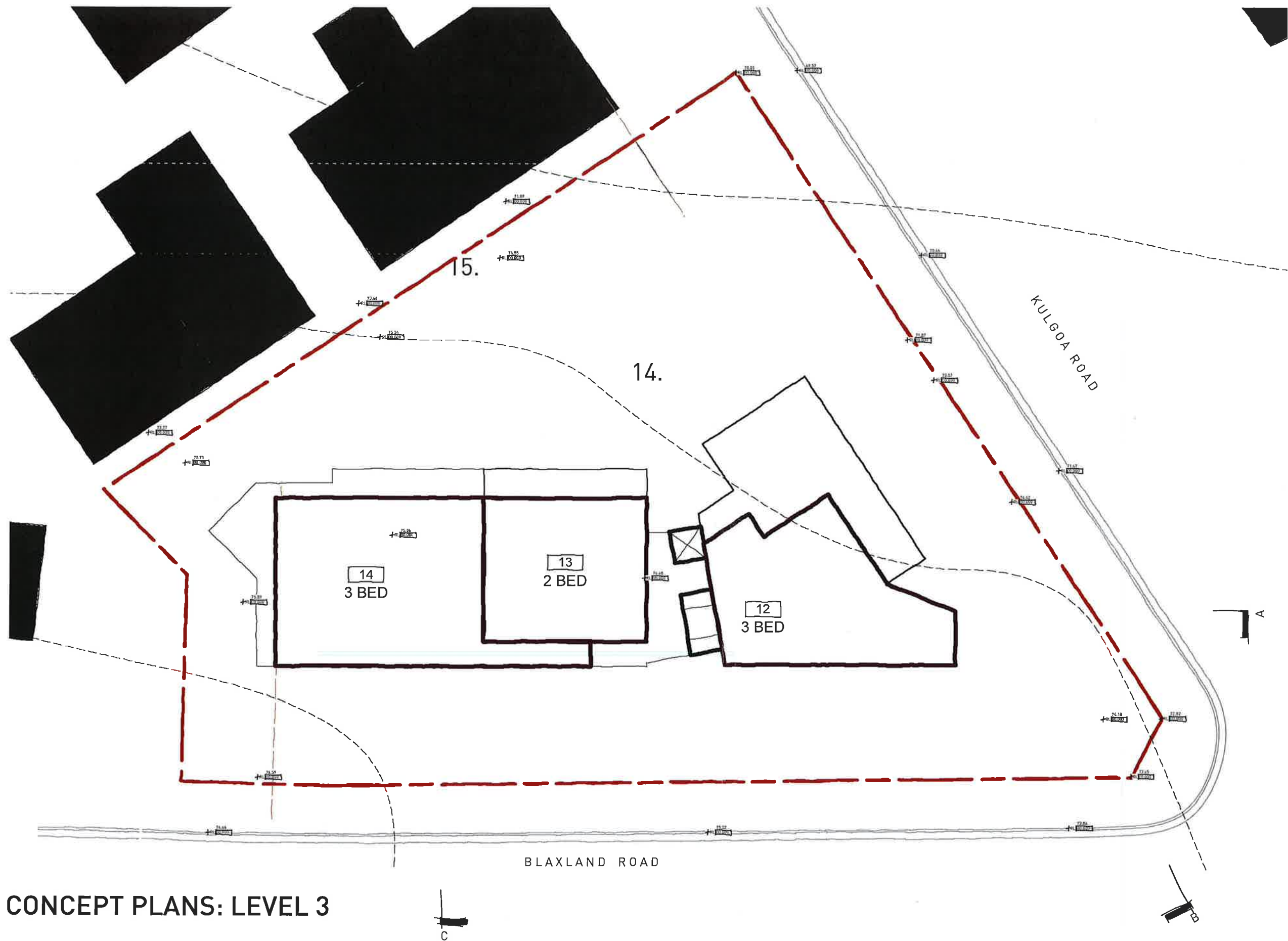
CONCEPT PLANS: LEVEL 2

BLAXLAND ROAD HOUSING

TCQ BUILDERS



UD15



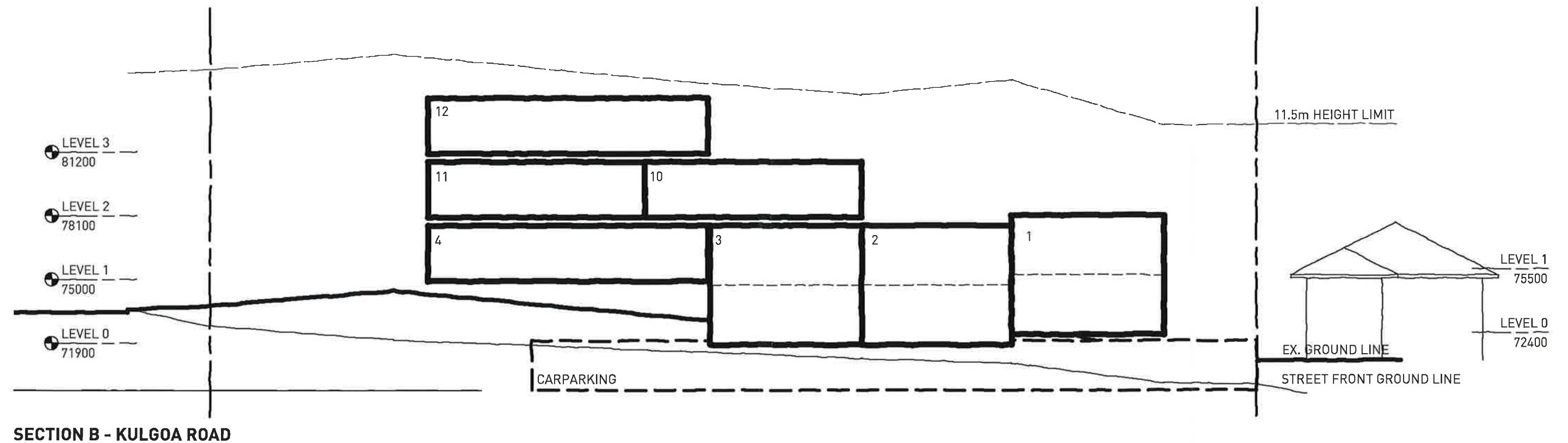
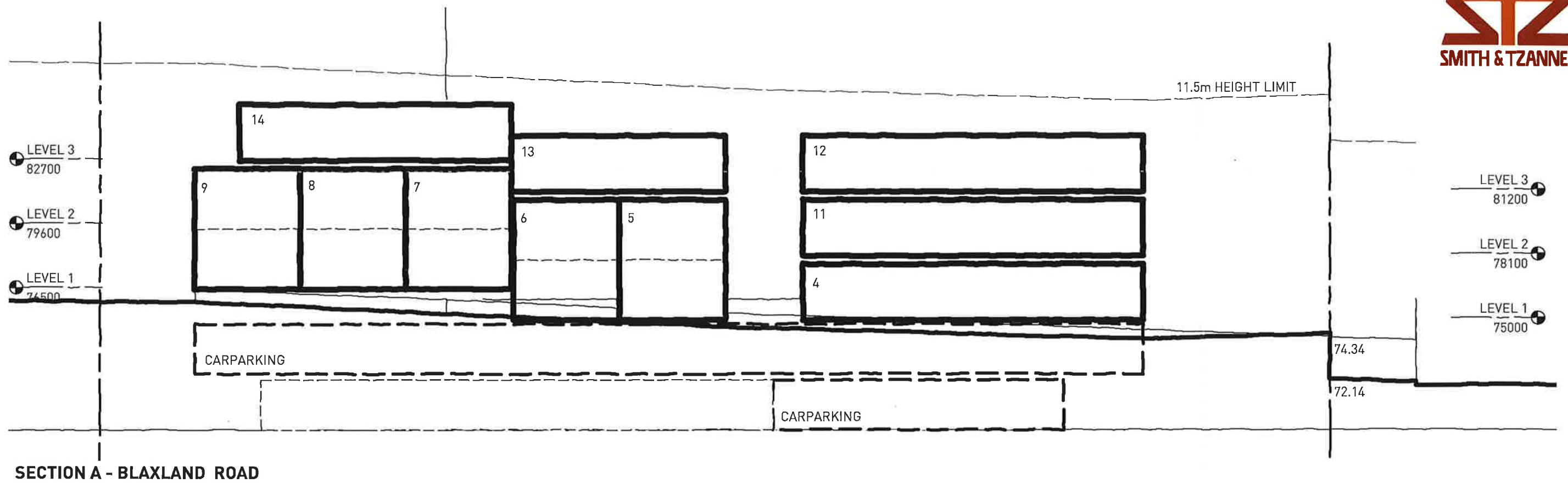
CONCEPT PLANS: LEVEL 3

BLAXLAND ROAD HOUSING

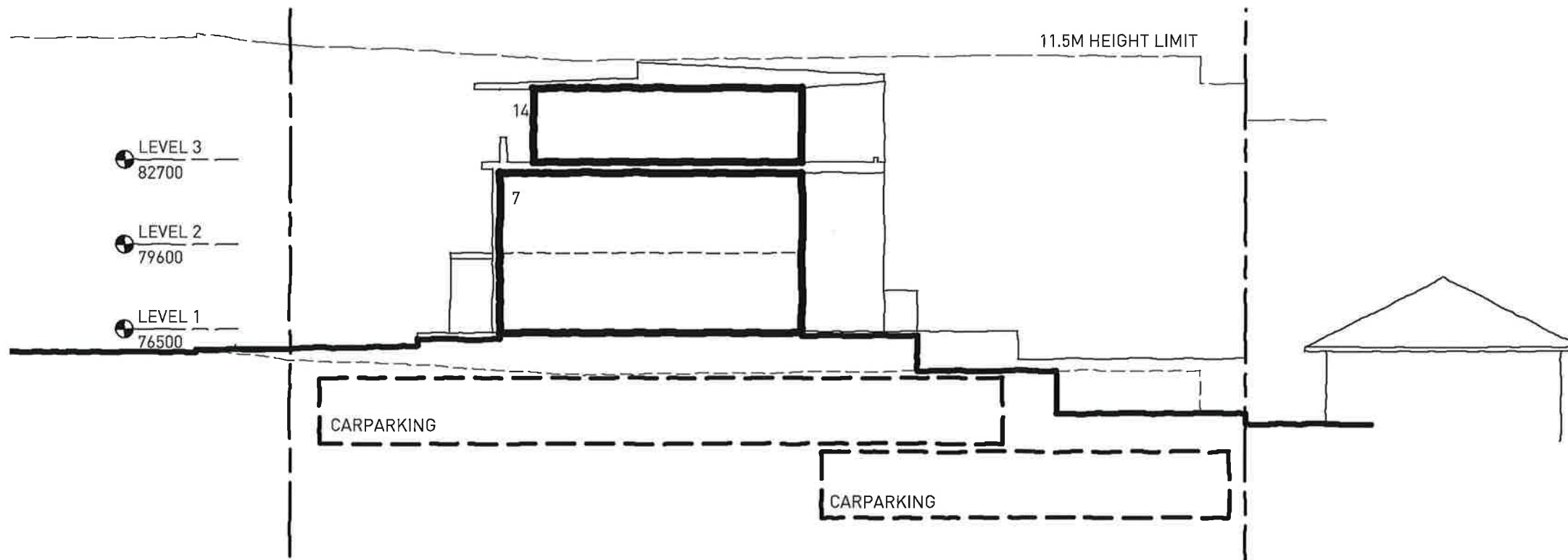
TCQ BUILDERS



UD16



CONCEPT PLANS: SECTION A & B

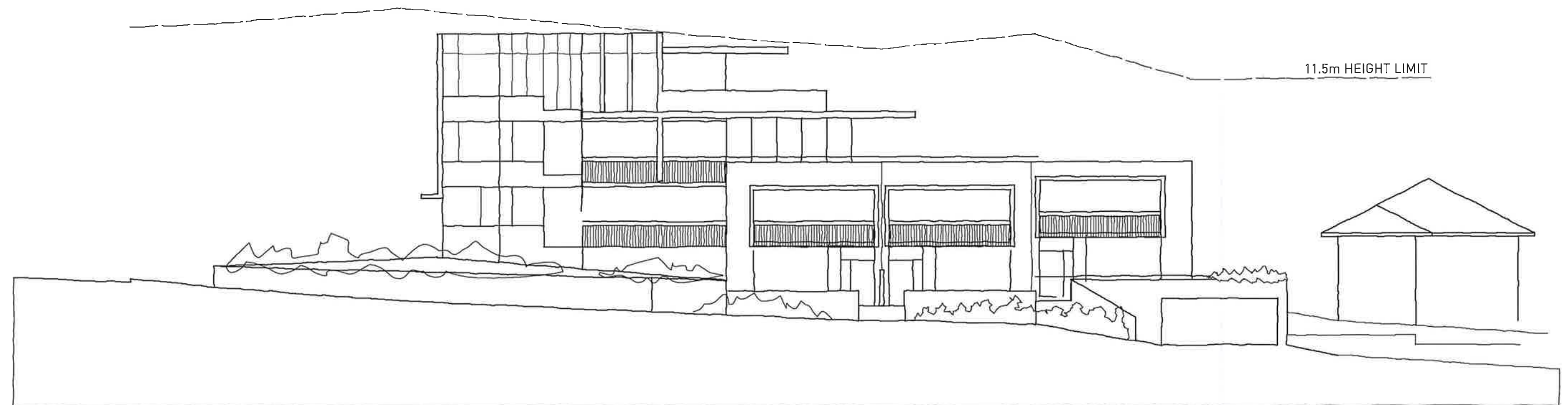


SECTION C

CONCEPT PLANS: SECTION C

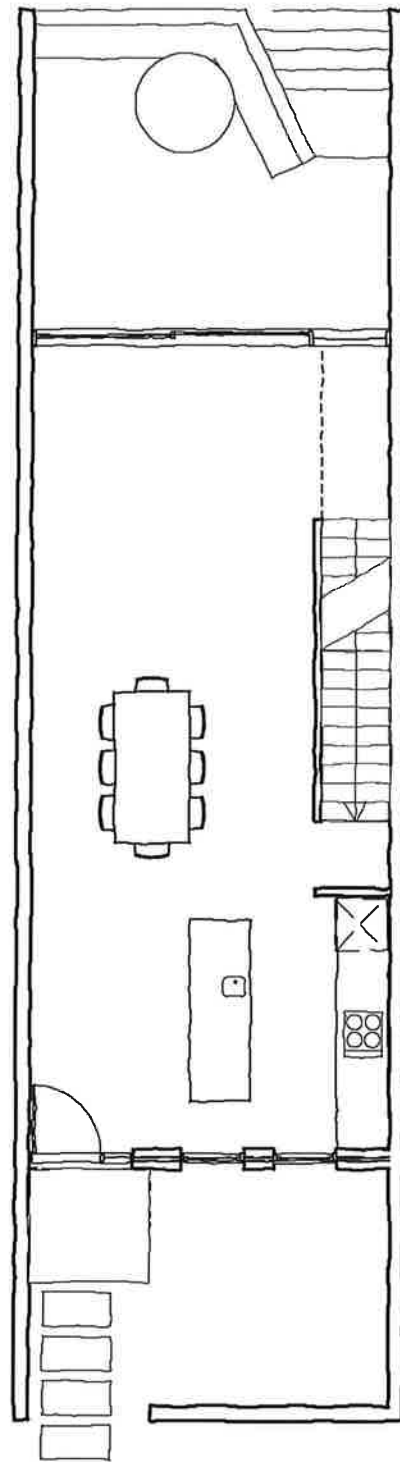


ELEVATION BLAXLAND ROAD



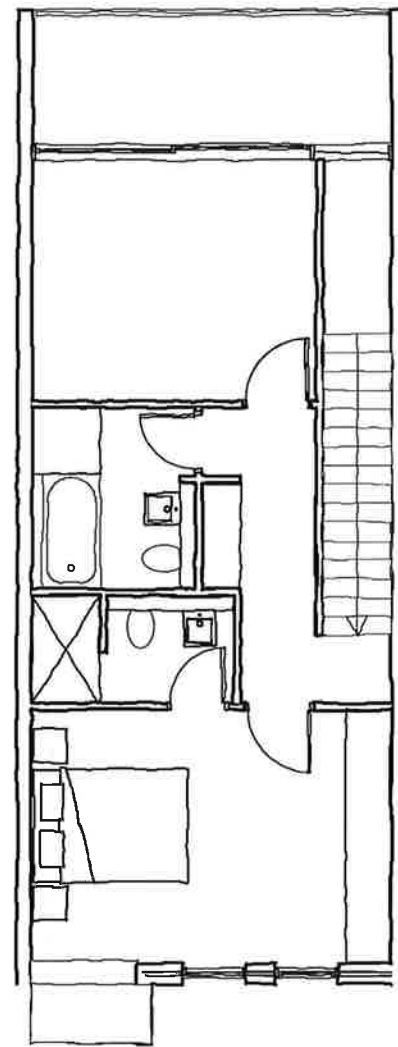
ELEVATION - KULGOA ROAD

CONCEPT PLANS: STREET ELEVATIONS

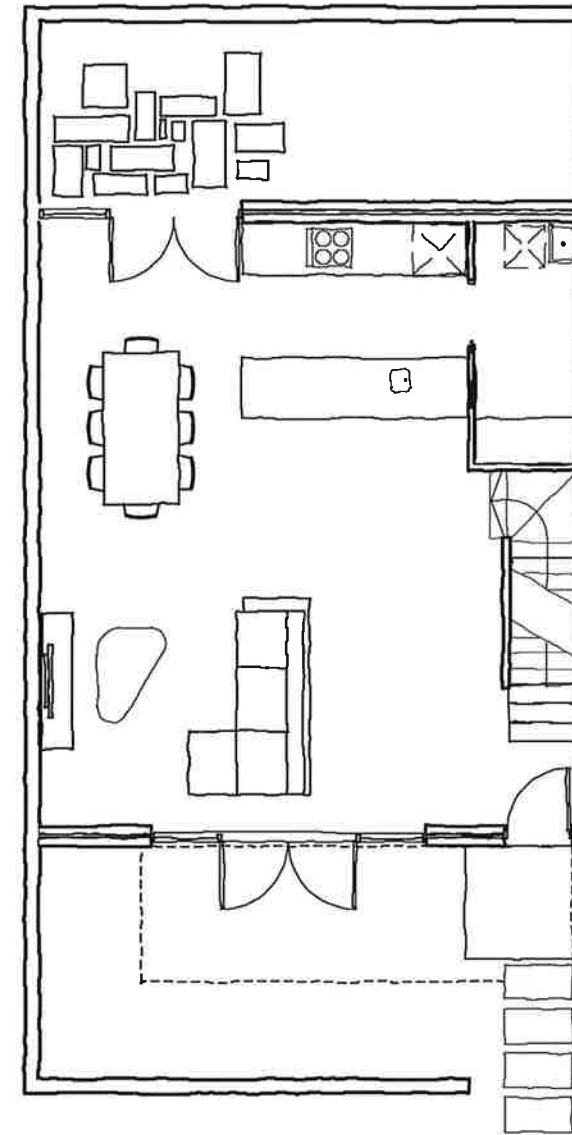


LOWER

UNIT 7 + 8
1:100

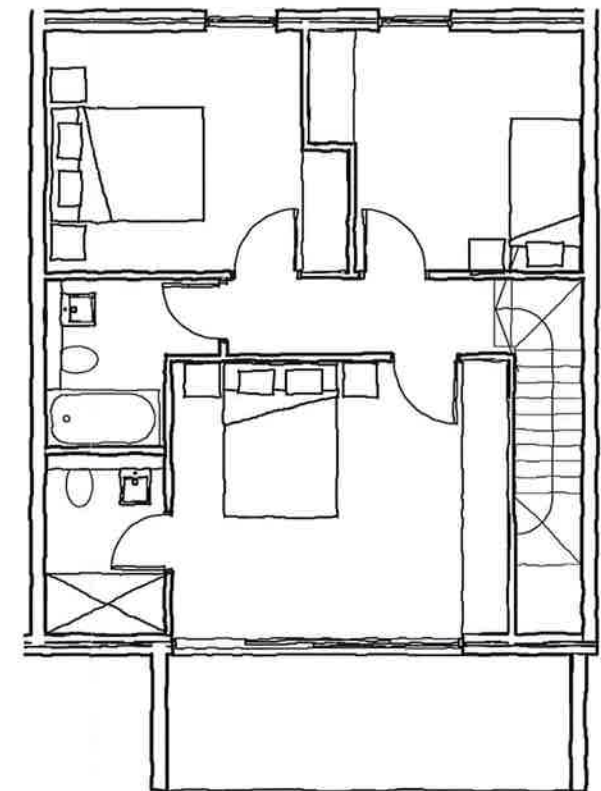


UPPER



LOWER

UNIT 1,2+3
1:100



UPPER

CONCEPT PLANS: TYPICAL APARTMENTS