

Planning Agreement
Environmental Planning and Assessment Act 1979
152-186 Rowe Street, Eastwood, New South Wales
3-5 Rutledge Street, Eastwood, New South Wales

Planning Agreement - Schedule 5

EXHIBIT

The Functional Brief and The Public Domain Works are the Exhibit to the Planning Agreement between the Council of City of Ryde, Yuhu Property (Australia) Pty Limited and the Sydney North Planning Panel

Date

16/7/19

Signature by the Council

Signed for and behalf of the **Council of the City of Ryde** by a duly authorised officer (who by their signature testifies that they are duly authorised to sign this instrument) in the presence of:



Signature of witness

DYLAN LOWENDE

Name of witness
(please print)



Signature of Authorised Officer

GENERAL MANAGER

Name and position of the Authorised Officer
(please print)

Signature by the Owner

EXECUTED by YUHU PROPERTY
(AUSTRALIA) PTY LIMITED ACN 163 794
296 in accordance with section 127 of the
Corporations Act 2001 (Cth) by being signed
by the following officers:

Signature of director

XIAOZHILUO

Name of director
(please print)

Signature of director/~~company secretary~~

JIQUAN HUANG

Name of director/~~company secretary~~
(please print)

Signature by the Panel

Singed for and behalf of the **Sydney North**
Planning Panel by a duly authorised officer
(who by their signature testifies that they are
duly authorised to sign this instrument) in the
presence of:

Signature of witness

KIM HOLI

Name of witness
(please print)

Signature of the Panel Member

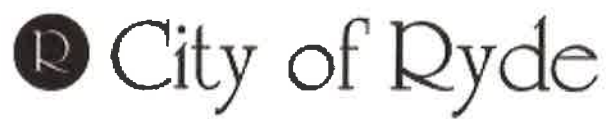
S FRANCIS

Name and position of the Panel Member
(please print)

GPO Box 39, Sydney NSW 2001

Address of witness

The witness certifies that they are an eligible
witness and the authorised officer signed in
their presence



Lifestyle and opportunity @ your doorstep

Rowe Street Mall Upgrade Indicative Functional Brief

To be read in conjunction with:

Rowe Street Mall – Eastwood Town Centre (Master plan – Mall Upgrade)

Rowe Street Mall – Eastwood Town Centre (Structure Plan – Mall Activation)

- Section A – Introduction
- Section B – Objectives
- Section C – Indicative Functional Brief
- Section D – Conclusion

Section A - Introduction

The City of Ryde is located in Sydney's north-western suburbs 12 kilometres from the Sydney CBD. Set in scenic surrounds between the Parramatta River and Lane Cove River, we are connected to other parts of metropolitan Sydney via major road systems, rail, bus and ferry services and bounded by neighbouring local government council's.

In accordance with the Voluntary Planning Agreement between the City of Ryde (Council) and YUHU Group (Owner) in respect of the redevelopment of 152-186 Rowe Street, 3-5 Rutledge Street, Eastwood, (Eastwood Shopping Centre); the owner is to design, document and construct the upgrade of Rowe Street Mall in accordance with the Indicative Functional Brief provided below.

Rowe Street Mall is currently a well-used and popular public open space, which provides a variety of speciality stores, supermarkets and restaurants. In particular, the existing arbour located at the eastern end of the Mall with Wisteria canopy cover is a unique and highly recognisable element in the City of Ryde LGA and also the wider Sydney Metropolitan Area.

The space under the Wisteria canopy is popularly used for Tai Chi and dancing by large groups. In the period of August to November 2011, as part of the Eastwood Town Centre Master Plan Project, Council carried out public consultation with the local community. The consultation revealed that the community has the aspirations for improved seating, water feature, lighting, paving, colour palette and night-time activities in the Mall.

The purpose of this document is to provide an indicative functional brief to YUHU Group to help them develop a detailed proposal for the upgrades of Rowe Street Mall as part of the development of the Eastwood Shopping Centre site. This brief is to ensure adequate facilities and appropriate spaces are provided to accommodate the proposed uses. It is anticipated that further discussion and documentation of specifications would follow agreement upon the location and dimensions of the proposed spaces.

Section B – Objectives

The design for the upgrades of the Rowe Street Mall as part of the VPA should meet the following objectives:

- To optimise the activation of street frontages and passive surveillance to the Mall.
- To minimise obstructions, reduce conflict and increase safety and priority for pedestrian movement.
- To create a flexible spatial layout that is capable of catering for a variety of activities.
- To maintain line of sight between key entry points and activity nodes.
- To protect significant existing elements or structures, such as the harbour.
- To improve universal accessibility and provide compliant grading where possible.
- To use high quality materials to maximise the visual amenity of the Mall.
- To use robust materials and fixture to minimise ongoing maintenance costs.
- To minimise disruption to retail and commercial premises that are not part of the Eastwood Shopping Centre redevelopment.
- To minimise disruption to community activities regularly undertaken in Eastwood Mall.

Section C – Indicative Functional Brief

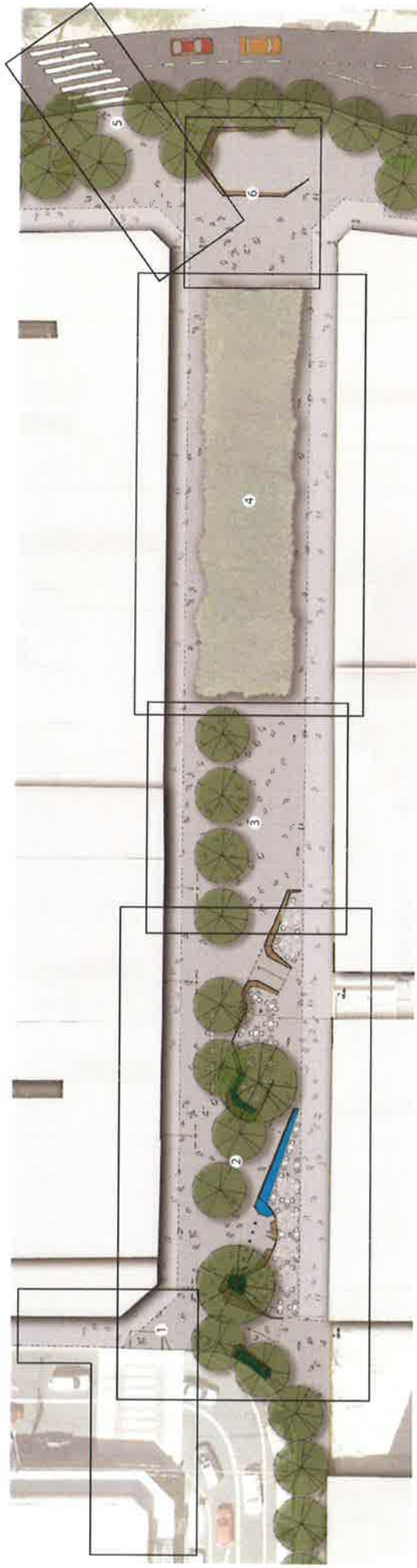
The following comments are provided with respect to each of the itemised requirements identified in the Indicative Functional Brief.

Requirement/Element as per Masterplan	Comment
General	<ul style="list-style-type: none">• Maintain clear circulation space (minimum 3m wide) along the northern and southern retail shopfronts.• Provide granite paving as per City of Ryde's Public Domain Technical Manual throughout the Mall, with individual unique pavers (e.g. red clay brick) to add visual interest and contextual reference.• Ensure suitable pavers and underlying foundations are used to accommodate the loads of vehicle or event staging, as per City of Ryde's Public Domain Technical Manual.• Ensure drainage provision complies with relevant Australian Standards, City of Ryde's DCP – Stormwater & Floodplain Management, City of Ryde's Water Sensitive Urban Design Guidelines, and City of Ryde's Stormwater and Floodplain Management Technical Manual.• Provide a mix of permanent public seating and removable outdoor dining seating/umbrellas, as per City of Ryde's Public Domain Technical Manual.• Provide catenary lighting over the Mall.• Provide an uninterrupted continuation of awning along the Mall.• Integrate Wireless Access Points, banner arms and CCTV with new light poles.• Ensure unobstructed circulation is achievable for emergency vehicles.• Drinking water fountain incorporating a bottle refilling facility is to be provided in a suitable location• All works are to have regard to or comply where necessary with the City of Ryde's Public Domain Technical Manual.

West Entry	<ul style="list-style-type: none"> • Ensure the area has sufficient clearance to accommodate maximum pedestrian movement in multiple directions. • Maintain clear line of sight and paths of travel to the proposed laneways of the development site.
Regraded Area	<ul style="list-style-type: none"> • Define the breakout spaces and terraces using paths of travel. • Provide adequate tables and seating for outdoor dining under new trees. • Provide deciduous tree planting to provide shade in the summer and allow for solar penetration in winter. Tree species are to be selected from City of Ryde's Public Domain Technical Manual. • Select trees species which will maintain a high level of visibility to the retail shopfronts at eye height. • Provide water feature of similar scale or larger to the existing one, which is currently a popular element in the Mall. • The water feature is to be designed to cater for both passive and active interaction. • Ensure suitable public furniture is available to parent/guardian/carers adjacent to the water feature, to allow passive and interactive surveillance.
Transition/Flex Space	<ul style="list-style-type: none"> • Provide transition in grading between terraced areas and existing grades beneath the arbour. • Ensure the space is unobstructed and has minimum dimensions of approximately 20m x 20m in order to cater for a variety of event activities, market stalls and large vehicle turning. • Remove existing kiosk to create a flexible open space.
Arbour	<ul style="list-style-type: none"> • Retain the existing supporting structure of the arbour. • Protect the Wisteria that covers the arbour as per the Arboricultural Assessment Report • Provide opportunities for removable seating at the periphery of the arbour to maintain clear paths of travel. • Provide concave seating or facing seating to encourage social interactions; the currently proposed seating is in a convex arrangement only. • Provide back and arm rests to public seating in suitable locations. • Provide aesthetic lighting elements.
Performance Area	<ul style="list-style-type: none"> • Provide spectator area and a levelled performance stage at the eastern end of the Mall. • Integrate storage for event equipment with the stage.
East Entry	<ul style="list-style-type: none"> • Ensure the area has sufficient clearance to accommodate maximum pedestrian movement in multiple directions. • Push the existing kerb on the western side of West Parade out by a minimum of 5m to reduce the kerb-to-kerb distance of West Parade. • Realign the pedestrian crossing to match the main path of travel from the Mall to the Railway Station. • Allow for unobstructed vehicle access for event set up off West Parade.
Other	<ul style="list-style-type: none"> • Existing Memorial Plaques are to be renewed and/or reinstated (consultation with Council will be required. The condition of each

	<p>particular plaque will determine whether it is to be renewed or reinstated).</p> <ul style="list-style-type: none"> • Way finding signage is to be renewed and reinstated. • Flag Poles are to renewed and reinstated • Developer is to consult with Telstra in respect to the Public Phone Booth and determine if the proposed works will affect its current location and operation.
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Should you have any questions please contact Dyalan Govender, Manager Urban Strategy on 9952 8188 or dgovender@ryde.nsw.gov.au.



1 - West Entry

Clear area to accommodate maximum pedestrian movement in multiple directions. Minimal obstructions reduces conflict and increases pedestrian safety

2 - Regraded Area

Paths of travel define terraces and breakout spaces. Walls supporting terraces create opportunities for integrated seating and water feature.

3 - Transition /Flex Area

Flexible event space graded to transition between terraced areas and existing grades beneath arbour

4 - Arbour

Existing grades may be adjusted slightly pending advice from arbourists report. Select seating opportunities to the periphery to be developed to ensure paths of travel are maintained

5 - East Entry

Clear area to accommodate maximum pedestrian movement in multiple directions. Minimal obstructions reduces conflict and increases pedestrian safety. Kerb pushed out to reduce kerb to kerb distance. Pedestrian crossing realigned to match main path of travel

6 - Performance Area

Stage and spectator space that also acts as transition space. Bin storage area reallocated to bump in/out area

Wall Treatment

Reference to the buttressed walls of the Eastwood Brick Pits.



Lighting

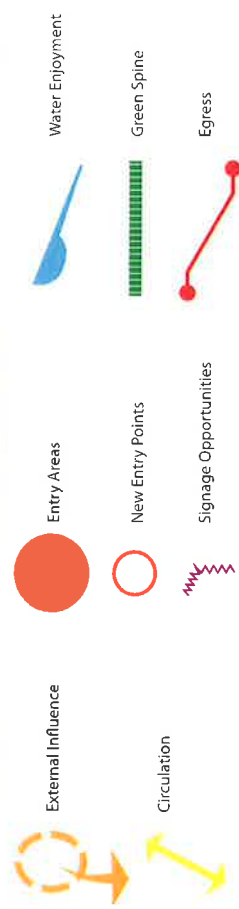
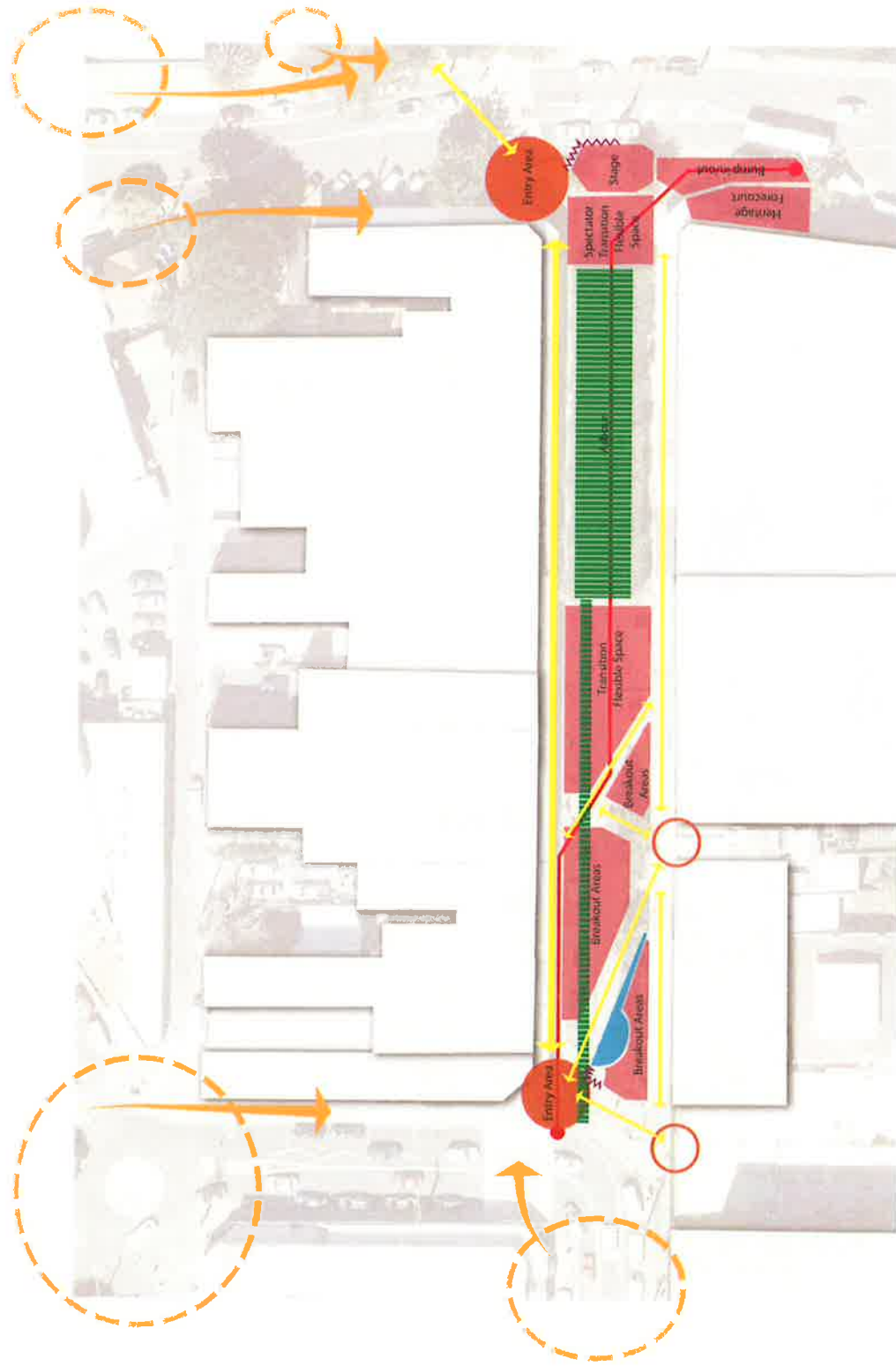
Aesthetic lighting such as water lighting, garden/tree under lighting, wall face lighting etc. Preference is for hidden light source to reduce eye strike for pedestrians.



Water

Multiple elements to water feature to provide for different user groups.





- External Influences west**
- Parking, shopping and residential precinct
 - Entry at corner to maximise clear space - safety/reduce conflict/sense of arrival
- External Influences East**
- Parking, shopping, train station and connection to Rowe St East via the underpasses
 - Entry at corner to maximise clear space - safety/reduce conflict/sense of arrival
 - Entry lines up with main path of travel
- Realignment of kerb and pedestrian crossing on Railway Parade**
- Reduce kerb to kerb distance, increase safety
 - Extended pavement area to create entry plaza
 - Supports provision of performance stage with adjoining bump in/out
 - Signage opportunity to backdrop/side of stage
 - Creates opportunity to address forecourt of heritage building
- Circulation**
- Main circulation along north side of mall
 - Gathering space to front of stage - flexible space, change of movement, gathering area
 - Arbour retained in similar format, minor adjustments to levels and provision of periphery seating
 - New entry points create opportunity for cross connections
 - Formalised paths of travel create areas of less movement suitable for Outdoor dining, socialising, water enjoyment
- Flex Space**
- Area of transition
 - Multiple use - events, displays, markets, outdoor dining, socialising
- Green spine**
- Green connection to arbour with canopy that provides good shade cast to central area of mall
 - Supported by additional significant trees on key alignments
- Egress**
- Alignment of egress can be achieved from north-west through to south-east (via bump area)



LANDSCAPE ARCHITECTURE
Landscape Design

100 Pitt Street, Sydney NSW 2000
PO BOX 999, Sydney NSW 2000
Tel: 02 9239 7000 Fax: 02 9239 7001
www.mcgregorcoxall.com.au

PROJECT
EASTWOOD SHOPPING CENTRE

ADDRESS
160 Rowe Street - Ryde NSW

CLIENT
YUHU Properties

CONSULTING
100 Pitt Street, Sydney NSW 2000

PROJECT
Development Application

DATE
Notes

PROJECT NO
0471SL

DATE
04/06/18

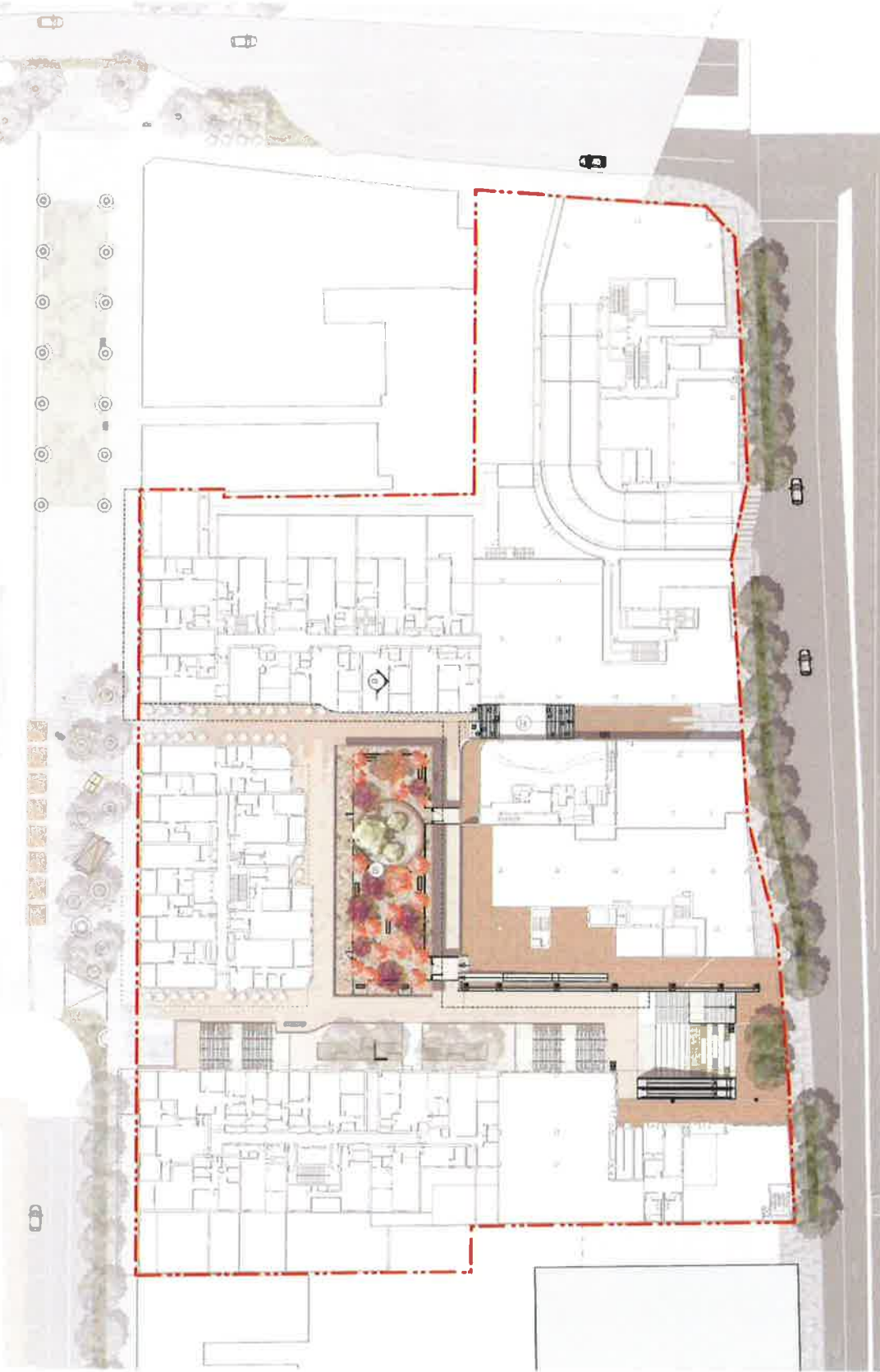
KEY MAP

COA-EN-3

Program

Legend

- See below, page 14



**MCGREGOR
+ COXALL**


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Surrey CR9 3UJ
Tel: 01883 800000
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Project Name
EASTWOOD SHOPPING CENTRE

Project No.
0471 SL

Address
160 Rowe Street - Ryde NSW

Issue Log	Rev	By / Checked	Date
1	initial (4/24/04)		
2	initial (4/24/04)		
3	initial (4/24/04)		
4	initial (4/24/04)		

Serie
1: 300 @ A1


North 

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01 The Valley





On The Valley

Legend

Legend

Standard
Life Insurance
Accumulation Account

Peaveco

	New Red Clay Block Small Unsur
	New Red Clay Block Small & Mouse Proof
	Crushed Brick Aggregate
	Timber Deck



Planting

Propagated Big Fern Shrubs - 1 plant / each 1:50 cm plant each

Walls + Edges
 — White Seal Balustrade : mm 1000 mm above Finish Level
 = Concrete edge
 W W W Blind Door

Furniture + Fixings

- Teak Decking
- Barbecue
- Outdoor Lighting
- Umbrella
- Outdoor Baiter Bag
- Outdoor Deckchair
- Master Bath

**McGREGOR
+
COXALL**

Client
YUHU Properties

Project Team
RICE DAUBNEY

Project Name
EASTWOOD SHOPPING CENTRE

Project No.
0471SL

Address
160 Rowe Street - Ryde NSW

Key Point

Source	Year	Revision	Description	By / Checked
F	1990/01	UPD/ATP		NAB
I	1990	UPD/AT		NAB
G	1990/02/23	DA		NAB
	1990/02/23	DA		NAB


Serie

1:300 @ A1

H-6-H-7-M

Phases
Development
Breast T
Level
Breast N
03

North



Phase
Development Application
Sheet Title
Level 02 Concept Plan
Sheet No.
03

2100000 915 224 4175 22110

Program

on The Rooftop
of The Communal Space

Legend

Overall
Site Area
Site Area
Site Area

Perimeters

Timber deck flooring
Quarried Brick Aggregate
Concrete edge
Concrete paving

Paving

Proposed 100mm Reinforced Concrete Slab
Lawn

Walls - Edges

White Steel Balustrade
Concrete edge
Steel Column

Furniture - Fixings

Timber Bench
Deckchair
Barbecue
Outdoor seating
Umbrella
Ping pong table
Outdoor Bean Bag
Concrete table - Benches
Concrete table
Rubber bin

Client
Y&H Properties
Project Name
RICE DAUBNEY

10 Connaught Place
AUS 6000 100 100 100
UK 1010000
Sydney Australia
www.mcgregorcoxall.com

Project Name
EASTWOOD SHOPPING CENTRE

Project No.
0471SL
Address
160 Howe Street - Ryde NSW

Key Plan

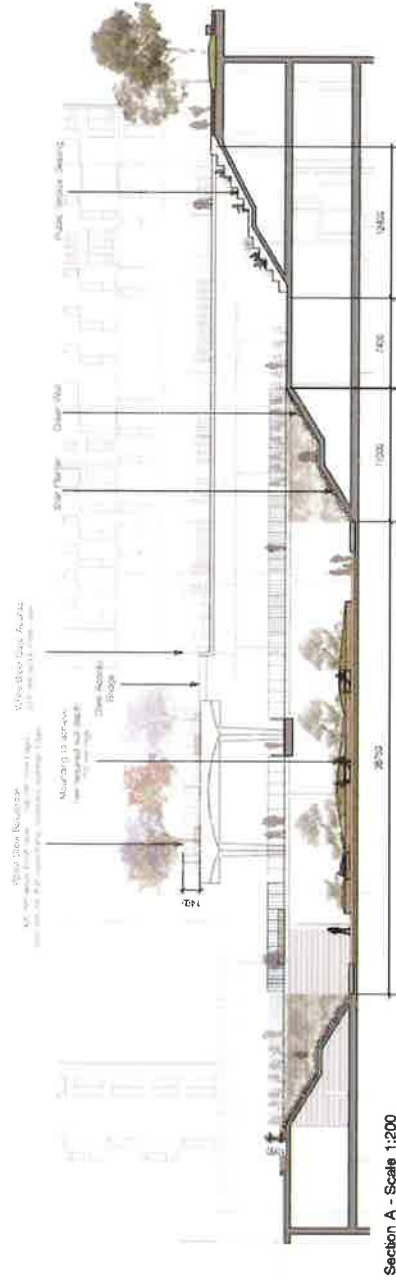
Issue Log	Revision Description	By / Checked	Date
1	ISSUE LOG	AA	04/01/14
2	AMEND 1	AA	04/01/14
3	AMEND 2	AA	04/01/14
4	AMEND 3	AA	04/01/14

Scale
1:300 @ A1
1m = 1/300

North
North Arrow

Phase
Development Application
Sheet Title
Level 06 Concept Plan
Sheet No.
04

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED
DO NOT SCALE FROM THIS DRAWING



Section A - Scale 1:200



2000

129

Experiments for

1



Section B - Scale 1:200



Issue Log	Revision Description	By / Checked	Date
1	removed variables	lsp	2/2/17
2	removed variables	lsp	2/2/17
3	added 1.1.1	lsp	2/2/17
4	added 1.1.1	lsp	2/2/17
5	added 1.1.1	lsp	2/2/17

Charles @ A!

Worship

Phaser
Development Application
Sheet Title
Section B
Sheet No.
09

