



TURRAMURRA COMMUNITY HUB DRAFT MASTERPLAN

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1.0 DESIGN STATEMENT

The 12,300sqm Ray Street Precinct makes up roughly one fourth of the combined Turramurra Local Centre. The triangular site is the result of an orthogonally organised village centre that was at one point divided on a 45 degree angle by the North Shore rail line corridor. The site, however, abounds in assets. A train station, bus interchange, parking, library and supermarket have already resulted in an active village centre despite lack of quality public domain. The brief consists of a new library and community centre building, European scale public piazza, full-line supermarket, parklands, commuter parking and connections to existing rail network. The purpose of the feasibility study has been to determine how to self-fund the development by the provision of mixed use housing and retail tenancies.

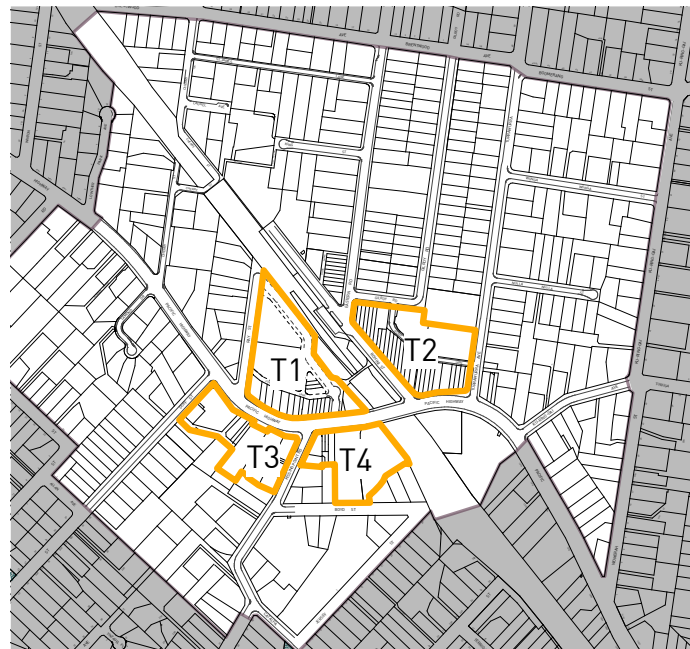
Turramurra has experienced a mixed history with multi-residential projects, most failing to truly retain the area's well-known leafy, village character. The project is an opportunity to create an exemplary village centre without compromising on intimacy of scale in the buildings and public spaces.

The strategy was to utilise the natural valley running across the site in order to partially bury the supermarket whilst still allowing outlook and viability. Parking also goes underground. This creates an accessible platform above with access to district views, tree canopy and sunlight throughout the day. The platform is the site for low scale housing and retail as well as a wide variety of crafted and specific public open spaces. The public spaces are designed to be differing in character including narrow laneways, streets, a european scale Piazza, heritage botanical gardens, linear park. These spaces collectively build a 'place' that will attract a lively community,

Building design focused on place-making through the creation of activated ground floor public space, human-scale residential units, a mixed use building and a landmark in a position of prominence on the Highway.

The urban design focused on separating large buildings into more singular building blocks to each be designed with a highly individual character.

2.0 THE SITE AND ITS SURROUNDS



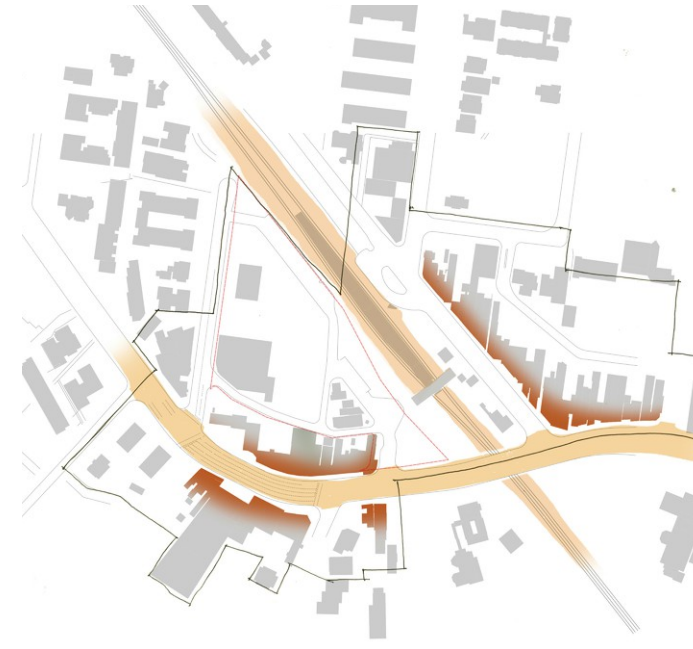
THE SITE AND SURROUNDS

Ku-Ring-Gai Council's centre hierarchy defines Turrumurra as a 'Local Centre' characterised by 'a group of retail, office or business premises reinforcing appropriately scaled and integrated urban fabric'. The zoning controls within the LEP are consistent with this definition and hence the current controls have become the planning context for the Turrumurra Community Hub Master Plan. The Local Centres DCP map depicts Turrumurra Local Centre as 4 precincts. While the master plan study has considered this broader context, the physical proposal is confined to precinct T1.



VISION DCP

The focus of the Turrumurra Community Hub Masterplan is only part of the larger 'town centre' of Turrumurra. We will firstly consider the site in its larger context and the scope as the latest stage in a longer project to revitalise the town centre. The Sydney Metropolitan Plan earmarks Turrumurra to retain its characteristics as a "group of retail, business or office premises reinforcing appropriately scaled and integrated urban fabric. For this reason the Masterplan will opt to retain the zoning controls set out in the LEP for height and FSR.



BARRIERS

The town centre is split into three parts by the Pacific Highway and the rail line. With limited opportunities to cross these barriers, the parts do not benefit from the whole. These barriers are reinforced by inactive retail frontages. It is evident that the retail frontages facing the Pacific Highway are suffering from a lack of pedestrian amenity along this corridor.



PARKING AND TRAFFIC

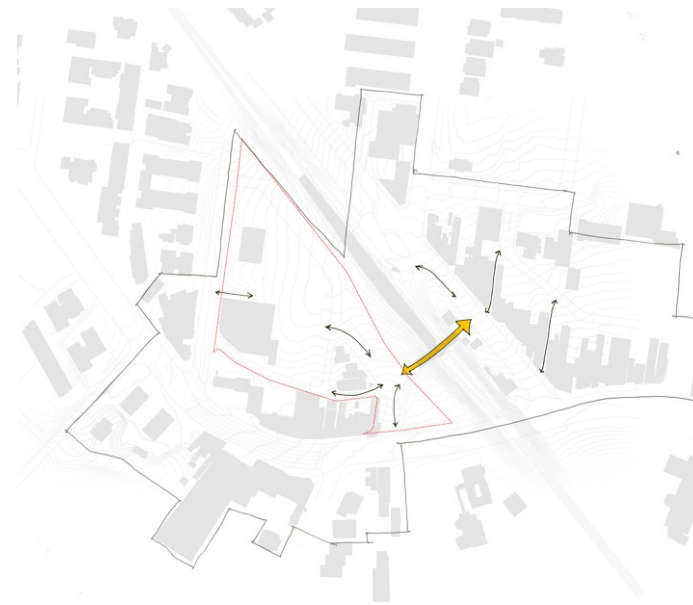
This diagram is evidence of the space given over to the automobile. The vast majority of the town centre is dedicated to parking or road, which has resulted in an unattractive environment despite the services on offer. Although it is difficult to curb the vehicular activity on the Pacific Highway, understanding its effect and creating spaces removed from this will be important.

2.0 THE SITE AND ITS SURROUNDS



OPEN SPACE CONTEXT

The green, leafy character of Turramurra is renowned. The site is surrounded by important green spaces including the Look Out Community Gardens, the railway curtilage corridor and Cameron Park. Generally Turramurra enjoys an abundance of biodiversity and significant mature trees that are interspersed in the built environment and contribute greatly to the amenity of the place.



CONNECTIONS

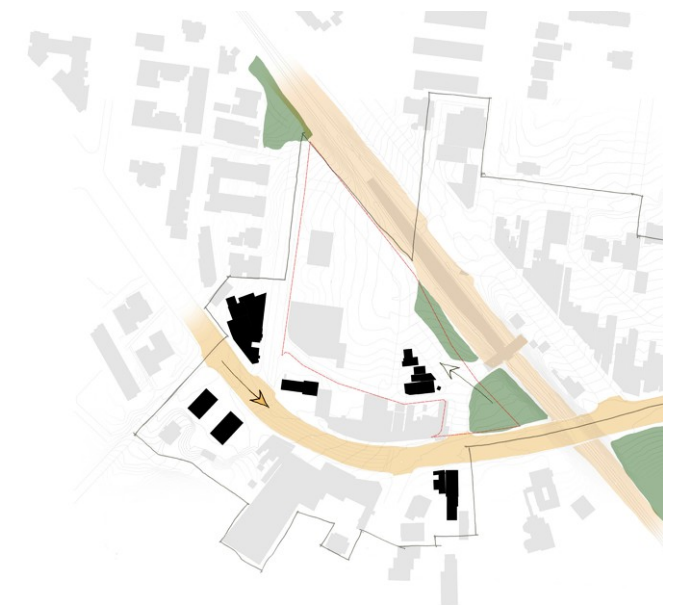
Two issues effect the free flow of pedestrians in the town centre - infrastructure and topography. Firstly the rail line and highway block the path of travel, secondly the approximate 5m drop across the site makes it inaccessible to some users. If the town centre is to function as a whole this needs to be addressed.



ASSETS

The Ray Street Precinct has potential to be the centrepiece of the town centre spatially as well as functionally. The site boasts a number of assets that an ideal town centre needs.

- Mass transport in the heritage railway station allows thousands of commuters to use the site every day
- The supermarket is one of the few in the upper north shore and has capacity to expand
- The Forbes Lane shop-top buildings hold potential for a fine grain retail spine. Replay Cafe is already taking advantage of this



LANDMARKS

The experience of Turramurra is currently defined by the road and rail infrastructure with a lack of any signature landmarks buildings. There is a great opportunity to capitalise upon the centre's location on the ridge line and the high number of people passing through the centre each day creating a landmark development as signature for a revitalised Local Centre.

3.0 DESIGN PRINCIPLES



PLACE MAKING

Turrumurra Centre is largely characterised by its low scale pattern of development and the convergence of the Pacific Highway and Northern Rail Line.

The site has been isolated by both the road and the rail. It is primed to become a revitalised centre that capitalises upon its proximity to the rail station.

The following Design Principles would contribute to making Turrumurra a recognisable, loved and sustainable place into the future.



RETAINING THE VILLAGE CHARACTER

Reinforcing the delightful village character of Turrumurra will require design principles to be adhered to. Most of the masterplan will be new so this implies a sophisticated design with the constant ambition to respect human scale and the intimacy of spaces.



VIBRANT RETAIL MIX

A lively and healthy suite of ground floor retail spaces is a key part of place making. It is a great way to activate spaces, attract people, make a memorable and destinational user experience for the local community and visitor. The Turrumurra Community Hub Masterplan already has the infrastructure to deliver enough people to meet retail demand in the area, however, the type and quality of these tenants will be influenced by a number of factors including building design, location and orientation.



A VARIETY OF PUBLIC URBAN SPACES

The brief requires generous public urban spaces to compliment the community and retail uses. It is vital however to consider a range of individual spatial types, scales and experiences. Larger open spaces are essential for events and more intimate public spaces are critical to people feeling a sense of ownership and comfort. A variety of spaces also attract a variety of tenants into ground floor retail spaces bringing a vibrancy to the place.

3.0 DESIGN PRINCIPLES



ACTIVE GREEN SPACE

Trees and green space are integral to the sense of place in Turrumurra. The key will be to introduce a complementary green open space to the suite of already impressive gardens and parks on offer. The space also has the potential to connect the pre-existing green spaces surrounding the site to increase for biodiversity and assist with WSUD and acoustic effects of the train line.



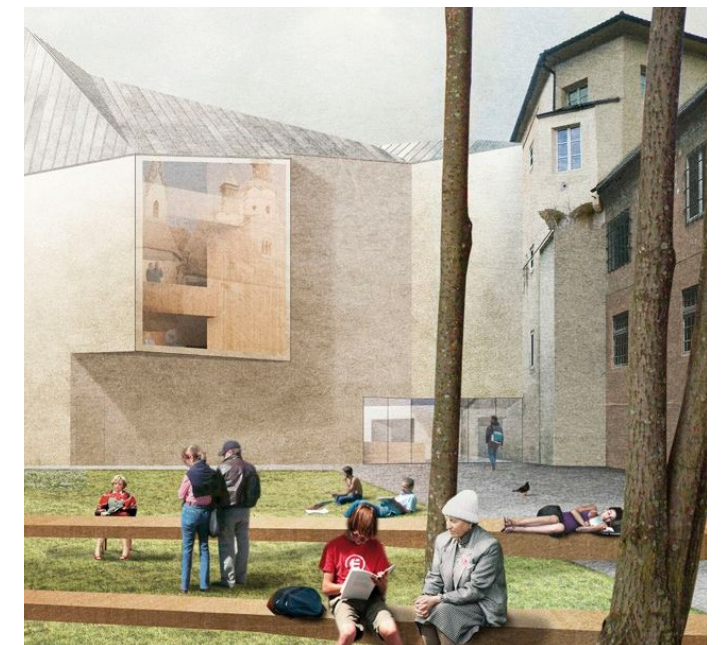
CONNECTING THE TOWN CENTRE

Accessibility is important for the ease of use for locals and visitors. The masterplan implements a decisive strategy that creates a level platform to traverse the site. The plan also considers a bridge proposal connection Ray Street and Rohini Street to make it easier for the northern catchment of Turrumurra and Warrawee to access the site without having to pass through the Pacific Highway.



DENSITY DONE RIGHT

Some additional density will prime the public spaces and help provide surveillance while making the project financially sustainable. The site has the potential to support many families using the amenity of the railway station, supermarket, retail, community hub building and public open spaces. Considerations will be made for scale, overlooking and overshadowing.

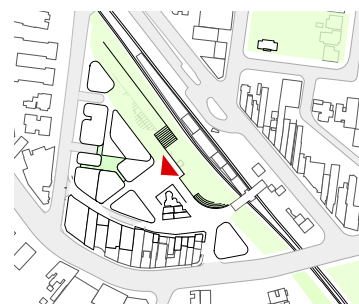


A GREAT COMMUNITY BUILDING

The 'Ku-ring-gai Community Facilities Strategy' and the 'Turrumurra Community Facilities Study' outline the requirement for a new library and community facility for Turrumurra. The combination of these facilities into a building will undoubtedly become a beacon for the community on the site and act as a welcoming building.

4.0
ARTIST'S IMPRESSION
CENTRAL PIAZZA

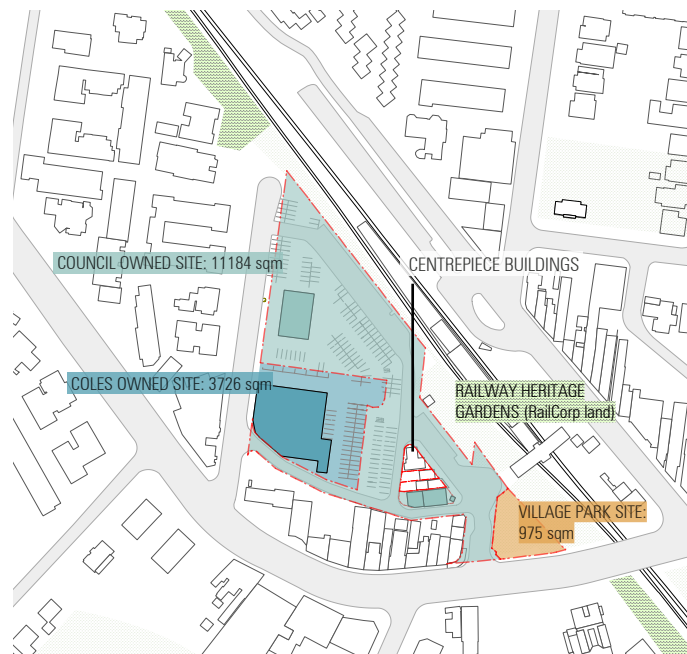




View looking south along Forbes Arcade to Forbes Lane

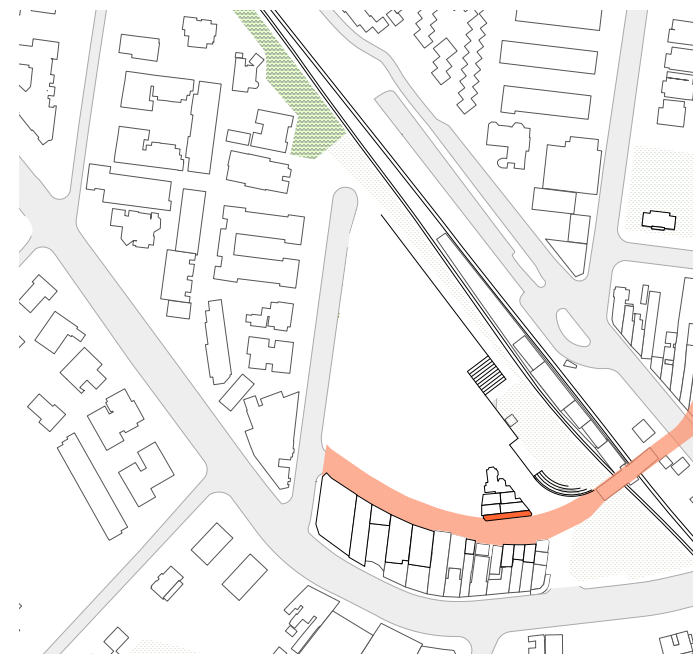
Artists impression shows a likely scene in the main public Piazza at Turrumurra. A social and vibrant space built to become a platform for gathering. The space is naturally the spatial epicentre of the masterplan and needs to fulfil the expectations set by the brief and the above design principles. Note the 'Centrepiece' buildings to the left of the frame. These have been retained in order to carry some of the familiar, village character into the new scheme. The entrance to the 'Lower Ground' Supermarket would exist to the right, with alfresco dining in the North-East facing cafes and restaurants on the ground floor.

5.0 DESIGN CONCEPTS



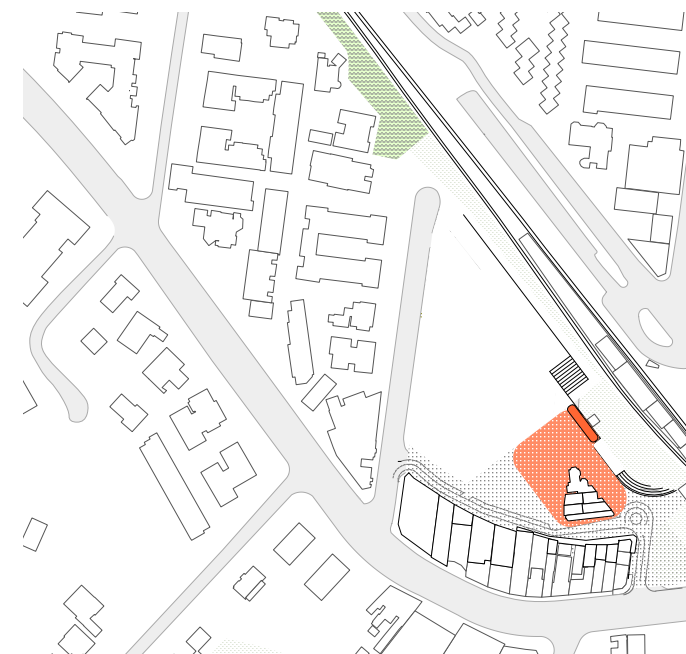
1. THE NATURE OF THE SITE

The Ray Street Precinct is the focus of this masterplan. The roughly triangular space, including the Turramurra Village Park, is owned by Council except for the Coles supermarket site and 'centrepiece buildings'. The plan uses the whole site with the provision for a new supermarket.



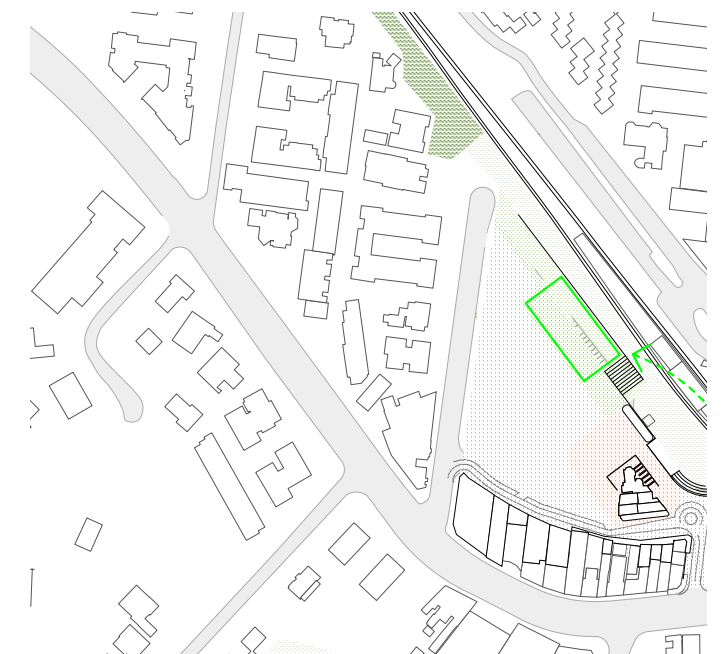
2. FORBES LANE "NAKED STREET"

Currently Forbes Lane is under-utilised as a loading zone. We imagine the existing Pacific Highway shops capitalising on the northern aspect towards a new 'Naked Street'; a shared space for vehicles and pedestrians. This is the backbone of the masterplan connecting seamlessly over the rail footbridge to Rohini St and beyond.



3. CENTRAL PIAZZA

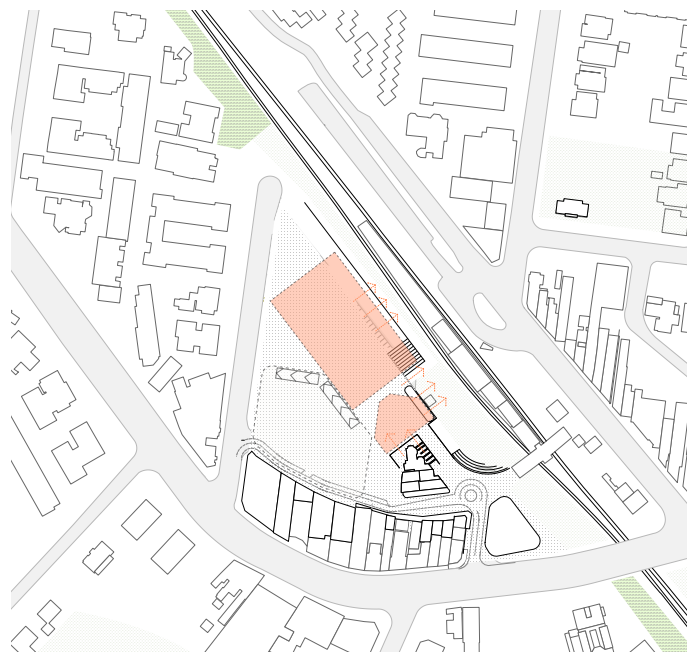
The 'centrepiece' buildings will be retained to bring preexisting character into the new scheme. They form the central feature for a new Central Piazza that will host the public life of the Turramurra Community and feed off the activity of Forbes Lane. The Piazza is on grade with Forbes Lane, north-east facing and elevated above the natural ground to provide vistas over the district.



4. LINEAR PARK

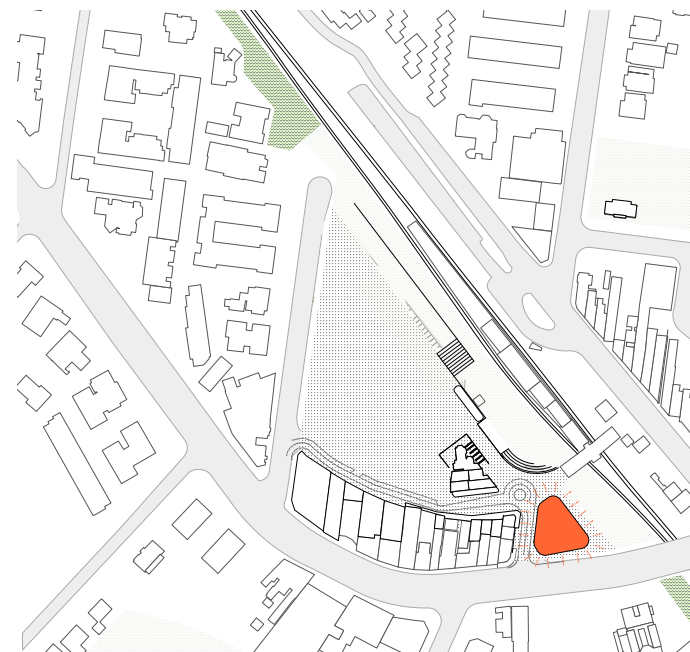
The railway corridor has a number of established trees that provide character and amenity to the site whilst buffering noise from the trains. Also, the railway heritage gardens dovetail into the edge of the site and contain a botanical richness. By opening these gardens and extending the open space into an active park we benefit from these latent conditions and provide another great space for the community.

5.0 DESIGN CONCEPTS



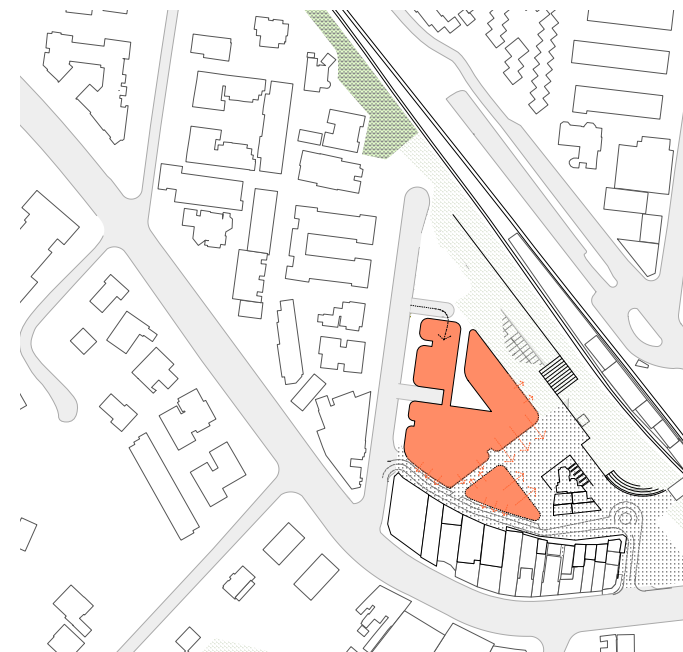
5. LOWER GROUND RETAIL

The main public space is elevated creating an accessible surface across the entire site. Below this platform we are able to fit our largest components of the brief. The new full line supermarket, trailing retail and parking fit comfortably and enjoy the north-eastern aspect across the rail corridor and heritage railway gardens. We are able to replace public parking spaces as well as provide enough for the supermarket.



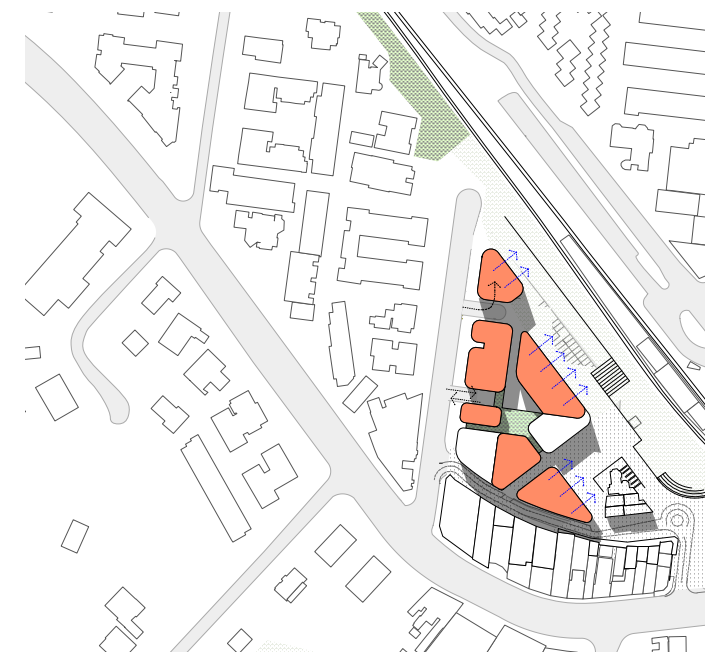
6. LANDMARK SITE

The Village Park has long been under utilised, suffering from proximity to the highway and a sloping site. By replacing and adding green open space within the site, the Village Park site can become the home of a new beacon for the locals, a site for a landmark building containing retail and residential units. The contemporary building will contribute to a sense of place for the town centre.



7. ACTIVATE THE PUBLIC SPACE

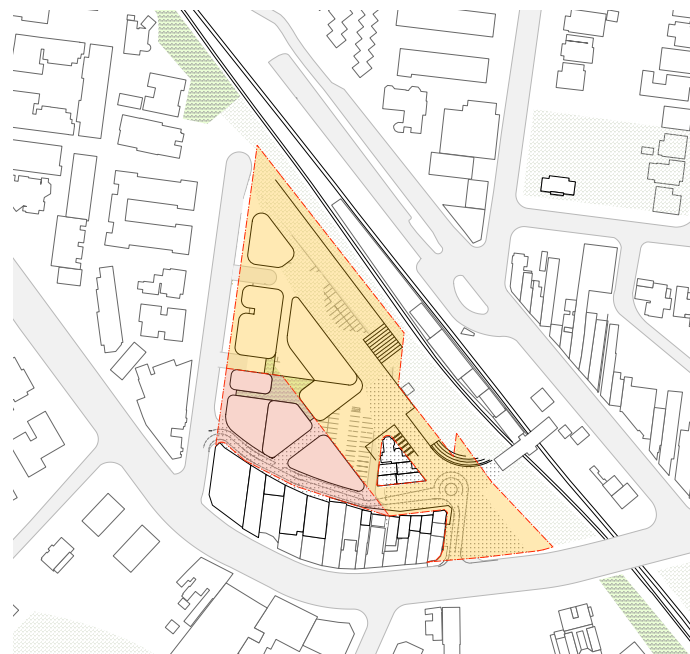
The new public spaces will be lined by exciting shops, cafes, restaurants and bars that will activate the public domain at street level and stimulate a local economy. This built form also acts to frame the public space and create a series of more intimate, individual spaces associated with the more dominant central piazza, Forbes Lane and park.



8. RESIDENTIAL DWELLINGS AND THE COMMUNITY HUB

Residential dwellings and the Community Hub Building form the final component of the built form. They are 3, 4 and 5 storey volumes that are positioned so they do not overshadow the active public spaces. Key considerations are also the scale and rhythm of the established buildings on Ray Street and the orientation of the apartments to achieve amenity and views.

5.0 DESIGN CONCEPTS



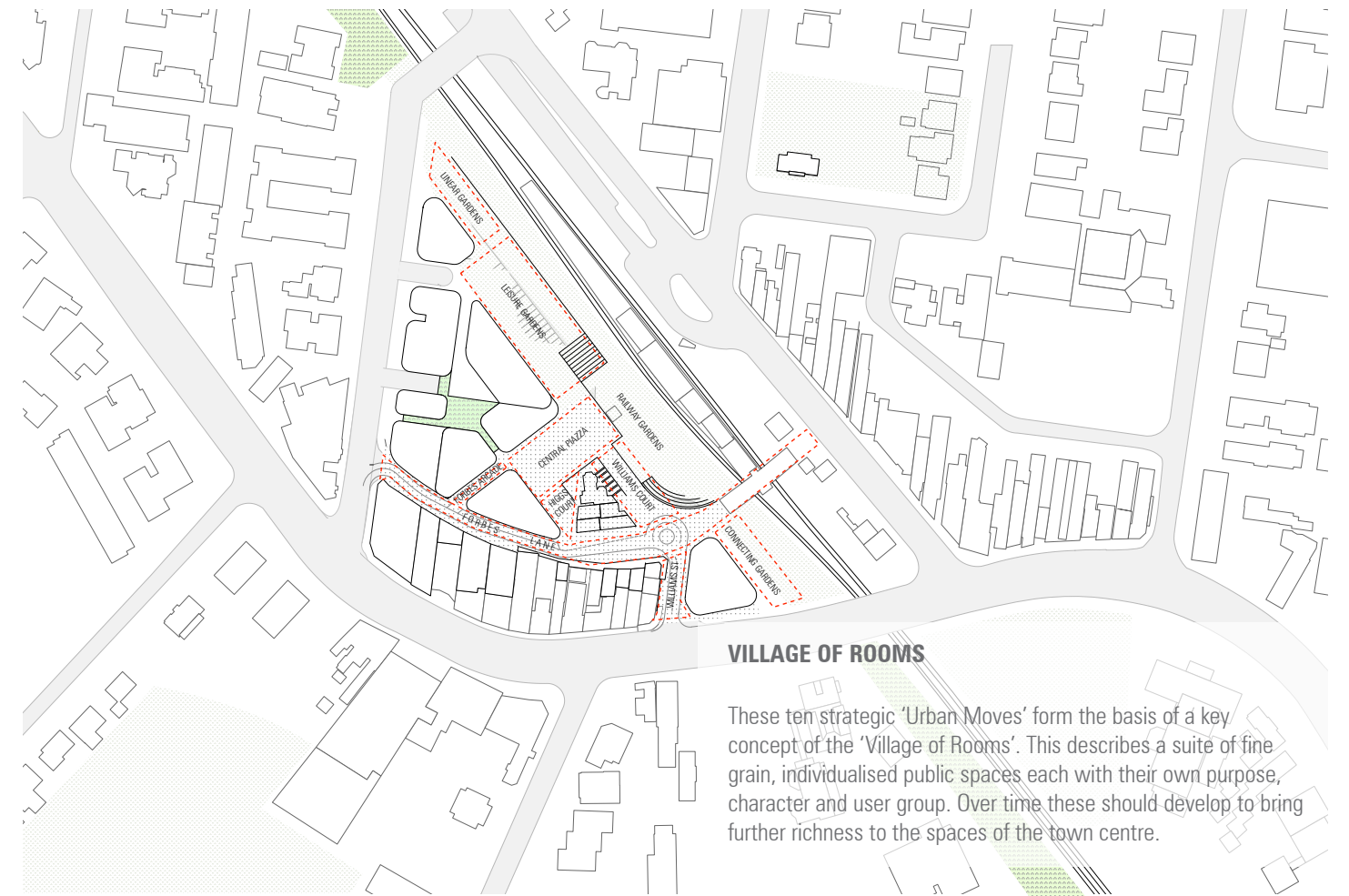
9. STAGING

The redevelopment is proposed in two stages to ensure a supermarket can operate continuously throughout and the development can be financially sound.



10. RAY STREET BRIDGE

The final infrastructural element of the scheme is the Ray Street Bridge. This is an opportunity to connect the northern catchment of Turramurra to the site without the necessity of travelling via the Pacific Highway. Currently the primary access to the scheme is through the Pacific Highway and Ray Street with a secondary entry through Williams St into a one-way loop along Forbes Lane.



VILLAGE OF ROOMS

These ten strategic 'Urban Moves' form the basis of a key concept of the 'Village of Rooms'. This describes a suite of fine grain, individualised public spaces each with their own purpose, character and user group. Over time these should develop to bring further richness to the spaces of the town centre.

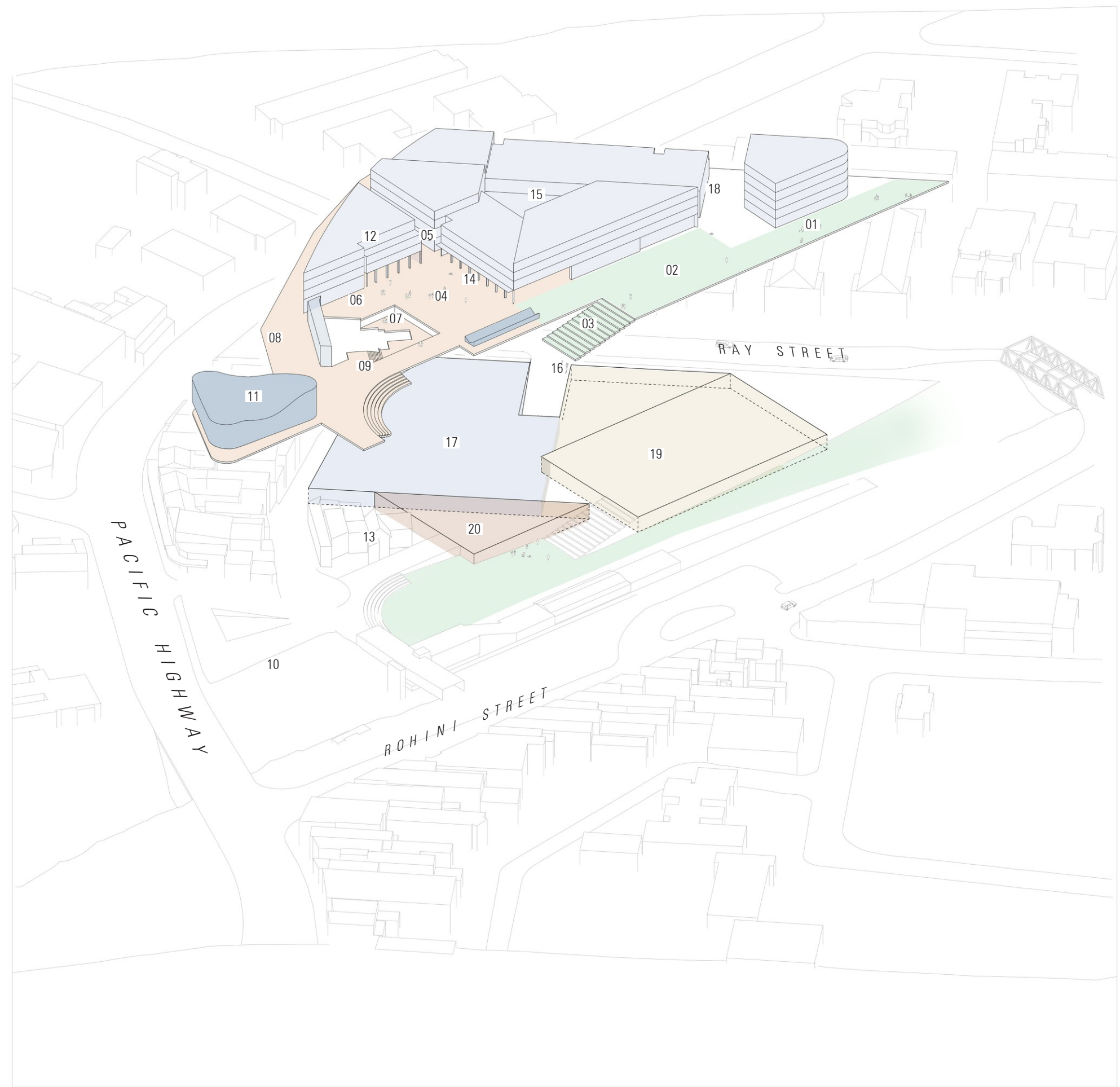
6.0 LANDSCAPE MASTERPLAN

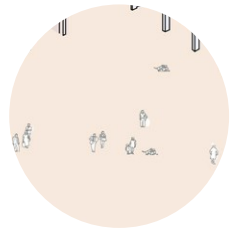
- 01 LINEAR GARDENS
- 02 LEISURE GARDENS
- 03 GRAND STEPS
- 04 CENTRAL PIAZZA
- 05 FORBES ARCADE
- 06 HIGGS COURT
- 07 LOWER CAFE COURT
- 08 ALFRESCO DINING CURTILAGE
- 09 WILLIAMS COURT
- 10 CONNECTING GARDENS
- 11 MIXED USE BUILDING
- 12 COMMUNITY HUB BUILDING
- 13 CENTREPIECE BUILDINGS
- 14 SUPERMARKET ENTRY
- 15 RESIDENTIAL COURTYARD
- 16 BASEMENT PARKING ENTRY
- 17 LOADING ENTRY
- 18 RESIDENTIAL BUILDING



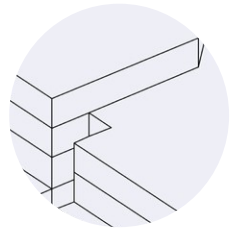
7.0
KEY SPACES
AXONOMETRIC DIAGRAM
& AREA SCHEDULE

- 01 LINEAR GARDENS
- 02 LEISURE GARDENS
- 03 GRAND STEPS
- 04 CENTRAL PIAZZA
- 05 FORBES ARCADE
- 06 HIGGS COURT
- 07 LOWER CAFE COURT
- 08 ALFRESCO DINING CURTILAGE
- 09 WILLIAMS COURT
- 10 CONNECTING GARDENS
- 11 MIXED USE BUILDING
- 12 COMMUNITY HUB BUILDING
- 13 CENTREPIECE BUILDINGS
- 14 SUPERMARKET ENTRY
- 15 RESIDENTIAL COURTYARD
- 16 BASEMENT PARKING ENTRY
- 17 PARKING
- 18 LOADING ENTRY
- 19 SUPERMARKET
- 20 LOWER GROUND RETAIL

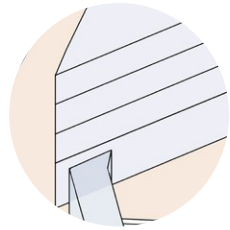




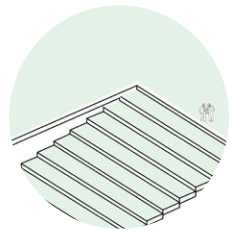
Public Open Space
Central Piazza 2300 sqm
Forbes Lane 1690 sqm



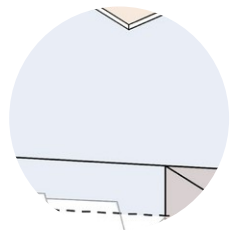
Residential 20485 sqm (GFA)



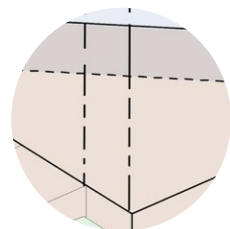
Public Buildings
Library 1750 sqm
Community Centre 1500 sqm
Multi-purpose Pavilion 90 sqm
Pop-Up Gallery 133 sqm



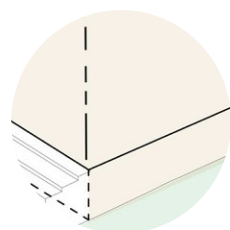
Green Open Space
Linear Park 2090 sqm
Railway Gardens 1190 sqm



Parking Spaces
Public 131
New Residential 200
Supermarket 160



Retail 2316 sqm



Supermarket 4000 sqm

7.0

KEY SPACES

DETAILED DESCRIPTIONS



CENTRAL PIAZZA

Central Piazza is a platform for community exchange and large events. At 41m x 25m the space is large enough to hold around 700 people standing comfortably. The space will be an active and safe place throughout the day with passive surveillance of apartment residents, supermarket shoppers, restaurant goers, and commuters.

The space has four active edges, each with a different purpose. To the North-West is the entrance to the Lower Ground supermarket, retail and car parking activated a fresh food retailer. To the South-West is the alfresco dining zone with cafes and restaurants enjoying the morning to afternoon sun and district vistas. To the South-East are the Centrepiece buildings, including a stunning pitched roof building that has a first floor that will address the Piazza whilst its Ground Floor will address an intimate courtyard to the Lower Ground retail shops. To the North-East is public Multipurpose Pavilion, a flexible building like a permanent marquee and can be used in a variety of ways depending on the use in the square.

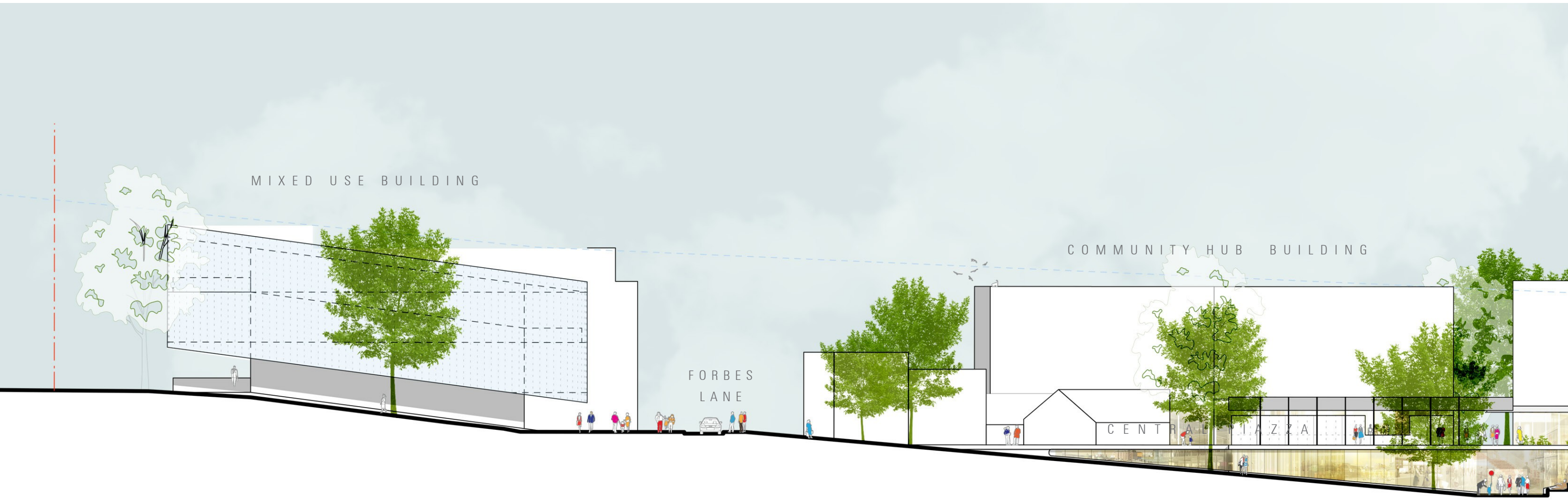


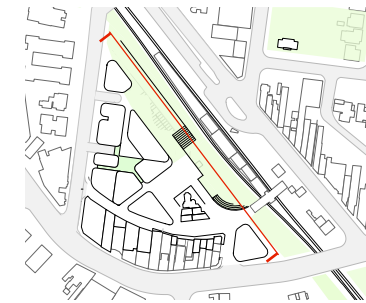
GREEN OPEN SPACES

Turramurra is blessed with great green open spaces. The suite of gardens this Masterplan delivers will expand that again. A key opportunity is to formalise a new park utilising the mature trees and landscape curtilage along the rail corridor. However, there are a number of decisions to be made by the local community as to the purpose of these spaces:

1. Railway Gardens - This space is currently fenced-off, but will be open to the public for this Masterplan. It is a scenic and picturesque garden with a variety of species. It is a largely sedentary space that will act as an outlook for the supermarket and Lower Ground retail.
2. Connecting Gardens - This space will be closely associated with the mixed use building facility. The space will need to be designed to minimise traffic noise from the pacific highway, however it should a great way to connect to the station and be a pleasant place to enjoy a book or newspaper whilst enjoying vista over the railway gardens.
3. Linear Gardens - This space crucially connects the Leisure Gardens to the Ray St bridge and has the potential to link to linear green spaces and bicycle paths as far as Warrawee Station.
4. Leisure Gardens - This space 26m x 55m space is big enough to host three basketball courts.

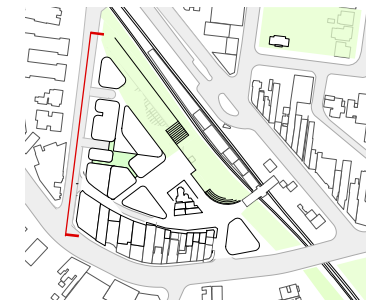
8.0
SITE SECTIONS



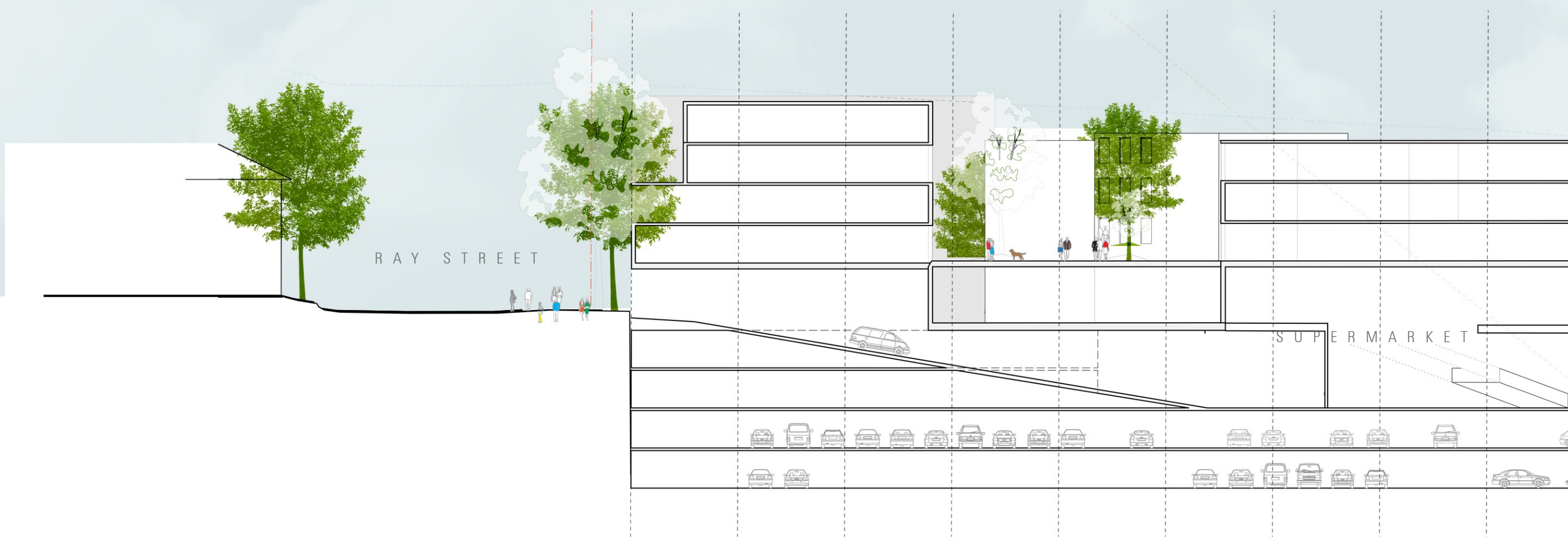


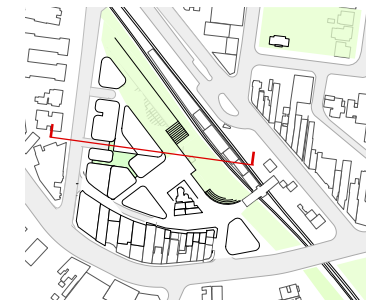
8.0
SITE SECTIONS



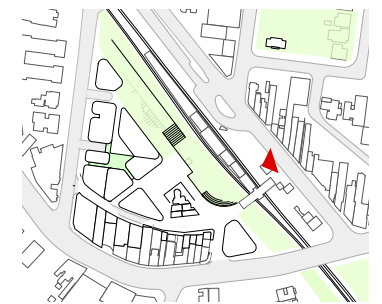


8.0 SITE SECTIONS





9.0
ARTIST'S IMPRESSIONS
MASTERPLAN

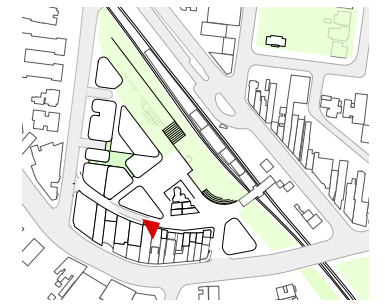


Turramurra Community Hub Draft Masterplan

An aerial perspective showing the scheme in its entirety. The generous open spaces and greenery sit above a conveniently located full line supermarket and parking.



9.0
ARTIST'S IMPRESSIONS
FORBES LANE SHARED WAY

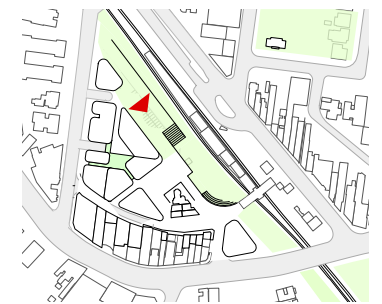


Forbes Lane

This perspective looking north-east towards the station entrance imagines a weekend flower market in which the lane is closed to traffic and open to a public event. Note the new public buildings in the two storey pop-up community gallery and mixed use building.



9.0
ARTIST'S IMPRESSIONS
LEISURE GARDENS & GRAND STEPS

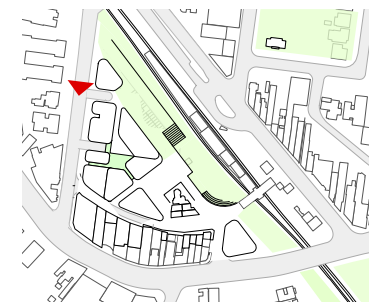


Leisure Gardens & Grand Steps

A perspective image showing the Leisure Park looking towards the mixed use, landmark building. The tree lined park is pictured as an open flexible space but has further potential for a variety of uses in the future.



9.0
ARTIST'S IMPRESSIONS
RAY STREET

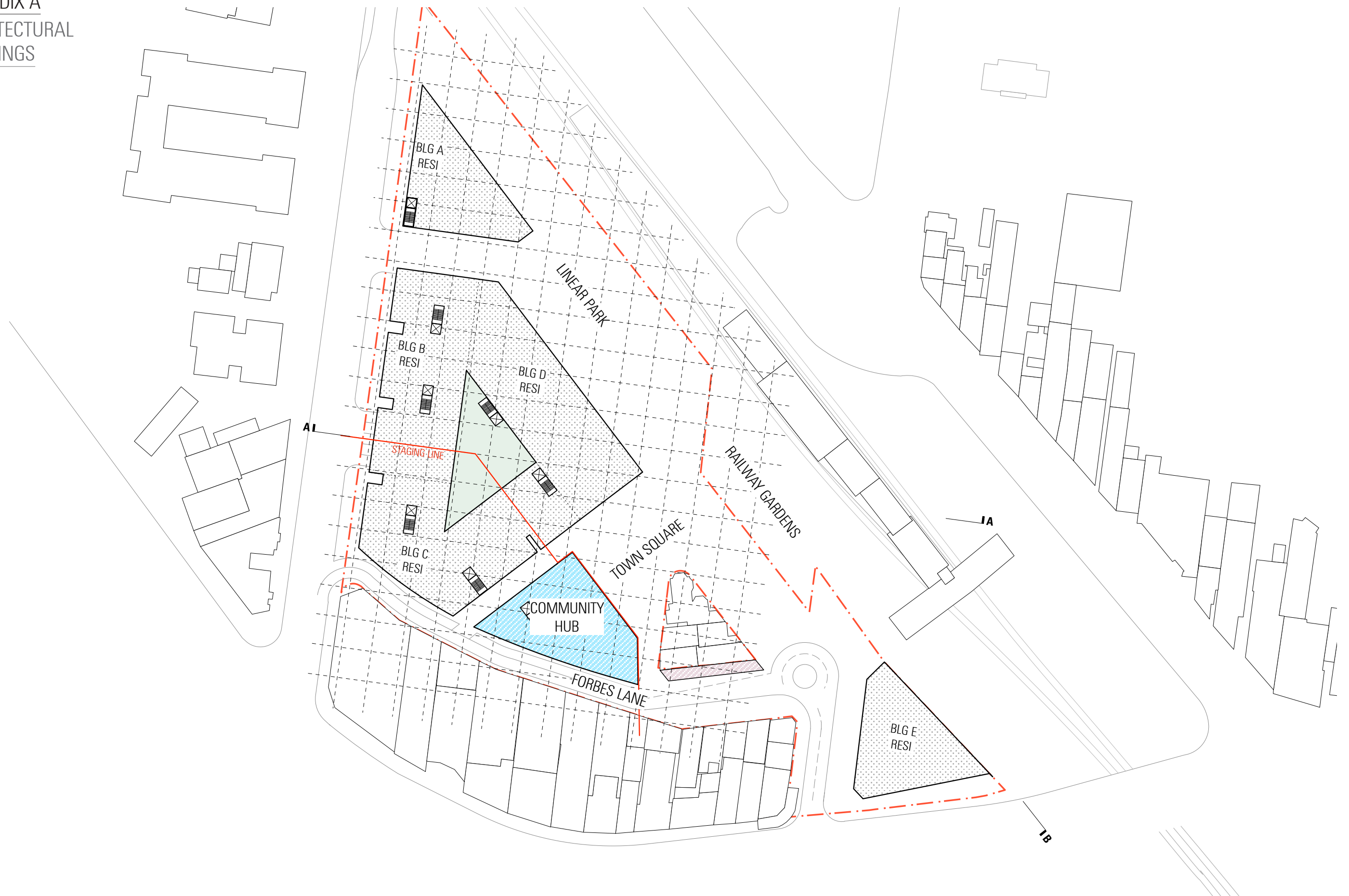


Ray Street

A revitalised Ray Street is characterised by low scale, residential building with a village scale, materiality and articulation. The street will facilitate the entry and egress of vehicles to the loading bay and underground carpark.



APPENDIX A
ARCHITECTURAL
DRAWINGS



FIRST FLOOR PLAN

TURRAMURRA COMMUNITY HUB



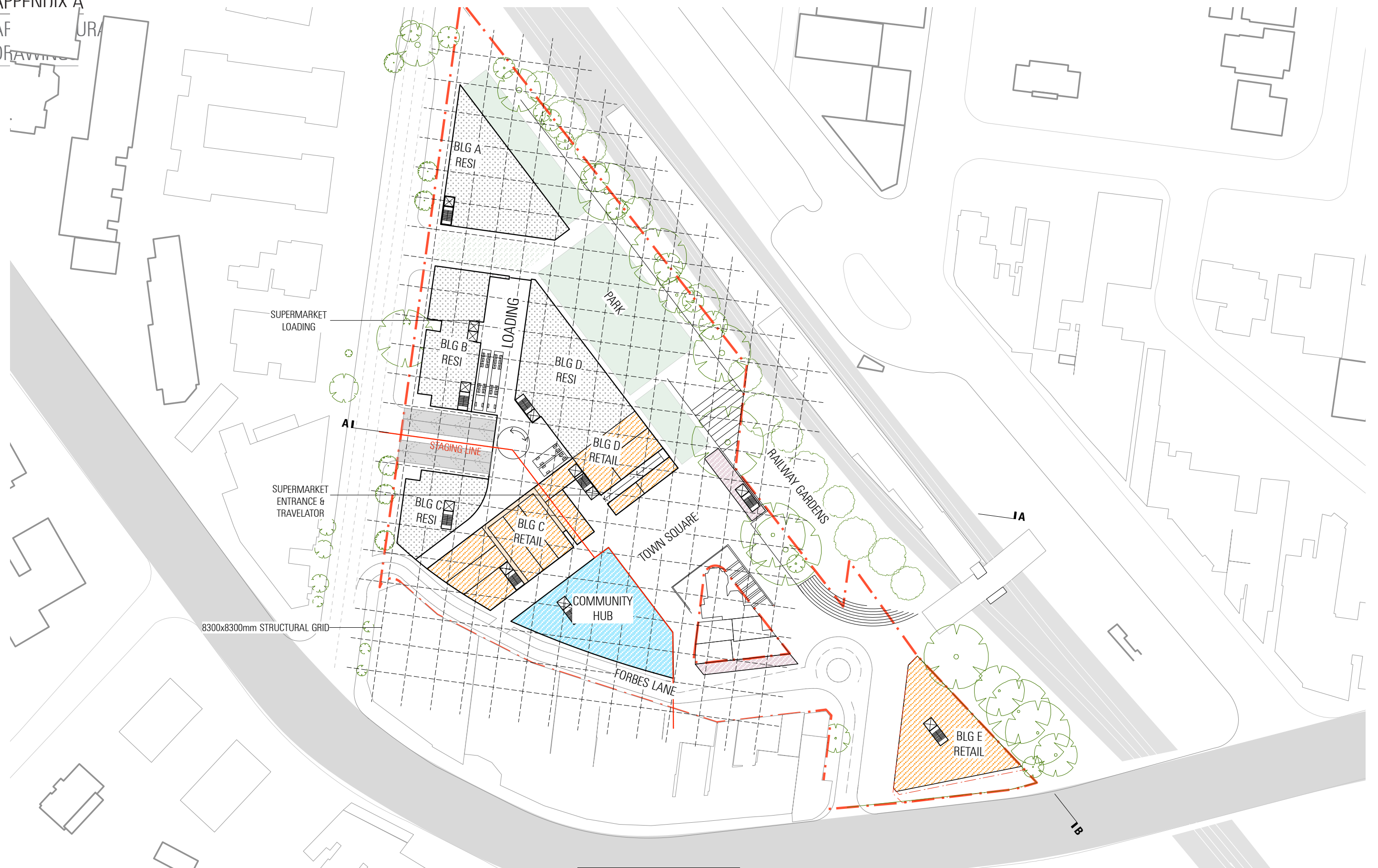
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DATE 09.11.2016

ISSUE F

APPENDIX A
AF
DRAWING



UPPER GROUND FLOOR PLAN
 TURRAMURRA COMMUNITY HUB
 SKETCH RESPONSE TO COLES - OPTION 2

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DATE 09.11.2016 ISSUE F

APPENDIX A
ARCHITECTURAL
DRAWINGS

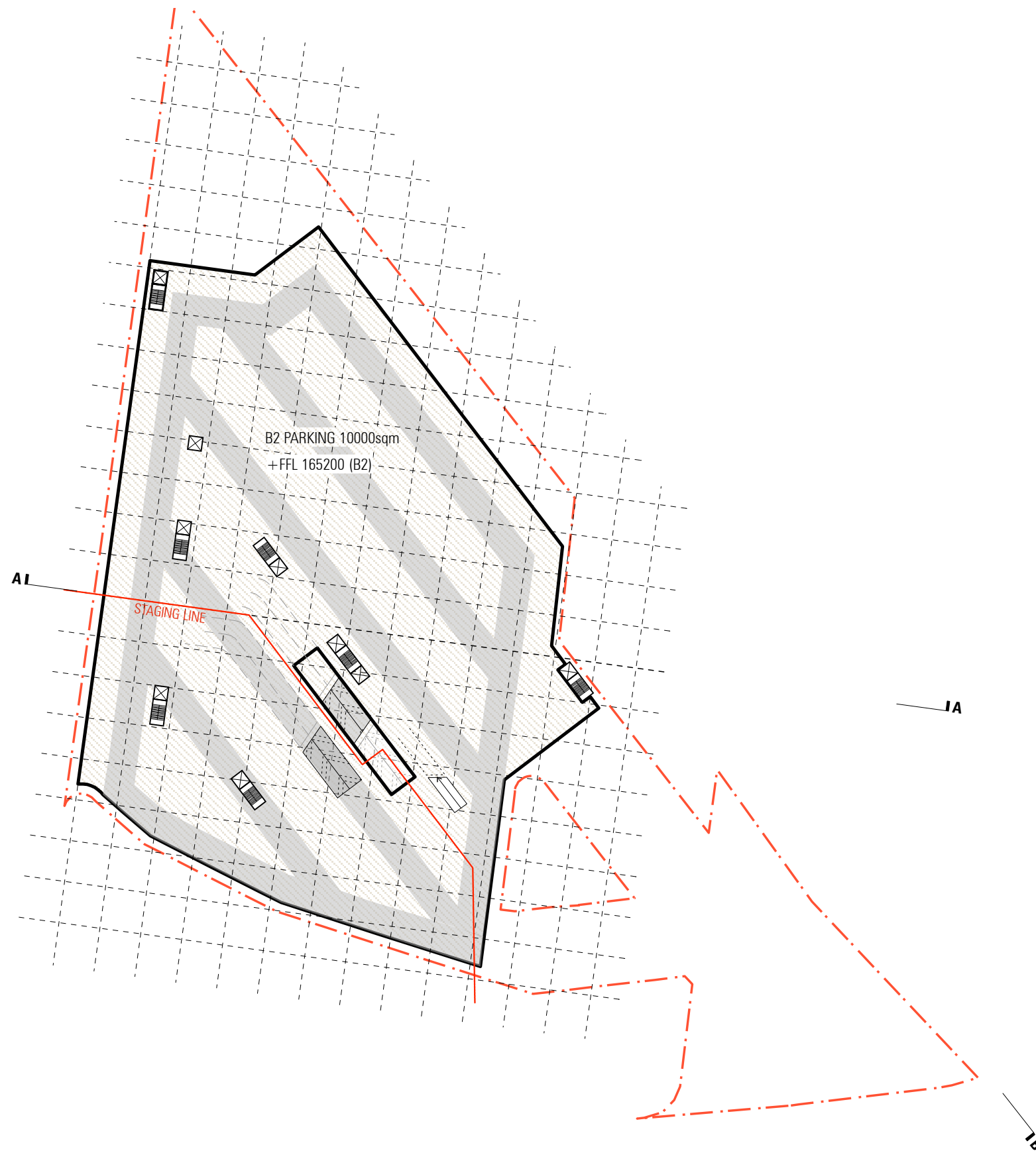


LOWER GROUND FLOOR PLAN
TURRAMURRA COMMUNITY HUB

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DATE 09.11.2016 ISSUE F

APPENDIX A
ARCHITECTURAL
DRAWINGS

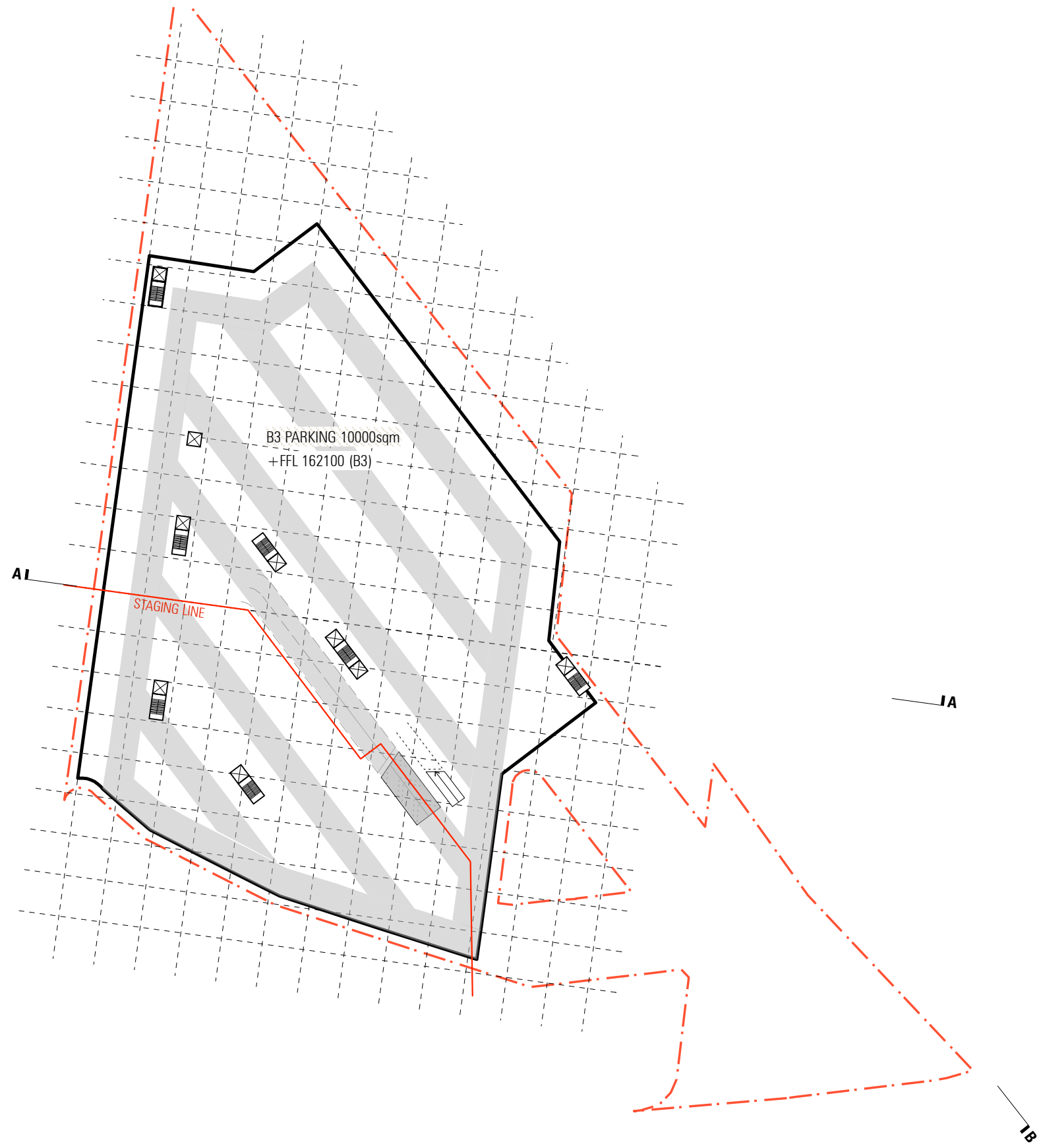


BASEMENT TWO FLOOR PLAN
TURRAMURRA COMMUNITY HUB

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DATE 09.11.2016 ISSUE

APPENDIX A
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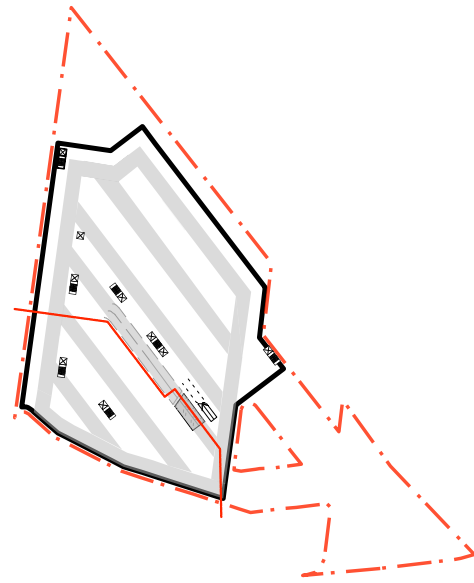
BASEMENT THREE FLOOR PLAN
TURRAMURRA COMMUNITY HUB

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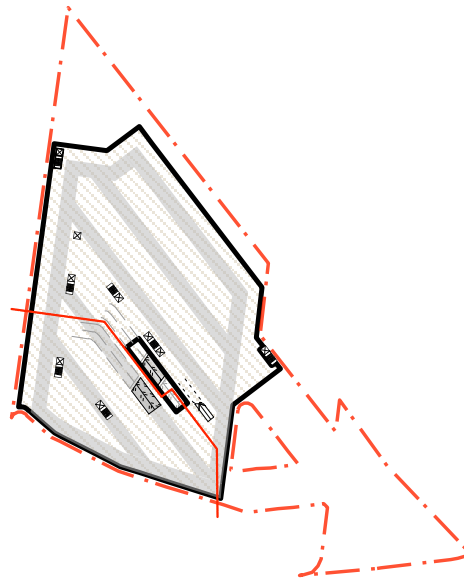
APPENDIX A
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B2 PARKING 10000sqm

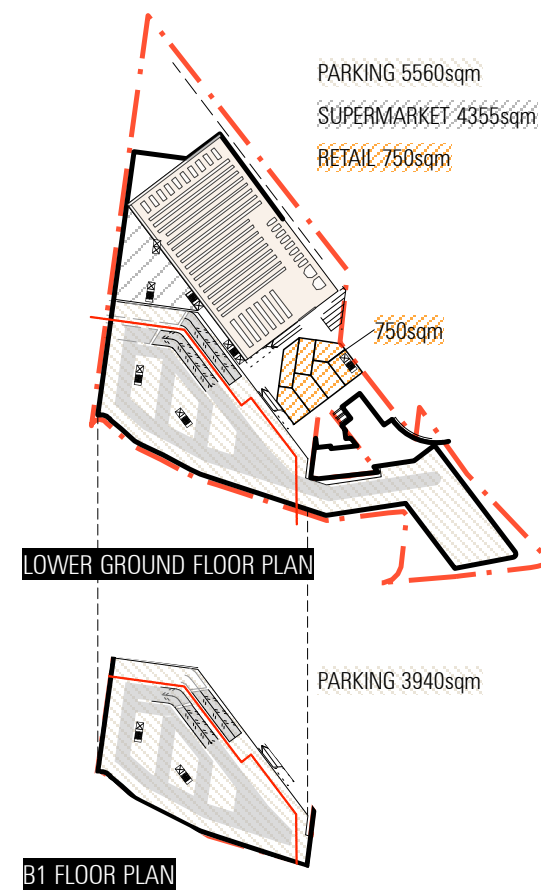


B3 FLOOR PLAN

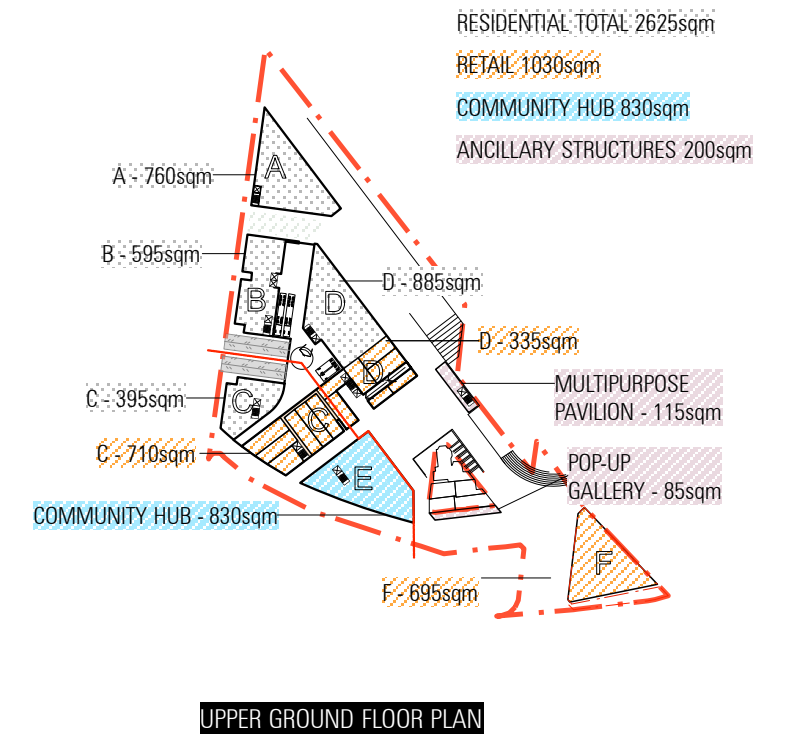
B1 PARKING 10000sqm



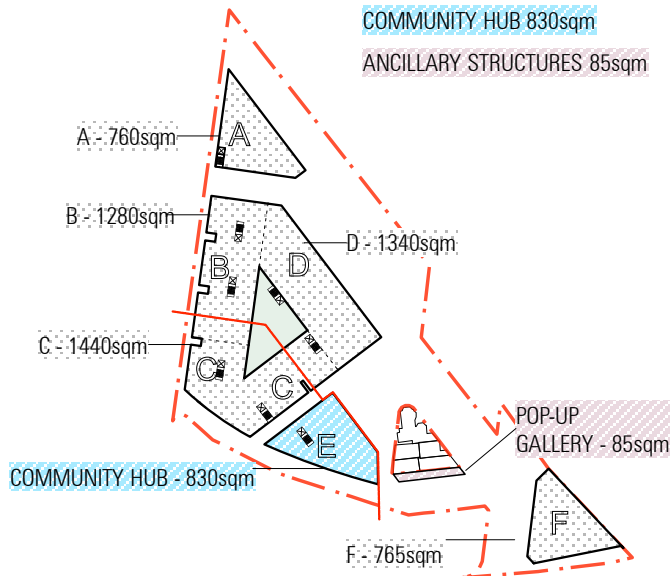
B2 FLOOR PLAN



GRAND TOTAL RESIDENTIAL 22025sqm
GRAND TOTAL COMMUNITY HUB 4150sqm

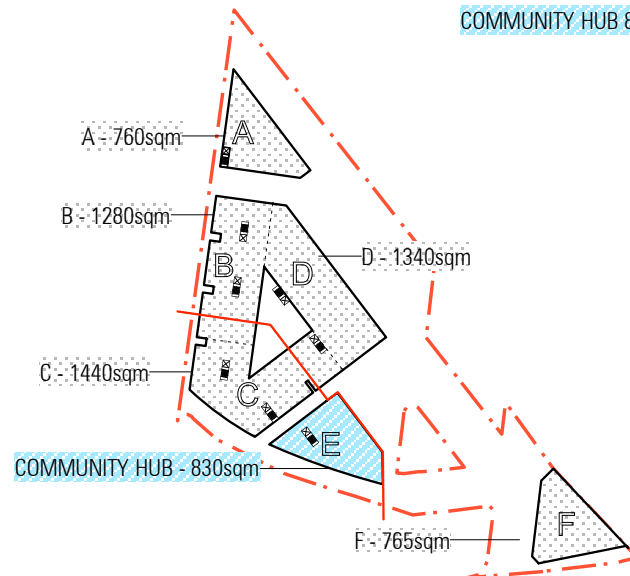


RESIDENTIAL TOTAL 5585sqm
COMMUNITY HUB 830sqm
ANCILLARY STRUCTURES 85sqm



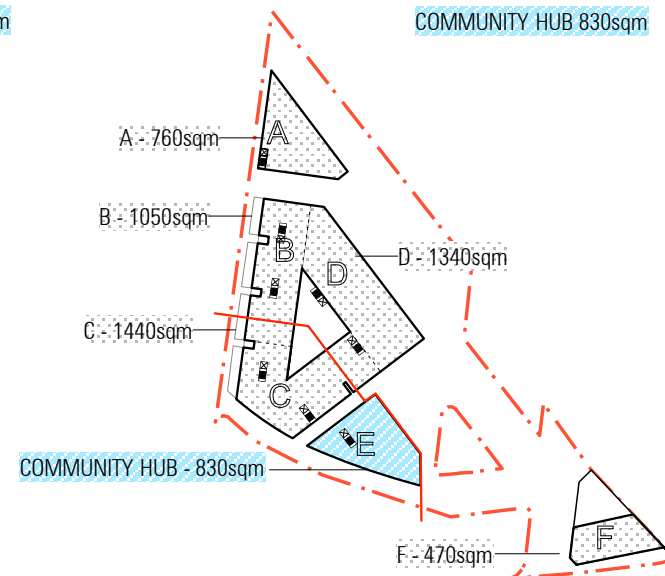
FIRST FLOOR PLAN

RESIDENTIAL TOTAL 5585sqm
COMMUNITY HUB 830sqm



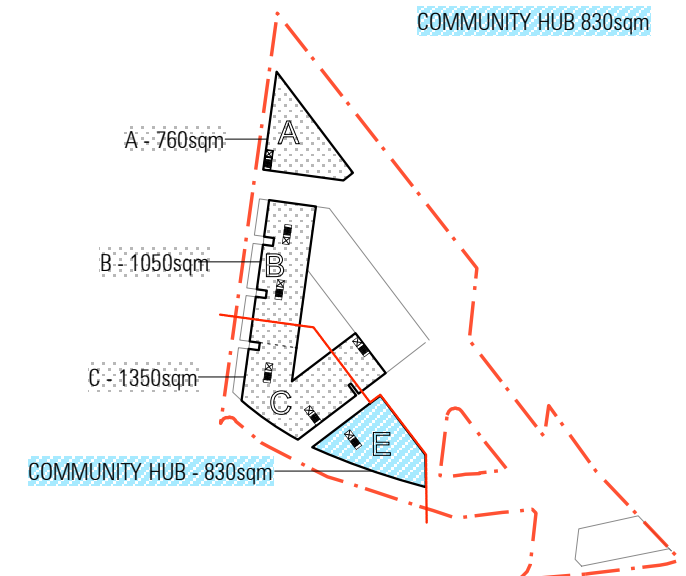
SECOND FLOOR PLAN

RESIDENTIAL TOTAL 5060sqm
COMMUNITY HUB 830sqm



THIRD FLOOR PLAN

RESIDENTIAL TOTAL 3160sqm
COMMUNITY HUB 830sqm



FOURTH FLOOR PLAN

GBA TOTALS
TURRAMURRA COMMUNITY HUB

SCALE 1:3000



DATE 09.11.2016 ISSUE F

APPENDIX A
ARCHITECTURAL
DRAWINGS

