SJB Architects

SEPP 65 Design Statement

1-9 Allengrove Crescent, North Ryde

APRIL 2013

Principle 1: Context

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

To accommodate future housing needs, the Inner North Metropolitan Strategy outlines 30,000 new homes are to be built in the Inner North by 2031.

Located on the southern corner of Epping and Lane Cove Roads, the site is adjacent to the Epping Road overpass of Lane Cove Road. It also has a western frontage to Allengrove Crescent, a minor local cul-de-sac accessed directly from Lane Cove Road. It is irregularly proportioned, has an area of 12,297.1sqm, shares common property boundaries on its south-eastern and western sides and slopes gently down from the south-east to the north-west.

Most significantly, the site is within easy walking distance (380m) of the recently completed Macquarie. Park train station and is well served by bus stops on adjoining arterials roads.

The site currently comprises 15 detached dwelling lots in accordance with its current R2 Low Density Residential zoning.

During the 1940's + 1950's, Ryde became significantly urbanised through the Ryde Housing Scheme and the establishment of Macquarie University in the late 1960's

The suburb has an older population and an above average median age of 40 years and a significantly higher proportion of residents aged 65 years and over (17.8%) than both Ryde LGA (14.5%) and Sydney Statistical Division (SD) (12.3%). In addition, the suburb represents a slightly lower than average percentage of persons that fall into the working age group of 25-54 years (41.8%) compared to the Sydney SD (44.1%).

The Concept Approval was approved by the Planning Assessment Commission in September 2012 comprising of 7 envelopes, basement carparking, and a public transport orientated position with its close proximity to transport nodes.

The Approved Envelope has a variety of taller, 5 storey masses on the busier main roads (Lane Cove and Epping Rd), eventually terracing down to 2 storeys adjacent to the Allengrove Crescent detached dwellings.

The proposal aims to reflect the proportions, bulks and scale of the Approved Envelope and to maximise the site for it intended use.

Site plan of the Subject site

Site photo - Cnr of Lane Cove Rd and Epping Rd

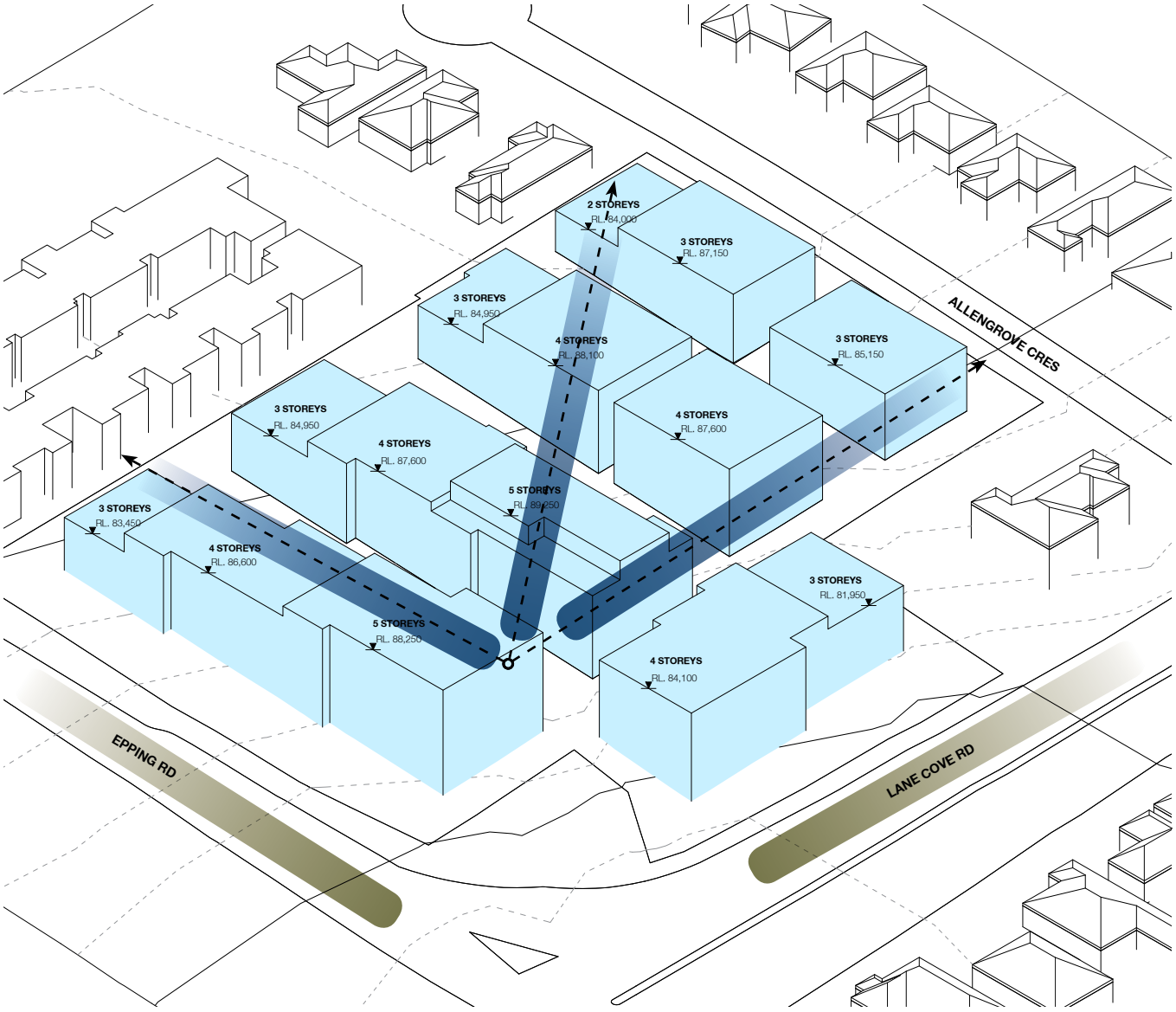
Site photo - Cnr of Lane Cove Rd and Allengrove Crescent

Principle 2: Scale

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

- Overall the approved envelope contains the highest elements on the Epping Rd and Lane Cove Rd frontages, terracing down to 2 storey massing on the Allengrove Crescent frontage & eastern boundary.
- 2 storey massing on the corner of Allengrove Crescent and the eastern boundary addresses the existing 1-2 storey detached dwelling form and character, and provides an appropriate transition
- 4-5 storey massing is contained to the north-western part of the site ensuring that overshadowing is confined to the internal areas of the site
- Setback to eastern boundary allows for an appropriate landscaping to act as a buffer to existing neighbouring properties
- Setbacks on the two main arterial roads allow for additional buffering for heavy traffic and noise
- Mass is contained to areas of the site that are of least visual impact



Isometric view of the approved Envelope showing building and storey breakdown

Principle 3: Built Form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.

- Building alignment along Epping Rd steps in plan and elevation to help breakdown the massing.
- All boundaries/edge conditions have large setbacks to not encroach onto neighbouring properties and to provide a buffer to busy main roads.
- Allengrove Crescent massing is of an appropriate 2-3 storeys in height, allowing for a good transition to the neighbouring detached dwellings.
- Material use is of a natural palette without the use 'primary colours' to provide articulation and variety
- Stone bases to buildings and courtyards are in keeping with the palette of the area
- Extensive on-site landscaping to help the proposal 'settle in' to its surroundings, provide shade and amenity to the occupants.
- A public walkway has been provided along the eastern boundary to connect Allengrove Crescent to Epping rd and its associated infrastructure

North Elevation

building massing steps in height to break down to overall mass

building massing steps in plan to further break down to overall mass

South Elevation

2 storey massing adjacent to neighbouring properties to help transition

horizontal banding helps to breakdown mass and 'ground' the building

East Elevation

solid massing to eastern boundary provides privacy for neighbouring properties

dense landscaping to eastern boundary provides a buffer zone to neighbouring properties

West Elevation

Lane Cove Rd frontage has a lager massing that is appropriate for a main rd

as well as a significant setbacks, this frontage has a dense landscape buffer to help soften the main rd from the development

Principle 4: Density

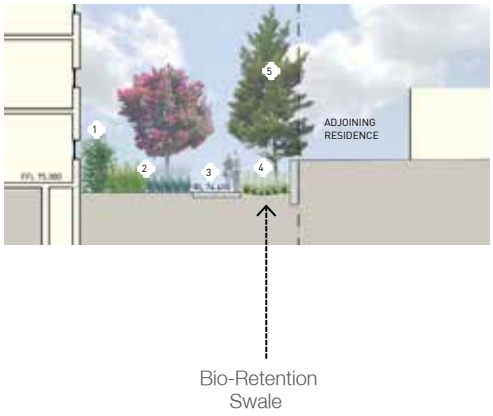
Good design has a density appropriate for a site and its context, in terms of floor space yields (or numbers of units or residents)

- The proposal achieves 179 residential apartments, ranging from 43 sq.m studio apartments to 110 sq.m 3-bedroom apartments.
- The majority of apartments have multiple aspects and enjoy significant private open space.
- The development is compliant with the SEPP 65 recommendations regarding building depth and separation.
- The setbacks to boundaries and adjacent properties are generous and allow for dense deep soil vegetation to act as a buffer, and as a measure of appropriate scale transfer
- The developments density is deemed appropriate based on the high level of amenity achieved within each apartment in terms of cross flow ventilation, amount of private open space and multiple aspects.
- The proposed density has minimal impact on neighbouring properties in terms of overshadowing or views.

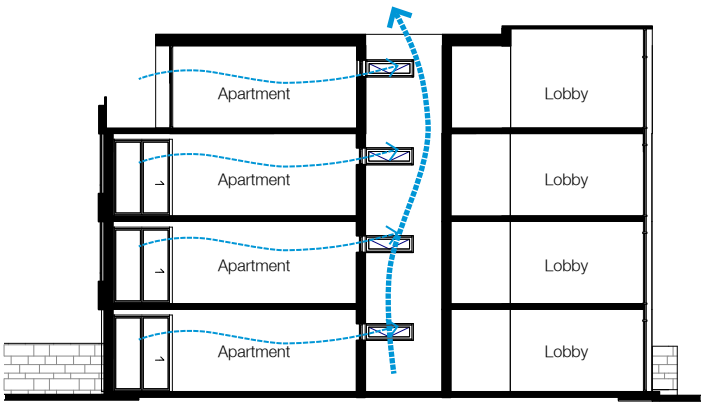
Principle 5: Resource, energy and water efficiency

Good design makes efficient use of natural resources, energy, and water throughout its full life cycle, including construction

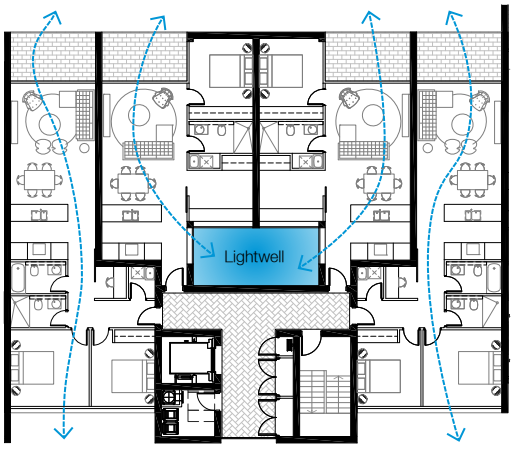
- The proposed design solution is consistent with the principles of SEPP No. 65 particularly through the orientation and design of the dwellings (solar access and ventilation) and the choice of construction materials to reduce heating and cooling costs.
- Operable screens to the north-western elevation allow residents to control internal temperatures and solar impact.
- 89% of apartments achieve a minimum of 2hrs solar access between 9am and 3pm on June 22nd
- 89% of apartments allow cross-flow ventilation
- Over 80% apartments have multiple aspects
- Private open space is located so as to maximise the potential for use year-round.
- The building falls under the strictest of BASIX categories and passes due to good building design and careful selection of fixtures and equipment
- On-site retention of rainwater for reuse in irrigation
- Bio-retention swales to mitigate pollutants going into the stormwater system



Bio-Retention
Swale



Typical Section - All apartments allow cross-flow ventilation

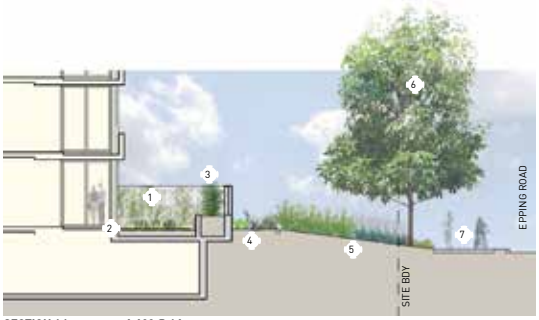


Typical Plan - All apartments allow cross-flow ventilation

Principle 6: Landscape

Good design recognises that together landscape and buildings operate as an integrated sustainable system, resulting in greater aesthetic quality and amenity for both the residents and for the public domain.

- High quality outdoor space, utilising deep soil planting, raised planter beds and roof gardens.
- The spaces between each building are delineated by specfic vegetation types help individualise each corridor
- High proportion (70%) of native planting
- A detailed landscape plan forms part of the Development Application submission.



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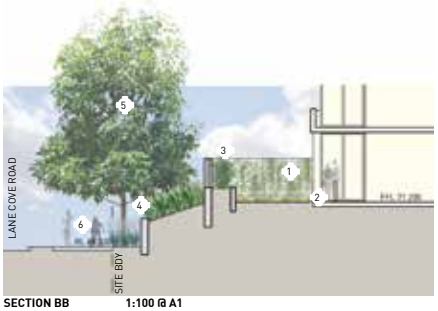

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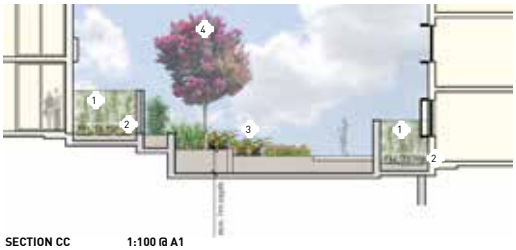

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Typical Sections at ground level landscape

Ground floor landscape plan

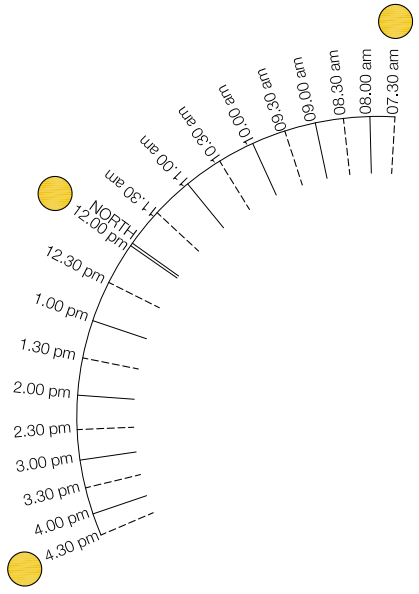
Principle 7: Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development.

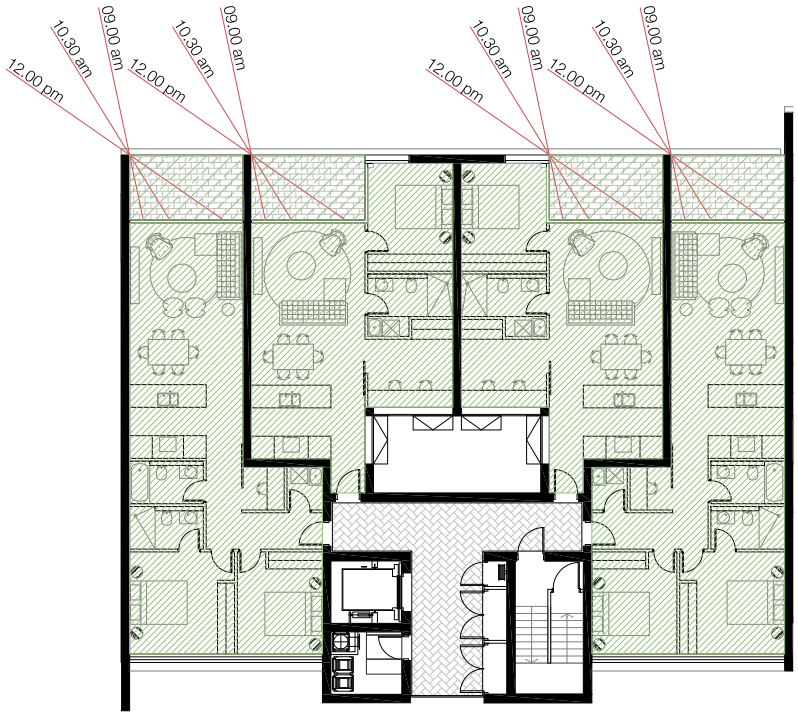
The building achieves the requirements of SEPP 65 in regards to orientation, overlooking and ventilation.

In conceiving the design the following issues were considered:

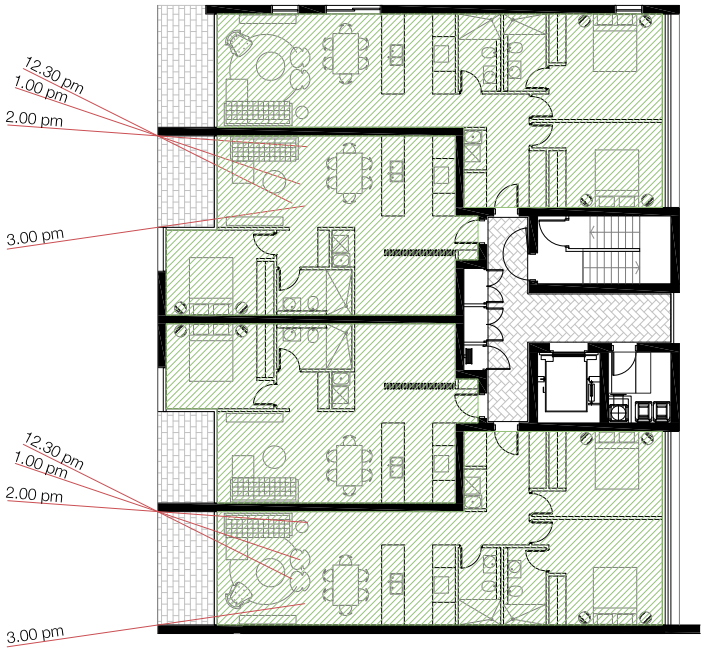
- Each unit has been provided with a private recreation area (or balcony) that has a functional area and configuration conducive to recreational use. The private recreation areas are directly accessible from the internal living areas and most benefit from good solar access;
- 77% of the apartments are considered to be cross-ventilated consistent with the aims of SEPP 65.
- 89% of units are oriented to maximise exposure to natural light with a minimum 2 hours of solar access on June 21 between 9am and 3pm;
- Day lighting has been considered for the general amenity of all apartments. The depth of the dwellings has been restricted to maintain reasonable access to natural daylight to all rooms therein,
- All kitchens are within 8m of a window (measured to the face of the rear cabinet).
- All apartments satisfy the dimensional recommendations of SEPP65 with regards to width of living spaces and depth of balconies.
- All apartments have storage provided within the apartments, located adjacent to corridors and living areas where possible. The balance is provided in dedicated storage areas within the basement.



Solar angles diagram



Typical floor plate - Building A, B, C, & D orientation



Typical floor plate - Building E orientation

Apartments whose private open space receive a minimum of 3 hours solar access on June 21st between 9am-3pm.

Apartments whose living areas receive a minimum of 3 hours solar access on June 21st between 9am-3pm.

Apartments whose private open space receive less than the minimum of 3 hours solar access on June 21st between 9am-3pm.

161/179 Apartments = 89%

Apartments whose living areas receive less than the minimum of 3 hours solar access on June 21st between 9am-3pm.

161/179 Apartments = 89%

Principle 8: Safety and Security

The design proposes the following security measures to restrict and control communal access around the proposal:

Design initiatives have been incorporated as follows:

- Principle building entrances are clearly identifiable and allow for passive surveillance;
- Building entrances are highlighted through the use of building form and articulation of materials;
- Basement car park layouts are designed to minimise opportunities for alcoves. Columns or walls do not obstruct sight lines and the car parks are generally open. Security access in the form of swipe cards and remote controllers will be provided;
- Direct access is available from the basement to common lobby spaces;
- Entries are well lit;
- Passive surveillance of Allengrove Crescent
- Increased pedestrian traffic.

Principle 9: Social Dimensions

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities.

A mix of 1 and 2 & 3 bedroom apartments are being proposed, with 9% - Studio's, 40% - 1 Bedroom, 47% 2 - Bedroom & 3% - 3 bedroom apartments. The proposal incorporates a variety of apartment types, all with a high level of amenity.

- Affordable housing
- Equivalent amenity to nearby residential houses, but significantly more affordable
- Proximity to public transport
- Walking distance from shops
- High quality ground floor & above ground floor adaptable apartments with basement carparking.
- Suitable for a large demographic
- Consistent with the social goals of the local area. Is within the housing mix minimum of 40% one beds, and maximum 10% three beds.
- Proper gardens or balconies with ample storage

Principle 10: Aesthetics

Quality aesthetics require the appropriate composition of building elements, texture, material and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to the desirable elements of the existing streetscape, or in precincts undergoing transition, contribute to the desired future character of the area.

As previously discussed the proposed building responds formally to a number of diverse criteria, particularly in regards to scale, context and built form. Aesthetically the building responds to a number of specific requirements and desires, including:

- Articulation of the building form to provide scale, street definition and pedestrian interface;
- The use of robust materials which are long lasting and weather naturally;
- When used, applied colours which are found naturally rather than primary colours;
- Use of permeable screening elements to provide a buffer at the interface between public and private, while referencing existing building typologies. These screens are operable allowing the occupant to determine the level of screening
- Careful articulation of the building form to reduce the perceived bulk of the building
- Strong horizontal lines and vertical articulation providing a more cohesive pattern of built form and reestablishing a finer urban grain.
- Individual residences addressing Street frontages where possible
- Internal courtyard spaces providing outdoor amenity away from the traffic and noise of Epping Rd and Lane Cove Rd with deep soil to allow for planting small trees and plants.

Precedent of operable screening with vertical blades

Precedent of 'chimney's

Precedent of horizontal banding with privacy screening

Precedent of integrated courtyard