

01

63-77 West Parade_West Ryde

+ introduction

1.0 description

This design concept report has been prepared by Allen Jack + Cottier on behalf of New South Wales Government Family & Community Services for the site located at 63-77 West Parade, West Ryde. It describes the design & planning considerations of a residential use development accomodated within 3 apartment buildings ranging from five to twelve storeys & is based upon the envelopes approved as per the part 3a concept plan dated June 2010 prepared by Caldis Crook Group.

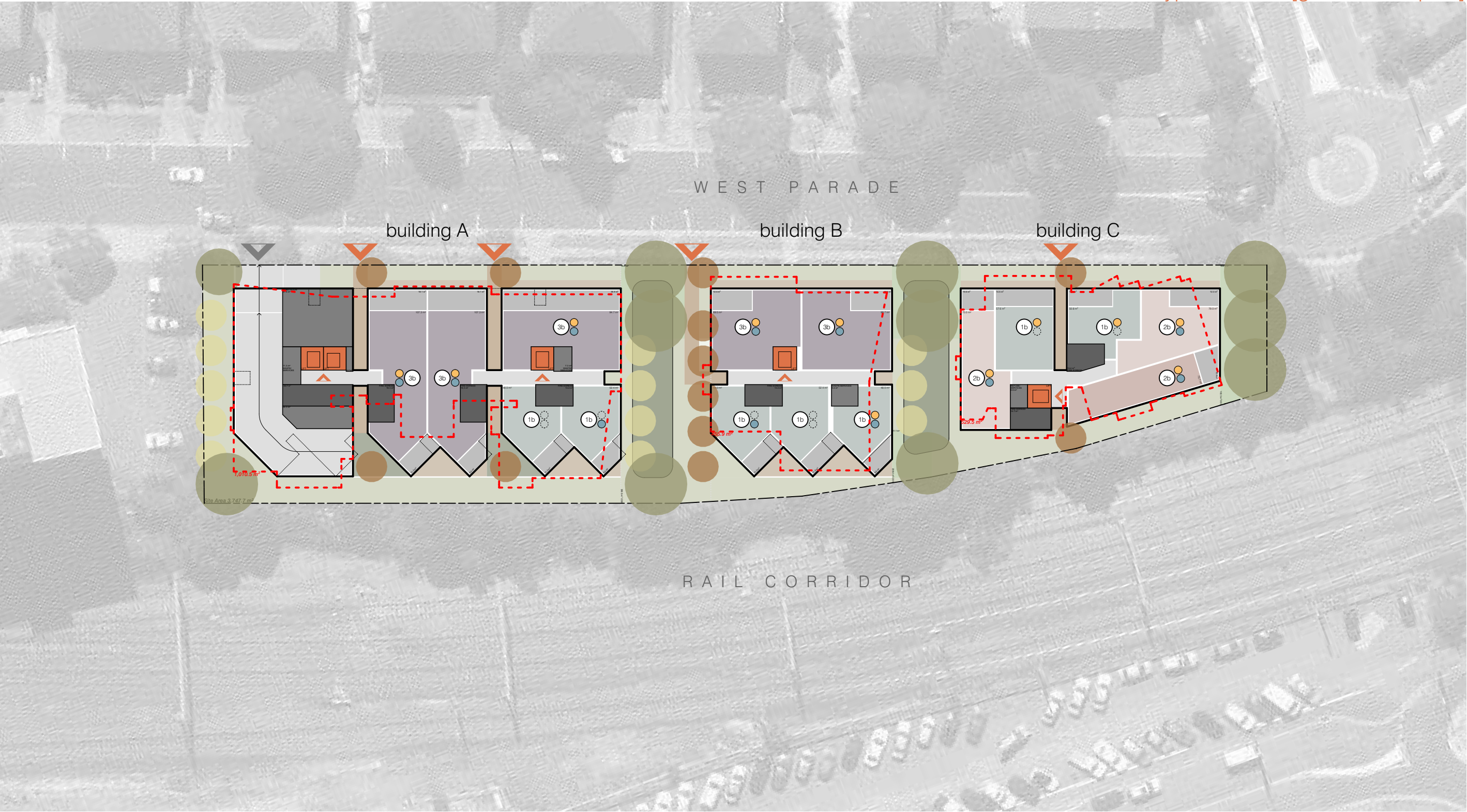
The revised design concept seeks to demonstrate that design excellence can be achieved on the site with regards to urban outcomes & key aspects of SEPP 65 & the Apartment Design Guide.

Key design concepts include:

- Maximise yield
- Base revised concept envelopes upon existing approved part 3A scheme envelopes & enhance where possible
- Provide building envelopes that are capable of addressing ADG objectives & establishing a high level of amenity for the development
- Orientate higher value units away from noise source & towards better orientations
- Address rail corridor noise source through building arrangement
- Provide building envelopes capable of satisfying BCA & building service requirements

Provided is an indicative design concept only.

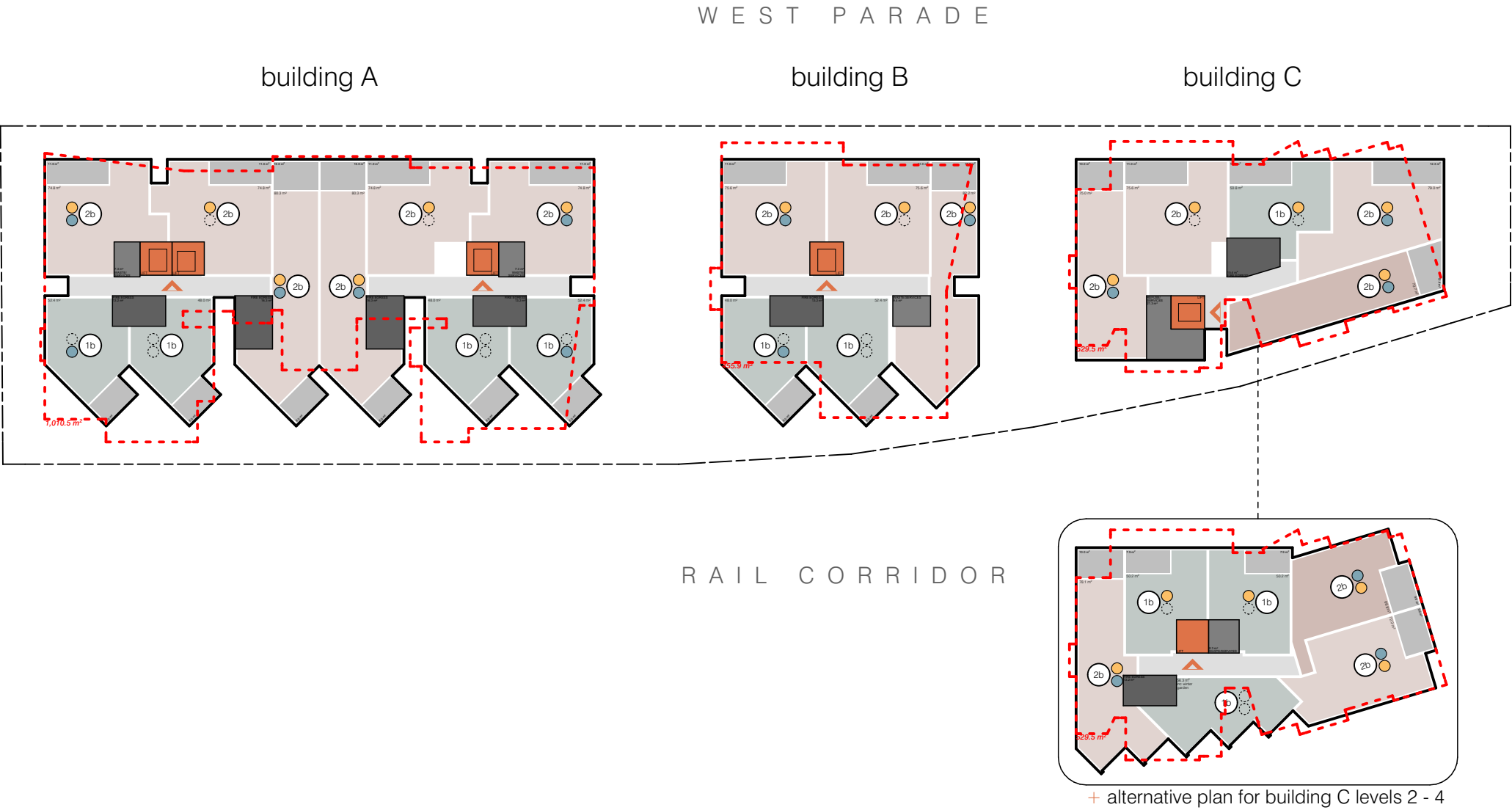
+ revised concept
2.0 typical level 1 [ground floor plan]



indicates outline of part 3a scheme
apartment achieving 2hr solar access
apartment achieving cross ventilation

1:500@A3
typical level 1 [ground floor plan]

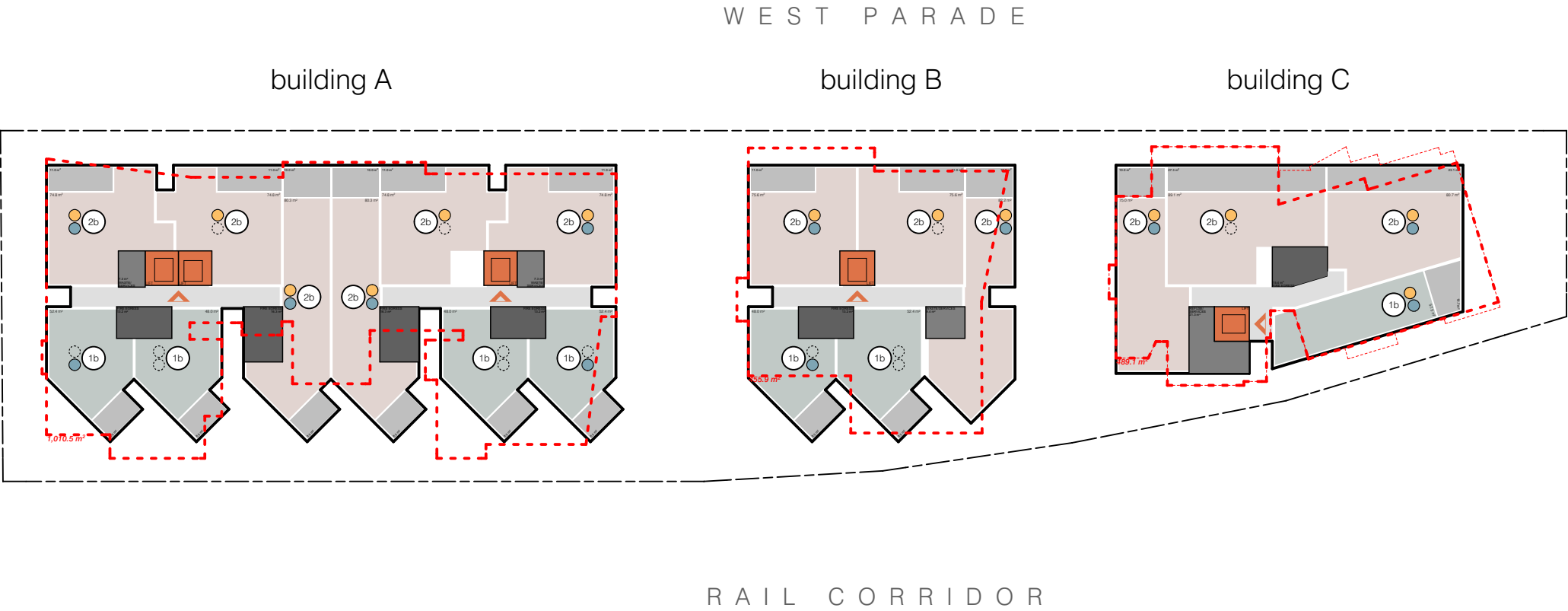
+ revised concept
2.1 typical levels 2 - 4



indicates outline of part 3a scheme - - - - -
apartment achieving 2hr solar access ●
apartment achieving cross ventilation ●

1:500@A3
typical levels 2 - 4

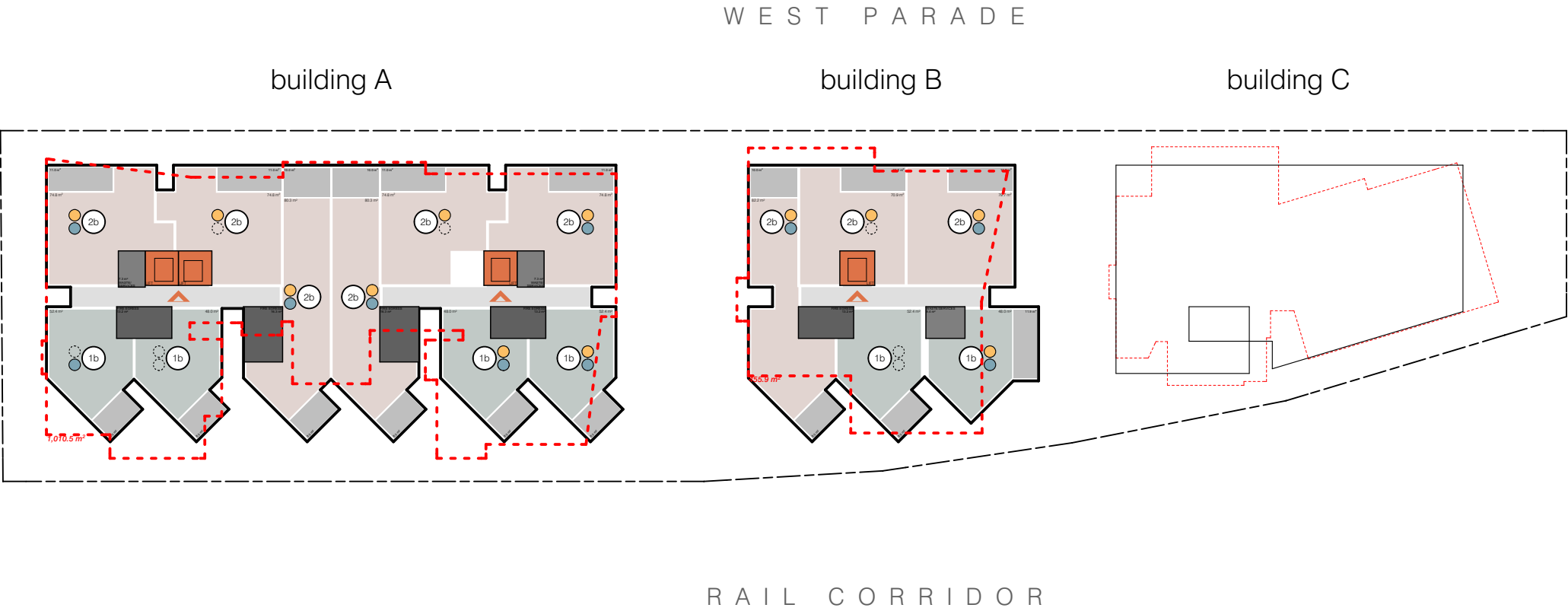
+ revised concept
2.2 typical level 5



indicates outline of part 3a scheme
apartment achieving 2hr solar access
apartment achieving cross ventilation

1:500@A3
typical level 5

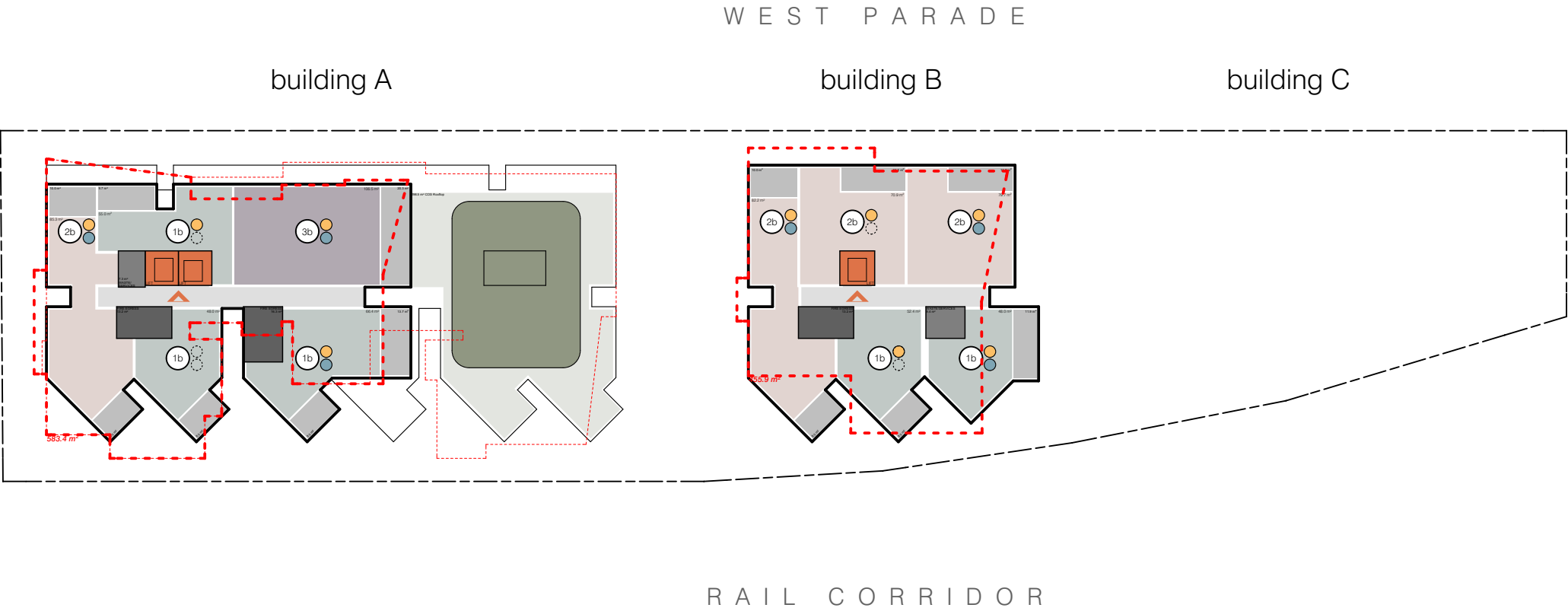
+ revised concept
2.3 typical level 6



indicates outline of part 3a scheme
apartment achieving 2hr solar access
apartment achieving cross ventilation

1:500@A3
typical level 6

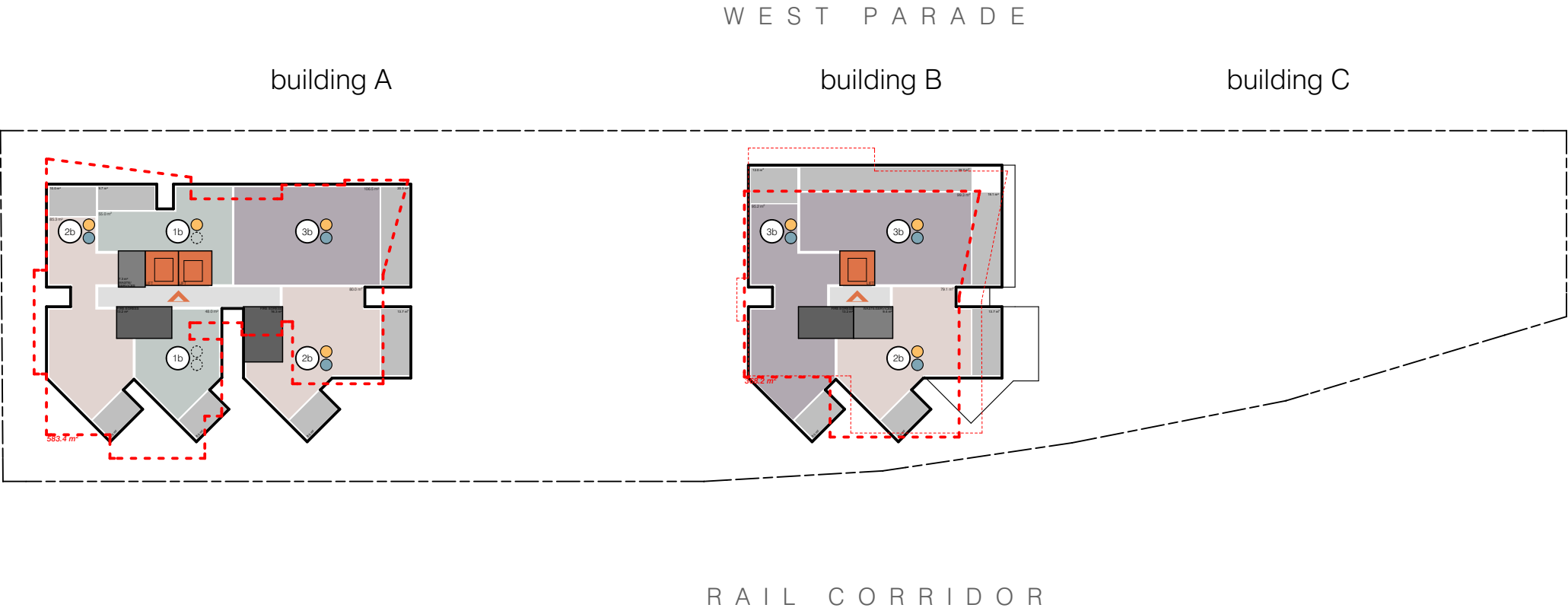
+ revised concept
2.4 typical level 7



indicates outline of part 3a scheme
apartment achieving 2hr solar access
apartment achieving cross ventilation

1:500@A3
typical level 7

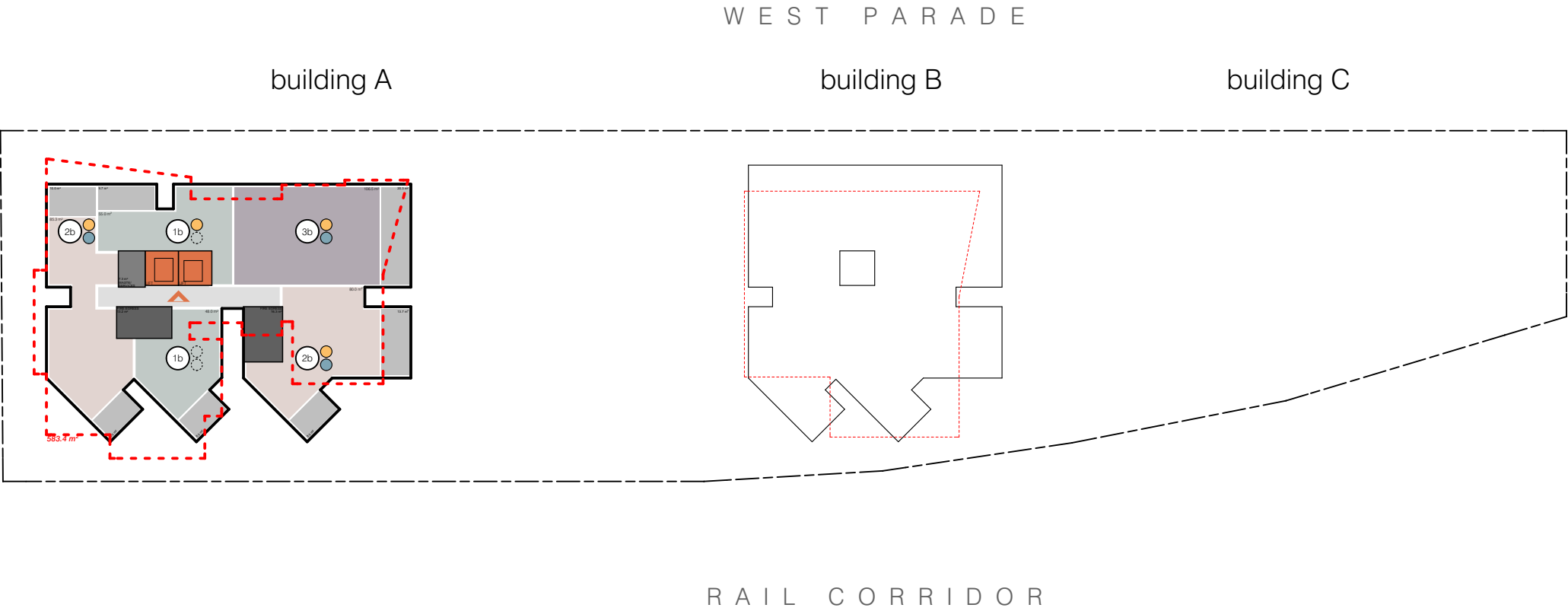
+ revised concept
2.5 typical level 8



indicates outline of part 3a scheme
apartment achieving 2hr solar access
apartment achieving cross ventilation

1:500@A3
typical level 8

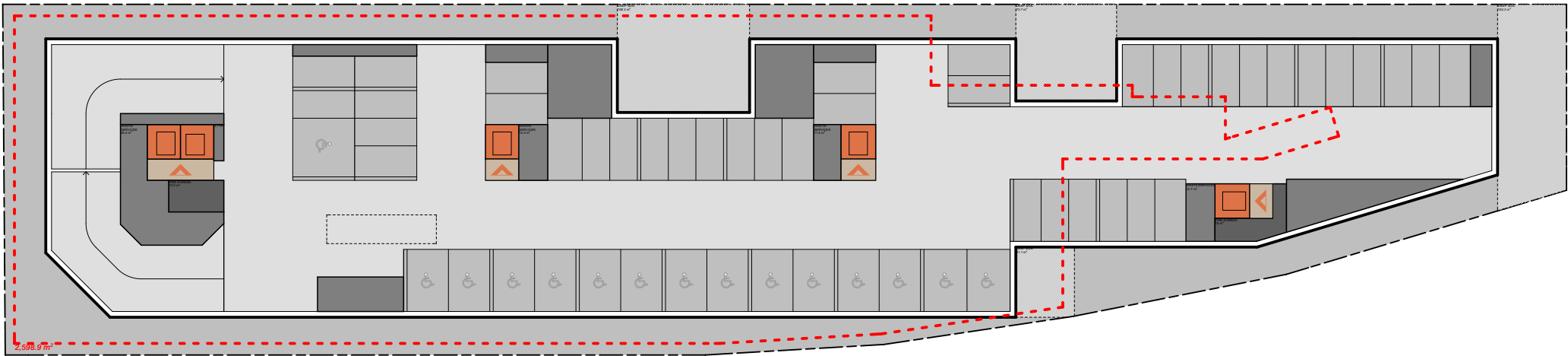
+ revised concept
2.6 typical levels 9 - 12



indicates outline of part 3a scheme
apartment achieving 2hr solar access
apartment achieving cross ventilation

1:500@A3
typical levels 9 - 12

+ revised concept
2.7 typical parking level 1



indicates outline of part 3a scheme

1:500@A3
typical parking level 1

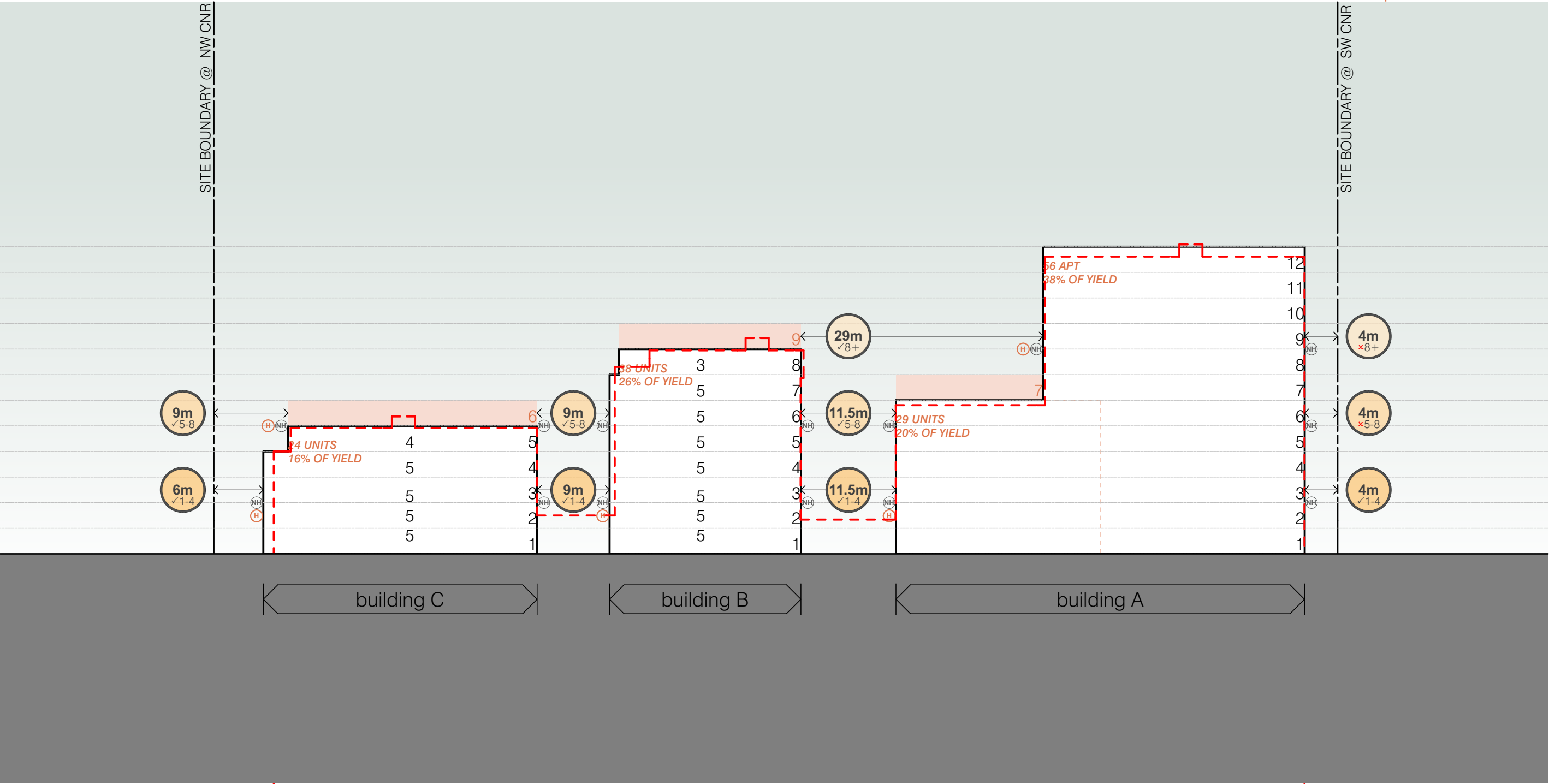
+ revised concept
2.8 typical parking level 2



indicates outline of part 3a scheme - - - - -

1:500@A3
typical parking level 2

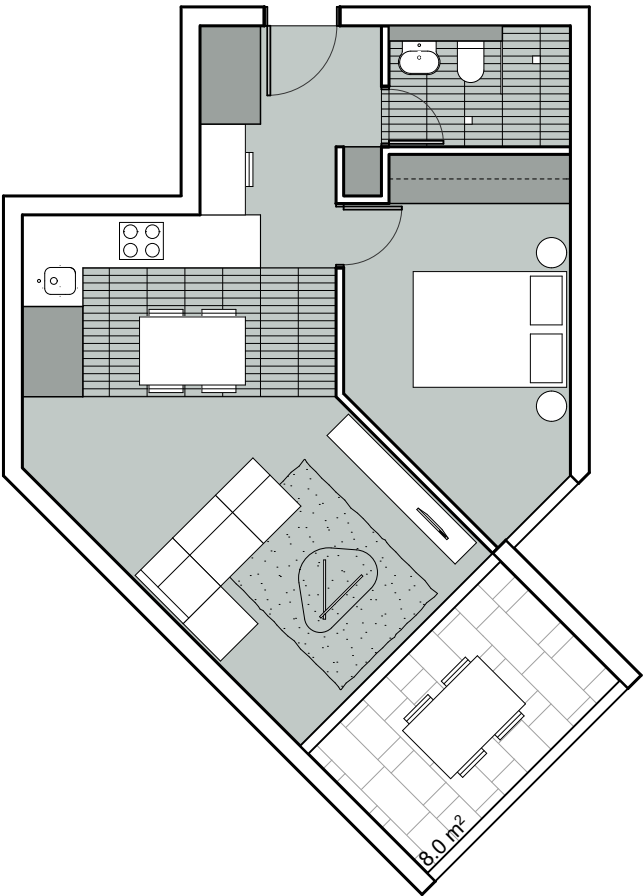
+ revised concept
2.9 west parade elevation



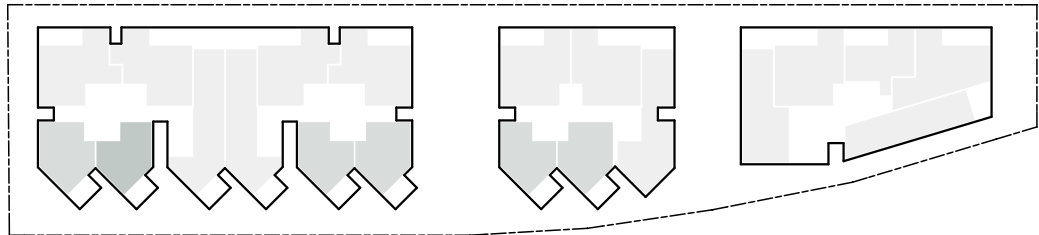
indicates outline of part 3a scheme
indicates extent of additional
height [in excess of approval]
to achieve 3.5:1 GFA

1:500@A3
west parade elevation

+ revised concept
4.0 typical apartment plans



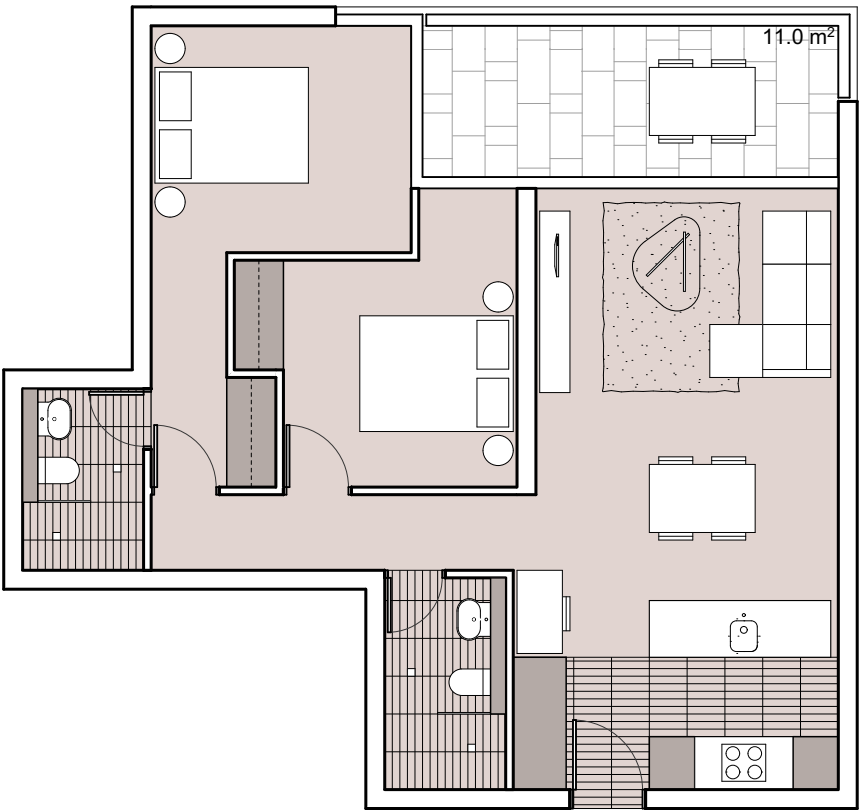
+ typical 1 bed apartment - rail frontage
area range = 50 - 53m2



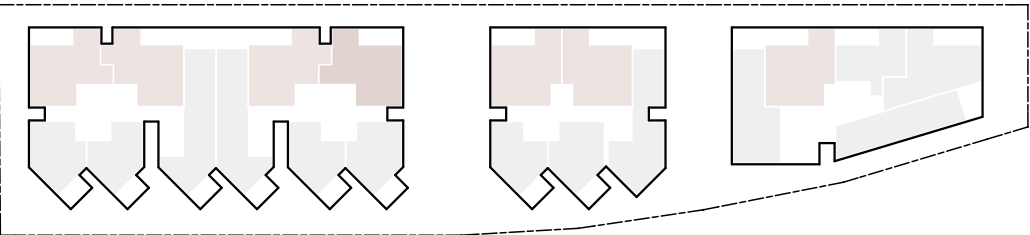
keyplan
1 bedroom apartment shown above
1 bed apartment with similar planning

1:100@A3
typical apartment plans

+ revised concept
4.1 typical apartment plans



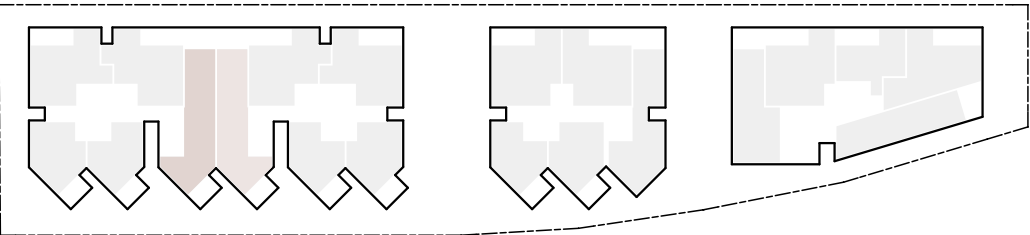
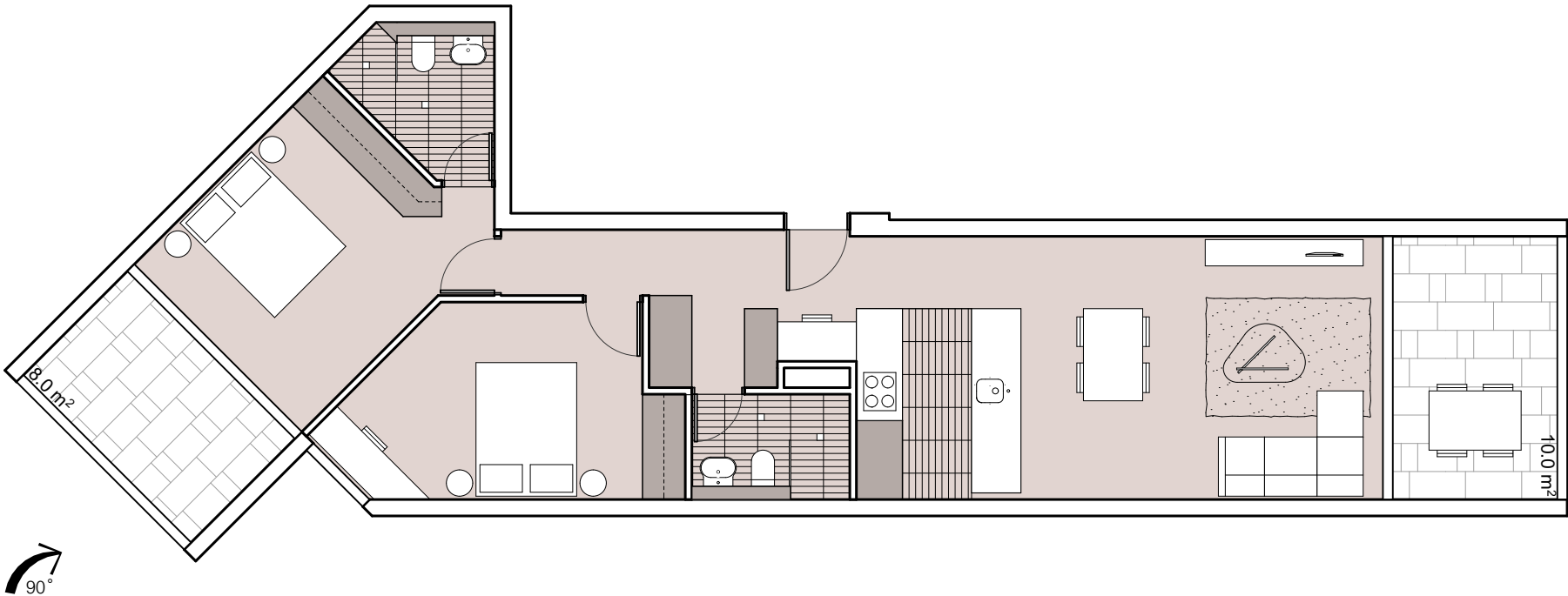
+ typical 2 bed apartment
area range = 75 - 77m2



keyplan
2 bedroom apartment shown above
2 bed apartment with similar planning

1:100@A3
typical apartment plans

+ revised concept
4.2 typical apartment plans



+ typical 2 bed through apartment
area range = 75 - 80m2

keyplan
2 bedroom apartment shown above
2 bed apartment with similar planning

1:100@A3
typical apartment plans