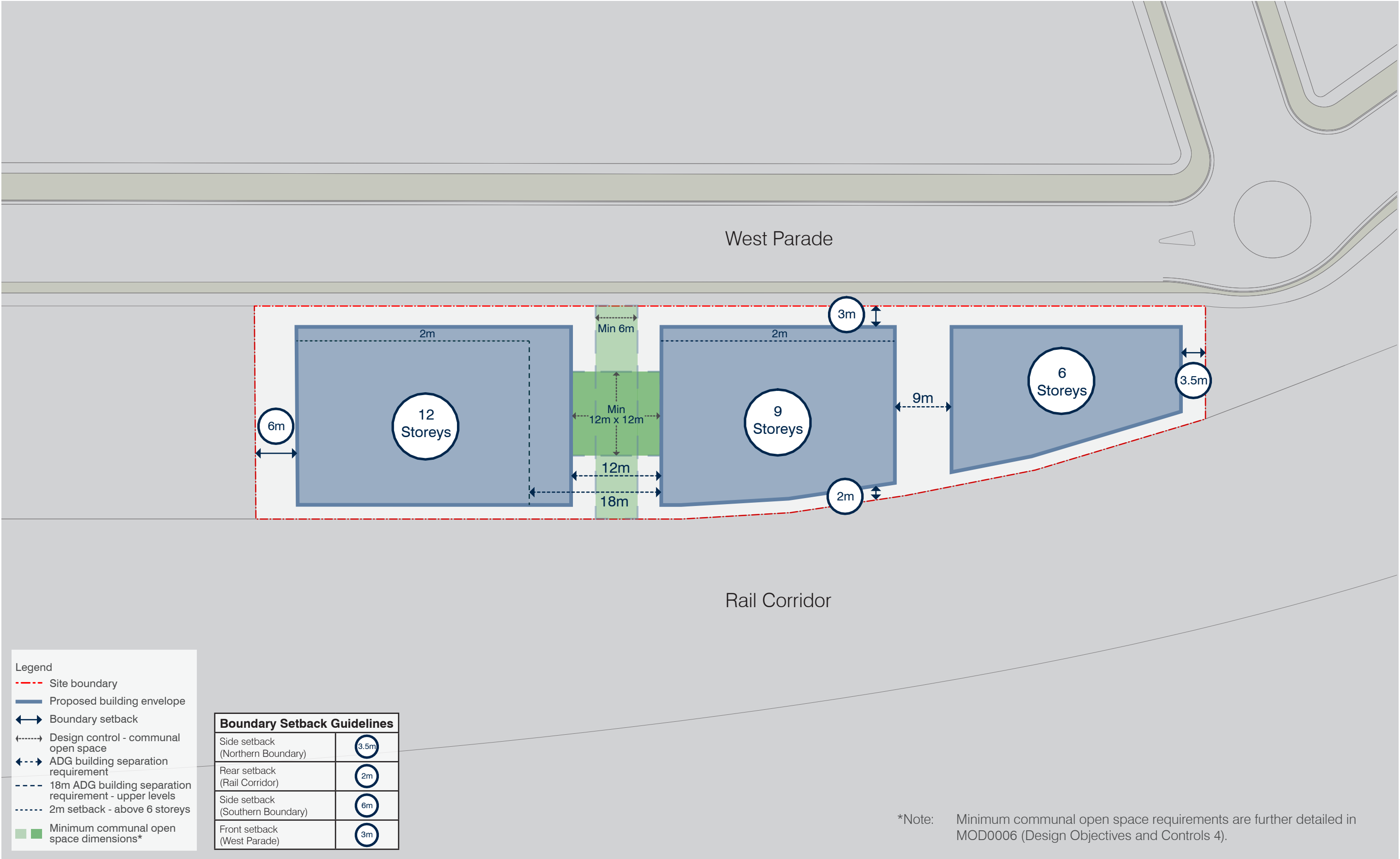


63-67 West Parade, West Ryde

Modification to Concept Plan for the Construction of a Mixed Use Residential Development (MP 09_0029 MOD 2)

Drawing List	
MOD0000	Cover Sheet
MOD0001	Site Plan and Building Envelope
MOD0002	West Parade Elevation and Building Envelope
MOD0003	Design Objectives and Controls 1
MOD0004	Design Objectives and Controls 2
MOD0005	Design Objectives and Controls 3
MOD0006	Design Objectives and Controls 4

Project Information		
	Current Approval	Proposed
Maximum Height (storeys)	5-12 storeys	6-12 storeys
Maximum Height (RL)	66.5	66.5
FSR	3.52:1	3.52:1
Total GFA	13,149 square metres	13,149 square metres
Residential GFA	12,459 square metres	13,149 square metres
Non-Residential GFA	690 square metres	-





Legend

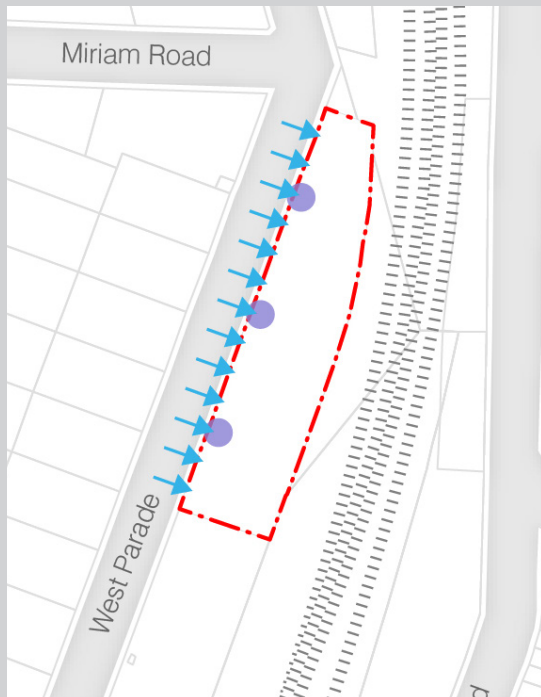
- Site boundary
- Proposed building envelope
- Boundary setback
- ADG requirement - building separation

Boundary Setback Guidelines	
Side setback (Northern Boundary)	3.5m
Side setback (Southern Boundary)	6m

Note: The elevation illustrates how ADG building separation requirements can be complied within the proposed building envelope.

Design Objectives

ACCESS



Legend

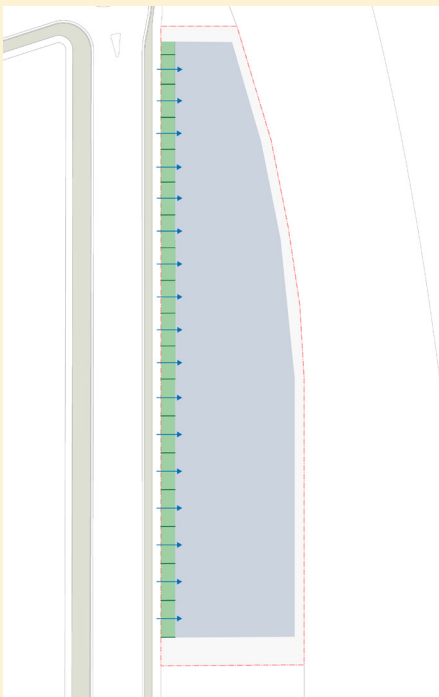
--- Subject Site

← Indicative residential entries

● Indicative Residential Lobby Location

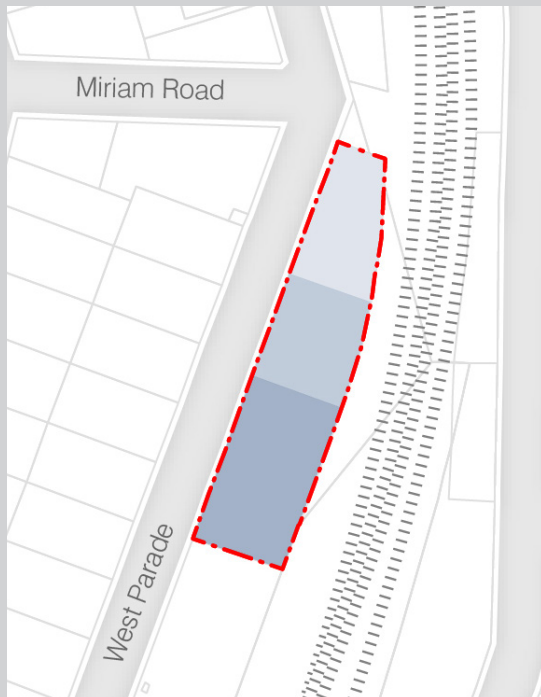
- Maximise residential entries
- Provide a fine-grained and active street frontage with frequently-spaced residential entries to ground floor apartments and residential lobbies.
 - Provide ground floor maisonette apartments wherever possible to create a vibrant, safe and attractive residential street frontage.

Design Guidelines



- Frequently-Spaced Pedestrian Entrances
- Ground floor apartments should have direct access to the street.
 - All ground floor dwellings and residential lobbies are to have separate pedestrian access from the street, in order to provide an active, fine-grain residential frontage that complements the character of the street.
 - The number and width of vehicle entries is to be minimised to facilitate continuity of the active street frontage.

HEIGHT



Legend

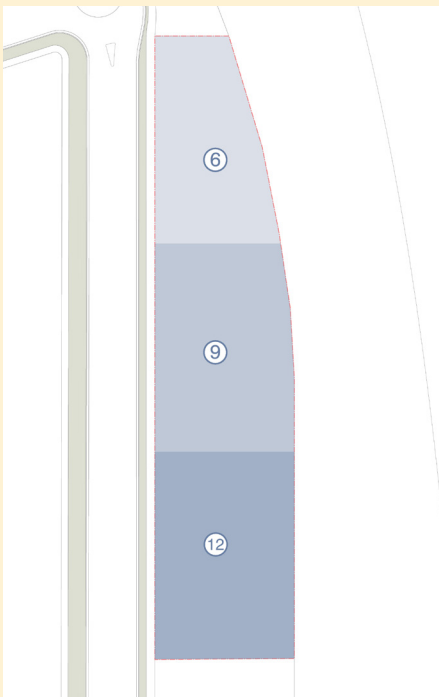
--- Subject Site

Intermediate Built Form

Highest Built Form

Lowest Built Form

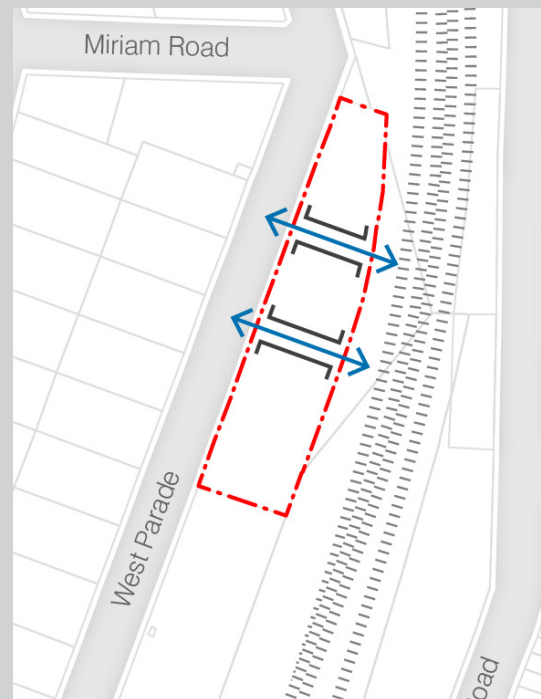
- Provide a transition in height and density
- Provide a transition in building height across the site.
 - The scale of development is to be higher towards the south end of the site, closer to the train station.
 - Building heights to be stepped down in the north of the site to create a transition to surrounding residential areas.



- Height
- Built form height is to adhere to the height limit of 6, 9, and 12 storeys as illustrated in MOD0002 (increasing in height towards the south).
 - Podiums across the whole site are to be a maximum height of 6 storeys to ensure that the built form is compatible with, and transitions to the existing built form in the vicinity.

Design Objectives

MASSING



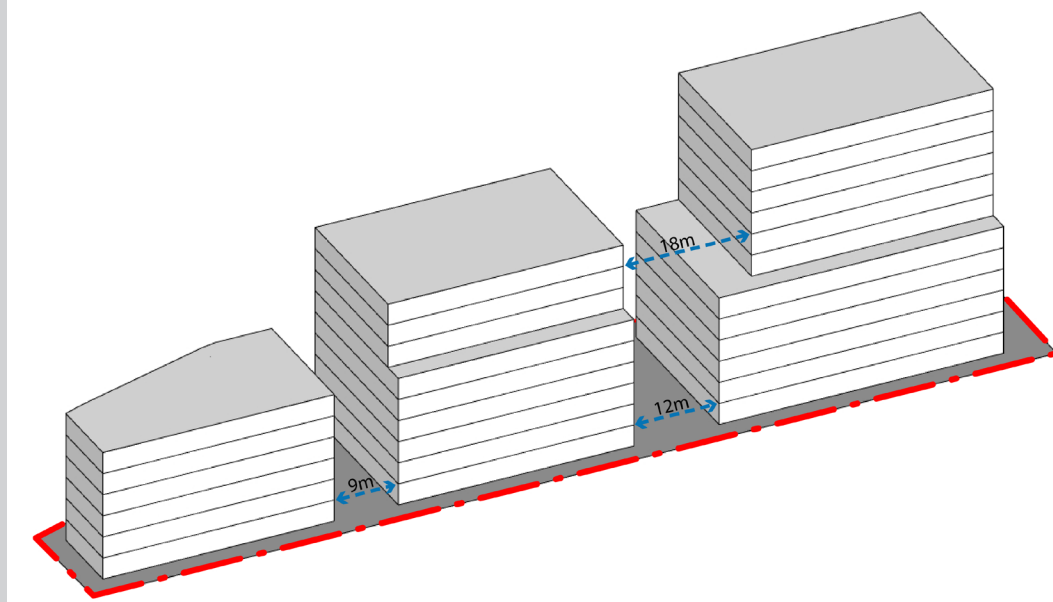
Legend

- Subject Site
- Indicative Built Form
- ↔ Thought-Site Vistas

Built form massing

- Provide clear breaks in buildings to reduce bulk and scale, and create a diversity of built form across the site.
- Buildings are to be legibly broken up to minimise bulk and offer clear view lines through the site at upper levels.
- Buildings are to comply with the minimum building separation requirements detailed in the ADG.
- Refer to the 3D model below illustrating indicative built form massing for the site.

Indicative built form massing



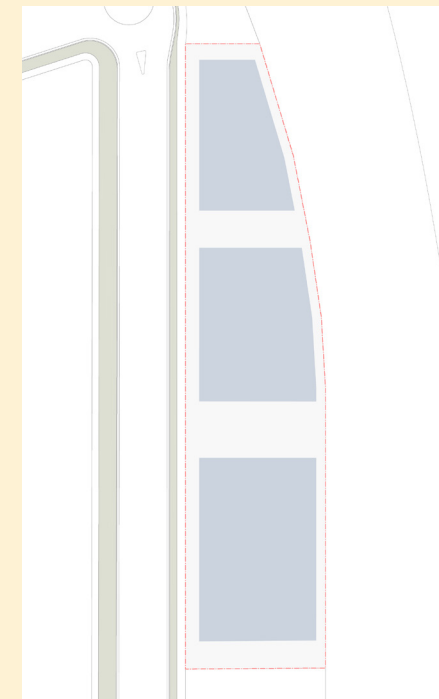
Legend

- Subject Site
- Indicative Building Separation

Design Guidelines

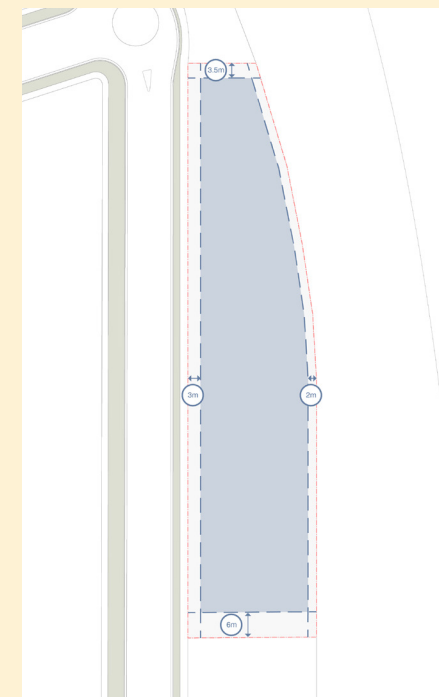
Massing

- Built form must be broken into a minimum of three blocks above the second storey to minimise visual bulk of continuous street walls, and to offer views through the site between blocks.
- No building should exceed 40m in length.



Ground Level Setbacks

- Minimum setbacks:
 - 3m to West Parade
 - 6m to the southern side boundary
 - 2m to the railway (eastern) boundary
 - 3.5m to the northern side boundary
- The minimum setbacks to each boundary are to address streetscape and building separation requirements of the Apartment Design Guide.



Design Objectives

STREETSCAPE



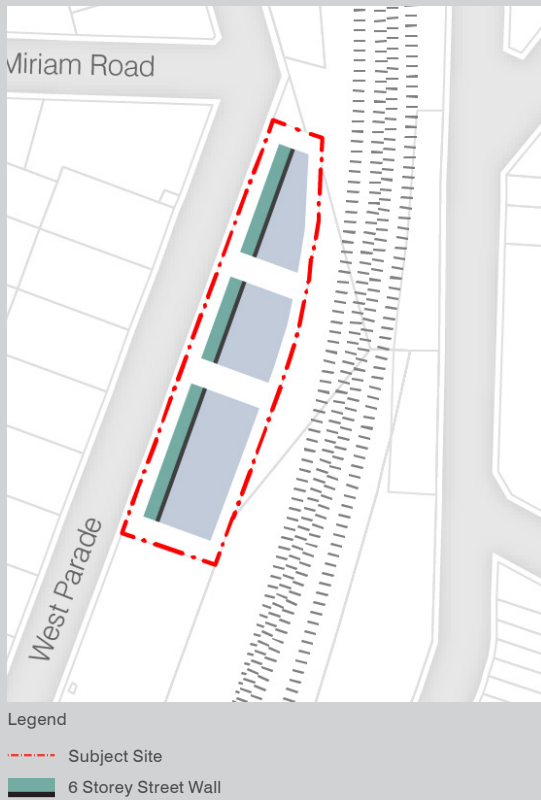
- Address the public domain
- Create a green, landscaped edge along West Parade.
 - Ensure a continued 'green' feel and garden character along West Parade is maintained.
 - Ensure new built form addresses the public domain.
 - Provide ground floor residential apartments with front gardens that address West Parade.

Design Guidelines

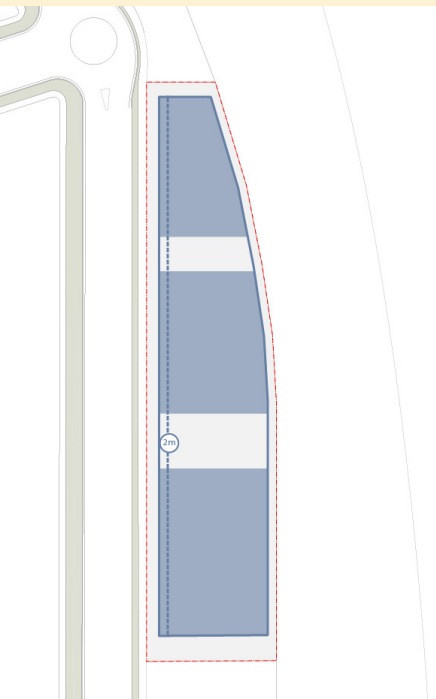


- Active Street Frontage
- The 3m setback to West Parade is to be allocated as front garden spaces for ground floor dwellings, incorporating individual gates for pedestrian access into the building.
 - The ground floor should be elevated above the footpath level by 1m to facilitate visual privacy of residences.
 - Accessible dwellings are exempted from this level change requirement, and may be either level with the footpath, or provide an entry ramp in perpendicular orientation to the footpath to negotiate a level change under 1m.

STREET WALL



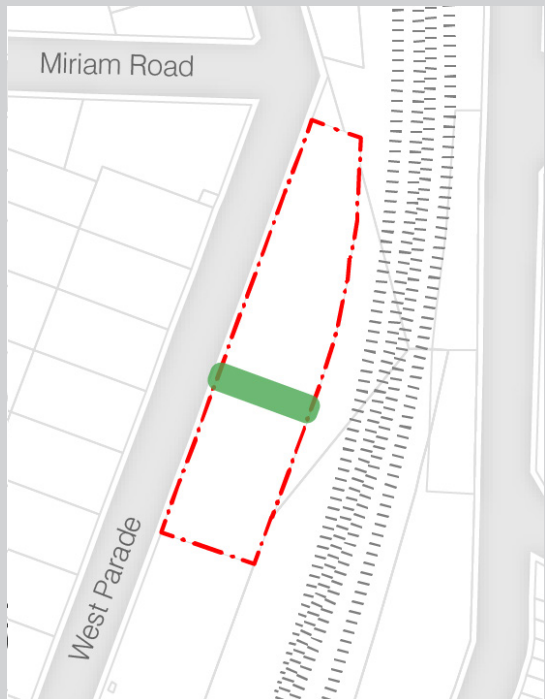
- Human scale street wall
- Create a human-scaled street wall along West Parade that forms a transition between low-density residential area to the north and the town centre to the south.
 - Set upper levels back to reduce the bulk and scale of development from the street.



- Upper Level Setbacks
- Above the maximum podium height of 6 storeys, upper levels are to be setback a minimum of 2m from the podium frontage.

Design Objectives

COMMUNAL OPEN SPACE

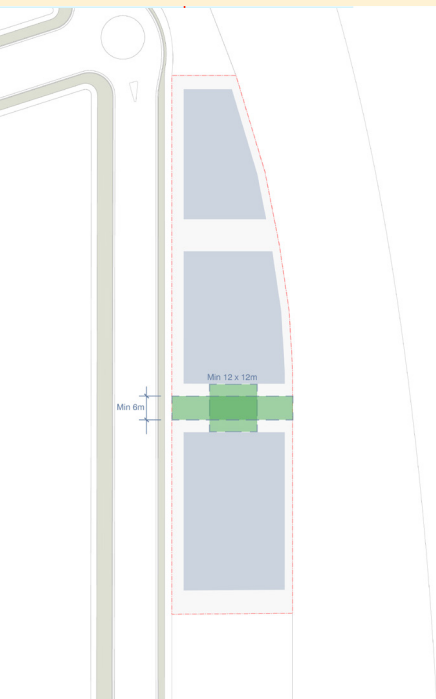


Legend
- - - Subject Site
Indicative Communal Open Space

Central Communal Open Space

- Create a central, landscaped open space at ground level that is continuous across the site from east to west.
- Communal open space must be useable and allow for social and recreational activities, have optimal solar access, and offer clear views through the site.
- Landscape designs for communal open space must provide deep soil and substantial tree planting.
- Ground level communal open spaces are to be supplemented by roof top communal open spaces where possible

Design Guidelines



Ground Level Communal Open Space

- A landscaped communal open space of a minimum 25% site area is to be provided in a central location on the site, between two of the building blocks.
 - A minimum width of 6m should extend from the western to the eastern boundary to provide visual continuity through the site
 - A minimum 12m x 12m area of communal open space on the ground floor is to be provided to accommodate functional space for social and recreation activities.
 - These minimum areas may overlap, and should provide a deep soil zone substantial enough for at least one existing or new large tree.

Upper Level Communal Open Space

- Communal open space on the podium or upper level rooftops is to be functional and useable.
- These communal open spaces should enable a diversity of uses, include soft landscaping and maximise opportunities for solar access.

Apartment Design Guide

The design objectives and controls detailed in MOD0003, MOD0004, MOD0005 and MOD0006 for 63-67 West Parade, West Ryde, are to be supplemented by the requirements of *State Environmental Planning Policy No 65 (SEPP 65)*, and the supporting Apartment Design Guide (ADG).

The proposed modification has been tested to ensure future development can comply with the requirements of the ADG. The following is a summary of the key design requirements of the ADG which will supplement the site's specific design objectives and controls.

Local Context Guidelines

Building Depth

Apartments should generally be between 12-18 metres in width between glazing lines. Building depths beyond 18m may be able to be achieved where appropriate access to light and ventilation can be demonstrated: for example in a corner location.

Building Separation

MOD00002 illustrates how ADG building separation requirements could be achieved within the proposed building envelope area. The ADG building separation identified in MOD00002 is indicative at this stage and may be subject to change during the detailed design phase. Future development will be required to meet the minimum building separation controls summarised below:

- Buildings to 12 metres in height (4 storeys)
- 12m between habitable rooms / balconies
 - 9m between habitable rooms / balconies and non-habitable rooms
 - 6m between non-habitable rooms

- Buildings to 25 metres in height (5 - 8 storeys)
- 18m between habitable rooms / balconies
 - 12m between habitable rooms / balconies and non-habitable rooms
 - 9m between non-habitable rooms

- Buildings over 25 metres in height (9 storeys and over)
- 24m between habitable rooms / balconies
 - 18m between habitable rooms / balconies and non-habitable rooms
 - 12m between non-habitable rooms

Site Design Guidelines

Communal Open Space

The development should include communal open space that has a minimum area equal to 25% of the site. The development should also achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours during the mid-winter solstice.

Deep Soil Zones

A minimum of 7% of the site area should be a deep soil zone, with minimum dimensions of 3m for sites greater than 650m², and 6m for sites greater than 1,500m².

Visual Privacy

Minimum separation between windows and balconies is based on whether rooms are habitable (generally living and sleeping spaces) or non-habitable (generally service spaces):

Building Height:	Habitable:	Non-Hab.:
– Up to 12m (4 storeys)	6.0m	3.0m
– Up to 25m (5-8 storeys)	9.0m	4.5m
– Over 25m (9+ storeys)	12.0m	6.0m

Vehicle Access

Car park entries should be minimised in size and visual prominence, and located away from pedestrian entries.

Bicycle and Car Parking

The parking strategy for the development should take into account the site's proximity to public transport and minimise car dependency where possible. On-grade car parking should be minimised and preference to underground parking where possible.

Building Design Guidelines

Solar and Daylight Access

At least 70% of apartments in Sydney, Newcastle, and Wollongong should receive a minimum of 2 hours direct sunlight in mid-winter. In all areas, a maximum of 15% of apartments may receive no sun in mid-winter.

Natural Ventilation

- Building depths of cross-through apartments should be a maximum of 18 metres
- 60% of residential units should be naturally cross ventilated.

Ceiling Heights

- Minimum ceiling heights measured from Finished Floor Level (FFL) to Finished Ceiling Level (FCL):
- Habitable rooms: 2.7m
 - Non-habitable rooms: 2.4m
 - 2-storey apartments: 2.7m main living area floor
2.4m second floor
 - Attic spaces: 1.8m
 - If located in mixed use areas: 3.3m for ground and first floors (for flexibility)

- As a rule-of-thumb this would require at a minimum:
- 4m floor to floor for ground level (4.2m desirable)
 - 3m floor to floor for upper levels at a minimum. (3.2m desirable)

Apartment Size and Layout

- Minimum apartment sizes are for one bathroom.
- Studio: 35m²
 - 1 bed apartment: 50m²
 - 2 bed apartment: 70m²
 - 3 bed apartment: 95m²
 - Second bathrooms add 5m²
 - Additional bedrooms add 12m²

- Environmental performance guidelines:
- All habitable rooms must have windows of not less than 10% of the floor area of the room
 - Daylight may not be borrowed from other rooms.
 - Habitable room depths have a maximum depth of 2.5x the ceiling height
 - Maximum habitable room depths for open plan spaces is 8m.

- Household activity requirements:
- Minimum area of 10m² for master bedrooms and 9m² for other bedrooms (excluding wardrobes)
 - Minimum 3m dimension for bedrooms (excluding wardrobes)
 - Minimum 3.6m dimension for living rooms in studio and 1 bedroom apartments, and 4m for living rooms in 2 and 3 bedroom apartments.
 - Minimum 4m width of cross-through apartments.

Private Open Space and Balconies

- | | | |
|---------------------|------------------|------------|
| | Min. Size: | Min Depth: |
| – Studio apartment: | 4m ² | - |
| – 1 bed apartment: | 8m ² | 2.0m |
| – 2 bed apartment: | 10m ² | 2.0m |
| – 3+ bed apartment: | 12m ² | 2.4m |
- Apartments at ground or podium level should have private open space with a minimum 15m² area and 3m depth instead of a balcony.

Common Circulation and Spaces

- Maximum of 8 apartments per circulation core per level
- Maximum of 40 apartments per lift for buildings of 10 storeys and over.

Storage

- At least 50% of the required storage is to be located within each apartment:
- Studio apartments: 4m³
 - 1 bed apartments: 6m³
 - 2 bed apartments: 8m³
 - 3+ bed apartments: 10 m³

Apartment Mix

Developments should incorporate a variety of apartment types so as to encourage cultural and social diversity. Councils often have desired mix targets.

Facade Design

Façades should be composed of varying elements that add definition to the building composition.

Landscape Design

Landscaping contributes to the amenity of residential developments as well as to the ecology of the city.