

**Ken Woolley AM** BArch Hon DScArch *Sydney* LFRAIA FTSE

**Architect**

50 Stewart Street

Paddington NSW 2021

Australia

Phone & Fax +61 2 93610476

Mobile: 0418 281 955

Email: [kwoolley@bigpond.net.au](mailto:kwoolley@bigpond.net.au)

Registration 1727

Peer Review Report

Epping Road Macquarie Park Stamford Project

I strongly support the concept of Macquarie Park, North Ryde being a high-density regional centre. The circumstances are particularly suitable. It is contained between the arterial Epping Road and the tollway M2 and at its centre is Macquarie University Railway Station. The edges of this well-defined zone are at the classic limit for urban walking distances. There is no heritage building fabric and there are no significant cultural, landscape, wildlife or environmental effects. Therefore, in my view, the highest urban density should be adopted to take advantage of these attributes. In so doing it will take population pressure off more sensitive locations such as the villages on the Northshore Line. The wide gap created by the arterial road ensures there will be no overshadowing or visual intrusion on areas to the south, avoiding any great contrast in the scale of adjoining properties, an issue which plagues redevelopment of old neighbourhoods. The notion of higher density is also supported by the nature of development and other uses to the East and West of Macquarie Park. Accordingly, for development of the Stamford site on the southern edge, it is appropriate that it be mainly residential. The proposal is of medium height by normal standards for this density and could, in my view, be higher while ever it maintained standards of space between buildings, sunlight access, and ground level open areas.

Having taken part in several design meetings in which various possibilities could be discussed, I believe the scheme balances the issues very well. There is also the benefit of a very successful precedent by the same architects at Moore Park Gardens. I am also pleased to see that the review process has led to creative responses from the designers and developer. Also I see that a number of matters have been considered that could only have been addressed at the large scale of this project. These include common open space that can be managed by the development, much of which, by its nature would be shared by the public. Also there is the location of bus stops, commencement of the secondary network of public roads, postal facilities, potential for occupier-maintained food gardens and the possibility of taking part in a community mini-bus system, or such, that may evolve in the time frame of this new neighbourhood around Macquarie University Station. It seems to me that the technical and planning issues, such as transport, parking, residential mix and commercial content have all been well considered. For quality of design, materials and amenity all the indications are that this project will be outstanding. Architecturally, the type of residential units and their treatment in terms of massing, elevations and materials is a development of that by the same architects as seen at Moore Park Gardens and in their other works. In my view this is an assured style both in the vernacular of residential development and with a character particular to that firm.

I have met with the planning consultants JBA and discussed the implications of the various planning instruments and regulations that they identify as applying to the development. I am satisfied that from an architect's point of view the scheme addresses the controls effectively. In particular I am aware of the difficulty of fully complying with the SEPP65 in apartment buildings or in meeting the higher level of green star rating and of contradictions in BASIX and the BCA. Nevertheless for the stage the project is at, I consider that these matters are dealt with appropriately.

Ken Woolley  
Architect

**Ken Woolley** AM BArch Hon DScArch *Sydney* LFRAIA FTSE

**Architect**

50 Stewart Street

Paddington NSW 2021

Australia

Phone & Fax +61 2 93610476

Mobile: 0418 281 955

Email: [kwoolley@bigpond.net.au](mailto:kwoolley@bigpond.net.au)

Registration 1727

Woolley Consulting Pty Limited