

SJB Architects

EGC Custodian Services  
Whiteside Street,  
North Ryde

SJB Architects  
Level 2  
490 Crown St  
Surry Hills NSW  
2010 Australia  
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Project Number: 4694  
Date: 30.05.2011  
Client: EGC Custodian Services

Environmental Assessment

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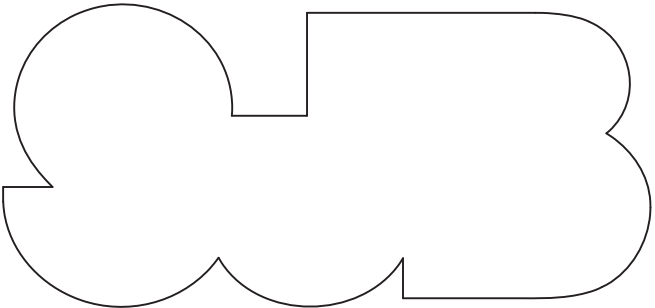
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1. View at corner of Whiteside Street and Epping Road looking east



2. View at corner of Whiteside Street and Parklands Road looking north towards 'Avaya' building



3. View from David Avenue looking north across site



4. Nearby Optus building

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Rev.	Date	Revision	By	Chk.
00	10.05.11	Preliminary Consultant Issue	ML	AH
01	17.05.11	Consultant Issue	ML	AH
02	30.05.11	Issue for EA	ML	AH

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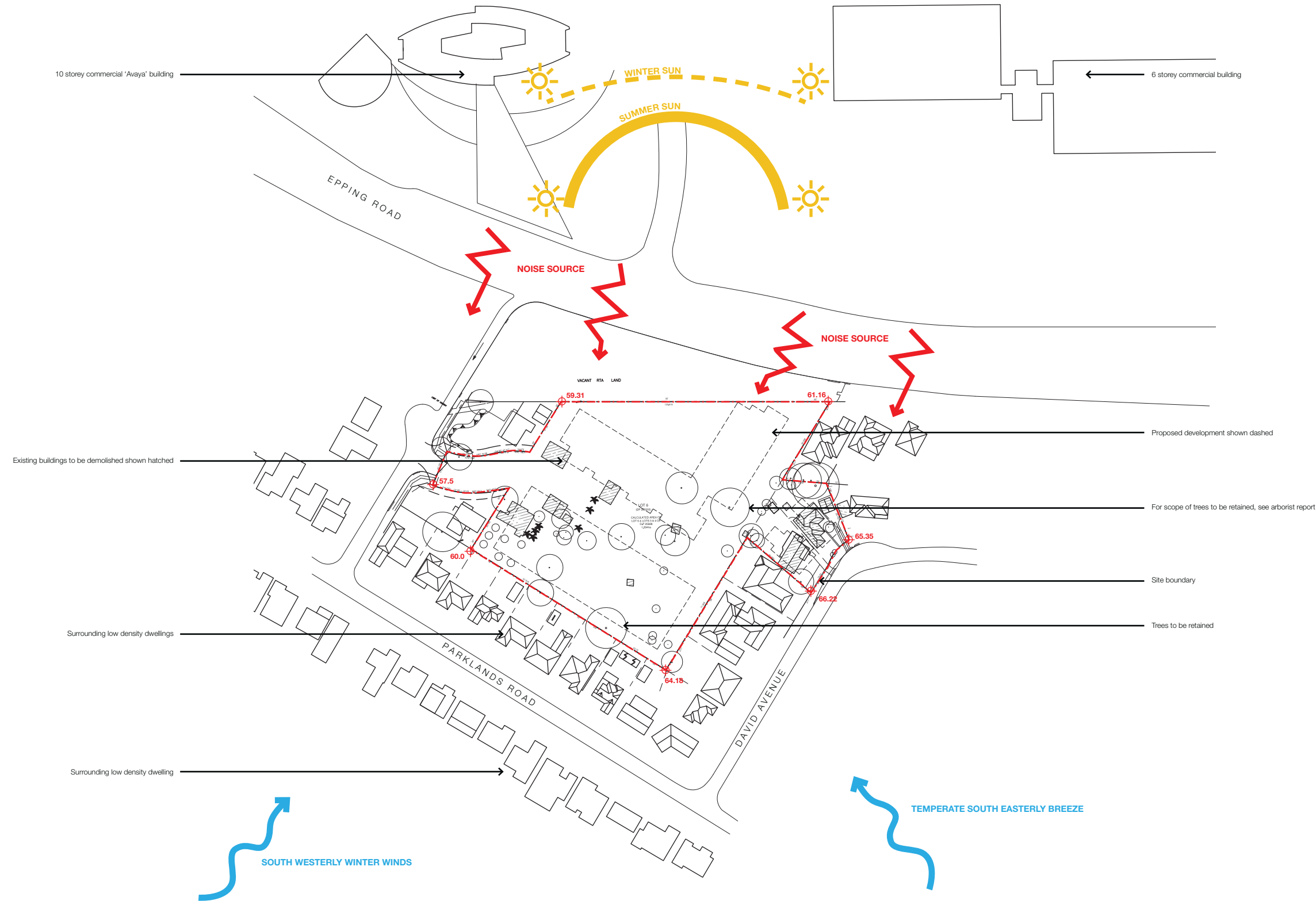
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**Whiteside Street,  
North Ryde  
EGC Custodian Services**  
Drawing Name  
**Plans**  
**Locality Plan**

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<b>4694</b>	<b>DA-02</b>	<b>02</b>

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**Whiteside Street,  
North Ryde  
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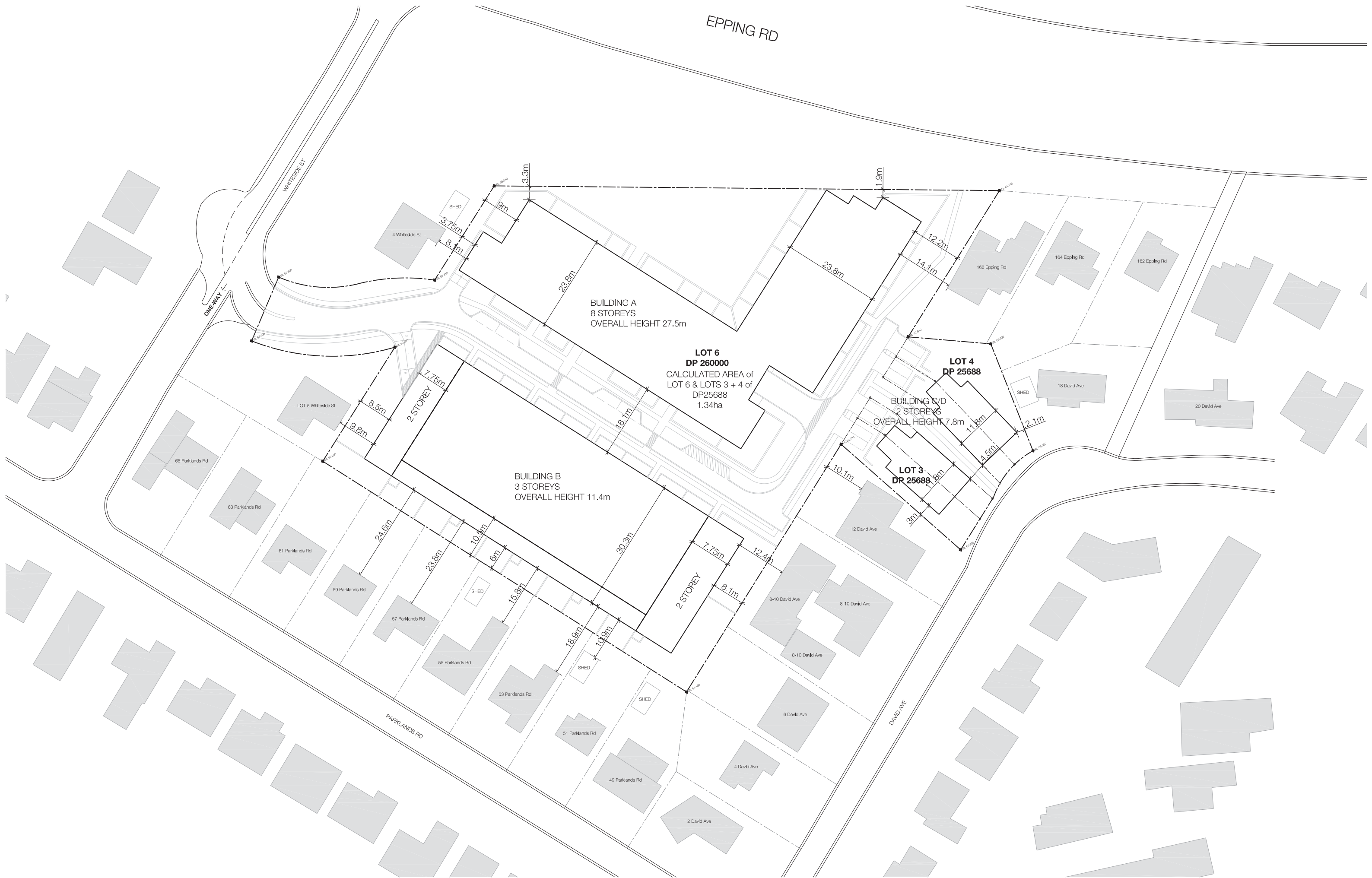
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	ML	AH
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<b>4694</b>	<b>DA-03</b>	<b>02</b>

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Project  
**Whiteside Street,  
North Ryde  
EGC Custodian Services**  
Drawing Name  
**Plan  
Concept Plan**

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<b>4694</b>	<b>DA-04</b>	<b>02</b>

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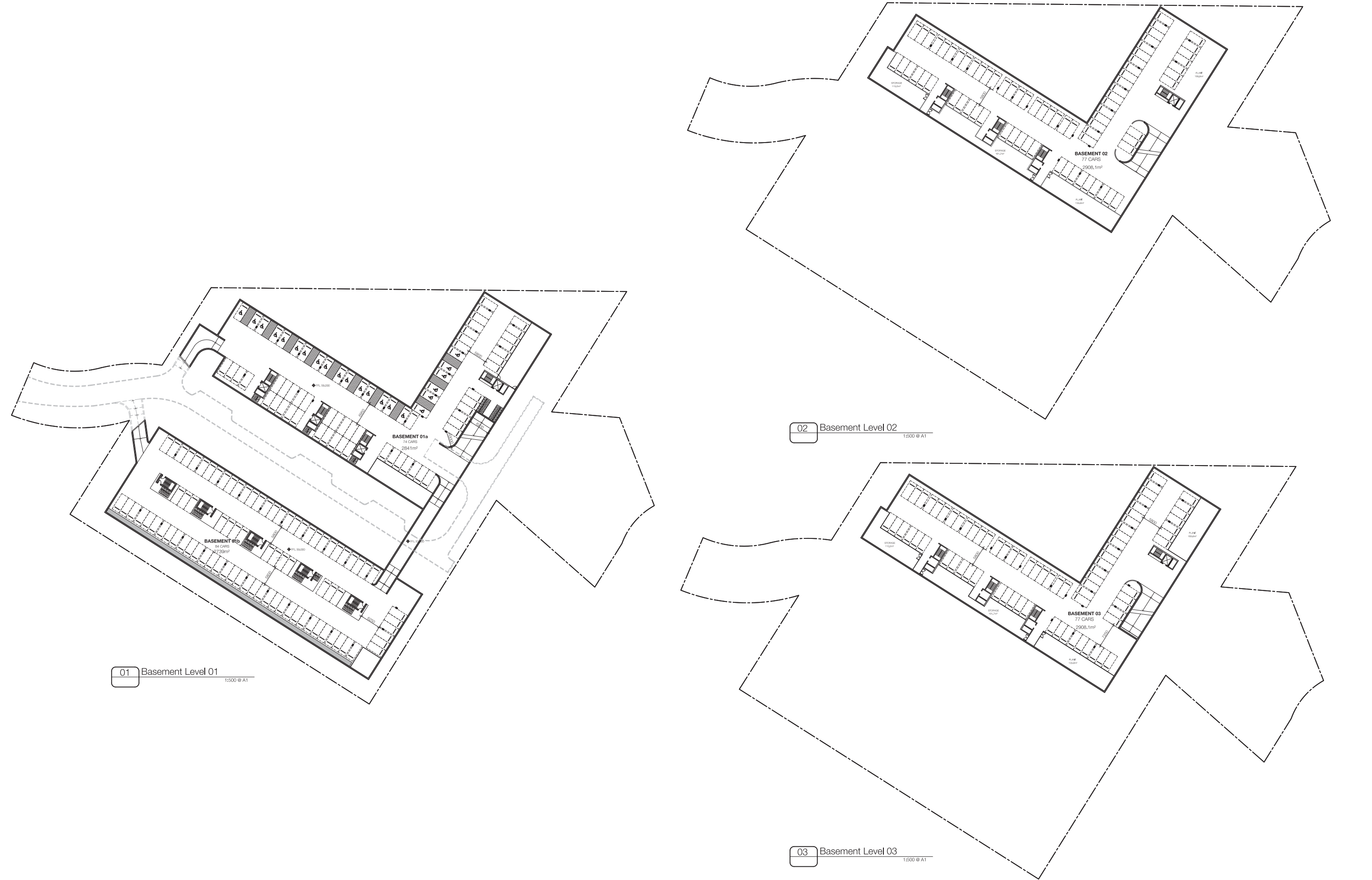
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<b>4694</b>	<b>DA-04</b>	<b>02</b>

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Rev.	Date	Revision	By	Chk.
00	03.05.11	Preliminary Consultant Issue	ML	AH
01	17.05.11	Consultant Issue	ML	AH
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Project  
**Whiteside Street,  
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EGC Custodian Services**  
Drawing Name  
**Plan  
Basement Levels**

Date	Scale	Sheet Size
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<b>4694</b>	<b>DA-10</b>	<b>02</b>

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EGC Custodian Services**  
Drawing Name  
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Ground Floor**

Date	Scale	Sheet Size
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Job No.	Drawing No.	Revision
<b>4694</b>	<b>DA-11</b>	<b>02</b>

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**Whiteside Street,  
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Drawing Name  
**Plan  
Level 01**

Date	Scale	Sheet Size
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Job No.	Drawing No.	Revision
<b>4694</b>	<b>DA-12</b>	<b>02</b>

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00	10.05.11	Preliminary Consultant Issue	ML	AH
01	17.05.11	Consultant Issue	ML	AH
02	30.05.11	Issue for EA	ML	AH

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Project

**Whiteside Street,  
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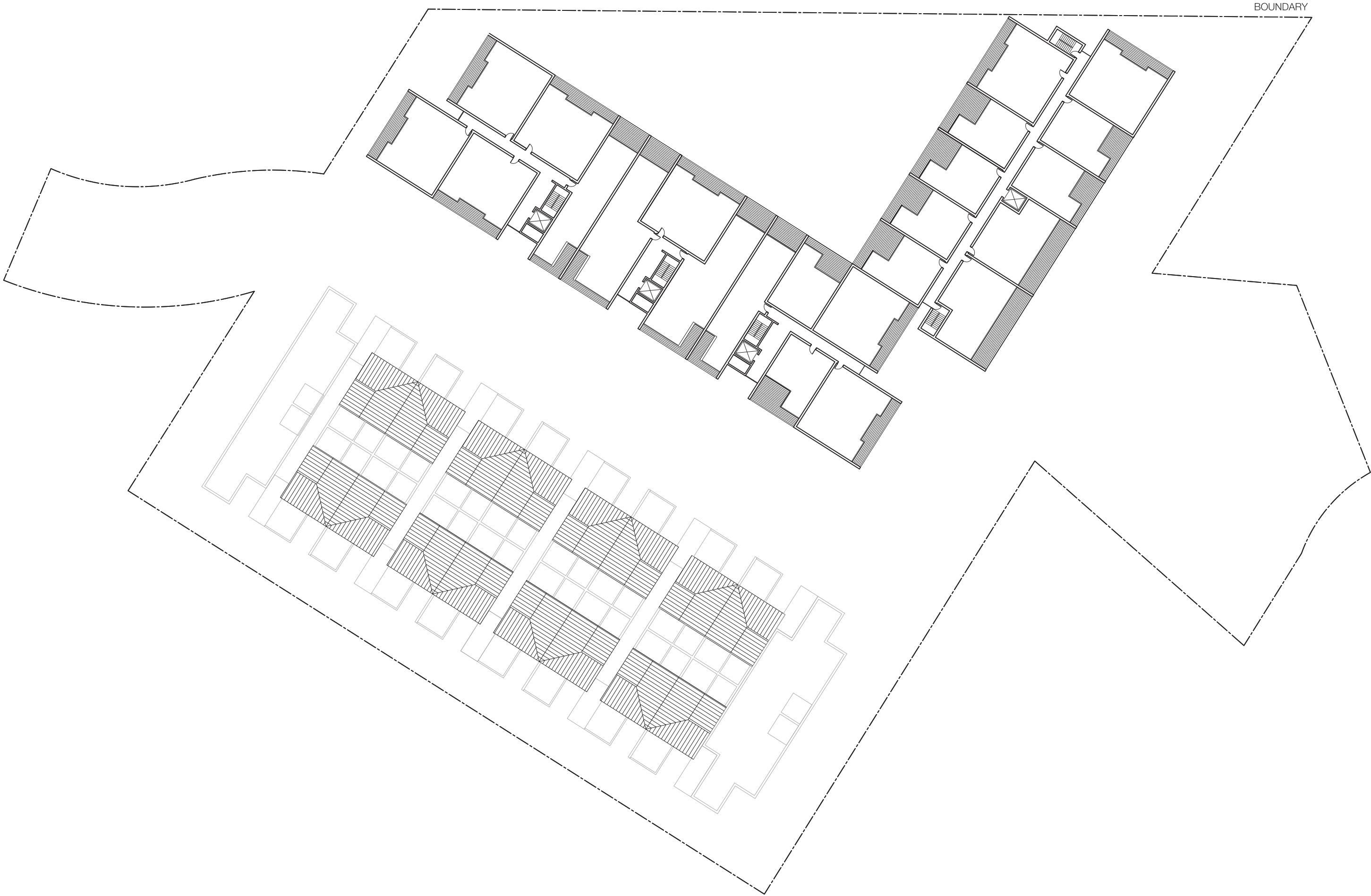
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<b>4694</b>	<b>DA-13</b>	<b>02</b>

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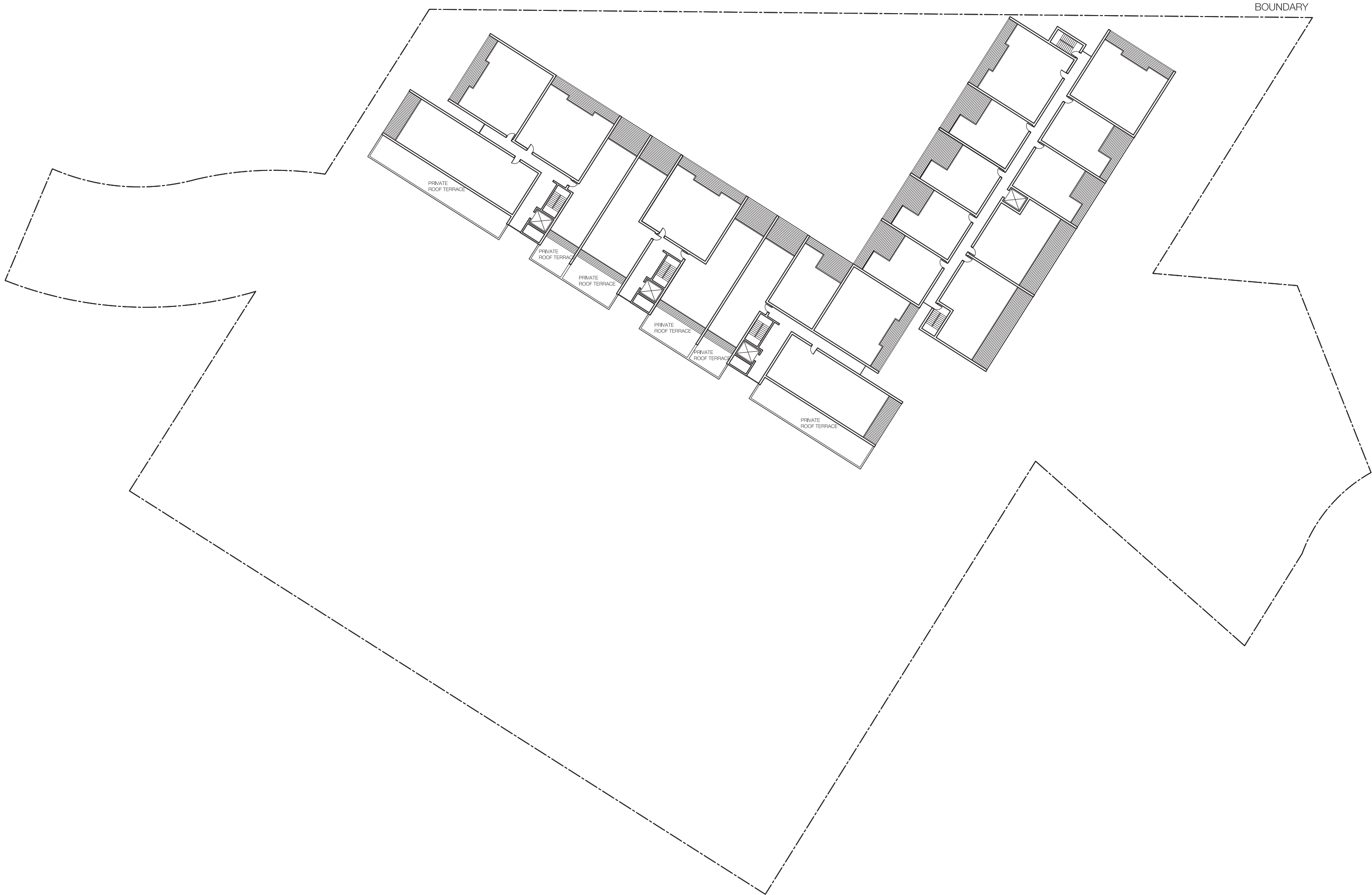
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Project

Whiteside Street,  
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Drawing Name

Plan  
Level 06

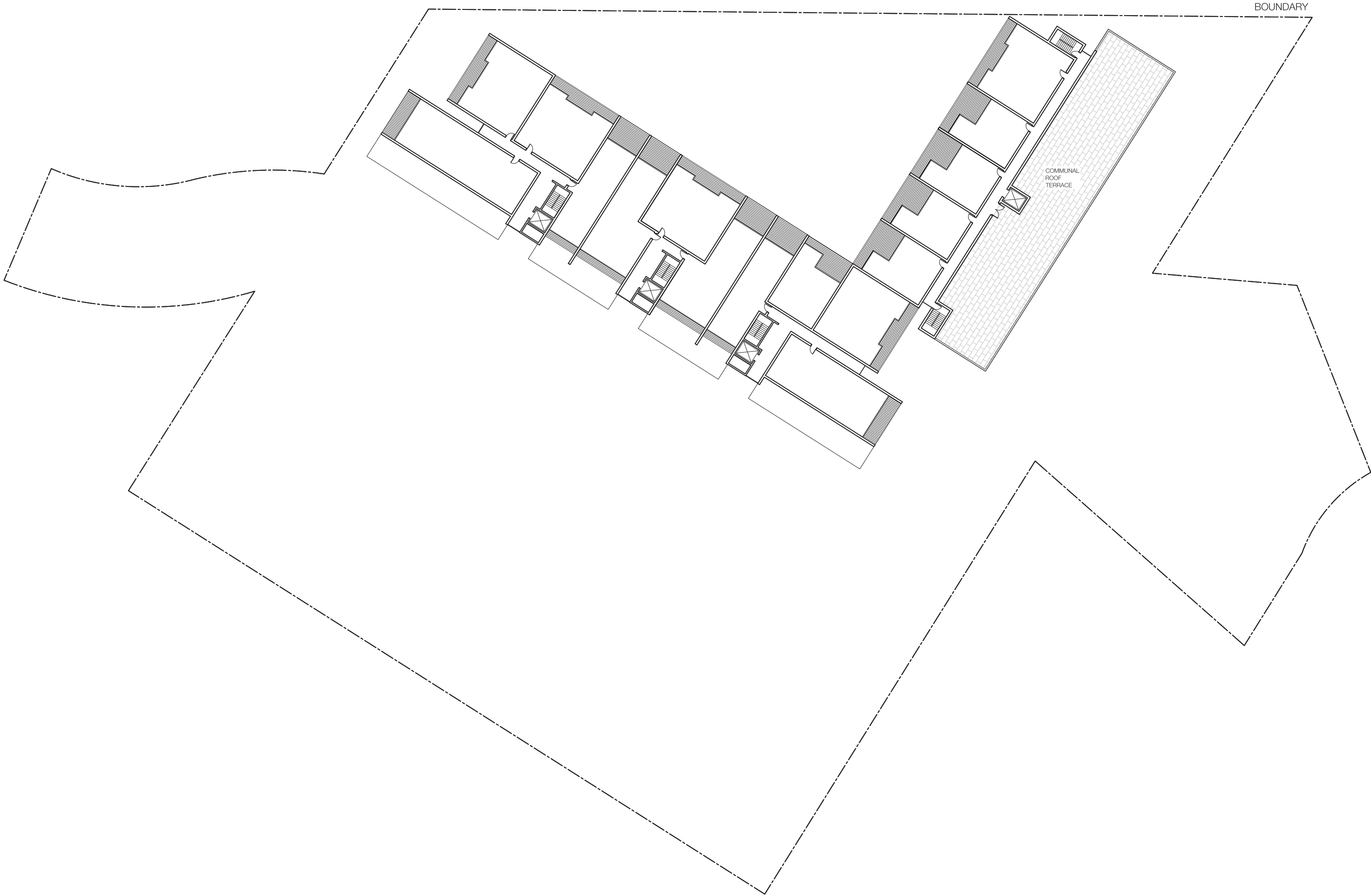
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<b>4694</b>	<b>DA-15</b>	<b>02</b>

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Drawing Name  
**Plan  
Level 07**

Date	Scale	Sheet Size
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<b>4694</b>	<b>DA-16</b>	<b>02</b>

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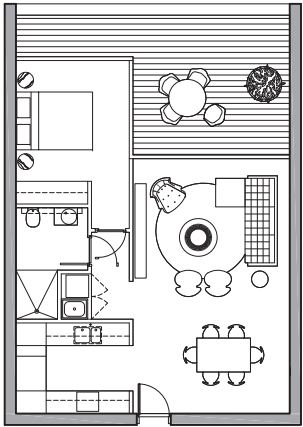
Level 2  
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Typical 1 Bed

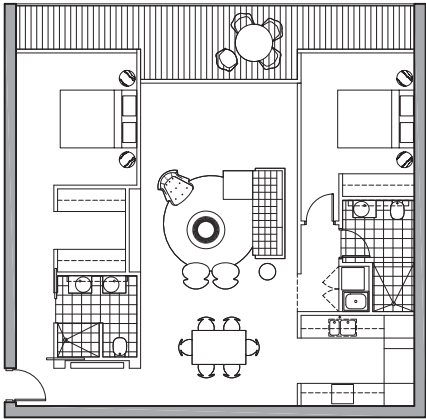
Single Storey  
56,7m²



7250

Typical 2 Bed

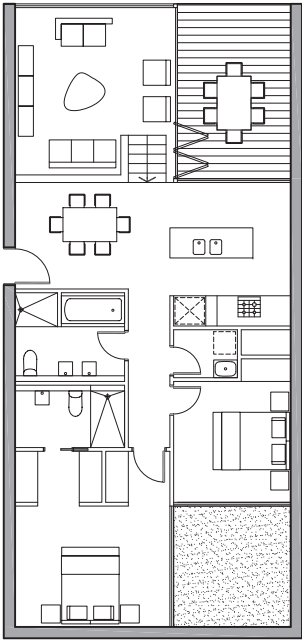
Single Storey  
95,1m²



10550

Typical 3 Bed - Courtyard

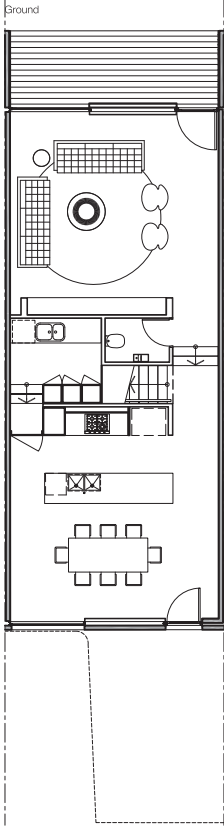
Single Storey  
94,8m²



7300

Typical 3 Bed - Terrace

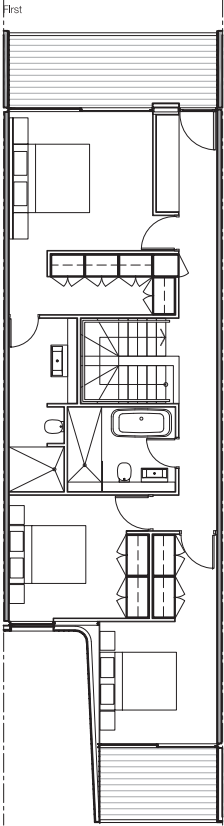
2 Storey  
144,2m²



5530

Typical 3 Bed - Terrace

2 Storey  
144,5m²



5530

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00	10.05.11	Preliminary Consultant Issue	ML	AH
01	17.05.11	Consultant Issue	ML	AH
02	30.05.11	Issue for EA	ML	AH

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Project  
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Drawing Name  
**Plan**  
Typical Apartment Layouts

Date	Scale	Sheet Size
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	ML	AH
Job No.	Drawing No.	Revision
<b>4694</b>	<b>DA-17</b>	<b>02</b>

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Ground



Level 1



Level 2



Level 3-5



Level 6



Level 7

- 1 bed
- 2 bed
- 2 bed - 2 storey
- 3 bed
- 3 bed - Courtyard
- 3 bed - Terrace

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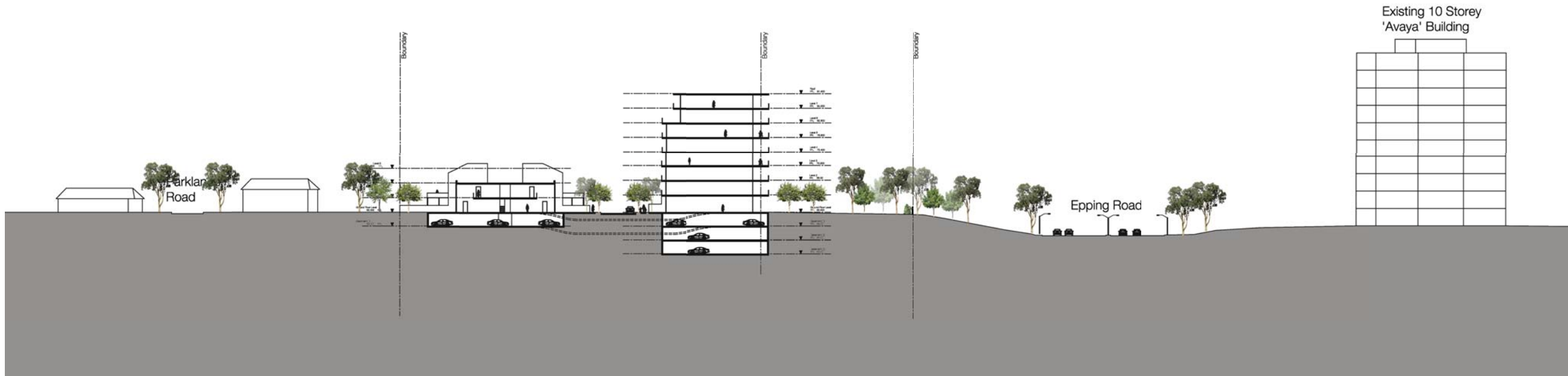
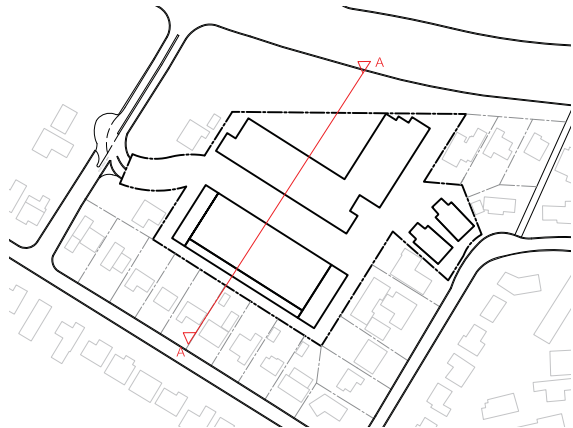
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Project  
**Whiteside Street,  
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EGC Custodian Services**  
Drawing Name  
**Plan  
Apartment Typologies**

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Section A

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Project

**Whiteside Street,  
North Ryde  
EGC Custodian Services**

Drawing Name  
**Section  
Section A**

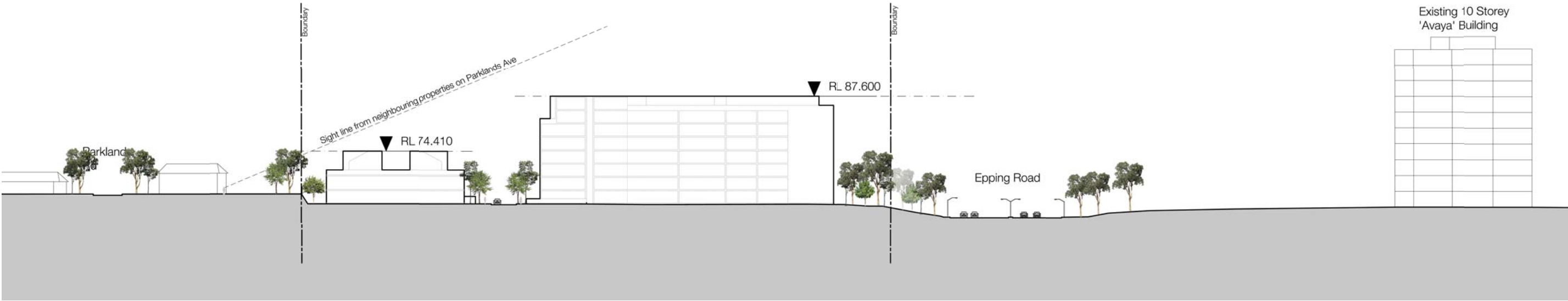
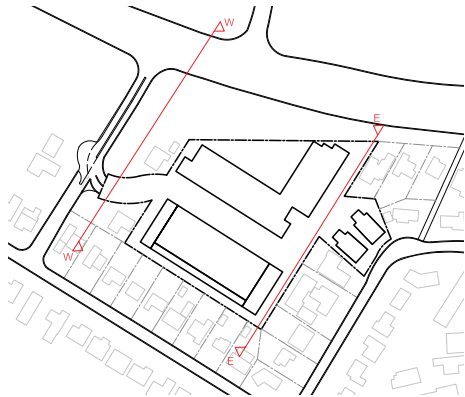
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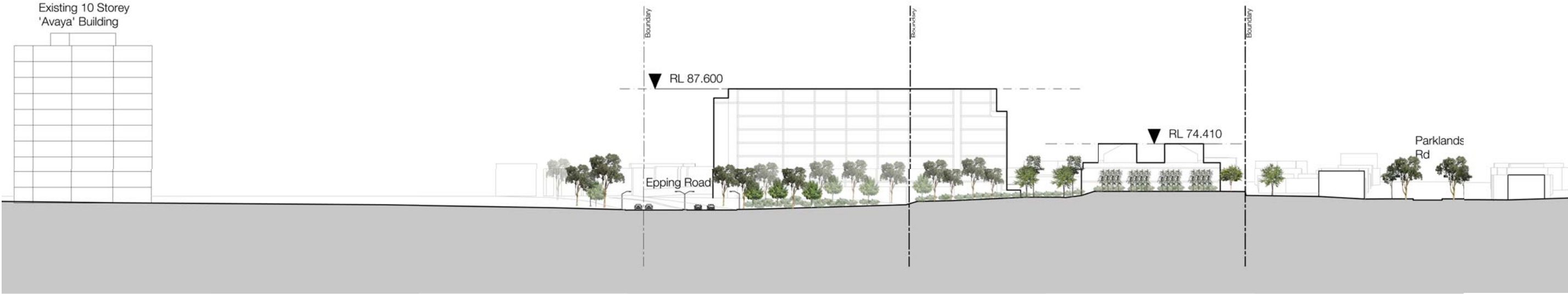
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East Elevation



West Elevation

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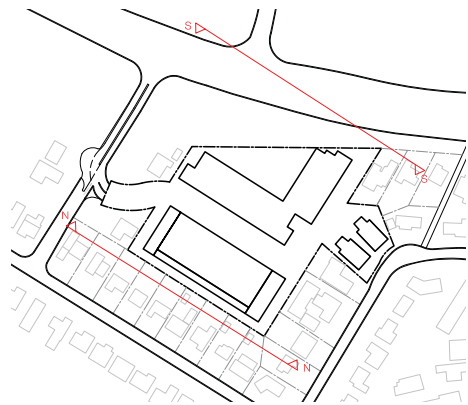
Client  
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Project  
**Whiteside Street,  
North Ryde  
EGC Custodian Services**  
Drawing Name  
**Elevations**  
**East/West**

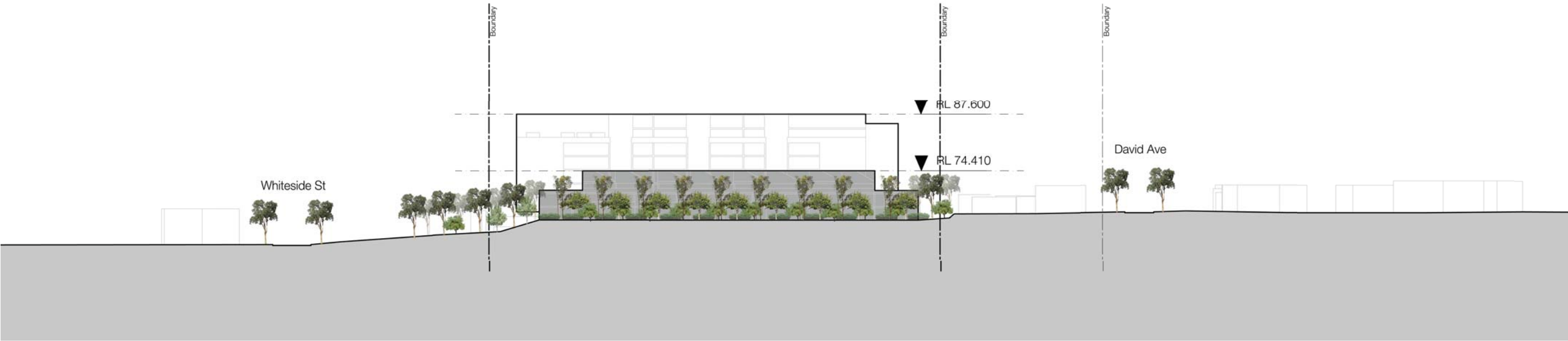
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	ML	AH
Job No.	Drawing No.	Revision
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North Elevation



South Elevation

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Project

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Drawing Name  
**Elevations  
North/South**

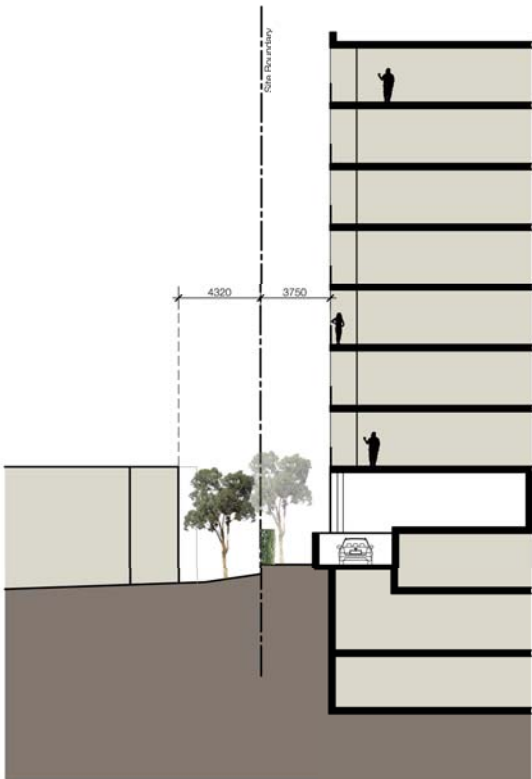
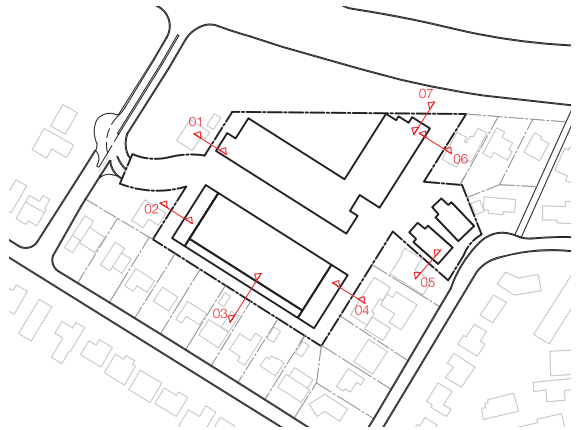
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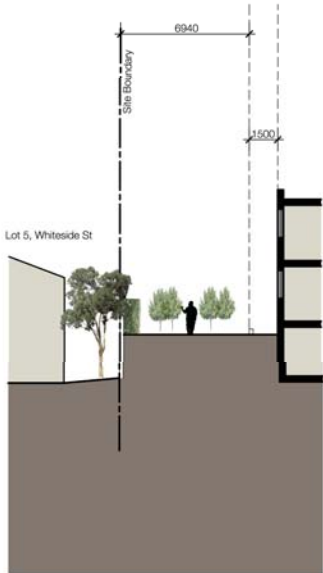
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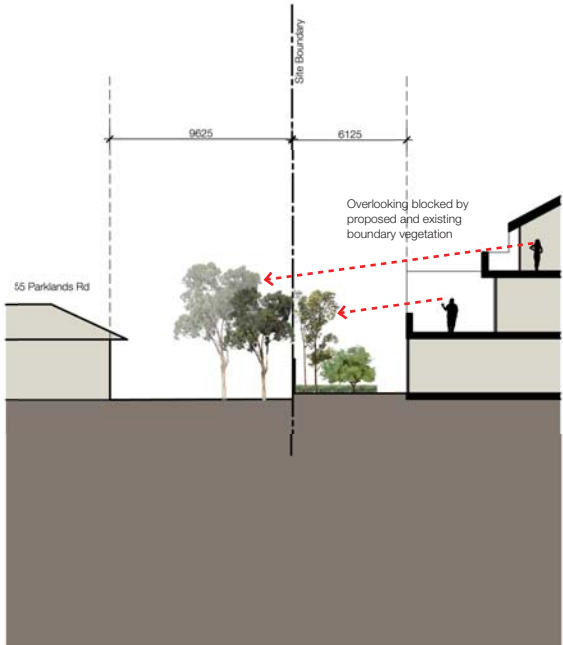




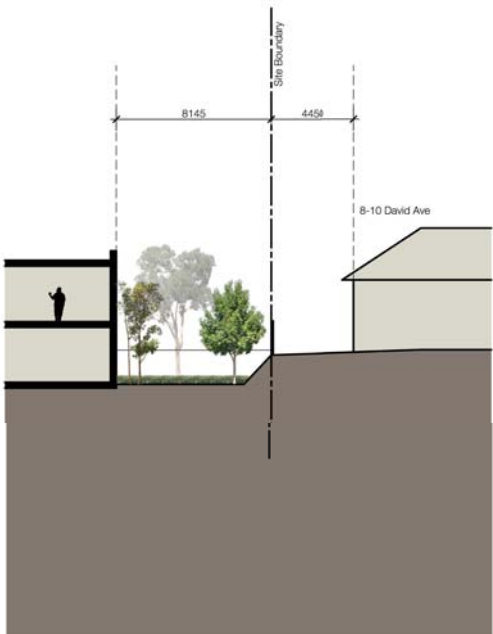
Boundary Condition 01



Boundary Condition 02



Boundary Condition 03



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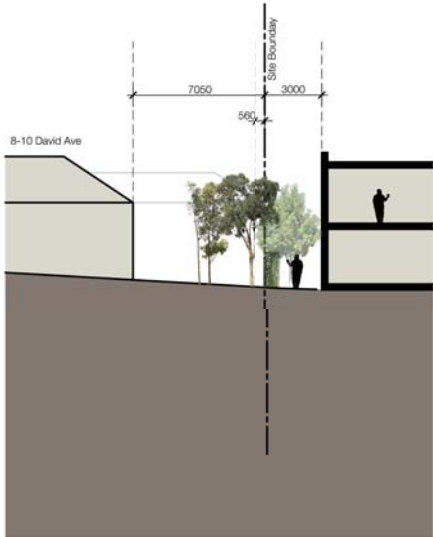
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Drawing Name  
**Sections**  
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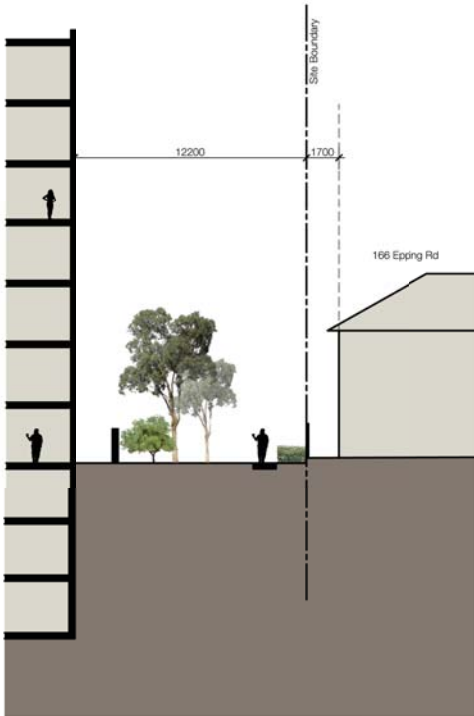
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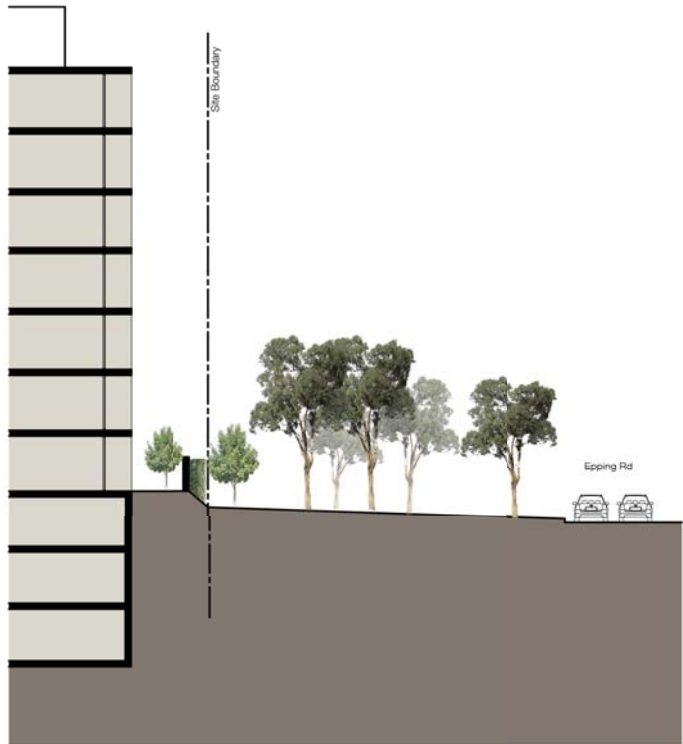




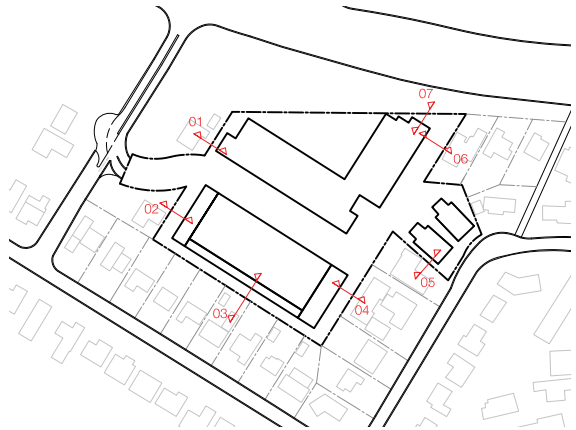
Boundary Condition 05



Boundary Condition 06



Boundary Condition 07



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Drawing Name  
**Sections**  
**Boundary Conditions 5-7**

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<b>4694</b>	<b>DA-24</b>	<b>02</b>

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Photomontage View 1. Looking East towards City from Epping Road



Photomontage View 2. Looking West from Epping Road

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Project  
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EGC Custodian Services**  
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Photomontage View 3. Looking north-west across site from the corner of David Avenue and Parklands Road



Photomontage View 4. Looking West across site from David Avenue shops

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Whiteside Street,  
North Ryde  
EGC Custodian Services

Drawing Name

Photomontage  
02

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	ML	AH
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Photomontage View 1. Looking at articulated northern facade of Building A



Photomontage View 2. Looking at shared zone between Buildings A + B

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Drawing Name

Photomontage  
03

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Proj No.	Drawn	Chk.
	ML	AH
Job No.	Drawing No.	Revision
<b>4694</b>	<b>DA-27</b>	<b>02</b>

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Photomontage View 3. Looking at thge internal road and courtyard homes

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Project	Whiteside Street, North Ryde EGC Custodian Services
Drawing Name	Photomontage
	04

Date	Scale	Sheet Size
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Plot No.	Drawn	Chk.
	ML	AH
Job No.	Drawing No.	Revision
<b>4694</b>	<b>DA-28</b>	02

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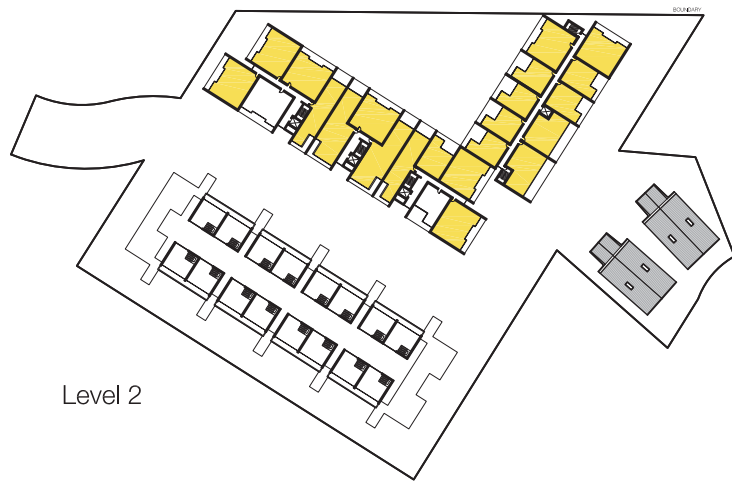




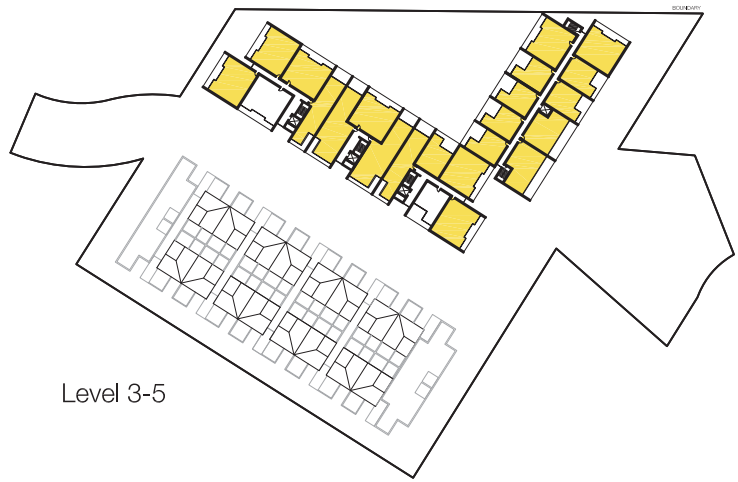
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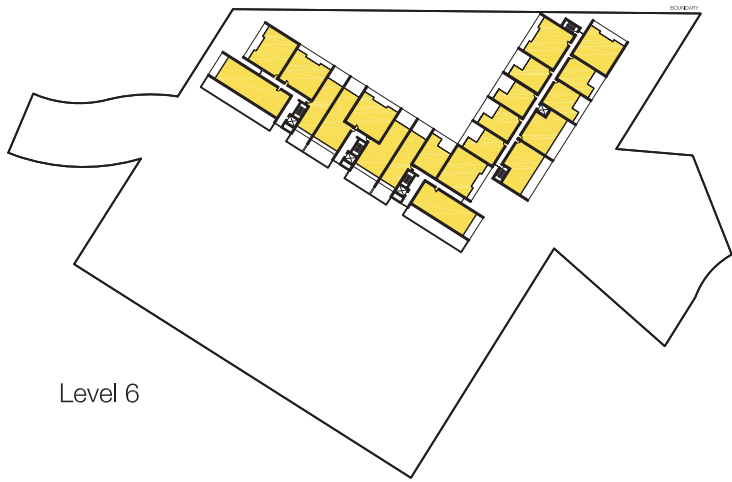
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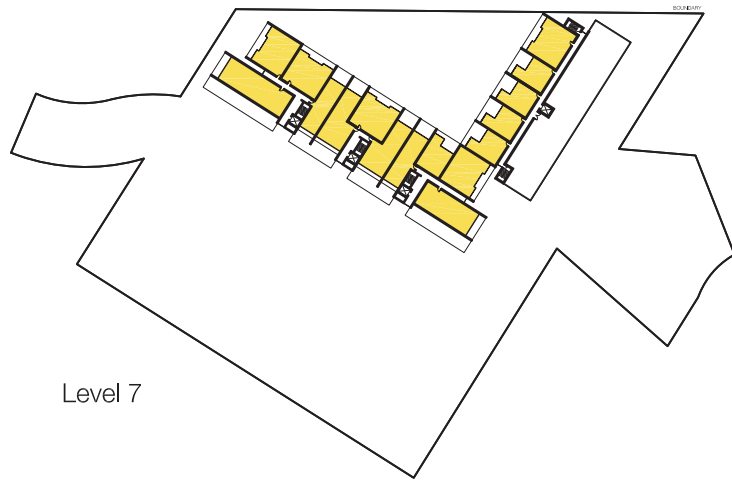
Level 2



Level 3-5



Level 6



Level 7

SEPP 65

Level	Solar Access
Ground	44
L01	39
L02	21
L03	21
L04	21
L05	21
L06	21
L07	16
TOTAL	204/213
%	95.7

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On behalf of

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Drawing Name

Plan  
Solar Access Study

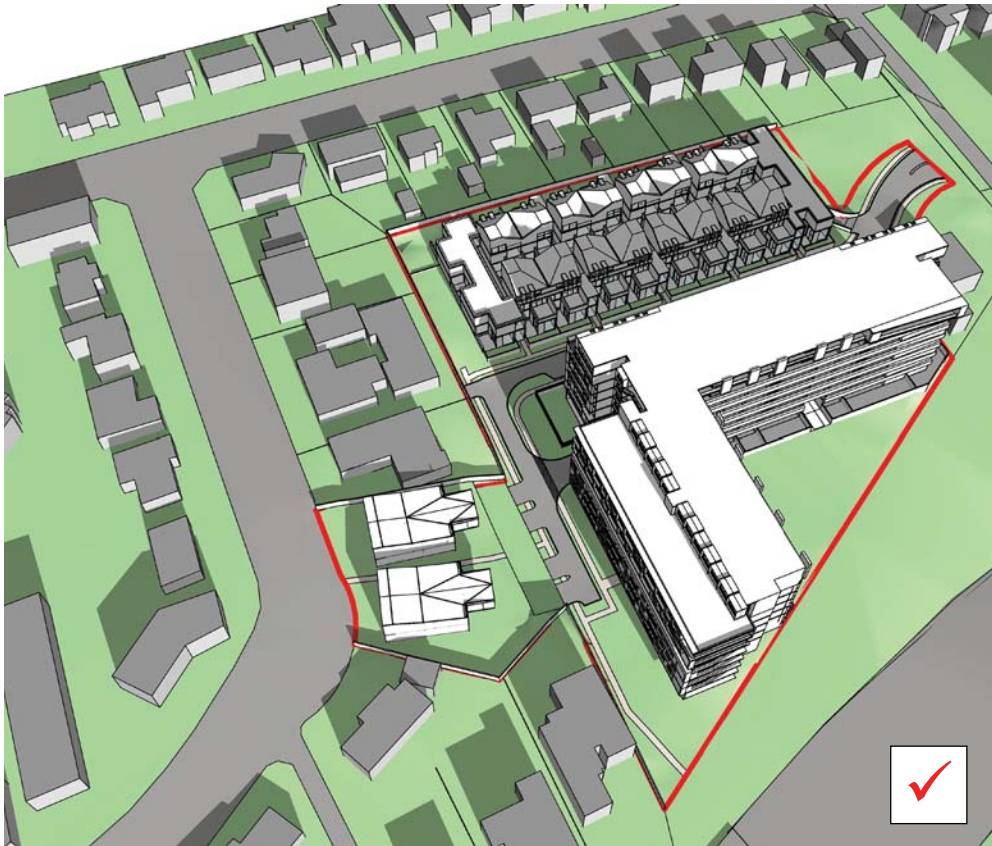
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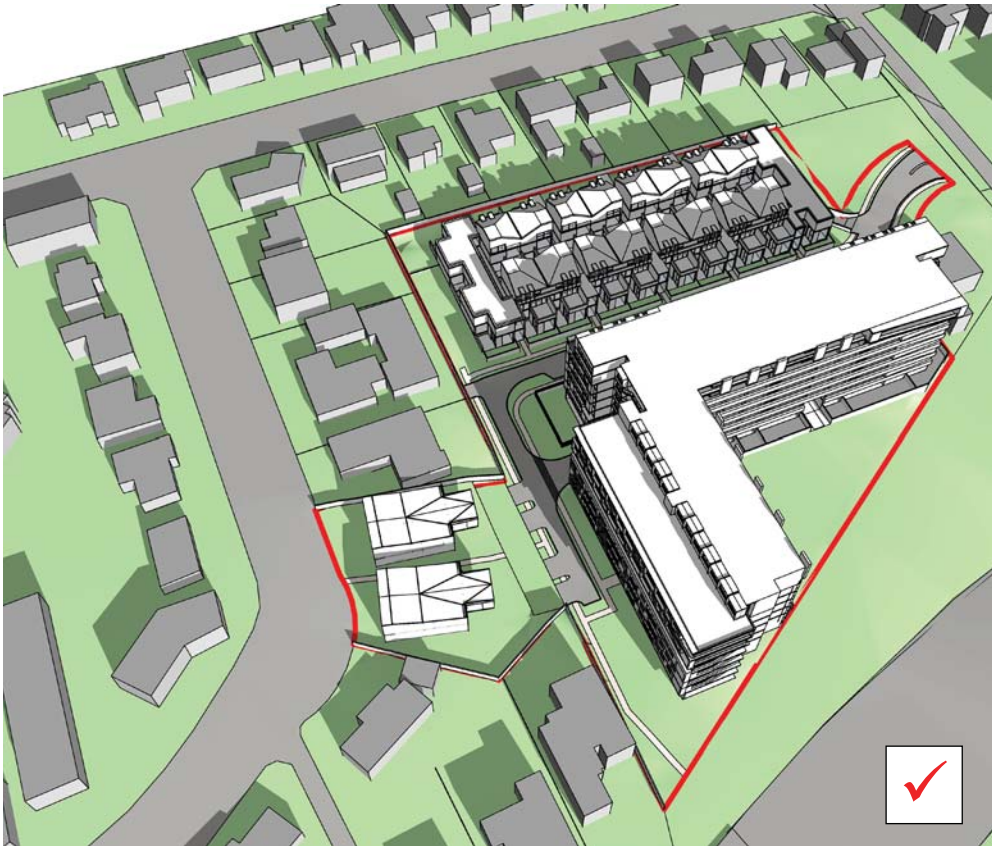
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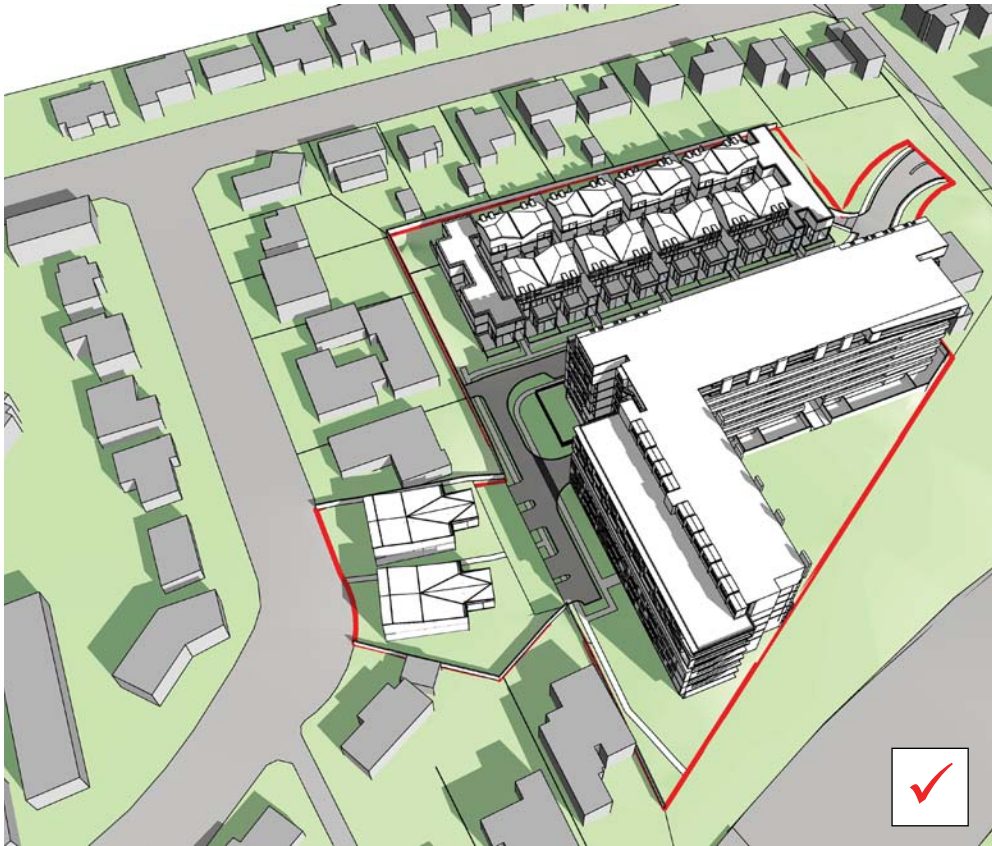
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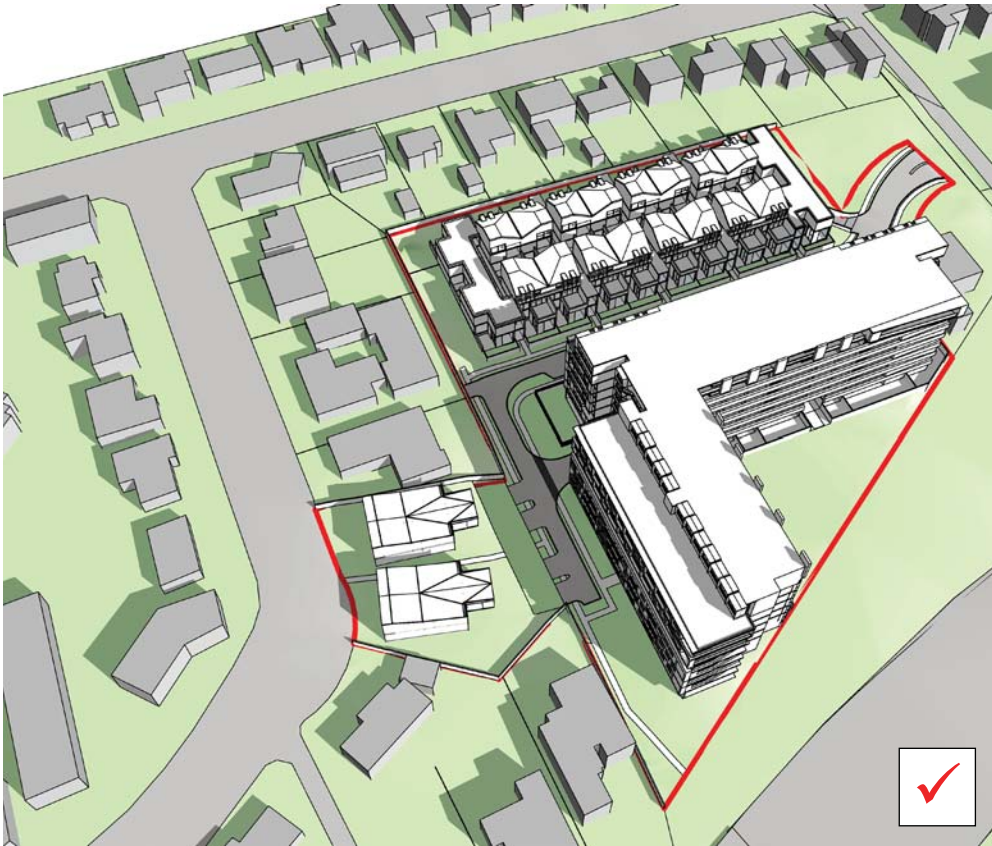
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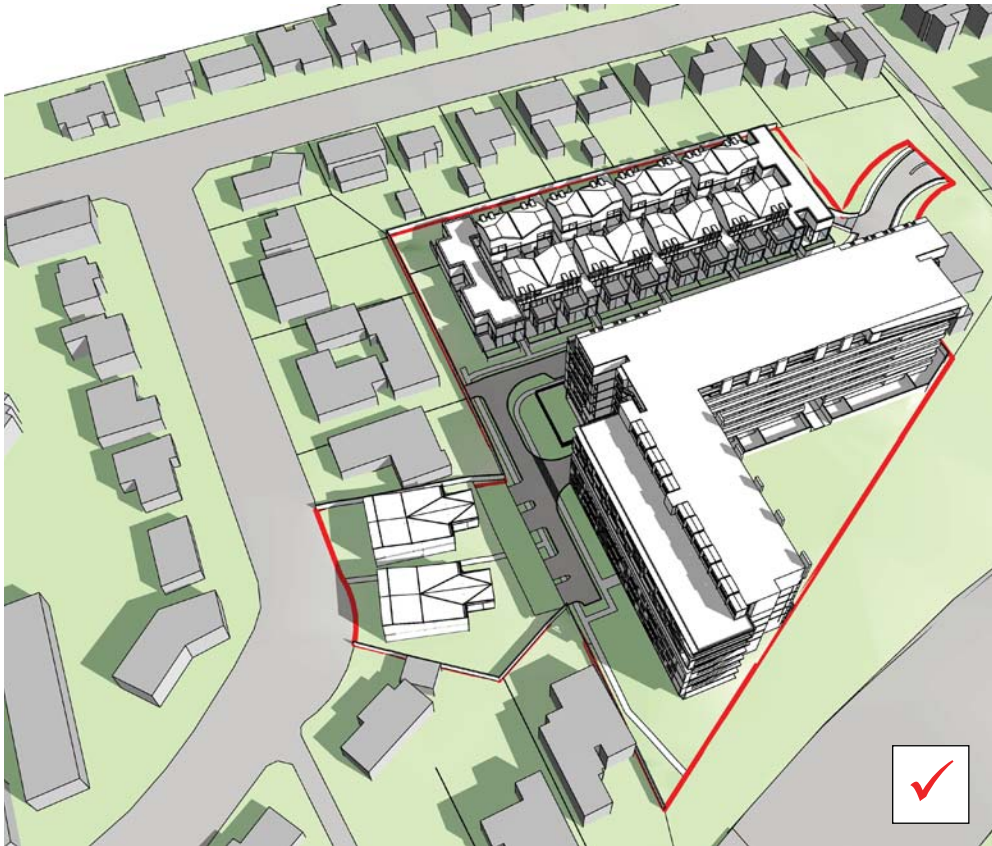
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Drawing Name  
**Shadows Analysis 01  
June 22nd**

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<b>4694</b>	<b>DA-31</b>	<b>02</b>

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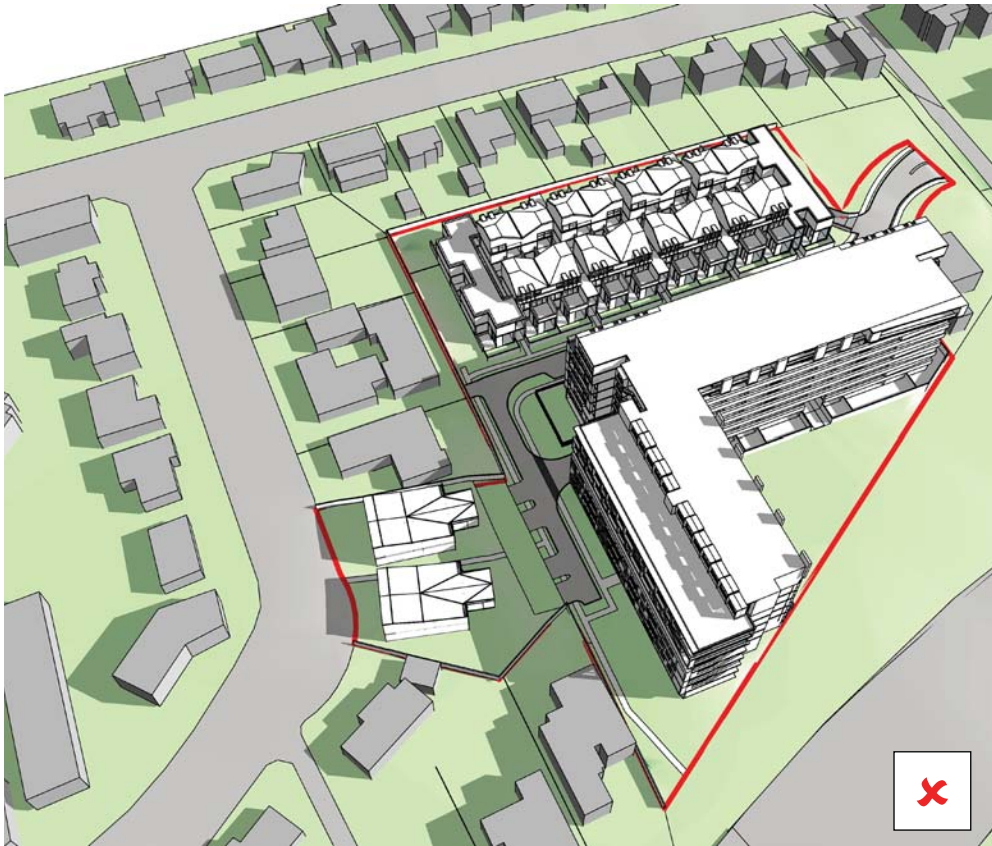
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Drawing Name  
**Shadows Analysis 02**  
June 22nd

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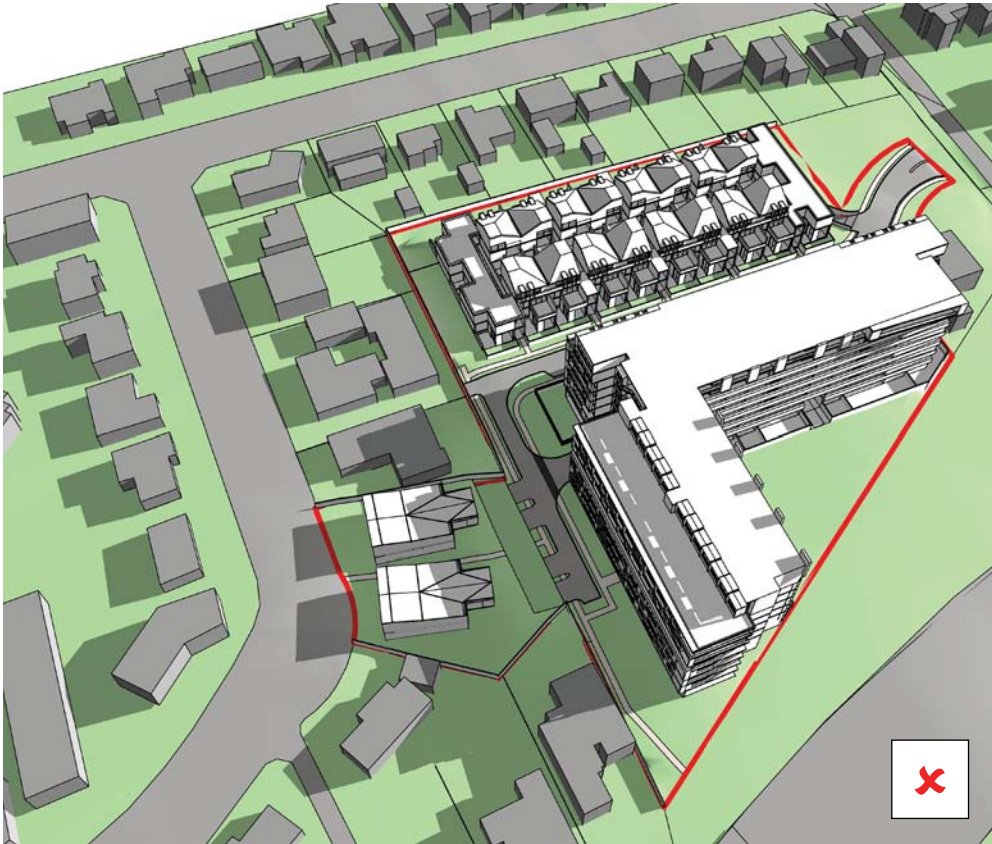
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Drawing Name

**Shadows Analysis 03  
June 22nd**

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Job No.	Drawing No.	Revision
<b>4694</b>	<b>DA-33</b>	<b>02</b>

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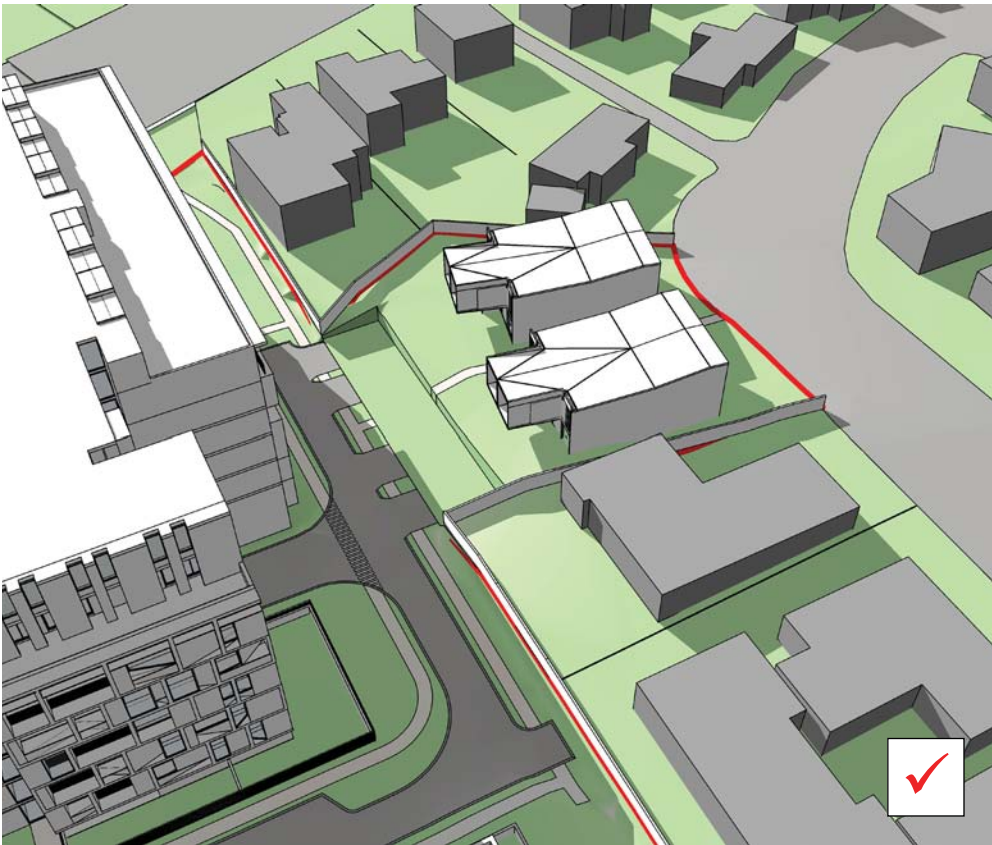




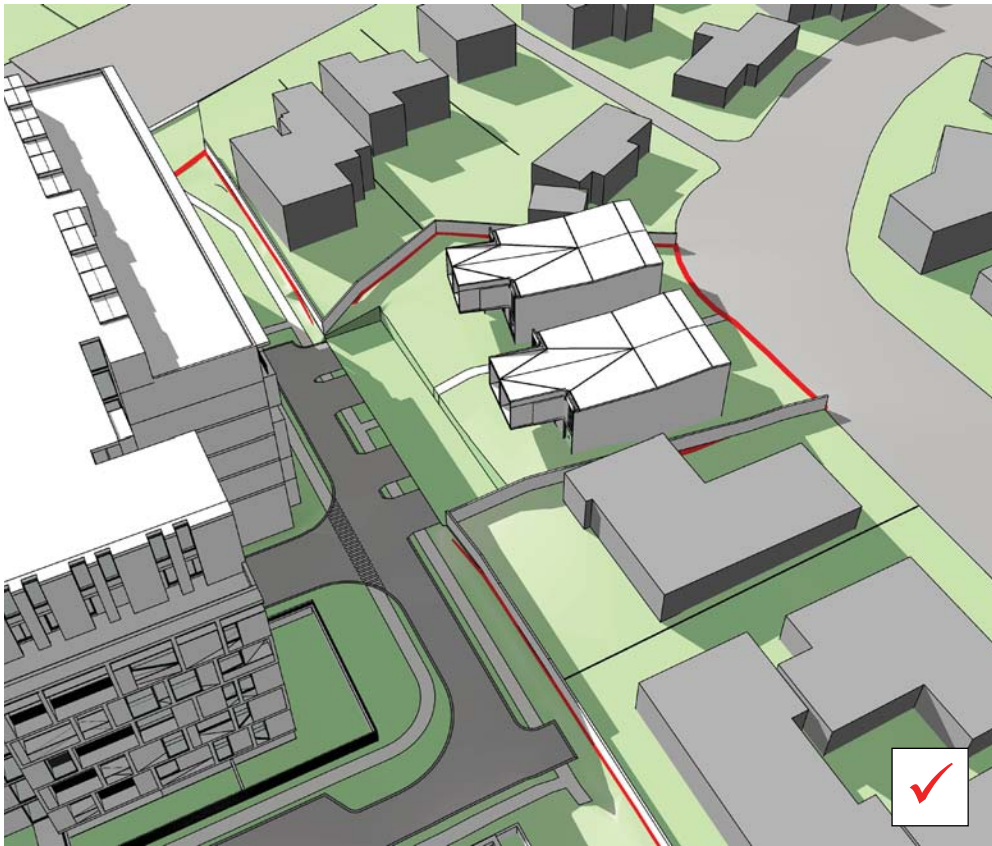
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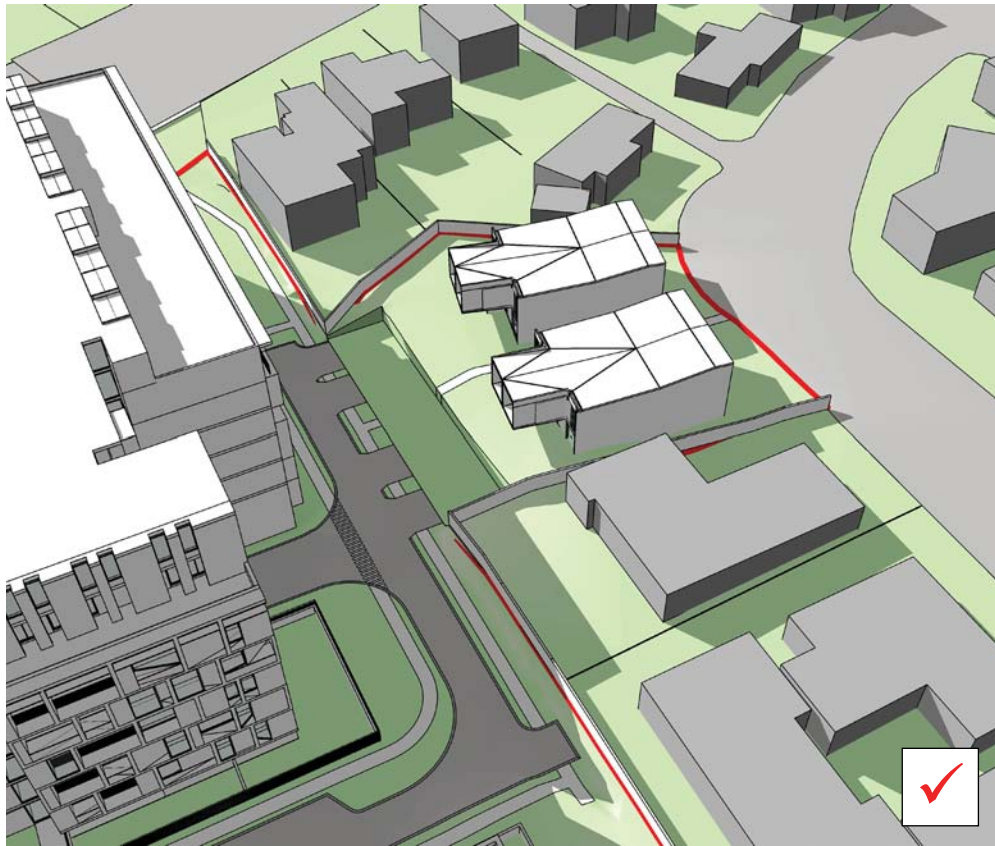
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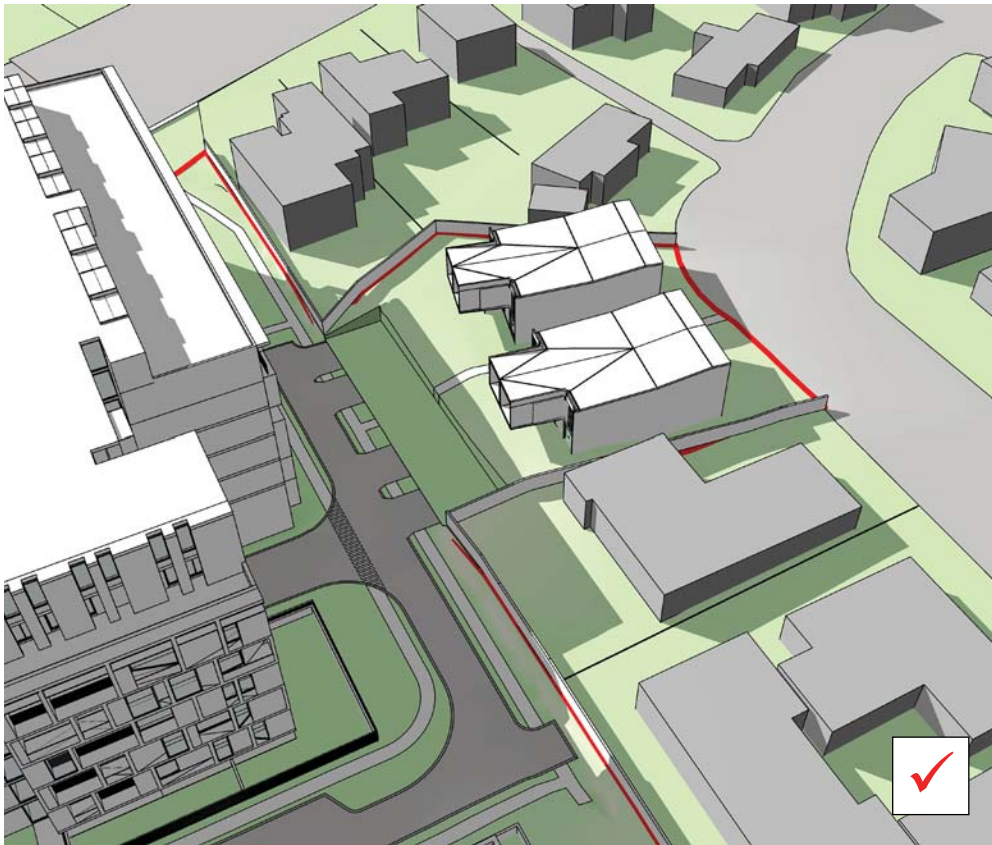
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North Ryde  
EGC Custodian Services**  
Drawing Name  
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David Ave, June 22nd**

Date	Scale	Sheet Size
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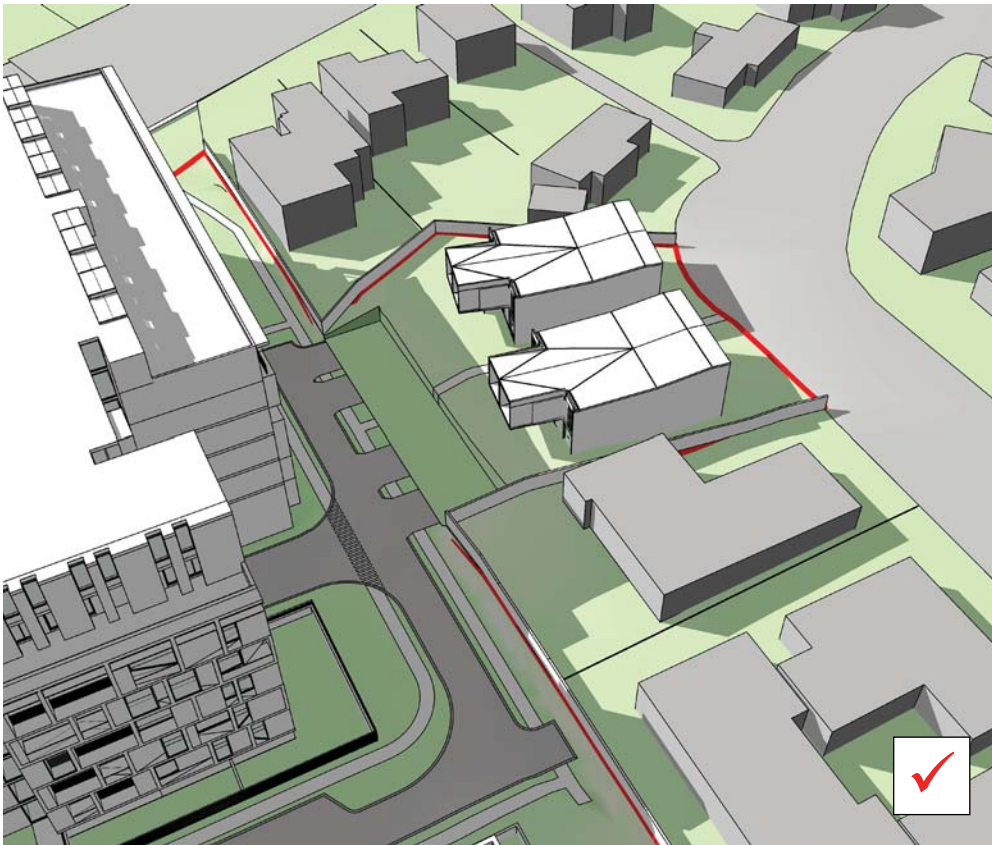
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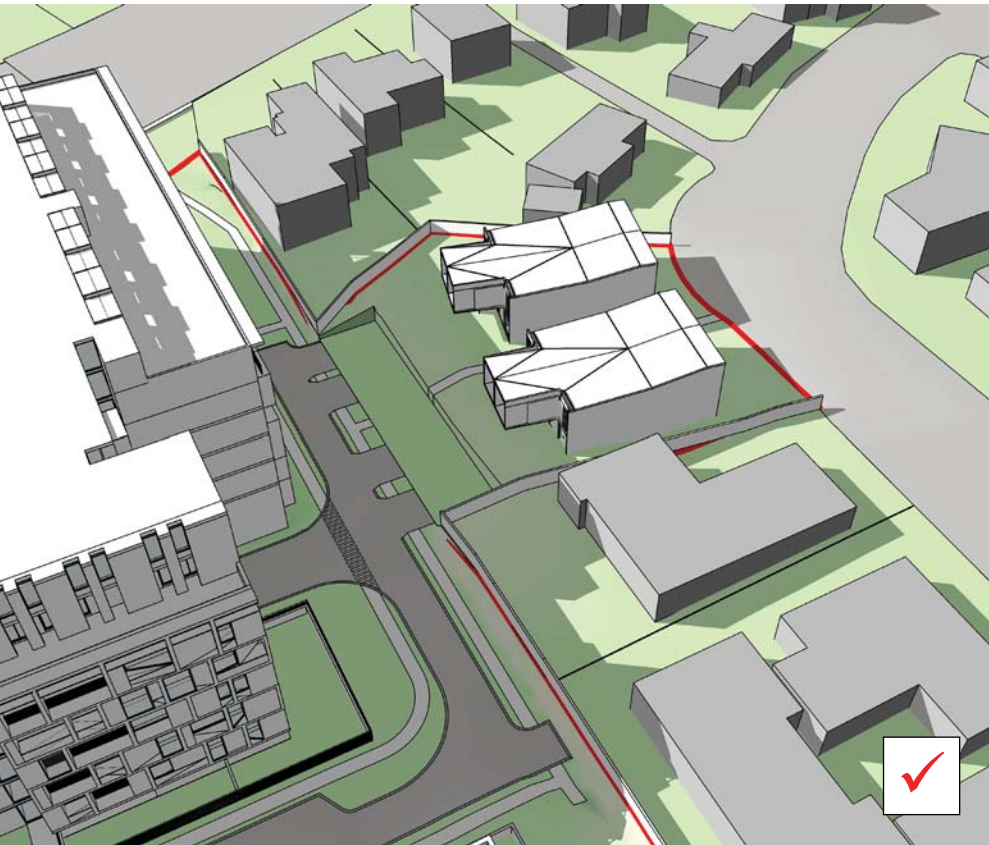




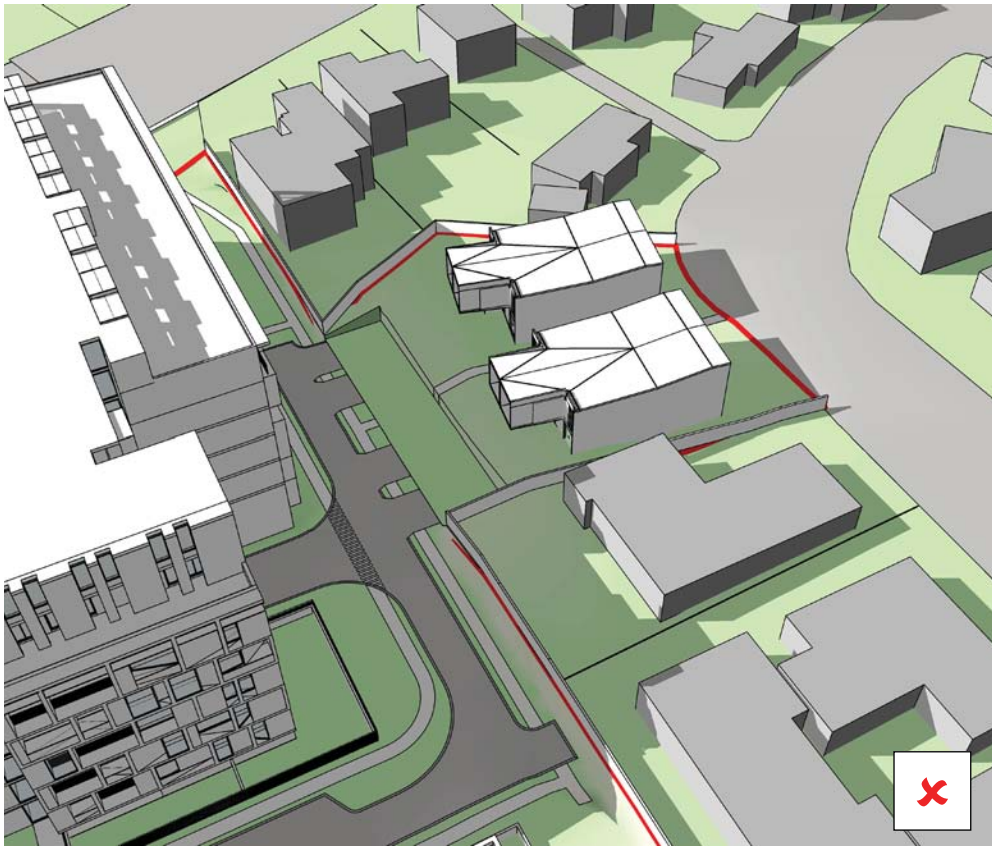
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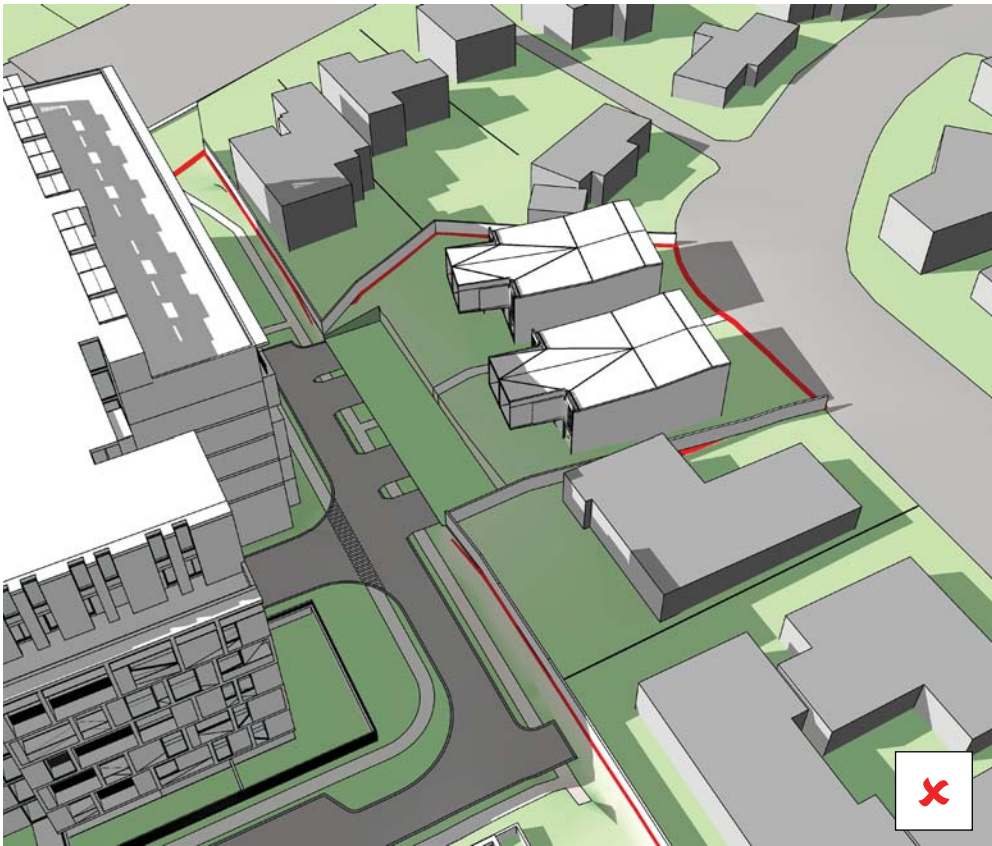
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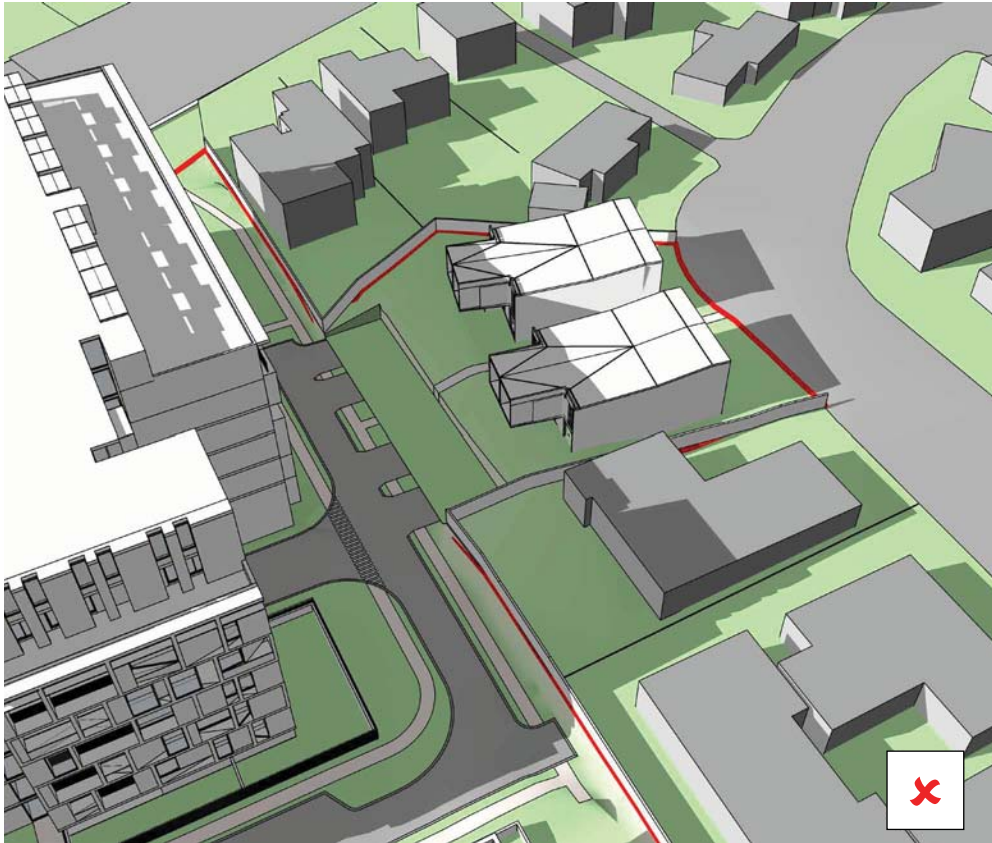
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Drawing Name  
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David Ave, June 22nd**

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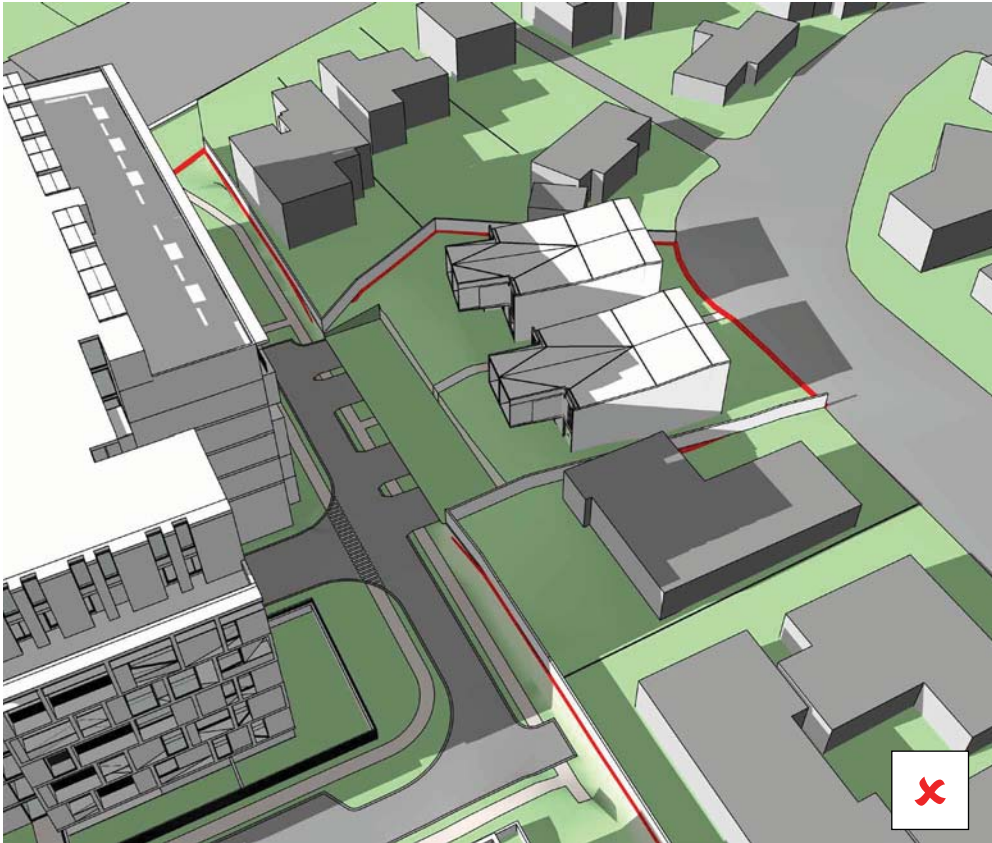
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Drawing Name

**Shadows Analysis 06  
David Ave, June 22nd**

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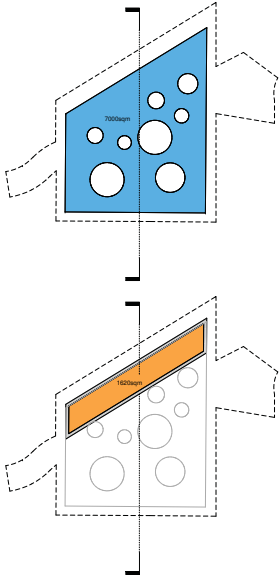
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Option development analysis

Various opportunities were explored in developing a proposal for the site at 166a Epping Road. Considering the suburban context to the south and the 6-lane Epping Road to the north, the site lends itself to a 'buffer' type development, transitioning from the bulk and scale of Macquarie business park to a more suburban environment.



Option 1

The initial concept was a mixed use development comprising a commercial building partly buried within the topography of the site and a residential building fronting busy Epping Road. The roof of the buried commercial building was to be landscaped as open space and there were circular cut outs in the floor plate to ensure that light and ventilation was provided to the spaces below. This approach would create an acoustic barrier to Epping Road and offer units a desirable northern aspect while locating high quality large plate office space in a subterranean building. This scheme provided excellent open space opportunities and the potential for high quality residential apartments. The location of the large building along Epping Road ensured a significant setback to the adjoining southern properties. This scheme was discarded due to the requirement to not include any commercial



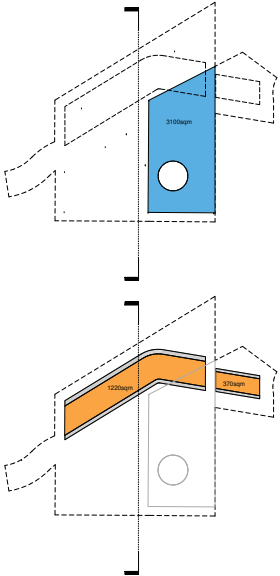
Option 2

An alternative concept of an entirely residential development was proposed. This incorporated the 'mass on Epping Road' concept from Option 1 but also provided a range of scales, stepping down to the 2 storey dwellings on Parklands Road. The narrow depth of the residential buildings was excellent for cross ventilation and penetration of diffuse light; however stepping of the buildings down from Epping Road resulted in significant overshadowing. It was also felt that the continuous length of building while appropriate to the Epping Road context was inappropriate directly adjacent to the existing residential dwellings on Parklands Road.



Option 5

Option 5 retained the mass on Epping Rd to provide an acoustic buffer to the suburban fabric to the south, and to reduce the overshadowing to the surrounding properties. The main massing was split into two main buildings, both with single loaded, flow-through apartment typologies for maximum sunlight and ventilation. Further to this, a lower scale building was developed to the south of the site as an intermediary scale form to the single/double storey massing at the rear of the site. This helped to minimise overshadowing to the housing along Parklands Rd And David Ave. Option 5 was submitted to the Dept of Planning, and subsequently was shown in the public realm during Community Consultation. Post consultation, having gained better insight into the project, the scheme was revised to reflect the community's comment, forming the current scheme documented in this report.



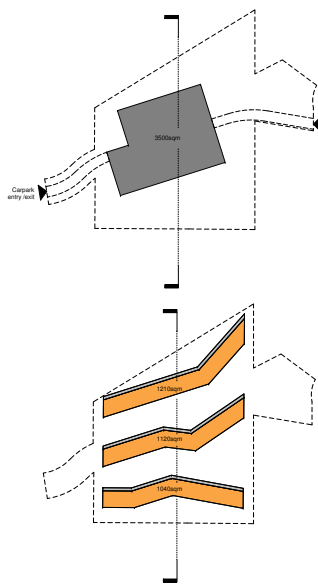
Option 3

This option reduced the quantum of commercial space located in a subterranean building and broke the continuous residential building fronting Epping Road. In addition a smaller building was located to David Avenue to adequately address the existing local streetscape. It was thought that the break of the Epping Road building did not deliver significant benefits to the surrounding built environment. In addition it was believed that the movement of the mass south would have a negative visual impact on the surrounding residential streets.



Option 4

This option also reduced the quantum of commercial space located in a subterranean building from Option 1 and sculpted the continuous residential building fronting Epping Road to step it away from the adjoining residential property in the eastern corner. A smaller building was located to David Avenue to adequately address the existing local streetscape. It was thought that again the sculpting of the building did not deliver significant benefits to the surrounding built environment. In addition it was believed that the movement of the mass south would have a negative visual impact on the surrounding residential streets.



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Rev.	Date	Revision	By	Chk.
00	10.05.11	Preliminary Consultant Issue	ML	AH
01	17.05.11	Consultant Issue	ML	AH
02	30.05.11	Issue for EA	ML	AH

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**Whiteside Street,  
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Drawing Name  
**Option Development  
Option 1 - 4**

Date	Scale	Sheet Size
30.05.2011	NTS	@ A1
Plot No.	Drawn	Chk.
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Job No.	Drawing No.	Revision
<b>4694</b>	<b>DA-37</b>	02

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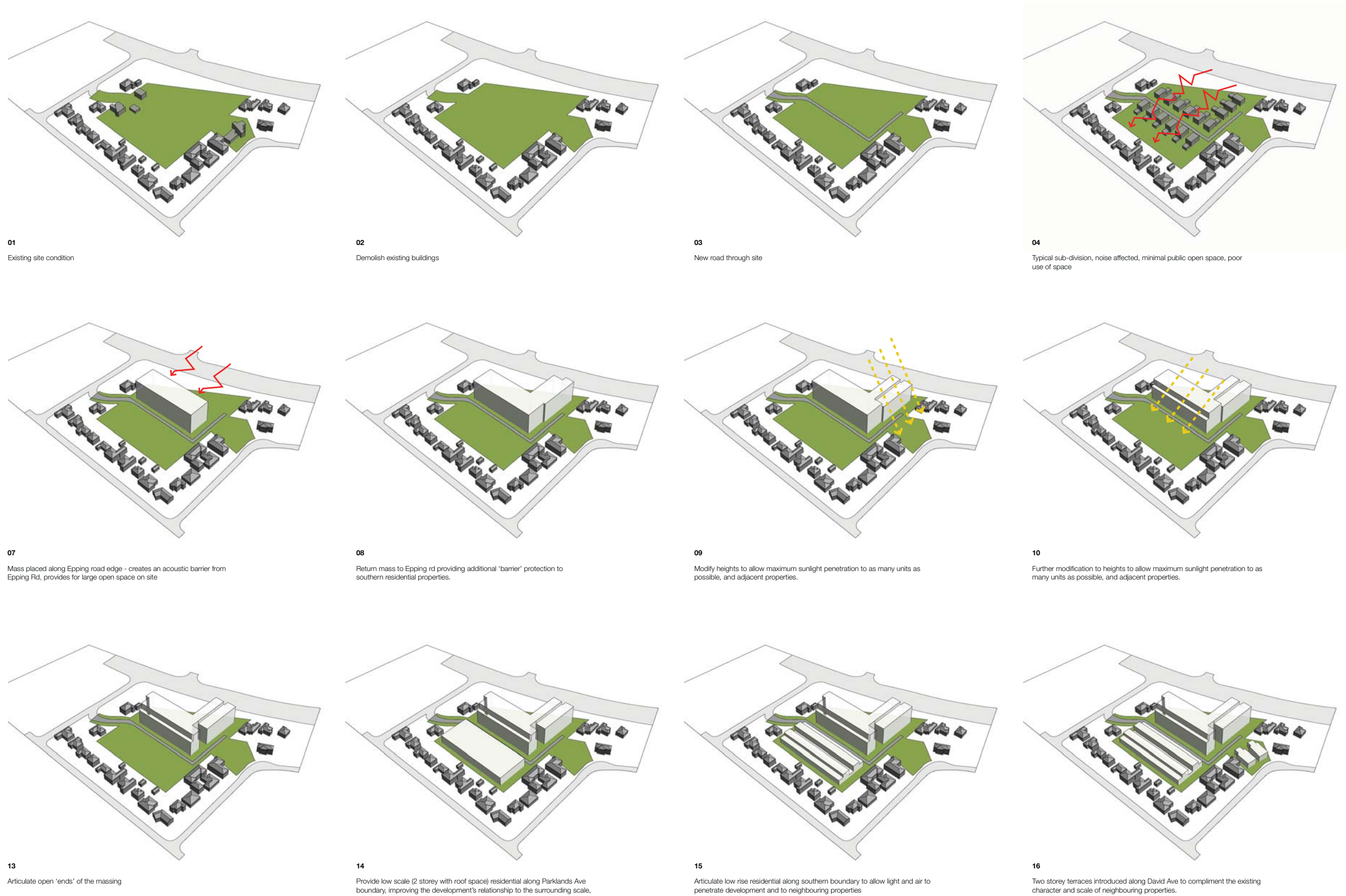




Option development analysis

The following sequence of images depicts the design process undertaken in developing up the preferred option; Option 5. This option addresses the scale and speed of Epping Road by locating the largest building form along this northern edge. Two smaller buildings are then located to the east and south of the building to adequately step down the building form to the existing residential dwellings.

The singular building to Epping Road helps by acting as an acoustic barrier while the buildings south eastern corner was reduced in scale to ensure that the required 3 hours of direct sunlight access to adjoining neighbours was achieved. The two smaller buildings are located with adequate separation to existing adjoining residential dwellings, allowing for significant landscaping to establish.



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Option 5**

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