#### SJB Architects

EGC Custodian Services Whiteside Street, North Ryde

SJB Architects Level 2 490 Crown St Surry Hills NSW 2010 Australia T 61 2 9380 9911 F 61 2 9380 9922

Project Number: 4694 Date: 30.05.2011 Client: EGC Custodian Services

## **Environmental Assessment**

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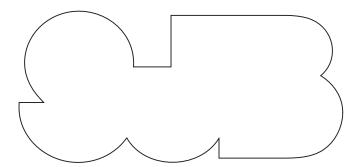
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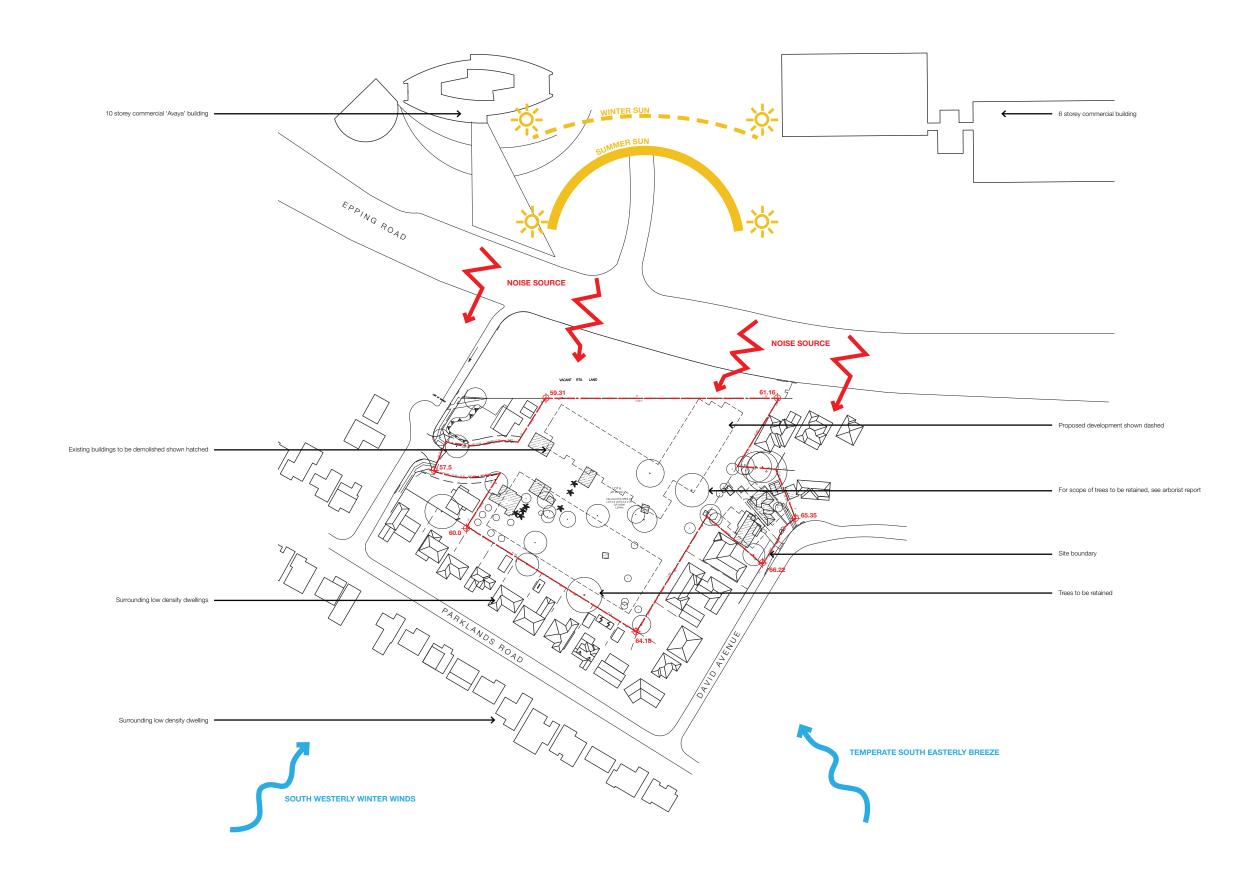
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Locality

On behalf of Whiteside Street,
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Site Analysis

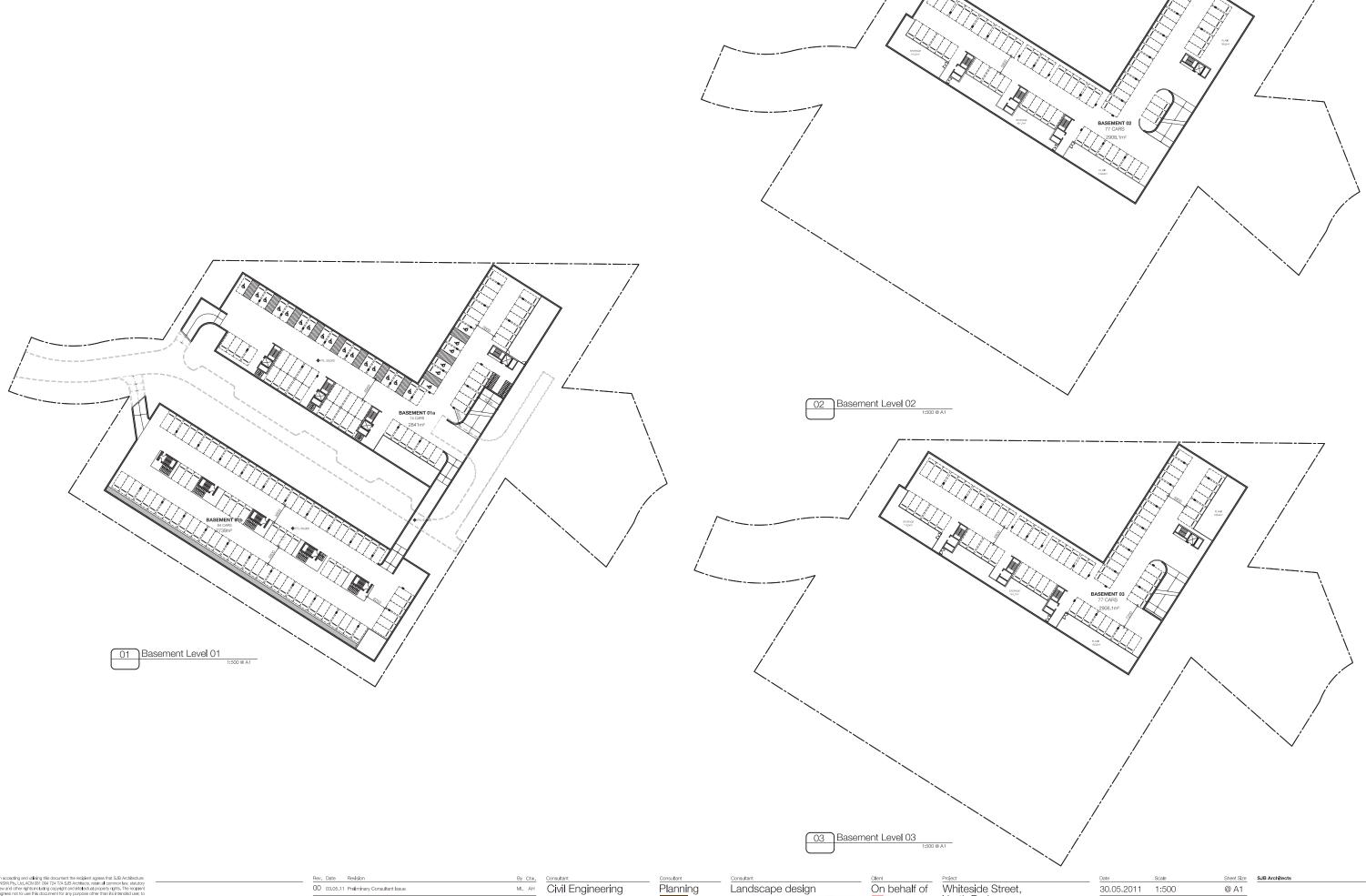
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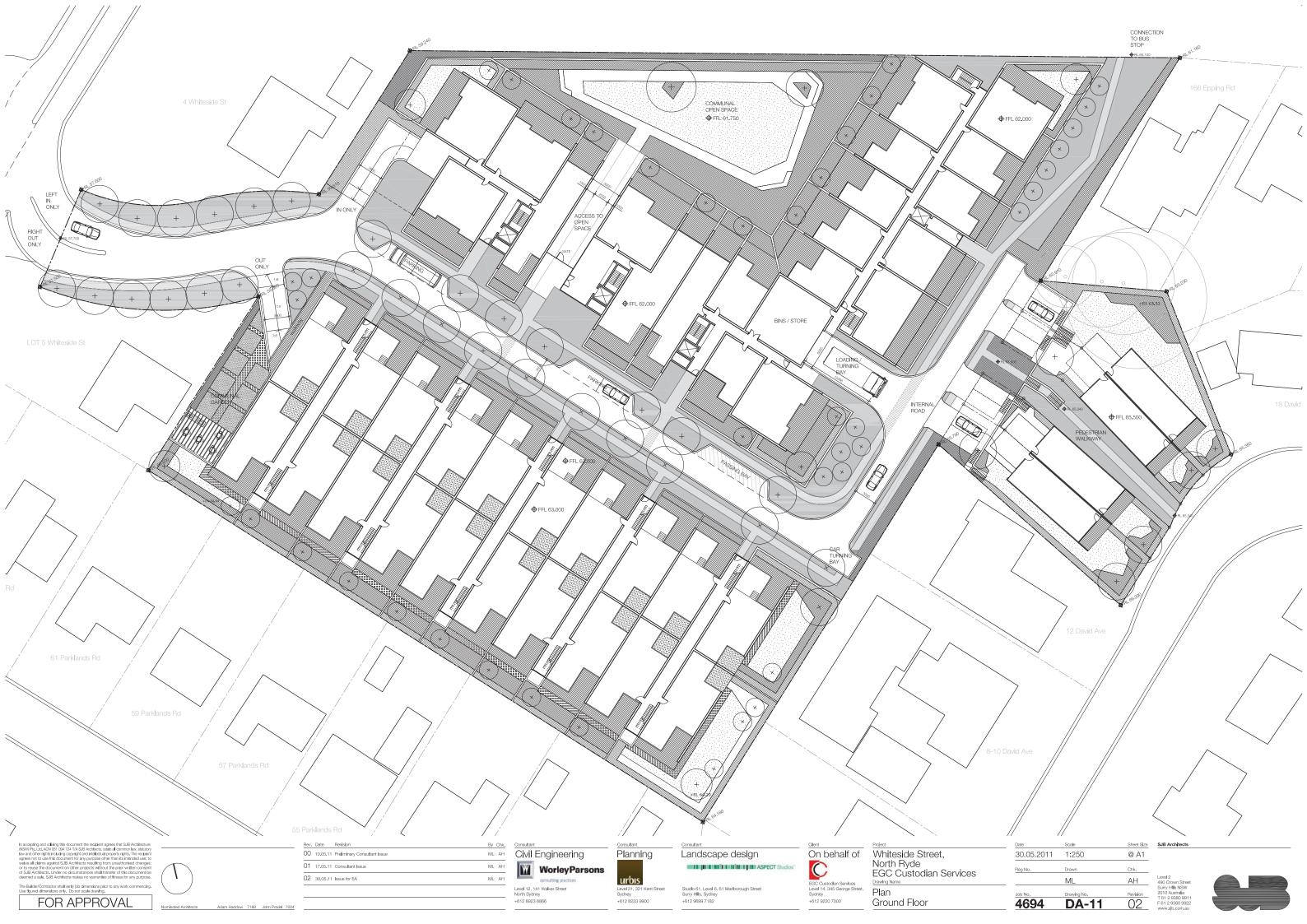
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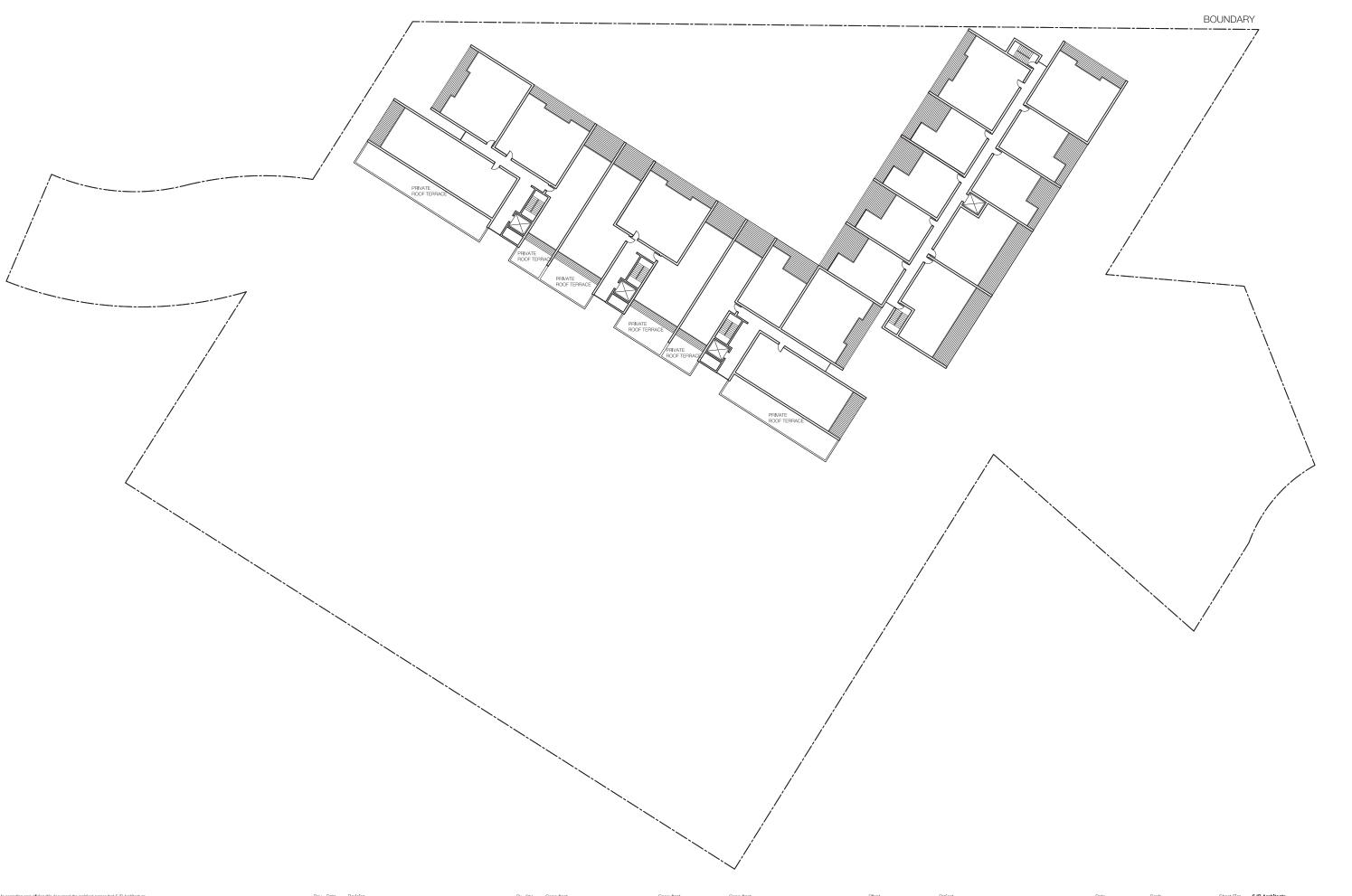
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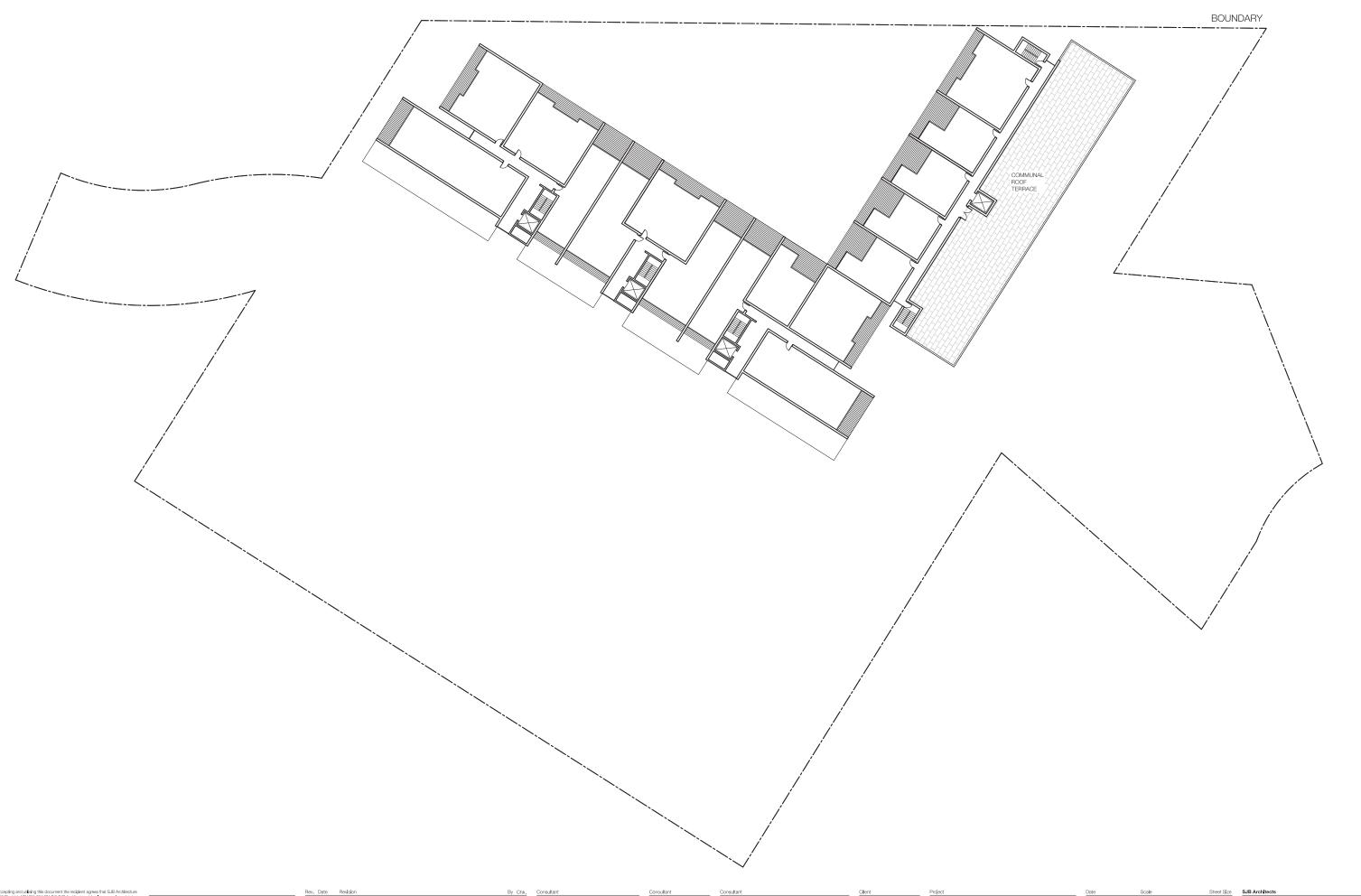
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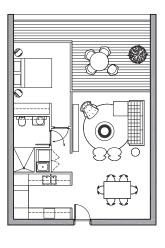
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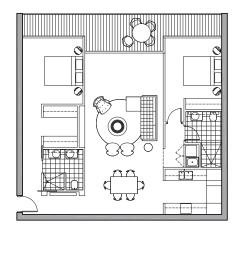


Typical 1 Bed

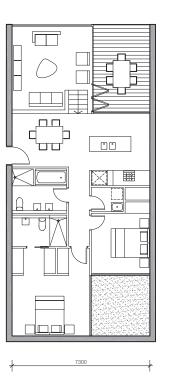
Single Storey 56,7m<sup>2</sup>

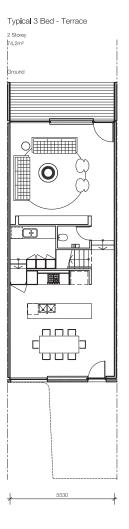


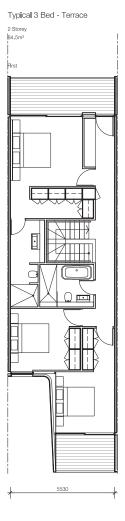
Typical 2 Bed Single Storey 95,1m<sup>2</sup>



Typical 3 Bed - Courtyard Single Storey 94.8m<sup>2</sup>







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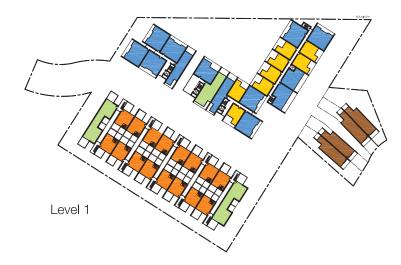
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North Ryde EGC Custodian Services Plan Typical Apartment Layouts

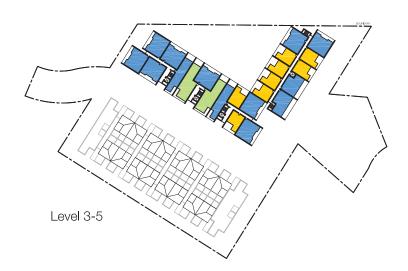
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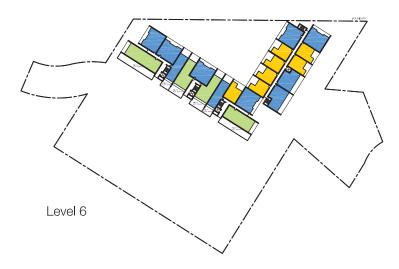
















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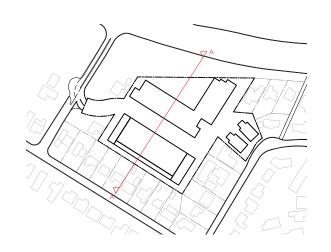
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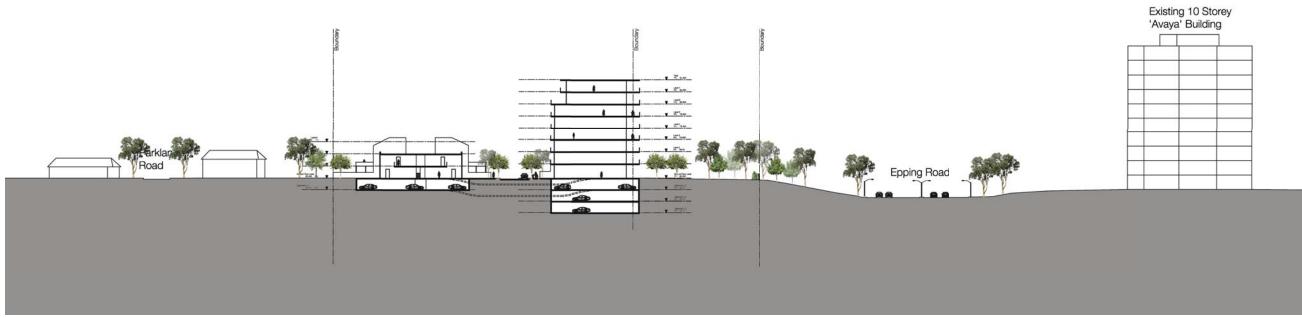
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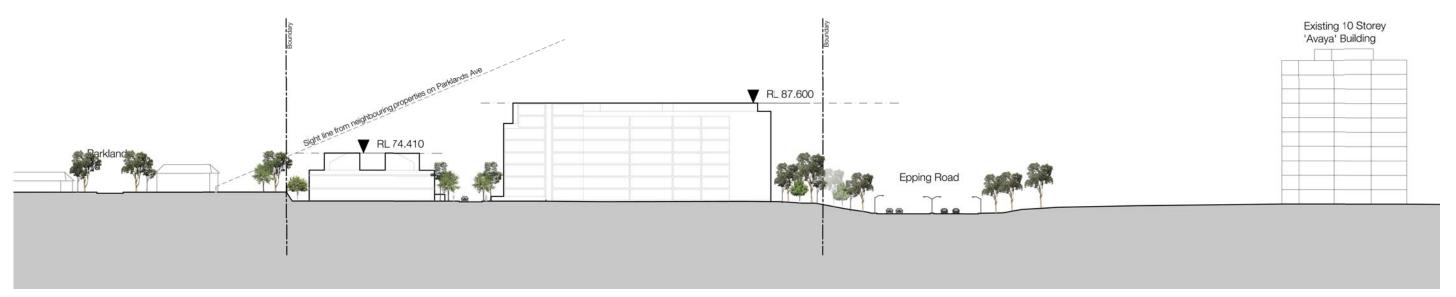
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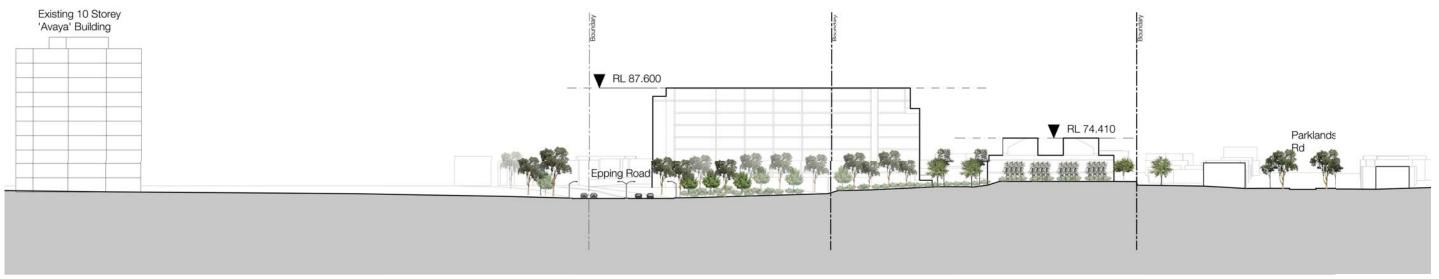
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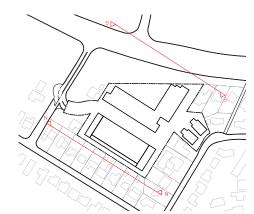
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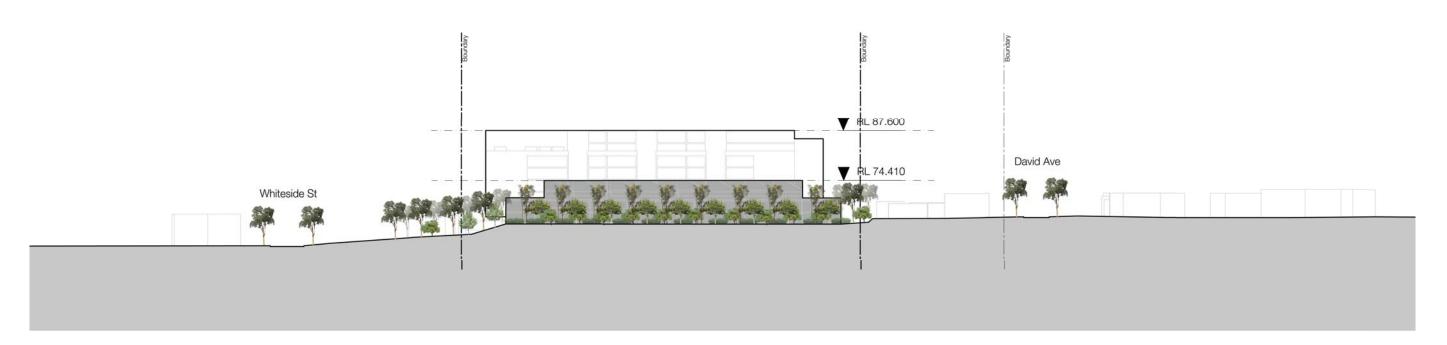
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South Elevation

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Level 14, 345 George Street,
Sydney

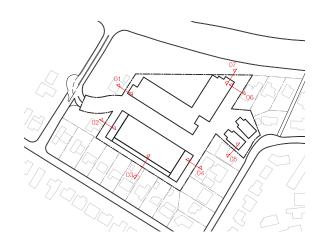
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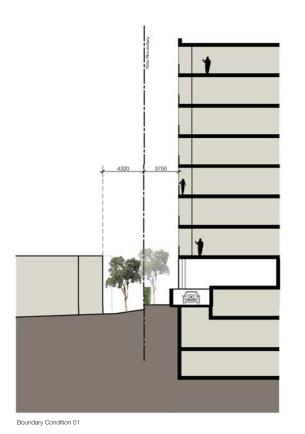
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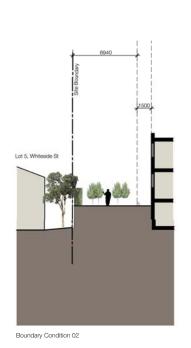
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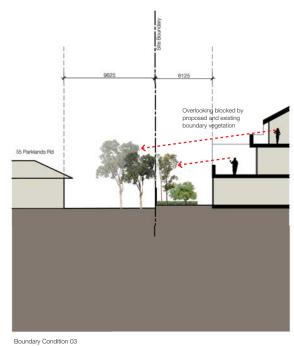
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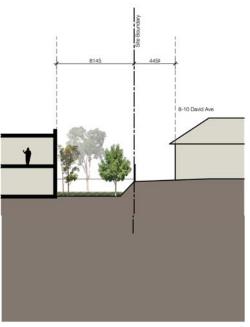












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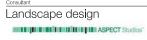
 
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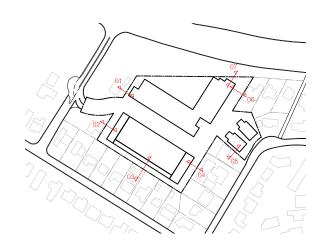
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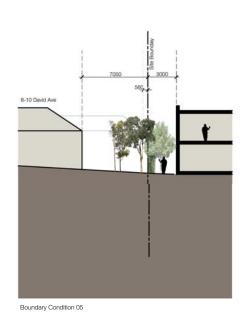
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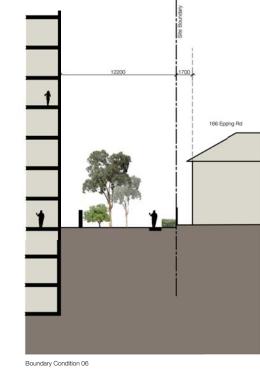
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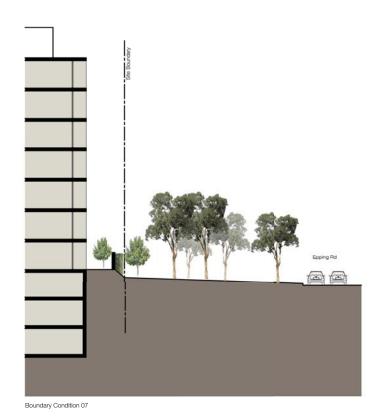












 
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Photomontage View 2. Looking West from Epping Road

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

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

 
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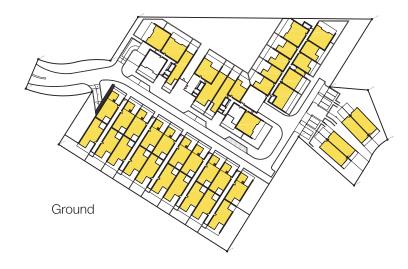
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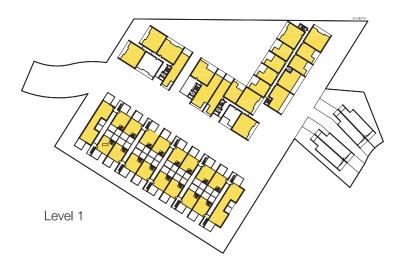
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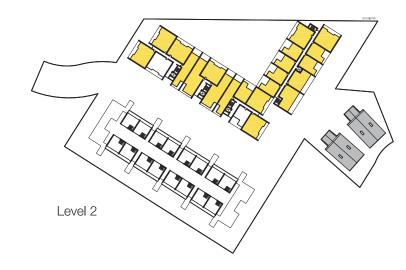
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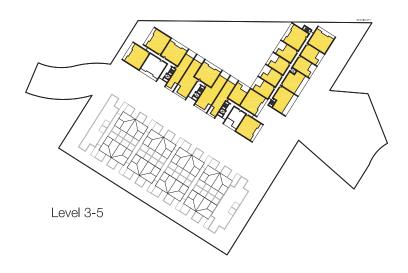


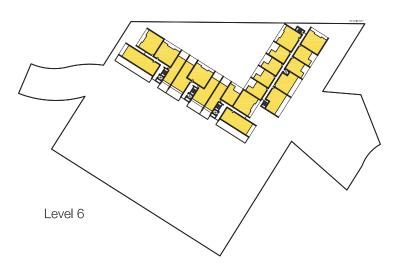


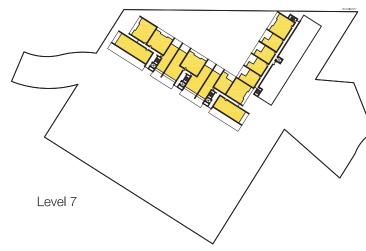












SEPP 65

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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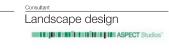
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Nominated Architects Artem Haddraw 715

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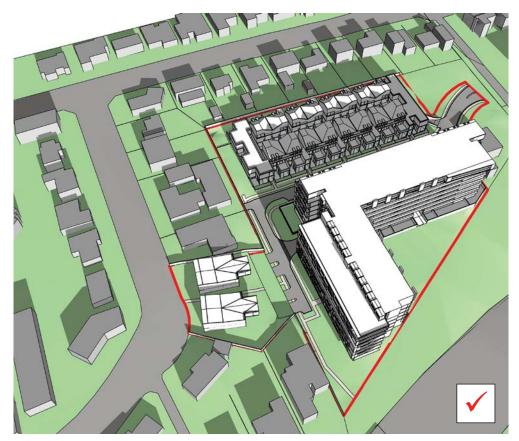
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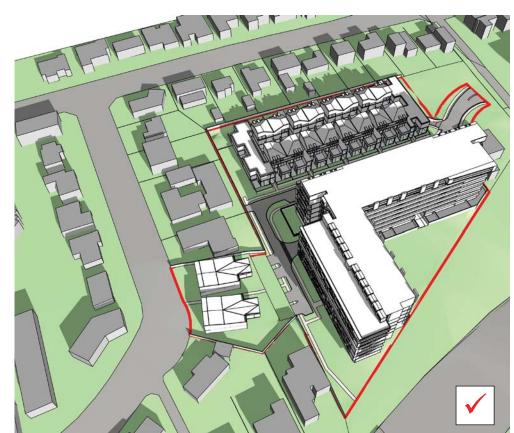
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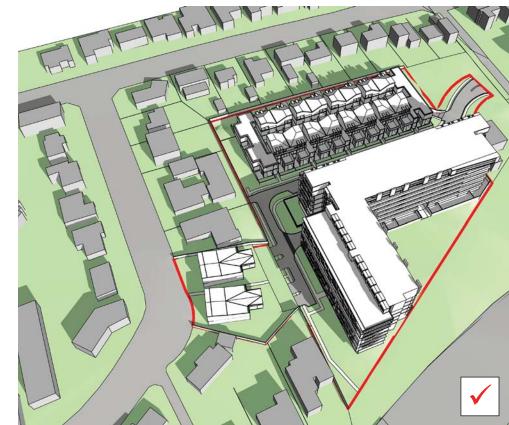




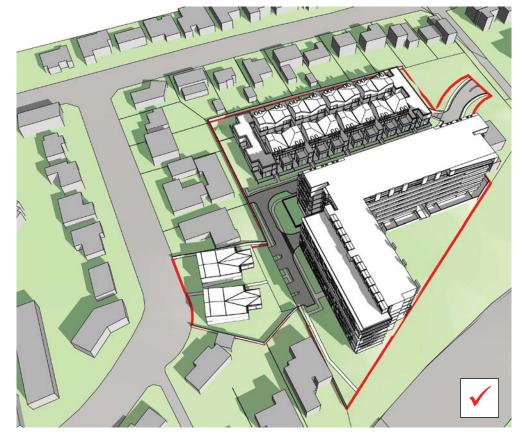




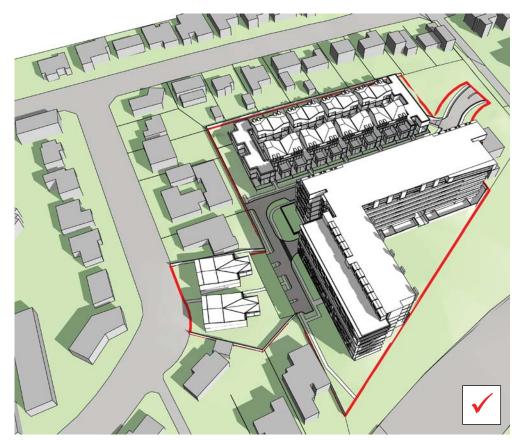
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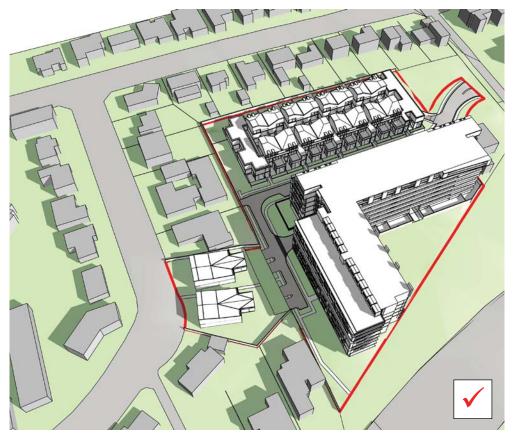
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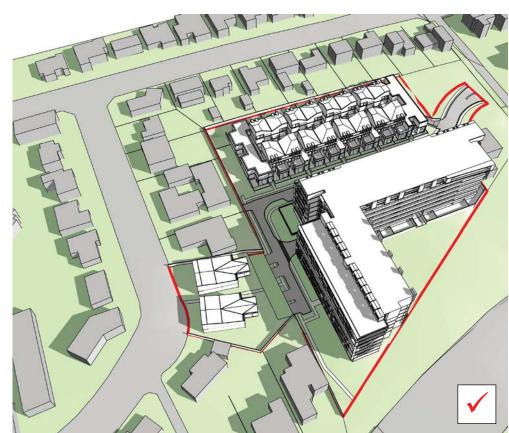
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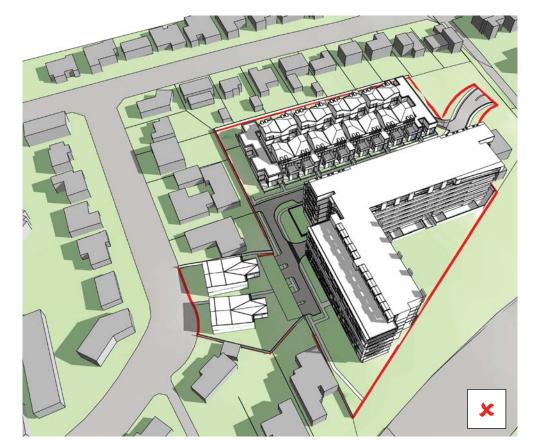




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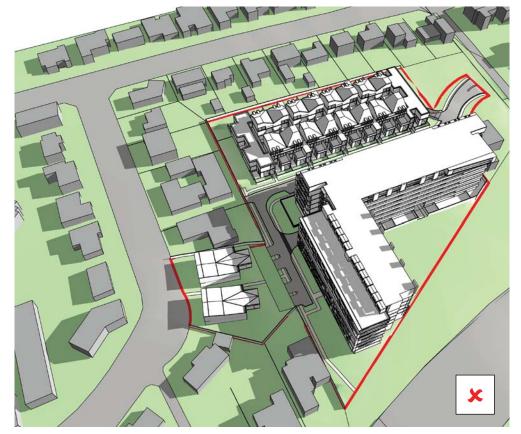
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On behalf of Whiteside Street,
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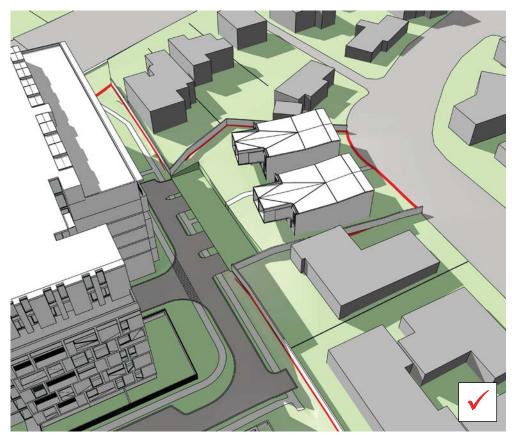






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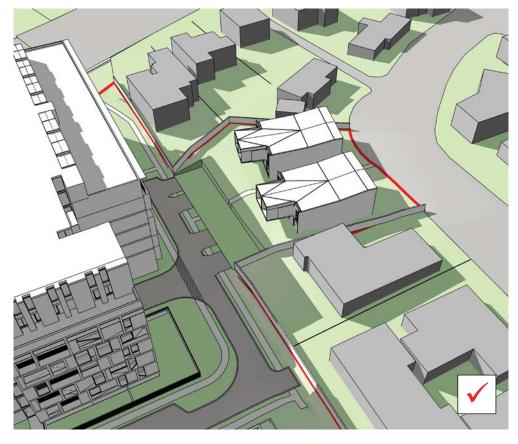
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David Ave, June 22nd

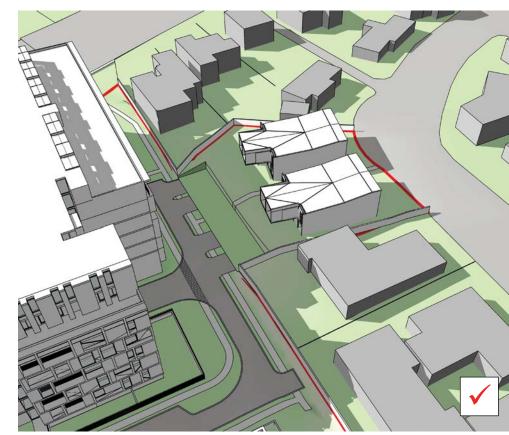
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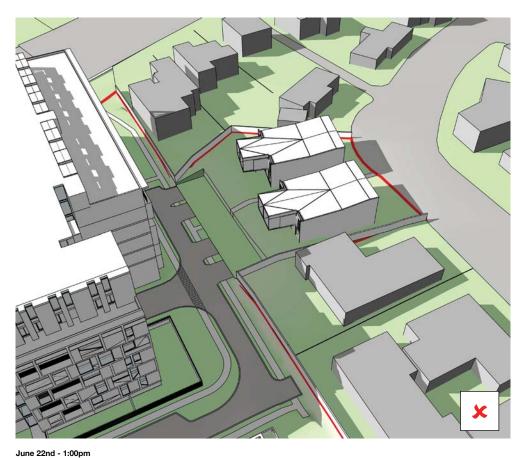






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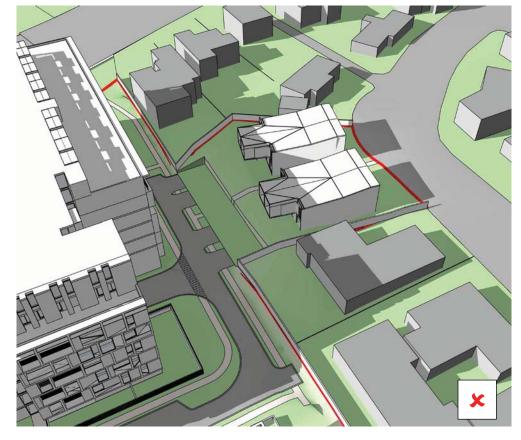
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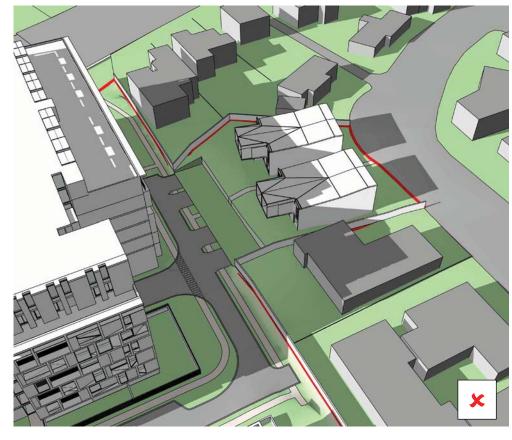
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Whiteside Street,
North Ryde
EGC Custodian Services
Drawling Name
Shadows Analysis 06
David Ave, June 22nd



### 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

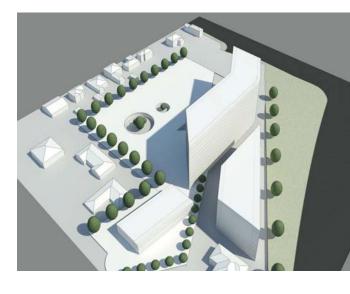
The initial concept was a mixed use development comprising a commercial building partly buried within the topography of the site and a residential building fronting busy Epping Road. The roof of the buried commercial building was to be landscaped as open space and there were circular cut outs in the floor plate to ensure that light and ventilation was provided to the spaces

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



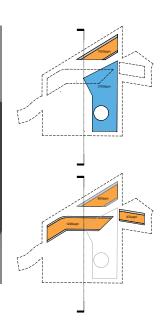
# Option 3

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 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



# Option 5

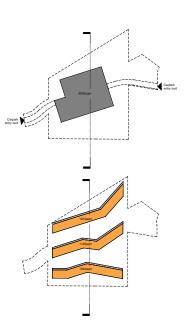
Option 5 retained the mass on Epping Rd to provide an acoustic buffer to the suburban fabric to the south, and to reduce the overshadowing to the surrounding properties. The main massing was split into two main buildings, both with single loaded, flow-through apartment typologies for maximum sunlight and ventilation. Further to this, a lower scale building was developed to the south of the site as an intermediany 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 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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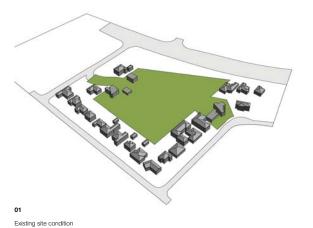


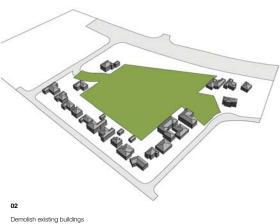
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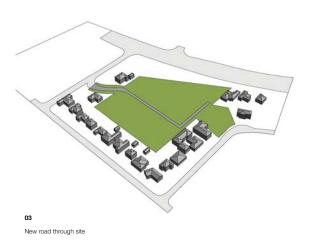
# Option development analysis

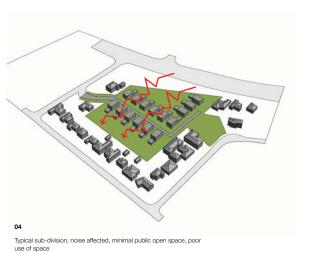
The following sequence of images depicts the design process undertaken in developing up the preferred option; Option 5.
This option addresses the scale and speed of Epping Road by locating the largest building form along this northern edge. Two smaller buildings are then located to the east and south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

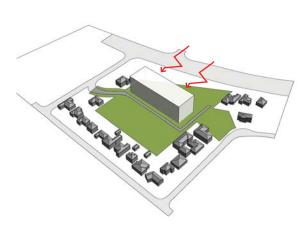
The singular building to Epping Road helps by acting as an acoustic barrier while the buildings south eastern corner was reduced in scale to ensure that the required 3 hours of direct sunlight access to adjoining neighbours was achieved. The two smaller buildings are located with adequate separation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

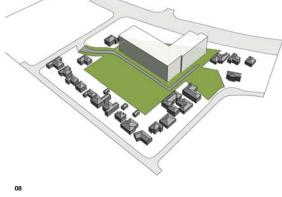


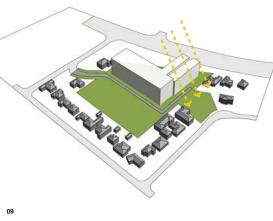


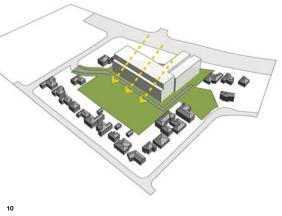






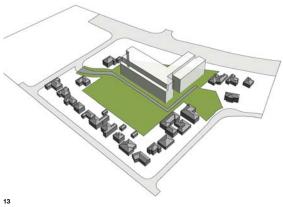


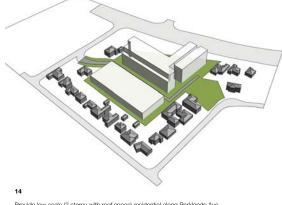


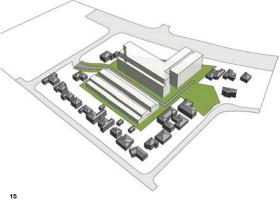


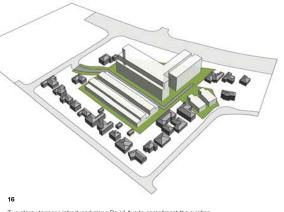
Return mass to Epping rd providing additional 'barrier' protection to southern residential properties.

Modify heights to allow maximum sunlight penetration to as many units as possible, and adjacent properties.









Articulate open 'ends' of the massing

Provide low scale (2 storey with roof space) residential along Parklands Ave boundary, improving the development's relationship to the surrounding scale, texture.

Two storey terraces introduced along David Ave to compliment the existing character and scale of neighbouring properties.

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Option 5

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