

SJB Architects

4694 - EGC Custodian Services
Whiteside Street, North Ryde

Preferred Project Report

SJB Architects
Level 2, 490 Crown Street
Surry Hills NSW
2010 Australia
T 02 9380 9911
F 02 9380 9922

Project Number: 4694
Date: 02.04.2012
Client: EGC Custodian Services

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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

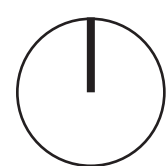


4. Nearby Optus building

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00	10.05.11	Preliminary Consultant Issue	ML	AH
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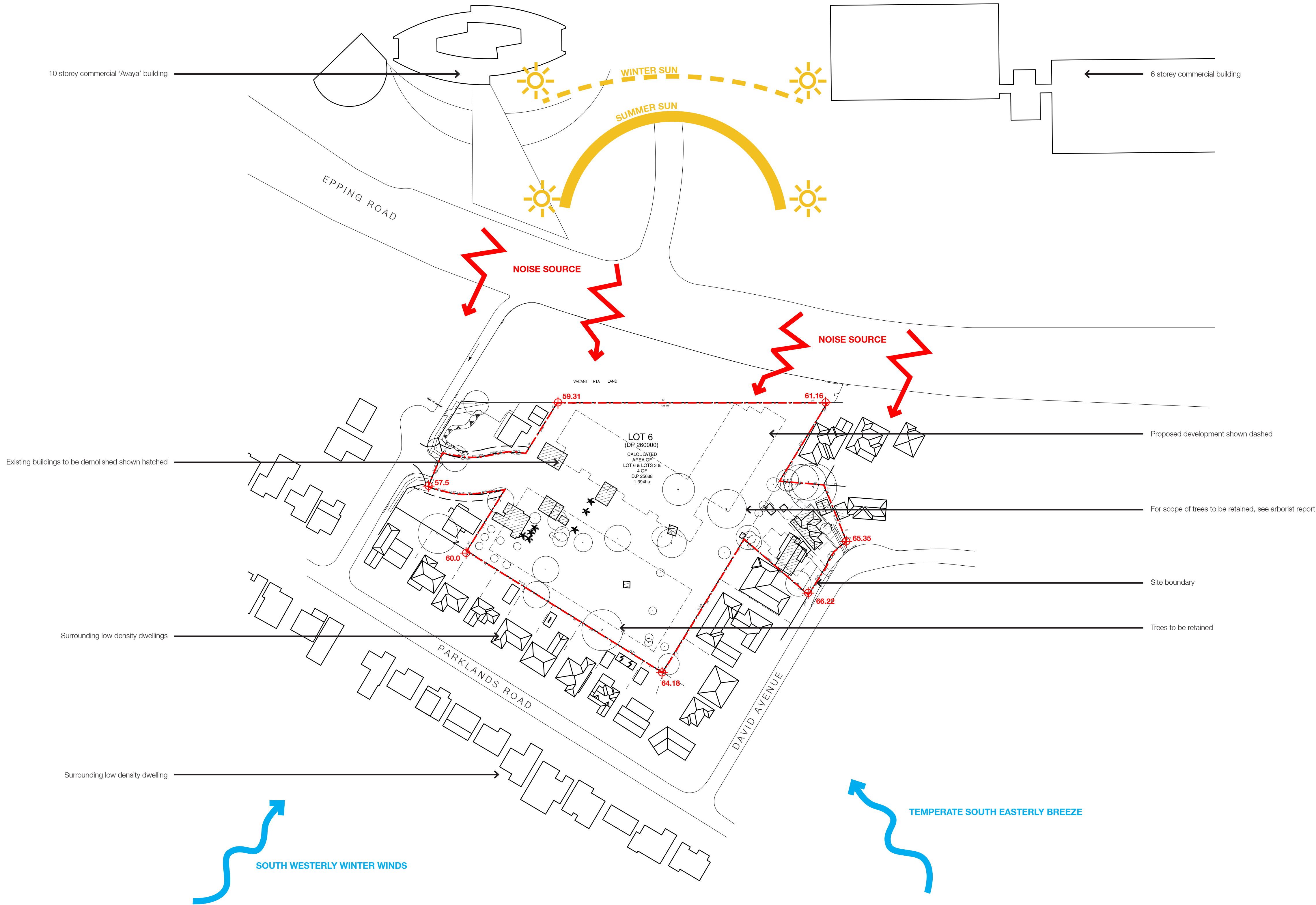
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Project
**Whiteside Street,
North Ryde
EGC Custodian Services**
Drawing Name
Plans
Locality Plan

Date	Scale	Sheet Size
02.04.2012	1:400	@ A1
Reg No.	Drawn	Chk.
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Job No.	Drawing No.	Revision
4694	DA-02	04

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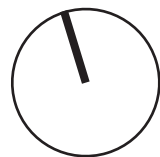




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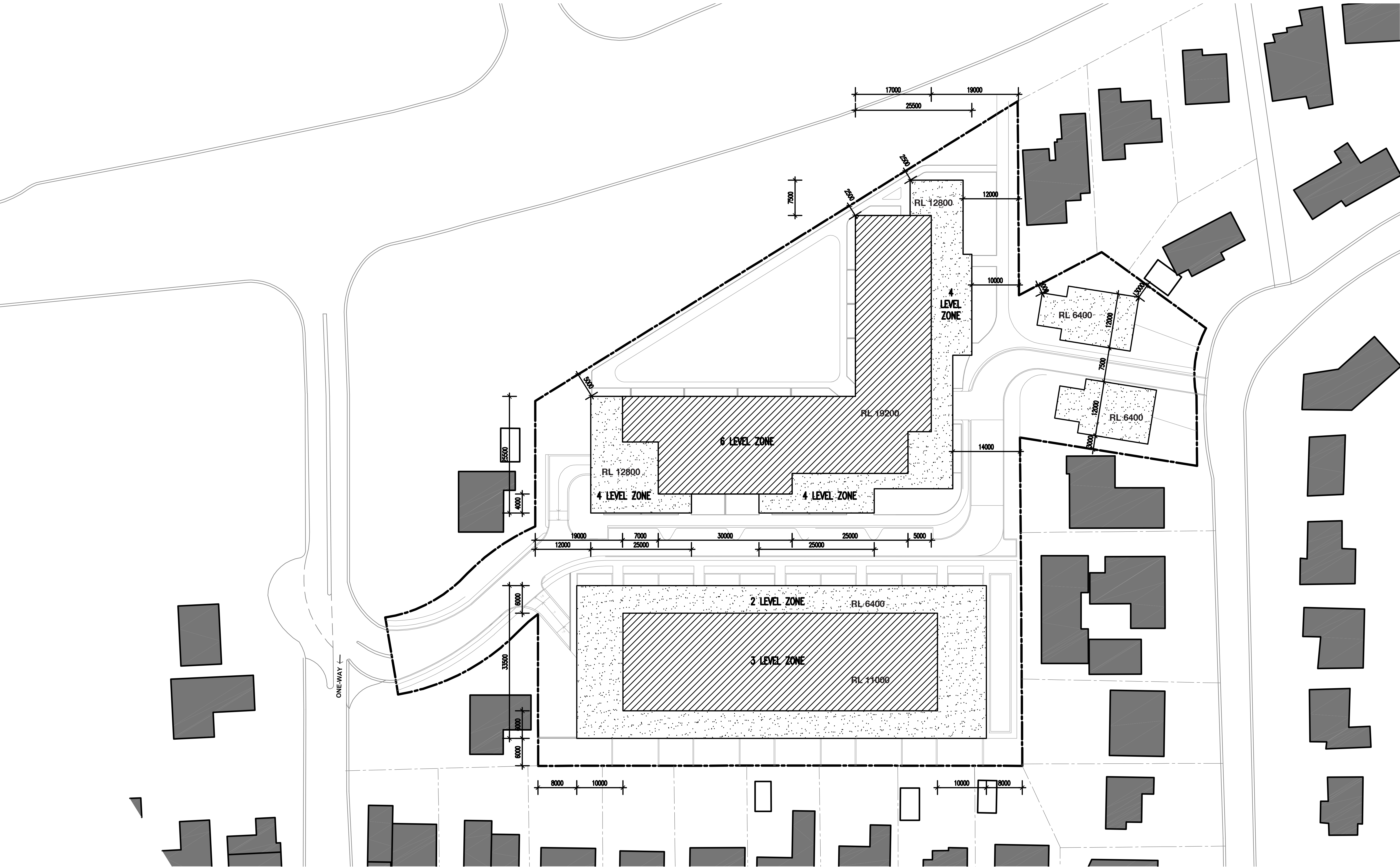
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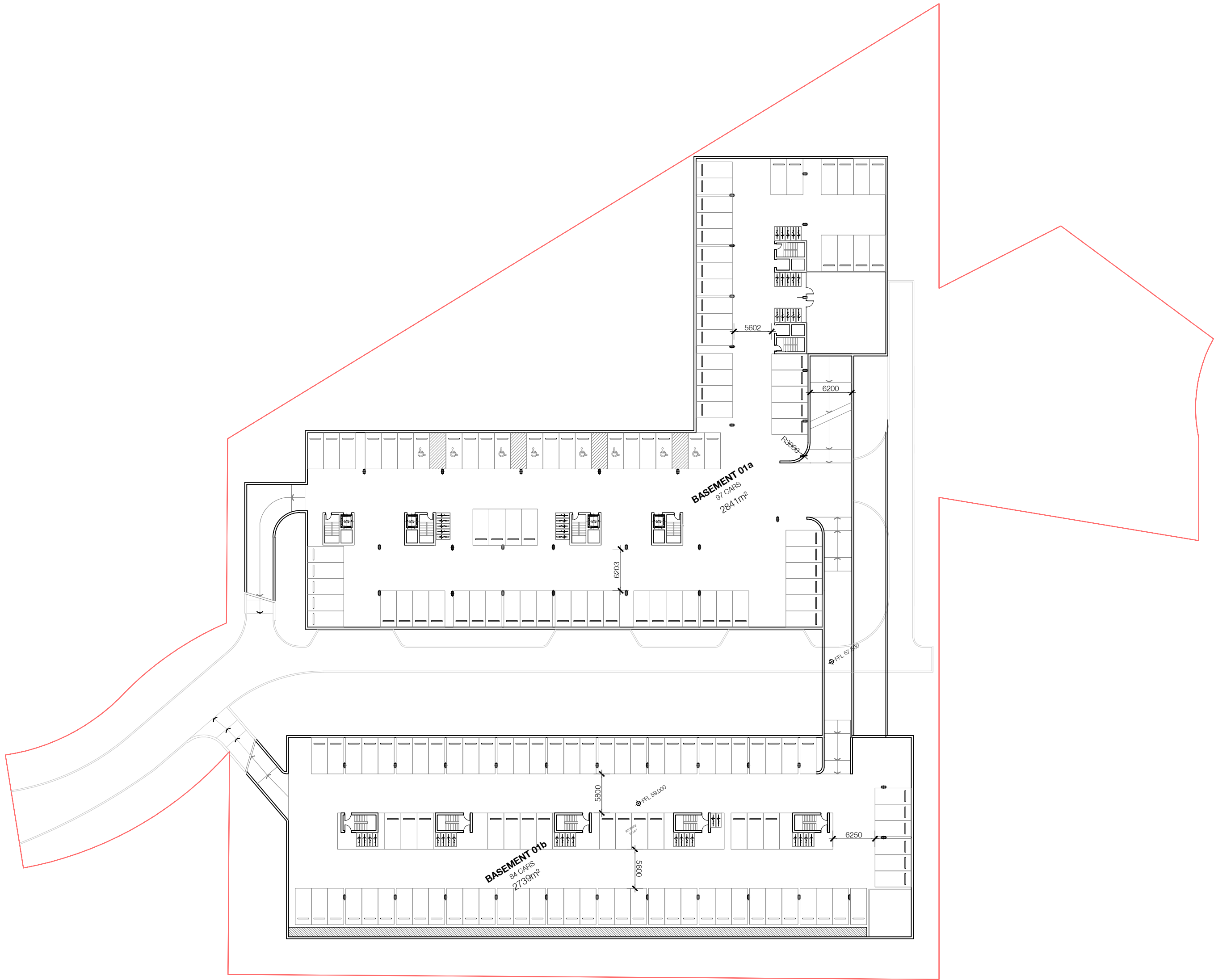
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North Ryde
EGC Custodian Services**
Drawing Name
**Plans
Site Analysis**

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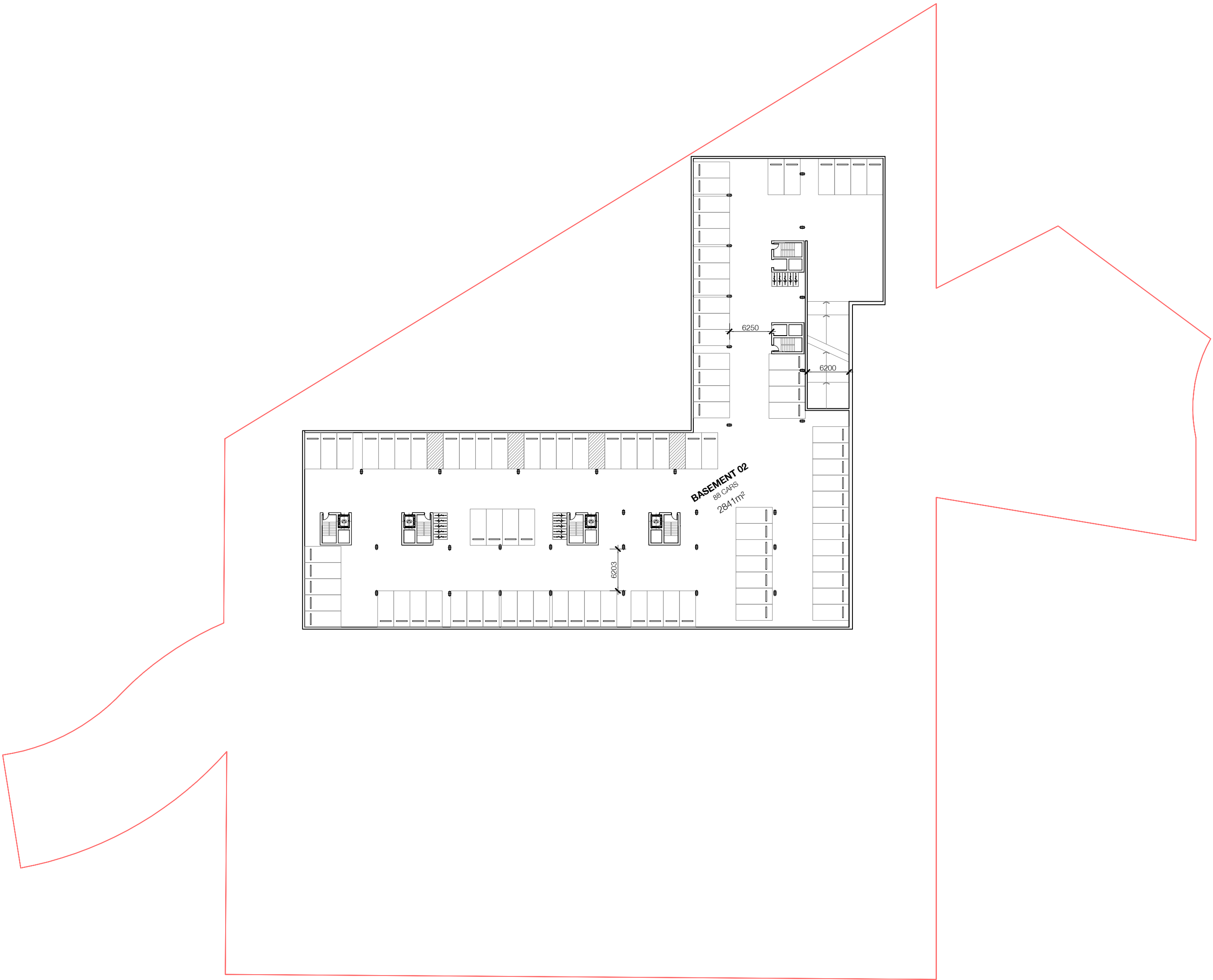
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Basement Level 1

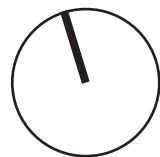


Basement Level 2

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Project
**Whiteside Street,
North Ryde
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Drawing Name
Plan
Basement Levels

Date	Scale	Sheet Size
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Project

Whiteside Street,
North Ryde
EGC Custodian Services

Drawing Name

Plan

Ground Floor

Date	Scale	Sheet Size
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Project

Whiteside Street,
North Ryde
EGC Custodian Services

Drawing Name

Plan

First Floor

Date	Scale	Sheet Size
02.04.2012	NTS	@ A1
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Project
Whiteside Street, North Ryde EGC Custodian Services
Drawing Name
Plan
Second Floor

Date	Scale	Sheet Size
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Project
**Whiteside Street,
North Ryde
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Drawing Name
Plan
Third Floor

Date	Scale	Sheet Size
02.04.2012	NTS	@ A1
Rev. No.	Drawn	Chk.
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Job No.	Drawing No.	Revision
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Project

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

Drawing Name
Plan

Fourth & Fifth Floor

Date	Scale	Sheet Size
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Reg. No.	Drawn	Chk.
	JA	AH
Job No.	Drawing No.	Revision
4694	DA-10	04

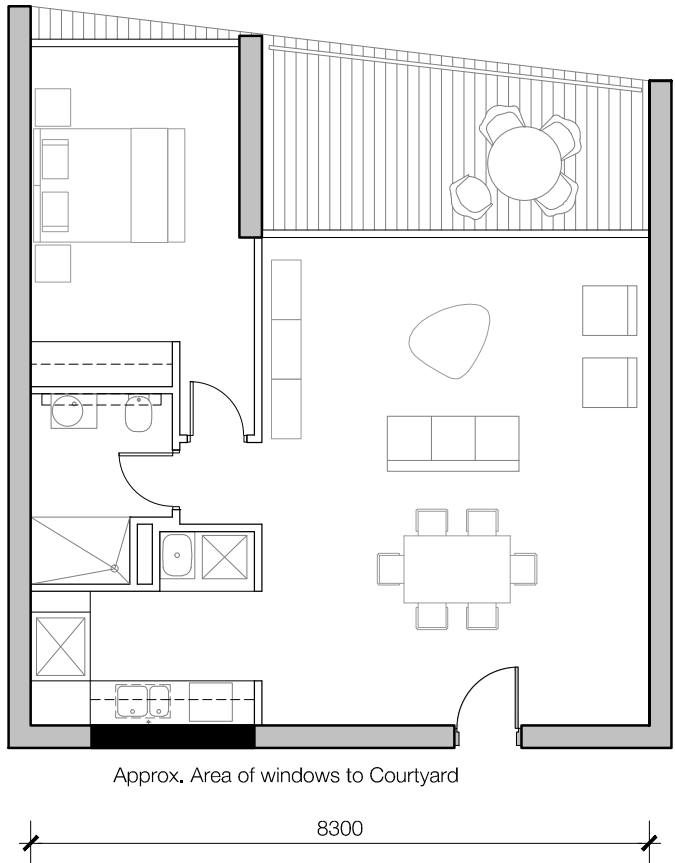
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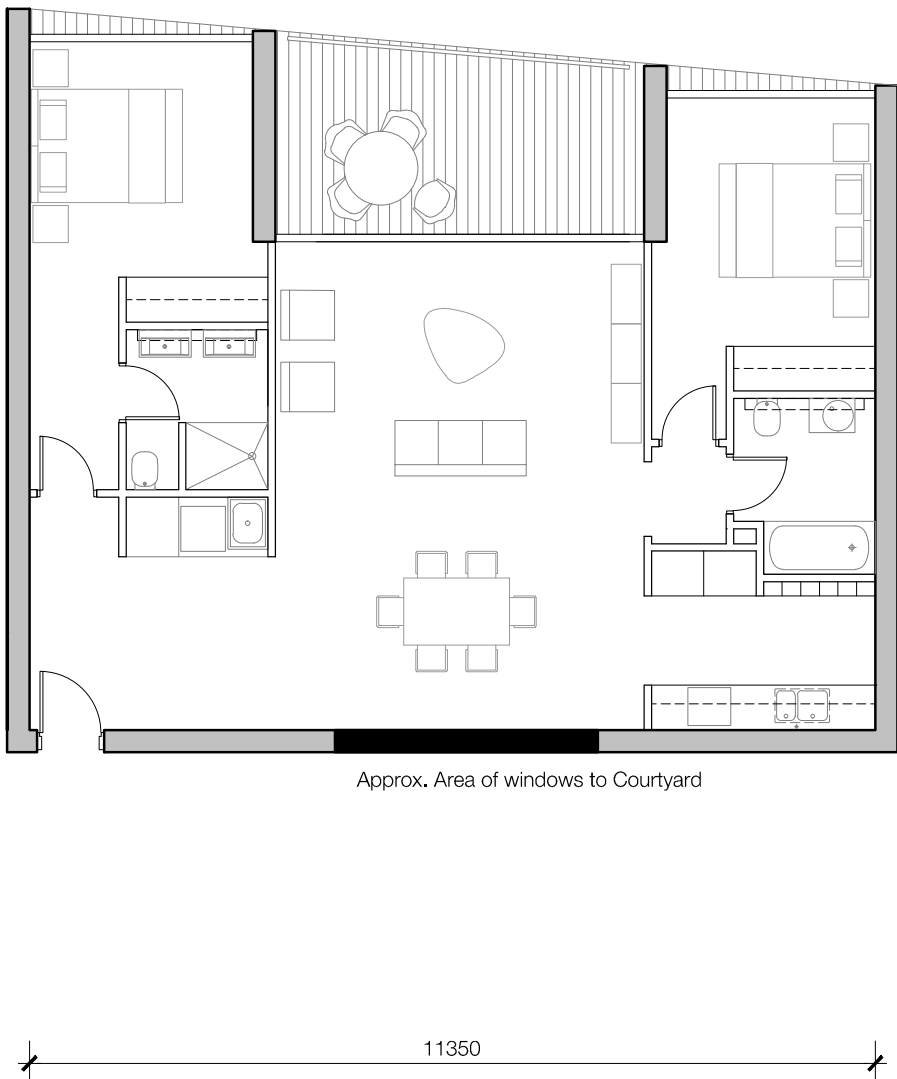
Typical 1 Bed

Single Storey
61.5m²



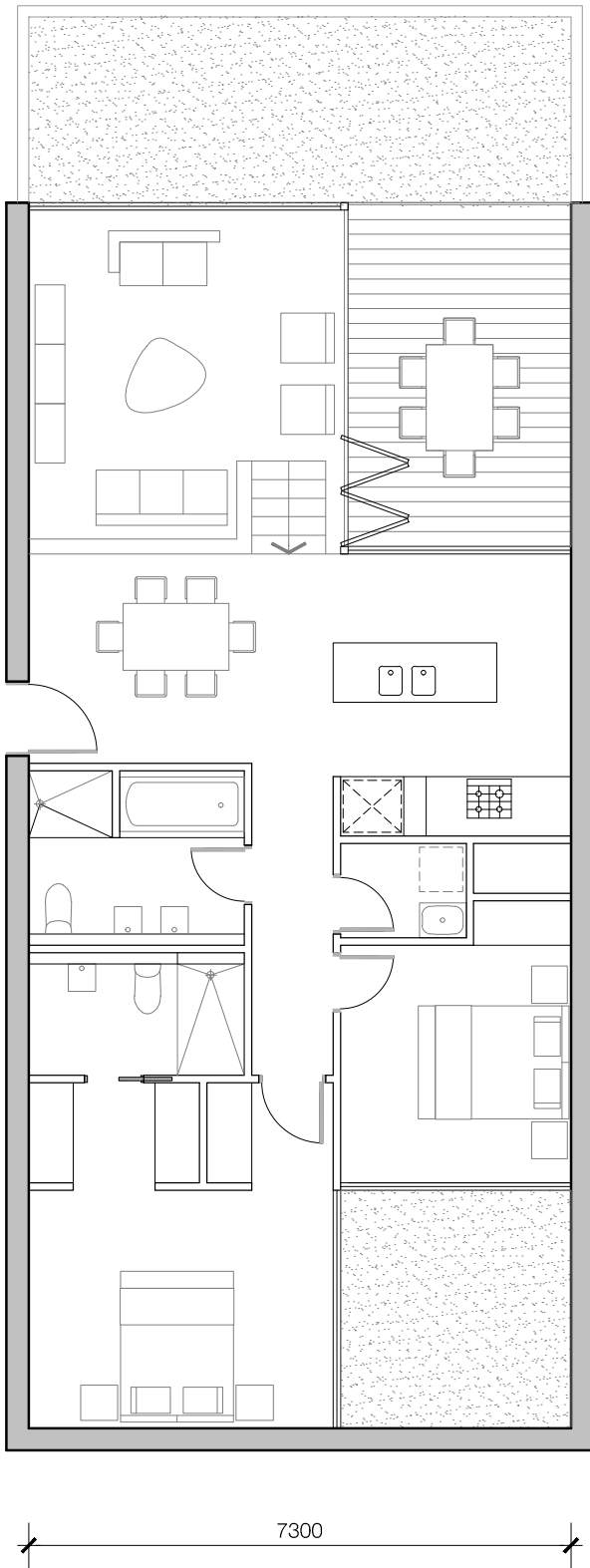
Typical 2 Bed

Single Storey
87.8m²



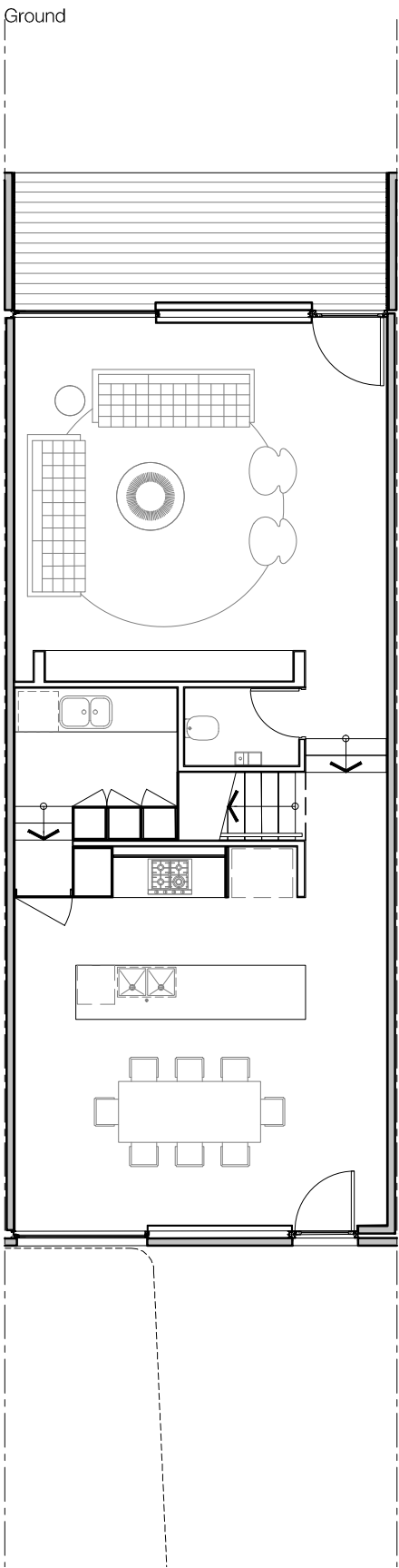
Typical 3 Bed - Courtyard

Single Storey
94.8m²



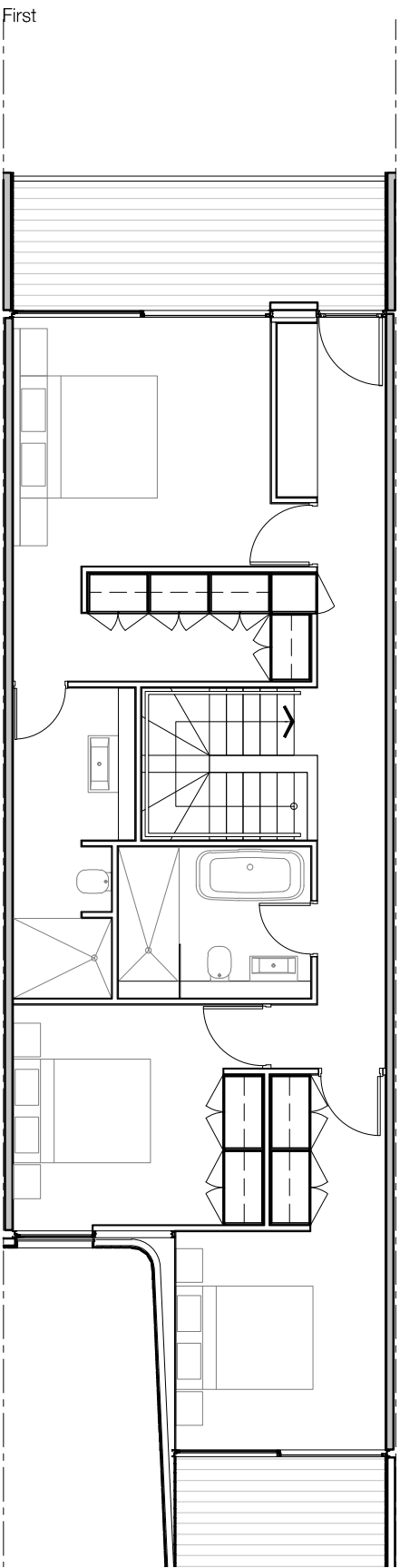
Typical 3 Bed - Terrace

2 Storey
74.2m²



Typical 3 Bed - Terrace

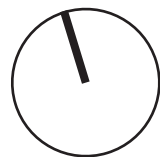
2 Storey
84.5m²



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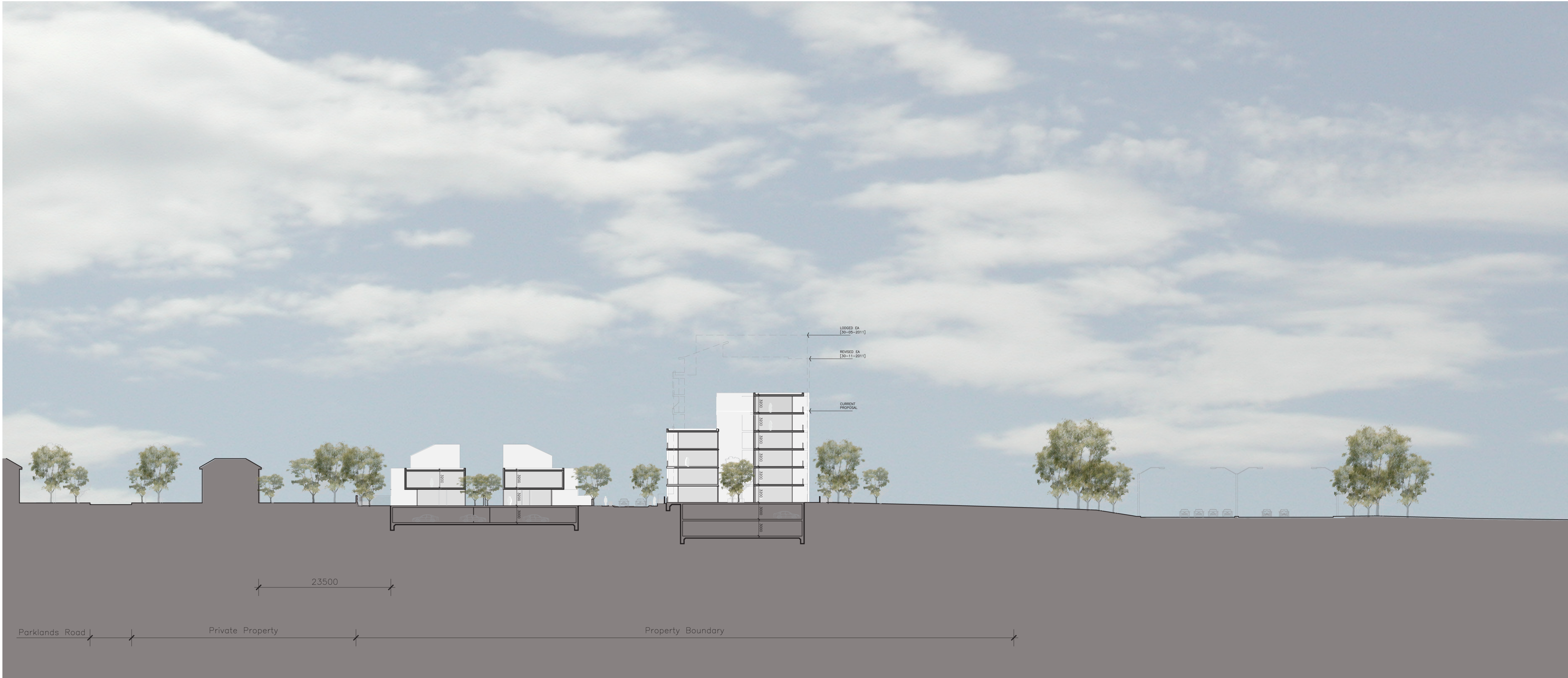
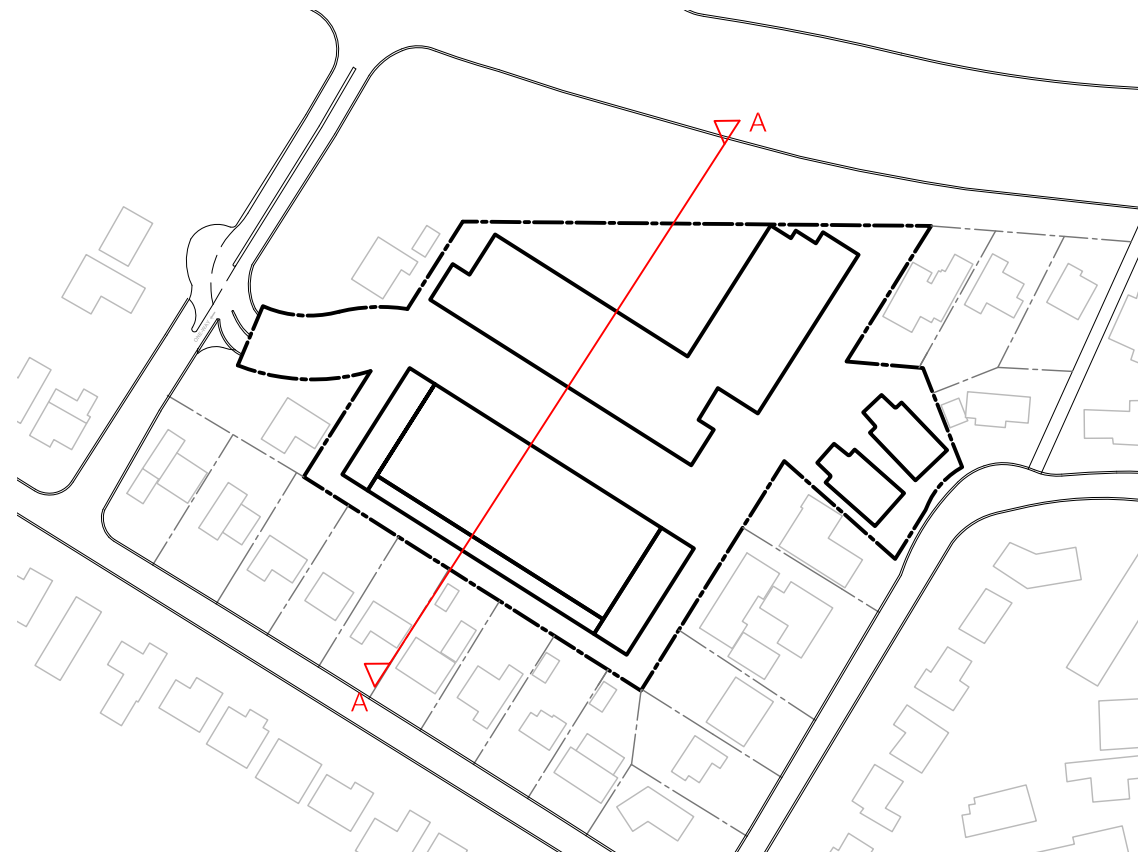
Client
On behalf of
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Level 14, 345 George Street,
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Project
**Whiteside Street,
North Ryde
EGC Custodian Services**
Drawing Name
Plan
Typical Apartment Plans

Date	Scale	Sheet Size
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Section A

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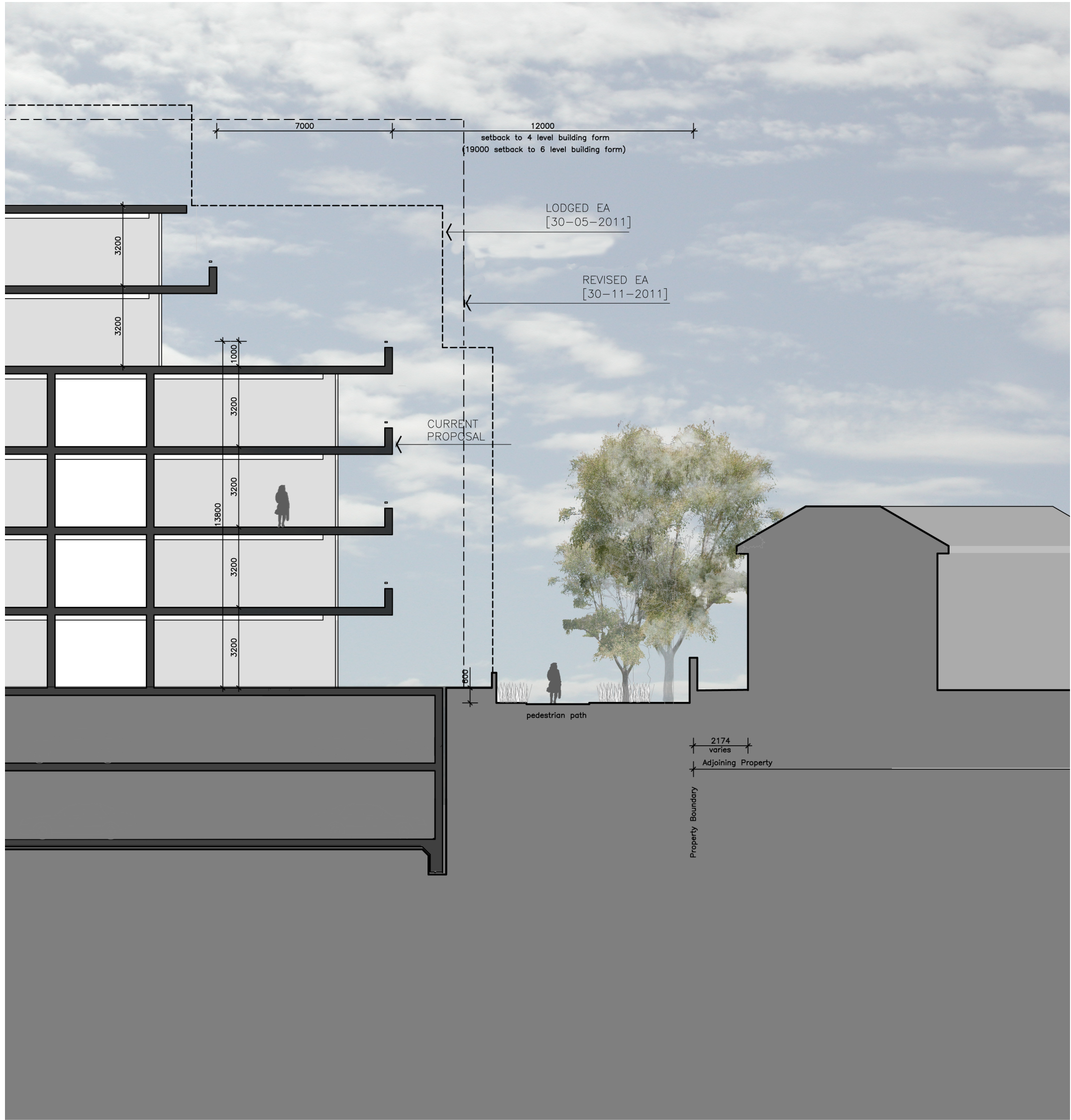
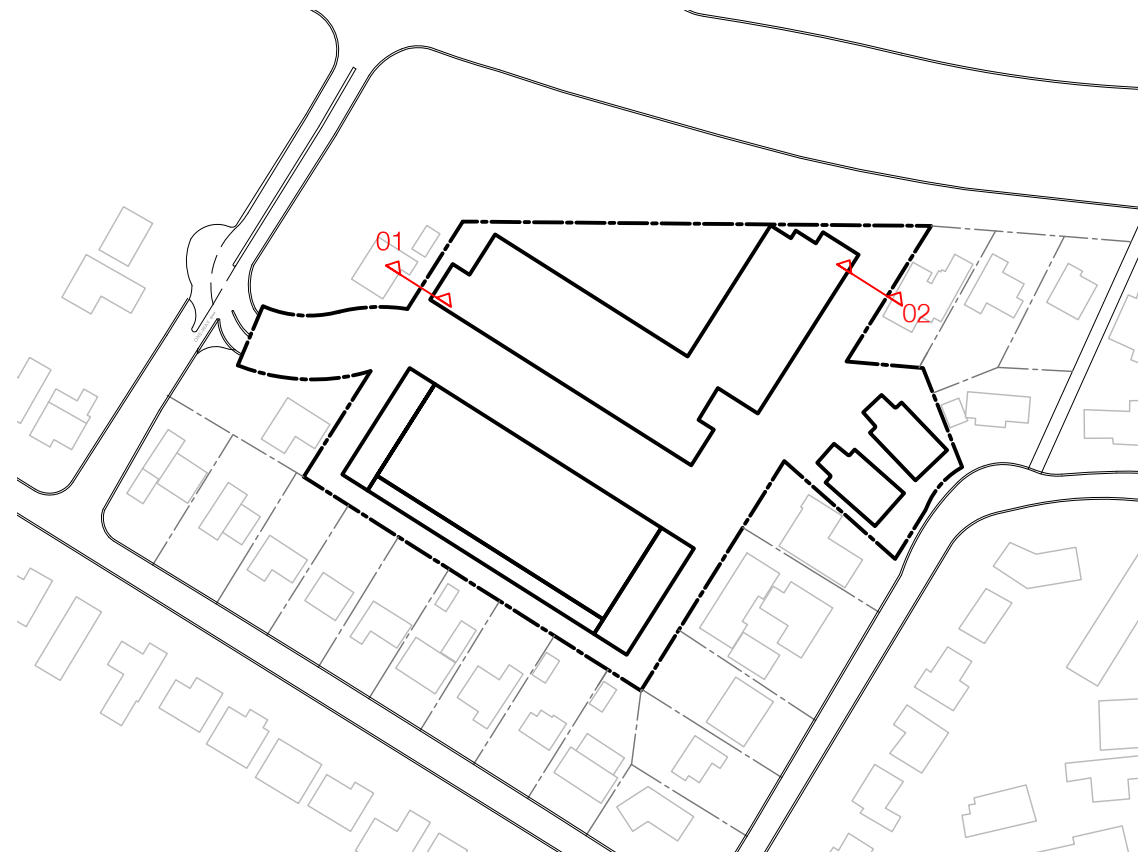
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Project
**Whiteside Street,
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EGC Custodian Services**
Drawing Name
**Section
Section A**

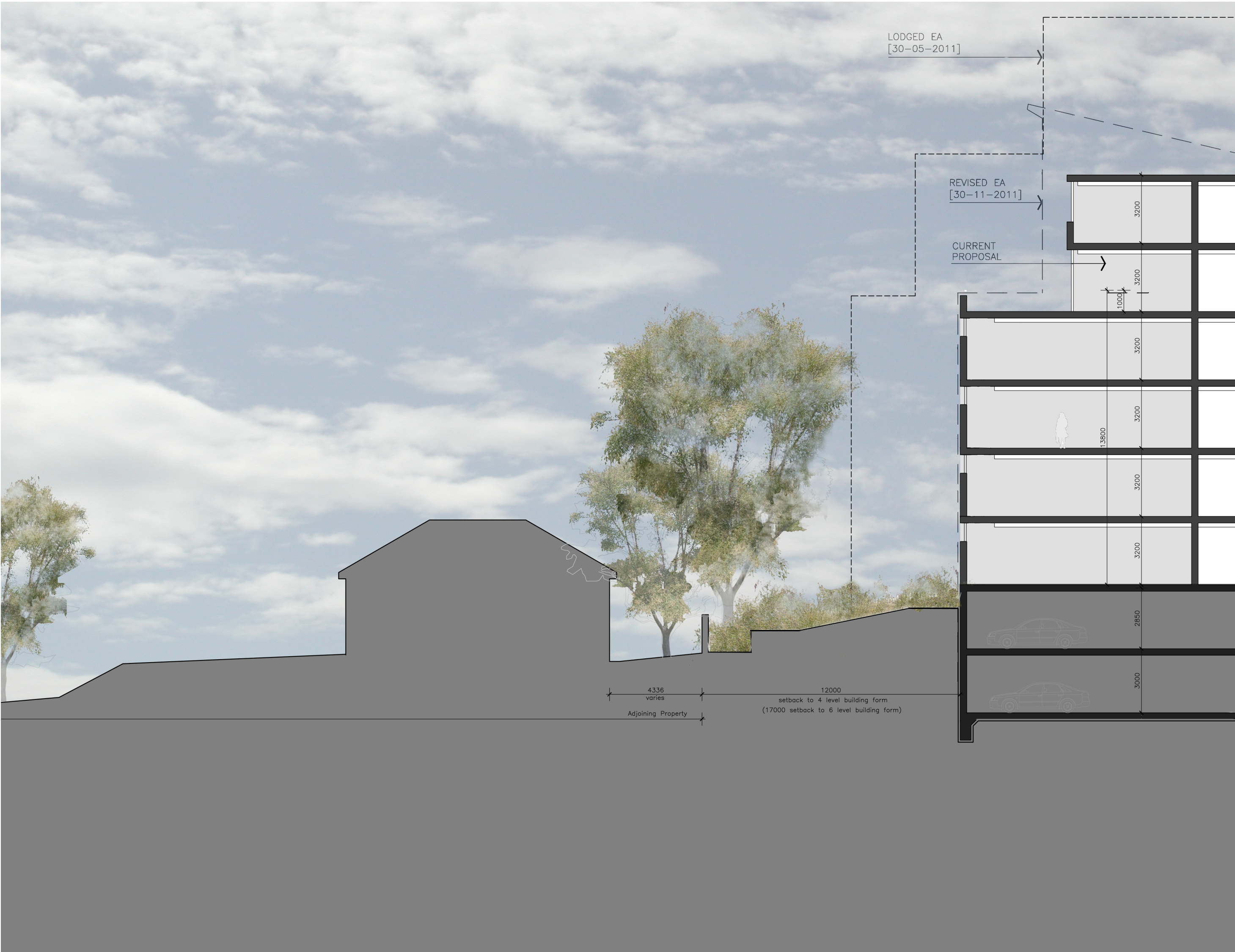
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North East Boundary Condition



North West Boundary Condition

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Drawing Name
Sections
Boundary Conditions 5-7

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Reg No.	Drawn	Chk.
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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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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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Photomontage View 1. Looking at articulated north eastern facade of Building A



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

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

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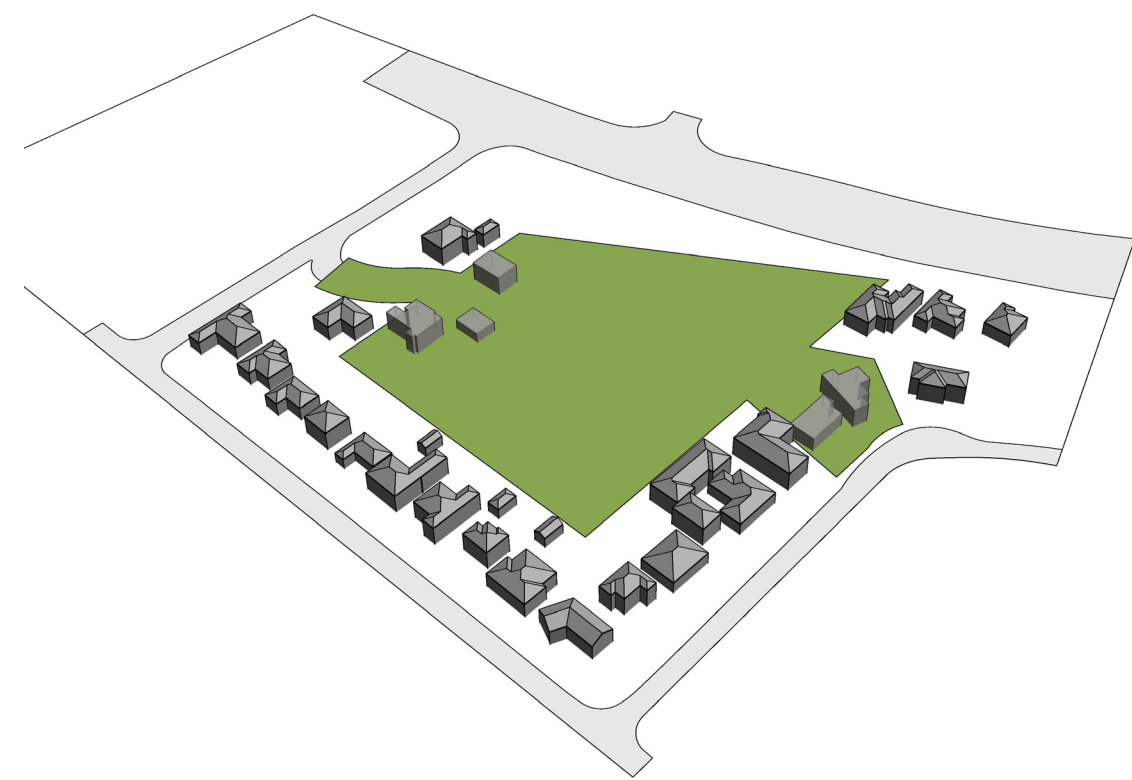
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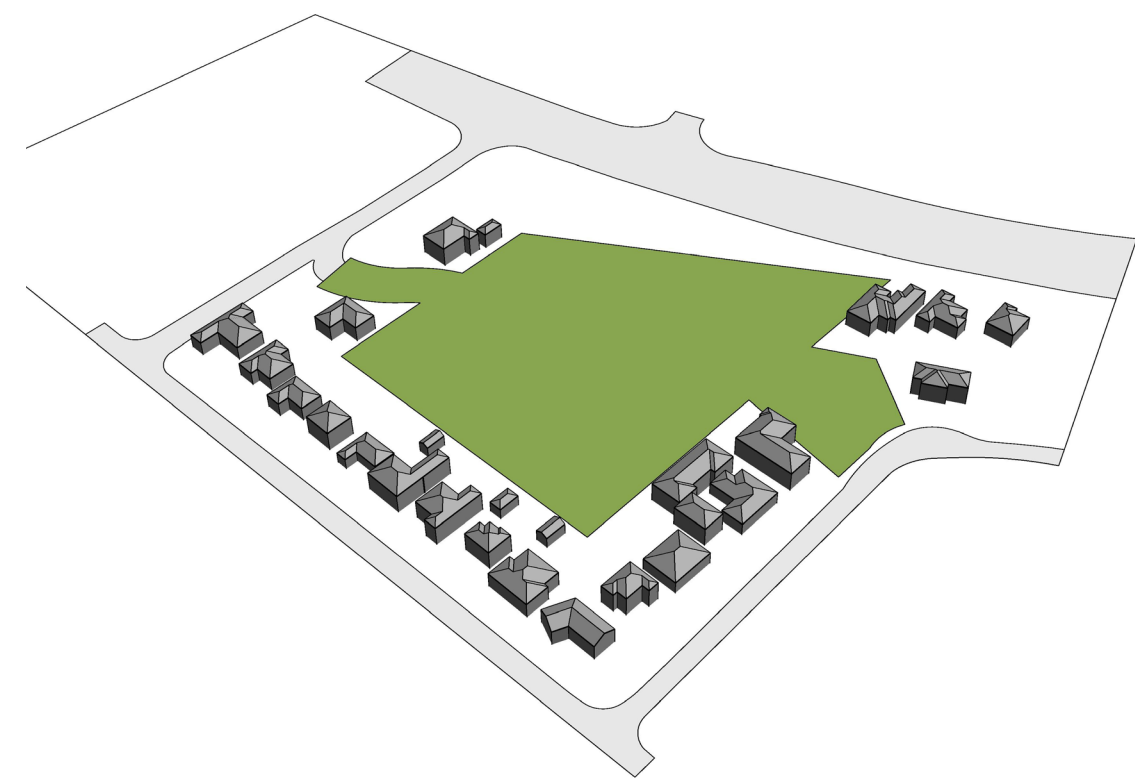
Option development analysis

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 dwellings.

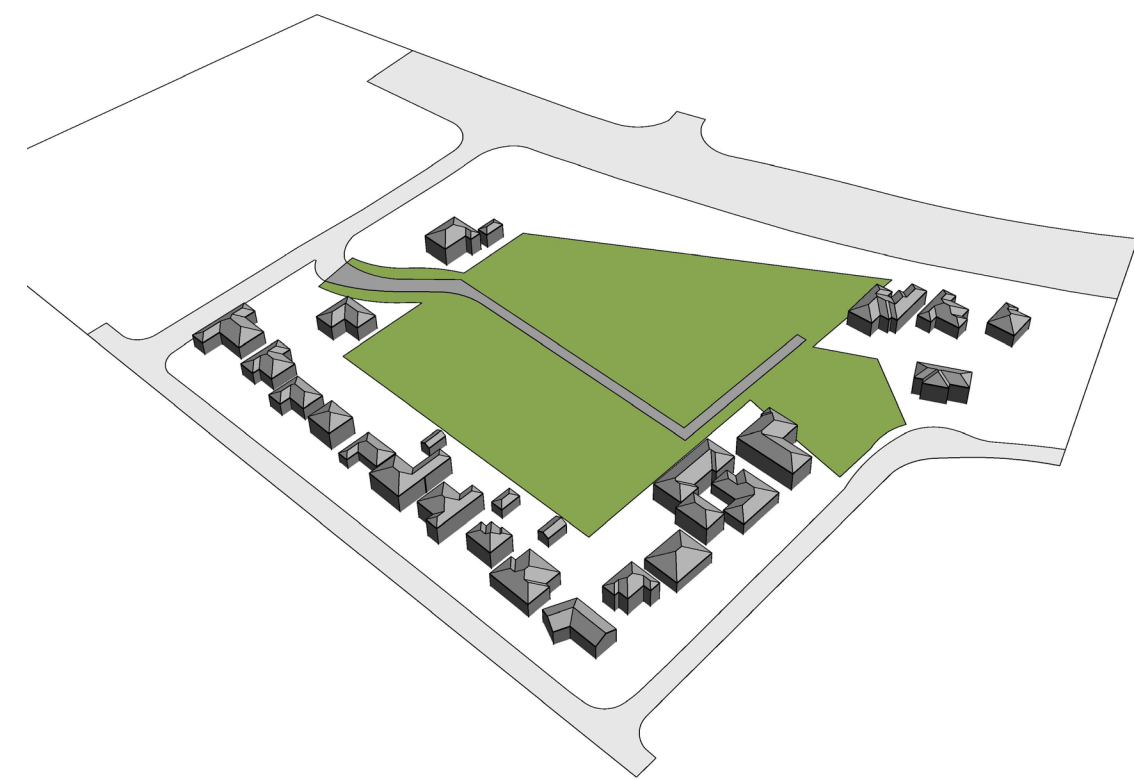
The singular building to Epping Road helps by acting as an acoustic barrier while the buildings south eastern corner was reduced in scale to ensure that the required 3 hours of direct sunlight access to adjoining neighbours was achieved.
The two smaller buildings are located with adequate separation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



01
Existing site condition



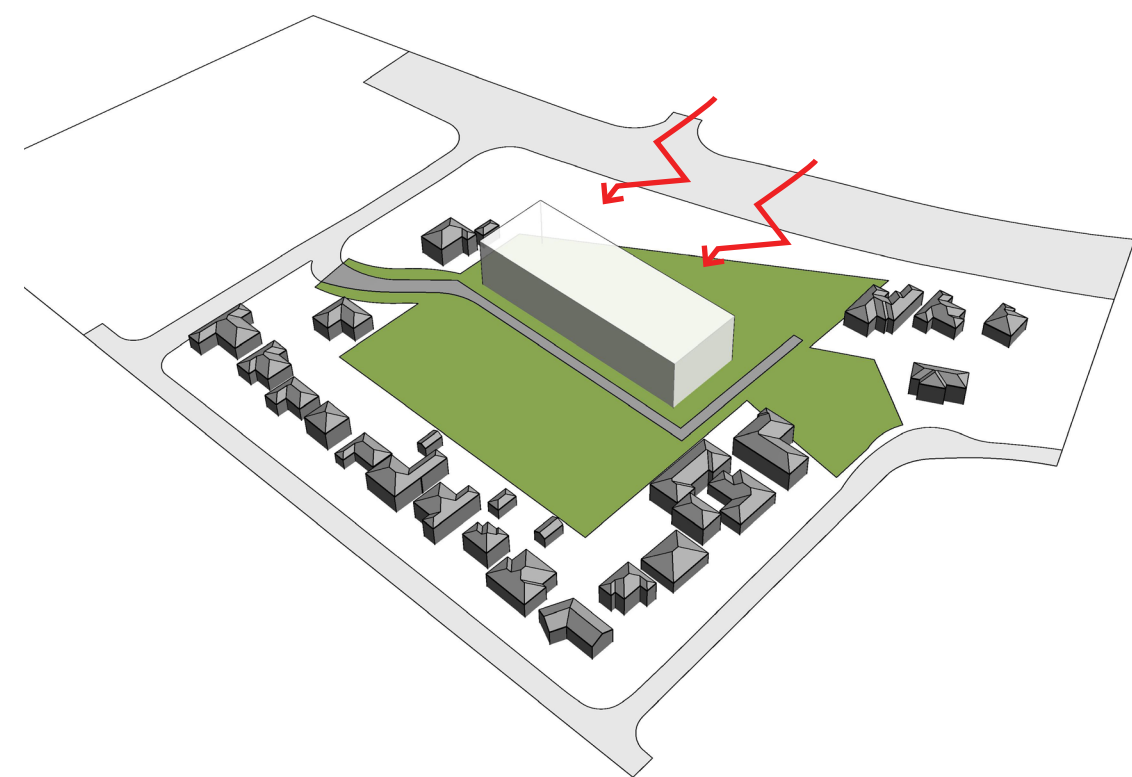
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Demolish existing buildings



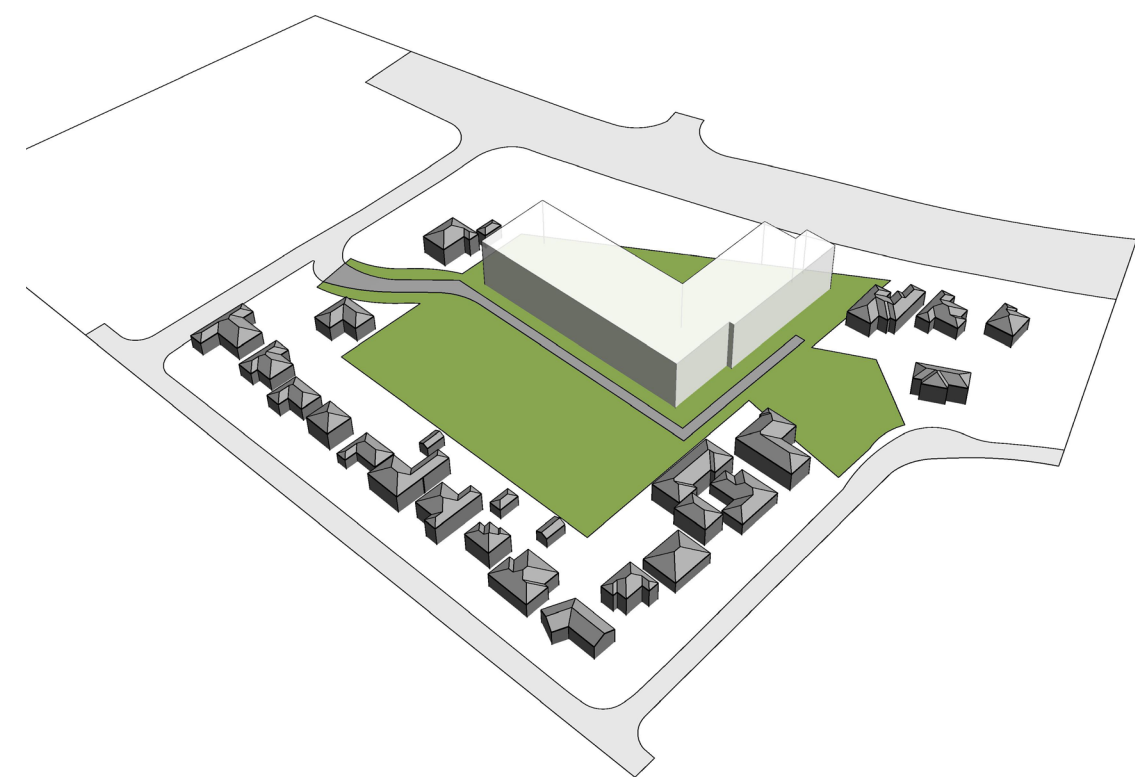
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New road through site



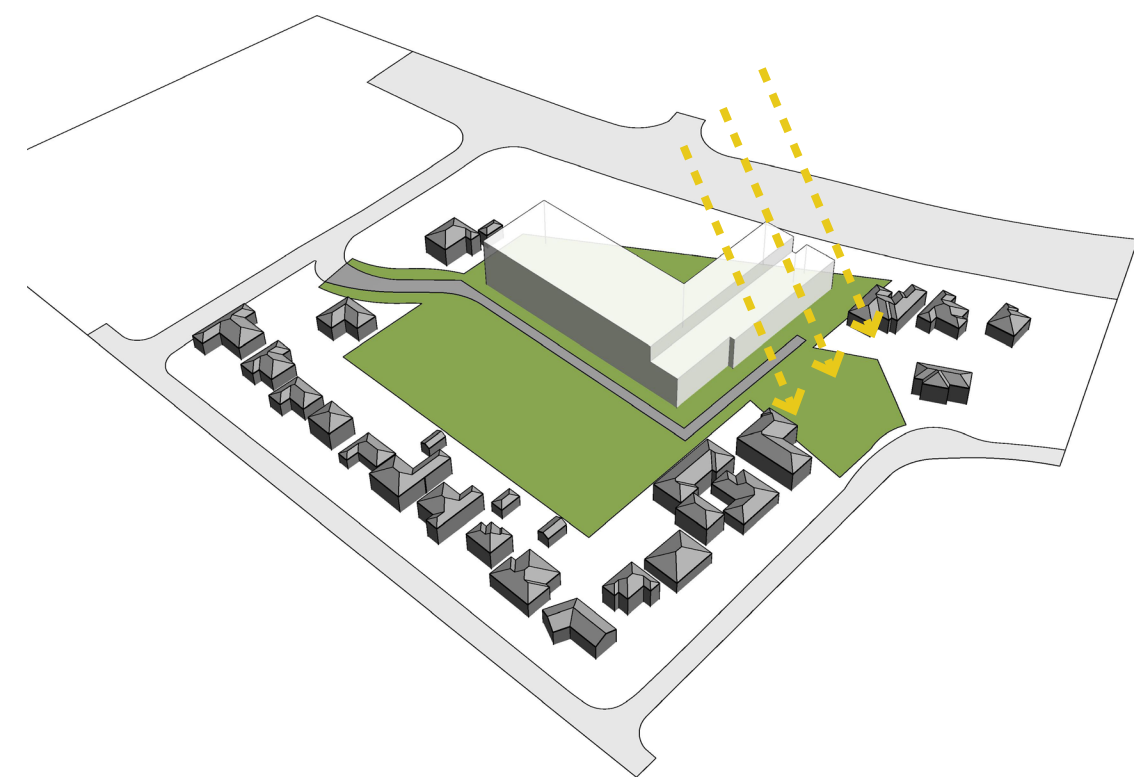
04
Typical sub-division, noise affected, minimal public open space, poor use of space



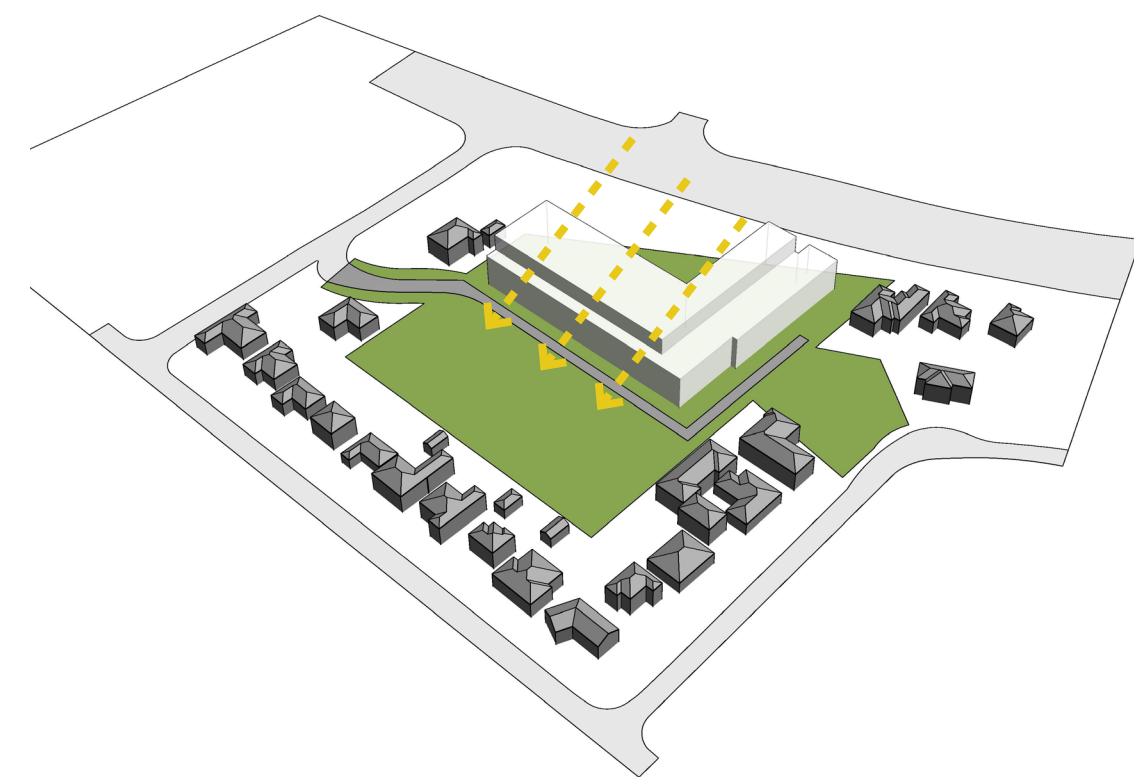
07
Mass placed along Epping road edge - creates an acoustic barrier from Epping Rd, provides for large open space on site



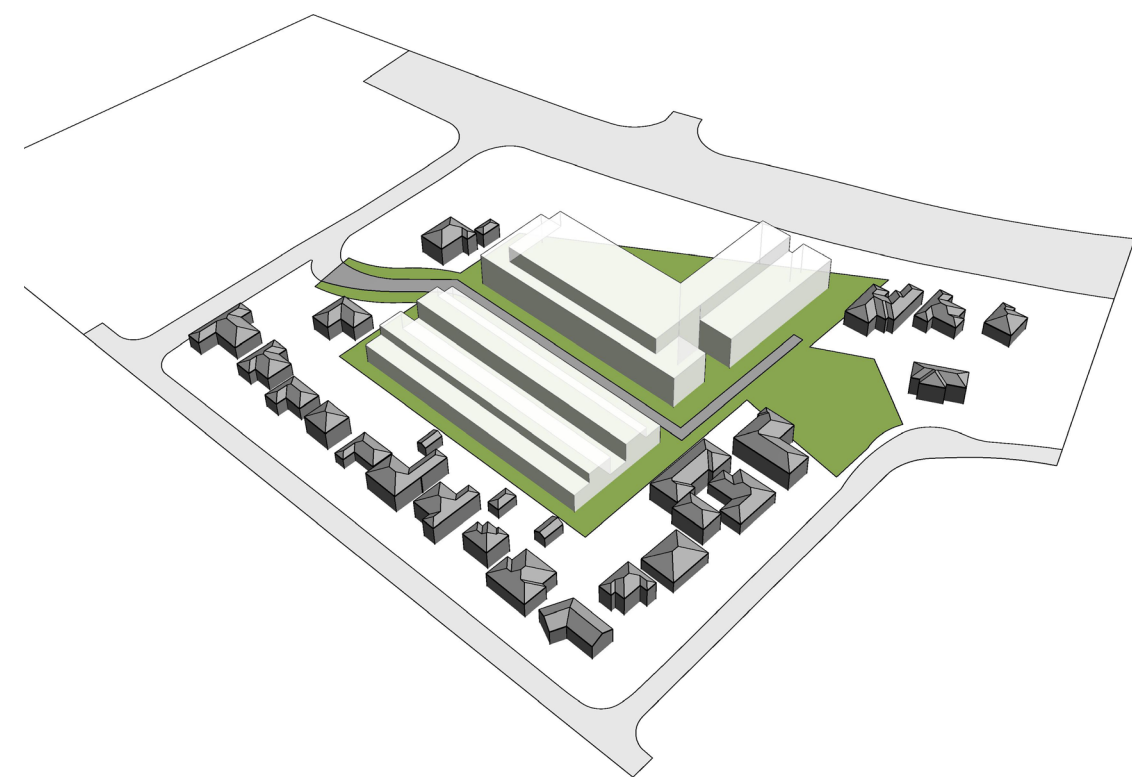
08
Return mass to Epping rd providing additional "barrier" protection to southern residential properties.



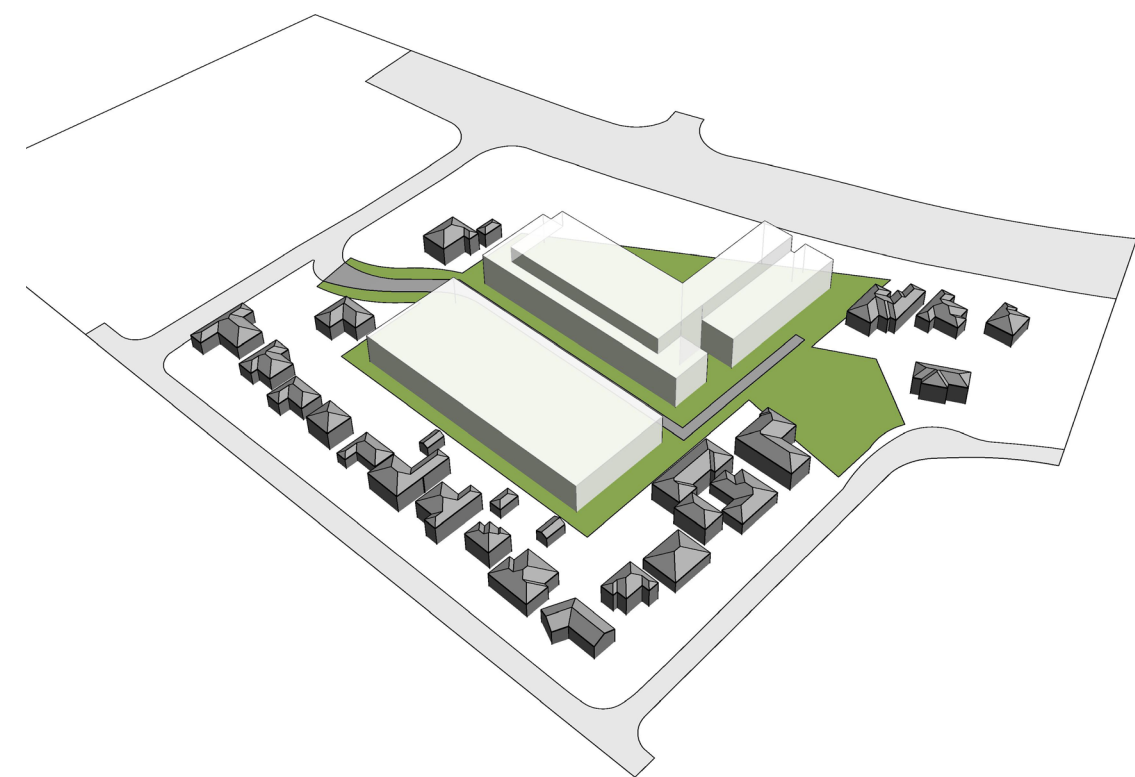
09
Modify heights to allow maximum sunlight penetration to as many units as possible, and adjacent properties.



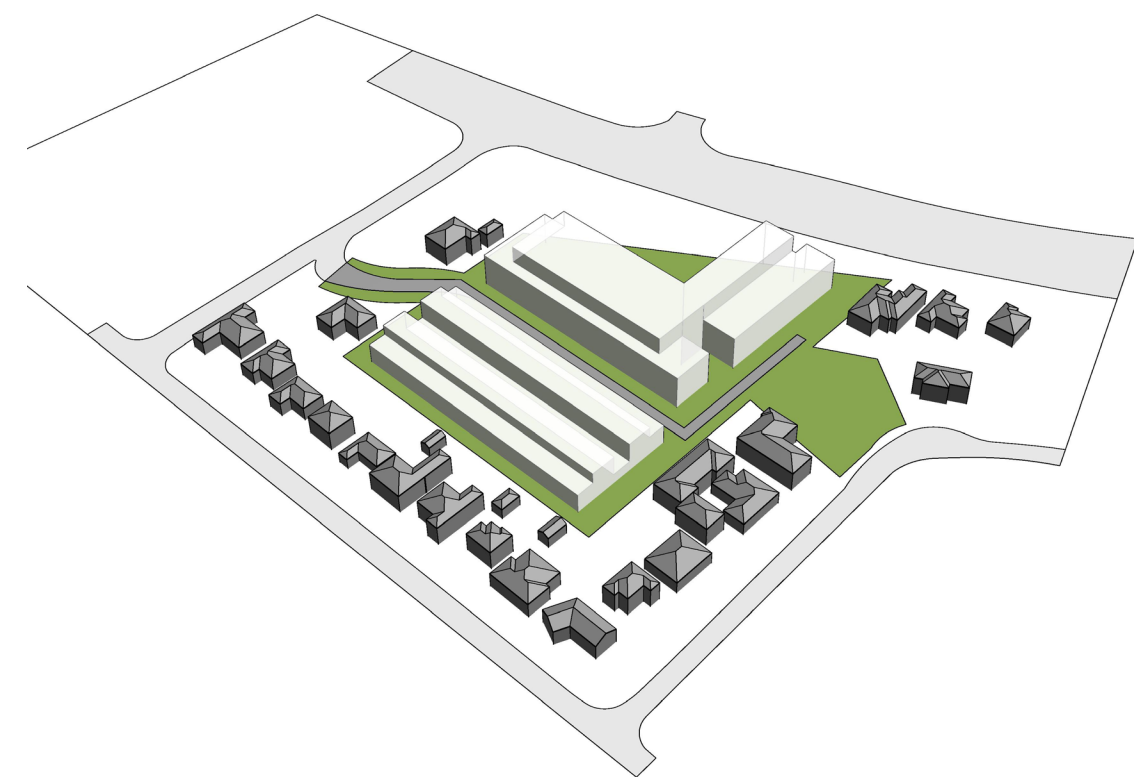
10
Further modification to heights to allow maximum sunlight penetration to as many units as possible, and adjacent properties.



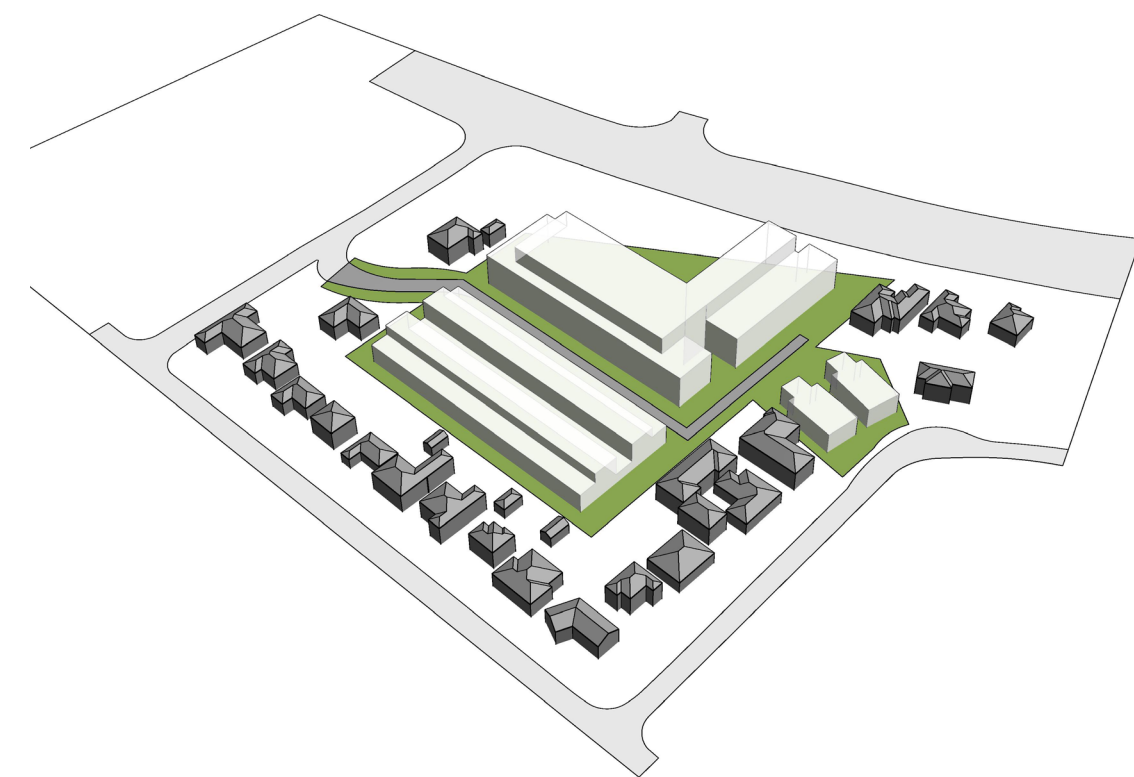
13
Step building ends to provide adequate transitions to existing adjoining residential dwellings to the east and west boundaries.



14
Provide low scale (2 storey with roof space) residential along Parklands Ave boundary, improving the development's relationship to the surrounding scale, texture.



15
Articulate low rise residential along southern boundary to allow light and air to penetrate development and to neighbouring properties



16
Two storey terraces introduced along David Ave to compliment the existing character and scale of neighbouring properties.

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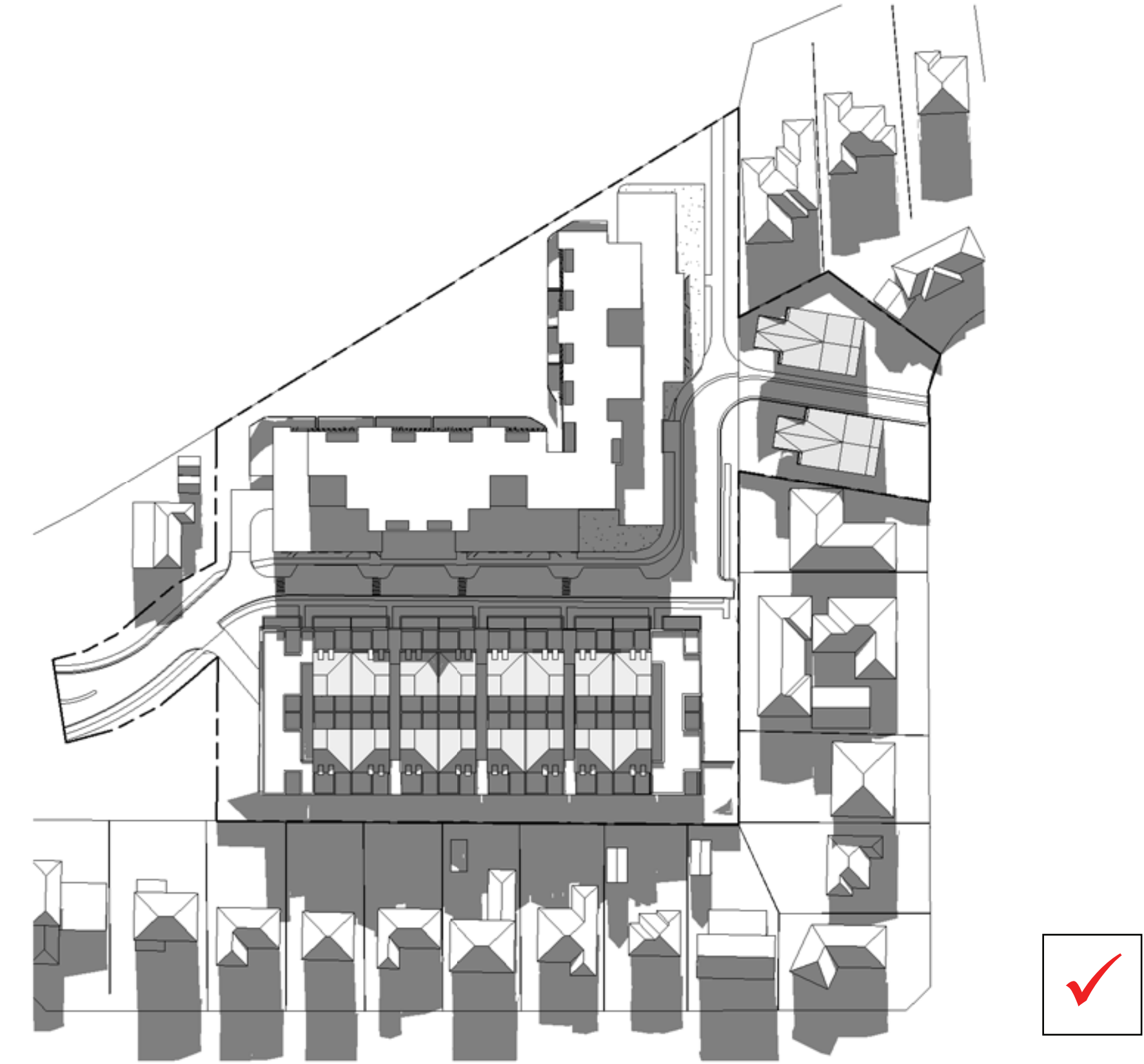
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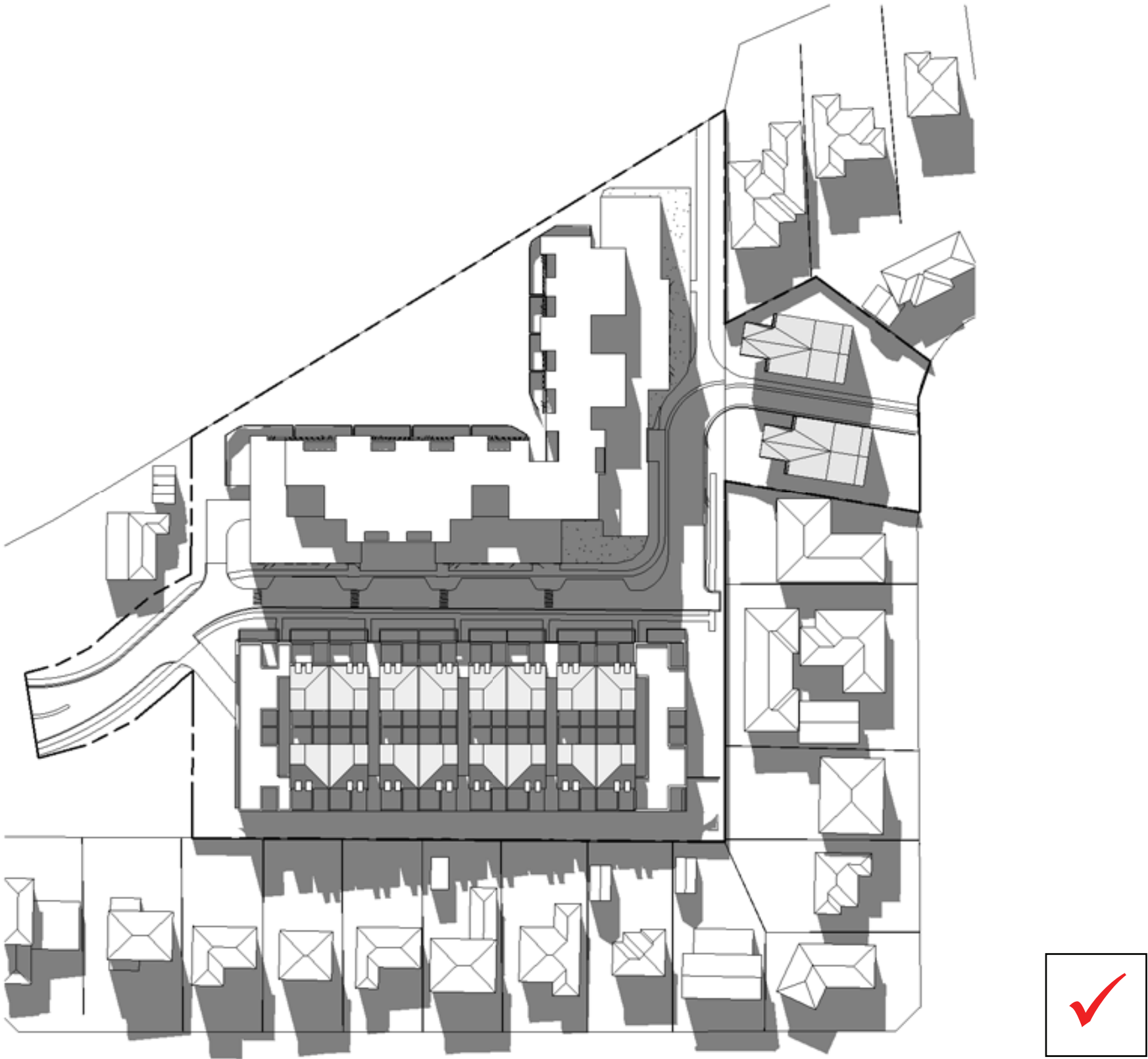
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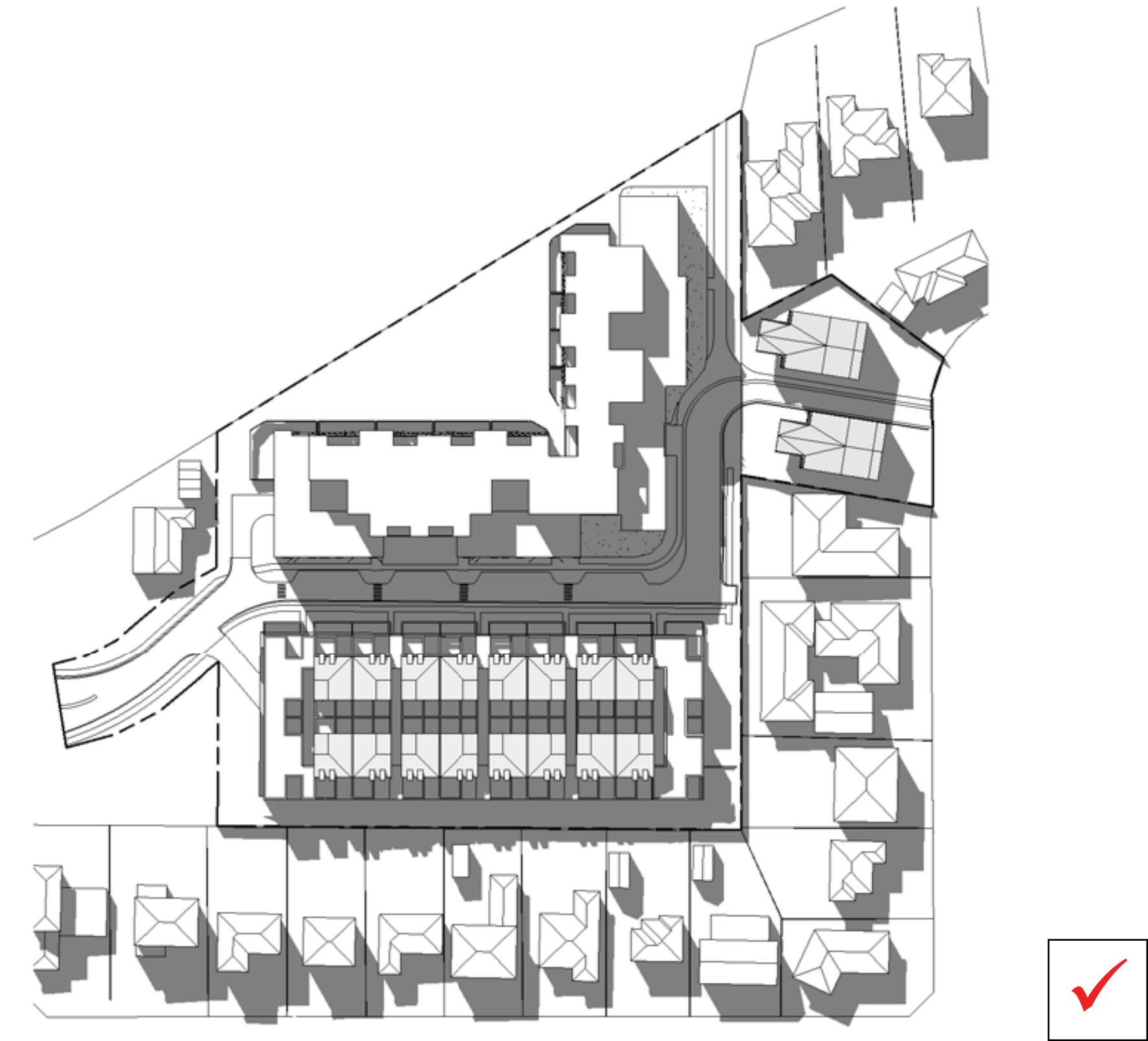




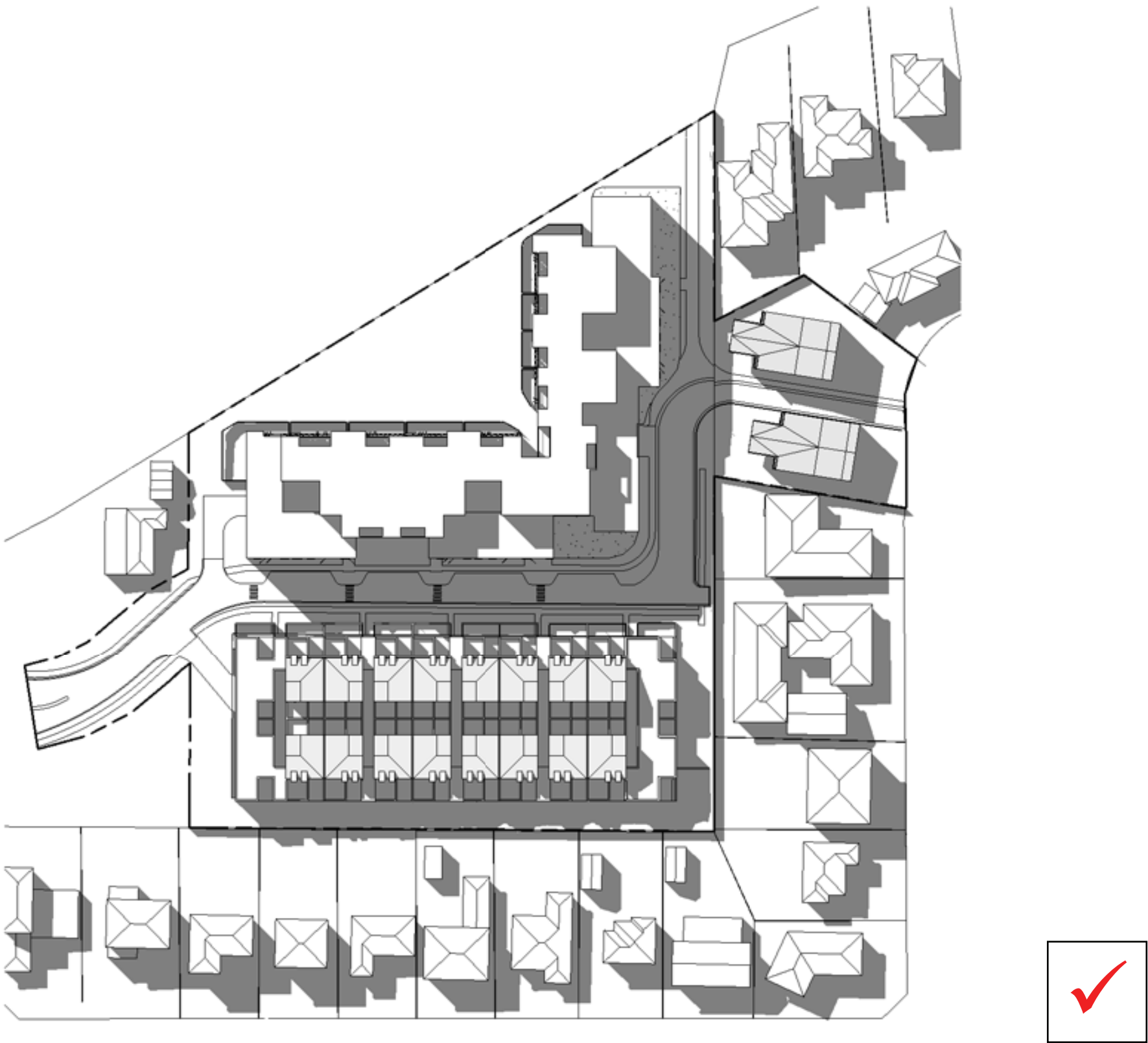
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June 22nd - 10:00am



June 22nd - 11:00am



June 22nd - 12:00am

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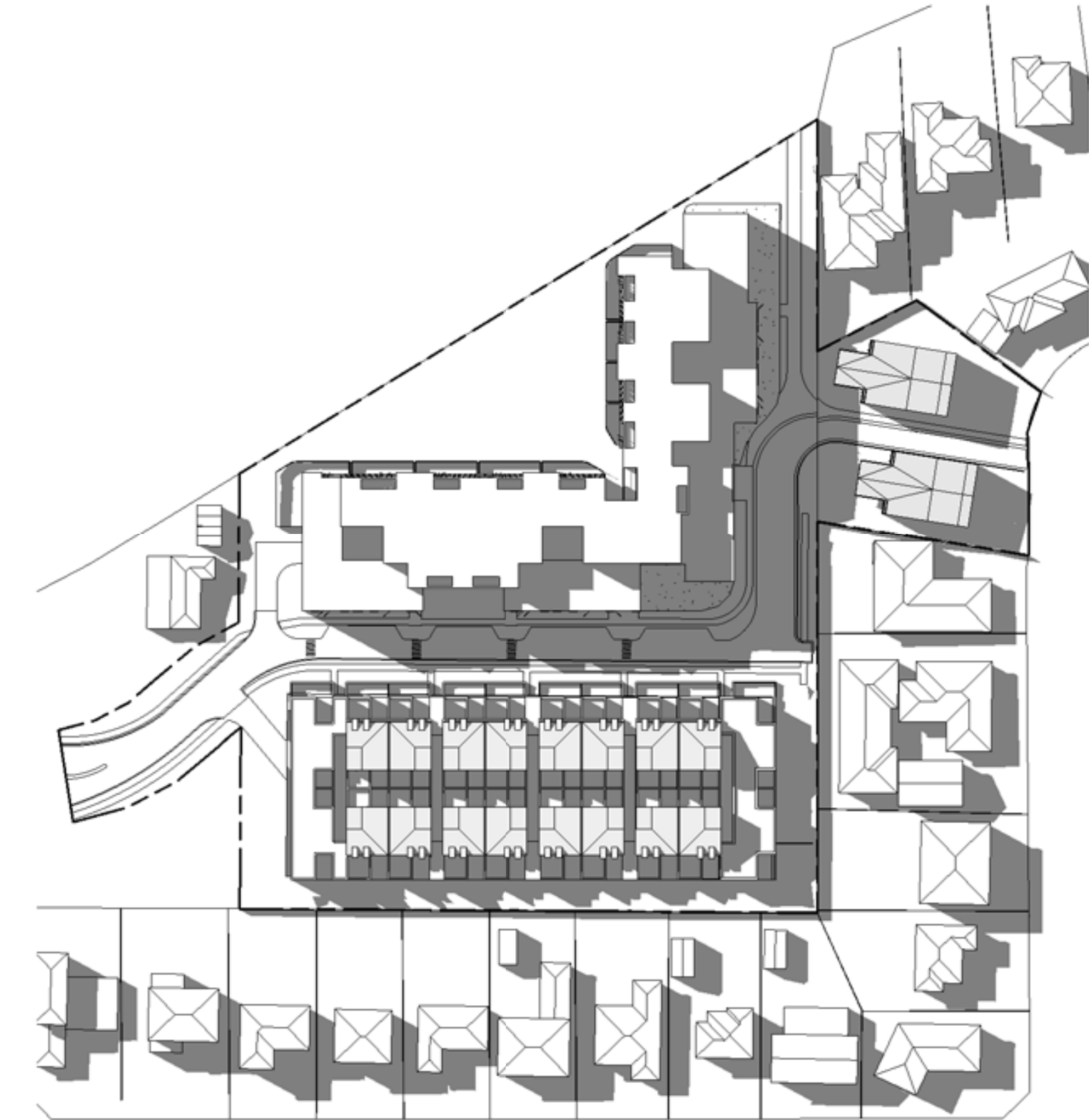
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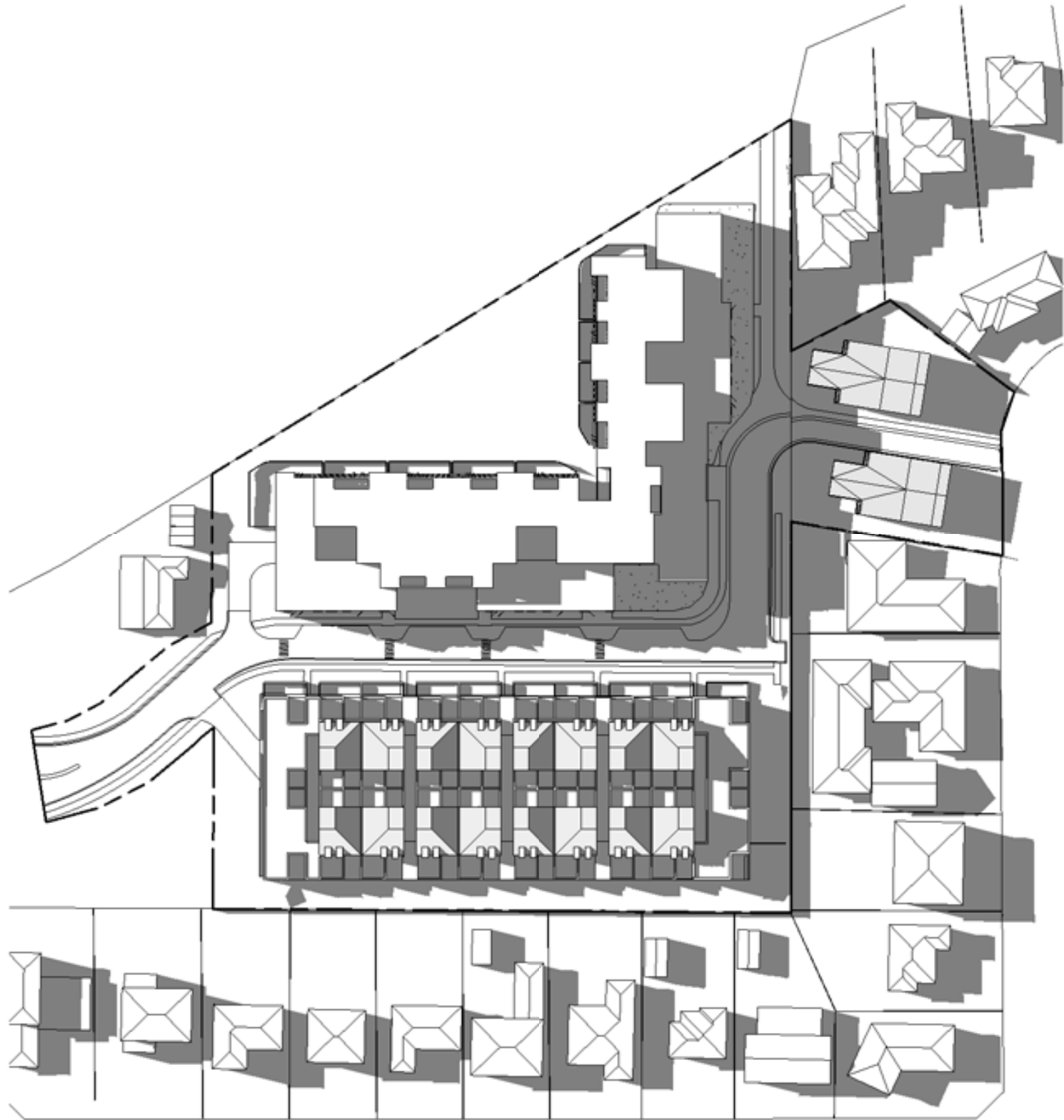
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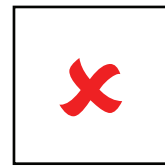
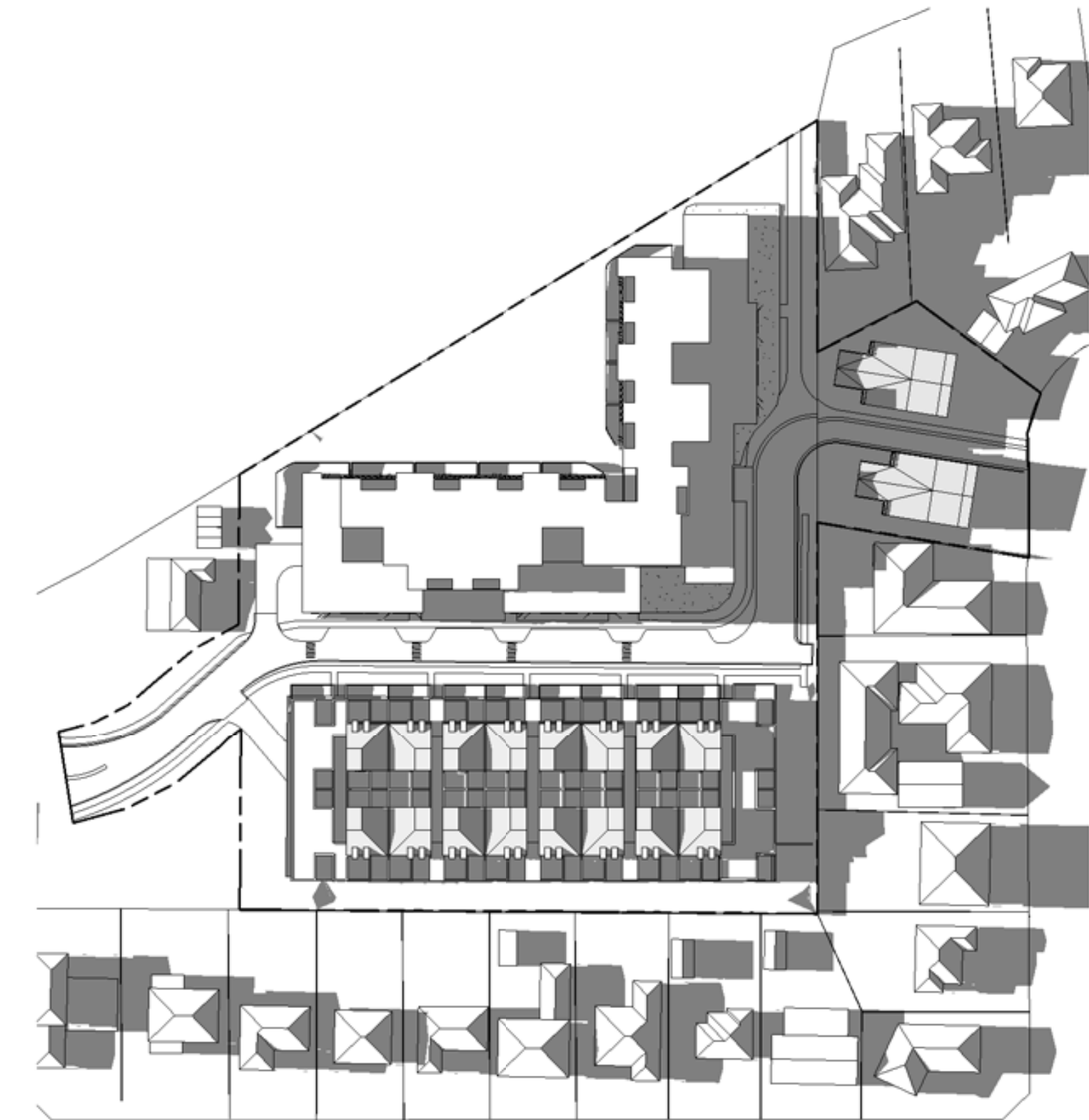




June 22nd - 1:00pm



June 22nd - 2:00pm



June 22nd - 3:00pm

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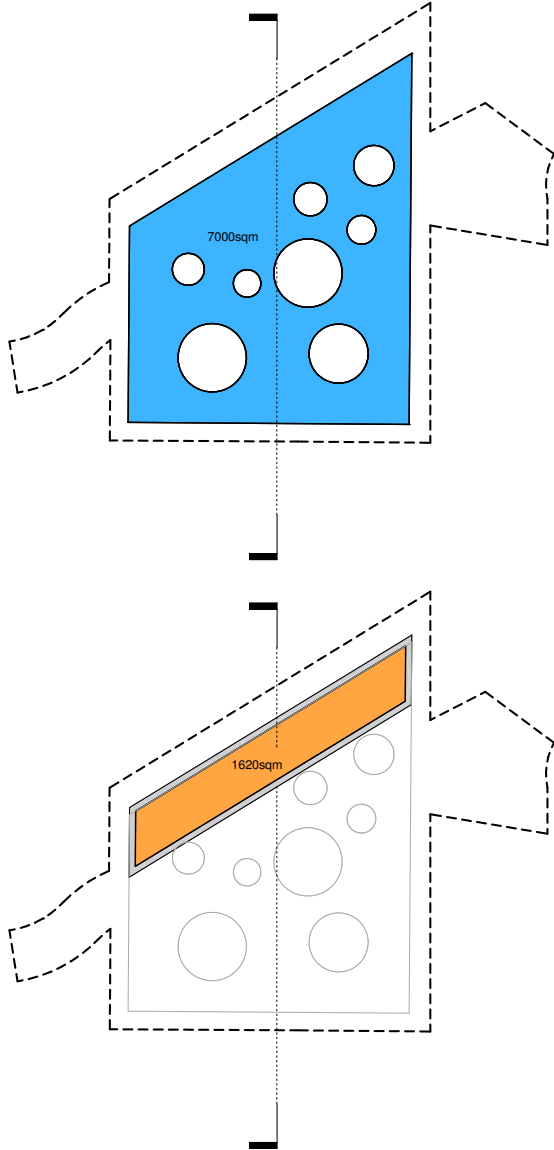
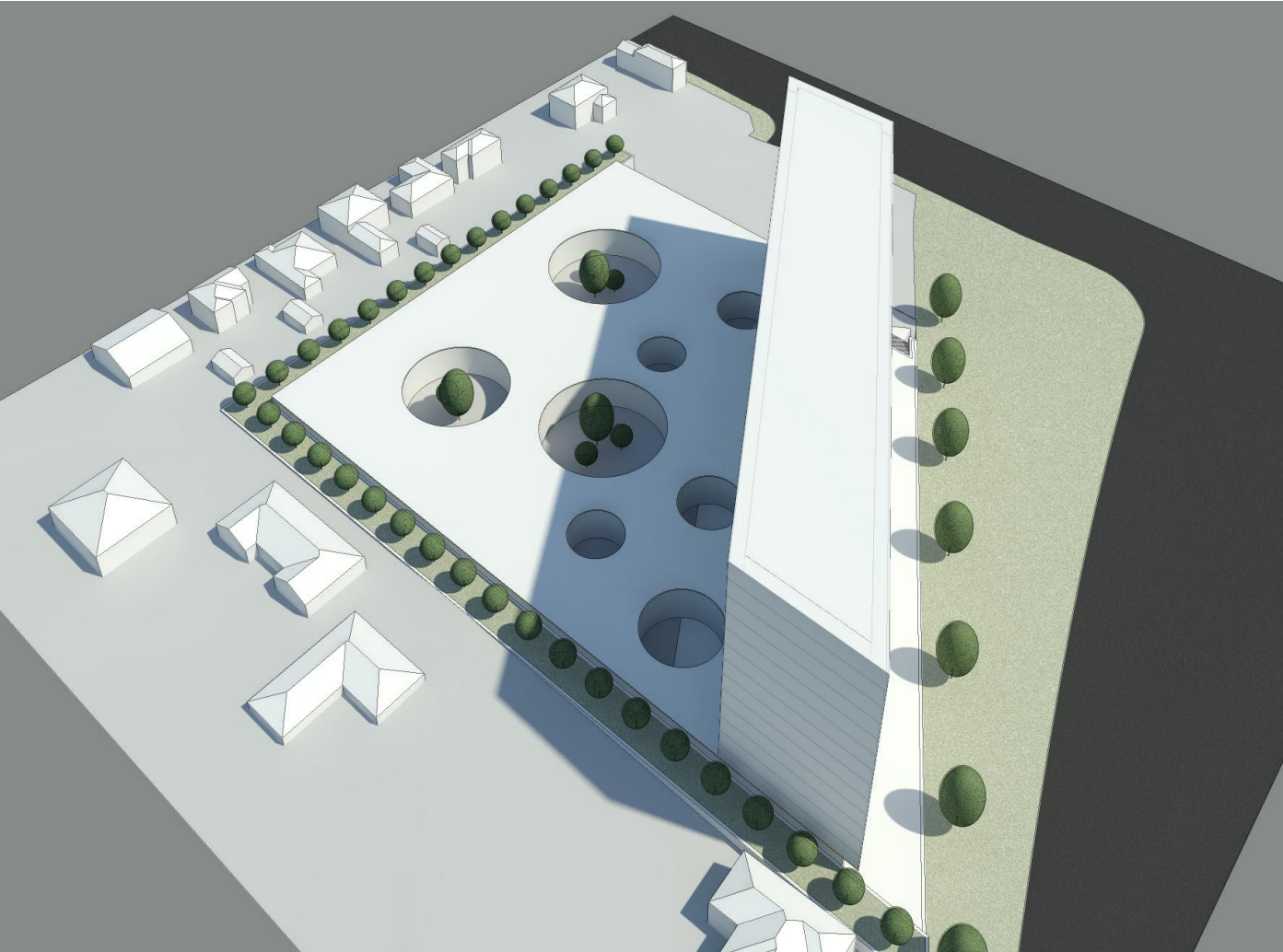
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Option development analysis

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.



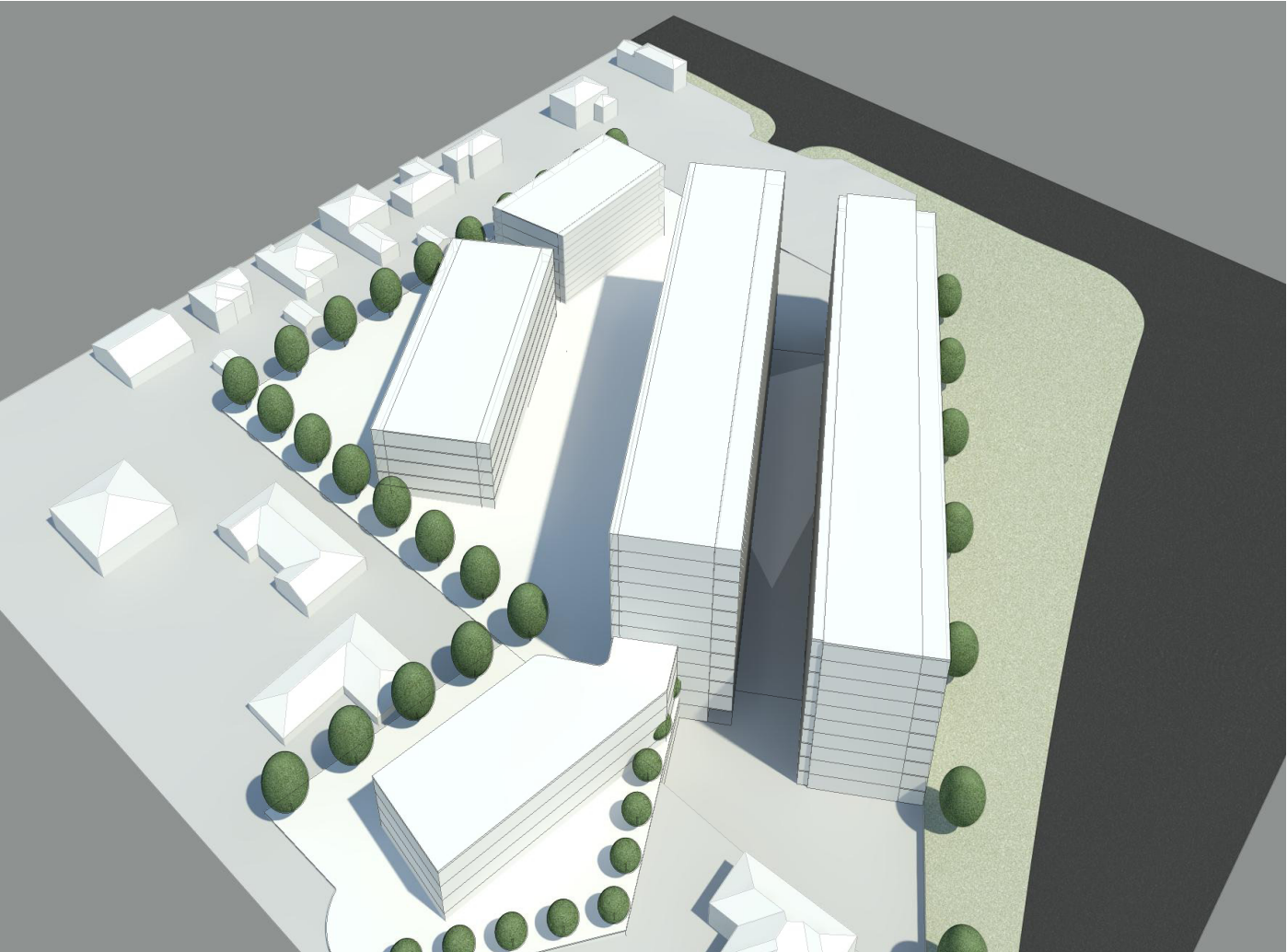
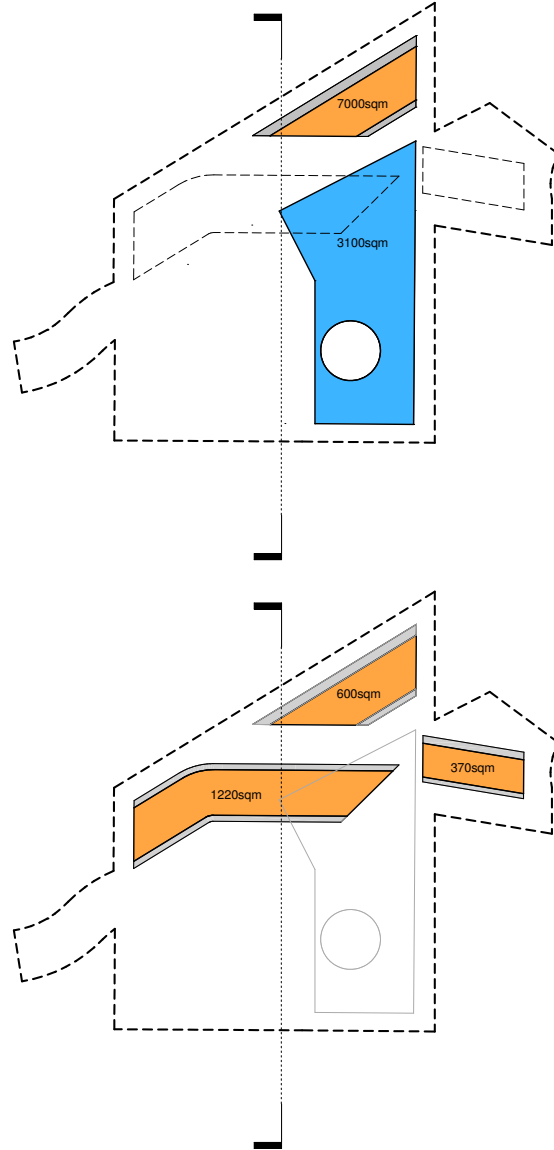
Option 1

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 office space on site.



Option 2

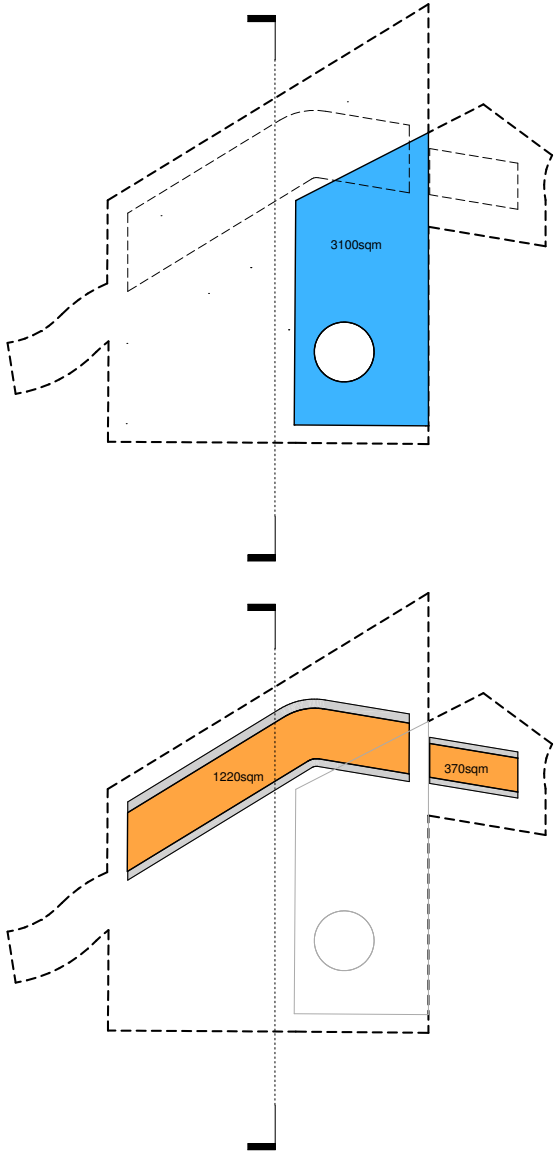
An alternative concept of an entirely residential development was proposed. This incorporated the 'mass on Epping Road' concept from Option 1 but also provided a range of scales, stepping down to the 2 storey dwellings on Parklands Road. The narrow depth of the residential buildings was excellent for 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.



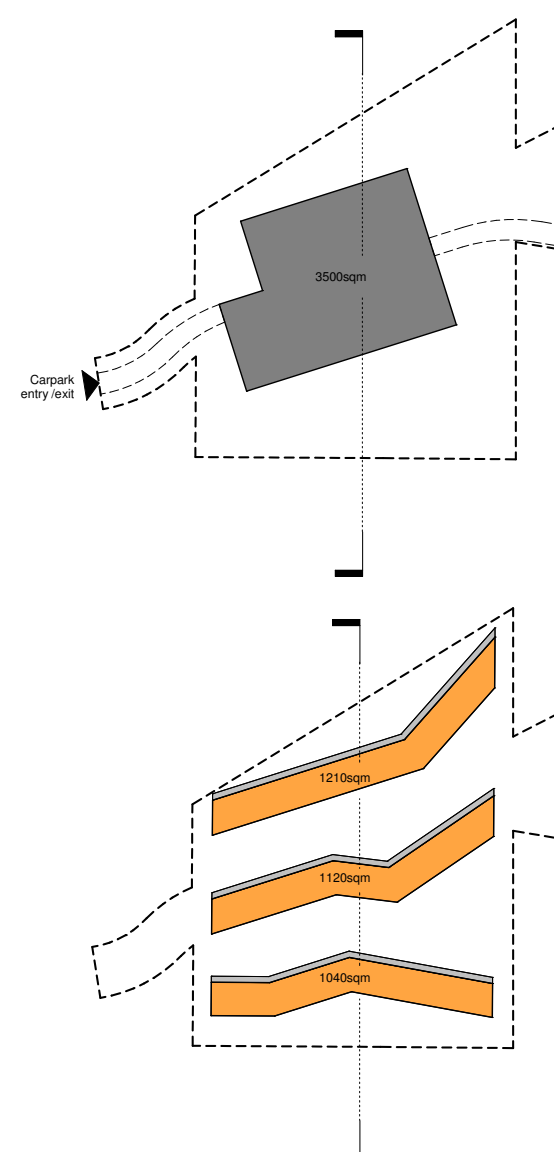
Option 3

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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The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawing.

FOR APPROVAL

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
03	14.02.12	Issue for Revised EA	SH	AH

Nominated Architects Adam Haddow 7188 John Pradel 7004

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Drawing Name

Alt. Option Development
Option 1 - 4

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