

EPPING ROAD NORTH RYDE

AMENDMENTS TO CONCEPT DESIGN

366-372 LANE COVE RD, 124A & 126 EPPING ROAD &
1 PAUL STREET, NORTH RYDE

DOCUMENT FOR

FRANPINA DEVELOPMENTS PTY LTD

16 FEBRUARY 2016



CLIENT

Franpina Developments Pty Ltd

CONSULTANTS

Architecture	Bates Smart
Planning	Urbis
Civil Engineering	Murdocca & Associates
Traffic	GTA Consultants

PROJECT NUMBER

S11797



ARCHITECTURE
INTERIOR DESIGN
URBAN DESIGN
STRATEGY

MELBOURNE

1 Nicholson Street Melbourne
Victoria 3000 Australia
T +61 3 8664 6200
F +61 3 8664 6300

SYDNEY

43 Brisbane Street
Surry Hills New South Wales
2010 Australia
T +61 2 8354 5100
F +61 2 8354 5199

WWW.BATESSMART.COM

DISCLAIMER

The Scheme (drawings documents information and materials) contained within this brochure have been prepared by Bates Smart Pty Ltd Architects solely for the purpose of providing information about potential schemes.

The materials should not be considered to be error free or to include all relevant information.

Nothing in this brochure in any way constitutes advice or a representation by Bates Smart nor does the transmission or sending of these materials create any contractual relationship.

Neither Bates Smart nor any of its officers, employees, agents or contractors, will be liable for any direct or indirect loss or damage you may suffer or incur arising directly or indirectly from the use of any materials from this brochure.

Bates Smart retains copyright and all present and future moral rights in all intellectual property in all the materials authored by it and in any works executed from these drawings and documents.

		CONTENTS	
	1.0	SITE	04
		1.1 Location	04
		1.2 Context	05
	2.1	CONCEPT DESIGN	06
		2.1 Massing Principles	06
		2.2 SEPP 65 Compliance	08
		2.3 Review of Concept Design	10
	3.0	AMENDMENT TO CONCEPT DESIGN	11
		3.1 Amendments to Height	12
		3.2 Amendments to Setbacks	13
		3.3 Public Open Space	14
	4.0	MASSING COMPARISON	16
		4.1 View from Paul Street	16
		4.2 Aerial View from South	18
		4.3 Aerial View from East	20
		4.4 Aerial View from North	22
	5.0	VIEWS IN CONTEXT	24
		4.1 View from Lane Cive Rd / Allengrove Crescent	24
		4.2 View from Epping Rd / Lane Cove Rd Intersection	25
		4.3 View from Lane Cove Rd, looking South	26
		4.4 View from Epping Rd, looking East	27
	6.0	DEVELOPMENT SUMMARY	28
		6.1 Amended Plans	28
		6.2 Parking Calculations	29

1.1 SITE LOCATION

- Subject Site
- 5 minute walking radius
- Macquarie Park Retail
- Macquarie University
- T Upper - Macquarie University Station
Lower - Macquarie Park Station



1.2 SITE CONTEXT

EXISTING MEDICAL CENTRE



1/ Lane Cove Road



2/ Lane Cove Road



3/ Epping Road

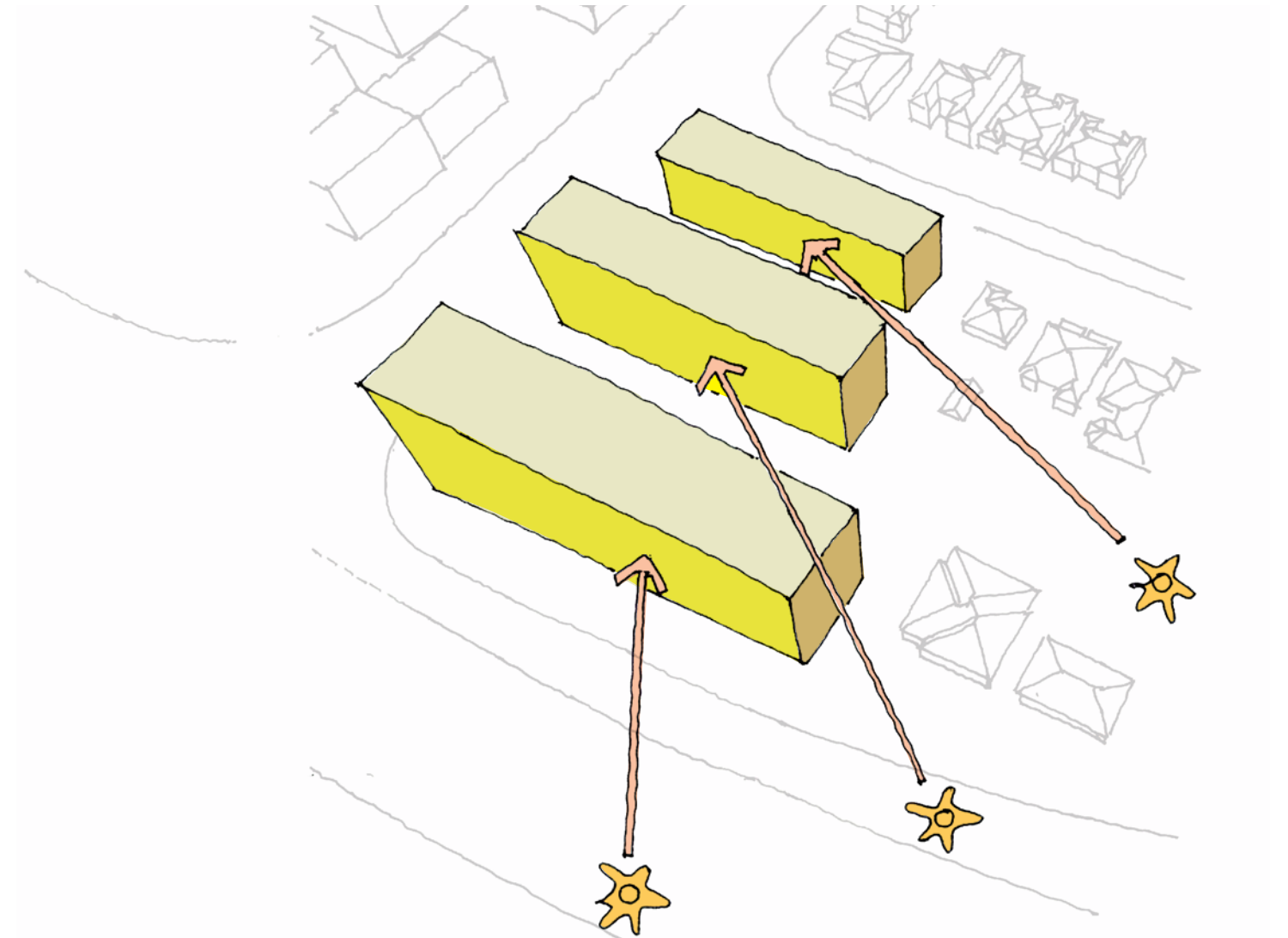


4/ Paul Street

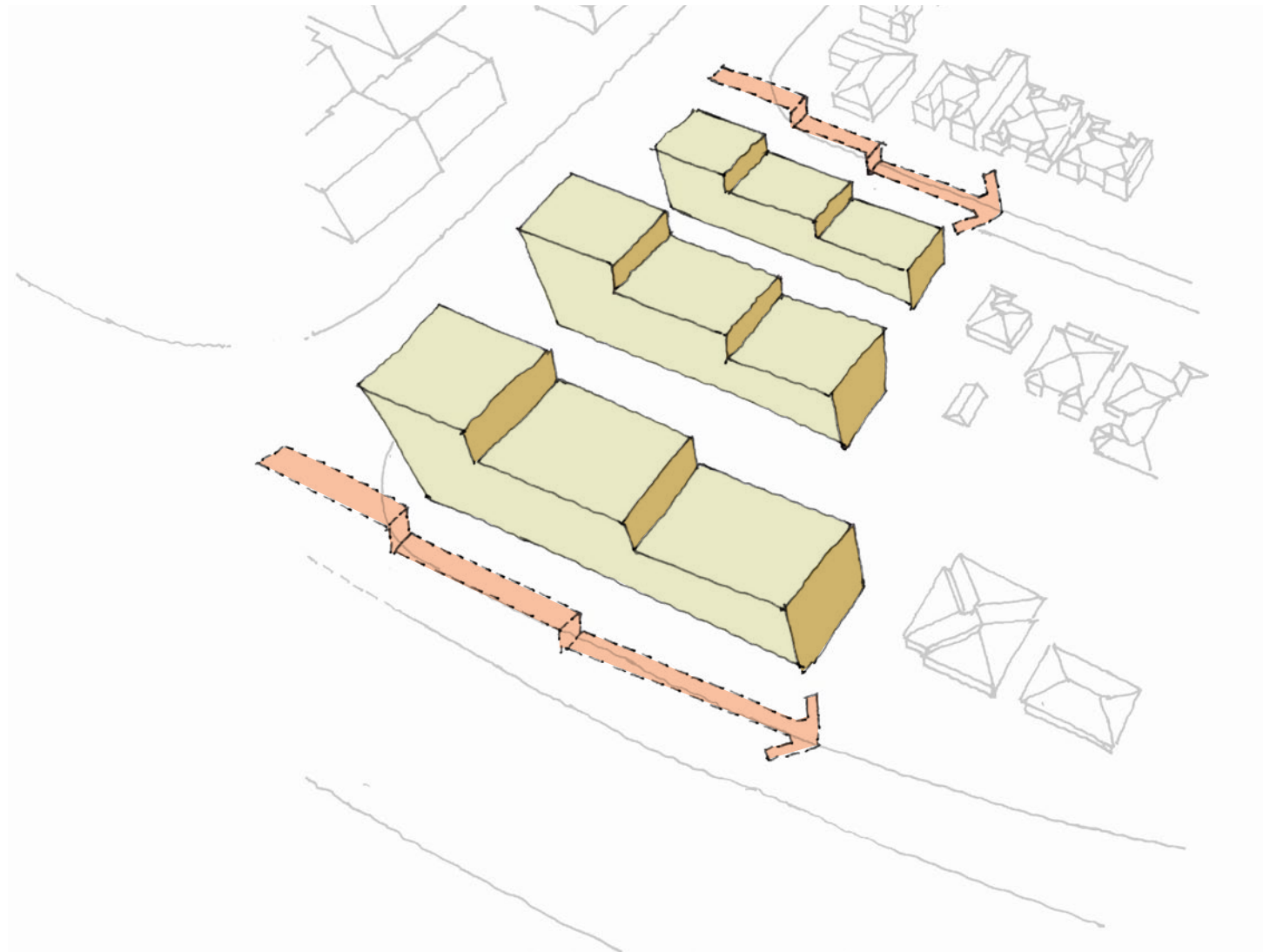
2.1

CONCEPT DESIGN

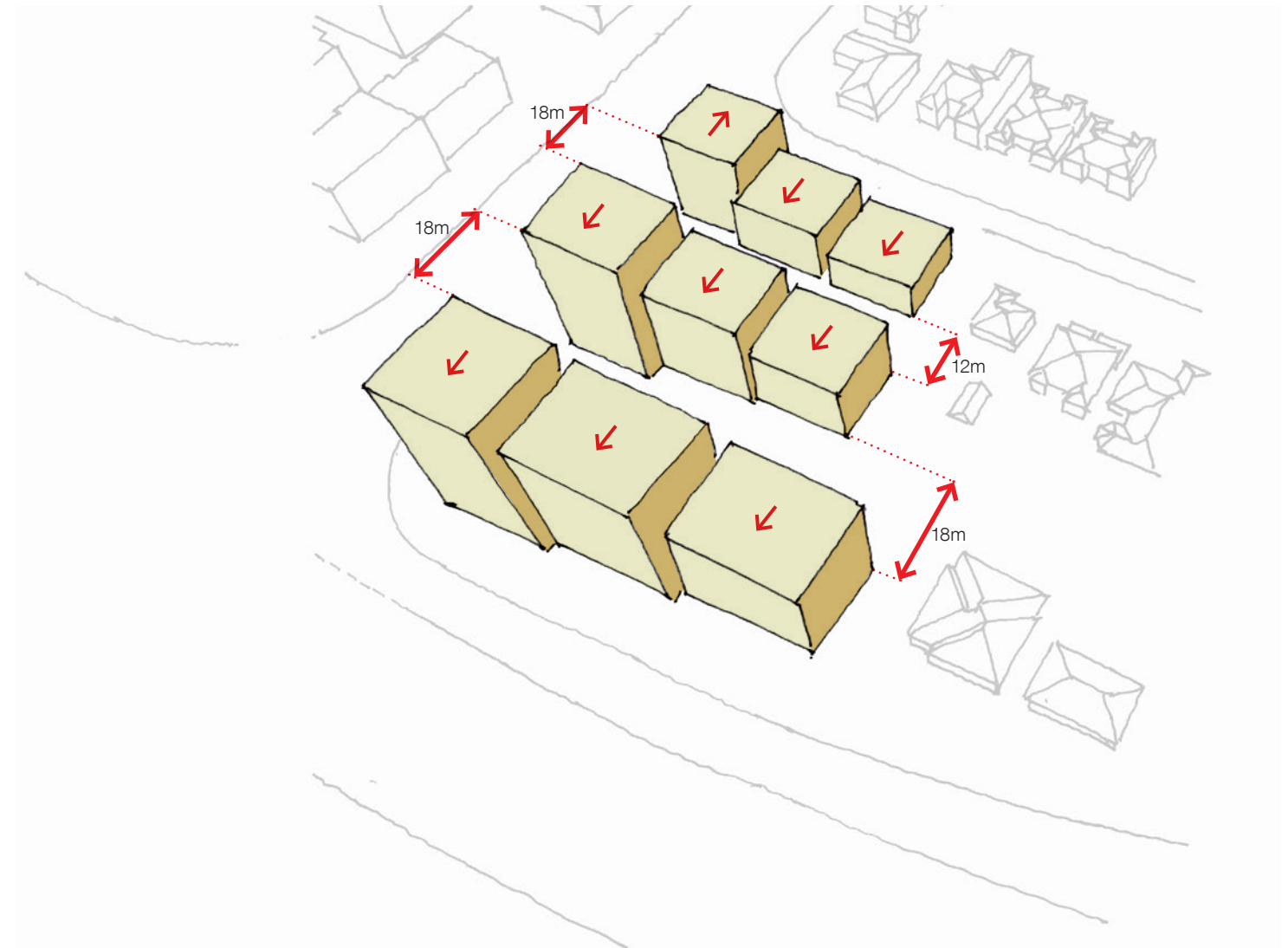
MASSING PRINCIPLES



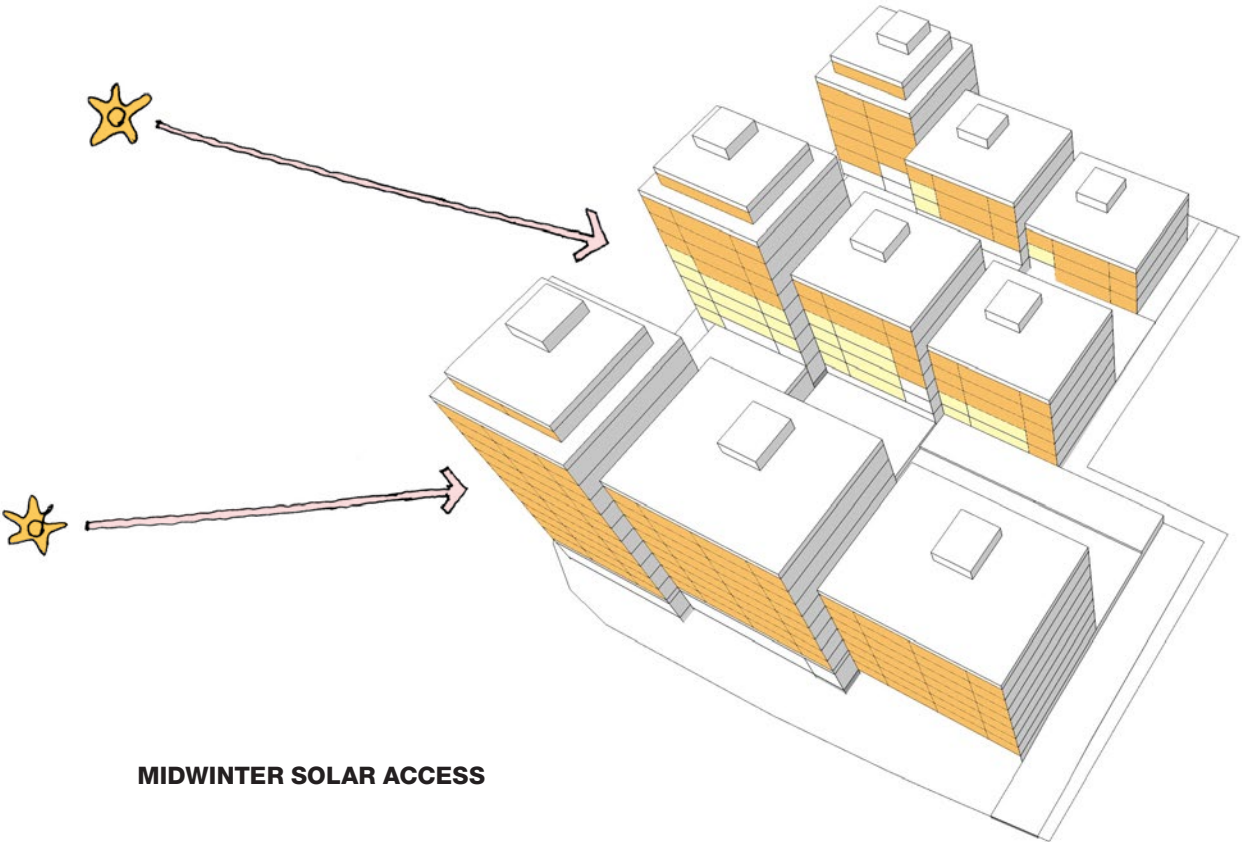
1/ The arrangement of three linear forms maximises opportunities for northern sunlight to reach apartments, and improves provision of natural ventilation



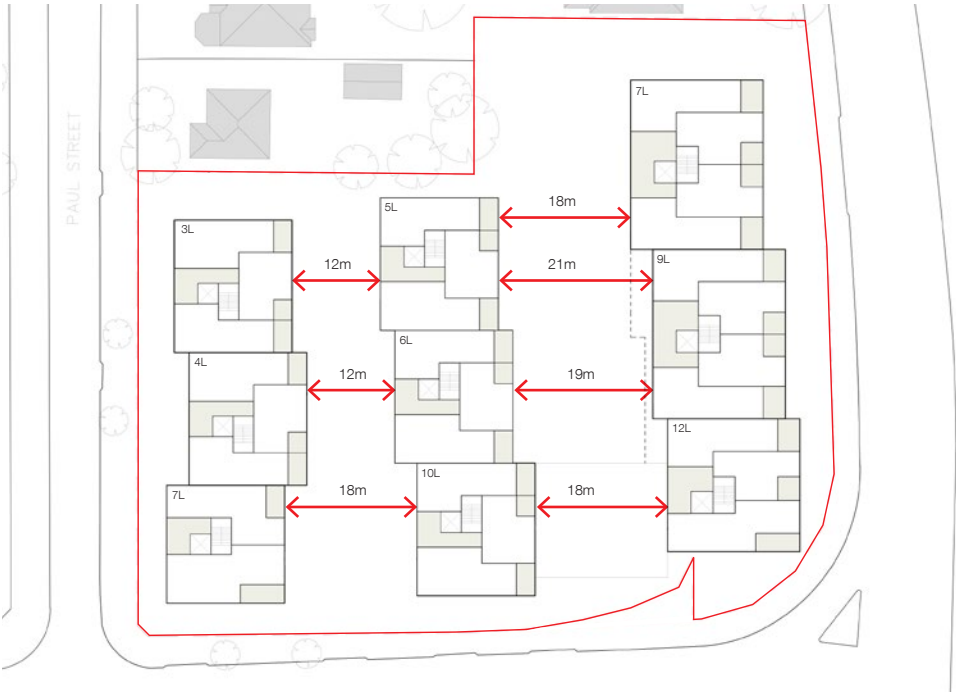
2/ Each linear building form steps down from the Epping Road Lane Cove Road intersection, transitioning to a scale compatible with the neighbouring context



3/ Building masses have been moved north & south to create a 'village' of forms, while accommodating separation requirements for visual privacy, solar access and landscaping



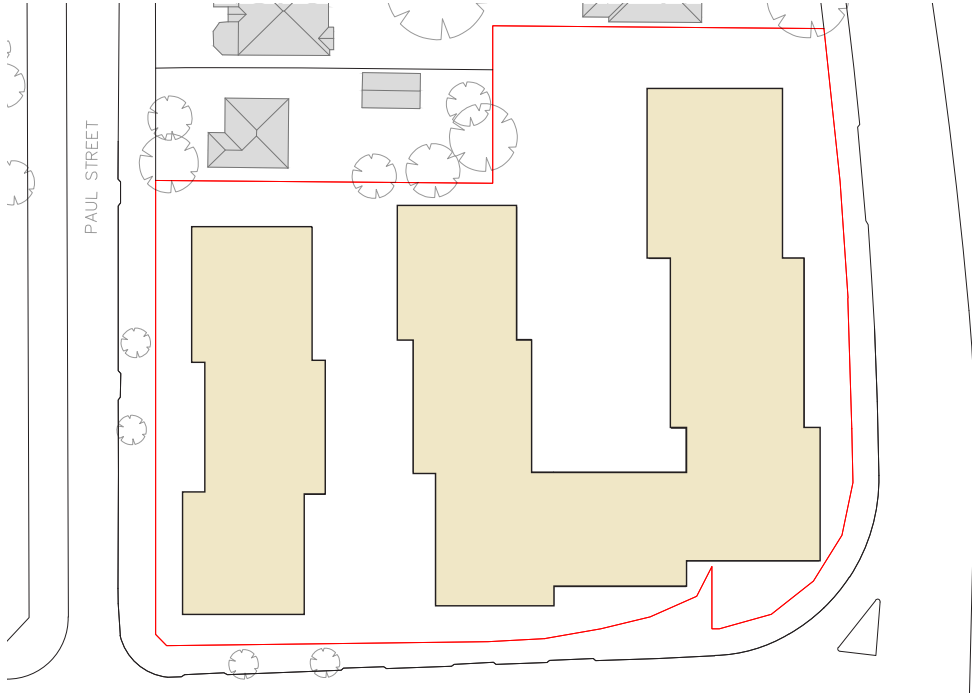
More than 3 hours of solar access: 82% (147 / 180)
More than 2 hours of solar access: 94% (169 / 180)
Solar access calculated at June 21, to a minimum of 1sqm of direct sunlight for living room windows, based on anticipated typical apartment plans.





CROSS VENTILATION

■ Apartments with cross ventilation: 65% (118 / 180)

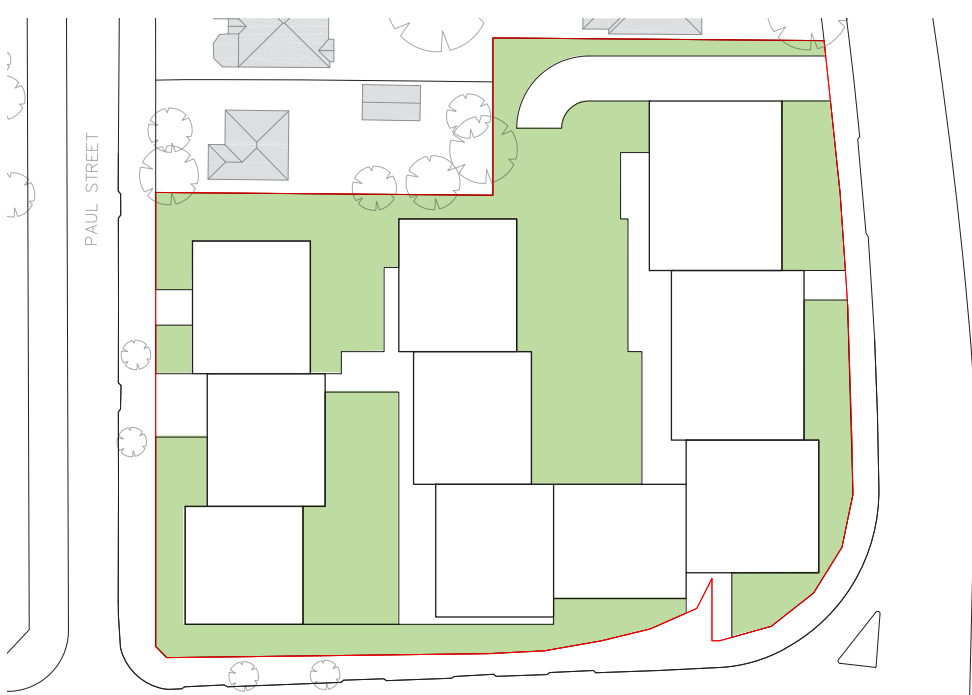


SITE COVERAGE CALCULATIONS

■ Site Area: 6,654sqm
■ Site Coverage: 3,118sqm (46%)



APARTMENT DEPTHS



PERVIOUS AREA CALCULATIONS

■ Site Area: 6,654sqm
■ Pervious Area: 2,695sqm (40%)

2.3 REVIEW OF CONCEPT DESIGN

This concept design for the site was submitted to the Department of Planning & Environment (DPE) in February 2015 as part of a Planning Proposal.

The Pre-Gateway Review undertaken by the DPE identified the following urban design matters as requiring further consideration:

- /The proposal's interface (three to seven storeys) with the adjacent low-density residential area
- /Public open space within the site that will serve future occupants and the immediate locality

The planning proposal was subsequently reviewed by the Sydney East Joint Regional Planning Panel (JRPP), who recommended the following amendments to the concept design:

- /The height of the 12-storey tower to be reduced
- /The height of buildings adjoining the existing low density development to be a maximum of three storeys
- /The density of the proposal being reduced to be more compatible with the Whiteside and Allengrove developments
- /The medically-related uses to be a maximum of 1,400 square metres
- /The publicly available open space to be increased

The concept design has been modified in response to the above and the amended design is presented in the following section of this report.



Aerial View from West
2015 Planning Proposal

3.0 AMENDMENT TO CONCEPT DESIGN

SUMMARY OF AMENDMENTS

Site Area	6,654 m²	
Floor Space	Original	Amended
Residential GFA	15,539 m²	8,770 m²
Non-resi GFA	1,104 m²	1,210 m²
Total GFA	16,643 m²	9,980 m²
FSR	2.50 : 1	1.50 : 1
Height	Original	Amended
Max. storeys	12	10
Tallest envelope	44.5m	35m
Dwellings	Original	Amended
Apartments	180	103
Carparking	Original	Amended
Total Spaces	255	183



Aerial View from West
Amended Proposal

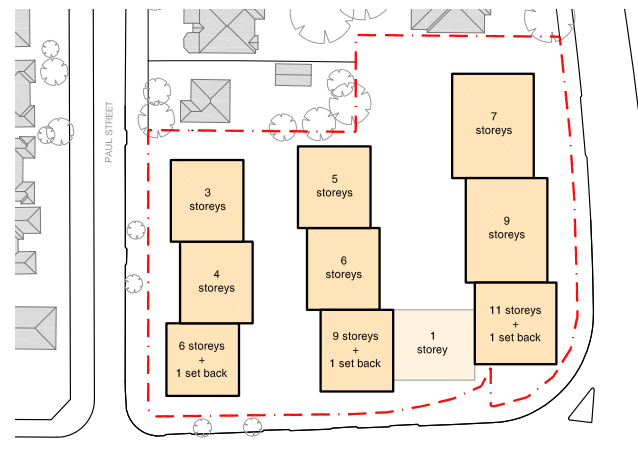
3.1 AMENDMENTS TO HEIGHT

The concept design has been amended in height in accordance with the recommendations received from the DPE and the JRPP.

Building envelopes adjacent to the single residential dwellings have been reduced to three storeys in height, and the western corner building removed completely, to allow additional public open space.

The tallest building has been reduced from 12 storeys to 10, and the remaining building envelopes reduced in height by 25-55%.

The resultant overall massing maintains the intent of the original concept design, that is, a “village of forms”, stepping down in height from the Lane Cover Road / Epping Road intersection.



Indicative Massing Plan
2015 Planning Proposal



Indicative Massing Plan
Amended Proposal

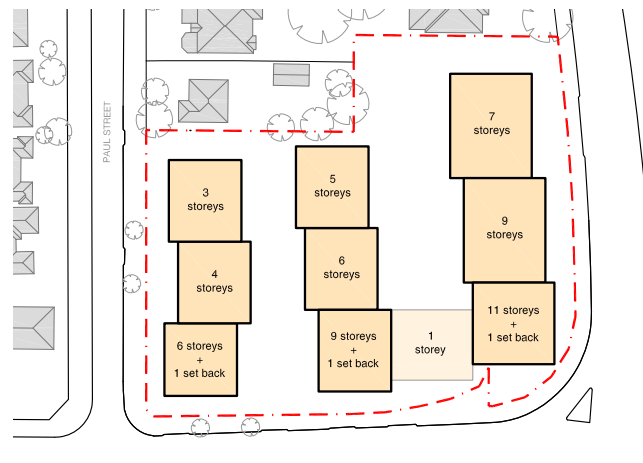
3.2 AMENDMENTS TO SETBACKS

The setbacks of the concept design have been adjusted in conjunction with the changes to building height.

At the western corner of the site, the side boundary setback has been increased from 6m to 22.5m, in order to create a significant area of public open space.

Setbacks between buildings have been adjusted in accordance with the new building heights. The footprint of the central building envelope has also been reduced in size.

The amended setbacks improve the proposal's compliance with the SEPP 65 principles of solar access, visual privacy, acoustic separation and landscaped open space.

Indicative Massing Plan
2015 Planning Proposal

Indicative Massing Plan Amended Proposal

3.3 PUBLIC OPEN SPACE & VEHICLE ACCESS

The amended design includes public open space fronting Paul Street with an area of approximately 415 square metres, for use by local residents.

The public space would serve as the entry point to a through-site pedestrian link, providing connectivity through the site from Paul Street towards Epping Road and the Macquarie Park precinct beyond.

The adjacent building envelopes have been modified to increase setbacks and landscaped area. The buffer zones of deep soil planting assist in providing visual privacy between the apartment buildings, public open space, and neighbouring residences.

Vehicle access to the site remains unchanged from the original proposal. Primary access is from the Epping Road entry ramp, and secondary access (typically non-residential) is from Paul Street. The proposal has been reviewed by the Roads & Maritime Services, and in their review no objections were raised to the proposed vehicle access/egress.

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Retail / Commercial / Medical Uses
- Landscape Space - On Podium
- Landscape Space - Deep Soil

 1:500

Lower Ground Floor Plan
Amended Proposal

BATESSMART™





Aerial View
2015 Planning Proposal



Aerial View of Public Open Space
Amended Proposal

4.1 MASSING COMPARISON



View from Paul Street
2015 Planning Proposal

4.1 MASSING COMPARISON



View from Paul Street
Amended Proposal

4.2 MASSING COMPARISON



Aerial View from South
2015 Planning Proposal

4.2 MASSING COMPARISON



Aerial View from South
Amended Proposal

4.3 MASSING COMPARISON



Aerial View from East
2015 Planning Proposal

4.3 MASSING COMPARISON



Aerial View from East
Amended Proposal

4.4 MASSING COMPARISON



Aerial View from North
2015 Planning Proposal

4.4 MASSING COMPARISON



Aerial View from North
Amended Proposal

5.1

VIEWS IN CONTEXT



View from Lane Cove Road / Allengrove Crescent
Amended Proposal

5.2 VIEWS IN CONTEXT



View from Epping Road / Lane Cove Road intersection
Amended Proposal

5.3

VIEWS IN CONTEXT



View from Lane Cove Road, looking South
Amended Proposal

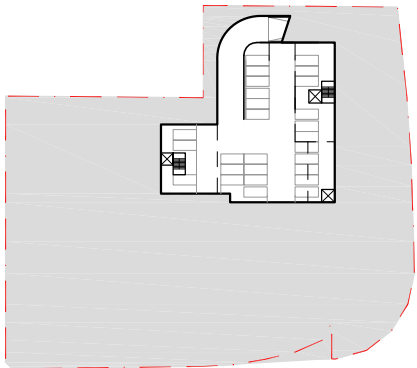
5.4

VIEWS IN CONTEXT

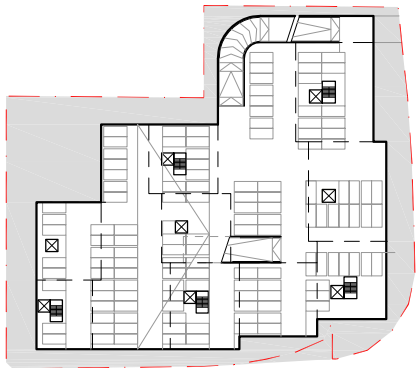


View from Epping Road, looking East
Amended Proposal

6.1 AMENDED PLANS



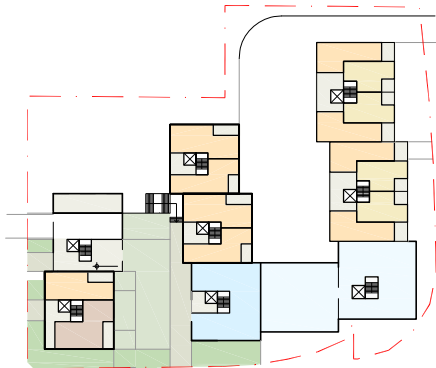
Basement 2



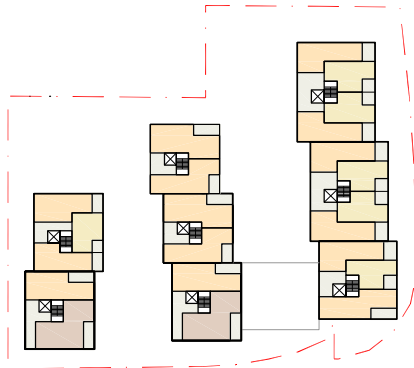
Basement 1



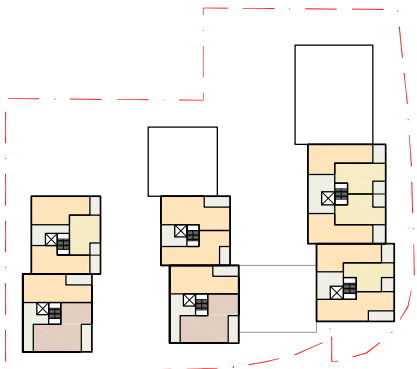
Lower Ground



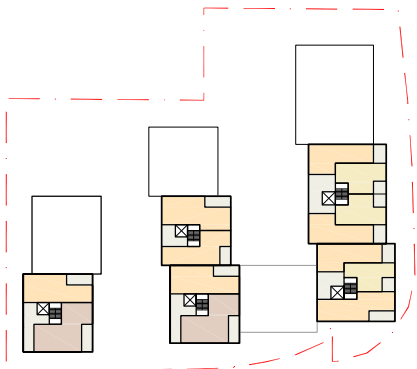
Upper Ground



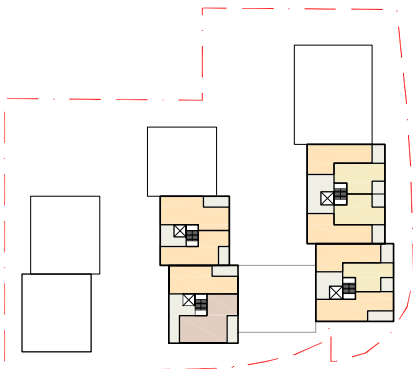
Level 1



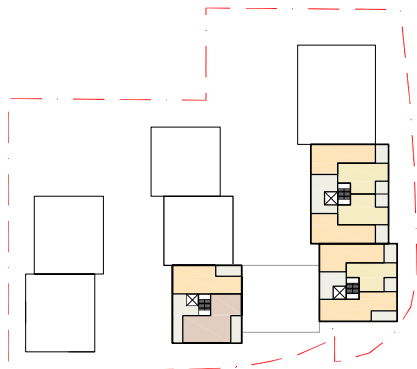
Level 2



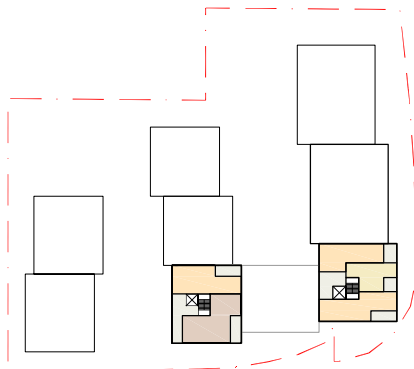
Level 3



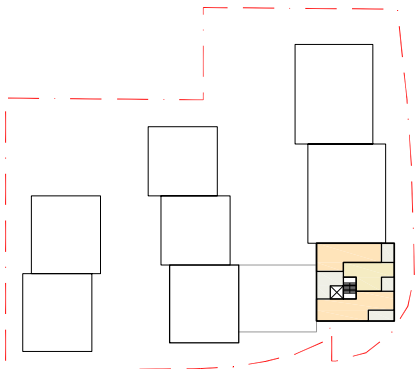
Level 4



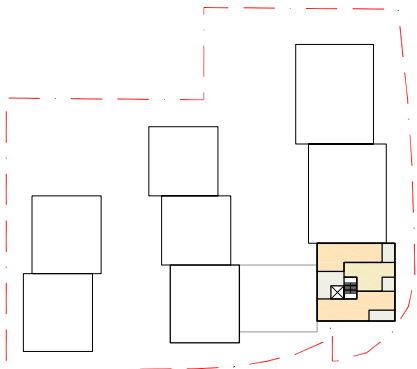
Level 5



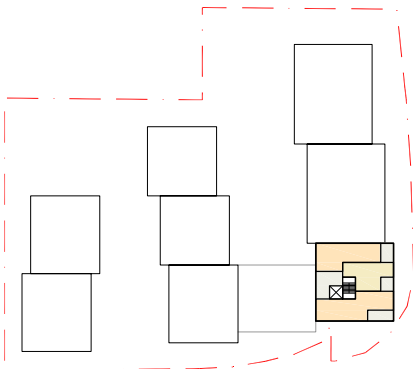
Level 6



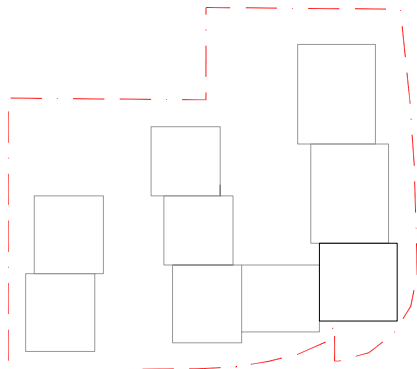
Level 7



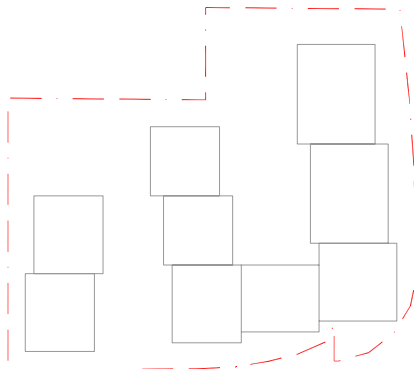
Level 8



Level 9



Level 10



Level 11



6.2

DEVELOPMENT

SUMMARY

PARKING

CALCULATIONS

Amended Proposal

Indicative Car Parking Provision					Bicycles	
Residential					Rate	No
Type	Percentage	No.	Rate	Spaces		
1 Bedroom	35%	36	0.6	22		
2 Bedroom	55%	57	0.9	51		
3 Bedroom	10%	10	1.6	16		
Total	100%	103		89	1/5	21
Residential Visitors			1/5	21		
Total Residential				110		21
Commercial / Retail / Medical					Rate	No
Type	GFA(m²)		Rate	Spaces		
"Office and Business"	200		1/40	5	1/5	1
"Retail Premises"	200		1/25	8	1/5	2
"Health Services"	810	20	3	61	1/5	12
(based on DCP rates)			doctors	per doctor		
Total GFA:		1,210				
Total Parking Spaces for Indicative Proposal:				183		35

Definitions

- / Parking rates are based on the City of Ryde DCP 2014, Part 9.3
- / Gross Floor Area (GFA) means the sum of the floor area of each floor of a building measured from the internal face of external walls and includes mezzanines, habitable rooms in a basement or an attic. It does not include any area for common vertical circulation such as lifts and stairs, carparking and plant rooms.