

Epping park

61 Mobbs Lane, Epping

PTW Design Report
28.04.2009



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Design Principles

The Project Applications that form the subject of this report are consistent with the design principles of the approved concept plan. The plan has been revised to incorporate the conditions of the Concept Plan Approval and the many detail changes arising from the general development of the project. This includes traffic, landscape and civil input for the general masterplan and detail services, structural and planning development for the individual building groups. (refer attached diagrams)

The key changes are summarised below:

Building height reduced

The Concept Plan Approval limits all buildings on the site to 6 storeys. The revised plan describes building 7; originally 7 storeys, reduced to 6 and buildings 4 and 5; originally 12 storeys reduced to a maximum of 6 storeys. Similarly the portion of building 10 that exceeded 6 storeys has been removed.

Break between Buildings 7 and 8

The concept plan indicates a break of approximately 12 metres width, centred on the open space between Buildings 4 and 5. This break has been moved west to align with the North South road between Buildings 5 and 6 and has been increased to approximately 16 metres. This adjustment has been made to

- Balance the scale of Buildings 7 and 8
- Provide an attractive vista to the end of the road between Buildings 5 & 6
- Create a stronger composition between Buildings 4, 5 and 7
- Allow Building 7 better access to the vista south between Buildings 4 and 5 (a vista improved by the removal of the 12 storey portions of these buildings)

Location of main resident facilities to the centre of the site

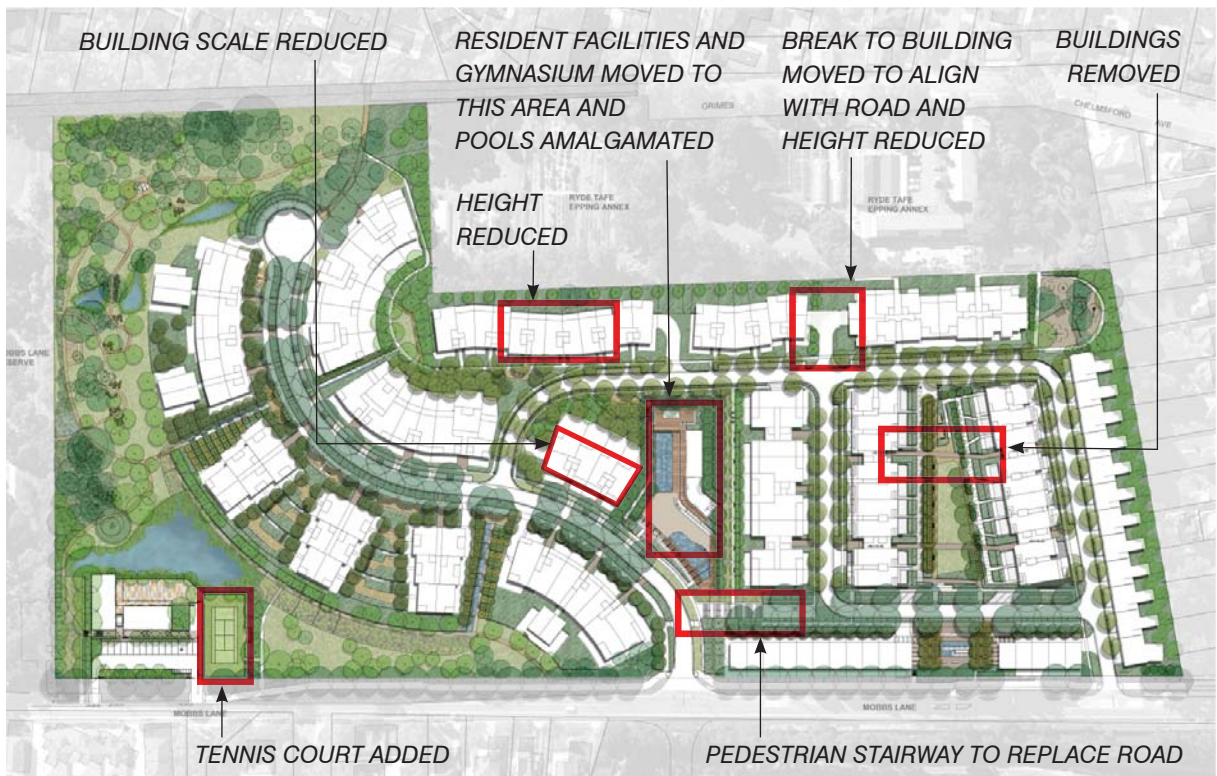
The intention is to:

- Allow convenient access to facilities for residents on foot or by wheelchair
- Provide an active visual focus to people entering the site from the south. The edge of this site will be attractively landscaped, with pergolas and tiered masonry retaining walls
- Continue the tradition of the sporting use of this area

This statement outlines, in respect of the headings used in the Preferred Project Report how the revised scheme meets the intent of Project Design Principles.



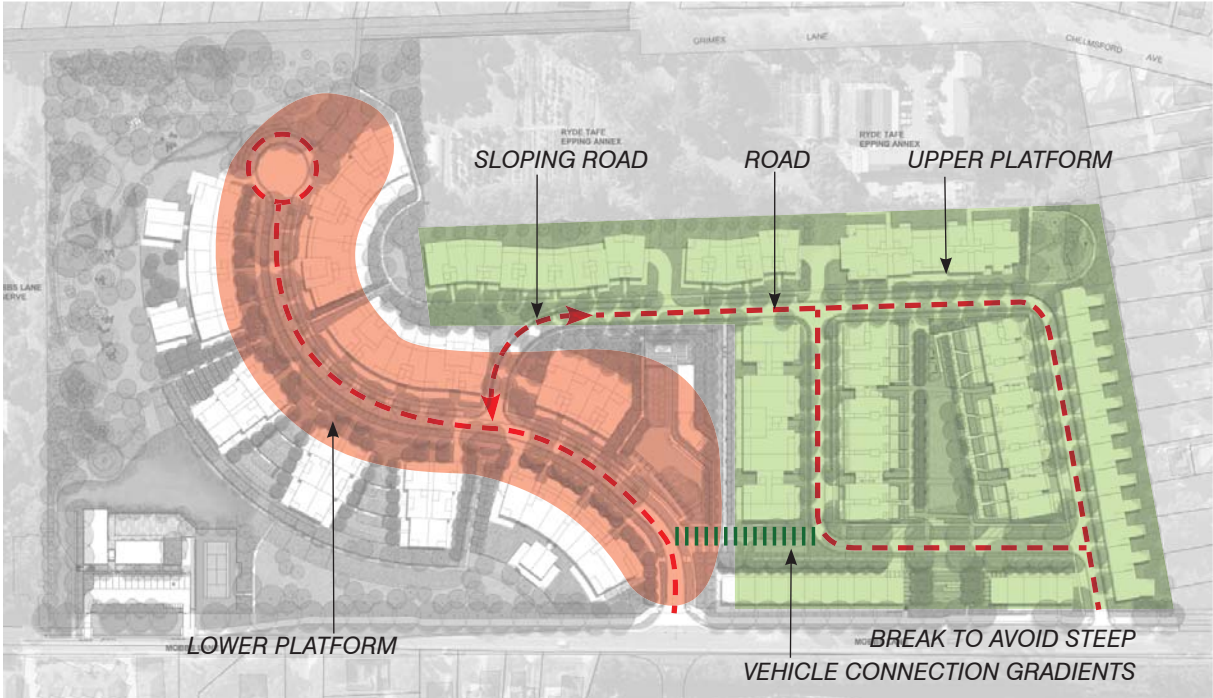
APPROVED CONCEPT PLAN (ANNOTATED WITH KEY APPROVAL CONDITIONS)



REVISED MASTERPLAN: SUMMARY OF CHANGES IN STAGE 1 RELATIVE TO THE APPROVED CONCEPT PLAN

1. Community: Quality open space, housing choice & traffic improvements

The road pattern retains the principles of the Approved Concept Plan: The sinuous Spine Road, the entries off Mobbs Lane and the arrangement of the site into platform areas. Further studies of site levels to achieve accessibility gradient requirements lead to the introduction of a break in the Spine Road at the central Mobbs Lane entry to avoid steep gradients in this area. The road system between the upper and lower platforms remains connected by the northern internal road and a broad pathway and generous stairs provide a pedestrian link between the lower and upper portions of the Spine Road. (see below)



ROAD SYSTEM AND SITE LEVEL STRATEGY

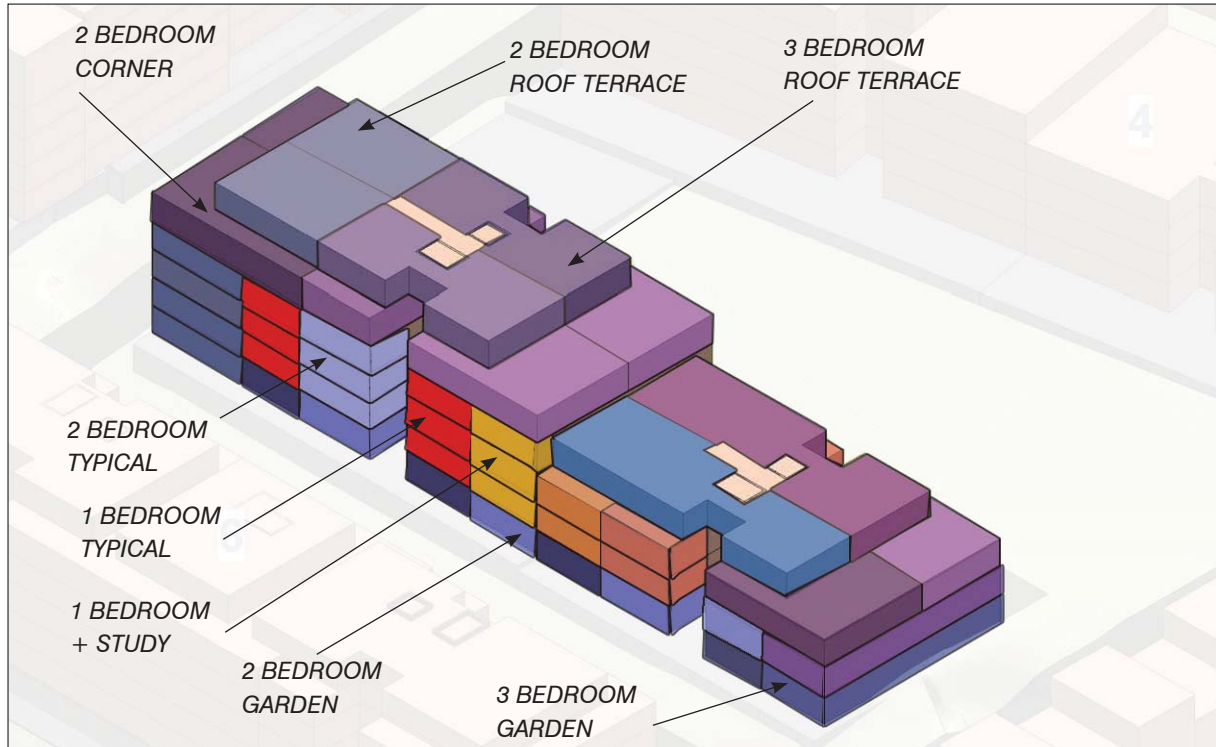
A network of pathways connect the open spaces of the site. The character and function of these open spaces varies across the site, some are intended for children and are furnished with play equipment, others form part of a jogging track sequence and are furnished with exercise equipment.



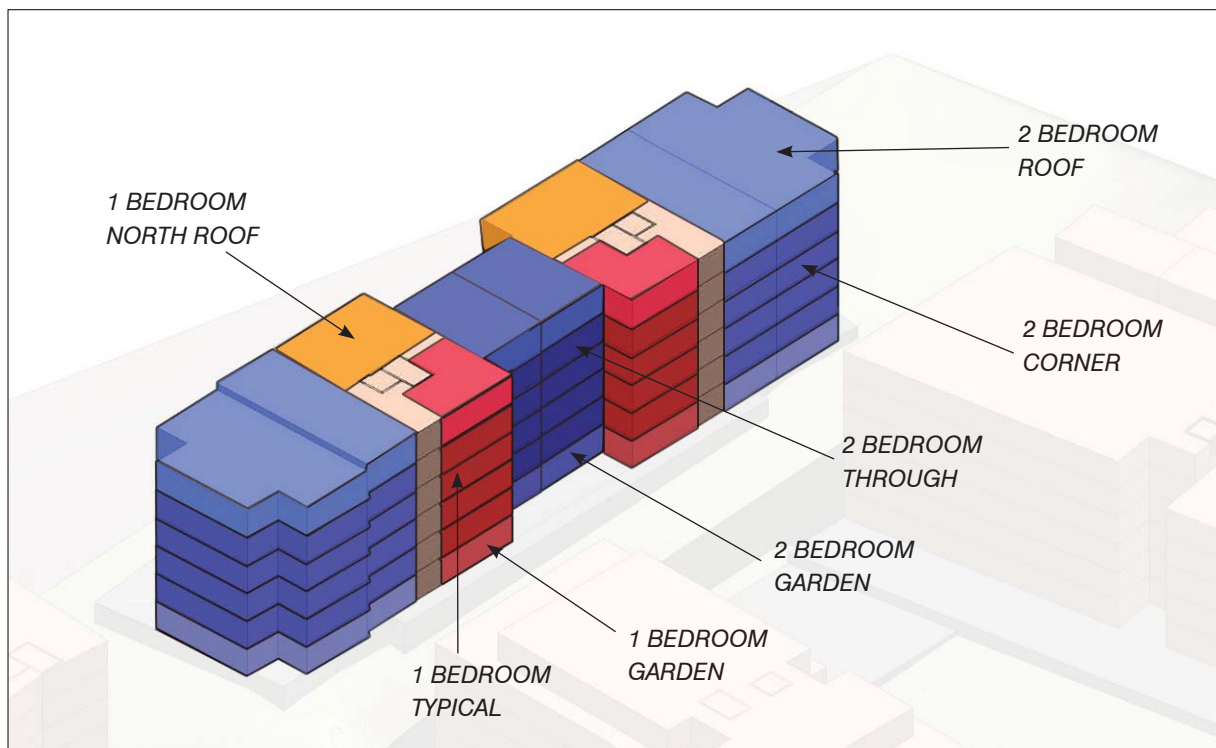
OPEN SPACE CONNECTIVITY / PATHWAY NETWORK

2. Housing Choice

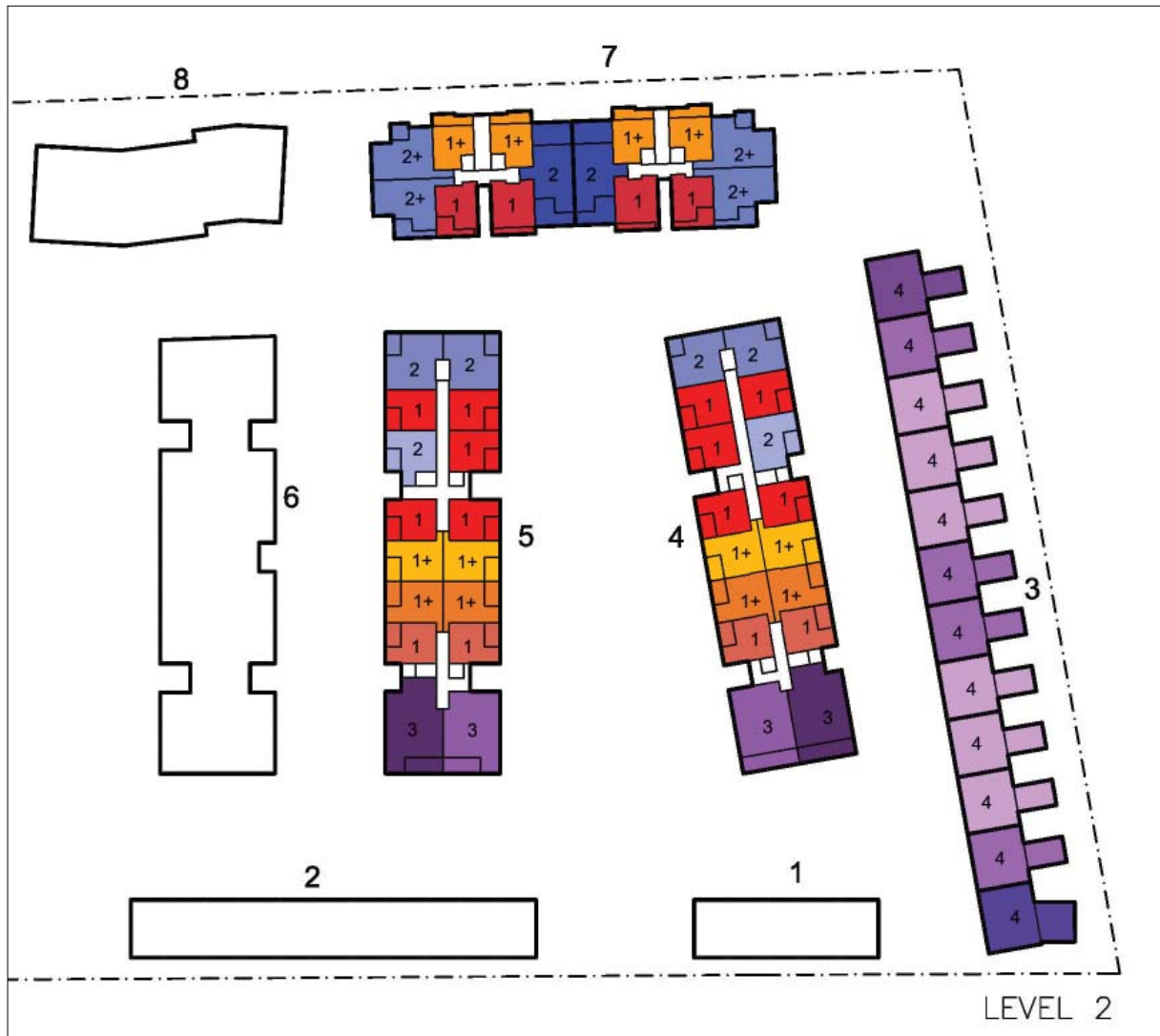
A variety of dwelling types have evolved in response to the particular building shapes, (such as the stepped form of buildings 4 and 5 or the staggered courtyard homes of buildings 3) and site topography and environment.



APARTMENT MIX BUILDING 5



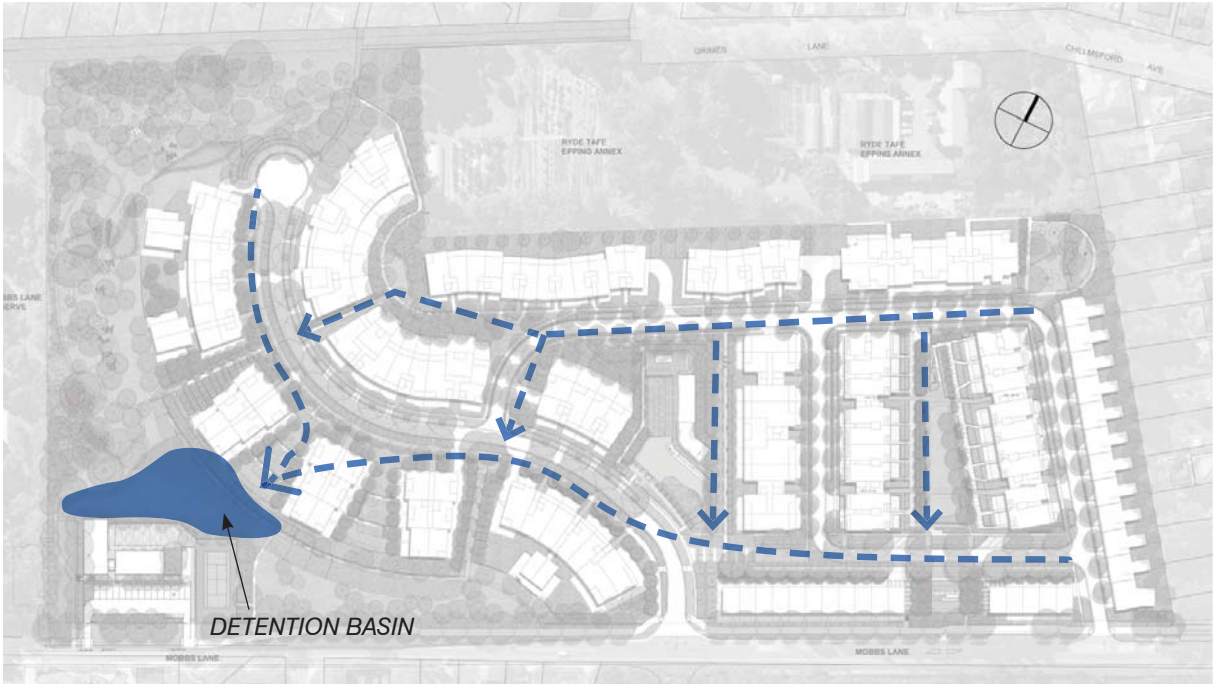
APARTMENT MIX BUILDING 7



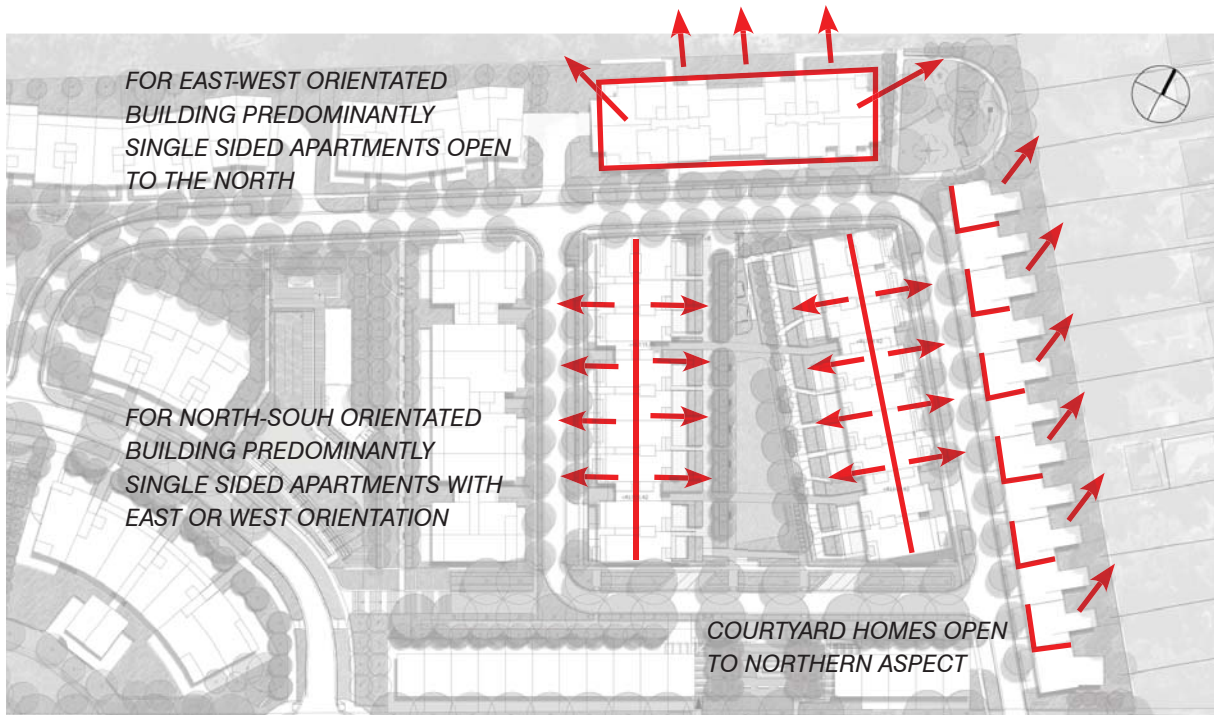
APARTMENT MIX DIAGRAM
 TYPICAL FLOOR BUILDINGS 3,4,5+7
 FOOTPRINTS OF BUILDINGS 1,2,6,8 INDICATIVE ONLY

3. Sustainability

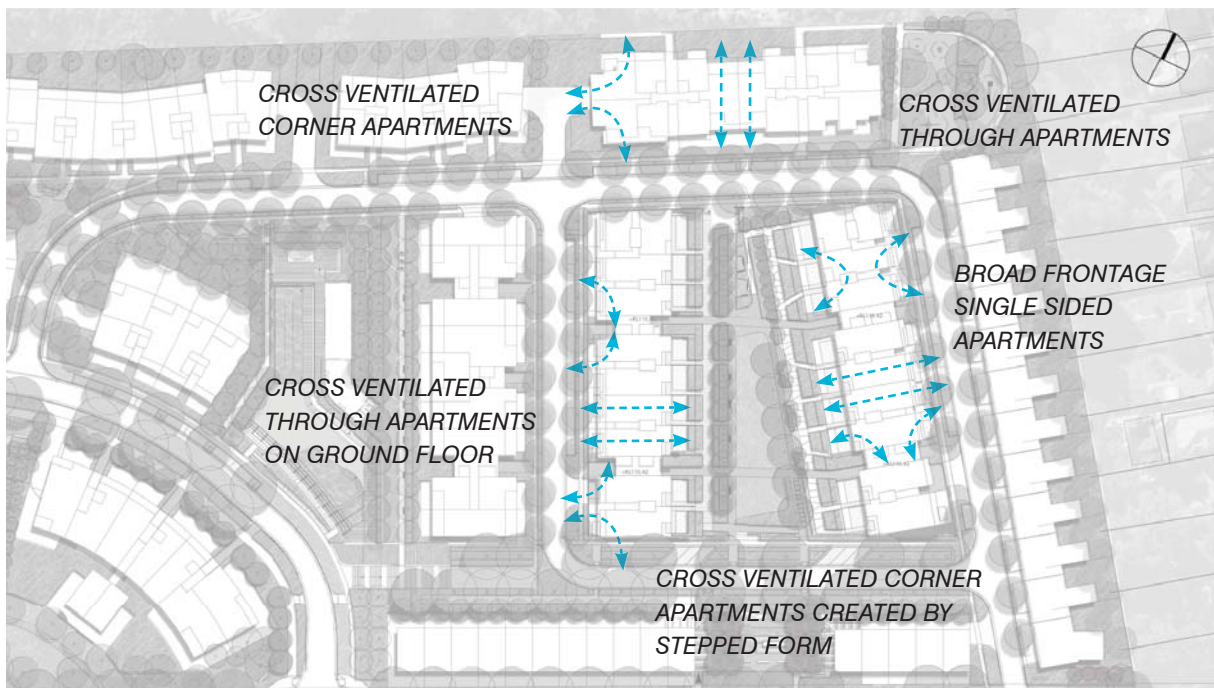
Environmental design has been a major factor in the design of the scheme on every level. At the 'macro' level buildings are orientated for optimal solar access. Pedestrian networks reduce reliance on cars and strategies for water collection and re-use reduce reliance on mains supplies. At the detail level individual apartments are designed to be cross ventilated, well insulated and provided with natural light access.



SUSTAINABILITY - WATER MOVEMENT AND HARVESTING DIAGRAM



SUSTAINABILITY - ORIENTATION



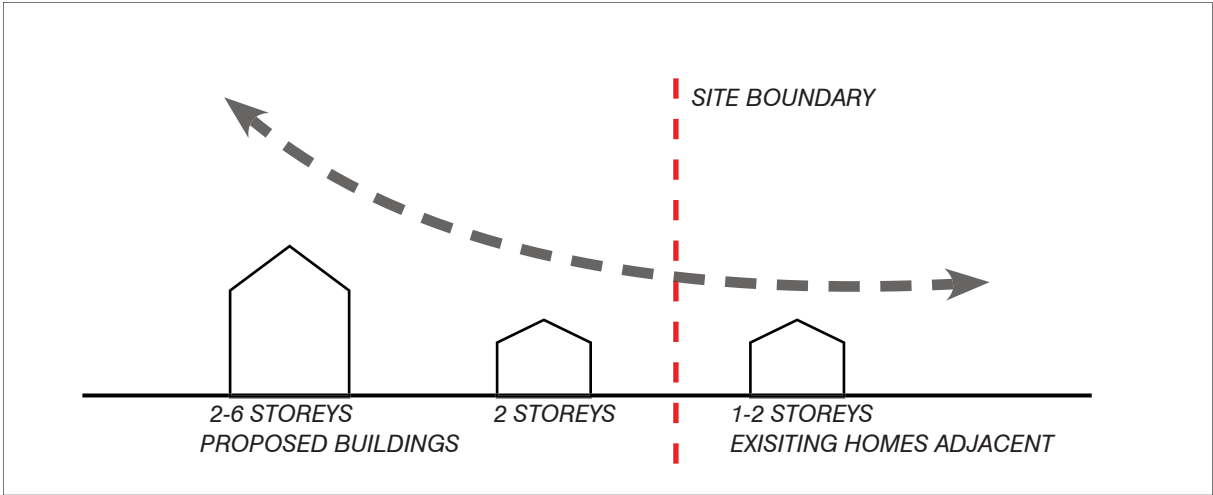
SUSTAINABILITY - VENTILATION

4. Design quality

The design will create an attractive residential environment with a diversity of dwelling types. Buildings are organised into groups around landscaped open spaces. Each group is designed to optimize site topography, views and solar access giving each its own neighbourhood character.

The site is adjacent to an existing residential area notable for its leafy streets and attractive Federation and Californian Bungalows set in mature gardens. The design for this project with its parks, tree lined streets and natural material palette - such as face brickwork, terra cotta coloured roof tiles and timber pergolas - makes reference to the character of this surrounding area.

Larger buildings are set well into the site. Generally only 2 storey buildings are located adjacent to existing residential areas.



MODERATE SCALE OF BUILDINGS TOWARDS SITE BOUNDARY

REGULAR PATTERN
OF TREES

VARIETY OF ARCHITECTURAL
EXPRESSION TO STREETSCAPE

VARIETY OF ROOF FORMS AND
MATERIALS, PROJECTING EAVES
TO CREATE SHADOWS

CHIMNEY ELEMENTS



MATERIAL PALETTE DERIVED FROM EXISTING
HOMES OF THE AREA

- FACE BRICKWORK
- TEXTURED MASONRY
- TERRACOTTA COLOURED ROOF TILES
- PAINTED WEATHERBOARD

TIMBER FRAMED
BALCONIES AND
BALUSTRADE ELEMENTS

ATTRACTIVE LANDSCAPING
TO STREET

BUILDINGS 3: VIEW FROM MOBBS LANE ENTRY

- TERRACOTTA COLOURED ROOF TILES TO ROOF ELEMENTS
- ROOF ARTICULATED TO CREATE ROOF LINE OF SIMILAR SCALE AND MODELLING TO EXISTING HOMES

REGULAR PATTERN
OF STREET TREES



MATERIAL PALETTE DERIVED FROM EXISTING
HOMES OF THE AREA

- FACE BRICKWORK
- TEXTURED MASONRY
- TERRACOTTA COLOURED ROOF TILES
- PAINTED WEATHERBOARD

NATURAL PAVING

ATTRACTIVE LANDSCAPE

BUILDINGS 4 & 5: VIEW OVER VILLAGE GREEN

TERRACOTTA COLOURED
TILED ROOF FORM
ARTICULATED INTO
SMALLER ELEMENTS

PROJECTING EAVES AND
BALCONIES TO CREATE
DEEP SET SHADOWS TO
ARTICULATE BUILDING FORM

POP OUT WINDOWS EVOKE
BAY WINDOWS OF EXISTING
HOMES IN NEIGHBOURHOOD

PROJECTING
ROOF FORM



TEXTURED MASONRY
TO STREET WALLS

FACE BRICK SIMILAR TO
EXISTING HOMES OF THE AREA

PLANTING TO STREET

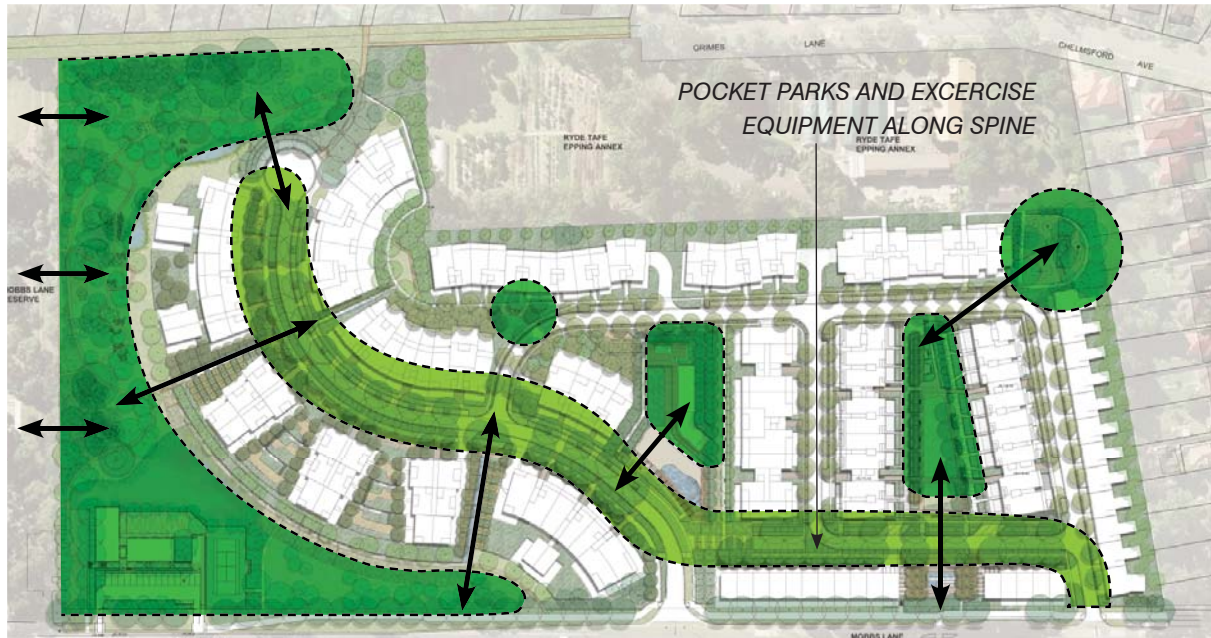
TIMBER PERGOLAS

- BUILDING MASS ARTICULATED INTO SMALLER 'DOMESTIC' SCALED ELEMENTS

BUILDING 7: STREET VIEW

5. Landscape and Open Space

The particular characteristics of the landscape and site topography have generated shapes and forms of the master plan.



LANDSCAPE DIAGRAM OF OPEN SPACE

The different neighbourhoods are linked by the central Spine Road; itself a linear park running along the contour of the slope. Along its length, the Spine Road has areas of exercise equipment, seating areas located at vantage points, and attractive gardens to building entries.

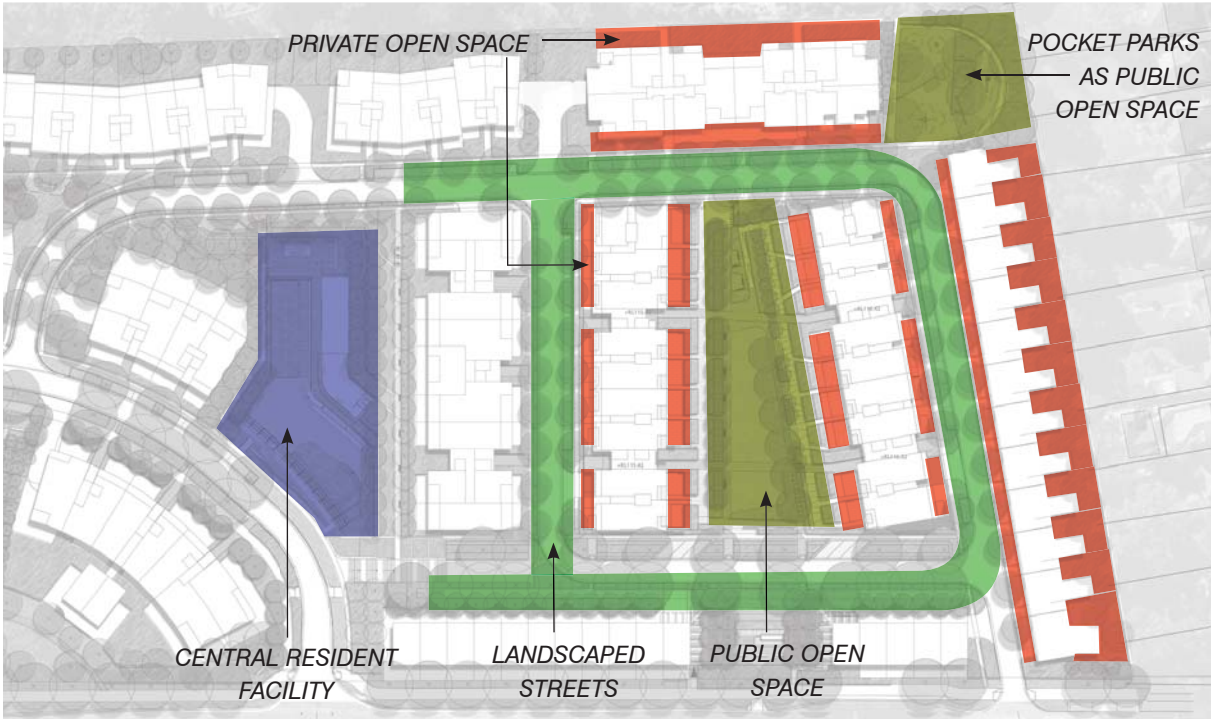
To the West of the site buildings overlook open parkland areas. These buildings are rather 'informal' in character. Their arrangement follows the curve of the Spine Road and their stepped forms reduce in scale towards the park. Each apartment in this group will have an outlook over the adjacent parklands.

To the East of the site buildings are organised around a more formal 'Village Green' space. This space is enclosed on 3 sides by buildings of between 3 and 6 storeys. The 'Town Centre' to the south of this space looks out to the city skyline and will provide a focus for the project. The 'Town Centre' may be activated by small scale retail outlets – possibly cafes and convenience stores.

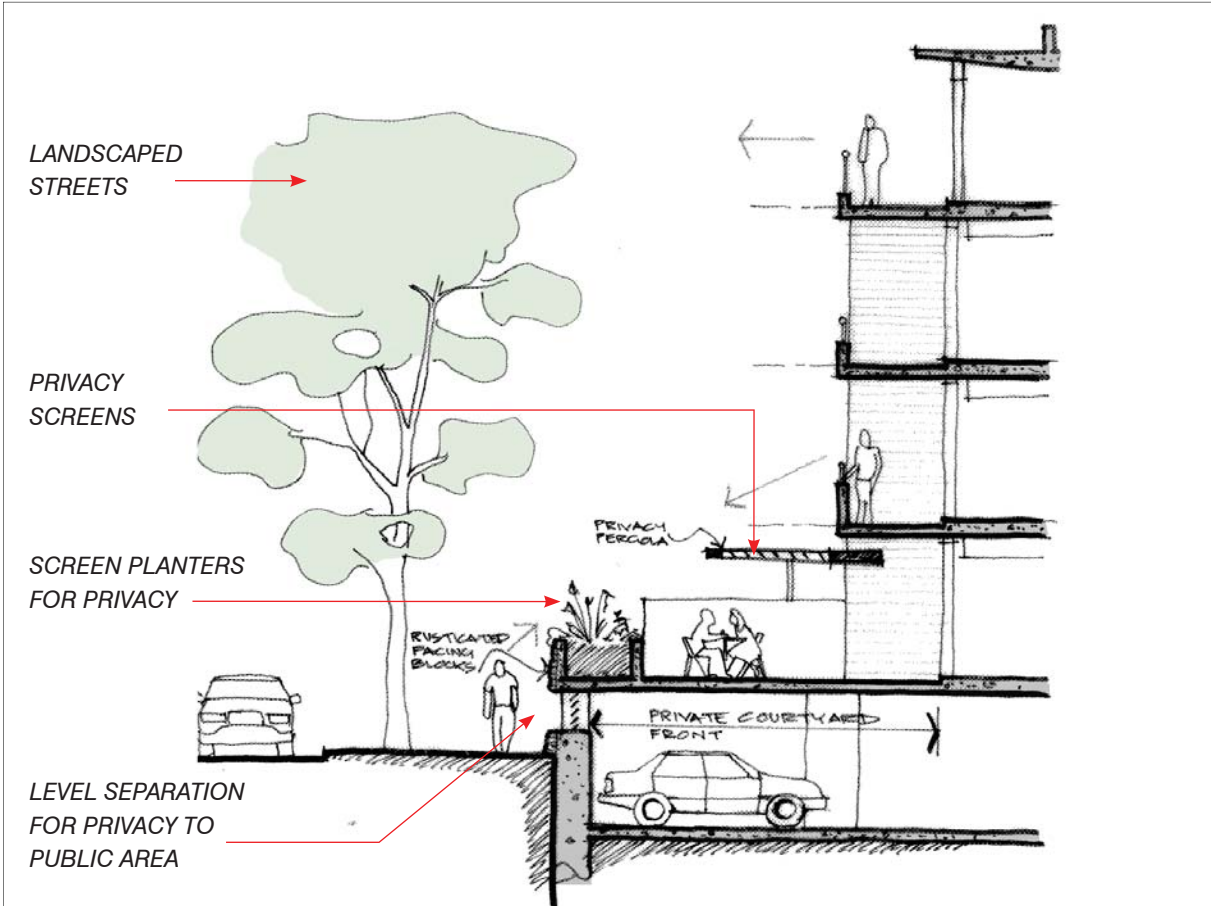
The western entry to the site is opposite a large open area defined by perimeter rows of tree. Resident facilities such as pools, a gym and a multipurpose hall are located within this space.

The various parks and public spaces of the site are linked by networks of pedestrian paths, jogging tracks and roads. To the west pedestrian tracks connect to the child care centre and the resident tennis court as well as to the road and footpath network of the adjacent neighbourhoods.

There is a spatial hierarchy in the landscape - between private, communal and public open spaces. Private spaces are level separated from public and communal spaces as well as from landscaped streets.



LANDSCAPE DIAGRAM



TYPICAL STREET SECTION

REGULAR PATTERN OF TREES
AND PLANTING TO STREETS

ATTRACTIVELY LANDSCAPED PATHS
AND COMMUNAL AREAS



SPINE ROAD DEFINED BY
REGULAR PATTERN OF
LARGER TREES

COMMUNAL AREAS AND PATH
ENGAGED WITH SPINE ROAD

ATTRACTIVE LANDSCAPE TO
PRIVATE AREAS WITH SCREEN
PLANTS AS REQUIRED FOR
PRIVACY

LANDSCAPE DESIGN PRINCIPLES

POOL WITH OPTIMIZED SOLAR ACCESS

BUILDING FORMS REINFORCE THE LANDSCAPE

DEFINED ENCLOSURE AND 'SENSE OF PLACE' CREATED BY REGULAR RHYTHM OF TREES



COLOURFUL PLANTING AND PERGOLA STRUCTURES TO ACTIVATE EDGE VISIBLE FROM MOBBS LANE ENTRY AND SPINE ROAD

NATURAL MATERIAL PALETTE

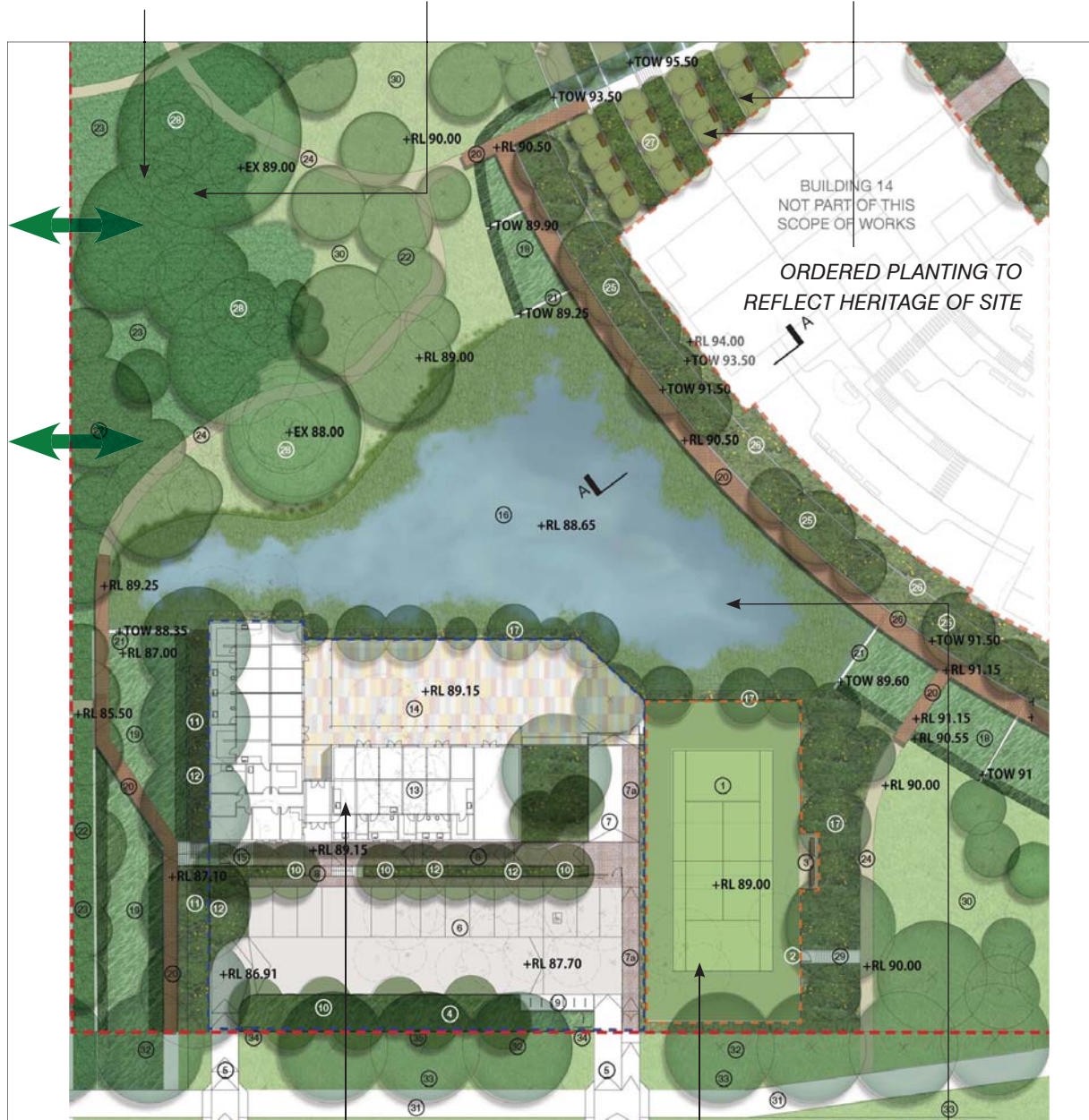
PEDESTRIAN LINK TO UPPER PLATFORM

CENTRAL RESIDENT FACILITY

LANDSCAPE CONNECTS SEAMLESSLY WITH MOBBS LANE RESERVE

CHARACTER OF EXISTING LANDSCAPE REINFORCED WITH NEW PLANTING

LANDSCAPED AREA BETWEEN BUILDINGS CONNECT WITH OPEN AREAS TO THE WEST



- CHILD CARE CENTRE ARRANGED AROUND NORTH FACING COURTYARD WITH ASPECT OVER DETENTION BASIN AND LANDSCAPE BEYOND.
- BUILDING DESIGNED TO READ AS A 'PAVILLION' IN A PARK - LOW SCALE STRUCTURES SURROUNDED BY LARGER SCALE TREES

TENNIS COURT AS PART OF OPEN LANDSCAPE AREA

DETENTION BASIN LOCATED TO PROVIDE ATTRACTIVE OUTLOOK TO ADJACENT BUILDINGS

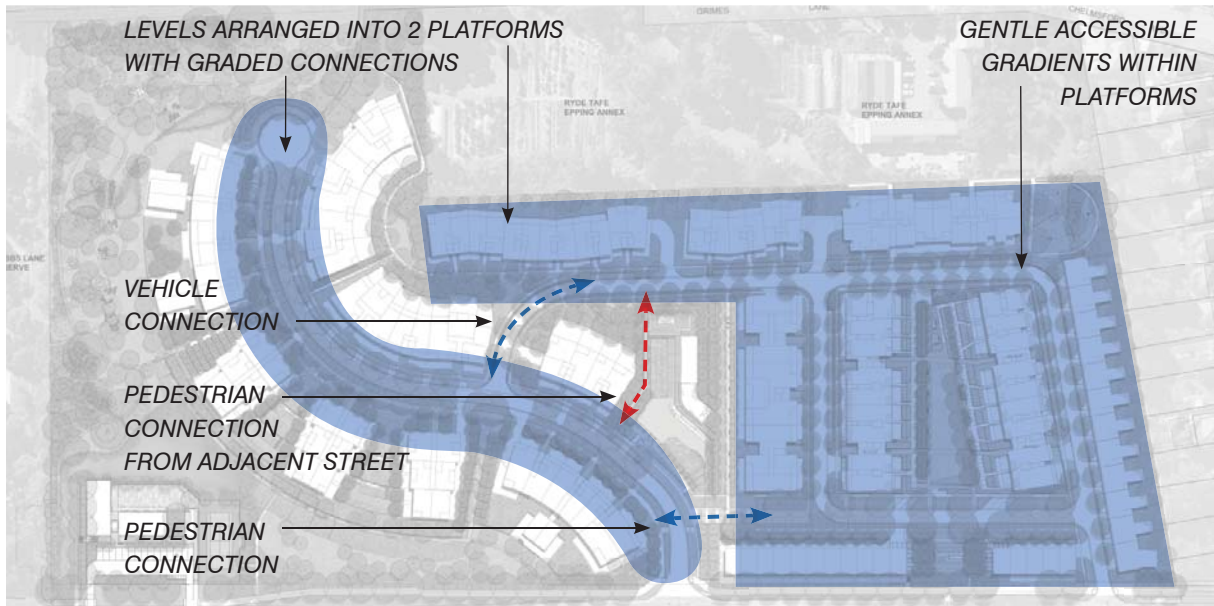
CHILD CARE CENTRE

6. Accessibility

The site has been divided into two platform areas connected by a graded road and a pedestrian stairway as described under section 1 of this report.

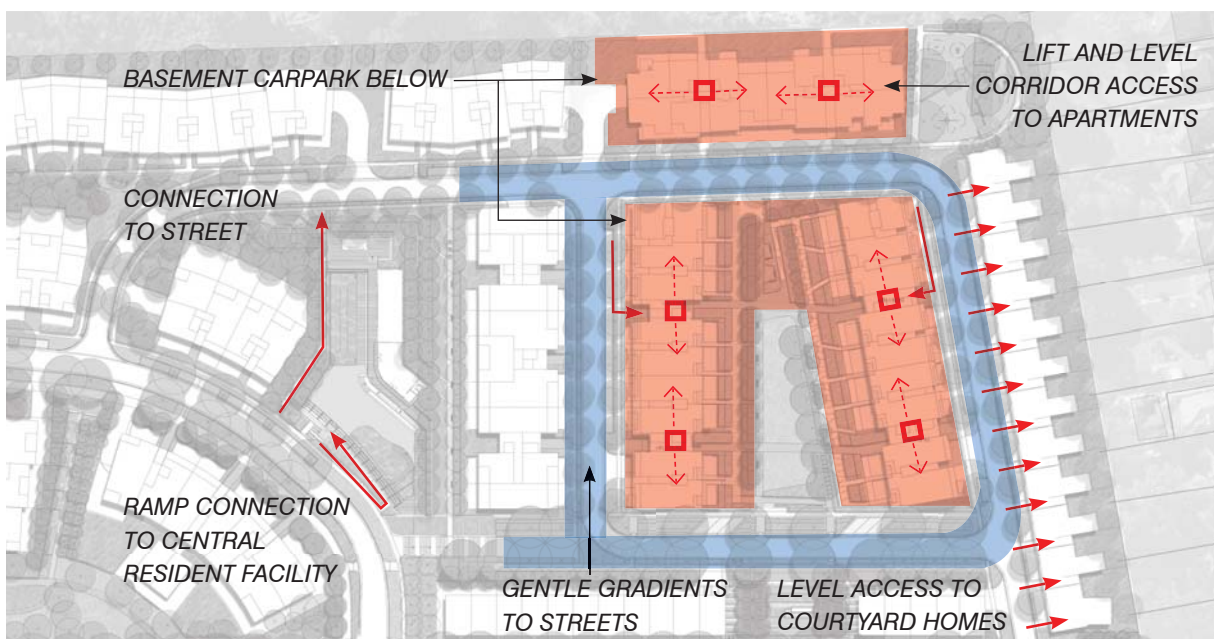
Each platform has gentle gradient generally accessible to people in a wheelchair.

Buildings over 2 storeys have basement parking with lifts connecting to all levels with the exception of the ground floor apartments in Buildings 4 and 5 which have their own street or garden access. Buildings 4, 5 and 7 each have a number of adaptable apartments designed to meet accessibility code requirements.



SITE LEVEL STRATEGY

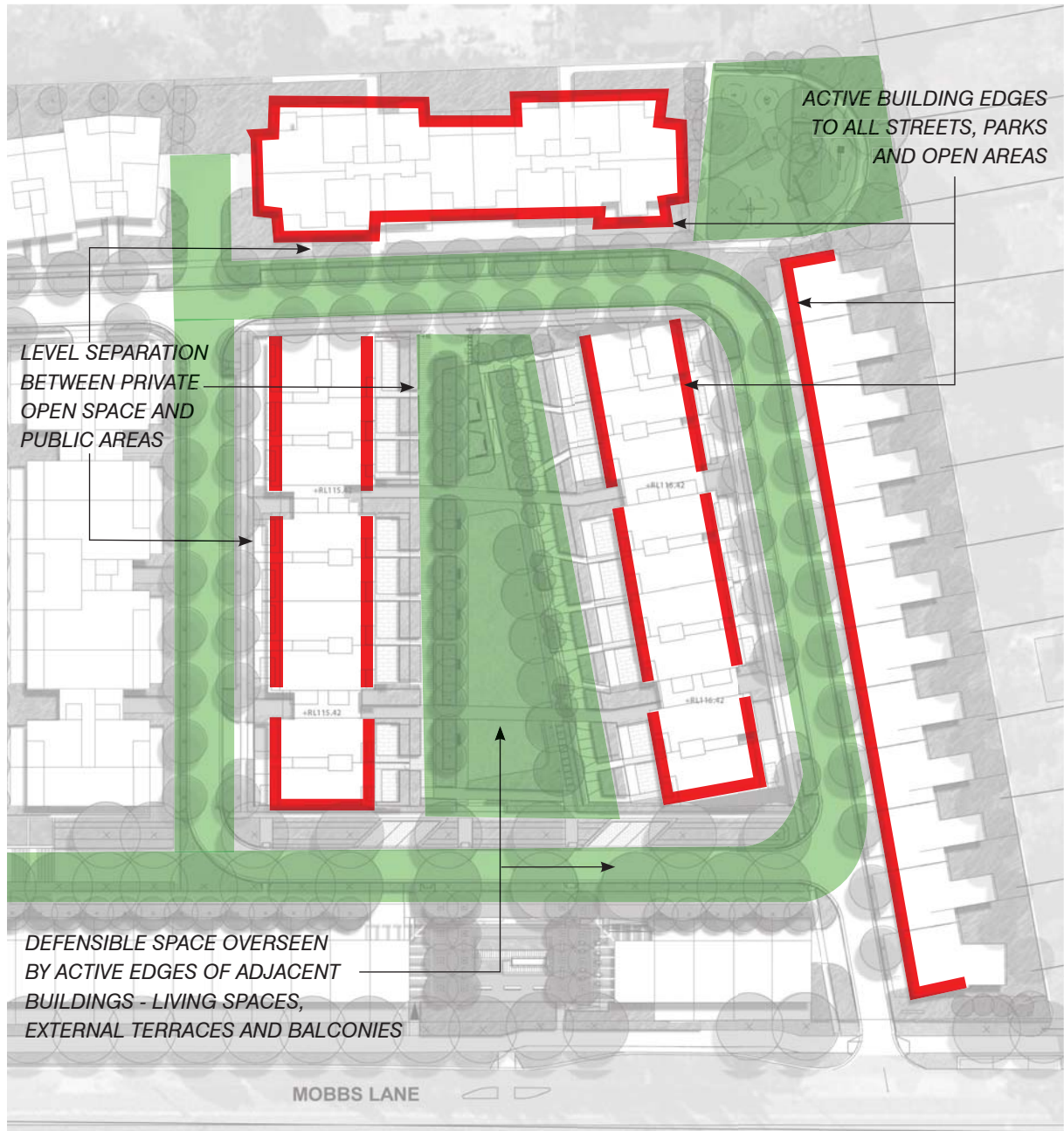
All apartments except those with ground level access are provided with lift access from the car park level. Several apartments are accessible from the street. The street gradient is kept to a minimum.



ACCESSIBILITY DIAGRAM

7. Security

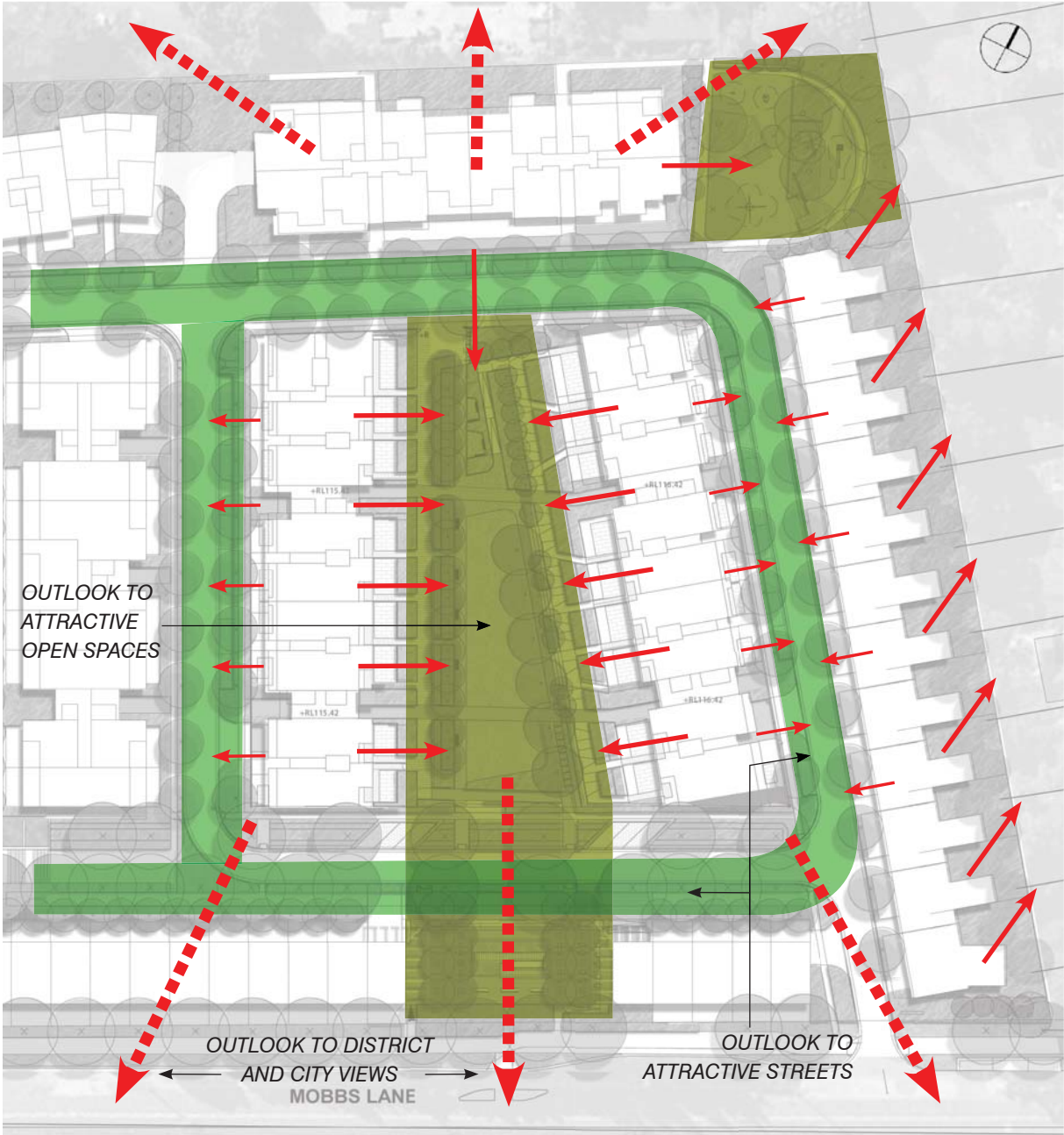
- Active edges to ground level apartments
- Open space surveillance to footpath and road to provide security
- Gradients designed to provide line of sight security into open spaces.



SECURITY DIAGRAM

8. Amenity

Buildings are arranged to allow views to attractive open spaces within the development and district and city views beyond

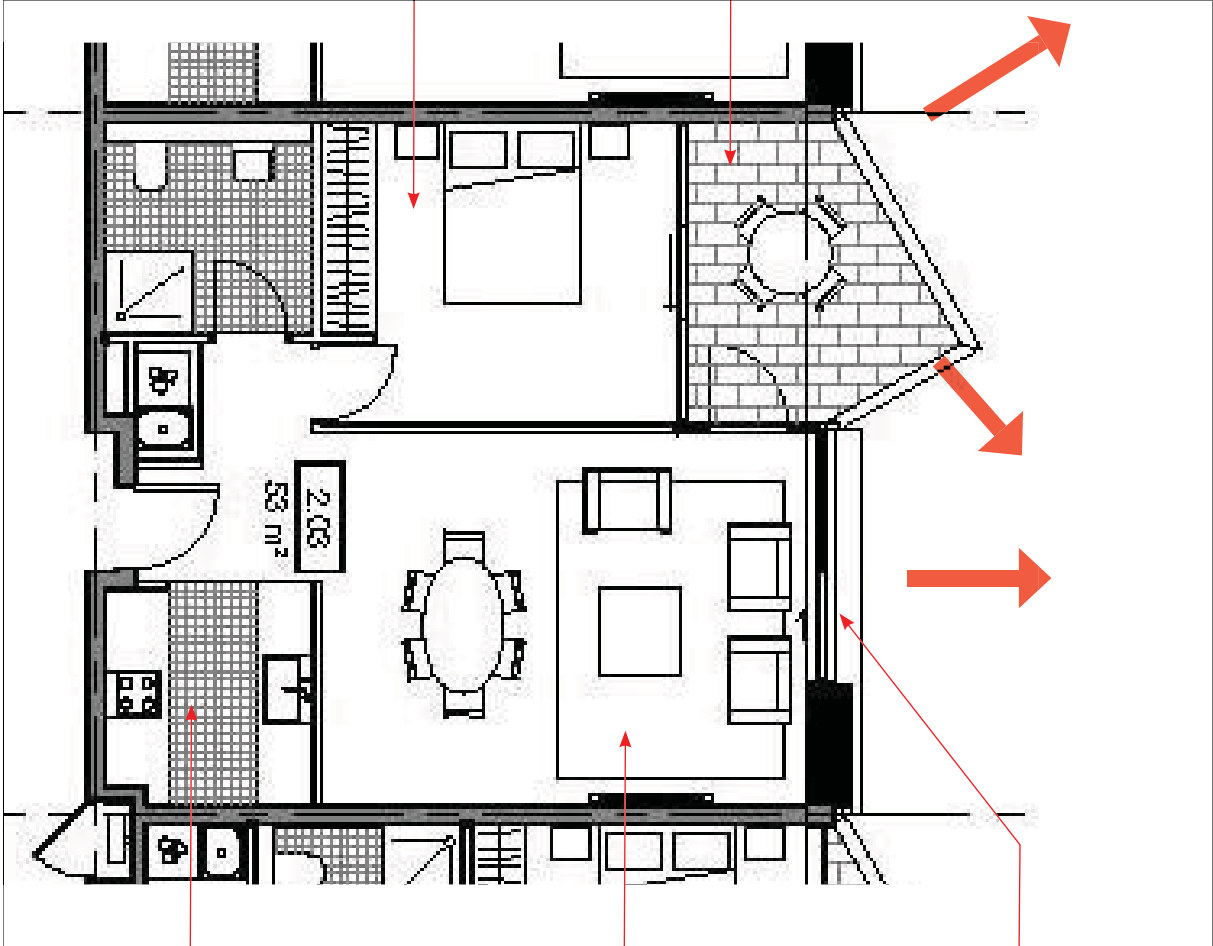


VIEWS AND VISTAS

Each apartment is arranged to optimise views and solar access. Apartments are designed to feel spacious with large areas of operable glazing opening to well proportioned external balconies. Ground floor apartments have elevated private courtyards and landscaped private gardens.

GENEROUS WELL PROPORTIONED ROOMS

BALCONIES LARGE ENOUGH TO ACCOMMODATE FURNITURE SETTINGS



KITCHEN AND SERVICE AREAS WITH OUTLOOK

GENEROUS LIVING AREAS WITH OUTLOOK

LARGE AREAS OF GLASS TO OPTIMIZE ATTRACTIVE OUTLOOKS AND SOLAR ACCESS

EXAMPLE OF 1 BEDROOM APARTMENT

