



242-244 BEECROFT ROAD, EPPING **SEARS SCOPING DOCUMENT**

Landcom
State Significant Development Application
NOVEMBER 2021



| TURNER

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1.0 INTRODUCTION

1.01 APPROVED DESIGN REVIEW

1.02 AMENDMENT OBJECTIVES

1.01 APPROVED DESIGN REVIEW

APPROVED DESIGN BASELINE

The ‘approved design’ for 242-244 Beecroft Road relates to SSD 8784 (Lot 220 DP 1251471) as approved on 20th July 2020.

The consent establishes the following parameters for any future proposals:

- Maximum total GFA: 38,700m², consisting of 37,700m² as residential use and 750-1,000m² as non-residential use.
- Non-residential use may include offices, business, food and drink, shops and medical centres.
- Minimum 5% of residential GFA to be affordable housing.
- Basement to include car parking, motorcycle parking, bicycle parking and services areas.

APPROVED DESIGN DETAIL

Further to this and within the above metrics, the approved design (as amended) provides the following:

- Total residential units: 432
- Residential unit mix:
 - 47 Studio
 - 104 1 Bed
 - 221 2 Bed
 - 60 3 Bed
- Total non-residential GFA: 752m²
- Total basement provisions:
 - 288 Residential car spaces
 - 62 Residential visitor spaces
 - 3 Car share spaces*
 - 11 Non-residential spaces*
 - (364 Total car spaces)
 - 15 Motorcycle spaces
 - 476 Bicycle spaces

**based on Parramatta DCP*

Through Parts B and C of the consent, further information and amendments are required to the proposals, of particular note are the following:

PART B OF CONSENT

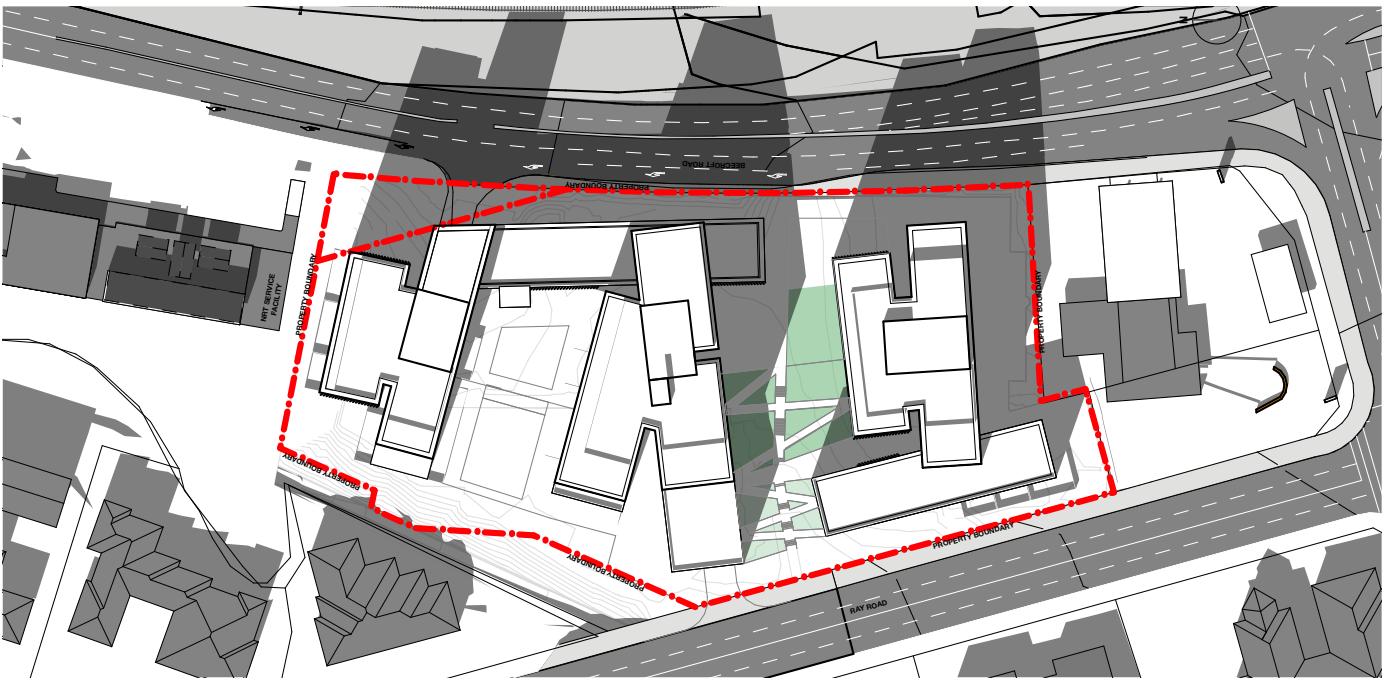
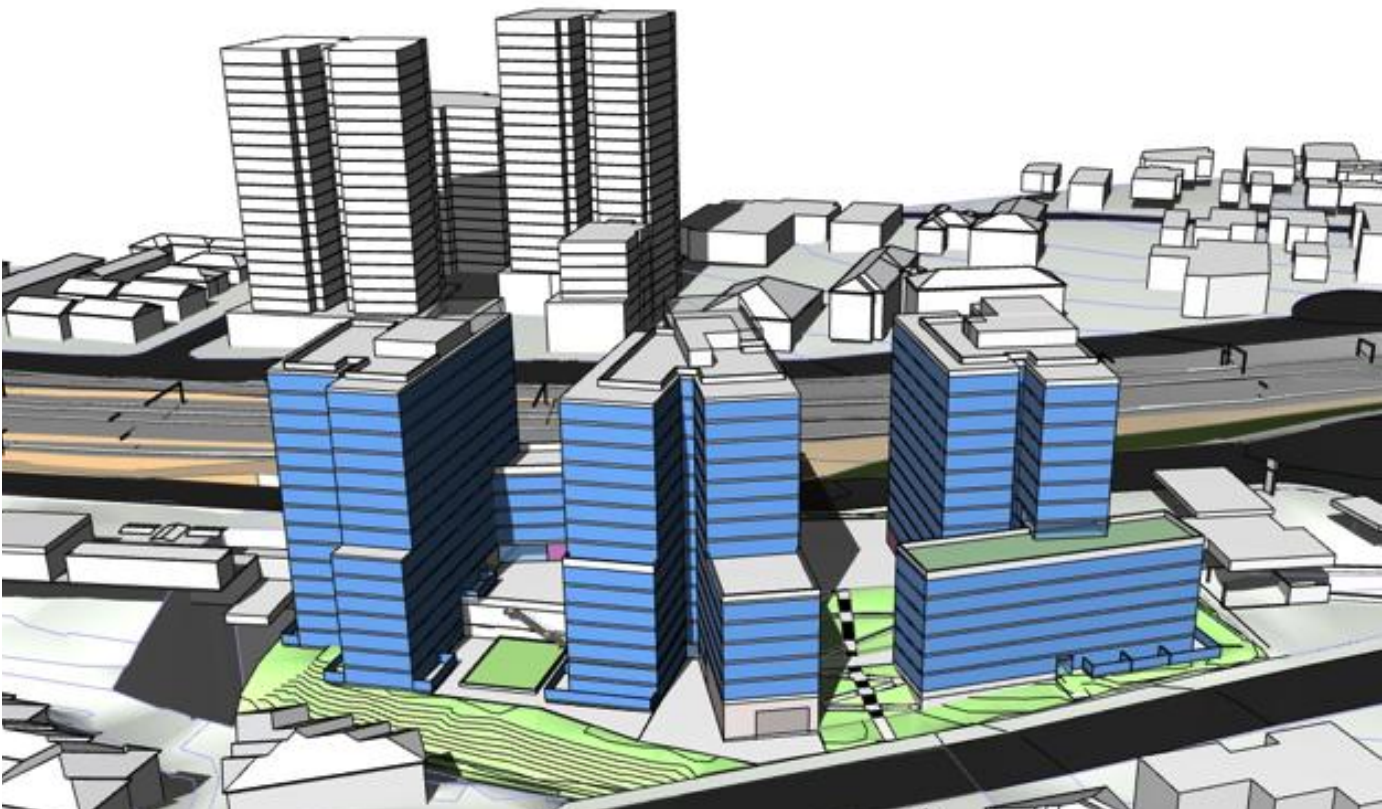
B2(a) Through-site link: The area of landscaping is to be increased, with rationalised ramps and stairs to simplify use and interfaces with building entries. This should be designed as a publicly accessible space 18-24hours a day.

B2(b) Beecroft Road landscaping: Investigation of tree planting along this frontage in consultation with RMS.

B2(c) Ray Road low-scale buildings: Investigate opportunities for activation, at grade pedestrian access, potential stepping of built form and avoidance of excessive basement wall frontages.

PART C OF CONSENT

C1 Building Envelopes: Future proposals are to be ‘wholly contained within the building envelopes consistent with the plans listed in Condition A2, as modified by the conditions of this consent’.



(Above) View to east from Ray Road to Beecroft Road, (below) Roof plan.
Images: Amended and approved Design Report, 19.03.20, Bennett and Trimble.

1.02 AMENDMENT OBJECTIVES

PROPOSED AMENDMENTS

These proposals aim to refine the approved designs, maintaining the established principles with amendments guided by the conditions of consent, ADG and requirements of ‘Design Excellence’.

KEY OBJECTIVES

- Improve residential apartment amenity.
- Improve quality, distribution and accessibility of landscaped areas for both public and community use.
- Refine mix and yield to reflect local demographic demand.
- Embed ESD strategies.

Over the following pages, each of the noted key conditions are addressed specifically. These include Part B2(a), 2(b), 2(c) and Part C1.

Massing and activation along Ray Road have been addressed through the relocation of the basement access, increased residential frontages and amended landscaping. Together these strategies aim to create a safer and more welcoming interface along the western boundary with Ray Road.

The amendments are considered to be in keeping with the principles of the approved development. They maintain the primary architectural form, use and general access locations, while improving the integration of these elements towards the goal of design excellence.

OUTCOME COMPARISON

Approval			Proposal		
Total GFA:			Total GFA:		
Residential GFA:			Residential GFA:		
Commercial GFA:			Commercial GFA:		
Total Residential Units:			Total Residential Units:		
Affordable Units:			Affordable Units:		
• Residential unit mix:			• Residential unit mix:		
151	Studio / 1 Bed	(35%)	71	1 Bed	(18.4%)
221	2 Bed	(51.2%)	198	2 Bed	(51.3%)
60	3 Bed	(13.9%)	117	3 Bed	(30.3%)
• Total Basement Provisions*:			• Total Basement Provisions*:		
288	Residential car spaces		307	Residential car spaces	
62	Residential visitor spaces		56	Residential visitor spaces	
3	Car share spaces		1	Car share spaces	
11	Non-residential spaces		12	Non-res spaces (incl. access)	
15	Motorcycle spaces		4	Motorcycle spaces	
476	Bicycle spaces		425	Bicycle spaces (incl. visitor)	

*Based on RMS rates as required by condition of consent (0.4 per 1 bed, 0.7 per 2 bed, 1.2 per 3 bed)

1.03 APPROVED DESIGN REVIEW

Part B 2(a) Through-Site Link

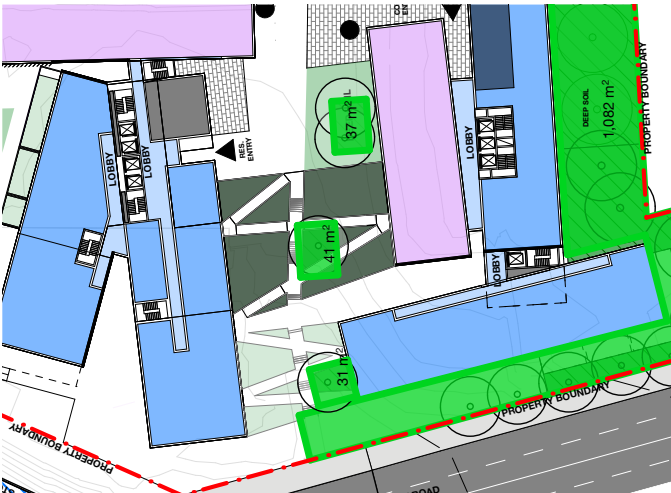
CONSENT CONDITION:
PART B
2(a) in Section 3.02 (Design Guidelines), sub-section 2 regarding new through site link, include the following additional design guidance in relation to the pedestrian through-site link:

- (i) the design of the through-site link should increase the amount of landscaped area and rationalise ramps and staircase, such as by:
- investigate separating the staircase and ramps
 - simplify the levels at landings
 - reduce the total length of ramps
 - increase landscaped spaces at level changes
 - consider how the path of travel for ramps will terminate near building entrances

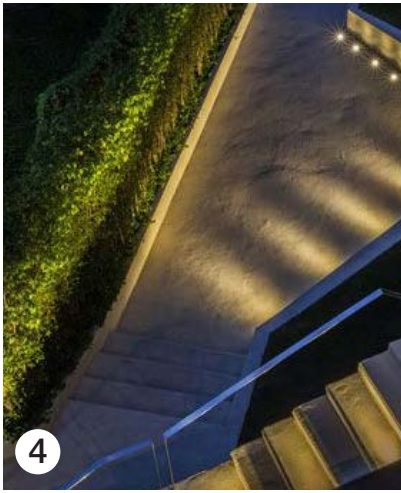
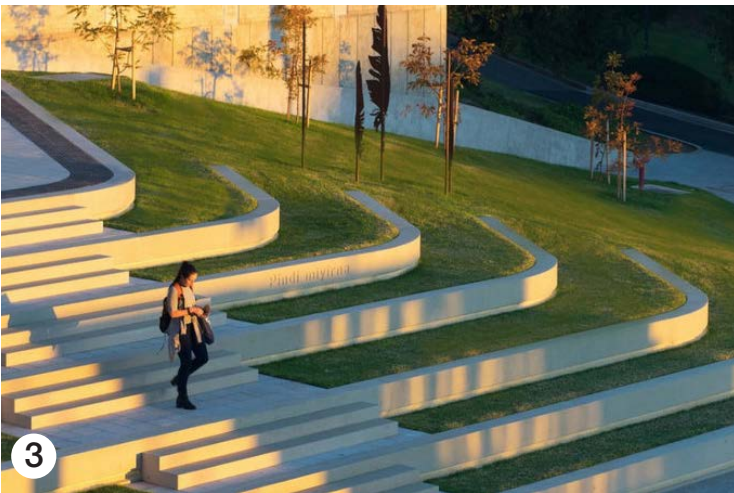
(ii) investigate design responses to keep the through site link open 18-24 hours a day

Response to condition:
- Ramps and stairs have been spread across a wider area allowing terraces, increased landscaping and improved integration with building entries. Ramps are typically 1:14 to Australian Standards.

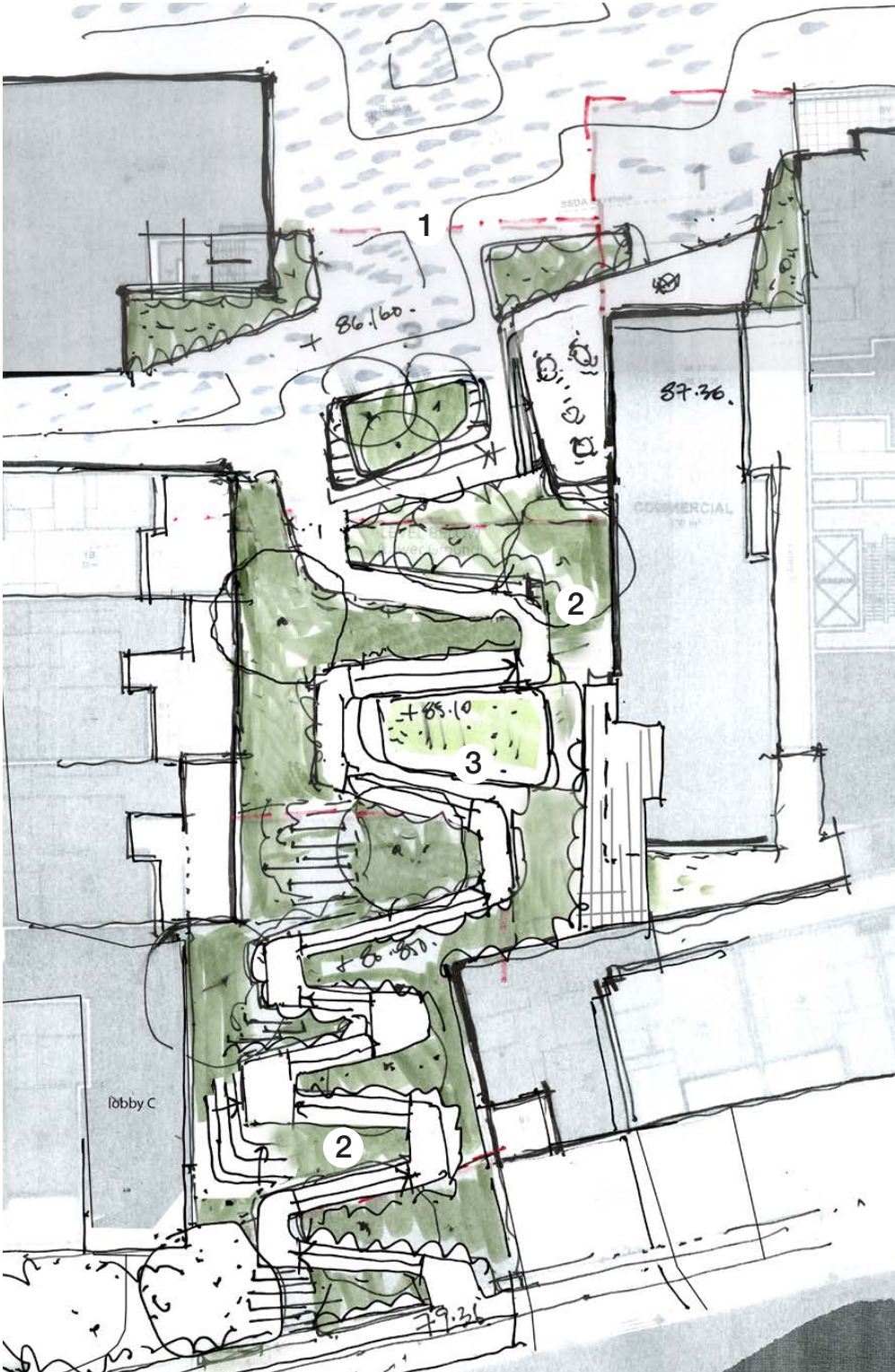
- The terraces are intend to transition from a more formal civic space to Beecroft, through to a parkland space to Ray Road with CPTED principles throughout and 24hr accessibility.



Approved through-site link for reference.



- 1 Entry Plaza/ Pedestrian link to GF communal ar
- 2 Lush planting surrounding stairs and ramp
- 3 Grass terracing
- 4 Attractive intergated lighting aiding activation



Through-Site Link (concept sketch from Site Image Landscape Architects).

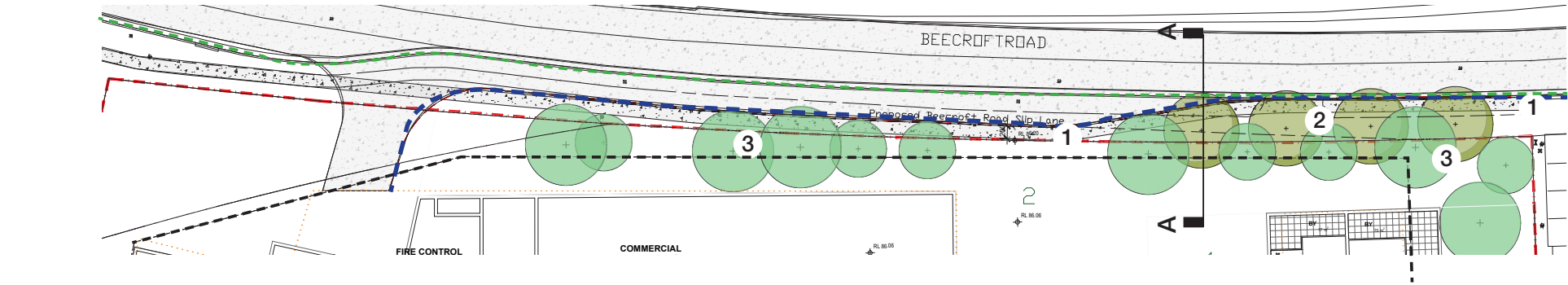
1.04 APPROVED DESIGN REVIEW

Part B 2(b) Beecroft Road Street Trees

CONSENT CONDITION:
PART B
2(b) in Section 3.03 (Design Guidelines), sub-section 6 regarding landscaping, include the following design guidance in relation to the Beecroft Road frontage of the site:

(i) consult with Roads and Maritime Services (RMS) to explore opportunities to plant street trees along the Beecroft Road frontage, including tree setbacks and key, species and mature canopy height

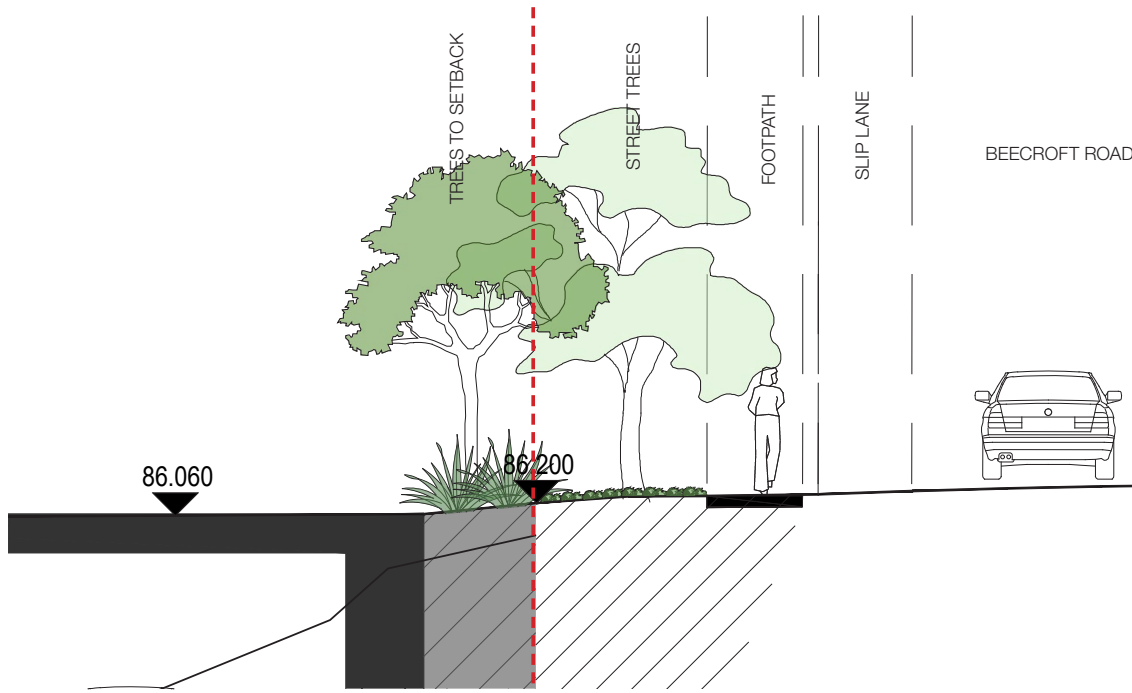
Response to condition:
- Initial investigation identifies tree zones along Beecroft Road within the site boundary (noted as tree type 3), with further discussion with RMS to evaluate additional tree planting to the zone of tree type 2.



- LEGEND**
- EDGE OF BEECROFT ROAD (CURRENT)
 - EDGE OF PROPOSED SLIP LANE
 - SITE BOUNDARY
 - EDGE OF BASEMENT
- 1 Proposed footpath upgrade
- 2 Opportunity for street tree planting to Beecroft Road
Suggested species: *Lophostemon confertus*, *Angophora floribunda*
- 3 Canopy tree planting to Beecroft Road setback



Beecroft Road existing condition



SECTION A-A



SITE IMAGE
Landscape Architects

242-244 Beecroft Rd, Epping | Landscape Concept



Drawing Number
Issue
Date

007
A
28.10.2021

1.05 APPROVED DESIGN REVIEW

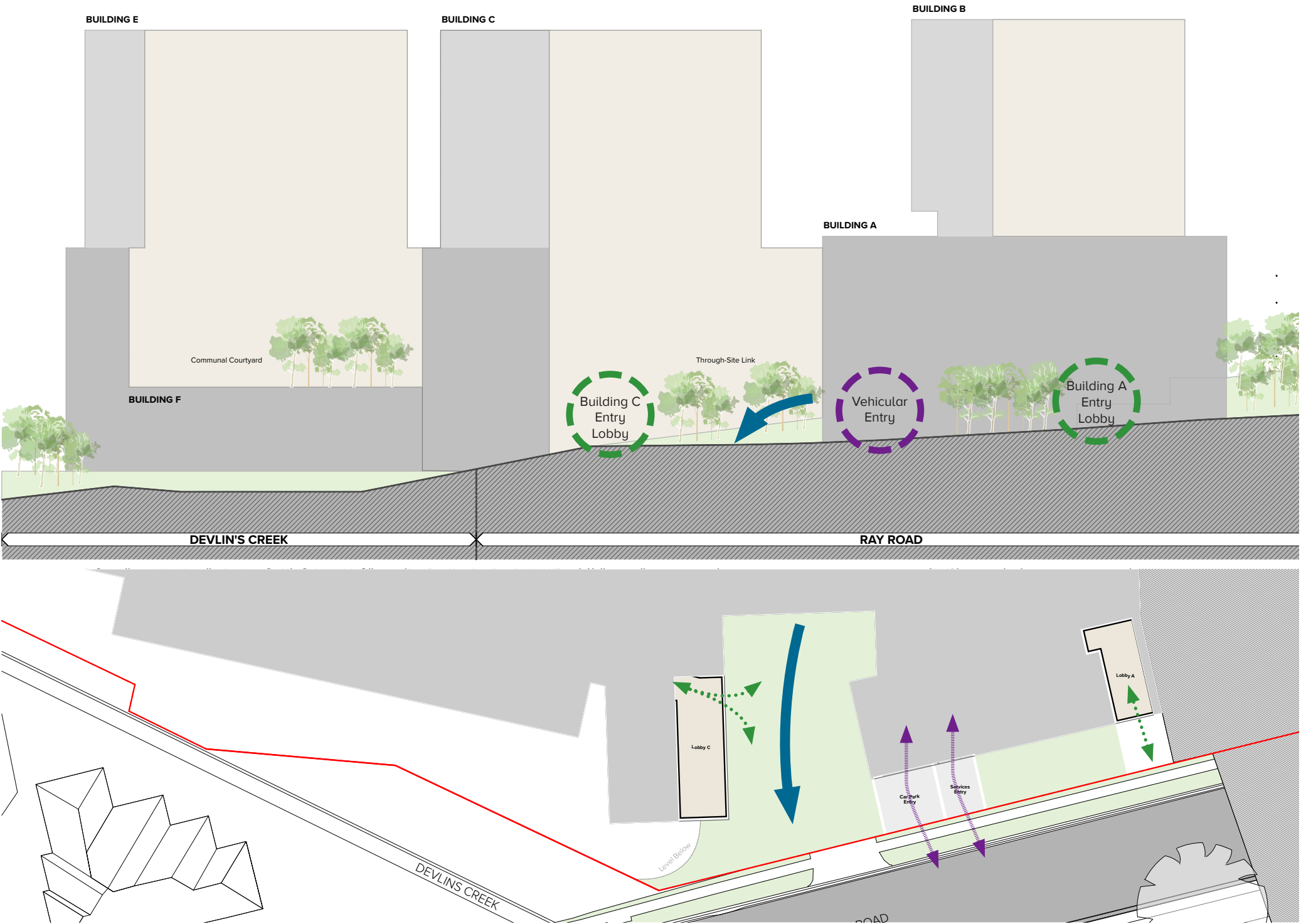
Part B 2(c) Low Scale Buildings

CONSENT CONDITION:
PART B
2(c) in Section 3.02 (Design Guidance), sub-section 1 in relation low scale buildings, include the following additional design guidance in relation to the Ray Road front of the site:

- (i) investigate opportunities to step the building levels along the slope of Ray Road to provide activated frontage and provide at grade pedestrian access to ensure basement walls do not dominate the frontage
- (ii) where basement walls protrude above ground and buildings are unable to be stepped, refer to Section 3.10 of this report for basement treatment options.

Response to condition:

- The entry to Building A, and relocated vehicular entrance (previously Building C) will provide activation to the base of Building A, with deep soil zones between enabling tree planting.
- Please see precedent images of design intent for articulation to Ray Road facades.



LEGEND

- Publicly accessible through site link
- Vehicular entries
- Lobby entries

1.05 APPROVED DESIGN REVIEW

Part B 2(c) Low Scale Buildings



Top Left; Eden ESQ, Penrith, Top Middle; Ashmore Estate, Erskinvile, Top Right; Major's Bay, Mort Lake
Bottom Left; Partridge, Castle Hill, Bottom Right; Ashmore Estate, Erskinvile. All project by Turner.

1.06 APPROVED DESIGN REVIEW

Part C 1

CONSENT CONDITIONS:

PART C
1. Future development applications must demonstrate that the buildings are wholly contained within the building envelopes consistent with the plans listed in Condition A2, as modified by the conditions of the this consent.

Response to condition:

- The principle approach and strategy of the consent has been maintained throughout the proposals.
- A 2.5% increase in floor plan is required to facilitate consent and ADG compliance (including cross-vent, solar access and space standards), and in facilitation of 'Design Excellence'.

LEGEND

- Area decrease from approved BEA
- Area increase to approved BEA
- Outline of Approved SSDA



2.0 ADG COMPLIANCE & CPTED

2.01 OVERVIEW OF STRATEGY

Site Plan

2.02 DEVELOPING THE CONTROLS

- 2B Building envelopes
- 2E Building depth
- 2F Building separation
- 2G Street setbacks

2.03 SITING THE DEVELOPMENT

- 3C Public domain interface
- 3D Communal and public open space
- 3E Deep soil zones
- 3F Visual privacy
- 3G Pedestrian access and entries
- 3H Vehicle access
- 3J Bicycle and car parking

2.04 DESIGNING THE BUILDING

- 4A Solar and daylight access
- 4B Natural ventilation
- 4C Ceiling heights
- 4D Apartment size and layout
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- 4L Ground floor apartments
- 4M Facades
- 4N Roof design
- 4O Landscape design

2.01 VISION & STRATEGY

VISION

“A vibrant extension of Epping town centre, connecting a growing community to place through an activated street plain and safe, green spaces.”

STRATEGY

The approved design establishes a baseline for the site with the following key features:

- residential lead, mixed use
- three primary tower forms, with two secondary low rise forms
- two central open spaces, one as a public through site link, the second as a communal courtyard
- two vehicular entry / exit points, one from Beecroft Road, one from Ray Road
- strategies to integrate with changing topography
- three stories of basement
- a variety of communal and landscape spaces

The amendments proposed in this Scoping Document seek to address the amenity of apartments, alleviating areas of ADG non-compliance.

The proposals also seek to establish a strong landscaping strategy and embed opportunities

for improved sustainable outcomes across the site in support of Design Excellence.

The strategy will be achieved through the following:

- Analysis of ADG compliance to guide floor plan, massing and facade amendments.
- Analysis of landscape distribution and alternative opportunities.
- Analysis of local demand in parallel to GFA allowance and ADG compliance.
- Embed ESD principles through the targeting Green Star Buildings 5 Star.

NOTES ON DEGREE OF CHANGE

Where relevant, minor changes are proposed to the approved designs to facilitate compliance with DCP and ADG objectives, and in support of Design Excellence.

The degree of change is noted on each page as either:

- **‘Maintained’** - No change from the approved.
- **‘Maintained in Principle’** - A minor change consistent with the established principle of the approved form / approach.
- **‘Amended’** - Design changes driven by ADG / Consent objectives.

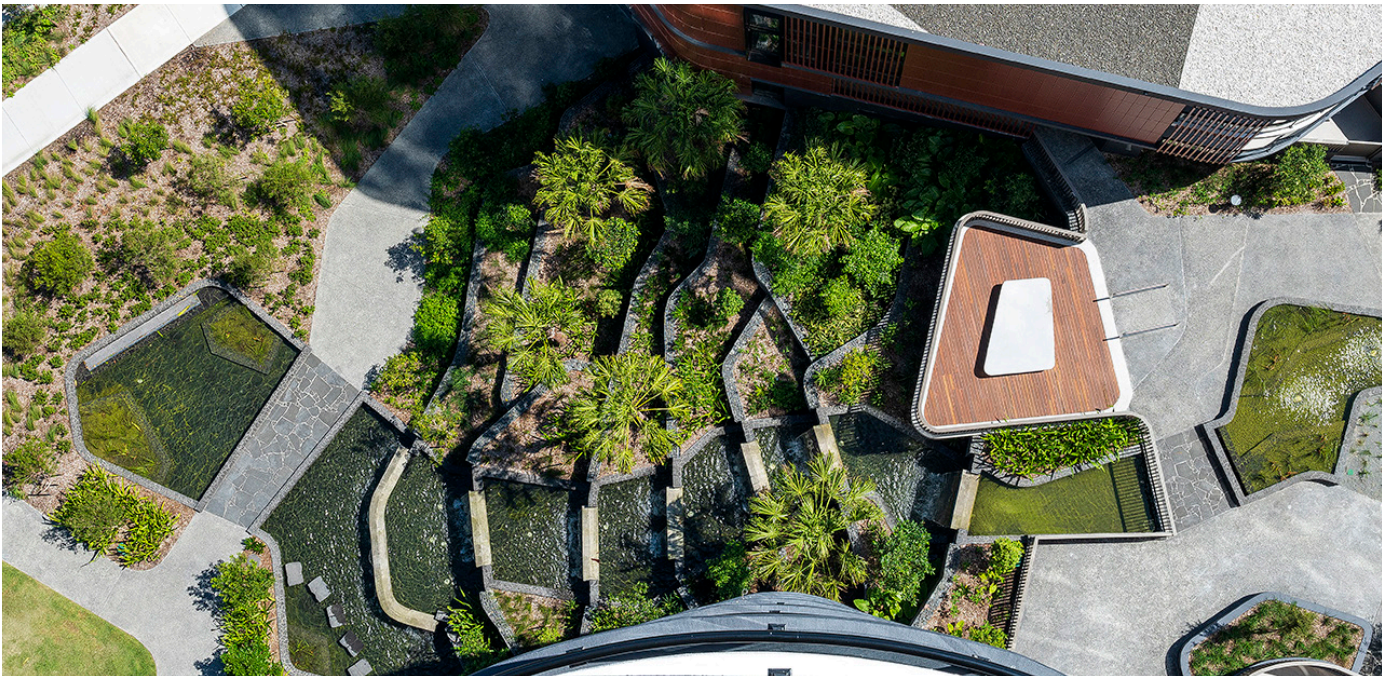
DOCUMENT LAYOUT

The following pages review the approved designs against relevant ADG and consent objectives, with proposed amendments where necessary using the following typical layout:

1. ADG / Consent Objective
2. Approved Design
3. Proposed Design

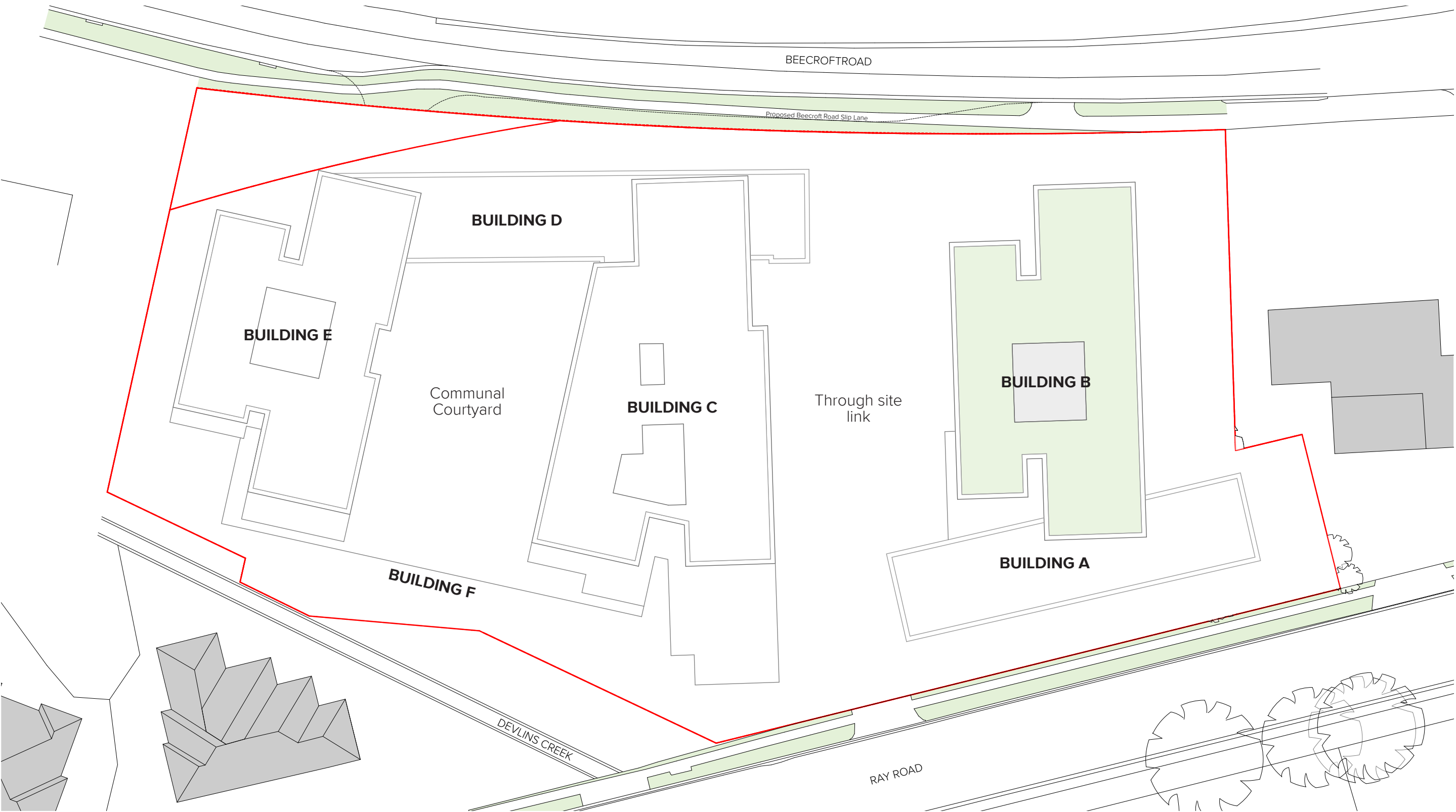


Typical page layout.



Precedents of design intent.
(Above left) Harbord Diggers, Chrofi Architects (Above right) Uhring Street, BVN (Below) Sanctuary The Landing, TURNER

2.01 SITE PLAN



BUILDING LOCATIONS



2.02 DEVELOPING THE CONTROLS

2B Building envelopes

ADG NOTE

A building envelope should be 25-30% greater than the achievable floor area (see section 2D Floor space ratio) to allow for building components that do not count as floor space but contribute to building design and articulation such as balconies, lifts, stairs and open circulation space.

Building envelopes help to:

- define the three dimensional form of buildings and wider neighbourhoods
- inform decisions about appropriate density for a site and its context
- define open spaces and landscape areas
- test the other primary controls to ensure they are coordinated and achieve the desired outcome
- demonstrate the future mass, scale and location of new development.

RELEVANT CONSENT CONDITIONS:

PART C
1 Future development applications must demonstrate that the buildings are wholly contained within the building envelopes consistent with the plans listed in Condition A2, as modified by the conditions of the this consent.

Response to condition:

- The principle approach and strategy of the consent has been maintained throughout the proposals.

- A 2.5% increase in floor plan is required to facilitate consent and ADG compliance (including cross-vent, solar access and space standards), and in facilitation of 'Design Excellence'.

LEGEND

- Building Envelope Zone
- Area subtracted from approved BEA
- Area in addition to approved BEA
- Outline of Approved SSDA

STATUS FROM APPROVED DOCUMENTS:
MAINTAIN IN PRINCIPLE



Image: Section 5.06, Indicative Level 1-4. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

APPROVED

Building envelope areas (BEA) have been designed 'tight' with an approximate 20% difference over GFA (below the ADG guidance of the 25-30%).



PROPOSED

Amendments to the building footprint seek to maintain the principle of the approved massing, with recesses and infills determined to assist in internal efficiency, ADG compliance and buildability. **The arrangement of BEA to GFA has been maintained as approved.**

2.02 DEVELOPING THE CONTROLS

2F Building separation

ADG NOTE

- Aims
- ensure that new development is scaled to support the desired future character with appropriate massing and spaces between buildings.
 - assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.
 - provide suitable areas for communal open spaces, deep soil zones and landscaping.

Building Separation	
9 Storeys and above	12+24m
Up to 8 storeys	9-18m
Up to 4 storeys	6-12m

Gallery access circulation areas should be treated as habitable space, with separation measured from the exterior edge of the circulation space.

- LEGEND
- Massing over 9 storeys
 - Massing up to 9 storeys
 - Building separation zone

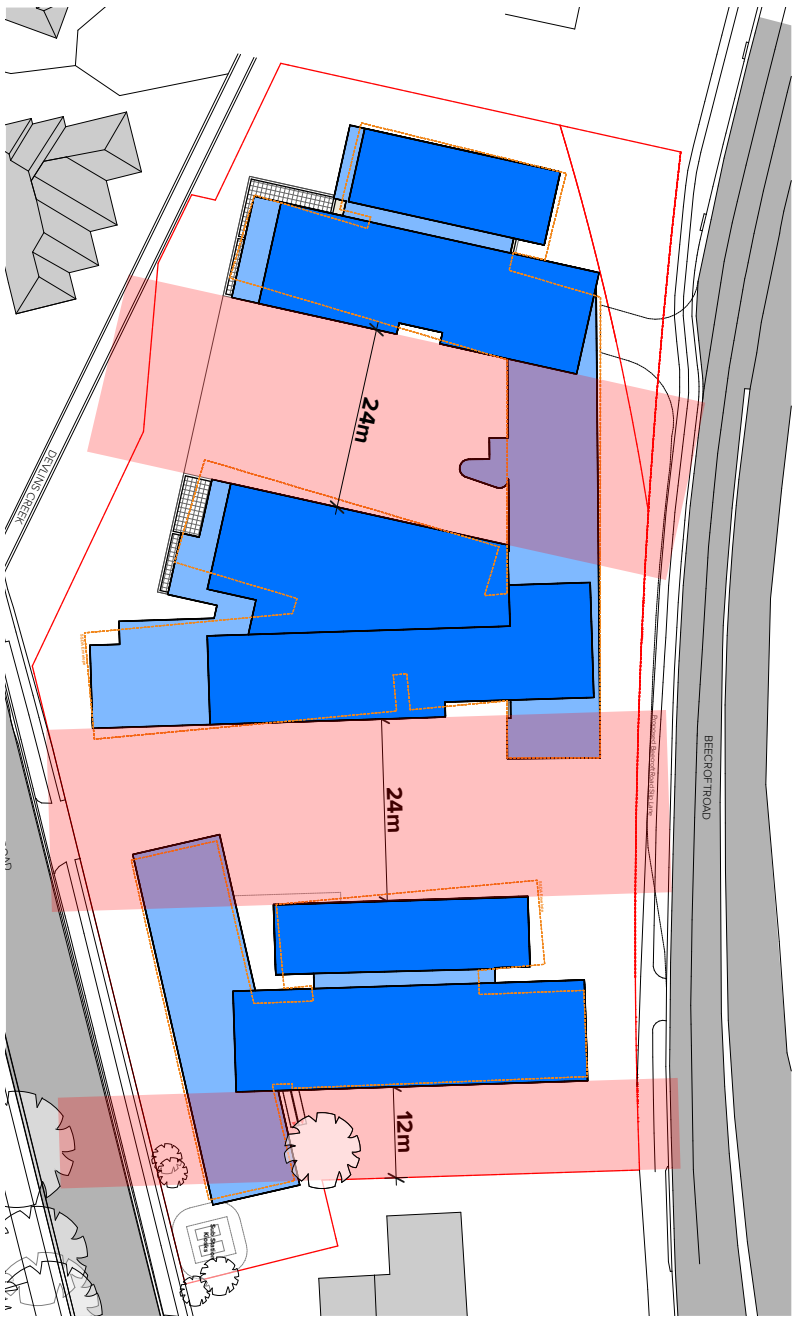
STATUS FROM APPROVED DOCUMENTS:
MAINTAINED



Image: Section 4.01, Building Separation. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

APPROVED

ADG building separation compliance is achieved.



PROPOSED

Building realignment maintains the building separation compliance.

2.02 DEVELOPING THE CONTROLS

2G Street setbacks

ADG NOTE

- Aims
- establish the desired spatial proportions of the street and define the street edge
 - provide space that can contribute to the landscape character of the street where desired
 - create a threshold by providing a clear transition between the public and private realms
 - assist in achieving visual privacy to apartments from the street
 - create good quality entries to lobbies, foyers or individual dwellings
 - promote passive surveillance and outlook to the street.

HORNSBY DCP OBJECTIVE

(Residential Amended 6 August 2021)

3.5.5 Setbacks

Front Boundary: 10m, which can be reduced to 8m for a maximum of 1.3 of the building width.

Side Boundary: 9m, which can be reduced to 7m for a maximum of 1/3 of the building width.

Rear Boundary: 10m, which can be reduced to 8m for a maximum of 1/3 of the building width.

Basement Parking Setback: 7m from front boundary, and 6m from side and rear boundaries, to allow for deep soil landscaping.

LEGEND

- 7m street front setback
- 6m side setback
- Approved setback incursion
- Additional setback incursion
- Approved extents of setback incursion reduced
- Approved extents of setback maintained

STATUS FROM APPROVED DOCUMENTS:
MAINTAINED IN PRINCIPLE

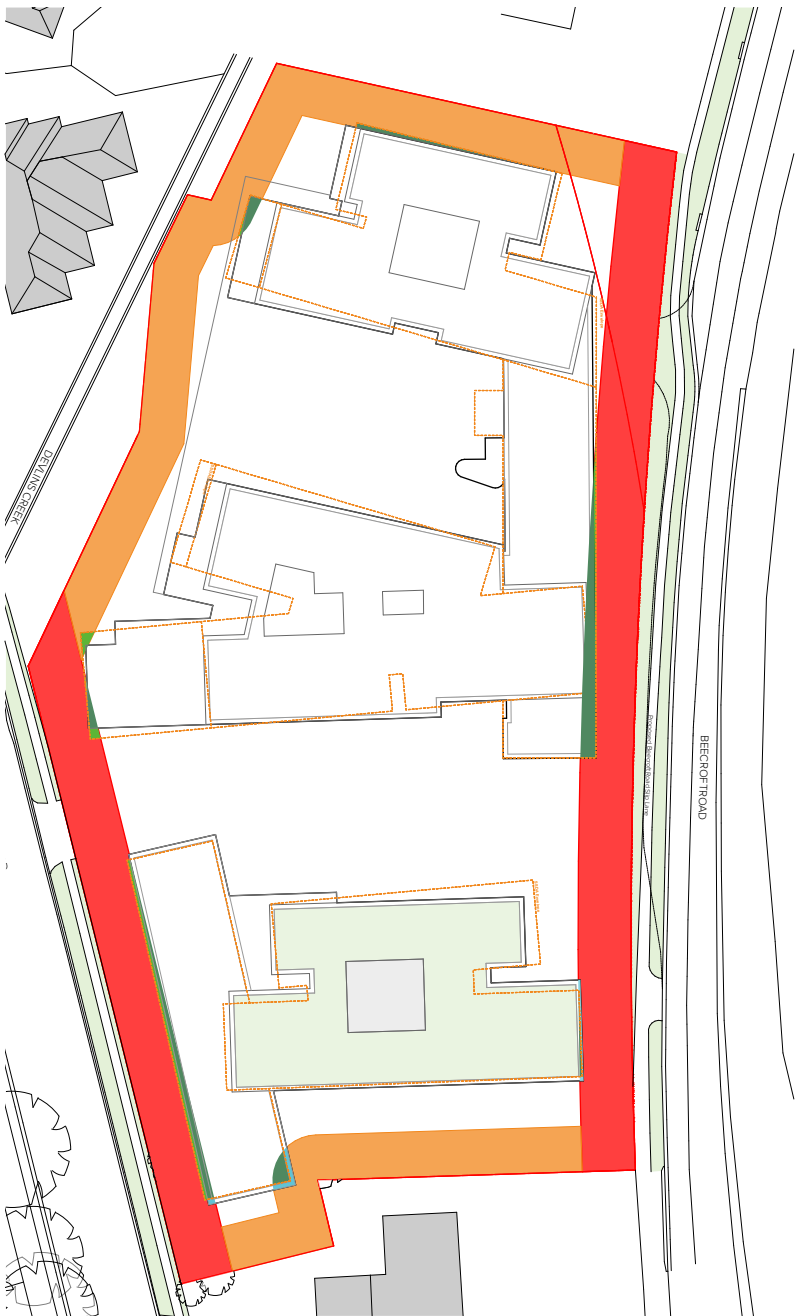


Image: Section 3.06 Setbacks and Alignments. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

APPROVED

Massing and built form establish a clear street edge, with setbacks from the boundary line enabling pedestrian movement and landscaping of varying forms.

Minor incursions into the DCP setback zones as approved.



PROPOSED

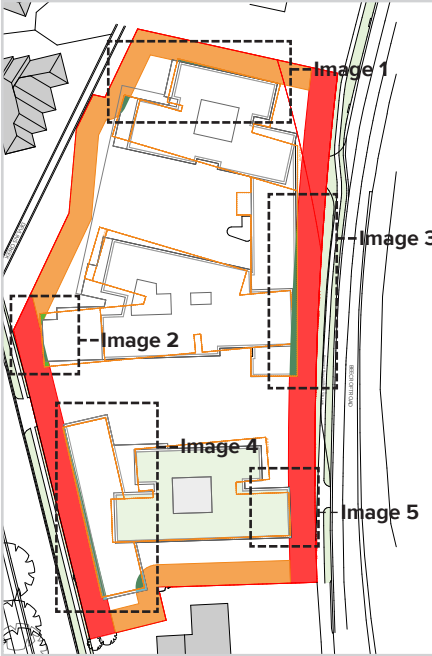
Realignment of buildings maintains the principle arrangement, establishing a clear street edge while enabling pedestrian movement and planting.

Building setbacks are generally consistent in area and general form with the approved.

2.02 DEVELOPING THE CONTROLS

2G Street setbacks

PROPOSED ANALYSIS



KEY PLAN

LEGEND

- 7m street front setback
- 6m side setback
- Approved setback incursion
- Additional setback incursion
- Approved extents of setback
- Approved extents of setback maintained

STATUS FROM APPROVED DOCUMENTS:
MAINTAINED IN PRINCIPLE

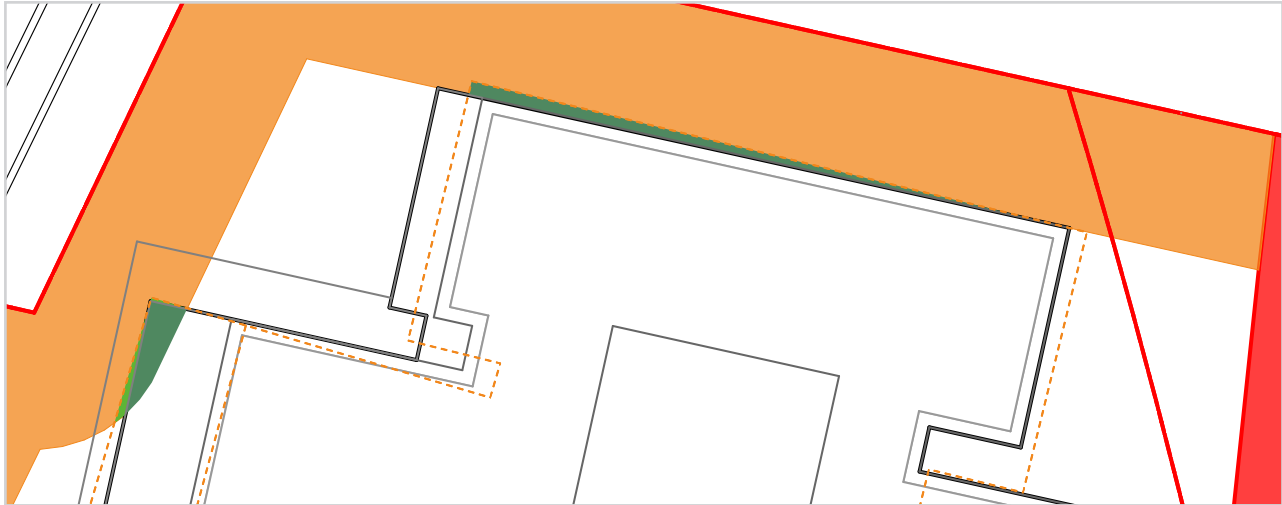


Image 1: Building E



Image 2: Building C

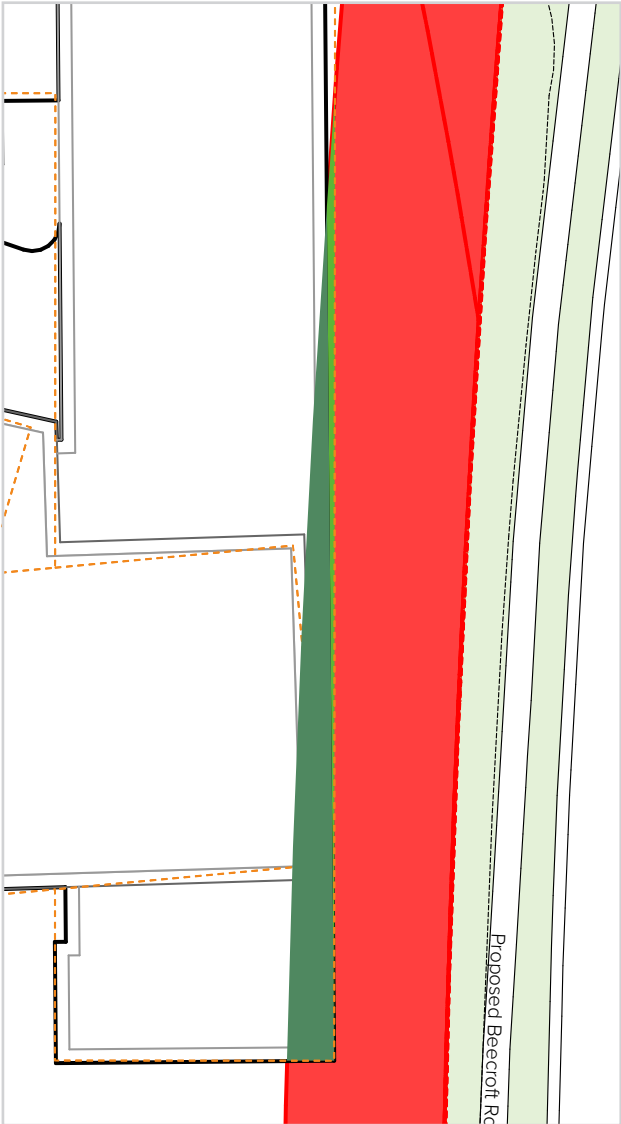


Image 3: Building A

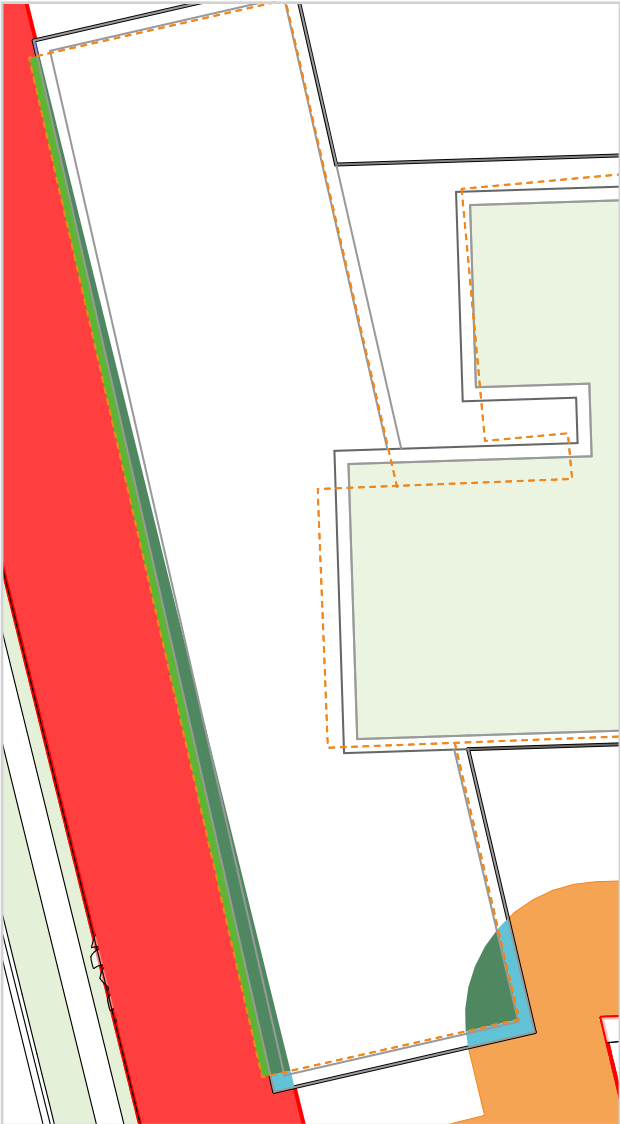


Image 4: Building D

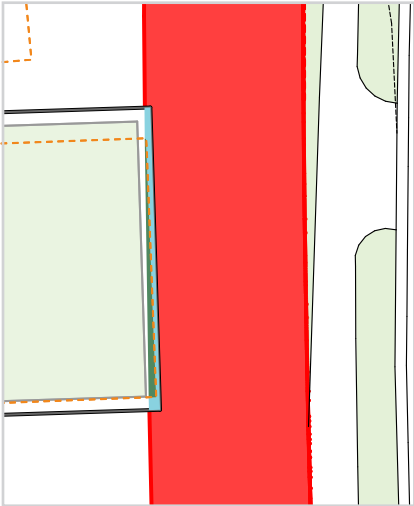


Image 5: Building B

2.03 SITING THE DEVELOPMENT

3C Public domain interface

ADG OBJECTIVE

Objective 3C-1

Transition between private and public domain is achieved without compromising safety and security.

Objective 3C-2

Amenity of the public domain is retained and enhanced.

RELEVANT CONSENT CONDITIONS:

PART B

2(a) in Section 3.02 (Design Guidelines), sub-section 2 regarding new through site link, include the following additional design guidance in relation to the pedestrian through-site link:

- (i) the design of the through-site link should increase the amount of landscaped area and rationalise ramps and staircase, such as by:
- investigate separating the staircase and ramps
 - simplify the levels at landings
 - reduce the total length of ramps
 - increase landscaped spaces at level changes
 - consider how the path of travel for ramps will terminate near building entrances

- (ii) investigate design responses to keep the through site link open 18-24 hours a day

Response to condition:

- movement through the through site link will be reviewed for simplification for improved interfaces with building entries to facilitate a safe, accessible and welcoming environment 24 hours a day
- Landscaping to be increased along through site link into 'non-residential forecourt'

LEGEND

- Landscaped buffer to neighbours (incl. deep soil)
- Publicly accessible
- New pedestrian footpath
- Landscaped terraces
- Non-residential forecourt
- Residential entries
- Private open space
- Approved basement entry from Ray Road
- Proposed basement entry from Ray Road

STATUS FROM APPROVED DOCUMENTS:
AMENDED

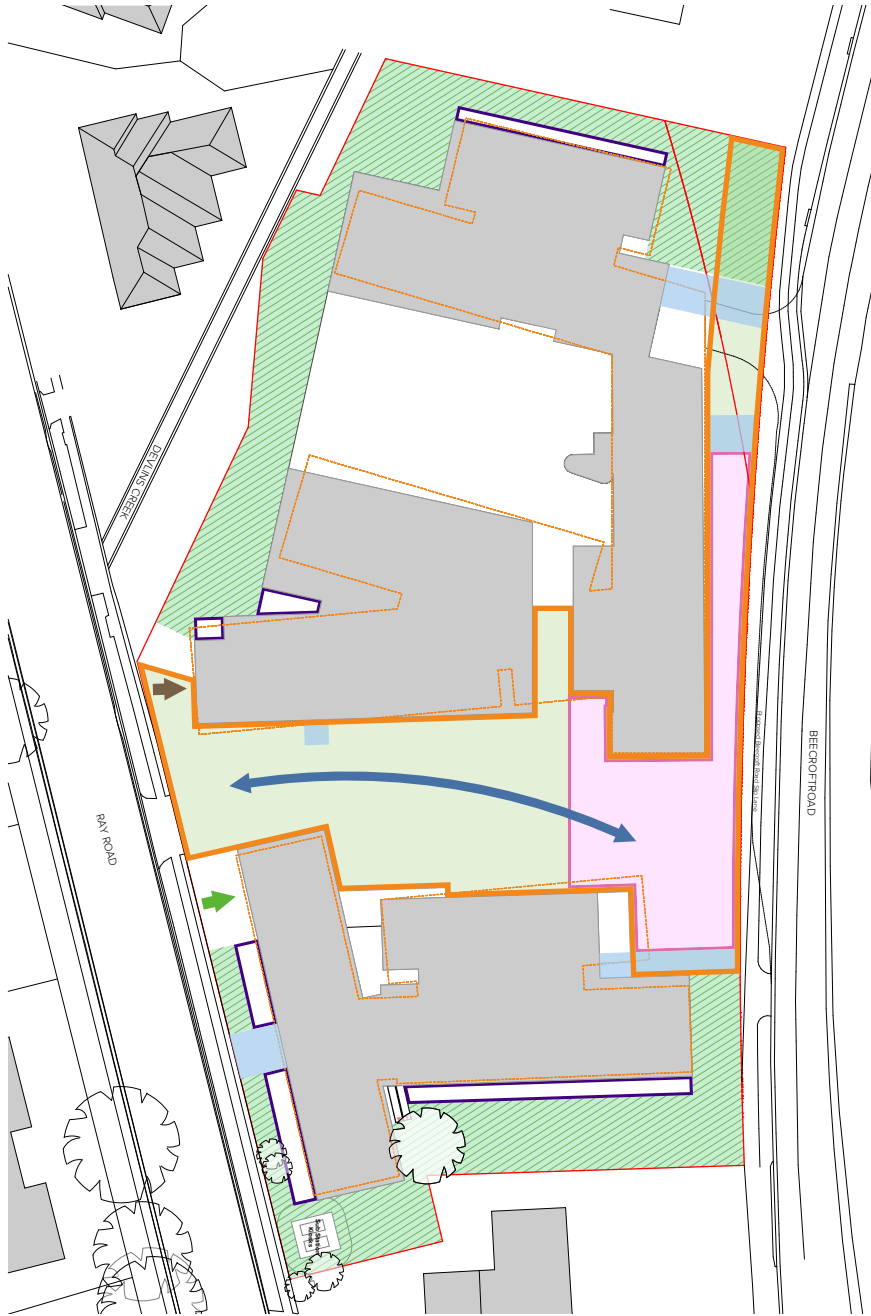


Image: Section 3.04 Public Domain and Landscape. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

APPROVED

Commercial frontages and apartment locations facilitate passive surveillance generally.

The basement entry location requires a large expanse of blank walls with minimal activation at the western base of Building C.



PROPOSED

Street activation is improved and increased through:

- Relocation of basement entry and insertion of residential units to the base of Building C (west facade).
- Relocation of entry to Building C onto through-site link.
- Extension of street tree planting along Ray Road and Beecroft Road, with investigation of further planting to Beecroft Road.
- Diversity of landscaping with a focus on canopy cover, native planting and attracting use will extend eastwards into 'non-residential forecourt' zone.

2.03 SITING THE DEVELOPMENT

3D Communal and public open space

ADG OBJECTIVE

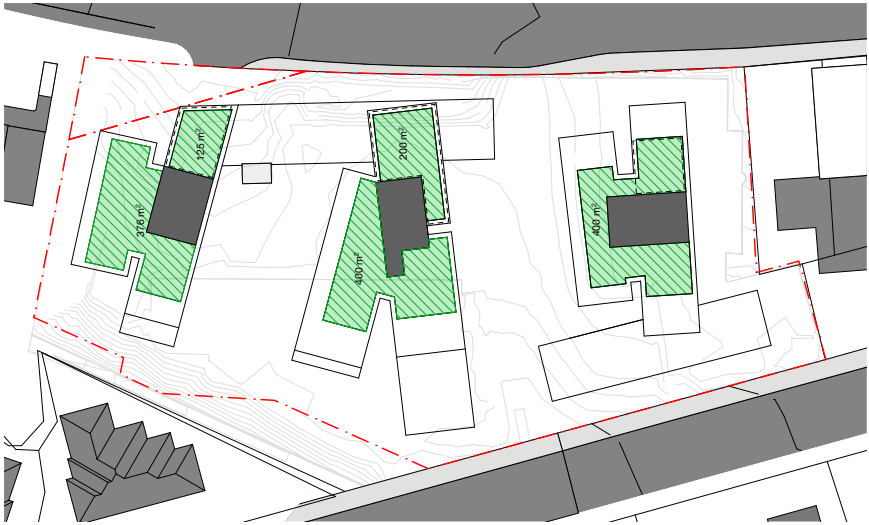
Objective 3D-1
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.

Design Criteria
– Communal open space has a minimum area equal to **25% of the site**.
– Developments achieve a minimum of **50% direct sunlight** to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).

Objective 3D-2
Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.

Objective 3D-3
Communal open space is designed to maximise safety.

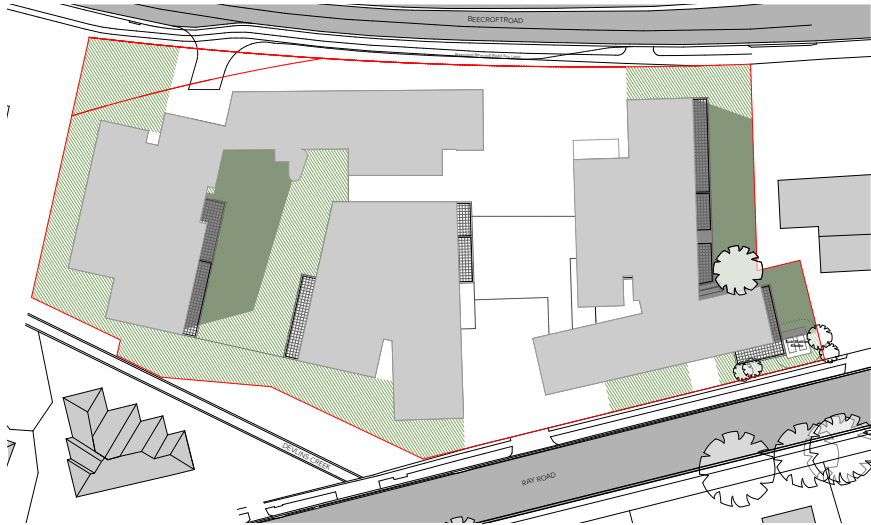
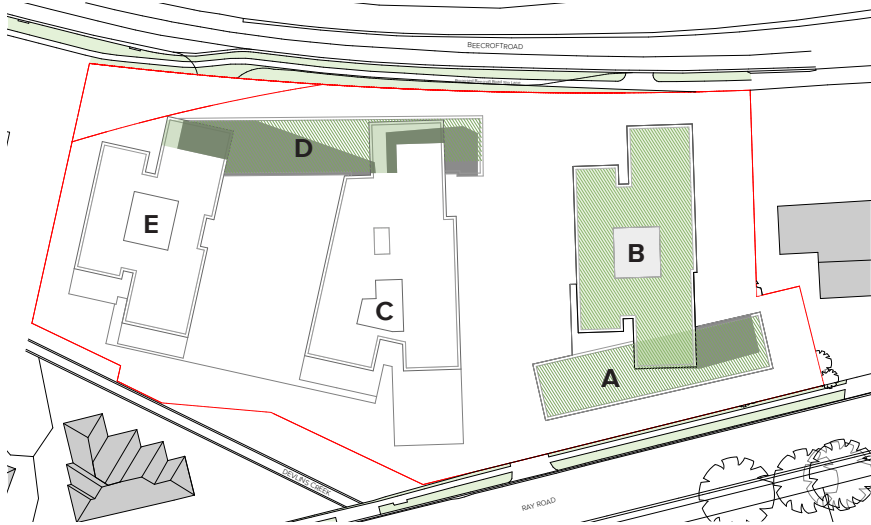
Objective 3D-4
Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.



Upper Levels



Lower Levels



LEGEND

- Communal open space
- Achieving minimum 2hours solar access between 9am - 3pm, June 21st
- Overshadowed

NOTE Total Site Area 10,121m²

STATUS FROM APPROVED DOCUMENTS:
AMENDED



APPROVED

Communal open space is provided to the stepped communal courtyard at ground level (between buildings C and E) and rooftops of buildings A, B, C, D and E. Rooftops B, C and E are accessed via a two storey 'shuttle lift' adjacent to the main core.

Total Communal Open Space	2,710m²	(26%)
Achieving min. 2hrs solar access	1,955m²	(72%)

PROPOSED

Communal open spaces have been reallocated from the rooftops of buildings C and E, to ground level along the western boundary. This removes the shuttle lift, while ensuring a diverse range of spaces are available and accessible to all residents. Buildings C and E are now intended for photovoltaics and green roofs.

Total Communal Open Space	4,516m²	(45%)
Achieving min. 2hrs solar access	2,900m²	(64%)

2.03 SITING THE DEVELOPMENT

3E Deep soil zones

ADG OBJECTIVE

Objective 3E-1
Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.

Deep Soil Zone 7% of Site Area

RELEVANT CONSENT CONDITIONS:
PART B
2(b) in Section 3.03 (Design Guidelines), sub-section 6 regarding landscaping, include the following design guidance in relation to the Beecroft Road frontage of the site:

(i) consult with Roads and Maritime Services (RMS) to explore opportunities to plant street trees along the Beecroft Road frontage, including tree setbacks and key, species and mature canopy height

Response to condition:
- investigations will consider areas both inside and outside of the site boundary to facilitate deep soil and street trees.

LEGEND
Deep soil zone
NOTE Total Site Area 10,121m²

STATUS FROM APPROVED DOCUMENTS:
MAINTAINED IN PRINCIPLE



Image: Section 4.03 ADG - Deep Soil. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

APPROVED

Deep soil zones are located on the northern and southern boundaries, with pockets along the through-site link and communal courtyard.

Total Deep Soil 1,880m² (18.6%)



PROPOSED

The northern and southern deep soil zones are extended along the western boundaries. Deep planters will also be provided through-out the through site link, communal courtyard and rooftop spaces in support of increased canopy cover.

Total Deep Soil 2,179m² (22%)

2.03 SITING THE DEVELOPMENT

3G Pedestrian access and entries & 3H Vehicle access

ADG OBJECTIVE

- Objective 3G-1**
Building entries and pedestrian access connects to and addresses the public domain.
- Objective 3G-2**
Access, entries and pathways are accessible and easy to identify.
- Objective 3G-3**
Large sites provide pedestrian links for access to streets and connection to destinations.
- Objective 3H-1**
Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.

RELEVANT CONSENT CONDITIONS:
PART B
2(c) in Section 3.02 (Design Guidance), sub-section 1 in relation low scale buildings, include the following additional design guidance in relation to the Ray Road front of the site:

(i) investigate opportunities to step the building levels along the slope of Ray Road to provide activated frontage and provide at grade pedestrian access to ensure basement walls do not dominate the frontage

(ii) where basement walls protrude above ground and buildings are unable to be stepped, refer to Section 3.10 of this report for basement treatment options.

Response to condition:
- Ray Road vehicular entry has been relocated to reduce exposed blank walls and increased active frontages facing west and onto the through-site link.

- LEGEND**
- Through site link
 - Ray Road shared on road bike path
 - Indicative accessible path
 - Pedestrian access
 - Residential entries
 - Vehicular entries
 - Residential lobbies

STATUS FROM APPROVED DOCUMENTS:
MAINTAINED IN PRINCIPLE

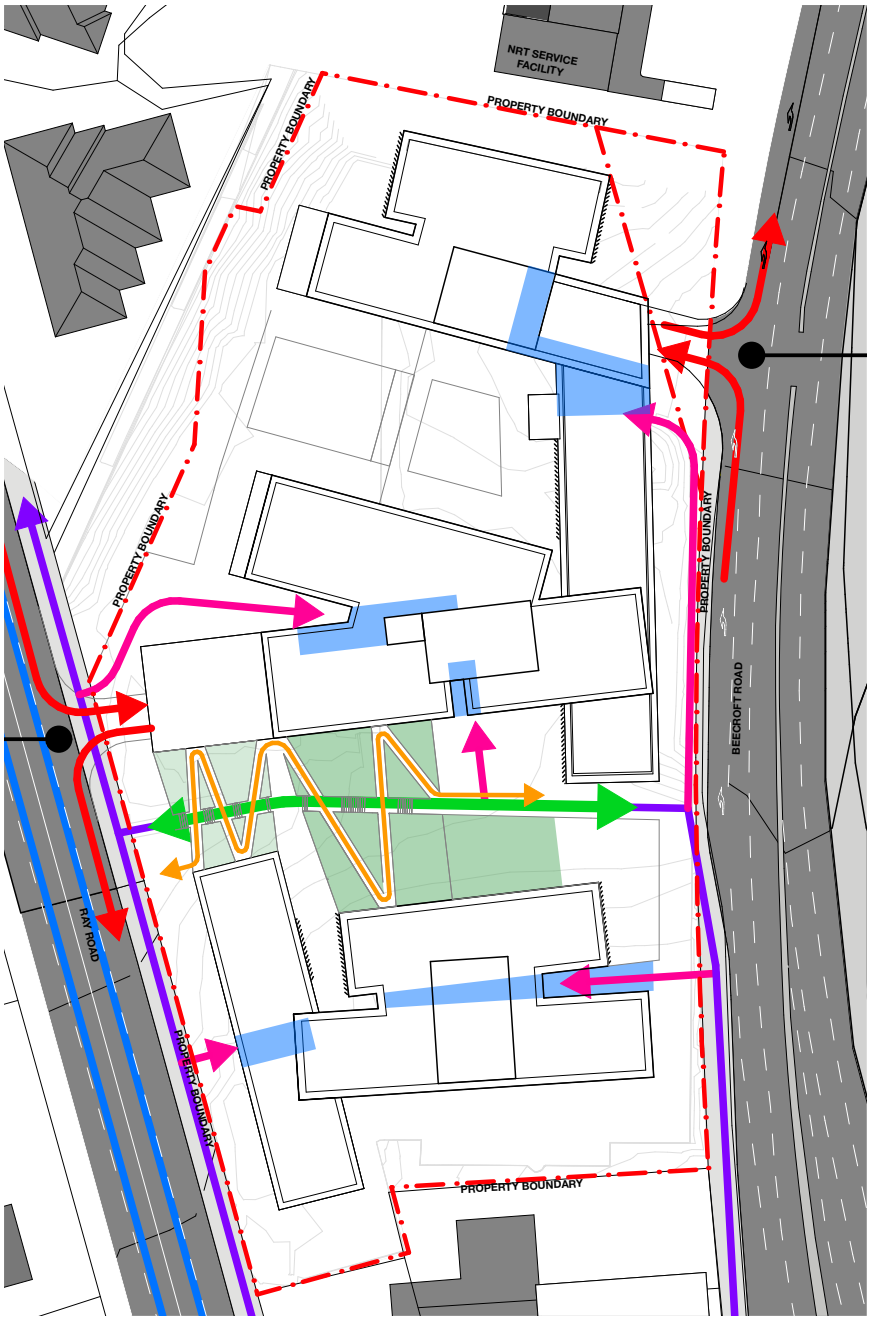
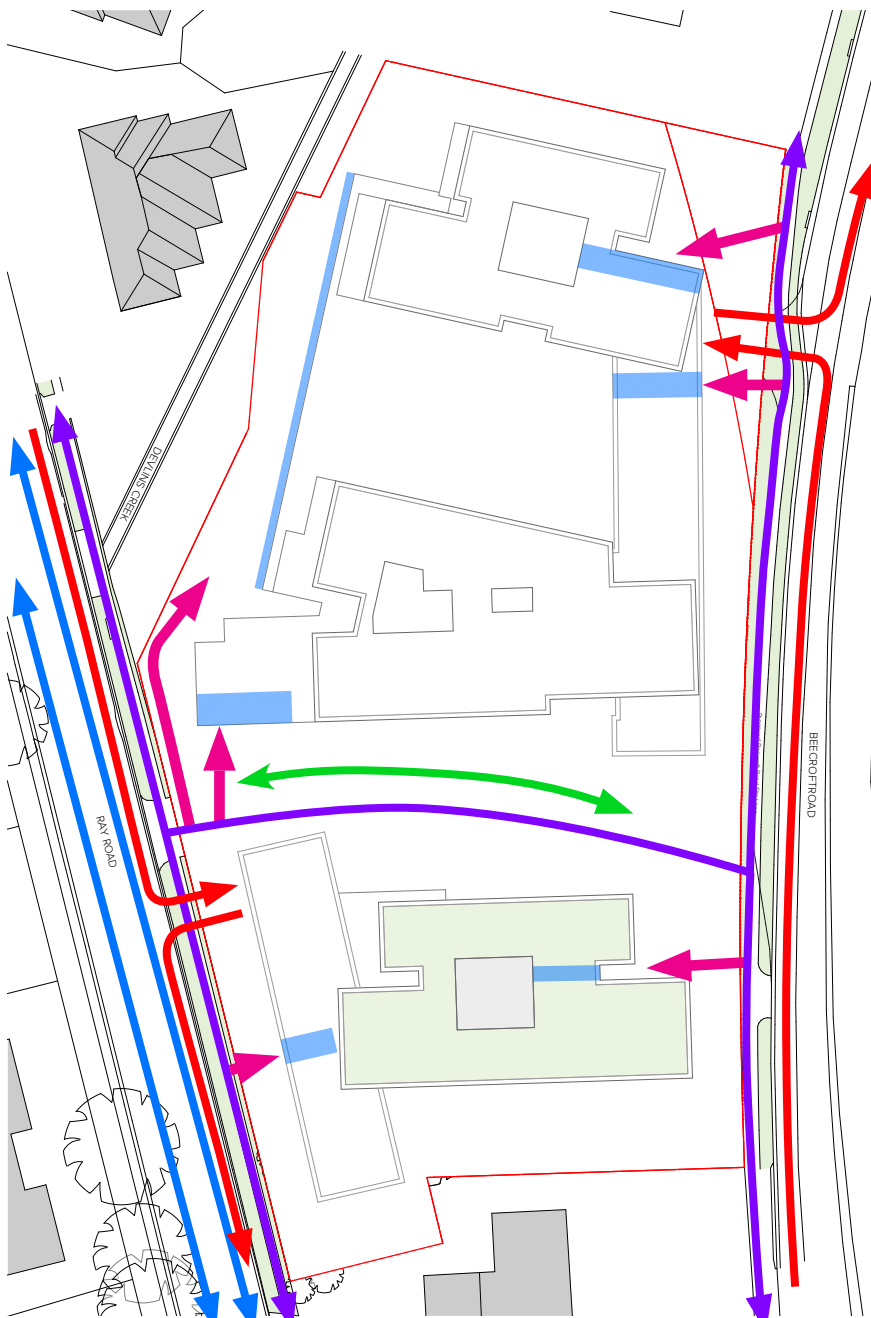


Image: Section 3.05 Access and Connectivity. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

APPROVED

Residential entrances are distributed across the site, with Building C requiring split entries via a central recess in the built form.



PROPOSED

Ray Road vehicular access has been relocated from Building C to A to increase ground activation at the west end of through site link, and open-up access through to Building F.

Pedestrian entry of Building C is now solely from the through-site link, supporting its activation. An undercroft link has also been providing a controlled access and visual link from the through site link and communal courtyard.

2.03 SITING THE DEVELOPMENT

3J Bicycle and car parking

ADG OBJECTIVE

- Objective 3J-1**
Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.
- Objective 3J-2**
Parking and facilities are provided for other modes of transport.
- Objective 3J-3**
Car park design and access is safe and secure.
- Objective 3J-4**
Visual and environmental impacts of underground car parking are minimised.
- Objective 3J-5**
Visual and environmental impacts of on-grade car parking are minimised.
- Objective 3J-6**
Visual and environmental impacts of aboveground enclosed car parking are minimised.

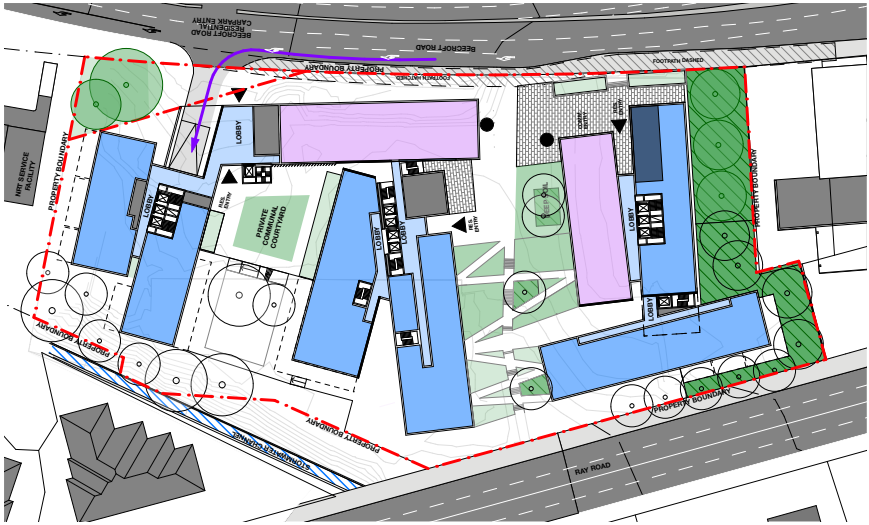
NOTE:

Parking rates to be reviewed following detailed traffic analysis to accommodate increase in 3 Bed units.

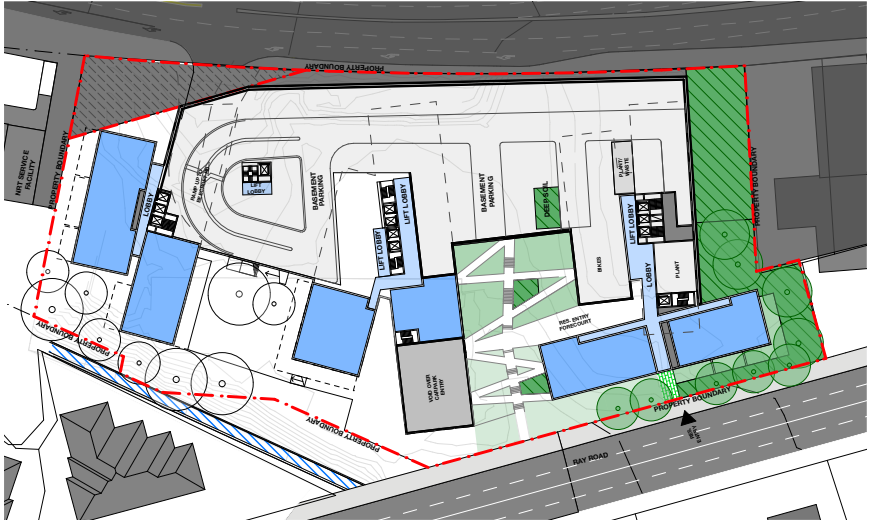
LEGEND

- Vehicular access
- Service access
- Non-residential parking
- Residential visitor parking
- Residential parking
- End of trip facilities
- Residential bicycle parking
- Residential visitor bicycle parking

STATUS FROM APPROVED DOCUMENTS:
AMENDED



Ground Level

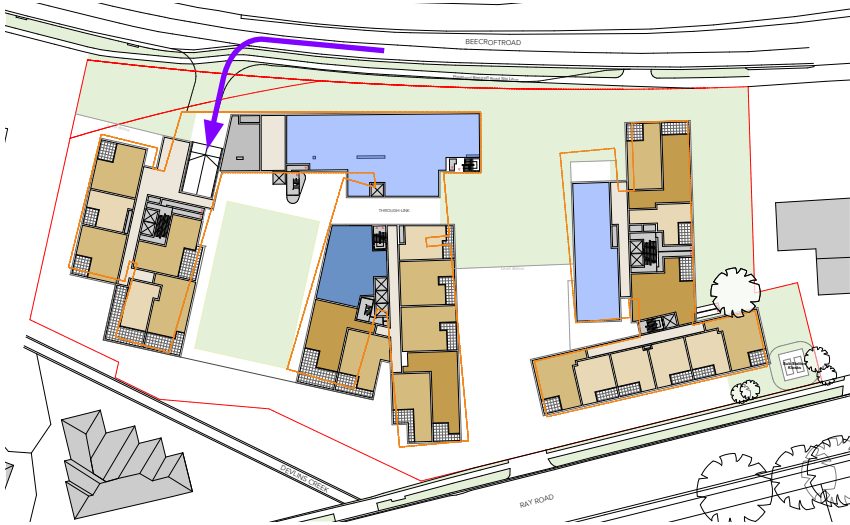


Lower Ground Level

Image: Section 5.07 Plans - LG & GF. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

APPROVED

Car parking rates are based on RMS requirements due to the close proximity to Epping Train Station and other public transport options.



PROPOSED

RMS parking rates have been applied to the revised mix and yield.

End of trip facilities are accessed from the through site link to support use and activation. Car parking provision is also made for accessible spaces, electric vehicle charging and car share.

2.03 SITING THE DEVELOPMENT

3J Bicycle and car parking










ADG OBJECTIVE

- Objective 3J-1**
Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.
- Objective 3J-2**
Parking and facilities are provided for other modes of transport.
- Objective 3J-3**
Car park design and access is safe and secure.
- Objective 3J-4**
Visual and environmental impacts of underground car parking are minimised.
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Visual and environmental impacts of on-grade car parking are minimised.
- Objective 3J-6**
Visual and environmental impacts of aboveground enclosed car parking are minimised.

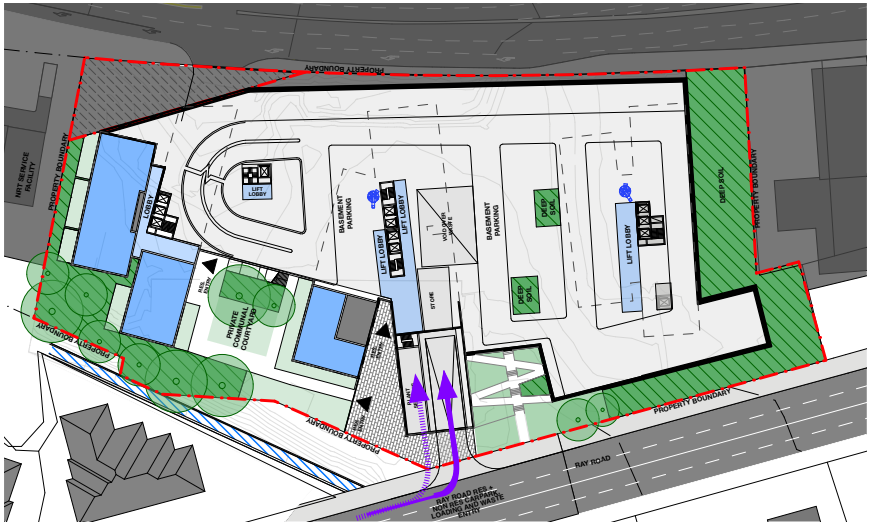
NOTE:

Parking rates to be reviewed following detailed traffic analysis to accommodate increase in 3 Bed units.

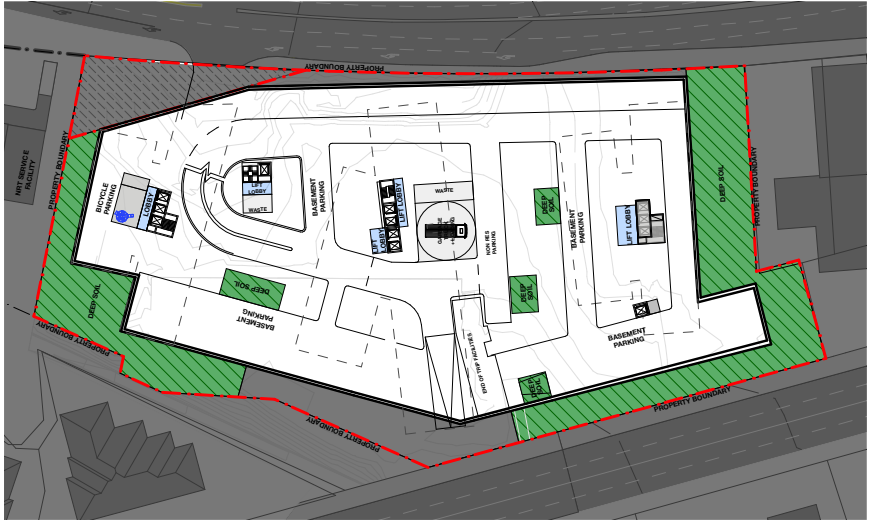
LEGEND

-  Vehicular access
-  Service access
-  Loading dock
-  Non-residential parking
-  Residential visitor parking
-  Residential parking
-  End of trip facilities
-  Residential bicycle parking
-  Residential visitor bicycle parking

STATUS FROM APPROVED DOCUMENTS:
AMENDED



Basement 1



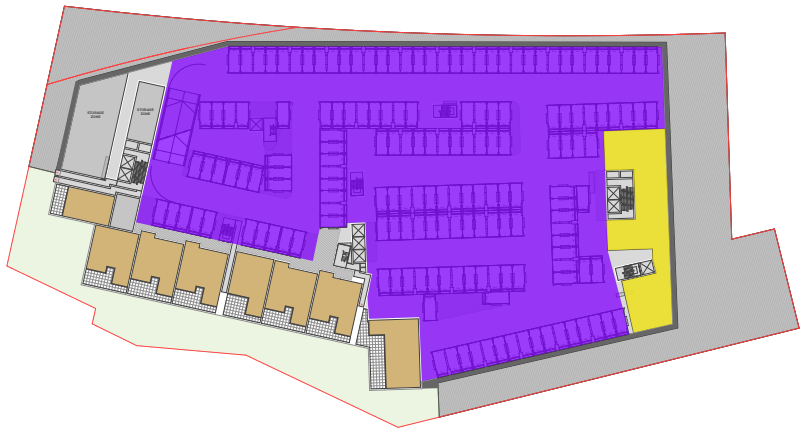
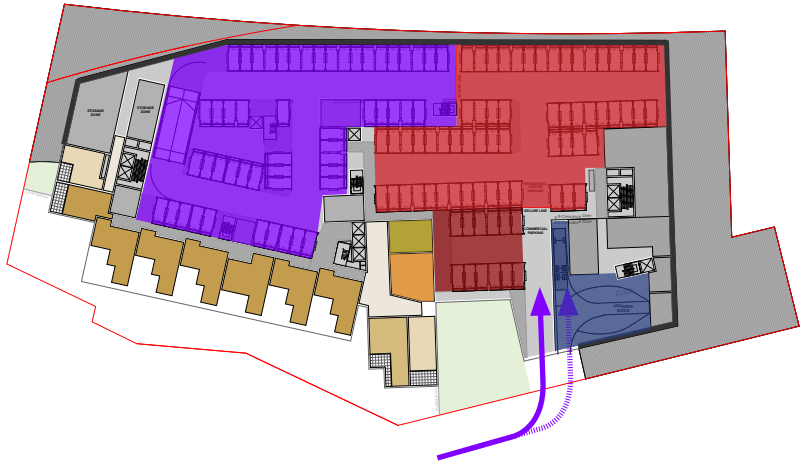
Basement 2

Image: Section 5.06, Plans - P2 & P1. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

APPROVED

Car parking rates are based on RMS rates due to the close proximity to Epping Train Station. Rates are as follows:

61	x Studio / 1 Bed
155	x 2 Bed
72	x 3 Bed
288	Total



PROPOSED

RMS parking rates are applied to the revised mix and yield. Additionally, end of trip facilities are accessed from the through site link to support activation, electric vehicle charging and car share is also provided. Rates are as follows:

28	x 1 Bed
139	x 2 Bed
140	x 3 Bed
307	Total

2.04 DESIGNING THE BUILDING

4A Solar and daylight access

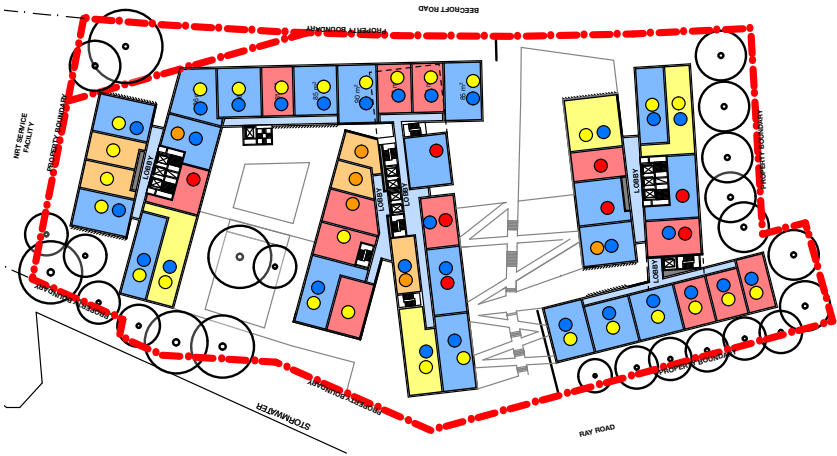
ADG OBJECTIVE

Objective 4A-1
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

Design criteria –
Living rooms and private open spaces of **at least 70% of apartments** in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at midwinter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas – A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at midwinter.

Objective 4A-2
Daylight access is maximised where sunlight is limited.

Objective 4A-3
Design incorporates shading and glare control, particularly for warmer months.



Typical Levels 1-4



Typical Levels 6-11

Image: Section 4.04 ADG - Ventilation and Solar Access. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

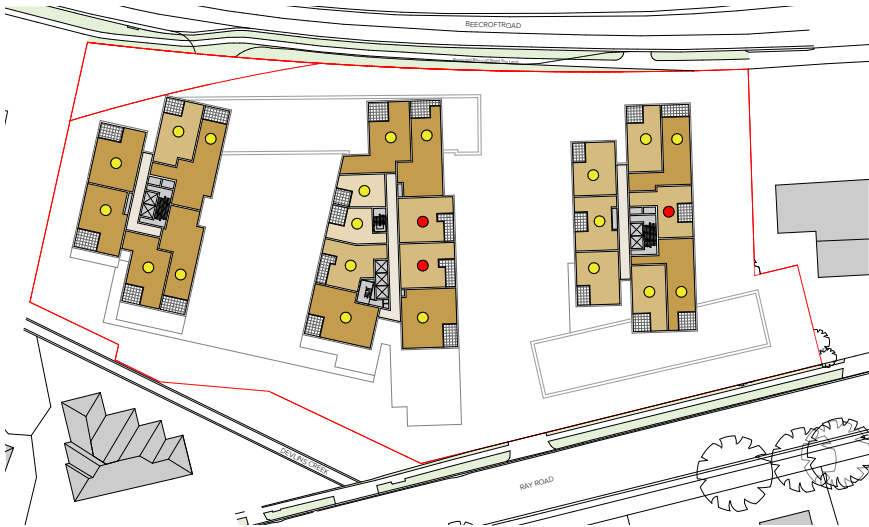
APPROVED

77.6% +2hrs of direct sunlight, 9am-3pm, June 21st
20.1% No direct sunlight, 9am-3pm, June 21st

Studio & 1 Bed	35%
2 Bed	51.2%
3 Bed	13.9%

- LEGEND**
- +2hrs sunlight, 9am-3pm June 21st
 - <2hrs sunlight, 9am-3pm June 21st
 - No direct sunlight, 9am-3pm June 21st

STATUS FROM APPROVED DOCUMENTS:
AMENDED



PROPOSED

78.5% +2hrs of direct sunlight, 9am-3pm, June 21st
14.8% No direct sunlight, 9am-3pm, June 21st

Solar access has been a key driver of floor plan amendments, ensuring above compliant amenity is provided.

1 Bed	18%
2 Bed	51%
3 Bed	31%

2.04 DESIGNING THE BUILDING

4B Natural ventilation

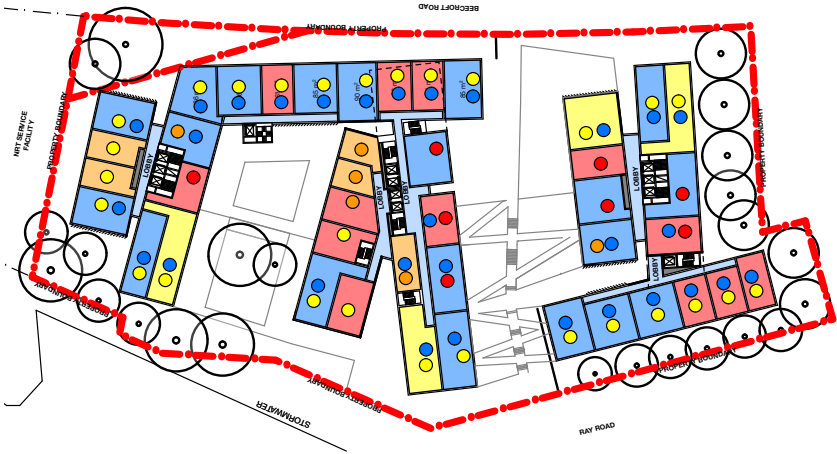
ADG OBJECTIVE

- Objective 4B-1**
All habitable rooms are naturally ventilated.
- Objective 4B-2**
The layout and design of single aspect apartments maximises natural ventilation.
- Objective 4B-3**
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.

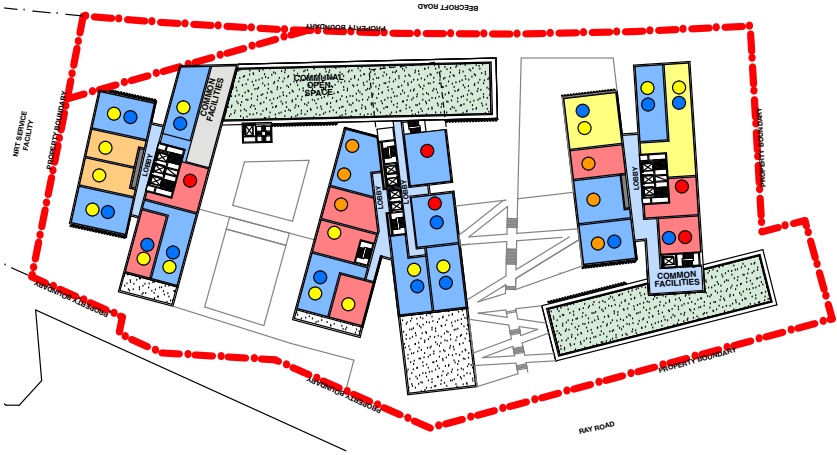
Design criteria –
At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed – Overall depth of a cross-over or cross through apartment does not exceed 18m, measured glass line to glass line.

LEGEND
● Naturally cross-ventilated

STATUS FROM APPROVED DOCUMENTS:
AMENDED



Typical Levels 1-4



Typical Levels 5

Image: Section 4.04 ADG - Ventilation and Solar Access. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

APPROVED

54% Units of first 9 storeys marked as cross-ventilated
Detailed review removing non-compliant cross-ventilated units:
28% Units of first 9 storeys are cross-ventilated

Studio & 1 Bed	35%
2 Bed	51.2%
3 Bed	13.9%



Typical Levels 1-4



Levels 5

PROPOSED

68.9% Units of first 9 storeys are cross-ventilated

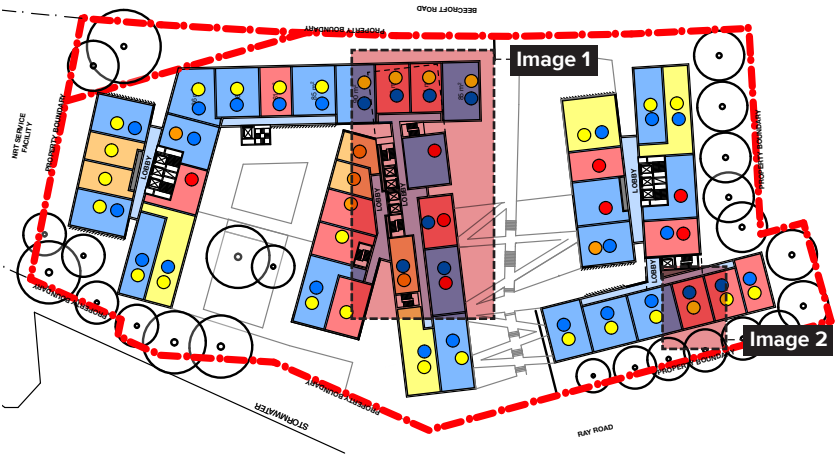
Cross ventilation has been a key driver of floor plan amendments, ensuring above compliant amenity is provided.

1 Bed	18%
2 Bed	51%
3 Bed	31%

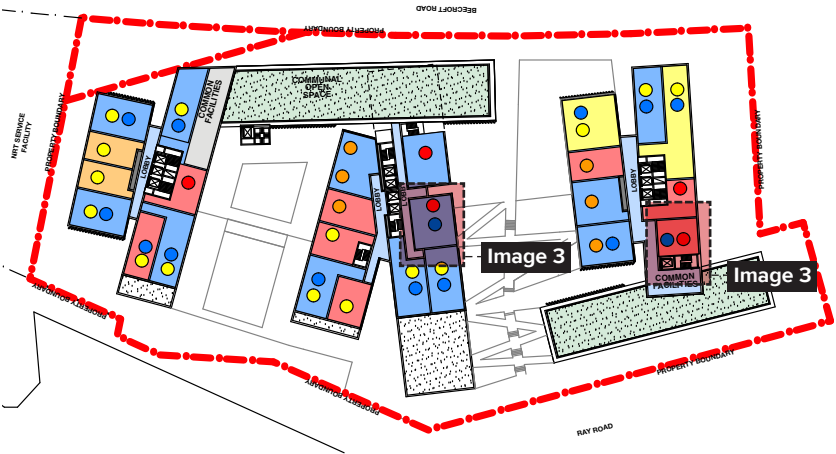
2.04 DESIGNING THE BUILDING

4B Natural ventilation

ANALYSIS OF APPROVED PLANS



KEY PLAN Lower Levels



KEY PLAN Upper Levels

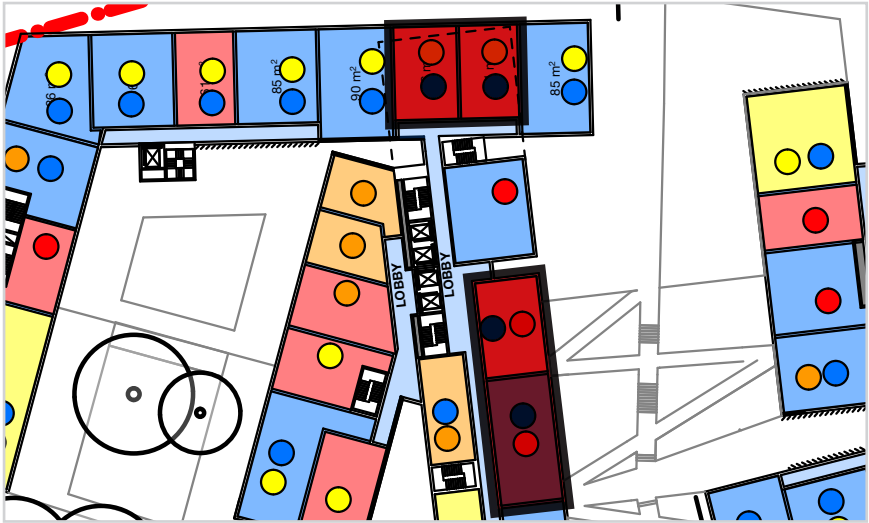


Image 1: Building C and D

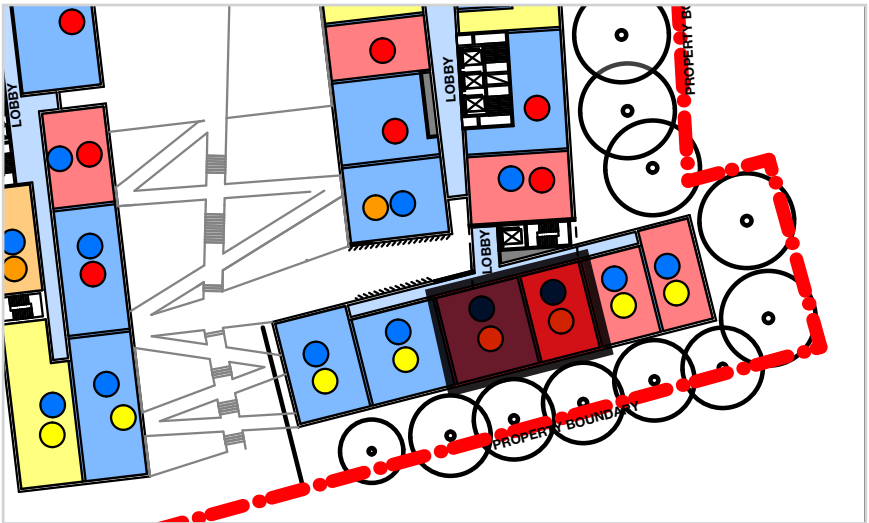


Image 1: Building A

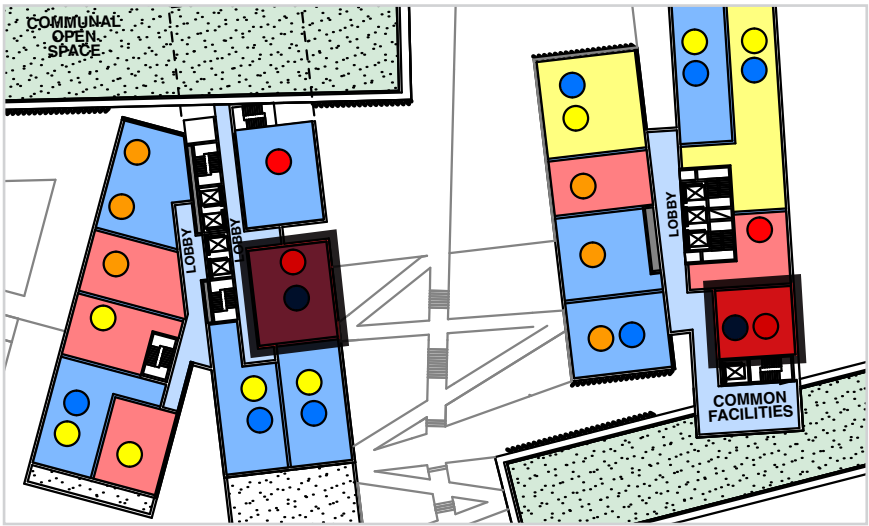


Image 3: Building B and C

- LEGEND**
- Naturally cross-ventilated
 - Studio
 - 1 Bed
 - 2 Bed
 - 3 Bed

STATUS FROM APPROVED DOCUMENTS:
AMENDED



2.04 DESIGNING THE BUILDING

4C Ceiling heights

ADG OBJECTIVE

Objective 4C-1
Ceiling height achieves sufficient natural ventilation and daylight access.

Design criteria –
Measured from finished floor level to finished ceiling level, minimum ceiling heights are:

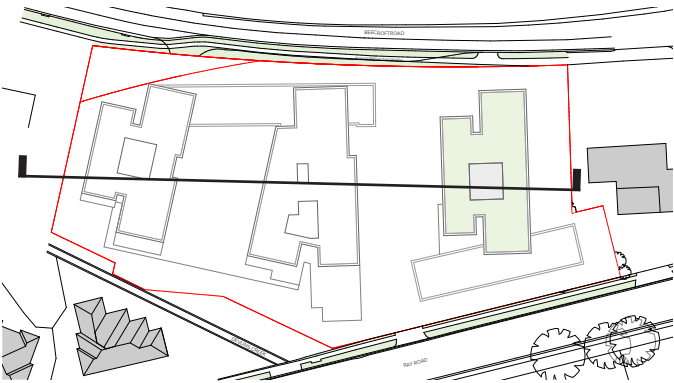
- Habitable rooms: 2.7m.
- Non-habitable: 2.4m.
- For 2 storey apartments: 2.7m for main living area floor; 2.4m for second floor, where the area does not exceed 50% of the apartment area.
- If located in mixed use area: 3.3m for ground and first floor to promote flexibility.

Objective 4C-2
Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.

Objective 4C-3
Ceiling heights contribute to the flexibility of building use over the life of the building.

HORNSBY LEP

Height of Buildings Map Sheet HOB_011: Zone ‘X’ 48m.



LEGEND

- Residential
- Residential Lobby
- Non-Residential

STATUS FROM APPROVED DOCUMENTS:
AMENDED

APPROVED

Residential ceiling heights are generally consistent at 2.7m with localised increases at Ray Road basement entry and pedestrian entries.

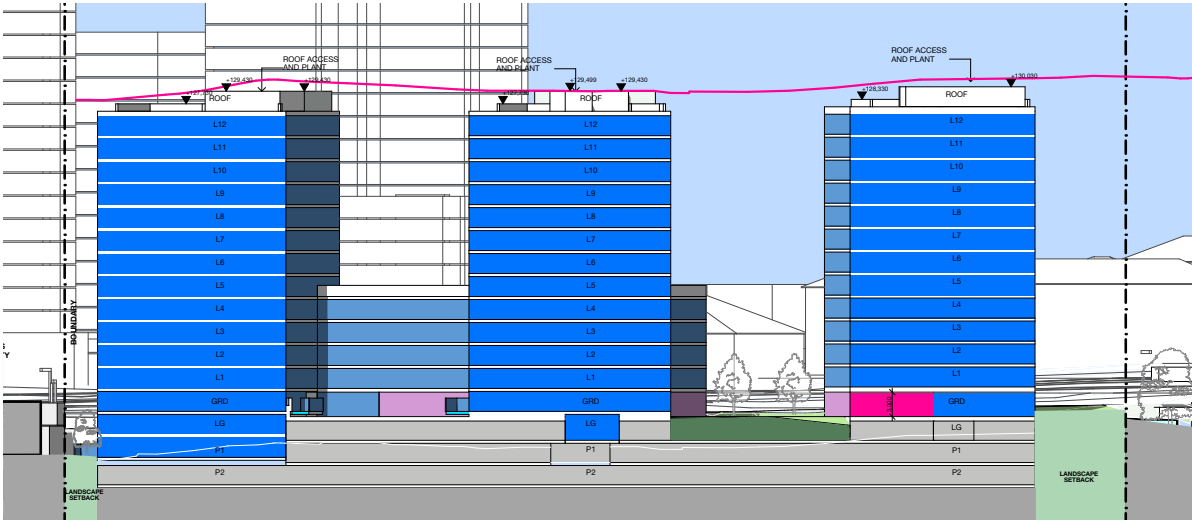
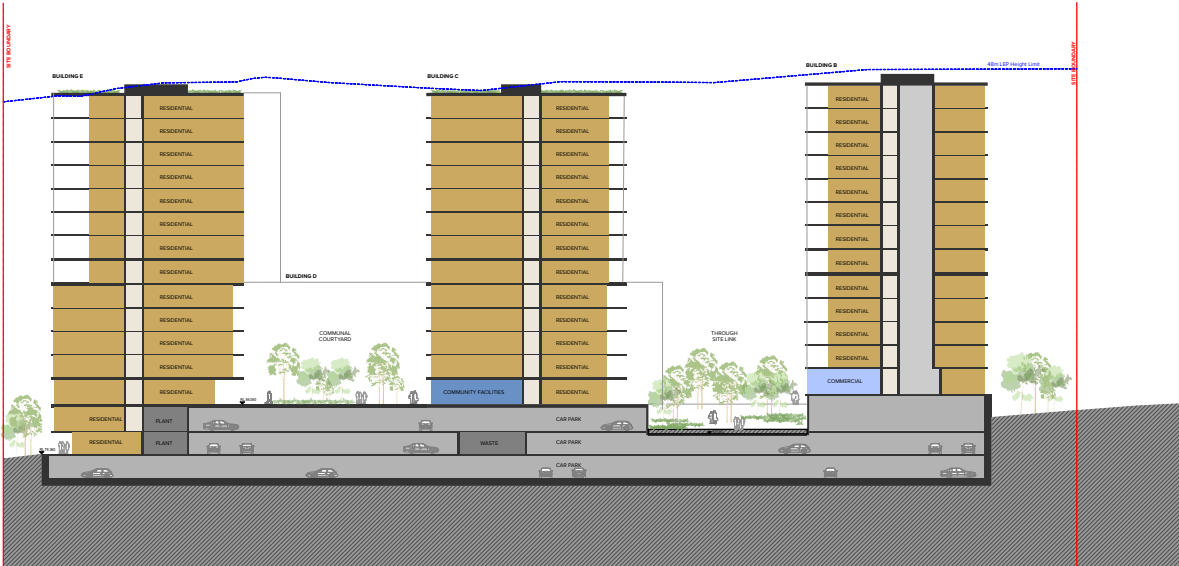


Image: Section 5.10 East/West Section. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

PROPOSED

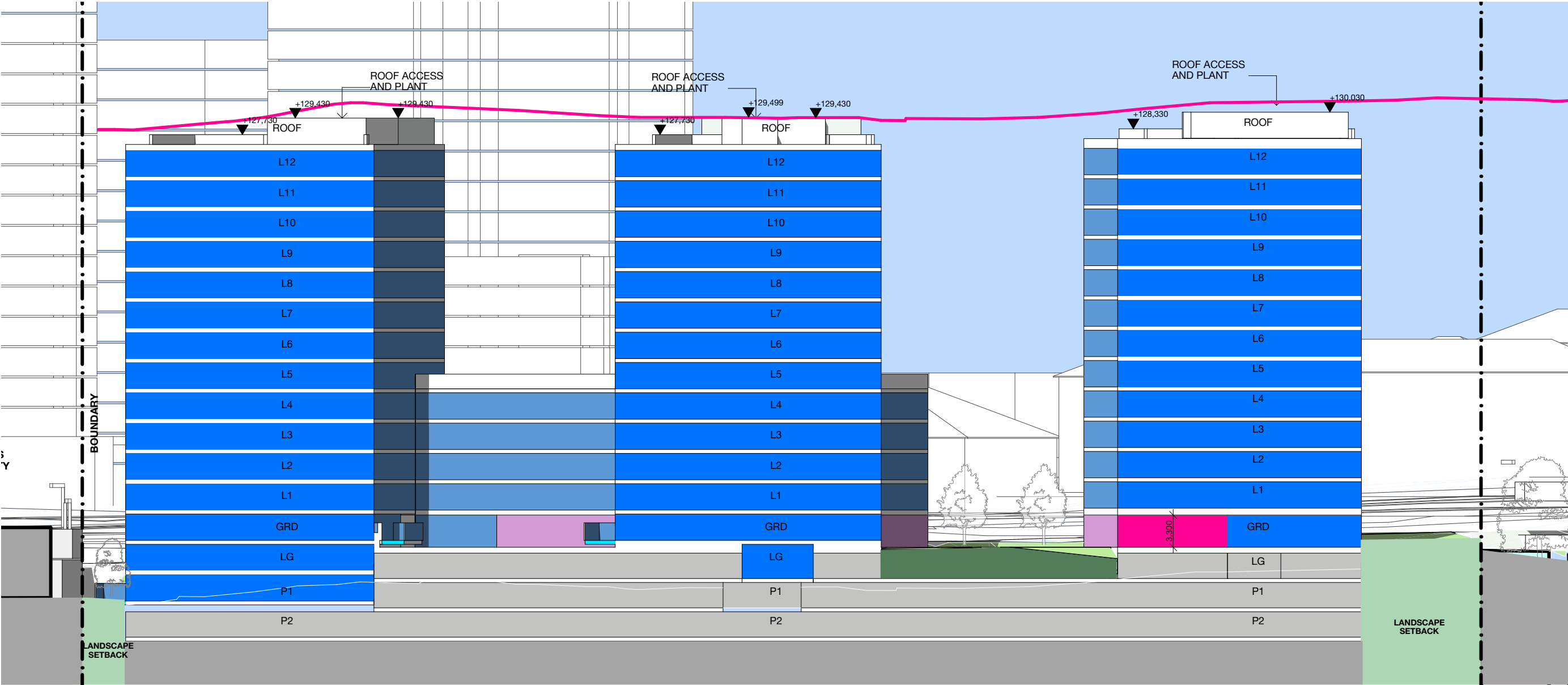
Residential ceiling heights are generally maintained at 2.7m.

To facilitate this, floor-to-floor heights are varied at strategic locations to accommodate structural elements, landscaping buildups and additional insulation zones where required resulting in minor protrusions through the LEP 48m height limit. These elements are solely parapets and lift overruns and will form part of the architectural expression of the facade.



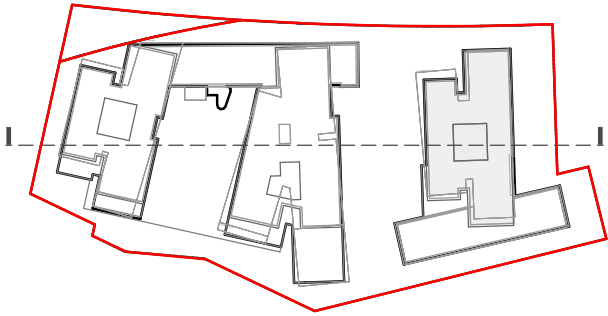
2.04 DESIGNING THE BUILDING

4C Ceiling heights



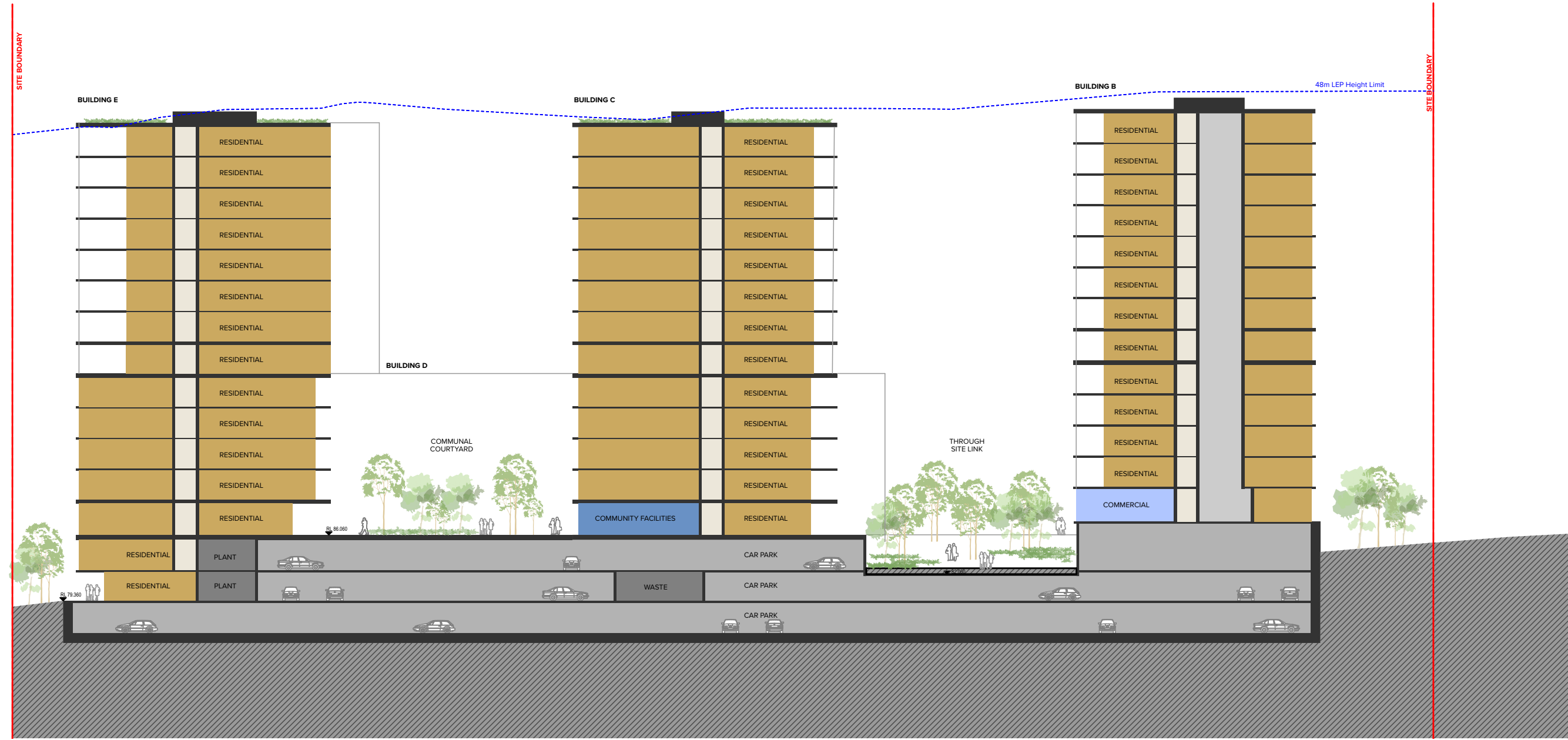
APPROVED

Residential ceiling heights are generally consistent at 2.7m with localised increases at Ray Road basement entry and pedestrian entries..



2.04 DESIGNING THE BUILDING

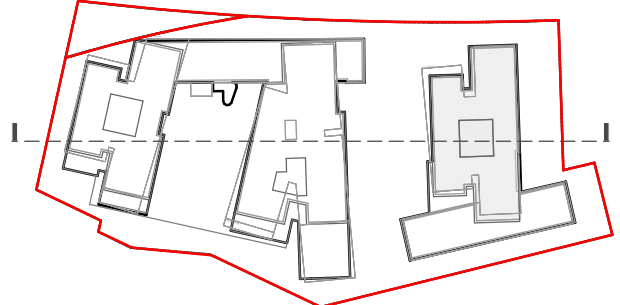
4C Ceiling heights



PROPOSED

Residential ceiling heights are generally maintained at 2.7m.

To facilitate this, floor-to-floor heights are varied at strategic locations, accommodating structural elements, landscaping buildups and additional insulation zones where required.



2.04 DESIGNING THE BUILDING

4F Common circulation and spaces

ADG OBJECTIVE

Objective 4F-1
Common circulation spaces achieve good amenity and properly service the number of apartments.

- Design Criteria --
- The maximum number of apartments off a circulation core on a single level is eight.
 - For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.

Objective 4F-2
Common circulation spaces promote safety and provide for social interaction between residents.

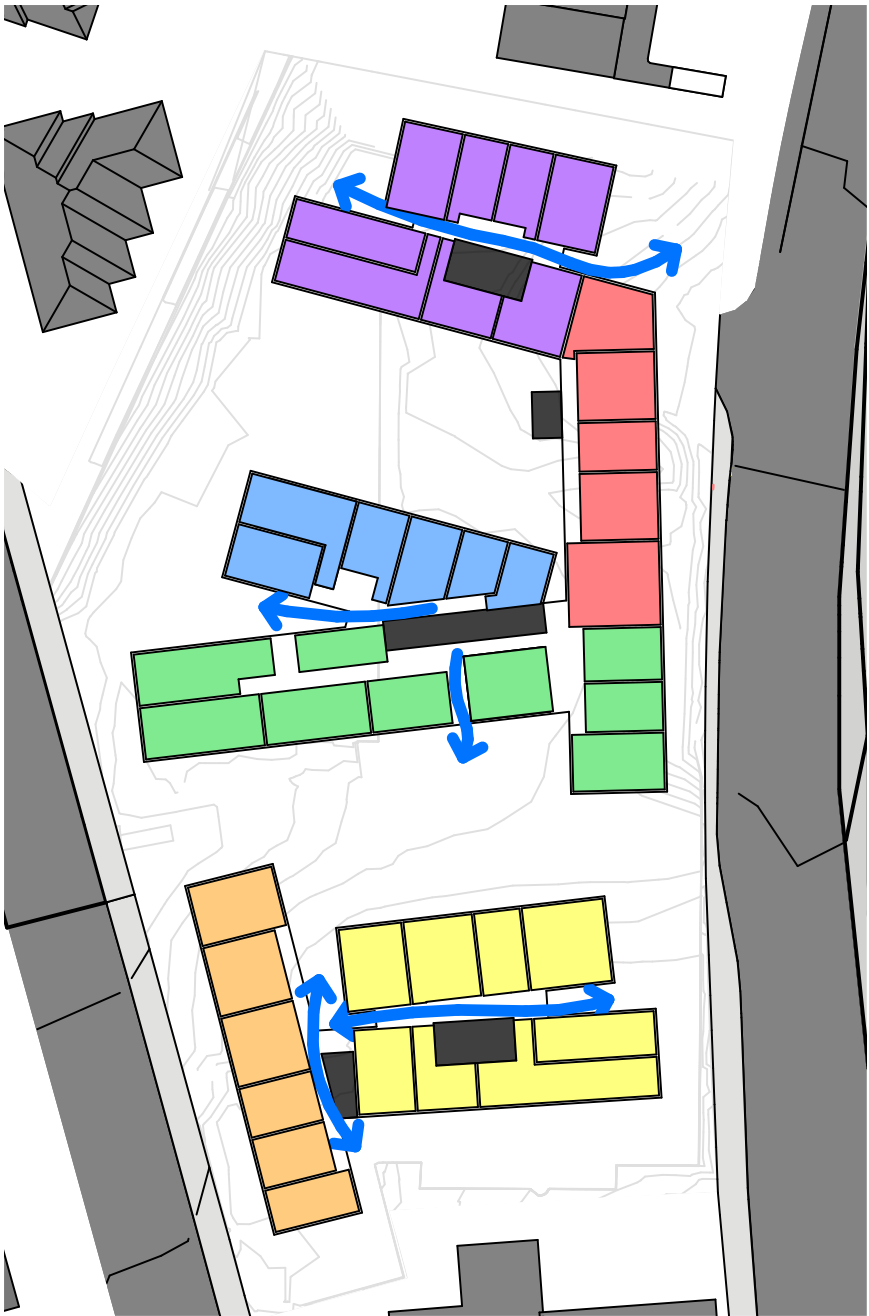


Image: Section 4.01 Common Areas. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

APPROVED

Building cores serve 5-9 units per level with natural daylighting and ventilation also achieved.



PROPOSED

All common areas are provided with natural light and ventilation. Buildings A, B, D and E provide up to 8 units per level, with Building C providing 10 within the bounds of the approved envelope (as amended).

The amended arrangement reduces units with no-direct-sunlight to be compliant and increases those achieving access to direct sunlight and natural cross-ventilation.

LEGEND

- ➡ Natural Ventilation
- ➡ Outlook

STATUS FROM APPROVED DOCUMENTS:
AMENDED

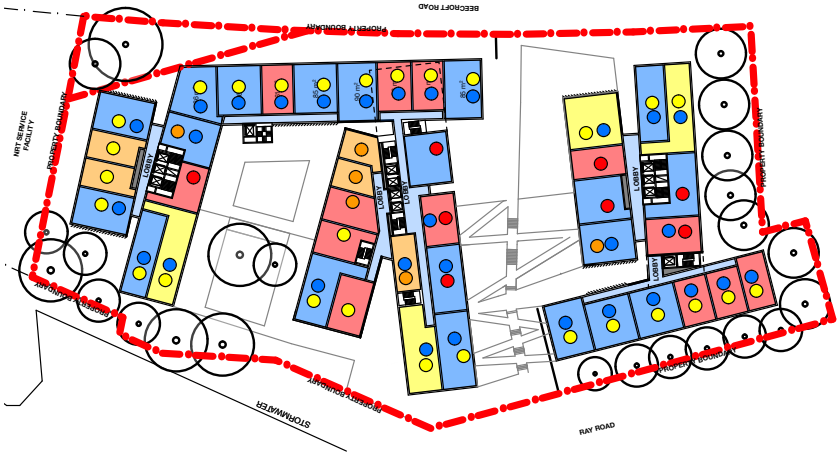


2.04 DESIGNING THE BUILDING

4K Apartment mix

ADG OBJECTIVE

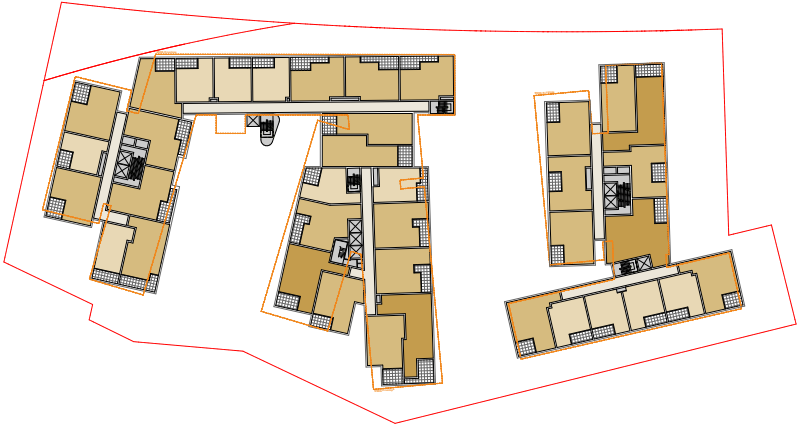
- Objective 4K-1**
A range of apartment types and sizes is provided to cater for different household types now and into the future.
- Objective 4K-2**
The apartment mix is distributed to suitable locations within the building.



Typical Levels 1-4



Typical Levels 6-11



LEGEND

- Studio
- 1 Bed
- 2 Bed
- 3 Bed

STATUS FROM APPROVED DOCUMENTS:
AMENDED



Image: Section 4.04 ADG - Ventilation and Solar Access. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

APPROVED

Approved mix:		
Studio & 1 Bed	35%	(47 & 104),
2 Bed	51.2%	(221),
3 Bed	13.8%	(60)
TOTAL UNITS:		432

PROPOSED

Proposed Mix:		
1 Bed	18.4%	(71)
2 Bed	51.3%	(198)
3 Bed	30.3%	(117)
TOTAL UNITS:		386

Revised mix is reflective of amendments to achieve ADG compliance and local demographic demand providing a larger proportion of larger homes in the city centre for young families and downsizing couples.

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2.04 DESIGNING THE BUILDING

4L Ground floor apartments

ADG OBJECTIVE

- Objective 4L-1**
Street frontage activity is maximised where ground floor apartments are located.
- Objective 4L-2**
Design of ground floor apartments delivers amenity and safety for residents.

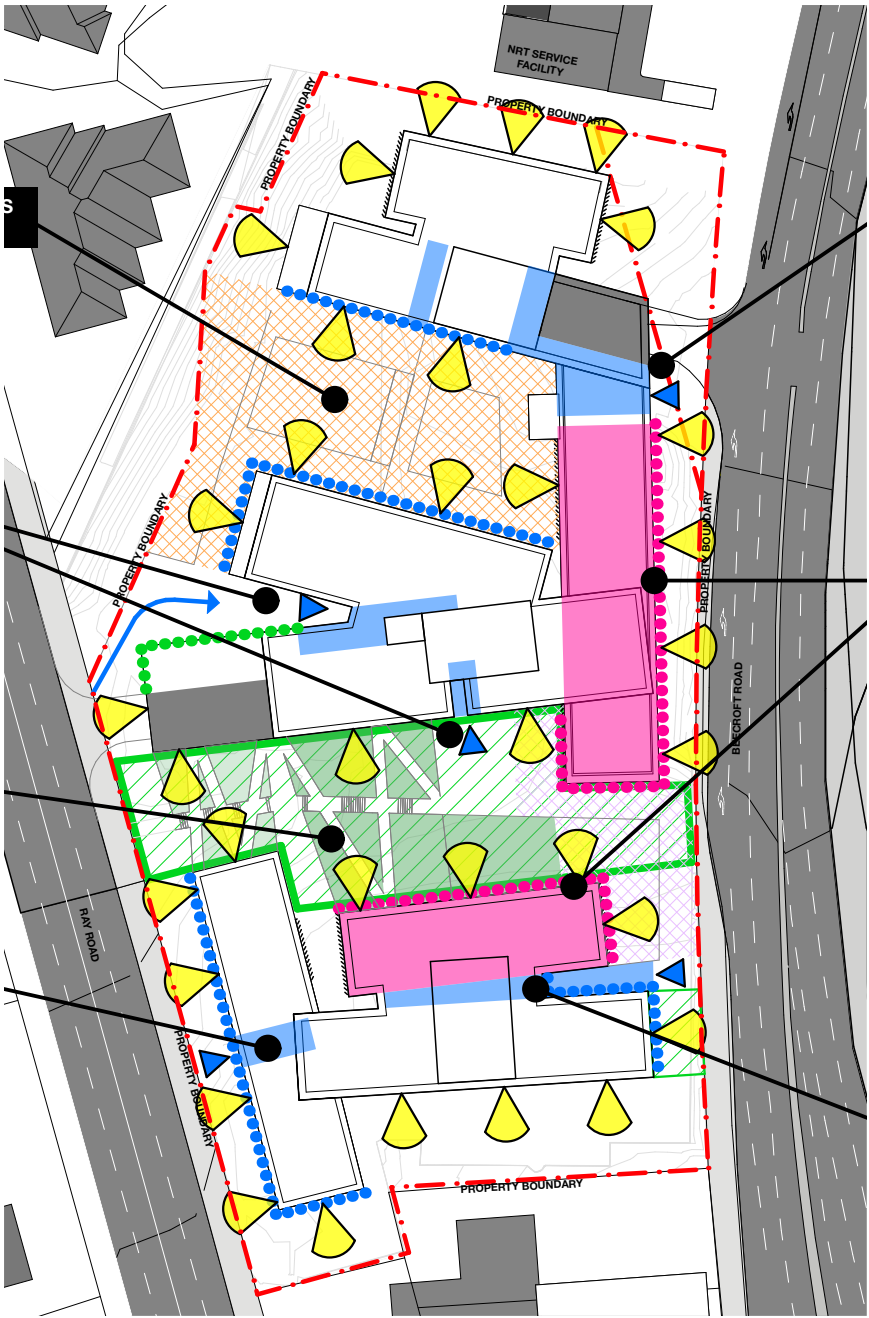
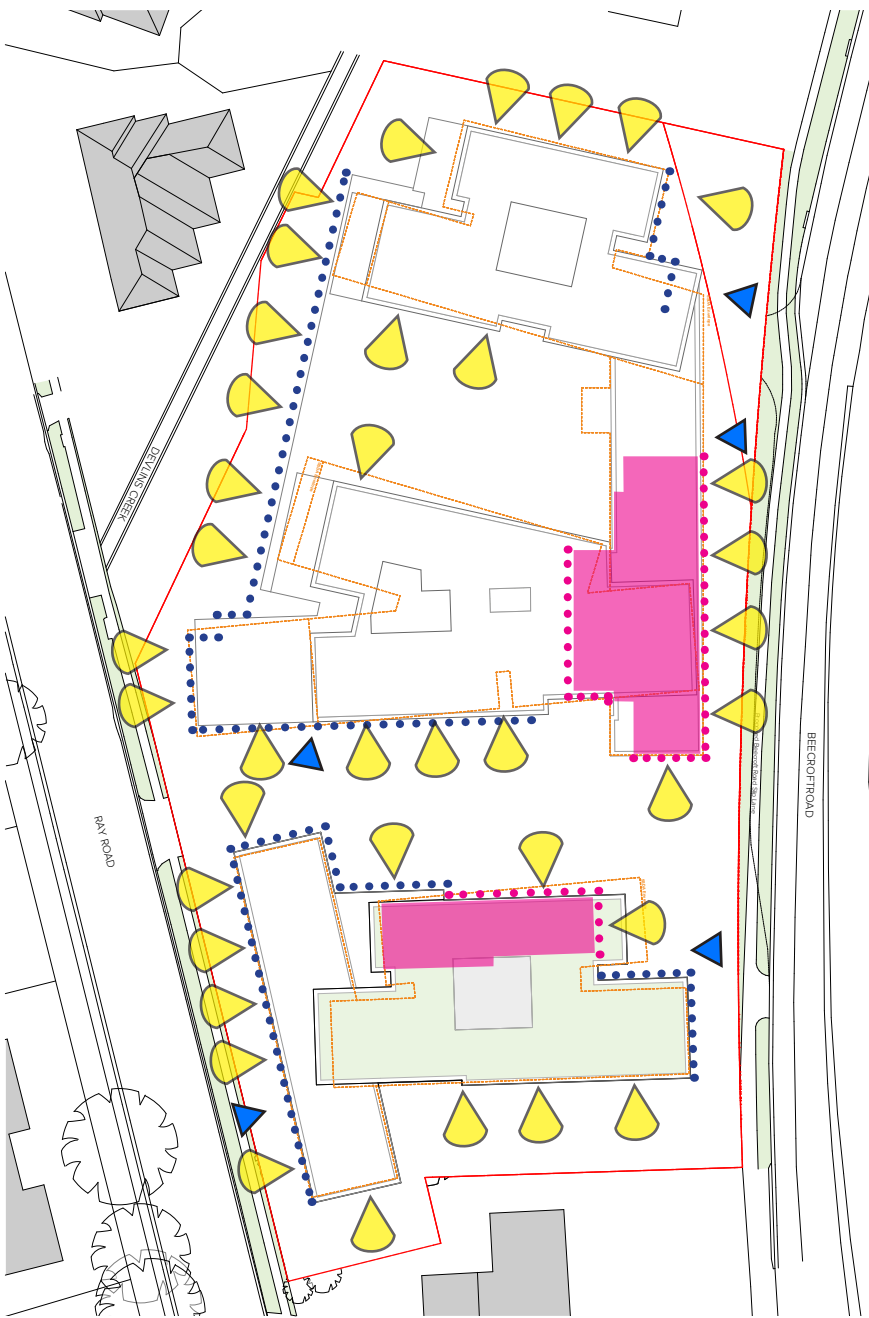


Image: Section 3.11 CPTED. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

APPROVED

Passive surveillance is provided across the site.



PROPOSED

Active frontages, including residential and commercial units, and building entires have been increased along the through-site link to focus activity and support a welcoming public realm. Additional passive surveillance is also provided toward Devlin's Creek from Building F.

This is further supported by diverse landscaping strategy.

LEGEND

- Non-residential uses
- Passive surveillance from apartments
- Ground floor residential / non-residential
- Residential entry

STATUS FROM APPROVED DOCUMENTS:
MAINTAINED IN PRINCIPLE



2.04 DESIGNING THE BUILDING

4M Facades

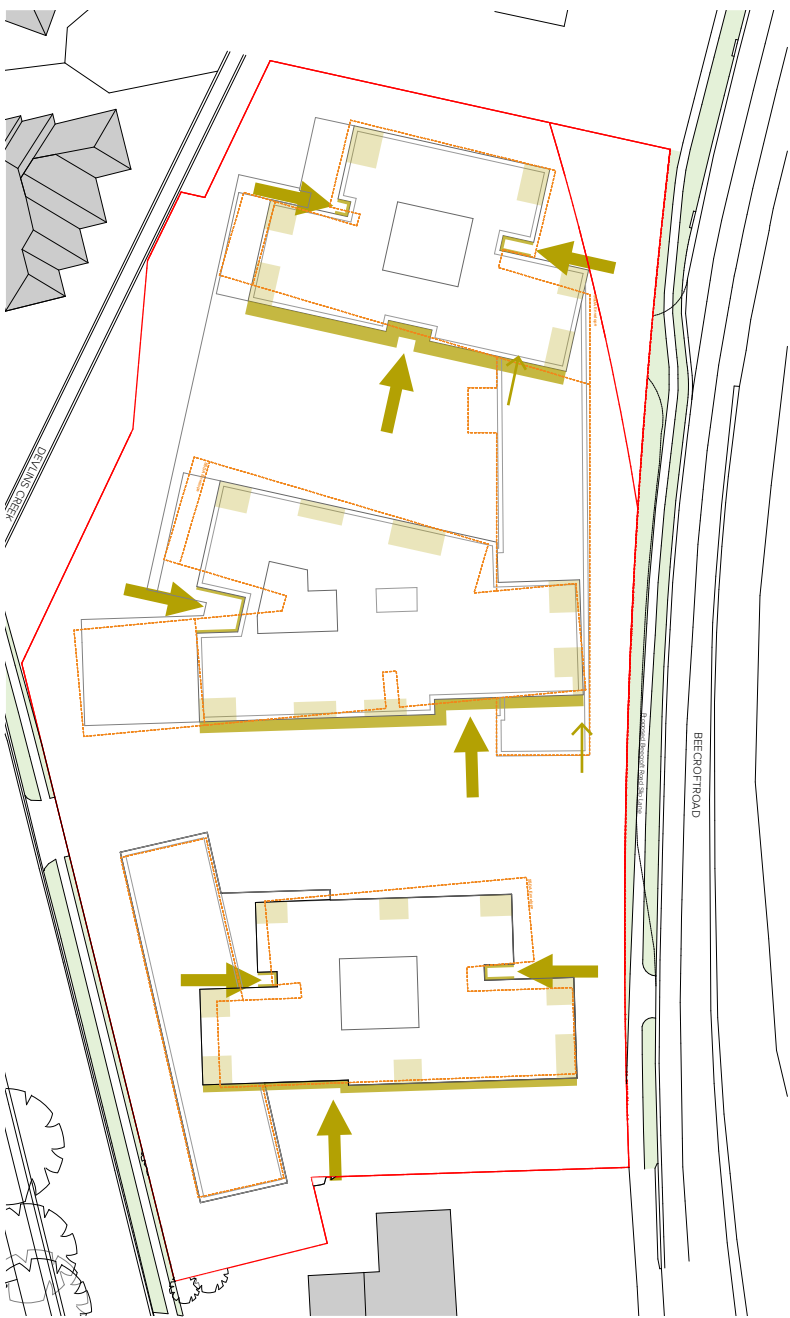
ADG OBJECTIVE

- Objective 4M-1**
Building facades provide visual interest along the street while respecting the character of the local area.
- Objective 4M-2**
Building functions are expressed by the façade.



Image: Section 5.09 Plans - Tower. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

APPROVED



PROPOSED

Buildings C and E massing will be re-formed to reduce excessive lengths and enable articulation in detailed design, while facilitating improved internal amenity

- LEGEND**
- Amended facade line
 - Recessed balconies

STATUS FROM APPROVED DOCUMENTS:
AMENDED



2.04 DESIGNING THE BUILDING

4N Roof design

ADG OBJECTIVE

- Objective 4N-1**
Roof treatments are integrated into the building design and positively respond to the street.
- Objective 4N-2**
Opportunities to use roof space for residential accommodation and open space are maximised.
- Objective 4N-3**
Roof design incorporates sustainability features.

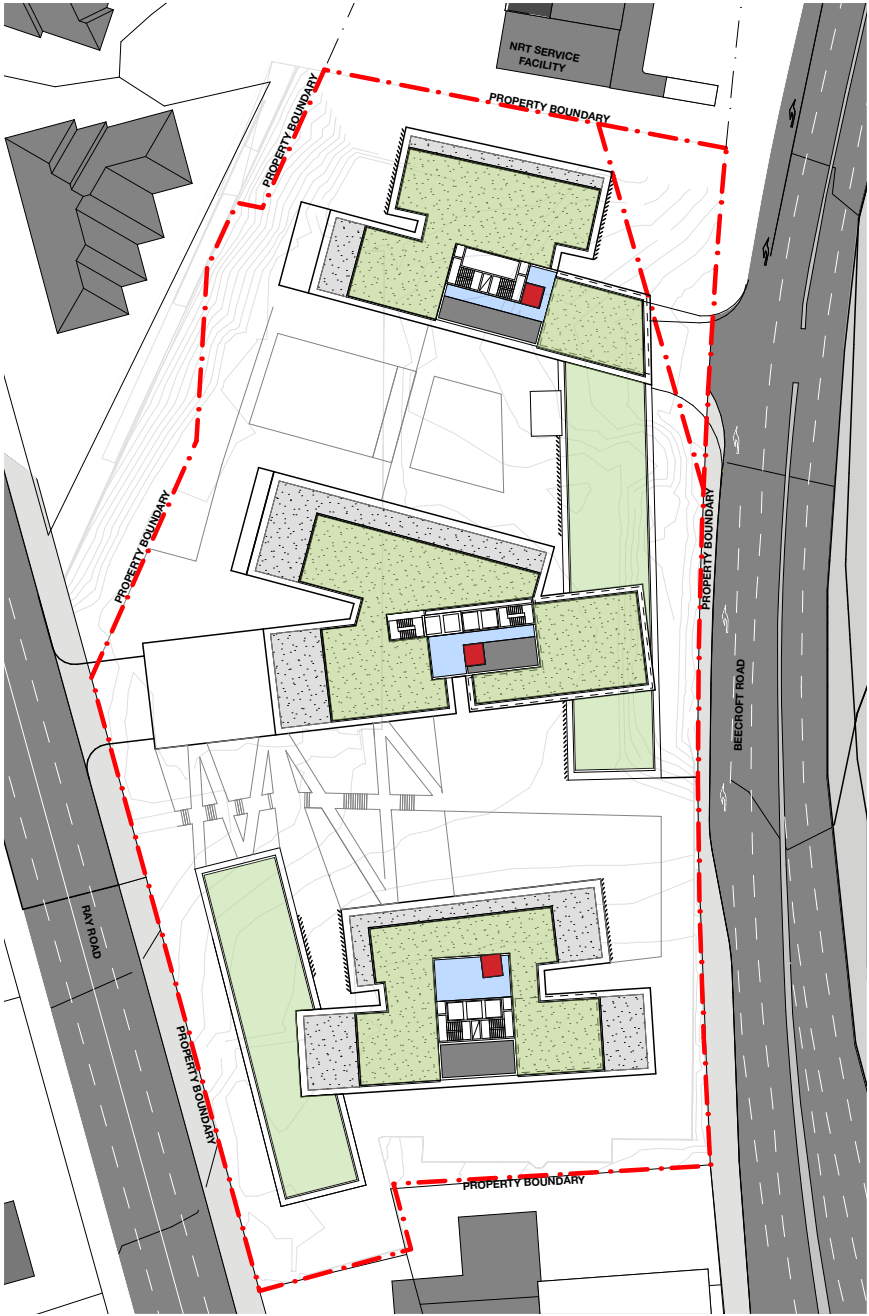
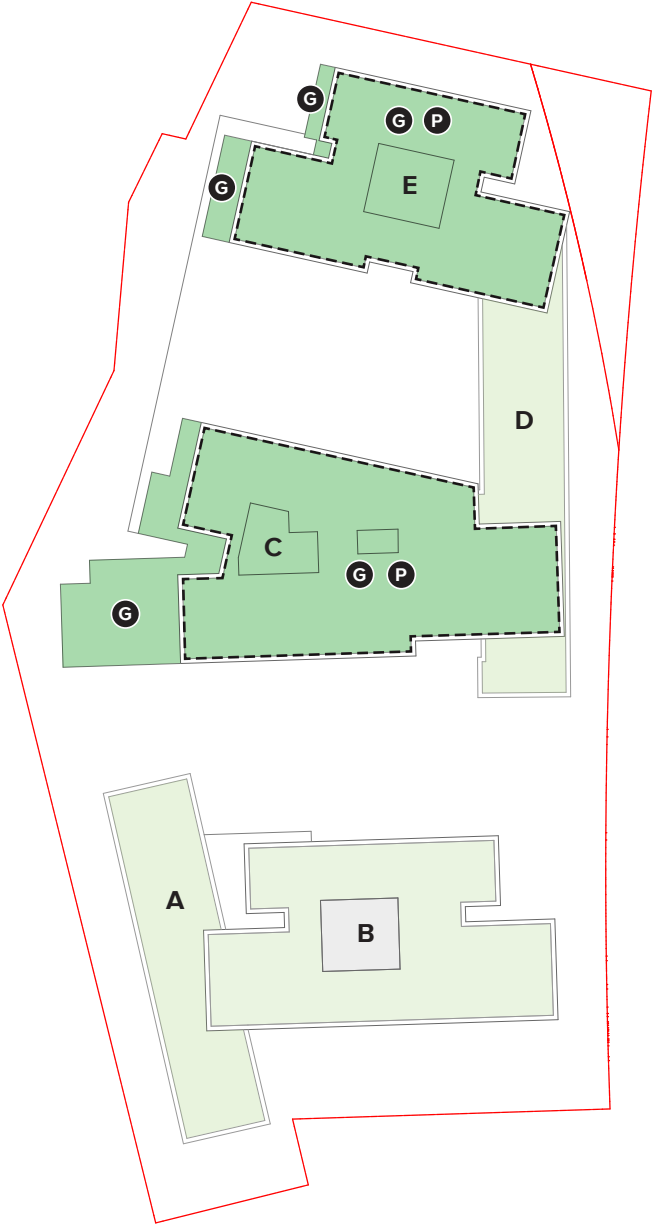


Image: Section 5.09 Plans - Tower. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

APPROVED

Rooftops of Buildings B, C and E are provided with communal open spaces, each accessed by two storey shuttle lifts.

Rooftops of Buildings A and D are also provided as communal open spaces.



PROPOSED

Relocating communal space from the rooftops of Buildings C and E facilitates photovoltaics and green-roofs in these locations, while removing the shuttle lifts from all buildings. Rooftops of Buildings A and D remain as communal open spaces. The majority of plant will be located within the basement across all buildings.

Potential Area for photovoltaics 1,000m² (approx.)

LEGEND

- Shuttle lift
- Green-roof
- Photovoltaics
- Communal open space

STATUS FROM APPROVED DOCUMENTS:
AMENDED



2.04 DESIGNING THE BUILDING

40 Landscape design

ADG OBJECTIVE

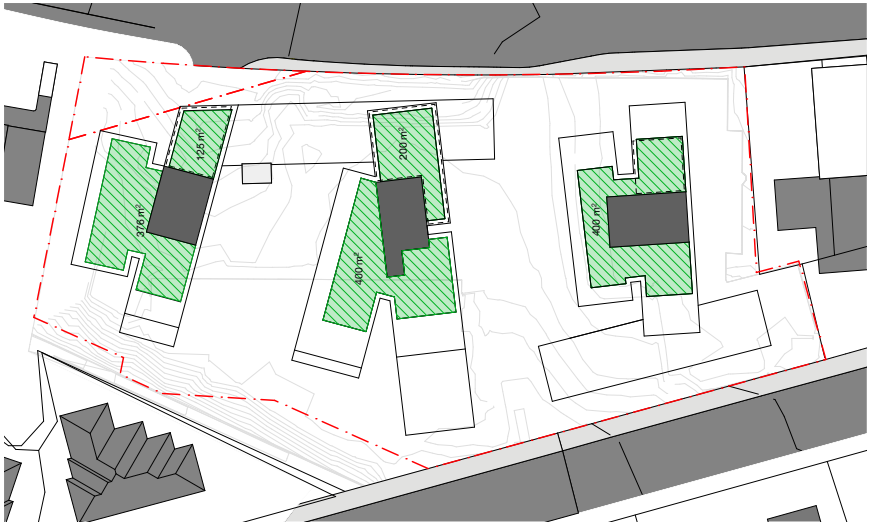
Objective 40-1
Landscape design is viable and sustainable.

Objective 40-2
Landscape design contributes to the streetscape and amenity.

LEGEND

- 1. **A family and events space** (Communal Open Space)
A grassed neighbourhood green, adjacent to, and supporting, the community room, a dense planted western edge with seating as meeting places.
- 2. **The ‘through-site link’** A 24hr publicly accessible space: the primary public domain, embedded with CPTED principles, diverse planting, canopy cover and seating.
- 3. **Communal spaces incorporating deep soil** (Communal Open Space & Deep Soil) ‘Eco-park’ edges with canopy cover and walkways connecting spaces.
- 4. **Street trees and planting** (Beecroft Road to investigate to feasibility with RMS).
- 5. **Social hosting spaces** (Communal Open Space)
Rooftop terraces with a considered programme and features such as vegetable gardens, rooftop cinema, meeting places all benefiting from natural and man made shading.
- 6. **Private reflective and workout spaces** (Communal Open Space) Further programmed rooftops with yoga deck, outdoor gyms and gardens.
- 7. **Bio-retention zone** (Communal Open Space) A wilder wetland, encouraging biodiversity.
- 8. **Green roofs.**

STATUS FROM APPROVED DOCUMENTS:
MAINTAINED IN PRINCIPLE



Upper Levels



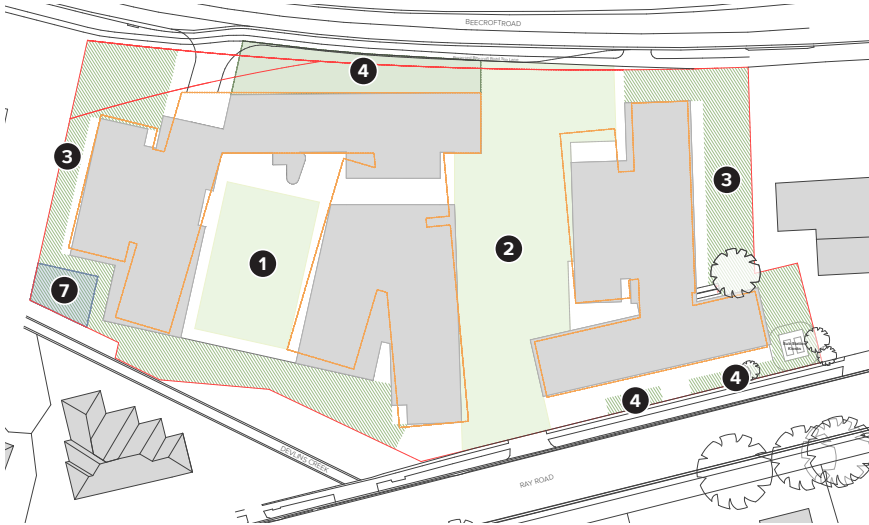
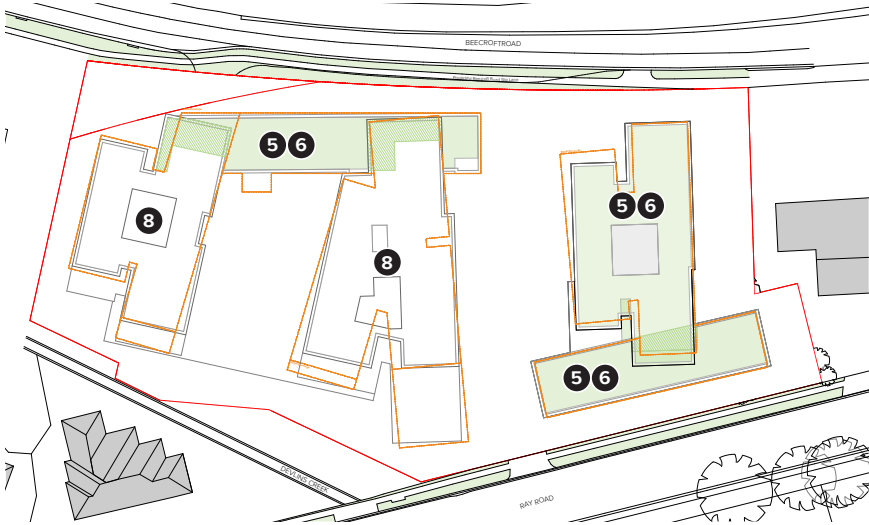
Lower Levels

Image: Section 4.02 ADG - Communal Open Space. Amended and approved Design Report, 19.03.20, Bennett and Trimble.

APPROVED

Unspecified at approval.

Communal Open Space 1,955m² (+2hrs solar access)
Deep Soil 1,880m²



PROPOSED

A diverse offering of 8 typologies for public and resident use, with each building core able to access a communal open space.

Communal Open Space 2,900m² (+2hrs solar access)
Deep Soil 2,179m²
Bio Retention Zone 60m² (approx.)



TURNER