VICTORIA + ANZAC

Architectural Design Report

96 Anzac Avenue, West Ryde

State Significant Development Application

Revision A

November 2025

TURNER

Scion

TURNER acknowledges First Nations peoples as the Traditional Custodians of the many lands upon which we gather, work and journey across. We recognise their ongoing connections to land, sea and community and pay our respects to their Elders past and present.

Artwork by Yukupin.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

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Part 1
Analysis

1.0 Introduction
1.1 Strategic Context
1.2 Urban Analysis
1.3 Site Analysis

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1.0
Introduction

**96 Anzac Avenue,
West Ryde**

TURNER have been engaged on behalf of Scion to prepare an Architectural Design Report in support of a state significant Development Application for 96 Anzac Avenue, West Ryde.

This report presents an architectural design analysis, vision, and framework for a mixed-use development located within the Victoria Road Mixed-Use Precinct, a strategic gateway to the West Ryde Town Centre in the City of Ryde LGA.

The proposal responds to a unique opportunity to support the revitalisation of West Ryde through the delivery of a landmark development that combines high-quality residential offerings with enhanced public realm and active ground plane uses.

The increased height and density proposed aligns with Council's evolving strategic direction for the precinct, as outlined in the Draft Revitalisation Strategy (2019), the 2021 Draft Masterplan, and the broader West Ryde–Meadowbank Renewal Strategy (2023), which collectively call for higher density, transit-oriented development and design excellence.

This report consolidates relevant policy directions, contextual site analysis, and precedent studies to form a well-integrated, design-led response that supports both local character and future growth objectives. The report also analyses the proposal against th State Government's planning legislation including the SEPP Housing Principles and the Apartment Design Guide objectives.

1.01

Project Team

Client	Scion
Job No	25026
File Name	25026_SSDA Design Report
Document Title	96 Anzac Ave Architectural Design Report
Date	November 2025
Status	SSDA Submission

Project Manager	Scion
Architect	TURNER
Planner	Colliers Urban Planning
Landscape Architect	A Total Concept
Structure	HHC Engineers
Traffic	Transport & Traffic Planning Associates
Mechanical	Goldfish & Bay
Electrical	Goldfish & Bay
Hydraulics & wet fire	Goldfish & Bay
Fire	Innova
Vertical Transport	Goldfish & Bay
Waste	Elephant's Foot
L3 Designer	AA Power Engineering
BASIX	Certified Energy
Civil	SGCE

Water Services	Hills Consulting Engineers
BCA	EBS Consultants
Access	Access Link
Surveyor	ATS Surveyors
Wind	SLR
CGI	Narrative
Design Advisor	Matt Pullinger Architect

QUALITY ASSURANCE

Report Contact & Author

Isabeau Adamek iadamek@turnerstudio.com.au

QUALITY CONTROL

This document is for discussion purposes only unless signed and dated by a Director of Turner

Reviewed by:	**Dated:**
James Lauman	06/11/2025

James McCarthy
Director
Registered Architect 10759

TURNER

Architecture
Urban Design
Interiors
Environmental Graphics

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Nominated NSW Registered Architect
Nicholas Turner, No. 6695

1.02

TURNER Team

James McCarthy
Director

James brings to projects a strong conceptual framework that is underpinned by a wide experience of construction processes and techniques. At Turner, James has worked on a wide range of master-planning and innovative commercial, urban and affordable housing and mixed-use projects.

James believes in creating people focused designs that deliver a sense of place which is inspiring and memorable. James brings a wealth of experience, leading the design and delivery of a wide range of project types including masterplanned communities, medium to high-density apartments, social and affordable housing, retail, aged care, and increasingly, hybrid combinations of these typologies.

James Lauman
Associate Director

Tom Moore
Project Designer

Isabeau Adamek
Senior Designer

Edwin Tung
Designer

Frank McGuire
Designer

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1.03

Executive Summary

**96 Anzac Ave,
West Ryde**

Location:	96 Anzac Ave, West Ryde, NSW 2114
Use:	Mixed use (retail, commercial, co-living, BTS residential)
Site Area:	3,149m^2
Proposed GFA:	16,877m^2
Proposed FSR:	5.36:1
Storeys:	22 + roof services
BTS apartments:	145
Coliving rooms:	29

The site is located at the edge of West Ryde's retail hub, within 150m of the West Ryde train station. It is surrounded by a diverse urban fabric comprised of an established commercial precinct, a busy industrial zone, as well as a diverse mix of low-, mid-, and high-density residential developments. Recent developments have also brought further amenity to the local community including large scale supermarket offerings to compliment the existing small scale retail and service providers.

Diagonally adjacent to the site lies the expansive Anzac Park to the north. The park offers a green and active open space that contributes to the daily life, wellbeing, and recreation of local residents.

The proposed scheme seeks to optimise the site's potential by balancing yield, amenity, and urban integration. It will deliver a high-quality, mixed-use precinct that supports West Ryde's ongoing transformation into a connected, accessible, and liveable centre. Through a collaborative design process with the client and consultant team, the vision is to establish a contemporary, mixed-use development that contributes positively to the West Ryde town centre. The development will aim to create a vibrant, inclusive, and activated place for people to live, work and gather whilst replacing an aging and mostly vacant commercial building.

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1.04

SEPP Housing Verification

SEPP (Housing)
Design Verification Statement

We confirm that James McCarthy has directed the design of 96 Anzac Ave, West Ryde, on behalf of Scion.

The design has been prepared in accordance with the design quality principles and requirements set out in the State Environmental Planning Policy (Housing) 2021 - Design Quality of Residential Flat Development.

James McCarthy is registered as an architect in accordance with the NSW Architects Act 2003.

Dated: 06/11/2025

Signed

James McCarthy
Director
Registered Architect 10759

New South Wales

State Environmental Planning Policy Amendment (Housing) 2023

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

PAUL SCULLY, MP
Minister for Planning and Public Spaces

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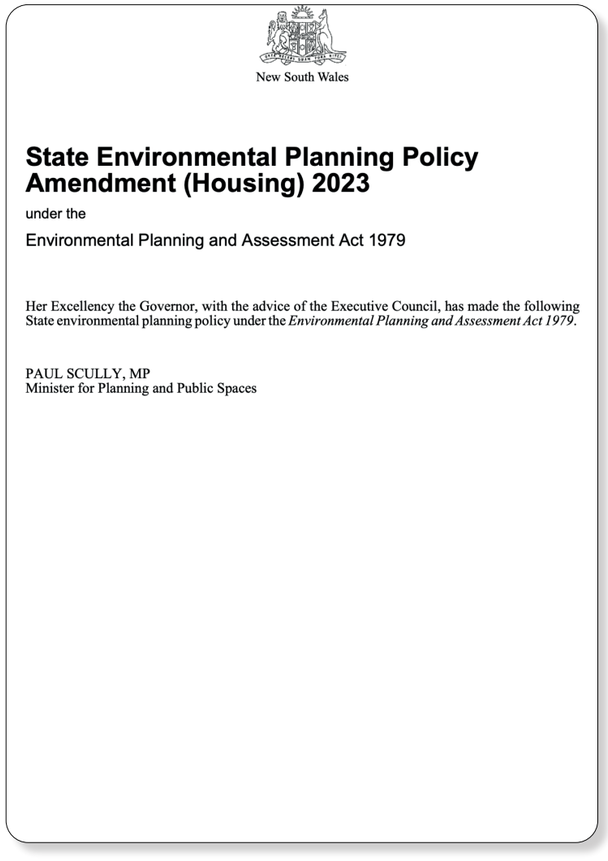
1.1 Statutory Planning Context

The primary State and Local planning policy documents:

STATE



New South Wales

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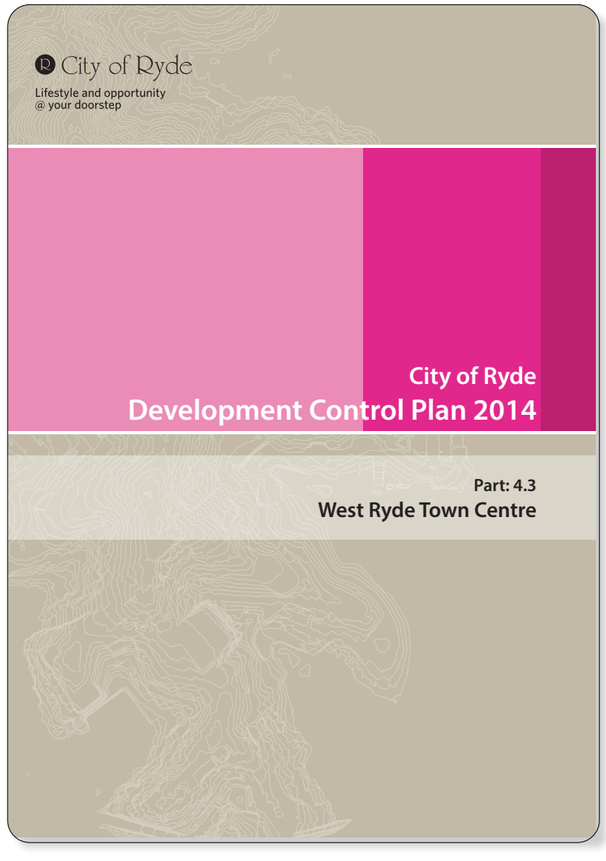
Minister for Planning and Public Spaces

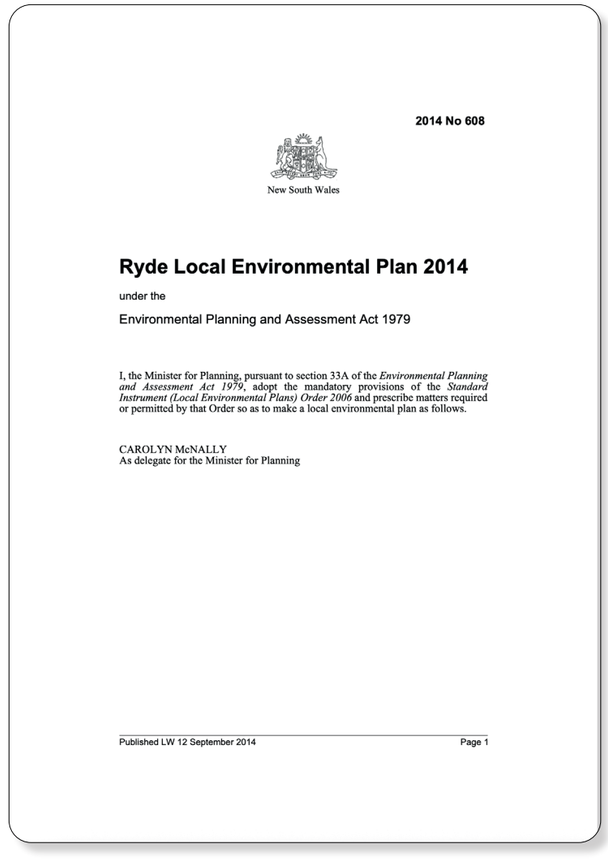
LOCAL



City of Ryde
Lifestyle and opportunity
@ your doorstep

City of Ryde
Development Control Plan 2014

Part: 4.3
West Ryde Town Centre



2014 No 608

New South Wales

Ryde Local Environmental Plan 2014

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, pursuant to section 33A of the *Environmental Planning and Assessment Act 1979*, adopt the mandatory provisions of the *Standard Instrument (Local Environmental Plans) Order 2006* and prescribe matters required or permitted by that Order so as to make a local environmental plan as follows.

CAROLYN McNALLY
As delegate for the Minister for Planning

Published LW 12 September 2014 Page 1

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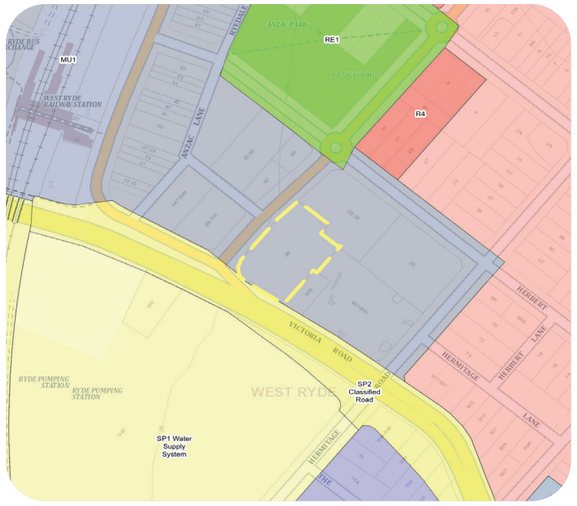
1.11

Policy Controls

City of Ryde LEP (2014)
Planning Control Maps

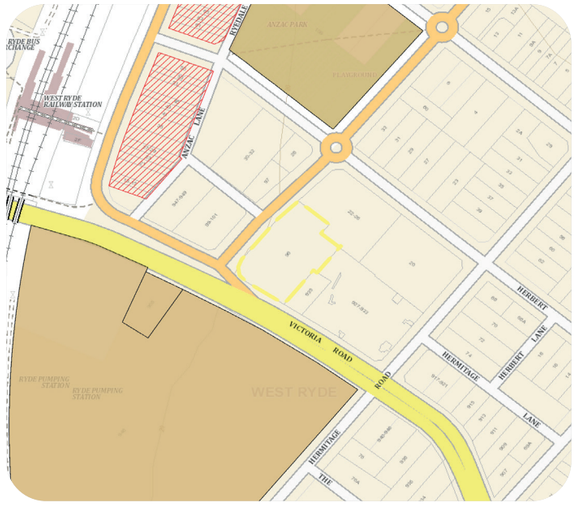
It has been acknowledged by the City of Ryde council in strategic vision documents that the existing planning controls for this site are insufficient to provide council's desired development. It is under this vision that this proposal seeks to exceed FSR and height limits set out in the LEP.



Zone: MU1 - Mixed Use

The site is zoned MU1 Mixed Use, allowing for a combination of residential, commercial, and community uses.

Site



Heritage: Not in Conservation Area

The site is not located within a heritage conservation area, and contains no listed heritage items.

Site

FSR: 1.25:1

The current planning controls permit a maximum floor space ratio (FSR) of 1.25:1 on the site.

Site

Height: 15.5m

A maximum building height of 15.5 metres applies to the site under the Ryde LEP 2014.

Site

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1.12

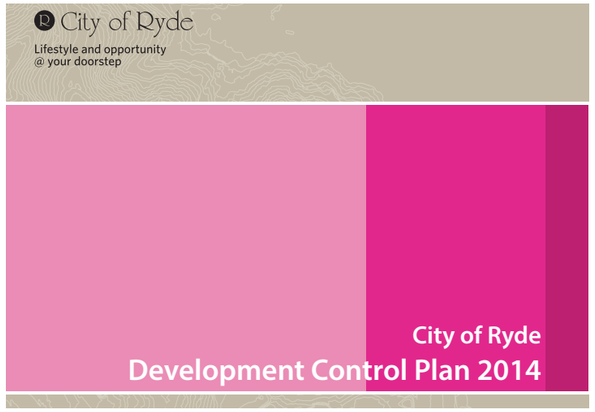
CoR Council Vision for West Ryde

Frameworks & Masterplans

This proposal adopts a place-based approach that responds to the unique context, role, and future potential of the site at 96 Anzac Avenue, West Ryde. The built form, character and architectural design elements have been informed by an evolving strategic vision for the future renewal of West Ryde set out by documents published by Ryde Council since 2019.

These strategies support a shift from prescriptive controls toward design-led planning, encouraging outcomes that are contextually responsive, community-oriented, and aligned with long-term urban transformation goals.

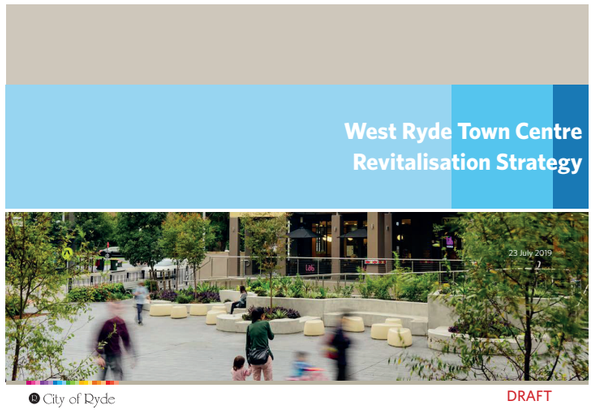
2014



The site is located within the Victoria Rd Mixed-Use Precinct, identified in the current DCP as a key gateway into the town centre.

While the DCP provides the statutory basis, more recent strategies signal a shift toward higher density, transit-oriented development and more ambitious urban outcomes.

2019



The 2019 Strategy identifies the shortcomings of the existing planning controls and calls for a review of the LEP to incentivise increased density, improved design quality, and the activation of strategic corridors—particularly Victoria Road. It identifies the site at 96 Anzac Ave as a catalyst site for development.

2021

The 2021 Masterplan reinforces the need for higher-density, mixed-use development on catalyst sites and introduces the idea of incentivised uplift where design excellence and public benefit is delivered. This report recognises that current planning controls have failed to stimulate meaningful renewal, noting that “the likely scale of development is not enough to stimulate private investment and change”.

2023

The 2023 strategy indicates and broader urban renewal vision, emphasising the importance of intensifying key corridors, improving walkability, and reinforcing place identity through high-quality development.

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1.13

Planning History

HDA SSDA Pathway Scheme

The site at 96 Anzac Avenue, West Ryde has an established planning history with multiple approvals and proposals. In 2003, a consent (LDA 1243/2003) was granted for a four-storey mixed-use development (FSR 2.5:1). Although the approval was modified several times, the project was never constructed due to feasibility constraints.

In January 2025, a Planning Proposal was lodged seeking to rezone the site, increasing the maximum building height from 15.5 m to 49.5 m and the FSR from 1.25:1 to 4:1. Subsequently, following the inception of the Housing Delivery Authority (HDA) planning pathway, an expression of interest was submitted for a proposed SSDA and concurrent rezoning which was recommended as SSD by the HDA.

The proposed mixed-use scheme, progressing under the HDA SSD pathway, delivers a significant uplift in residential capacity and supports the objectives of the National Housing Accord, which aims to accelerate housing delivery in well-connected urban centres.

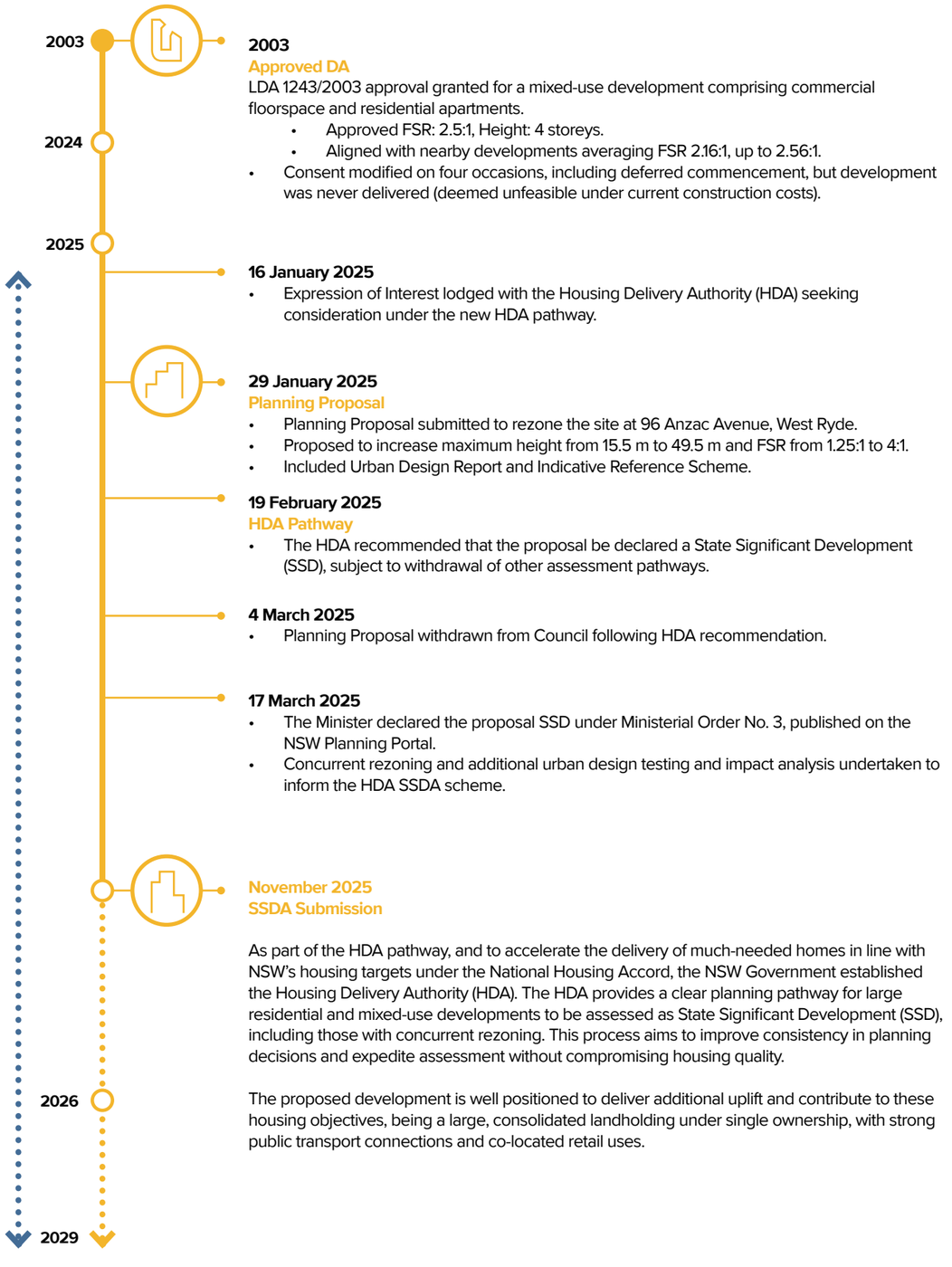
This proposal aligns with the City of Ryde's vision to revitalise the West Ryde Town Centre and the NSW Government's directive to facilitate higher-density housing near transport and employment hubs.

National Housing Accord / Housing Delivery Authority

Under the National Housing Accord, NSW targets 377,000 new homes over five years.

The HDA pathway was introduced to accelerate delivery of large residential projects that are well-located, providing a streamlined assessment route for State Significant Developments.

Current Status (2025)



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1.2

Urban Analysis

Strategic Location of West Ryde

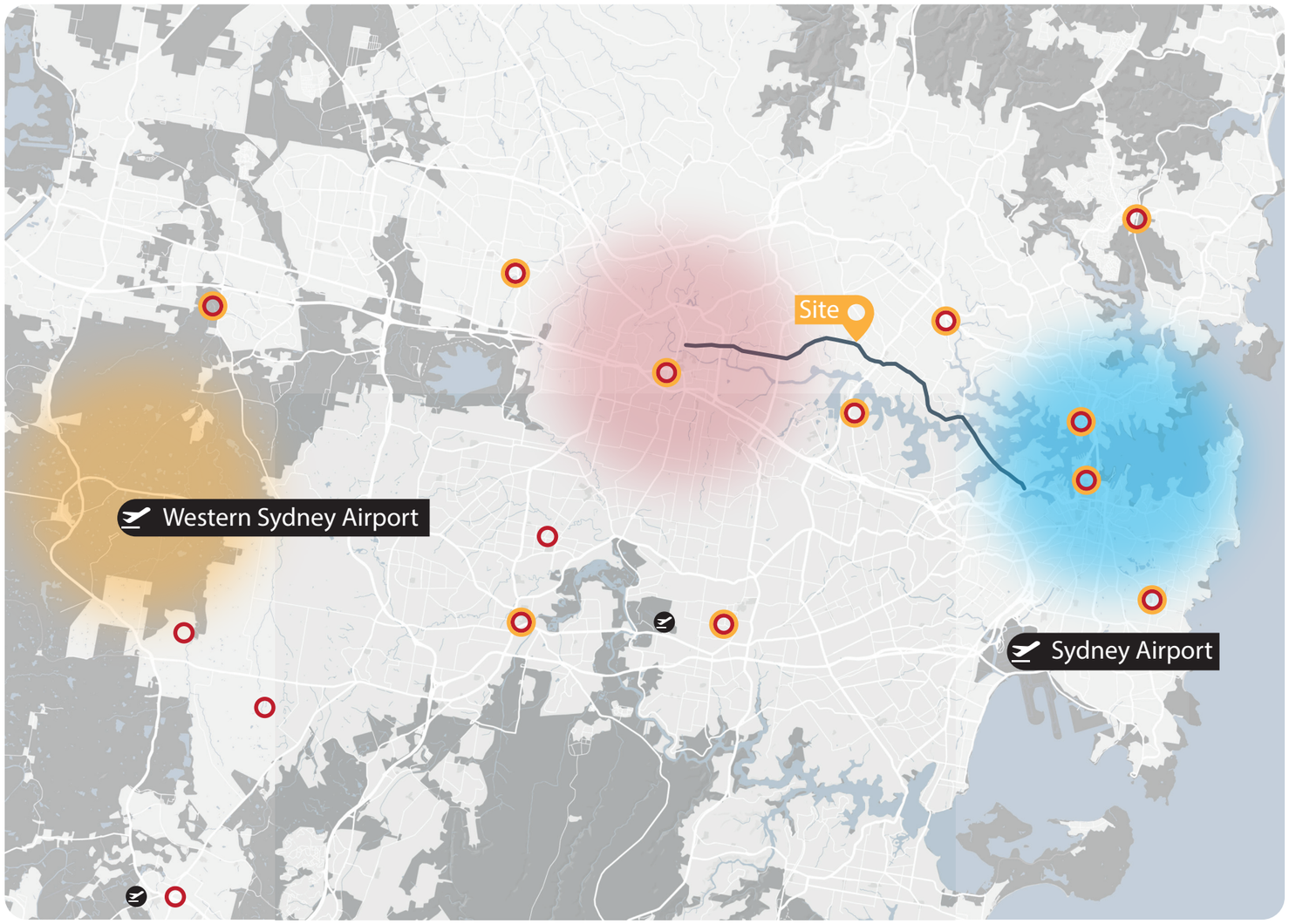
LEGEND

- Project Site
- Health & Education Precinct, Strategic Centre
- Strategic Centre
- International & Domestic Airport
- Local, Domestic Airport
- Victoria Road

Three Cities:

- Eastern Harbour CBD
- Central River City (Greater Parramatta)
- Western Parkland City

96 Anzac Ave occupies a strategic position just off Victoria Road, one of Sydney's major arterial routes, offering direct connectivity from the CBD and Parramatta.



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1.21

Wallumedegal Country

Traditional Context

The Traditional Owners of the area of West Ryde are the Wallumedegal of the Darug Nation who have had a connection to the Country for 'time immemorial'. Contemporary archaeologists and historians have formed a consensus that Aboriginal people have been living in the Sydney area for around 50,000 years.

Wallumedegal Country
The Wallumedegal lived in the area to the north of the Parramatta river and to the West of the Lane Cove river. The two rivers acted as a natural edge to clan areas, but it is important to note that hard boundaries cannot be applied to traditional custodianship of certain lands, with people from differing clans traveling and meeting across many areas whilst following traditional customs.

Wallumai
The Wallumedegal name is derived from "Wallumai" (Snapper fish) and "Matta" (place of many). Wallumai were abundant in the river around present day Kissing Point with fish and shellfish making up a major part of people's diet prior to colonisation.

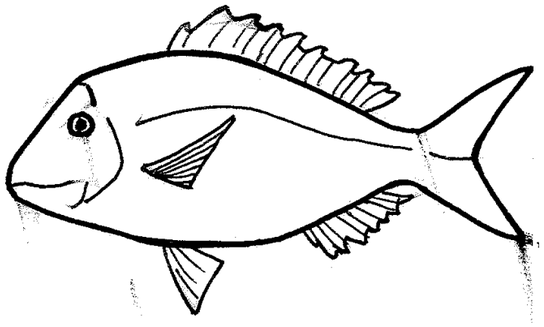
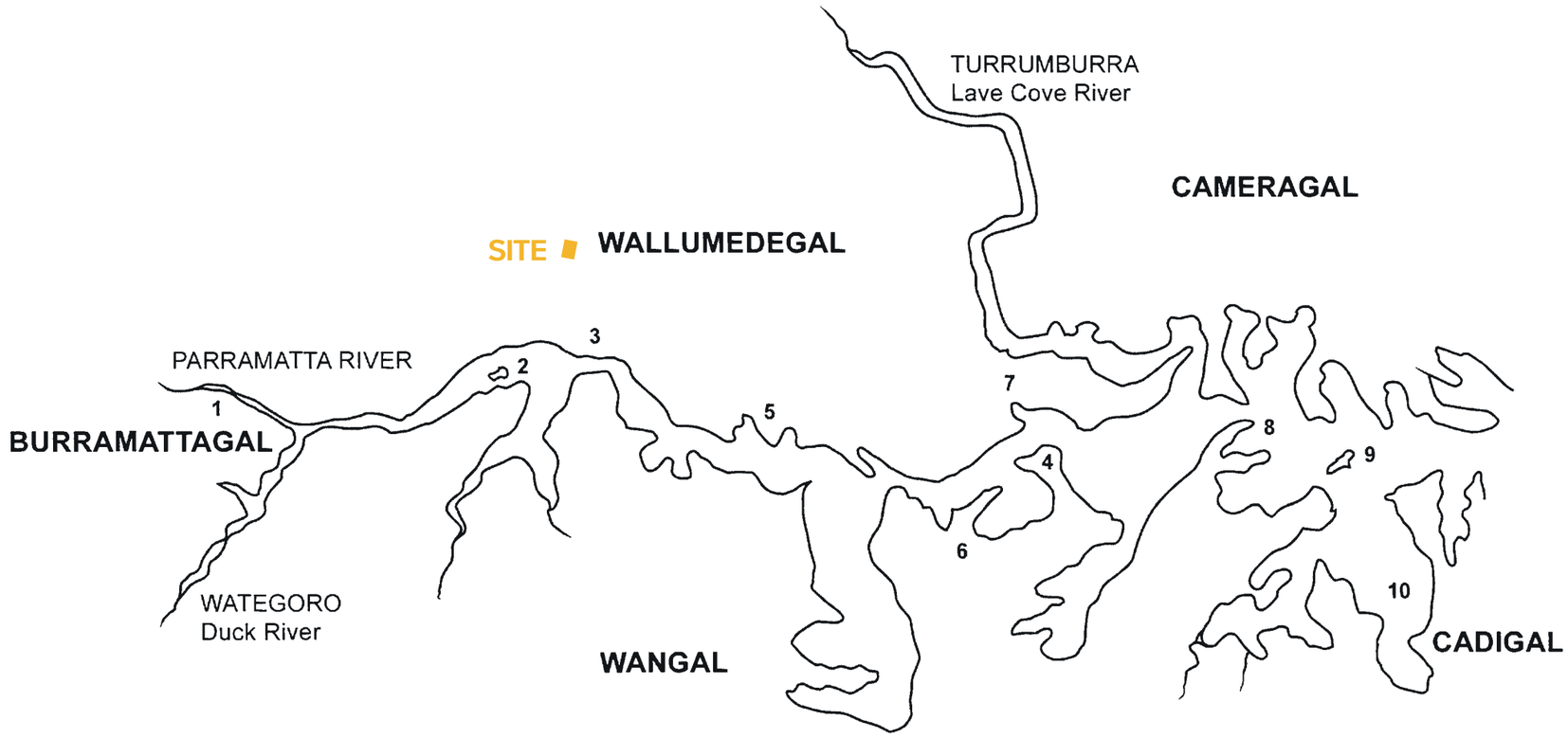


Image reference: Turner, "Wallumai", 2025



KEY:

1. Burramatta
   Parramatta
2. Arrowanelly
   Mud Island
3. Mur-ray-mah
   Charity Point
4. Bigi Bigi
   Abbotsford
5. Wallumetta
   Kissing Point
6. Booridiow-a-gule
   Breakfast Point
7. Tarban Creek
   Turiban
8. Yerroulbin
   Longnose Point
9. Memel
   Goat Island
10. Go-mo-ra
    Darling Harbour

Image reference: "Wallumedegal, An Aboriginal History of Ryde" (Keith Vincent Smith, 2005)

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1.22

Connecting with Country

Walk on Country

Connecting with Country for the proposal was carried out via engagement with Cultural Heritage Consultants Artefact and Aunty Julie, a Burruberongal woman of the Darug Nation. The concept and general size and brief of the project was shared with Auntie Julie and the subsequent discussions delved into her experiences growing up in the Ryde area, traditional memories, local knowledge and natural elements of Wallumedegal Country.

Design Ideas:

- Native Planting:
  e.g. lomandra grass, lilly pilly, other native bush foods
- Materiality:
  Local or Hawkesbury River sandstone, timber.
- Art:
  Engaging local Aboriginal artists for public art offerings
- Language + Culture:
  Placemaking/naming incorporating representation of important Darug figures or words. Written descriptions of local Aboriginal sites or history.
- Native Habitat:
  Supporting biodiversity through possum boxes, plant species that attract native animals (e.g. stringybark to attract microbats and possums), using sandstones/rock gardens to providing hiding spaces for lizards and insects, providing a variety of tree species to attract birds.
- Residents' amenity:
  Incorporating cross ventilation and open air roof top gardens to connect with the natural elements.

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1.23

Site Context

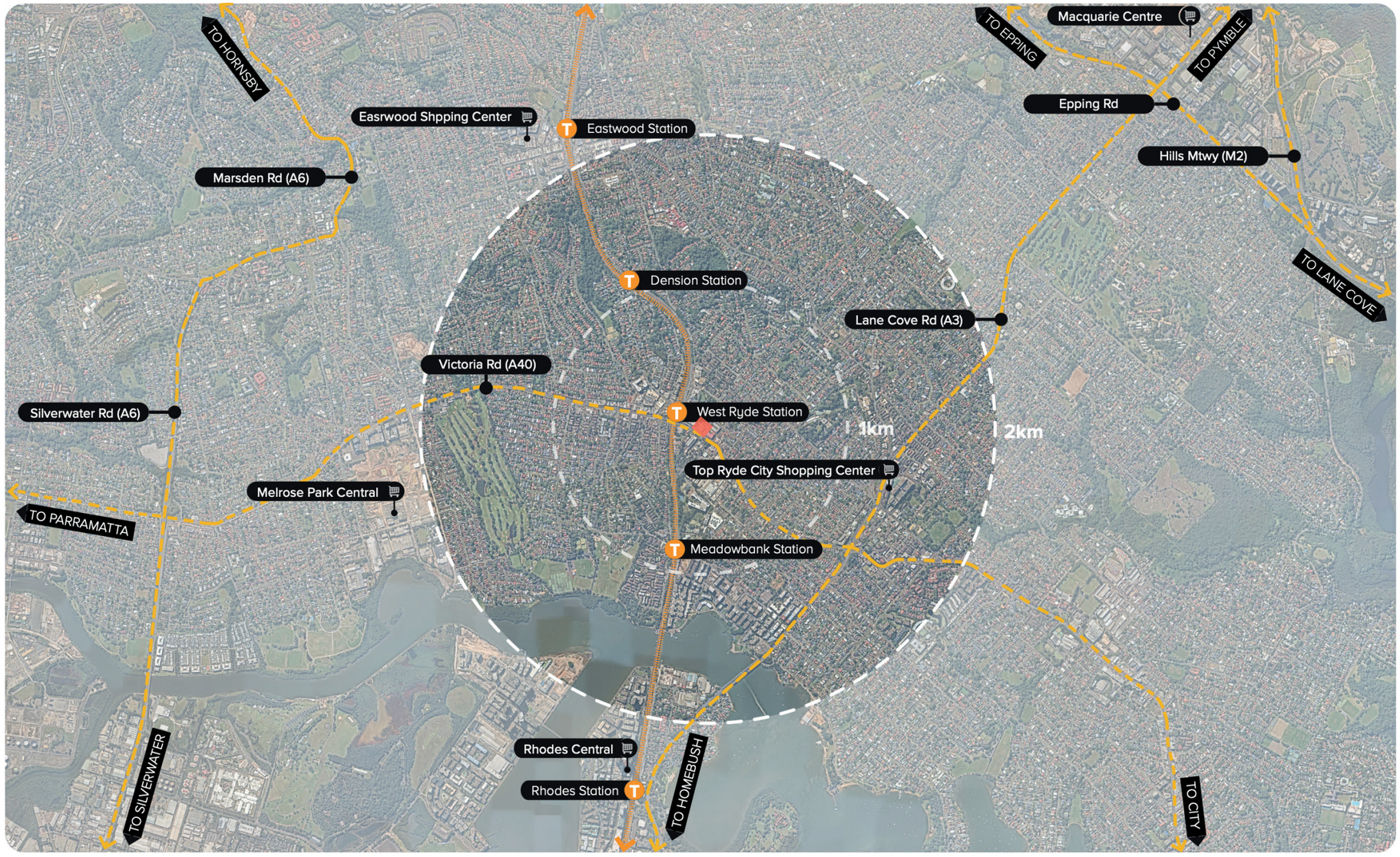
City of Ryde LGA

96 Anzac Ave occupies a strategic position just off Victoria Road, one of Sydney's major arterial routes, offering direct connectivity to Top Ryde, and Parramatta. Positioned approximately 150 metres from West Ryde Train Station and Bus Interchange, the site benefits from excellent access to public transport, retail, and local services.

As a transition point between established residential neighbourhoods and the commercial core of West Ryde, the site presents a key opportunity of urban renewal to deliver a high-quality, mixed-use development that aligns with Council's broader strategic direction. Its location supports a design-led approach that can contribute meaningfully to the town centre's revitalisation through increased residential development, public realm upgrades, and activated street frontages.

Legend

- Site
- Train line
- Train station
- Arterial road



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1.24

Local Context

Key Observations

Situated just a three minute walk away from West Ryde train station, the site is surrounded by activated retail and industrial zones. A variety of community facilities and amenities are located within a walkable distance, including several childcare centres, primary and secondary schools, and a NSW TAFE campus. Many of the surrounding retail premises are occupied by health and medical service providers, contributing to a strong local service network.

The site's excellent access to both rail and bus transport enables direct, single-route connections to Sydney CBD and Parramatta, providing residents with convenient access to employment opportunities, education, and essential services.

- Site
- Healthcare
- Childcare
- Education
- Place of worship
- Community facility
- Sydney Water infrastructure

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1.24

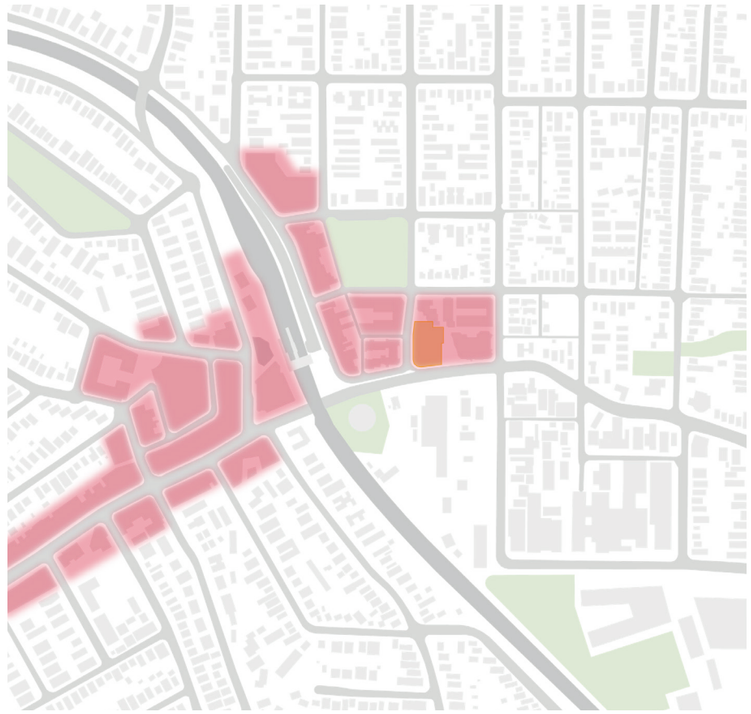
Local Context

Character Areas

Different land uses in the surrounding areas of West Ryde prompt diverse economic activities and distinct character areas. The West Ryde-Meadowbank Renewal Strategy (2023) indicates that the mixed use active heart area will expand further across West Ryde.

A Node on Key Corridors

Connectivity to train and bus lines provide fast, car-free access to the city and surrounding town centres



Mixed Use Active Heart

Small and large scale retail zones providing services to locals and acting as a community hub

Business and Industrial Zone

Supporting local manufacturing and critical infrastructure

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1.25

Existing Surrounds

A

Heritage Sydney Water Pumping Station positioned across from the site

B

Anzac park as seen from Anzac Avenue

C

West Ryde Train station seen from Ryedale road

D

Neighbouring apartment buildings along Anzac Avenue

E

Neighbouring 4 storey apartment building located to the west along Victoria road.

F

Exposed piping on the east side of the heritage water pumping station along with detailed brick

G

Streetscape on the west side of the site, along Anzac Avenue featuring trees to be retained

H

Neighbouring 4 storey apartment building located to the east along Victoria road.

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1.26

Historical Context

Aboriginal History

Connection to water
The Wallumedegal name is derived from “Wallumai” (Snapper fish) and “Matta” (place of many). Wallumai were abundant in the river around present day Kissing Point with fish and shellfish making up a major part of people’s diet prior to colonisation. Women and men both participated in fishing with women typically using shell hooks and twine and men fishing with spears. Oysters and other molluscs were also widely gathered with shells being used for tools.

Innovation
Aboriginal people used inventive techniques to manage Country and sustain themselves. Fire was used to manage scrub, open up pathways and corral animals to aid in hunting. Deep bowls were carved into Sydney sandstone rock slabs to collect fresh rainwater free of sediment. Canoes (Nawi) were built from bark and twine for transport and fishing.

Colonisation
Initial encounters with colonisers were based in curiosity, with both sides attempting to comprehend each other. Hostility and violence developed quickly, however, and imported disease ravaged the Aboriginal community with smallpox killing up to 80% of locals after being introduced in 1789. As the colony spread, many clans were forced to unite and amalgamate. These people were disconnected from their traditional lands and forced to move to areas under less pressure from the colonists.

Despite such disruption and disconnection, current efforts to promote resilience and justice are being championed by groups such at the Metropolitan Aboriginal Land Council. Darug language is also being revitalised to ensure its preservation, overcoming historical policies that stopped Aboriginal people from speaking their language.

Image reference: All images sourced from the Connecting with Country report by Artefact.

Refer to the Connecting with Country report for deeper historical and cultural analysis

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1.26

Historical Context

Industrial History

West Ryde water pumping station

The heritage listed West Ryde water pumping station is located on Victoria Rd directly opposite from the site. The station in its current form began operation in 1921 and at the time was pumping water to Chatswood, Pymble, Wahroonga, Hermitage, Mobbs Hill and Beecroft reservoirs.

The pumping station was located adjacent to the existing train line in order to easily supply coal to the building that would be burned to power the pumping engines. Trains would enter via an upper deck railway and drop coal down into bunkers beneath.

Electrification of the system occurred in the 70s-80s and vastly improved the system's capacity. The pumping station is still in use today.

Celco Factory

The existing building on site was constructed in 1948 as a factory for Celco Manufacutring Company. It produced stationery, lamps, fans, and other small metal goods.

The factory showcased art deco style features with its curved corner entry stepping down in height and addressing the intersection of Victoria Rd and Anzac Ave. Over the years second storey additions, renders and paint finishes have covered up the original architectural style of the building with the tenancies remaining mostly empty.

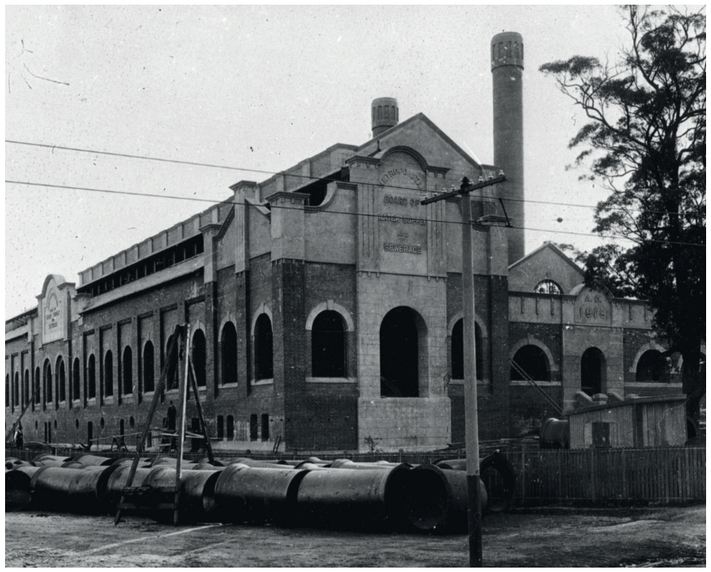
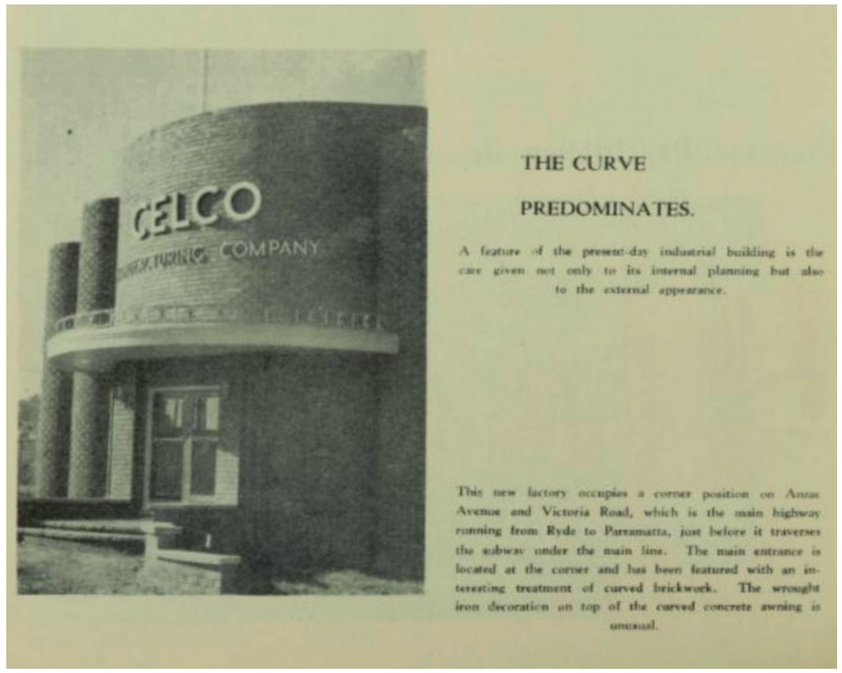


Image reference: Sydney Water's Instagram, 21 August 2025.



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1.27

Future Context

Development Opportunities

There are few opportunities for high density redevelopment within West Ryde. Small site areas and disjointed ownership impact other sites that are zoned for development. Larger, single-ownership sites such as the Ryde Eastwood Leagues Club or the Sydney Water owned land have the potential for redevelopment but not in the short term. Other catalytic sites will face overshadowing implications while 96 Anzac Ave with the non-habitable heritage item to the South and industrial area to the South-East will not cause such impacts.

Legend

- R4 and MU1 Zoned Sites
- Recently Developed Sites
- Medium to Long Term
- Short to Medium Term

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1.27

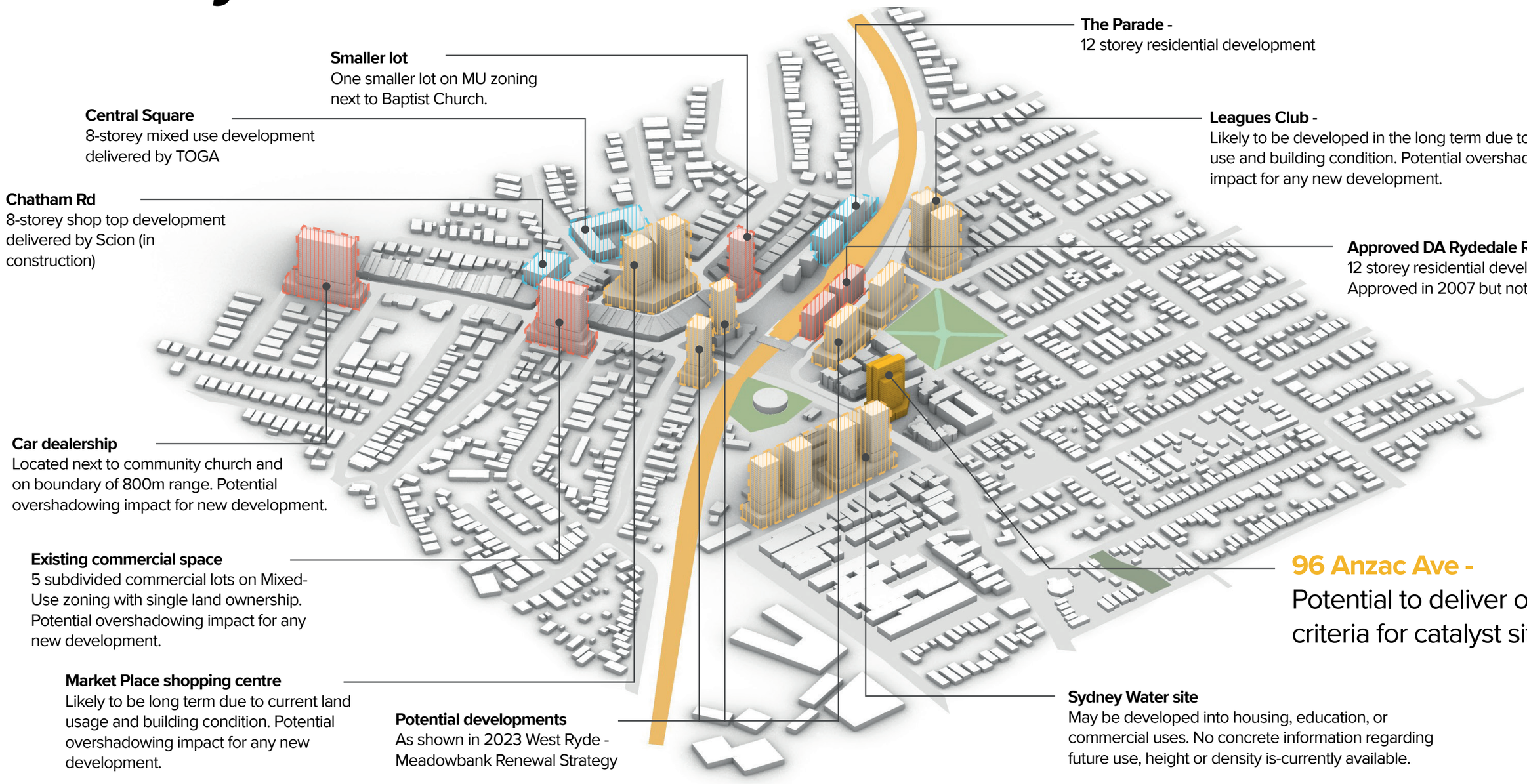
Future Context Catalytic Sites

*Based on information from the 2019 Draft West Ryde Town Centre Revitalisation Strategy

Recently Developed Sites

Medium to Long Term Development

Short to Medium Term Development



The Parade -
12 storey residential development

Smaller lot
One smaller lot on MU zoning next to Baptist Church.

Central Square
8-storey mixed use development delivered by TOGA

Leagues Club -
Likely to be developed in the long term due to current use and building condition. Potential overshadowing impact for any new development.

Chatham Rd
8-storey shop top development delivered by Scion (in construction)

Approved DA Rydedale Rd
12 storey residential development. Approved in 2007 but not realised.

Car dealership
Located next to community church and on boundary of 800m range. Potential overshadowing impact for new development.

Existing commercial space
5 subdivided commercial lots on Mixed-Use zoning with single land ownership. Potential overshadowing impact for any new development.

96 Anzac Ave -
Potential to deliver on criteria for catalyst site.

Market Place shopping centre
Likely to be long term due to current land usage and building condition. Potential overshadowing impact for any new development.

Potential developments
As shown in 2023 West Ryde - Meadowbank Renewal Strategy

Sydney Water site
May be developed into housing, education, or commercial uses. No concrete information regarding future use, height or density is-currently available.

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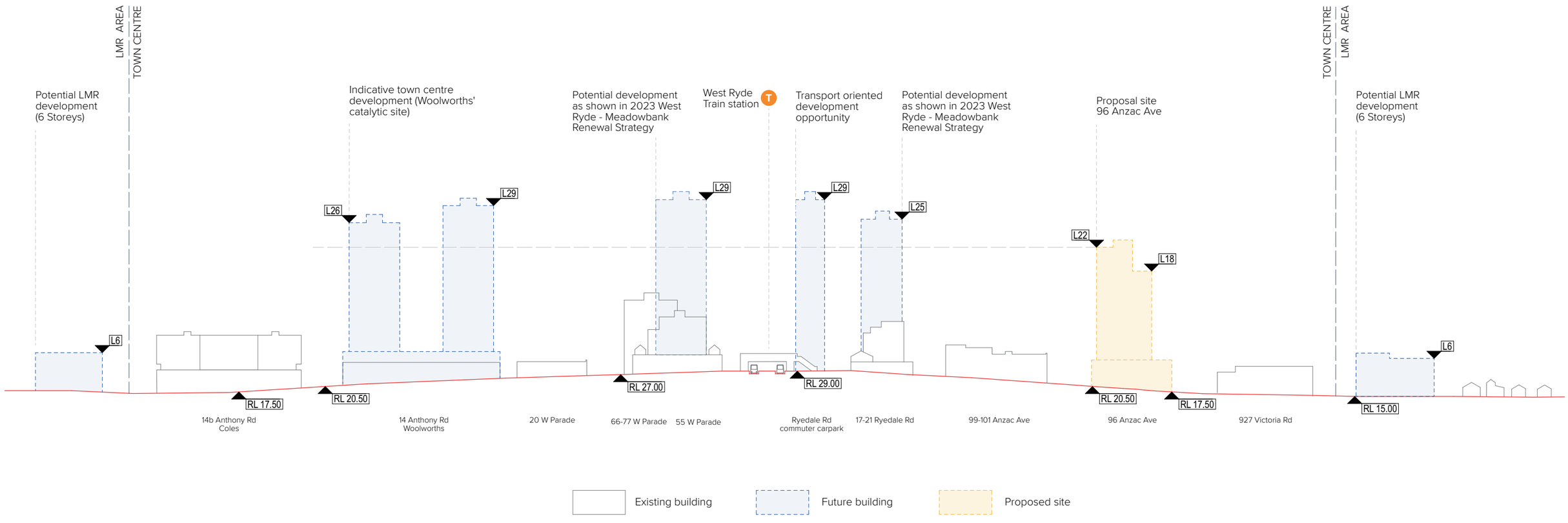
1.28

Future Urban Context

Future Local Context & Topographical Analysis

How the proposal will sit within the town centre of West Ryde amongst potential future development (based on information from the 2023 West Ryde - Meadowbank Renewal Strategy).



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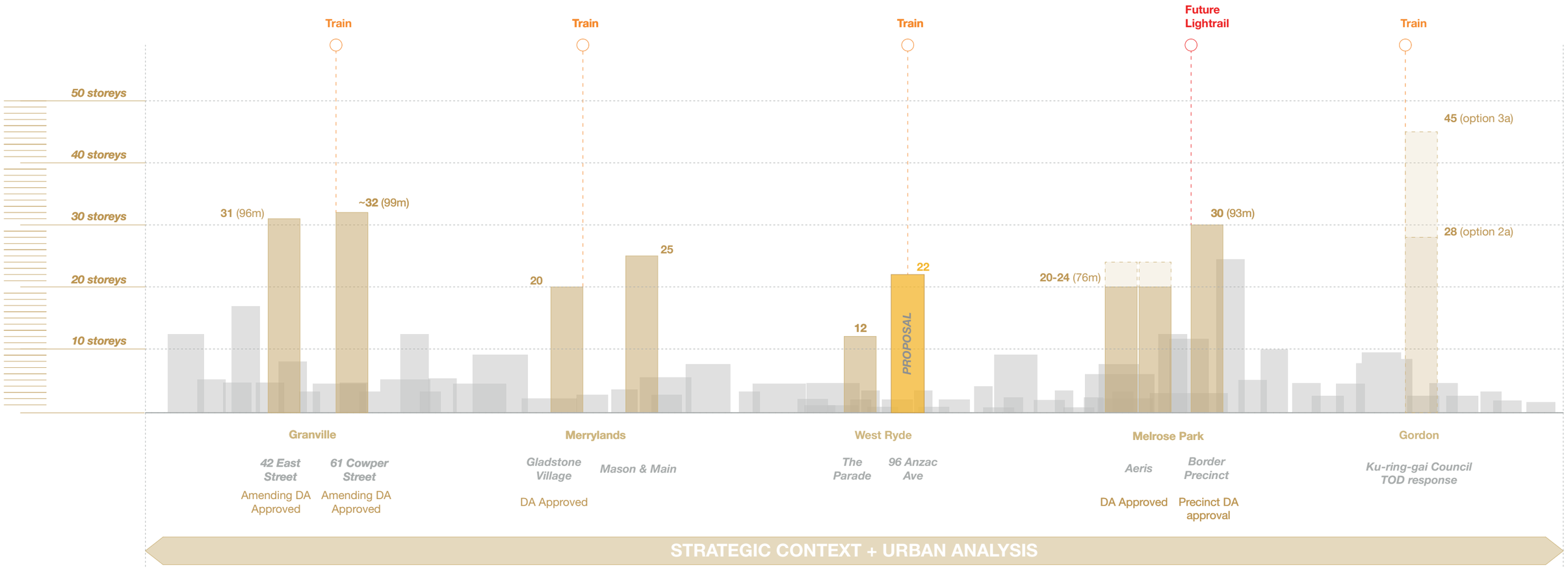
1.29

Similar Town Centre Analysis

Recent Development in Alike Town Centres

Comparison with other town centres of a similar scale to West Ryde shows the trend in development of 20-40 storey towers around transport hubs (train and metro stations).



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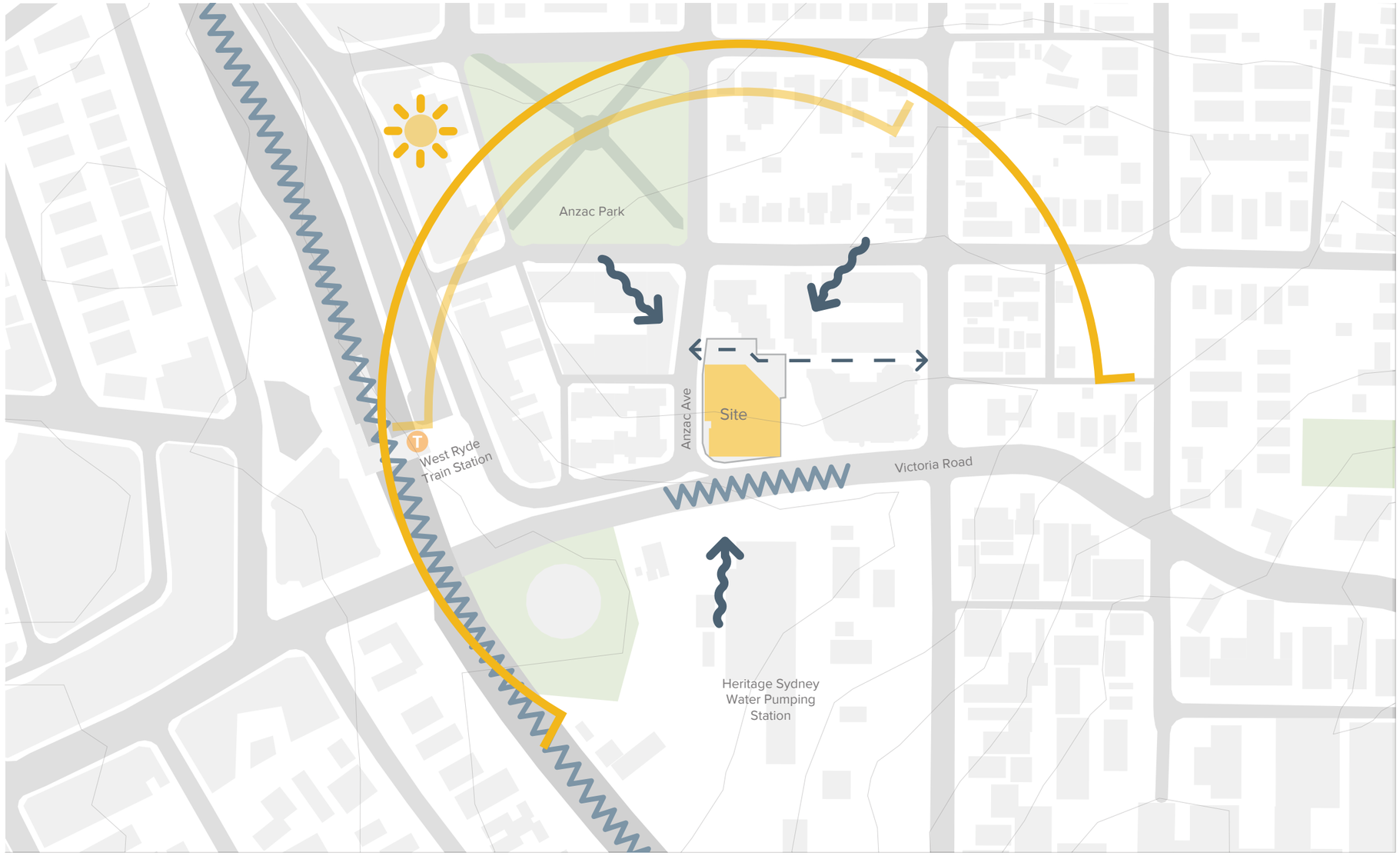
1.3
Site Analysis



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1.31

Key Site Views

Existing Context

A -
The site looks over Anzac Park - a well used public space that acts as a green neighbourhood hub for all ages.

B - A prominent corner site with two distinct settings; a noisy 6 lane road serving heavy vehicles and a quiet neighbourhood street.

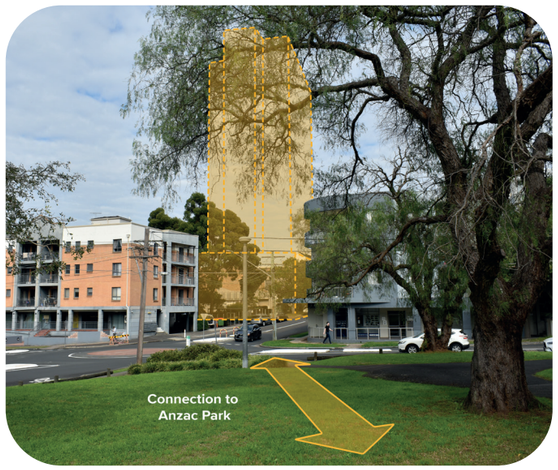
C -
Directly opposite sits a heritage water pumping station. The proposal must respond to & not overpower the heritage building.

D -
There is a significant fall across the site (over 4m). Vehicular and pedestrian access will have to be designed to manage the slope.

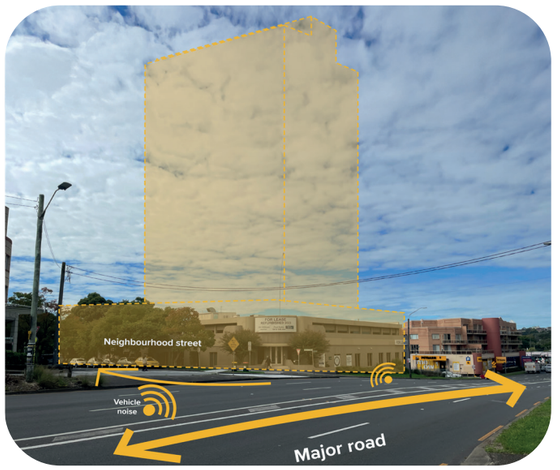
E -
Public thoroughfare and water infrastructure easements on the site reduce buildable area and will impact landscaping design.

F -
The site is well connected with West Ryde train station only 250m away and multiple public bus routes along Victoria Road.

A



B



C

D

E

F

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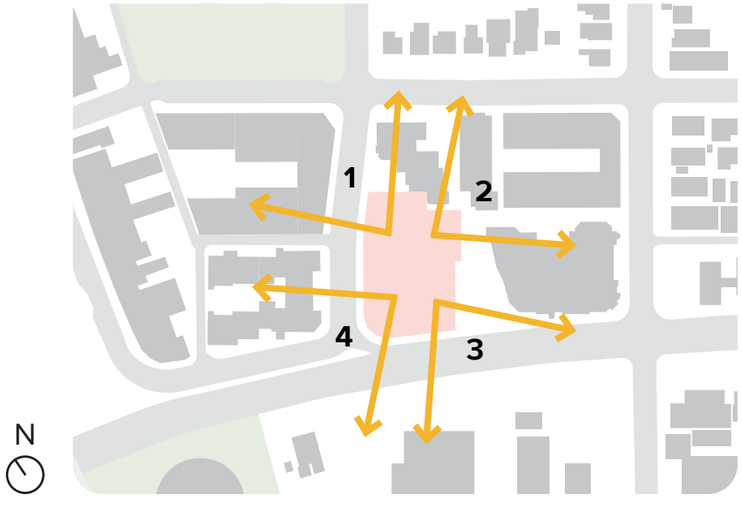
1.32

Outlooks From Site

Views From Level 18

The site offer panoramic outlooks across the close-by leafy neighbourhood and out further to key centres.

To the north, the outlook captures Anzac Park and surrounding leafy residential areas, offering a green suburban aspect. Looking east, there are distant views toward the Sydney CBD skyline. To the south, the Parammata river and its parklands provide a scenic, open outlook. Looking west, views extend over green suburban areas toward the Parramatta City skyline, creating a balance of urban and natural scenery.



1 North - Anzac Park

2 East - City and Harbour Bridge

3 South - Parramatta River

4 West - Parramatta city and leafy suburb

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Part 2
Proposal

2.0 Design Vision
2.1 Built Form - Massing
2.2 Built Form - Building Character

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2.0
Design Vision

ACTIVE STREET FRONTAGE

An activated streetscape driven by essential retail offerings and clearly defined mixed-use entries, fostering vibrancy, pedestrian engagement, and a strong sense of place at ground level.

CREATING HOUSING DIVERSITY

Quality indoor living spaces providing housing to a range of family typologies. Inviting and activated outdoor communal spaces for residents and the community that build pride and belonging.

MAXIMISING OUTLOOKS

Views towards main city skylines, water ways and local green spaces from apartments. Leafy outlooks and prioritising natural light providing tranquility and a sense of openness.

INTEGRATING COMMUNITY FRIENDLY SPACE

Public and communal amenity provided through upgraded public thoroughfare link, improved landscaped spaces and high levels of functional communal space.

RESPONSIVE BUILDING FORM

A distinct character that transitions and responds to the surrounding context, including local heritage, resulting in a landmark building character that defines its corner site.

LANDMARK BUILDING CHARACTER

Iconic corner building form that enhances apartment amenity and elevates the resident experience.

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2.1 Built Form - Massing

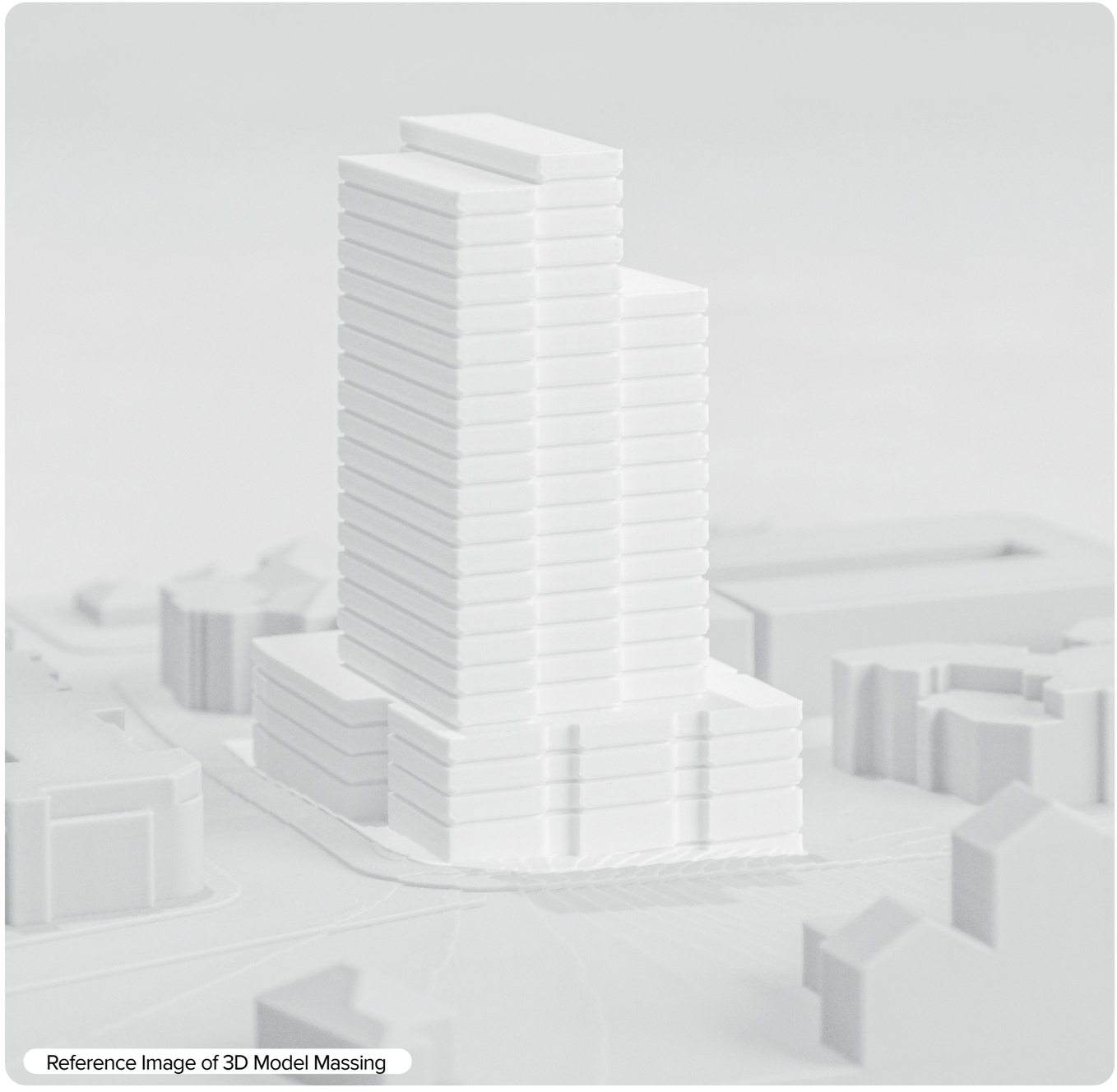
A Landmark for West Ryde's Next Chapter

The built form and massing of the proposed development at 96 Anzac Avenue are driven by a deep response to the site's context, history, and urban role within the evolving West Ryde Town Centre.

The architectural composition establishes a distinctive four-storey podium that defines a consistent street wall along Victoria Road while providing a comfortable human scale and active street interface. Above, the slender tower form rises with a stepped profile that reduces visual bulk, enhances solar access, and creates an elegant transition between the lower surrounding fabric and the emerging higher-density skyline envisioned for the precinct.

The podium design references the rhythm, proportions, and material character of nearby heritage structures, most notably the Sydney Water Pumping Station opposite the site, drawing inspiration from its robust brickwork, arched openings, and articulated grid. This approach grounds the new building in the local character while expressing a contemporary architectural language through the interplay of brick, concrete, and finely detailed vertical and horizontal elements.

Together, the composition achieves a balance of solidity and lightness, responding to the area's fine-grain texture, enhancing the public realm, and reinforcing the corner site as a civic marker and gateway to West Ryde.



Reference Image of 3D Model Massing

2.11

Site Controls

Building Envelope

DCP:

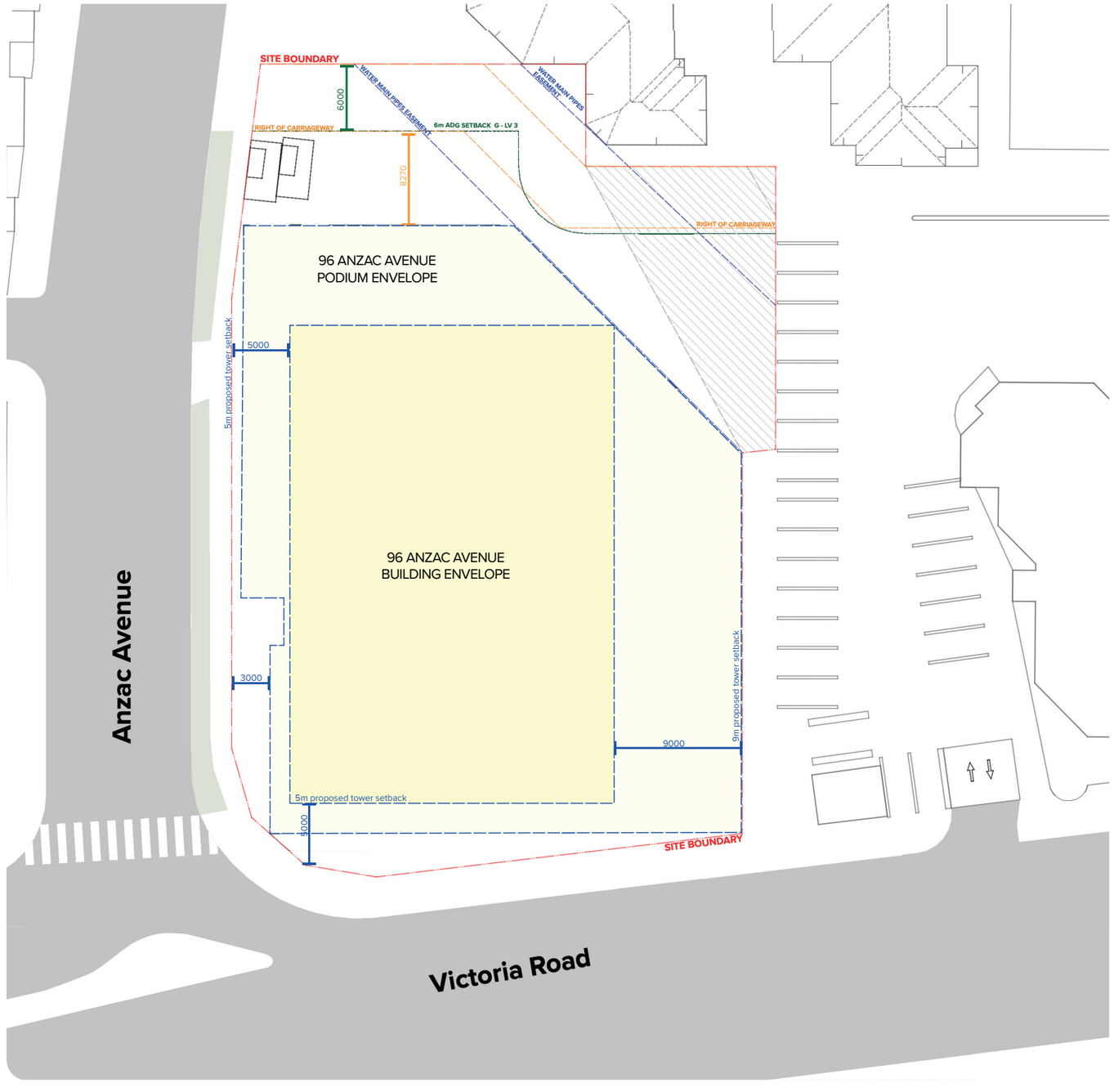
- ‘New buildings are to have street frontages built predominantly to the street alignment for the first 2 storeys, except for land to which this Part of the DCP applies and are zoned residential, industrial or enterprise corridor.’
- ‘The first two storeys of all buildings along a build to street (hard) setback line as indicated in Figure 4.3.04, are generally to maintain a hard alignment with the street. Setbacks are to be minimised.’
- ‘New buildings which are built along a street frontage with no build to street setback line indicated in Figure 4.3.04 are to provide setbacks as required for their development type.’

Easements:

- Right of Carriage way along northern border of the site. It maintains roughly a 6m width across the whole site
- Water Main Pipe Easement cuts through the east and north border of the site. It maintains roughly an 11m width across the site
- Substation easement - an operational substation exists at the north of the site fronting Anzac Avenue

Urban Design Peer Review Input:

- 3m distance from site boundary on the SW corner of the site to enhance the public domain



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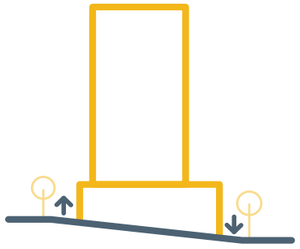
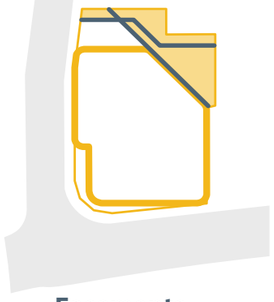
2.12

Key Site Considerations

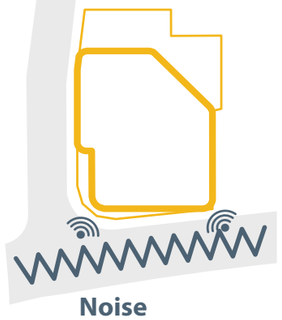
Items To Be Considered In The Design Process



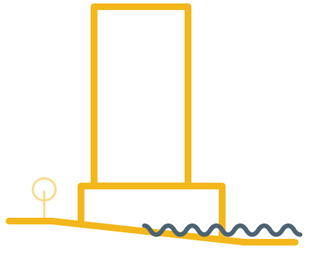
Level Change
There is a fall of over 4 metres diagonally across the site



Easements
Water and traffic easements on the site reduce buildable area and limit deep soil

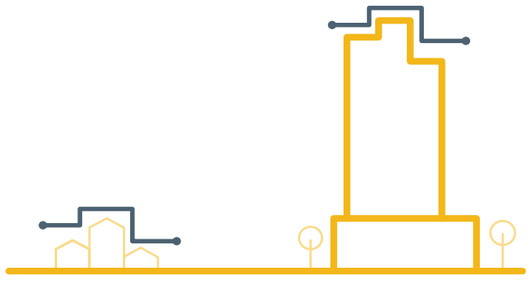


Noise
Traffic noise from the arterial Victoria Road and near-by industrial zone

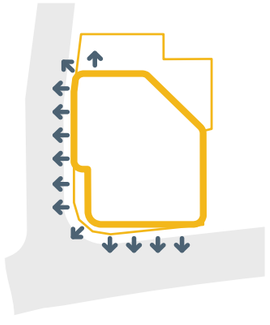


Flooding
Sydney water and flooding infrastructure present on adjacent sites

Embracing Context
Design strategy referencing the local context of the neighbouring buildings



Reflecting Heritage
The heritage Sydney Water Pumping Station opposite the site must be preserved and responded to



Corner Site
Increased street interface requiring varied and multiple retail offerings

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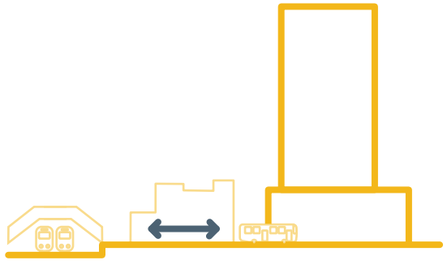
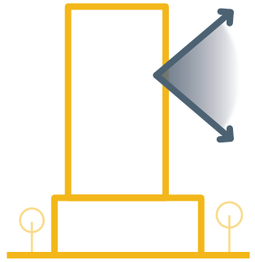
2.12

Key Site Opportunities

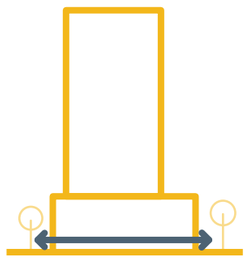
Opportunities Identified In The Design Process



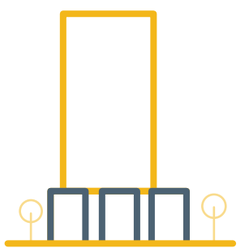
Transport
Transport options will support increased housing density



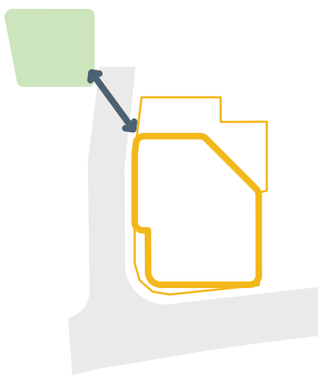
City Views
Overlooking Parramatta River, Lane Cove National Park and the city communal spaces



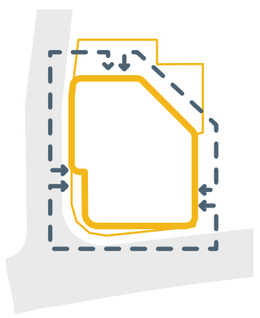
Activated Ground Plane
Podium with retail spaces provide public amenity and a continuous street activation



Fine Grain Character
Podium scale and datum that respond to the fine grain character of surrounding context



Anzac Park
Connection to nearby green spaces and cannopy cover



Building Character
Facade break up to create diverse streetscapes

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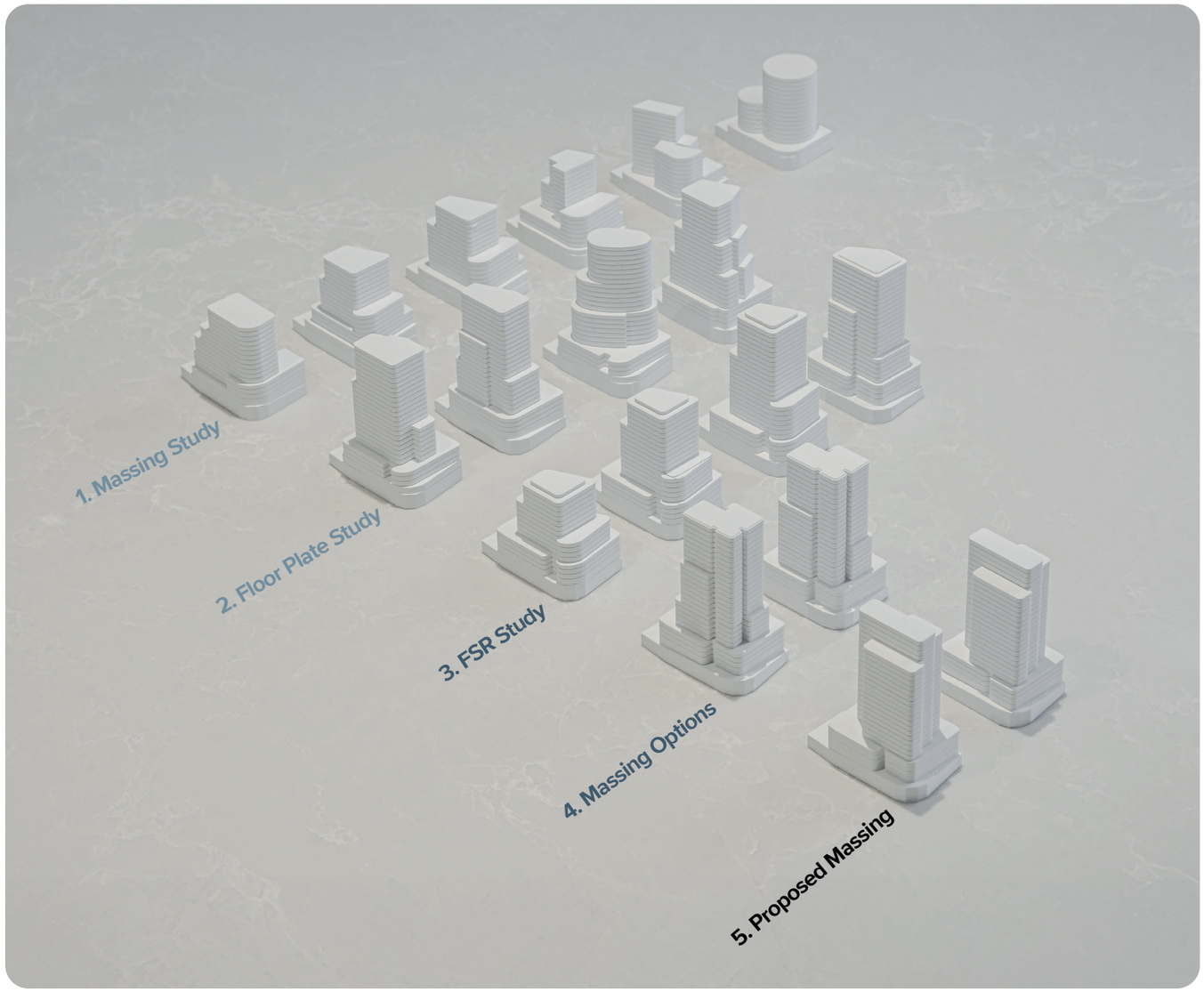
2.13

3D Massing Exploration



Proposed Form

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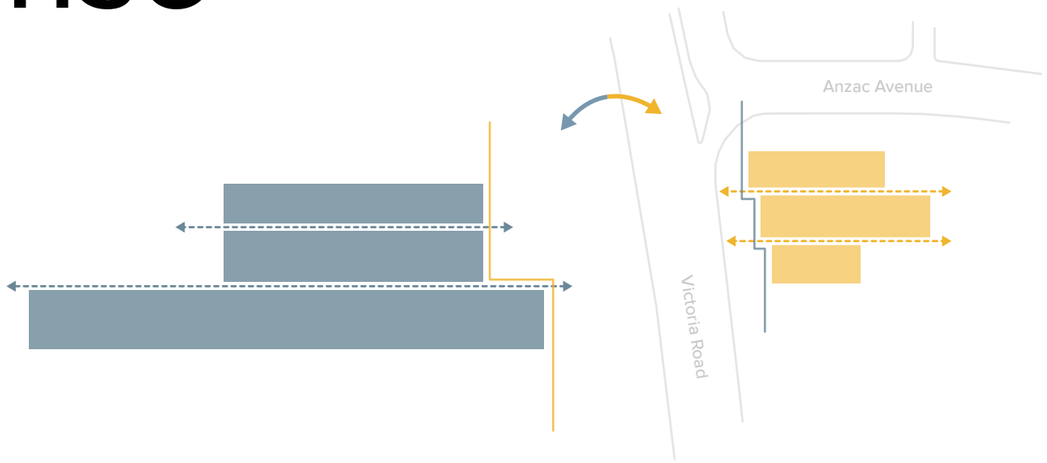
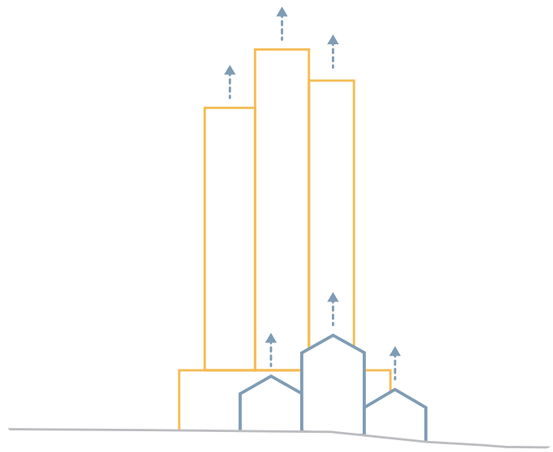
2.14

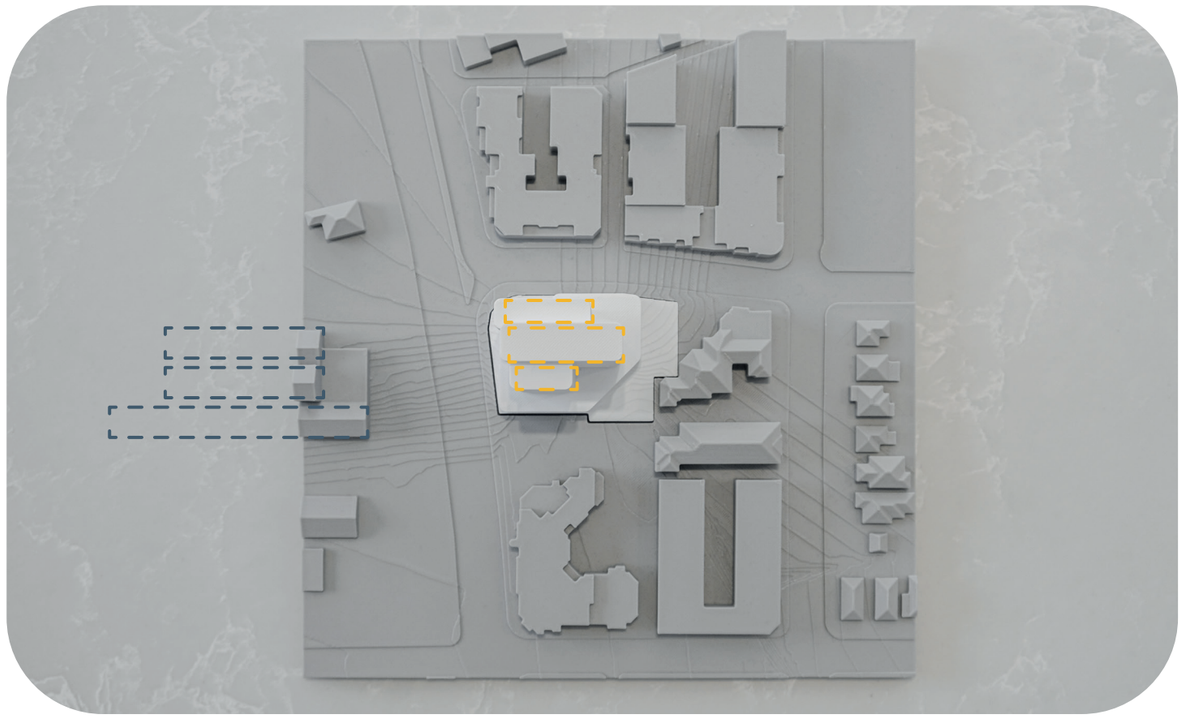
Massing Contextual Response

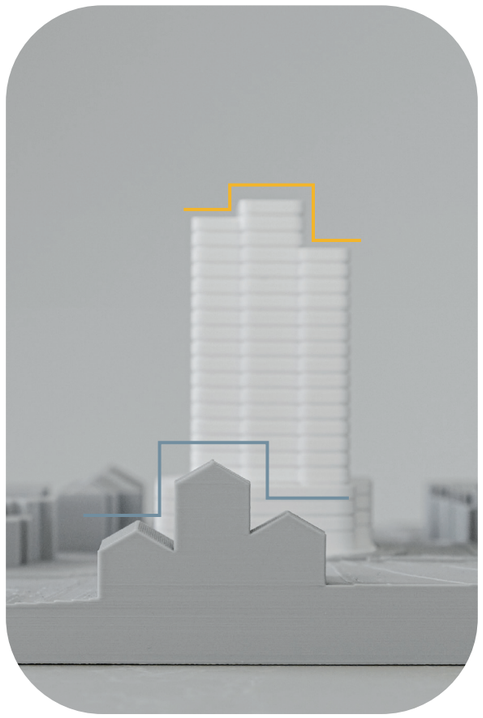


Responding to form of heritage building in plan:



Responding to form of heritage building in elevation:





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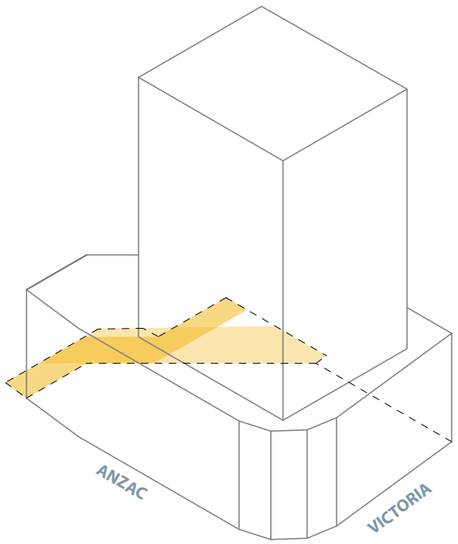
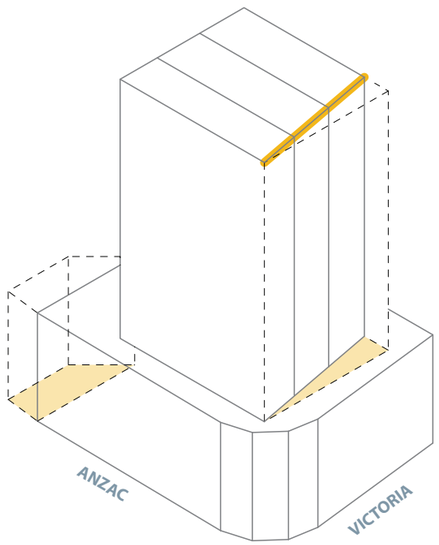
2.15

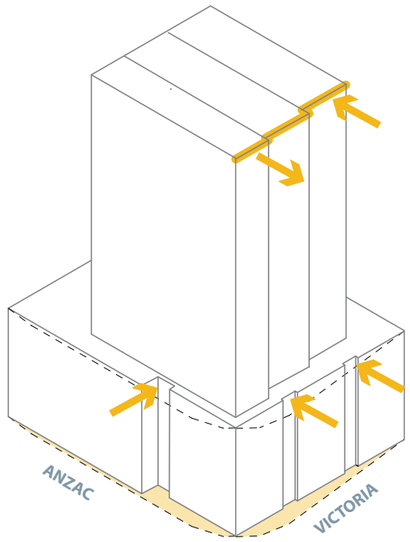
Form Evolution



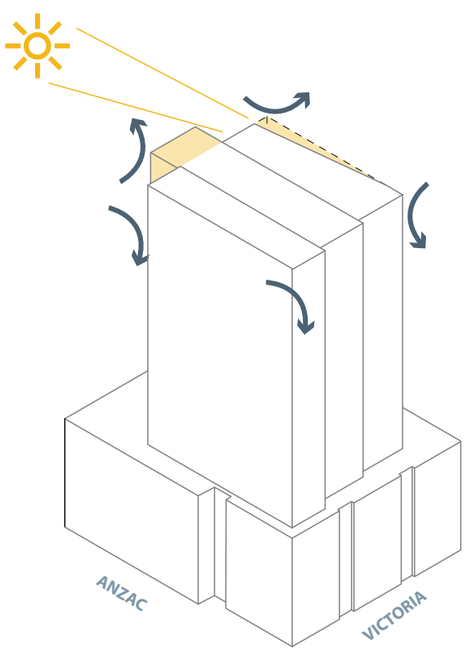
Setbacks and Easements



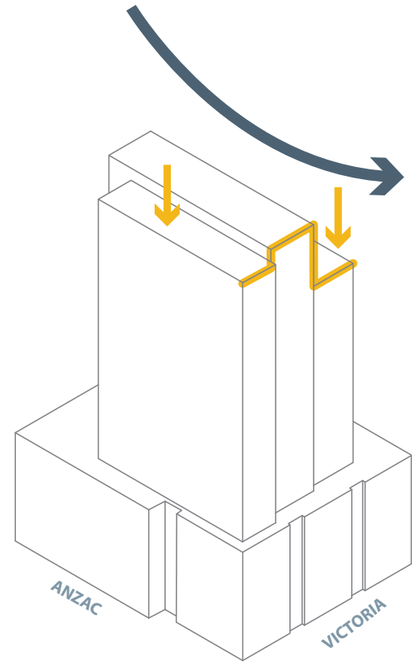
Addressing the Corner



Reflecting Heritage and Fine Grain Neighbours



ADG Requirements



Gateway to Centre

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2.16

Peer Review Engagement

Independent Design Review

The architectural and urban design proposal has benefited from the independent involvement of Matthew Pullinger LFRAIA, a highly regarded architect and urban designer, formerly President of the NSW Chapter of the Australian Institute of Architects and member of several Design Review Panels across Sydney.

Mr Pullinger was formally engaged in August 2025 to act as a peer reviewer and design advisor, collaborating with Turner's team throughout the refinement of the site planning strategy, building envelope, and architectural response. His review has focused on ensuring the proposal achieves a contextually sensitive and high-quality urban renewal outcome, aligning with the strategic planning intent of the Housing Delivery Authority (HDA) pathway and the character of Victoria Road and the West Ryde town centre.

In his letter of support, Mr Pullinger recognises the proposal as "a high quality urban design and architectural response, appropriate to the character and setting of this part of Victoria Road and West Ryde." He notes that the design "adopts material and compositional cues from the heritage-listed Sydney Water building opposite the site, introduces a strong masonry podium to reduce perceived scale, and contributes meaningfully to affordable and diverse housing provision within a high-amenity urban setting."

This external review reinforces the project's design excellence credentials and demonstrates that the proposed form, scale and materiality achieve a positive urban fit, contributing to the ongoing renewal and livability of West Ryde.

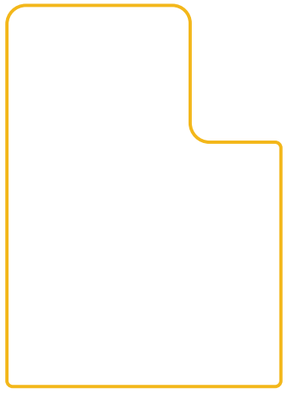
MATTHEW PULLINGER
ARCHITECT

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

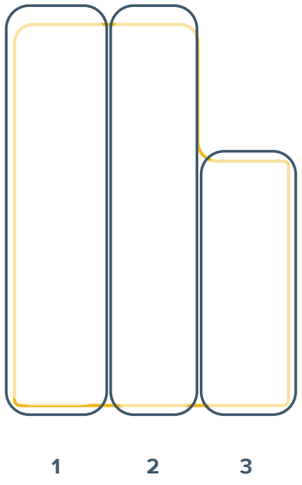
2.16

Peer Review Form Comments

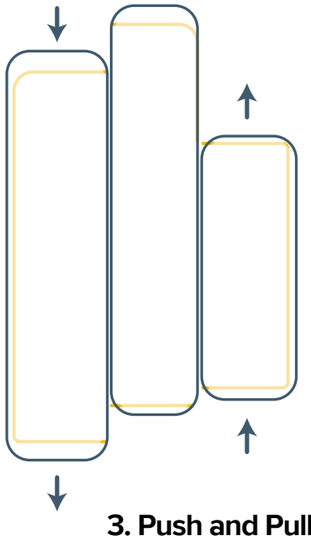
Massing Evolution



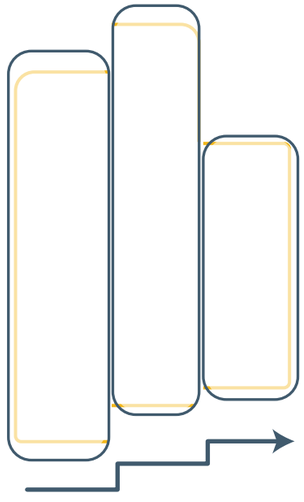
1. Concept Form



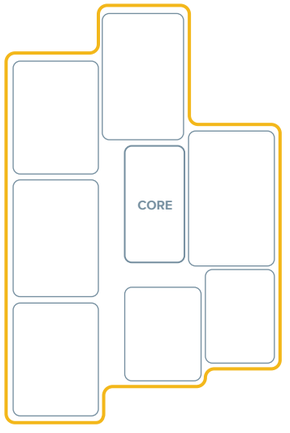
2. Rhythm



3. Push and Pull



4. Stepping



5. Final Form

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2.16

Peer Review
Podium Comments

1. Corner pushes out but is limited by curved boundary

Previous → Current

2. Corner set back to provide wider arrival hardscape

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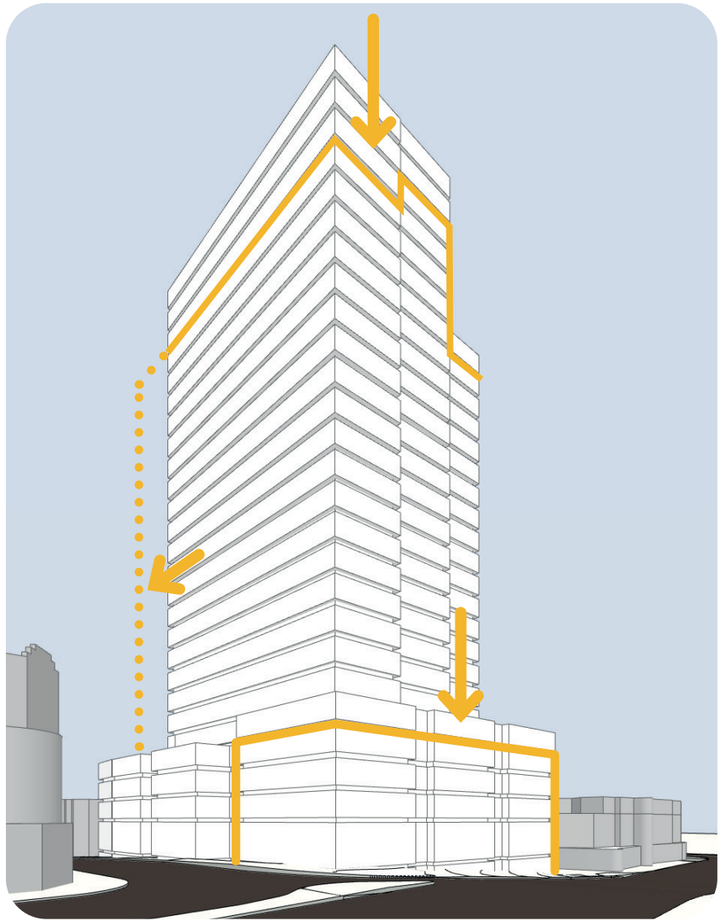
2.17

DPHI Comments

Reduce Building Height



Comment:

The Department of Housing Planning and Infrastructure has indicated full support for the scheme with the exception of one comment; that the original proposal of a 26 storey tower was too tall and needed to be reduced.

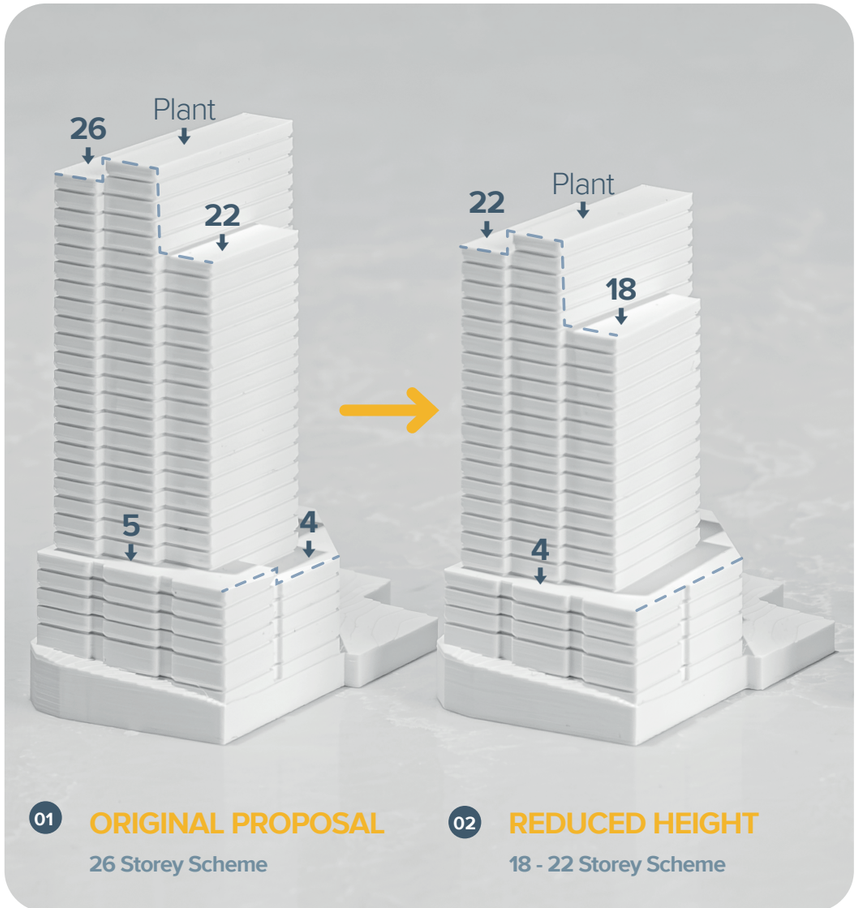
Response & Improvements:

Reduced Height:
The tower has been dropped to 22&18 storeys providing a more suitable response to its' local urban context. Closer to DPHI panel suggestions.

Lower Visual Impact:
Shorter tower will integrate better with local context, reducing skyline dominance.

Improved Efficiency:
High amenity floorplates ensuring higher housing supply and diversity.

Lighter Podium Presence:
4-storey podium to improve pedestrian scale and reduce bulk. Matches neighbouring buildings' 4-storey streetwall.



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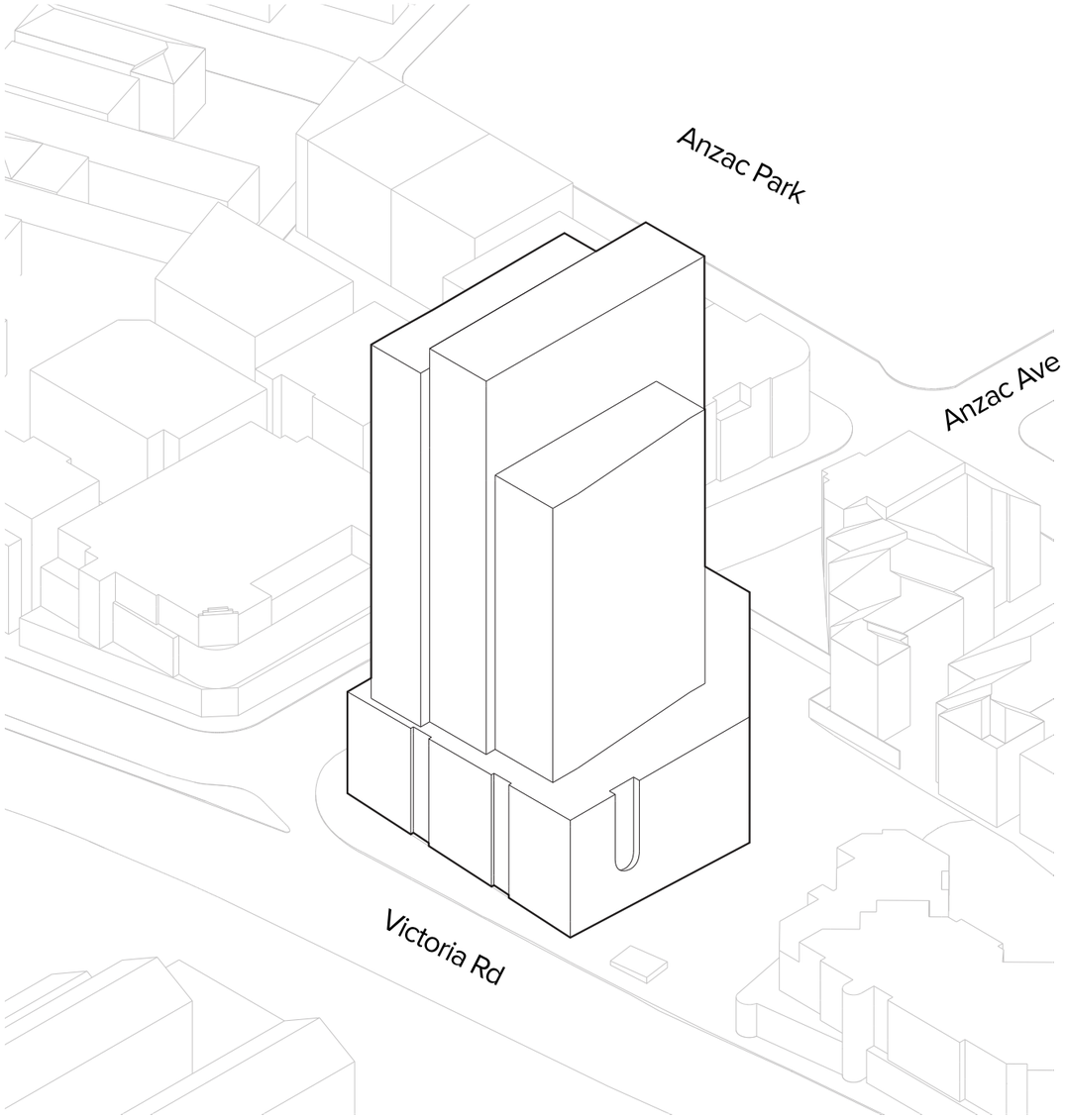
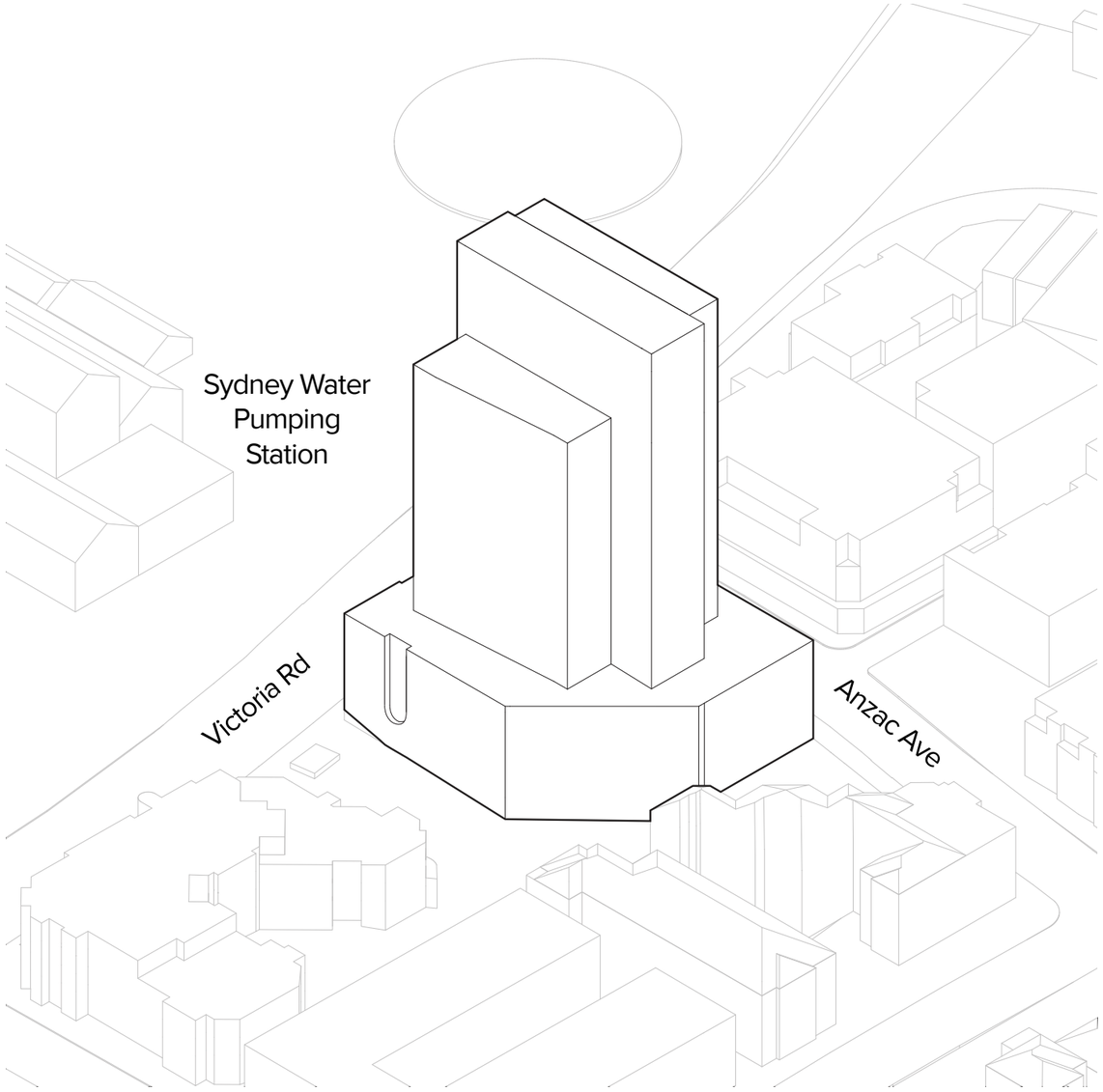
2.18

Massing Envelope



SE View



NE View

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2.19

Building Program

SITE AREA: 3149m²

FSR: 5.36:1

STORY: 22 + Plant

BUILDING HEIGHT: 80.3m

TOTAL NO. OF APT: 145

NO. OF 1 BED: 29

NO. OF 2 BED: 92

NO. OF 3 BED: 24

ADG SOLAR: 70.3%

ADG CROSS VENT: 62%

TOTAL RESIDENTIAL GFA: 14,922m²

TOWER GBA TO GFA EFFICIENCY: 71%

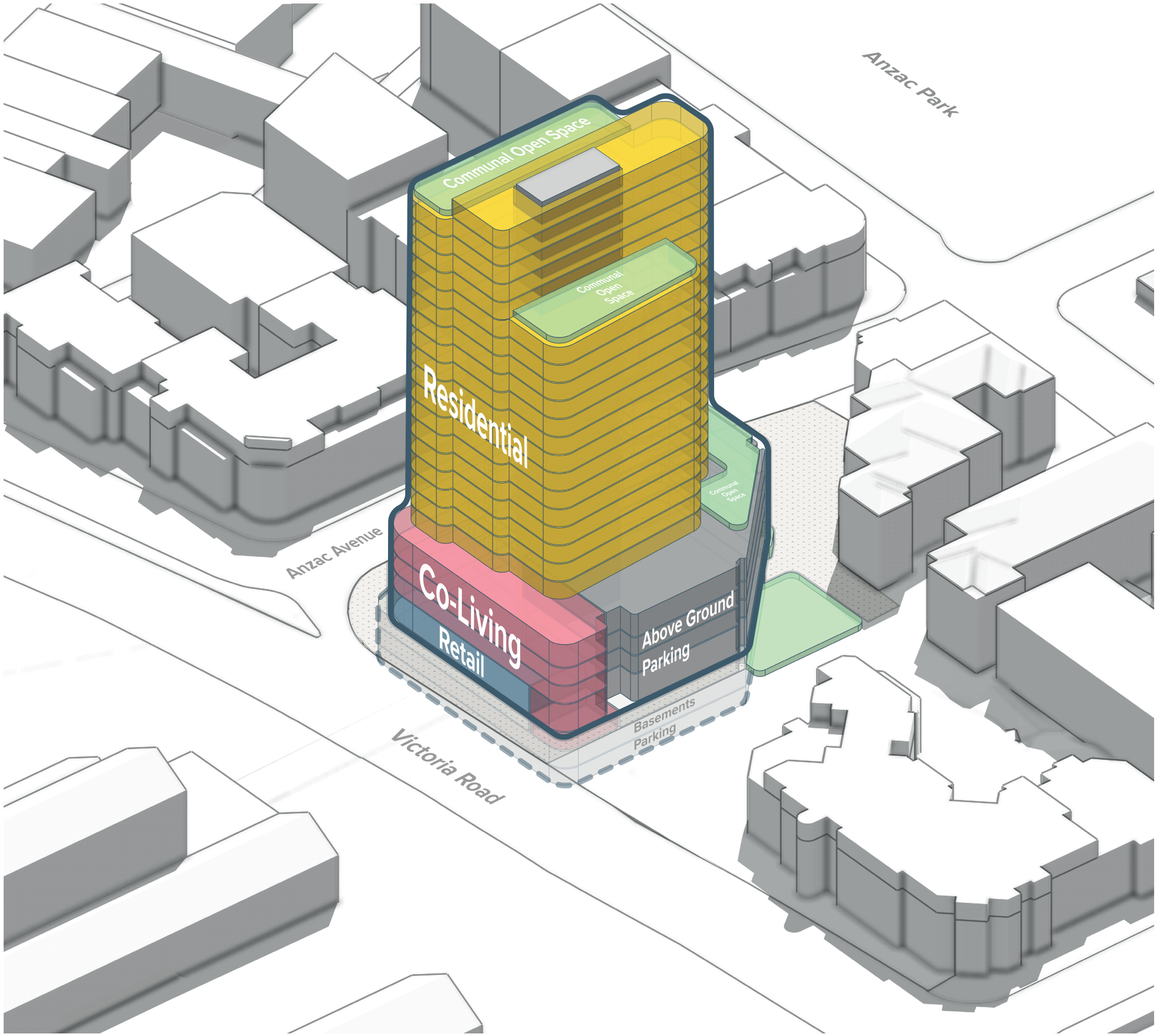
NO. OF CO-LIVING STUDIO: 29

TOTAL CO-LIVING GFA: 1346m²

COMMUNAL OPEN SPACE PROVIDED: 842m²

RETAIL GFA: 609m²

TOTAL PARKING PROVIDED: 195



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2.2 Built Form - Building Character

Context, History and Urban Role

The architectural character of the proposed development at 96 Anzac Avenue is shaped by a thoughtful response to the site's context, heritage, and its role as a catalyst site and a gateway within the West Ryde Town Centre.

The character of the podium draws inspiration from local heritage. Details such as facade articulation, rhythm, brick detailing and material expression are influenced by the heritage listed Sydney Water Pumping Station opposite the site. Robust brickwork, arched awnings, and a defined grid inform a contemporary reinterpretation of the heritage facade elements. This layered approach embeds the new building within its local context while expressing a confident modern identity.

The podium is comprised of two distinctive facade types to define the two different uses with a more industrial character defining the co-living use that fronts the busy Victoria Rd, and a more residential character defining the sleeved apartments that front the quieter suburban street of Anzac Avenue.

Details from the heritage building are also reflected in the facade character of the tower above. Stepped concrete portals emphasise the verticality of each of the 3 bar forms, reflecting the rendered stepping details seen in the parapet and brick detailing of the heritage building. Slab expressions and vertical shading devices introduce rhythm, articulation and depth, whilst visually breaking down the length of the facade.

Together, these design strategies create a building that respects the area's fine-grain texture, enriches the public realm, and reinforces the corner site as a distinctive civic landmark and gateway to West Ryde.

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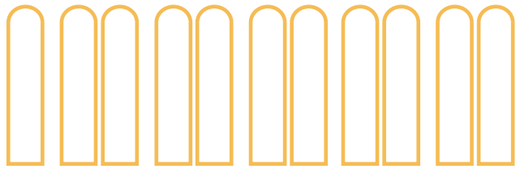
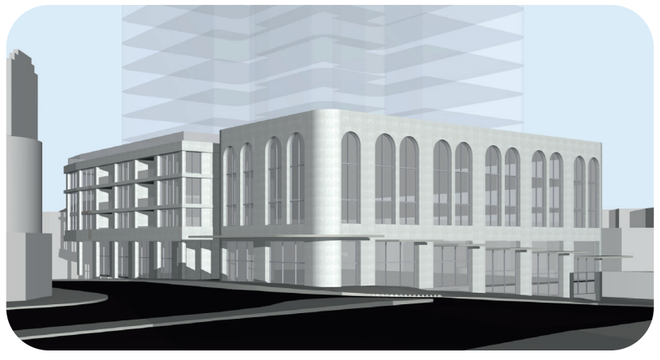
2.21

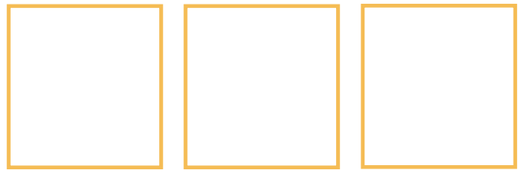
Podium Studies

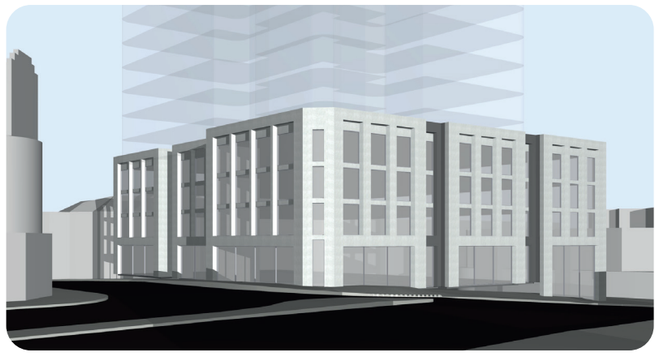
1. Responsive



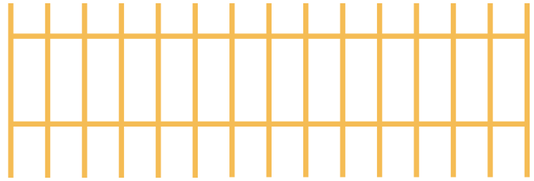


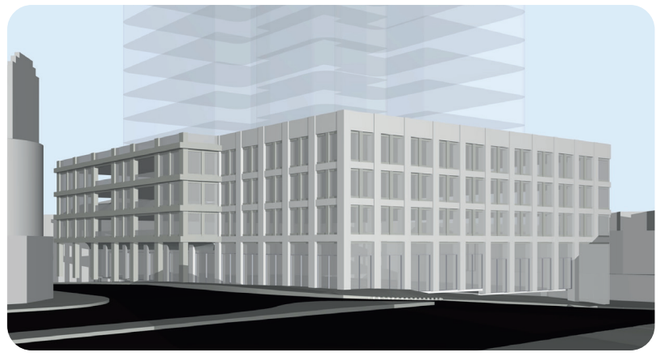
2. Fine Grain





3. Grid





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2.21

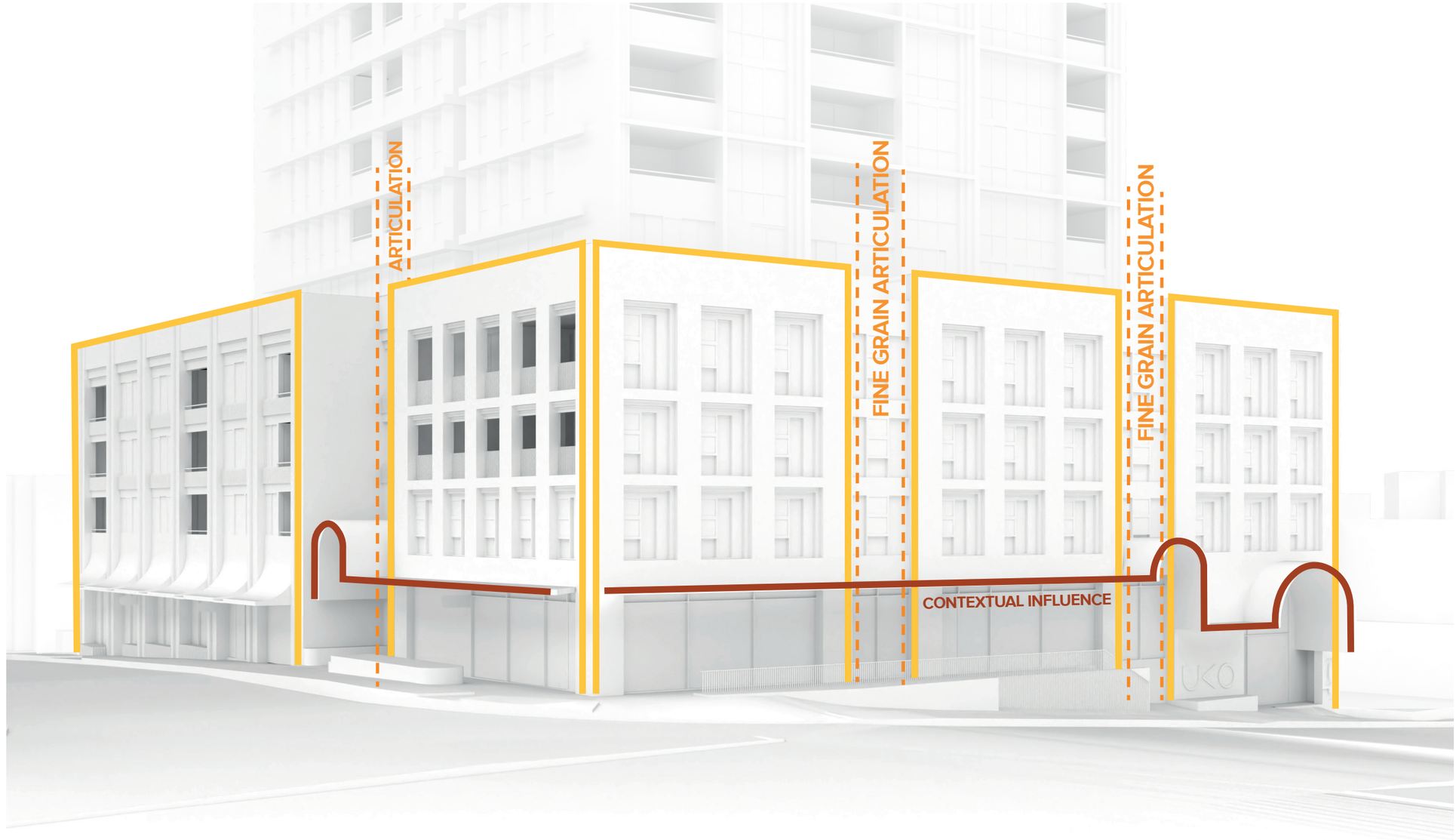
Selected Podium

Podium Design

A series of design options were tested to gauge proportions, articulation and relationships between the podium and the streetscape.

A fine grain expression was selected and developed with the help of peer reviewing architect Matthew Pullinger. This expression helps to bring the 3-bar form used in the tower down to a human scale so that it can be connected with by pedestrians.

The articulation in the podium also reflects the fine grain nature of the local residential context whilst providing an opportunity to give independent architectural expressions to the different uses. The co-living identity reflects the industrial heritage of the site with a flatter facade type. The residential portion to the north facing Anzac Ave has a more deeply articulated facade and utilises multiple materials within the facade. The non-habitable portions of the podium utilise the identity of the co-living facade, but with added planter boxes and screens to conceal the carparking area within.



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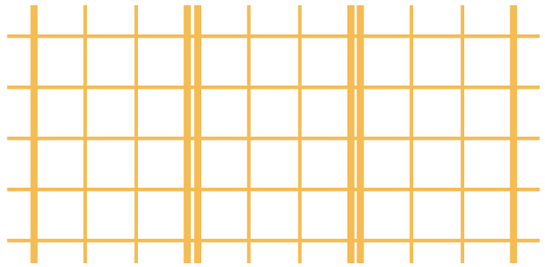
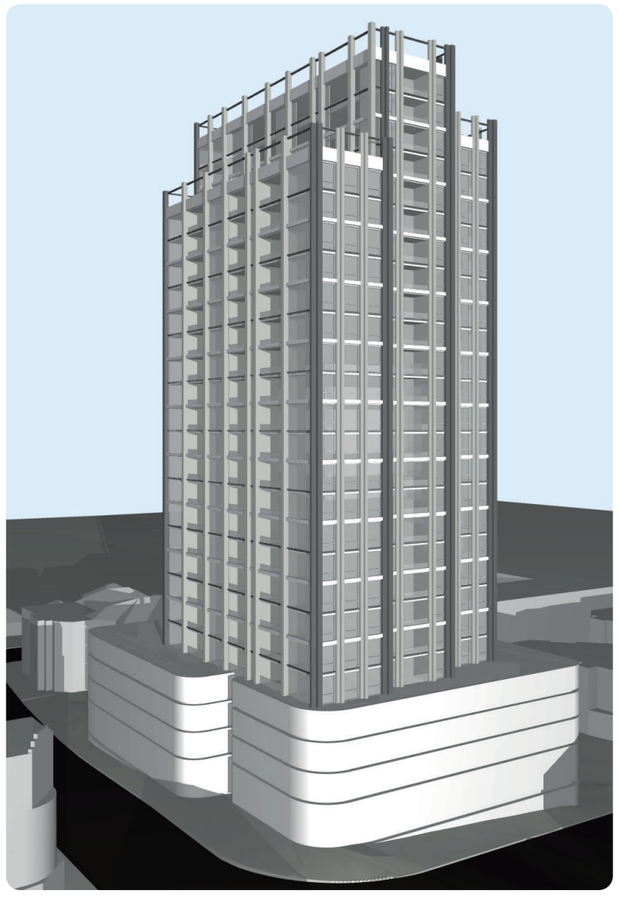
2.22

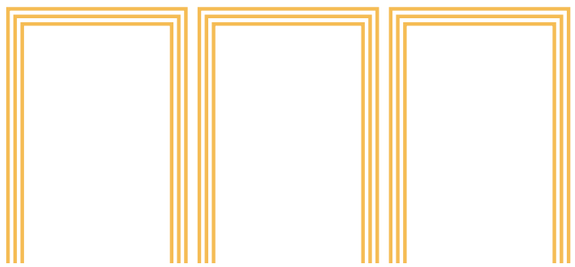
Tower Studies

1. Grid

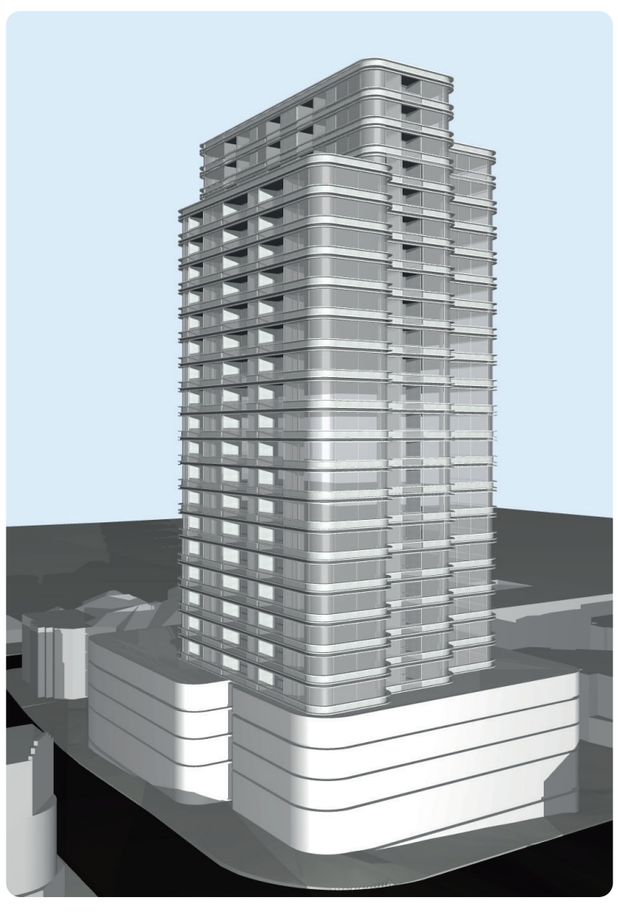




2. Vertical



3. Horizontal



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2.22

Selected Tower

Tower Design

The 3-bar form of the tower has been developed to respond to the form of the heritage pumping station that it faces. The slender linear design lent itself to a long vertical facade expression. Portal style blades wrap each bar at the south (facing the pumping station) and north facades. Stepping in the concrete blades also reflects the more intricate details seen in the pumping station parapets.

On the east and west facades a more horizontal expression has been used to balance the verticality of the building. Slab extrusions help to provide solar shading and vertical articulation. Vertical blades are also used to provide shading to the west facade, blocking harsh low angle summer sun.

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2.23

Building Character

Pumping station

Heritage Massing

The massing of the existing water pumping station is drawn upon to establish a consistent vertical rhythm, functioning as a grid that informs the separation and articulation of the building's frontage. This break up also contributes to a finer-grained breakup of the streetscape, enhancing its visual coherence and scale.

Fine Grain Breakup

The vertical grid of the opposing water pumping station is reinterpreted and extended into the podium form, establishing a facade rhythm sympathetic to the existing streetscape while visually breaking down the building's overall length.

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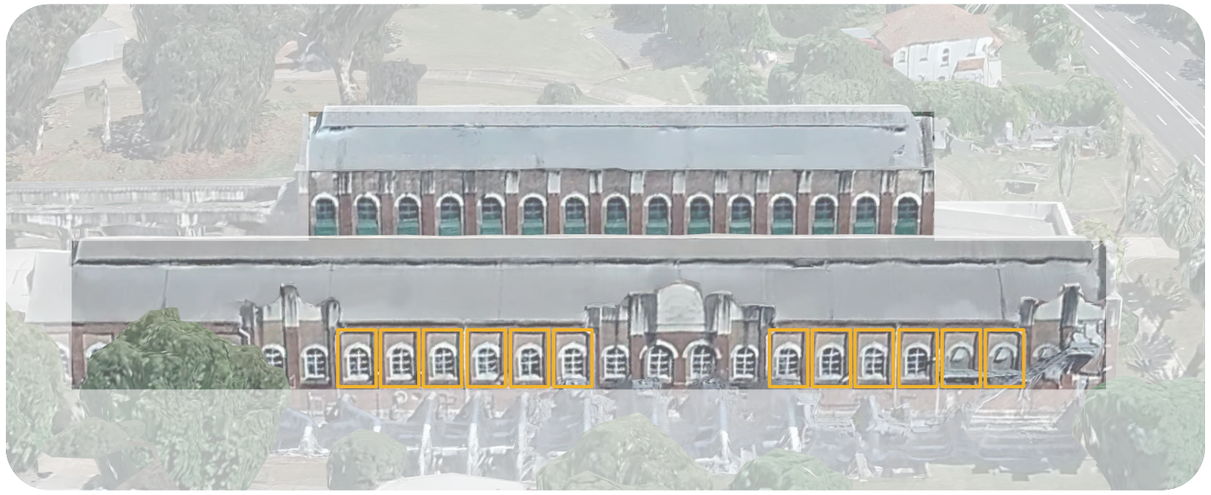
2.23

Building Character

Pumping station



Framing

The window framing of the existing water pumping station establishes a consistent rhythm, functioning as a grid that spreads across the longer facades. This break up features windows set back off the main brick face to create depth and allowing for intricate brick detailing.

Victoria Road Facade

The grid and inset framing of the opposing water pumping station is reinterpreted into the facade, allowing for a break down of the what otherwise would be solid brick faces. Similarly, the inset window arrangement allows for framing brick detailing along the top and side of the windows creating visual interest from street level.

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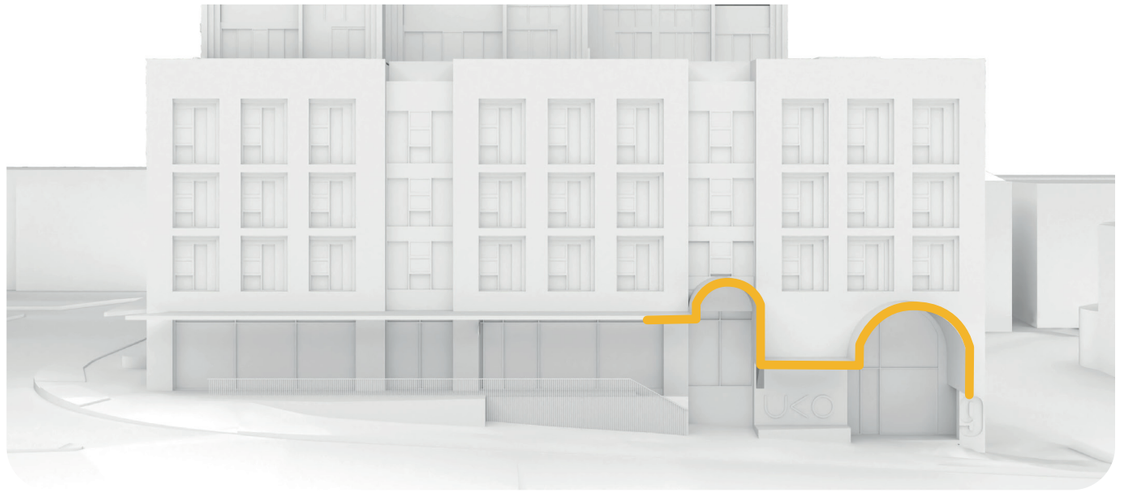
2.23

Building Character

Pumping station

Arch Windows

The arched windows of the historic water pumping station establish a defining architectural rhythm, their repetition creating a vertical cadence that structures the building's longer facades.



Arch Awnings

The arched forms drawn from the historic water pumping station are extended delicately across the new awning. By reinterpreting these arches within the contemporary context, the design creates a subtle and sympathetic relationship with the existing streetscape while serving as key markings for the entry points of the podium.

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2.23

Building Character

Pumping station

Historic Detailing

The historic water pumping station features a stepping trim around the edges of the facade across the whole building. These stepped moldings create a layered, rhythmic profile. The stepping effect emphasises the arch and horizontal lines, giving the facade a sense of depth and visual interest typical of early 20th-century civic or industrial architecture.

Stepping Expression

This stepping expression is reinterpreted across many aspects of the buildings facades. The inset windows and framing of the tower verticals utilise this stepping to create depth and emphasise their features.

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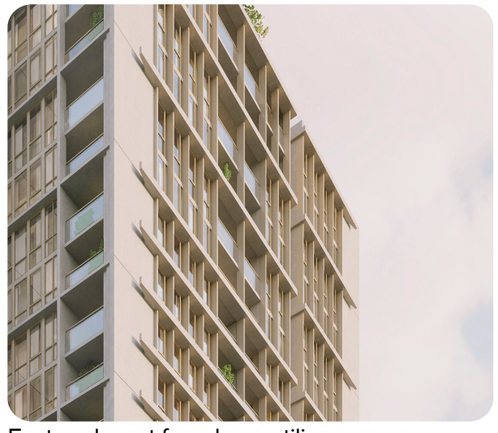
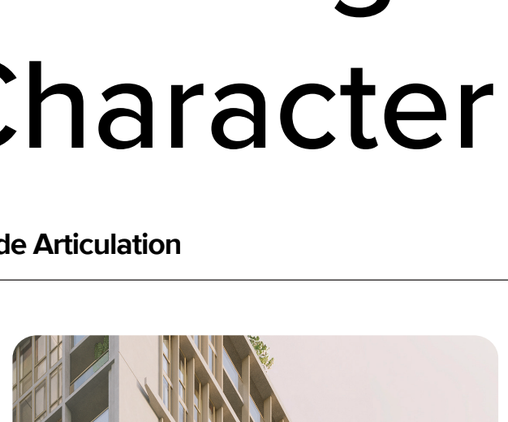
2.23

Building Character

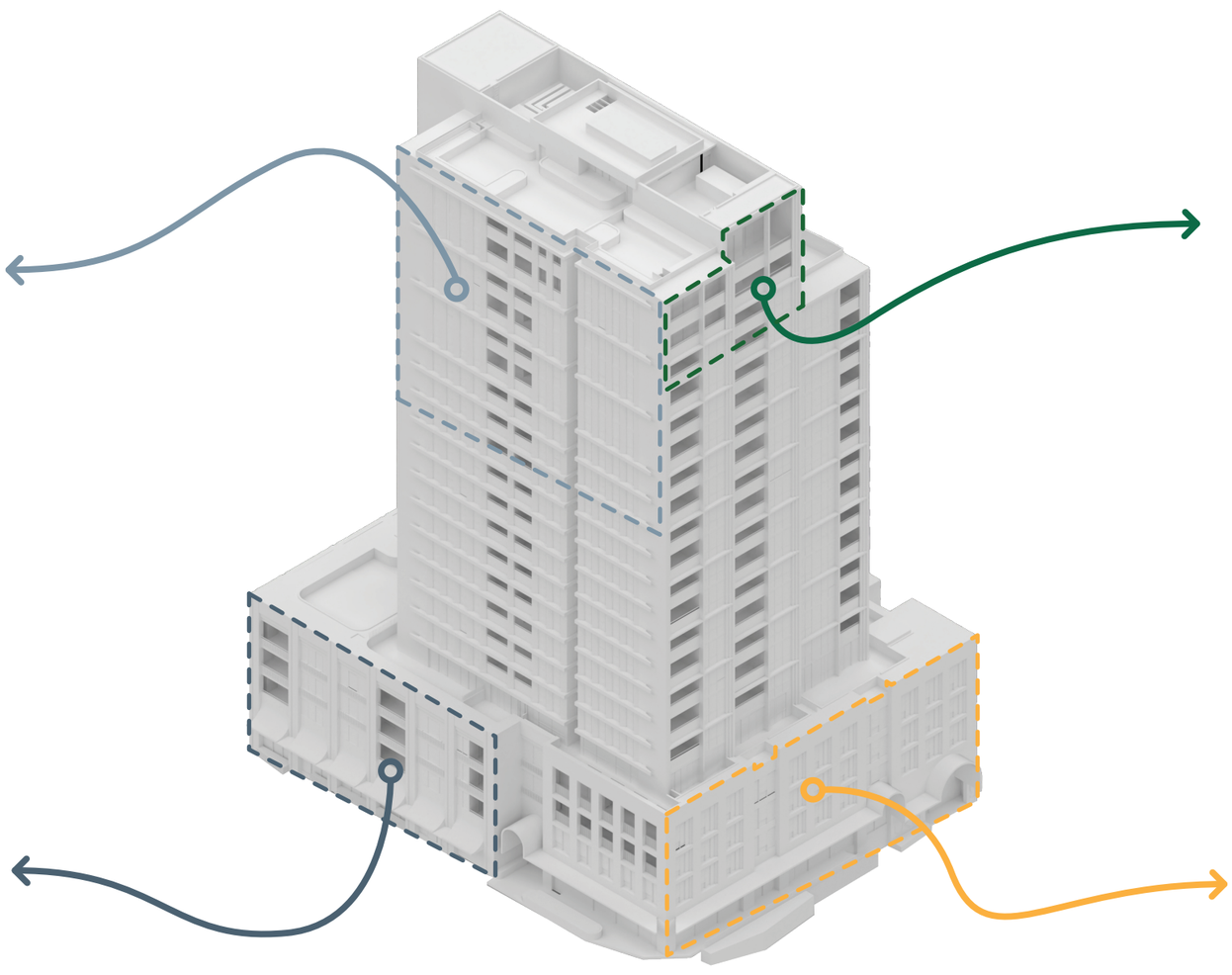
Facade Articulation



East and west facades a utilise a more horizontal expression to balance the verticality of the building.



The residential portion to the north facing Anzac Ave has a more deeply articulated facade and utilises multiple materials within the facade.



Portal style blades wrap each bar at the south (facing the pumping station) and north facades.

The co-living identity reflects the industrial heritage of the site with a flatter facade type.

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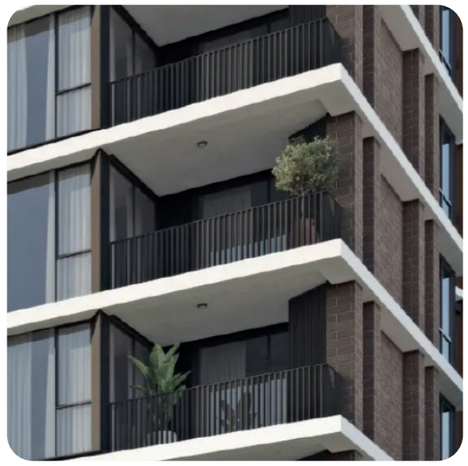
2.24

Materials & Finishes

BOWRAL BRICK 76 GERTRUDIS BROWN
Podium

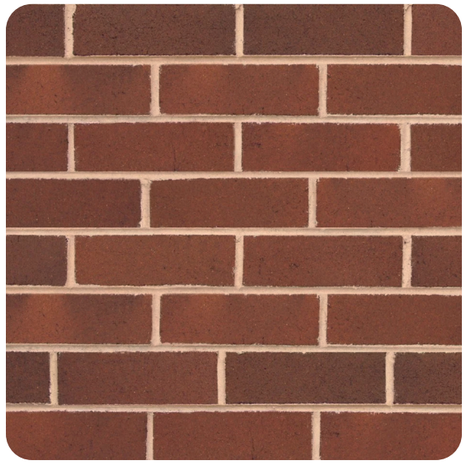
CONCRETE TEXTURED FINISH
Podium

DULUX TONE BLACK ACE
Podium



CONCRETE NATURAL FINISH
Tower and Podium

DULUX TONE ETERNITY NICKEL PEARL
Tower



2.25

Public Domain

Urban Renewal Upgrades

Footpath widening

Small setbacks are provided from the street boundaries to provide footpath widening whilst still matching the streetwall of nearby buildings.

Pocket plaza

The building is setback 3m from Anzac Ave at the prominent corner between Anzac Ave and Victoria Rd. This provides a small civic space with opportunities for landscaping and seating.

Crime Prevention Through Environmental Design (CPTED)

The aforementioned 3m setback helps to keep sightlines open to and from the many residential lobby. Awning archways are used as a wayfinding device to clearly delineate entry points. Activated facades both with glazed retail at the ground level and residential windows and balconies on the podium levels also provide passive surveillance of the streets.

Retail activation

Predominantly, the two street frontages are made up of retail tenancies and residential lobbies. Small retail tenancies including food and beverage offerings are proposed to draw in locals and visitors of the nearby Anzac Park.

Existing Public Domain

Landscaping and greenery

The existing street trees along Anzac Ave will be retained and protected throughout construction. Landscaping in low planters will be provided around the active frontages to provide a more welcoming streetscape.

Weather protection

An awning is provided along Anzac Ave and Victoria Rd to shelter passers-by from rain and provide shading to retail tenancies.

Public art

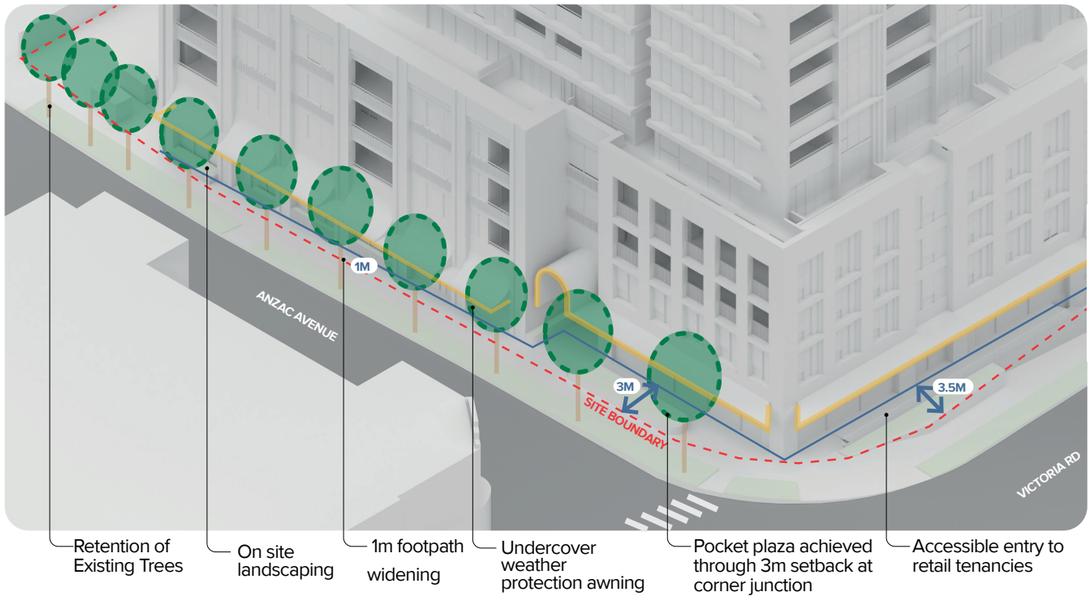
Public art is proposed to invigorate the development by providing cultural value and community identity. The public art strategy will evolve during the design development phase with options to investigate wall treatments in various locations around the building or for artwork to be applied to the underside of the awning.

Deep Soil

The northern part of the site currently hosts an at grade car park and carriageway that is fully hardscape. The area suffers from flooding and the concrete and asphalt surface exacerbates run off. Deep soil zones are proposed within this area to help manage stormwater and also to provide habitat and promote biodiversity.

Proposed/Improved Public Domain

Public Domain Diagram



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2.26

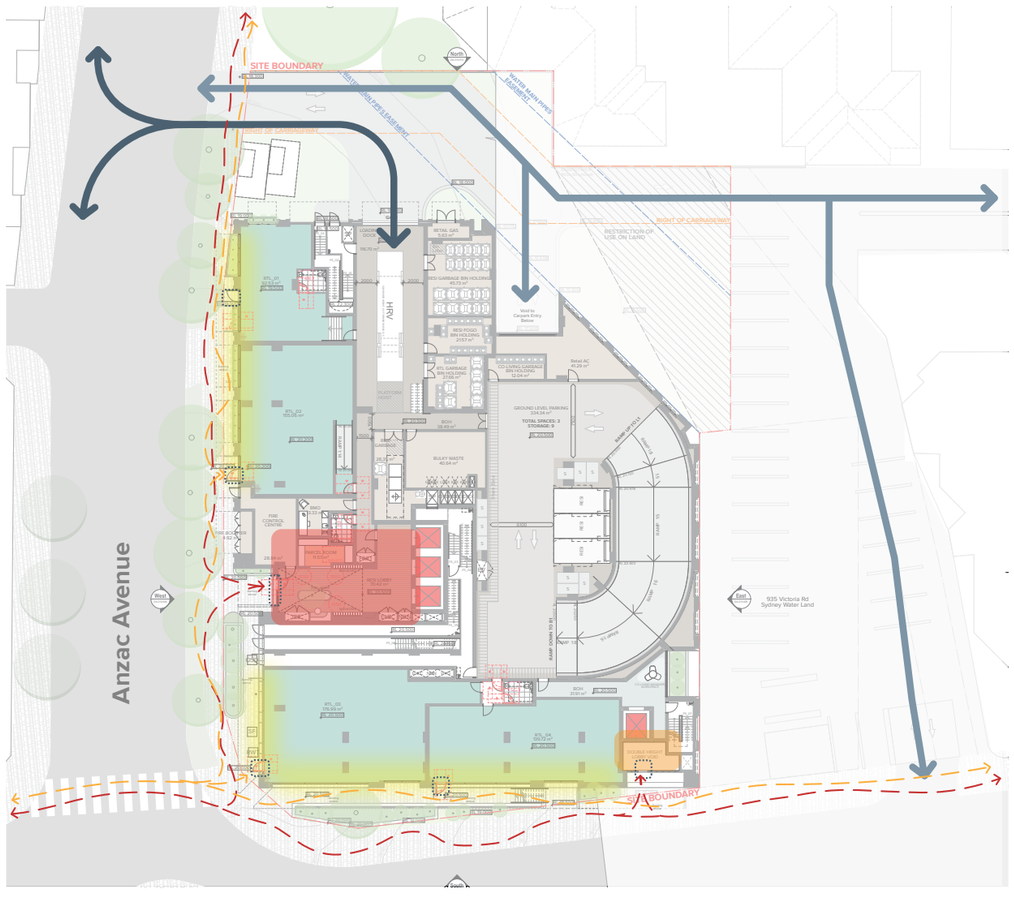
Movement Strategy

Access Strategies

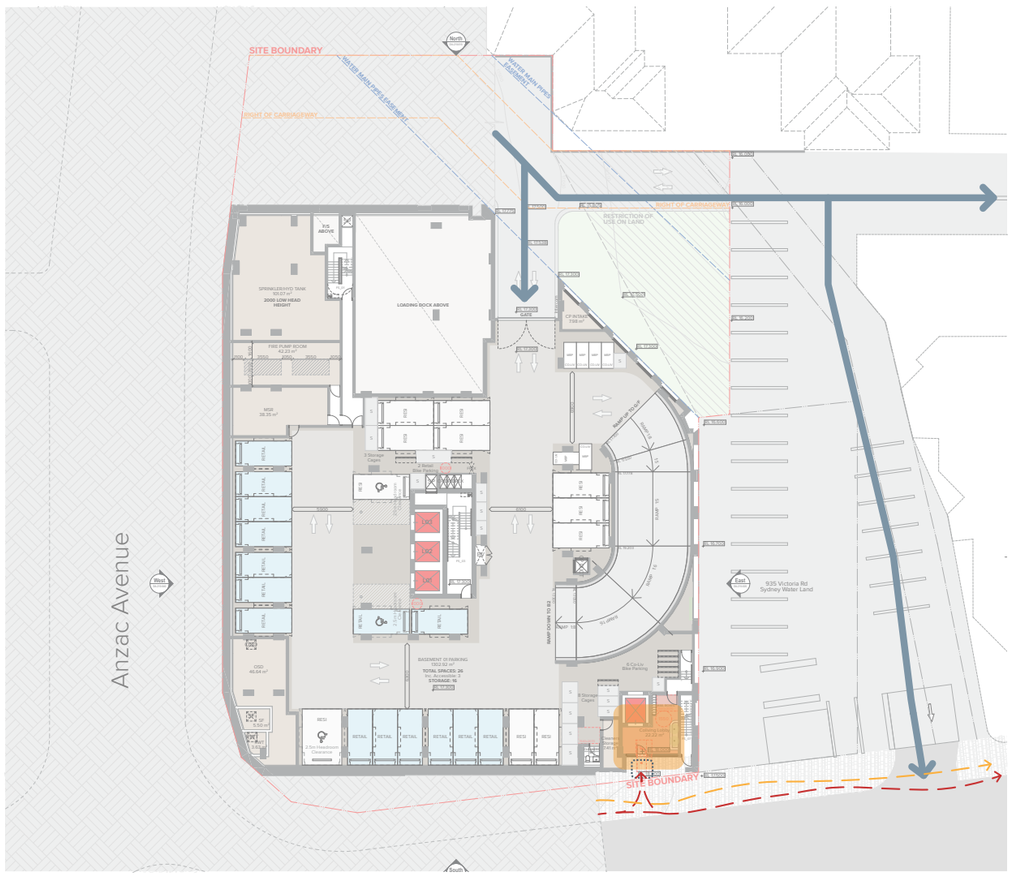
Key

- Key Entry Points
- Active Retail Frontage
- Residential Lobby
- Co-Living Lobby
- Resident Access
- Retail Visitor Access
- Truck Access
- Vehicle Access

Ground



Basement 1



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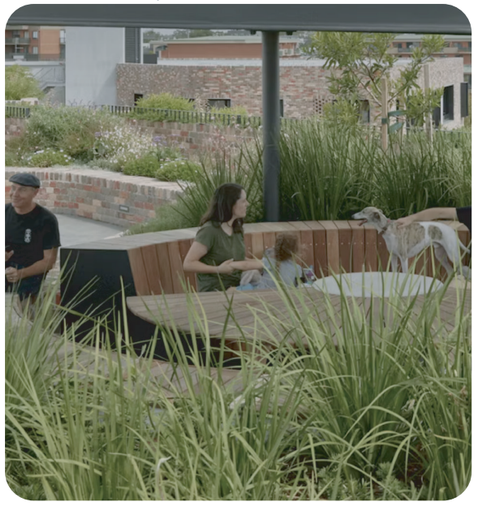
2.27

Communal Open Spaces

- Over 1000m^2 of landscaped area
- 25% Tree Canopy coverage
- COS percentage of 26.7%
- Refer to Landscape Report for further details

City Terrace (Passive)



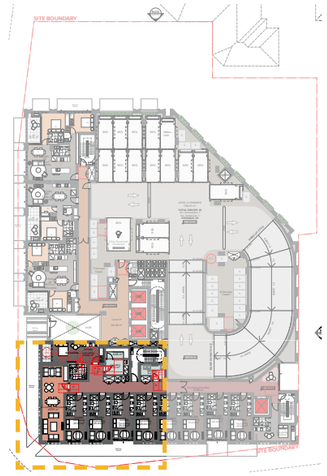
Sunset Rooftop (Entertainment)

Parapet Planters

Parkside Lounge (Active)

2.28

Co-living Communal Spaces



Level 1 - Internal communal living space

Level 2 - External communal space

Level 3 - Internal communal living space & external communal space

Co-Living Communal Indoor Space Summary:

Number of Co-Living Units = 29

Minimum Co-Living Communal Indoor Space = 30 + (29* - 6) x 2 = **76m²**
* = Number of units

Total CoLiving Communal Space = 97.27m² (> 76m²)

Co-Living Communal Outdoor Space Summary:

Site Area = 3,149m²

Total GFA= 16,875m²
Residential GFA = 14,922.74m² (88.4%)
Retail GFA = 608.8m² (3.6%)
Co-Living GFA = 1,345.57m² (7.9%)

Co-Living Site Area = 3,149m² x 7.9% (Co-Living GFA) = **248.7m²**

Minimum Co-Living Communal Open Space= 248.7 x 20% = **49.6m²**

Total External Communal Open Space = 92.17m² (> 49.6m²)

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Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

2.29

Deep Soil Percentage

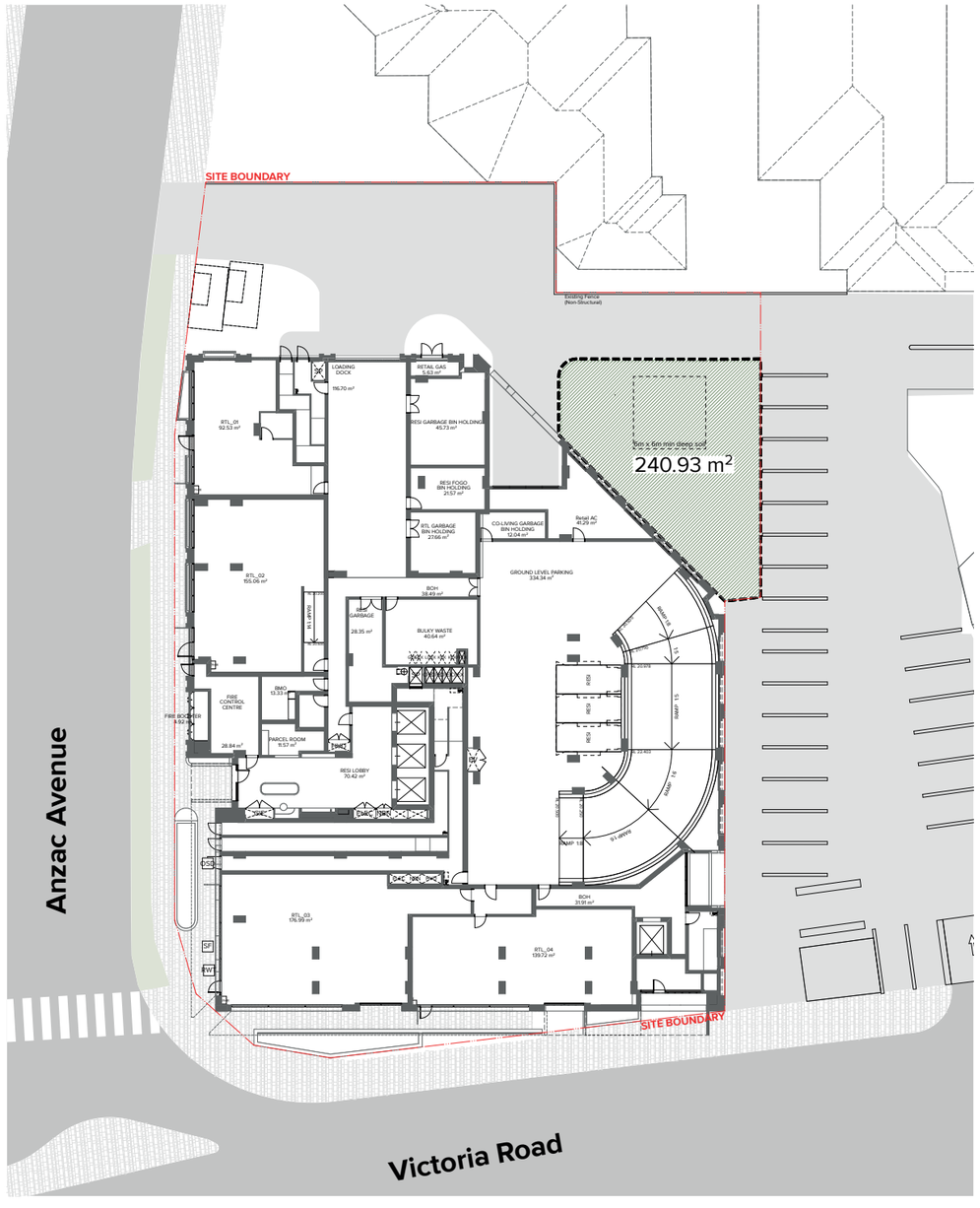
Apartment Design Guide (ADG) requirement:

Deep Soil (Objective 3E-1, Design Criteria 1)
Minimum % of site area achieving deep soil: ≥ 7%

Deep Soil Area:

Total site area	= 3149m²
Min. deep soil requirement (7% of site area)	= 220.43m²
Deep soil provided (7.65% of site area)	= 240.93m²

Please refer to drawing DA-730-010 ‘Landscape Diagrams - Deep soil’



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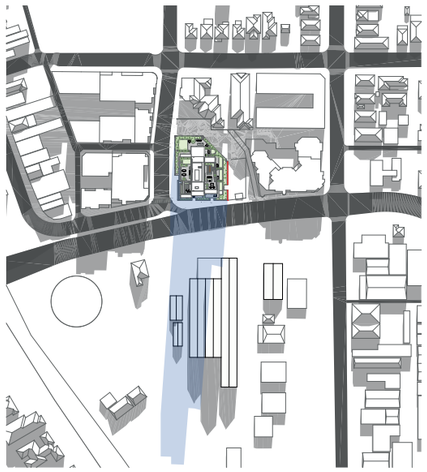
Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

2.29

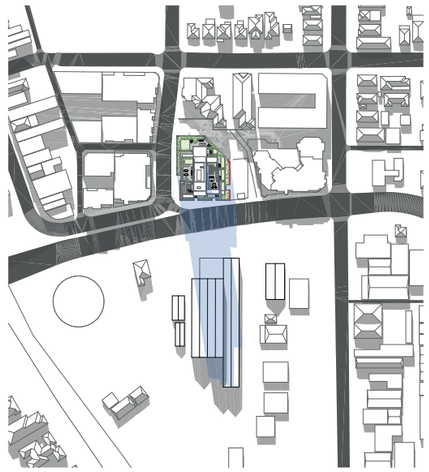
Shadow Diagrams

Shadow Diagrams June 21st

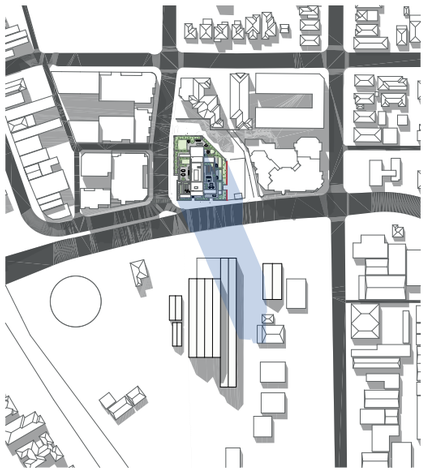
Please refer to drawing DA-715-010 ‘Sun Diagrams - Shadow Diagrams June 21st’



9am



10am



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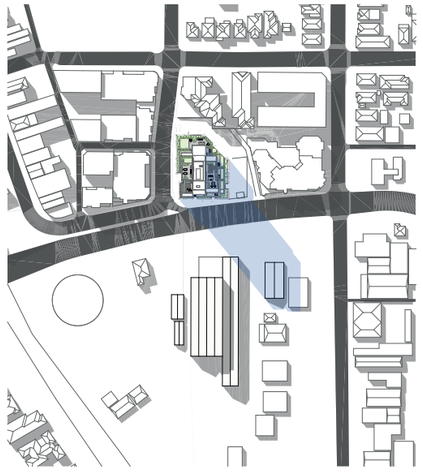
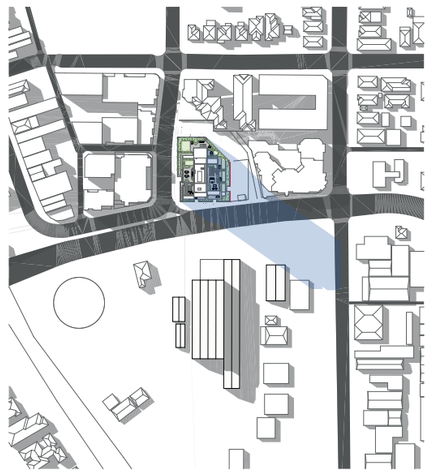


12pm



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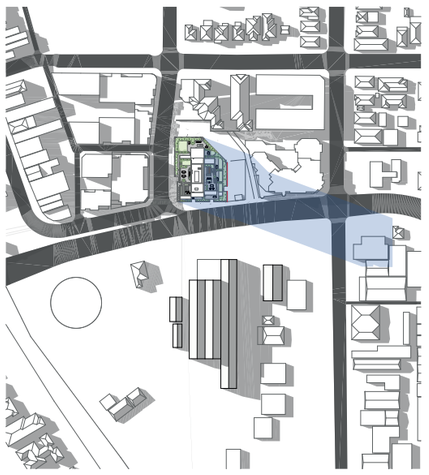

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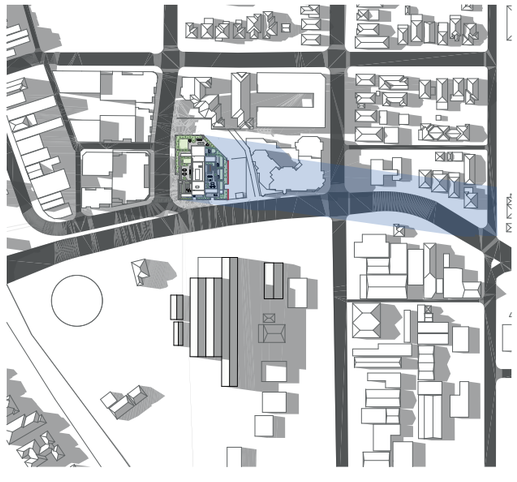


3pm

2.29

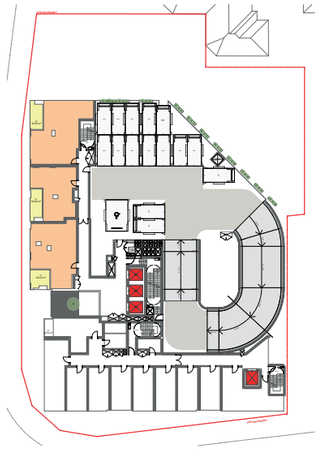
Solar Access

Apartment Design Guide (ADG) requirement:

Solar Access (Objective 4A-1, Design Criteria 1)
Minimum % of apartments achieving 2 hours solar access: > 70%
Actual % of apartments achieving 2 hours solar access = 102/145 apartments = 70.3%

No Direct Solar (Objective 4A-1, Design Criteria 1)
Maximum % of apartments receiving no direct solar access: < 15%
Actual % of apartments receiving no direct solar access = 16/145 apartments = 11%

Please refer to drawing DA-720-010 'Amenity ADG Diagrams - Solar Access'

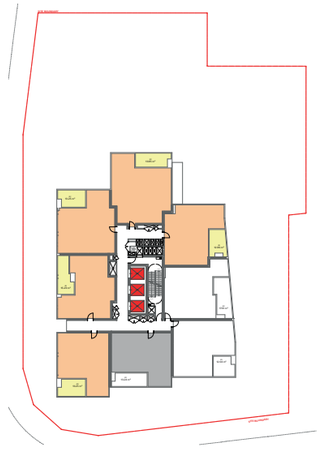


1 **Level 01-03**

Internal solar access: 3 x 3 = 9
No direct solar: 0 x 3 = 0

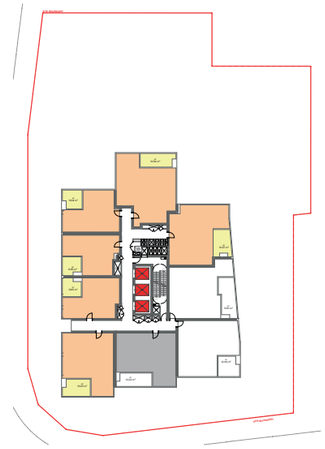
2 **Level 04 Podium**

Internal solar access: 5
No direct solar: 1



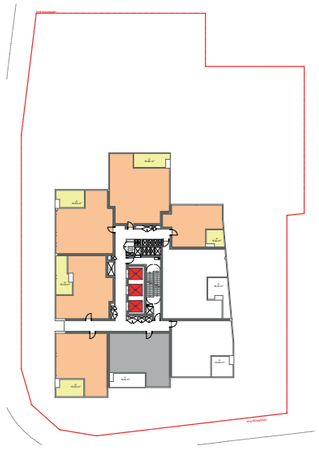
3 **Level 05-07**

Internal solar access: 5 x 3 = 15
No direct solar: 1 x 3 = 3



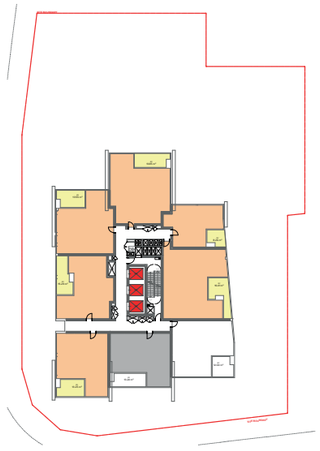
4 **Level 08-15**

Internal solar access: 6 x 8 = 48
No direct solar: 1 x 8 = 8



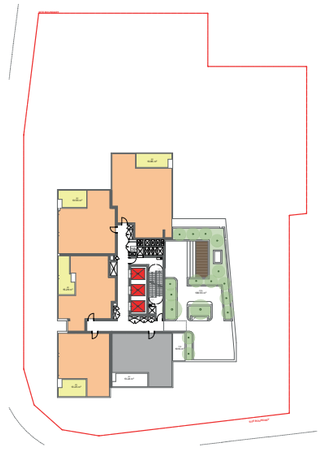
5 **Level 16**

Internal solar access: 5
No direct solar: 1



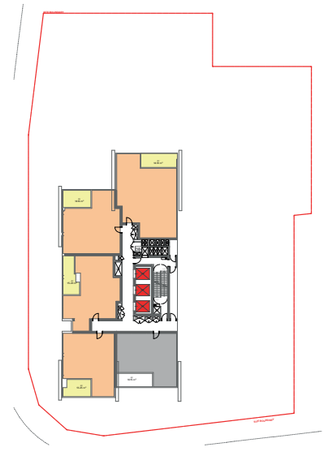
10 **Level 17**

Internal solar access: 6
No direct solar: 1



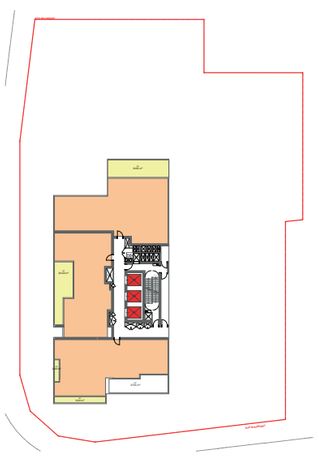
6 **Level 18**

Internal solar access: 4
No direct solar: 1



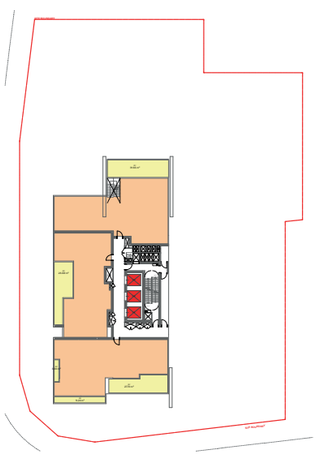
7 **Level 19**

Internal solar access: 4
No direct solar: 1



8 **Level 20**

Internal solar access: 3
No direct solar: 0



9 **Level 21**

Internal solar access: 3
No direct solar: 0

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Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

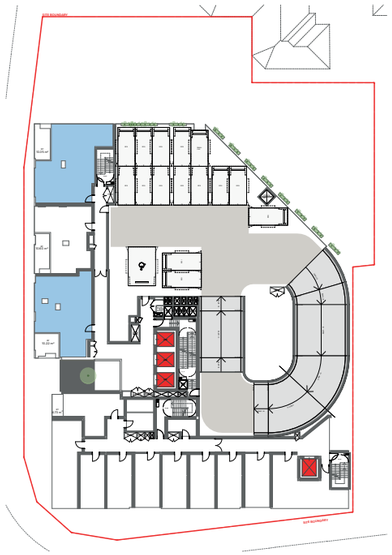
2.29

Cross Ventilation

Apartment Design Guide (ADG) requirement:

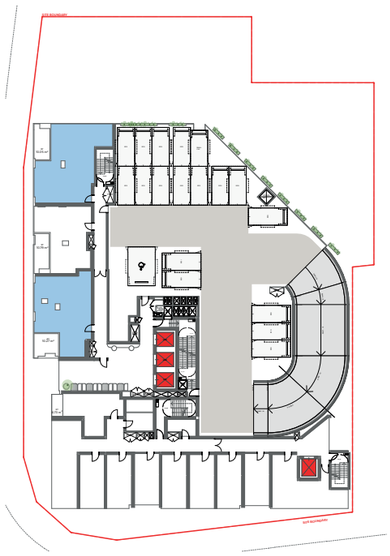
Natural Ventilation (Objective 4B-3, Design Criteria 1)
Minimum % of apartments in the first 9 storeys to be naturally ventilated: > 60%
Actual % of apartments in the first 9 storeys to be naturally ventilated = 31/50 apartments = 62%

Please refer to drawing DA-720-020 'Amenity ADG Diagrams - Cross Ventilation'



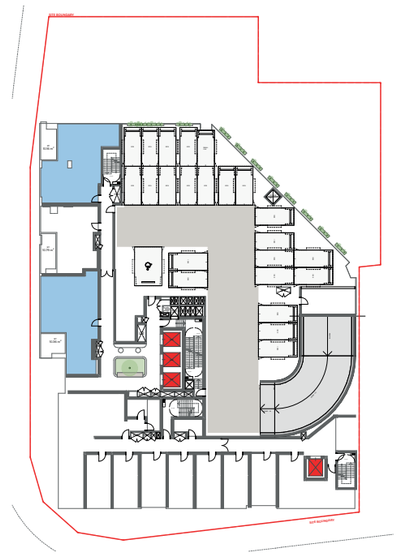
1 Level 01 1:500

Cross ventilation: 2



2 Level 02 1:500

Cross ventilation: 2

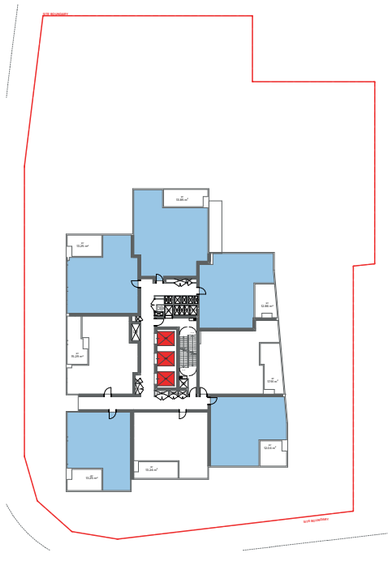


3 Level 03 1:500

Cross ventilation: 2

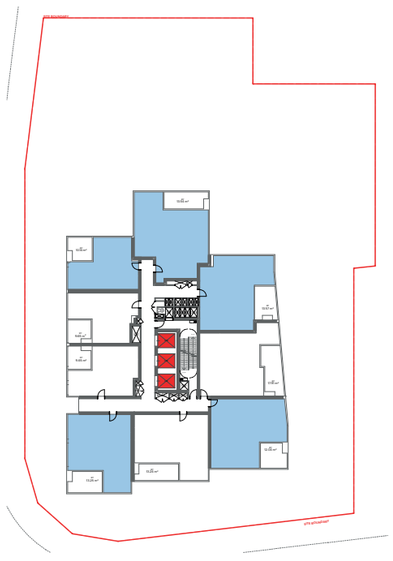
4 Level 04 Podium 1:500

Cross ventilation: 5



5 Level 05-07 1:500

Cross ventilation: 5 x 3 = 15



6 Level 8 1:500

Cross ventilation: 5

2.30

Adaptable Plans

Adaptable Apartment Requirement:

As per City of Ryde council DCP 4.1.3:

Requirements:

An accessible path of travel from the street to and through the front door of all units on the ground floor, where the level of the land permits. If the development has three or more residential storeys, with 10 or more units, to all units on all storeys.

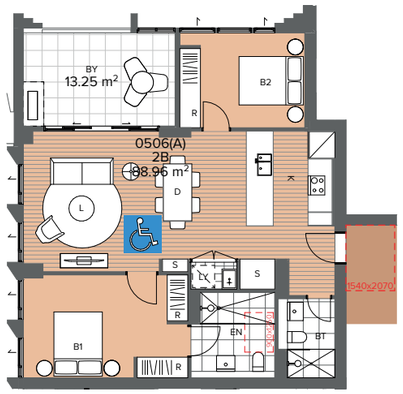
In developments with three or more habitable storeys and with 10 or more units a percentage of units shall comply with the provisions of a Class B adaptable unit as specified in AS4299, in accordance with the following ratio: 10% of units.

Please refer to drawing DA-810-010 'Adaptable + Livable Plan Layouts - Adaptable Plans'

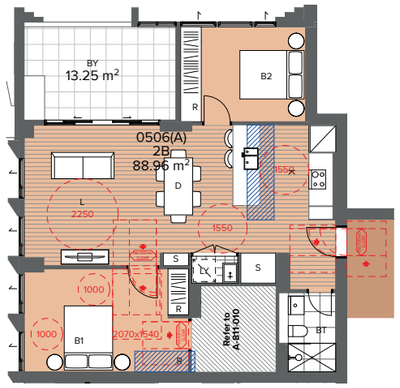
Pre-Adaptation

Level 4 - 7, Level 16 - 19

Unit: 406, 506, 606, 706, 1605, 1705, 1804, 1904



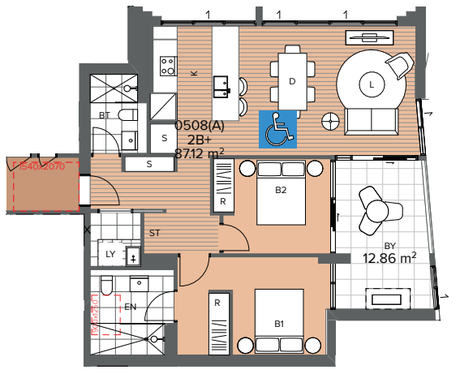
Post-Adaptation



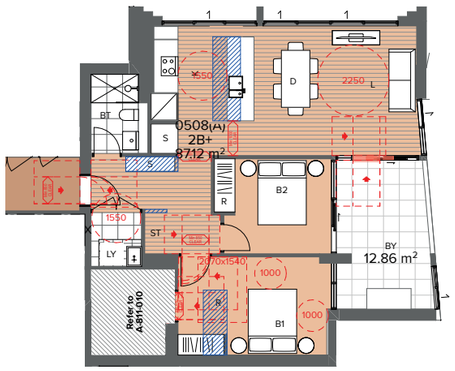
Pre-Adaptation

Level 5 - 11

Unit: 508, 608, 708, 809, 909, 1009, 1109



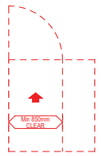
Post-Adaptation



Adaptable Apartment Calculations

Total number of apartments = 145
Adaptable apartments = 15 (>10% of all apartments)

ADAPTABLE APARTMENT LEGEND:



Accessible entry door to have 850mm min. clearance. Internal doors to have 820mm min. clearance. Accessible door approaches.

1000

Internal corridors min. width 1000mm. (incl. beside bed).

1550

Provision for adequate circulation space in front of appliances (min. 1550mm depth) and between kitchen benches.

2250

2250mm circulation space for living rooms.

2070x1540

A clear floor space of not less than 1540x2070mm shall be provided in bedrooms to allow for 180 degree turn by wheelchair user.

Removed item; wall, storage, wardrobe, kitchen bench.

900x 1250

A toilet which has a space of minimum 1250x900mm in front of the toilet clear of door swings and fixtures.

2.30

Livable Plans

Livable Apartment Requirement:

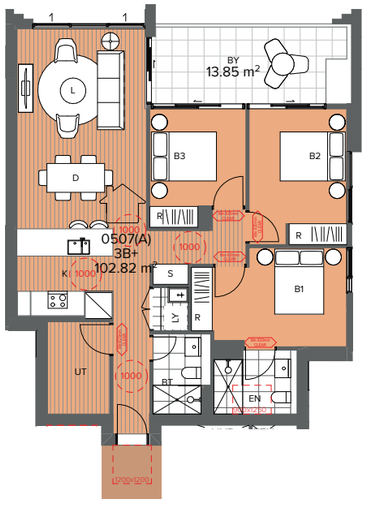
As per Apartment Design Guide (ADG) - Universal Design (Objective 4Q-1, design guidance)

Requirements:

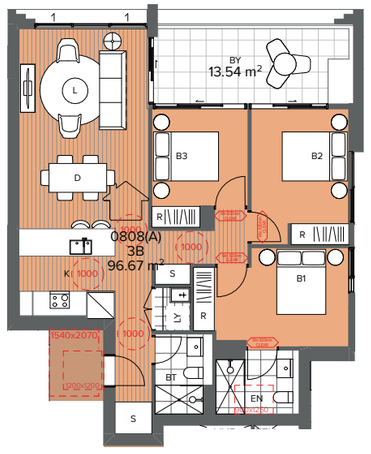
Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features.

Please refer to drawing DA-810-020 'Adaptable + Livable Plan Layouts - Livable Plans'

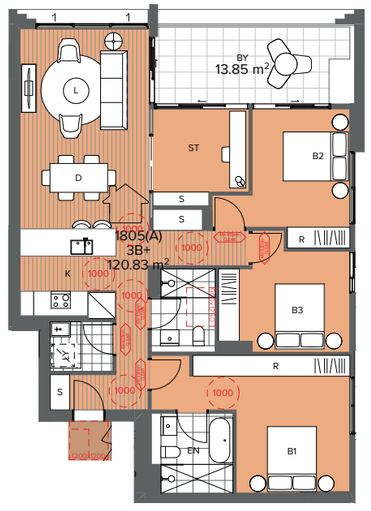
Livable
Level 5 - 7, Level 16 - 17
Unit: 507, 607, 707, 1606, 1706



Livable
Level 8 - 15
Unit: 808, 908, 1008, 1108, 1208, 1308, 1408, 1508

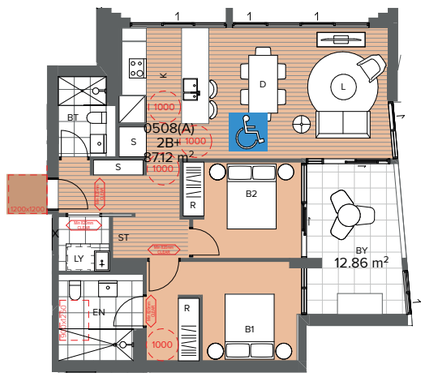


Livable
Level 18 - 19
Unit: 1805, 1905



Livable
Level 4 - 7, Level 16 - 19
Unit: 406, 506, 606, 706, 1605, 1705, 1804, 1904

Livable
Level 5 - 11
Unit: 508, 608, 708, 809, 909, 1009, 1109



Adaptable Apartment Calculations

Total number of apartments = 145
Livable apartments = 31 (>20% of all apartments)

LIVABLE APARTMENT LEGEND:

Min 820mm CLEAR — Doors to have 820mm min. clearance.

1000 — Internal corridors min. width 1000mm. (incl. beside bed).

900x 1200 — A toilet which has a space of minimum 1200x900mm in front of the toilet clear of door swings and fixtures.

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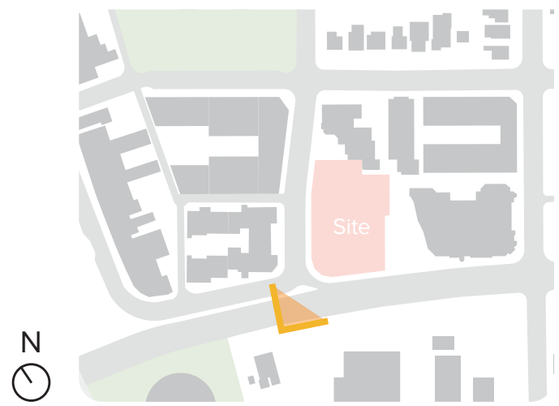
Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

2.31

Perspectives



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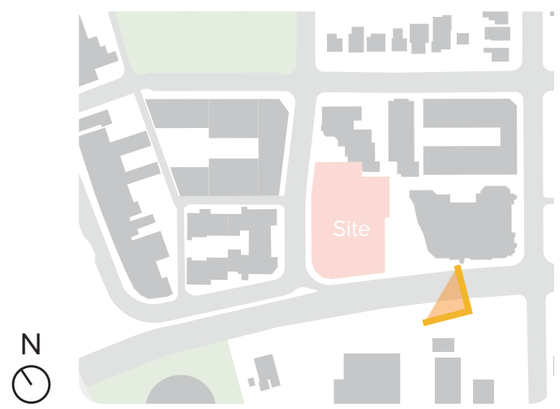
2.31

Perspectives



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2.31

Perspectives

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

Part 3
Compliance

3.0 Yield & Mix
3.1 SEPP Housing Principles
3.2 ADG Assessment
3.3 Response to Comments

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Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

3.0 Yield & Mix Overview

Coliving 29

Studio	1 Bed / 1 Bed+	2 Bed / 2 Bed+	3 Bed / 3 Bed+
29	29	92	24
100%	20%	63%	17%

Total Apartments 145

ADG Solar

102/145
70.3%

ADG Cross-vent

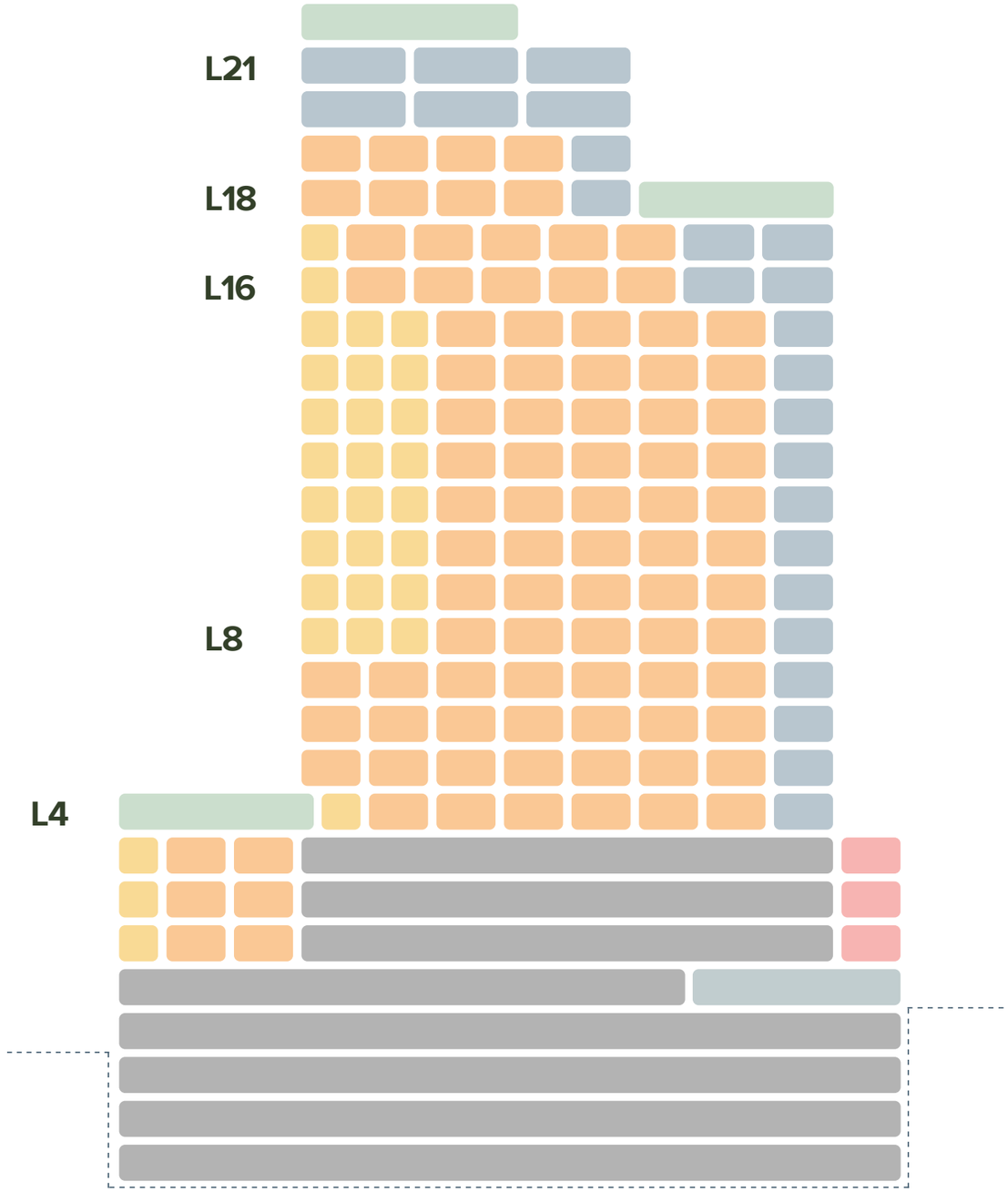
31/50
62%

Livable

30/145
20.6%

Adaptable

15/145
10.3%



Number of units per floor break down

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Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

3.1 Housing SEPP Principles

Adhering to the SEPP (Housing) 2021 Design Quality Principles is essential for the 96 Anzac Avenue, West Ryde SSDA mixed-use proposal because it provides the legislative and design framework that ensures the development meets the NSW Government's standards for high-quality residential environments, sustainability, and contextual integration.

The following section details the design principles contained within the Housing SEPP and how the proposal has been guided by and achieves these principles.

New South Wales

State Environmental Planning Policy Amendment (Housing) 2023

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

PAUL SCULLY, MP
Minister for Planning and Public Spaces

3.11

Context & Neighbourhood

Design Principle 1

Requirement

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Proposal

The proposal draws on elements of the surrounding built environment and reflects them in its form and details. The scale of the 4-storey podium is designed to match the existing street wall and create a consistent datum along Victoria Rd. The stepped form of the tower and the stepped concrete detailing used throughout the project responds to the shape and decorative design elements of the heritage Water Pumping Station opposite the development.

Consideration of the natural environment and public social uses of the surrounding area will be achieved through meaningful activation of the primary street frontages. Retail tenancies (including food and beverage uses) are proposed to draw users of Anzac Park and provide services to locals. The residential components of the project aim to connect with the green amenity of Anzac Park by orientating main living spaces and balconies towards the park. Established street trees along Anzac Avenue will also be preserved, with further tree canopy coverage being provided throughout the proposals extensive communal opens spaces.

Local surroundings of the site at 96 Anzac Avenue West Ryde & responsive design.

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Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

3.12

Built Form & Scale

Design Principle 2

Requirement

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Proposal

The proposed development aims to balance the state government's objective of delivering the National Housing Accord, especially around transport-oriented hubs, by providing an increased number of much needed homes in diverse sizes whilst also providing a built form that responds to the existing context as well as the precinct's evolving skyline.

The City of Ryde council has been investigating how to increase development and density within West Ryde via framework and masterplan documents since 2019. These documents have acknowledged the need to increase incentives to develop above what the LEP currently provides.

The proposal contributes to this transition through a carefully broken-down podium form that reflects the area's fine-grain character. These breaks are further reflected in the tower massing to reflect the scale of the local context.

The top of the building will also step down, responding to the sloped topography of Victoria Rd and acting as a gateway connection between the low to mid-rise surrounding development and the future height of the growing town centre.

Tower built form as viewed from Victoria Road

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Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

3.13

Density

Design Principle 3

Requirement

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Proposal

The proposal is located in a busy retail precinct 150 metres from West Ryde Train Station, with full scale supermarkets just beyond. There are numerous local services and points of interest within a ten minute walking distance, including multiple childcare centres, primary and high schools, and a NSW TAFE campus. A high proportion of nearby retail tenancies are healthcare services.

The site's position along Victoria Road further strengthens its strategic importance. As Sydney's primary arterial routes linking the CBD to Parramatta, Victoria Road accommodates significant daily movement and activity. The proposal takes advantage of this prominent frontage, contributing to the vitality of the corridor and reinforcing West Ryde's role as a key centre along this major urban spine.

The proximity of the site to rail and bus infrastructure will allow direct access to the city and to Parramatta, connecting residents to jobs and essential services.

Further, incorporating porosity into the form of the tower provides high levels of amenity to the development as a whole, allowing more opportunities for solar access and cross ventilation while optimising outlooks

View of proposal from the north on Anzac Avenue

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3.14

Sustainability

Design Principle 4

Requirement

Good design combines positive environmental, social and economic outcomes.

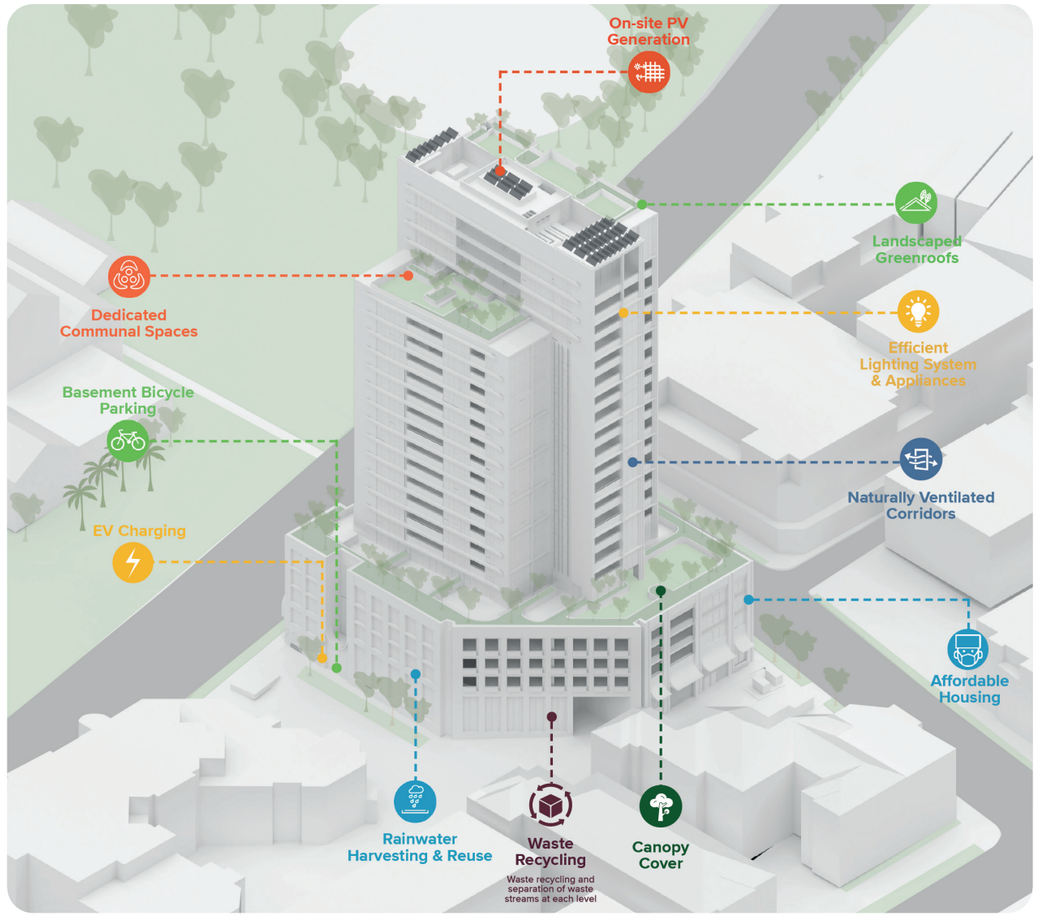
Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

Proposal

Passive design principles are employed in the design to reduce reliance on artificial lighting, heating and cooling. Living rooms are located towards external facades which are shaded via extended slab projections and vertical shading elements on the western facade. This combination allows low angle winter sun to penetrate deep into living spaces and shades from high level summer sun.

The heat island effect is mitigated via the light coloured surfaces used on the tower facades and for paving in exposed external areas. Deep planters have been included to ensure trees with substantial canopies can be specified. A high level of landscaped area is provided in private outdoor terraces in addition to the communal areas. Hearty native flora species are used to keep maintenance and water consumption low whilst providing fauna habitat and encouraging biodiversity.

Low maintenance and durable materials (brick + concrete) are specified throughout the building, reducing the carbon impact of maintenance or replacement. Stormwater and flooding will be managed via deep soil zones in areas that are currently hardscape and on site detention.



Sustainability techniques used within the proposal

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Landscape

Design Principle 5

Requirement

Good design recognizes that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimizes usability, privacy and opportunities for social interaction, equitable access, respect for neighbors' amenity, provides for practical establishment and long-term management.

Proposal

It is proposed that over 25% of the site area will be provided as communal open space on the L4 podium, L18 rooftop, and L22 rooftop. Alongside this, private terraces with extensive landscaping will provided at podium level. The ground floor will also have a large landscaped area on top of the easements to the north which will be landscaped with low planting and rocky features to provide insect and animal habitats and to manage storm water and flooding impacts. Altogether, landscaped area will constitute a high percentage of the site area reflecting the leafy character of the local area.

Established exotic street trees will be maintained along Anzac Ave. The development sits over 14m away from the northern boundary which will ensure the very large native Eucalyptus trees in the neighbouring site are unimpacted.

Splitting the communal open spaces across 3 separate spaces allows for a variety of programs and uses to be incorporated into the design. This offers residents the option of privacy or connection when desired in turn promoting health, well-being and a connection to nature.

View from east looking at the level 04 communal open space on top of the podium

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3.16

Amenity

Design Principle 6

Requirement

Good design positively influences internal and external amenity for residents and neighbors. Achieving good amenity contributes to positive living environments and resident well-being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, and ease of access for all age groups and degree of mobility.

Proposal

The proposal has been designed in line with the objectives and principles of the Apartment Design Guide (ADG), the requirements of the National Construction Code (NCC), and the City of Ryde Council DCP controls. It also responds to the vision for West Ryde established by council frameworks and masterplans.

A diverse mix of housing typologies and layouts have been designed, including co-living studios, affordable apartments, 1 – 3 bedroom build-to-sell apartments, adaptable and livable apartments. This variety provides housing choice and equitable access to services and amenities whilst encouraging a diverse mix of people to live in the development. The proposed built form and dwellings satisfy the Housing SEPP's design principles and the Apartment Design Guide's objectives for building separation, apartment sizes, floor to ceiling heights, solar access, natural ventilation, storage and communal open space, among others.

Non-residential zoning to the south and south-east of the site offers a unique opportunity for increasing density and height without overshadowing or negatively impacting neighbouring residential areas.

Level 22 rooftop communal open space. Views towards Rhodes & Parramatta river

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3.17

Safety

Design Principle 7

Requirement

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

Proposal

The proposed development has been designed to optimise safety and security for residents and the wider community by removing an aging and inactive commercial building and replacing it with a lively, activated mixed use development which will provide passive surveillance at all times of the day.

Good wayfinding through the arched awnings at lobbies clearly define residential entry points, with singular dedicated entries to retail tenancies acting as well defined thresholds so that residents and retail visitors can see and feel seen. Active frontages constituting retail and commercial uses at ground level and residential/co-living windows and balconies above encourage passive surveillance of the public domain.

Communal outdoor spaces and private terraces are separated by planting and secure screens to clearly delineate public and private. Opportunities for loitering or anti-social behaviour have been limited through thoughtful landscape design.

All vehicle movement occurs via the shared carriageway at the north of the site with traffic calming devices such as shared zone paving and a chicane style turn employed. All trucks will enter and exit the site in a forward direction to ensure safety for pedestrians and vehicles on Anzac Ave.

Indicative internal design of residential lobby entry at Anzac Avenue

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3.18

Diversity & Social Interaction

Design Principle 8

Requirement

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

Proposal

A variety of dwelling types and sizes are offered by this proposal including co-living studios, 1-bedroom, 2-bedroom, and 3-bedroom apartments. This range of unit sizes provides a variety of options for different demographics and rental price points to support housing diversity and affordability.

The development proposes 10% of apartments as adaptable and 20% which follow the livable design guidelines which will allow comfortable family lifestyles and support aging in place. Family living is also supported through the provision of 3 bedroom apartments and units with large private outdoor spaces at the level 4 podium. A variety of tenure types are also offered in co-living (managed by an operator), affordable housing, and build to sell.

The three communal open spaces have different programs to encourage social interaction and provide options for users. A more active space is located on the level 4 podium for barbecues and group gatherings. The level 18 viewing deck is designed to be more passive and encourage outlooks towards the city. The level 22 rooftop is designed as a sunset deck with space for social interaction and for quieter individual activities. The internal communal space on level 2 is also designed to be flexible and able to be used for working from home or more social occasions.

View of retail offerings and street activation along Anzac Avenue

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Aesthetics

Design Principle 9

Requirement

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the street scape.

Proposal

The architectural vision of the project is derived heavily from the local context taking design cues from the heritage building that sits opposite the development. The articulated form of the podium is designed to represent the three-bar-form of the Water Pumping Station building. This heritage item has also influenced the shape of the tower and the architectural expression of the building, with stepping in concrete elements, traditional brick detailing, and arched awnings.

A consistent street datum is provided through the 4 storey podium which matches building heights in both directions along Victoria Rd.

The proposed material palette consists of high quality, enduring, and low-maintenance materials and finishes. The brown brick podium ties the development into its setting, reflecting neighboring houses and the pumping station. The untreated and light coloured concrete tower facade conveys a sense of lightness above a solid base. Meanwhile, the geometric stepped concrete detail which frames the three forms at the north and south facades provides a sculptural contextualised expression.

Proposal as viewed from the south-east at Victoria Road

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3.2 ADG Assessment

Part 2 -
Developing the Controls

Objective 2A - Primary Controls

Primary development controls should be developed taking into account sunlight and daylight access, orientation and overshadowing, natural ventilation, visual and acoustic privacy, ceiling heights, communal open space, deep soil zones, public domain interface, noise and pollution.

The controls must be carefully tested to ensure they are co-ordinated and that the desired built form outcome is achievable. They should ensure the desired density and massing can be accommodated within the building height and setback controls.

Meets the Objective

The building envelope has been designed in accordance with the ADG separation controls, ensuring appropriate solar access, visual privacy, and environmental amenity to neighbouring residential properties. The desired density and massing for the 96 Anzac Ave proposal can feasibly be accommodated to satisfy the objectives, design criteria and guidance within the ADG.

Objective 2B - Building Envelopes

Building envelopes set the appropriate scale of future development in terms of bulk and height relative to the streetscape, public and private open spaces, and block and lot sizes in a particular location.

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.

Meets the Objective

There are no site specific building setbacks listed for the site within the City of Ryde DCP, with neighbouring properties built up to street boundaries. This trend has been followed in the proposal, with ADG specific setbacks for building separation and deep soil requirements provided. The building envelope has also been dictated by three easements on the site related to a right of carriageway, water infrastructure, and substation infrastructure.

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ADG Assessment

Part 2 -
Developing the Controls

Objective 2C - Building Heights

Height controls should be informed by decisions about daylight and solar access, roof design and use, wind protection, residential amenity and in response to landform and heritage.

Aims:

- building height controls ensure development responds to the desired future scale and character of the street and local area
- building height controls consider the height of existing buildings that are unlikely to change (for example a heritage item or strata subdivided building)
- adequate daylight and solar access is facilitated to apartments, common open space, adjoining properties and the public domain
- changes in landform are accommodated
- building height controls promote articulated roof design and roof top communal open spaces, where appropriate.

Meets the Objective

The future vision for West Ryde demonstrates a desire for increased housing diversity, density and building height. This has been documented in the 2019 “Draft West Ryde Town Centre Revitalisation Strategy”, the 2021 “West Ryde Town Centre Masterplan Draft Options”, and the 2023 “West Ryde-Meadowbank Renewal Strategy” all prepared for or by the City of Ryde Council. These documents acknowledge that “it is time to review and update the planning controls of the LEP to ensure adequate incentives are provided to enable urban renewal” (CoR 2019 Draft West Ryde Town Centre Revitalisation Strategy). The Revitalisation Strategy also earmarks the site at 96 Anzac Avenue as a catalyst site for development.

The proposed development aims to balance the state government’s objective of delivering the National Housing Accord, especially around transport-oriented hubs, by providing an increased number of much needed homes in diverse sizes whilst also providing a built form that responds to the existing context as well as the precinct’s evolving skyline. The proposed height seeks to respond to the future desired scale of West Ryde as a part of its’ town centre whilst stepping down and providing a varied building height that transitions to low-mid rise housing further away from the town centre. This stepping roof form offers opportunities for multiple, differently programmed rooftop communal garden spaces. The building height has also been guided by comments from the Department of Housing, having been reduced from an initial draft of 26 storeys.

The siting of the development with non-residential zoning to the south and south-east offers a unique opportunity for increasing density and height without overshadowing or negatively impacting neighbouring residential areas. The overshadowing impact to the non-habitable heritage building directly opposite will be limited and still allow well over three hours of direct solar access in mid-winter. The scale and envelope of the building has also been developed to facilitate adequate daylight and solar access to apartments and communal open space.

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ADG Assessment

Part 2 -
Developing the Controls

Objective 2D - Floor Space Ratio

Floor Space Ratios should be set which are consistent with achieving other parameters such as building height, building envelope and setbacks to:

- Align with the optimum capacity of the site
- Work with the desired density of the local area
- Provide opportunities for building articulation

Where both residential and non-residential uses such as retail or commercial offices are permitted, the FSR controls should be developed for each use. The allowable gross floor area for residential should only 'fill' approximately 70% of the building envelope. Commercial and retail generally fill 80-85% of their envelope. Note that residential FSR tends to be lower compared with commercial or retail ratios. This is because residential buildings are typically less deep than commercial buildings to provide higher levels of internal amenity and to incorporate more non-GFA elements such as balconies.

Meets the Objective

As mentioned above, the desired future density for the West Ryde town centre is above what is set out in the current LEP. The proposed FSR of 5.36:1 represents a feasible development that will deliver much needed housing and density to the area. The FSR is established based on a building height and envelope that responds to the future scale and vision for West Ryde whilst considering required ADG setbacks and easements on the site.

Objective 2E - Building Depth

Building Depth Aims:

- Ensure that the bulk of the development relates to the scale of the desired future context
- Ensure that the building depths support apartment layouts that meet the objectives, design criteria and design guidance within the Apartment Design Guide.

Test building depths against indicative floor plate and apartment layouts to ensure they can meet natural ventilation and sun light requirements. For mixed use buildings, align building depth to the likely future uses. For example, transition deeper commercial or retail podium levels to a narrower residential tower above.

Meets the Objective

At the ground level, the two street frontages are activated with retail tenancies and residential an coliving lobbies. Above ground, residential and co-living typologies are sleeved along the Anzac Avenue and Victoria Road facades respectively to further activate the street frontage and provide passive surveillance, with parking areas relegated to the interior and back side of the podium.

The proposal then steps back into a narrower tower form above the podium level. The overall building depth has been carefully considered to optimise internal apartment layouts, maximise natural light penetration, and ensure adequate cross-ventilation. Consideration was made into providing room depths that allow functional furniture arrangements and sufficient daylighting to all habitable spaces. The tower form also responds to the local context by drawing in away from the boundaries to provide privacy to and from neighbours properties.

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ADG Assessment

Part 2 -
Developing the Controls

Objective 2F - Building Separation

Minimum building separation distances for buildings are:

Up to four storeys (approximately 12m):
- 12m between habitable rooms/balconies
- 9m between habitable and non-habitable rooms
- 6m between non-habitable rooms

Five to eight storeys (approximately 25m):
- 18m between habitable rooms/balconies
- 12m between habitable and non-habitable rooms
- 9m between non-habitable rooms

Nine storeys and above storeys (over 25m):
- 24m between habitable rooms/balconies
- 18m between habitable and non-habitable rooms
- 12m between non-habitable rooms

Meets the Objective

The development sits on a prominent corner with Anzac Avenue to the west and Victoria Rd to the south. The proposal is separated to the northern adjoining property by three easements. Further distance has been provided to the north to ensure sufficient building separation to the 4-storey podium and allow enough space for deep soil as required by the ADG. The building is proposed to sit against the boundary to the east with the neighbouring 4-storey building over 19m away.

The podium is proposed to align close to the boundaries, matching the extent of neighbouring properties and providing a consistent street wall.

The building envelope and setbacks have been designed to ensure appropriate building separation based on the ADG principles to enhance amenity for residents of the proposal and its' neighbours.

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ADG Assessment

Part 2 -
Developing the Controls

Objective 2G - Street Setbacks

In a centre, the street setback or building line may be set at the property boundary defining the street corridor with a continuous built edge.
Align street setbacks to match existing development and building use. For example in mixed use buildings a zero street setback is appropriate.

Generally street setbacks should be between 1 and 10 meters although they may be reduced to zero where deemed appropriate.

Meets the Objective

The podium is proposed to align close to the boundaries, matching the extent of neighbouring properties and providing a consistent street wall. Select setbacks at the ground level create opportunities for an enhanced public domain, incorporating widened footpaths and quality landscaping to improve the pedestrian experience. At the prominent corner of Victoria Road and Anzac Avenue, the podium is set back 3 metres from the Anzac Avenue boundary. This setback provides improved sightlines to the residential lobby entry, strengthens the corner address, and provides a more generous public realm.

Above the podium, the building is set back over 5m from the street boundaries to the west and south, ensuring an appropriate transition in scale and reducing visual bulk. The tower is also set back 9m from the eastern boundary and the northern extent of the podium to provide large private terraces and a high amenity communal open space (with close to 100% of the area achieving more than 2 hours of solar access in winter).

Objective 2H - Side and Rear Setbacks

Side and rear setbacks are to be appropriate to the context and should assist in achieving amenity, especially adequate daylight, visual privacy, and deep soil zones.

Consider zero side setbacks where the desired character is for a continuous street wall, such as in dense urban areas, main streets or for podiums within centres.

Meets the Objective

The rear of the podium is for the most part non-habitable. Set backs to the northern side of the building are governed by the easements on the site. The building is proposed to be developed up to the eastern boundary with no openings along this side.

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ADG Objectives

Part 3 -
Siting the Development

Objective 3A-1 - Site Analysis

Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.

Meets the Objective

Extensive site analysis has been carried out for the proposal at a macro and micro scale. This can be found in parts 1.2 and 1.3 of this document.
Both existing and future characteristics of the wider and local urban context have been analysed to influence the built form, massing and architectural details used within the project.

Objective 3B-1 - Orientation

Building types and layouts respond to the streetscape and site while optimising solar access within the development.

Meets the Objective

While there are no directly adjoining buildings, the podium of the proposal lines up with the neighbouring buildings which are built up to their respective boundaries. Non-residential uses have been relegated to the deeper parts of the podium with less amenity. Sleeve apartments and co living units have been used to activate the two main street frontages and provide passive surveillance.

The stepped form of the tower has been designed to maximise solar access and minimise the number of apartments receiving no direct solar in winter. Communal open spaces have been located within sunny aspects and/or on rooftops resulting in 72% of the provided COS receiving 2hrs+ of solar.

Objective 3B-2 - Orientation

Overshadowing of neighbouring properties is minimised during mid winter.

Meets the Objective

The location of the proposal with non-residential land uses to the south and south-east mean that environmental impacts of over-shadowing neighbouring residential areas is minimised. Overshadowing of the neighbouring apartment building to the east is limited to after 12.30pm meaning at least 3 hours of sunlight is received. Beyond this, no other residential buildings are overshadowed until after 2pm.

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ADG Assessment

Part 3 -
Siting the Development

Objective 3C-1 - Public Domain Interface

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

Upper level balconies and windows should overlook the public domain.

In developments with multiple entries, pedestrian entries should be differentiated to improve legibility for residents and visitors.

Meets the Objective

There are no ground level apartments proposed. Retail tenancies and residential/co-living lobbies are positioned across the entire two main frontages facing Anzac Ave and Victoria Rd to activate the streetscape. Podium level apartment windows and balconies overlook Anzac Avenue while the co-living communal spaces are positioned at the corner of the two roads to provide night time surveillance to the corner junction. Sightlines from the busier Victoria Rd are preserved to the residential lobby via a 3m ground floor setback of the south west corner. The residential lobby and the co-living lobby are clearly distinguished via the wayfinding technique of arched awnings. A single consolidated truck and car access point is provided via the carriageway at the north from Anzac Ave.

Objective 3C-2 - Public Domain Interface

Amenity of the public domain is retained and enhanced.

Planting to soften transitions and edges.

Mailboxes should be located in lobbies perpendicular to the street alignment.

Substations, pump rooms, garbage storage areas and other service requirements should be located in basement carparks or out of view.

On sloping sites split levels should be used to maximise permeability and reduce visual prominence of service vents and significant ramping.

Meets the Objective

The development enhances the public domain through active frontages, integrated public art, and landscaped edges. Existing street trees will be retained along Anzac Ave and landscaping will be introduced along the two street interfaces to soften height transitions and provide public amenity.

The street slopes down from the corner on both Anzac Ave and Victoria Rd. Split levels that match the topography have been used to provide accessible entries, improve permeability and reduce the visual impact of ramps and blank facades. The deep podium allows service areas to be placed internally while preserving activated frontages to the streets. Mailboxes are located in lobbies perpendicular to the street.

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ADG Assessment

Part 3 -
Siting the Development

Objective 3D-1 - Communal and Public Open Space

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)

Meets the Objective/Design Criteria

842m^2 (26.7% of the site area) is proposed as communal open space split across 3 levels.
The proposal provides a diversity of communal outdoor spaces with different programs for the amenity of residents on the level 4 podium, the level 18 rooftop and the level 22 rooftop.

The proposal achieves well over 50% sunlight to the principal usable part of the communal open space for a minimum of 2 hours of mid-winter sun between 9am-3pm.

Refer to the Communal Open Space diagrams for further information (drawing reference DA-730-020).

Objective 3D-2 - Communal and Public Open Space

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

Meets the Objective

A variety of different communal open spaces with differing programs and micro-climates are provided. This offers residents the option of utilising the more quiet passive spaces for privacy and solitary activities or utilising the more activated spaces for social connection when desired. The three communal spaces all have different aspects and are provided with partial awning coverage to protect users from the elements.

Objective 3D-3 - Communal and Public Open Space

Communal open space is designed to maximise safety.

Meets the Objective

Spaces have been designed to avoid long, narrow shapes that may encourage loitering. The areas are separated into programmed zones that inform the residents' use of each space. Residential apartments overlook the podium level and level 18 communal spaces with sufficient landscaping and fence buffering provided to balance privacy and passive surveillance.

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ADG Assessment

Part 3 -
Siting the Development

Objective 3D-4 - Communal and Public Open Space

Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.

Meets the Objective

Awning cover and footpath widening is provided. Upgrades to the existing public carriageway such as transitioning existing hardscape to softscape. Active frontages and retail uses will also bring more people to the development and replace the existing ageing industrial building.
CPTED principles have been embedded ensuring clear sight lines are maintained, appropriate lighting is provided and activity is supported.

Objective 3E-1 - Deep Soil Zones

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.

Design Criteria
Deep soil zones are to meet the following minimum requirements:

Site area greater than	1500m^2
Minimum dimension	6m
Deep soil zone (% of site area)	7%

Meets the Objective/Design Criteria

240.93m^2 (7.65% of the site area) is provided as Deep soil zone. The zone complies with the required minimum dimension of 6m.

Refer to the Deep Soil diagrams for further information (drawing reference DA-730-010).

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ADG Assessment

Part 3 -
Siting the Development

Objective 3F-1 - Visual Privacy

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.

Design Criteria
Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

Building Height	Habitable rooms and balconies	Non-habitable rooms
Up to 12m (4 storeys)	6m	3m
Up to 25m (5-8 storeys)	9m	4.5m
Over 25m (9+ storeys)	12m	6m

Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.

Meets the Objective/Design Criteria

Adequate building separation is provided to neighbouring apartment buildings to the north and east of the proposal. Visual privacy will also be managed via screens, fins, opaque glazing to secondary windows and strategic landscaping where required.

Objective 3F-2 - Visual Privacy

Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.

Meets the Objective

The proposed development has been designed to ensure outlook, solar access, cross ventilation and privacy needs are met as required. Living room outlooks towards the east (city views), north (Anzac Park views) and west (Parramatta views) have been prioritised to minimise No Direct Solar (NDS) apartments..

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ADG Assessment

Part 3 -
Siting the Development

Objective 3G-1 - Pedestrian Access and Entries

Building entries and pedestrian access connects to and addresses the public domain.

Meets the Objective

A direct connection to the street network or public domain is provided for lobbies and retail entry doors with apartment access via Anzac Ave and co-living access via the south-eastern corner of the site at Victoria Rd.

Objective 3G-2 - Pedestrian Access and Entries

Access, entries and pathways are accessible and easy to identify

Meets the Objective

Residential lobbies are legible with wayfinding devices such as arched awnings distinguishing them. All entry lobbies and retail entry doors have at grade thresholds and accessible paths of travel for inclusive access.

Objective 3G-3 - Pedestrian Access and Entries

Large sites provide pedestrian links for access to streets and connection to destinations.

N/A

The site does not provide a pedestrian through site link. There is a right of carriageway easement at the north of the site for cars and trucks to use for access to the proposed development and the retail and residential uses in the adjacent site. For this reason pedestrian movement will be encouraged along Victoria rd and Anzac Ave and discouraged through the carriageway.

Objective 3H-1 - Vehicle Access

Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles, and create high quality streetscapes.

Meets the Objective

All vehicle access is consolidated with access to the loading dock and car park via the carriageway. Clear sight lines are preserved for entering and exiting traffic. Traffic calming devices such as speed humps and shared zone paving will be employed. Pedestrian access to retail and lobbies will be via Victoria Rd or Anzac Ave.

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ADG Assessment

Part 3 -
Siting the Development

Objective 3J-1 - Bicycle and Car Parking

Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.

Design Criteria
For development in the following locations:

- on sites that are within 800 metres of a railway station of light rail stop in the Sydney Metropolitan Area; or
- on land zoned, and sites within 400 metres of land zoned, B3 commercial core, B4 mixed use or equivalent in a nominated regional centre

the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.

The car parking needs for a development must be provided off street.

Meets the Objective/Design Criteria

Off street car parking is provided as per DCP minimum rates.

Refer to numerics schedule drawing DA-001-101 for actual rates

Objective 3J-2 - Bicycle and Car Parking

Parking facilities are provided for other modes of transport.

Meets the Objective

Car parking is provided for residents, their visitors, and retail tenancies. Bike parking is provided for co-living and retail as per DCP rates. Bike parking for residents is provided inside storage cages (1.2x2m min). Refer to the traffic report for further information.

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Part 3 -
Siting the Development

Objective 3J-3 - Bicycle and Car Parking

Car park design and access is safe and secure.

Meets the Objective

Car parking to be used by residents, their visitors and retail employees only. Clear wayfinding to be developed during the detailed design phase to establish clear vehicular routes to designated areas of the car park, increasing legibility and safety. Basement entry will be by secure gate with security access control point with loading dock access separate from the car park.

Objective 3J-4 - Bicycle and Car Parking

Visual and environmental impacts of underground car parking are minimised.

Meets the Objective

Car park entry is at the back of the building (away from the two streets) and at the lowest point of the site, minimising the visual impact of underground parking. The entry gate is located behind the building line and integrated into the facade.

Objective 3J-5 - Bicycle and Car Parking

Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.

Meets the Objective

Parking is located at the rear of the podium, with sleeved retail tenancies at the ground floor and apartments and co-living units facing both streets above.

Objective 3J-6 - Bicycle and Car Parking

Parking facilities are provided for other modes of transport.

Meets the Objective

Above ground parking is integrated using the residential facade types and concealed with screens and planters/landscaping. Exposed parking is not located along either of the two street frontages.

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Part 4 -
Designing the Building

Objective 4A-1 - Solar and Daylight Access

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open spaces.

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

Meets the Objective/Design Criteria

70% of total apartments receive solar access to living rooms and private open spaces for 2hrs between 9am and 3pm in mid-winter.
12% of total apartments receive no-direct sunlight between 9am-3pm in mid-winter.
Refer to drawing DA-720-010 for further information.

Objective 4A-2 - Solar and Daylight Access

Daylight access is maximised where sunlight is limited.

Meets the Objective

Daylight access has been maximised via floor to ceiling glazing, prioritising east, north and western aspects. Western aspects have been provided with shading fins to reduce heat gain in summer months.

Objective 4A-3 - Solar and Daylight Access

Design incorporates shading and glare control, particularly for warmer months.

Meets the Objective

Facade articulation, slab projections and vertical fins have been incorporated into the design to provide shading for high angle summer sun.

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ADG Assessment

Part 4 -
Designing the Building

Objective 4B-1 - Natural Ventilation

All habitable rooms are naturally ventilated.

Design Guidance
The area of the unobstructed window openings should be equal to at least 5% of the floor area served.

Meets the Objective

Habitable rooms are naturally ventilated.
Windows and doors are generally sized to allow the ADG and NCC requirements for natural ventilation, further assessment during Design Development is required to ensure 5% of floor area serviced by unobstructed window opening is achieved.

Objective 4B-2 - Natural Ventilation

The layout and design of single aspect apartments maximises natural ventilation.

Meets the Objective

Apartment depths are limited to ADG requirements to ensure sufficient ventilation to single aspect apartments.

Objective 4B-3 - Natural Ventilation

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.

Meets the Objective/Design Criteria

31 out of 50 apartments (62%) in the first nine storeys of the building achieve cross ventilation.
Refer to drawing DA-720-020 for specific apartments achieving cross ventilation.

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ADG Assessment

Part 4 -
Designing the Building

Objective 4C-1 - Ceiling Heights

Ceiling height achieves sufficient natural ventilation and daylight access.

Design Criteria	
Habitable	2.7m
Non-habitable	2.4m
For 2 storey apartments	2.7m for main living area and 2.4m for second floor
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use

Meets the Objective/Design Criteria

A minimum floor-to-floor height of 3.2m is used to allow the ADG recommendation of 2.7m ceiling height to be generally achieved in habitable areas such as studies, living, dining and bedrooms. Kitchens will also generally aim to achieve 2.7m ceiling heights with the exception of localised mechanical and other services requirements overhead. Non-habitable areas and circulation zones will generally have 2.4m ceilings to allow for services. An additional 100mm floor-to-floor is nominated on levels that transition of habitable to non-air-conditioned areas to allow for adequate insulation.

Objective 4C-2 - Ceiling Heights

Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.

Meets the Objective

ADG minimum ceiling heights and maximum room depths will be achieved throughout.

Objective 4C-3 - Ceiling Heights

Ceiling heights contribute to the flexibility of building use over the life of the building.

Meets the Objective

The ground level has a 4.8m ceiling height to suit its proposed use as retail and commercial tenancies. Other levels maintain a minimum of 3.2m floor-to-floor with larger floor-to-floors given to account for structural thickenings and planning changes.

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Part 4 -
Designing the Building

Objective 4D-1 - Apartment Size and Layout

The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.

Design Criteria

1. Minimum areas:

Studio	
1 bedroom	35m²
2 bedroom	50m²
3 bedroom	70m²
	90m²

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal areas by 5m² each.

2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.

Meets the Objective/Design Criteria

All apartments satisfy the requirements of the ADG. Two bedroom apartment with two bathrooms include an additional 5m² as per the ADG criteria. A range of apartment typologies are provided including adaptable and livable apartments. Habitable rooms include operable windows for daylight and ventilation.

Objective 4D-2 - Apratment Size and Layout

Environmental performance of the apartment is maximised.

Design Criteria

1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height

2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window

Meets the Objective/Design Criteria

Apartment depths to the primary living areas, bedrooms, and studies satisfy ADG requirements. Refer to drawing DA-720-030 for further information.

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ADG Assessment

Part 4 -
Designing the Building

Objective 4D-3 - Apartment Size and Layout

Apartment layouts are designed to accommodate a variety of household activities and needs.

Design Criteria

1. Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space).
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)
3. Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio and 1 bedroom apartments, and 4m for 2 and 3 bedroom apartments.
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep and narrow apartment layouts.

Design Guidance

Access to bedrooms, bathrooms, and laundries is separated from living areas minimising direct openings between living and service areas.

All bedrooms allow a minimum length of 1.5m for robes.

The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep, and 21.m high.

Meets the Objective/Design Criteria

All habitable rooms satisfy and where possible, exceed the ADG requirements of Objective 4D-3. Minimum dimensions and areas are achieved and minimum robe dimensions are provided. Generally, bedrooms and laundries are accessed from areas away from main living areas. Bathrooms are always accessed from circulation spaces with view lines from living and dining spaces into bathrooms blocked.

Objective 4E-1 - Private Open Space and Balconies

Apartments provide appropriately sized private open space and balconies to enhance residential amenity.

Design Criteria

1. Minimum areas:

	Area	Depth
Studio	4m^2	-
1 bedroom	8m^2	2m
2 bedroom	10m^2	2m
3 bedroom	12m^2	2.4m

The minimum balcony area counted as contributing to the balcony area is 1m.

Meets the Objective/Design Criteria

Private open spaces satisfy and where possible, exceed the ADG requirements of objective 4E-1.

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Part 4 -
Designing the Building

Objective 4E-1 - Private Open Space and Balconies (cont.)

Design Criteria

2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m^2 and a minimum depth of 3m.

Meets the Objective/Design Criteria

Podium apartments (level 04) have been provided with particularly large private open spaces including undercover area.

Objective 4E-2 - Private Open Space and Balconies

Primary private open space and balconies are appropriately located to enhance liveability for residents.

Design Guidance

Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space.

Private open spaces predominantly face north, east or west.

Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms.

Meets the Objective

All balconies open directly from living areas, and where possible also from bedrooms. South facing balconies have been limited to 1 apartment per floor for every storey. Other apartments near the southern corners of the building have east or west facing balconies. All balconies are orientated so that the longer side is facing outwards, with balcony depths limited to maximum of 3.5m to ensure appropriate natural daylighting and ventilation is provided from the balcony.

Objective 4E-3 - Private Open Space and Balconies

Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.

Meets the Objective

The proposal responds positively to this design criteria, with the balconies providing articulation, depth, shadow and activation across the facades. Balconies are generally located on corners but are open only to one side to allow the language of the vertical blades at the north and south of the building to remain uninterrupted. This also provides shelter from low angle western sun and high winds at upper levels.

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Part 4 -
Designing the Building

Objective 4E-4 - Private Open Space and Balconies

Private open space and balcony design maximise safety
Design Guidance
Design and detailing of balconies avoids opportunities for climbing and falls.

Meets the Objective

Balustrade details have been designed with climbability consideration. Elements such as integrated planters to be at balustrade height with no horizontal protrusions between 150mm-760mm range.

Objective 4F-1 - Common Circulation and Spaces

Common circulation spaces achieve good amenity and properly service the number of apartments.
Design Criteria
1. The maximum number of apartments off a circulation core on a single level is eight
2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.

Design Guidance
Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level

Meets the Objective/Design Criteria

The average number of apartments off a circulation core per level in the tower is 7.5. The maximum number of apartments on a single floor is 9. Each residential corridor has access to natural light and ventilation.
Three lifts are provided to serve 145 apartments. This has been deemed sufficient by vertical transport consultant with appropriate lift speed and wait times calculated.

Objective 4F-2 - Common Circulation and Spaces

Common circulation spaces promote safety and provide for social interaction between residents.
Design Guidance
Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or galley length to give short, straight, clear sight lines.
In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located

Meets the Objective

Common circulation spaces are designed to provide safe, legible spaces to foster interaction and harmony between residents. Natural daylighting is provided as well as artificial lighting.
The residential lobby is located off Anzac Ave which will be activated with setbacks to widen the public domain at the intersection of the two streets. This design will ensure sightlines are maintained into and out of the lobby space while separating the entry from the busy main road (Victoria Rd).
A communal room is provided on level 02 that may be used flexibly for quiet co-working or community gatherings.

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Part 4 -
Designing the Building

Objective 4G-1 - Storage

Adequate, well designed storage is provided in each apartment.

Design Criteria

1. In addition to storage in kitchens, bathrooms, and bedrooms, the following storage is provided:

Studio	$4m^3$
1 bedroom	$6m^3$
2 bedroom	$8m^3$
3 bedroom	$10m^3$

At least 50% of the required storage is to be located within the apartment.

Meets the Objective/Design Criteria

Storage is provided within apartments to satisfy at least minimum storage volume required.
Secure storage cages are provided in the car parking areas to supplement storage requirements. A minimum of 50% of the required storage volume is located within the apartments.
See DA-740 drawings for extensive analysis of the storage provided.

Objective 4G-2 - Storage

Additional storage is conveniently located, accessible and nominated for individual apartments.

Design Guidance

Storage not located in apartments is secure and clearly allocated to specific apartments.

Meets the Objective

Basement and parking area storage cages will be identified with wayfinding signage to allocate them to specific apartments. They will be located near to the apartment's allocated parking space where possible.

Objective 4H-1 - Acoustic Privacy

Noise transfer is minimised through the siting of buildings and building layout.

Design Guidance

Window and door openings are generally orientated away from noise sources.

Noise sources such as garage doors, driveways, service areas, plant rooms, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms.

Meets the Objective

Adequate building separation is provided to surrounding buildings. Podium level apartments are orientated away from the busy Victoria Rd. Only one apartment per floor in the tower faces solely towards the prominent noise source of Victoria Rd, with the vast majority of apartments facing towards the quieter aspects. Many apartments have dual aspects providing options for residents to open windows to the most desirable aspect.

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ADG Assessment

Part 4 -
Designing the Building

Objective 4H-2 - Acoustic Privacy

Noise impacts are mitigated within apartments through layout and acoustic treatments.

Meets the Objective

Acoustic treatments will be applied to all windows within the development including mechanically assisted outside air provisions.
Apartment types typically stack vertically to ensure complimentary rooms are above one another. Floor plans have also been planned to further provide complimentary room uses adjacent to each other where possible. Discontinuous construction and insulation will be used as required by the NCC for inter tenancy walls separating different uses.

Objective 4J-1 - Noise and Pollution

In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.

Design Guidance
Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas:
- Solar and daylight access
- Private open space and balconies
- Natural cross ventilation

Meets the Objective

Retail tenancies at the ground floor create vertical separation to the residential uses above from the noise/ pollution source. The tower is set back approximately 5m from the southern boundary at Victoria Rd. The vast majority of apartments face towards the quieter aspects, with many having dual aspects. Landscaping is provided around the whole podium both at communal open space edges and to buffer between the street and private terraces. The podium features a more solid architectural layout and expression to act as a buffer to noise generated from surrounding roads, ground level pedestrian activity and communal areas. Continuous awnings will also help to block retail generated noise.

Objective 4J-2 - Noise and Pollution

Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.

Meets the Objective

Acoustic treatments will be applied throughout the project. Refer to Acoustic Report for details.

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Part 4 -
Designing the Building

Objective 4K-1 - Apartment Mix

A range of apartments types and sizes is provided to cater for different household types now and into the future.

Design Guidance
The apartment mix is appropriate taking into account:
- The distance to public transport, employment and education centres
- The current market demands and projected future demographic trends
- The demand for social and affordable housing
- Different cultural and socioeconomic groups

Meets the Objective

A variety of residential typologies are provided within this development including coliving, build-to-sell, affordable housing, adaptable housing, and livable housing. A mix of 1, 2, and 3 bedroom apartments are provided including six 3-bedroom plus study penthouse apartments. Eight podium level apartments offer very large outdoor terrace spaces. The mix has been guided by real estate/market driven demand research. This mix will encourage a range of different household types and people from differing backgrounds to live in the development.

Objective 4K-2 - Apartment Mix

The apartment mix is distributed to suitable locations within the building.

Meets the Objective

Larger apartments are orientated towards northern aspects and eastern aspects (city facing). Apartments on the podium are provided with enclosed winter gardens as well as large external terraces to provide flexibility in use. Different apartment types are dispersed evenly throughout the tower to provide diversity while contributing to facade composition and optimising solar access.

Objective 4L-1 - Ground Floor Apartments

Street frontage activity is maximised where ground floor apartments are located.

N/A

There are no apartments proposed for the ground floor. Street activation is provided through retail and commercial tenancies, public art, setbacks and landscaping.

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Part 4 -
Designing the Building

Objective 4L-2 - Ground Floor Apartments

Design of ground floor apartments delivers amenity and safety for residents.

N/A

There are no ground floor apartments. Podium level apartments facing Anzac Ave have windows and balconies overlooking the street for passive surveillance.

Objective 4M-1 - Facades

Building facades provide visual interest along the street while respecting the character of the local area.

Meets the Objective

The podium material palette is made up of robust brick and concrete materials that offer a high quality and low maintenance finish. The tower facade is also intended to be unfinished concrete to offer a sense of lightness in colour above a more solid substantial podium. Many elements of the facade and architectural details have been developed from the contextual surroundings of the building.

Objective 4M-2 - Facades

Building functions are expressed by the facade.

Design Guidance

Building entries should be clearly defined

Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height

The apartment layout should be expressed externally through facade features such as party walls and floor slabs

Meets the Objective

The lobby entries are clearly defined and legible, utilising double height spaces and arched awnings to clearly demarcate these entry points. Street address signage and wayfinding further aids in differentiating between retail, residential and co-living zones, enhancing the building identity from the street

Expressed slabs, balconies, full height windows, and vertical party walls clearly articulate the internal functions and apartment layout, allowing both the tower and podium to read clearly as residential. A more industrial, warehouse style facade character is provided to the co-living portion of the podium to reflect the heritage of the site, its position on the busy arterial road of Victoria Rd and to distinguish its use from the residential areas of the podium. The rhythm of the brick facade window openings is continued around the podium, to minimise the visual and acoustic impact of above ground car parking.

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Part 4 -
Designing the Building

Objective 4N-1 - Roof Design

Roof treatments are integrated into the building design and positively respond to the street.
Design Guidance
Roof design relates to the street
Roof treatments should be integrated with the building design.

Meets the Objective

Roof treatments have been integrated with the façade design as a continuation of the building, utilising materials and finishes that succinctly compliment the building's architecture and surrounding context. Service elements have been integrated into the roof design, set back from the roof perimeter and sufficiently screened where possible.

Objective 4N-2 - Roof Design

Opportunities to use roof space for residential accommodation and open space are maximised.
Design Guidance
Habitable roof space should be provided with good levels of amenity. Design solutions may include: penthouse apartments, dormer or clerestory windows, openable skylights
Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations.

Meets the Objective

The proposal makes extensive use of rooftops to provide generous communal open space and private terraces to units. Rooftop communal open space is provided on level 4, 18 and 22, and features a range of both active and passive facilities, including: barbecue areas, seating, shade structures, open play areas, an outdoor cinema and work-from-home areas. Landscaped private terraces are also given to units on level 4.

These communal and private rooftop spaces enhance residential amenity by offering opportunities for passive recreation, social interaction, and visual relief, whilst ensuring sufficient visual privacy is maintained through the use of planting and landscaping. Separation of apartments from these rooftop spaces is provided via external terraces, privacy screening, and landscaping buffers.

The roof articulation also provides double height internal and external spaces to the north and south penthouses on level 21 where exaggerated portal framing is used.

Refer to the Landscape Design Report and Architectural Drawings for more information.

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Part 4 -
Designing the Building

Objective 4N-3 - Roof Design

Roof design incorporates sustainability features.

Design Guidance

Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include:
- the roof lifts to the north
- eaves and overhangs shade walls and windows from summer sun

Skylights and ventilation systems should be integrated into the roof design.

Meets the Objective

The building has been designed in accordance with the guidance provided in the BASIX report.
Roof colours and treatments have been selected to minimise heat gain and sit sympathetically with the overall architectural composition. Rooftop communal areas incorporate extensive planting and shade structures that provide thermal comfort for users, whilst mitigating the urban heat island effect and providing ecological benefits.

Refer to the Landscape Design Report and Architectural Drawings for more information.

Objective 4O-1 - Landscape Design

Landscape design is viable and sustainable.

Design Guidance

Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: diverse and appropriate planting, bio-filtration gardens, appropriately planted shading trees, areas for residents to plant vegetables and herbs, composting, green roofs or walls

Micro-climate is enhanced by: appropriately scaled trees near the eastern and western elevations for shade, a balance of evergreen and deciduous trees, shade structures such as pergolas for balconies and courtyards.

Meets the Objective

The landscaping has been designed to be sustainable, ensuring that the plant selections are generally native and ideally suited to the local micro-climate. Species selected will provide habitat for birds and micro-fauna, as well as being drought tolerant. The scale and density of trees, shrubs and ground covers ensure that residents are provided adequate shade in communal open space areas, whilst also softening the building form and reducing the effects of wind. Shade structures and pergolas provide further shade and weather protection to residents on rooftops.

Refer to the Landscape Design Report for further information

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Part 4 -
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Objective 4O-2 - Landscape Design

Landscape design contributes to the streetscape and amenity.

Design Guidance

Landscape design responds to the existing site conditions including: changes of levels, views significant landscape features including trees and rock outcrops

Significant landscape features should be protected by: tree protection zones, appropriate signage and fencing during construction

Plants selected should be endemic to the region and reflect the local ecology

Meets the Objective

The ground floor comprises deep soil areas and planter boxes along the street frontages that respond to the existing conditions of the site, providing a passive landscaped setting for the development. The selection of species has considered the climate / micro-climate, endemic and native species, as well as the aboriginal heritage and significance. Existing street trees along Anzac Avenue will be retained.

Refer to the Landscape Design Report for further information

An arborist has been engaged to identify significant landscape features on site that are to be protected by tree protection zones and signage/fencing during construction.

Refer to the Arboricultural Impact Assessment Report for further information.

Objective 4P-1 - Planting on Structures

Appropriate soil profiles are provided.

Design Guidance

Structures are reinforced for additional saturated soil weight

Soil volume is appropriate for plant growth

Meets the Objective

Planter depths and proposed species have been designed to provide appropriate soil volume and facilitate plant growth. Consideration has been made to ensure sufficient soil depths and drainage and waterproofing systems above structure and habitable spaces where required.

Refer to the Landscape Design Report for further information.

Objective 4P-2 - Planting on Structures

Plant growth is optimised with appropriate selection and maintenance.

Meets the Objective

Refer to the Landscape Design Report for planting selection.

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Part 4 -
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Objective 4P-3 - Planting on Structures

Planting on structures contributes to the quality and amenity of communal and public open spaces.

Meets the Objective

Generous planting and landscaping has been proposed to all podium and roof spaces, creating communal open spaces that offer a high level of amenity.

Refer to the Landscape Design Report for further information

Objective 4Q-1 - Universal Design

Universal design features are included in apartment design to promote flexible housing for all community members.

Design Guidance
Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features.

Meets the Objective

20% of apartments are designed to meet the Livable Housing Guideline's Silver Level universal design standards. These layouts have been reviewed and approved by Access consultants.

Refer to drawing DA-810-020 for further information.

Objective 4Q-2 - Universal Design

A variety of apartments with adaptable designs are provided.

Design Guidance
Adaptable housing should be provided in accordance with the relevant council policy.

Meets the Objective

As per City of Ryde Council DCP 4.1.3, 10% of units have been provided for future adaptation.

Refer to drawings DA-810-010 and DA-811-010 for further information.

Objective 4Q-3 - Universal Design

Apartment layouts are flexible and accommodate a range of lifestyle needs.

Meets the Objective

Layouts are designed to provide simple, regular room shapes for ease of use and adaption. Generally, open-plan, rectangular living room shapes are favoured to allow for a range of furniture layouts and uses.

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Part 4 -
Designing the Building

Objective 4R-1 - Adaptive Reuse

New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.

N/A

N/A

Objective 4R-2 - Adaptive Reuse

Adapted buildings provide residential amenity while not precluding future adaptive reuse.

N/A

N/A

Objective 4S-1 - Mixed Use

Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.

Design Guidance
Mixed use development should be concentrated around public transport and centres
Mixed use developments positively contribute to the public domain. Design solutions may include: development addresses the street, active frontages are provided, diverse activities and uses, avoiding blank walls at the ground level, live/work apartments on the ground floor level, rather than commercial

Meets the Objective

Retail and active street frontages are provided along both Anzac Avenue and Victoria Road, encouraging pedestrian movement whilst positively addressing the streetscape. The subject site is located close to West Ryde train station within an MU1 zoned area, and is therefore in an ideal location for mixed use development.

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Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

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ADG Assessment

Part 4 -
Designing the Building

Objective 4S-2 - Mixed Use

Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.
Design Guidance
Residential circulation areas should be clearly defined.
Landscaped communal open space should be provided at podium or roof levels.

Meets the Objective

Residential access and co-living access is provided by dedicated, safe and clearly legible entries from Anzac Avenue and Victoria Road accordingly. All traffic movement is concentrated to the carriageway at the north with car park access via a secure and clearly legible entry point that is separate to the Loading Dock.

Generous landscaped communal open space is provided to all podium and roof levels, offering residents a high level of amenity.

Objective 4T-1 - Awnings and Signage

Awnings are well located and complement and integrate with the building design.
Design Guidance
Awnings should be located along streets with high pedestrian activity and active frontages.

Meets the Objective

Three continuous awnings are proposed to run along the extent of the activated street frontages of Victoria Road and Anzac Avenue, offering weather protection and encouraging pedestrian movement. These awnings complement and respond to the character of the adjacent heritage building, using arches to clearly demarcate residential and co-living entry points.

Objective 4T-2 - Awnings and Signage

Signage responds to the context and desired streetscape character.
Design Guidance
Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development.

Meets the Objective

The Residential and co-living lobbies have been located on key street frontages, utilising a change in awning height to create a prominent street visibility and identity which allows for intuitive wayfinding. Clear wayfinding in the form of signage is to be developed during the design documentation phase to establish clear vehicular and pedestrian routes to designated areas of the site, increasing legibility and safety.

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ADG Assessment

Part 4 -
Designing the Building

Objective 4U-1 - Energy Efficiency

Development incorporates passive environmental design.
Design Guidance
Adequate natural light is provided to habitable rooms
Well located, screened outdoor areas should be provided for clothes drying

Meets the Objective

Building orientation, articulation and massing have been designed to support passive solar access, natural cross ventilation and outlook. The proposal achieves adequate natural light access to habitable rooms, as well as complying with ADG solar and cross ventilation requirements, thereby reducing reliance on artificial lighting, heating and cooling. Balconies are provided to each unit, creating screened outdoor areas for clothes drying.

Objective 4U-2 - Energy Efficiency

Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.
Design Guidance
A number of the following design solutions are used:
- the use of smart glass or other technologies on north and west elevations
- thermal mass in the floors and walls of north facing rooms is maximised
- polished concrete floors, tiles or timber rather than carpet
- insulated roofs, walls and floors and seals on window and door openings
- overhangs and shading devices such as awnings, blinds and screens

Meets the Objective

Awnings and pergolas on communal open spaces are provided where suitable for protection from the sun. Other external areas utilise the extensive canopy cover to provide shade and refuge from the heat. A selection of plants and trees as well as materiality has been carefully considered to ensure that they are suited to the site conditions.
Facade slab projections, eaves and balcony positions work to support passive shading from high angle summer sun, minimising heat gain. These facade details have been developed to also ensure lower angle winter sun is permitted, providing solar gains in winter. Vertical shading fins are provided to the western facade to help block out low angle summer afternoon sun.
The architectural design incorporates well considered selection of colours, materials and finishes that address the climatic conditions. Insulation will be provided to all walls, ceilings, and floors as required by the NCC.

Objective 4U-3 - Energy Efficiency

Adequate natural ventilation minimises the need for mechanical ventilation.

Meets the Objective

All habitable rooms are provided with operable windows for natural ventilation. More than 60% of apartments will be cross-ventilated.

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ADG Assessment

Part 4 -
Designing the Building

Objective 4V-1 - Water Management and Conservation

Potable water use is minimised.

Meets the Objective

A water-sensitive design approach is adopted through the use of efficient fixtures and fittings provided throughout residential units to reduce potable water use. Recycled water will be utilised for all external taps (irrigation of landscaped and communal outdoor areas), toilets and laundries. To be addressed during detailed documentation.
Plant selections are designed for the micro climate and are typically low-water use.
Refer to the landscape design report and BASIX report for further information.

Objective 4V-2 - Water Management and Conservation

Urban storm water is treated on site before being discharged to receiving waters.

Meets the Objective

Deep soil is proposed in the place of existing hardscape areas to aid with filtration and reduce run off to adjacent sites. An on-site detention tank with filtration systems will help to manage extreme storm events.
Refer to the Integrated Water Management Plan for further information.

Objective 4V-3 - Water Management and Conservation

Flood management systems are integrated into site design.

Meets the Objective

Freeboard levels are adhered to and an OSD tank is provided as a flood management system.
Refer to the Flood Impact and Risk Assessment for further information.

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ADG Assessment

Part 4 -
Designing the Building

Objective 4W-1 - Waste Management

Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.

Design Guidance

Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park

Meets the Objective

Refer to Waste Strategy Diagram drawing DA-820-010, and DA-820-020.
All waste storage areas are located internally and in close proximity to the loading dock at ground level, ensuring they are discreetly positioned away from any residential entry to the building, and allowing for easy manoeuvring between storage and collection points.
A bulk waste room has also been provided on the ground floor for large items

Objective 4W-2 - Waste Management

Domestic waste is minimised by providing safe and convenient source separation and recycling.

Design Guidance

All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling.

Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core.

For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses.

Meets the Objective

Domestic waste is managed via a cupboard on each floor featuring a garbage chute and a 240L recycling bin. Recycling waste is to be emptied by the building manager and organic waste is to be brought to the FOGO room on the ground level by residents as per the schedule listed in the waste management plan.
A garbage room containing garbage, FOGO and recycling bins is also provided to each floor of Co-living units.
The communal waste and recycling rooms are located on the ground level and are located in close proximity to the vertical cores.
A separate waste storage area is provided for all retail waste.
Refer to Waste Strategy Diagram drawing DA-820-010, and DA-820-020 and the Waste Management Report.

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ADG Assessment

Part 4 -
Designing the Building

Objective 4X-1- Building Maintenance

Building design detail provides protection from weathering.

Meets the Objective

Building materials are selected to withstand the demands of the environment, utilising high quality and low maintenance finishes that will not require frequent repairs or refreshes.
Waterproofing and drainage details to be addressed during detailed design development to prevent condensation and leaching into internal areas.

Objective 4X-2- Building Maintenance

Systems and access enable ease of maintenance.

Meets the Objective

Suitable access for cleaning and maintenance has been designed for all areas. Communal areas are readily accessible for maintenance. A building manager's office is provided at the ground level, easily accessible adjacent to the main pedestrian entrance.

Objective 4X-3- Building Maintenance

Material selection reduces ongoing maintenance costs.

Meets the Objective

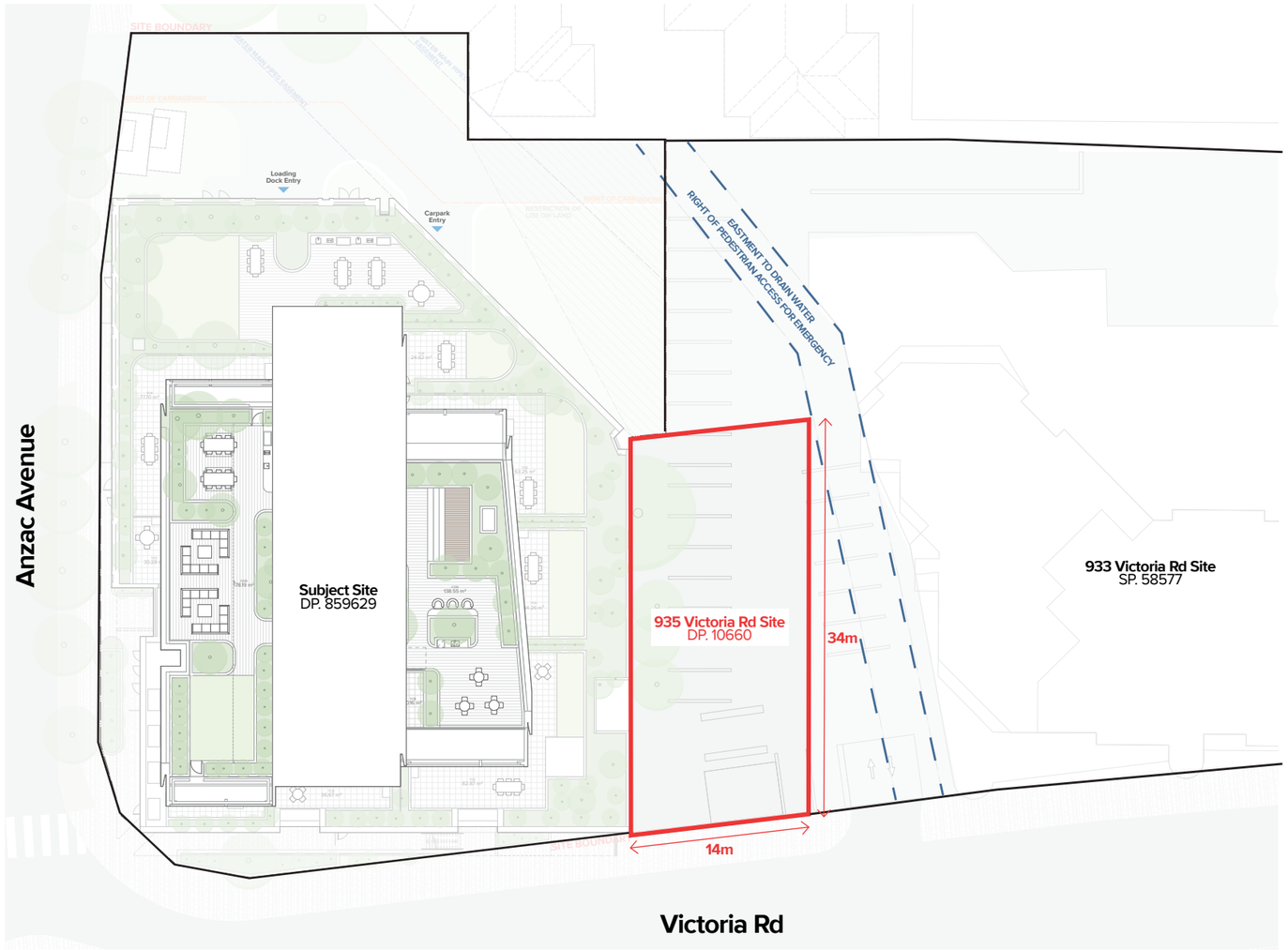
Well considered and robust materials have been selected across the development, and finishes will be specified for their longevity and minimal maintenance requirements.
Applied finishes and painted surfaces have been minimised where possible to reduce maintenance.

3.3 Additional Contextual Information

Neighbouring Sydney Water Site

An indicative envelope study has been undertaken for the adjoining No. 935 Victoria Road site (owned by Sydney Water) to demonstrate potential development parameters, including indicative height, setbacks, and site coverage (both building and basement). The study confirms the envelope is consistent with applicable planning controls and aligns with the street interface and built form of the proposed development.

A potential vehicular access point has also been identified via the shared access way, with the opportunity for one basement parking level. The envelope testing demonstrates no adverse impacts between the two sites, including solar access, privacy, and visual amenity, should future development occur on the adjoining land.



Zone: MU1 - Mixed Use

The site is zoned MU1 Mixed Use, allowing for a combination of residential, commercial, and community uses.

Heritage: Not in Conservation Area

The site is not located within a heritage conservation area, and contains no listed heritage items.

FSR: 1.25:1

The current planning controls permit a maximum floor space ratio (FSR) of 1.25:1 on the site.

Height: 15.5m

A maximum building height of 15.5 metres applies to the site under the Ryde LEP 2014.

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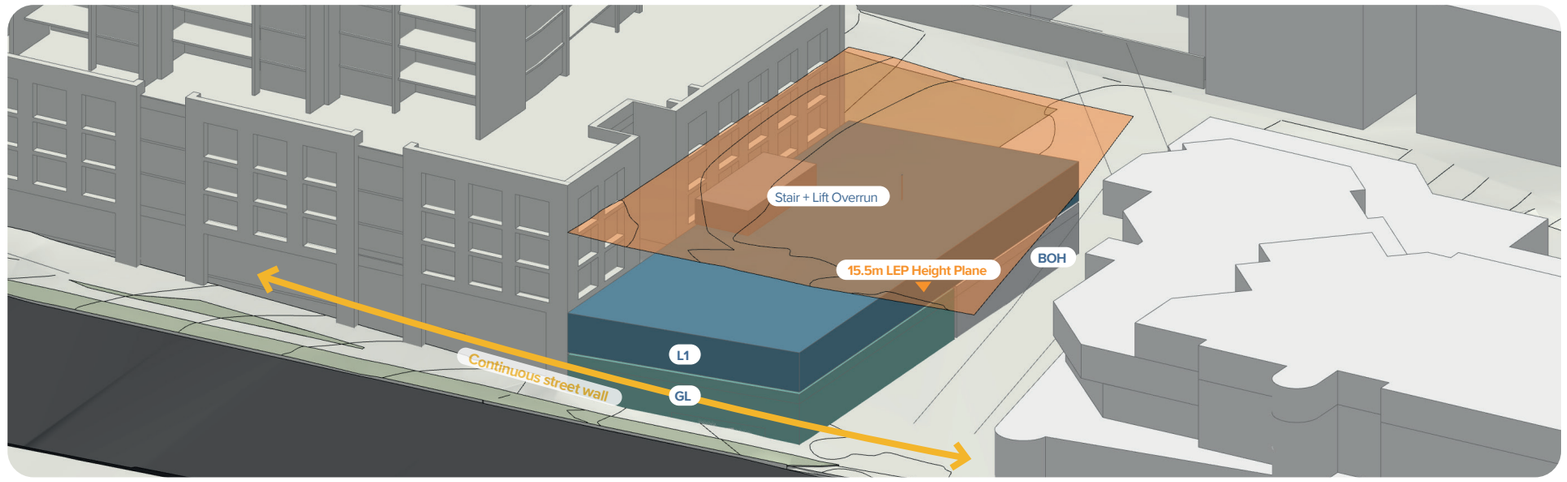
SITE PARAMETERS

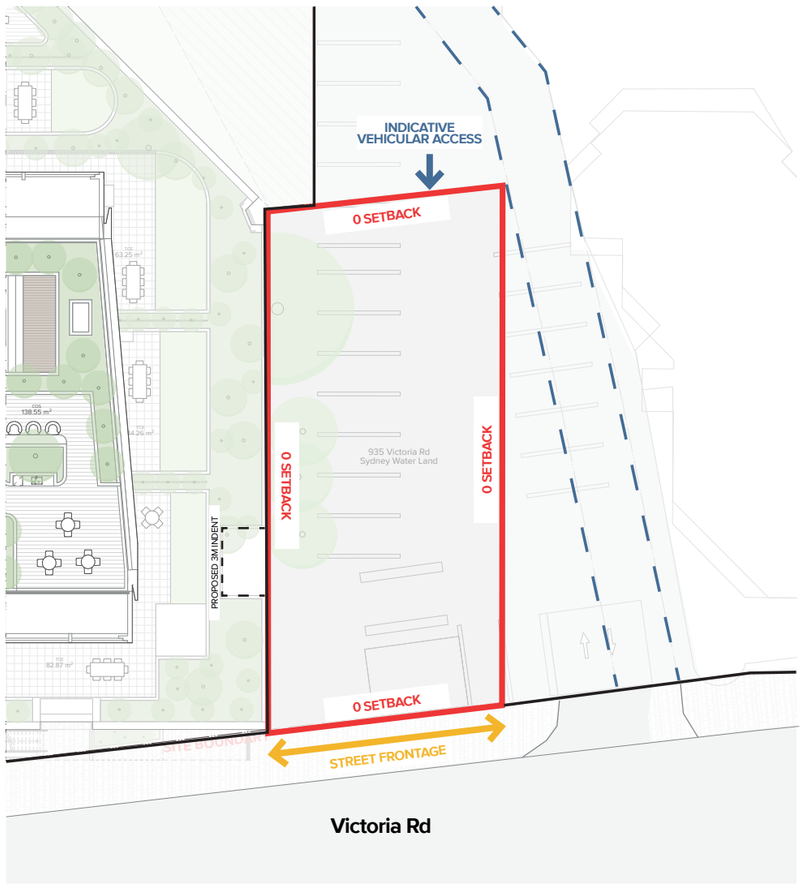
Zone: MU1 - Mixed Use
The site is zoned MU1 Mixed Use, allowing for a combination of residential, commercial, and community uses.

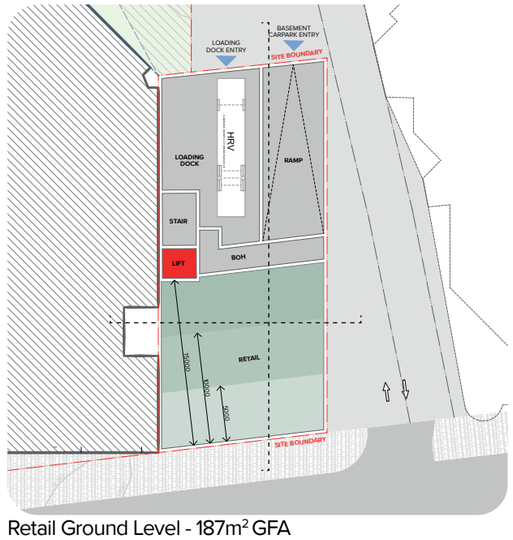
FSR: 1.25:1
The current planning controls permit a maximum floor space ratio (FSR) of 1.25:1 on the site.

Height: 15.5m
A maximum building height of 15.5 metres applies to the site under the Ryde LEP 2014.

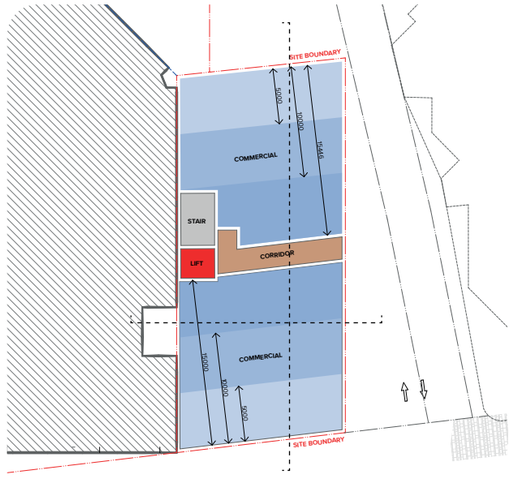


Indicative Envelope Massing

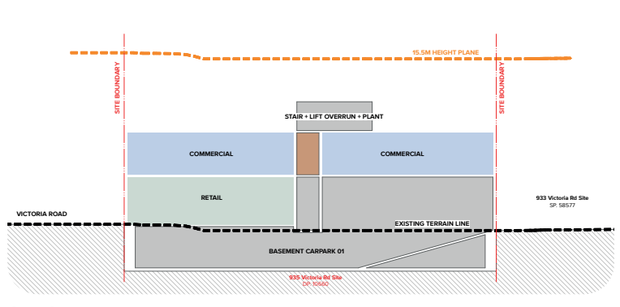




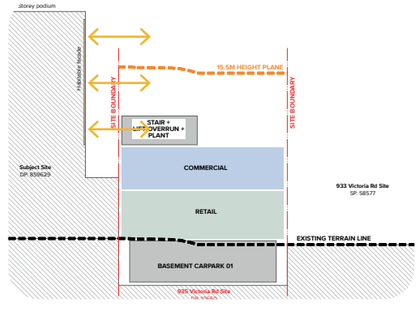
Retail Ground Level - 187m² GFA



Commercial Level 1 - 459m² GFA



Site Section



Site Section

INDICATIVE SCHEME NUMERICS

Capped by FSR

Site Area: 517m²
Use: Mix Use / Retail + Commercial
Number of Storeys: 2 Storeys + Plant
GFA (85% Efficiency): 646m²
FSR: 1.25:1
Car parking Spaces: 13

POTENTIAL IMPACTS

Solar Access:
The adjoining indicative envelopes do not adversely impact solar access, as 935 Victoria Road is located on the south-eastern corner and any shadowing is primarily cast toward Victoria Road. The commercial and retail uses on that site are not dependent on direct solar access, and therefore, shadows from the proposed development do not result in any adverse impacts.

Privacy:
The eastern boundary of the proposed SSDA scheme predominantly comprises a non-habitable façade facing the adjoining 935 Victoria Road site, except for a 3 m recess designed to allow solar access and external views from the co-living corridor. The indicative adjoining development is limited in height by the maximum permissible FSR of 1.25:1, resulting in a two-storey building approximately 9 m tall. This scale ensures there are no adverse visual or privacy impacts on the proposed SSDA envelope.

Traffic & Loading:
Traffic and loading can be accommodated via the right-of-carriageway shared access zone at the rear of the site.

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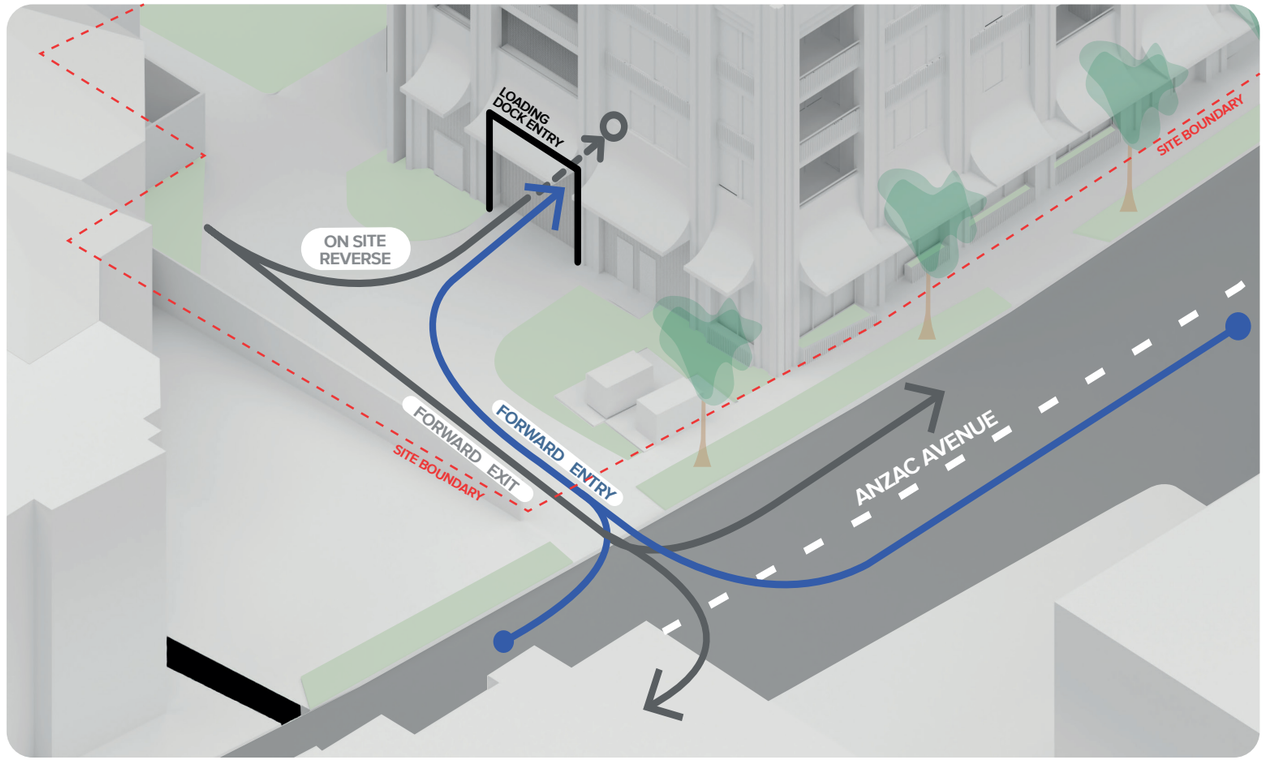
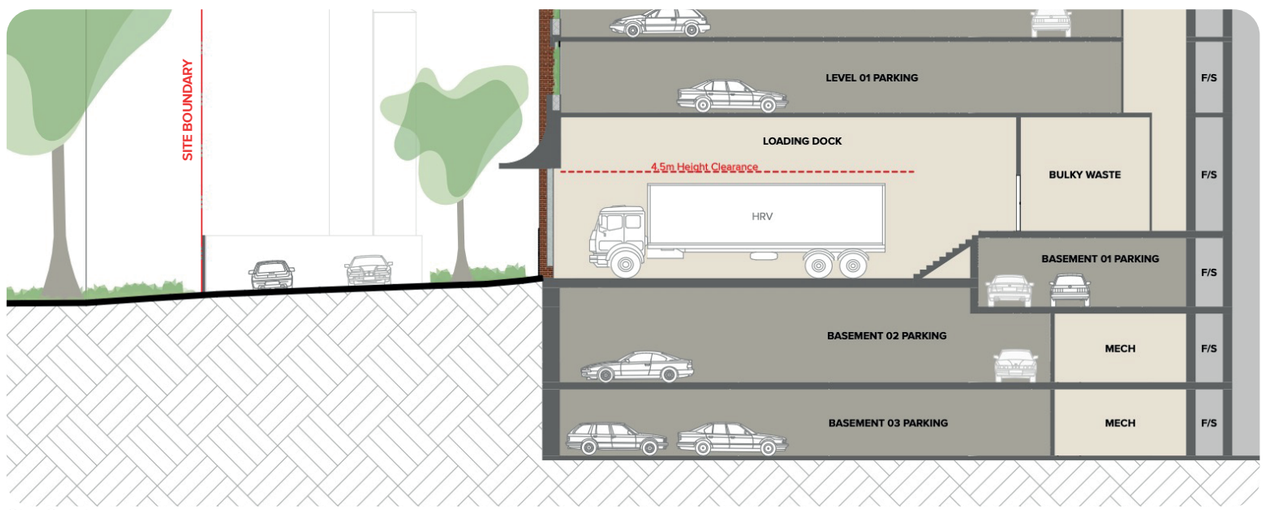
HRV Movement

Heavy Rigid Vehicle Loading Dock Access

The proposal includes an 8.5 m wide combined ingress/egress driveway providing access to the car park and loading dock, designed to comply with AS 2890 standards for safe vehicle movements and sight distances. The interconnected basement car parks will allow efficient internal circulation with compliant aisle widths, ramp grades, height clearances, and two-way manoeuvring space throughout. Servicing will occur via a dedicated loading bay capable of accommodating a 12.5 m heavy rigid vehicle for council waste collection, with turning paths verified for compliance. The bay will also support larger service and delivery vehicles, while smaller vehicles can use visitor parking or access roads, aligning with typical residential development servicing arrangements.
For more information refer to Traffic & Waste Reports.



HRV On-Site Movement Diagram



Site Section

3.33

Public Domain

Anzac Avenue Tree Retention

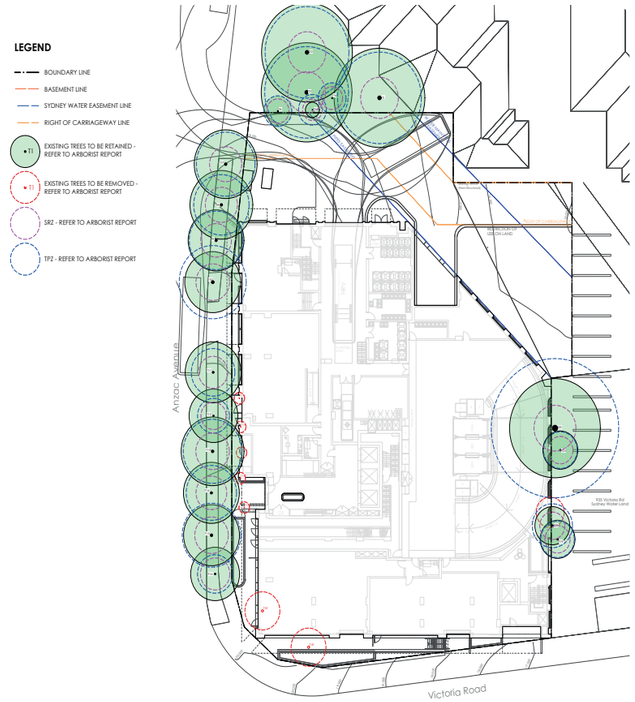
The SSDA proposal seeks to celebrate and reinforce the draft West Ryde Masterplan's vision by enhancing the Anzac Avenue (and Victoria Road) frontage as a vibrant and green public interface. The scheme retains the existing 10 mature Triadica sebifera trees along Anzac Avenue, preserving the established canopy character and contributing to local biodiversity. Through the introduction of new trees to the landscaped roof spaces, the total canopy coverage of the site is increased from the existing 2.1% to the proposed 21.4%. Complementing this, the proposal introduces additional landscaped planters, widened pedestrian zones, and opportunities for outdoor seating adjacent to the retail frontages, fostering a lively, community-oriented streetscape. A 3-metre setback at the corner junction further defines an active public space anchored by a prominent retail tenancy between the two main lobbies, supporting natural surveillance and clear wayfinding in line with CPTED principles.

VIEW OF EXISTING TREES ALONG ANZAC AVENUE FRONTAGE (SOURCE: GOOGLE MAPS)

VIEW OF EXISTING TREES ALONG ANZAC AVENUE FRONTAGE (SOURCE: GOOGLE MAPS)

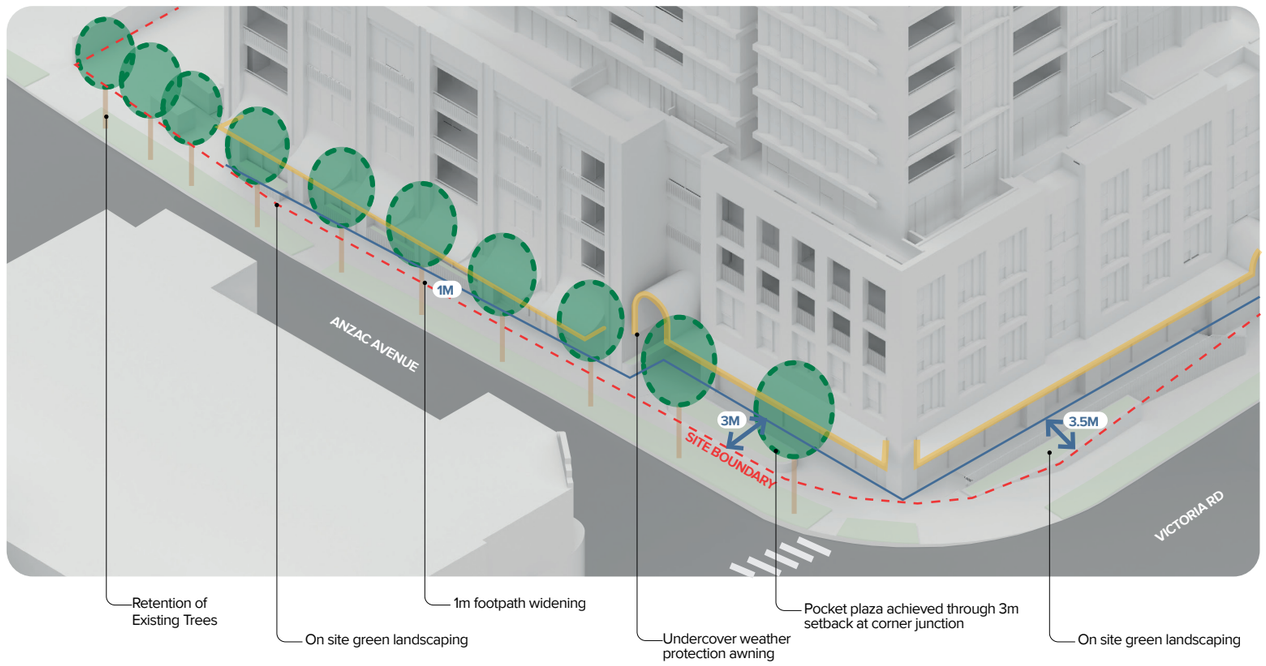
EXISTING TREE SCHEDULE

Tree ID	Species	Retention Category
1	Eucalyptus microcorys	Retained
2	Eucalyptus microcorys	Retained
3	Eucalyptus microcorys	Retained
4	Lophostemon sp.	Retained
5	Elaeocarpus reticulatus	Retained
6	Elaeocarpus reticulatus	Retained
7	Triadica sebifera	Retained
8	Triadica sebifera	Retained
9	Triadica sebifera	Retained
10	Triadica sebifera	Retained
11	Triadica sebifera	Retained
12	Triadica sebifera	Retained
13	Triadica sebifera	Retained
14	Triadica sebifera	Retained
15	Triadica sebifera	Retained
16	Triadica sebifera	Retained
17	Callistemon sp.	Removed
18	Lophostemon confertus	Removed
19	Leptospermum petersonii	Retained
20	Callis sp.	Retained
21	Ficus pandata	Removed
22	Leptospermum petersonii	Retained
23	Leptospermum petersonii	Retained



Landscape Drawing Extract_Retention of Existing Anzac Avenue Trees

Public Domain Diagram



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Sydney Water Pumping Station

Overshadow Analysis

The proposed development has been carefully assessed in relation to its potential overshadowing impacts on surrounding properties, with particular consideration given to the heritage-listed Sydney Water Pumping Station located directly opposite the site on Victoria Road.

During the winter solstice, representing the period of longest shadow, the proposed building's shadow passes partially over the Pumping Station site curtilage between 9:00 am and 12:00 pm. This represents a small proportion of the total heritage lot area. The Pumping Station building itself experiences direct shadowing for approximately three hours in the morning period only, with the shadow moving off the site by midday as sunlight returns to the facades and surrounding open space.

The overshadowing also extends briefly across the group of heritage-listed Chilean Wine Palms (Jubaea chilensis) situated within the front setback of the Pumping Station site. As previously noted in supporting Landscape Statements, this overshadowing is considered minimal and is not anticipated to have any adverse impact on the palms. The Jubaea chilensis species is well-documented for its high shade tolerance and resilience in lower light conditions.

Legend

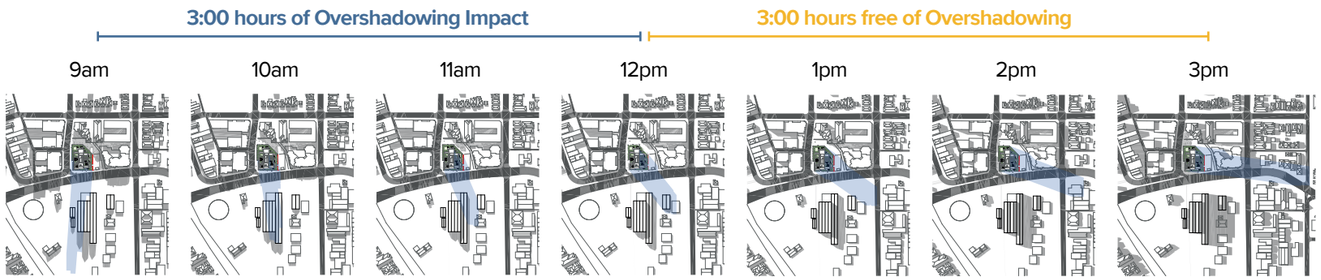
- Proposed Development Massing
- Outline of zone achieving less than 3hrs of solar access during the winter solstice (21st June)
- Heritage Palm Tree Location (Jubaea chilensis)

Shadow/Colour Spectrum

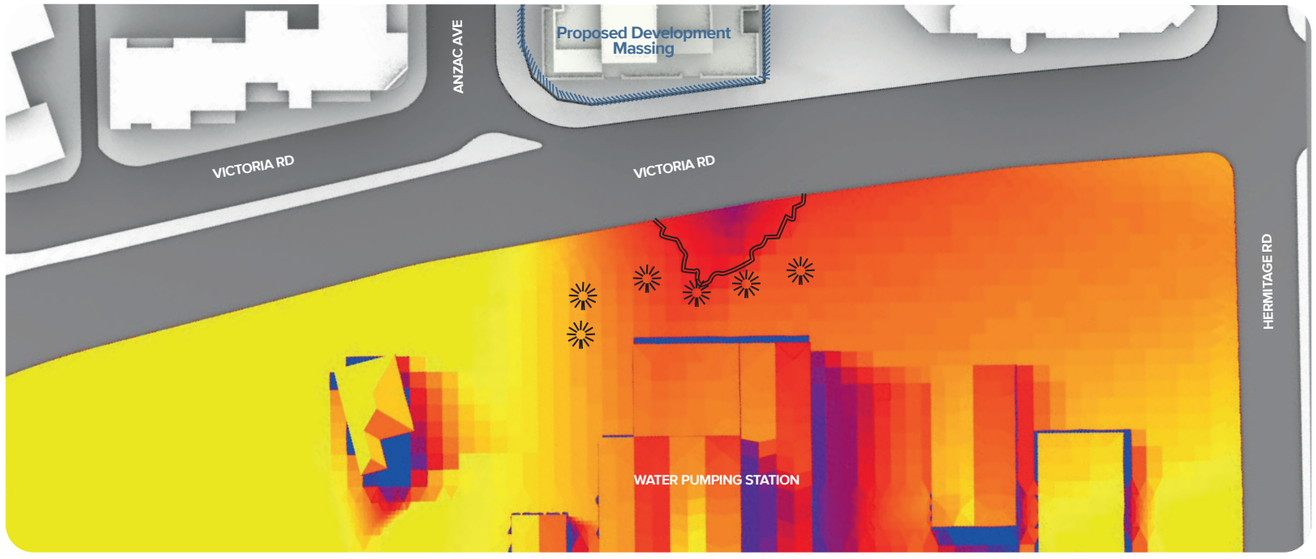
Hours
6.00<
5.50
5.00
4.50
4.00
3.50
3.00
2.50
2.00
1.50
1.00
0.50
<0.00

The colour spectrum illustrates the cumulative hours of sunlight received across the site during the Winter Solstice (21 June) between 9:00 am and 3:00 pm. Lighter tones (yellows through light greens) indicate areas that achieve longer solar exposure, receiving up to six hours of direct sunlight across the analysis period. In contrast, darker tones (deep blues through greys) identify zones that remain shaded for extended durations, receiving limited to no direct sunlight during this timeframe.

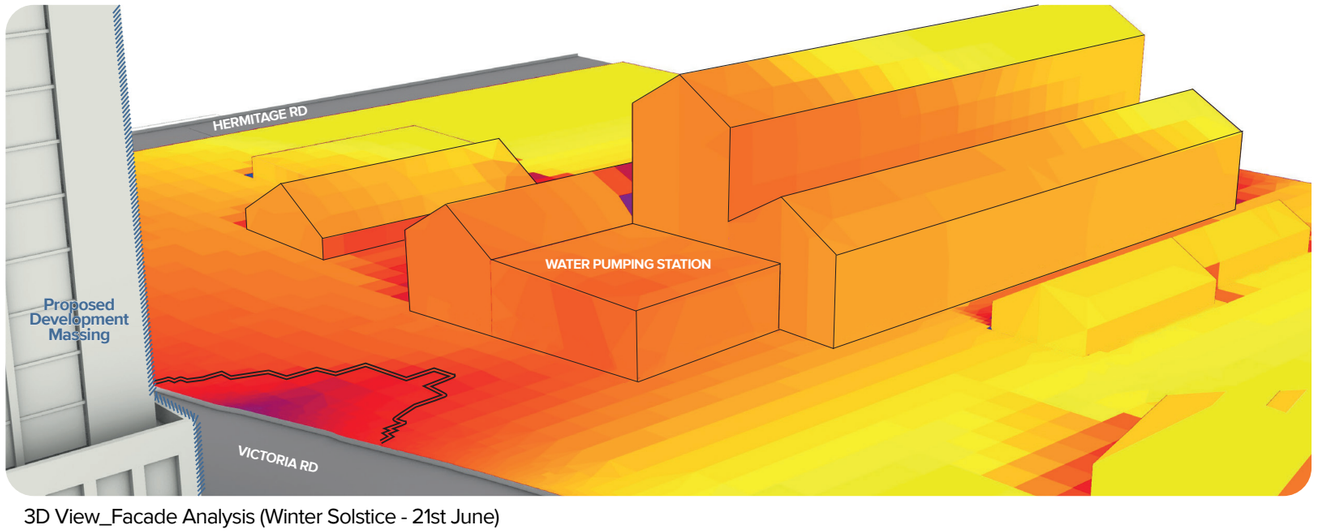
The gradation between these tones provides a visual representation of the transition from continuous shadow to full-day sun exposure, enabling a clear understanding of sunlight accessibility across open spaces and adjacent properties



Shadow Analysis (Winter Solstice - 21st June)



Top View_Site Analysis (Winter Solstice - 21st June)



3D View_Facade Analysis (Winter Solstice - 21st June)

TURNER

Scion