



242-244 BEECROFT ROAD, EPPING
PROJECT DESCRIPTION

IPC MEETING SEPTEMBER 4TH 2023

 **DASCO** **TURNER**

 **SITE IMAGE**
Landscape Architects

CONTEXT

Epping Town centre has a mid to high rise urban form with a clustering of towers along a north-south axis near the rail line.

- The significant site of 10,137 m² site is located on the edge of Epping Town Centre, in close proximity to the train station.
- Located on Beecroft Road.
- There is a steep fall across the site from Beecroft Road to Ray Road
- At the transition from the high density town centre, to the medium to low rise surrounding context.
- The elevated location along the ridgeline allows for significant district views to the west.



Aerial view from west.

PROJECT NUMERICS & COMPLIANCE

Areas:

Allowable GFA: 38700sqm

Total residential GFA: 37700sqm

Total non-residential GFA: 922sqm

Total achieved GFA: 38622sqm

Yield:

Approved Concept Plan indicative yield: 432 apartments

Proposed yield: 374 apartments

Mix:

Approved Concept Plan indicative mix:

10.8% studios, 24.4% 1 beds, 51% 2 beds, 13.8% 3 beds

Proposed Mix: no Studios, 19.3% 1 beds, 49.2% 2 beds, 31.6% 3 beds

Building Numerics:

Yield :Buildings A : 31 apt, Building B: 94 apt, Building C: 124 apt, Building D: 28 apt, Building E: 97 apt

ADG Solar:

21.5% Livable Apartments and 10% Adaptable

ADG Solar:

72.2%

ADG Cross Ventilation:

60%

Landscaping Considerations: (Site Area: 10137sqm)

40.9% communal open space

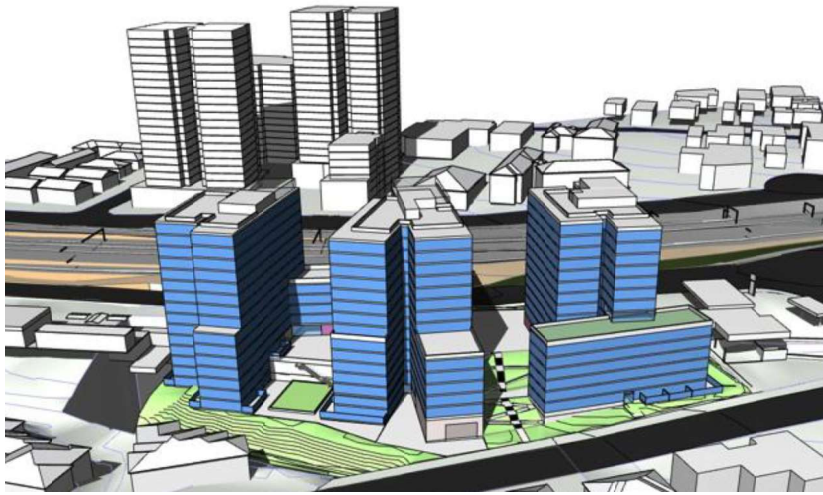
of which 51.2% received more than 2hrs solar access between 9am and 3pm

Deep soil greater than 20% (ADG target is 15%)

Canopy Coverage greater than 25%

APPROVED CONCEPT PLAN - BUILT FORM

RESPECTING THE URBAN DESIGN OF THE APPROVED CONCEPT PLAN BUILDING MASSING



APPROVED CONCEPT PLAN ENVELOPES



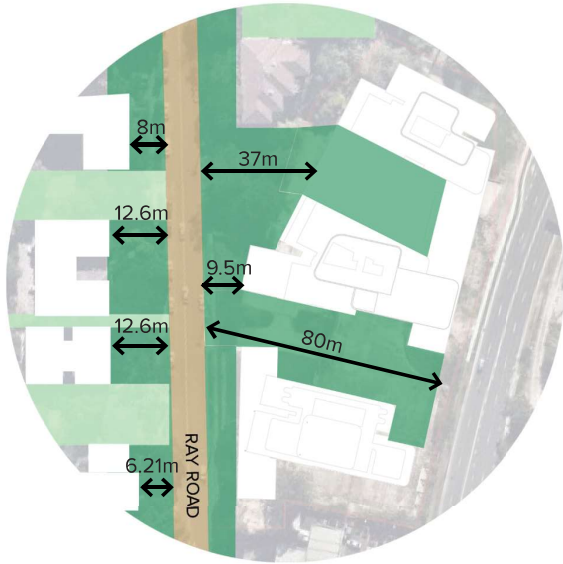
PROPOSED BUILT FORM

Respects the urban design intent of the approved concept plan with views and connection across the site from east to west

PUBLIC DOMAIN AND LANDSCAPE DESIGN

A landscape driven urban design, where buildings are set within a lush green landscape

Ray Road
Green Spaces



Private Green space analysis on Ray Road



242-244 Beecroft Rd, Epping | Landscape Design Report

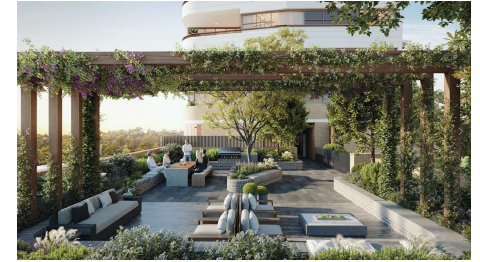
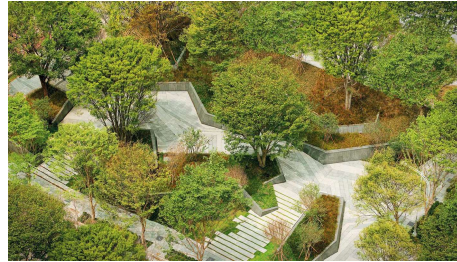
SITE IMAGE
Landscape Architects

Source: Site Image

Drawing Number 007
Issue J
Date 15.05.2023

PUBLIC DOMAIN AND LANDSCAPE DESIGN

Clearly defined Landscape Programme

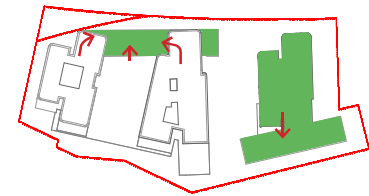
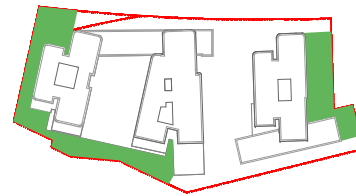
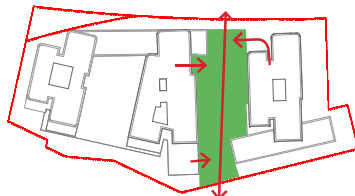
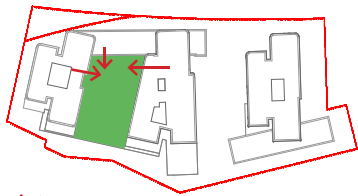


1 COMMUNAL COURTYARD (resident only)
A neighbourhood lawn, walking loop, play space and communal dining space supported by internal community lounge and kitchen.

2 THROUGH SITE LINK (public)
A public, accessible, safe and green pedestrian link.

3 LOWER WALKWAY (resident only)
Eco-park edges of dense deep soil planting with walkway looping around the site.

4 ROOFTOPS
Providing direct access from each building, rooftops provide programmed leisure and entertaining spaces.



→ Access

GROUND FLOOR PLAN

BEECROFT ROAD ACTIVATED BY RETAIL AND LOBBY ENTRIES



BEECROFT ROAD STREETSCAPE

FINE GRAIN RETAIL - QUALITY MATERIALS - GENEROUS LANDSCAPING

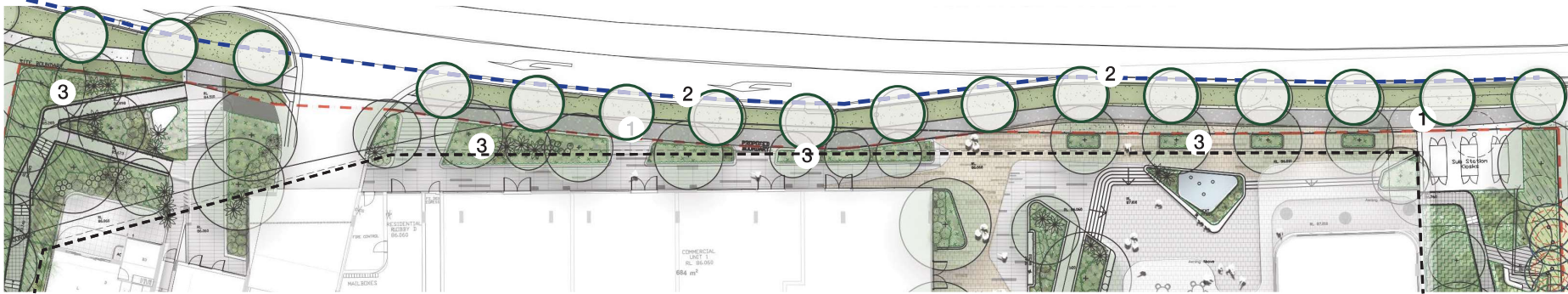


LANDSCAPE STRATEGY

BEECROFT ROAD TREE PLANTING AND CANOPY COVERAGE

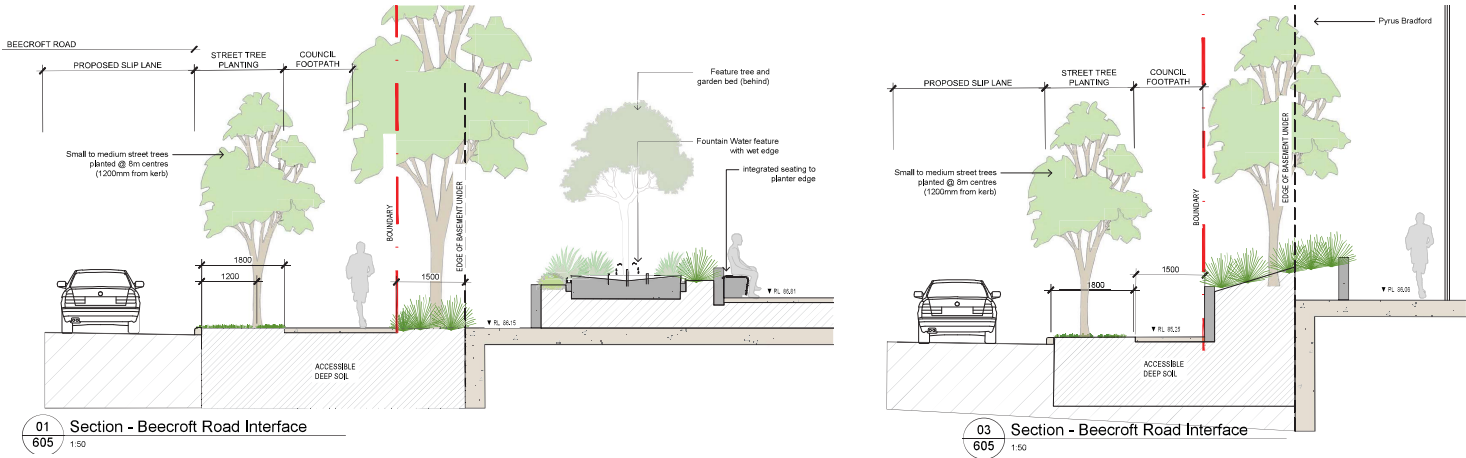


Key Plan



Source: Site Image - Plan at Beecroft Rd boundary

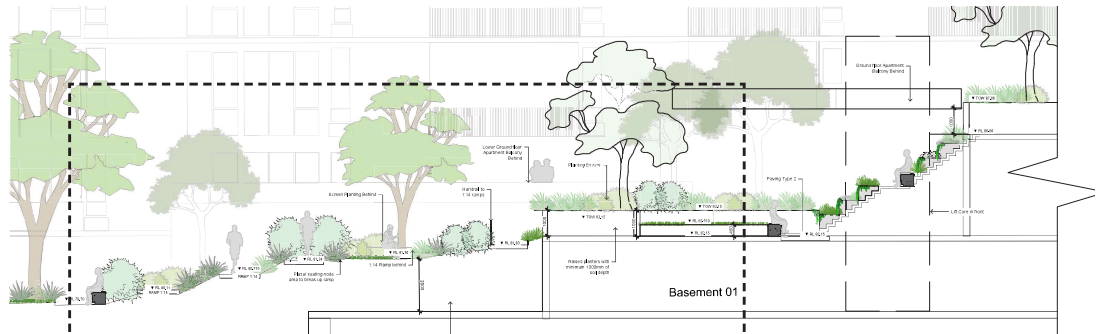
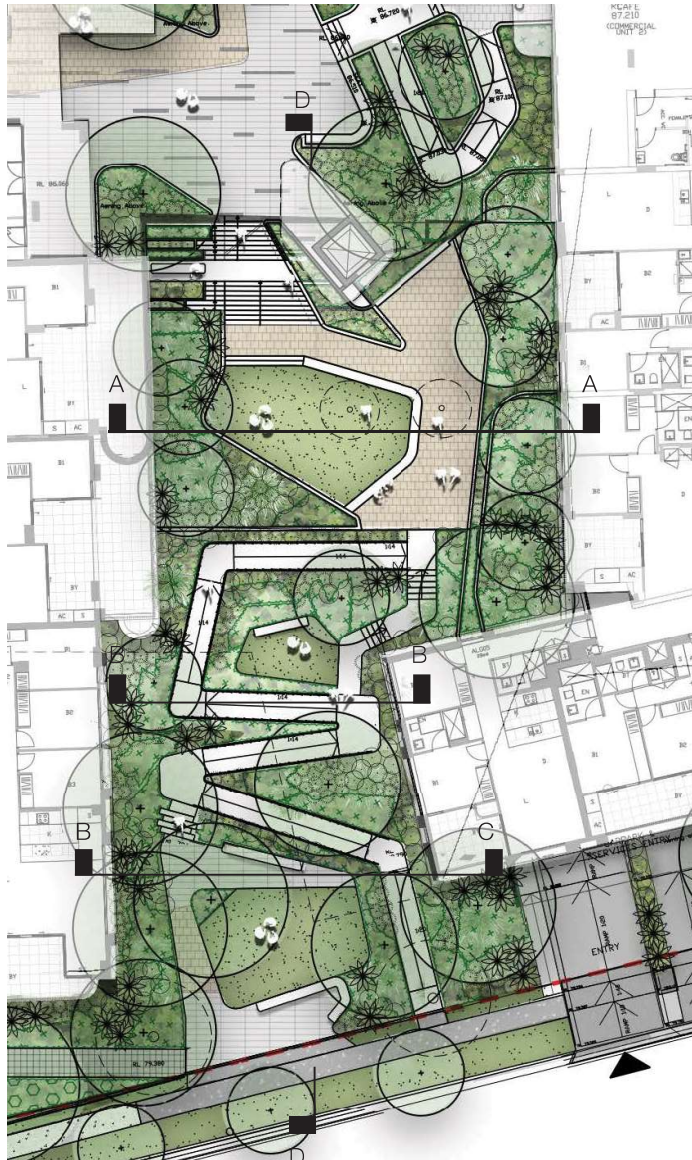
- Legend**
- — — EDGE OF PROPOSED SLIP LANE
 - - - SITE BOUNDARY
 - - - EDGE OF BASEMENT
 - PROPOSED STREET TREE LOCATION - TBC WITH RMS
- 1** Proposed footpath upgrade
 - 2** Opportunity for street tree planting to Beecroft Road
Suggested species (only one species will be selected): *Acacia parramattensis*, *Cupaniopsis anacardioides* or *Callistemon viminalis*
 - 3** Additional canopy tree planting to Beecroft Road setback



Source: Site Image - Section at Beecroft Rd boundary

LANDSCAPE STRATEGY

THROUGH SITE LINK - CREATING A NEW PUBLIC SPACE THAT CONNECTS THE WIDER PRECINCT



LANDSCAPE STRATEGY

CREATING A COMMUNITY HEART AT DEVLINS CREEK



RESIDENT'S LAWN AND BBQ DECKS AT GROUND FLOOR PODIUM



Landscape Design Approach
Devlins Creek Interface - Section

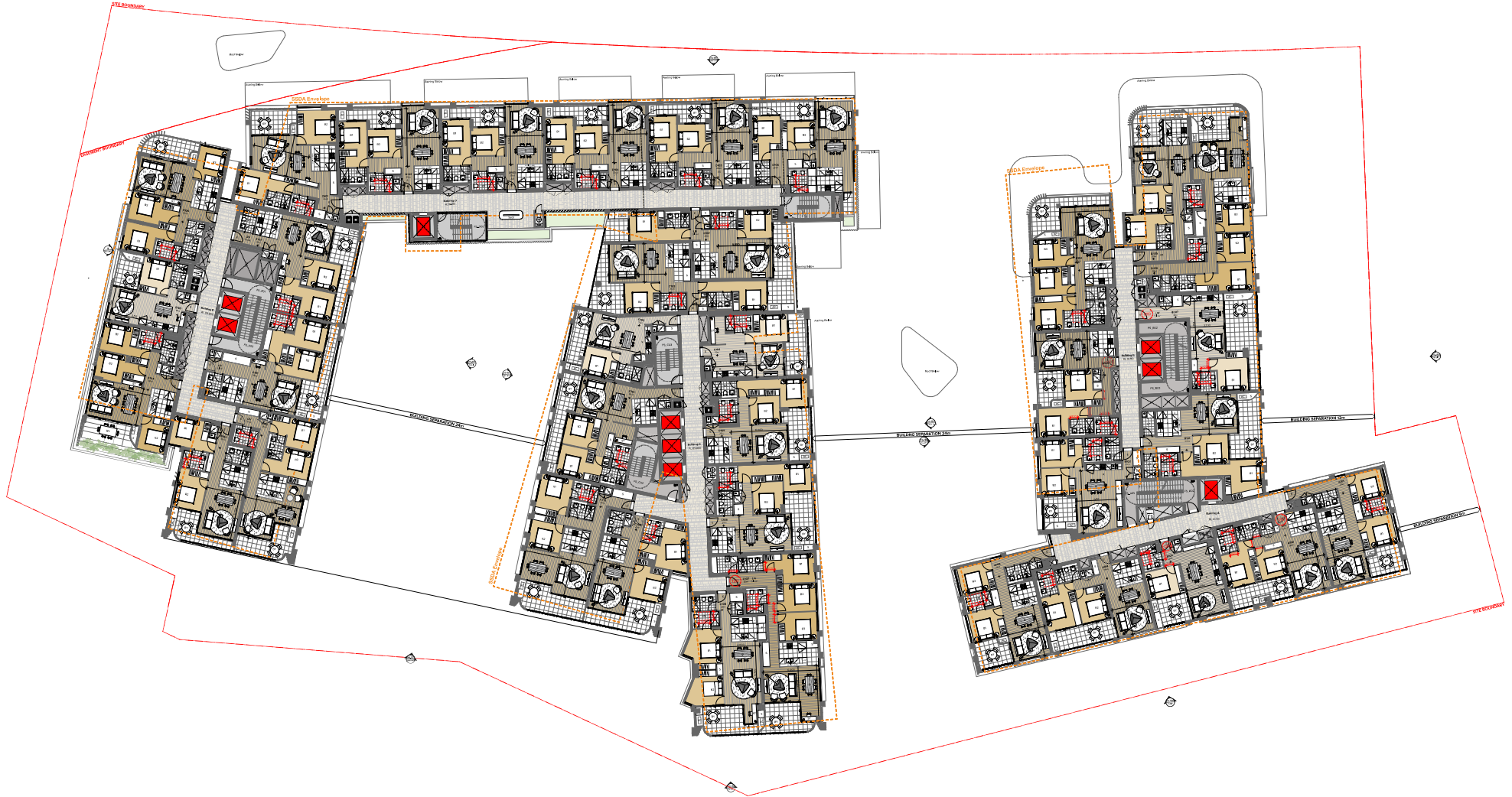


242-244 Beecroft Rd, Epping | Landscape Concept



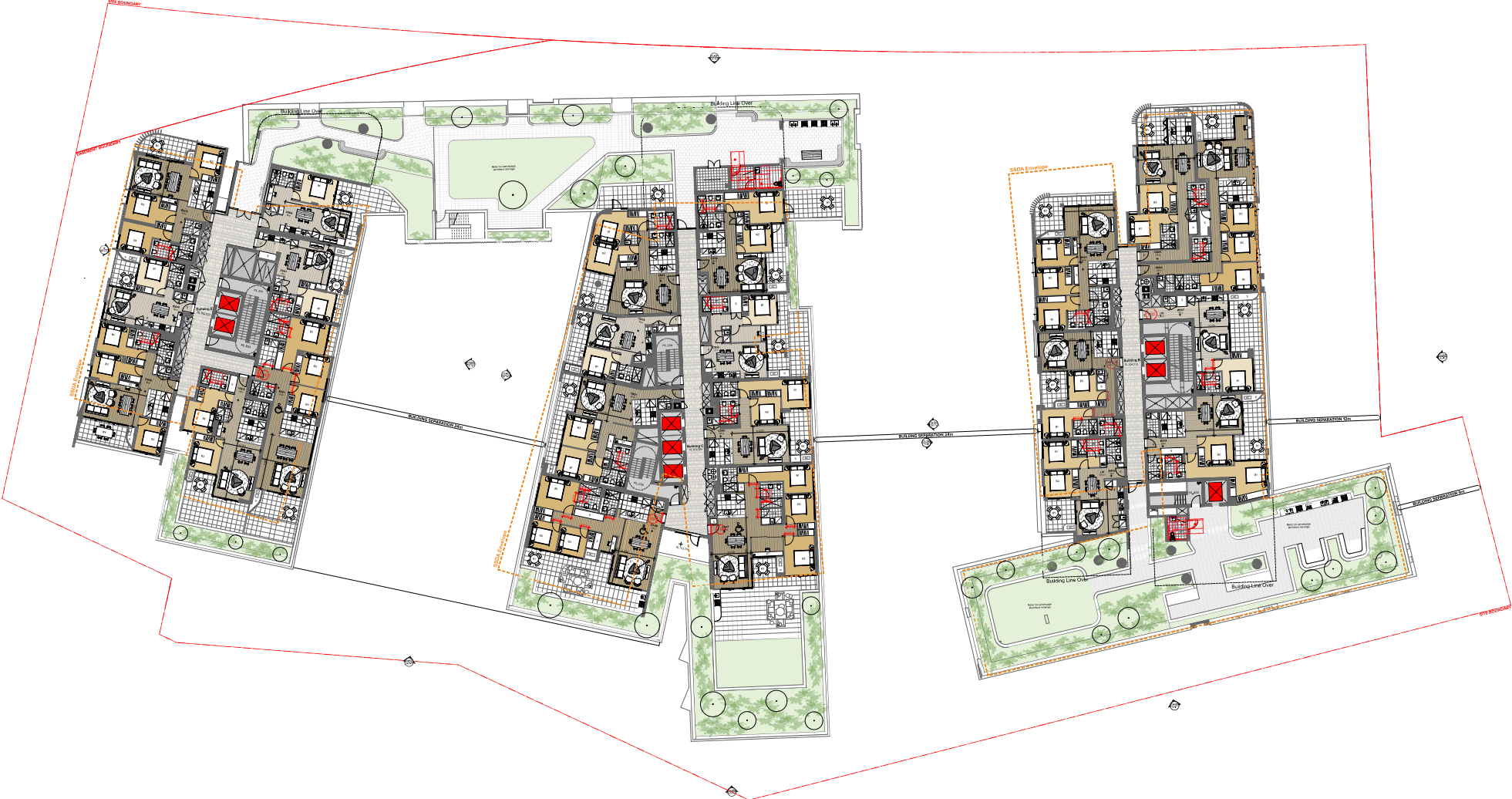
PROGRAMMED LANDSCAPE WITH DECK AREA

TYPICAL LOWER LEVEL



LEVEL 5 - ROOF TERRACES

ALL BUILDINGS AND LIFT CORES HAVE ACCESS TO ROOFTOP TERRACES

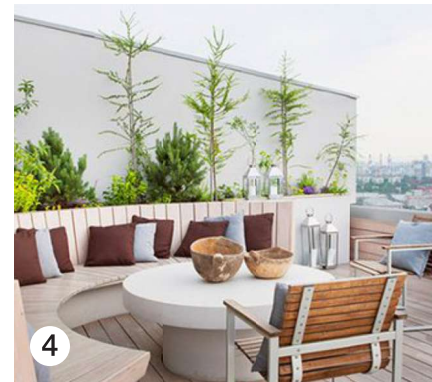
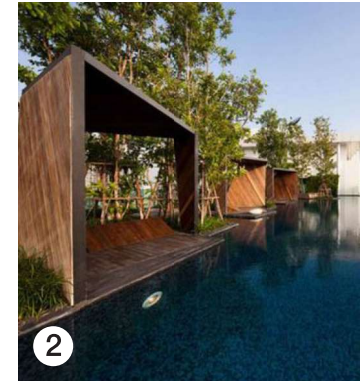
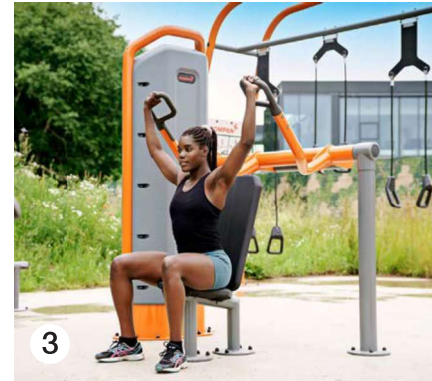
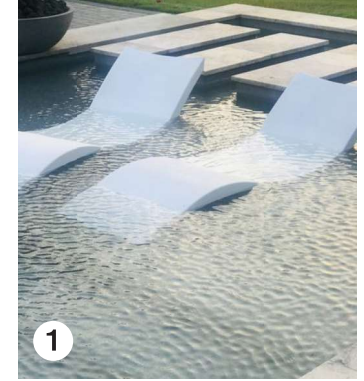
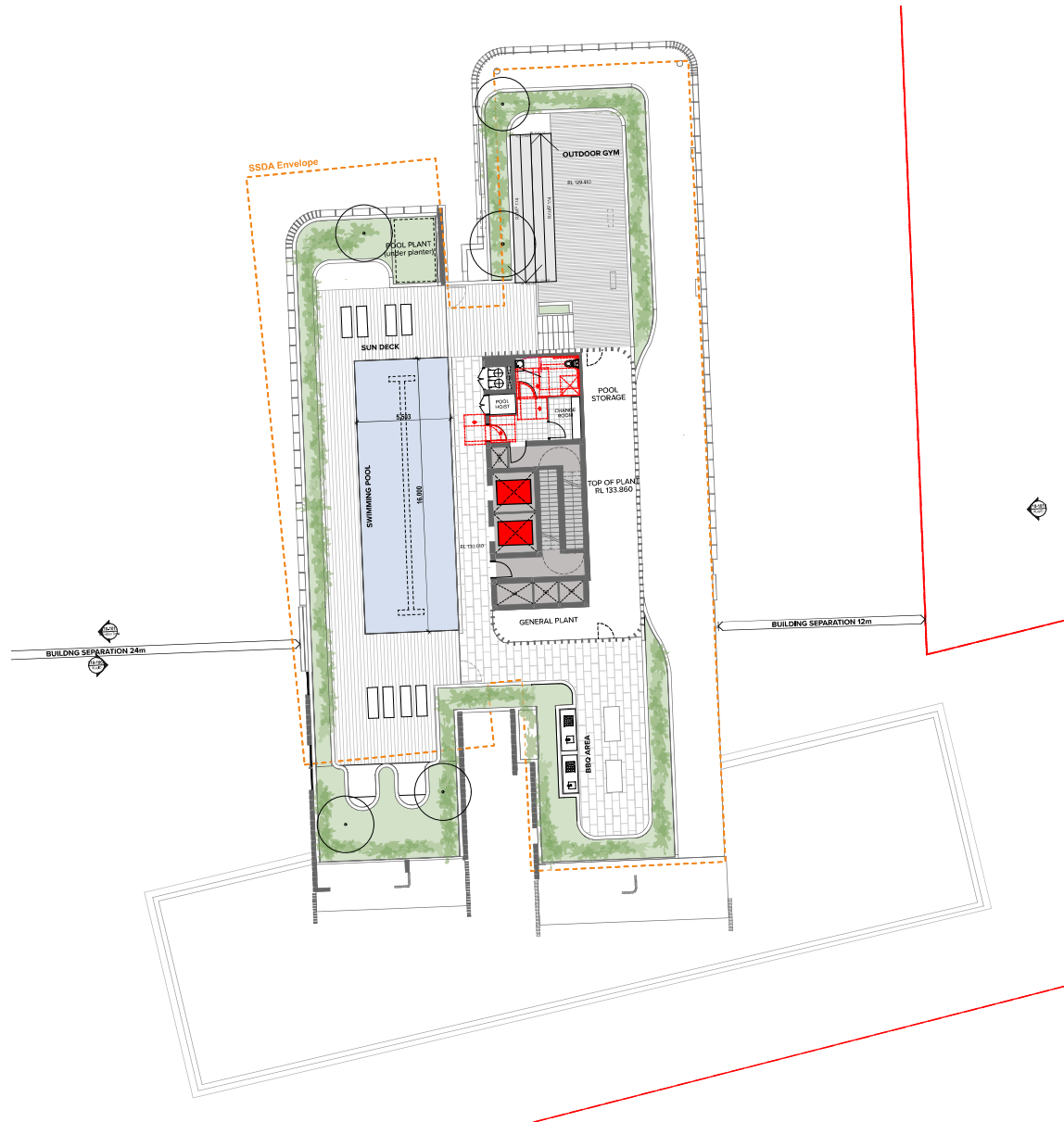


TYPICAL UPPER LEVELS



LEVEL 13 ROOF TOP COMMUNAL FACILITIES

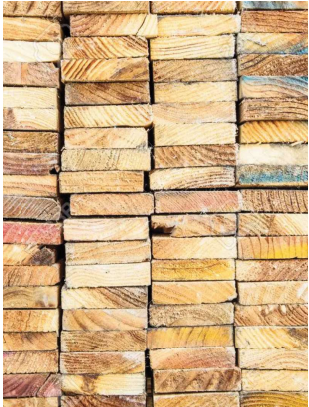
SWIMMING POOL, SUN DECK AND CABANAS, BBQ & DINING AREA, AND OUT DOOR GYM



MATERIALS & FINISHES

PREFINISHED HIGH QUALITY MATERIALS IN EARTHY WARM NATURAL TONES

PODIUM BUILDINGS



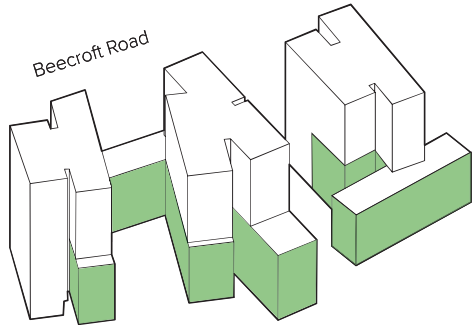
CONCEPT STACKED
(REFERENCING THE TIMBER YARDS THAT WERE ONCE ON THE SITE)



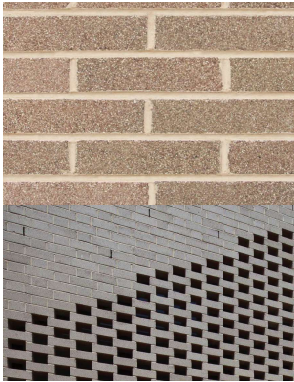
MATERIALITY BRICK



COMPOSITION
(PRECEDENT PROJECT: EDEN APARTMENTS, PENRITH BY TURNER)



A **shared language** with common palette, differentiated by **scale and interface**. The use of brick will form a refined but established base giving texture and human scale to the streetscape.



Similar to Simmental Silver Brick

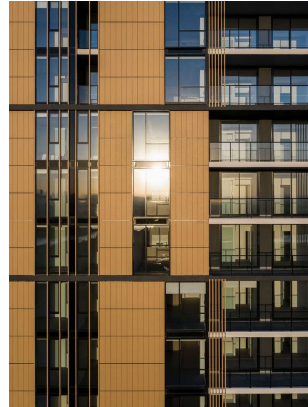
TOWERS



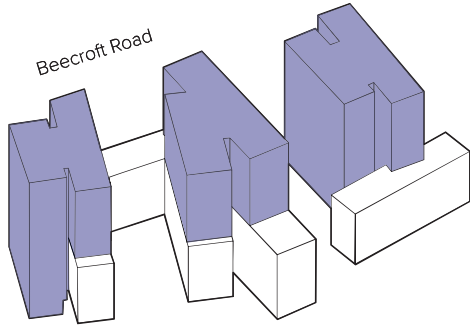
CONCEPT VERTICALITY
(REFERENCING THE GREEN VERDANT STREETScape AND BUSHLAND WITHIN THE CONTEXT OF THIS SITE)



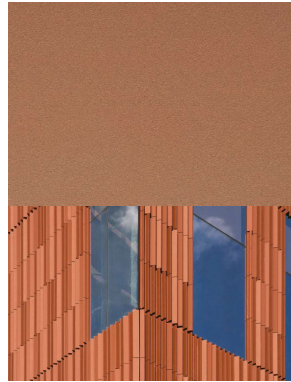
MATERIALITY TERRACOTTA



COMPOSITION
(PRECEDENT PROJECT: SANCTUARY APARTMENTS, WENTWORTH POINT BY TURNER)



Rising above the residential datum, the tower facades predominantly use terracotta. Colour will subtly vary with a earthy tonal range.

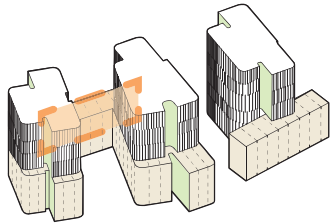


Similar to Terracotta Cladding

FACADE DETAILING AND ARTICULATION

BEECROFT ROAD STREETSCAPE

East Brick Facade / Beecroft Road



BESPOKE BRICK DETAILING

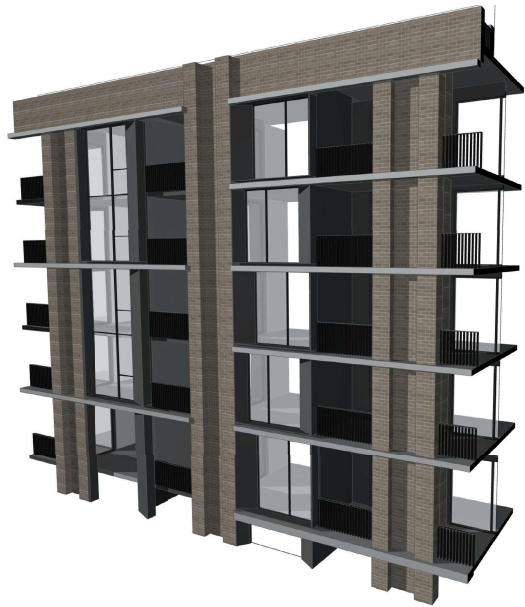
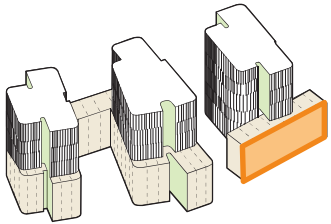


FINE GRAIN RETAIL. FACADE ARTICULATED AS A SERIES OF BAYS THAT ALIGN WITH RETAIL SHOPFRONTS AND AWNING BELOW

FACADE DETAILING AND ARTICULATION

RAY ROAD STREETSCAPE

East Brick Facade / Beecroft Road



BESPOKE BRICK DETAILING



A FAMILIAL LANGUAGE THAT PROVIDES ARCHITECTURAL DIVERSITY

PROPOSED BEECROFT ROAD STREETScape

