



Wee Hur Student Village

13-23 Gibbons Street, Redfern



image by Virtual Ideas

Figure 01: View from Gibbons reserve to North_3D visualisation

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 **WEE HUR CAPITAL PTE LTD**
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Contents

Executive Summary	4
1. Solar	6
1.1 Mid-winter shadow diagram - hourly	6
1.2 Sun eye study - every 15 mins	8
1.3 Mid-winter quantitative solar access analysis - green spaces	16
1.4 Mid-winter quantitative solar access analysis -1 Margaret Street	17
2. Privacy	18
2.1 Key neighbouring sites	18
2.2 Building setbacks	19
2.3 Visual impact - 11 Gibbons Street	20
2.4 Visual impact - 1 Margaret Street	21
2.5 Visual privacy - 11 Gibbons Street	22
3. Building design	24
3.1 Built form	24
3.2 Materiality	25
3.3 Passive solar design	26
3.4 Facade detail	27
3.4 GFA	28
4. Amenities	29
4.1 Passive surveillance to adjacent streets	29
4.2 Street activation	30
4.3 Landscaping strategies	31
4.4 Room design	32
4.5 Communal area	34
4.6 ESD strategies	35
5.1 Setback to St Luke’s church	36
5. Heritage	36

Executive Summary

Redfern Student Village Design Excellence Strategy

Design Proposal

The revised design responds to comments from authorities and stakeholders received during the submissions process.

Bulk and scale

The proposal is generally smaller in height and bulk compared to a complying design which complies with applicable height limits and setbacks. The proposed FSR has been reduced to 7.85:1 from 8.4:1 in the DA submission. The development represents an appropriate density considering the strategic planning context of this area, the existing and pipeline developments around Redfern Station and along Regent Street. The form responds to the corner block condition by addressing all three open frontages and forms a bookend to the Central to Eveleigh Corridor area, which extends to Margaret Street. Detailed analysis has been undertaken to compare the proposed scheme with a complying scheme in terms

of shadows, solar access and visual impact. Refer to section 1 of the supplementary design report. Shadows are less than those that would be cast by a complying scheme and, some times of day, less than those cast by the existing building. Refer to section 1.1 of the supplementary design report. Solar access to the neighbouring residential flat building at 1 Margaret Street and to the nearby Gibbons Street Reserve and NCIE playing fields has been studied to compare the effect of the existing building, proposed design and a complying design. Refer to sections 1.2, 1.3 and 1.4 of the supplementary design report for further detail. Building setbacks have generally been increased compared to the DA. Refer to section 2.2 of the supplementary design report.

Laneway activation and design

The amount of activation to the lane has been increased by reducing the amount of service areas facing the lane. This has been achieved by reducing the number of substations from two to one and relocating services to mezzanine or basement where possible. This has allowed more active uses to be located facing the lane, including student common spaces and a prominent bike hub and bike workshop, which will be used to promote cycling and active transport, educate the community and residents about bike maintenance and safety. The floor level of common rooms facing the lane has been lowered by 350mm to bring it closer to the level of the lane at Margaret Street to improve connections, both visual and physical, to the laneway. A difference of at least 500mm in level between internal floor level and the laneway flood levels must be maintained to address flooding and overland flow across the laneway. Refer to section 4 of the supplementary design report. Public domain and landscape design has developed to improve pedestrian safety and connectivity between indoor spaces and the laneway by moving the vehicular trafficable area alongside the eastern boundary, away from the building. This has created outdoor spaces on the laneway immediately adjacent to the building, allowing them to be monitored by and used with the indoor areas as an extension to the common space, for example during larger events. The outdoor spaces will have tree planting to address wind effects and downdrafts from the building. An increased setback to Margaret Street has allowed space for tree planting to help address wind effects on this frontage. Tree planting on the Gibbons Street verge will help address wind effects on this frontage. Light spill and undesirable views of the petrol station next door will be mitigated by 1.8m high green screen along the eastern boundary. Refer to the landscape design report for further detail on public domain.

Building entries articulation

The legibility and accessibility of building entries has been improved by creating wider entryways, sheltered by distinctive awnings and set back from the street to allow better integration of DDA ramps for ease of access and equitable treatment of all building users. Each entry is fronted by active uses such as common spaces or offices to improve surveillance and safety.

Podium articulation

The podium on Gibbons Street is designed to continue the local tradition of street wall buildings and has been scaled to match the existing residential flat building at 1 Margaret Street and the DA approved affordable housing building at 11 Gibbons Street. Openings in the podium wall follow the historical pattern of large window openings at ground level for shops and commercial spaces with smaller, vertically proportioned openings in the levels above. The massing and detailing of the podium follows the tradition of smaller buildings being built together in rows, unified by a strong and distinct parapet language for each row, reading as distinct sub-blocks within the larger street block. The podium is split into smaller sub-blocks by the recessed entry and common balconies on the levels above. Each block has a distinctive parapet treatment using expressive brickwork, cornice lines and variable parapet heights reflecting the heterogeneous nature of the traditional streetscapes in the local area. The podium articulation to Margaret Street and the laneway is simpler, reflecting the traditional difference in decoration between primary and secondary facades and uses a simple, vertically proportioned, paired window pattern that reflects the arrangement of the rooms within the podium and responds to the fenestration pattern evident in the side elevation of St Luke's church across Margaret Street. Windows on the ground floor are set back from the street alignment to provide a degree of privacy from the street and express the thickness and solidity of the street wall. Splayed reveals and window heads are used to add articulation and emphasis to key openings to ground floor spaces. Refer to section 3 of the supplementary design report for further detail regarding the design evolution of the podium and tower.

Internal amenity

Bedrooms have been increased in net area (excluding ensuite and kitchenette) to 11.5m² from 11m² in the DA submission. Typical studios now include a queen-sized bed rather than the king single sized bed in the DA. Common areas are located close to main circulation areas and to benefit from views out to the laneway, Gibbons or Margaret Streets. All common areas, other than the cinema room, have access natural light through generously sized windows. Space provisions for common areas are generous and are proposed at a rate of close to 2m² per bed which is well in excess of the SEPP requirements. Fresh air is supplied to bedrooms either through openable windows in every bedroom or, when traffic noise is an issue, each room will be provided with mechanical ventilation. Fresh air intake for mechanical ventilation is through roof mounted fans, which is then circulated via ductwork risers directly to each bedroom. Common spaces on Ground and Mezzanine levels will be provided with outside air ducted from the façade. Common corridors in the tower will be naturally ventilated via openable louvres on the façade located at the end of each corridor. Refer to sections 3.3, 4.4, 4.5 and 4.6 of the supplementary design report for further information regarding sun shading, bedroom design, communal area design and ESD strategies.

Incorporation or inclusion of Aboriginal culture and heritage

We have collaborated with a local artist to incorporate aboriginal cultural narratives and imagery into the design. The proposed public artwork is prominently located and is intended to be a destination in the area and part of the local public art trail.

1 . Solar

Shadow diagram, sun eye diagram

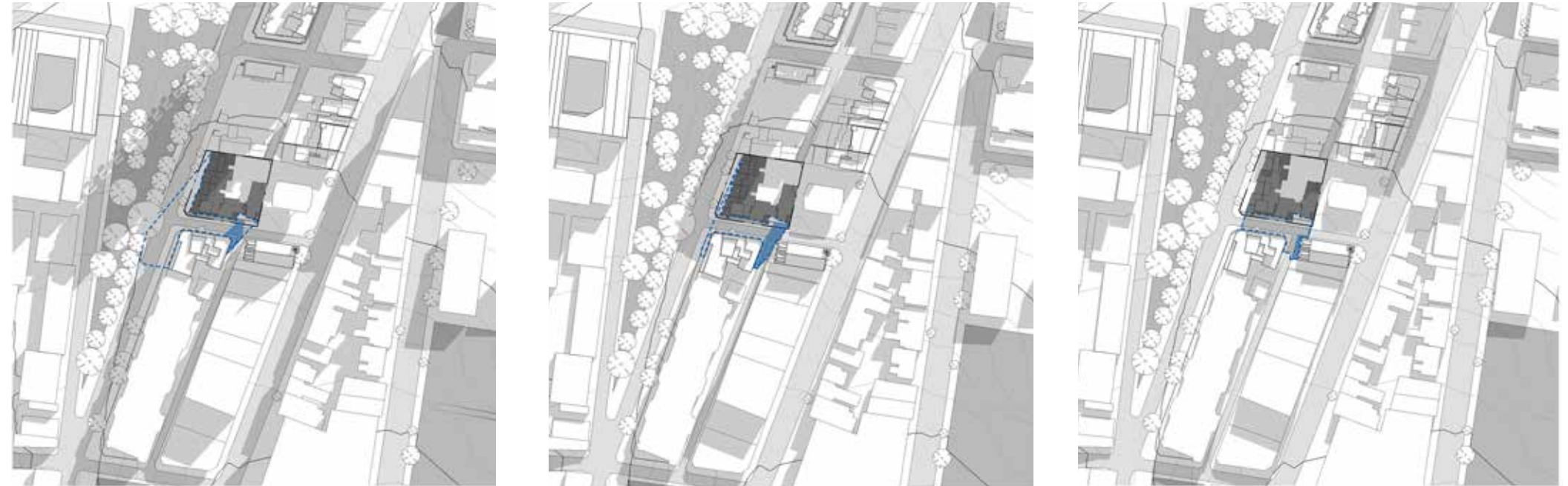
As shown in the shadow diagrams below and on the following pages, the shadow cast by the proposed building form is similar to that which would be cast by a building envelope that is compliant with the applicable planning controls.

The proposed envelope has an improved outcome for solar access to the adjacent apartments at #1 Margaret Street and the nearby National Centre of Indigenous Excellence (NCIE) sports field compared to the compliant envelope and, in some cases, also compared to the existing condition.

1.1 Mid-winter shadow diagram - hourly

The proposed building has an envelope that is very similar to the compliant model. The northern corner of the building that extends past the complying setback shows no additional overshadowing to the vicinity. The shadow diagram analysis demonstrates that the proposed design achieves a reduction in shadow cast on adjacent building and sports field with a lower building height compared to the complying envelope.

Existing



0900

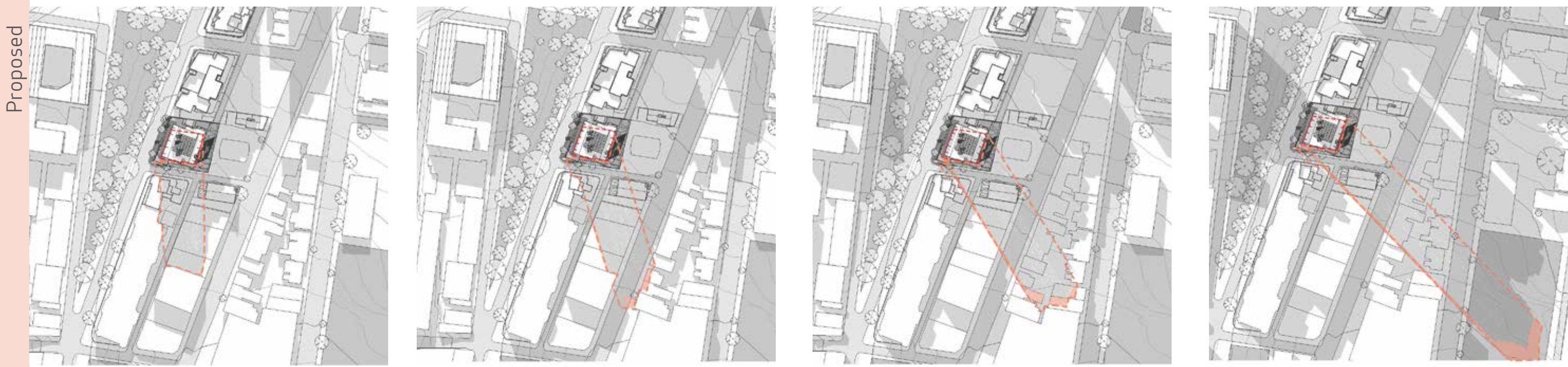
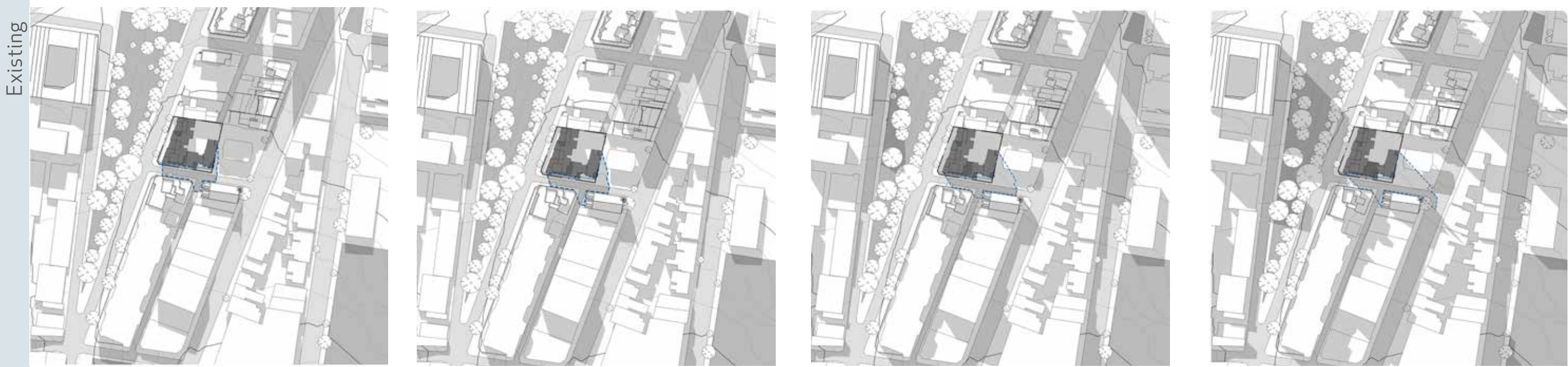
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Proposed

- Extent of shadow cast by existing building
- Shadow reduced from existing condition by proposed massing
- Extent of shadow cast by compliant massing
- Shadow reduced from compliant massing by proposed massing
- Compliant footprint

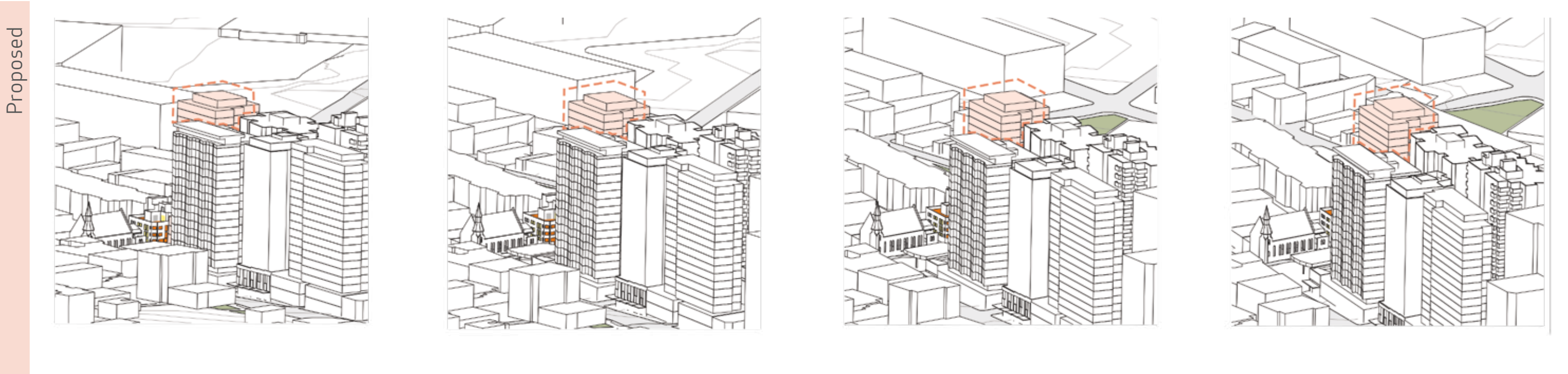
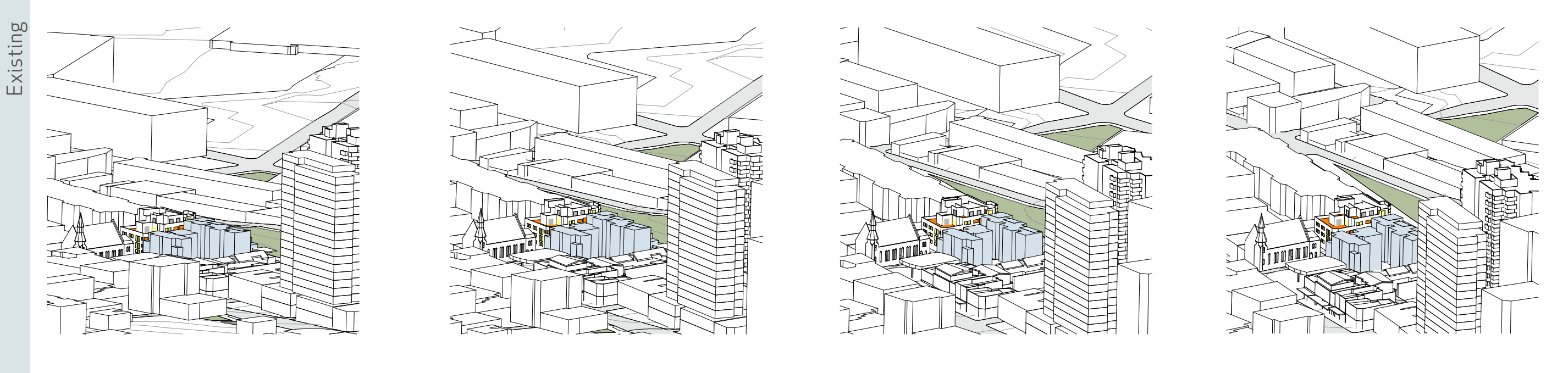




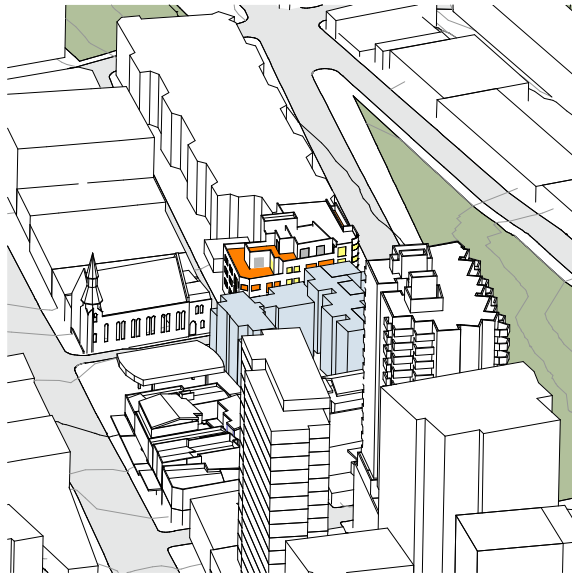
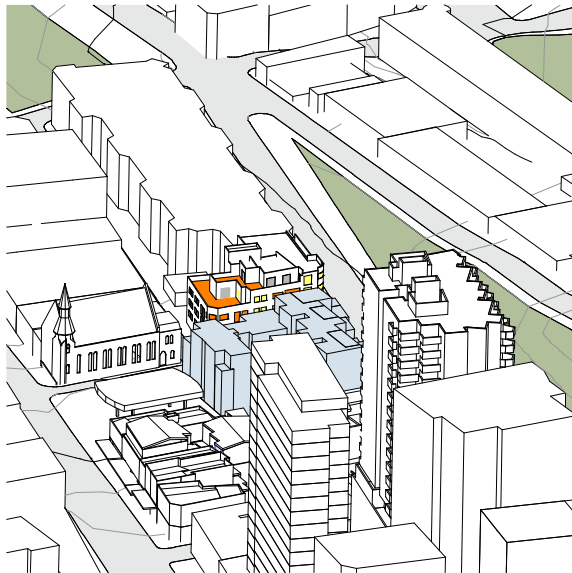
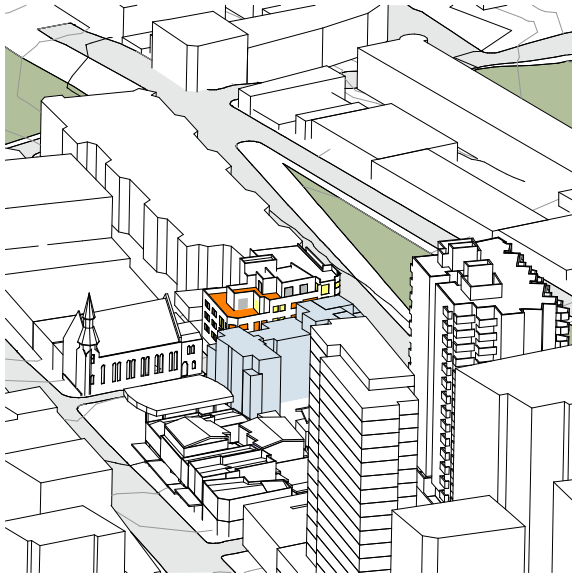
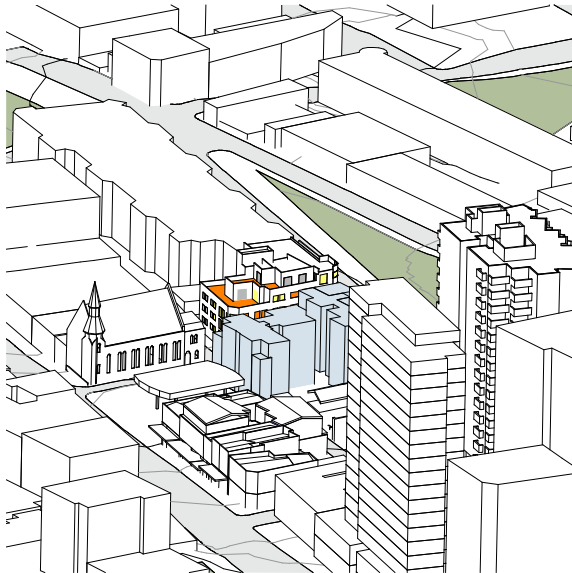
1.2 Sun eye study - every 15 mins

The sun eye studies below and on the following pages show the cumulative effect of the proposed building, envelopes for DA approved development at #11 Gibbons Street and 80-88 Regent Street and at #90-102 Regent Street, for which SEARs were issued on 30 July 2018. The proposed building creates less overshadowing to #1 Margaret Street and the NCIE sports field by having a lower end more slender form compared to a compliant building envelope. Also by having a greater setback at the western corner of the tower, more direct sunlight can access 1 Margaret Street in the afternoon.

- Extent of shadow cast by compliant massing
- Opening to private open space in no. 1 Margaret Street
- Opening to living room in no. 1 Margaret Street



Existing



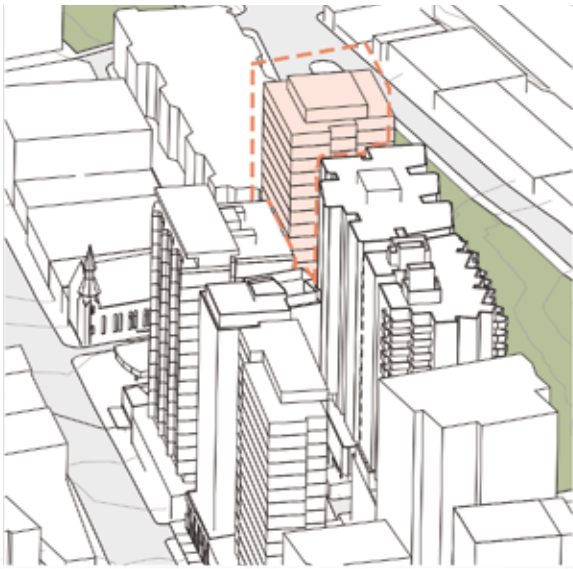
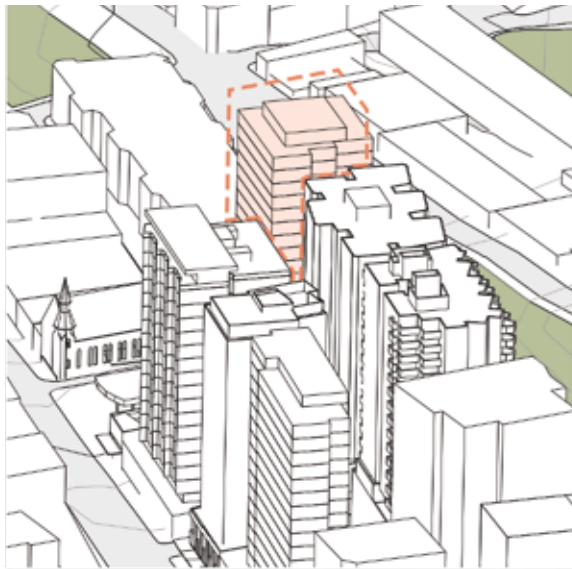
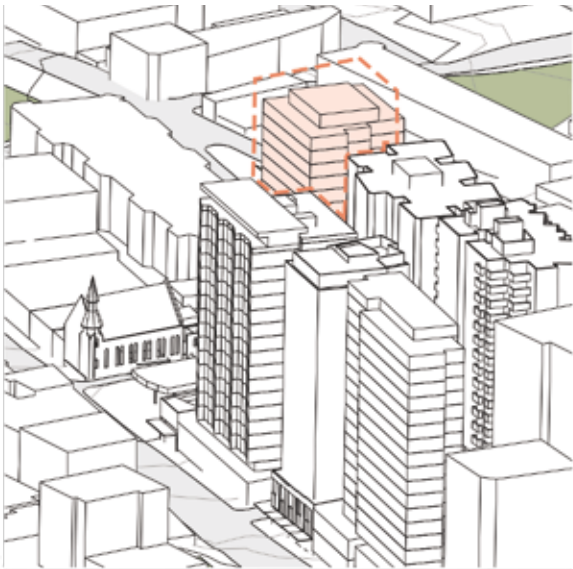
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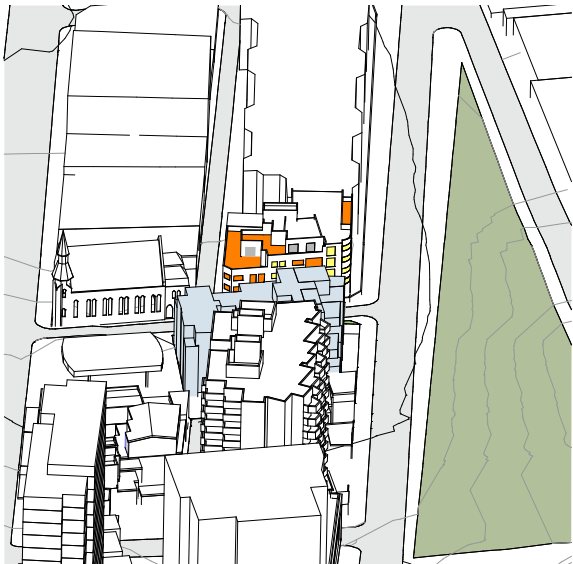
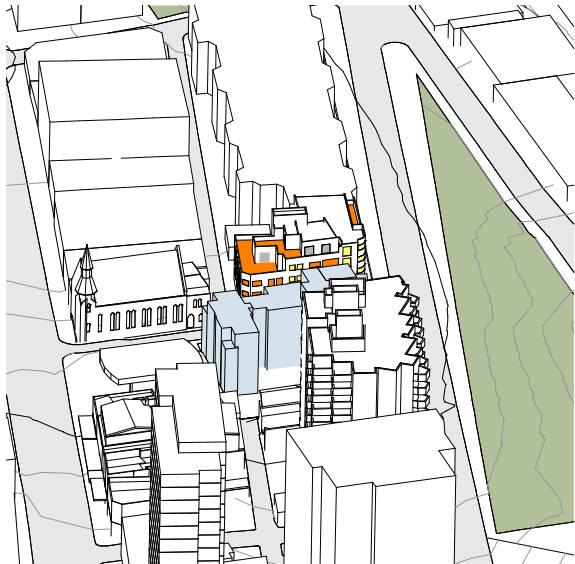
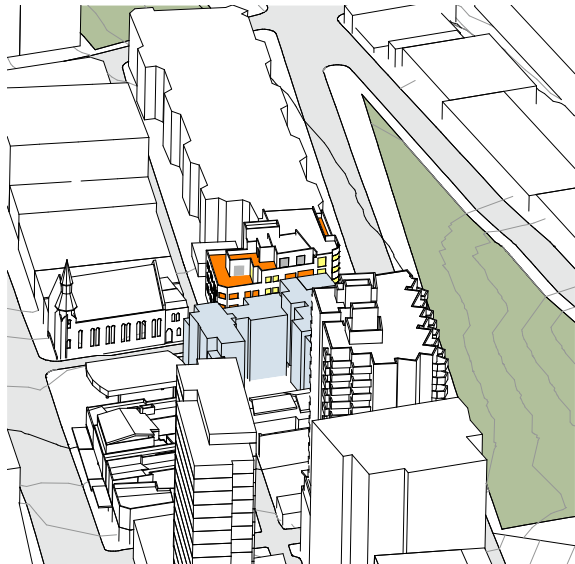
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Proposed



Existing



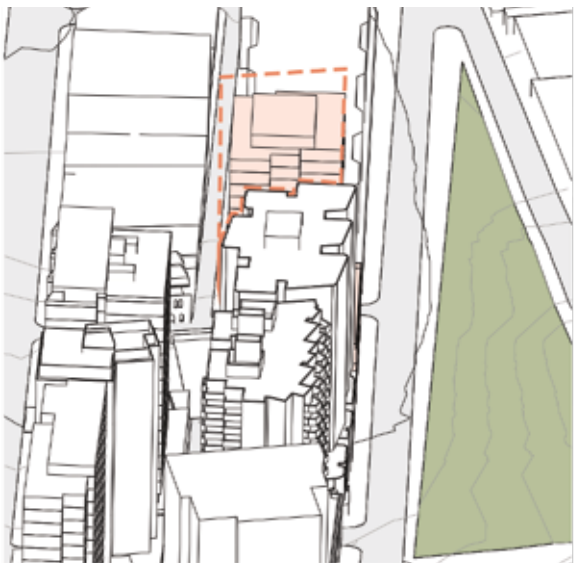
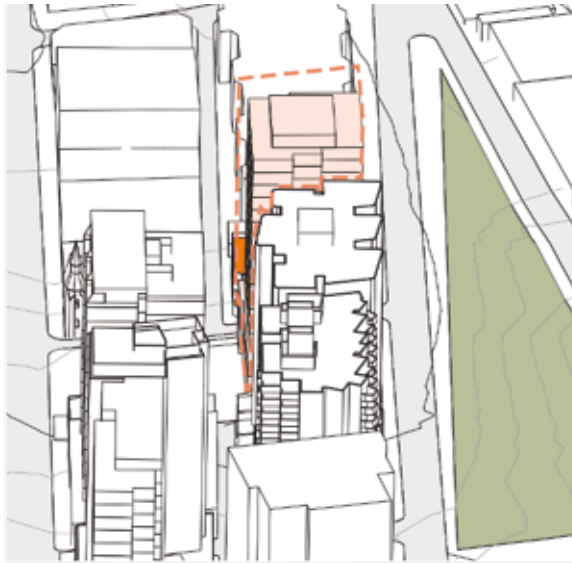
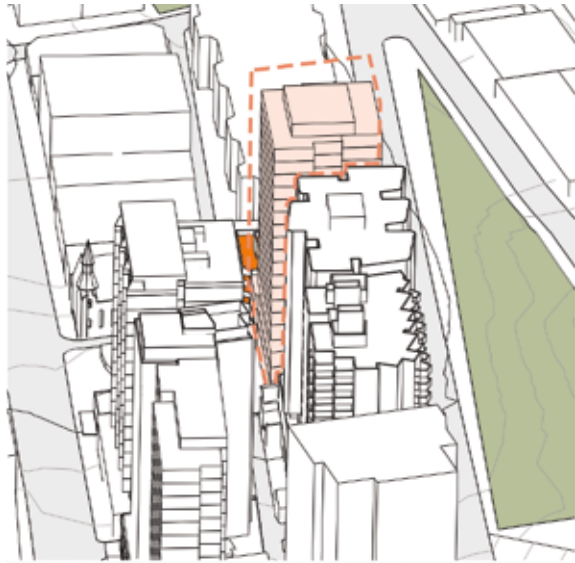
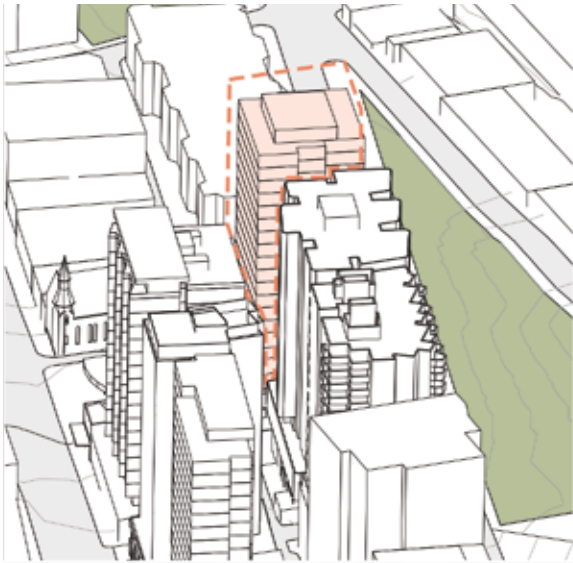
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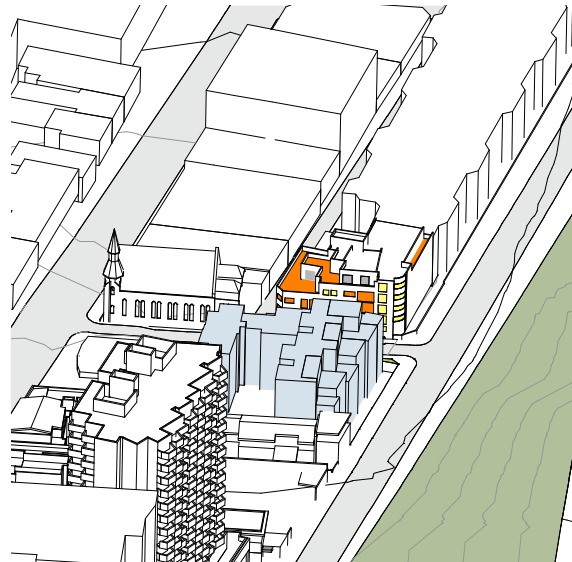
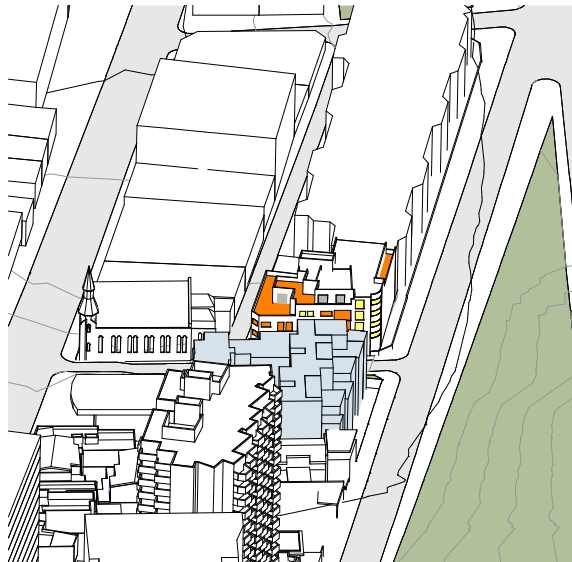
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Proposed



Existing



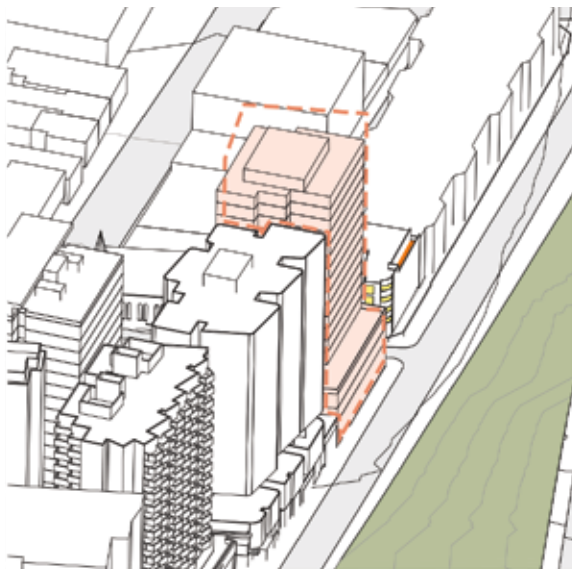
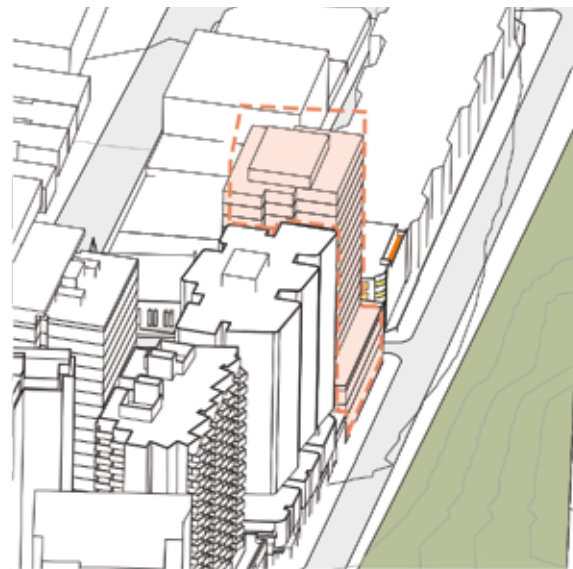
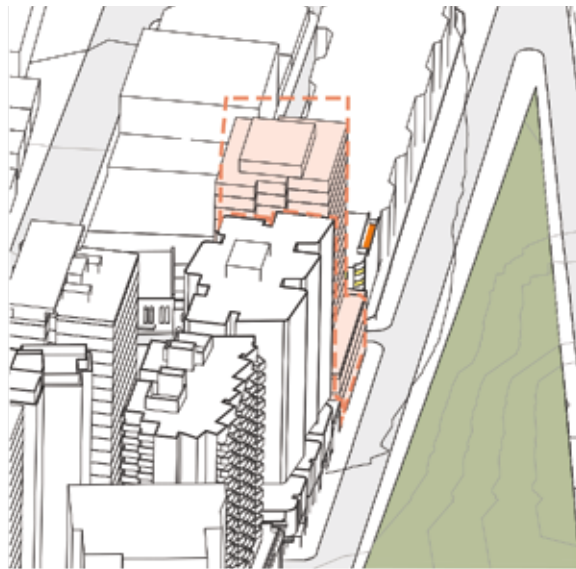
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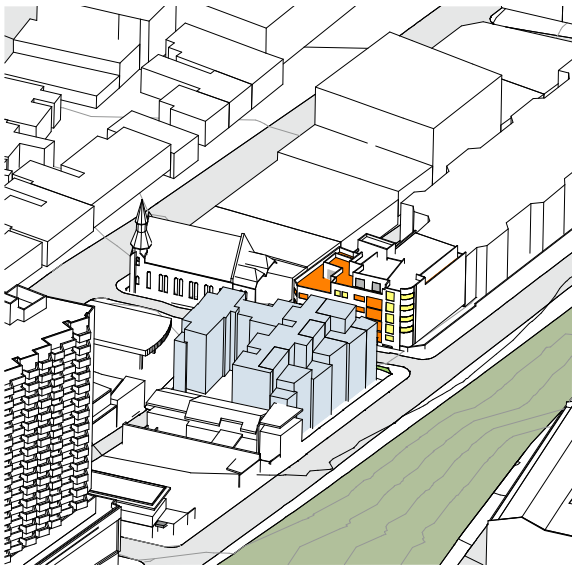
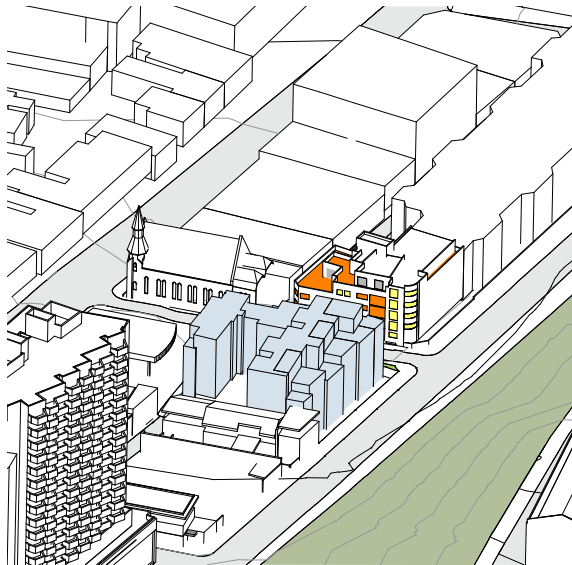
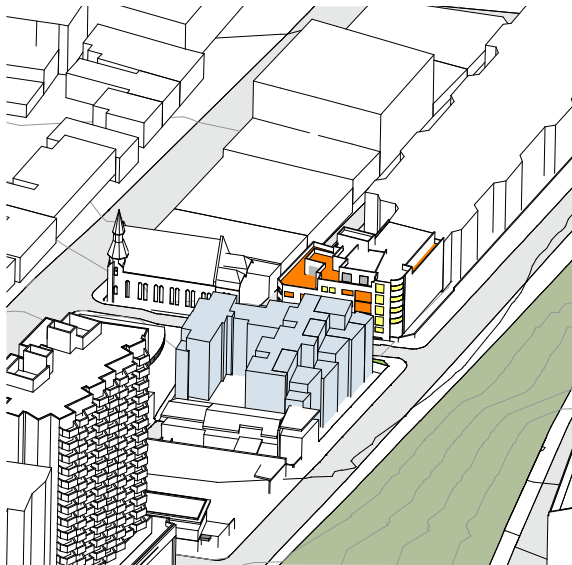
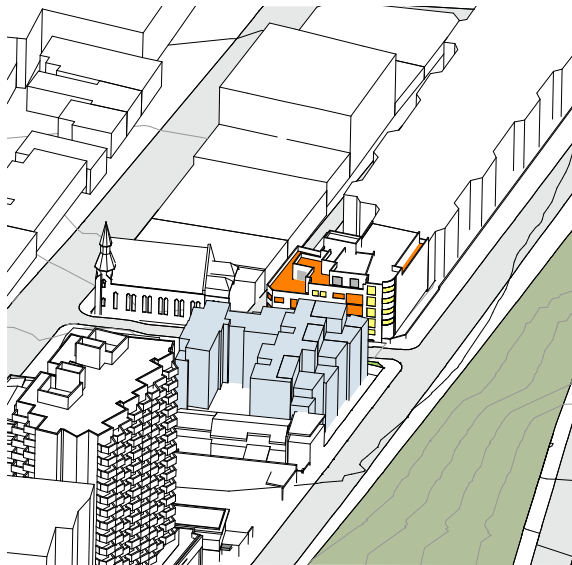
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Proposed



Existing



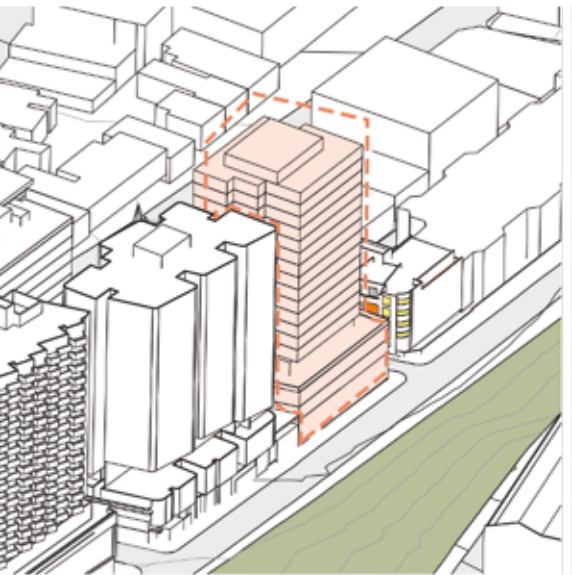
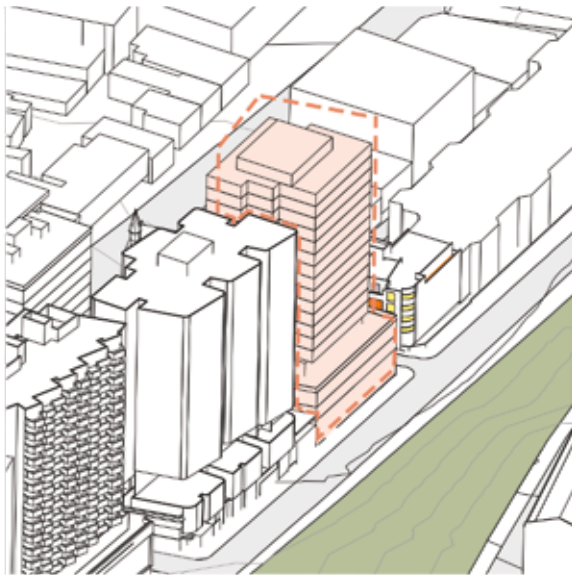
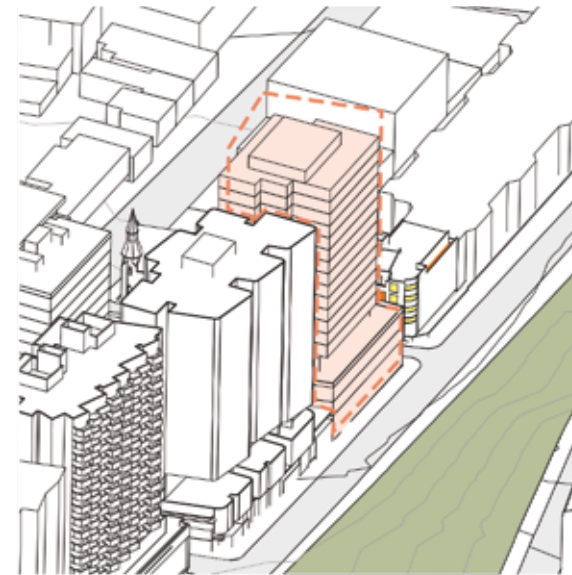
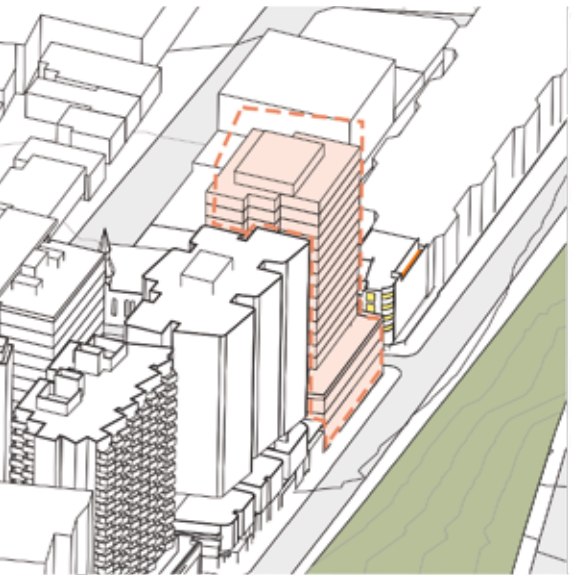
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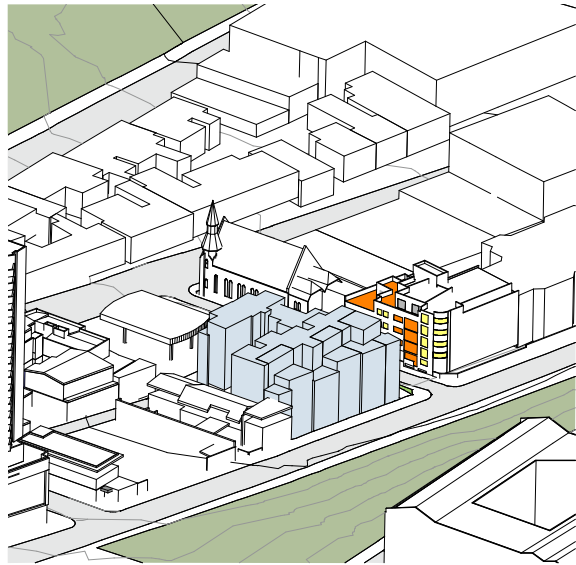
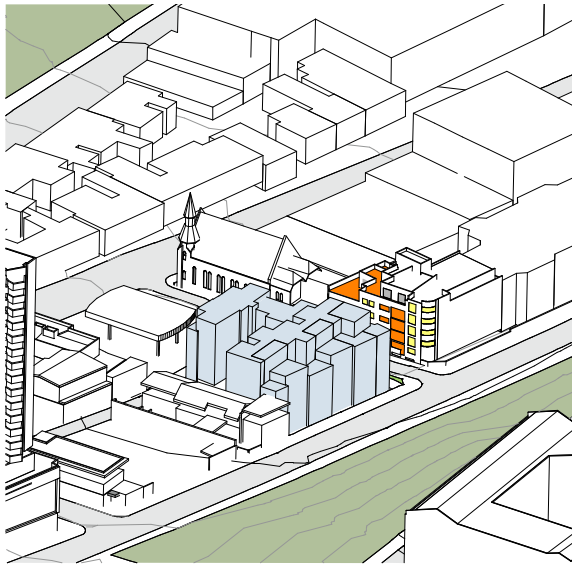
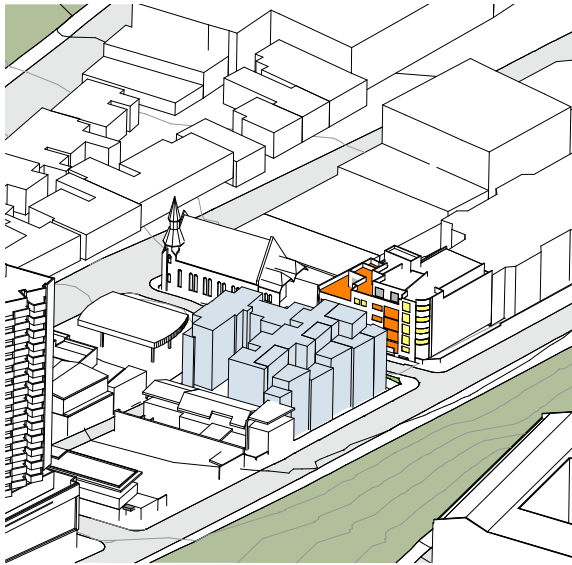
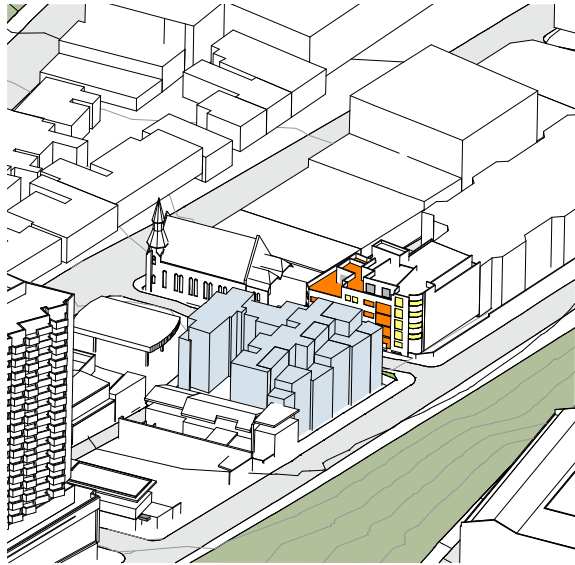
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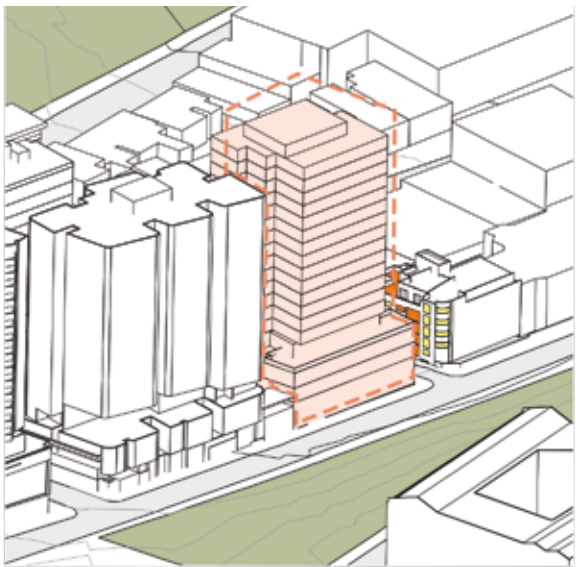
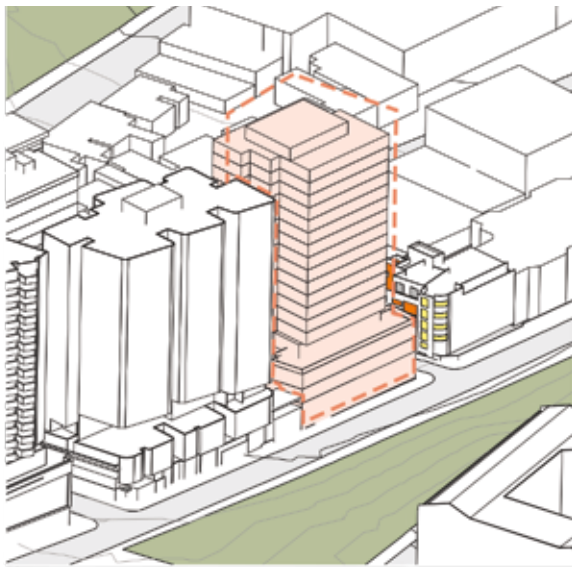
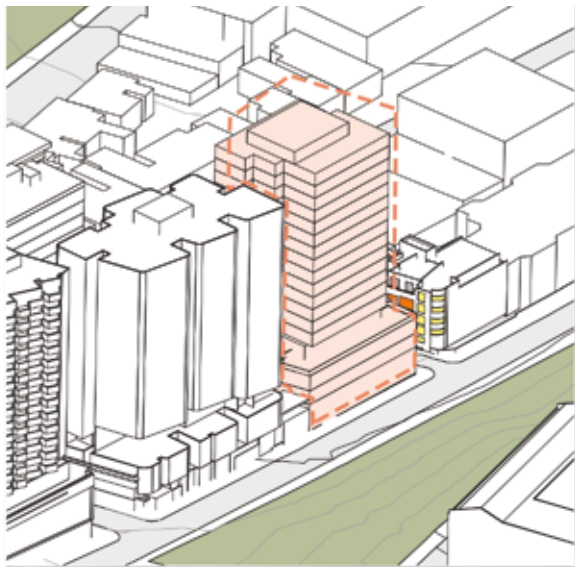
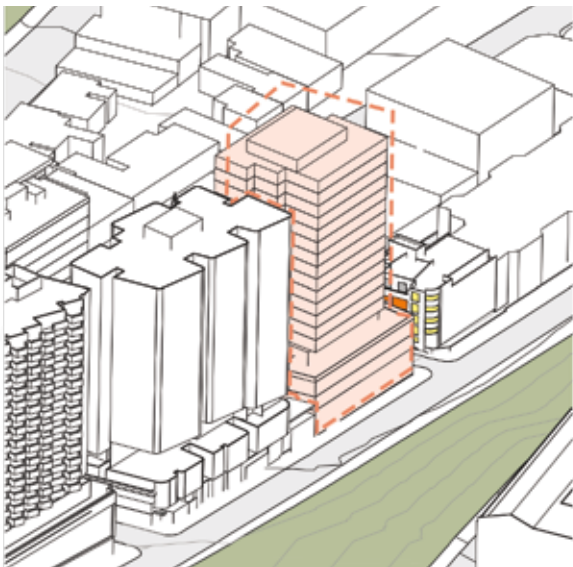
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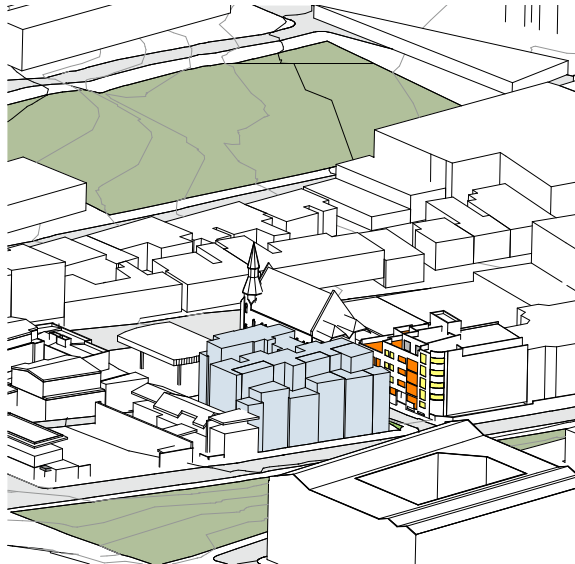
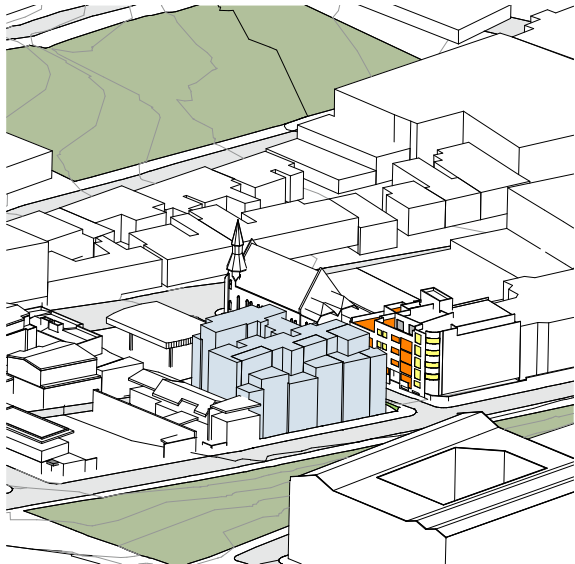
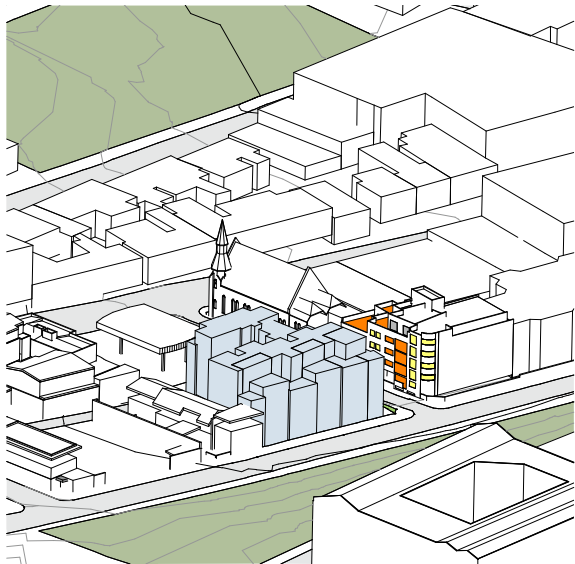
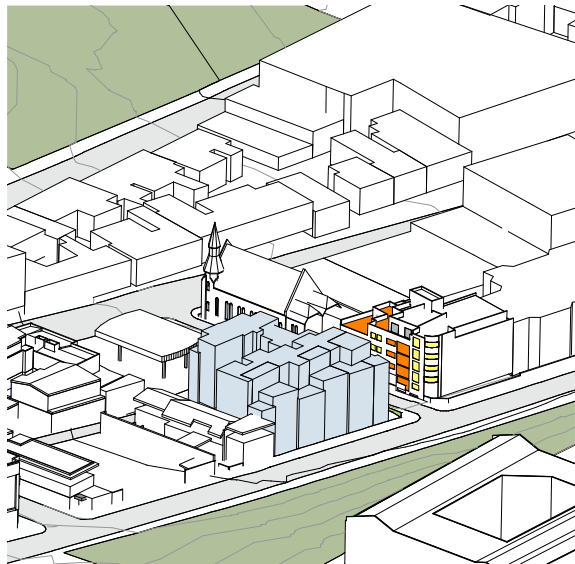
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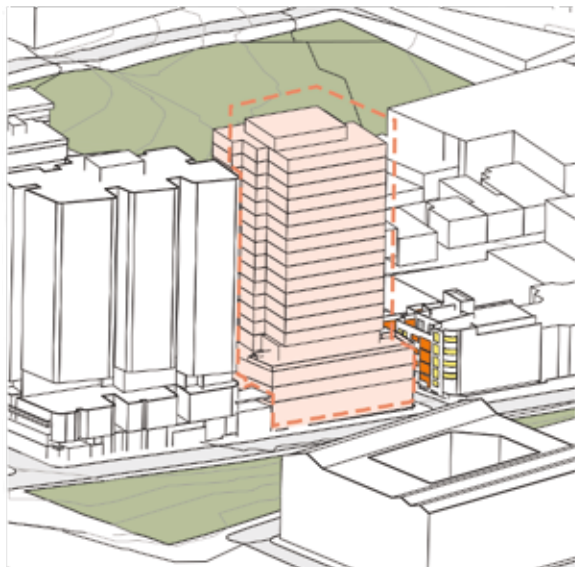
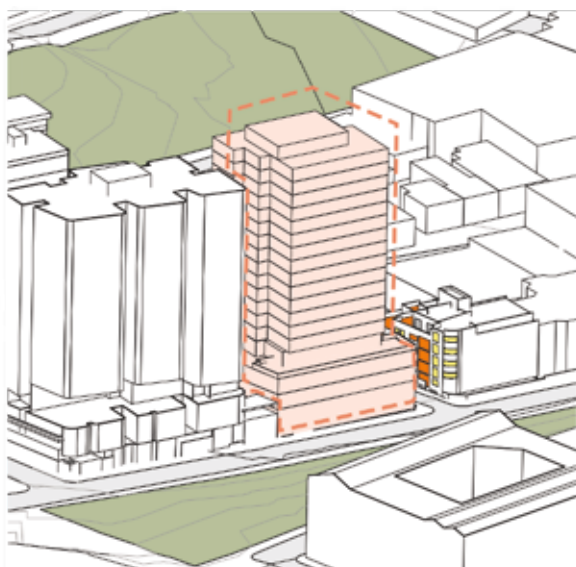
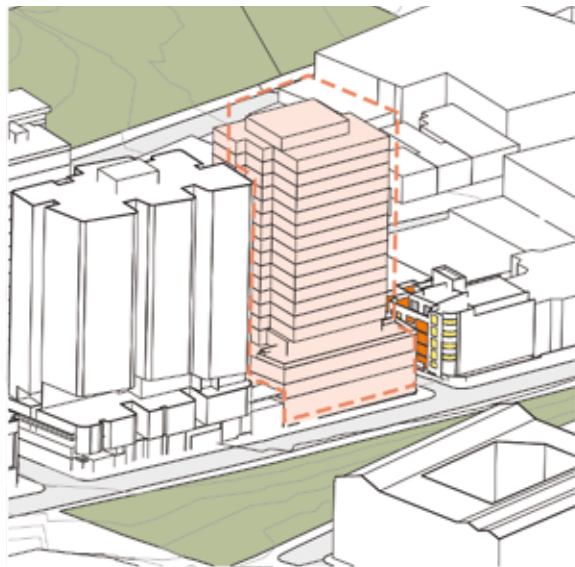
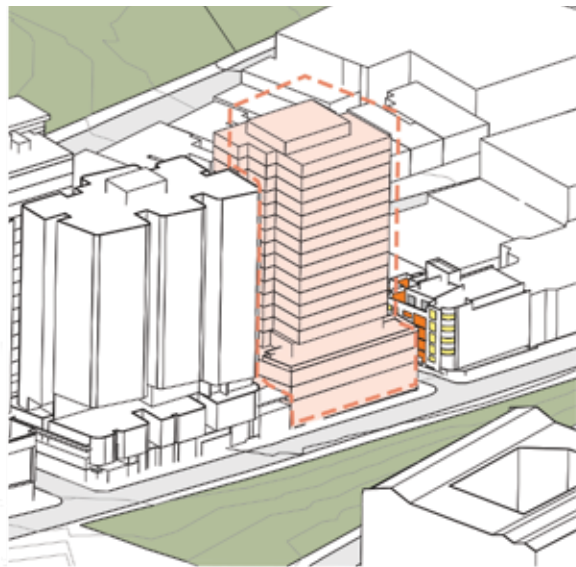
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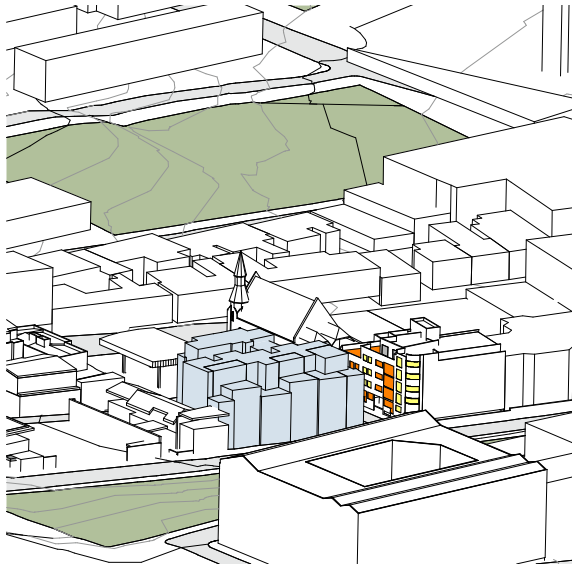
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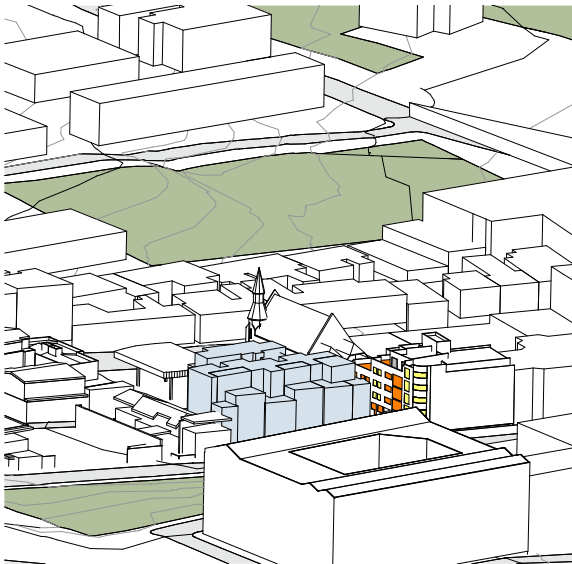
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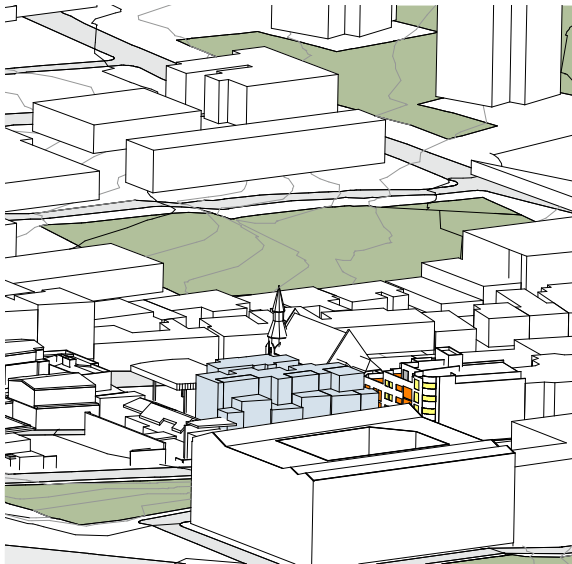
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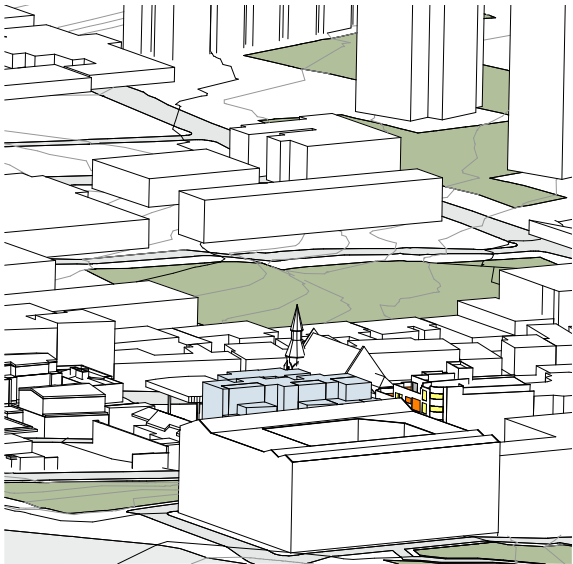
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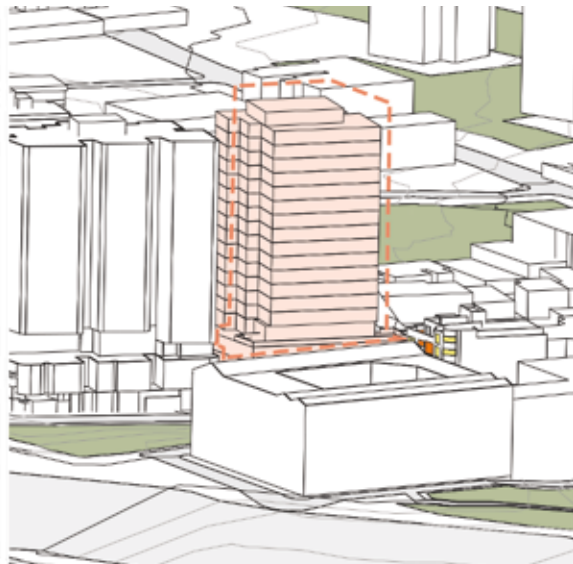
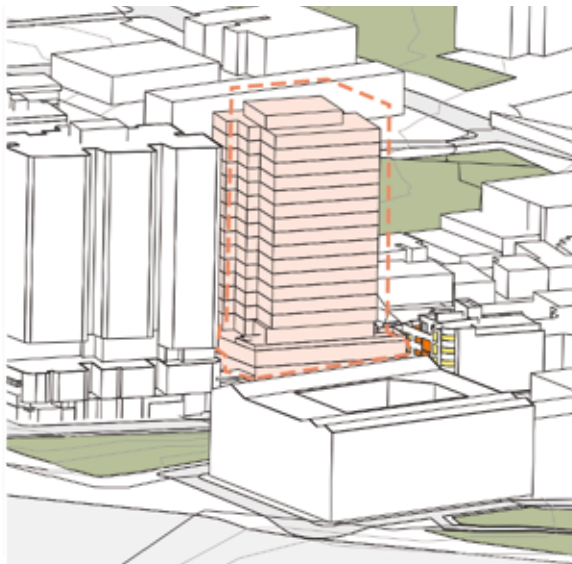
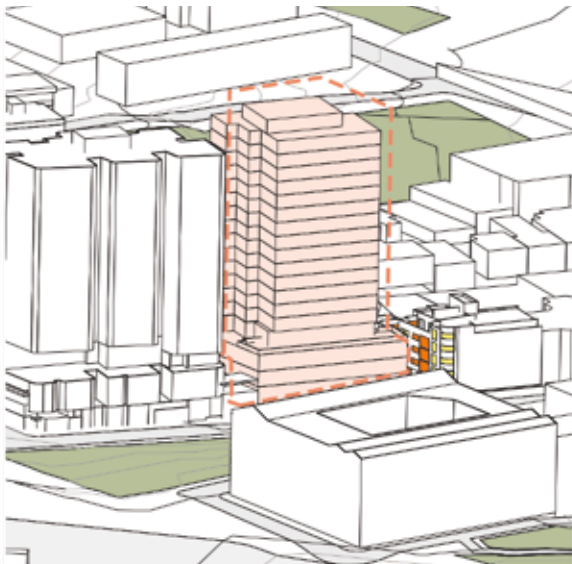
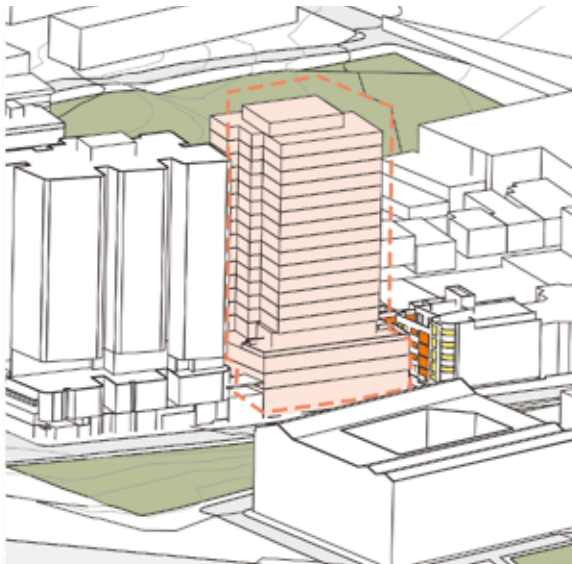


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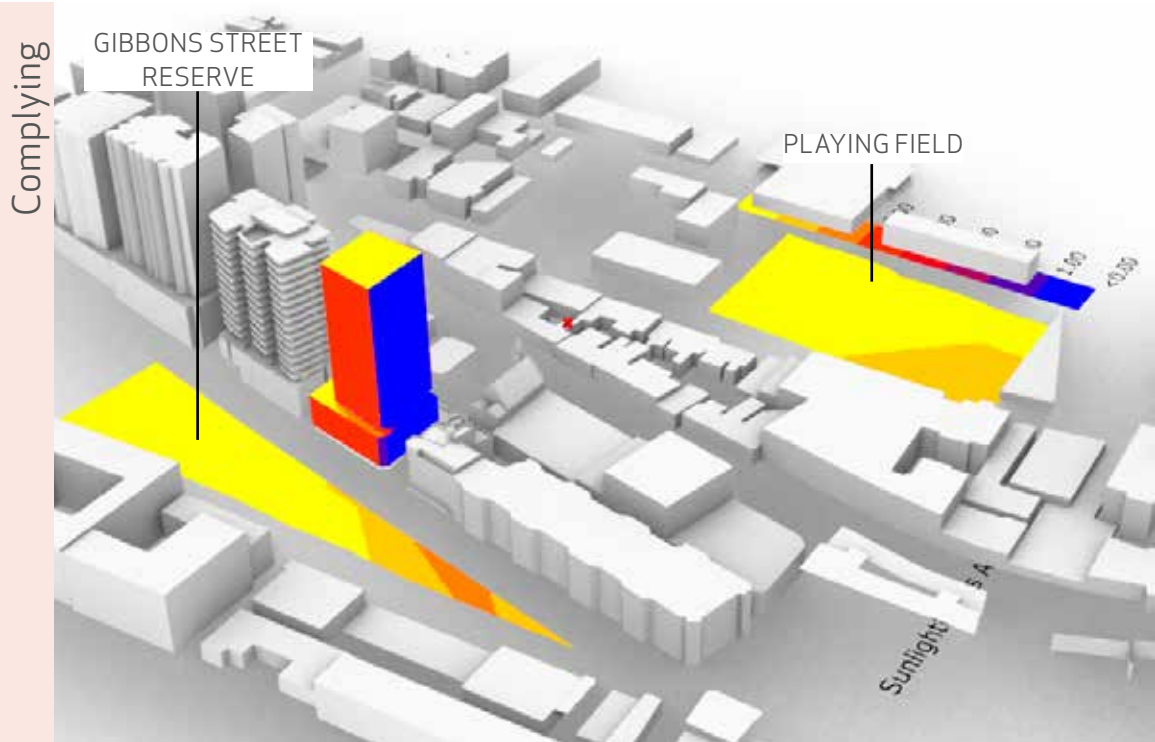
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Proposed



1.3 Mid-winter quantitative solar access analysis - green spaces

The results shows that there is no significant variation to the amount of shadow cast on Gibbons Street Reserve by the proposed envelope in comparison to a complaint envelope. For the National Centre of Indigenous Excellence playing field, the proposed building achieves a reduced shadow footprint compared to a compliant envelope due to the slimmer tower form proposed. It increases the area receiving 7+ Hours of solar in mid winter by 37sqm which equates to 5.5% of the total area.

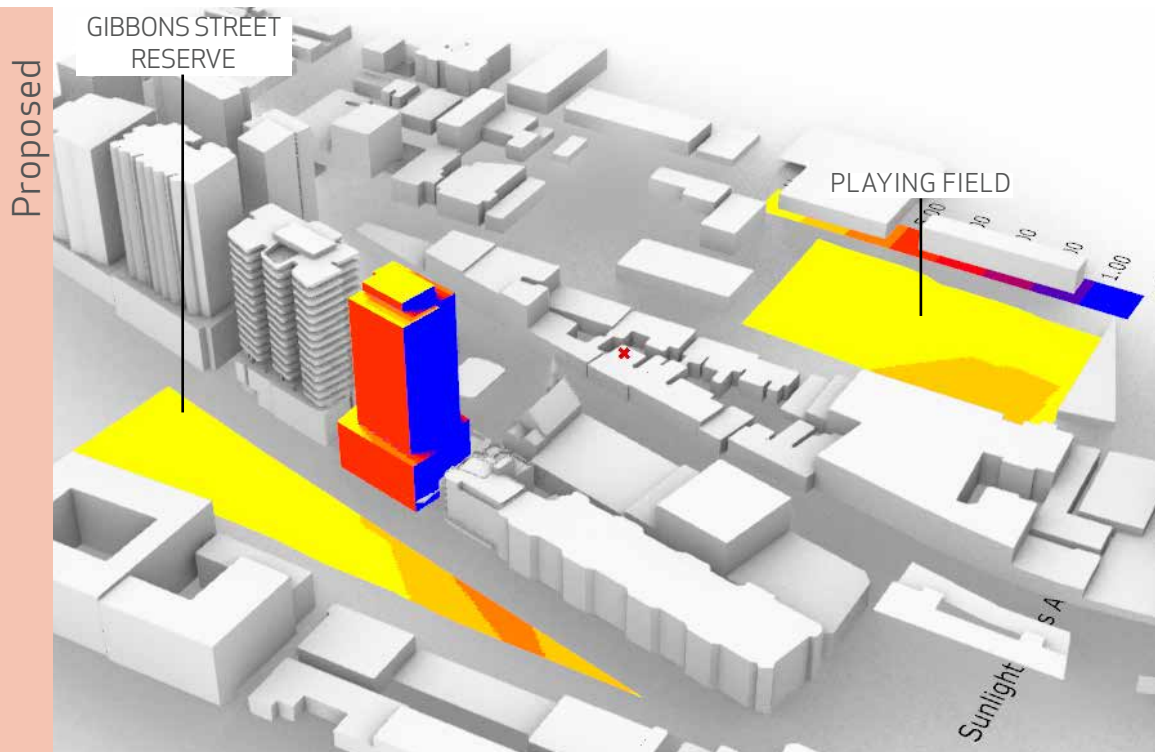


Gibbons Street Reserve

Total area	500 sqm
Area receiving 5 Hrs of solar	27 sqm (5.4%)
Area receiving 6 Hrs of solar	65 sqm (13%)
Area receiving 7+ Hrs of solar	408.4 sqm (81.6%)

National Centre of Indigenous Excellence playing field

Total area	672 sqm
Area receiving 6 Hrs of solar	151 sqm (22.5%)
Area receiving 7+ Hrs of solar	521 sqm (77.5%)



Gibbons Street Reserve

Total area	500 sqm
Area receiving 5 Hrs of solar	24.5 sqm (5%)
Area receiving 6 Hrs of solar	73 sqm (14.6%)
Area receiving 7+ Hrs of solar	402.5 sqm (80%)

National Centre of Indigenous Excellence playing field

Total area	672 sqm
Area receiving 6 Hrs of solar	114 sqm (17%)
Area receiving 7+ Hrs of solar	558 sqm (83%)

1.4 Mid-winter quantitative solar access analysis -1 Margaret Street

Solar access analysis has been carried out on openings to living rooms and private open spaces in 1 margaret street. The results show that the greater eastern setback in the proposed envelope allows more direct solar access to units in 1 margaret street ranging from an addition of 15 mins (0.25 hours) to 1 hour of sun in mid-winter.

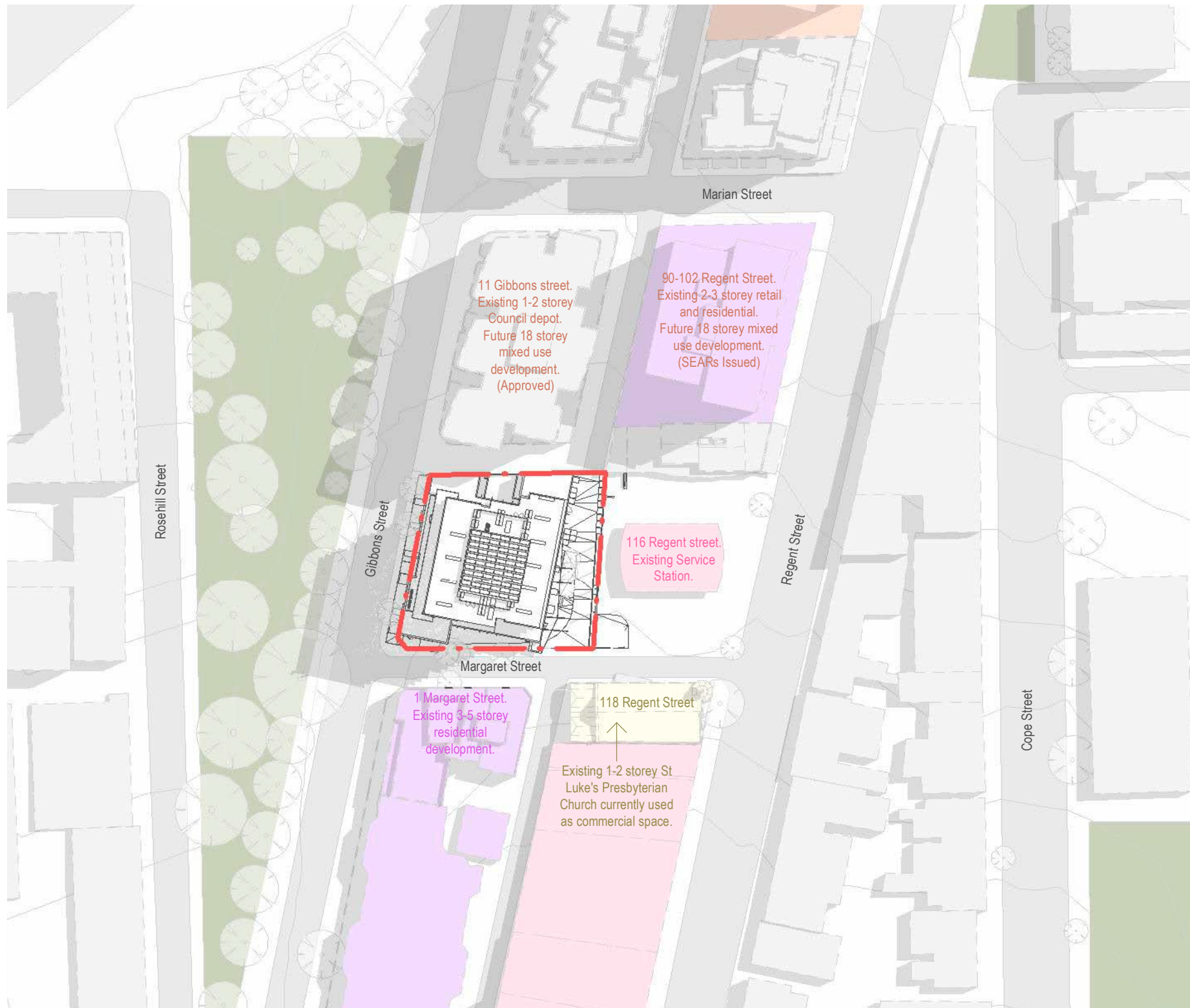


Solar Access Comparison

This analysis calculates hours of sunlight received between 8am - 4pm.
NOTE: At least 1sqm of an opening must receive sunlight to be counted

Apt	Window	Room Type	Number of hours			Comparison		
			Existing	Complying	Proposed	Proposed Against Existing	Proposed Against Complying	Proposed <2 Hrs Sunlight to Living Room
1	1.1	LIVING	2.75	2.5	2.75	0	+0.25	
	1.2	P.O.S.	0	2.5	3	3	+0.5	
2	2.1	P.O.S.	1	0.5	1.25	0.25	+0.75	
	3.1	P.O.S.	2.5	1.5	1.75	-0.75	+0.25	
3	3.2	LIVING	4.5	3.75	3.75	-0.75	0	
	5.1	LIVING	2.75	2.5	2.75	0	+0.25	
5	5.2	P.O.S.	3.25	2.5	3	-0.25	+0.5	
	6.1	P.O.S.	1.75	1	1.5	-0.25	+0.5	
6	6.2	LIVING	0.75	0	0.25	-0.5	+0.25	
	7.1	P.O.S.	2.75	1.75	2	-0.75	+0.25	
7	7.2	LIVING	4.75	4	4	-0.75	0	
	9.1	LIVING	2.75	2.5	2.75	0	+0.25	
9	9.2	P.O.S.	5.75	2.5	3	-2.75	+0.5	
	10.1	P.O.S.	6.75	2.75	3	-3.75	+0.25	
10	10.2	LIVING	4	0.5	1	-3	+0.5	
	11.1	P.O.S.	4.5	3.5	3.5	-1	0	
11	11.2	LIVING	5.5	5	5	-0.5	0	
	13.1	P.O.S.	8	5	6	-2	+1	
13	13.2	LIVING	8	2.75	3.75	-4.25	+1	
	14.1	P.O.S.	7.5	3.75	4	-3.5	+0.25	
14	14.2	LIVING	6.5	5.25	5.25	-1.25	0	
	16.1	P.O.S.	7.75	4.75	5.75	-2	+1	
16	16.2	LIVING	8	5.25	5.25	-2.75	0	

2 . Privacy



2.1 Key neighbouring sites

11 Gibbons Street

- + DA approved residential flat building.

1 Margaret Street

- + Existing residential flat building

116 Regent Street

- + Existing petrol station

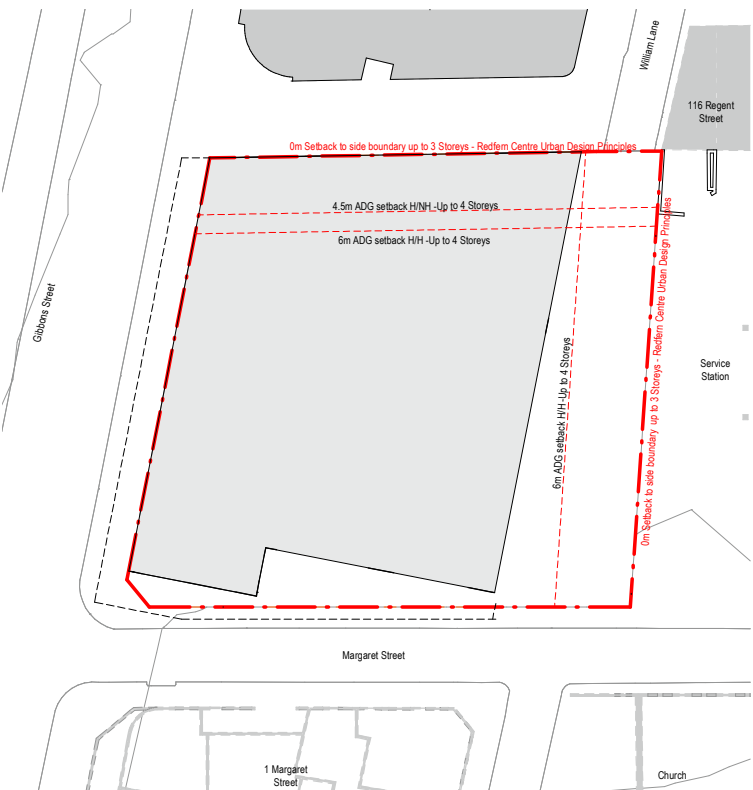
118 Regent Street

- + Existing 1-2 storey St Luke's Presbyterian Church use as commercial space
- + Heritage item

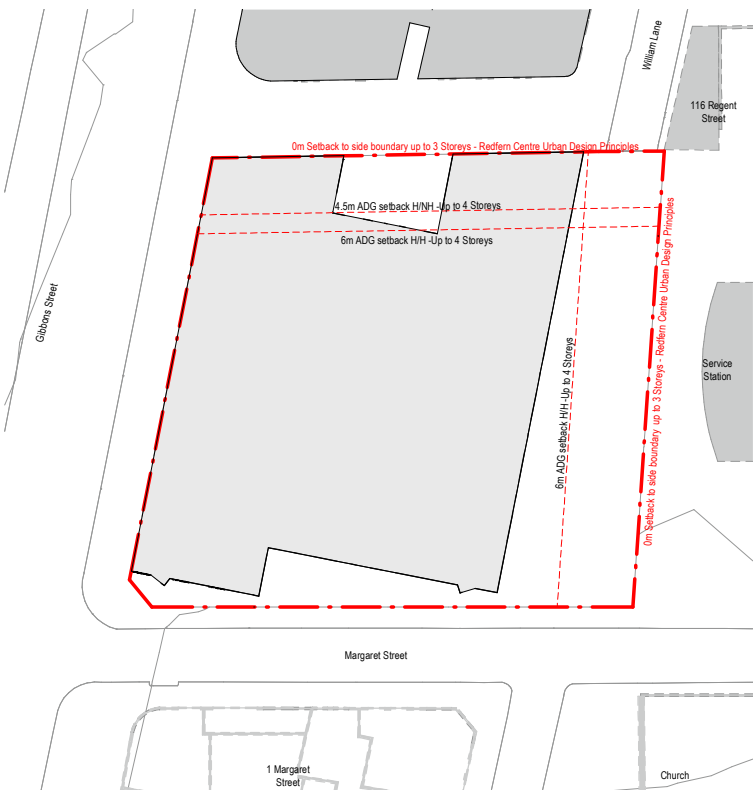
2.2 Building setbacks



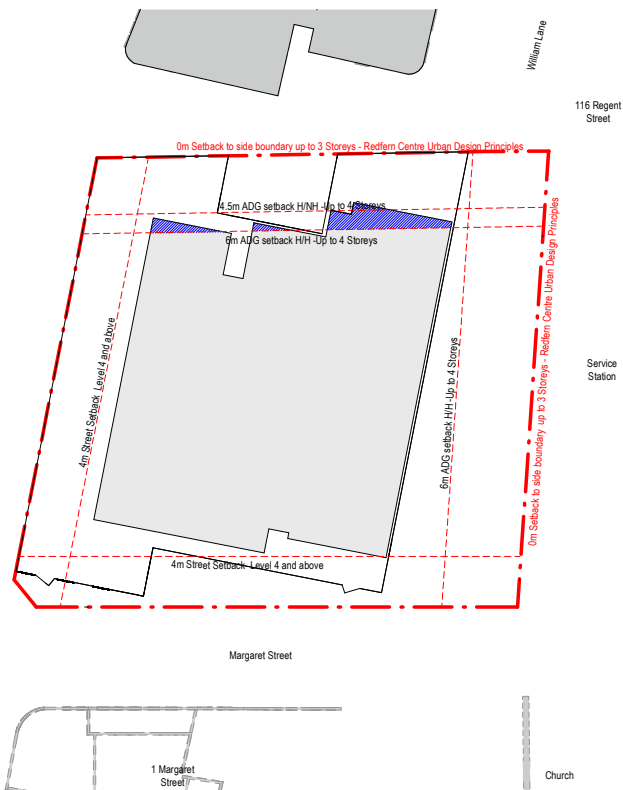
Proposed building footprint extending beyond complaint envelope



Level 1 (G)



Level 2 & 3



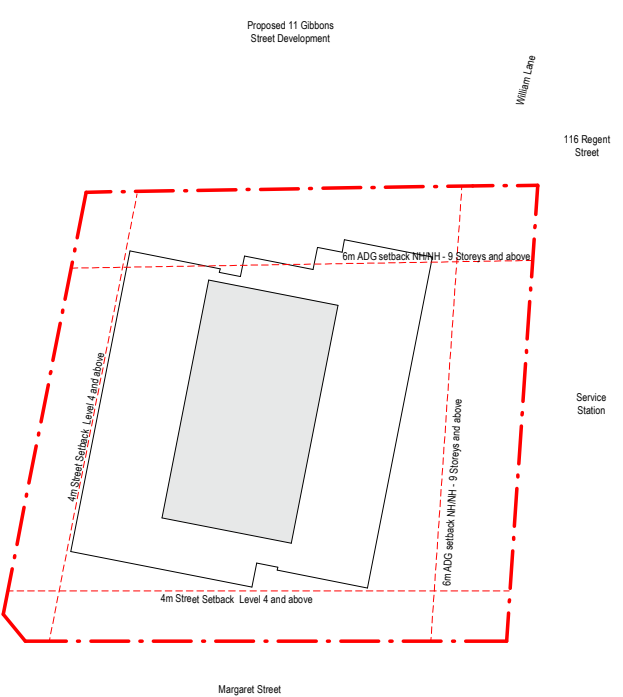
Level 4



Level 5-8



Level 9-18



Plant

2.3 Visual impact - 11 Gibbons Street

The diagrams below compare the visual impact of a compliant envelope and the proposed building. Podium of proposed building has limited to non additional impact on view from 11 gibbons street compared to a compliant footprint. Outlook from private open space in 11 Gibbons street remains unaffected by the proposed tower component except for some minor impact impacts to one apartment in the south-west corner on level four. Bedrooms in 11 Gibbons Street facing the project site will be fitted with obscure glass hence view impact analysis is not applicable to those units. Privacy screens are to be fitted to private open spaces in 11 Gibbons St where they face the project site, therefore view impact has not been considered for these spaces.

- Views maintained
- Views affected



Level 1 (G) Levels 2-3 Level 4 Typical



2.4 Visual impact - 1 Margaret Street

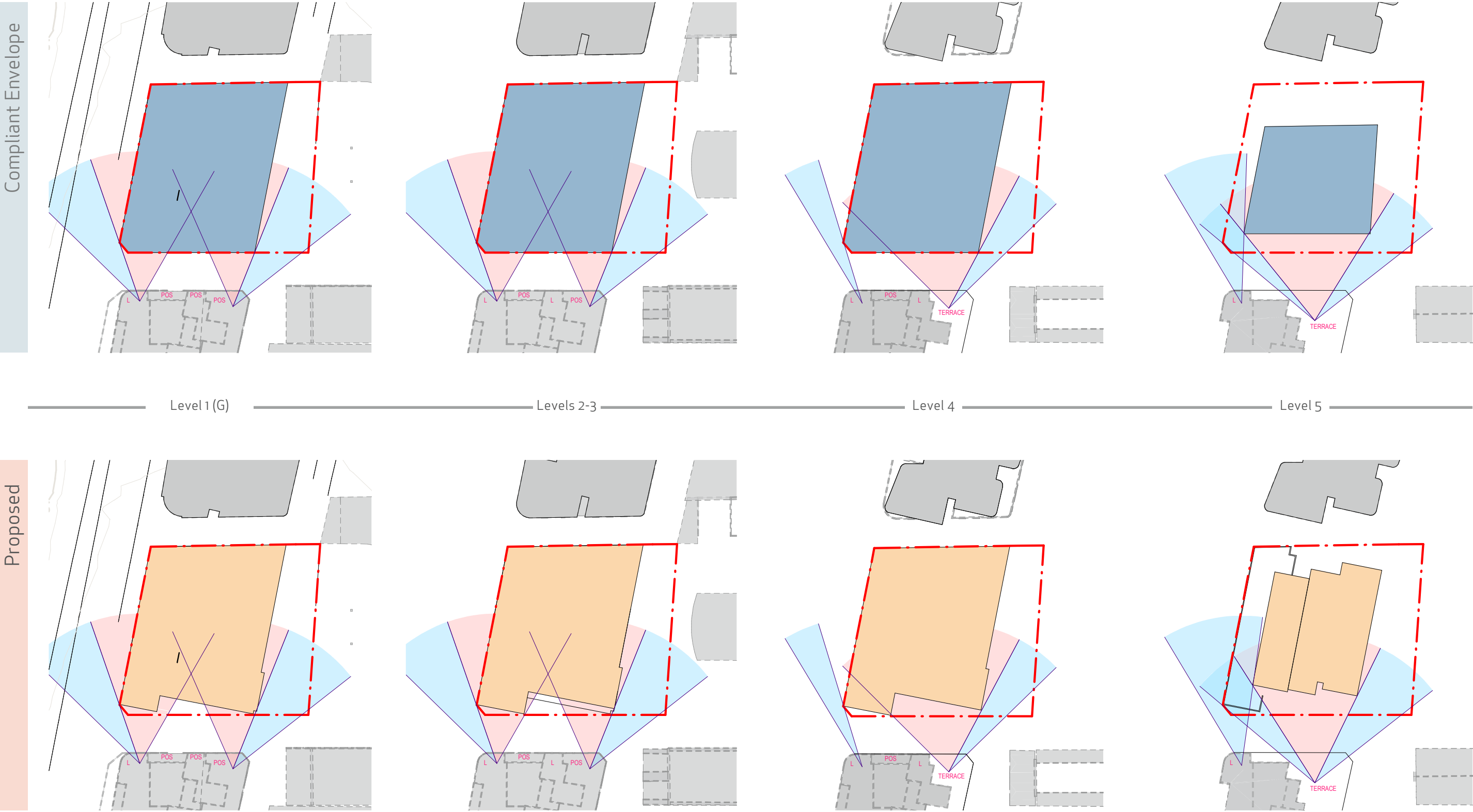
The proposed building has a reduced impact on views from 1 Margaret Street compared to a compliant envelope due to greater setbacks from the southern boundary. The tower component allows better view opportunity from terrace upper floor apartments and private open spaces, and the roof on level 4-5 due to the narrower tower footprint proposed.

- Views maintained

Views affected
- L

POS
- Living space

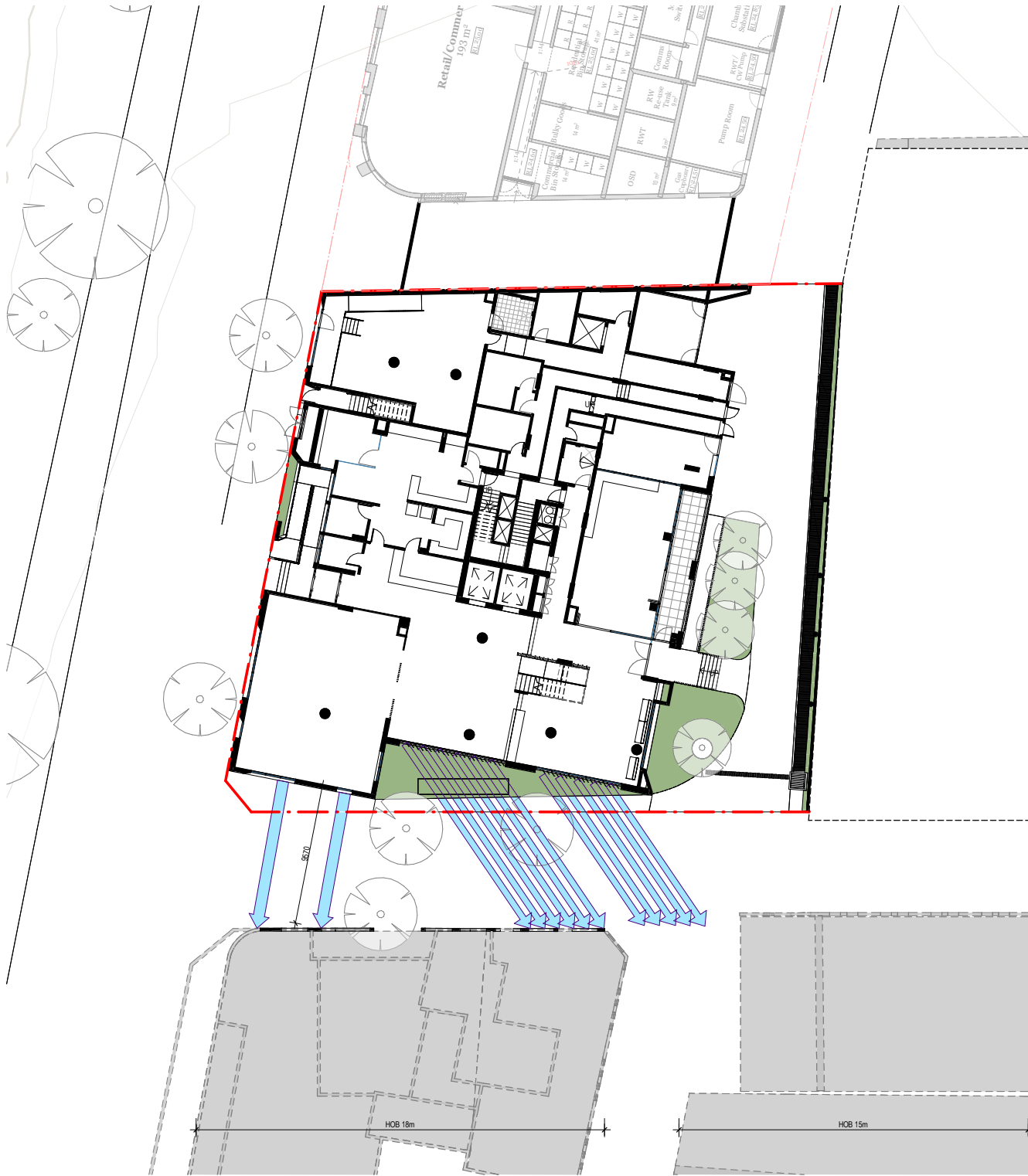
Private open space



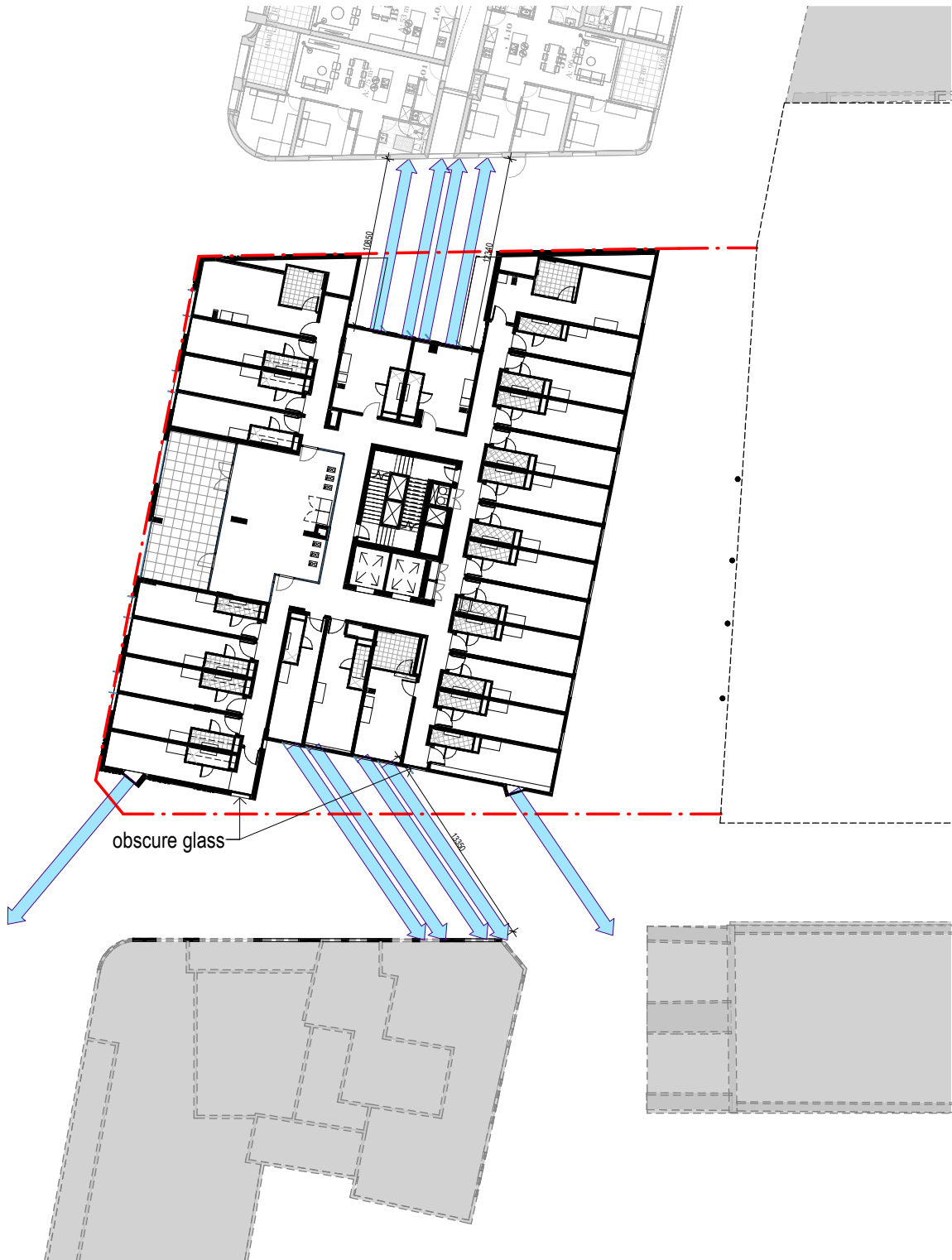
2.5 Visual privacy - 11 Gibbons Street

Rooms on level 2-3 are set back from the boundaries to achieve the ADG visual separation requirements. Vertical blades are used on ground floor common room windows in the south facade of the podium to avoid overlooking issue between lower levels and 1 Margaret Street. Outlook from these windows is redirected towards Gibbons reserve, St Luke’s Presbyterian Church and through site link.

- ➡ No visual privacy issue
- ➡ Visual privacy issue



level 1

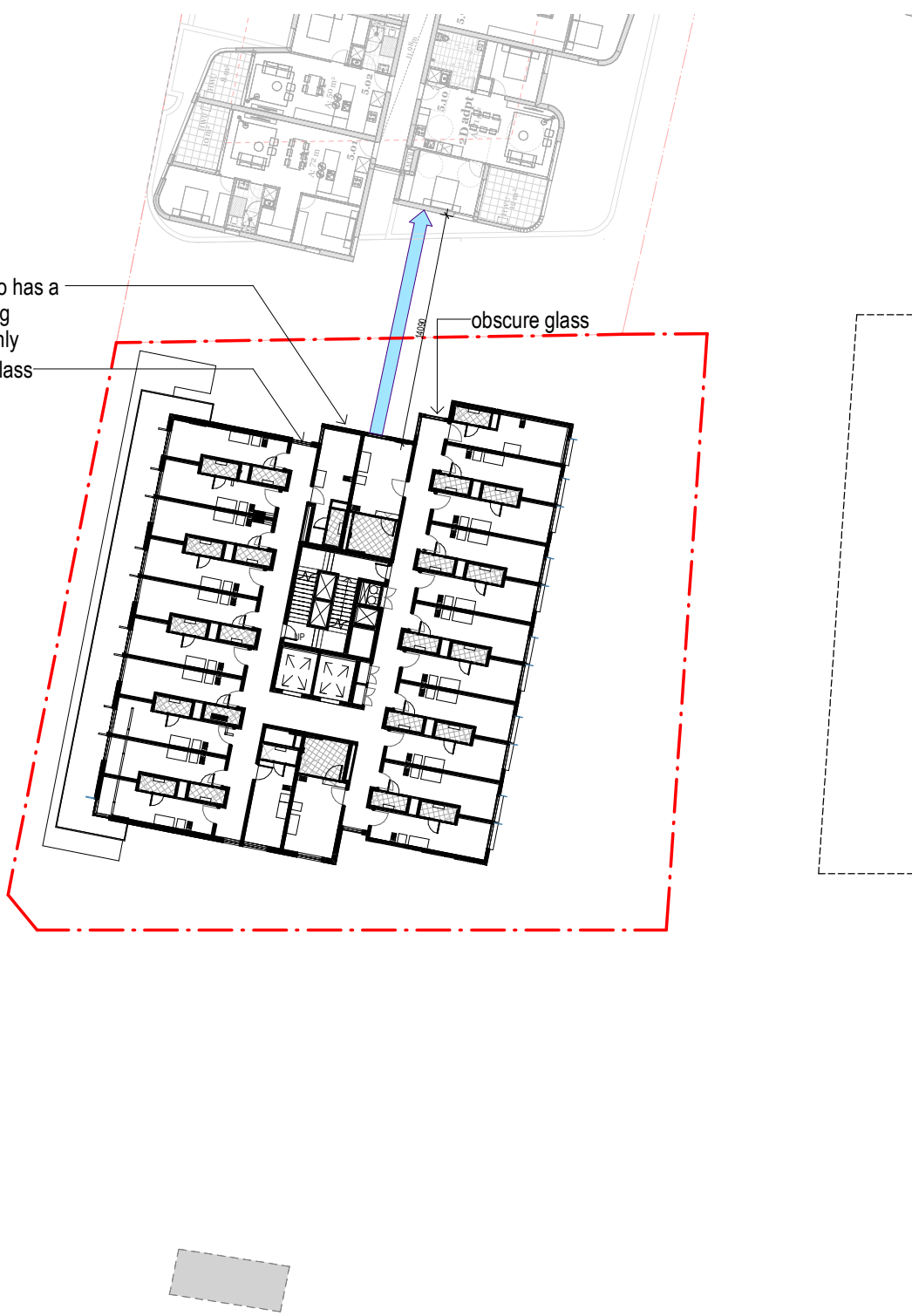


level 2 & 3

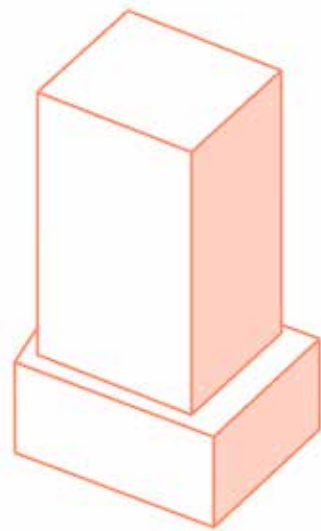
Openings towards north are avoided wherever possible and positioned away from directly facing windows in 11 gibbons street where possible. Obscured glass is used when overlooking issue cant be avoided. A minimum separation of 13.9m is maintained between units oriented towards north and 11 gibbons street



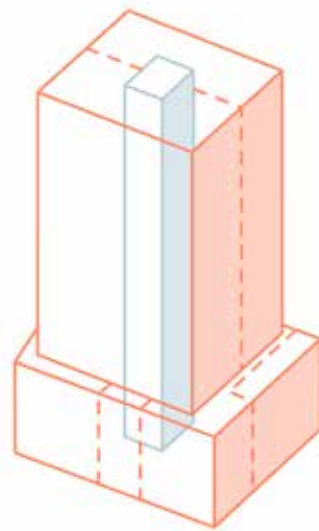
level 4



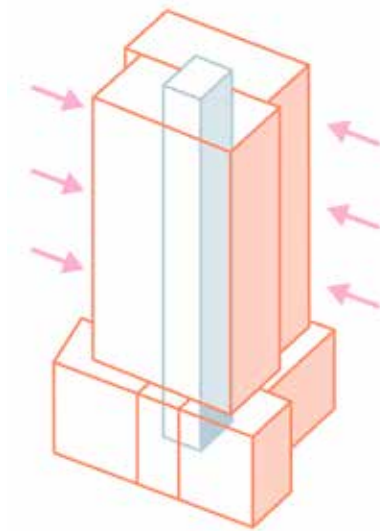
3 . Building design



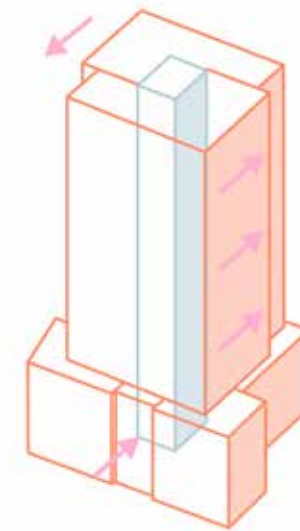
1. Podium + tower



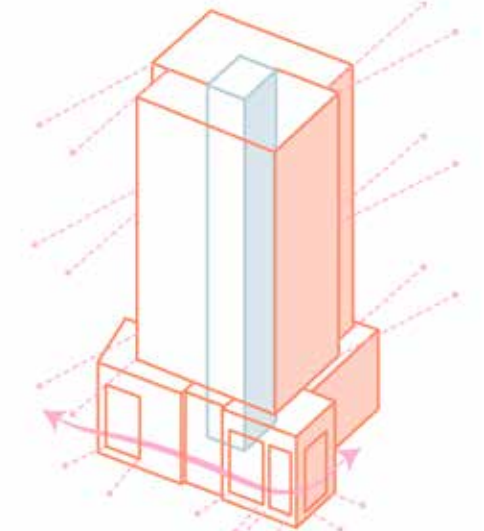
2. Break down the mass



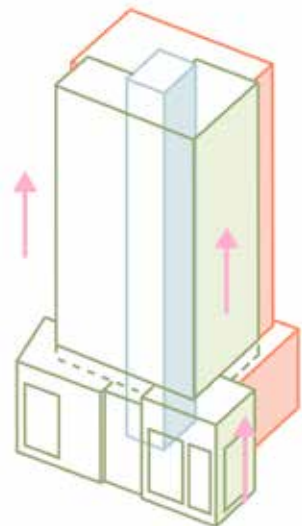
3. Articulate the building envelope



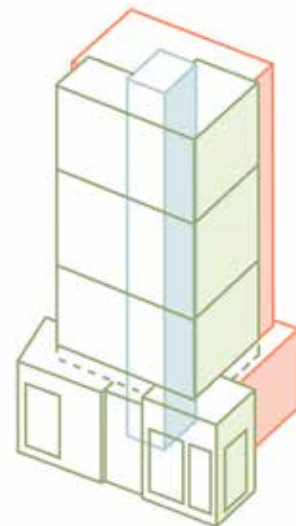
4. Express the "Yin & Yang" concept in the design of the tower . sculpt the form of the podium for better ground level treatment



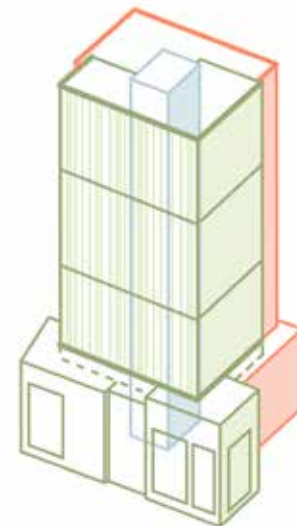
5. Create more opportunities for views in the tower . large openings in podium improve public engagement.



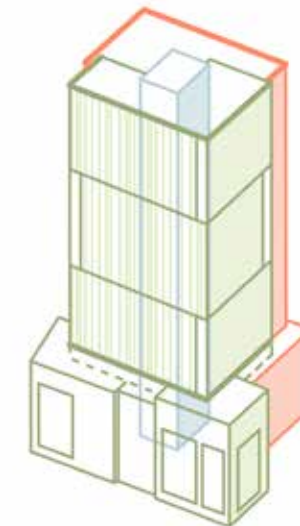
6. Create variation in volume by shifting some of the masses up. A contrast between the front and rear component of the building is formed with the use of different color tone.



7. Create scale relationships between the podium and tower and mirror the quality of stacked stone through the use of horizontal breaks in the tower facade



8. Facade wraps around the corner to the sides. it expresses a stone inspired texture through groves on panel and sun shading blades



9. create visual interest and enhance the horizontal breaks by shifting the pattern of the facade






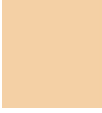


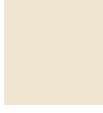


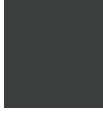



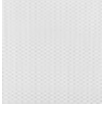



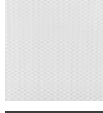


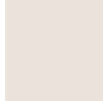

3.1 Built form

The design of the building responds to the history of redfern by creating a podium with a terrace-like scale. The future of redfern as a city fringe location is expressed with a modern tower. The envelop of the building allows efficient internal planning and facilitate ESD strategies such a cross ventilation and natural light to corridors.

3.2 Materiality

Redfern has a strong tradition of brick residential, retail and industrial buildings. Buildings are typically built to the street alignment, or with a small set back in the case of residential terrace houses. Retail buildings have large openings to the street, but above street level openings are relatively small with high solid to void ratios. The form and materiality of the podium continues this tradition, using the depth of the facade to provide a degree of protection and privacy to the openings facing Gibbons Street.

The tower signifies the contemporary aspect of the design. Precast concrete offers a well finished, high-quality, durable finish to the building as well as being rapidly buildable and non-combustible. The contrasting warm and cool tone on the front and rear of the building provides pedestrians a different experiences while passing by the two sides. Such design strategies strengthen its character in the vicinity.

	AL1 VERTICAL ALUMINIUM FIN 1 DULUX BURNSIDE		AWT TERRACE AWNING DULUX MONUMENT TO TOP AND 1 DULUX ELECTRO DURATE ZEUS 1		BK1 BRICK CAVITY WALL 1 DRY PRESSED BELMERINO BLEND		PC1 PRECAST CONCRETE PANEL TINT 1 KIEM 9091		SH1 HORIZONTAL SOLAR SHADING 1 (MATERIAL AS PER AL1)
	AL2 VERTICAL ALUMINIUM FIN 2 DULUX PLASTERMIX		AWF FOOTPATH AWNING DULUX MONUMENT TO TOP AND 1 DULUX ELECTRO DURATE ZEUS 1		BK2 BRICK CAVITY WALL 2 DRY PRESSED HAWKESBERRY BRONZE		PC2 PRECAST CONCRETE PANEL TINT 2 KIEM 9078		SH2 HORIZONTAL SOLAR SHADING 2 (MATERIAL AS PER AL2)
	AL3 VERTICAL ALUMINIUM FIN 3 DULUX MONUMENT		BAL 1 STEEL BALUSTRADE DULUX MONUMENT		CBG COLOUR BACK GLASS DULUX MONUMENT		PC3 PRECAST CONCRETE PANEL TINT 3 DULUX RECKLESS GREY		SH3 HORIZONTAL SOLAR SHADING 3 DULUX MONUMENT
	AL4 VERTICAL ALUMINIUM FIN 4 WHITE PERFORATED METAL		BAL 2 GLAZED BALUSTRADE		LP LOUVRED PANEL DULUX MONUMENT		W1 OPERABLE WINDOW FOR SOLE OCCUPANCY UNIT DULUX MONUMENT		SH4 HORIZONTAL PERFORATED MESH SHADE WHITE PERFORATED METAL
	AL5 VERTICAL ALUMINIUM FIN 5 WHITE PERFORATED METAL				LW LOUVRED WALL WITH BUILT IN DOOR ACCESS DULUX MONUMENT		W2 FEATURE PROJECTION WINDOW FRAME: DULUX ELECTRO DURATE ZEUS TALC (SATIN)		SY SHOPFRONT GLAZING SYSTEM TO STREET AND TERRACE LEVEL DULUX MONUMENT



3.3 Passive solar design

Different shading strategies have been implemented to different orientations of the building to regulate room temperature and reduces reliance on air conditioning.



1

Gibbons street - tower

- + Sunshade to the top of the opening shades the glass from high angled sun and helps prevent the room from overheating in summer
- + Vertical blade north of the window shades the glass from low angle sun in the afternoon.



2

Gibbons street - awning

- + Awning to glazing on ground level is solid to control solar access to the common area
- + Tinted glass inserts in the awning are used when sun protection is not required to allow light on to the footpath.



3

Regent street - tower

- + Sunshade to the top of the opening shades the glass from high angled sun and helps prevent the room from overheating in summer
- + Vertical metal mesh blade north of the window regulates solar access to the unit in the morning



4

Regent street - podium

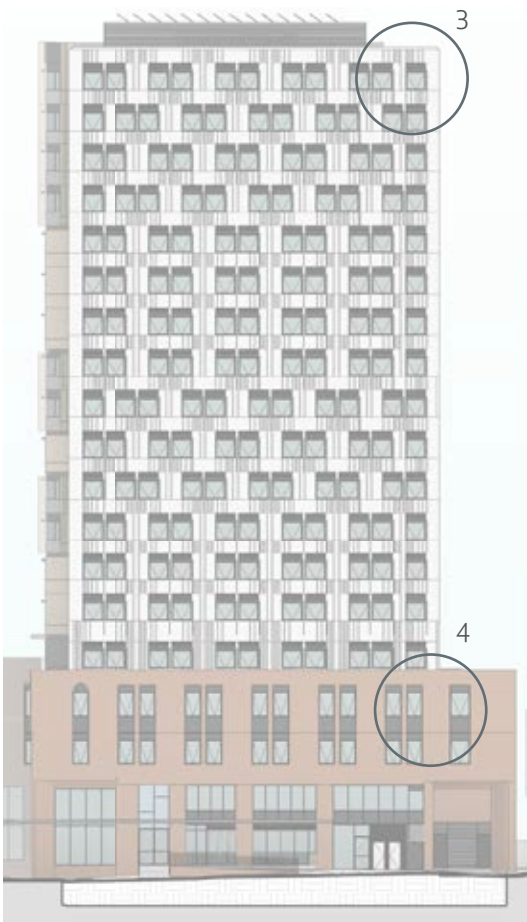
- + Limited solar access to the eastern side of podium due to the surrounding buildings.
- + No sun shading device is fitted to openings to maximise solar access to units



Gibbon Street Facade



Margaret Street Facade



Regent Street Facade



Northern Facade

3.4 Facade detail

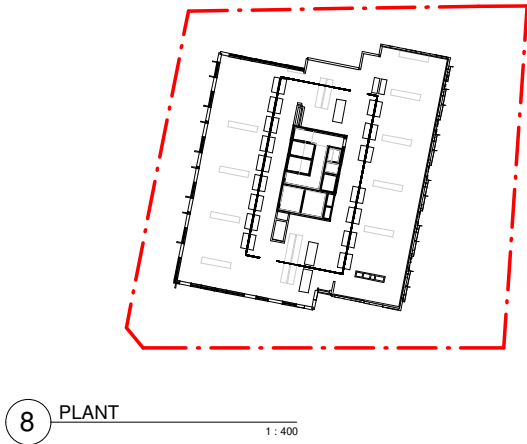
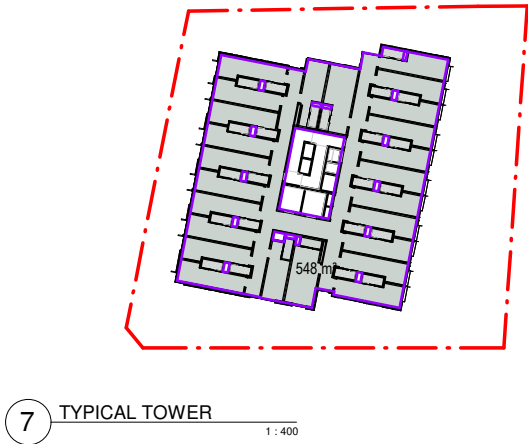
The tower facade is intended as a clearly modern element with contemporary fenestration patterns. Good-sized windows are desirable to the bedrooms, with well-considered sun shading providing protection to the glazing and a finer layer of detail to the facade.

Level 4 is recessed with full height glazing and dark facade materials. It creates a break between the tower and the podium.

The solidity of the building is reduced by the chamfered edge detail to the openings on ground level and the use of dark color backed glass above glazing in the tower to increase the visual size of the openings. Windows are generally slightly recessed from the face of the building to highlight the materiality on the facade.

3.4 GFA

Level	sqm
Basement	N/A
Ground (level 1)	655
Mezzanine	392
Level 2	768
Level 3	768
Level 4	514
Level 5	544
Level 6	544
Level 7	544
Level 8	544
Level 9	544
Level 10	544
Level 11	544
Level 12	544
Level 13	544
Level 14	544
Level 15	544
Level 16	544
Level 17	544
Level 18	544
Total	10,713
FSR	7.85 :1






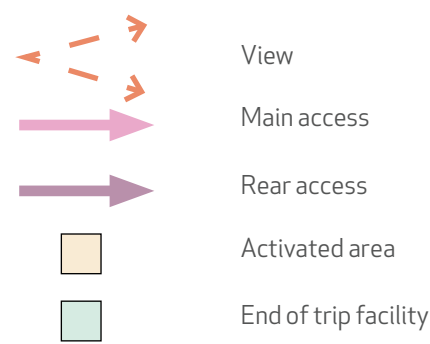
4 . Amenities



4.1 Passive surveillance to adjacent streets

Main entrances to the building are located on both Gibbons Street and through site link to facilitate circulation through the building and to-and-from the two streets. This ensures that the through site link can be well utilised. The Majority of the communal areas, ie. common room, lounge area, common kitchen and gym, are located on the lower levels to provide activation and passive surveillance to the nearby streets. The wide range of activities proposed ensure the ground plane is activated at all times. The facade is highly permeable to allow good visual connection.

-  Circulation connection
-  View direction
-  Access point



4.2 Street activation

A significant portion of the ground floor and mezzanine level is activated by different activities. Double height glazing on lower levels allow more visual direct connection between internal spaces and the two adjacent public lane way. The design of the facade and awning ensures the entrance is prominent. Accessible ramps to the building are well integrated into to both entrances to provide a dignified and equitable means of entry. Both ramps can be easily located from the street and share the same start and end point as the non- accessible path.

The retail unit on ground level has a separate front entrance such that the common space on ground level can be kept separate for residents only for better security. A rear entrance is also provided to the retail unit for loading and servicing purpose. Tenants have direct access to their own end of trip facilities.

4.3 Landscaping strategies

The proposed William Lane connection will provide a publicly accessible recreation space incorporating an elongated seating bench for gathering, opportunity for F&B, and landscape to green the space. Planting and vegetation will be incorporated on the Level 4 where the student common roof terrace is located to enhance the amenity of the second largest common area in the building.



Existing landscaping

- + Narrow strips along setback zones to Gibbons street and margaret street only
- + No public access

- existing street tree
- proposed tree
- green space
- public domain



Proposed landscaping

- + Larger overall landscaped area proposed
- + Landscaped through site link at the rear of the site
- + More well proportioned and usable public domain
- + Opportunity to grow larger trees
- + Public engaging ground level landscaping features
- + William lane activated with artwork canopy and well designed urban furnitures
- + Variety of landscape treatments to open space
- + Leafy plants on L4 roof terrace as privacy and acoustic barrier to neighbouring residential buildings
- + Additional street trees to margaret and gibbons street
- + New trees are situated close to the building to integrate through site link with William lane and 116 regent street

4.4 Room design

The proposed design includes a total of 420 rooms with a range of room types to suit different needs and budgets. 90% of the rooms are self catered with kitchenettes with the rest having easy access to a common kitchen on the same floor.



Ensuite dorm

		submitted DA
no of occupant(s)	1	
room area (excl ensuite)	15sqm	
ensuite	2.5 sqm	
kitchenette	N/A	
total area	17.5sqm	13 sqm
general ceiling height	3.2m	

Queen studio room 1

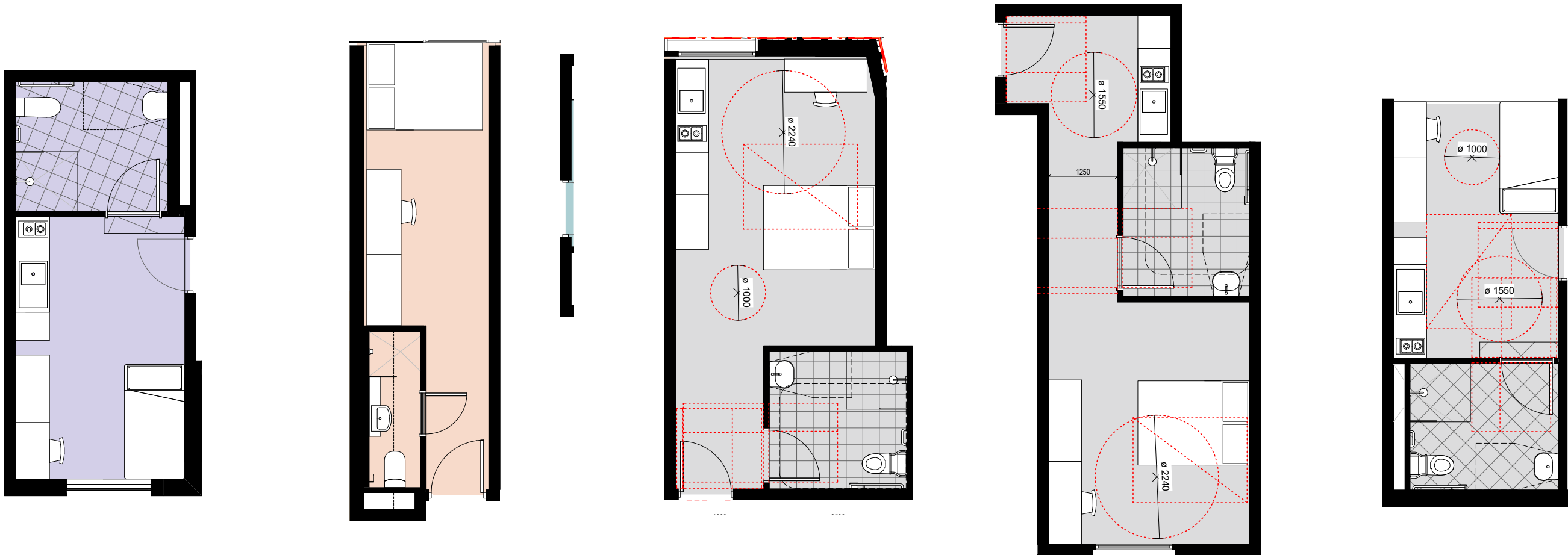
no of occupant(s)	1
room area (excl ensuite)	11.5 sqm
ensuite	2 sqm
kitchenette	2 sqm
total area	15.5sqm
general ceiling height	2.7m

Queen studio room 2

no of occupant(s)	1
room area (excl ensuite)	14.7 sqm
ensuite	2.5 sqm
kitchenette	2 sqm
total area	18.7 sqm
general ceiling height	2.7m

Queen studio room 3

no of occupant(s)	1
room area (excl ensuite)	16 sqm unit 4.13: 26.24sqm
ensuite	2 sqm
kitchenette	2 sqm
total area	20 sqm
general ceiling height	2.7m



DDA single studio

		submitted DA
no of occupant(s)	1	
room area (excl ensuite)	12.3 sqm	
ensuite	6.2 sqm	
kitchenette	2 sqm	
total area	20.5 sqm	20.4 sqm
general ceiling height	2.7m	

King single studio

		submitted DA
no of occupant(s)	1	1
room area (excl ensuite)	11.7 sqm unit 4.14 :14sqm, 5.24-12.24:14.3sqm, 5.13-12.13:13.6sqm	
ensuite	2 sqm	
kitchenette	2 sqm	
total area	15.7 sqm	15 sqm
general ceiling height	3.2m (level 2-3) 2.7m (level 4-18)	

Adaptable unit 1

no of occupant(s)	1
room area (excl ensuite)	20.1 sqm
ensuite	6.3 sqm
kitchenette	2 sqm
total area	28.4 sqm
general ceiling height	2.7m

Adaptable unit 2

no of occupant(s)	1
room area (excl ensuite)	24 sqm
ensuite	6.5 sqm
kitchenette	2 sqm
total area	32.5 sqm
general ceiling height	2.7m

Adaptable unit 3

		submitted DA
no of occupant(s)	1	
room area (excl ensuite)	12.3 sqm	
ensuite	6.2 sqm	
kitchenette	2 sqm	
total area	20.5 sqm	20.4 sqm
general ceiling height	2.7m	

4.5 Communal area

To create a relaxing and enjoyable environment for the residents in the building, ground and mezzanine level are dedicated to communal spaces including game room, common kitchen, lounge area, study space, cinema and gym. The openings on the facade allow the two levels to be filled with natural light and have views out to the landscaped area around the building.

Two north-west facing common rooms are situated on level 2 and 3 directly connected to large covered balconies overlooking Gibbons St. The two common rooms can be easily accessed from the lift lobby on those levels. Another common room is located on level 4, with 4 additional meeting rooms ,a lounge area and an outdoor terrace. With a view to the gibbons reserve in front of the building.

The proposed design centralises all shared facilities to lower levels to optimize connectivity between the spaces. The variety of spaces provided foster interaction between students hence increase the sense of belonging and build a community within the building.

- ➔ Lift connection
- ➔ Stair connection
- Common area

Total common area

Kitchen area (L1, L2, L3)	122.9 sqm	2.79 sqm/ resident in dorm
Indoor communal area	820.2 sqm	1.96 sqm/ resident
Outdoor communal area	211.2 sqm	

Each resident has an extra 0.67 sqm of indoor communal area over and above the 1.25 sqm specified in DCP. In addition to that, residents in dormitory rooms have a bigger share of communal kitchen than required. The proposed design also includes allocated outdoor communal area that are close to 10 times larger than the council requirement to draw students out of their room and enjoy the facilities offered in the building.

Level 4

Common room	55 sqm	3.2m (H)
Meeting rooms	39.5 sqm	3.2m (H)
Lounge area	55 sqm	3.2m (H)
Terrace	127.8 sqm	open
Total	262 sqm	

Levels 2 & 3

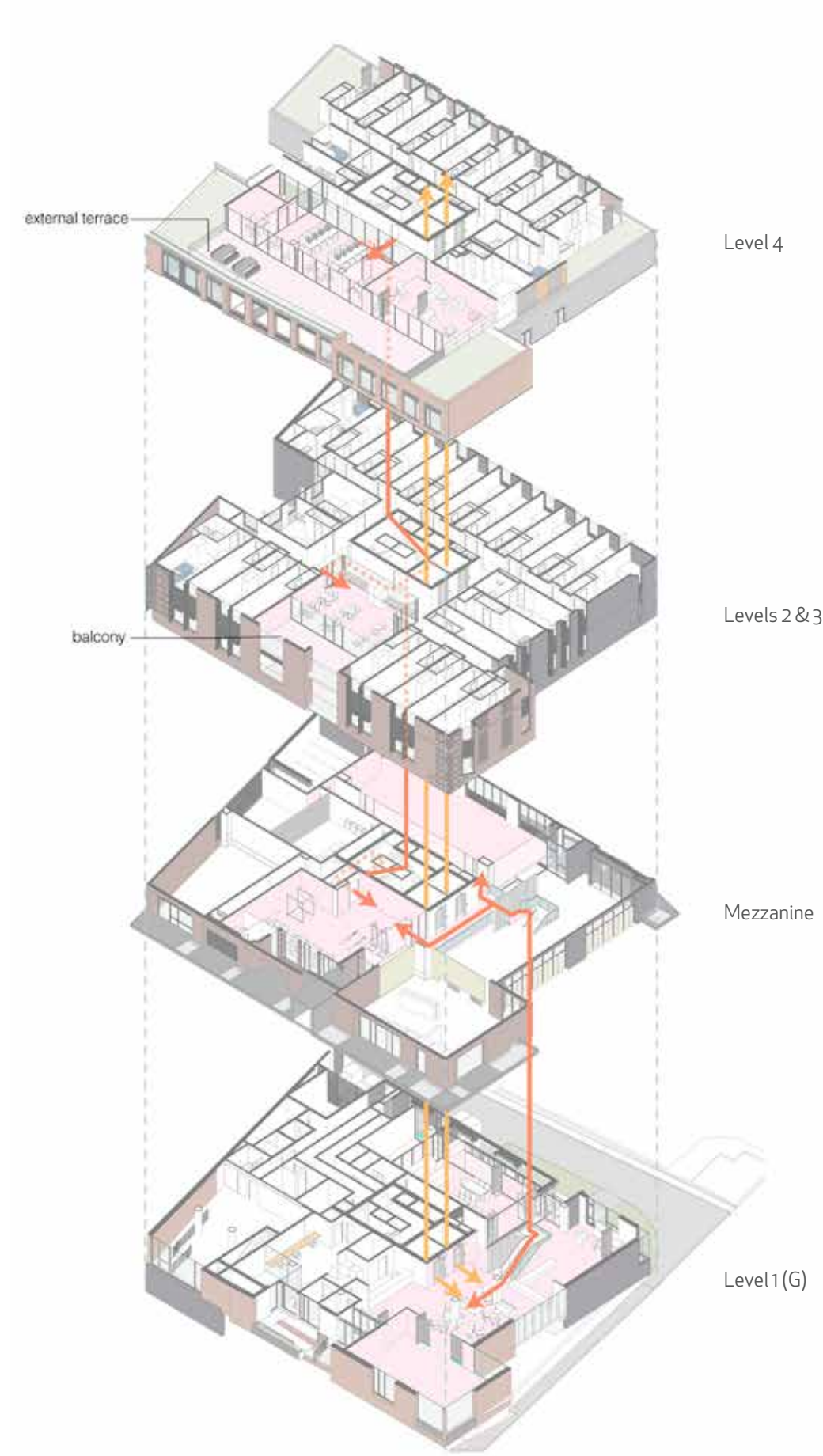
Kitchen	30 sqm	3.2m (H)
Dining room	31.7 sqm	3.2m (H)
Balcony	39.5 sqm	open
Total	103.4 sqm	

Mezzanine

Study area	140.4 sqm	2.7m (H)
Gym	97.9 sqm	2.7m (H)
Cinema	45.9 sqm	2.7m (H)
Total	284.2 sqm	

Level 1 (G)

Common area	205.6 sqm	5.85m (H)
Communal kitchen	62.9 sqm	2.9m (H)
Game room	117.5 sqm	5.85m (H)
Total	386 sqm	



4.6 ESD strategies

All rooms in the building receive a good level of natural light during the day.

Openings to each room are operable to allow fresh air into the room. Operable windows are fitted at both ends of the common corridor to allow solar access and views to the interior. In addition, this facilitates natural cross ventilation through the corridor to reduce loads on the mechanical ventilation system. Openings to the corridor are designed to be south and north-eastern oriented to draw in a cool breeze during hot days.

Vegetation is well incorporated within the design to soften communal areas. Leafy plants are located on the two sides of the terrace on level 4 as a privacy and acoustic barrier.

Sustainable building materials including pre-cast concrete panels and podium façade brickwork with high embodied energies slow the temperature change throughout the building's interior.

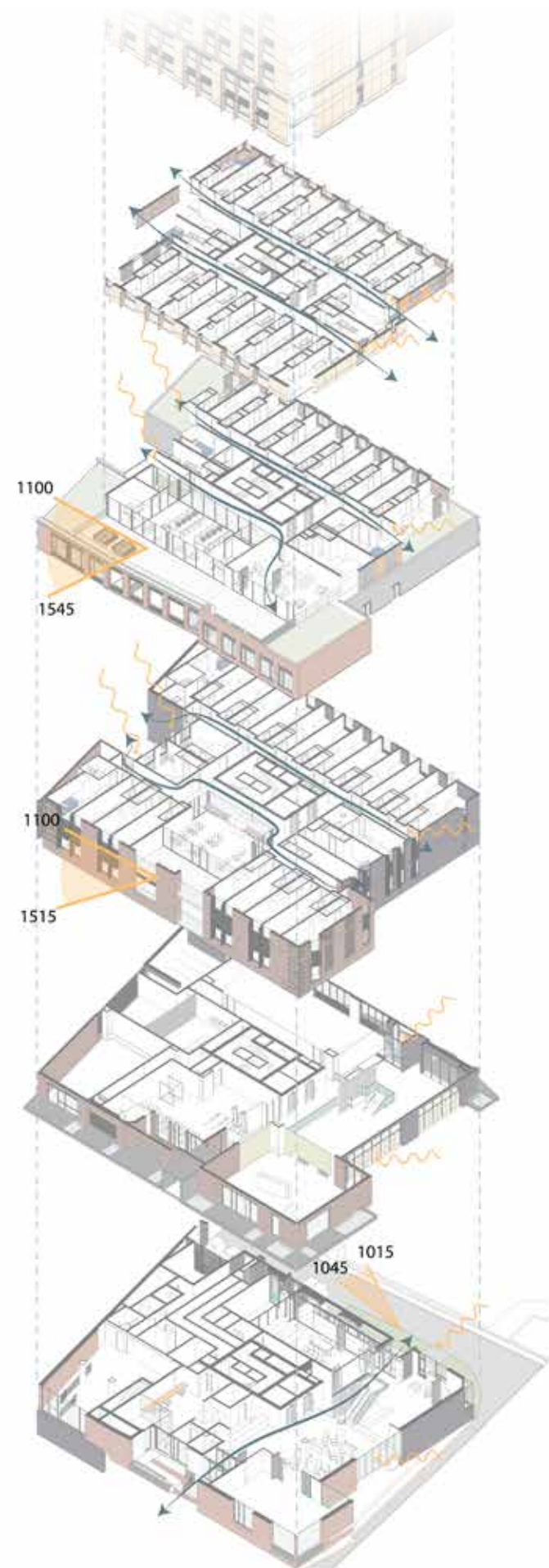
Typical floors

Level 4

Levels 2 & 3

Mezzanine

Level 1 (G)



Typical floors

- All rooms receives sufficient natural light
- Opening at the two ends allow cross ventilation and solar access to the circulation space.
- Straight and direct corridor to maximise the flow of breeze through the building

Level 4

- The communal space is glazed on both sides to allow direct solar access to the internal corridor
- The communal open space (roof terrace) receives 3.5 hours of sun in mid-winter.

Levels 2 & 3

- Operable windows at the end of corridors allow cross ventilation through the floor
- Common room is glazed on both sides to allow direct solar access to internal corridor and lift lobby
- The communal open spaces (balconies) receives 3 hours of sun in mid-winter

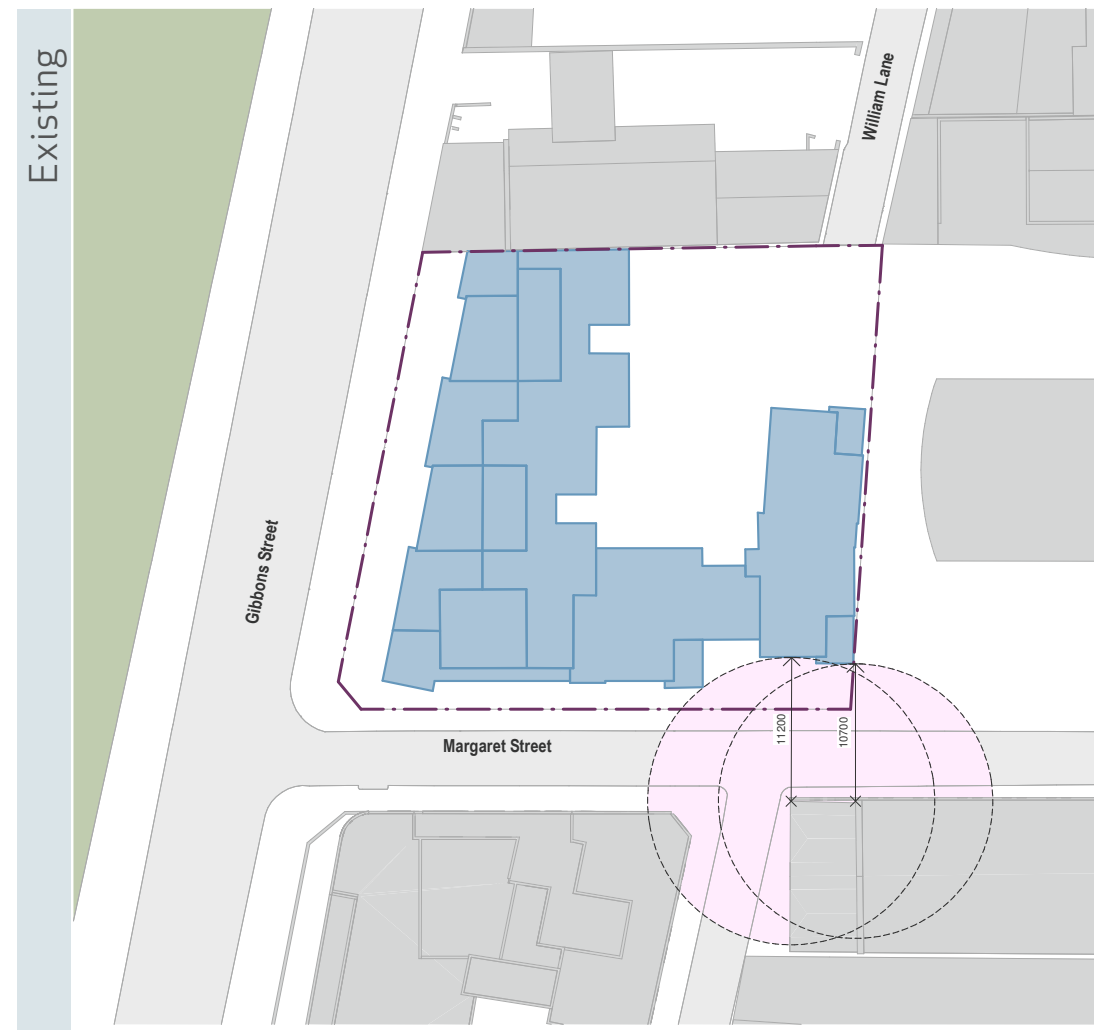
Mezzanine

- Activity requiring a greater lighting level are oriented toward north to reduce reliance on artificial lighting
- Double height glazing are provided to common room to maximise solar access

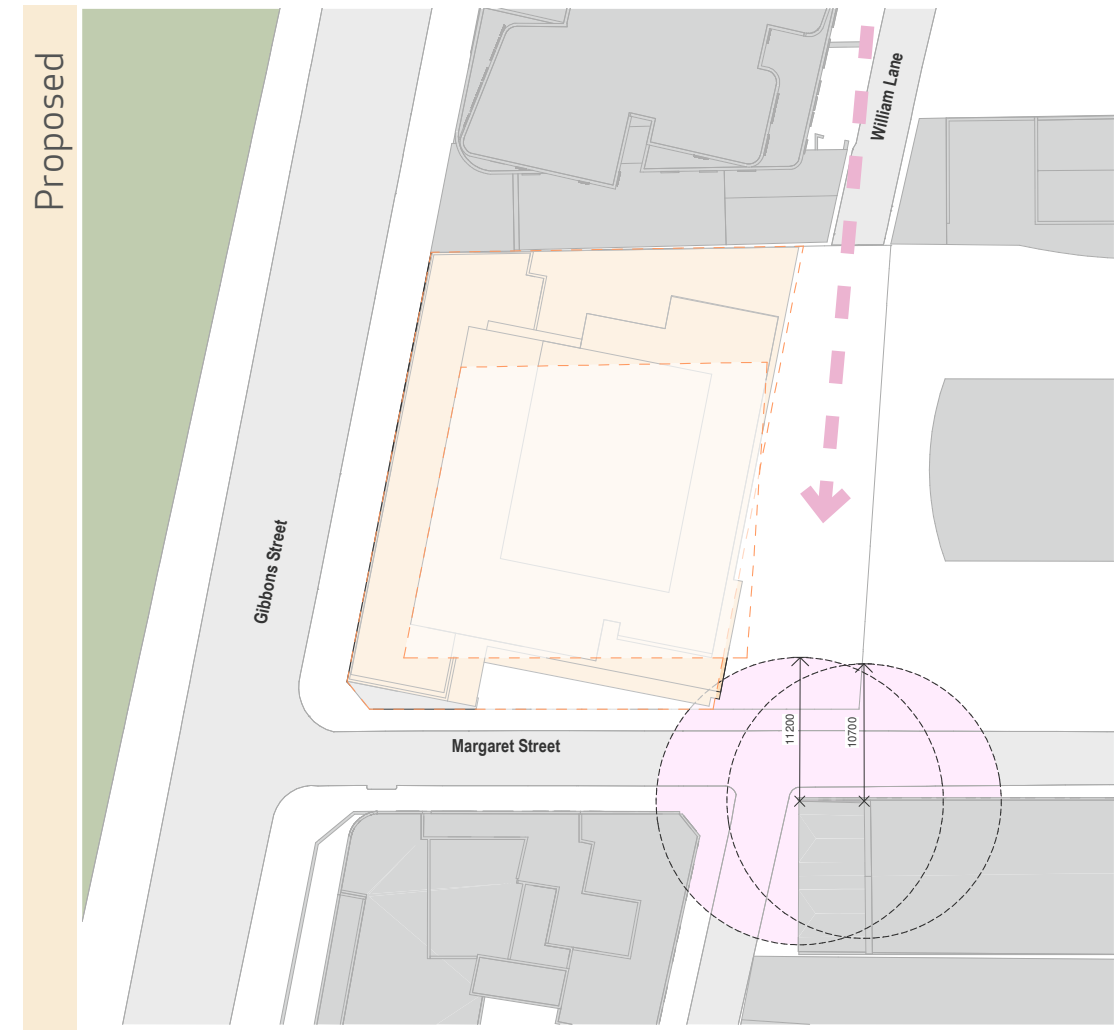
Level 1 (G)

- Bifold doors to the common kitchen allows for good ventilation and access to natural light within the space
- Two entrances on opposite sides of the building facilitates cross ventilation of the large common room area
- Double height space allows better internal ambient
- The public domain receives 0.5 hours of sun in mid-winter

5 . Heritage



Existing envelope



Proposed design
Compliant envelope
Visual corridor

5.1 Setback to St Luke's church

The proposed building has a generally greater street setback than the existing builder to maintain sufficient separation to St Luke's Church. The footprint of the building splays away from 116 regent street to improve visual connection to the heritage listed item. Minor encroachment to the current 11m separation occurs at the lower right corner of the podium, yet this is outweighed by the more generous setback created by the through site link.



image by Virtual Ideas
View from Margaret Street along Through Site Link



image by Virtual Ideas
View from Margaret Street adjacent to St Luke's Church



(Left) Image by Virtual Ideas
View from Gibbons Street



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