

Abercrombie Street Student Accommodation The University of Sydney - 12 July 2012

The University of Sydney is proposing a new student accommodation facility on its Darlington Campus facing Abercrombie Street, between the Darlington Public School, Mandelbaum House and the proposed new Business School. This will increase the University's affordable accommodation offering and enhances the educational experience by providing on-campus living for the student cohort.

The proposed facility will provide 188 student beds in a variety of multi-share (ranging from 5 to 6 beds) and single occupant studio apartments, some of which are accessible, to cater for a variety of student preferences. A variety of communal recreation and study spaces are also provided to enhance the student experience.

Pastoral care and security is paramount. The facility aims to provide a healthy and safe residential life by incorporating :

- Daily staff and student contact by providing a manned reception which monitors the single point of entry, and is also from where the mail is collected from;
- A large common room including:
- a large wide-screen television with Foxtel and Play Station gaming consoles;
- a variety of lounge and casual seating;
- pool and table tennis tables;
- a fully functional shared kitchen; and
- a shared meals area;
- A computer and printing resource area;
- A theatre for movies and lectures;
- A communal Laundromat;
- Outdoor courtyards with a BBQ area, linking all the main common areas;
- Bi-fold doors connecting all ground floor communal areas with a combined area of some 540m², sufficiently large to accommodate the whole resident population for community events.
- A variety of quiet study rooms dispersed throughout the building.

All the apartments are self contained. The multi-share apartments include individual bedrooms for each student complete with a bed, wardrobe, study desk and storage; there is a large shared living and dining area, shared fully functioning kitchen and shared bathroom facilities. Studios include a bed, wardrobe, study desk and storage, an ensuite

and a fully functioning kitchenette with a small dining area. Some studios are also enhanced with a small sitting area.

In conjunction with the communal facilities, the facility provides a balance between self sufficiency and a collegiate experience; and between creating privacy and avoiding seclusion and isolation.

The site for the proposed facility fronts onto Abercrombie Street. There is a cross fall of approximately 3m from west to east, and from north to south. The neighbours include the proposed Business School to the north, the Darlington Public School to the west, Mandelbaum House to the east, and terrace houses to the south on the opposite side of Abercrombie Street. The predominant streetscape is medium to high density in character, with the north side of Abercrombie Street characterised by warehouse type buildings, whilst on the south side, it is dominated by terrace houses punctuated occasionally by pubs at the street corners.

The built form consists of a central spine, running east to west, punctuated by three accommodation blocks running north to south. The massing steps from the three storeys south of the spine, to five storeys north of the spine, to allow for scale transition between Abercrombie Street and the Business School. The two building gaps between the accommodation blocks provide massing relieve. It is glazed with slatted screening, allowing for filtered views from Abercrombie Street through to the Business School, and also provides for views in and out of all communal areas in the building. This transparency improves passive surveillance of the surrounds, and encouraging students to interact.

South of the spine and facing onto Abercrombie Street, the proposed building streetscape consists of the street entry, apartments and quiet study rooms, and reflects the dormitory nature of the street and minimises noise impact on the neighbours.

This massing is further broken down into finer grained elements with detailed fenestration components and choice of materials. The base consists of render with slatted wood screens to the apartment windows; the middle consists of timber cladding, rendered masonry mass and a variety of facade elements are adopted juliet balconies. A sandstone dwarf wall provides a base for the building.

The communal spaces and the majority of the multi-share apartments are to the north of the spine and are away from the residential neighbours. The proposed building is more communal in use and in character.

Designed as a precinct with the Business School, the public domain includes a public walkway and landscaping between the Business School which tiers down into the communal courtyards providing visual permeability, daylight penetration and interaction. There is also a public through site link on the western edge of the building which provides an ant-track from Darlington into the university campus.

Bedrooms are located on the east and west facades and on the facades facing onto the communal courtyards. The windows project from the main building line into bay windows, which creates facade articulation, orientates glazed areas to daylight and views, limits adverse solar impact, and controls outlook and privacy. These are clad in timber and adds a soft touch to the building.

The palette of materials consists of render, timber cladding and fenestrated window treatments. This reflect the colours and textures drawn from the surrounding buildings and the overall effect and intent is to provide the building with a subdued yet highly textured and fine grained character that that provides scale transition and blends in with its surroundings.

Sustainable features include:

- an orientation sensitive facade that enhances passive environmental performance;
- cross ventilated apartments;
- for non-cross ventilated apartments window configurations that induces air movement through natural air buoyancy;
- cross ventilated common rooms and corridors;
- limit the use of air-conditioning to common rooms, with auto cut-off when windows are opened;
- high daylight penetration, with use of high performance glass where appropriate;
- use of harvested rain water of for landscape irrigation and toilet flushing;
- live display of building water and energy consumption through dashboard displays in common areas and through building intranet to enhance sustainability awareness;

- low VOC and low formaldehyde materials in internal finishes.

The proposed student accommodation will provide a high standard of accommodation to the student cohort, and relieve the pressure for demand of nearby rental accommodation. The design is an unobtrusive and respectful addition to an already diverse neighbourhood.

context :

Tree lined streetscape.



Mandelbaum House to the East retained.



Shepherd House demolished.



Shepherd House demolished.



Terrace houses to the south.



Boundary Lane Childcare Centre demolished.



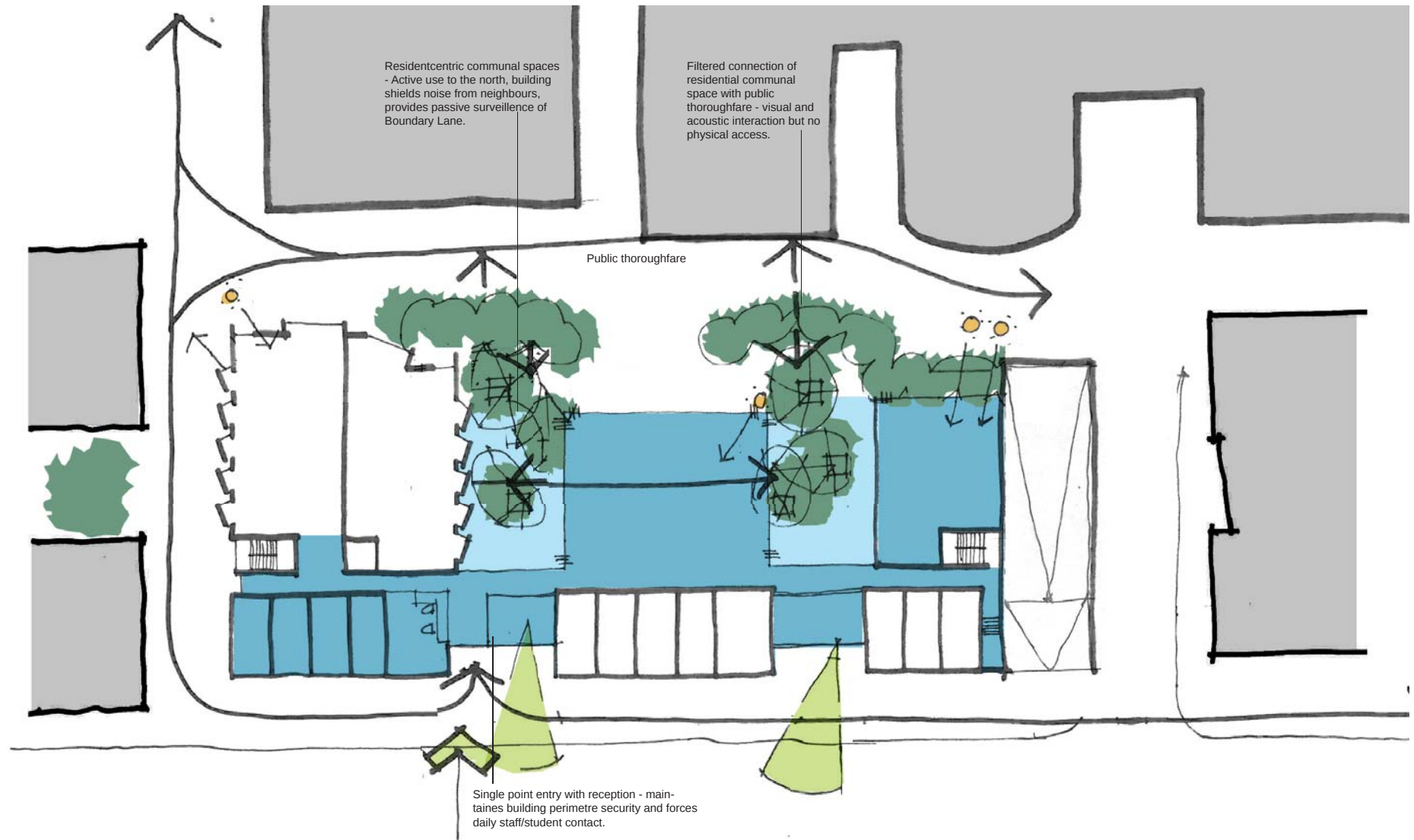
Boundary Lane - Mandelbaum House retained.

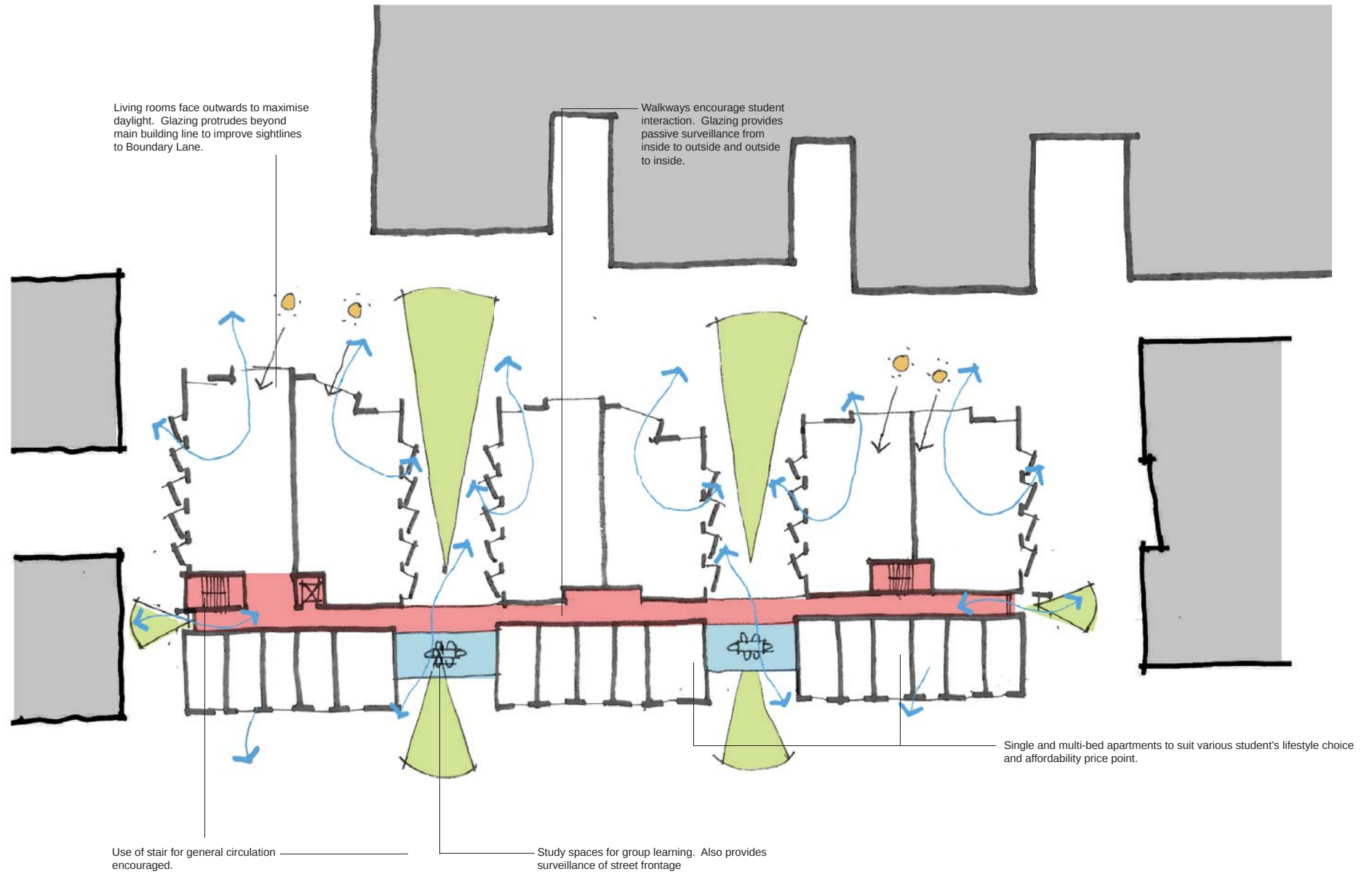


Basement access for new Business School.

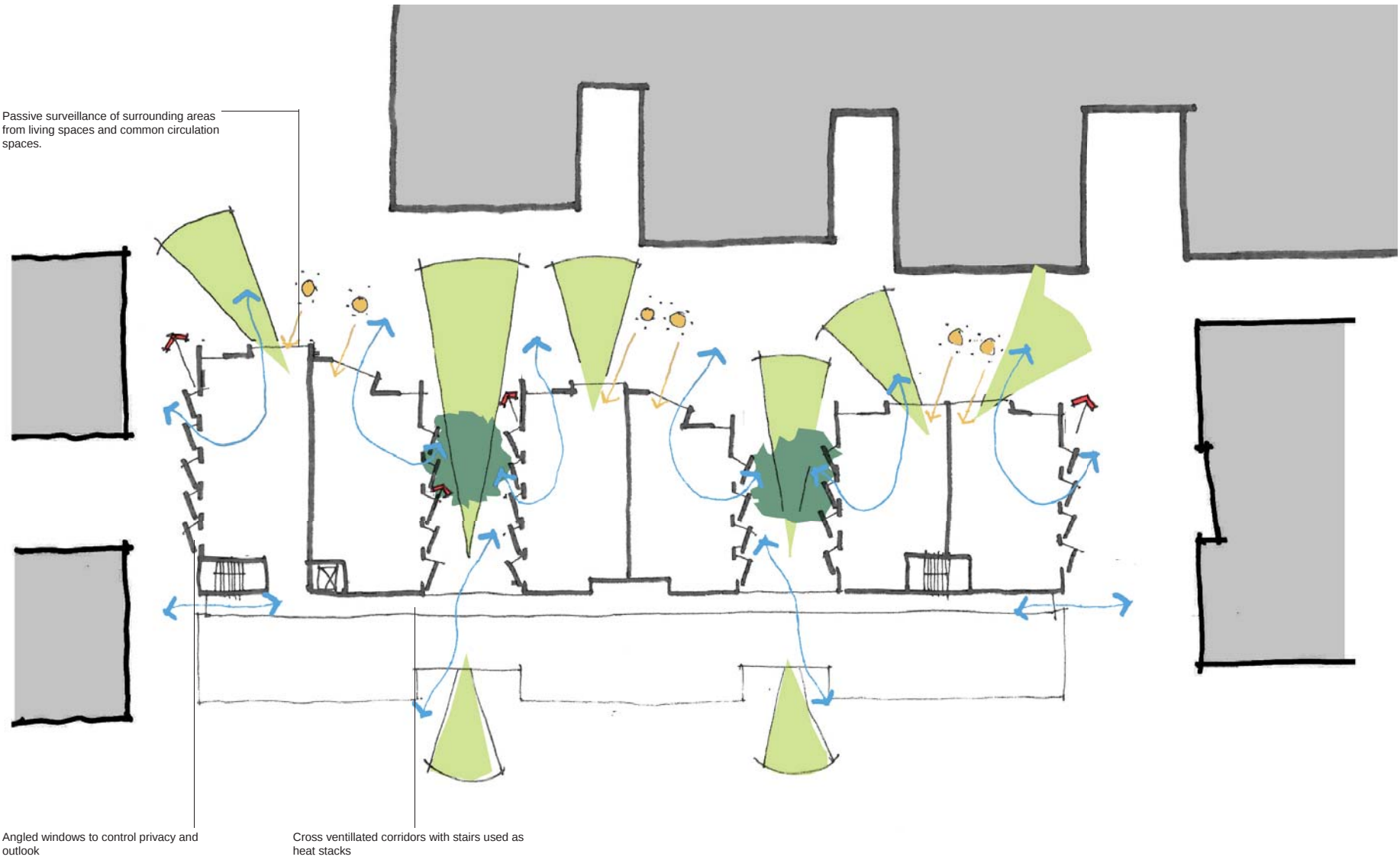
spatial concept :

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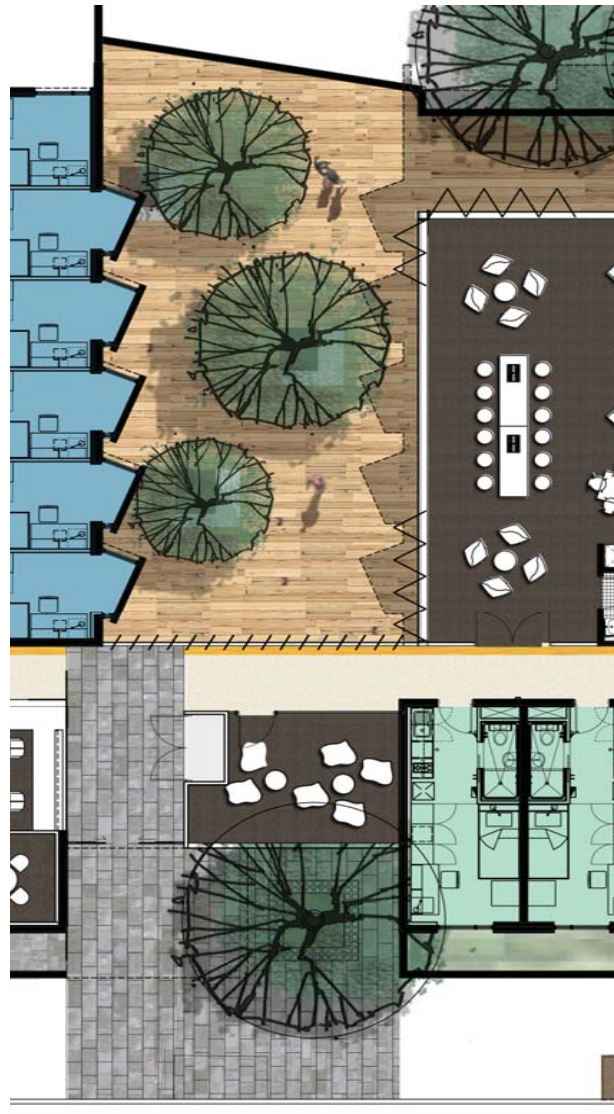


Passive surveillance of surrounding areas from living spaces and common circulation spaces.



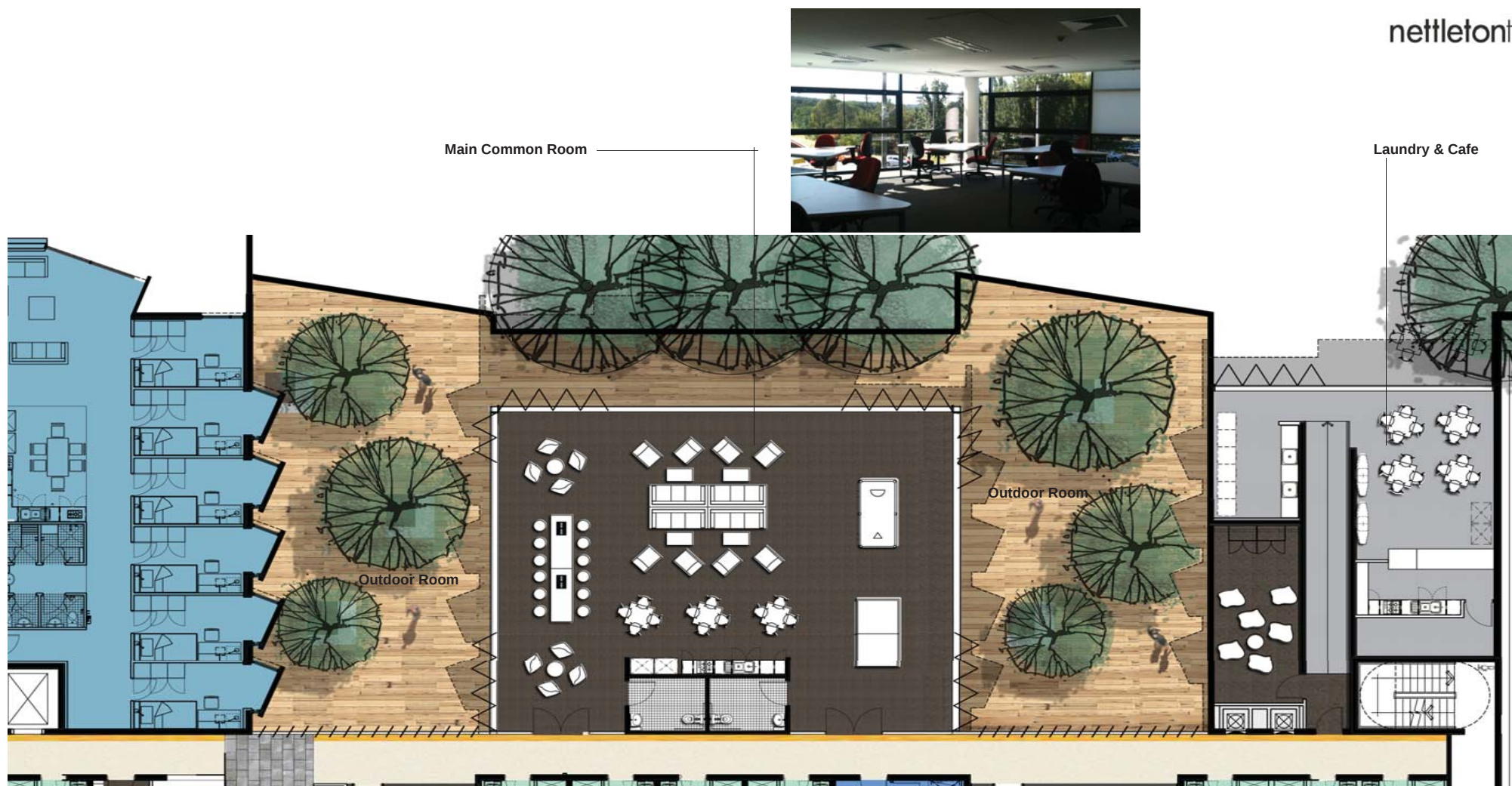
amenities :

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Main entry & reception

There is only one entry into the building. This will ensure that the building will be secured from uninvited guests and ensures that there is daily contact between staff and students. The reception with centralised mail will be located off the entry foyer, with direct view lines to the street and to the main common areas.

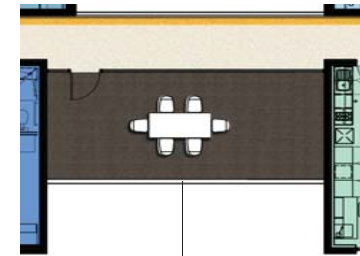


Main common room & outdoor rooms

This is the central hub in the building where students can meet and interact. It is intended to be a relaxed space and provides additional living areas to their individual private rooms.

It will have a range of activities including games, communal kitchen/cooking area and bbq areas.

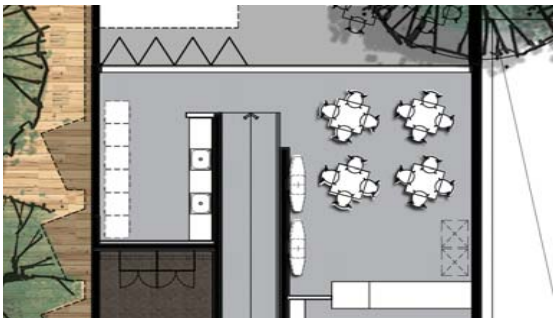




Large Studies x 2

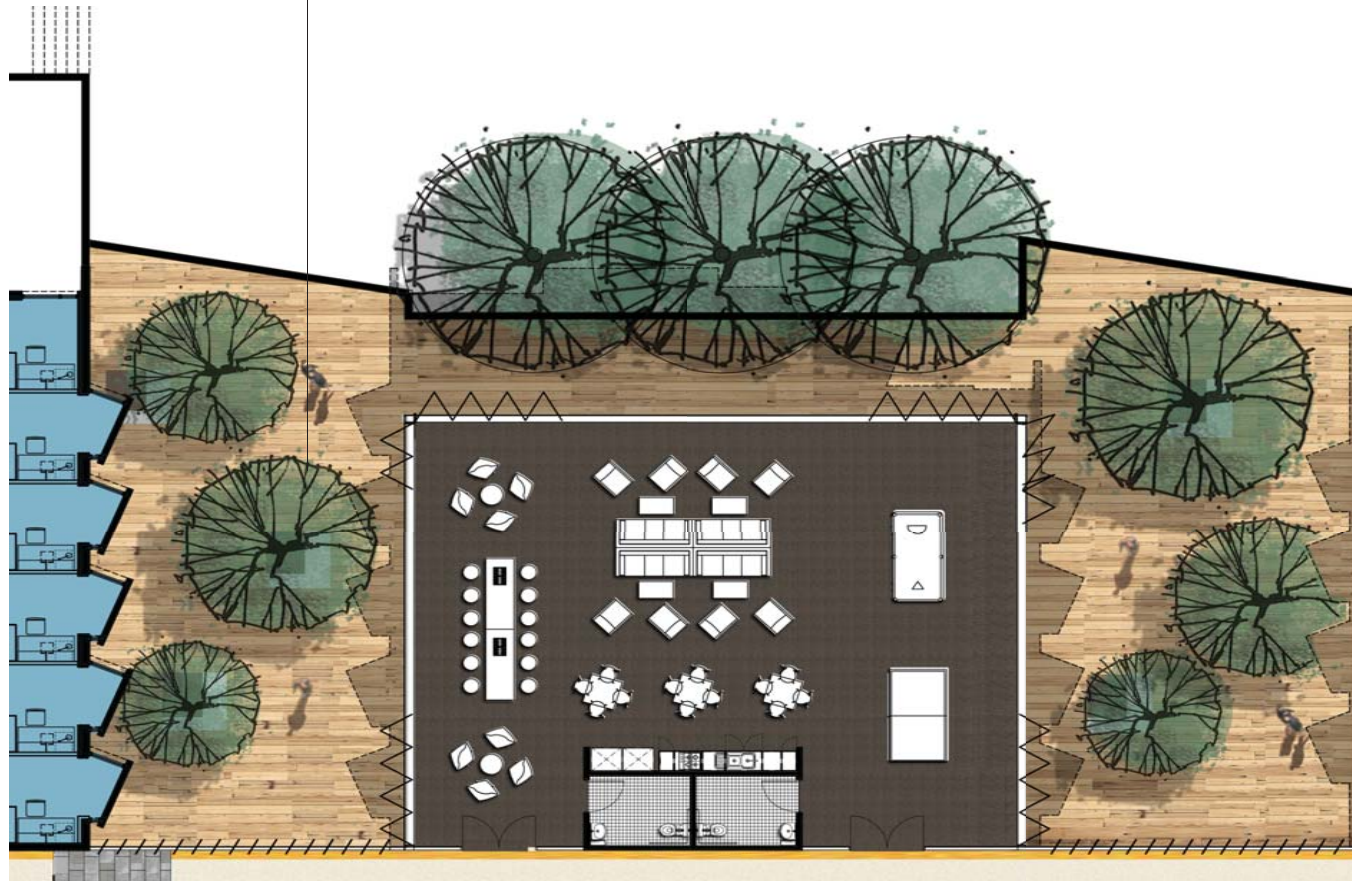


Studies



Laundromat & Cafe

Decked activity
area with
deciduous shade
trees



landscaping & edible garden

layout :

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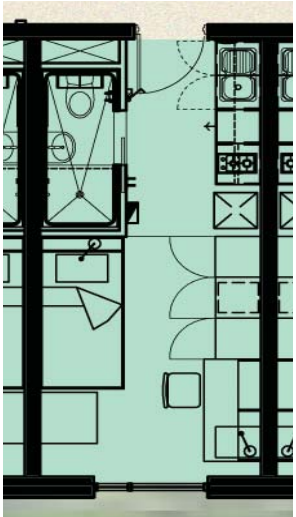
ground floor plan



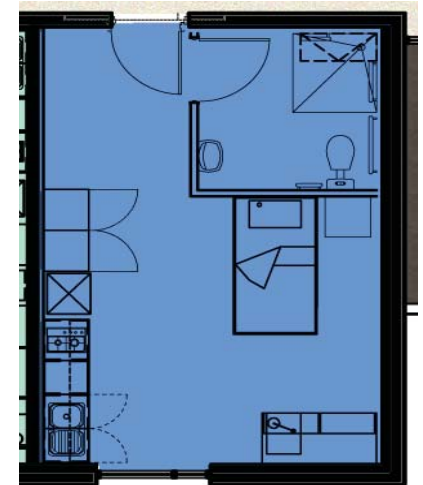


apartment types :

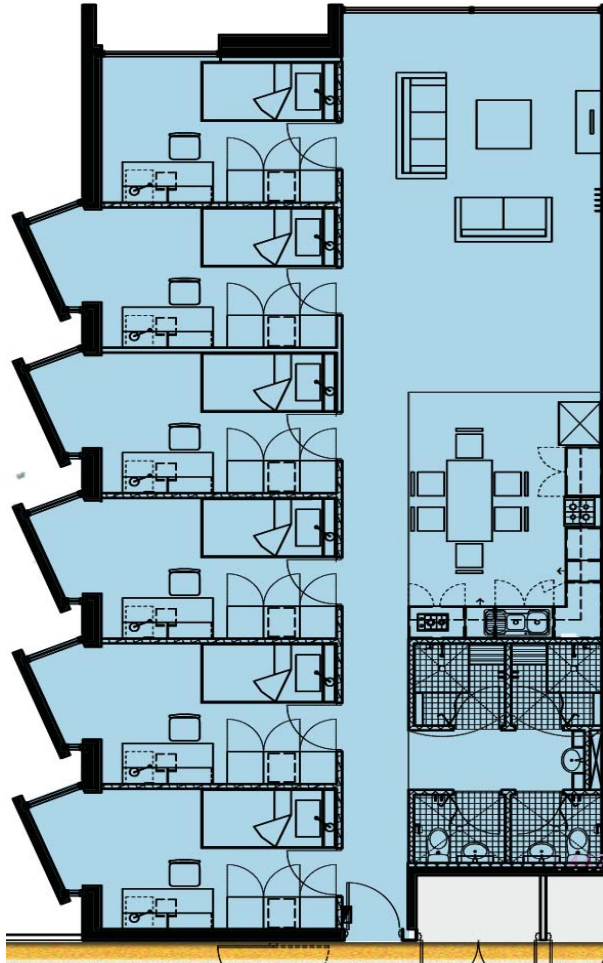
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Standard Studios



Accessible Double Studios



6 Bed Apartment Type 1



6 Bed Apartment Type 2

6 Bed Apartment Type 3



5 Bed Apartment Type 1



5 Bed Apartment Type 2

5 Bed Apartment Type 3



Multishare Apartments

development schedule :

	Standard Studio	Deluxe Studio	Studio Accessible Type A (Ground Floor)	Studio Accessible Type B	5 Bed Type A	5 Bed Type B	5 Bed Type C	6 Bed Type A	6 Bed Type B	6 Bed Type C	TOTAL APARTMENTS	TOTAL BEDS	GFA	Site Area
NLA (m2)	18.5	23.1	29.4	29.4	124.4	121.3	127.6	151.3	154.8	141.3				
Balconies														
No. of														
Ground Floor	11		1					1	1		14	24	1104.3	
Level 1	14			2	1	1	1	1	1	1	22	49	1411.6	
Level 2	14			2	1	1	1	1	1	1	22	49	1411.6	
Level 3					1	1	1	1	1	1	6	33	985.7	
Level 4					1	1	1	1	1	1	6	33	985.7	
TOTAL APARTMENTS	39	0	1	4	4	4	4	5	5	4	70		5898.9 m2	1909 m2
TOTAL BEDS	39	0	1	4	20	20	20	30	30	24	188	188	31.4 m2	10.2 m2
TOTAL APARTMENT NLA (m2)	721.5	0	29.4	117.6	497.6	485.2	510.4	756.5	774	565.2	4457.4			
Excluding Balconies														

exterior facade concept :

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Timber Screens 'Innowood'



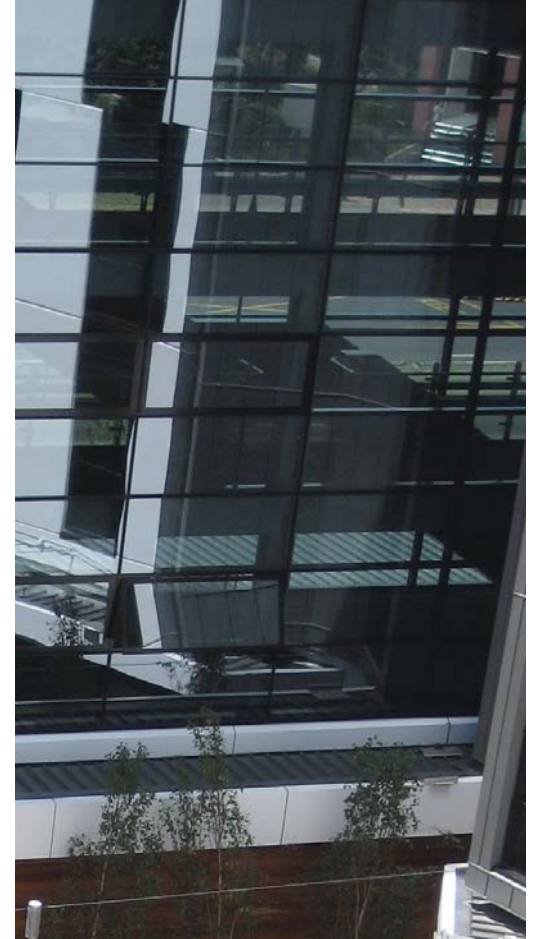
Zinc Cladding (VM Zinc 'Anthra Zinc')



Artificial Timber Panelling 'Innoclad-Spotted Gum'



High performance glass



Bifold doors - powdercoated aluminium frame - Dulux "Lunar Eclipse", performance glass.



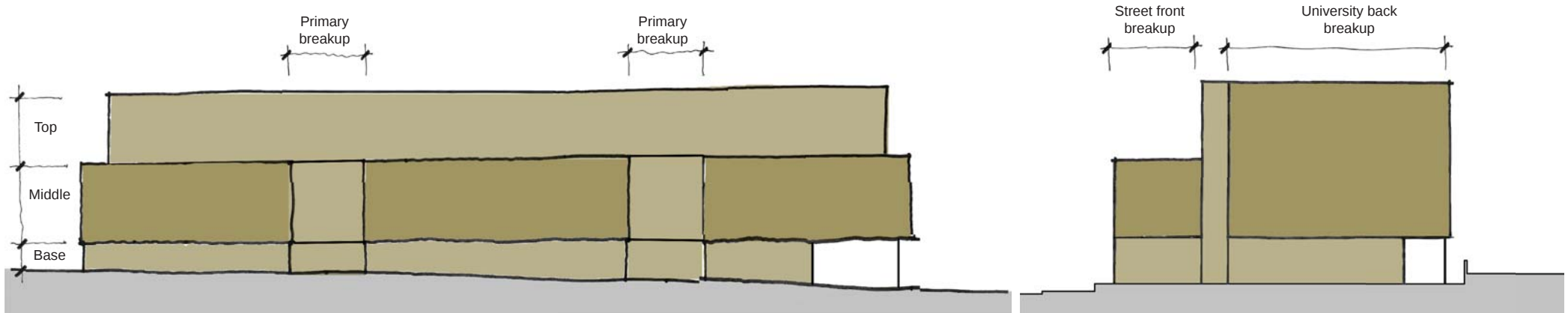
Sandstone Cladding



Timber decking - Spotted Gum

Powdercoated aluminum window frames - Dulux "Lunar Eclipse"

Materials palette



Massing breakup

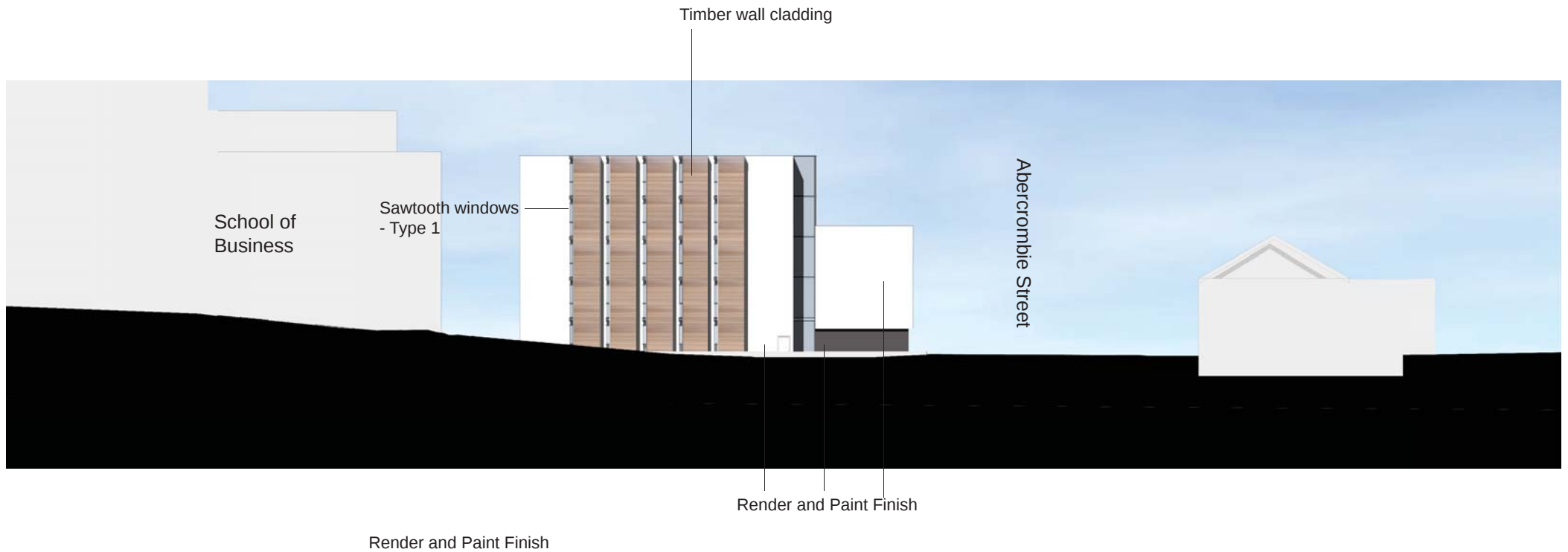
elevations :



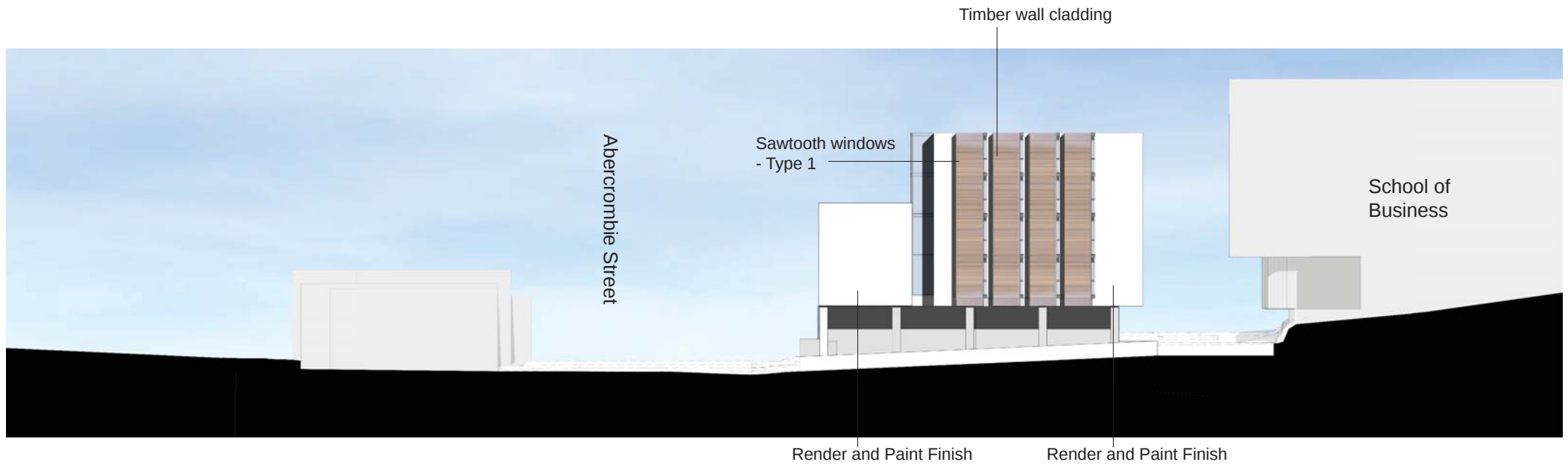
Abercrombie Street (South) Elevation



Business School - Boundary Lane (North) Elevation

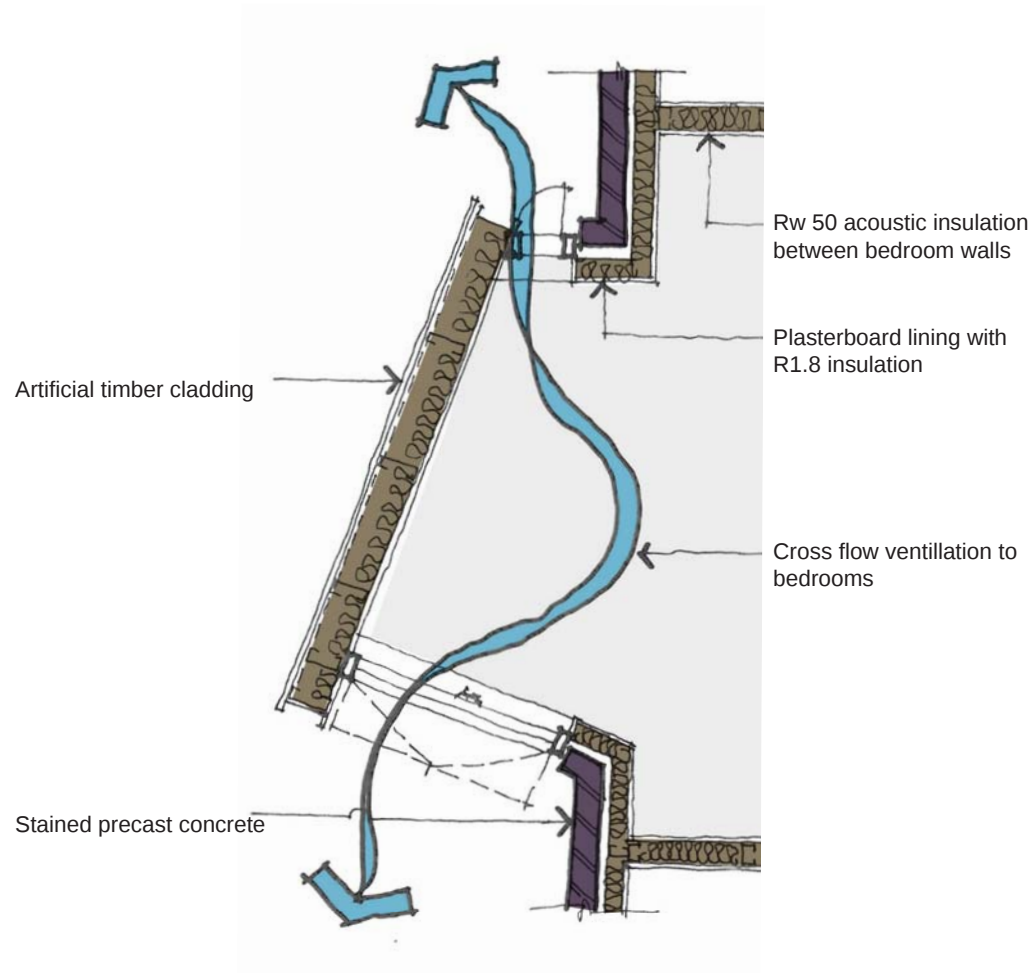


Darlington Public School (West) Elevation

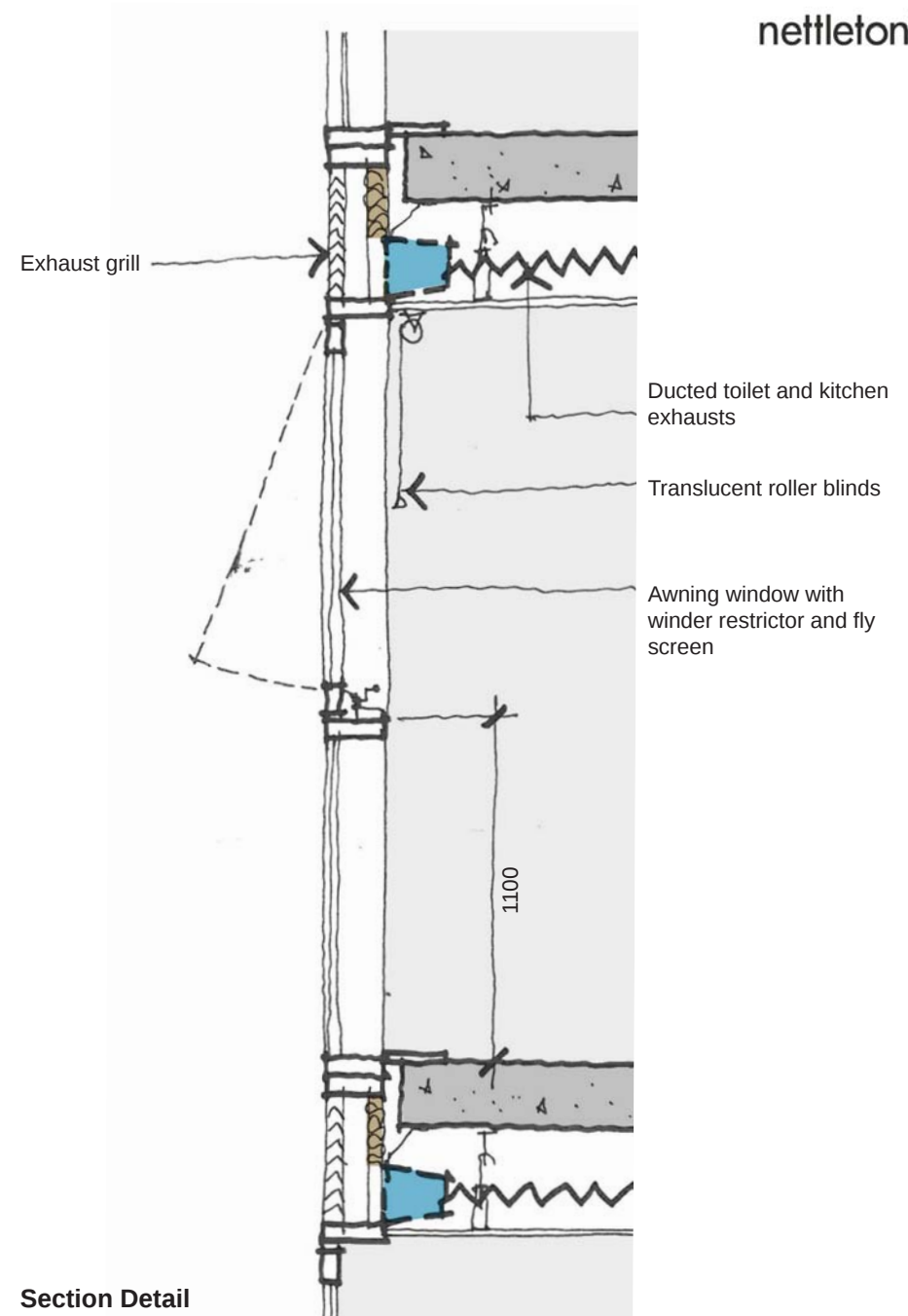


Mandelbaum House (East) Elevation

details :

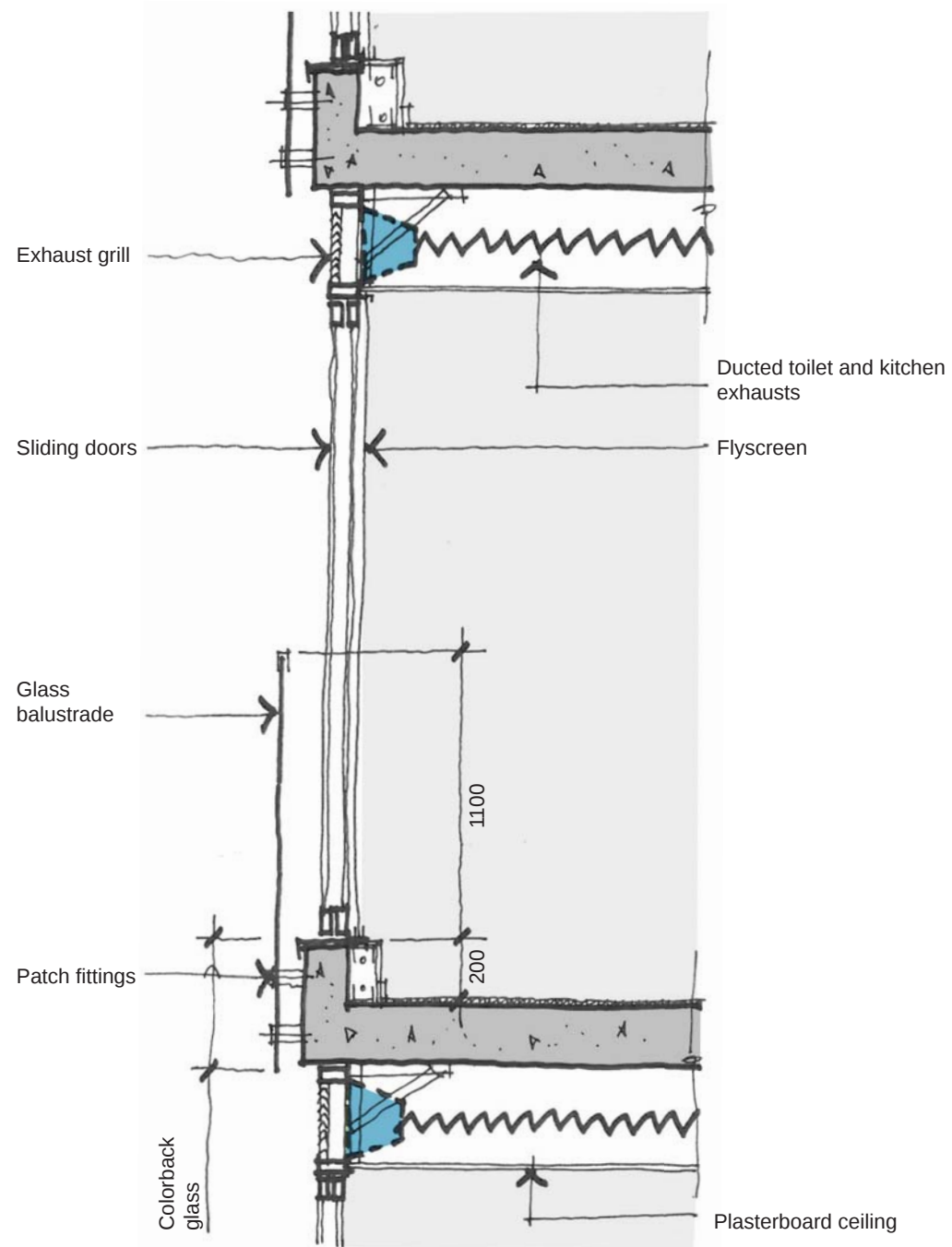


Plan Detail



Section Detail

Window Type 1 - Sawtooth windows



Section Detail

Window Type 2 - Juliette balconies

Exhaust grill

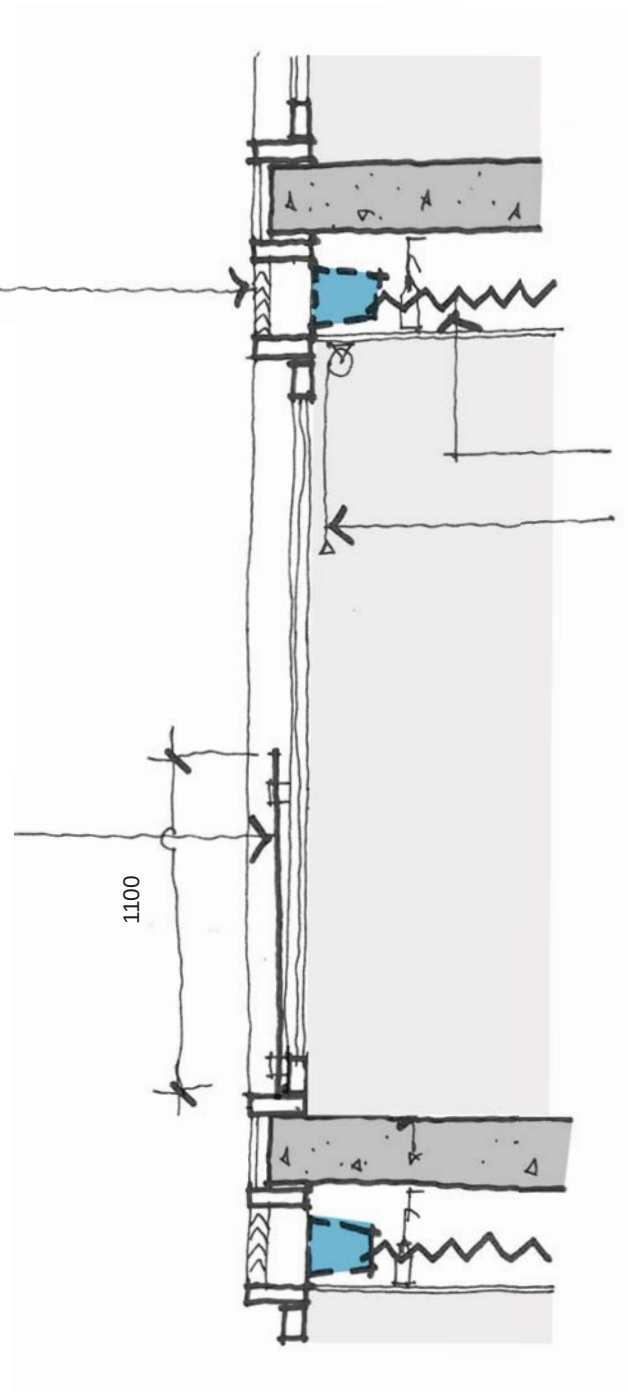
Ducted toilet and kitchen
exhausts

Translucent roller blind

Metal balustrade with
vertical balusters

1100

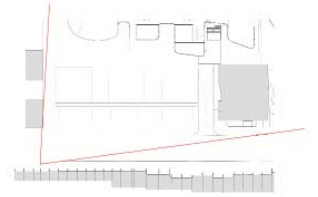
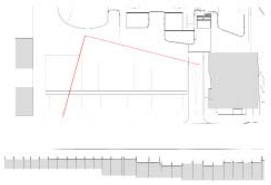
Section Detail

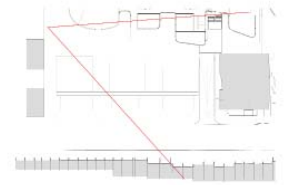


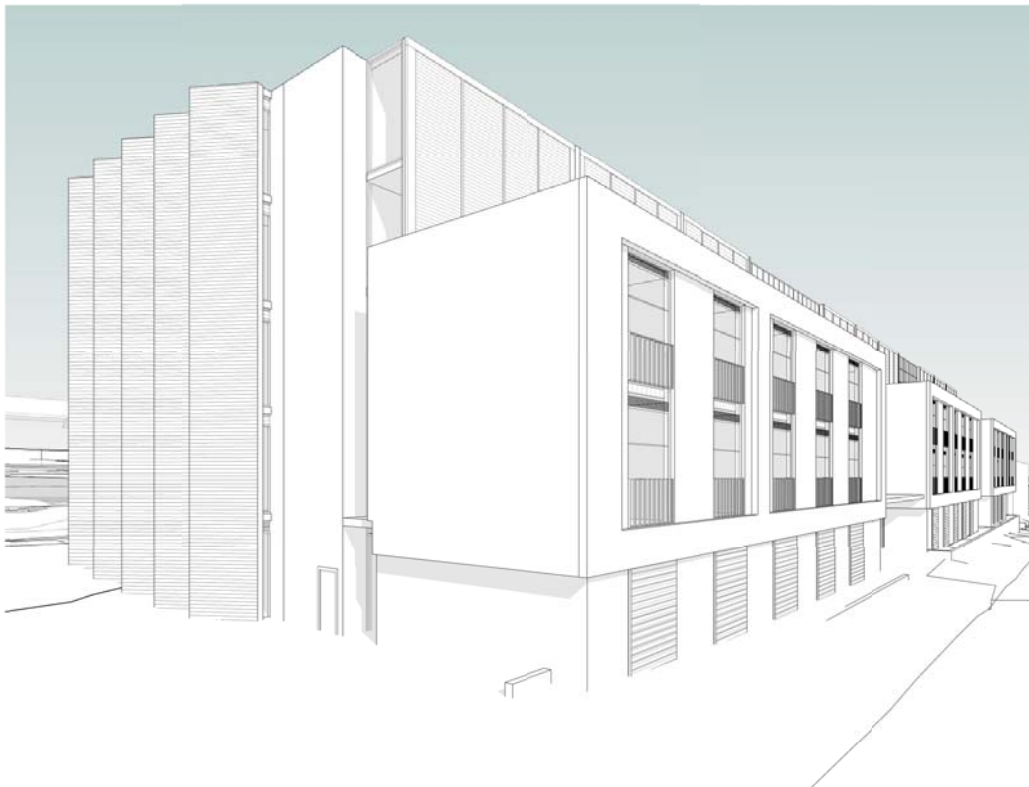
Window Type 3 - Juliette balconies

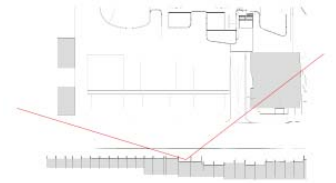
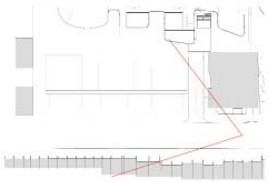
3d studies :

nettletontribe









ARCHTECTURAL DESIGN CHECKLIST & VERIFICATION STATEMENT

RE: University of Sydney New Student Accommodation Abercrombie Street, Darlington NSW

6 July 2012

The University of Sydney is proposing a new student accommodation facility on its Darlington Campus facing Abercrombie Street, between the Darlington Public School, Mandelbaum House and the proposed new Business School. This will increase the University's affordable accommodation offering and enhances the educational experience by providing on-campus living for the student cohort.

Student accommodation is a different typology to traditional residential flat buildings as referenced in SEPP 65. The building is classified as a class 3 building providing temporary student accommodation. This is primarily driven by a very specific and narrow demographic which is different to the traditional family unit.

Notable differences include:

- the age group is heavily biased towards young people of school leaving age, all of whom are university students;
- a large portion of the residents are from overseas or from country and regional cities;
- the accommodation provided is a home-away-from-home and a communal and collegiate environment is preferred over one which is self contained;
- a high level of pastoral care provided by University to the students requiring specific spatial configuration to facilitate this;
- the collegiate experience provides the social support normally provided by the family unit, the building design facilitates this through balancing space allocation for self sufficiency with spaces for communal living and social activities, the configuration passively encourage social activity whilst discouraging anti social ones;
- spaces provided are biased towards privacy for sleeping and studying, self sufficiency for cooking and cleaning, and communal for living and social activities;
- accommodation provide are counted and leased as beds rather than apartments due to a collegiate rather than a family unit structure; and
- the students are living on campus and as such have close and ready access to additional whole of campus services and facilities.

Whilst all attempts have been made to meet prescriptive requirements with best practice design SEPP 65 for "Residential flat Design" as demonstrated in the following SEPP 65 review, the proposed new building is tailored specifically to the student demographic so that some objectives of SEPP 65 is achieved by alternative means rather than through prescriptive compliance. Particularly where there are prescriptive numerical requirements, the results achieved are skewed due to the living areas from single occupant self contained apartments being relocated to communal areas for the desired social outcome, and the large quantity of such apartments.

Where compliance is achieved through alternative means this is explained in the "Comments" column in the table following. Alternative solutions include:

- open space;
- minimum apartment sizes;
- solar access to apartment living areas;
- percentage of single aspect apartments;
- ceiling heights to ceiling areas;
- balconies;
- open space area; and
- storage requirements.

SEPP 65 REVIEW

Assessment against SEPP 65 "Residential Flat Design Code" is listed below

No.	SEPP 65 Design Quality Principles	SEPP 65 Compliance description	Design Proposal Response	Compliance		
				Yes	No	Comments
1	CONTEXT Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.	• Appropriate building type for precinct. • Architectural form and character establishes building identity within its context	• Student Accommodation use proposed compliments and enhances the use of the surrounding sites and general educational and residential precinct • Building character to reflect surrounding low scale terrace house, commercial warehouse type buildings and new Business Studies Centre • Building character and materials responds to Abercrombie street frontage rhythm and use • Building orientation responds to the Abercrombie streetscape and to the interface to the new Business Studies Centre	Y	Y	

No.	SEPP 65 Design Quality Principles	SEPP 65 Compliance description	Design Proposal Response	Compliance		
				Yes	No	Comments
		Building foot print to respond to adjacent building footprints and alignments	- Abercrombie Street alignment fits between Darlington School and Mandelman House alignments - Building footprint is broken into 3 smaller components which respond in scale to adjacent buildings	Y		
2	SCALE Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.	- Scale to be similar in height to existing neighbouring buildings and future buildings - Provide transitional scale from Business School to terrace houses opposite - Transitional scale from Darlington Public School to Mandelbaum House - Breakdown horizontal bulk and mass - Defined base, middle and top to reduce visual scale	- Designed within the context of the existing neighbouring buildings (2-3 storeys) and proposed Business School (6 storeys) 3 storey portion fronting Abercrombie Street and 5 storey portion fronting the proposed Business School. - Smaller bulk and height located adjacent school building - Vertical elements introduced to divide the horizontal nature of the built form - Different materials used on ground floor to define base - Upper level facing Abercrombie Street is set back to define top	Y	Y	Y
3	BUILT FORM Good design achieves and an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building elements. Appropriate built form defines the public domain, contributes to	Built form to be appropriate for site and purpose	- Built form generated from unit modules arranged both sides of central corridor. Efficient Space design and suitable for intended use - Designed within the context and character of the Abercrombie streetscape	Y		

No.	SEPP 65 Design Quality Principles	SEPP 65 Compliance description	Design Proposal Response	Compliance		
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No.	SEPP 65 Design Quality Principles	SEPP 65 Compliance description	Design Proposal Response	Compliance		
				Yes	No	Comments
	the character of streetscapes and parks, including their views and vistas, and provided internal amenity and outlook.	Massing and facades articulated to break down scale and create building identity, while improving internal amenities	- Massing articulated by various vertical and horizontal elements of different material treatment creating visual variety 3 storey portion fronting Abercrombie Street and 5 storey portion fronting the proposed Business School.	Y		
			Visual connection through the site is maintained via glazed study rooms from Abercrombie Street to the central courtyards and into the Business School	Y		
		Building depth <18m	Complying building depth allows maximum opportunity for cross ventilation via ventilated louvered corridors and common spaces.	Y		
		Provide natural light and sun access to rooms and ground floor courtyards and common rooms	Massing articulation and building orientation allows units access to a variety of outlooks and improves solar access natural lighting and ventilation	Y		
		Adequate building separation from Darlington Public School and Mandelbaum House	6m and 10m respectively. Unit windows do not face directly to these buildings	Y		
4	DENSITY Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the	Appropriate density for locality	188 new beds are proposed in a mixture of accommodation units - Increased density responds to brief and market demand for future student accommodation.	Y		

No.	SEPP 65 Design Quality Principles	SEPP 65 Compliance description	Design Proposal Response	Compliance		
				Yes	No	Comments
	existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.	Utilise existing infrastructure and transport	Development in a central location to take advantage of good existing infrastructure, transport and educational facilities	Y		
		Provide sustainable density	Provides much needed student accommodation therefore reducing the housing pressures on existing neighbouring housing	Y		
5	RESOURCE, ENERGY & WATER EFFICIENCY Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.	Maximise solar orientation	North facing windows maximise light and solar amenity for occupants. Minimize south facing units	Y		76% of typical bedrooms achieves north/NW orientation. 37% of apartments achieve north/NW orientation for their living rooms. The percentages on an apartment basis are relatively low as a result of a high number of beds which are self contained and defined as apartments, however these are supplemented with the communal living areas which have direct sun access.
		Water efficiency and collection for landscaping	- The building will incorporate water efficient fittings and rainwater harvesting - Landscape and building water run off collected for Landscaping Irrigation on site.	Y		
		- Efficient / flexible planning - Efficient use of materials. Recycled materials used where practical	- Modular unit design allows future flexibility and potential future adaptive reused to meet future demands - Cut and Fill re-used on site to form landscaping. - Recycled bricks used to ground floor walls	Y		

No.	SEPP 65 Design Quality Principles	SEPP 65 Compliance description	Design Proposal Response	Compliance		
				Yes	No	Comments
		Energy efficient design	- Natural light and ventilation is achieved in all units and common spaces to reduce energy use - No air conditioning to rooms, naturally ventilated rooms. A/C to common rooms only	Y		
6	LANDSCAPE Good Design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbour' amenity, and provide for practical establishment and long term management.	25 to 30% of site area target communal open space - Minimum 25m2 private open space ground level per apartment. Social opportunity - Provide deep soil landscape within courtyards - Coordinated desired future landscape character	341.1sqm (17.5% of site area) external open courtyard space provided for communal social opportunities - No private open space provided at ground level. 4.9m2 per apartment communal open space provided - Limited deep soil landscaping provided within courtyards - Terraced gardens to northern end of courtyards integrate with precinct landscape plan	Y		Whilst the site area for the accommodation building is measured to the footprint of the accommodation building and its secured outdoor areas, the accommodation is set within the School of Business grounds with an integrated design, and have access to those landscaped areas which includes a variety of soft and hard landscaping including edible gardens. As such, the objective of providing greater aesthetic quality and amenity for occupants and adjoining public domain is achieved. Private open space dedicated to individual apartments is not incorporated as the University wishes to encourage a collegiate environment. Private open space is provided in the form of communal landscaped courtyards limited to resident use, and the Business School grounds are designed to encourage student community activity. Limited deep soil landscaping are provided to maximise active areas.

No.	SEPP 65 Design Quality Principles	SEPP 65 Compliance description	Design Proposal Response	Compliance		
				Yes	No	Comments
		- Respect for neighbour amenity and privacy - Maintain existing street character	- Extensive buffer planting incorporated to western edge adjacent school - Screen planting to Abercrombie Street provides privacy for residents - Existing street trees retained	Y		
7	AMENITY Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and services areas, outlook and ease of access for all age groups and degrees of mobility.	- Efficient usable unit design - Minimum unit sizes (1 Bed- 50sqm, 2 Bed- 70sqm, 3 Bed—95sqm) 60% cross ventilation to units	- Typical Apartments are suitable for undergraduate or post graduate occupancy - Studio 18.5m2, 5 bed 120m2, 6 bed 155m2. - Natural light and ventilation provided by large glazed windows, ceiling fans, naturally ventilated corridors, common spaces and apartments	Y	Y	Apartments are tailored specifically to the needs of the students and are fully fitted out with the necessary amenities. There is a mix of private and communal amenity that is configured to suit student needs and the building's social structure. Student accommodation are more efficient than traditional unit sizes. Some traditional living areas within apartments are relocated to the communal areas and these include the student common room with living, games and dining area; group studies; communal laundry and seminar spaces. The relocation of traditional living spaces to communal spaces suit the social structure of student accommodation. 410.4m2 of internal communal spaces are provided, equating to approx. 2.2m2 per bed. 76% of bedrooms are provided within cross ventilated apartments. Splayed windows to bedrooms also provide cross ventilation within individual bedrooms. Where bedrooms are in single aspect apartments or where bedrooms do not incorporate a splayed windows, these have high and low opening windows which will induce sufficient air circulation within the rooms.

No.	SEPP 65 Design Quality Principles	SEPP 65 Compliance description	Design Proposal Response	Compliance		
				Yes	No	Comments
		- Acoustic privacy - Accessibility meets Australian building code standards 70% apartments to receive 3 hours of sunlight mid winter	- Acoustic privacy is provided between units - Barrier free access to 20% min. of dwellings and all public spaces internally and externally 37% of apartments will receive 3 hours sun. This represents 144 out of 188 beds (76%) of bedrooms which will have access to living rooms with 3 hours of sun.	Y		76% of typical bedrooms are in 37% of apartments with a north orientation with 3 hours sun. The percentages on an apartment basis are relatively low as a result of a high number of beds which are self contained and defined as apartments, however these are supplemented with the communal living areas which have direct sun access.
		10% max single aspect apartments south facing	44 out of 70 apartments (62%) or 44 out of 188 beds (23%) are south facing with single aspect.	Y		
		Single aspect apartments <8m deep	8m maximum depth for single aspect Studio apartments	Y		
		- Kitchens <8m from windows 2.7m minimum ceiling provided to habitable areas	- Kitchen maximum 8m from windows 2.4m ceilings are provided to studio apartments. 2.7m ceilings are achieved in the living and dining areas of multi-bed apartments.	Y	N	
		Private open space 2m min balcony depth. 25m on ground floor.	Balconies generally not provided.		N	2.4m ceilings in studio apartments have better aesthetic outcome due to the size of the rooms, 2.7m ceilings create excessively tall spaces in these rooms.
						Students are encouraged to utilise common and courtyard areas in the building grounds to promote a strong student "community". Therefore private open spaces and balconies are limited.

No.	SEPP 65 Design Quality Principles	SEPP 65 Compliance description	Design Proposal Response	Compliance		
				Yes	No	Comments
		25% of site areas as communal open space - Storage requirements - Studios - 6m3; 3 plus beds - 10m3	341.1sqm (17.5% of site area is provided as communal open space), combined with 199.1m2 of indoor communal space on the ground floor to create 1 large "open room" of 540.2m2 (27% of site area) permitting a function gathering of the whole building population at 2.7m2 per person.	Y		The extent of communal open space are designed to suit the needs and activities of the students. It is expected that students generally will be dispersed in the building amongst private living areas, group study rooms and the main common rooms to suit various communal activities. There is a need to provide a single space in which all residents gather, the combined courtyard, seminar room and common room provides this space. The variety and extent of communal spaces provided meet the needs of the students. Storage requirements for student accommodation are less. Students generally bring only items that they require for the duration of their stay. As all apartments are fully furnished, these are limited to their personal items such as clothing, personal linen and study material. The space provided within bedrooms are sufficient. Items accumulated in a lifetime are generally left at the family home. Separate bicycle storage are provided.
				Y		
8	SAFETY & SECURITY Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for	- Security - Clear, secured, entry to building access - Overlooking of public and communal spaces - Maximise casual surveillance to street and public areas	- Fence along the boundaries proposed to form a secure residential environment - Single point of controlled public access provided - Clear distinction between private and public spaces with high levels of visibility - Different bedroom and apartment orientations provide extensive surveillance to all areas	Y		
				Y		
				Y		
				Y		

No.	SEPP 65 Design Quality Principles	SEPP 65 Compliance description	Design Proposal Response	Compliance		
				Yes	No	Comments
	desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.	Avoid dark and non-visible areas	Lighting provided to all accessible landscaped areas for security.	Y		
9	SOCIAL DIMENSION <i>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.</i>	- Provide social mix - Provide adaptable / accessible units	- Total 188 beds. Studios and multi share units provide a mix of accommodation and address student housing demand - Size of dwelling offers affordable accommodation suitable for undergraduate and post graduate students - Adaptable / accessible units provided in accordance with required codes	Y		
10	AESTHETICS <i>Quality aesthetics require the appropriate composition of building elements, textures, materials and colour and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</i>	- Design within character of existing context - Create a distinctive building identity that is sympathetic to the existing building context	Use of pattern, texture, form and materials to produce a design aesthetic that reflects language of typical former warehouse buildings	Y	Y	

SEPP 65 Design Verification

Based on the above assessment we confirm that we have designed, or directed the design of, the above project with regards to the Design Quality Principles contained in Part 2 of the State Environmental Planning Policy No. 65 and the principles have been addressed and generally achieved in the documentation for the residential component of the proposed development.