

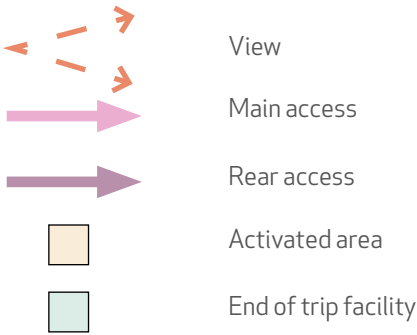
04 AMENITY



LEVEL 1 (G)

A significant portion of the ground floor 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.



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 (i.e. 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.

GROUD PLANE DESIGN




Flooding, overland flow and freeboard constraints dictate that the floor level of the internal areas must be higher than the external areas.

The main ground floor level is set by the natural ground level at the main entry on Gibbons street plus the flooding freeboard height.

As the site slopes down to the south east corner, this main ground floor level is up to 1.4m above street level at the corner of Margaret Street and the TSL which would result in blank walls up to eye level and unsatisfactory street activation.

Therefore, the floor level of the common areas fronting the TSL have been stepped down by 350mm from those fronting Gibbons Street to bring them closer to the level of the TSL, with generous stairs and gently sloping landscape ramps @1:20 to connect William Lane to the ground floor common areas.

The amount of step down is limited by the desire to limit the amount of space occupied by internal stairs and ramps required to effect a level change and the desire to create a unified common space across the ground floor. The 350mm level change allows for casual amphitheatre style seating at the level change and a creates subtle spatial differentiation to the common area.

-  Circulation connection
-  View direction
-  Access point



04 AMENITY

THROUGH-SITE LINK

The DA design for the through-site link (TSL) located the soft landscaping along the eastern boundary and the paved area adjacent to the building which continued the alignment of William Lane across the through site link exactly as suggested buy the City in their submission.

The though site link remains a predominately pedestrian and bicycle space with time controlled vehicular access for waste and servicing access via removable bollards by arrangement with the building management.

On further design and coordination with our consultant team, the geometry of the TSL has been modified for the following reasons:

- + Pedestrian safety
The paved area where vehicles will move has been located away from the building and its entries to reduce the likelihood of pedestrian vehicle conflicts. The stairs are set well back from the edge of the paved area to allow visibility and space for pedestrians to check for traffic
- + Landscaping
The landscaped areas have been placed adjacent to the building entries to better connect the indoor and outdoor areas and improve useability of the outdoor areas by adding shade and seating, which has been added in accordance with the City’s submission.
- + Wind
Locating the landscaped areas adjacent to the building allows the proposed trees to provide additional wind amelioration at high and low level.
- + Tree planting
The redesigned landscaped areas allow for larger trees to be planted which aligns with the City’s submission.



Existing view from William Lane south



Existing view from William Lane north

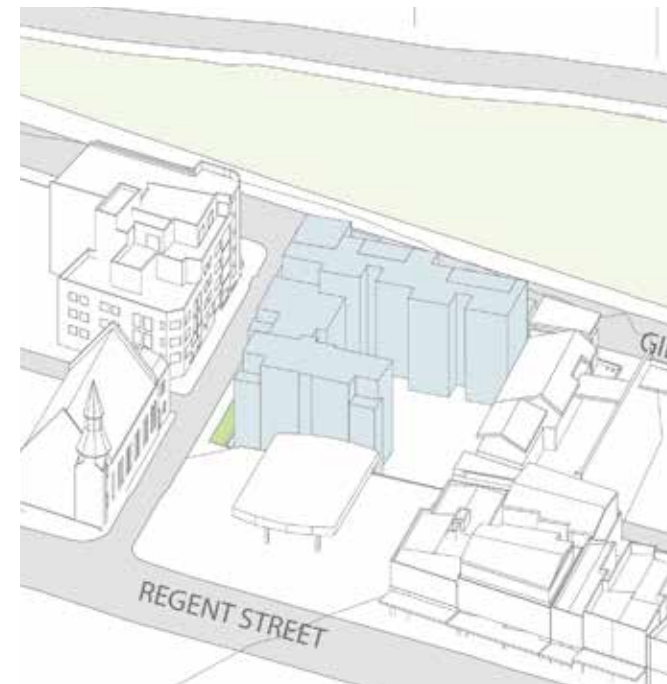
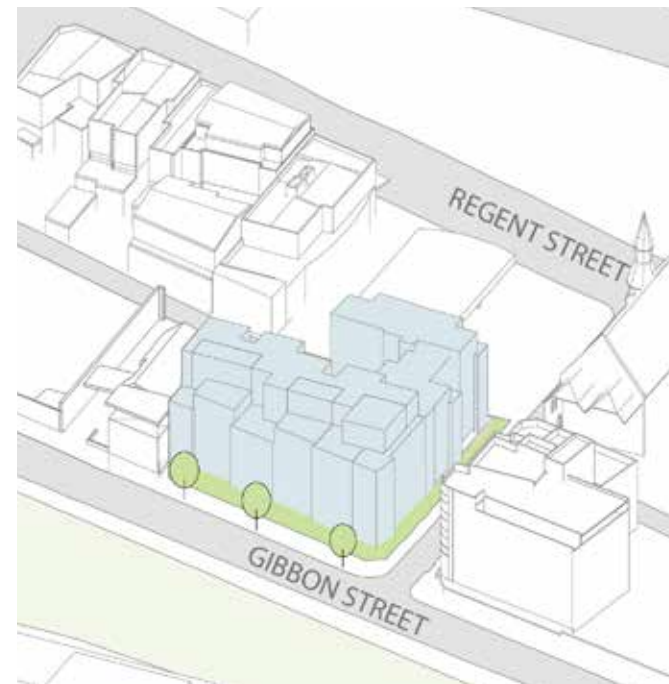


Public Artwork and Taller Trees

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

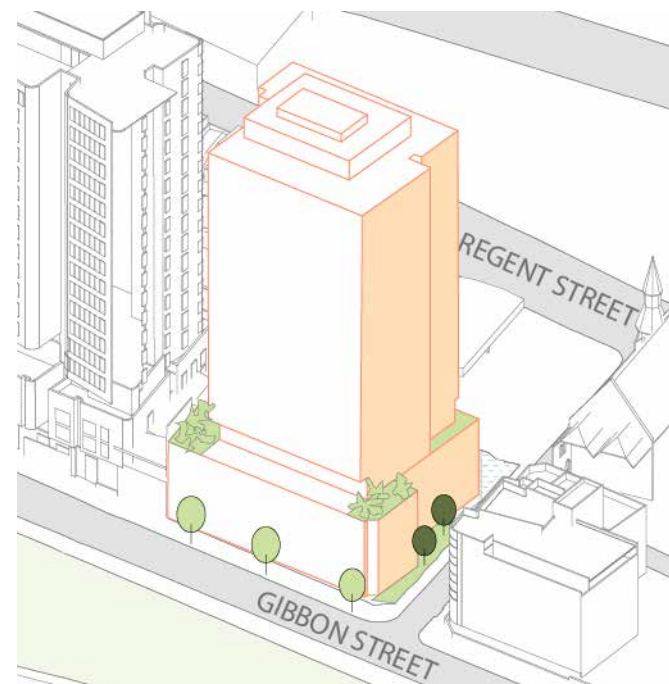


LANDSCAPING STRATEGIES

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.

PROPOSED LANDSCAPING

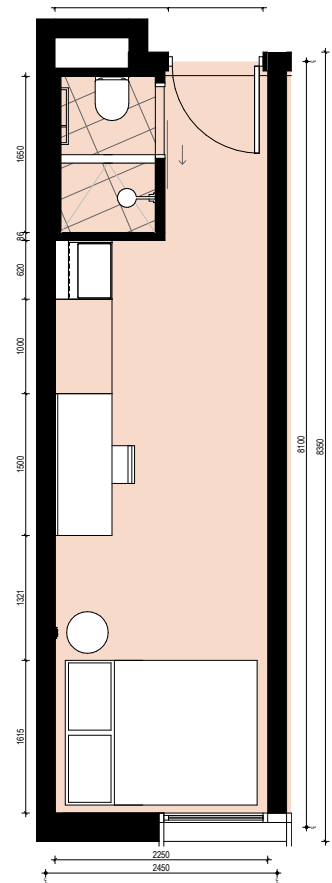
- + Larger overall landscaped area proposed
- + Landscaped through site link at the rear of the site
- + More well proportioned and usable public domain
- + Opportunity to grow larger trees
- + Public engaging ground level landscaping features
- + William lane activated with artwork canopy and well designed 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



04 AMENITY

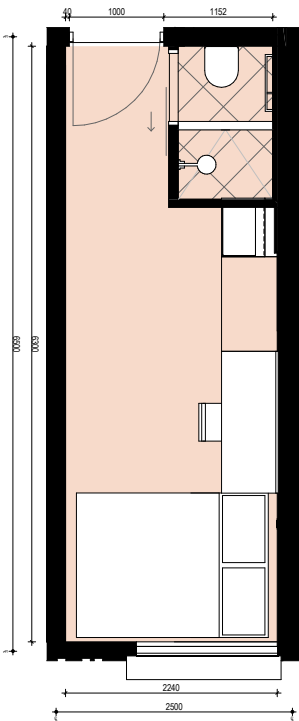
ROOM DESIGN

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.



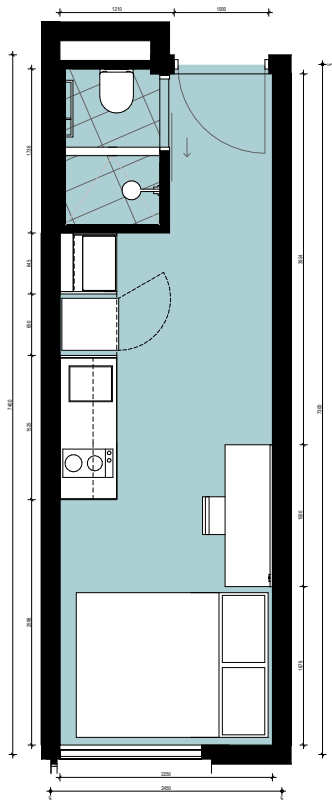
ENSUITE DORM 1

		submitted DA
no of occupant(s)	1	
room area (excl ensuite)	15.6 m ²	
ensuite	2.0 m ²	
kitchenette	N/A	
total area	17.6 m ²	13 m ²
general ceiling height	3.2m	



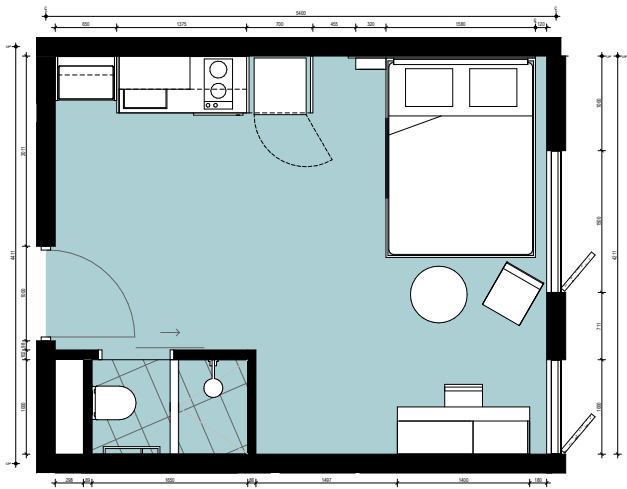
ENSUITE DORM 2

		submitted DA
no of occupant(s)	1	
room area (excl ensuite)	12.0 m ²	
ensuite	2.0 m ²	
kitchenette	N/A	
total area	14.0 m ²	13 m ²
general ceiling height	3.2m	
	Level 4	



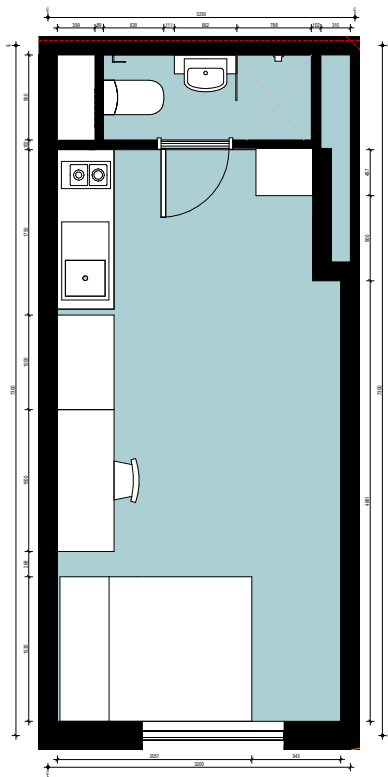
QUEEN STUDIO ROOM 1

no of occupant(s)	1
room area (excl ensuite)	12.8 m ²
	6.02: 15.8m ²
	6.12: 15.8m ²
ensuite	2.0 m ²
kitchenette	1.3 m ²
total area	16.1 -19.1m ²
general ceiling height	2.7m



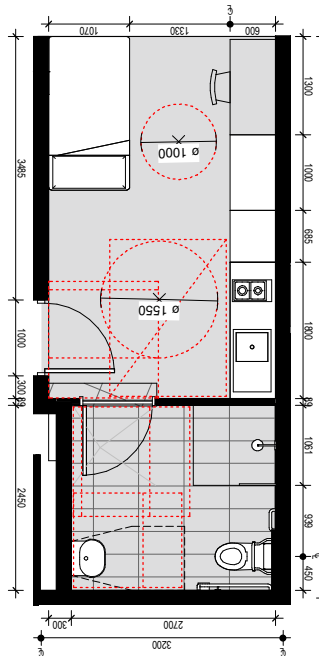
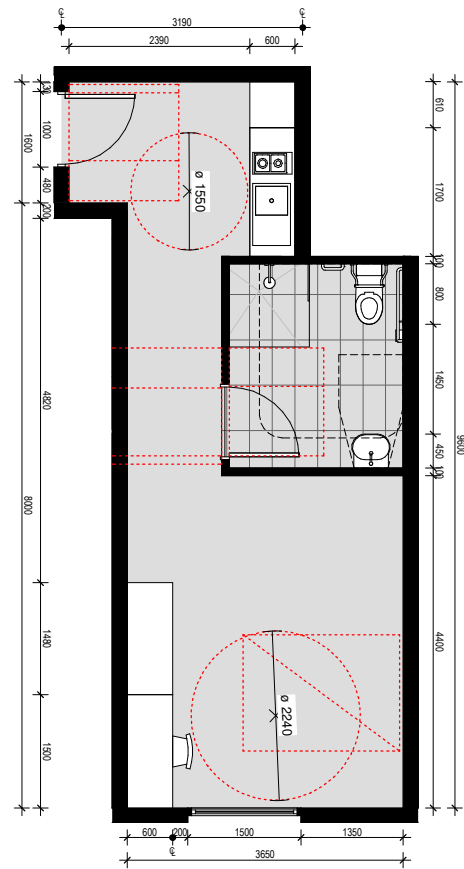
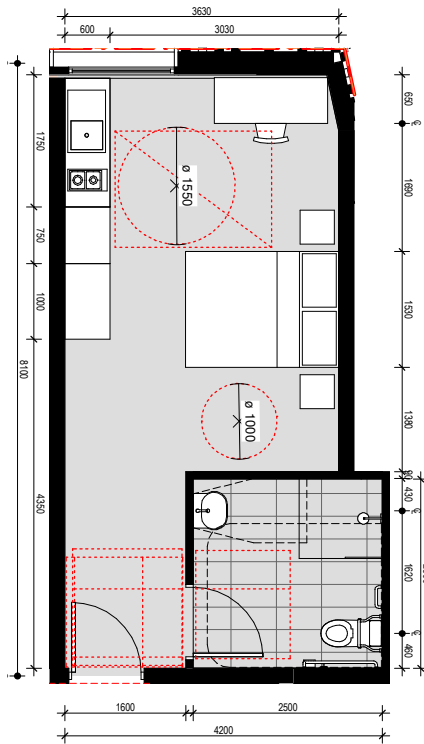
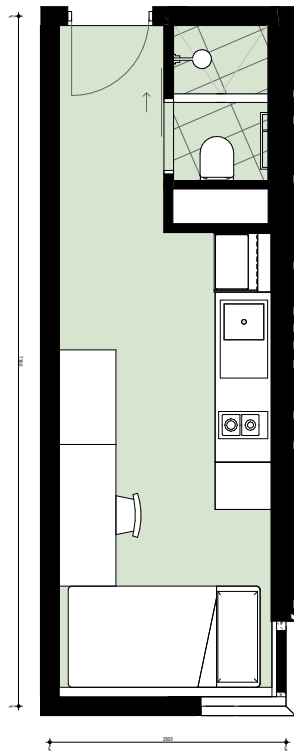
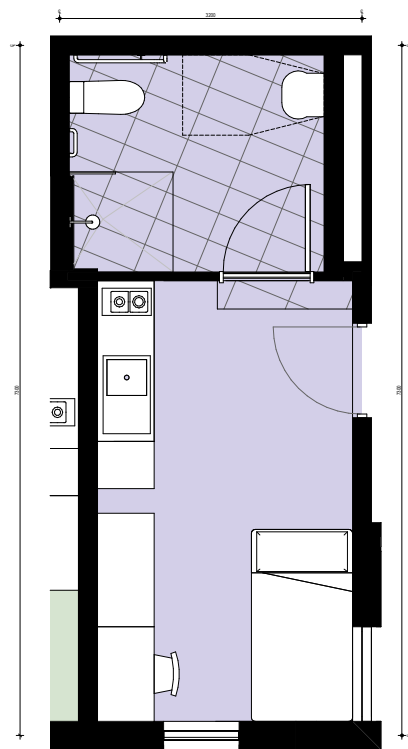
QUEEN STUDIO ROOM 2

no of occupant(s)	1
room area (excl ensuite)	18.1 m ²
ensuite	2.0 m ²
kitchenette	1.3 m ²
total area	21.4 m ²
general ceiling height	2.7m



QUEEN STUDIO ROOM 3

no of occupant(s)	1
room area (excl ensuite)	16.9 m ²
	unit 4.13: 26.24 m ²
ensuite	2.0 m ²
kitchenette	1.7m ²
total area	20.6m ²
general ceiling height	2.7m



ACCESSIBLE SINGLE STUDIO

		submitted DA
no of occupant(s)	1	
room area (excl ensuite)	4.02-6.02: 10.7m² 5.12-6.12: 10.8m²	
ensuite	6.2 m²	
kitchenette	2 m²	
total area	18.9-19.0 m²	20.4 m²
general ceiling height	2.7m	

KING SINGLE STUDIO

		submitted DA
no of occupant(s)	1	1
room area (excl ensuite)	4.14-11.9m², 5.01-18.01: 12.2 m² 5.24-18.24: 12.4m², 5.13-18.13: 12.2m²	
ensuite	2 m²	
kitchenette	1.3 m²	
total area	15.2 - 15.7 m²	15 m²
general ceiling height	3.2 (level 4) 2.7m (level 5-18)	

ADAPTABLE UNIT 1

no of occupant(s)	1
room area (excl ensuite)	21.7 m²
ensuite	6.2 m²
kitchenette	2 m²
total area	29.9 m²
general ceiling height	2.7m

ADAPTABLE UNIT 2

no of occupant(s)	1
room area (excl ensuite)	24.3 m²
ensuite	6.2 m²
kitchenette	2 m²
total area	32.5 m²
general ceiling height	2.7m

ADAPTABLE UNIT 3

		submitted DA
no of occupant(s)	1	
room area (excl ensuite)	16.6 m²	
ensuite	6.2 m²	
kitchenette	2 m²	
total area	24.8 m²	20.4 m²
general ceiling height	2.7m	




04 AMENITY

COMMUNAL AREA

To create a relaxing and enjoyable environment for the residents in the building, ground level is 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.

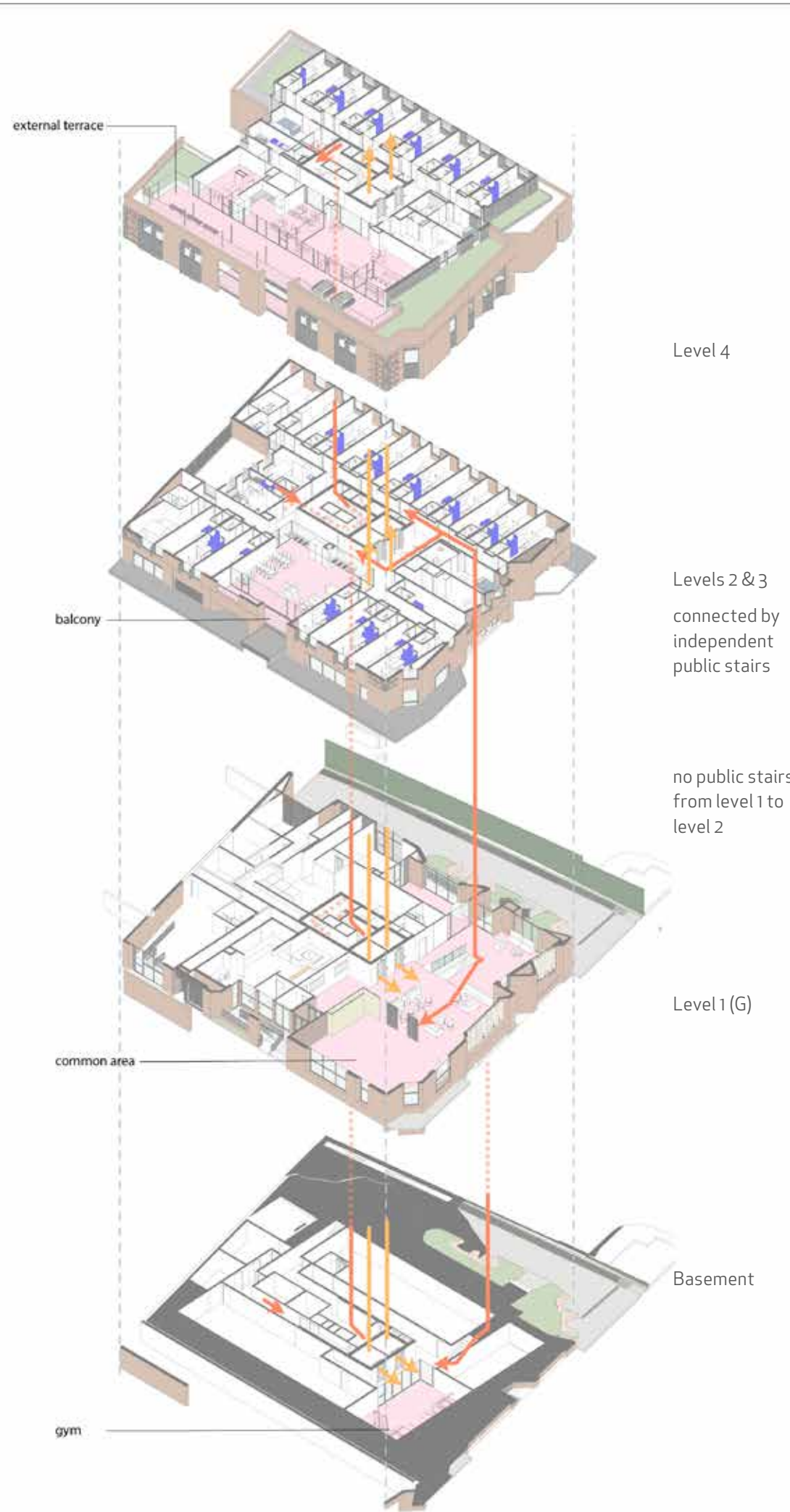
The proposed design centralises all shared facilities to lower levels to optimize connectivity between the spaces. The variety of spaces provided foster interaction between students hence increase the sense of belonging and build a community within the building.

-  Lift connection
-  Stair connection
-  Common area

TOTAL COMMON AREA

Kitchen area (L1, L2, L3)	113.5 m²	2.58 m²/ resident in dorm
Indoor communal area	447.2 m²	1.5 m²/ resident
Outdoor communal area	196.5 m²	

Each resident has an extra 0.67 m² of indoor communal area over and above the 1.25 m² 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 area	54.4 m²	3.2m (H)
Meeting room	13.9 m²	3.2m (H)
Kitchen	50.7 m²	3.2m (H)
Laundry	28.5 m²	3.2m (H)
Terrace	119.7 m²	open
Total	277 m²	

LEVELS 2 & 3

Common area	140.8m²	3.2m (H)
Kitchen	26.6 m²	3.2m (H)
Balcony	38.4 m²	open
Total	206 m²	

LEVEL 1 (G)

Common area	207.4 m²	4.35m (H)
Kitchen	32.5 m²	2.9m (H)
Game room	125.1 m²	4.35m (H)
Total	365 m²	

BASEMENT

Common area	76.0 m²	2.85m (H)
Total	76.0 m²	

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.

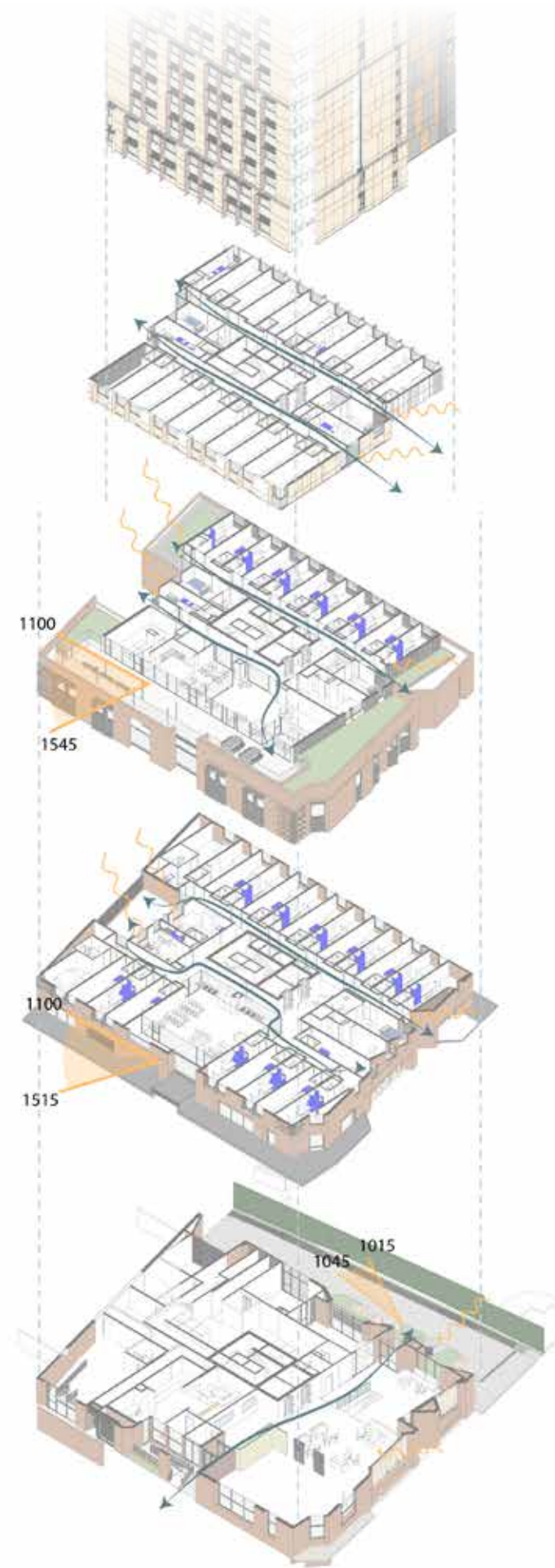
Tower

Typical floors

Level 4

Levels 2 & 3

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

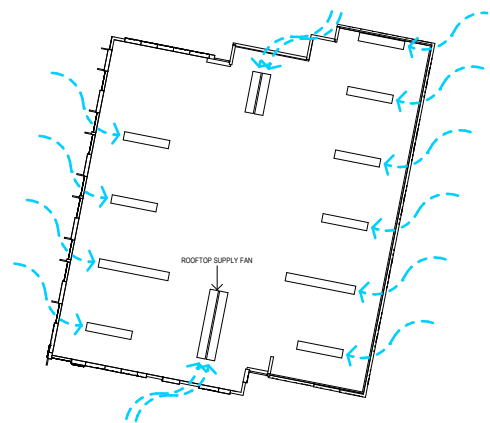
- + Operable windows at the end of corridors allow cross ventilation through the floor
- + Common room is glazed on both sides to allow direct solar access to internal corridor and lift lobby
- + The communal open spaces (balconies) receives 3 hours of sun in mid-winter

LEVEL 1 (G)

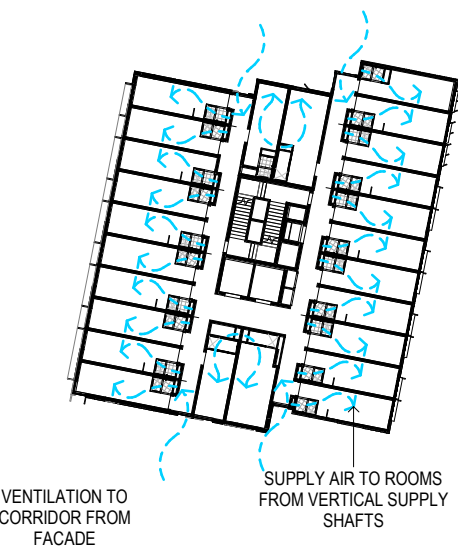
- + Bi-fold doors to the common kitchen allows for good ventilation and access to natural light within the space
- + Two entrances on opposite sides of the building facilitates cross ventilation of the large common room area
- + Double height space allows better internal ambient
- + The public domain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

04 AMENITY

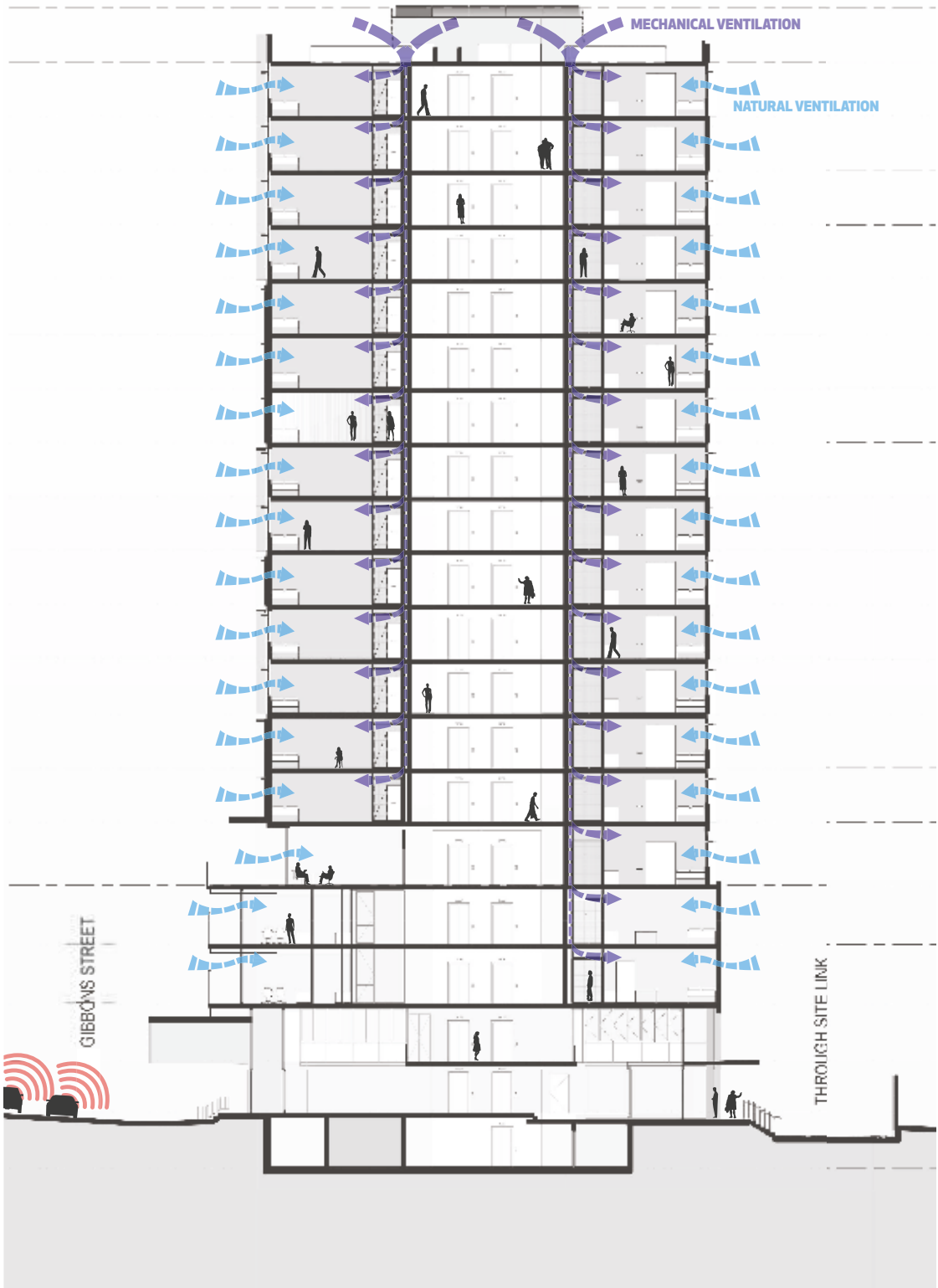
MECHANICAL VENTILATION



Roof plan showing intake points for mechanical ventilation.



Typical arrangement for mechanical ventilation of rooms.



This site is subject to significant noise impacts from neighbouring major roads. Noise impacts have been considered throughout the design and mitigated partially through screening and insulation.

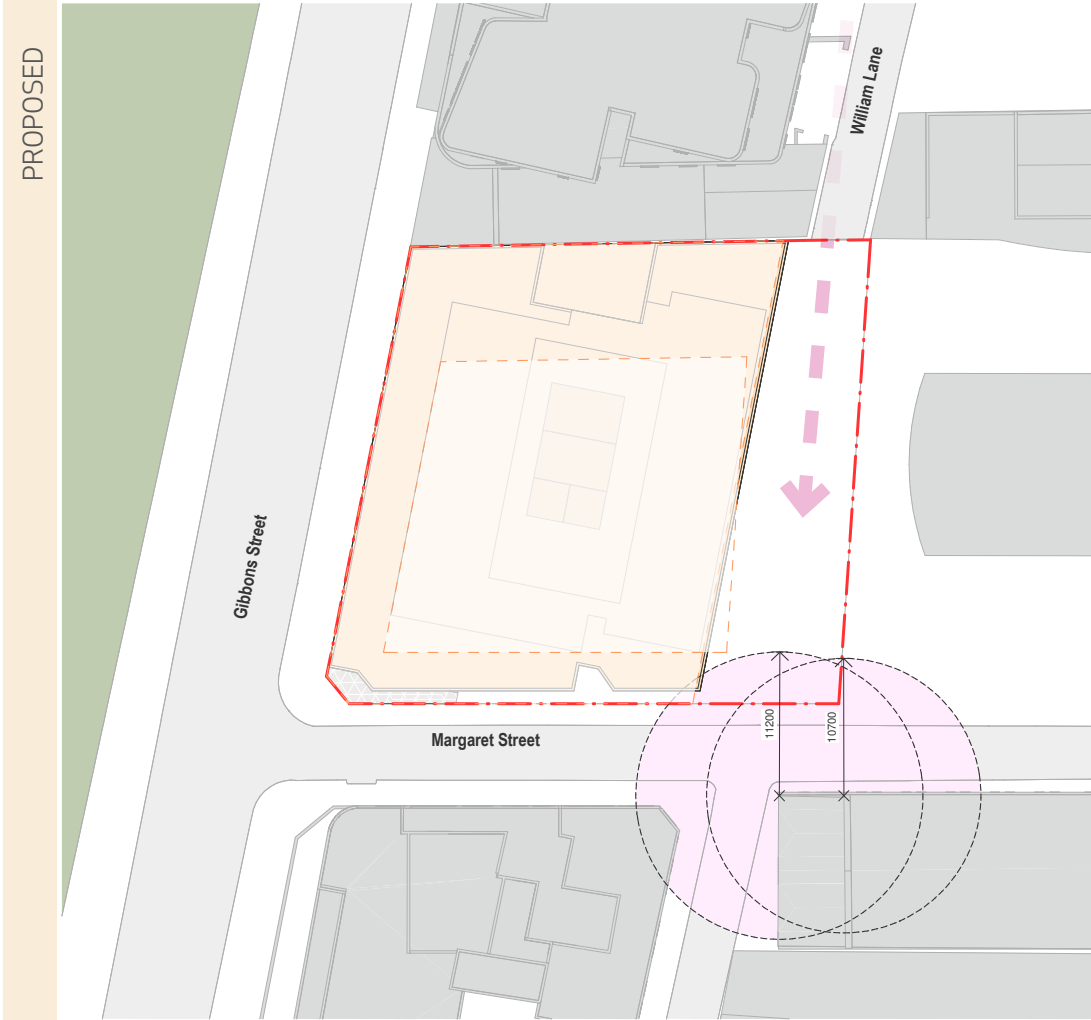
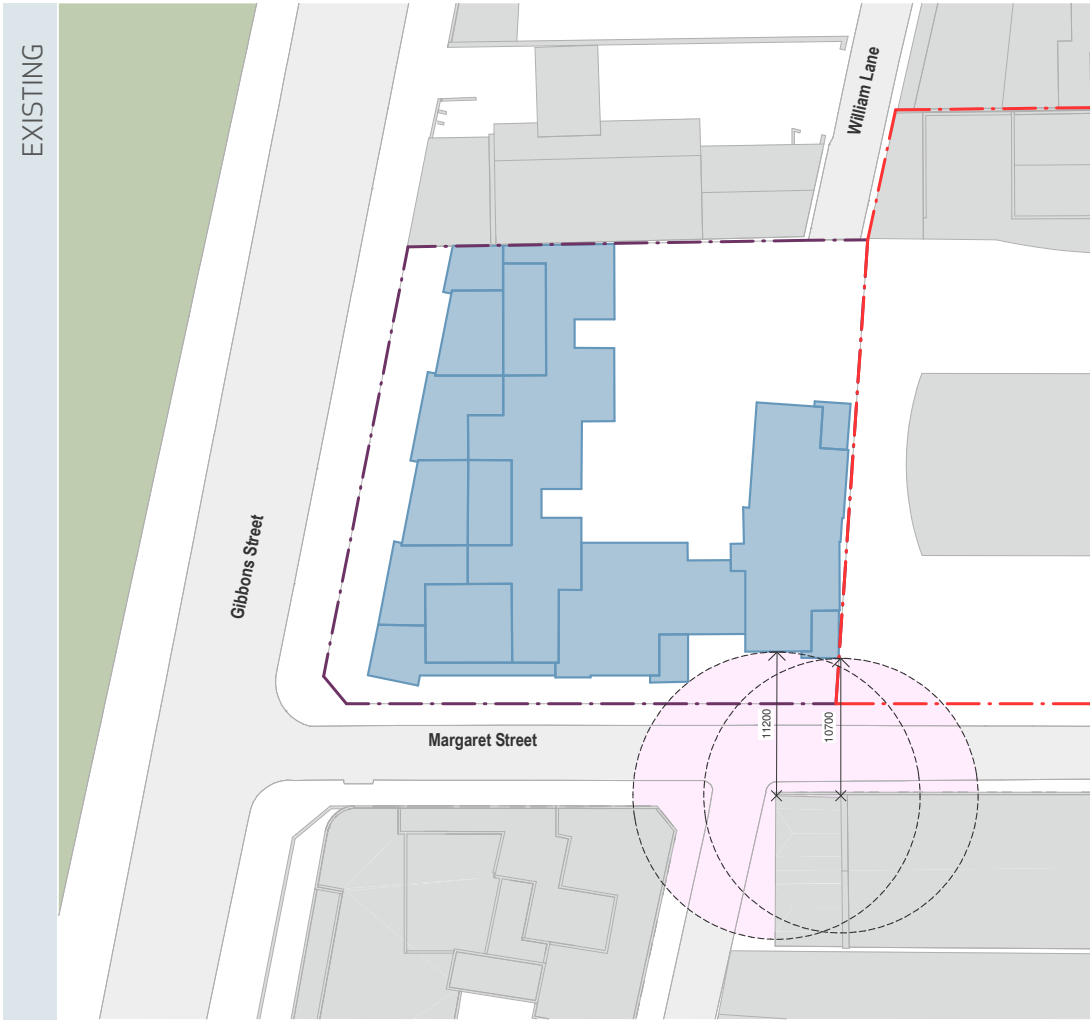
Each room has an openable window in accordance with the NCC. However, due to the noise and pollutants from traffic on Gibbons and Regent Streets, windows may need to be closed. In this event, fresh air intake is drawn from the rooftop and supplied to every room via risers. This ensures fresh air provision even if the windows must be closed due to excess noise.

This has been designed in collaboration with our acoustic and mechanical engineers with consideration of the City of Sydney's Draft Alternative natural ventilation of apartments in noisy environments: Performance pathway guideline

05 HERITAGE

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.



Existing envelope

Proposed design
Compliant envelope
Visual corridor



View from Margaret Street along Through Site Link



View from Margaret Street adjacent to St Luke's Church

