



Wee Hur Student Housing

90-102 Regent Street, Redfern



Figure 01: Regent Street Elevation (image by AJC)



Date	Revision	Status	By	App.
30 Aug 2019	B	Draft Scoping Report Submission	JW	BM/AT
4 Sept 2019	C	Draft For Planner's Comment	JW	BM
19 Sept 2019	D	Issue For Scoping Report	LP	BM

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Design ethos

To deliver a landmark project that is creative, sustainable and innovative in conceptual, technical and economic terms.

Site context and description

The site is located at 90-102 Regent Street, Redfern within City of Sydney Council. Lots 1-3 in Section 2 of DP3954, Lot 1 in DP184335 and SP57425, zoned B4 Business Zone - Commercial Core under SEPP (State Significant Sites) 2005 in the Redfern Centre area. The site is bounded by three street frontages which are Regent Street (42m long north south), Marian Street (31m wide, east to west) and William Lane (42m long north south) There is a fall of from the north-eastern corner to the south-western corner of the site.

The site currently hosts a row of two storey attached terraces with ground floor retail and an attached four storey mixed use building with ground floor retail at 98-102 Regent Street, with a small area of basement parking. It is proposed that these existing buildings will be demolished and the existing basement largely retained.

The site is adjoined by a 2 storey service station to the South, an existing mixed-use development to the North West and three 18 story future development to the west, South West and North.

The approval authority is NSW Department of Planning & Environment. Planning controls identified are the SEPP (State and Regional Development) 2011, Redfern Waterloo area. The proposal is classified as a State Significant Development as it has a project value of more than \$10million.

The proposed development

The proposed development will encompass all the facilities expected of a high quality purpose built student residence which provides for the expressed need for affordable housing for students, both domestic and international, within the vicinity of the urban campuses of central Sydney.

The ground plane of the development will be activated with retail spaces, an entry to student residence, a bike hub, and a double height recreation and lounge area. The footpath has been widened on William Lane to provide generous access to bike hub and connection to the pedestrian link proposed at 13-23 Gibbons Street.

Dining and kitchen facilities, cinema rooms, game rooms and lounges, along with quieter public spaces are provided throughout the mezzanine and level 2.

The building also provides space for staff in the form of office and reception spaces with secure access points.

In addition, through the use of urban, architectural, landscape and artistic design, the proposed development aims to revitalise and enhance the urban and social context of the site to the benefit of both the students and the wider Redfern community acknowledging at all times the importance of Redfern to the indigenous community.

Project details

Eighteen storey purpose built student housing scheme
407 student beds
Basement level for waste/services/bike parking
Proposed FSR: 7:1
Proposed GFA: 9,016 m² (including
139 m² retail on ground level)

Design objectives

The Government Architect's Better Placed design objectives have been followed by Allen Jack+Cottier to ensure the proposed purpose-built student housing is better placed in every aspect. These objectives provide the framework for this document.



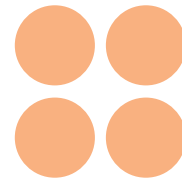
1. Better fit

Contextual, local and of its place



2. Better performance

Sustainable, adaptable and durable



3. Better for community

Inclusive, connected and diverse



4. Better for people

Safe, comfortable and livable



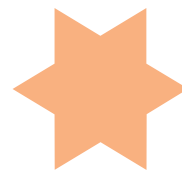
5. Better working

Functional, efficient and fit for purpose



6. Better value

Creating and adding value



7. Better look and feel

Engaging, inviting and attractive



1 . Better fit

Contextual, local and of its place



Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.

1.1 Objective: Responding to urban grain, scale, and form

1.1.1 Understanding the urban context.

1.1.2 Understanding the site.

1.1.3 Understanding the controls.

1.2 Objective: Celebrating existing cultural and natural assets

1.2.1 A detailed analysis of the existing cultural and heritage items has informed the design response.

1.2.2 Integration of aboriginal cultural heritage into a public artwork.

1.2.3 The built form, materials, colours, textures, tones and finishes reference the indigenous and more recent history of Redfern.

- + Limited onsite parking
- + Regent street is a very busy one way street, 60km/h road
- + Noise from Regent Street and Gibbons Street
- + Two 18 storey developments to the north and to the west limit solar access
- + Wind tunnelling between tall buildings to the north affects the street frontages
- + Low levels of passive surveillance especially to William Lane





1.1.3 Understanding the controls

Complying massing

The Redfern Centre Urban Design Guidelines high-rise Development controls apply to the site:

Building height

- + 18 storey height max
- + 2 storey height max on Regent Street
- + 3 storey height max on Marian Street and William Lane

Building separation

- + 18m for buildings in excess of 8 storeys between non-habitable rooms

Podium design

Podiums are to be provided to all towers (built form over 6 storeys). The following setbacks apply:

Provide a nil setback at the street level to reinforce the containment and activation for commercial uses unless otherwise specified below:

Front setbacks to Marian Street

- + 1.5m for footpath widening to an average width of 3m

Side boundaries to all development

- + Nil setback. Development should abut each other to reinforce the street wall

Rear boundaries to William Lane

- + 0.8m to provide the opportunity for footpath widening

Above street wall

According to Redfern Centre Urban Design Guidelines mid-rise development the following controls are applied to the site:

Above 2 storeys on Regent Street

- + 8m and following the existing building line **or the setback of adjacent buildings**

Above 3 storeys on Marian Street

- + 4m and following the existing building line **or the setback of adjacent buildings**

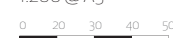
Better fit

Drawing

Setback site plan - Complying massing
Date 02.09.19 Rev. 01

Scale

1:200 @ A3



Key

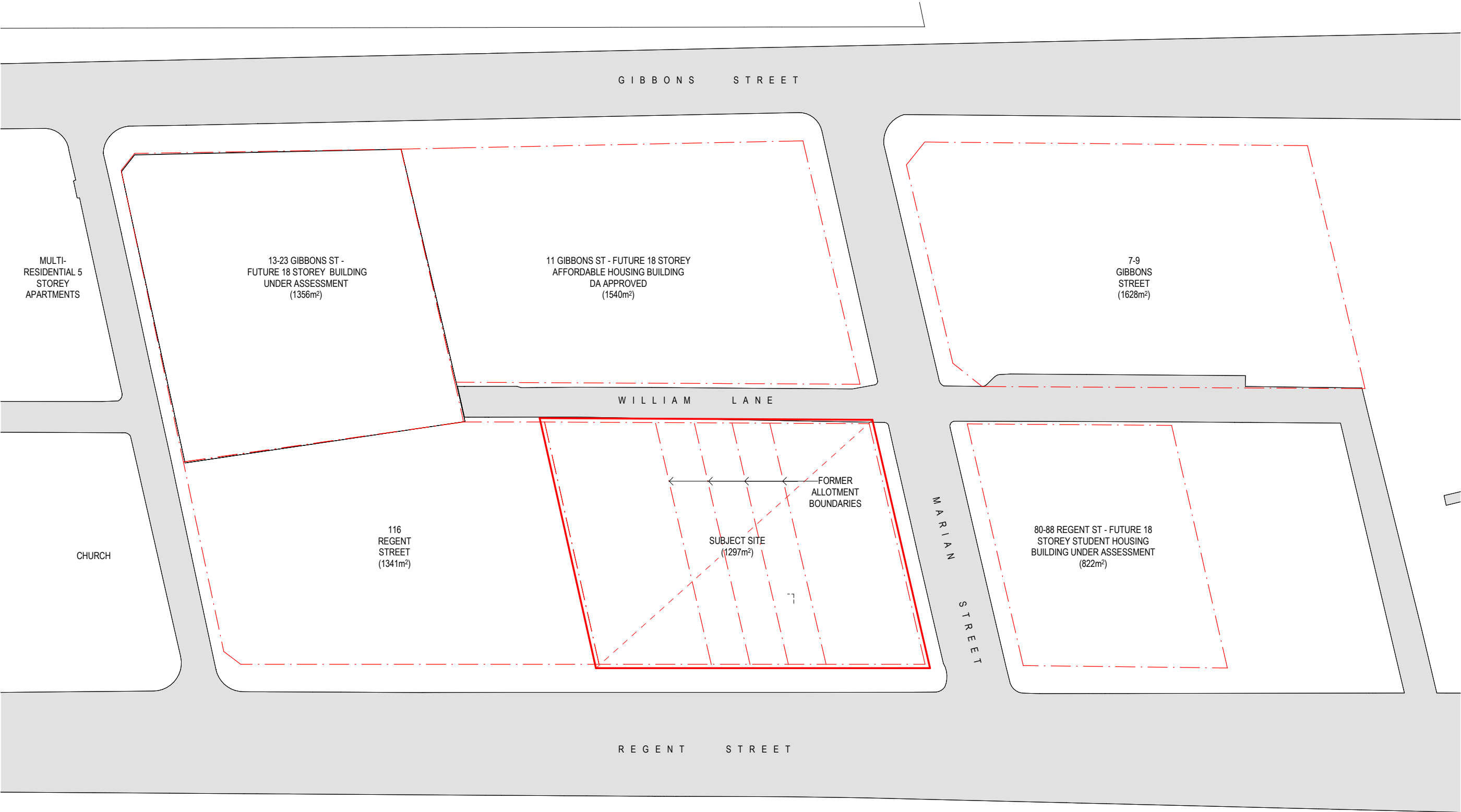
- Site boundary
- Complying envelope
- Podium Level 1
- Podium Level 1-3
- Tower Level 4-18

Proposed massing



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Lot Consolidation



Design concepts

Podium

The historic urban grain of Redfern is characterised by shops, pubs and industrial buildings built up to the street boundary. Residential terrace houses are a mix of built to the boundary with projecting balconies or a small setback with blade walls and balconies extending to the street boundary. Buildings were traditionally built in groups of two or three, united by a common parapet or roofline that would step down with the landfall.

Retail and commercial buildings along the high street feature large openings on ground floor with smaller, generally vertically proportioned windows above. The parapets create a solid appearance, with a high solid to void ratio and an overall height of three stories. The upper levels windows have often been modified and adapted over time to suit later uses, giving each building a unique appearance despite being part of a repetitive group.

Corner buildings hold the edge of the street around the corner and step up in height. Corner terrace houses typically continue the geometry of the street, and do not always align to side streets.

The podium form responds to the historic urban grain of Redfern by aligning to the street boundary along Regent and Marian Streets. There is a 1m setback from Marian Street to maintain a widened footpath of the neighbouring 11 Gibbons Street. The Regent/Marian Street podium corner is set back from the Regent Street boundary also to open up the corner and provide public domain access to the entry. The podium aligns to William Lane and is set back 2m from the boundary to provide an opportunity for footpath widening. A similar setback is proposed in the proposed building at 11 Gibbons Street DA approval. The parapet line varies in response to conditions; the eastern facade aligns with the predominant 2-3 storey height along Regent Street, and the northern section steps up at the Marian Street corner to acknowledge the corner condition.

A break in the Regent St podium form, between the two sections, forms the building entry opposite.

The higher parapet at the corner offers the roof terrace protection from prevailing wind.

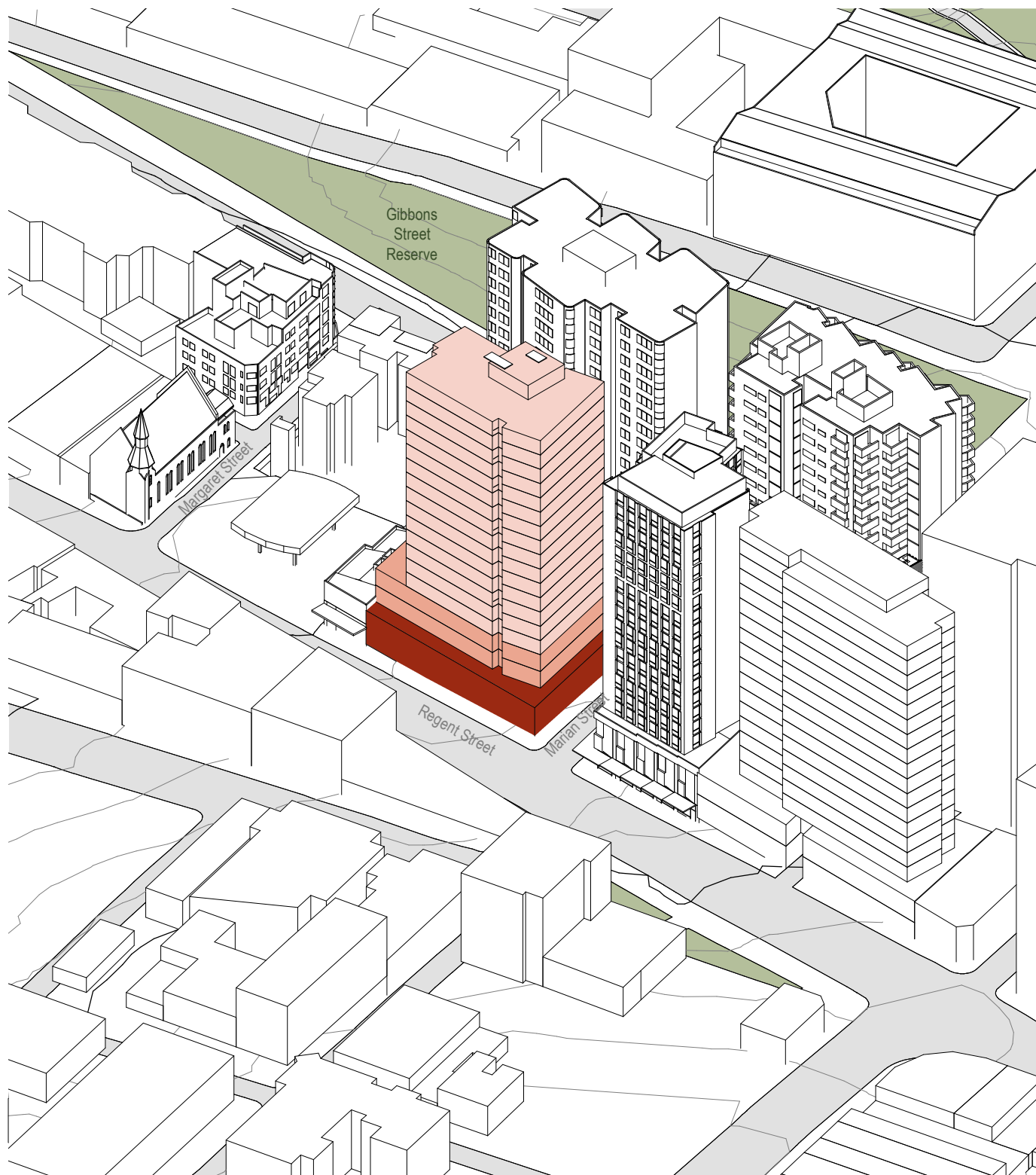
Consistent with the context, the ground floor facade has wider openings to provide views into and out of the retail spaces and common areas. An awning provides weather protection and amenity to pedestrians. Upper level windows are proportionally smaller with a higher solid to void ratio. These openings create variations within the proportional rules – as if they have been modified over time – to add variety and interest. Refer to facade studies later in this document for further detail.

Tower

The tower is articulated as a new element sitting upon the podium with the common areas dividing the podium and tower. A vertical strip of glazing running the length of the tower separates the massing breaking the size and scale of the tower.

The tower form has been articulated into two slender masses which step in plan to follow the site geometry and internal planning. The masses step in height to mark the corner of Regent and Marian Street. The mass is set higher to conceal roof top plant and as a reference to the tall parapets of the historic shops.

The tower form has been kept as slender as possible in the east-west direction to minimise overshadowing of areas to the south. The majority of the rooms in the tower face east, west or north to achieve good solar access, with as few south facing rooms as possible. The tower form has been stepped in plan to provide compliant setbacks to the proposed building at 11 Gibbons Street.

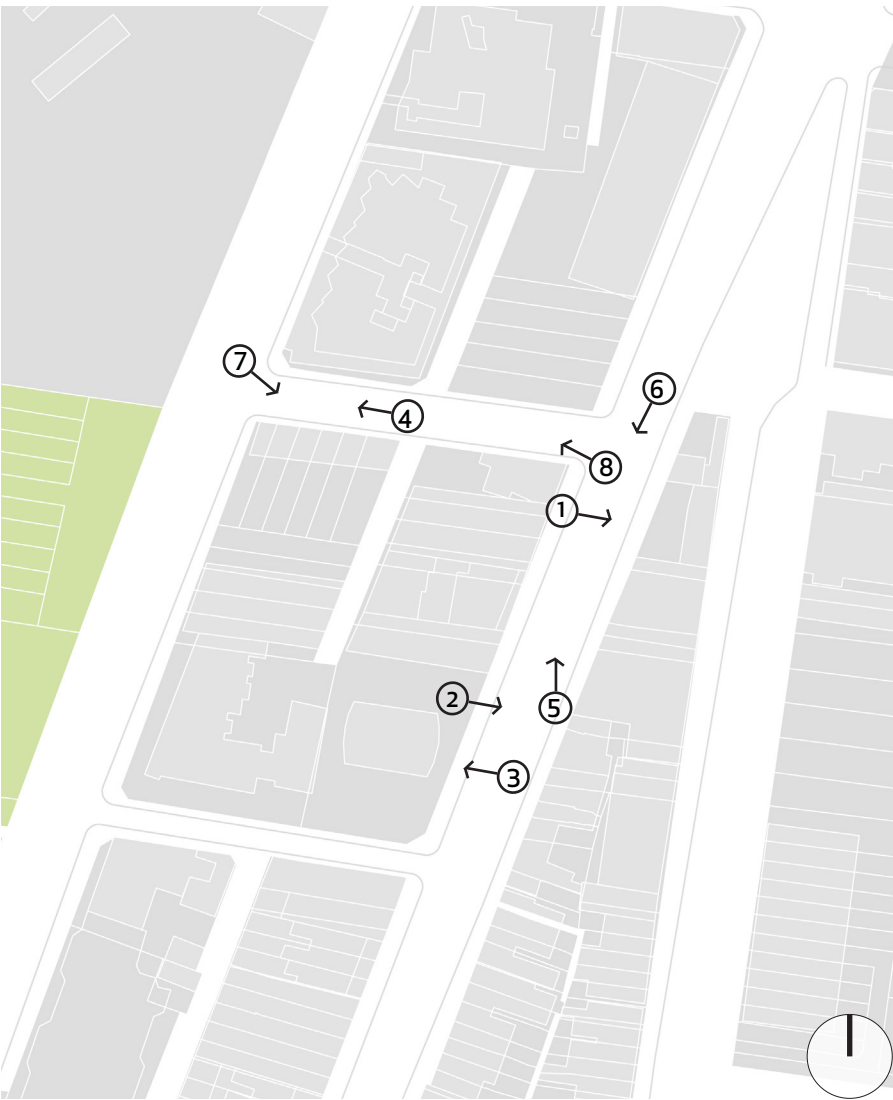


Proposed massing diagram

View analysis

The following view analysis focuses on assessing the visual impact of the proposal on the existing buildings and public domain to the north and to the south. Although the retail buildings to the south of the site present a predominantly low and medium scale built form; the taller 18 storey proposed building causes minimal additional impact due to the presence of other tall buildings around the site.

The following images and photomontages illustrate the visual impact of the proposal compared to the existing and complying envelope.

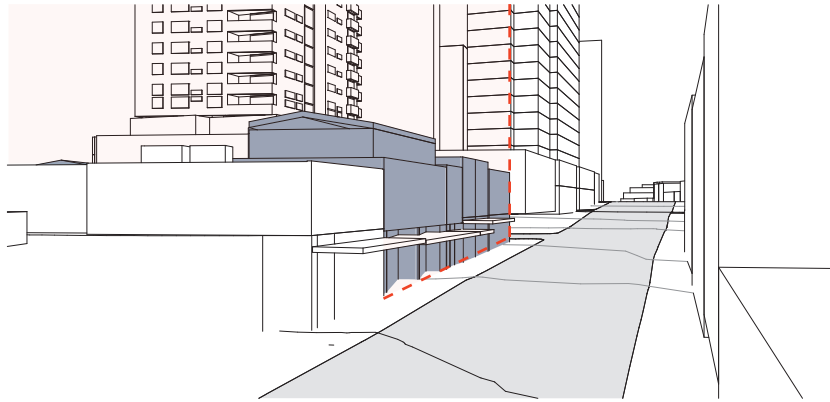


Existing

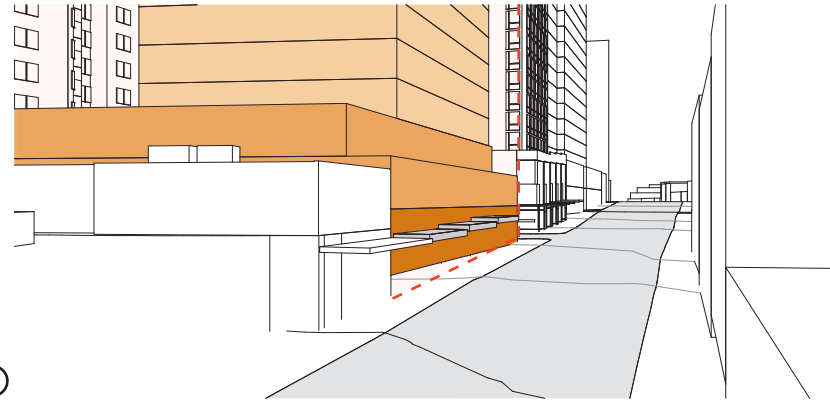
Complying

Proposed

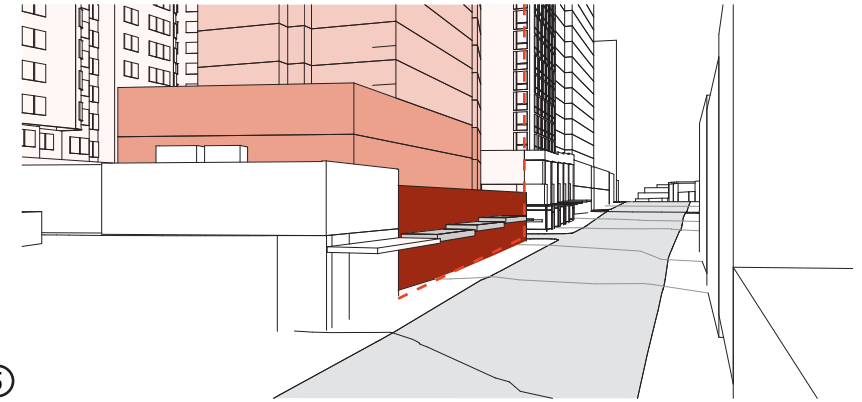
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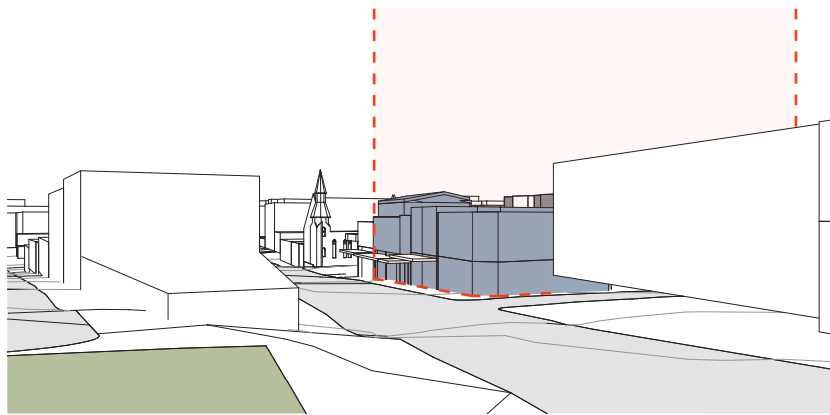
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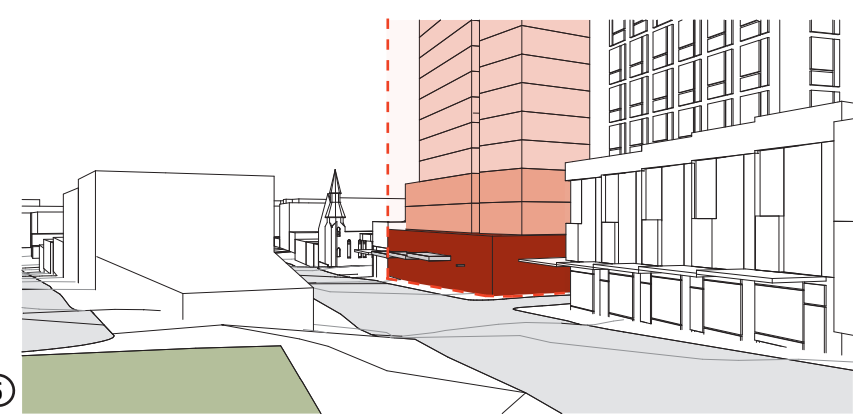
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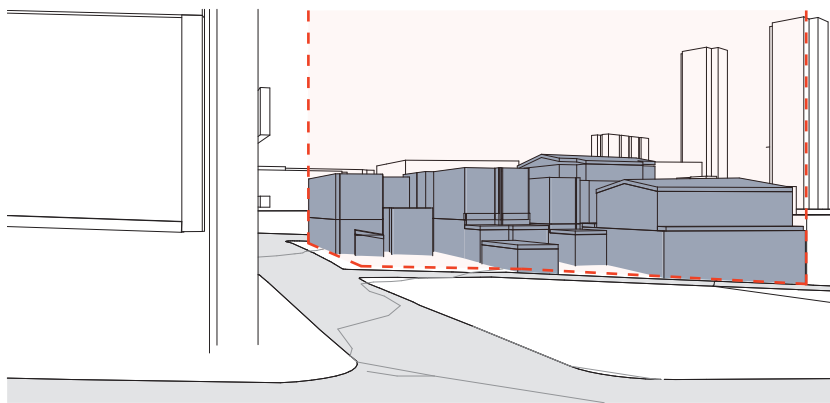
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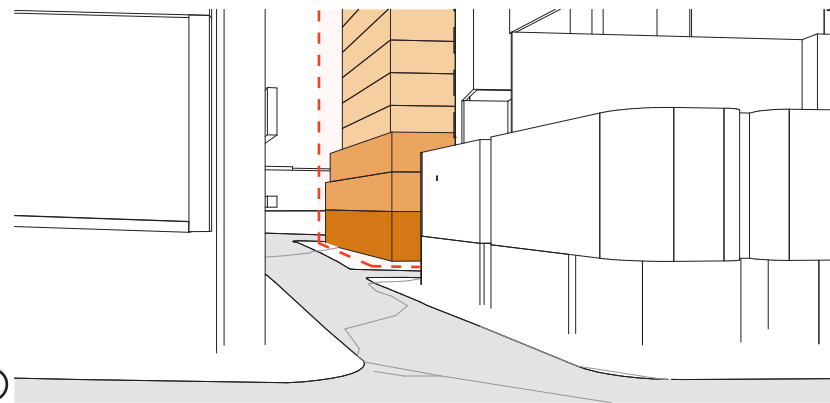
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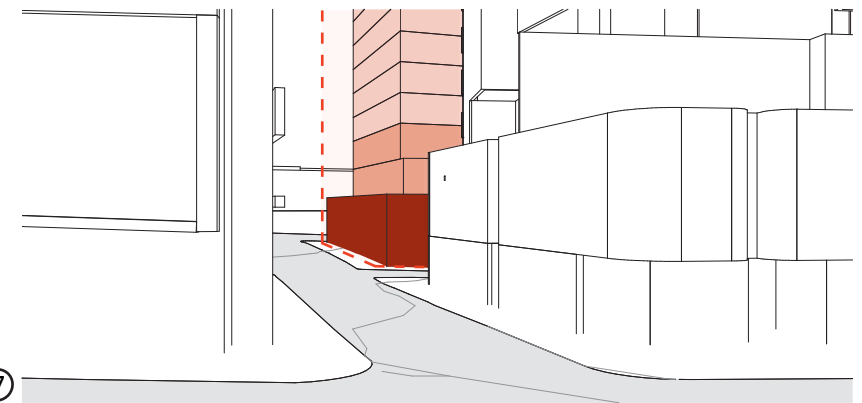
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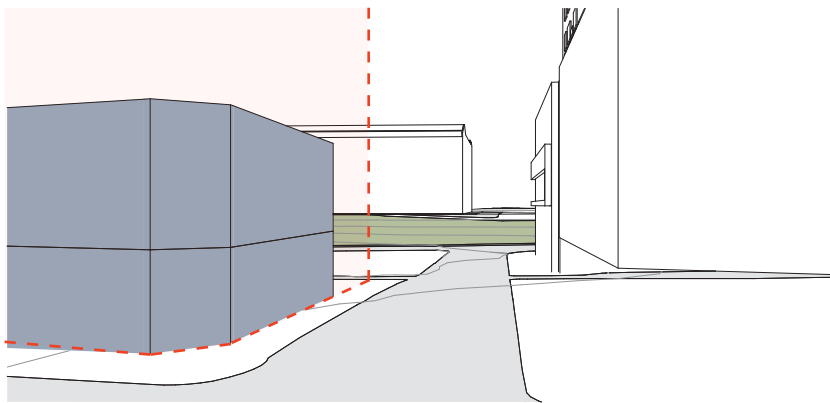
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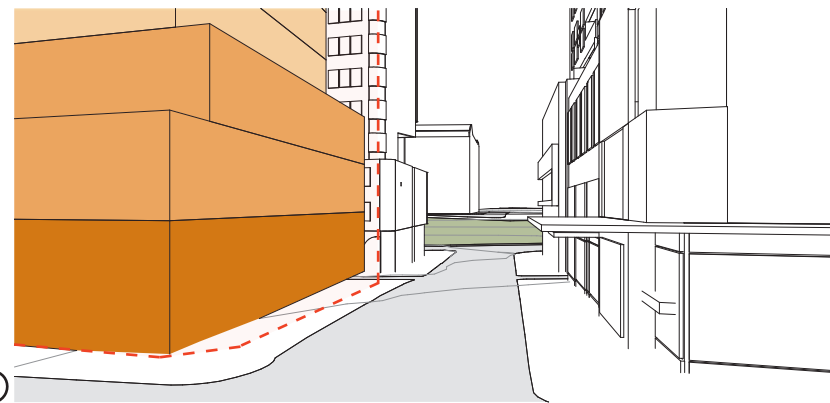
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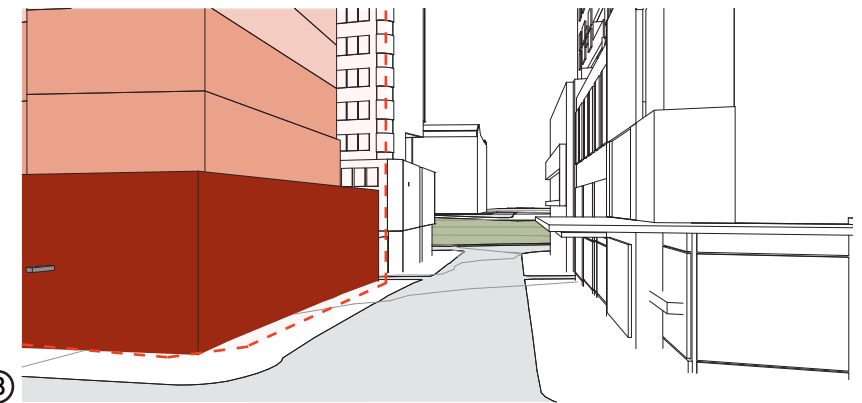
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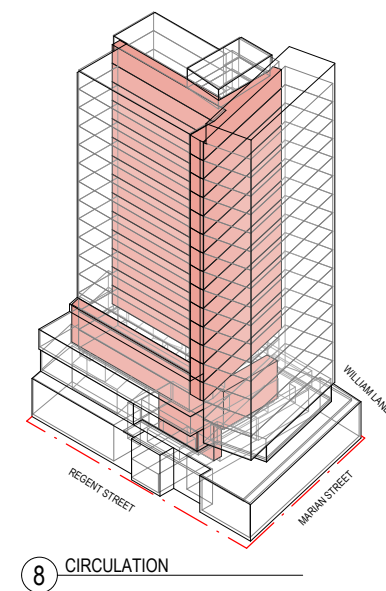
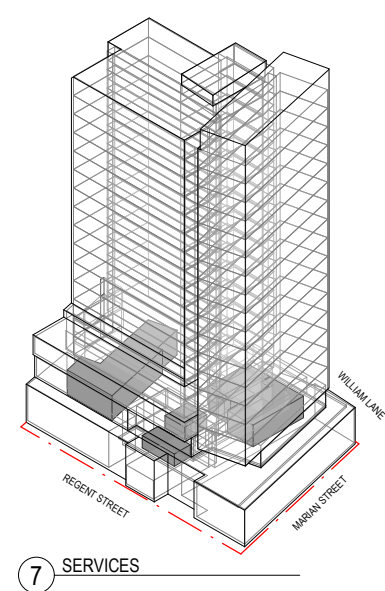
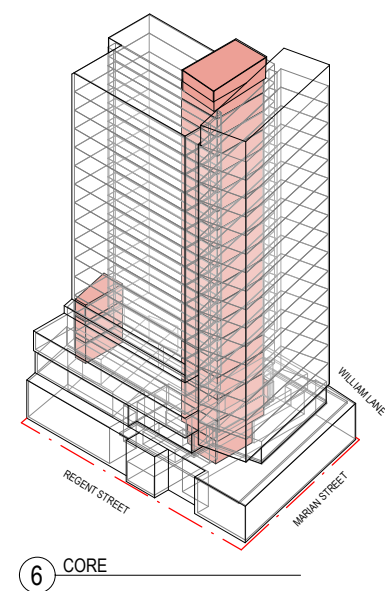
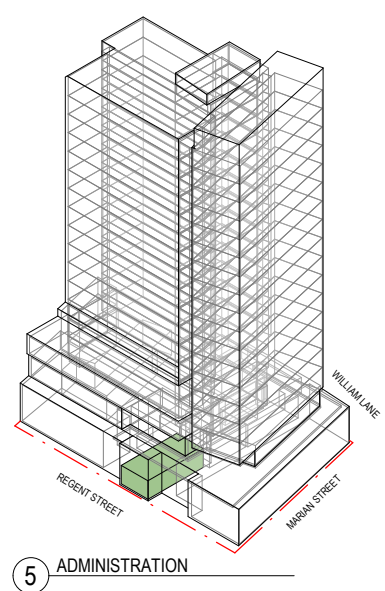
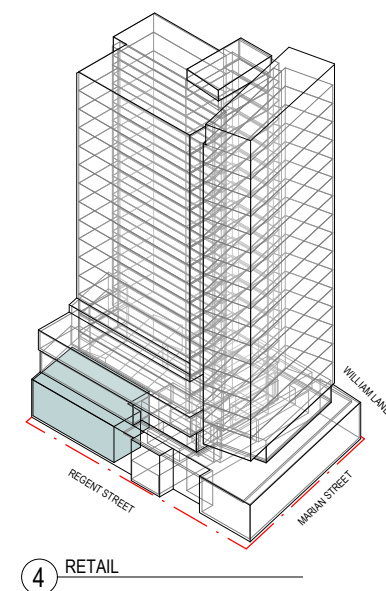
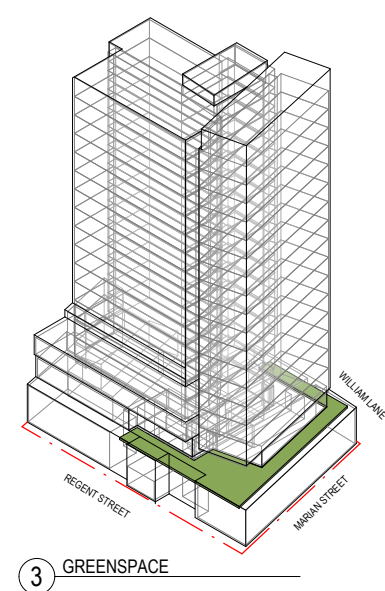
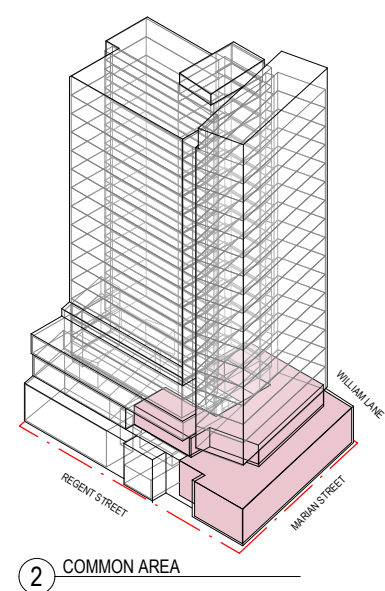
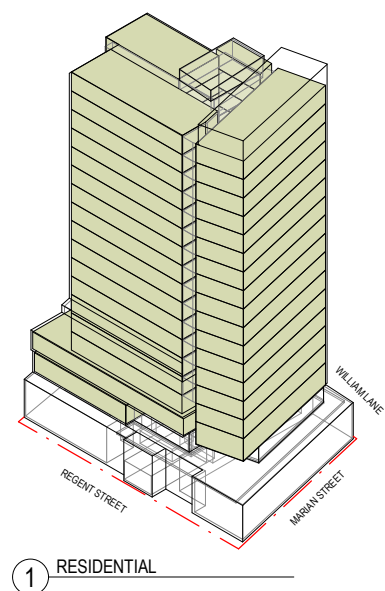
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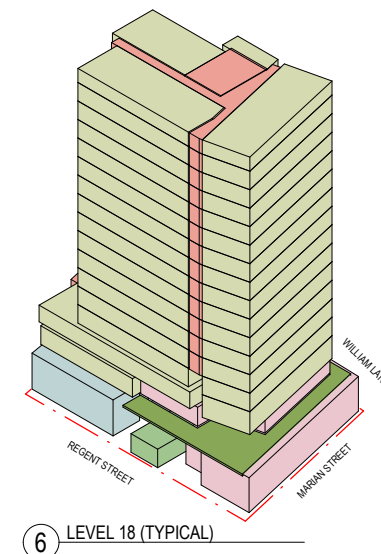
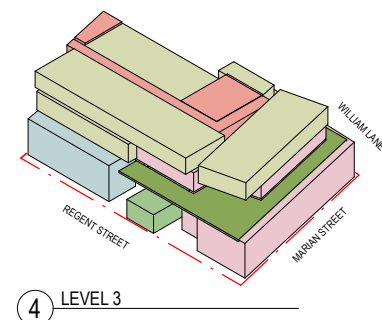
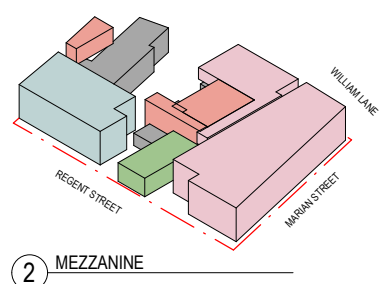
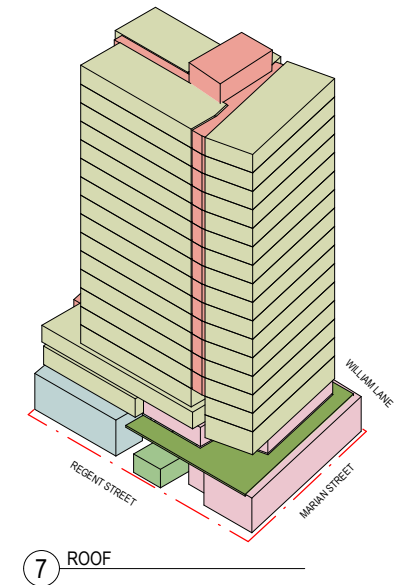
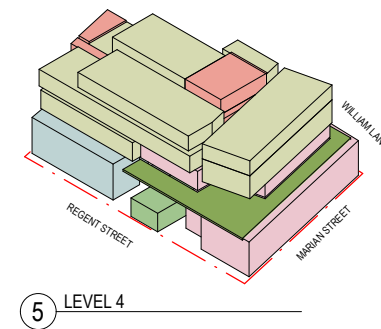
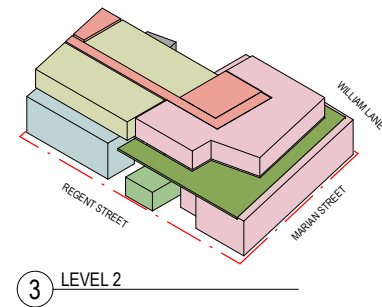
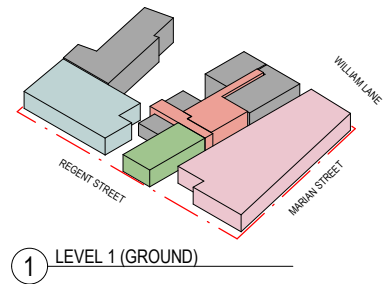
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Design + Response



Design evolution + response



Level 1 (Ground) and Mezzanine

The building entry, administration, retail and major common areas are located on the ground floor and line the principal street frontages to provide activation and passive surveillance of the surrounding streets.

The ground floor is generally double height to create high ceilinged spaces for the common areas and retail. This height also relates to the scale of the existing two storey shops along Regent Street.

The site falls along William lane, allowing the mezzanine to sit over some of the service areas, adding further street activation and passive surveillance of the lane.

Level 2

Level two has a large common area and roof top terrace on the north-east corner to take advantage of sun in the mornings as the site is otherwise heavily overshadowed by existing buildings to the north and will likely be soon overshadowed by DA approved buildings to the west. At this level, the form steps back from the western boundary to increase separation from the DA approved apartment building to the west.

Levels above

The levels above are residential with rooms arranged in distinct blocks facing north, east and west arranged around a central core. Glazed ends to the corridors create breaks in the building form to define the blocks and provide natural light and ventilation to the lift lobbies and circulation spaces.

On the roof, a screened plant room and lift over run is set back from the building edges.

1.2.1 A detailed analysis of the existing cultural and heritage items has informed the design response.

From the late 19th century, strong working and social networks were built within the Redfern and Eveleigh Railway Workshops, with the Eveleigh complex becoming pivotal in the Australian Labour Movement. In addition to this, due to the close proximity of the La Pouse reserve, Aboriginal People had found employment within the factories of Chippendale, Waterloo, Alexandria and Redfern with the Eveleigh Workshops being no exception.

There was a steady migration of Aboriginal people from rural centres due to reasonable rent and employment opportunities of the area (Anderson 2000:130-143). Redfern became a centre for activism by the mid-twentieth century and the first aboriginal Football Club – the Redfern All Blacks – was established in 1944 have an important effect on the community. By 1960, the Aboriginal population in Redfern was estimated at 12,000, swelling to 35,000 in the 1970s. It was during this time that the Aboriginal Housing Company was formed to manage the grant known as 'The Block' (Anderson 2000: 130 – 143).

Historically significant items

While there are no heritage items within the site, there are significant heritage items in close proximity. These include:

- + St Luke's Presbyterian Church (figure 01)
- + Terrace House, 128 Regent Street (figure 02)
- + Redfern Estate Heritage Conservation Area (figure 03)
- + Redfern Railway Station Group (figure 04)
- + Eveleigh Railway Workshop (figure 05)



Figure 01: View of 'St Lukes Presbyterian Church'



Figure 02: View of 'terrace house, 128 Regent street'



Figure 03: View of 'Redfern Estate Conservation Area'



Figure 04: View of 'Redfern Railway Station'



Figure 05: View of 'Eveleigh Railway Workshop'

Regent Street heritage



images taken by AJC

1.2.2 Integration of aboriginal cultural heritage, values and stories into design development

Aboriginal cultural and natural history

Of the Eora clans, the Gadigal people occupied the land closely associated with the study area for at least 20,000 years prior to European arrival in 1788. After European occupation, the Gadigal people were displaced from their homes. Despite this the area around Belmore Park and Central Station continued to be an important meeting place for aboriginal people.

As part of our Design Excellence Program and as required by the NSW Government Architects Design Review process, we propose to integrate indigenous heritage and stories of the area with the design process. Our approach with previous projects has been to engage with an Aboriginal artist to produce a site specific artwork either as part of the building or public domain, based on investigation of heritage interpretation options as part of the Aboriginal Cultural Heritage (ACHAR) consultation process.

Information provided by Nicole Monks. Please refer to the 'Integration of Aboriginal cultural heritage values into development design,' and report for more information.

References

- + <http://emudrearning.com>
- + <http://www.abc.net.au/science/articles/2009/07/27/2632463.htm>
- + <http://aboriginalastronomy.blogspot.com/2014/03/the-kamilaroi-and-euahlayi-emu-in-sky.html>
- + <http://www.amalfipublishing.com.au/wp/2012/01/25/dreamtime-dramas-written-in-the-stars/>

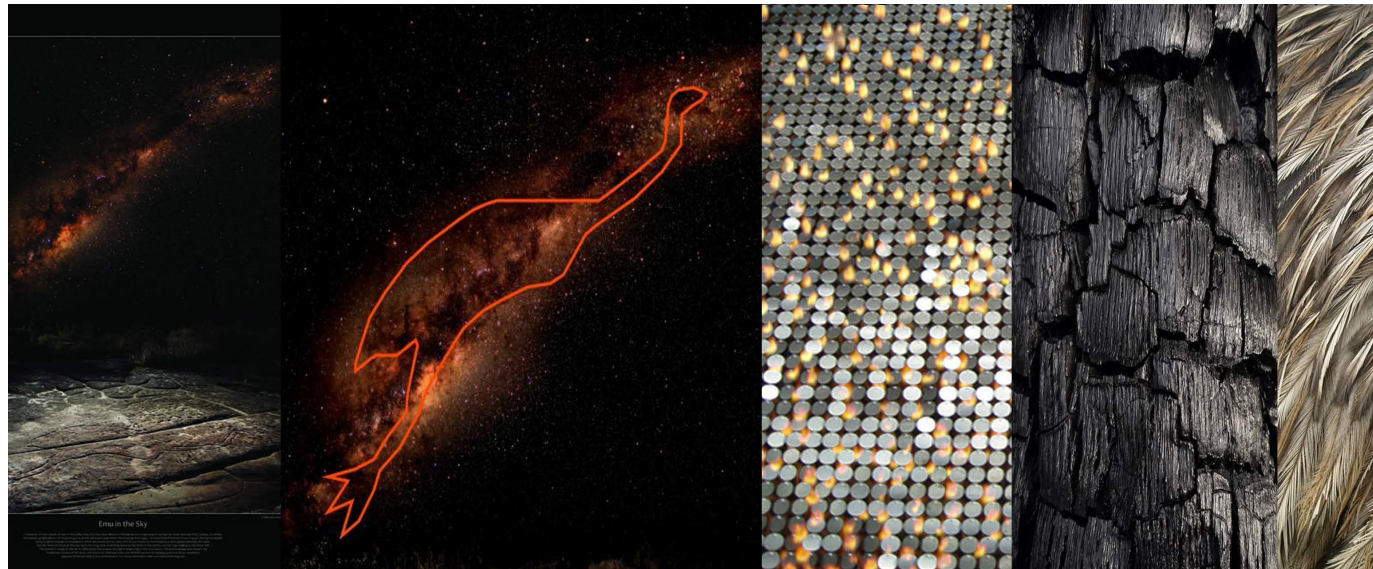


Figure 07: Image by artist Nicole Monks



Figure 06: Gugurmin - the emu in the Wiradjuri night sky. Wiradjuri artist Scott 'Sauce' Towney.



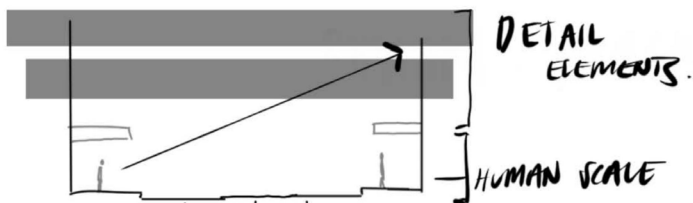
Streetscape analysis

Heritage consultant recommendations:

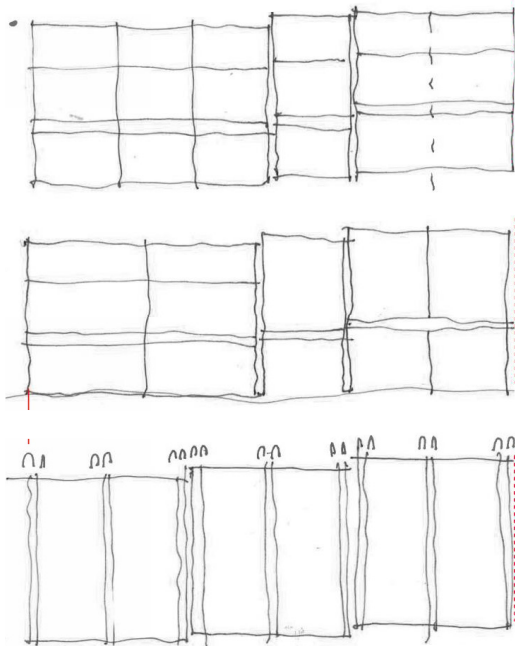
Preliminary heritage advice has been obtained regarding the site and surrounds. The proposal involves removal of all buildings on site. Elements of the existing facades could be incorporated into the design in response to the existing buildings in a sympathetic, contemporary and complementary response in particular to existing 90 Regent street. This could include:

- + Sitting: reference the existing allotment sizes in the articulation of the buildings or in materials
- + Detailing and materials: existing fabric could be incorporated into the design of the new development such as arches, parapets, tiled flooring and wall motifs, decorative brickwork and opening sizes.

Note: refer to '90 Regent Street Heritage Assessment Report' and 'Design In Context' by the NSW Heritage Office.



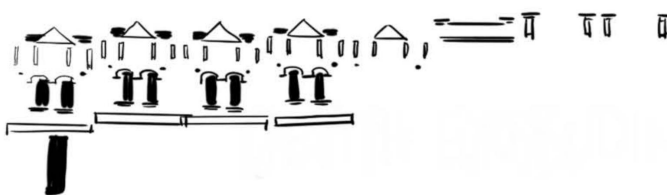
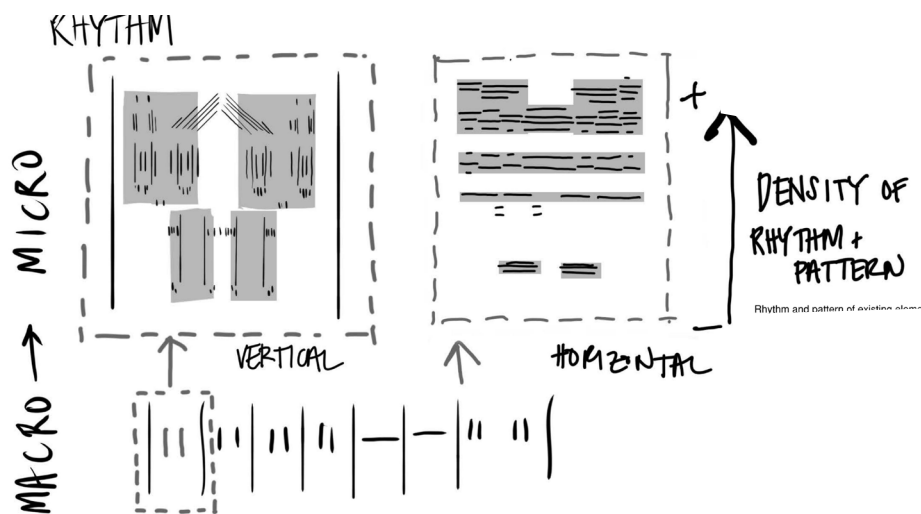
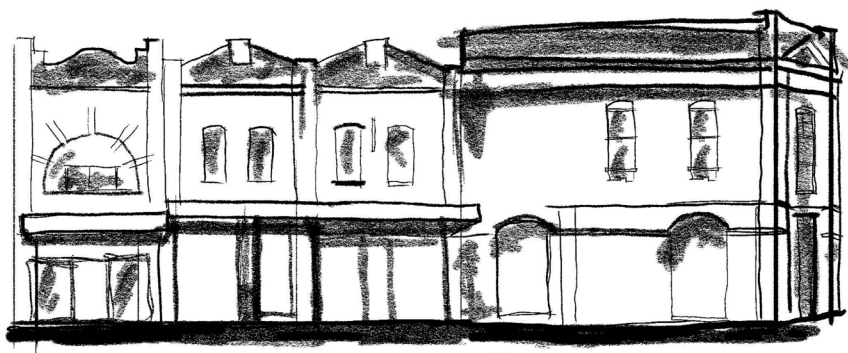
- + The existing retail buildings along Regent Street have large glazed openings at street level, a strong awning line (though some awnings have been removed) with richly detailed parapets above of varying designs.
- + The parapets typically have a high solid to void ratio, often with evidence of alterations to openings and decoration over time.

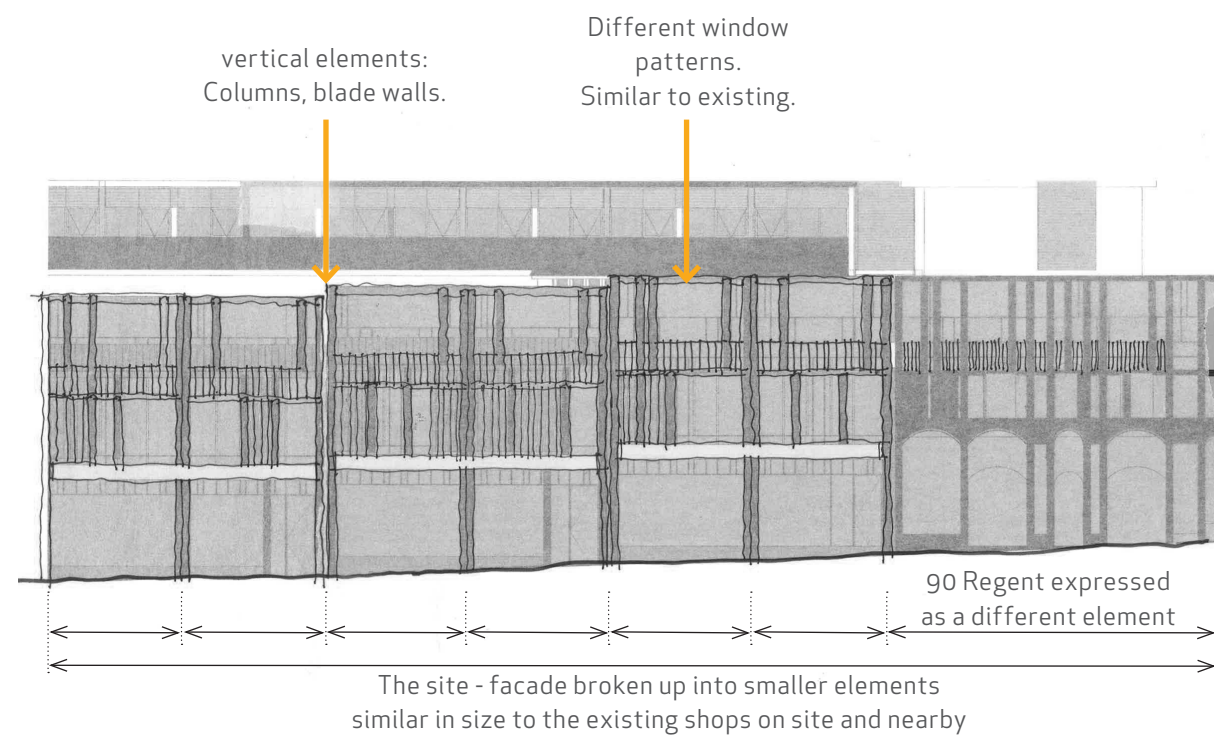


- + The rhythm and scale of new facade elements should reflect the size of the old shops on site. Re-organise facade into roughly equal sized elements, similar to the size of the old shops on site and nearby.
- + Reflecting the character of a corner building, to be represented by a similar sized element in the facade
- + The corner building uses dark coloured brick as a reference to the dark coloured tiling existing on the ground floor facade, which is characteristic of Sydney pubs.
- + The remainder of the Regent St facade uses bricks that match the colour of the existing facades on the site.

An analysis of the rhythm and pattern of existing buildings on site and in the local area shows the following elements:

- + Horizontal (parapets, cornices, awnings, brick courses)
- + Vertical (blade walls, columns, windows)
- + Decoration (ornamental parapets and detailing)







2 . Better performance

Sustainable, adaptable and durable



Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.

2.1 Objective: The design seeks to implement ESD initiatives to address Better Performance

2.1.1 Preparation of green travel plan for the project. No car parking is proposed to promote alternative modes of transport

2.1.2 The proposed development will incorporate passive and active energy saving measures such as operable windows to enhance natural ventilation throughout the buildings, where appropriate;

2.1.3 High levels of natural light and solar access exposure especially for upper levels;

2.1.4 Incorporation of thermal mass throughout the development.

2.1.5 Landscaped elements proposed on ground floor, level 02 and to increase green spaces;

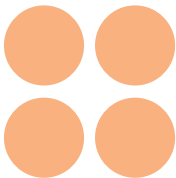
2.1.6 Incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water;



Image taken by AJC

3 . Better for community

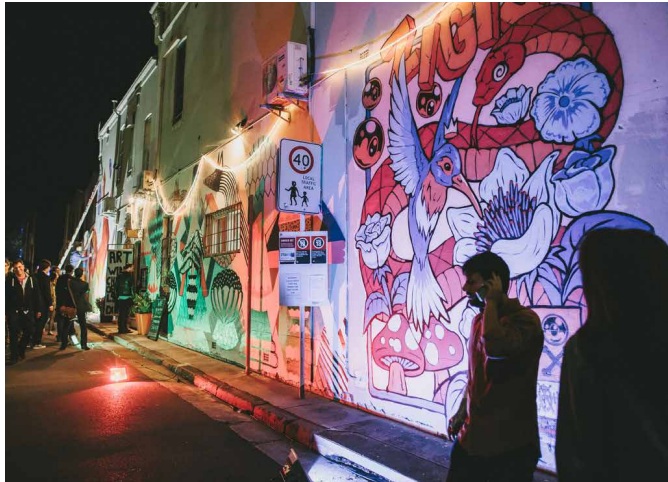
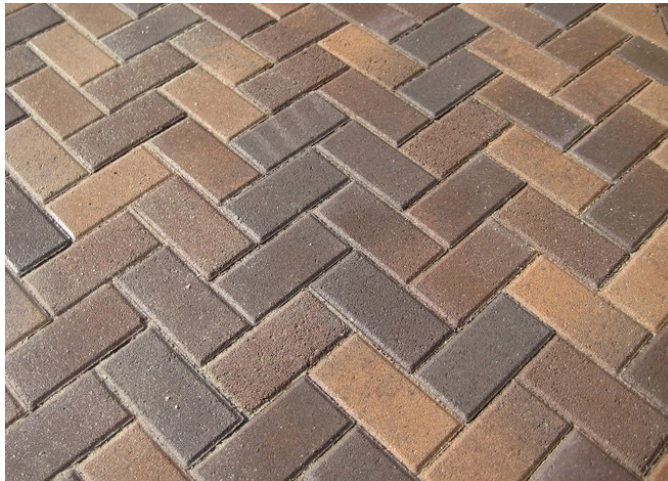
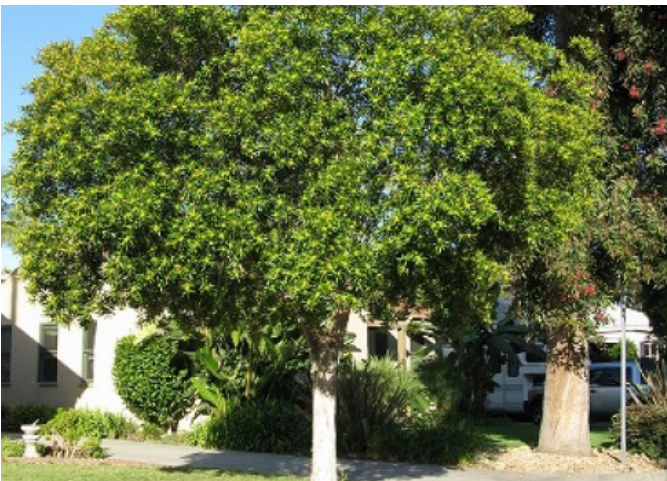
Inclusive. connected and diverse



The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities

3.1 Objective: Places for social exchange , working with the community and attracting people

- 3.1.1 Create social intimacy through seating pockets.
- 3.1.2 External community hub provide a space for gathering.
- 3.1.3 Provision of greening through tree planting and gardens and public artwork connects with the existing street art in the area to attract people to Redfern.



3.1 Providing places for social exchange and working with the community and attracting people

Close access to efficient and affordable public transport are key in attracting and retaining the student population. This provides the opportunity to promote sustainable and active travel solutions. The proposal encourages the use of active transport modes that have low environmental impacts. With many benefits including:

- + Improved personal health benefits
- + Reduced traffic congestion, noise and air pollution
- + Greater social connections within communities
- + Improved access, safety, amenity and convenience of sustainable transport modes for travel to and from the site.
- + Cost savings to the individual and community.
- + Educates students on long-term sustainable travel behaviours

Please refer to 'Green Travel Plan,' and 'Transport Impact Assessment,' reports by the The Transport Planning Partnership for more information.



4 . Better for people

Safe, comfortable and liveable



The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public spaces. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.

4.1 Objective: Security and safety

- 4.1.1 Creating a safe and attractive environment.
- 4.1.2 CPTED strategy.

4.2 Objective: Healthy and liveable neighbourhoods

- 4.2.1 Acoustic
- 4.2.2 Wind
- 4.2.3 Natural Ventilation
- 4.2.4 Solar

4.1.1 Creating a safe and attractive environment

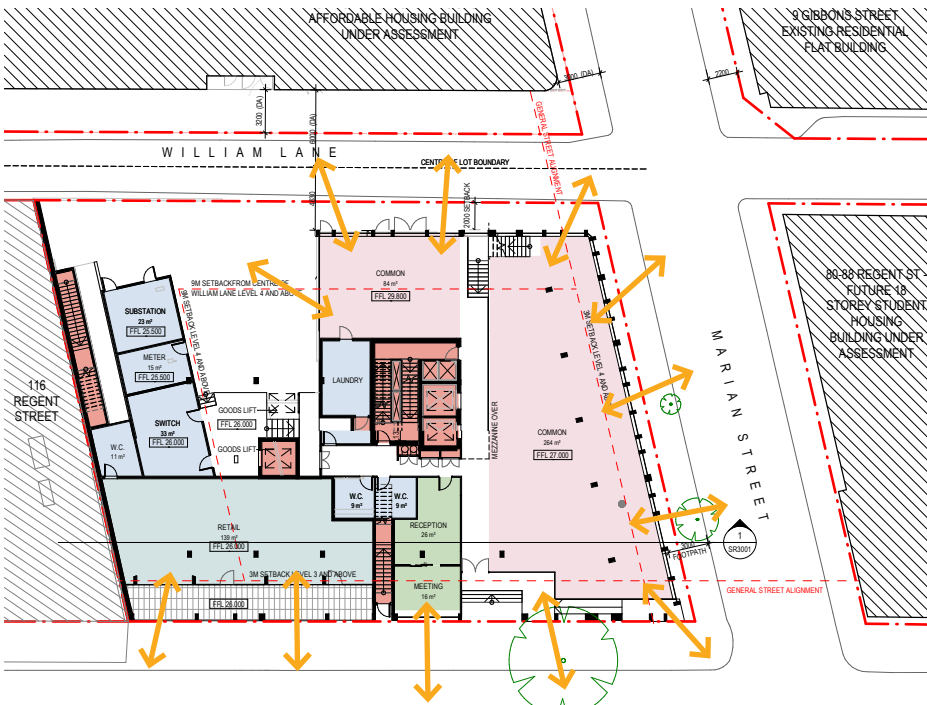


Figure 08: Better for people principle plan - Level 1 floor plan

4.1.2 CPTED strategy

Crime Prevention Through Environmental Design (CPTED) principles have been affected in the public domain and building design as follows:

Territorial reinforcement

The design encourages a sense of ownership of the public domain by locating the major common spaces around the perimeter of the site. This will be reinforced by formal and informal events that may also take place in William Lane. The public realm design is legible and assists wayfinding and thus engenders a sense of confidence while navigating through the site. A series of thresholds have been created around the building to give environmental cues on ownership and territoriality; e.g. the 'verandah' to the ground floor common space is raised up compared to the rest of the laneway, which mediates between the public realm and the building interior.

Access control

The building has access control to the common areas and lifts ensuring that the internal areas are secure. The main building entry has an airlock which will help control 'tailgating' and the reception desk is located immediately inside allowing oversight of the building entry. The design of the street edge has reduced the incidence of hidden or unsupervised places, with generally straight facades and clear sight lines. Vehicular access to the loading dock on the side of the building will be controlled by gates which will allow emergency egress/ access and access for waste removal but will otherwise be locked.

Surveillance

Locating the major common spaces around the perimeter of the site will ensure that there are 'eyes on the street' throughout the day and night, offering passive surveillance of the public realm. The retail tenancy on Regent Street has been designed to ensure good visibility from the street and that no hidden corners are created. By enhancing the laneway and making it more pedestrian friendly, pedestrian flows through and past the site are likely to increase and offer further passive surveillance.

Space and activity management

Wee Hur's facility management will assist to engender a sense of ownership by residents of "their" local streets and thus responsibility for and familiarity with the environment by building relationships with local businesses and assisting new residents to navigate through the area, e.g. with free maps. Regular maintenance will ensure that the buildings and surrounding spaces are free from graffiti or vandalism, which will in turn discourage misuse.



Bike hub

A prominent bike hub, including bike workshop, which will be used to promote cycling and active transport, educate the community and residents about bike maintenance and safety. Resident bike storage at ground level.



Lounge area

Opportunity to open up to public domain.

Retail street activation

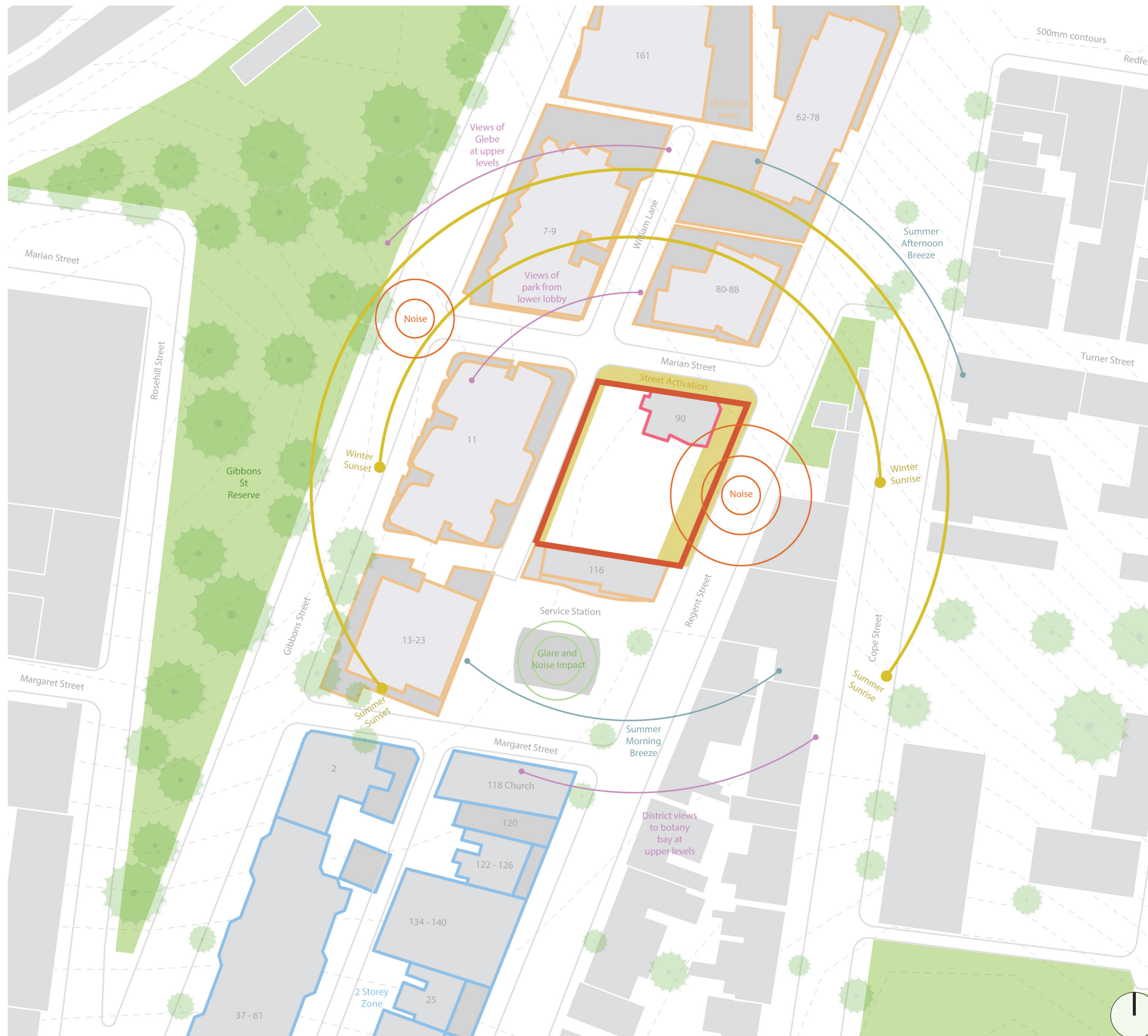
Proposed retail with open corner to activate street front.

Game room

Has view looking to Jack Floyd Reserve.

Awning

Street level perimeter awning to prevent downward draft and shelter pedestrians from rain.



4.2.1 Acoustic

Acoustic impacts are likely to arise from Regent and Gibbons Streets. Noise impacts will be assessed through an acoustic report and addressed in the detailed design. Design responses to potential acoustic impacts may include insulation, thicker or performance glazing or careful location of rooms and spaces in and around the site.

4.2.2 Wind

The design response will include detailed wind modelling of the facade and built form. Design responses to potential wind impacts may include awnings along the street frontages, setbacks or steps in the building form. Wind impacts are likely to be most pronounced at corners and between taller building forms.

4.2.3 Natural ventilation

Initial investigation has revealed that there will be a direct conflict between acoustic insulation and natural ventilation requirements, especially in bedrooms. Strategies to resolve this conflict will be investigated and implemented in the design.

4.2.4 Solar

The site is subject to limited solar access from the north due to the future development of 80-88 Regent Street and to the north and future development of 11 Gibbons Street to the west. However there is opportunity to take advantage of solar access on the north east corner of the site all year.

Better fit

4.2 Objective: Healthy and liveable neighbourhoods

Drawing

Site analysis plan
Date 15.06.19

Rev.01

Scale

1:1000 @ A3

0 20 30 40 50

Key

Site boundary 18 storey zone Sun path Views Street activation
Heritage 2 storey zone Wind path Noise

Regent Street

All accommodation and common areas have access to natural light and the majority of units will have direct solar access from the east and west in summer. However the development to the north blocks some of the sun path during the middle of the day.

The arrangement of access corridors from north to south take advantage of summer morning breezes from the south and summer afternoon breezes from the north-east and east to west. Downward drafts caused by the tower will be blocked by an awning on the terrace level and ground level to allow use of the

surrounding public domain and outdoor open spaces.

Planting and vegetation on the podium rooftop level will assist in mitigating wind effects and soften the hard rooftop and allow a comfortable seating area.

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.

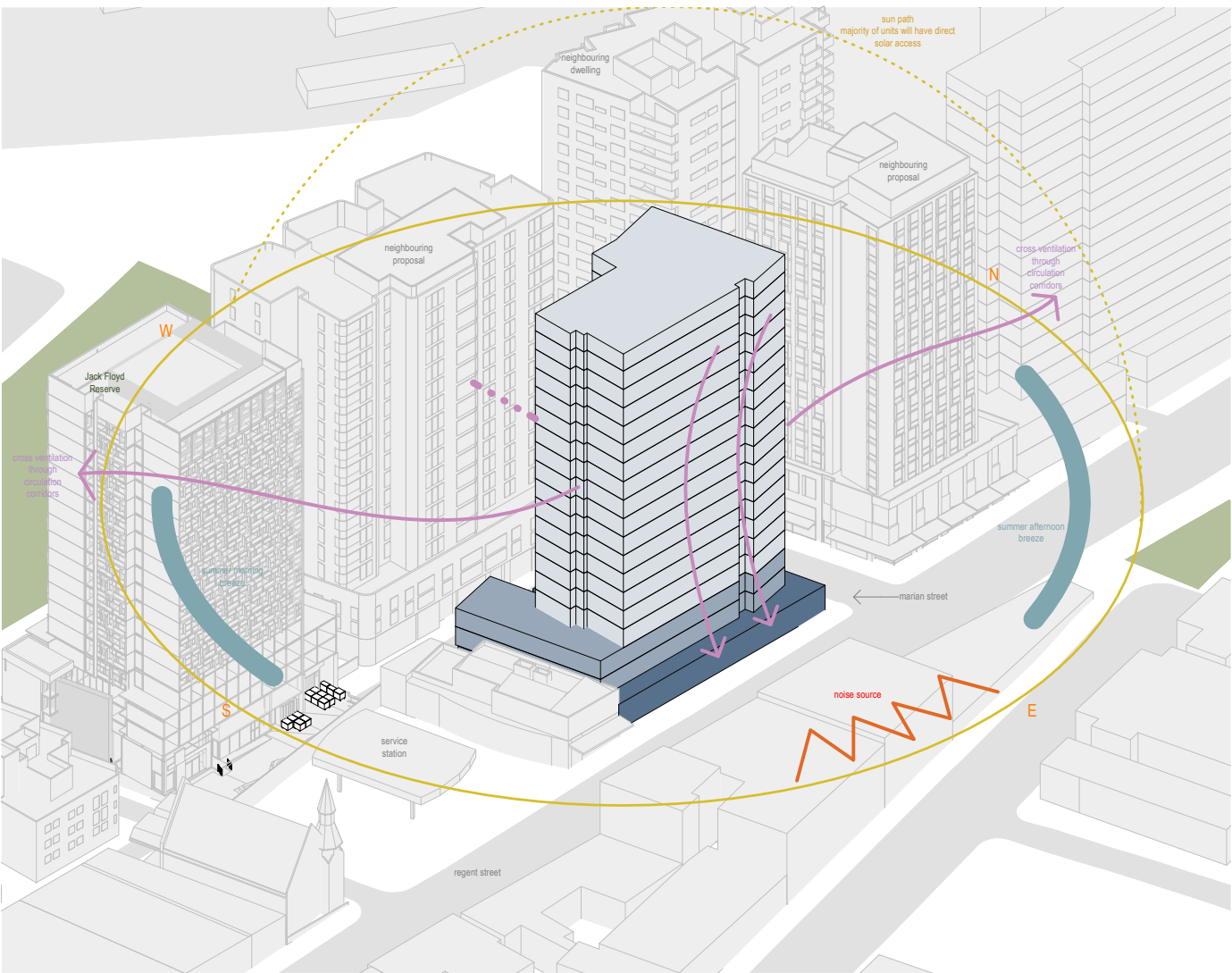


Figure 10: Better performance diagram looking from Regent Street

Marian and Gibbons Street

All accommodation and common areas have access to natural light and the majority of units will have direct solar access from the north or east in winter. However some of the development to the north blocks the sun path during the later half of the day.

All ensuite rooms and studios will be fitted with operable windows to allow natural ventilation to flow through when the street is quieter. During traffic peak hour the window needs to be closed for

acoustic reasons. Alternative ventilation systems such as mechanical ventilation will be investigated to provide fresh air while the windows are closed.

A detailed consideration of wind and acoustic impacts within and around the building will be considered as part of the Development Application.

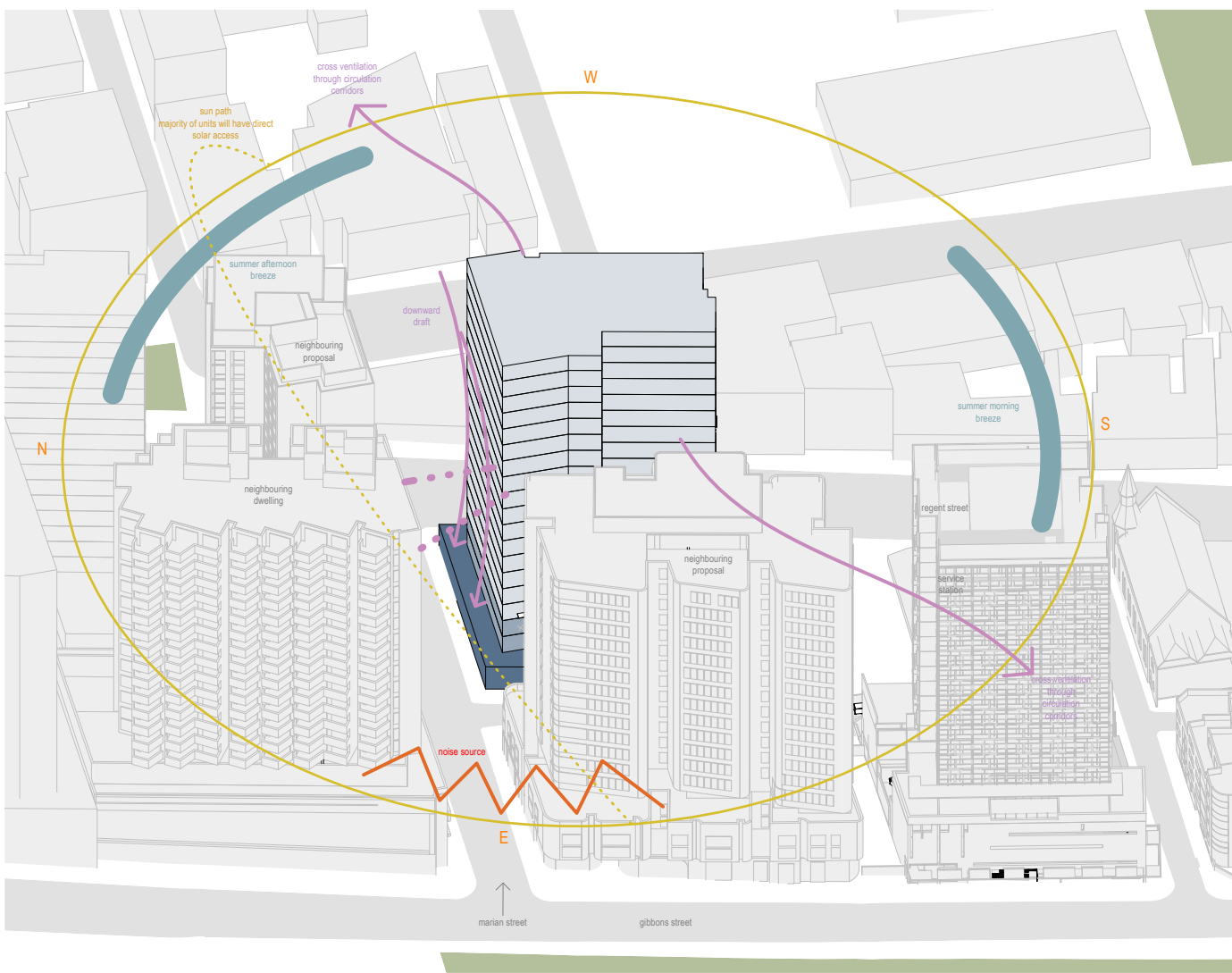


Figure 09: Better performance diagram looking from Gibbons Street



5.2.1 Common area zoning tailored to suit desirable social activities and lifestyle

Activity

- + Common areas are separated into zones for recreational activities e.g. Cinema, Gaming, pool table, connection to laneway

Socialise

- + Create social connections through lounge areas and seating pockets for both small and large groups
- + Quiet areas encourage reading and studying

Lifestyle

- + Outdoor areas are maximised with interactive and contemplative zones, including BBQ area, sun lounge terrace and garden spaces

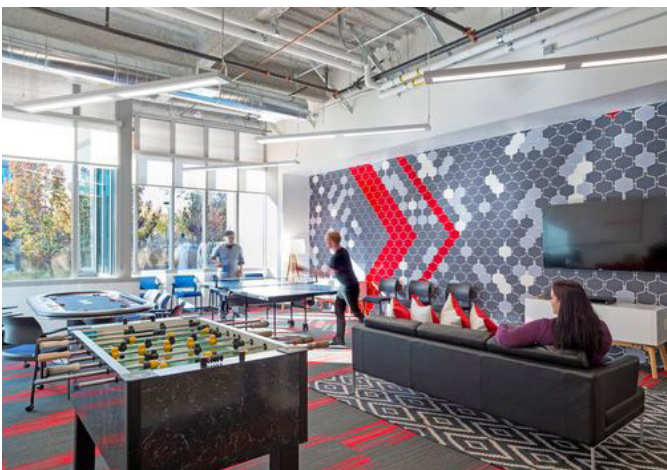
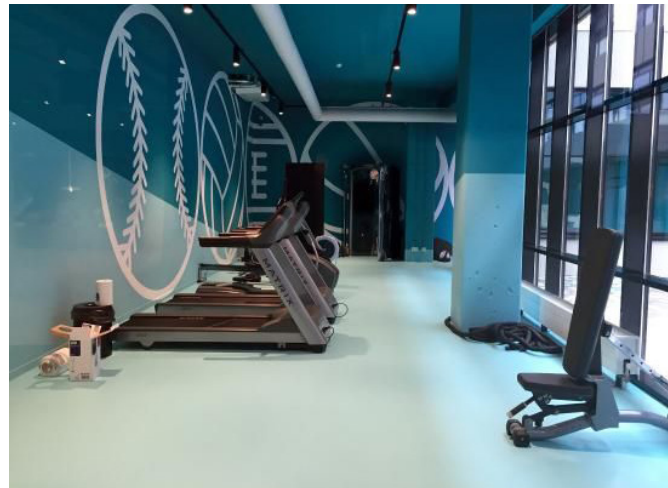


Figure 11: Precedent images for common area



5.2.2 Common area facilities tailored to suit desirable activities

Convenience

- + In house facilities like a Gymnasium and laundromat are added for convenience and encourage interaction

Study

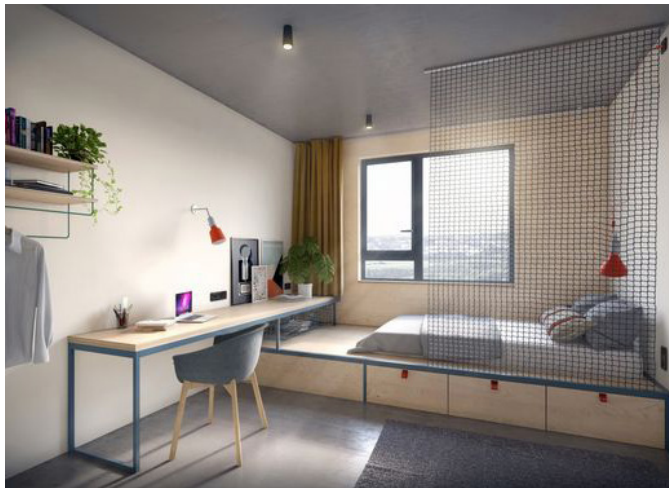
- + Large study area for individuals, small groups and larger meetings
- + Soundproof rooms for quiet learning or meetings, small study nooks and large workstation spaces inviting students to study in the communal areas

Interact

- + Shared kitchen and dining areas promote group interaction and healthy living



Figure 12: Precedent images for common area



5.2.3 High quality bedrooms

Robust

- + Materials will be selected for their durability and ability to withstand high use

Private study

- + Each room will provide a place to study and work, enabling complete privacy, if desired

Comfortable

- + Every room is designed to ensure more than enough natural light and ventilation, as well as acoustic separation from the nearby road noise

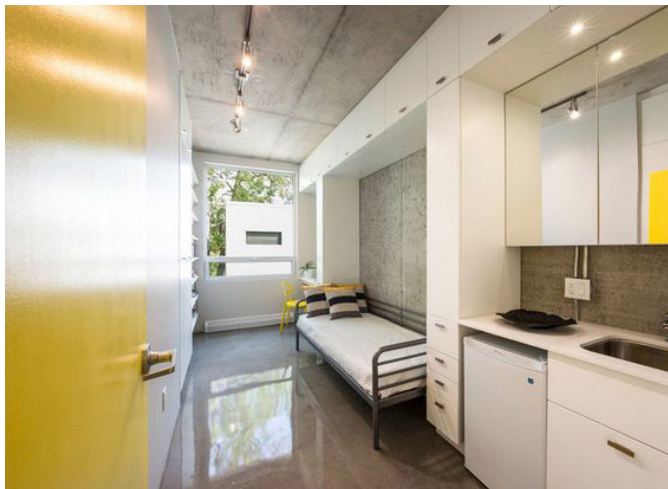


Figure 13: precedent images for bedrooms

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Image by AJC

5 . Better value

Creating and adding value



Good design generates ongoing value for people and communities and minimizes costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry

6.1 Objective: Combined ESD initiatives are estimated to provide significant cost savings for building overall

6.1.1 Preparation of green travel plan for the project. No car park is proposed to promote alternative modes of transport

6.1.2 The proposed development will incorporate passive and active energy and operating cost saving measures such as operable windows to enhance natural ventilation throughout the buildings, where appropriate;

6.1.3 High levels of natural light and solar access exposure especially for upper levels;

6.1.4 Incorporation of thermal mass throughout the development. external wall, structural internal walls and slabs of the proposed development are to be predominantly concrete;

6.1.5 Landscaped elements proposed on ground floor, level 02 and level 04 and to increase green spaces; the proposed public domain will be publicly accessible, which will increase the variety and quality of public space in the area.

6.1.6 Incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water;

6.1.7 Energy efficient VRV air conditioning system with heat recovery system;

6.2 Objective: Durable materials for external finishes which require low maintenance

6.2.1 Precast concrete offers a well finished, high-quality, durable finish to the building as well as being rapidly buildable and non-combustible.

6.2.1 Clay bricks are affordable, readily available, mass-produced, modular building components. Their relatively high mass results in desirable acoustic and thermal properties. They require little or no maintenance and possess high durability and loadbearing capacity.



6 . Better look & feel

Engaging, inviting and attractive



The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.

7.1 Objective: Promote good spatial quality

7.1.1 Hard and soft landscaping, and street furniture provide an inviting, softer sensory experience

7.1.2 Opportunity for intimate spaces to provide a destination within the city-scape

7.2 Objective: Materials and detail

7.2.1 Building finishes will be selected to maintain an aesthetic which is complementary to the context and sensitive to the manufacturing process

7.2.2 Colour palette complementary to the local context



Figure 14: Precedent images for landscape Spaces



7.1.1 Hard and soft landscaping, and street furniture provide an inviting, softer sensory experience

Urban greening

- + Use of vegetation to soften hard elements and provide contact with nature.

Building community

- + Opportunity for students to gather and socialise in external spaces, including food, seating, work and study, reading.
- + Utilise varying building spaces to provide a range of recreational opportunities across the building e.g. summer shade, winter sun 'hooks', exposed views and hidden retreats etc.



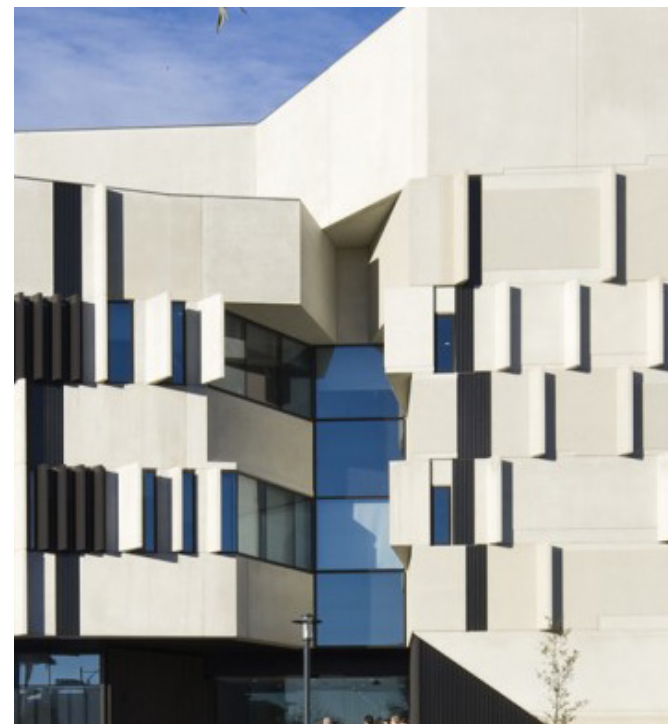
Figure 15: Precedent images for public domain



7.1.2 Opportunity for intimate spaces to provide a destination within the city-scape

Active and diverse

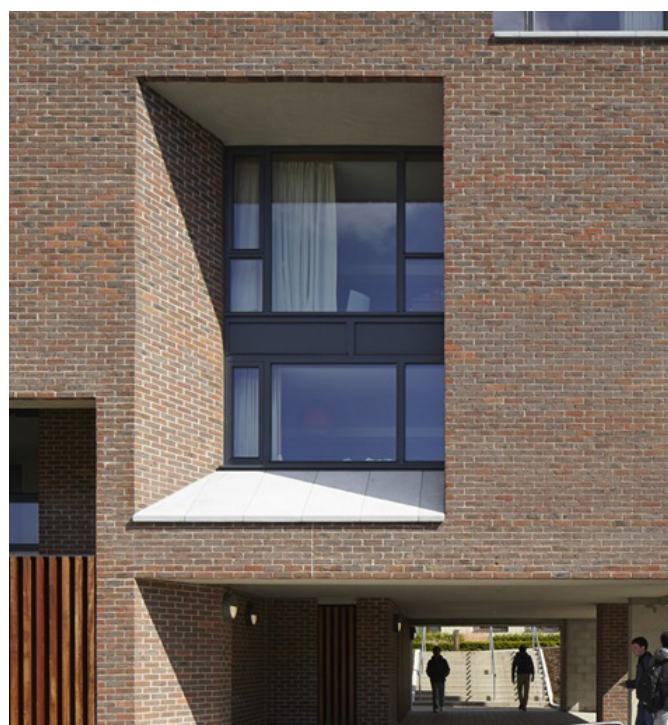
- + Provide diverse uses and recreational opportunities for resident students from the global community.



7.2.1 Building finishes will be selected to maintain an aesthetic which is complementary to the context and sensitive to the manufacturing process

Tower facade materiality

- + 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.
- + Precast concrete offers a well finished, high-quality, durable finish to the building as well as being rapidly buildable and non-combustible.
- + Roof top plant areas will be concealed with screening.



Podium facade 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 Regent Street.
- + Retail buildings traditionally have awnings over the footpath which provide civic amenity and protection from sun and rain.

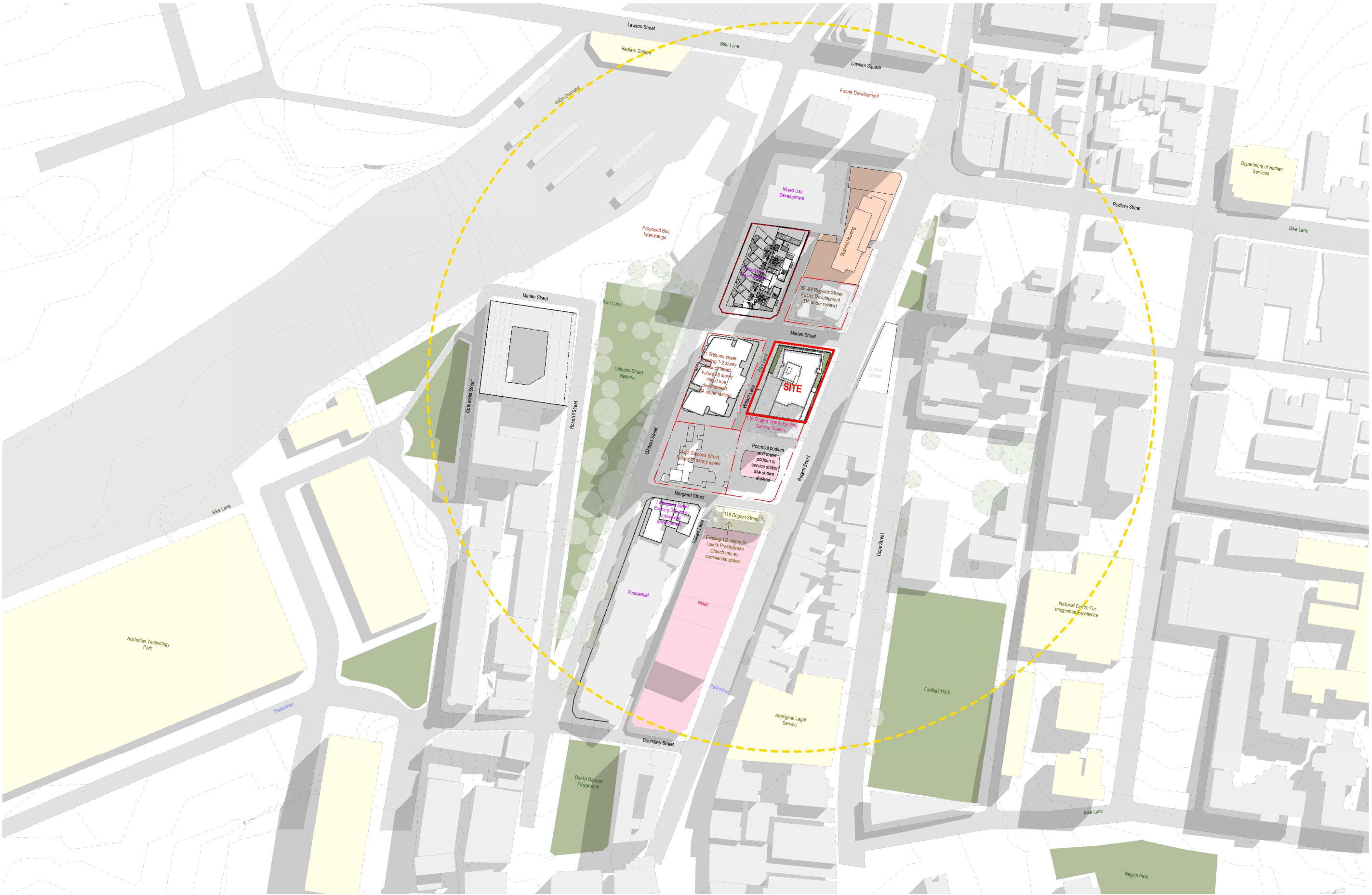
Figure 16: Precedent images for tower facade materiality



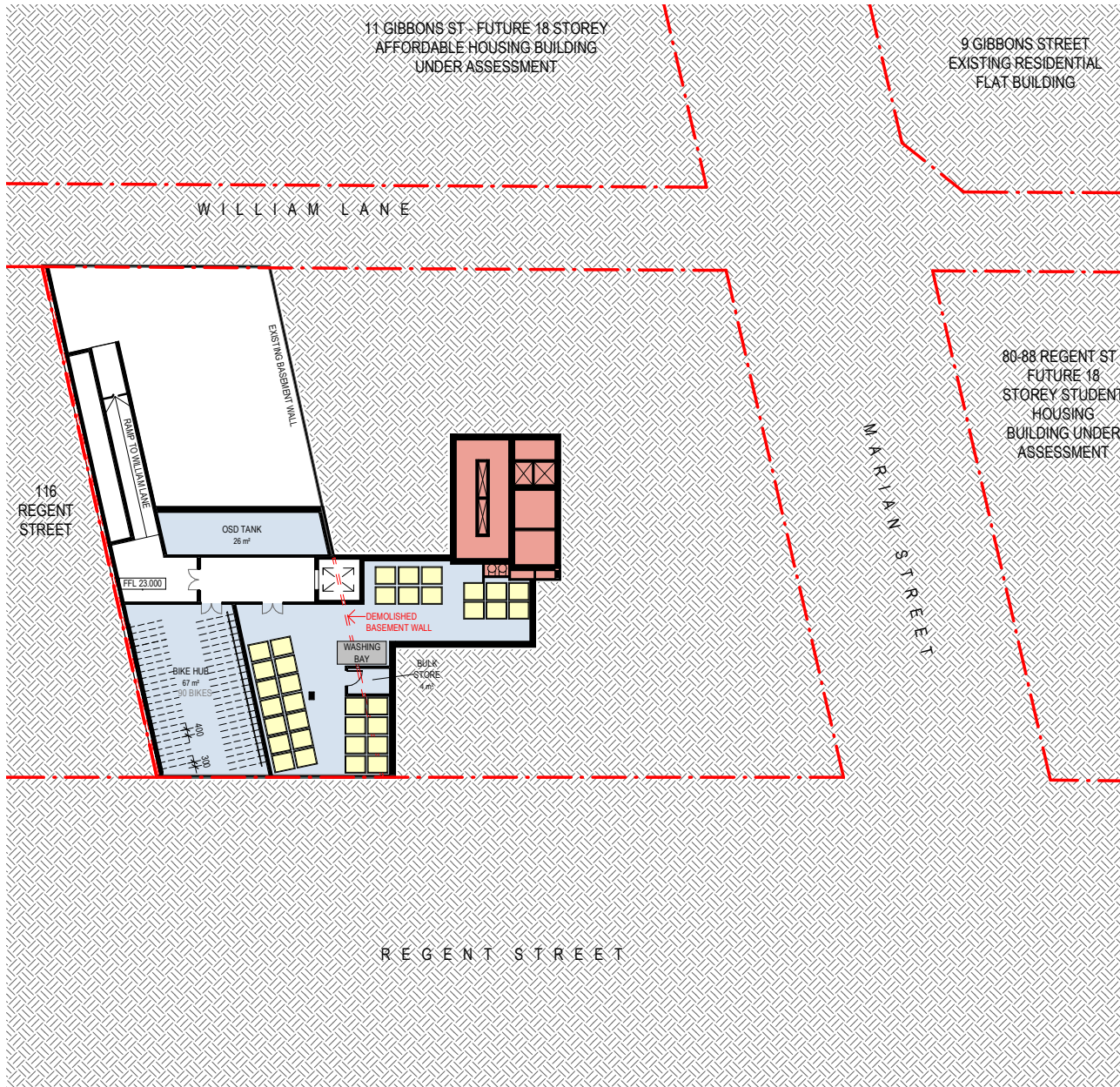
7 . Drawings & Schedule

Drawing & Schedule list

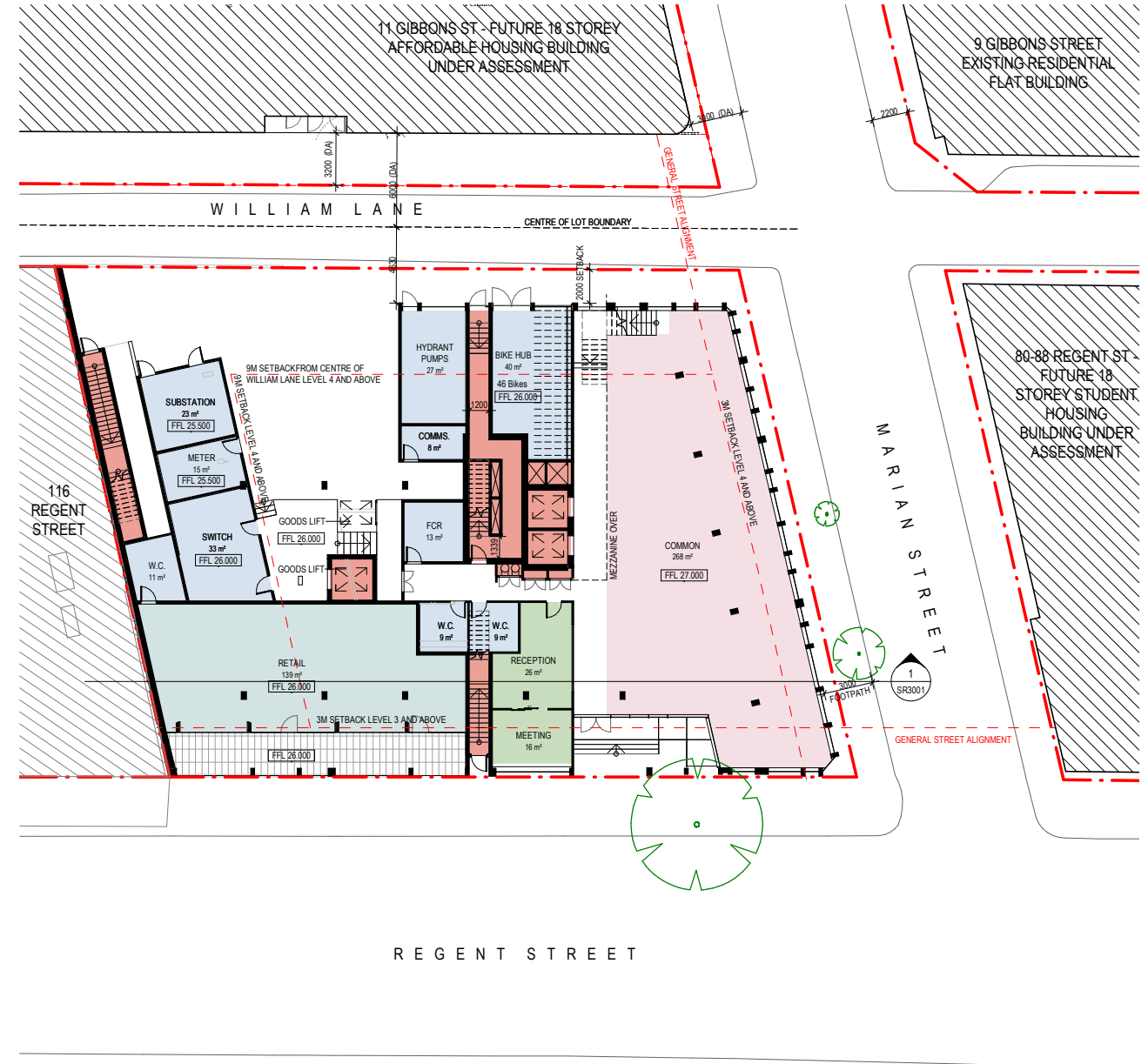
- + SR1001 - SITE PLAN
- + SR2001 - BASEMENT + GROUND FLOOR PLANS
- + SR2002 - MEZZANINE + L2 FLOOR PLANS
- + SR2003 - L3 + L4-L18 FLOOR PLANS
- + SR2004 - PLANT + ROOF PLANS
- + SR3001 - SECTION A
- + SR5002 - GFA DIAGRAMS
- + Schedule



	Revisions <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td>A</td><td>25.09.19</td><td>Scoping Report Submission</td></tr></table>	No.	Date	Description	A	25.09.19	Scoping Report Submission	Verified SO Approved BM	Key N	Client  WEE HUR CAPITAL PTE LTD (Wholly Owned Subsidiary of Wee Hur Holdings Ltd)	Architect AJ+C ALLEN JACK & COTTELL 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250	Project Wee Hur Regent 90 - 102 Regent Street, Redfern Proj. No. 19026	Drawing Title SITE PLAN Sheet Status NOT FOR CONSTRUCTION	Scale 1 : 1000 @A1 1 : 2000 @A3 Drawing No. SR1001 A Issue
No.	Date	Description												
A	25.09.19	Scoping Report Submission												



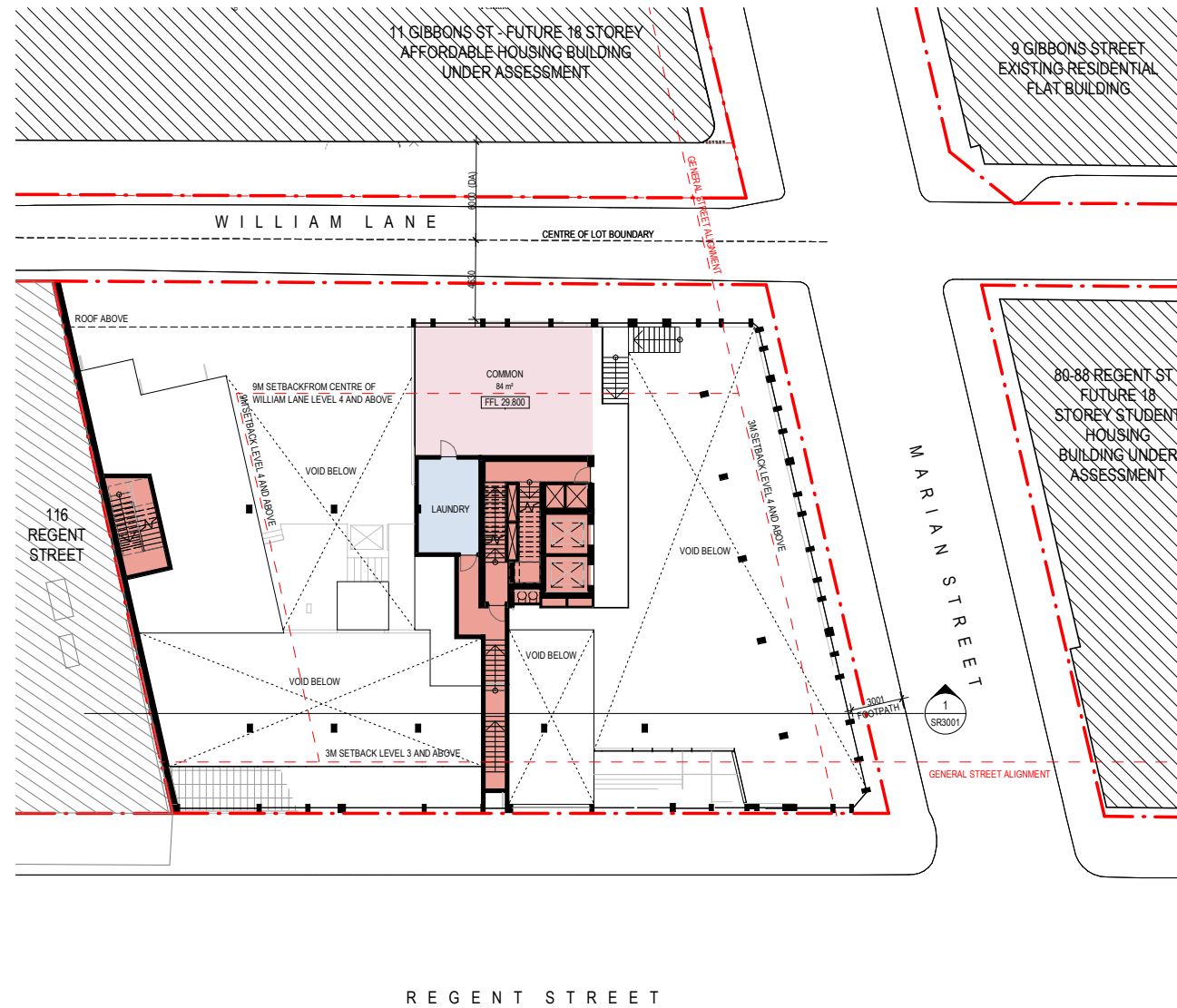
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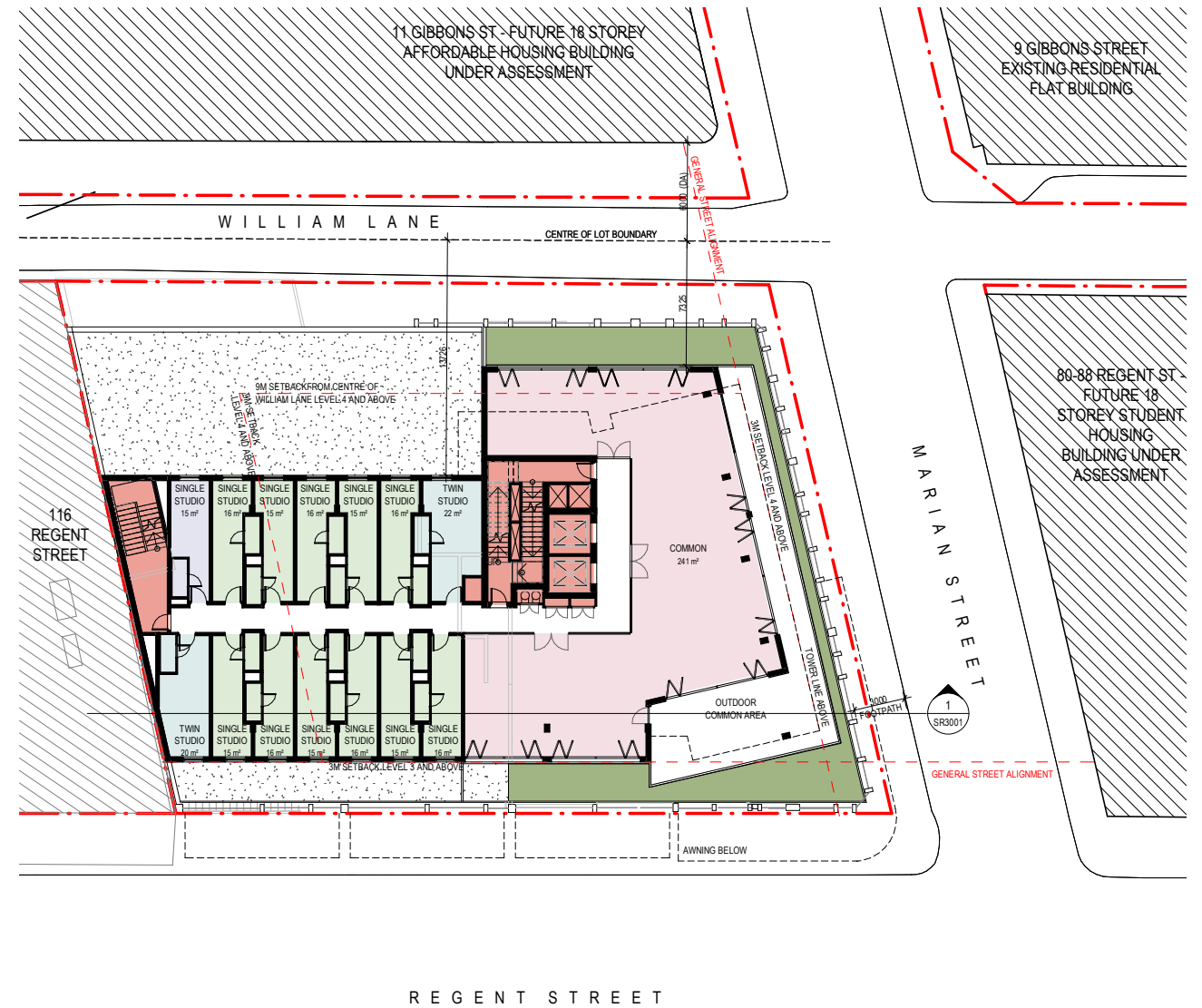
1 LEVEL 1 (GROUND) FLOOR PLAN 1:200

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| QUEEN STUDIO | BOH | CORRIDOR |
| DDA | RETAIL | |

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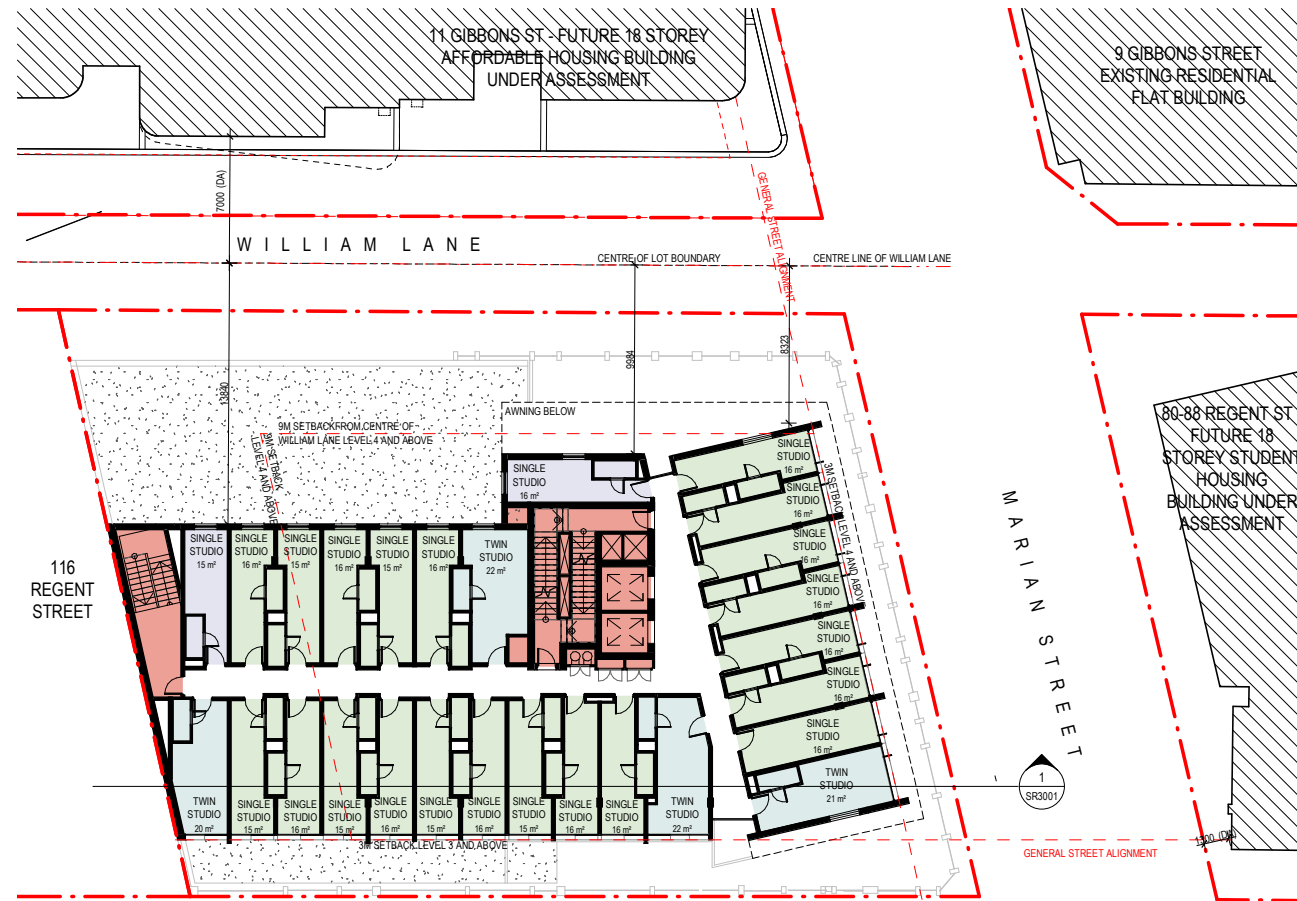


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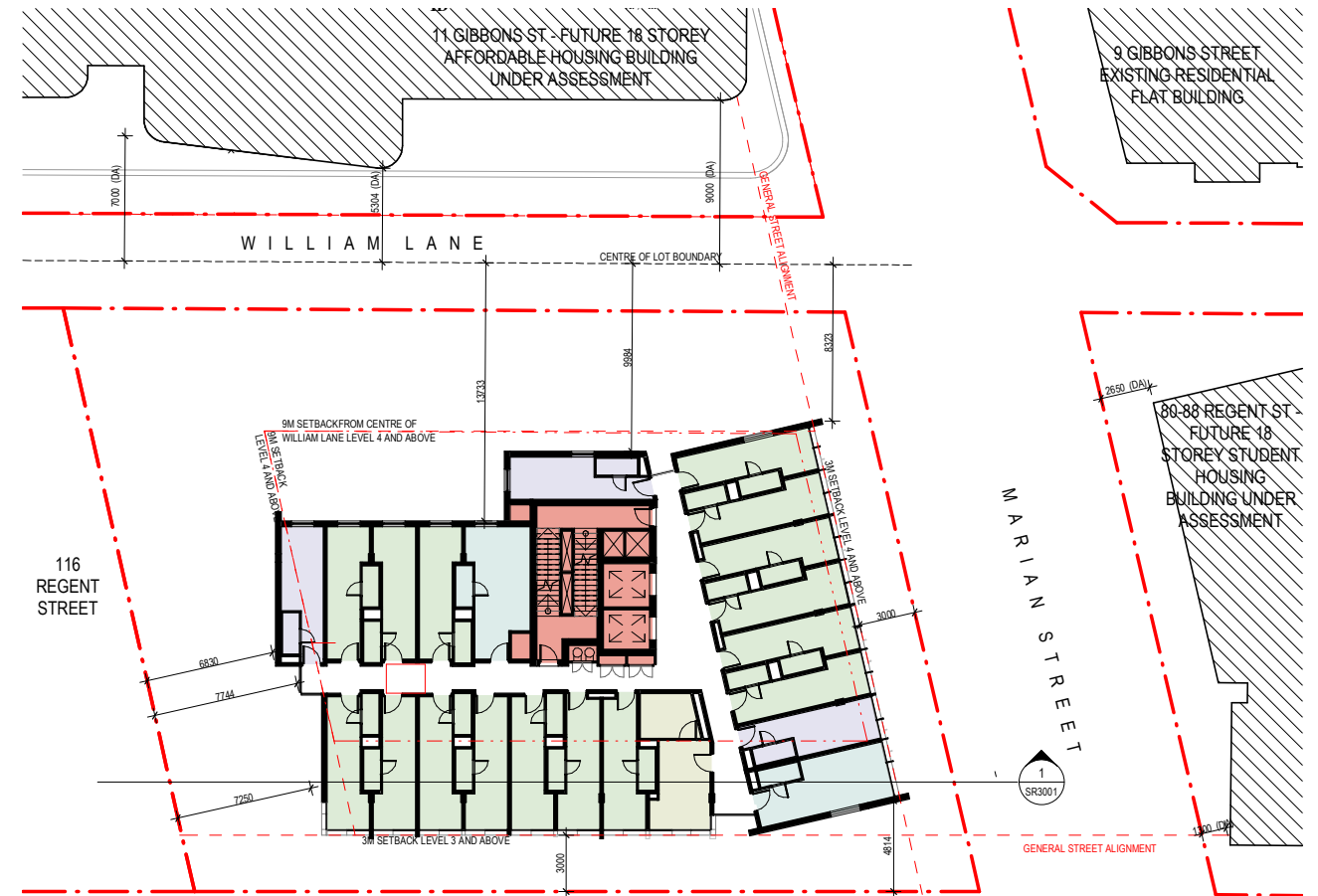
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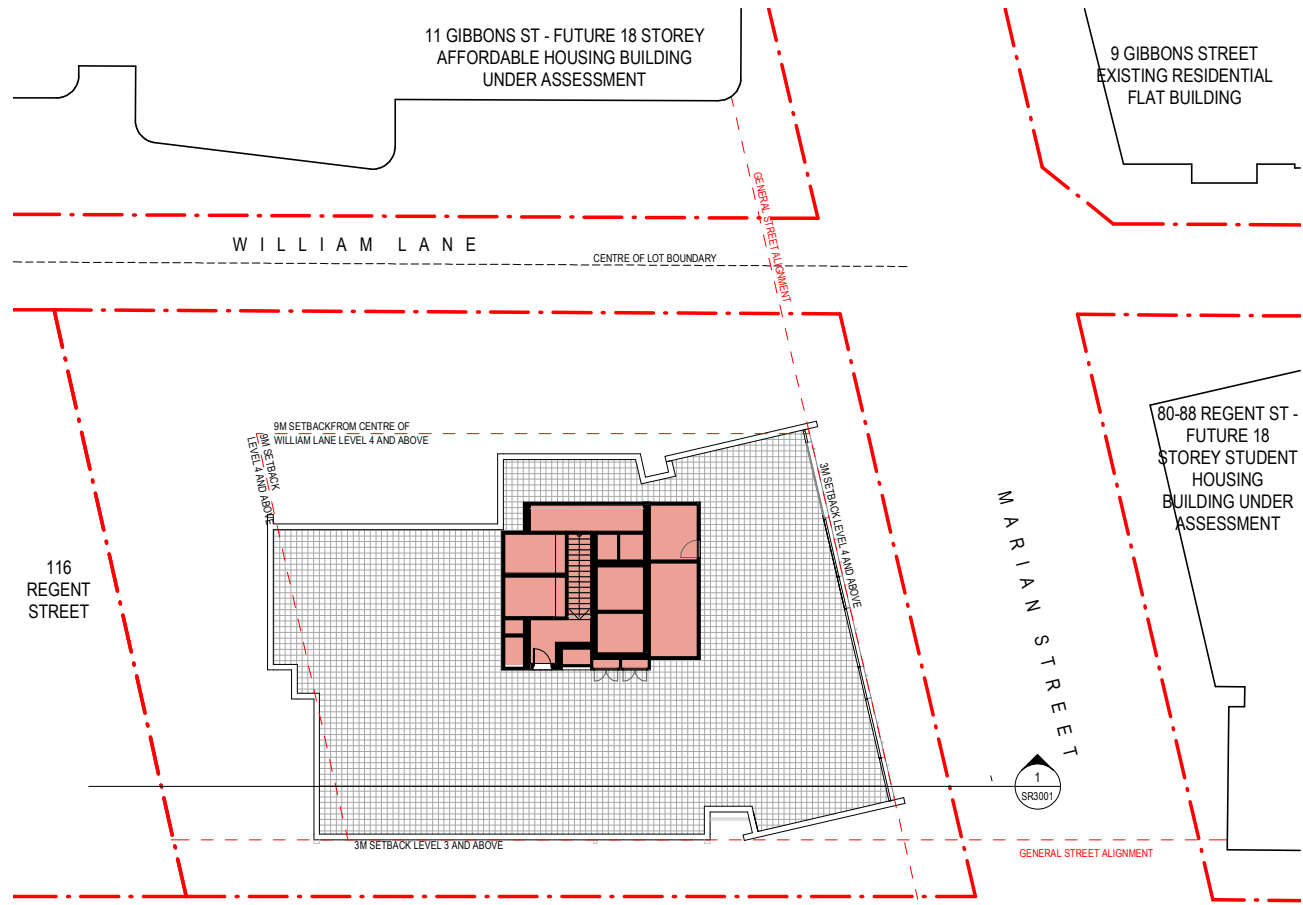


2 LEVEL 4-18 FLOOR PLAN
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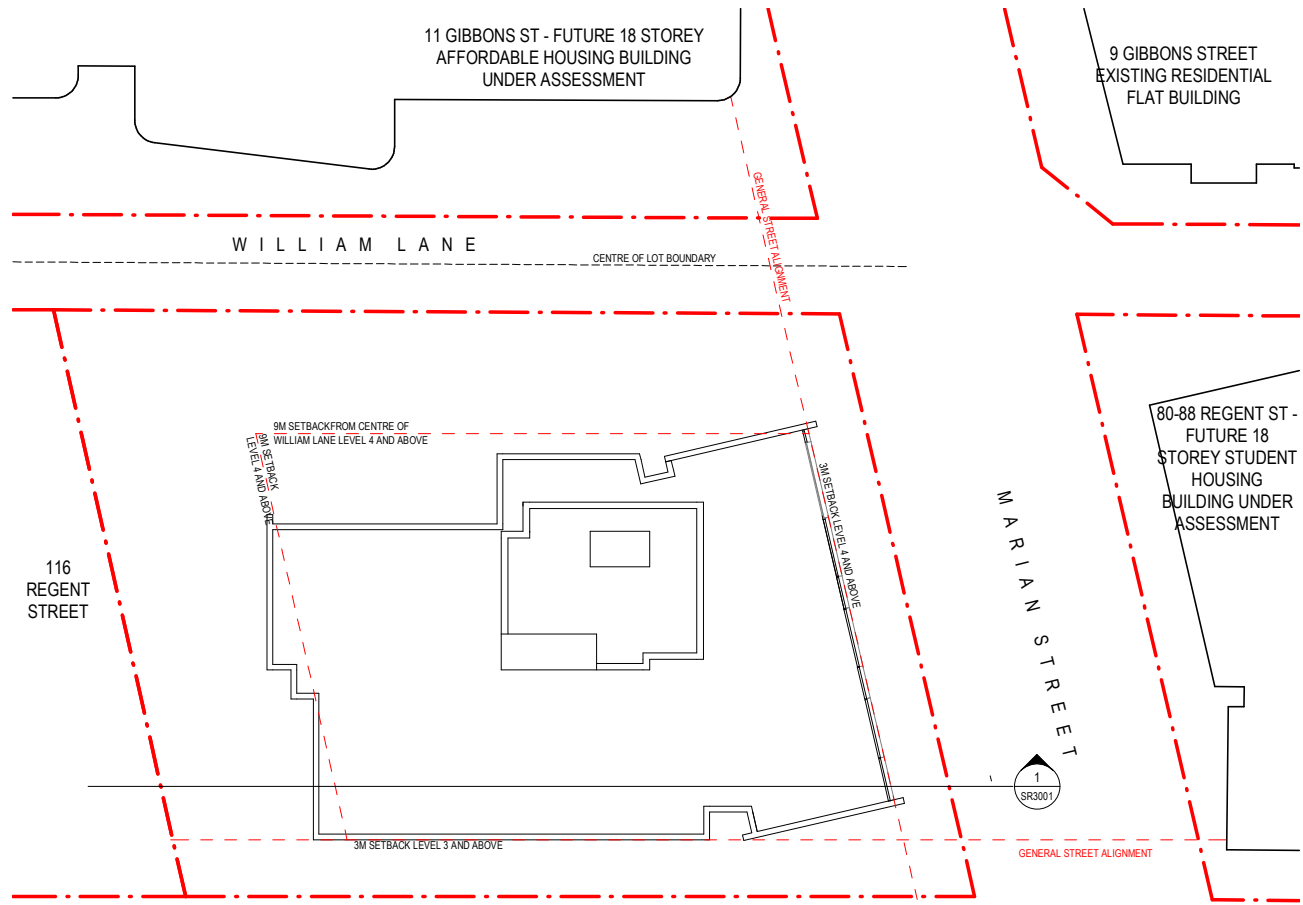
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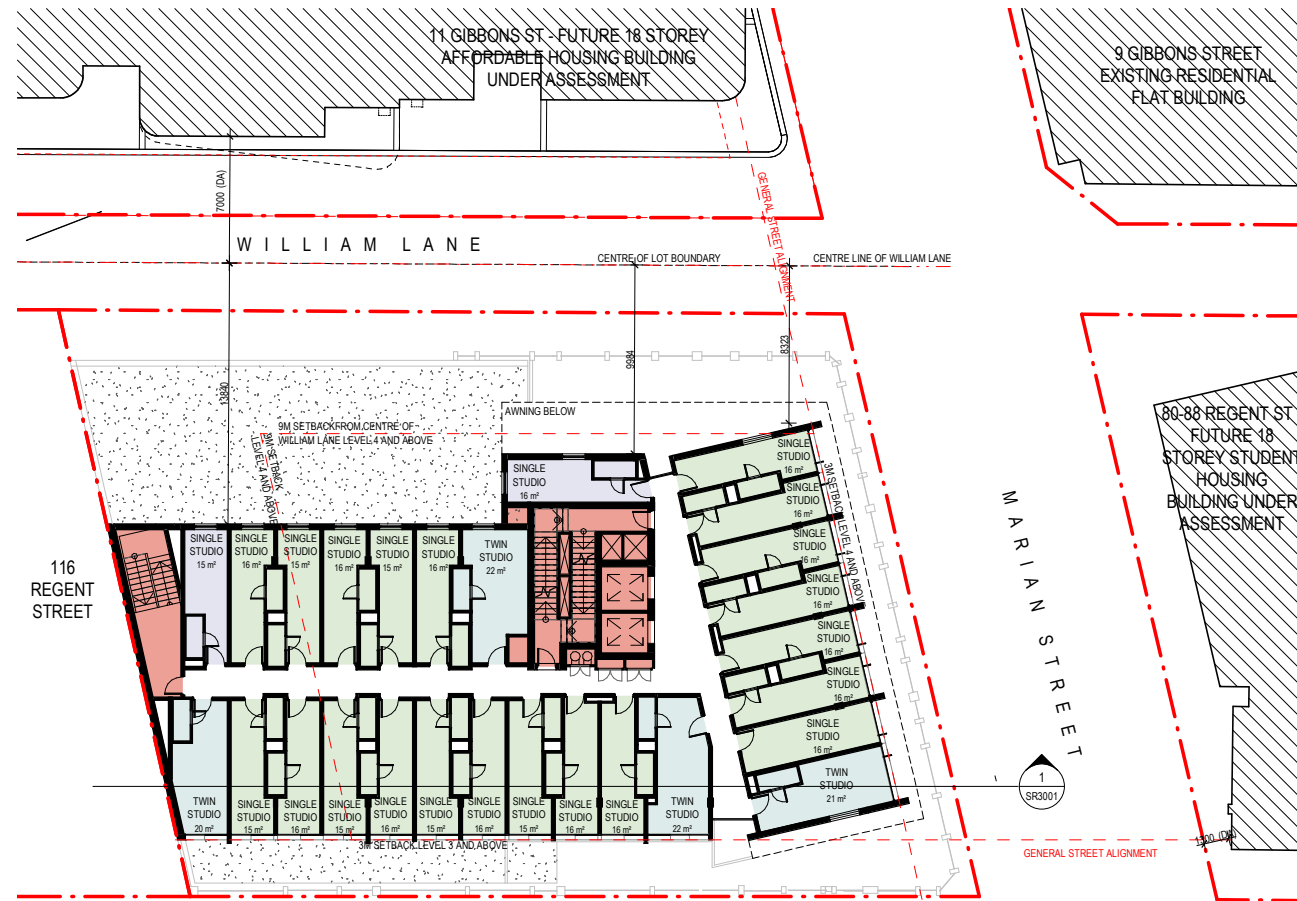


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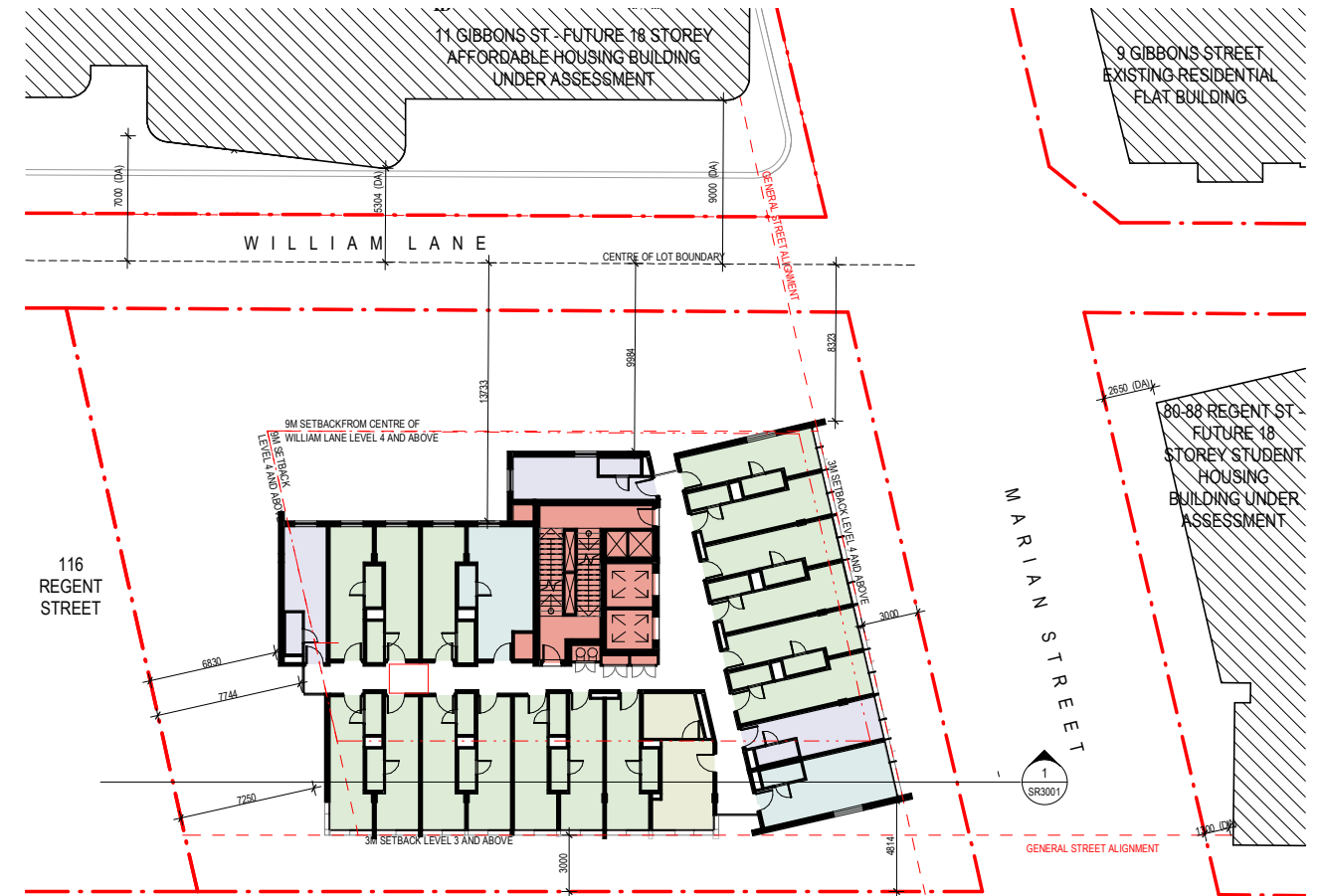


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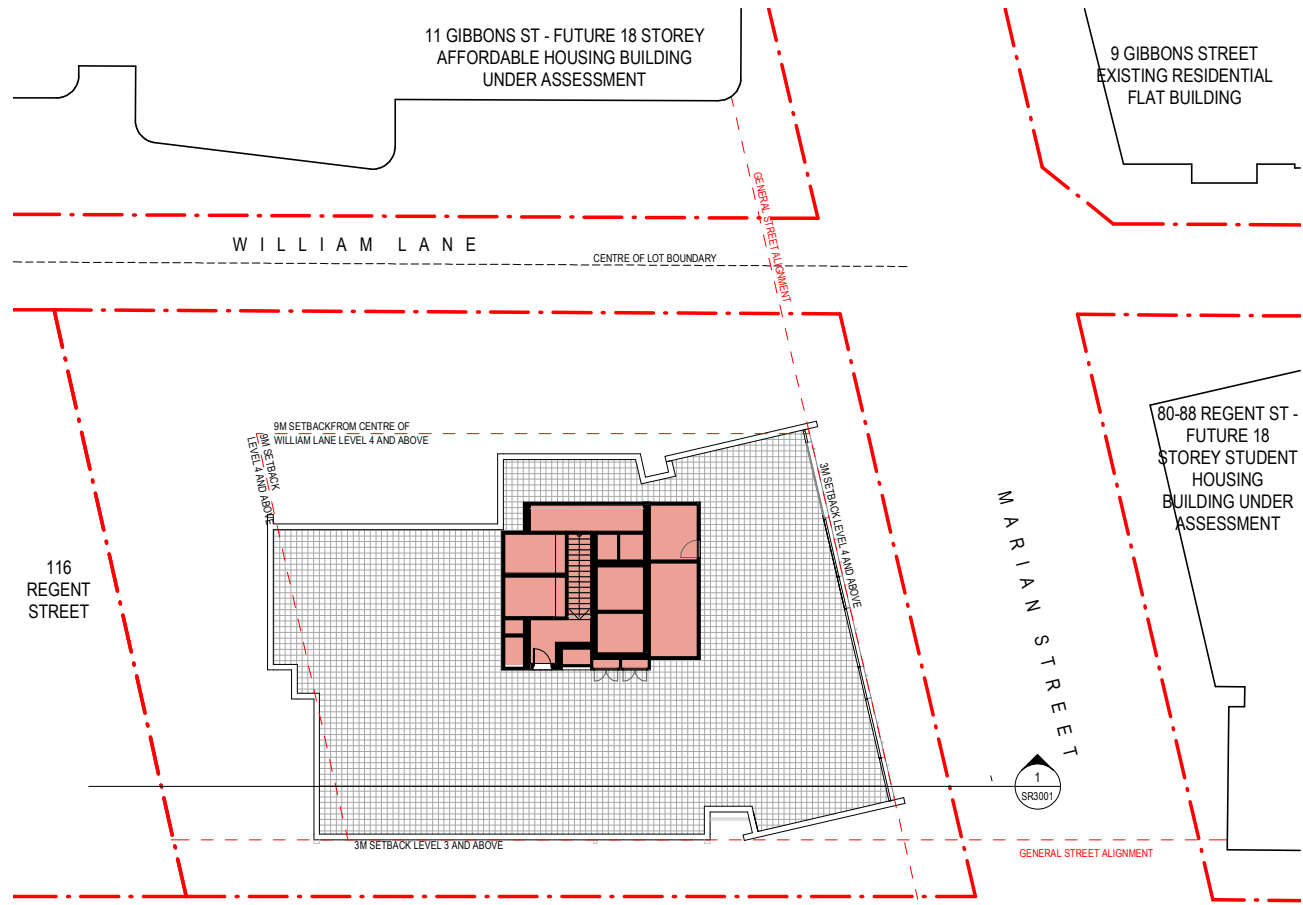


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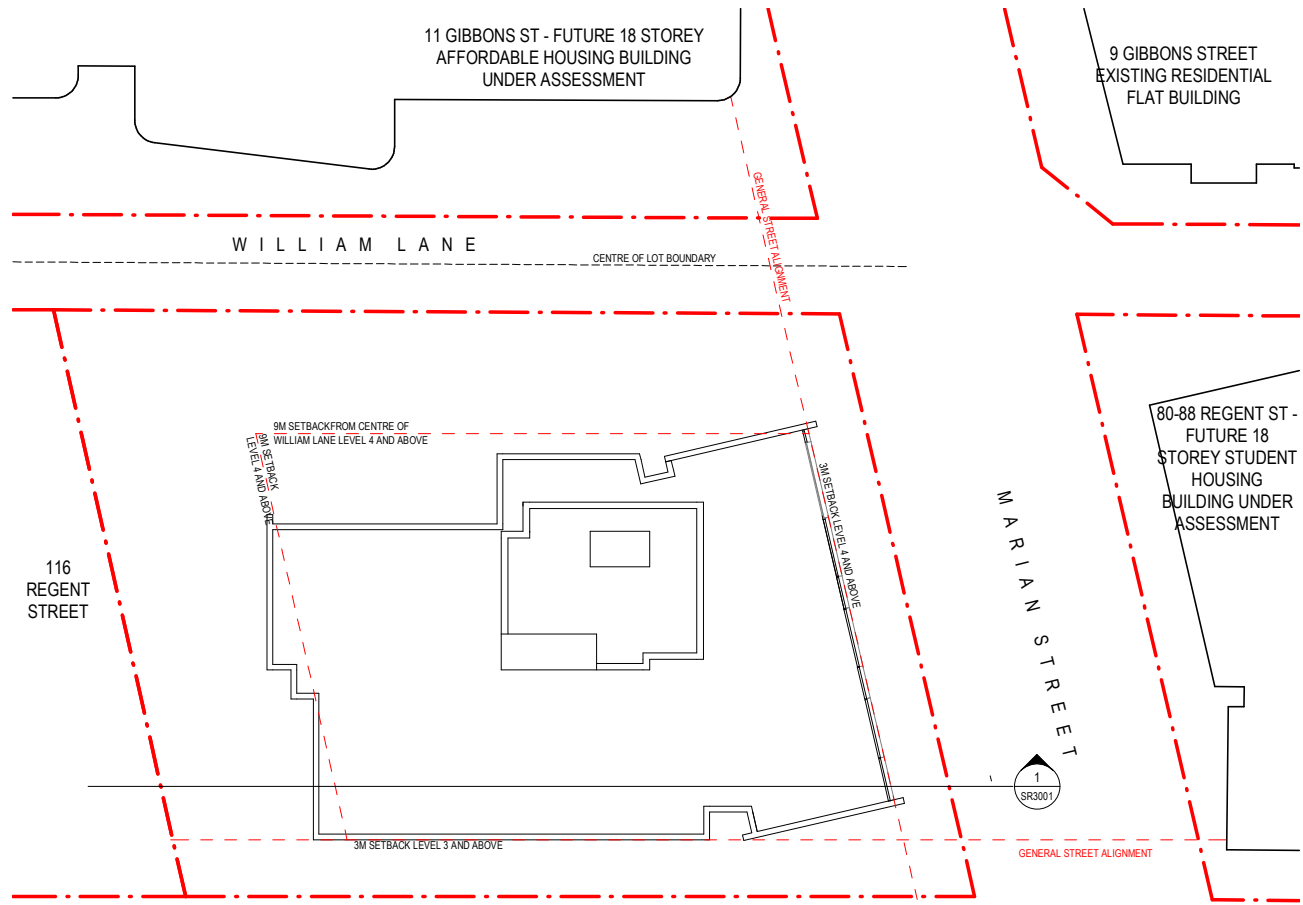


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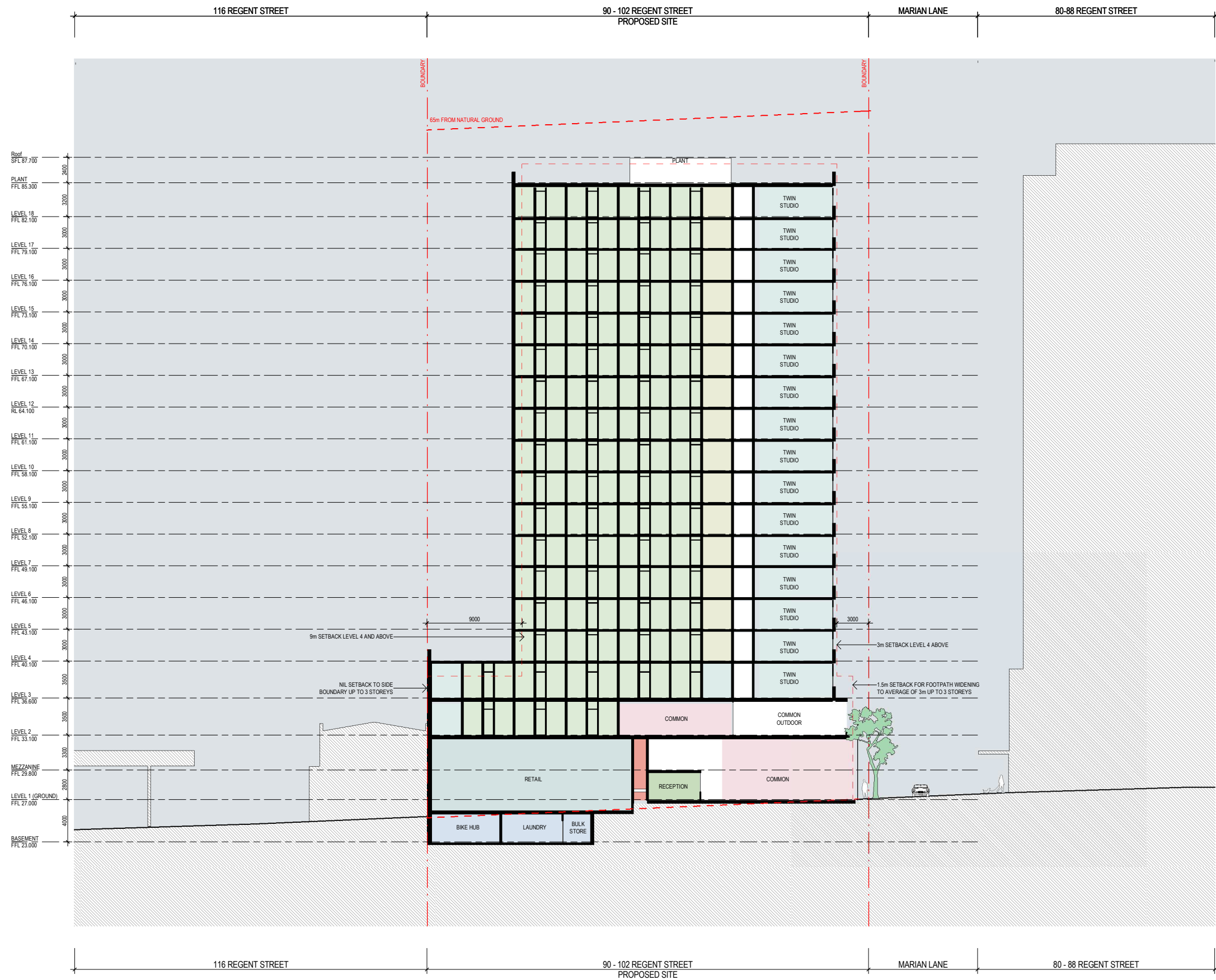


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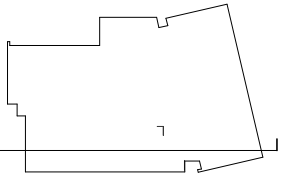


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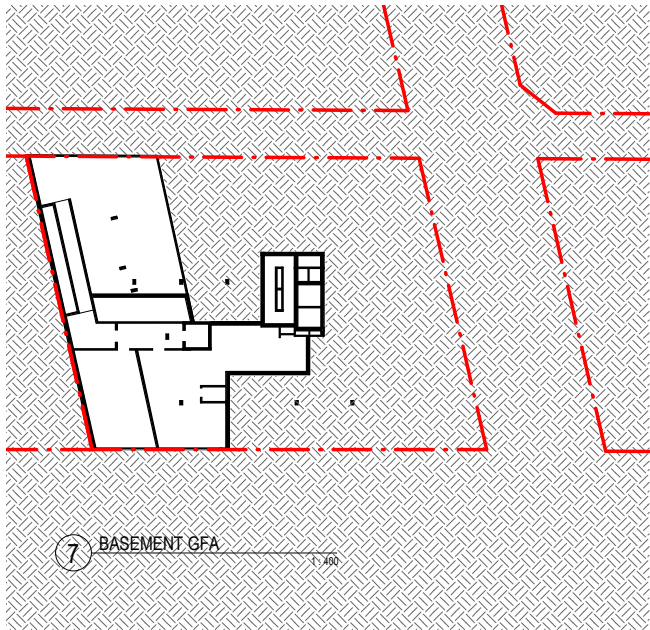
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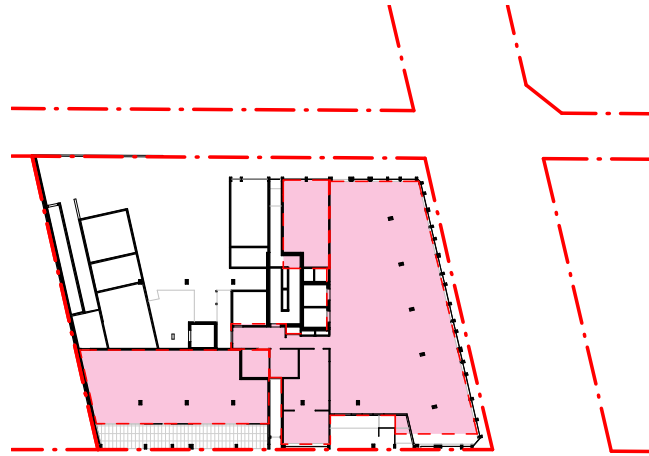
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- SERVICES
- STAIR
- CORRIDOR



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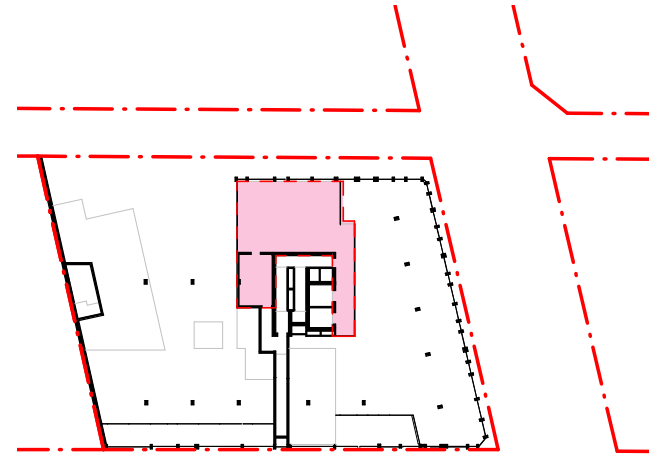


7 BASEMENT GFA



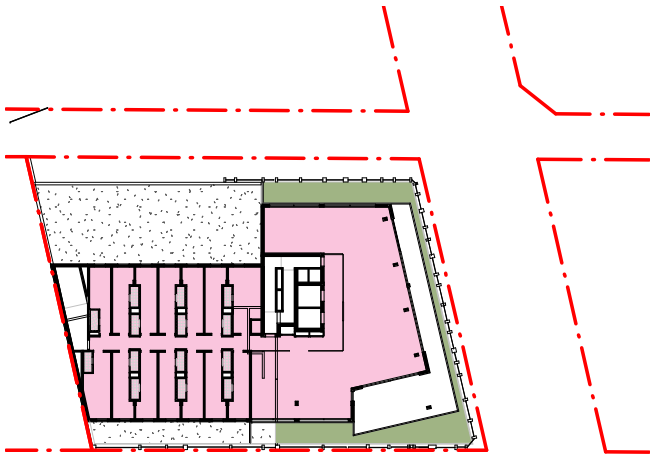
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3 MEZZANINE GFA

GFA 136m²



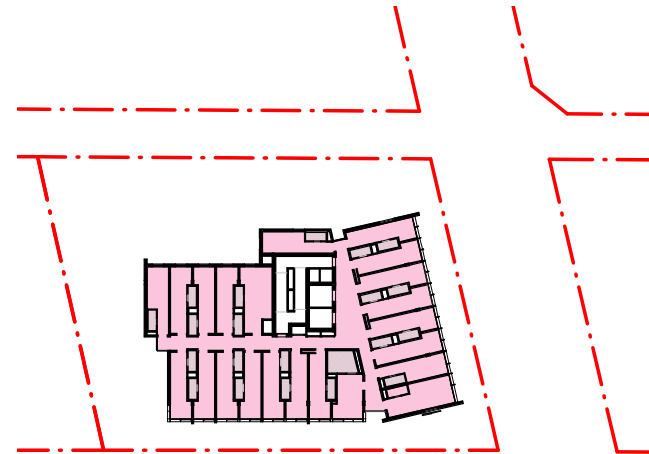
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GFA 565m²



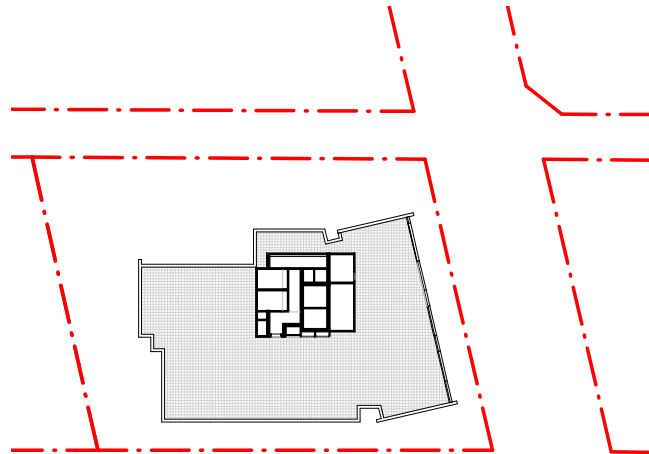
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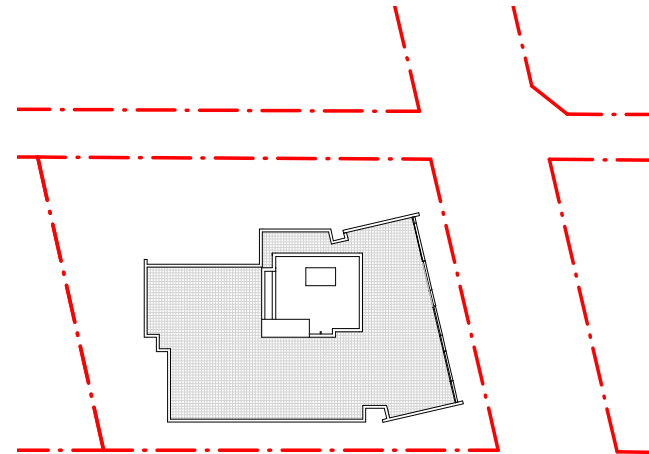


6 Level 4-18 GFA

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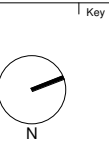


8 PLANT GFA



9 ROOF GFA

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No. Date		SO	BM
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Client
WEE HUR CAPITAL PTE LTD
(Wholly Owned Subsidiary of Wee Hur Holdings Ltd)

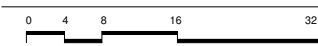
Architect
AJ+C
ALLEN JACK & COTTIER
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

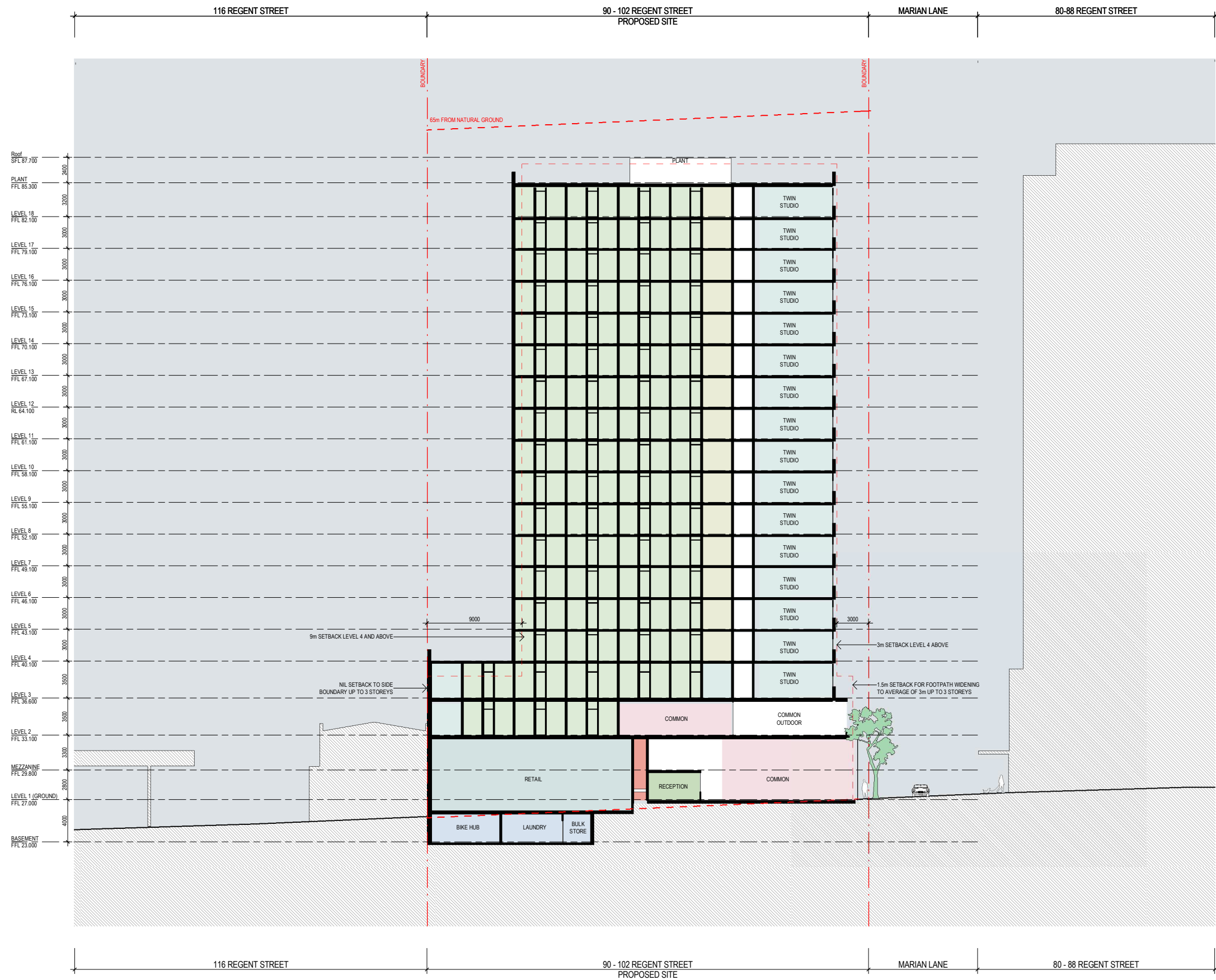
Project
Wee Hur Regent
90 - 102 Regent Street, Redfern
Proj. No. 19026

Drawing Title
GFA DIAGRAM

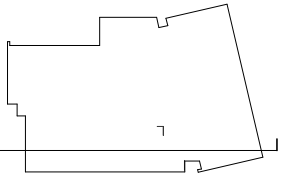
Sheet Status
NOT FOR CONSTRUCTION

Scale
1 : 400 @A1
Drawing No.
SR5002 A
Issue

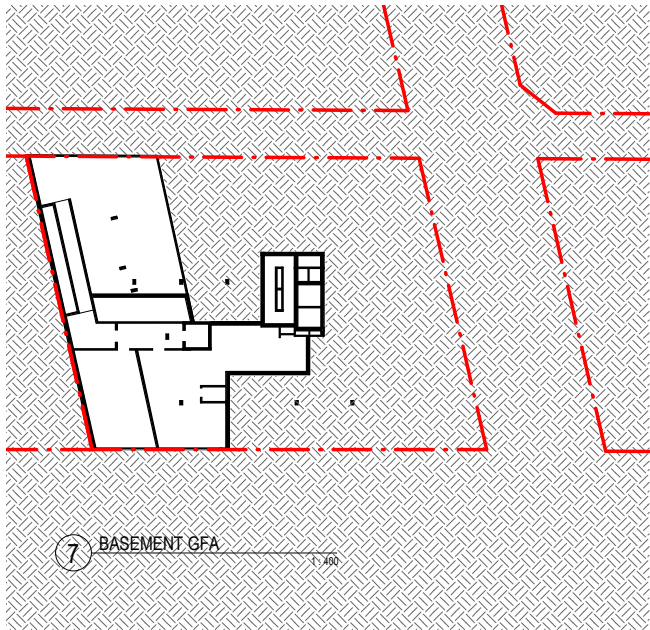




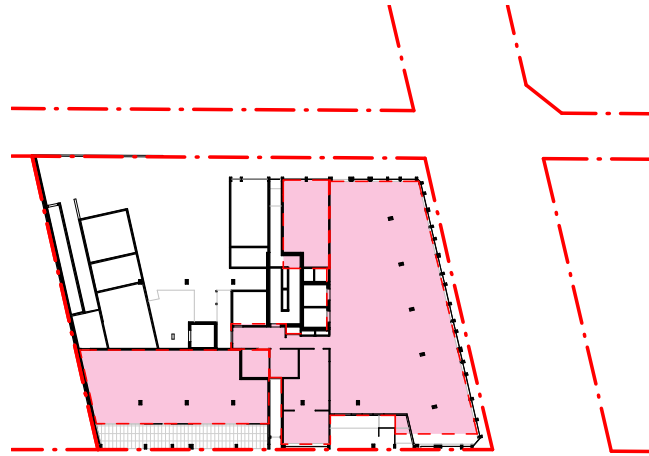
- KING SINGLE
- TWIN STUDIO
- QUEEN STUDIO
- DDA
- COMMON
- ADMINISTRATION
- BOH
- RETAIL
- SERVICES
- STAIR
- CORRIDOR



Revisions No. Date A 25.09.19 Description Scoping Report Submission Verified SO Approved BM	Key	Client  WEE HUR CAPITAL PTE LTD (Wholly Owned Subsidiary of Wee Hur Holdings Ltd)	Architect  AJ+C ALLEN JACK+COTTELL 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250	Project Wee Hur Regent 90 - 102 Regent Street, Redfern Proj. No. 19026	Drawing Title SECTION A Sheet Status NOT FOR CONSTRUCTION	Scale As indicated @A1 Drawing No. SR3001 A Issue
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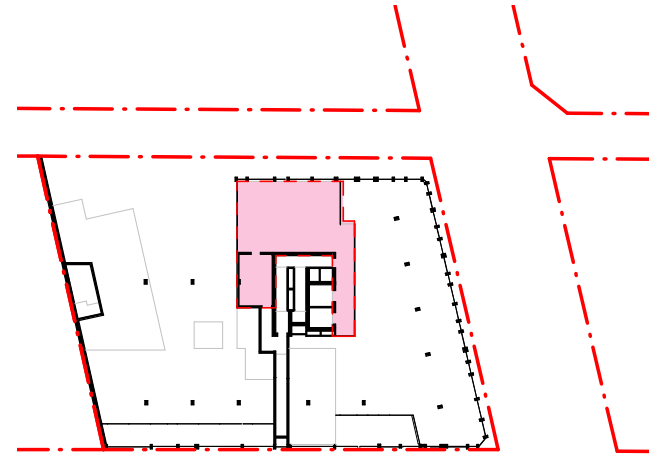


7 BASEMENT GFA



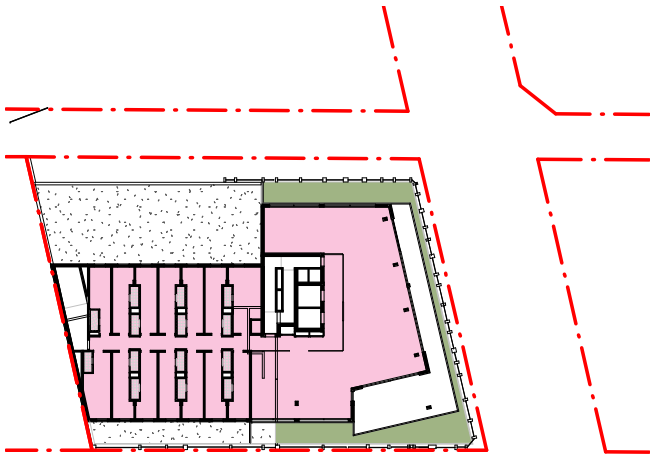
2 GROUND (L1) GFA

GFA 595m²



3 MEZZANINE GFA

GFA 136m²



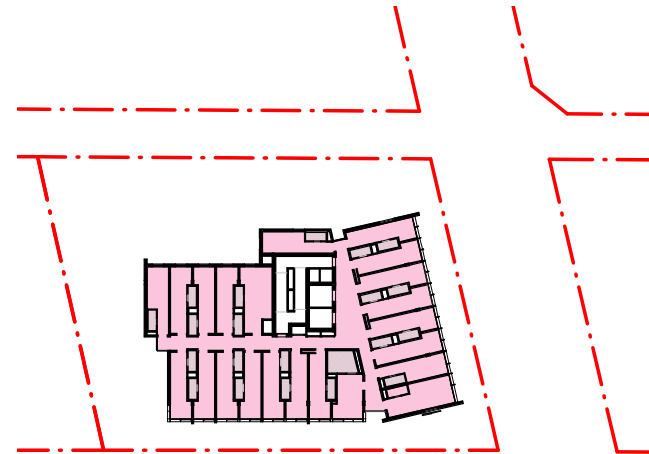
4 LEVEL 2 GFA

GFA 565m²



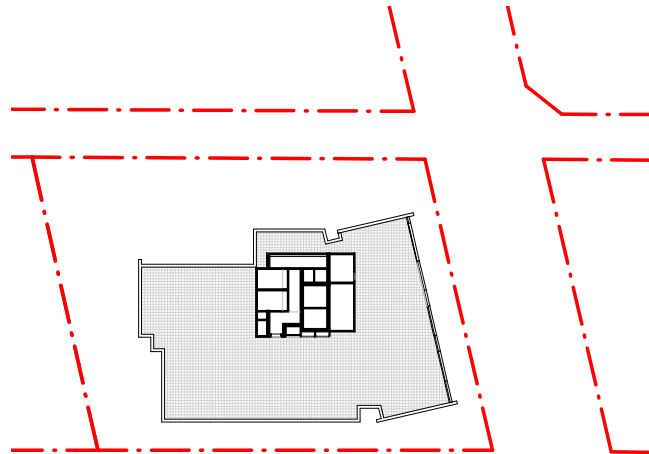
5 LEVEL 3 GFA

GFA 580m²

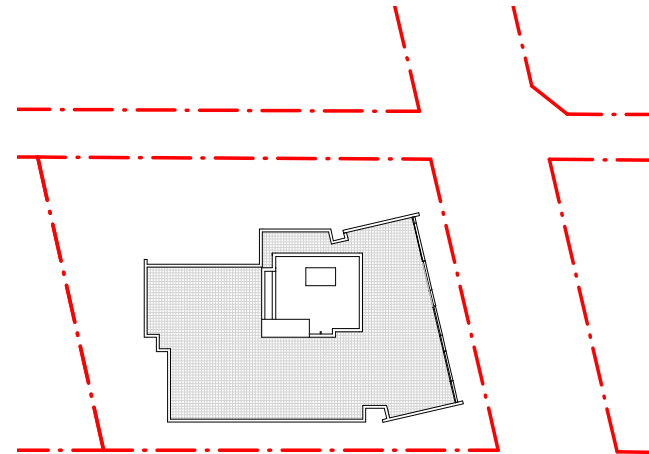


6 Level 4-18 GFA

GFA 476m²

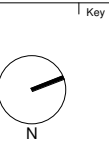


8 PLANT GFA



9 ROOF GFA

Revisions	Description	Verified	Approved
No. Date		SO	BM
A 25.09.19	Scoping Report Submission		



Client

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Project

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Drawing Title

GFA DIAGRAM

Sheet Status
NOT FOR CONSTRUCTION

Scale

1 : 400 @A1

Drawing No. **SR5002 A**

Issue

0 4 8 16 32 m

GFA table	
LEVEL	GFA
BASEMENT	0m²
LEVEL 1 (GROUND)	595m²
MEZZANINE	136m²
LEVEL 2	565m²
LEVEL 3	580m²
LEVEL 4	476m²
LEVEL 5	476m²
LEVEL 6	476m²
LEVEL 7	476m²
LEVEL 8	476m²
LEVEL 9	476m²
LEVEL 10	476m²
LEVEL 11	476m²
LEVEL 12	476m²
LEVEL 13	476m²
LEVEL 14	476m²
LEVEL 15	476m²
LEVEL 16	476m²
LEVEL 17	476m²
LEVEL 18	476m²
PLANT	0m²
TOTAL	9015m²

FSR calculation	
SITE AREA	1288m²
PROPOSED GFA TOTAL	9016m²
RESULTANT FSR	7:1

Bed mix

We propose aspirational but affordable student rooms, with a commercially viable number and mix of beds.

- + Studio - Standard = 320 (86.3%)
- + Studio - DDA = 15 (4.0%)
- + Studio - Twin = 36 (9.7%)

Total Number of beds is **407**



Allen Jack+Cottier Architects Pty Ltd
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Principals + Nominated Architects
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