

# DESIGN REPORT

20009DA

104-116 REGENT STREET  
REDFERN

16 DEC, 21



偉合控股有限公司  
NEE HUR HOLDINGS LTD

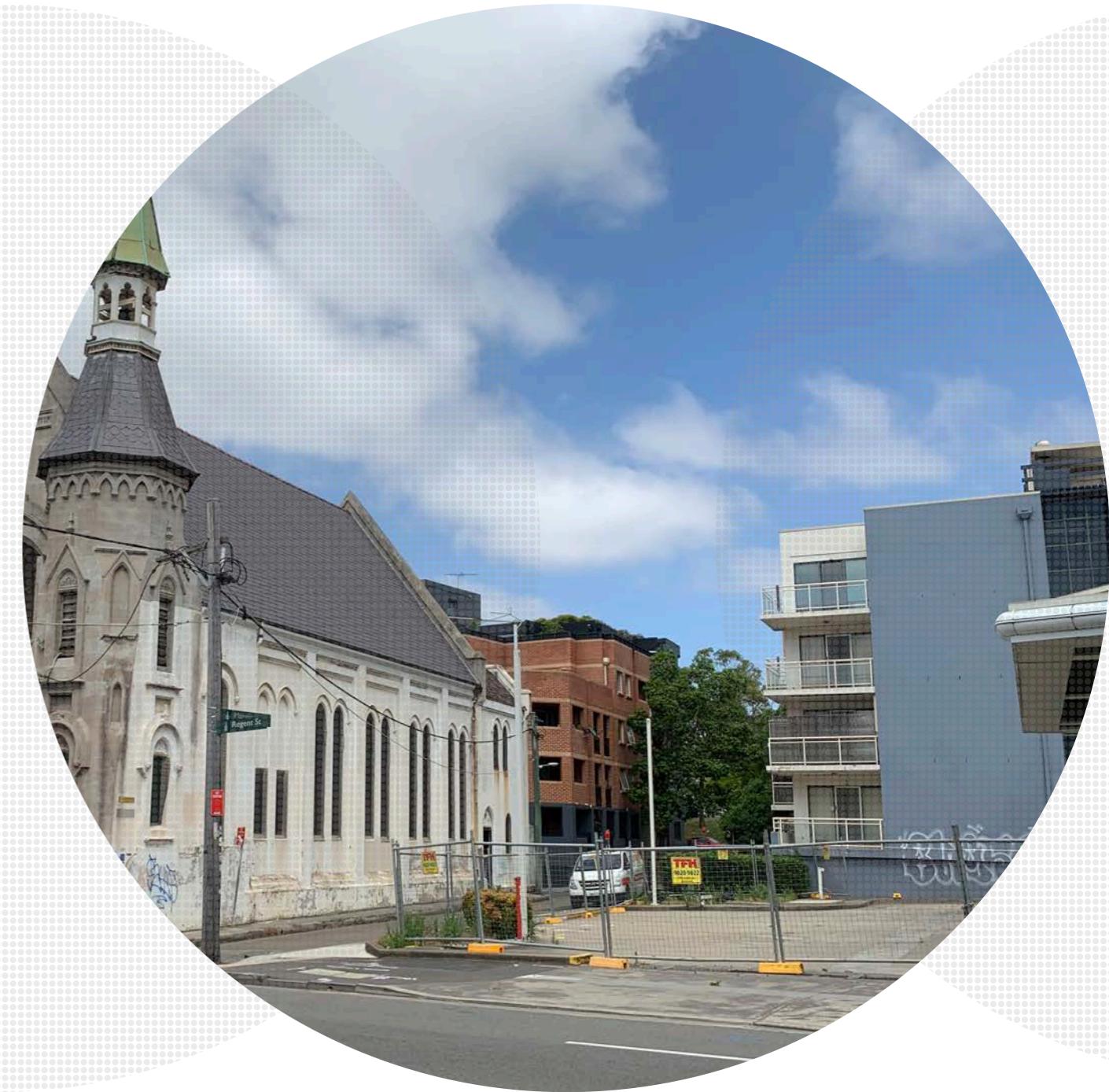
ANTONIADES  
ARCHITECTS

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# THE STORY

## THE SITE

- LOCATION : 104-116 REGENT STREET, REDFERN
- LOT/SECTION/PLAN : 10/-/DP1026349
- COUNCIL : CITY OF SYDNEY COUNCIL
- ZONING : BUSINESS ZONE -COMMERCIAL CORE (E)

### THE SURROUNDINGS:

- THE SITE IS BOUNDED BY MARGARET STREET TO THE SOUTH, REGENT STREET TO THE EAST AND WILLIAM LANE TO THE NORTH- WEST.

- THE SITE IS SITUATED BETWEEN 13-23 GIBBONS STREET TO THE WEST, 90-102 REGENT STREET TO THE NORTH, 11 GIBBONS STREET TO THE NORTH-WEST AND THE REGENT STREET PRESBYTERIAN CHURCH ( NOW TRANSFORMED INTO A CATERING SUPPLY STORE) TO THE SOUTH.

THE PRECINCT IS UNDERGOING A TRANSFORMATION. 11 GIBBONS STREET (SOCIAL AND AFFORDABLE HOUSING DEVELOPMENT APPLICATION NO SSD-7749) HAS RECENTLY BEEN COMPLETED , AND CONSTRUCTION HAS COMMENCED ON 13-23 GIBBONS STREET, (18-STOREY MIXED-USE STUDENT ACCOMMODATION APPLICATION NO SSD-9194). 90-102 REGENTS STREET (MIXED-USE DEVELOPMENT APPLICATION NO SSD-9454) HAS RECEIVED APPROVAL.

### THE LAND:

THE LAND FALLS FROM NORTH-EAST TO SOUTH-WEST AND CURRENTLY HOLDS ONE PRINCIPAL TREE ON REGENT STREET AND A FEW SMALLER BUSHES TO THE WESTERN BOUNDARY WITH 23 GIBBONS STREET.

### THE PROJECT SUMMARY:

THE PROPOSAL COMPRISSES THE REDEVELOPMENT OF A FORMER SERVICE STATION SITE (WHICH IS TO BE DEMOLISHED AND REMEDIATED IN ACCORDANCE WITH A SEPARATE LOCAL DA LODGED WITH THE CITY OF SYDNEY). THE PROPOSED DEVELOPMENT COMPRIMSES THE CONSTRUCTION OF AN 18-STOREY MIXED-USE BUILDING WITH GROUND FLOOR RETAIL TENANCIES (71M2 ON REGENT STREET) AND STUDENT ACCOMMODATION INCLUDING 837M2 INTERNAL COMMUNAL SPACE AND ANCILLARY FACILITIES (INCLUDING BICYCLE PARKING) ON THE GROUND FLOOR WITH 411 BEDS AND INDOOR AND COMMUNAL SPACES ON THE UPPER LEVELS.

THE PROPOSED BUILDING COMPLIES WITH THE PROVISIONS OF THE SSP SEPP WHICH IS THE PRIMARY ENVIRONMENTAL INSTRUMENT WHICH APPLIES TO THE SITE. DETAILED CONSIDERATION HAS ALSO BEEN GIVEN TO OTHER STATE AND LOCAL PLANNING CONTROLS ON A 'MERIT' BASIS, NOTING THESE INSTRUMENTS DO NOT TECHNICALLY APPLY TO THE SITE OR THE PROPOSAL BUT ARE APPROPRIATE TO CONSIDER REGARDING THE COMPATIBILITY OF THE PROPOSAL WITH THE SURROUNDING DEVELOPMENT AND CONSISTENCY WITH OTHER SIMILAR PROPOSALS (EG AFFORDABLE RENTAL HOUSING SEPP, SEPP 65 AND CITY OF SYDNEY LEP/DCP).

## THE BRIEF

WEE HUR DESIGN BUILDS AND OPERATES PURPOSE-BUILT STUDENT ACCOMMODATION ACROSS ALL THE MAJOR EASTERN SEABOARD CAPITAL CITIES. THE PROPOSED DEVELOPMENT AT 104-116 REGENT STREET COMPLEMENTS THE APPROVED DEVELOPMENTS WHICH ARE UNDER CONSTRUCTION AT 90-102 REGENT STREET AND 13-23 GIBBONS STREET. THE SITE PROVIDES AN OPPORTUNITY TO FURTHER ENHANCE THE PUBLIC BENEFITS THROUGH AN EXPANSION OF THE PUBLIC REALM WHILST FURTHER IMPROVING THE THROUGH SITE LINK ALONG WILLIAM LANE THAT HAS BEEN CREATED THROUGH THE APPROVAL OF 13-23 GIBBONS ST.

WEE HUR'S INTENT IS TO DEVELOP A BUILDING THAT IS OF SIMILAR SIZE AND SCALE TO THE EXISTING AND APPROVED BUILDINGS ON THE BLOCK. AN FSR COMPLIANT SCHEME WITH A BUILDING HEIGHT OF 18 STOREY'S HAS BEEN PROPOSED. THIS WILL DELIVER CIRCA 410 BEDS AND IS IN LINE WITH THE COMMUNITY'S EXPECTATIONS FOR THIS DEVELOPMENT SITE.

WEE HUR BUILDING PROGRAMME OFFERS AN EXTENSIVE ARRAY OF DIVERSE LIVING AND AMENITY SPACES. IN ADDITION TO THE STUDENT ROOMS OUR BUILDINGS PRODUCE A SUCCESSFUL, VIBRANT AND INCLUSIVE COMMUNITY THROUGH THE PROVISION OF:

- STUDY SPACES THAT CATER TO QUIET AND GROUP STUDY;
- COMMUNAL KITCHENS THAT ALLOW FOR MEALS TO BE PREPARED AND SHARED;
- CINEMA SPACES TO CHILL OUT AND CATCH A MOVIE WITH FRIENDS;
- GYMS TO ALLOW OUR RESIDENTS TO BREAK A SWEAT AFTER A TOUGH DAY OF STUDY;
- COMMUNAL LAUNDRY BECAUSE LIFE ADMIN NEEDS TO GET DONE;
- OUTDOOR TERRACES TO ALLOW STUDENTS TO GET SOME FRESH AIR;
- A FUN AND WELCOMING RECEPTION THAT MAKES OUR RESIDENTS FEEL AT HOME WHEN THEY WALK IN THE DOOR.

GIVEN THAT THIS DEVELOPMENT IS IN THE HEART OF REDFERN, THE HEARTLAND OF THE INDIGENOUS POPULATION IN SYDNEY, WE BELIEVE THAT IT IS APPROPRIATE TO CONSIDER THE TRADITIONAL CUSTODIANS OF THE LAND AND THE HOLDERS OF ITS KNOWLEDGE. THE PROJECT TEAM IS COMMITTED TO WORKING WITHIN THE CONNECTING TO COUNTRY FRAMEWORK TO CREATE A UNIQUE BUILDING THAT REFERENCES AND ACKNOWLEDGES KEY INDIGENOUS CULTURAL PRACTICES AND CUSTOMS.

## THE VISION

THE DESIGN SEEKS TO PROVIDE A BUILT FORM OUTCOME THAT IS HIGHLY CONSIDERED, RESPECTFUL AND CONTEXTUALLY FITTING, WHILST CONTRIBUTING POSITIVELY TO AN EVOLVING PRECINCT. THE SITE OFFERS THREE FRONTAGES AND THE OPPORTUNITY TO PROVIDE A MEANINGFUL PUBLIC DOMAIN ENVIRONMENT.

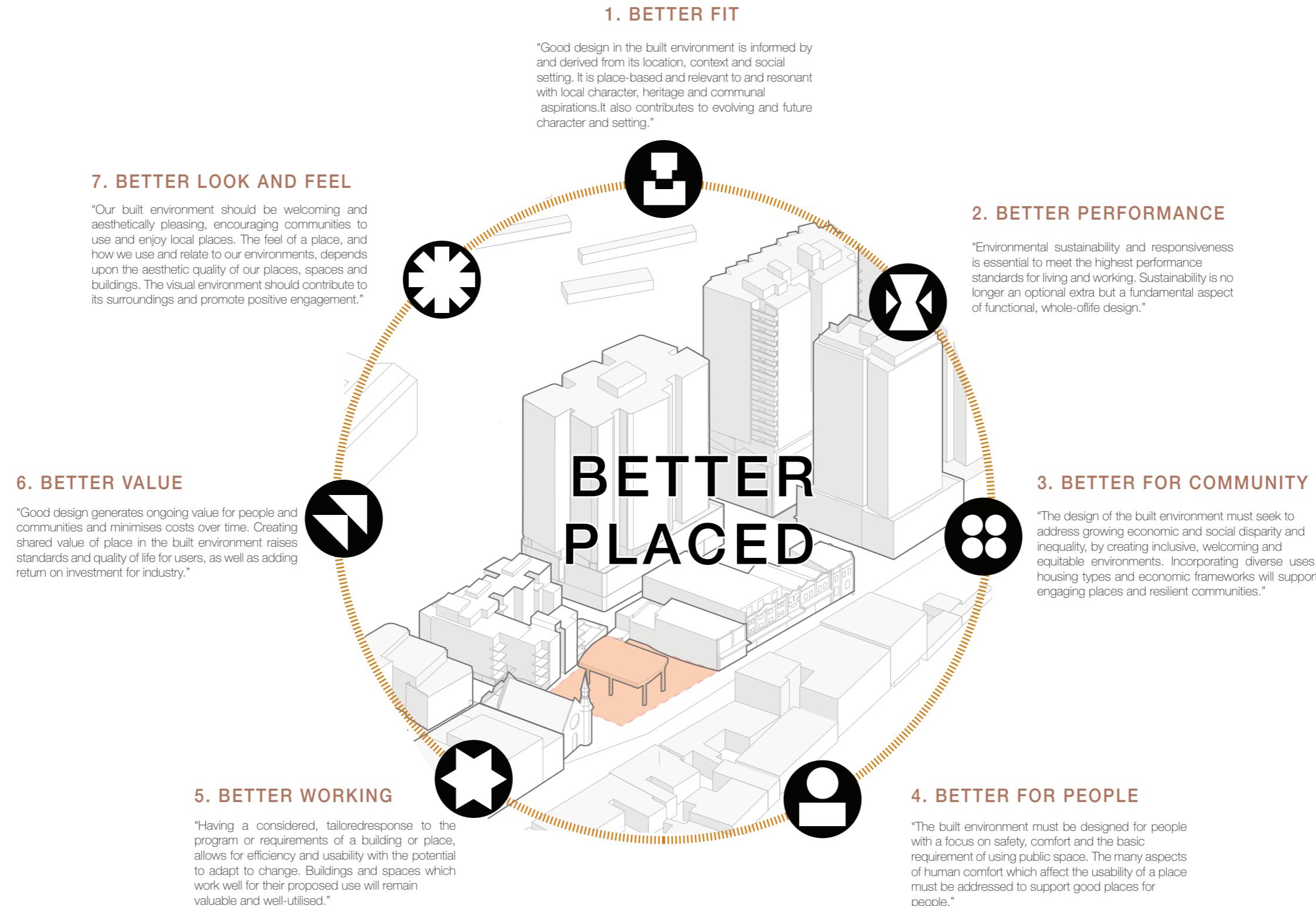
THE GROUND LEVEL IS FORMED TO ALLOW FOR A PUBLIC DOMAIN SPACE THAT WOULD ENHANCE CONNECTIVITY AND INTEGRATE WITH THE THROUGH SITE LINK.

THE DESIGN ALSO LOOKS TO INTEGRATE WITH THE STREETSCAPE PATTERN EMERGING ON REGENT STREET WHILST HAVING REGARD FOR BOTH ITS TRANSITIONAL LOCATION AND PROXIMITY TO A HERITAGE BUILDING. ACCORDINGLY, THE TOWER IS BROKEN UP TO FORM TWO PRINCIPAL ELEMENTS, EMPHASISED THROUGH HEIGHT AND SETBACK STRATEGIES AND DEFINED THROUGH A ARTICULATION THAT SUPPORTS THE TRANSITION OF PRECINCT GRANULARITY.

A CENTRAL SPINE IS ESTABLISHED THROUGH THE BUILDING THAT PROVIDES NATURAL VENTILATION, LIGHT AND OUTLOOK FROM THE COMMON AREA CORRIDORS. THE EAST AND WEST FRONTAGES RECEIVE SOLAR ACCESS TO THE INTERNAL HABITABLE PROGRAM IN THE MORNING AND AFTERNOON. COMMON AREAS ARE LOCATED ACROSS THE BUILDING TO ENHANCE THE SOCIAL DYNAMIC AND ACCESS TO AMENITY.

*"OUR DESIGN PROCESS AND THINKING HAS BEEN ENRICHED THROUGH EMBRACING BOTH THE CULTURAL AND BUILT FORM CONTEXT AS REFERENCE IN AN INTEGRATED GROUND UP APPROACH"*

-ANDREAS ANTONIADES



# BETTER PLACED

## 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."

### TO BETTER FIT WE NEED TO ...

- HAVE DESIGN CONSIDERATION TO THE IMMEDIATE AND WIDER CONTEXT
- RESPOND TO LOCAL LANDSCAPE SETTINGS
- RESPOND TO BROADER URBAN CONTEXT
- ADDRESS IMMEDIATE SITE CONDITIONS
- REINFORCE AUTHENTIC LOCAL CHARACTERISTICS
- RETAIN AND ENHANCE EXISTING BUILDINGS AND LANDSCAPES
- CONTRIBUTE TO CHANGE
- CONTRIBUTE TO IMMEDIATE PUBLIC REALM
- CONTRIBUTE TO DISTINCTIVE URBAN CHARACTER



# THE HERITAGE



REDFERN STATION 1920



REDFERN HILL 1957



90-102 REGENT STREET TODAY

## A BRIEF HISTORY OF REDFERN

**PRE-1700** : REDFERN IS COVERED BY WETLAND SAND AND DUNES AND BELONGS TO THE GADIGAL CLAN.

**1788** : DISPOSSESSION OF THE GADIGAL PEOPLE BEGAN. RESISTANCE LED BY PEMULWUY RESULTED IN MANY DEATHS.

**1825**: REDFERN IS KNOWN AS A PLACE FOR CAMPING, FEASTING AND OTHER SOCIAL GATHERINGS FOR THE ABORIGINAL PEOPLE.

**1850** : JOHN RAE CREATES HIS PAINTING ON THE TURNING OF THE TURF FOR THE FIRST RAILWAY IN THE AUSTRALASIAN COLONIES AT REDFERN

**1878** : EVELEIGH RAILWAY STATION OPENED (NOW KNOWN AS REDFERN).

**1890** : 11,827 PEOPLE WORKED FOR THE NSW DEPARTMENT OF RAILWAYS. THE RAILWAY WORKSHOPS AT EVELEIGH WERE THE BIGGEST EMPLOYER OF ABORIGINAL PEOPLE.

**1885** : LA PEROUSE WAS DECLARED AN ABORIGINAL RESERVE.

**1906** : EVELEIGH STATION WAS RENAMED REDFERN STATION. REDFERN STATION WAS RENAMED SYDNEY TERMINAL (CENTRAL).

**BETWEEN 1920 AND 1940** : MORE AND MORE ABORIGINAL PEOPLE MIGRATE TO REDFERN FOR BETTER WORK OPPORTUNITIES.

**1942**: THE REDFERN ALL BLACKS (RAB) CLUB IS FOUNDED TO ALLOW INDIGENOUS PLAYERS THE RIGHT TO PLAY FOOTBALL. THE TEAM IS COMPOSED OF NON-ABORIGINAL AND ABORIGINAL PEOPLE ALL WEARING THE SAME BLACK GUERNSEY, WHICH WAS THE ONLY AVAILABLE GEAR AFTER THE DEPRESSION.

**LATE 1940S** : FOLLOWING WWII, RANDWICK COUNCIL REMOVED SQUATTERS FROM LA PEROUSE WHICH THEN RELOCATED TO REDFERN, INCREASING THE ABORIGINAL POPULATION AROUND REDFERN AND MAKING IT THE PRIME LOCATION OF CIVIL RIGHTS, PROTEST MEETINGS AND RALLIES.

**1965**: OVER 12,000 ABORIGINAL PEOPLE LIVED IN REDFERN; MANY EMPLOYED IN LOCAL FACTORIES.

**1968**: REDFERN AND DARLINGTON BECOME PART OF SOUTH SYDNEY COUNCIL

**1973**: BOB BELLEAR, THE FIRST ABORIGINAL AUSTRALIAN JUDGE, AND HIS SUPPORTERS DECLARE THEIR INTENTIONS TO BUY THE 68 HOUSES OF THE BLOCK. LATER, THE ABORIGINAL HOUSING COMPANY IS REGISTERED, EMPLOYING MAINLY ABORIGINAL WORKERS TO RENOVATE AND RESTORE THE HOUSES.

**1984**: THE EORA ARTS CENTRE IS ESTABLISHED IN REDFERN

**1996**: THE ABORIGINAL HOUSING COMPANY'S SECRETARY ANTHONY CARTER, STATES ON RADIO NATIONAL THAT 'REDFERN WILL BECOME A PLACE OF TRUE CELEBRATION. IT WILL BE THE IDENTITY WITH WHICH ULURU IS THE IDENTITY OF TRADITIONAL AUSTRALIA, REDFERN WILL BECOME THE IDENTITY OF CONTEMPORARY AUSTRALIA'.

**2006** : THE ROBBERY RATE IN REDFERN DROPS BY 50% IN A YEAR AFTER THE APPOINTMENT OF CATHERIN BURN AS REDFERN POLICE COMMANDER.

**2008** : AS PART OF SUSTAINABLE SYDNEY 2030, SYDNEY CITY COUNCIL PRESENTS THE EORA JOURNEY WHICH AIMS TO CELEBRATE THE LIVING CULTURE OF ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITIES IN SYDNEY. THE EORA INCLUDES FOUR MAIN COMPONENTS WHICH ARE: RECOGNITION IN THE PUBLIC DOMAIN, A SIGNATURE ABORIGINAL EVENT, AN ECONOMIC PLAN TO ADDRESS THE COMMUNITY'S EDUCATION AND EMPLOYMENT, AND AN ABORIGINAL KNOWLEDGE AND CULTURAL CENTRE.

## HERITAGE ITEMS AROUND THE SITE :

REDFERN RAILWAY STATION GROUP (LAWSON STREET, REDFERN)

REDFERN RAILWAY STATION BOOKING OFFICE (LAWSON STREET, REDFERN)

EVELEIGH RAILWAY WORKSHOPS (WILSON STREET, REDFERN)

WORKS MANAGER'S OFFICE (6 CORNWALLIS STREET, EVELEIGH)

NEW LOCOMOTIVE WORKSHOP (CORNWALLIS STREET, EVELEIGH)

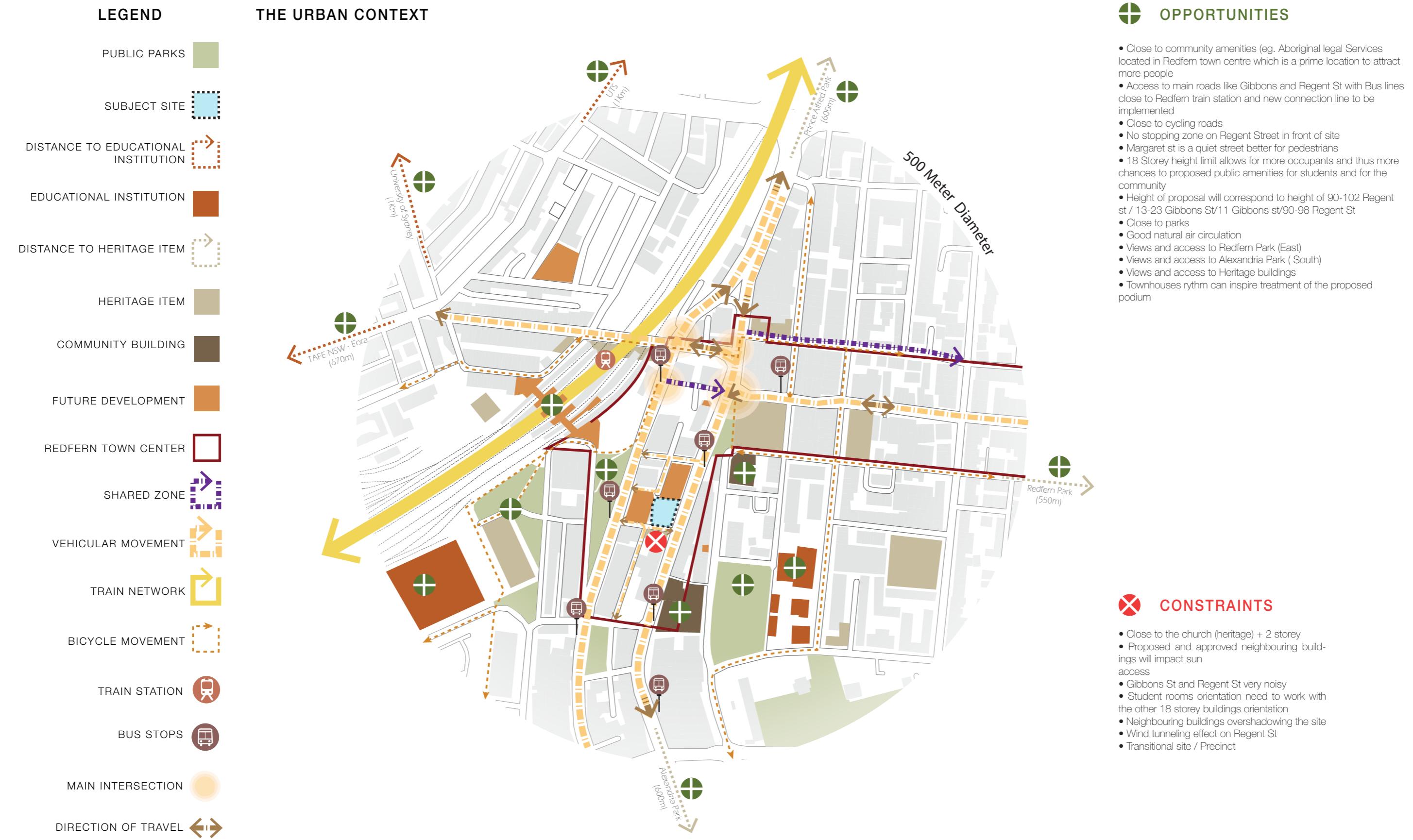
ST LUKE'S PRESBYTERIAN CHURCH (118 REGENT STREET, REDFERN)

TERRACE HOUSE ( 181 REGENT STREET, REDFERN)

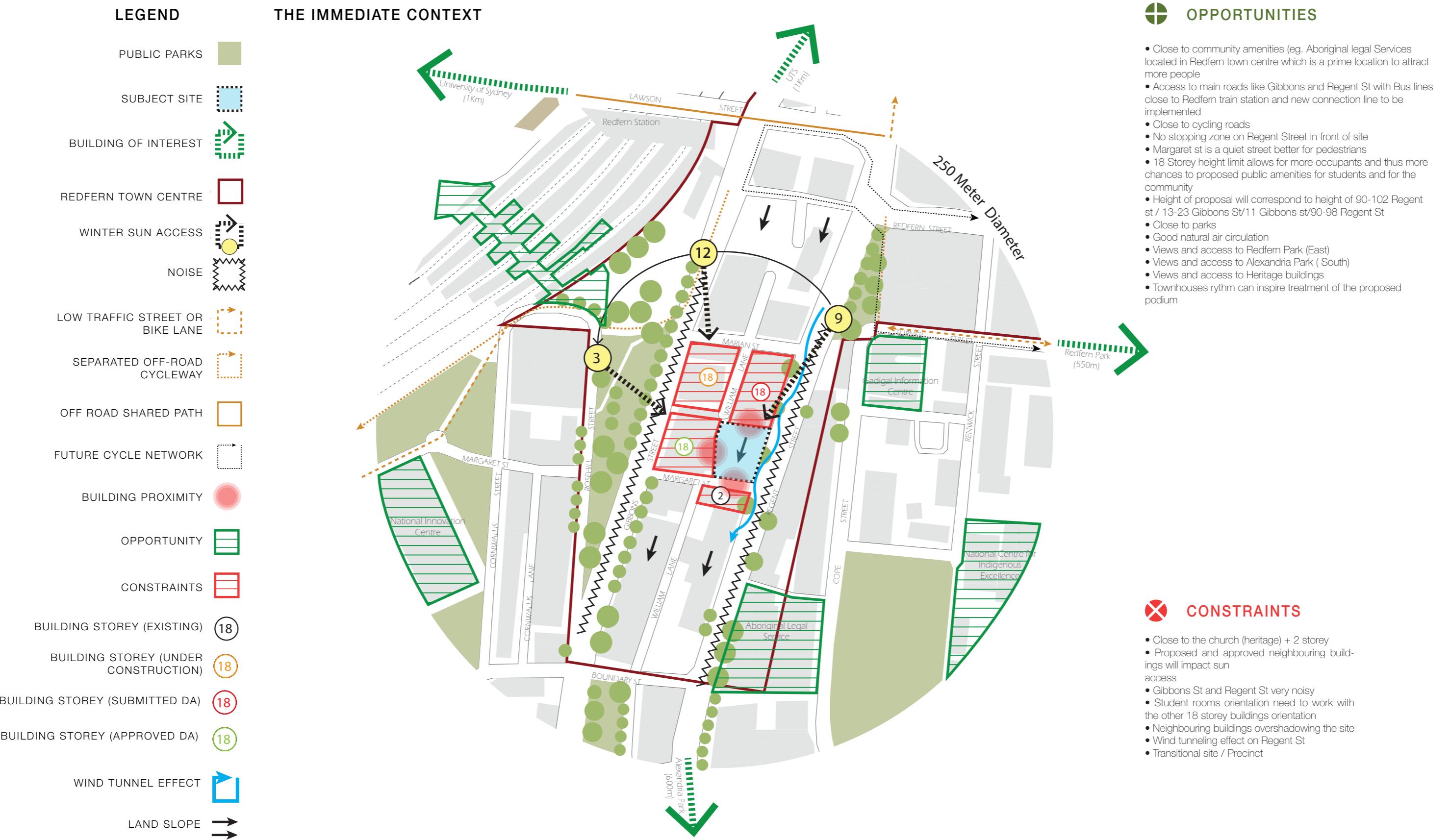
REDFERN ESTATE HERITAGE CONSERVATION AREA (REDFERN)

REFER TO HERITAGE REPORT FOR FURTHER INFORMATION

# THE CONTEXT



# THE CONTEXT



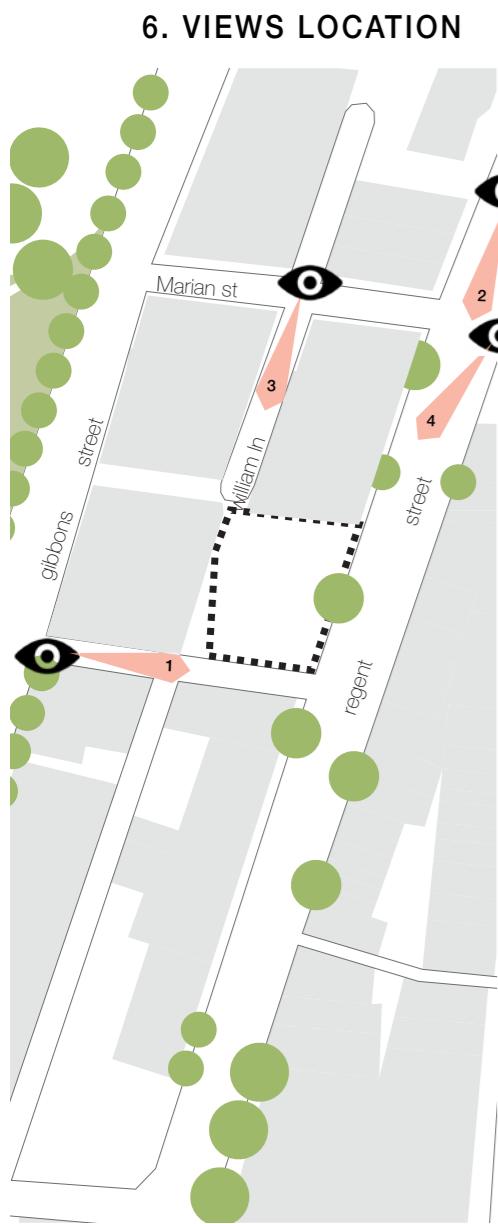
# THE CONTEXT

## LEGEND

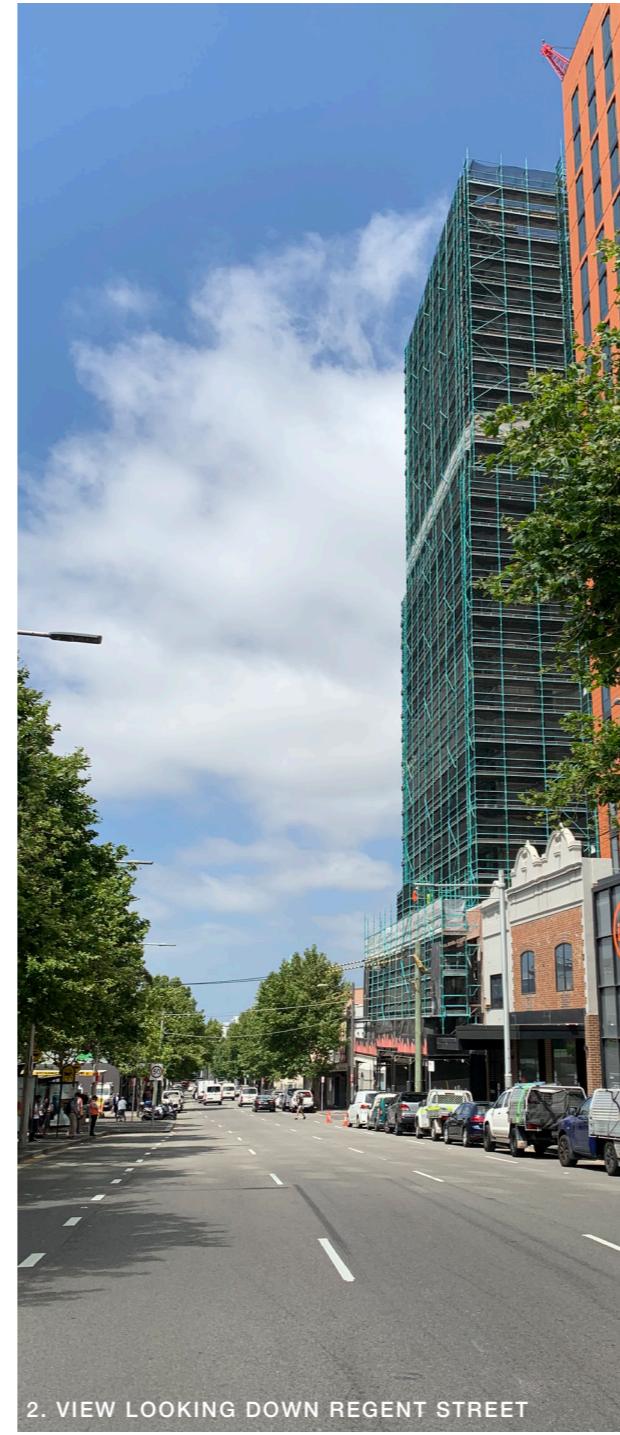
SUBJECT SITE  
VIEWS ANGLE  
VIEWS LOCATION



## EXISTING VIEWS



1. VIEW FROM FOOTPATH OF MARGARET ST



2. VIEW LOOKING DOWN REGENT STREET



3. VIEW LOOKING DOWN WILLIAM LANE



4. VIEW FROM THE BUS STOP ON REGENT STREET

# THE CONTEXT

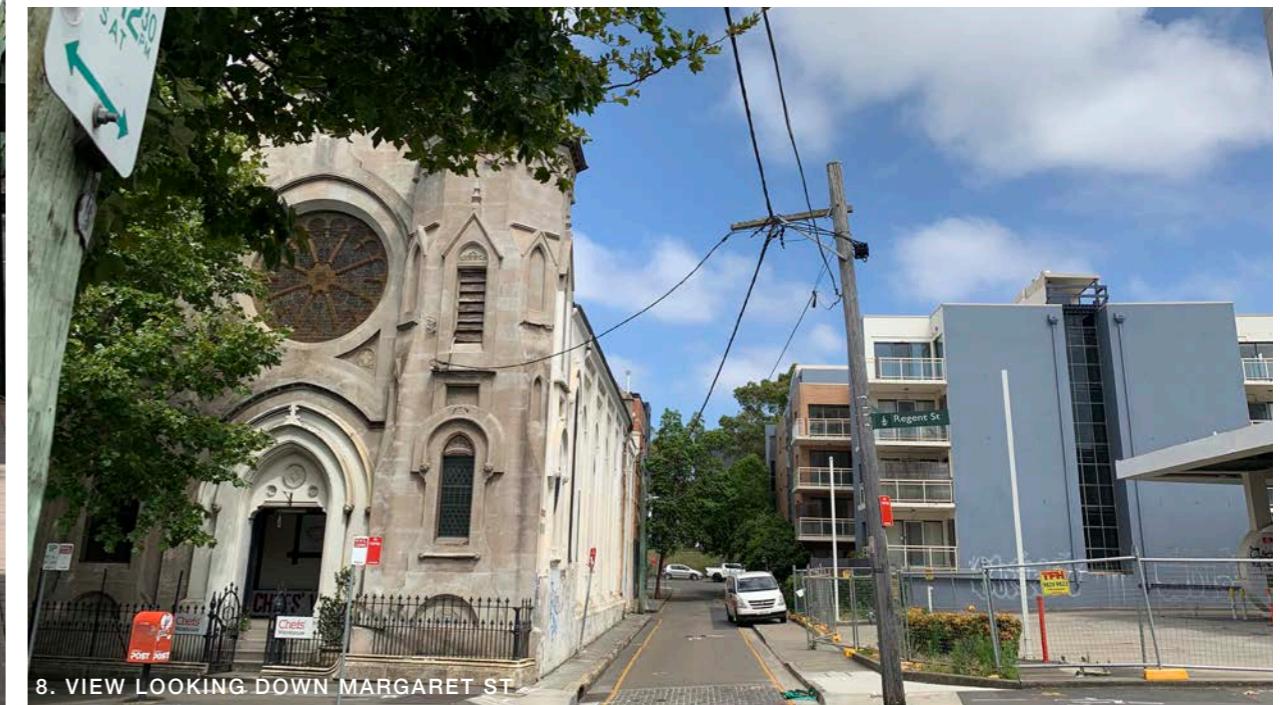
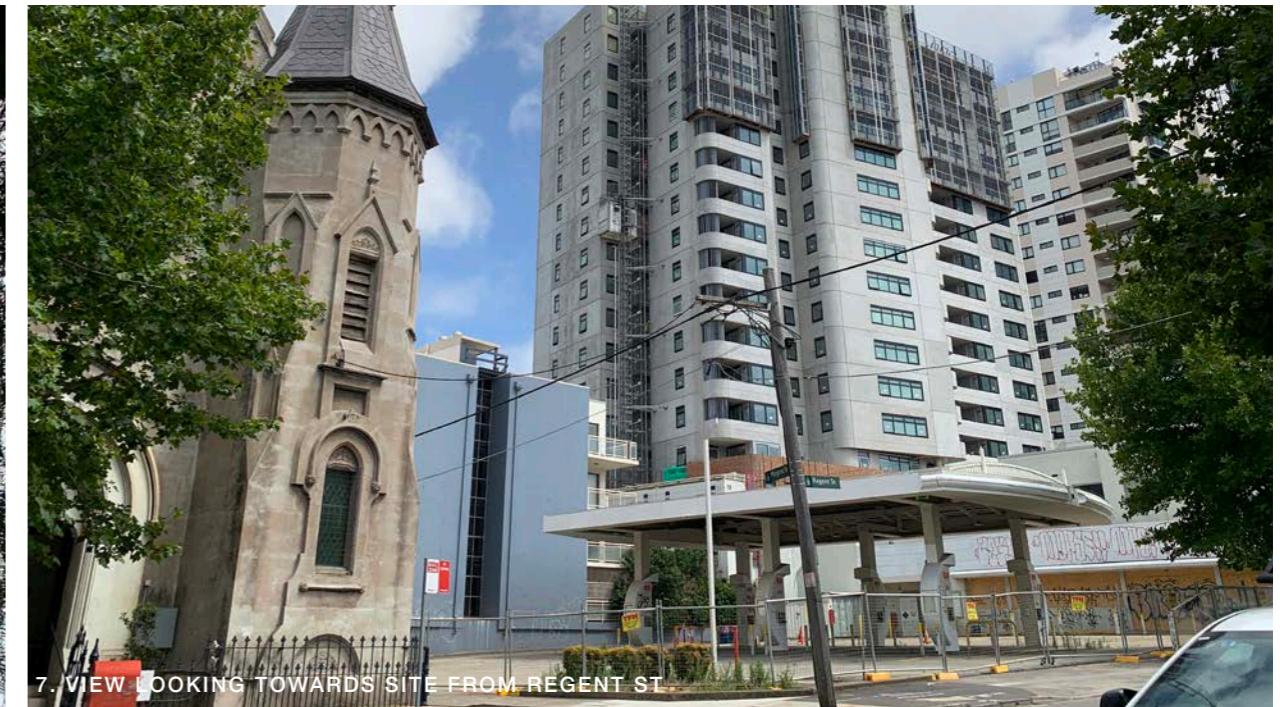
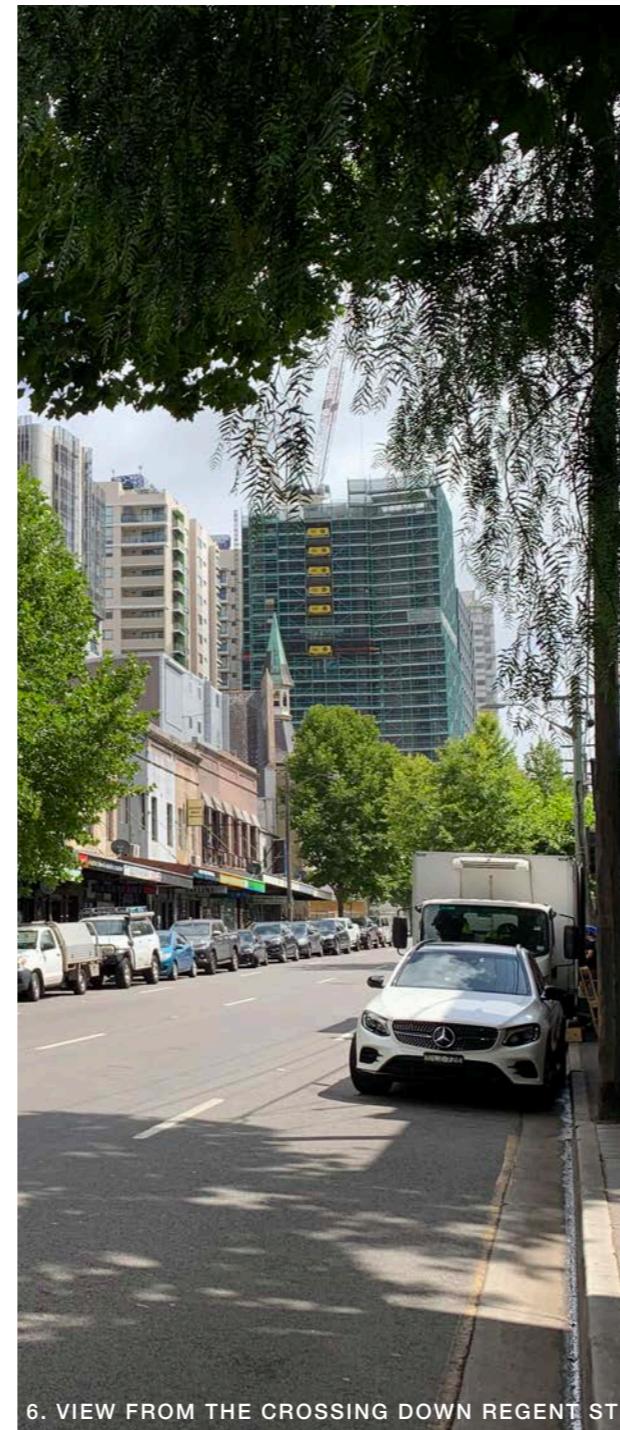
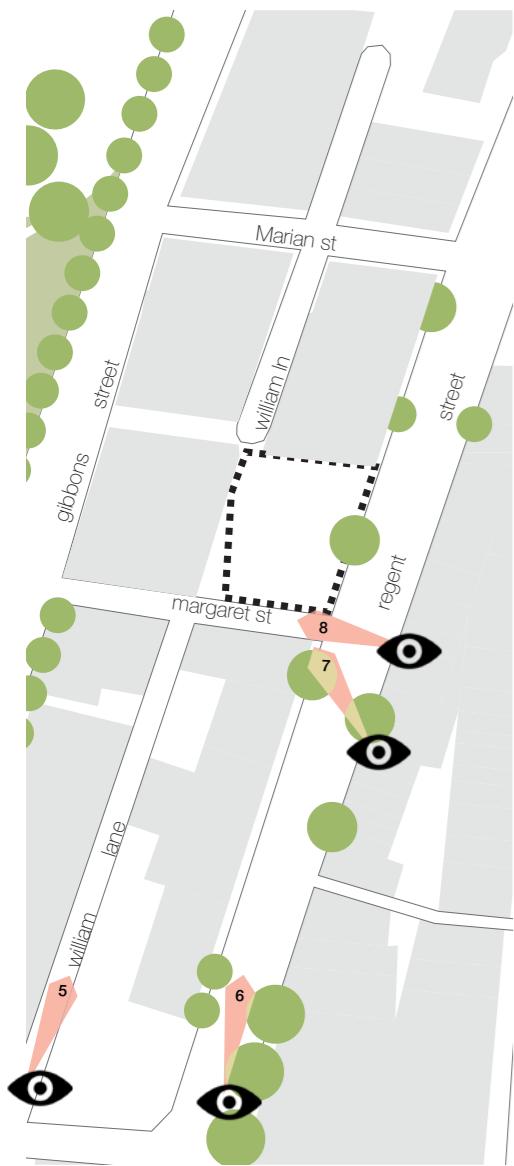
## LEGEND



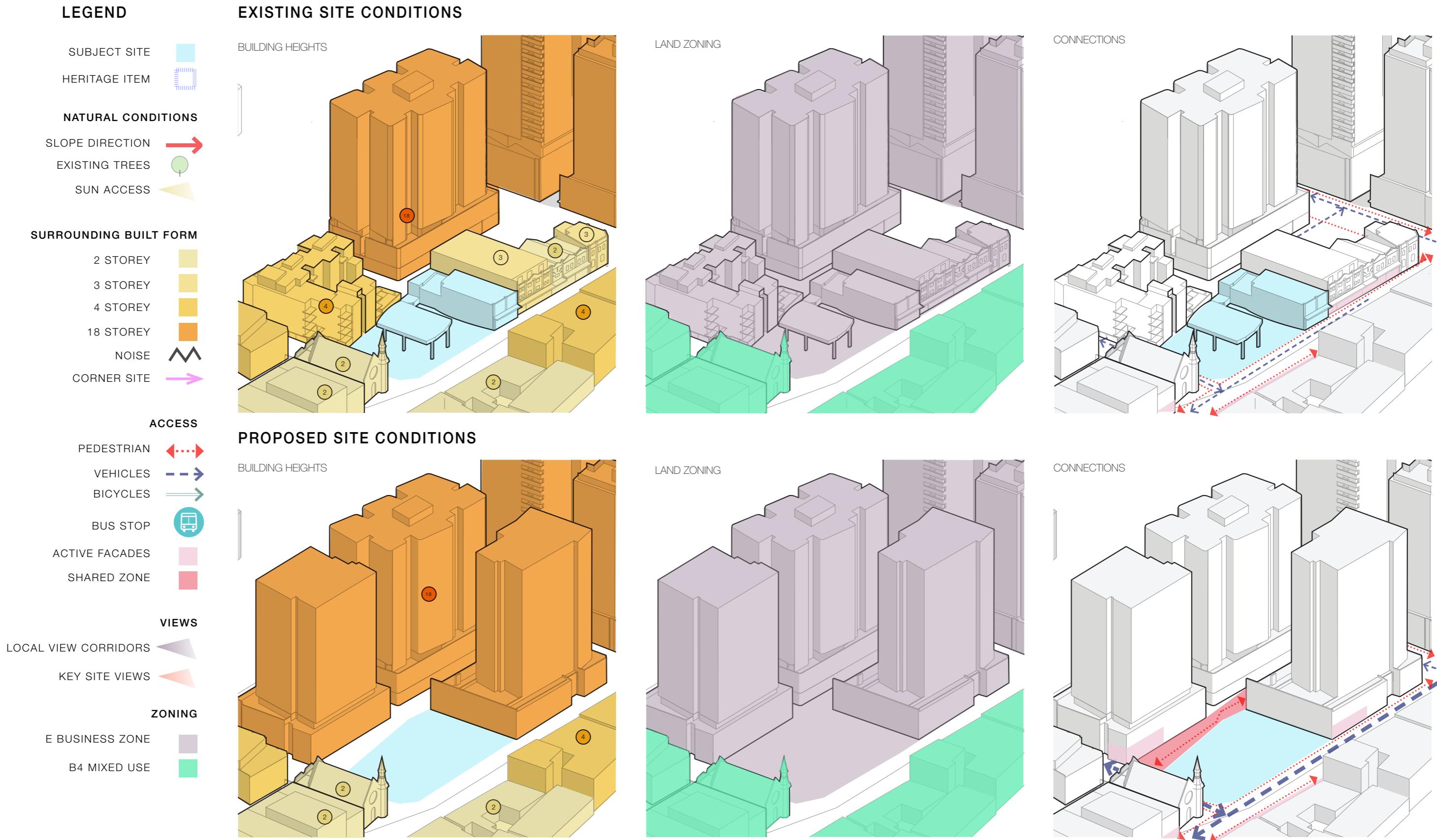
## EXISTING VIEWS

SUBJECT SITE  
VIEWS ANGLE  
VIEWS LOCATION

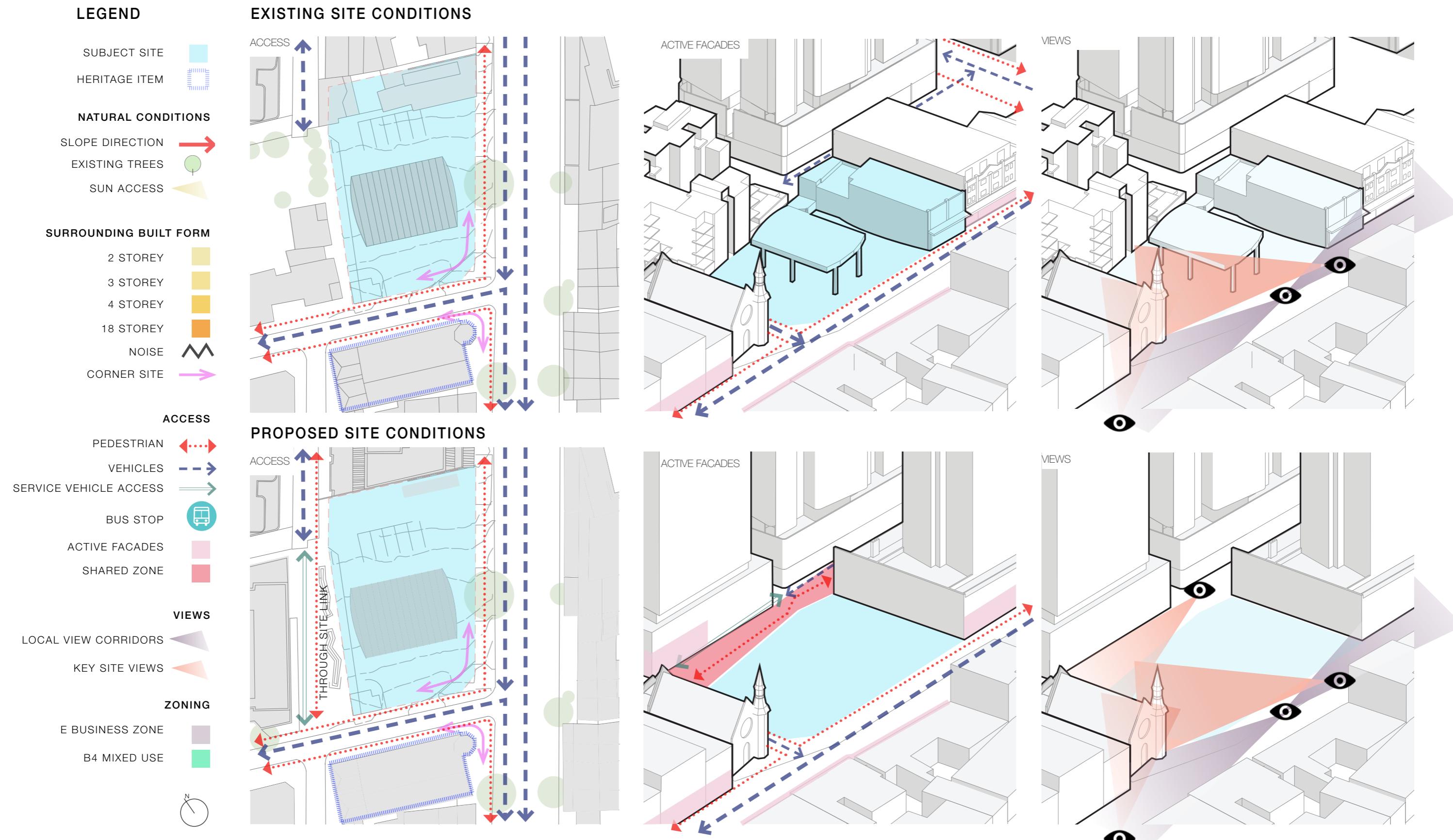
### VIEWS LOCATION



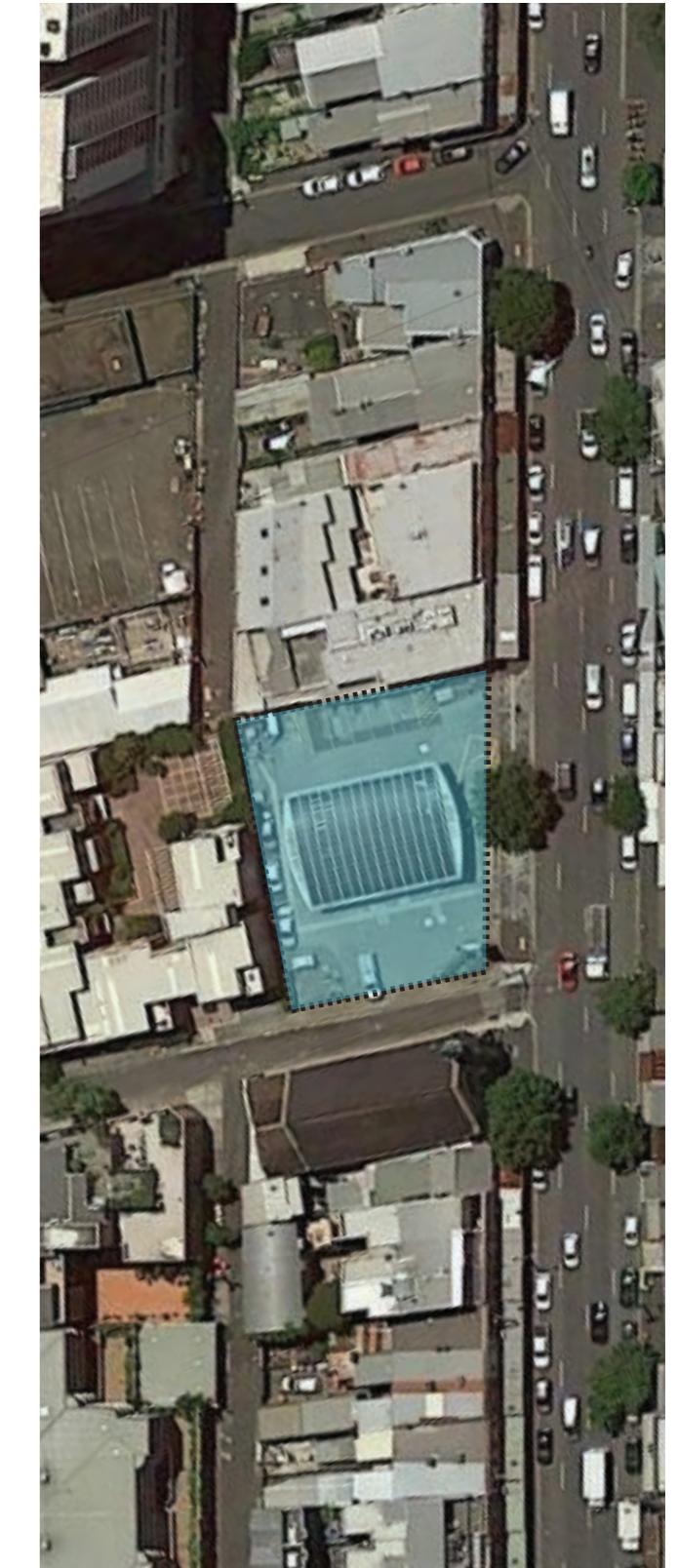
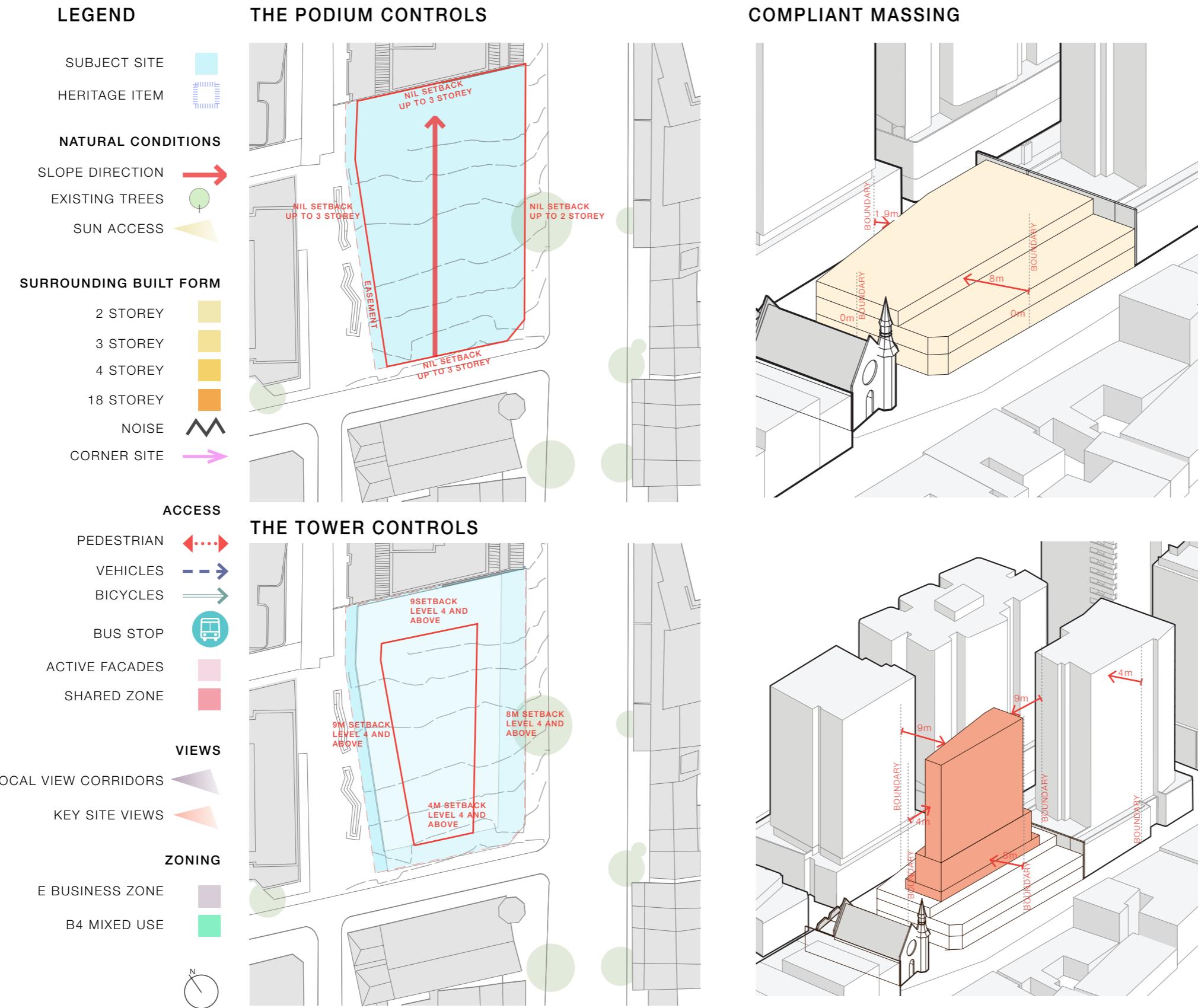
# THE CONTEXT



# THE SITE



# THE SITE



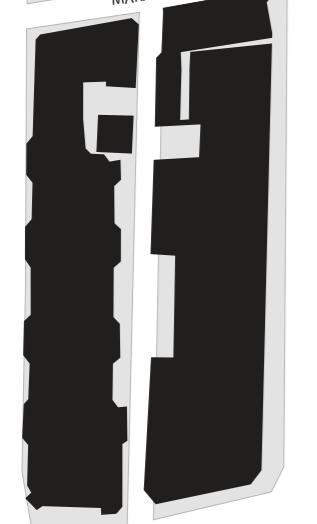
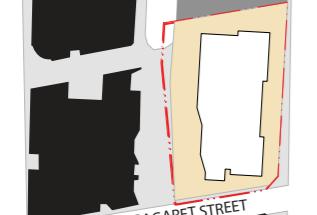
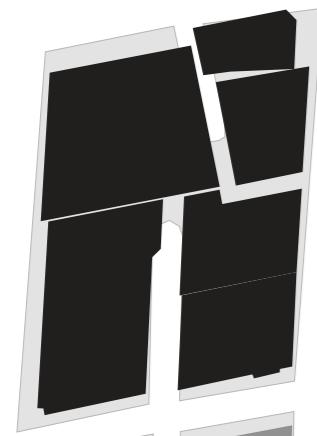
# DESIGN DEVELOPMENT

## LEGEND

AREA OUTSIDE  
COMPLIANT SETBACK



COMPLIANT SETBACK  
BOUNDARY



PRECINCT FIGURE GROUND

## SDRP 1 (03.03.2021)

### DESIGN CONSIDERATIONS

#### Aboriginal Influence

- Initial meeting with local aboriginal artist engaged to undertake work on through site link to discuss opportunities for further engagement on this site and project

#### Massing / Setback / Form

- Developing a tower form that presents an alignment to the existing and proposed tower forms along Regent and Margaret Street
- Tower form tapers to the south to present a slender form with reduced bulk, scale and grain having regard to the heritage item (church) to the south of the site and the transitional nature of the site

#### Public Domain

- Increased setbacks at podium level to the west aspect of the site fronting William Lane to enhance and provide public domain benefit to the proposed through site link .

#### Architecture

- Examined and developing an appreciation for the typology of the precinct and broader context. Tower forms express strong vertical emphasis with street wall treatment reflecting historical grain and alignment along Regent Street
- 2-3 storey street wall according to controls presented as podium to building

### SDRP RESPONSE

- Redfern has a rich cultural and ecological history providing opportunity for deep engagement with place through spatial and conceptual interpretation. The proposal does not currently respond to this unique heritage. Since colonisation Redfern has played a significant role in our national identity and informing debate around Indigenous issues. This contemporary significance is further strengthened through its connections into the deep history of this place.

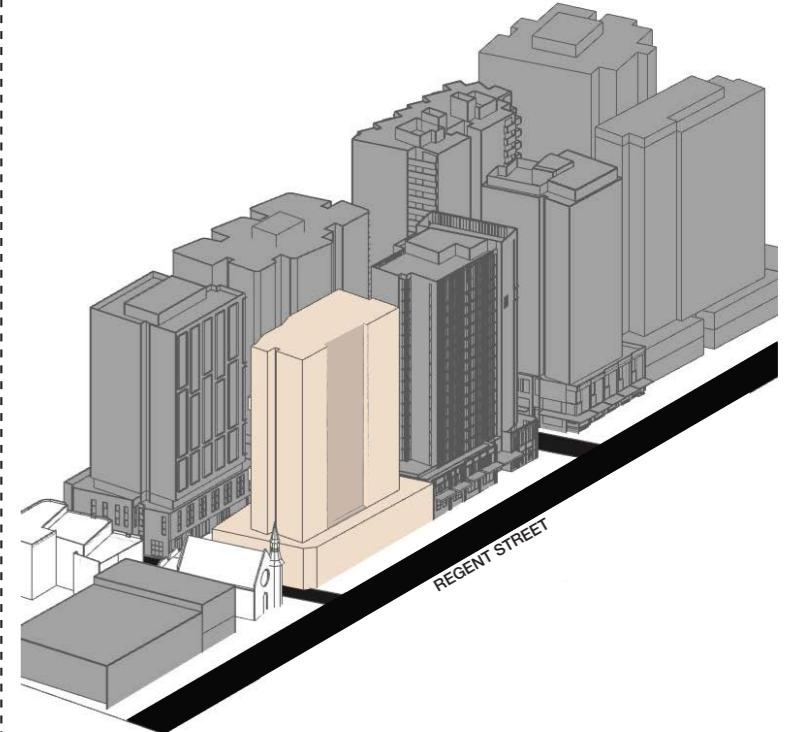
- Present substantially different versions demonstrating options testing and analysis that respond to the context as well as addressing internal amenity of the communal and private living spaces.

- Present options for public domain including reorientation along Margaret Street to respond to the scale of the Uniting Church.

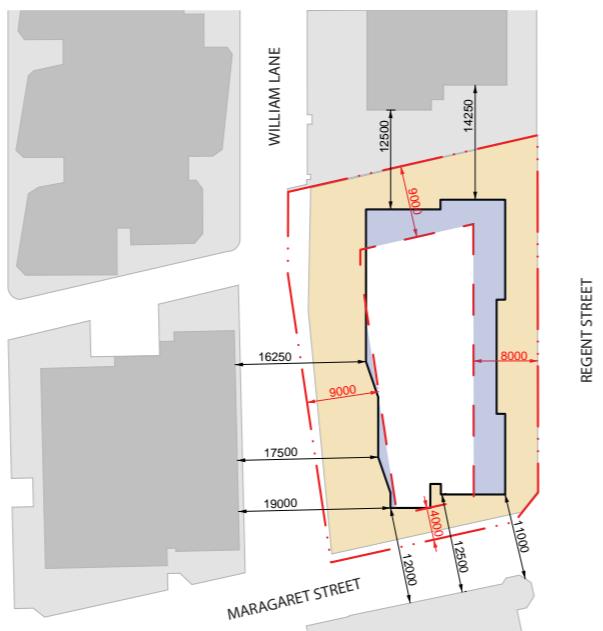
The active frontages to Regent St are supported and should be developed along with a broader podium and streetscape design approach.

- The massing and form of the building as presented are not supported. Options exploring alternative planning and massing are required in response to setback controls, building separation, sunlight to open space, relationship to immediate and local context.

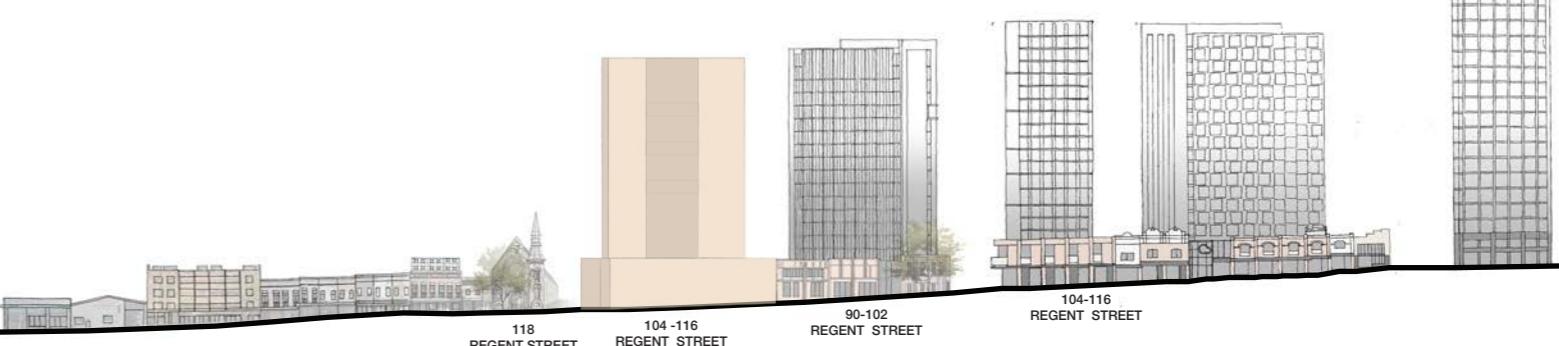
### PRECINCT PERSPECTIVE



### SETBACKS



### STREETSCAPE - REGENT STREET



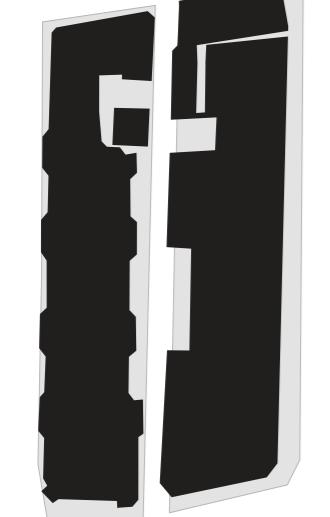
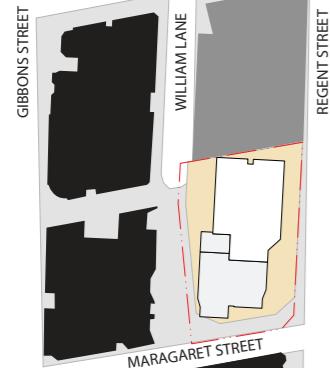
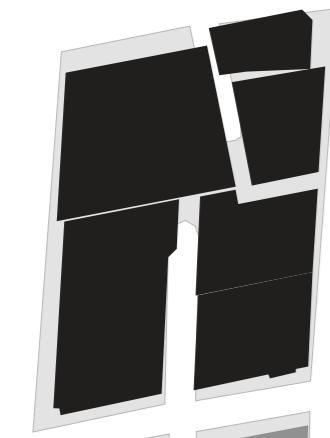




# DESIGN DEVELOPMENT

## LEGEND

AREA OUTSIDE  
COMPLIANT SETBACK  
COMPLIANT SETBACK  
BOUNDARY



PRECINCT FIGURE GROUND

## SDRP 4 (15.09.2021)

### DESIGN CONSIDERATIONS

#### Aboriginal Influence

- Further refinement of project narrative and appreciation relating to connecting to Country

#### Massing / Setback / Form

- Tower modified to present two distinctive forms expressed through setbacks and height strategies.
- Setback increased to the southern end of site to increase visibility and presence of the church, whilst height reduced to reflect transitional site location.
- Reduction of bulk and form to the south eastern portion of the site and shifting mass and bulk to the North

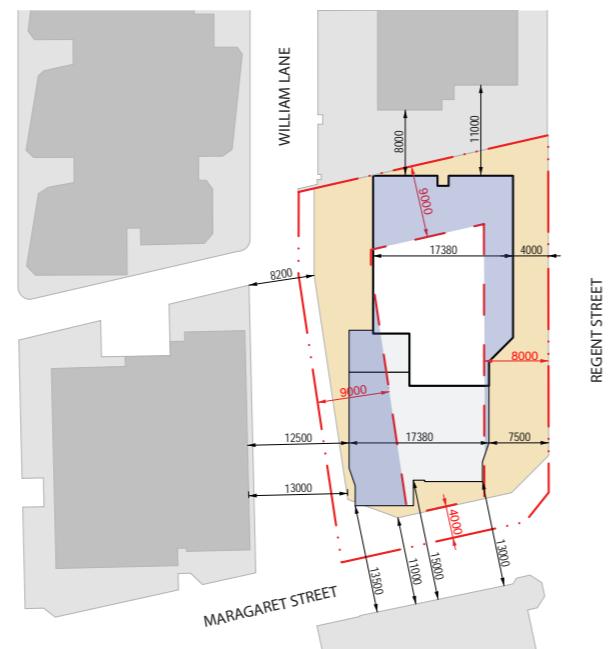
#### Public Domain

- Podium adjusted and set back from Margaret Street to establish a public domain with visibility from both Regent and Gibbons Streets
- Provision of this public domain along Margaret Street frontage also enhances East-West connection whilst linking to the through site link along William Lane

#### Architecture

- Communal spaces positioned at podium levels as well as creation of open roof top communal space to enjoy aspect and extended solar access
- Distinctive twin tower form to further direct articulation and architectural response

### SETBACKS



### MASSING STUDY

REGENT STREET - FACING NORTH



MARGARET STREET - FACING WEST



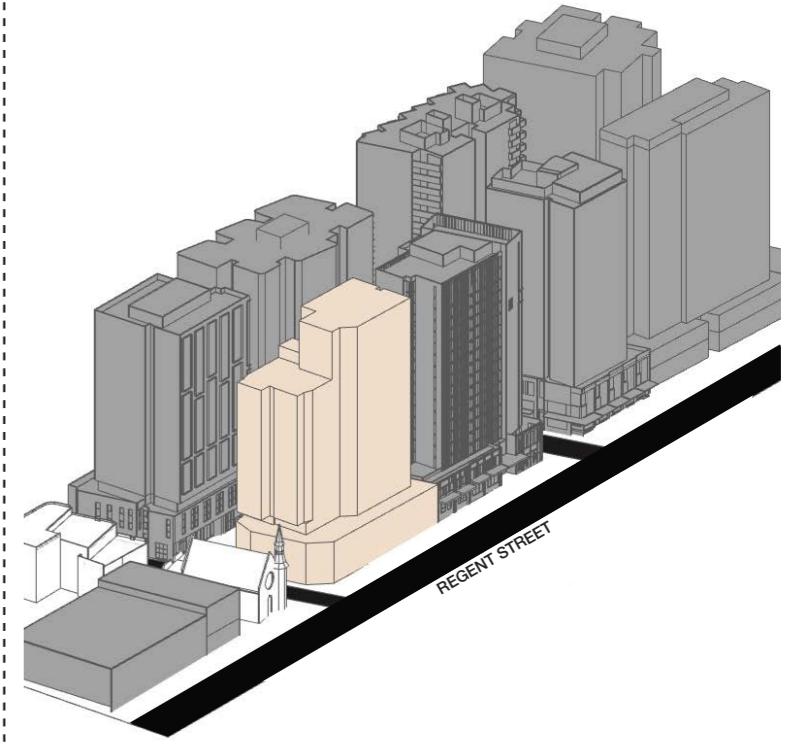
REGENT STREET - FACING SOUTH



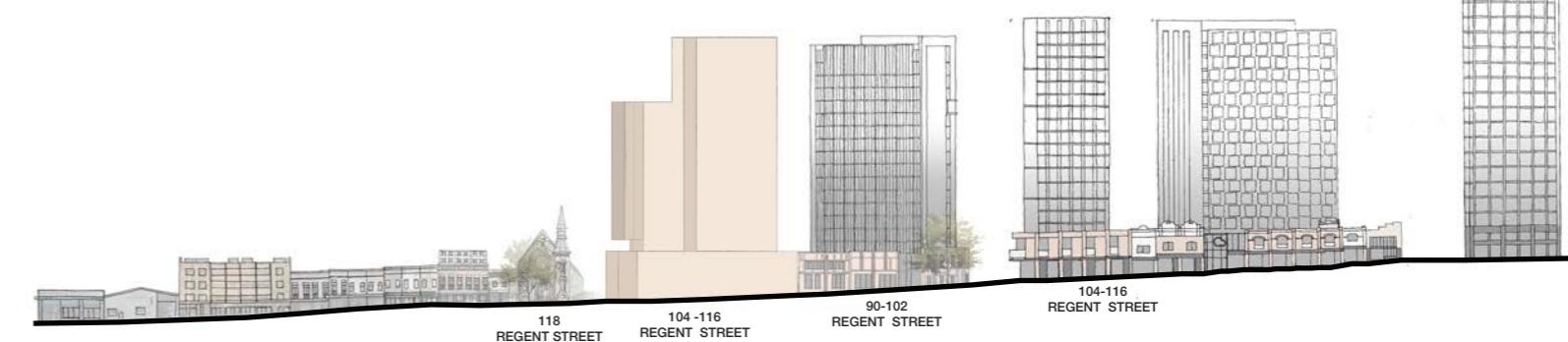
MARGARET STREET - FACING EAST



### PRECINCT PERSPECTIVE



### STREETSCAPE - REGENT STREET





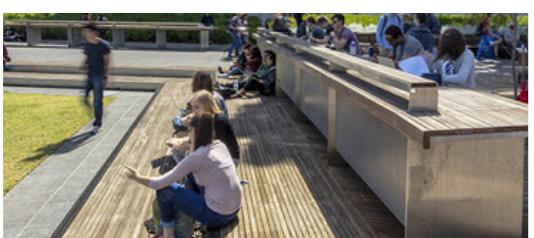
# THE DESIGN

## PUBLIC DOMAIN

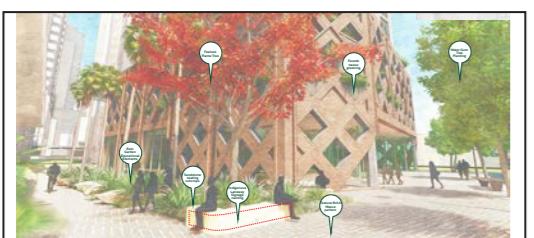
GADIGAL COUNTRY



A STUDENT/CULTURAL HUB

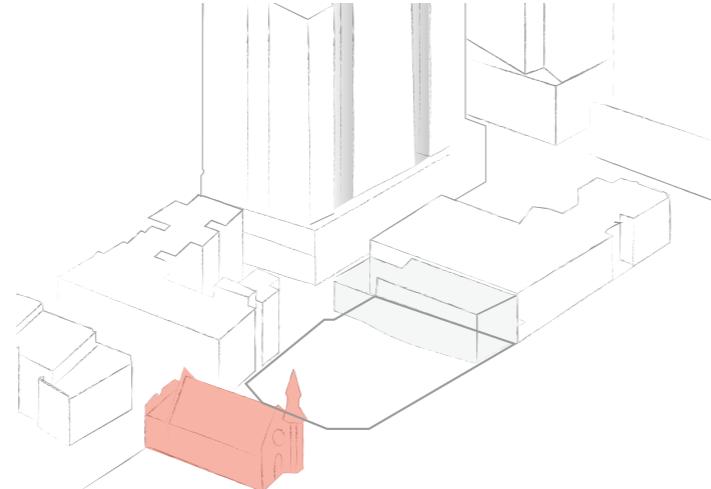


A CONTEMPORARY ABORIGINAL REDFERN



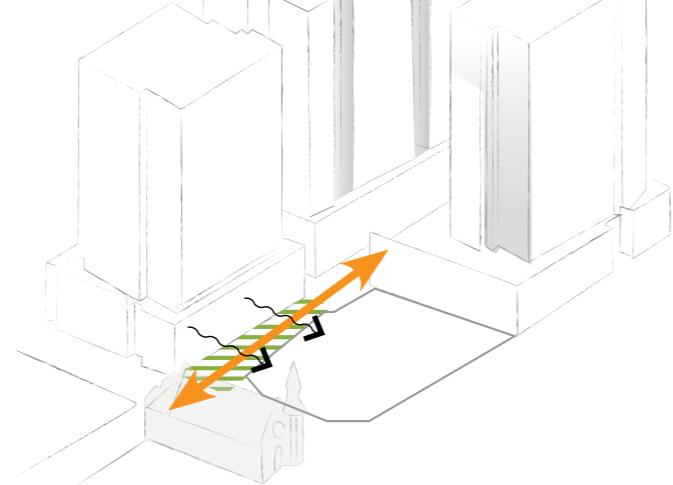
## EXISTING

BUILT FORM AND HERITAGE



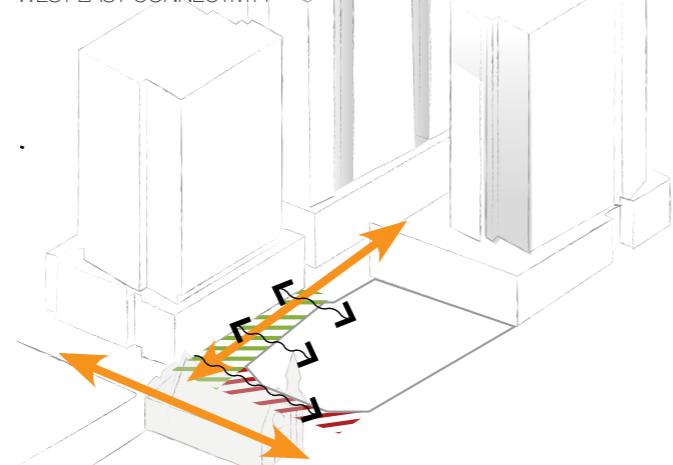
## THROUGH SITE LINK ENHANCEMENT

NORTH- SOUTH CONNECTIVITY



## PUBLIC DOMAIN

WEST-EAST CONNECTIVITY

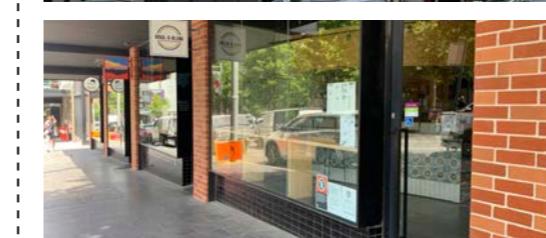


## PRECINCT CONTEXT

FUTURE BUILDINGS

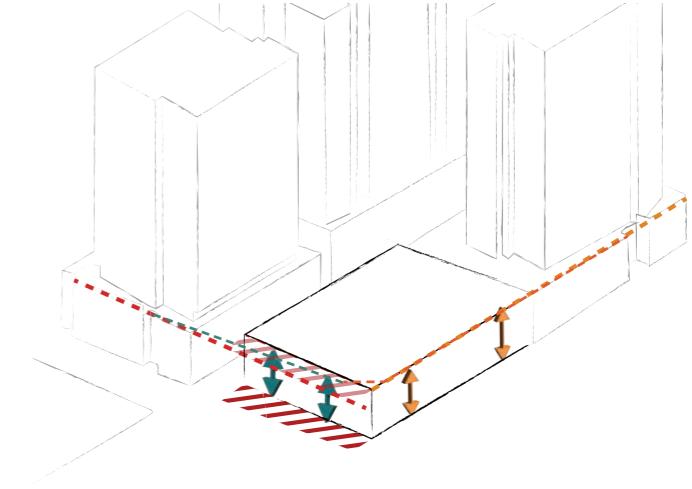


STREETSCAPE RHYTHM



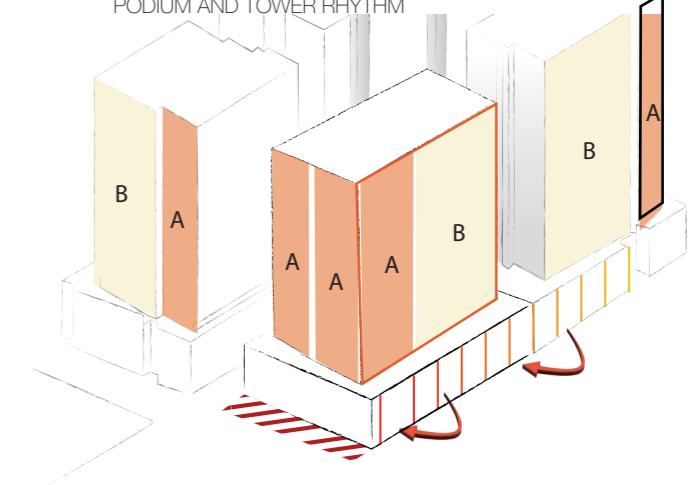
## PODIUM

PRECINCT ALIGNMENT



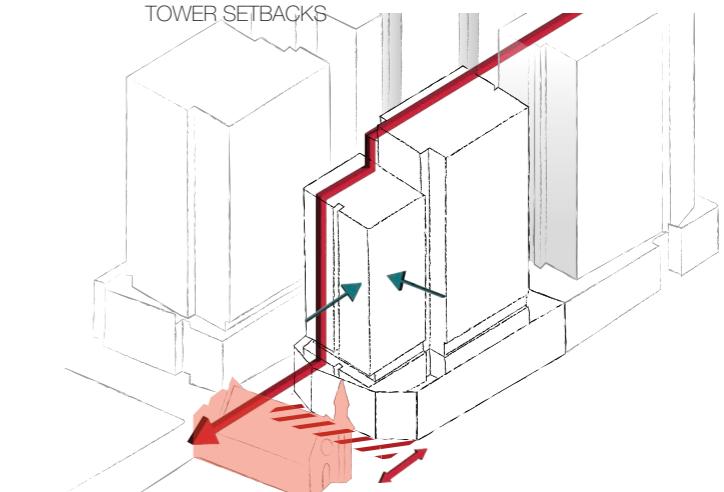
## STREETSCAPE

PODIUM AND TOWER RHYTHM



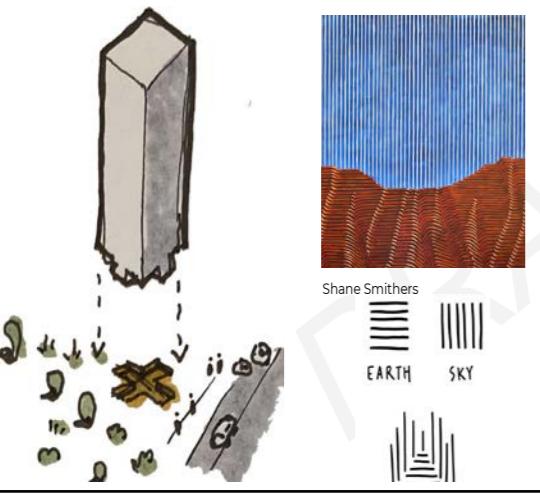
## HERITAGE CONSIDERATION

TOWER SETBACKS



# THE DESIGN

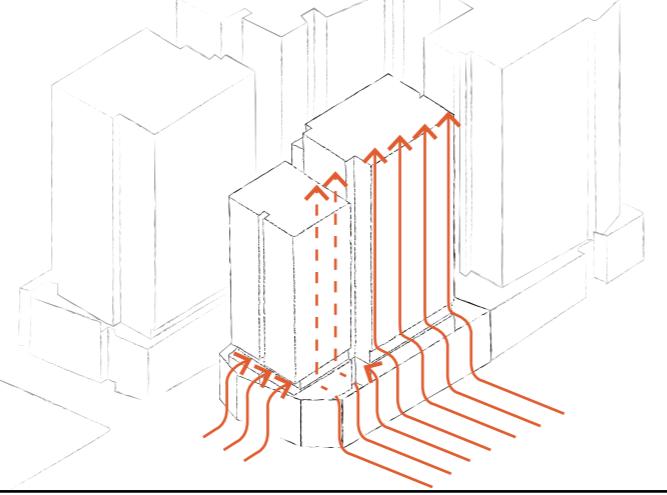
**CULTURAL CONTEXT**  
BUILDING BETWEEN EARTH AND SKY



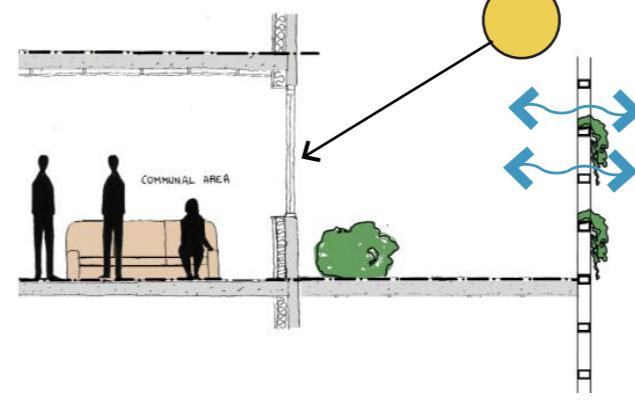
Shane Smethers

EARTH SKY

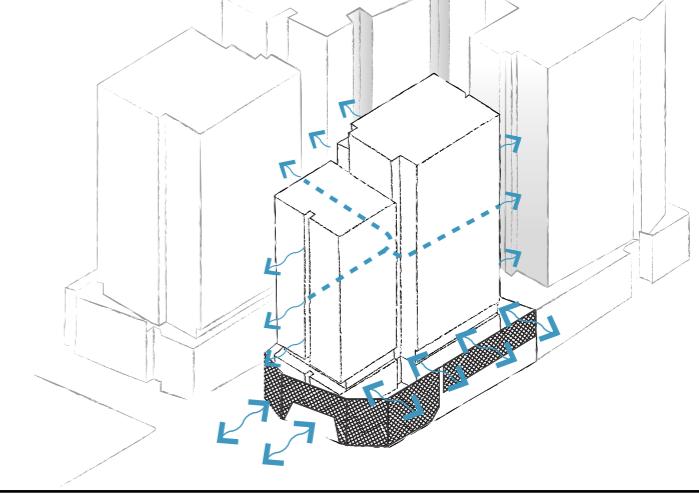
**CONNECTING TO COUNTRY**  
CULTURE IMMERSING BUILDING



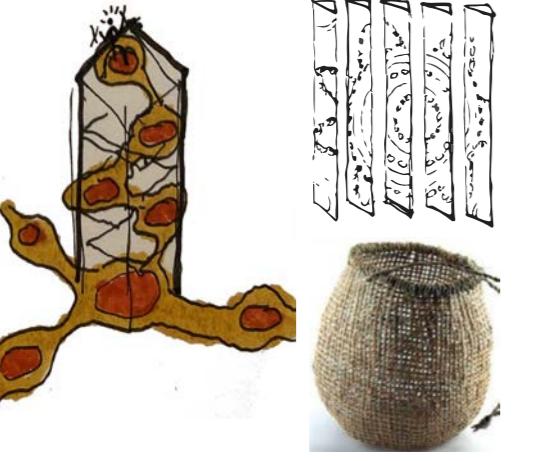
**SUSTAINABILITY**  
WOVEN FORM - ACCESS TO AIR AND LIGHT



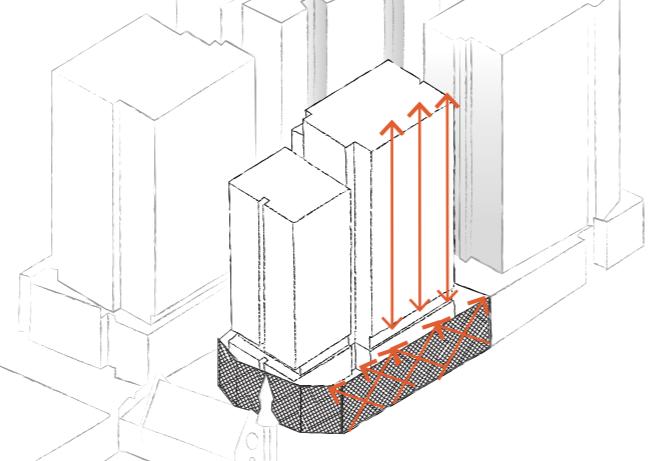
**OPEN FACADES**  
FOR NATURAL VENTILATION



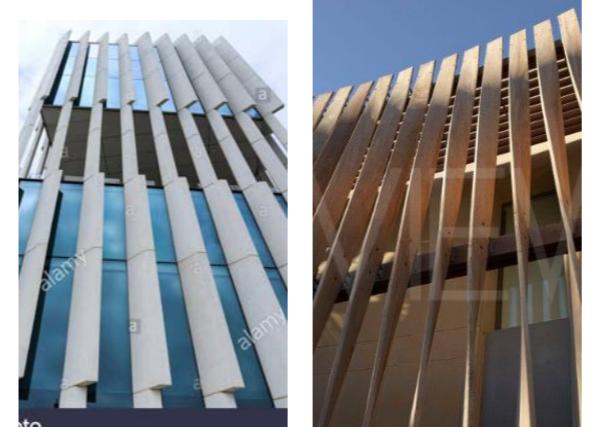
**ABORIGINAL SYMBOLS**



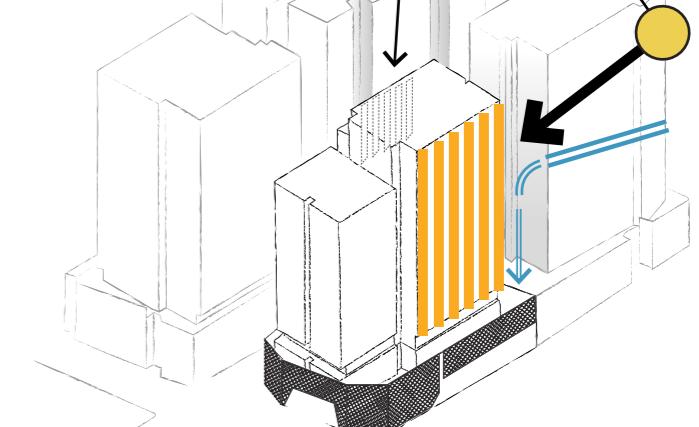
**CELEBRATE COUNTRY**  
THROUGH THE ART OF WEAVING



**SUN AND WIND CONTROL**



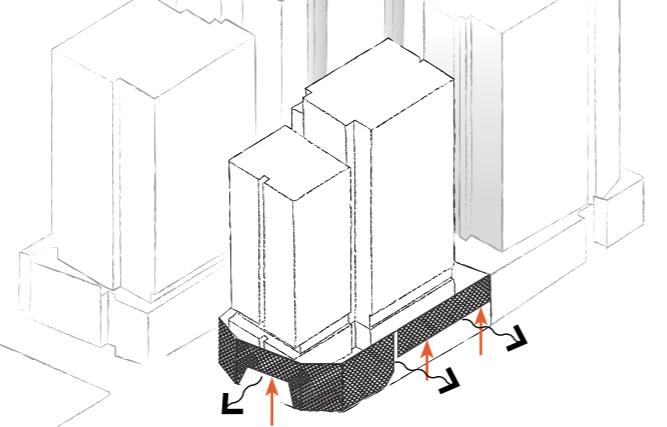
**WALL BLADES**  
AS A SUSTAINABLE TOOL



**TRANSPARENCY THROUGH CULTURAL FILEGEE**



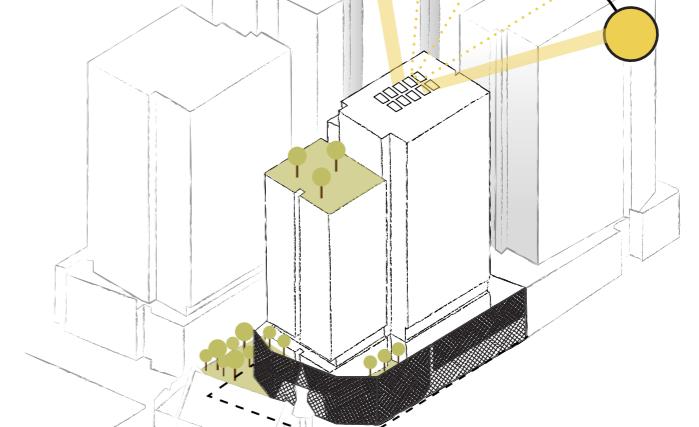
**OPEN UP THE SITE**  
INTERFACING SOCIAL AND CULTURAL DYNAMIC



**GREEN BUILDING**



**GREEN TOWER**  
FOR WATER REUSE



# THE DESIGN

## CONTEXTUAL CHARACTER

SOFT STRAW /  
23 GIBBONS STREET



RECKLESS GREY /  
23 GIBBONS STREET



SOFT CHAMOIS/  
23 GIBBONS STREET



WHISPER WHITE/  
CHURCH



OLD SANDSTONE/  
CHURCH



DARK RED BRICK / 90-  
102 REGENT STREET



RED BRICK / 90-102  
REGENT STREET



WHITE RENDER / 116  
REGENT STREET

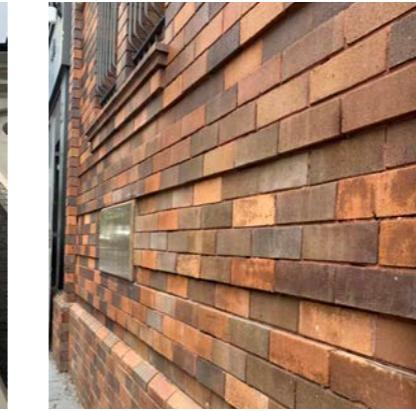


## STREETSCAPE ANALYSIS

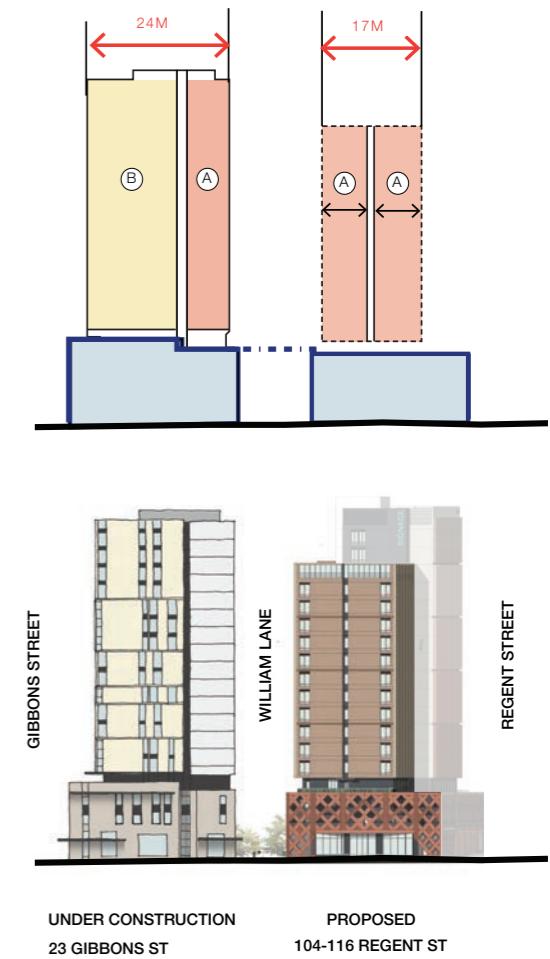
REGENT ST



## CONTEXT REFERENCES



MARGARET ST



## OBSERVATIONS

1. Site located on the southern end and bookending a transitional precinct.
2. Tower forms express a strong vertical emphasis above a textural and tactile podium comprising of existing and interpretative narrative of the terrace rhythm which extends along Regent Street.
3. Extent of towers reduced through architectural expression.
4. Grouping of terraces / parapet alignment extend across each block with modest stepping.
5. Regent Street exhibits a finer grain and scale with a richer reference to historical context than seen on Gibbons Street.

# THE VIEWS

## LEGEND

SUBJECT SITE



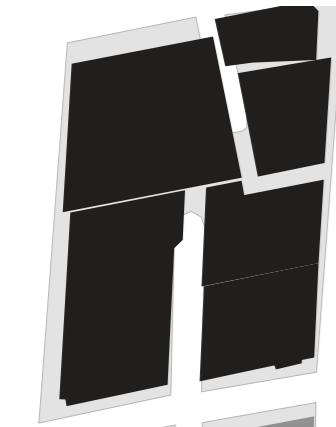
VIEWS ANGLE



VIEWS LOCATION



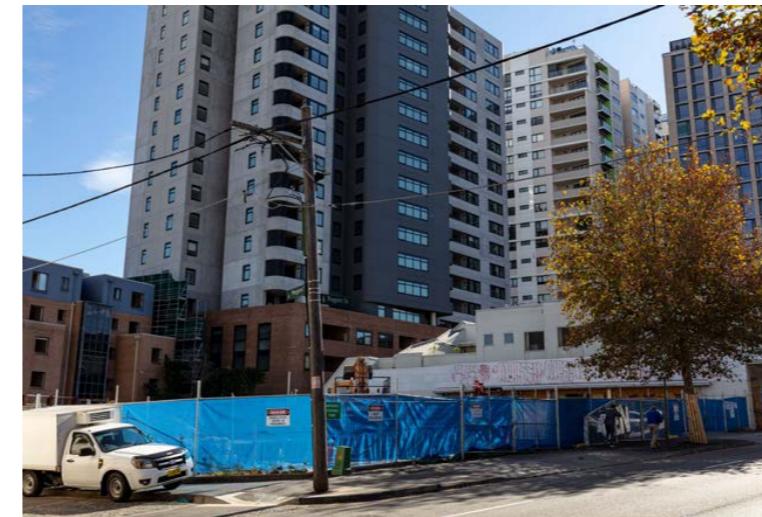
## VIEWS LOCATION



## 1. REGENT ST LOOKING SOUTH - BEFORE



## 2. REGENT ST LOOKING NORTH - BEFORE



## 3. MARGARET ST LOOKING EAST - BEFORE



## 1. REGENT ST LOOKING SOUTH - AFTER



## 2. REGENT ST LOOKING NORTH - AFTER



## 3. MARGARET ST LOOKING EAST - AFTER



## VISUAL EFFECTS OF THE PROPOSAL

In this oblique view the proposed tower will introduce a new contemporary form into the streetscape. The east elevation will contribute a narrow vertical feature in this view adjacent to an approved building envelope (shown as a translucent sandy coloured block) tower. The built form proposed will be partially blocked by the approved building and provides continuity in relation to the streetscape character for this section of Regent Street and Redfern.

## VISUAL EFFECTS OF THE PROPOSAL

The proposed development will introduce a new built form into the foreground composition of the view. The lower levels of both the east and southern elevations will be visible. The proposed architectural detailing and setbacks to the podium including ground floor glazing collectively will help to reduce the perception of the bulk and scale of the podium from in this close view. The ground level open spaces including the setbacks from Margaret Street and the extension of William Lane within the collonade, will create a sense of space and visual separation in relation to the Heritage item.

## VISUAL EFFECTS OF THE PROPOSAL

In this close oblique view the proposed tower will introduce a novel contemporary feature into the streetscape. A narrow column of tower and podium built form will be visible beyond the approved building envelope (shown as a translucent sandy coloured block) once constructed. In time the proposed building will be significantly blocked by the approved building which will increase the PAC to high.

BETTER PLACED

## BETTER PERFORMANCE

SUSTAINABLE, ADAPTABLE AND DURABLE

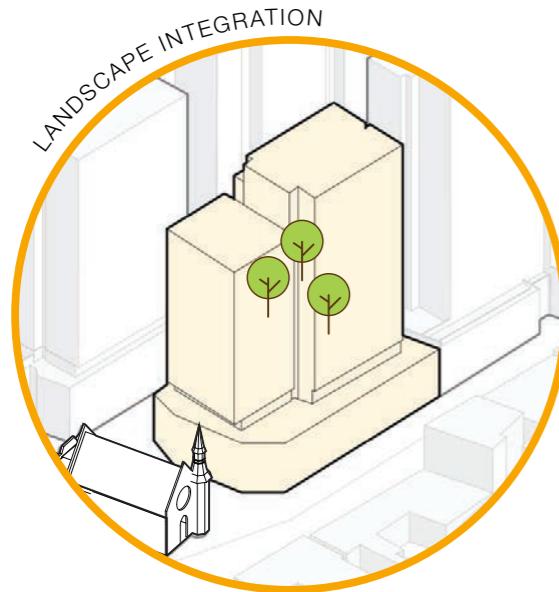
ENVIRONMENTAL SUSTAINABILITY AND RESPONSIVENESS IS ESSENTIAL TO MEET THE HIGHEST PERFORMANCE STANDARDS FOR LIVING AND WORKING. SUSTAINABILITY IS NO LONGER AN OPTIONAL EXTRA BUT A FUNDAMENTAL ASPECT OF FUNCTIONAL, WHOLE-OF-LIFE DESIGN.

### TO BETTER PERFORM WE NEED TO ...

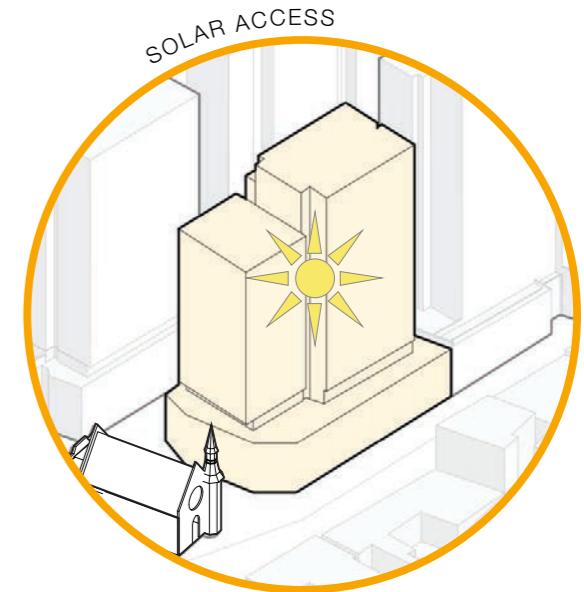
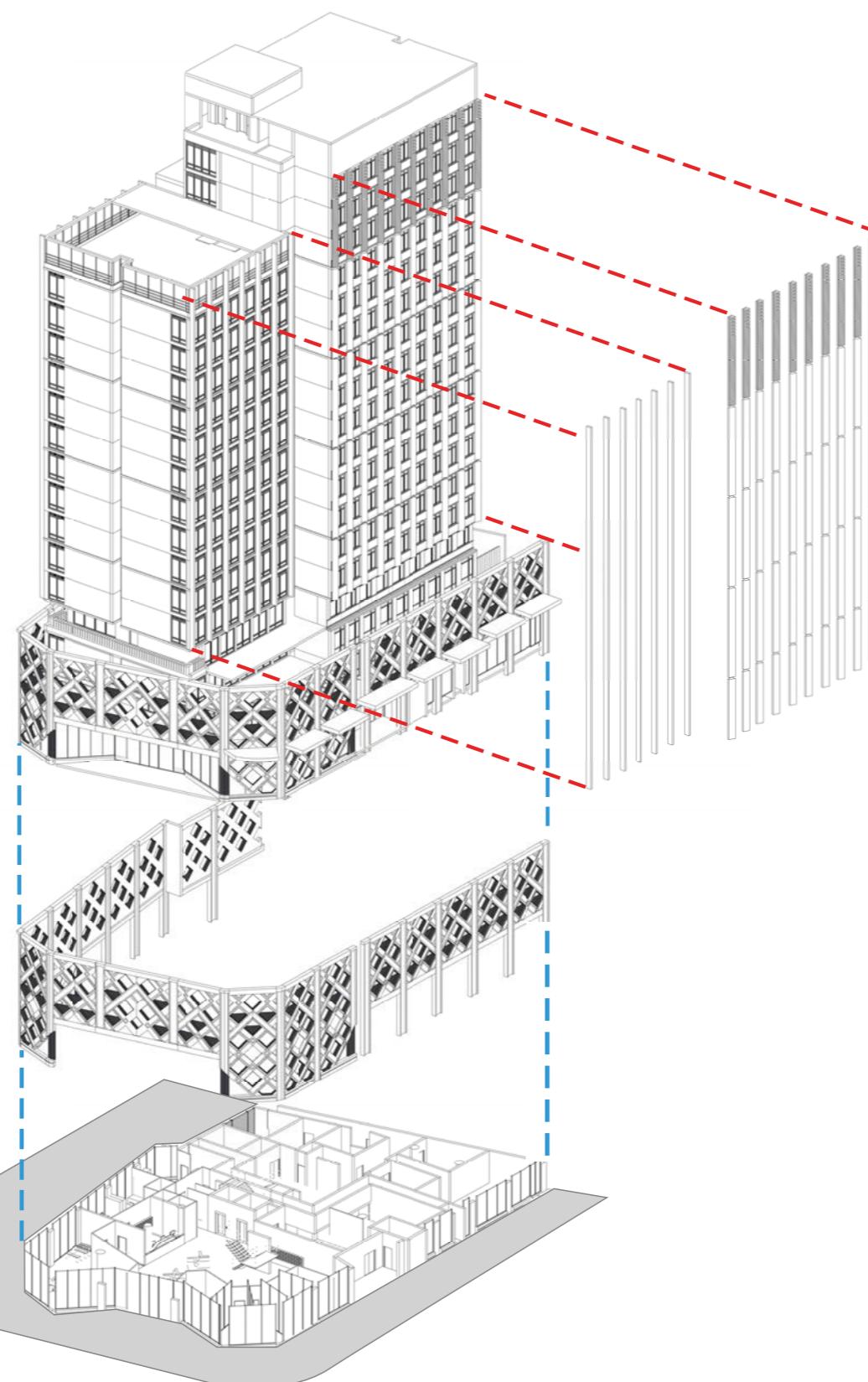
- FACILITATE AND ENCOURAGE SUSTAINABLE TRANSPORT MODES
- ACCOMODATE FOR FUTURE CHANGE
- INTEGRATE GREEN INFRASTRUCTURE
- CONTRIBUTE TO RESOURCE EFFICIENCY
- USE ROBUST MATERIALS AND CLIMATE RESPONSIVE PLANTS
- RESPOND TO LOCAL CLIMATE CONDITIONS
- OPTIMISE ENVIRONMENTAL PERFORMANCE



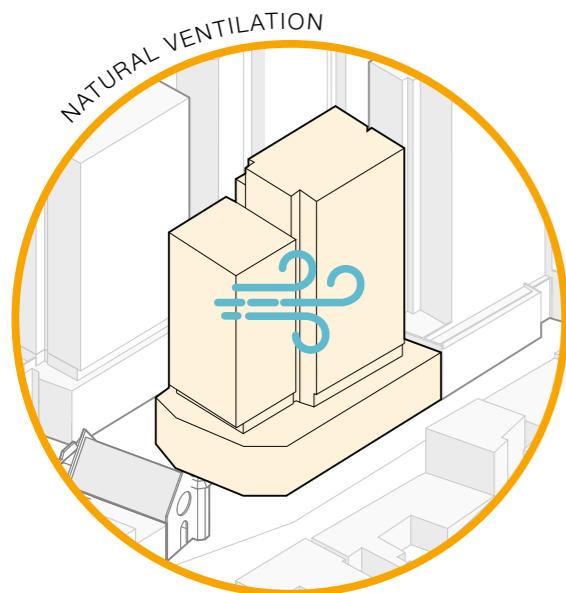
# BETTER PERFORMANCE



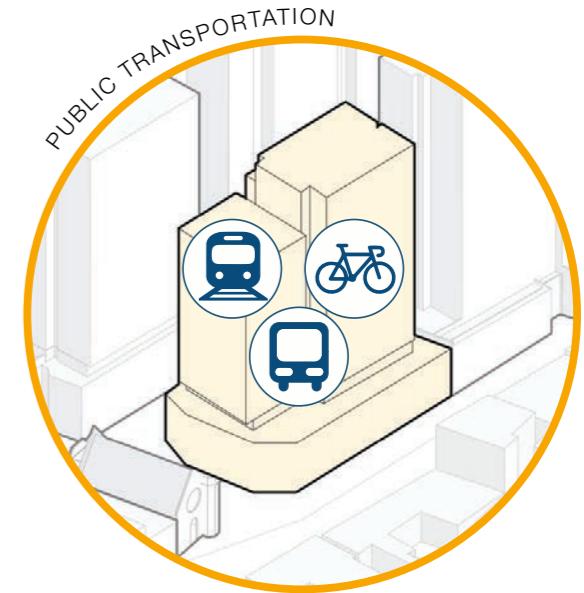
Integrating green infrastructure, including tree canopy, open space, bushland and waterways with urban development and grey infrastructure, such as streets, roads and public transport



Contributing to resource efficiency (energy, water, materials), including minimising consumption, and accommodating localised energy generation, water recycling and food production



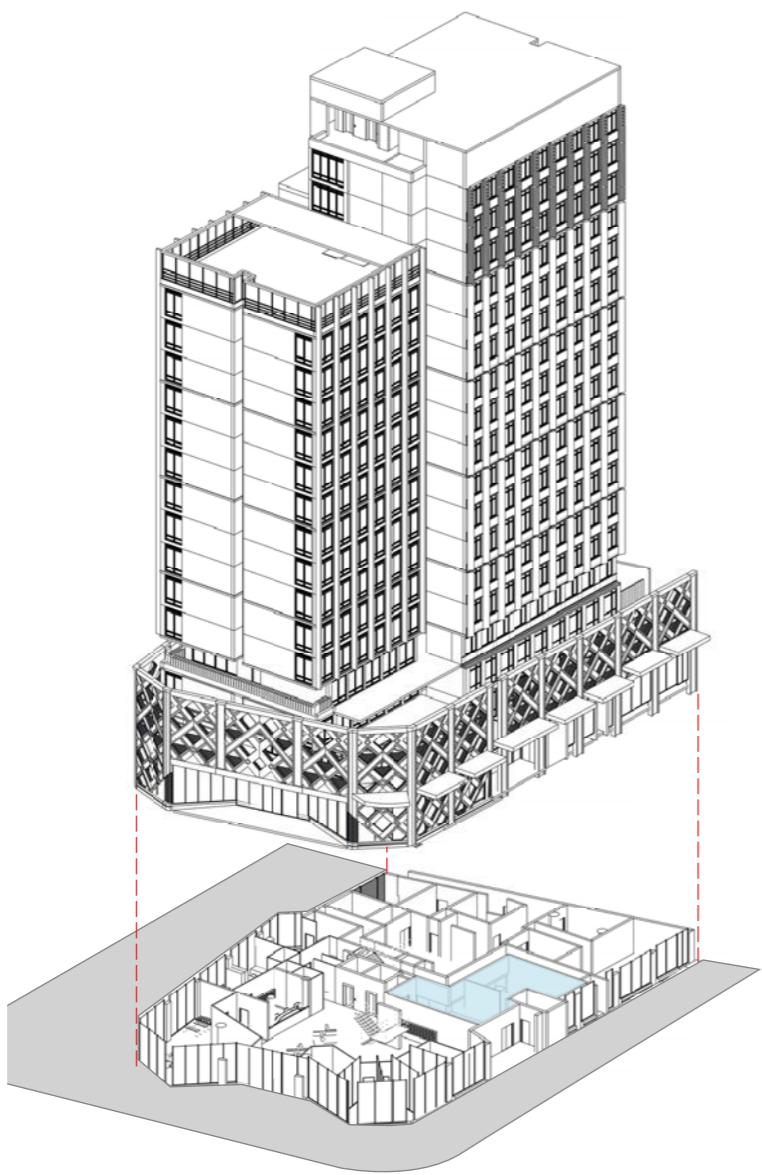
Responding to local climate conditions, and using efficient, passive approaches and systems to provide shade, shelter, heating and cooling to reduce the burden on, or need for, mechanical systems



Facilitating and encouraging sustainable transport modes including walking, cycling and public transport and minimising the space dedicated to vehicle movement and parking

# BETTER PERFORMANCE

## PUBLIC TRANSPORT

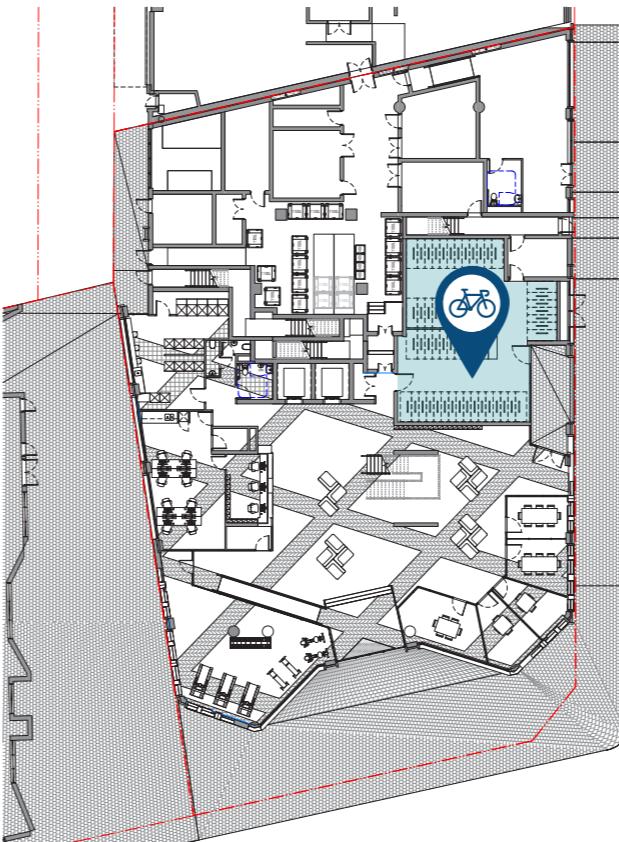


## SUSTAINABLE TRANSPORT

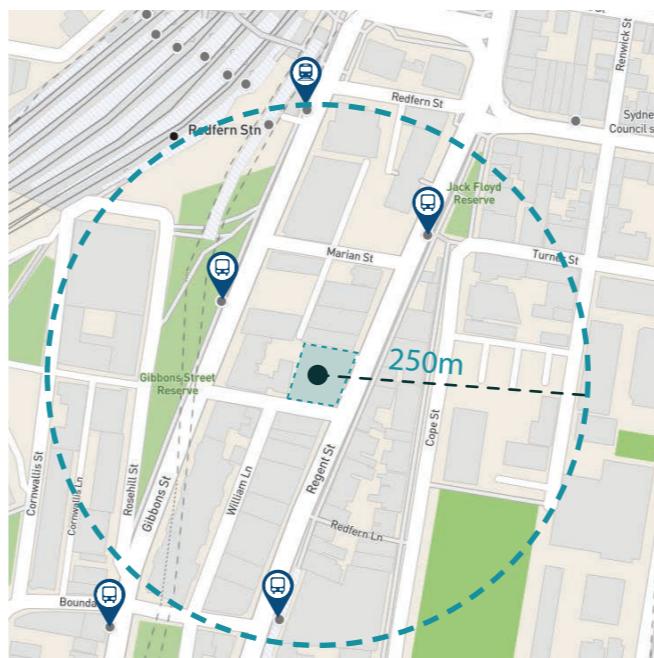
The development will:

- Provide 102 bicycle racks to encourage cycling as mode of transport
- No carparking within development
- Close proximity to public transport infrastructure

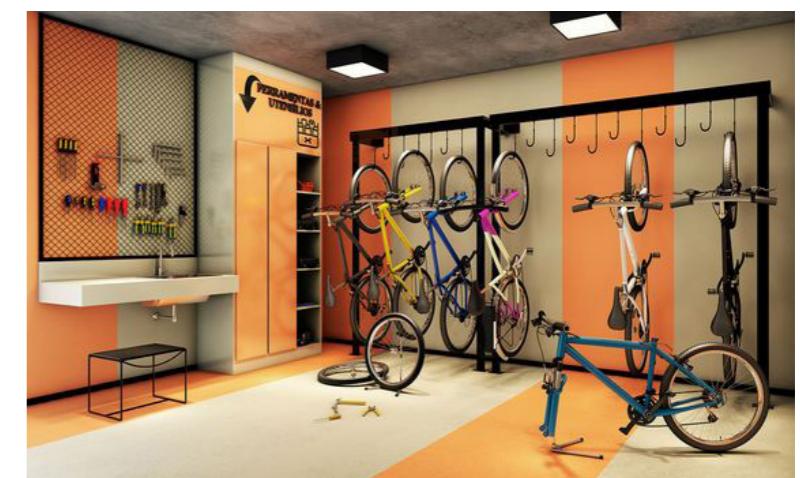
## BIKE STORE



## PUBLIC TRANSPORT AVAILABILITY



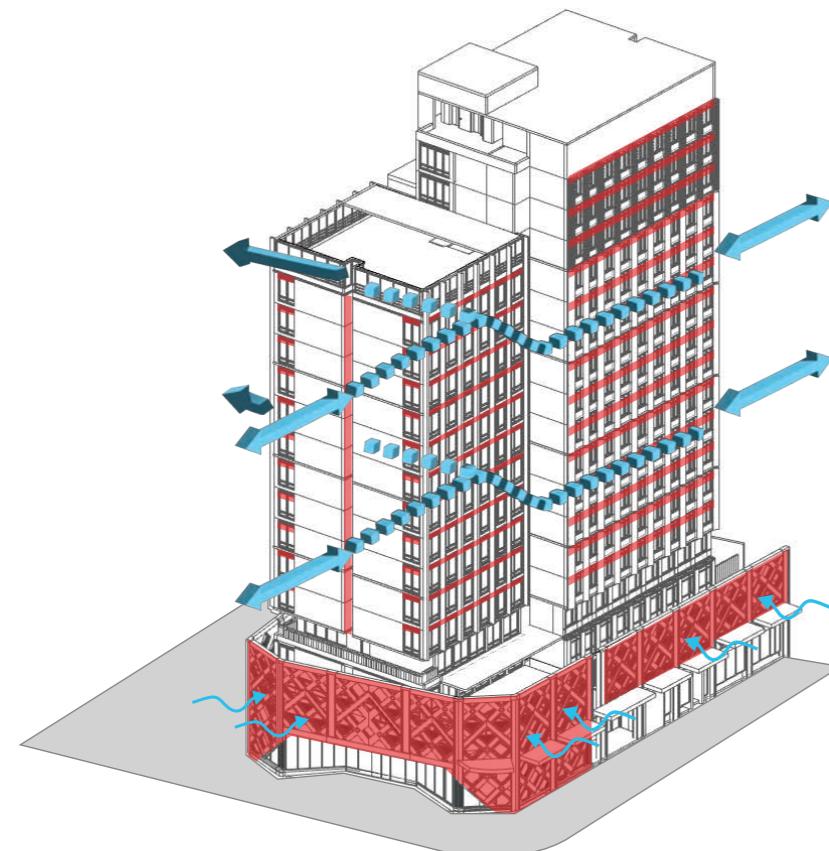
## BENCHMARK IMAGES



# BETTER PERFORMANCE

## LEGEND

CROSS VENTILATION



## VENTILATION

The units have been assessed via Dynamic simulation (using Design Builder software) has been used to determine the percentage of the year in which minimum performance requirements have been met for the habitable rooms provided with alternative means of ventilation due to external noise level conditions. The simulation demonstrated that the proposed ventilation design will result in the following improvements:

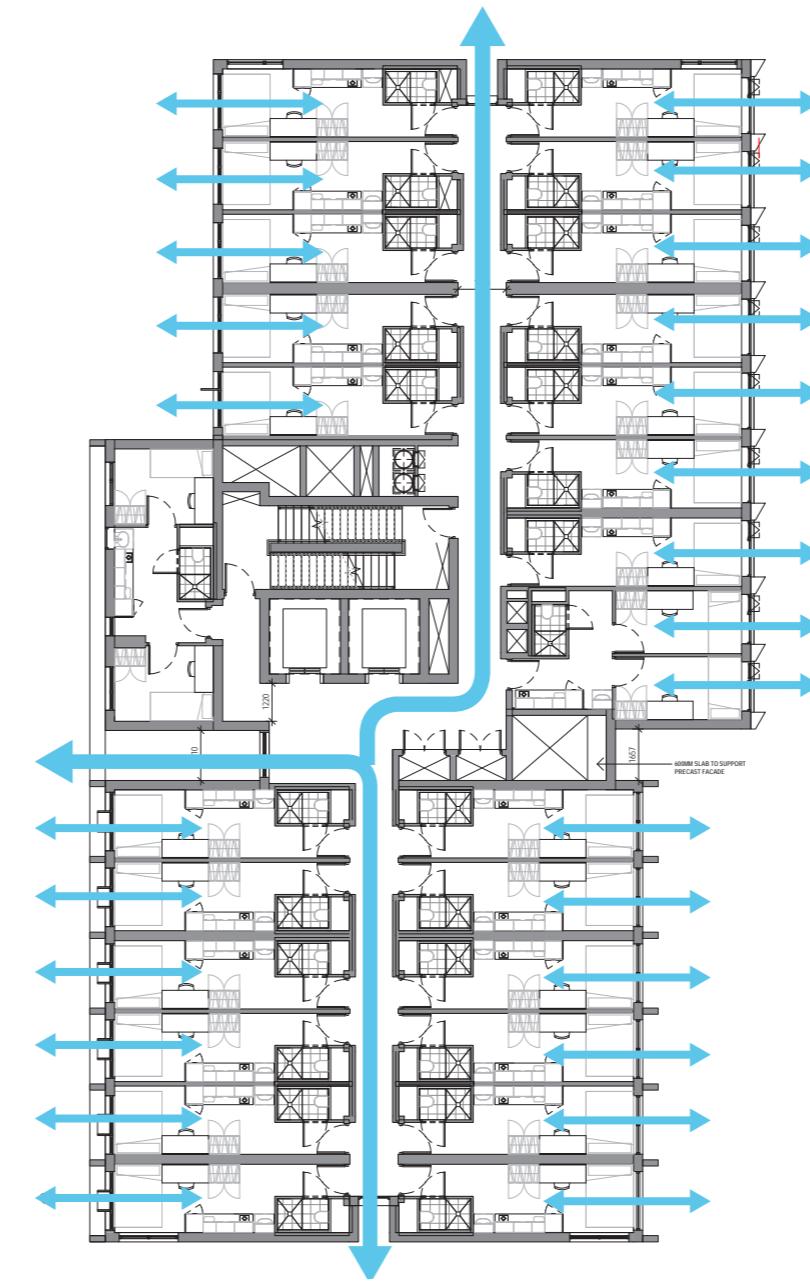
- Overall Energy Efficiency,
- Thermal Comfort (i.e. PMV),
- Age of air (freshness of the air).

## INTEGRATED DESIGN APPROACH

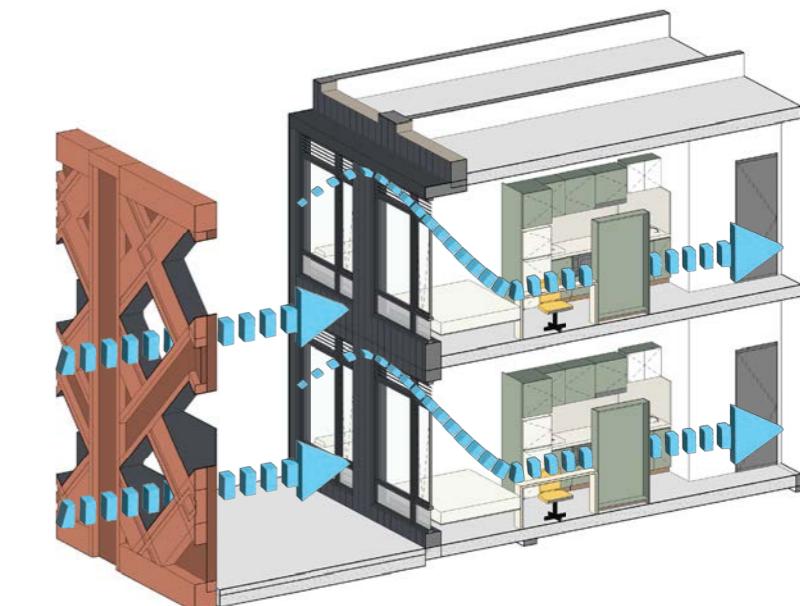
- Reducing greenhouse gas emissions and consumption of vital resources through passive building design, efficient services and renewable energy generation;
- Maximising indoor environmental quality (IEQ) factors such as internal air quality, light and comfort;
- Resources conservation and management;
- Design responsive to solar access / orientation

## NATURAL VENTILATION

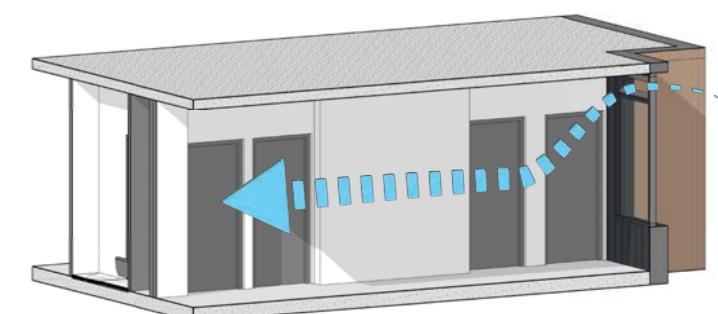
## TYPICAL FLOOR PLAN- VENTILATION DIAGRAM



## PODIUM / ROOM VENTILATION



## CORRIDOR VENTILATION

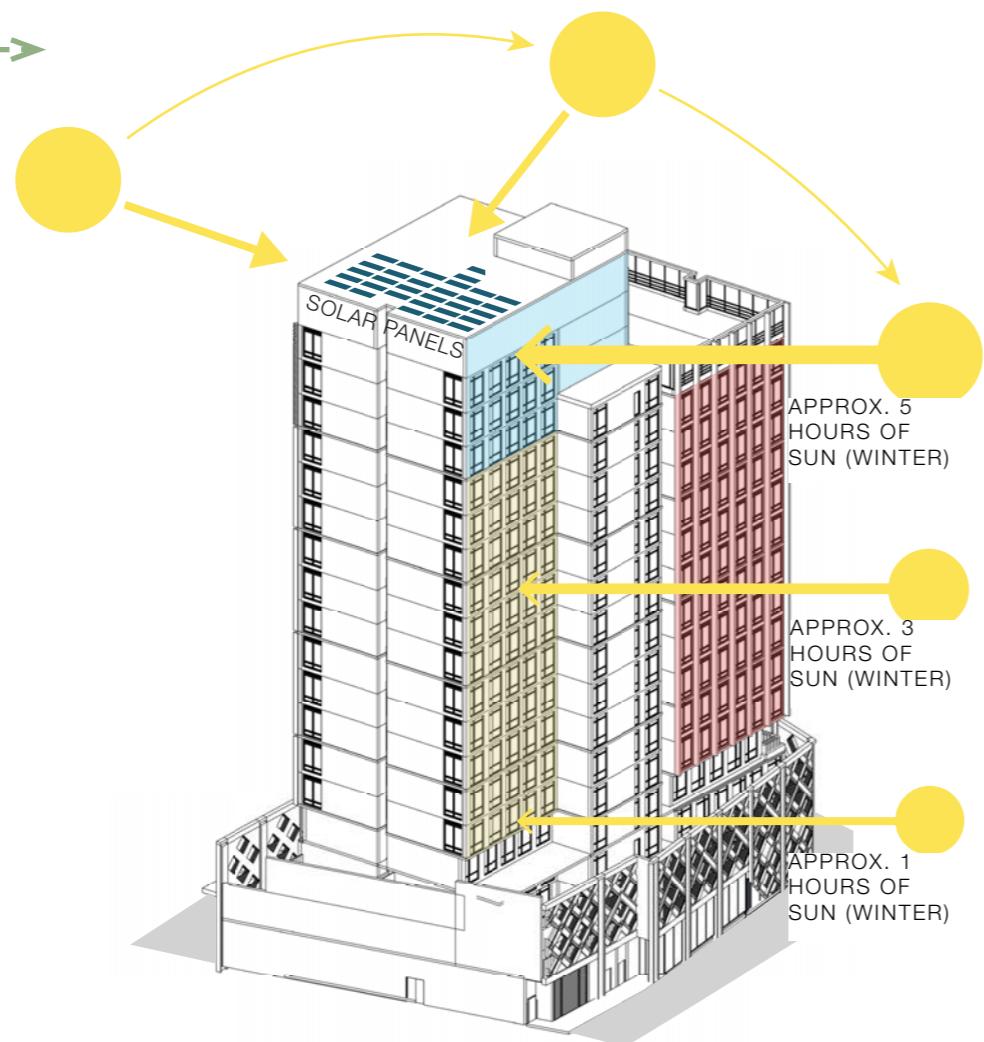


# BETTER PERFORMANCE

## LEGEND



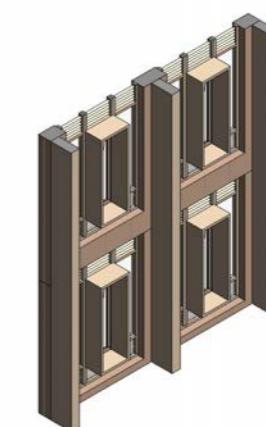
## SOLAR ACCESS



## FACADE ELEMENTS

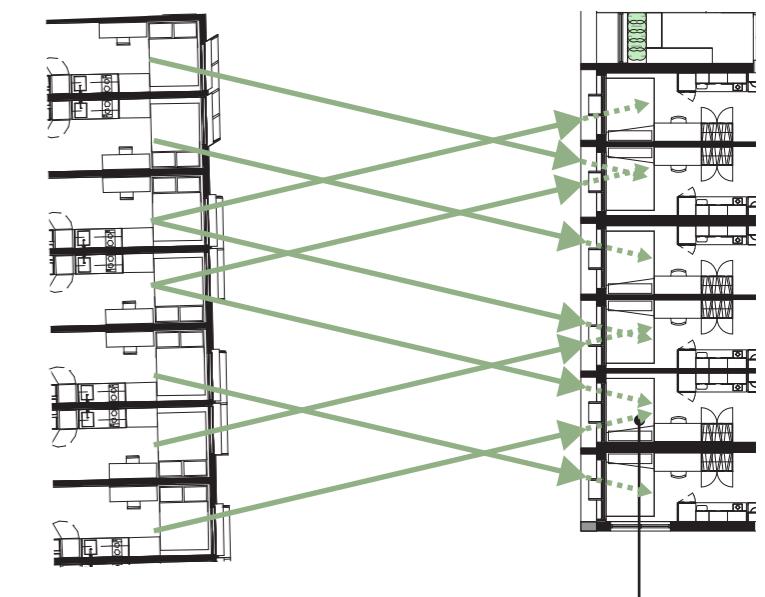


## PRIVACY HOOD



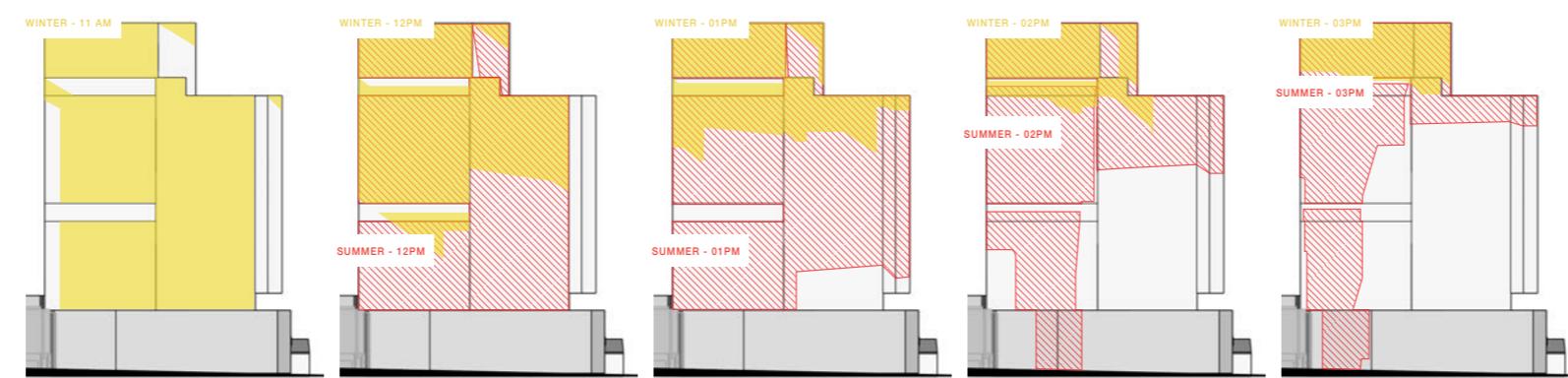
13 - 23 GIBBONS ST

104 - 116 REGENT STREET



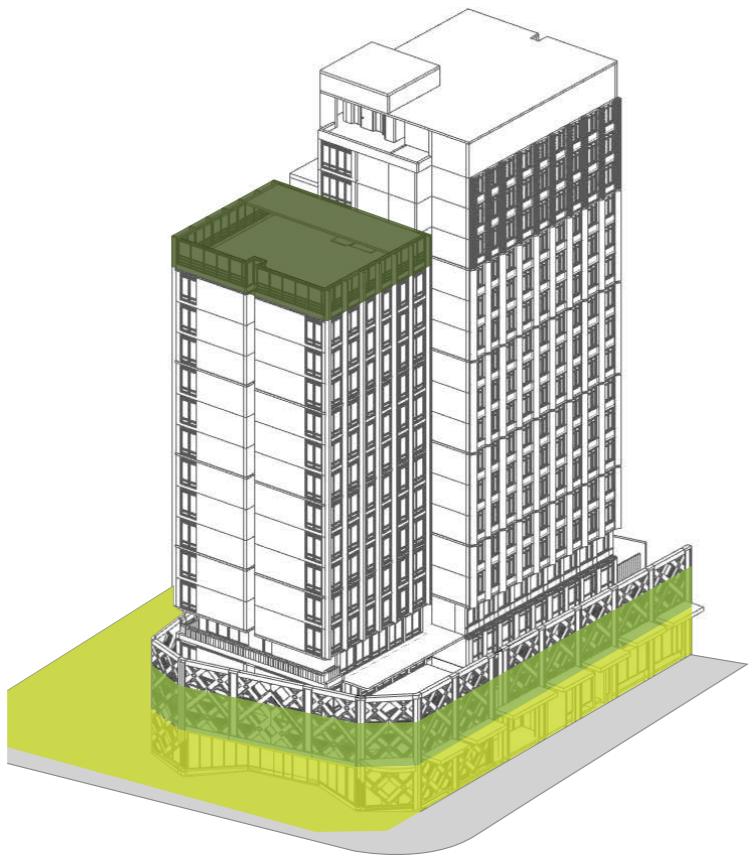
Façade treatment directed and influenced through solar studies and privacy considerations

## WILLIAM LANE - SOLAR ACCESS



# BETTER PERFORMANCE

## LANDSCAPE INTEGRATION



## LANDSCAPE - COUNTRY CONNECTIONS

The proposal will celebrate the indigenous landscape, unearthing a lost country that once provided meeting places, food sources and building materials for the traditional landowners.

A new public space will provide a connection to water and help connect people through these important productive landscapes. A feature brick weave pavement pattern will connect the public domain and building facade by wrapping up the building and softened by pockets of native vegetation.

A series of breakout communal spaces located on various levels up the building will allow a range of outdoor spaces including BBQ areas, quiet reading spaces, flexible outdoor cinema space and yoga deck, productive gardens, and level 16 sky lounges.

## LANDSCAPE PLANS



## PLANTING PALETTE

The planting palette celebrates the native landscapes of Sydney. Species proposed are either used as tools such as weaving, provide a food source or provide environmental benefits with



# BETTER PLACED

## BETTER FOR COMMUNITY

INCLUSIVE, CONNECTED AND DIVERSE

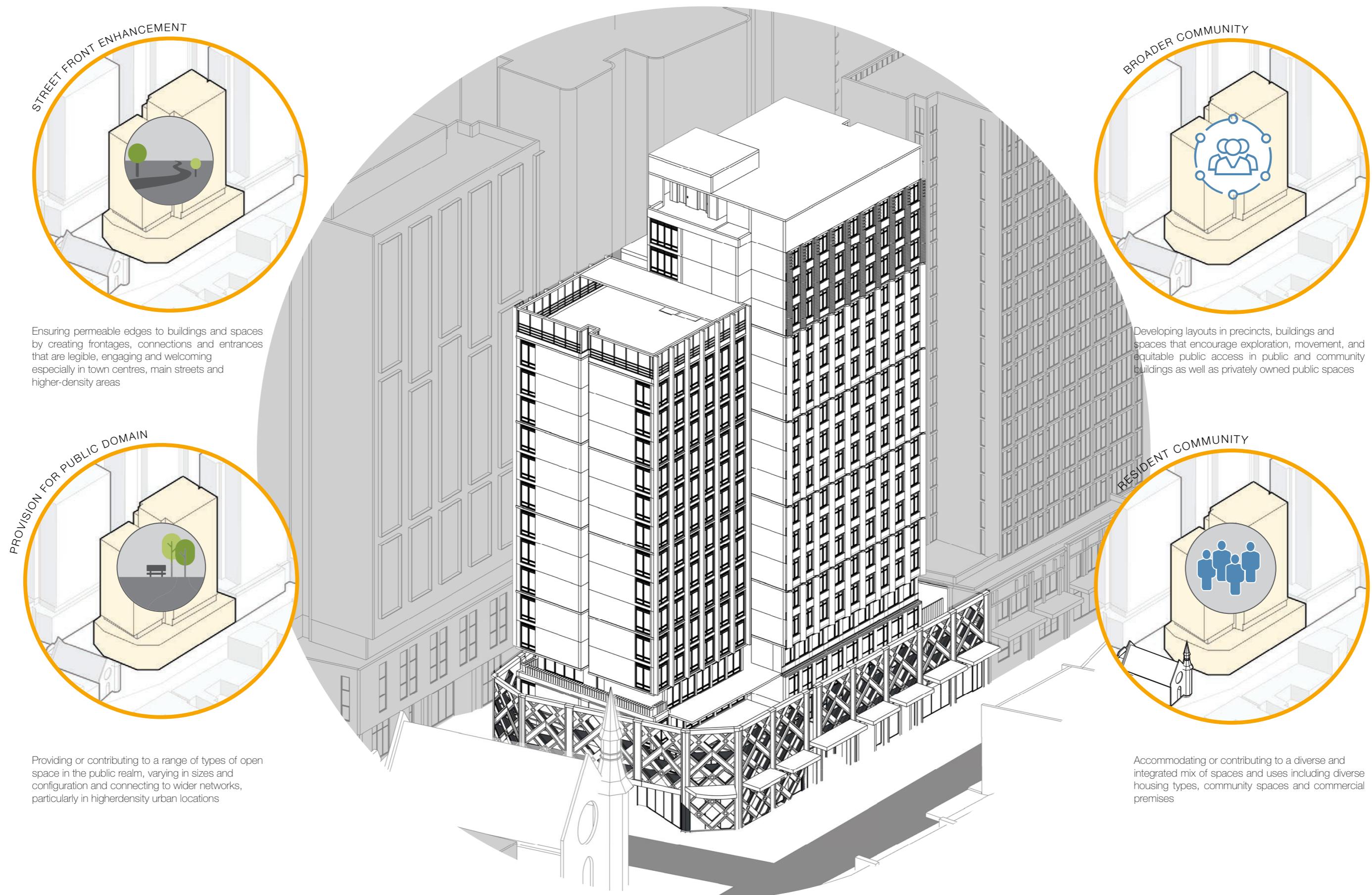
*"THE DESIGN OF THE BUILT ENVIRONMENT MUST SEEK TO ADDRESS GROWING ECONOMIC AND SOCIAL DISPARITY AND INEQUITY, BY CREATING INCLUSIVE, WELCOMING AND EQUITABLE ENVIRONMENTS. INCORPORATING DIVERSE USES, HOUSING TYPES AND ECONOMIC FRAMEWORKS WILL SUPPORT ENGAGING PLACES AND RESILIENT COMMUNITIES."*

### TO BE BETTER FOR THE COMMUNITY WE NEED TO ...

- PROVIDE APPROPRIATE LAYOUT, DENSITY AND WAYFINDING
- ENCOURAGE EXPLORATION, MOVEMENT AND EQUITABLE PUBLIC ACCESS
- ACCOMMODATE TO A DIVERSE AND INTEGRATED MIX OF SPACES
- SUPPORT EQUITABLE ACCESS TO A DIVERSE RANGE OF ECONOMIC AND EMPLOYMENT OPPORTUNITIES
- CONTRIBUTE TO A RANGE OF OPEN SPACES IN THE PUBLIC REALM
- CREATE EXTERNAL AND INTERNAL LAYOUTS TO ACCOMODATE A WIDE RANGE OF EVENTS
- PROVIDE PERMEABLE EDGES TO BUILDINGS
- CONTRIBUTE TO AN INTERCONNECTED NETWORK OF GREEN INFRASTRUCTURE



# BETTER FOR COMMUNITY



# BETTER FOR COMMUNITY

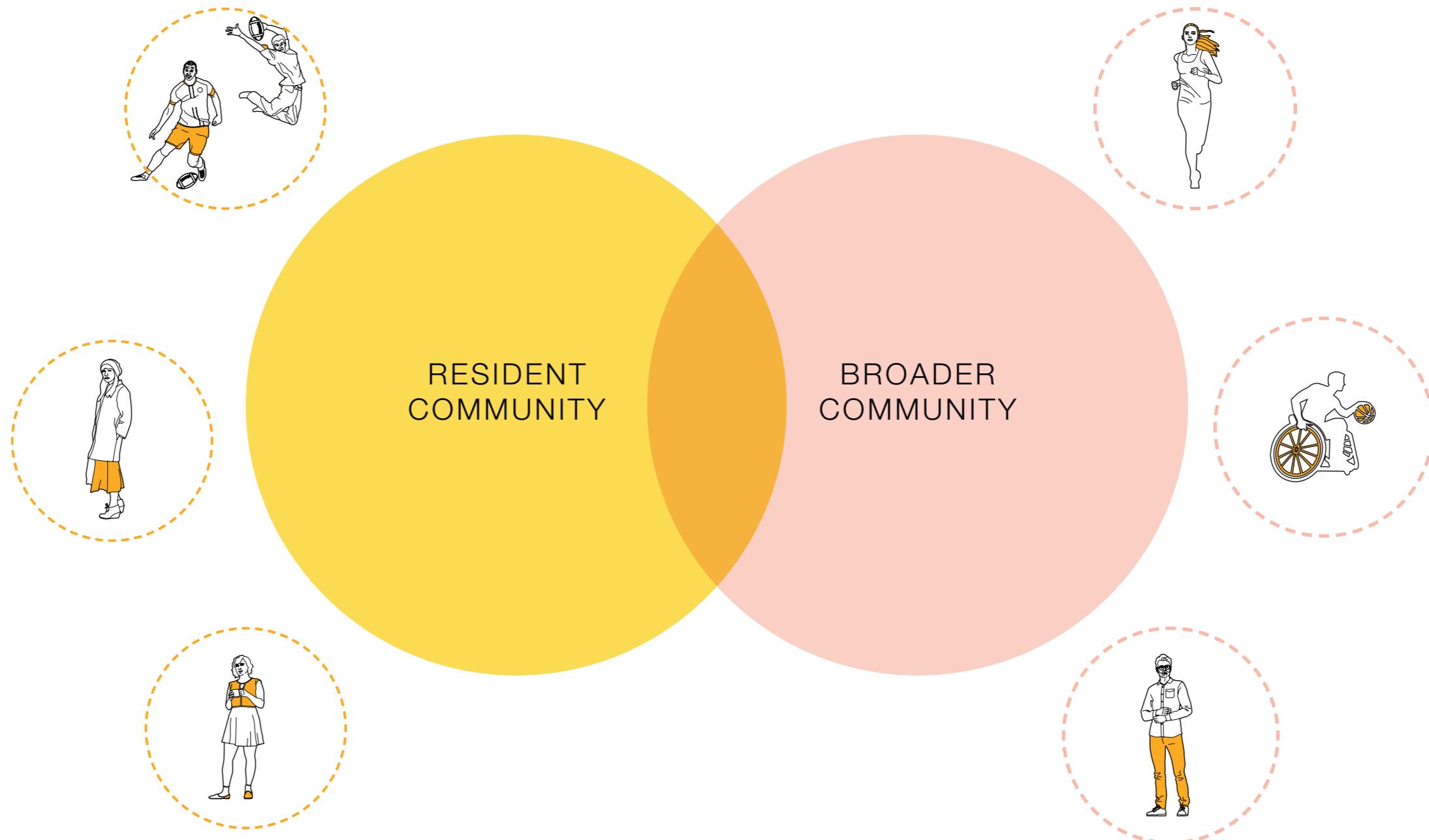
## CRITERIA

*"THE PROJECT WILL ENCOURAGE EXPLORATION, MOVEMENT AND EQUITABLE ACCESS."*

THROUGH...

- ADDING A POSITIVE ADDITION TO THE PUBLIC REALM OF THE PRECINCT FOR COMMUNITY USE
- PERMEABLE AND ACTIVE GROUND PLANE TO ACCOMODATE A RANGE OF COMMUNITY USE
- CONTRIBUTE TO AN INTERCONNECTED NETWORK OF GREEN INFRASTRUCTURE AND ESTABLISH OPPORTUNITIES FOR PUBLIC ART

## COMMUNITY INTERACTION

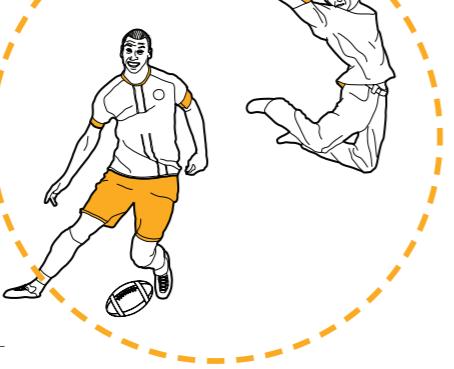


# BETTER FOR COMMUNITY

## RESIDENT COMMUNITY

-MICK AND SHANE ARE CHILDHOOD FRIENDS THAT GREW UP TOGETHER IN THE BLOCK OF REDFERN AND NOW LIVE IN THE BUILDING.  
-THEY ARE BOTH STUDYING AT THE NATIONAL CENTRE OF INDIGENOUS EXCELLENCE,  
-BOTH ARE PART OF THE RAB ( REDFERN ALL BLACK ).  
-MICK WOULD LIKE TO BECOME A PROFESSIONAL RUGBY PLAYER AND PLAY FOR THE WALLABIES  
-SHANE WISHES TO WORK AT THE GADIGAL INFORMATION CENTRE.

### MICK & SHANE



-CRISTINA IS AN INTERNATIONAL STUDENT FROM ECUADOR THAT MOVED IN THE BUILDING DUE TO ITS PROXIMITY TO THE CITY.  
-SHE CAME TO AUSTRALIA TO STUDY A BACHELOR OF ENGINEERING  
- SHE WORKS PART TIME AT A SMALL INTERIOR DESIGN SHOP IN REDFERN  
- SHE ENJOYS WALKING AROUND IN REDFERN AND DISCOVERING HIDDEN CORNERS OF SYDNEY WHEN GOING ON FOOD RUNS WITH HER FRIENDS.

### CRISTINA



-KIRRA IS AN INTERNATIONAL STUDENT FROM TAIWAN LIVING IN THE BUILDING

-SHE CAME TO AUSTRALIA TO STUDY A BACHELOR OF FINANCE  
- SHE IS THE HEAD OF THE STUDY ABROAD PROGRAM FOR INTERNATIONAL STUDENTS TO HELP THEM SOCIALISE AND ADJUST TO THE ENVIRONMENT / COMMUNITY  
-SHE IS AN AVID PHOTOGRAPHER AND VIDEOGRAPHER, SHE LOVES EXPLORING CULTURES AND MEETING NEW PEOPLE.

### KIRRA



-NINA IS A 35 YEARS OLD AUSTRALIAN WHO WORKS IN THE COFFEE SHOP ( RETAIL SPACE ) OF THE BUILDING.  
-SHE LOVES RUNNING AND CYCLING AND EVEN TAKES PARTS IN MARATHONS  
-SHE ENJOYS TALKING TO HER CUSTOMERS AND MAKING NEW FRIENDS.  
-SHE SOMETIMES FINISHES WORK QUITE LATE AND CAN FEEL UNCOMFORTABLE WHEN SHE HAS TO WALK TO THE STATION.

### NINA



-JOSEPH IS AN INDIGENOUS TUTOR WORKING AT THE UNIVERSITY OF SYDNEY.  
- HE TEACHES MASTERS OF PROFESSIONAL PRACTICE AND IS ALSO PART OF THE ABORIGINAL CENTRE OF USYD.  
-HE ORGANISES TUTORING CLASSES IN THE BUILDING TO ENCOURAGE INDIGENOUS STUDENTS TO UNDERTAKE HIGHER EDUCATION COURSES

### JOSEPH



-WADE IS AN AUSTRALIAN TEENAGER LIVING IN THE BUILDING.  
-HE GOT INTO AN ACCIDENT AT THE AGE OF 10 WHICH PARALISED HIS LEGS AND FORCED HIM TO REMAIN IN A WHEELCHAIR  
-HE LOVES BASKETBALL AND IS A BIG FAN OF THE LOS ANGELES LAKERS  
- SOMEDAY HE WISHES TO MOVE TO THE US TO MEET HIS FAVORITE TEAM AND WORK AS A JOURNALIST REPORTING FOR AUSTRALIA

### WADE

# BETTER FOR COMMUNITY

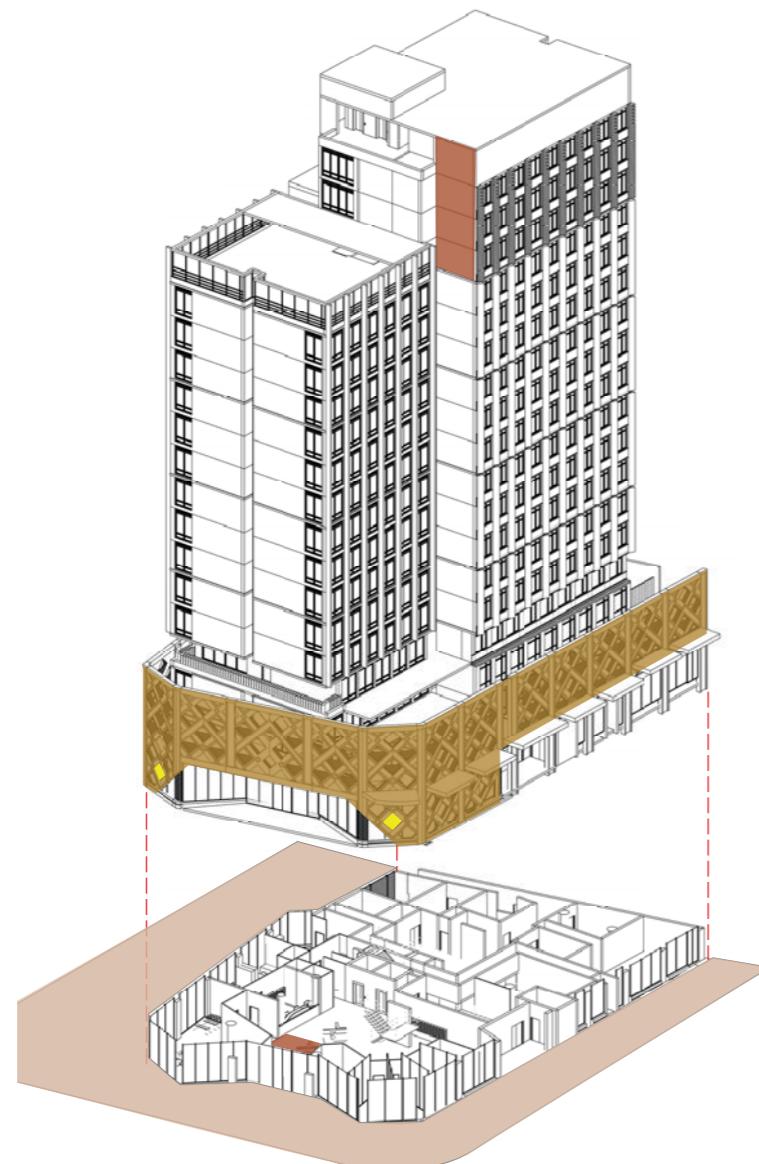
## CRITERIA

*"CREATING INTERNAL AND EXTERNAL LAYOUTS WHICH CAN ACCOMMODATE A WIDE RANGE OF EVENTS, ACTIVITIES AND INFORMAL SOCIAL INTERACTIONS "*

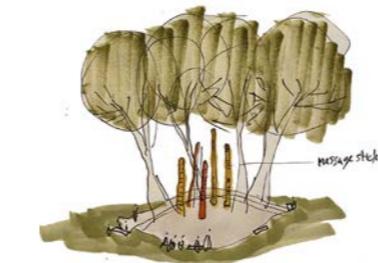
THROUGH...

- PROVISION OF SPACES AND PLACES IN AND AROUND THE BUILDING THAT FACILITATES ENGAGEMENT AND ENOURAGES SOCIAL DYNAMICS.
- OPPORTUNITIES FOR GATHERINGS, EVENTS AND INTERFACE ARE UNDERPINNED THROUGH DELIBERABLE PLACE MAKING GESTURES

## CULTURAL INFLUENCE



## PEDESTRIAN EXPERIENCE



## ARTIST ENGAGEMENT



## CULTURAL INTERFACE



## WEAVING PATTERN



**A space to celebrate culture**, such as a viewing, yarning or sitting place with references to local design and stories allowing leaders to tell the story.



**Integrated Art** High quality photo / print of local artist, or electronic or light display artwork. Example below is of Reid Highway WA upgrade with Noongar design translated by artist Drew Straker through a community led co-design process.

**Client:** Decmil / Main Roads WA



**Storytelling and wayfinding devices** help connect people and orientate them to Gadigal Eora Country and the stories and history that came before. Signage, surface etching, sandblasting of language etc.



- the architectural interpretation of the ancient aboriginal art of weaving. the **weaving pattern** enhances the permeability of the building encouraging at the same time the engagement and connections between the resident community and the broader community.



# BETTER FOR COMMUNITY

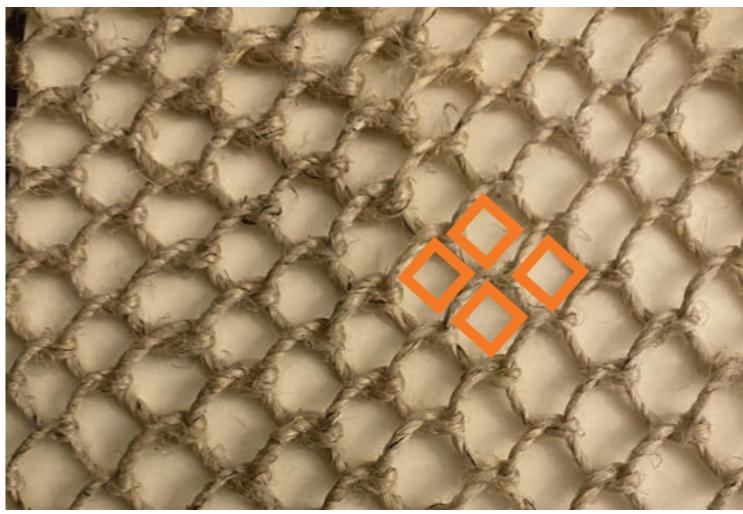
## CRITERIA

*"ENSURING PERMEABLE EDGES TO BUILDINGS AND SPACES BY CREATING FRONTAGES, CONNECTIONS AND ENTRANCES THAT ARE LEGIBLE, ENGAGING AND WELCOMING, ESPECIALLY IN TOWN CENTRES, MAIN STREETS AND HIGHER-DENSITY AREAS"*

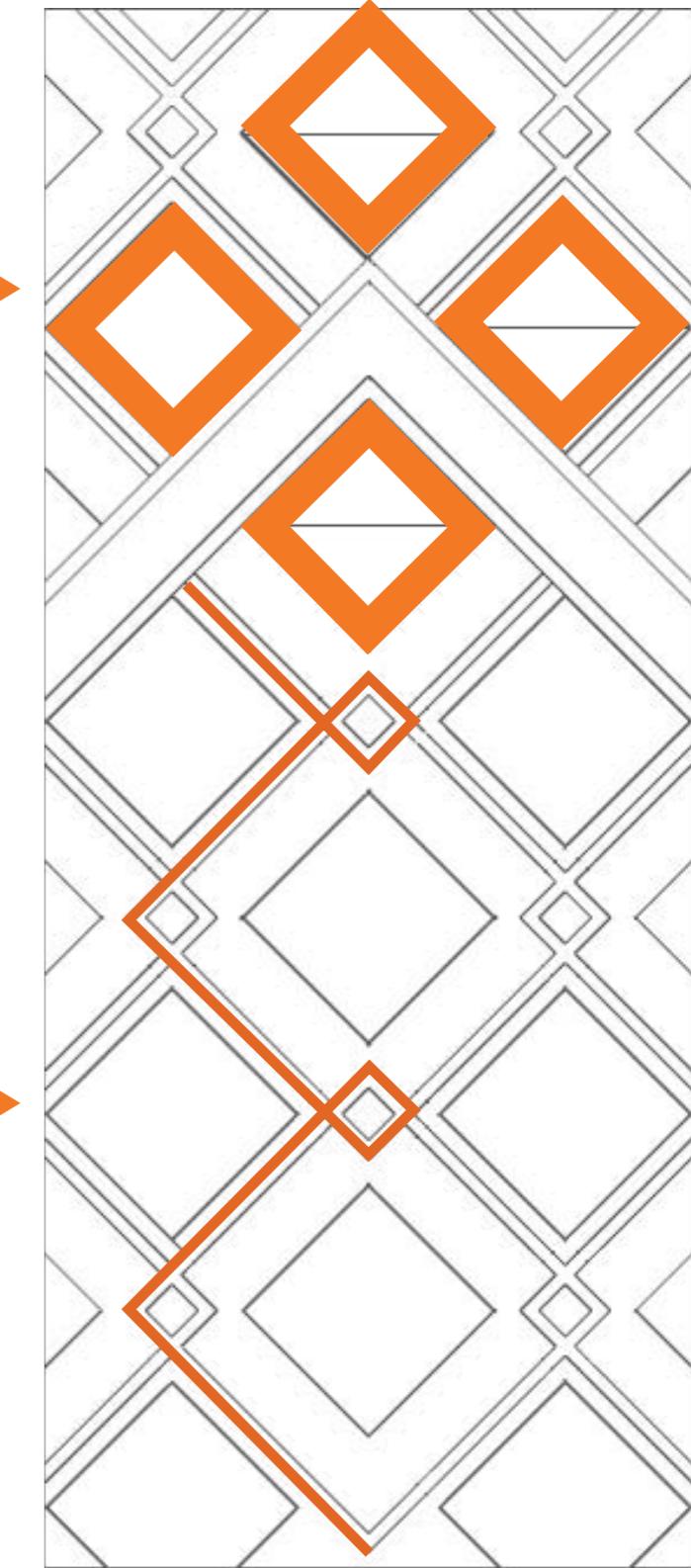
THROUGH...

- THE ARCHIETURAL INTEPRETATION OF THE TRADITIONAL ABORIGINAL ART OF WEAVING
- THE WEAVING PATTERN ENHANCES THE PERMEABILITY OF THE BUILDING
- ENCOURAGING THE ENGAGEMENT AND CONNECTIONS BETWEEN THE RESIDENT COMMUNITY AND THE BROADER COMMUNITY.

## WEAVE ORIGINS



## ARCHITECTURAL INTERPRETATION

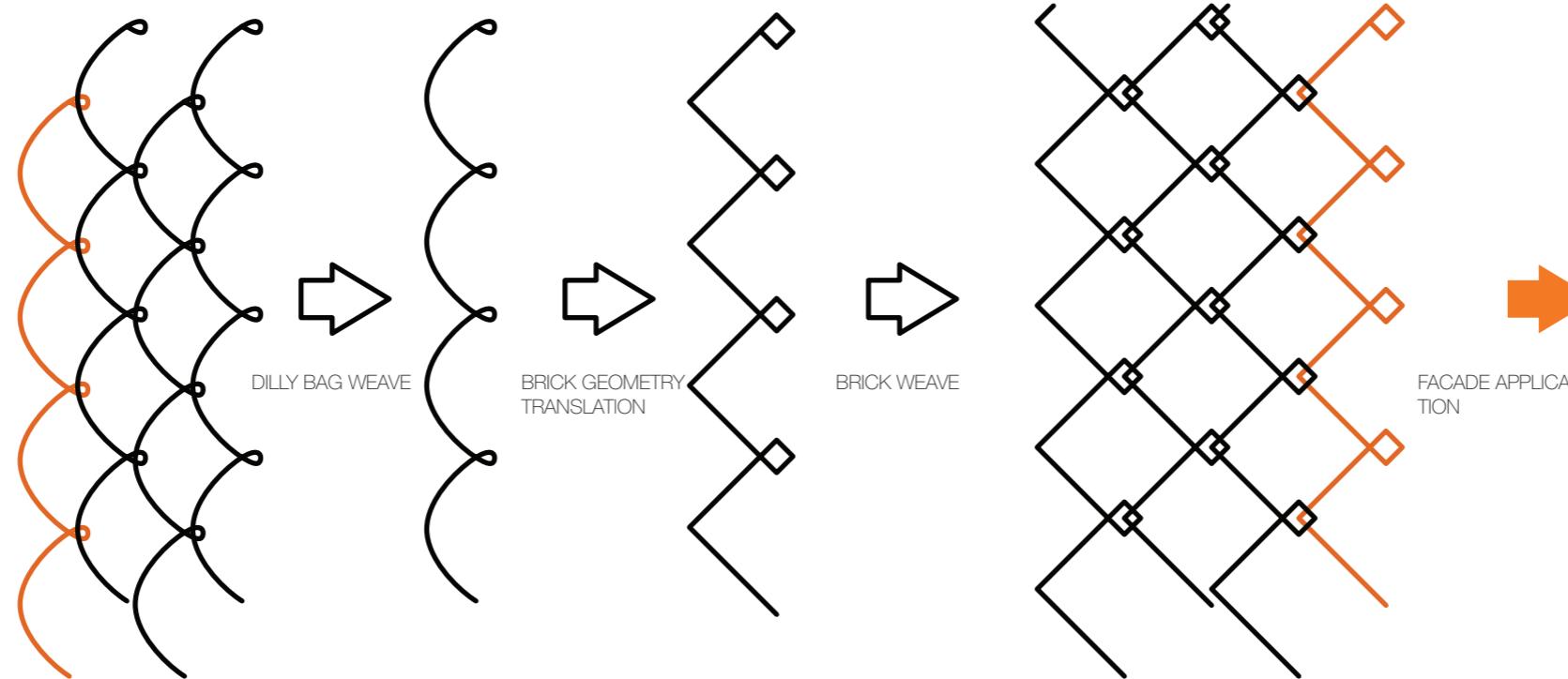


## DILLY BAG (2020)

Dilly Bag by Robyn Brown (Yuni). This technique uses a looping technique to hold space and things

The ancient art of weaving has been used as an Indigenous method to create food tools, baskets, fishing nets and skin cloaks for warmth for centuries

## WEAVE TRANSFORMATION



# BETTER FOR COMMUNITY

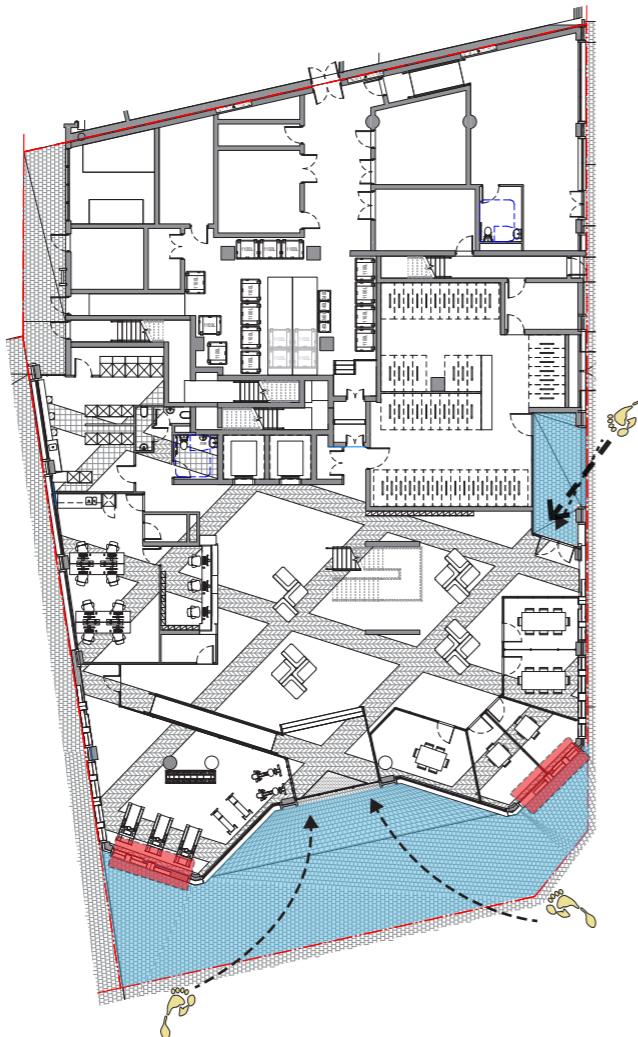
## CRITERIA

*"DEVELOPING LAYOUTS IN PRECINCTS, BUILDINGS AND SPACES THAT ENCOURAGE EXPLORATION, MOVEMENT, AND EQUITABLE PUBLIC ACCESS IN PUBLIC AND COMMUNITY BUILDINGS AS WELL AS PRIVATELY OWNED PUBLIC SPACES "*

THROUGH...

- CURATING THE STREETSCAPE PROGRAM TO PROVIDE A DIDACTIC AND ACCESSIBLE EXPERIENCE, WITH REFERENCE TO TRADITIONS, PAST AND PRESENT

## ENGAGEMENT AND ACCESS



## MUNGO FOOTPRINTS

During the aboriginal engagement process, Uncle Allan suggested the use of footprints to help guide people in to the entries, give them a path to follow.

The climate around Wilandra Lakes was dry, cold and windy. Sand dunes were blowing in from the west, and the lakes were steadily drying out - first in the south then moving northwards. The wider landscape was becoming increasingly barren, so people were probably following the drying lakes north for the shellfish and other food they offered. Animals too would have been attracted to the lakes and nearby soaks.

## STORY TELLING



### PLAQUE

The plaques are located at the appropriate height within the brick woven form to be viewed and read, which gives the pedestrian an opportunity to learn about how the podium celebrates the significance of the weave in the aboriginal culture.

PLAQUE DIMENSIONS

## THE FOOTPRINTS



## COMMUNITY ENGAGEMENT



# BETTER PLACED

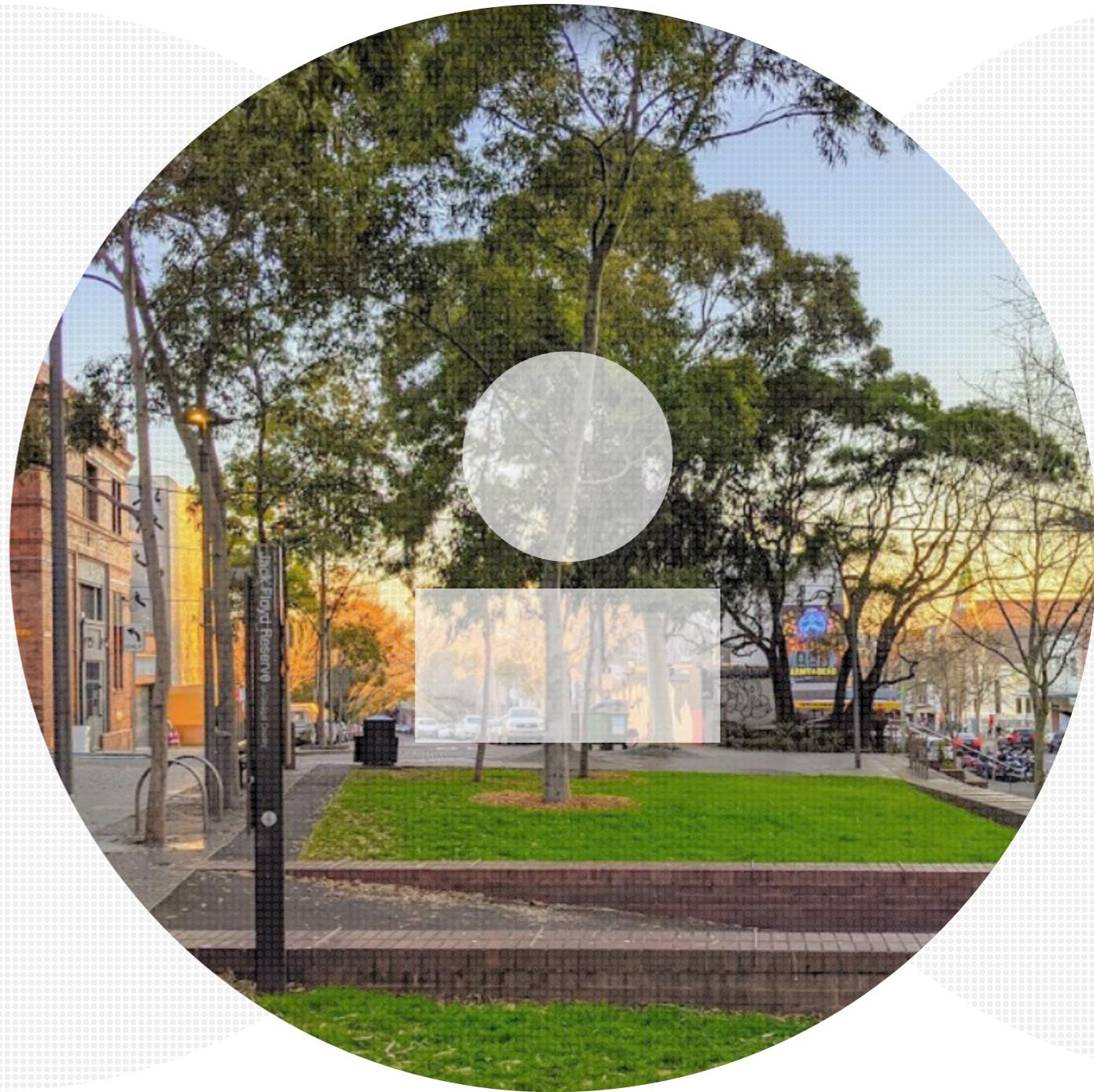
## BETTER FOR PEOPLE

SAFE, COMFORTABLE AND LIVABLE

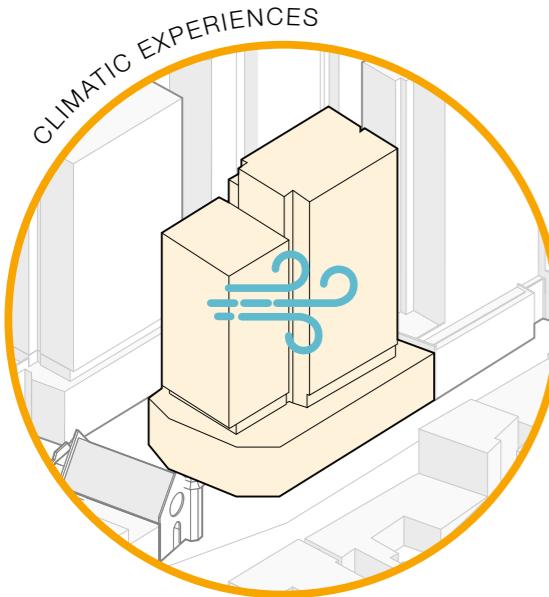
*"THE BUILT ENVIRONMENT MUST BE DESIGNED FOR PEOPLE WITH A FOCUS ON SAFETY, COMFORT AND THE BASIC REQUIREMENT OF USING PUBLIC SPACE. THE MANY ASPECTS OF HUMAN COMFORT WHICH AFFECT THE USABILITY OF A PLACE MUST BE ADDRESSED TO SUPPORT GOOD PLACES FOR PEOPLE."*

### TO BE BETTER FOR PEOPLE WE NEED TO ...

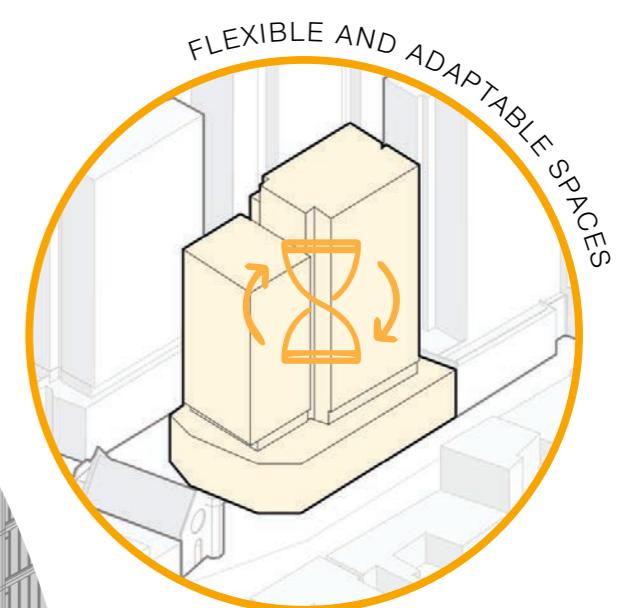
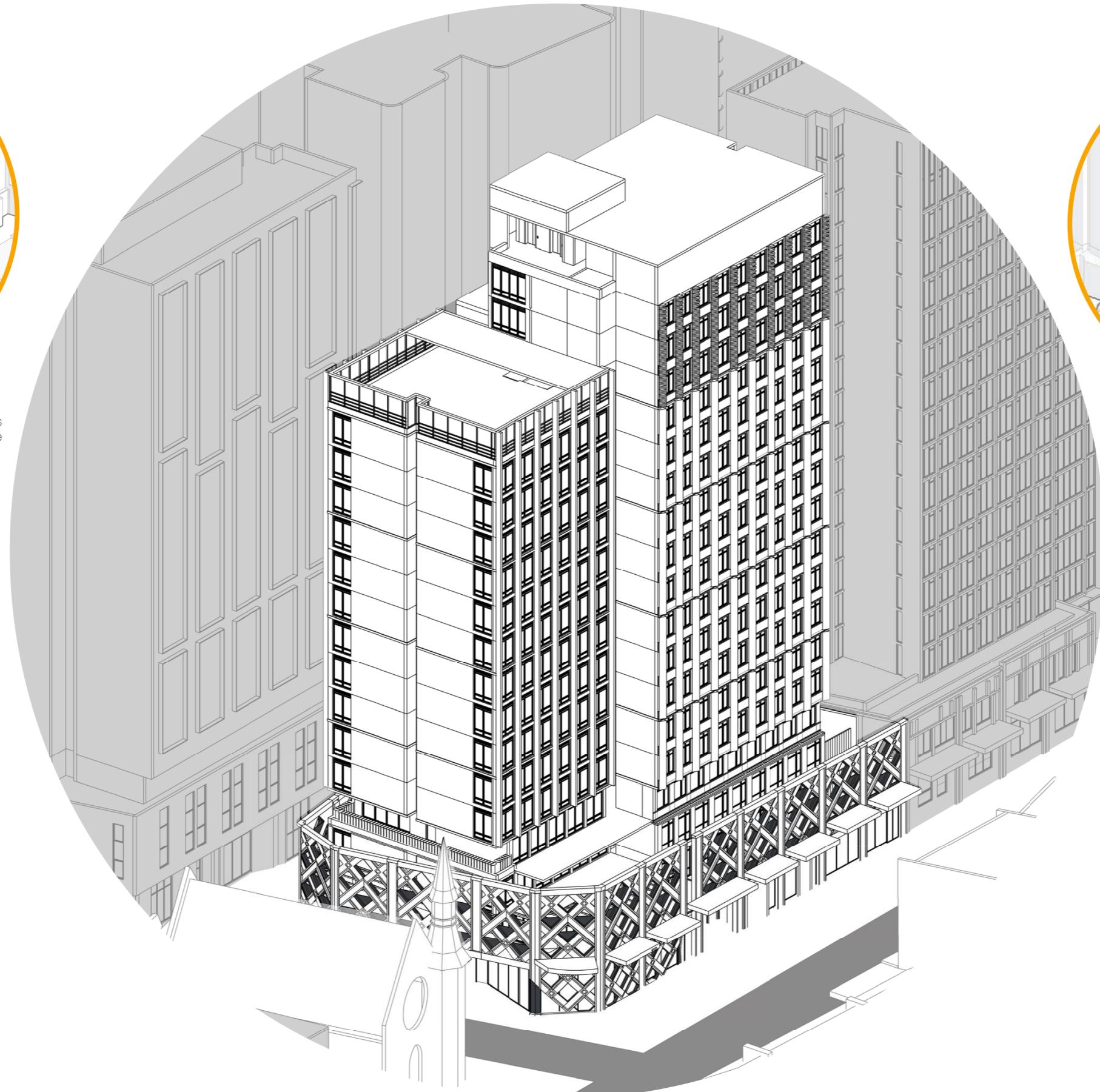
- FACILITATE AND ENCOURAGE SUSTAINABLE TRANSPORT MODES
- ACCOMODATE FOR FUTURE CHANGE
- INTEGRATE GREEN INFRASTRUCTURE
- CONTRIBUTE TO RESOURCE EFFICIENCY
- USE ROBUST MATERIALS AND CLIMATE RESPONSIVE PLANTS
- RESPOND TO LOCAL CLIMATE CONDITIONS
- OPTIMISE ENVIRONMENTAL PERFORMANCE



# BETTER FOR PEOPLE



Providing an appropriate range of climatic experiences  
– shelter, enclosure, openness, solar access and shade



Accommodating an appropriate range of social and  
community activities by providing flexible spaces that  
are adaptable as future circumstances change

# BETTER FOR PEOPLE

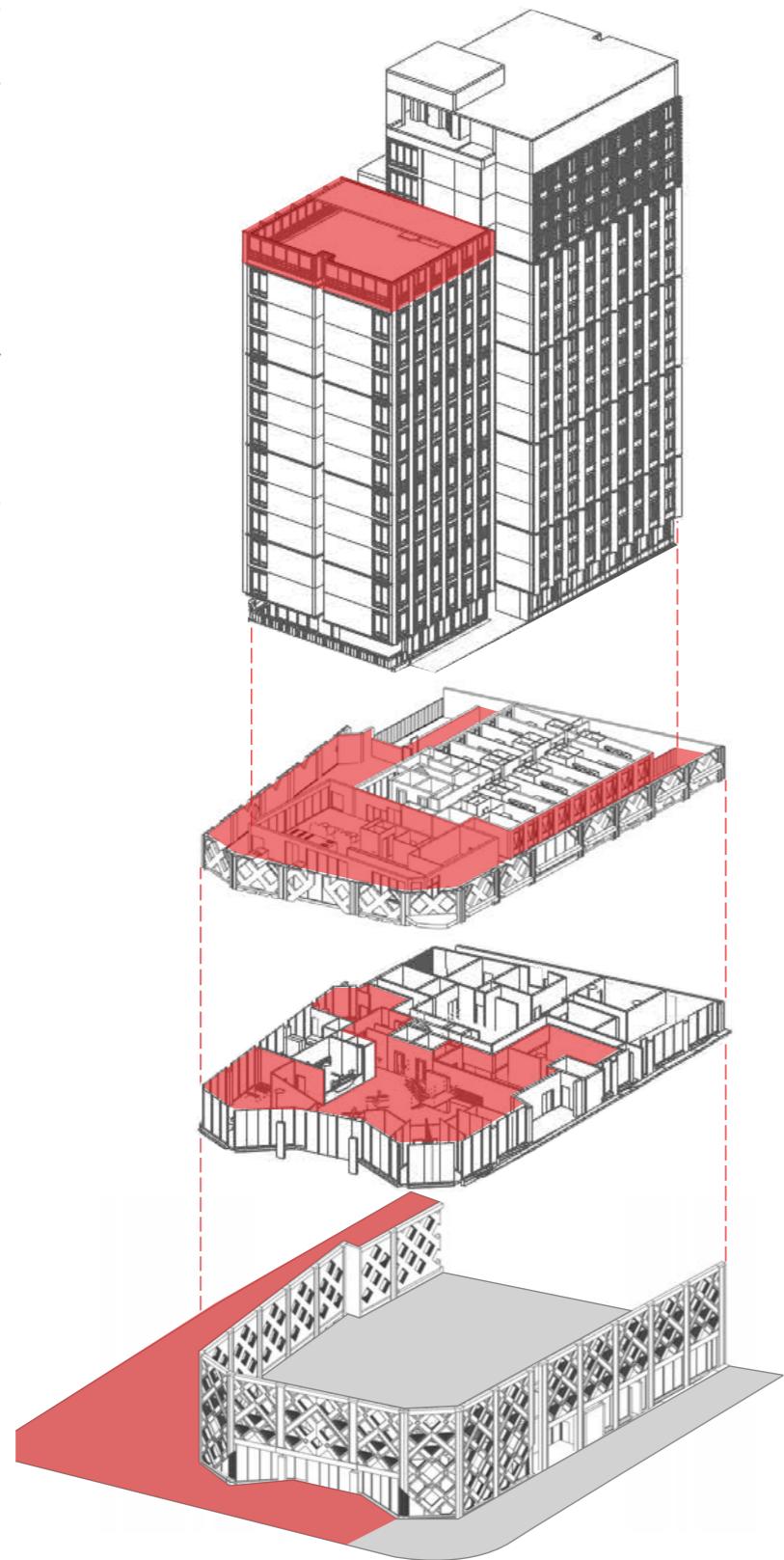
## CRITERIA

- ACCOMMODATING AN APPROPRIATE RANGE OF SOCIAL AND COMMUNITY ACTIVITIES BY PROVIDING FLEXIBLE SPACES THAT ARE ADAPTABLE AS FUTURE CIRCUMSTANCES CHANGE
- OPTIMISING COMFORT AND ENJOYMENT WITHIN BUILDINGS AND SPACES, THROUGH ACOUSTIC AND THERMAL COMFORT, APPROPRIATE LIGHTING, APPROPRIATELY PROPORTIONED SPACES AND CONNECTION TO SURROUNDINGS
- THE PROJECT WOULD ESTABLISH OPPORTUNITIES TO FACILITATE ENJOYMENT OF PUBLIC SPACES AND SUPPORT A RANGE OF USES TO ENCOURAGE ACCESSIBILITY, DIVERSITY AND AFFORDABILITY.
- PROVIDES ENVIRONMENTS THAT ENCOURAGES SOCIAL INTERACTION WHILE RESPECTING THE NEED FOR PRIVACY

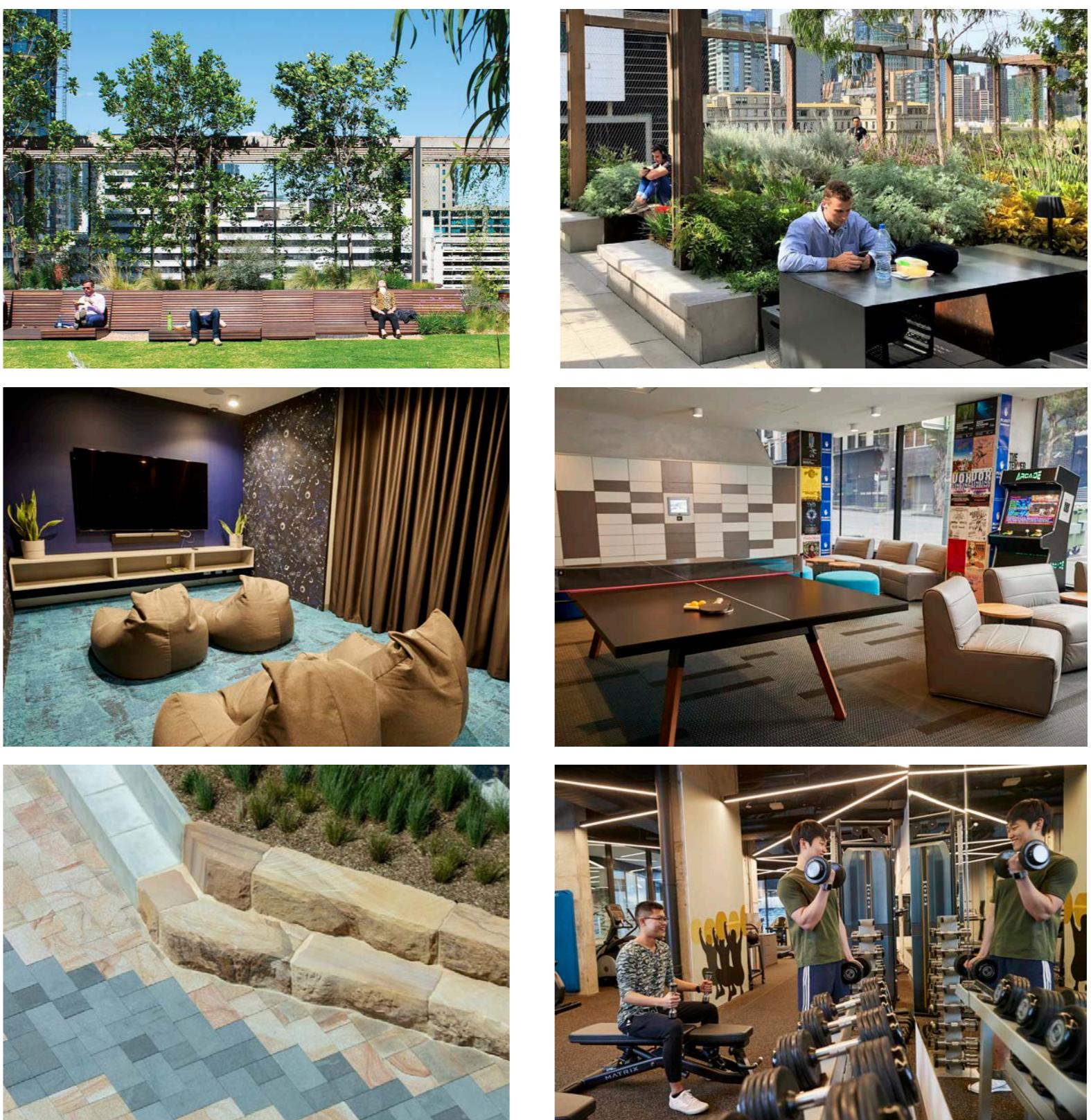
## THROUGH...

- PROVISION OF A RANGE OF INDOOR AND OUTDOOR SPACES THAT ARE BOTH ROBUST YET FLEXIBLE.
- INDOOR AND OUTDOOR SPACES ARE VISUALLY INTERCONNECTED TO ENCOURAGE COMFORT AND ACCESSIBILITY
- SOCIAL INTERACTION ENCOURAGED THROUGH FACILITIES ACROSS NUMEROUS LEVELS OF THE BUILDING

## FLEXIBLE AND ADAPTABLE SPACES



## BENCHMARK IMAGES



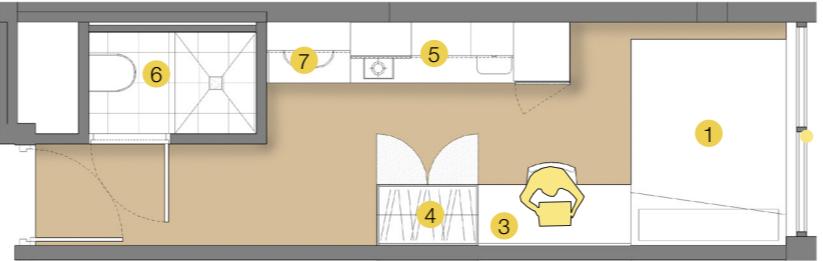
# BETTER FOR PEOPLE

## INTENT

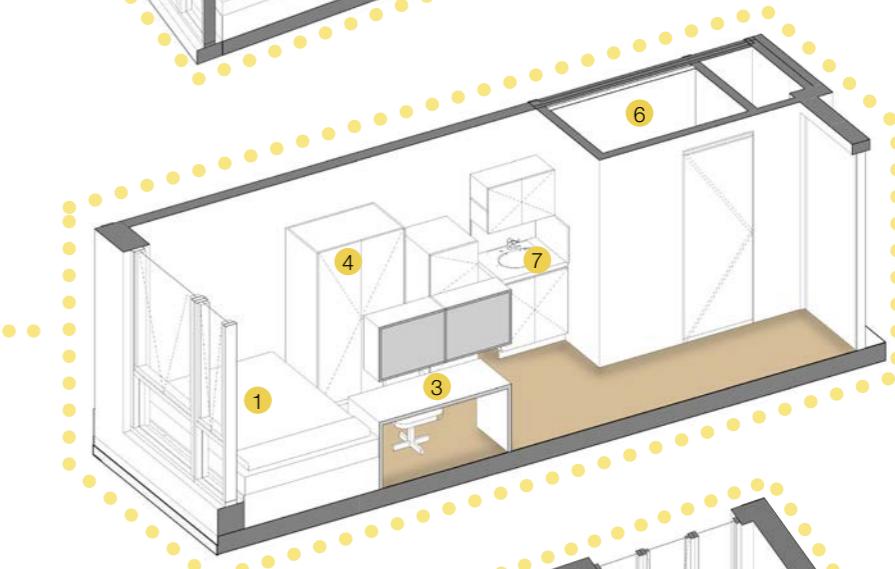
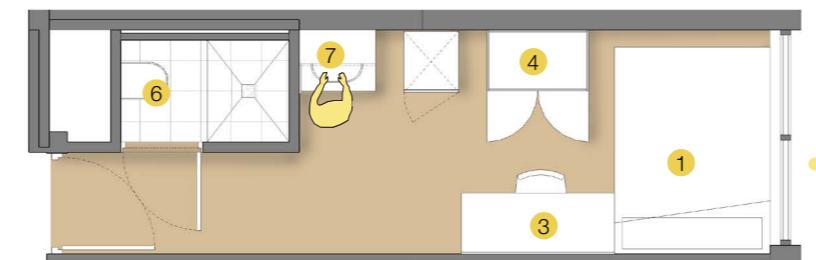
- TO ADDRESS THE DIVERSE AND GROWING NEEDS OF STUDENTS.
- ROOM TYPOLOGY ARE DESIGNED WITH AFFORDABILITY, ACCESSIBILITY AND ERGONOMICS IN MIND.

## SOLE OCCUPANCY UNITS

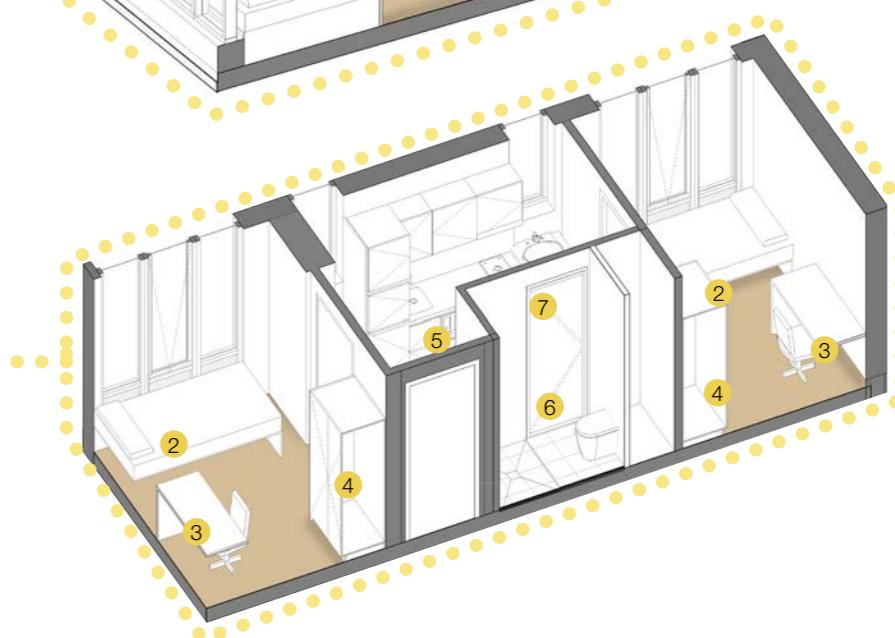
STUDIO A (16SQM)



ENSUITE (15SQM)



2 BED LAYOUT A (27SQM)

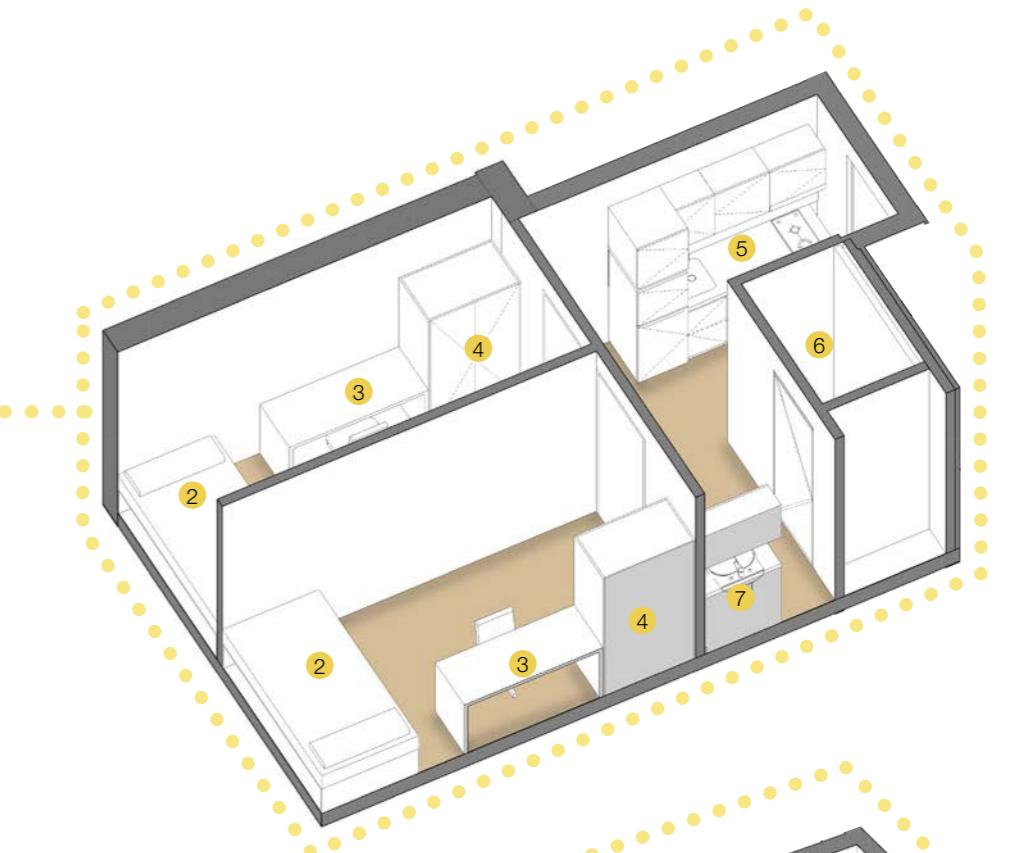
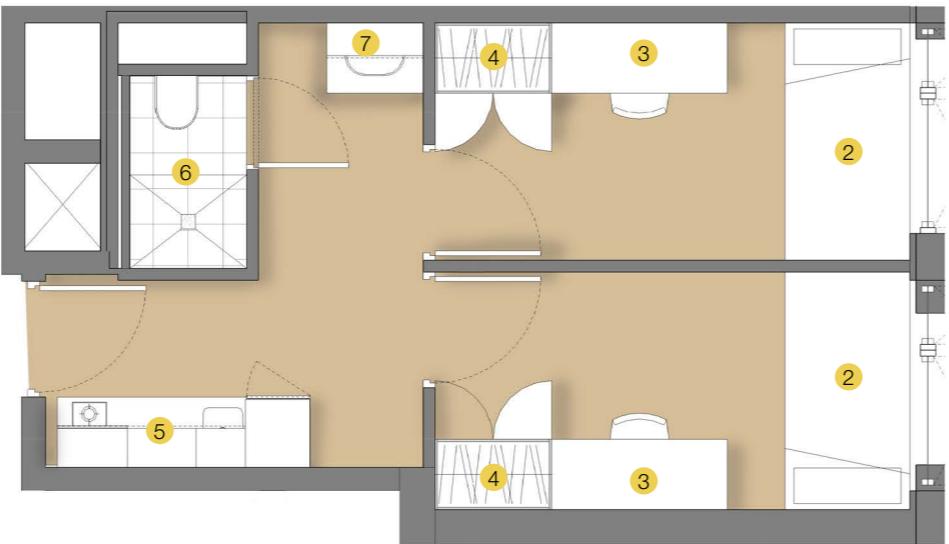


1. QUEEN BED
2. KING SINGLE
3. STANDARD 1500 WIDE FREE STANDING DESK
4. STANDARD 1000MM WIDE BUILT IN WARDROBE
5. KITCHENETTE WITH COOKTOP
6. SHOWER AND TOILET POD
7. EXTERNAL BASIN

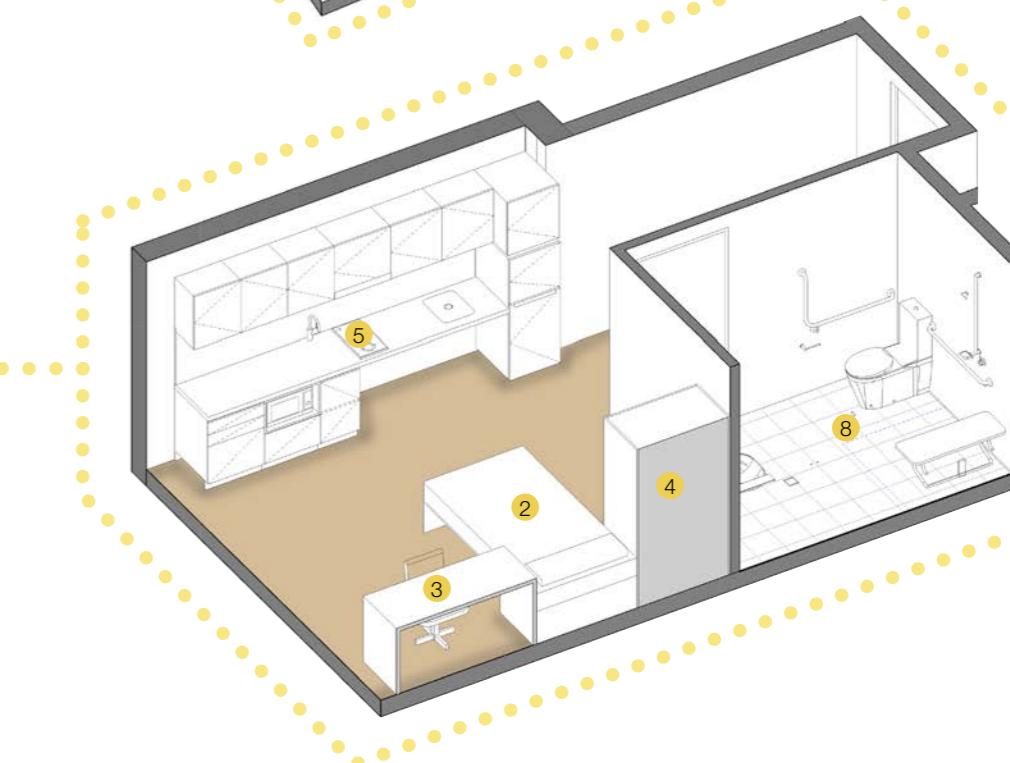
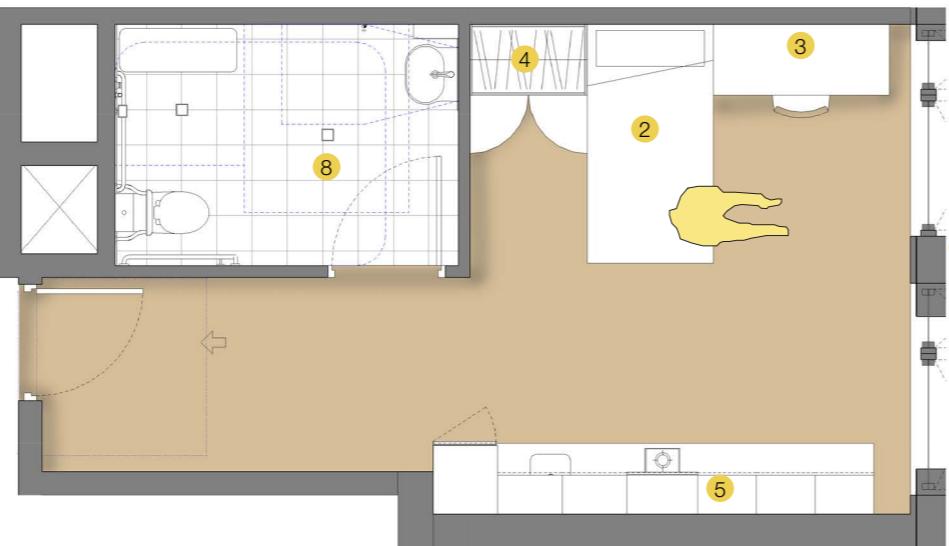
# BETTER FOR PEOPLE

## SOLE OCCUPANCY UNITS

2 BED LAYOUT B (29SQM)



ACCESSIBLE UNIT (29SQM)



- 1. QUEEN BED
- 2. KING SINGLE
- 3. STANDARD 1500 WIDE FREE STANDING DESK
- 4. STANDARD 1000MM WIDE BUILT IN WARDROBE
- 5. KITCHENETTE WITH COOKTOP
- 6. SHOWER AND TOILET POD
- 7. EXTERNAL BASIN

# BETTER PLACED

# BETTER WORKING

FUNCTIONAL, EFFICIENT AND FIT FOR PURPOSE

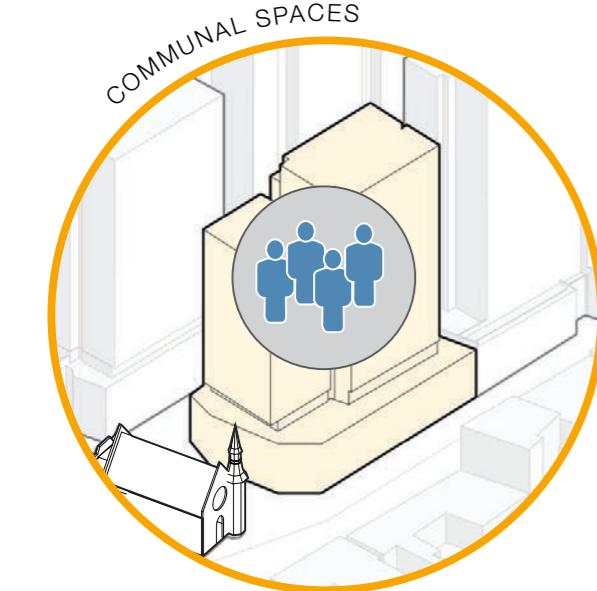
"HAVING A CONSIDERED, TAILORED RESPONSE TO THE PROGRAM OR REQUIREMENTS OF A BUILDING OR PLACE, ALLOWS FOR EFFICIENCY AND USABILITY WITH THE POTENTIAL TO ADAPT TO CHANGE. BUILDINGS AND SPACES WHICH WORK WELL FOR THEIR PROPOSED USE WILL REMAIN VALUABLE AND WELL-UTILISED."

## TO BE BETTER WORKING WE NEED TO ...

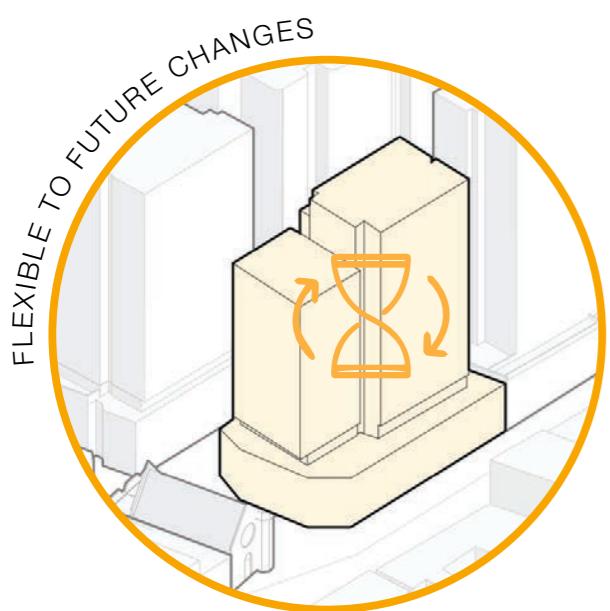
- RESPOND TO PEOPLE'S DAILY NEEDS AND AMENITY
- SUPPORT A RANGE OF DIVERSE USES
- SUPPORT HOUSING AND COMMERCIAL ACTIVITY
- CREATE SPACES TO PRIORITISE SHARED USE AND OPTIMISE VALUE
- ENSURE SPATIAL LAYOUTS ARE ACCESSIBLE/LEGIBLE AND NAVIGABLE
- FLEXIBLE TO ACCOMODATE FUTURE CHANGES
- APPROPRIATELY SIZED TO ACCOMODATE ACTIVITY AND MOVEMENT PATH



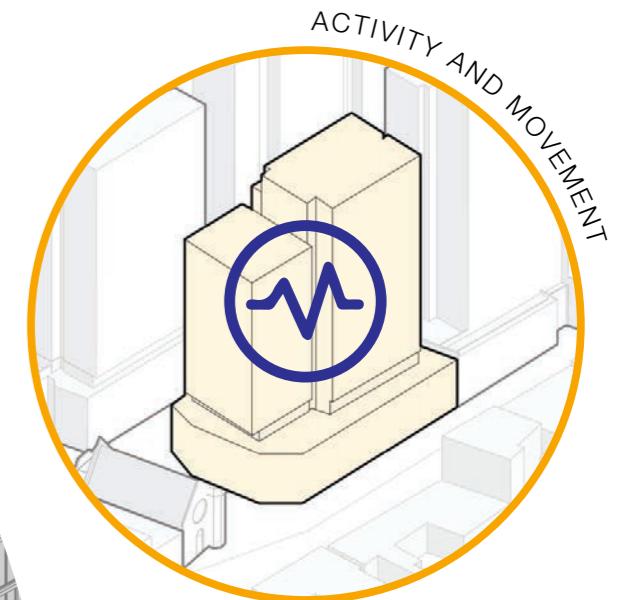
# BETTER WORKING



Accommodating and responding to people's daily needs and amenity, including activities, use requirements and movement patterns in the urban environment



Ensuring spatial layouts are flexible to accommodate potential future changes in use, responding to future requirements and movement patterns



Supporting a range of diverse uses which activate places day and night, inside and outside, by overlapping or extending the times of use by different groups

# BETTER WORKING

## INTENT

- SUPPORTING A RANGE OF DIVERSE USES WHICH ACTIVATE PLACES DAY AND NIGHT, INSIDE AND OUTSIDE, BY OVERLAPPING OR EXTENDING THE TIMES OF USE BY DIFFERENT GROUPS

- CREATING INDOOR AND OUTDOOR SPACES WHICH ACCOMMODATE AND PRIORITISE SHARED USE, TO OPTIMISE VALUE FOR BUILDING OCCUPANTS AND THE PUBLIC

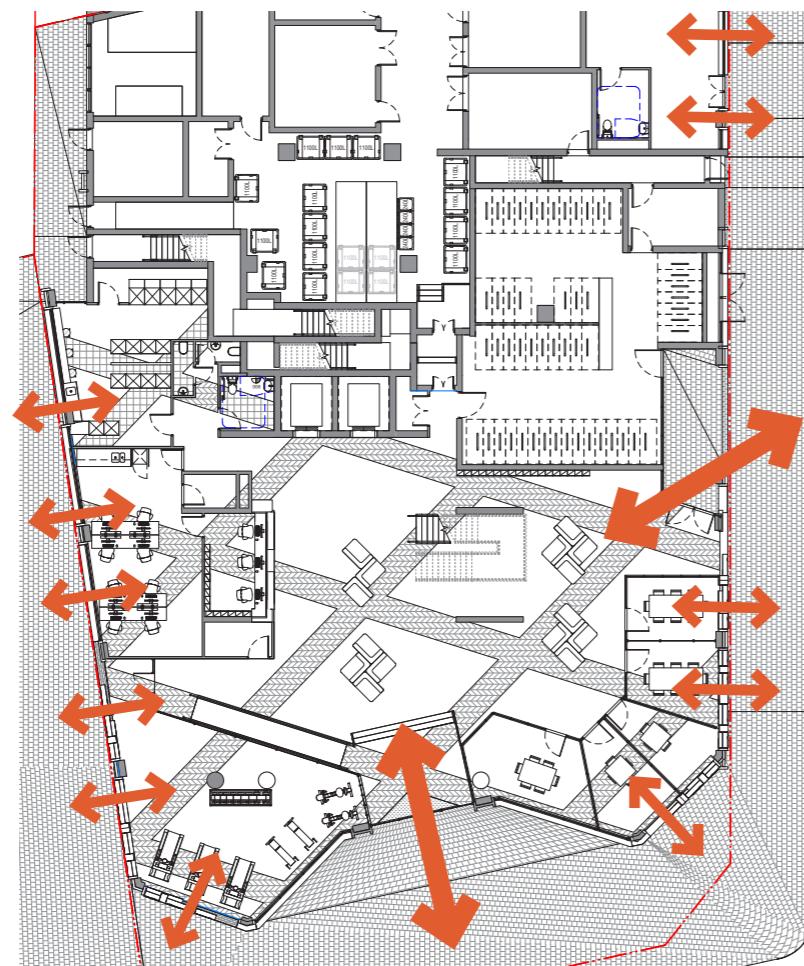
## LEGEND

VISUAL INTERFACE

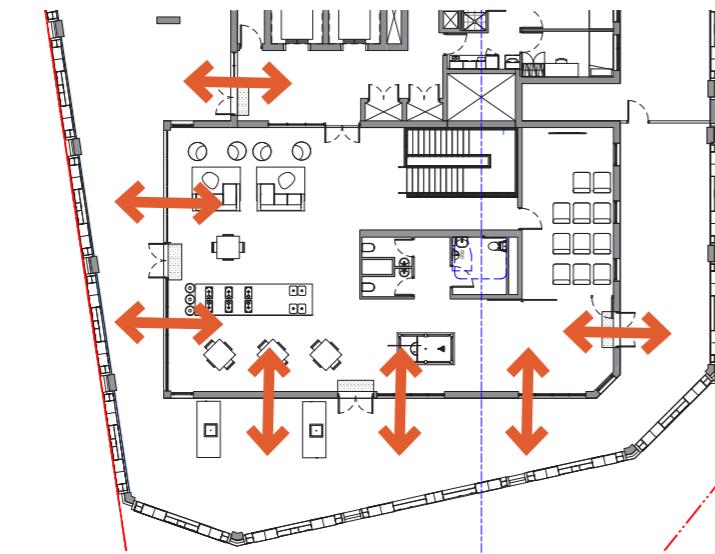


INDOOR / OUTDOOR RELATIONSHIP

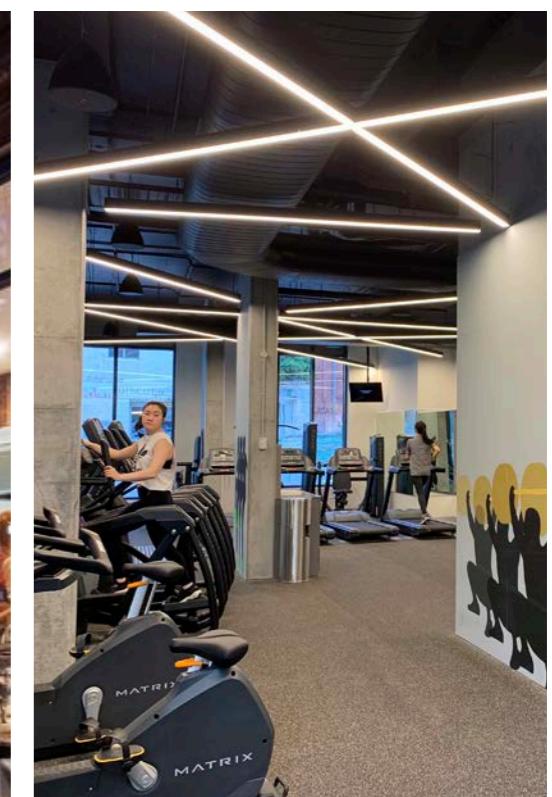
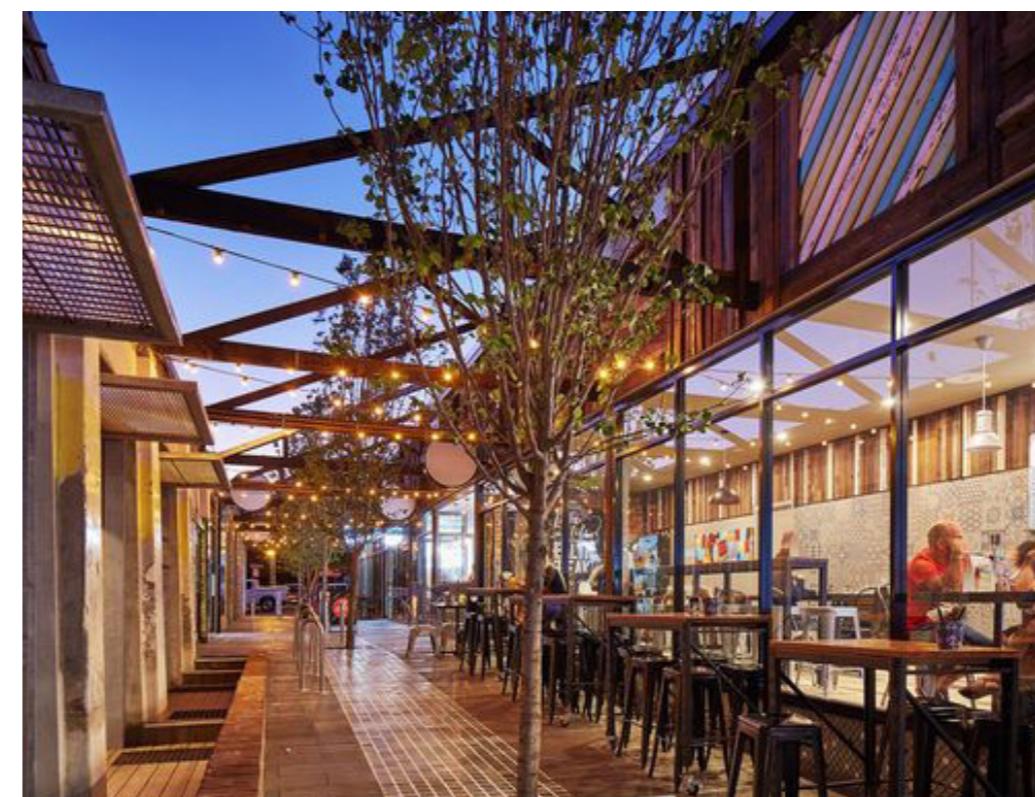
## LOCATION PLAN - ENTRY



## LOCATION PLAN - LEVEL 02



## DAY / NIGHT ACTIVATION - VISUAL CONNECTION - PRIVATE / PUBLIC



# BETTER PLACED

## BETTER VALUE

CREATING AND ADDING VALUE

*"GOOD DESIGN GENERATES ONGOING VALUE FOR PEOPLE AND COMMUNITIES AND MINIMISES 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."*

### TO PROVIDE BETTER VALUE WE NEED TO ...

- ACCOMODATE RANGE OF ECONOMIC, SMALL BUSINESS AND ENTREPRENEURIAL OPPORTUNITIES
- FACILATE ENJOYMENT OF PUBLIC SPACE
- SUPPORT A RANGE OF USES TO ENCOURAGE ACCESSIBILITY, DIVERSITY AND AFFORDABILITY
- DEVELOPE BUILT ELEMENTS THAT ARE DURABLE YET REFLECT QUALITY AND PERMANENCE
- TAKE A WHOLE OF LIFE APPROACH AND CONSIDER MAINTENANCE COST
- ENCOURAGE SOCIAL INTERACTION WHILE PROVIDING PRIVACY AND SECLUSION
- DELIVERING NEW AND ENHANCED PUBLIC SPACES
- ALLOW FOR FUTURE ADAPTATION TO ACCOMODATE NEW DEMOGRAPHICS, USES AND TECHNOLOGIES
- DELIVER WITH INVENTIVENESS AND INNOVATION



# FUTURE ADAPTATION

## PROGRAMS

COMMUNAL AREAS



RETAIL/ADMIN

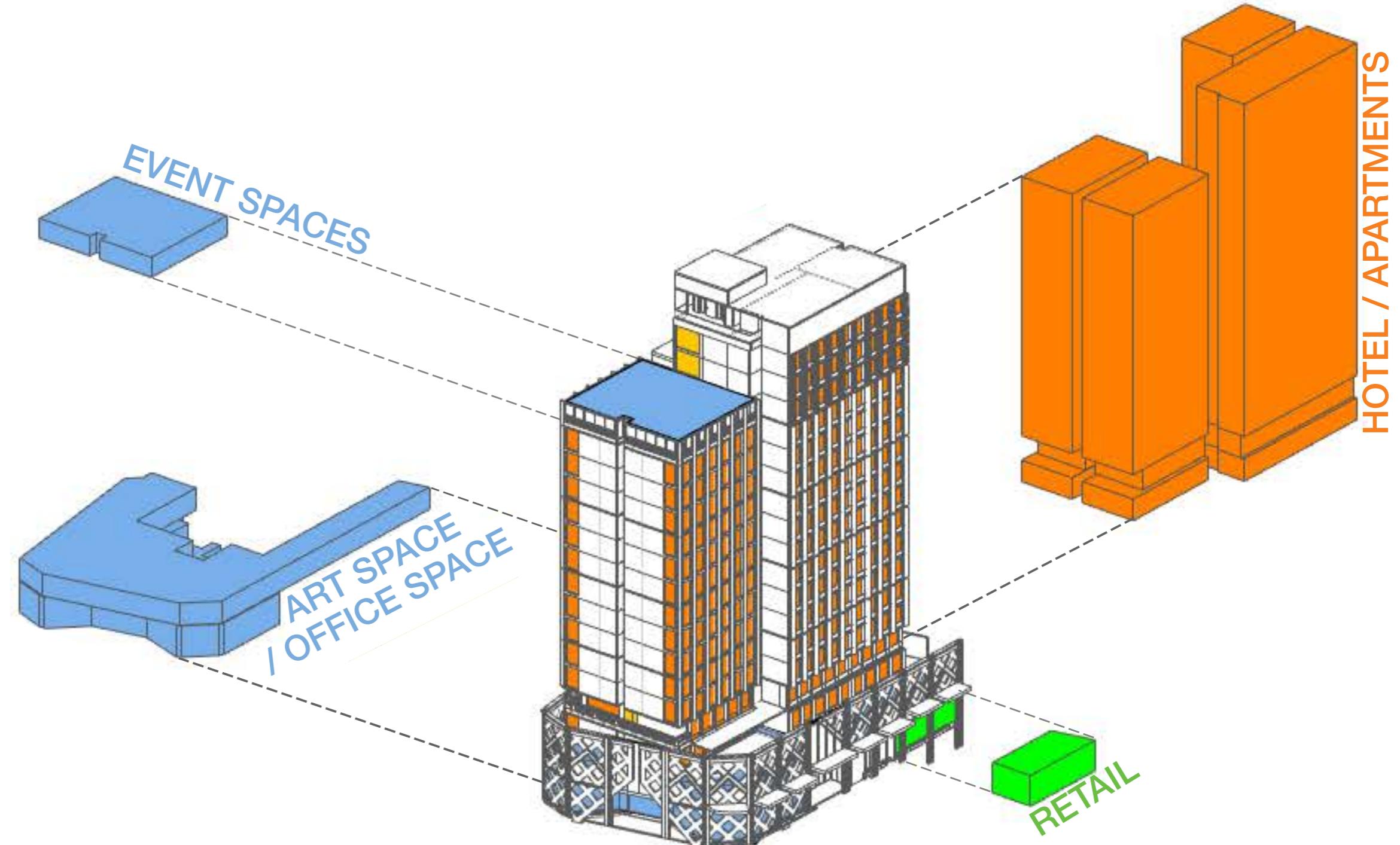


ROOMS



THE DESIGN OF THE BUILDING IS ROBUST  
YET FLEXIBLE TO ALLOW FUTURE  
ADAPTATION IF REQUIRED.

THE STRUCTURE, FLOOR PLATE  
PROPORTIONS, BUILDING DEPTH ALL  
FACILITATE ABILITY TO CHANGE TO A  
VARIETY OF USES.



# BETTER VALUE

## CRITERIA

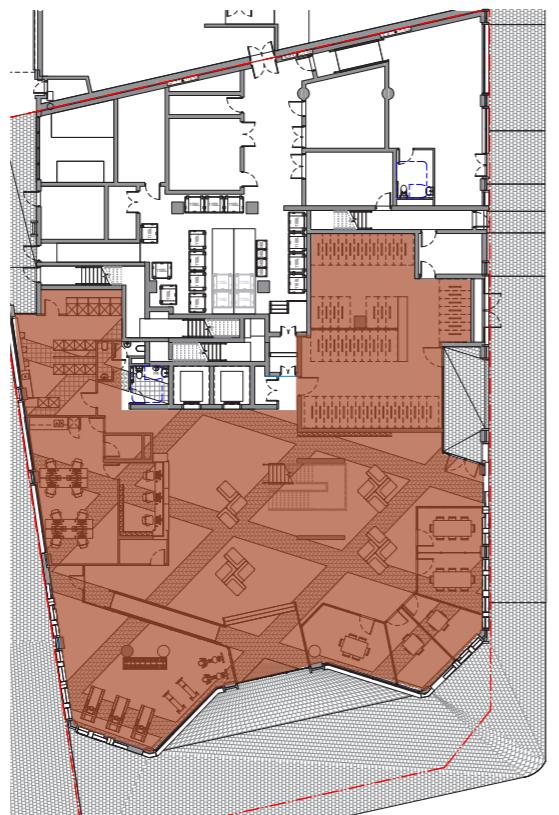
"FACILITATING THE ENJOYMENT OF PUBLIC SPACE BY ALL PEOPLE, INCLUDING ACTIVE AND PASSIVE OCCUPANTS (PEDESTRIANS, CONSUMERS, ONLOOKERS AND VISITORS)"

"FACILITATING AND ENCOURAGING SOCIAL INTERACTION IN BUILDINGS AND SPACES, WHILE ALSO MAKING APPROPRIATE PROVISION FOR PRIVACY AND SECLUSION"

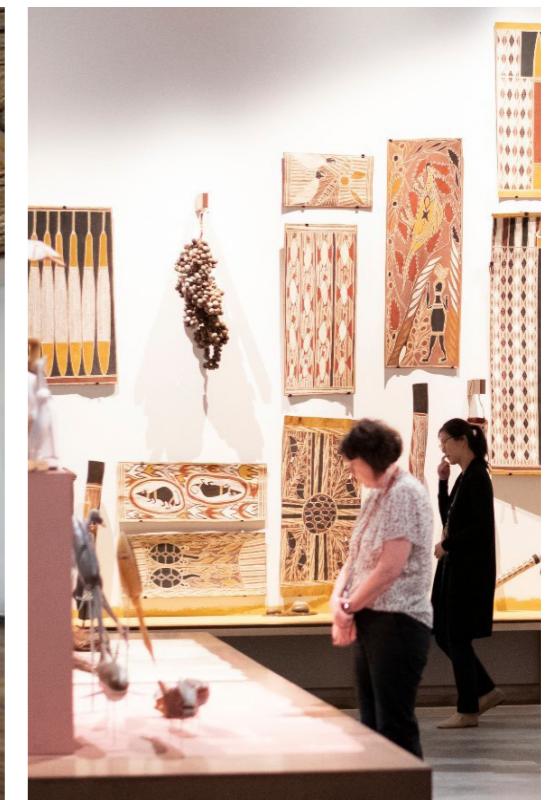
THROUGH...

- THE TRANSFORMATION OF THE ENTRY LEVEL INTO A COMMUNITY ORIENTED SPACE THAT CAN ACCOMMODATE VARIOUS TYPES OF EVENTS SUCH AS ART GALLERIES.

## LOCATION PLAN



## ARTIST GALLERY ADAPTATION



## CONCEPT AND COLOURS



# BETTER VALUE

## CRITERIA

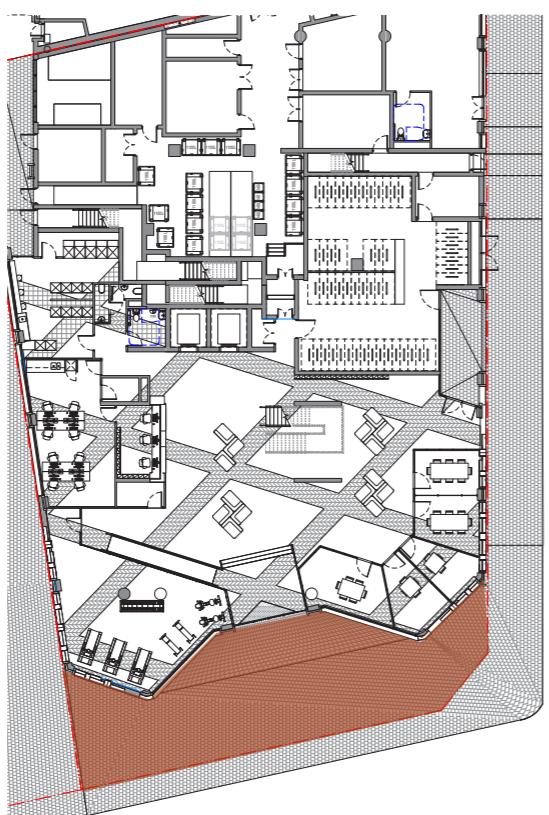
"DEVELOPING BUILT ELEMENTS AND SURFACES THAT ARE RESILIENT AND DURABLE WHILE REFLECTING QUALITY AND PERMANENCE, ENSURING VISUAL AND FUNCTIONAL QUALITY OVER TIME"

THROUGH...

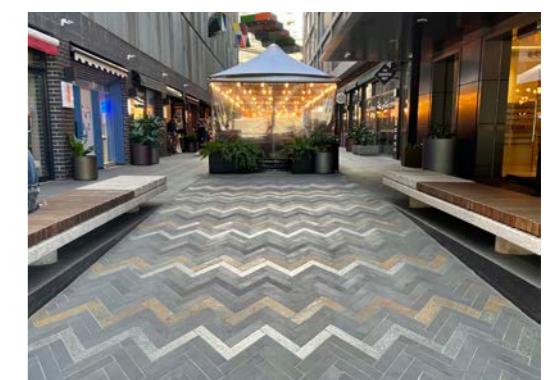
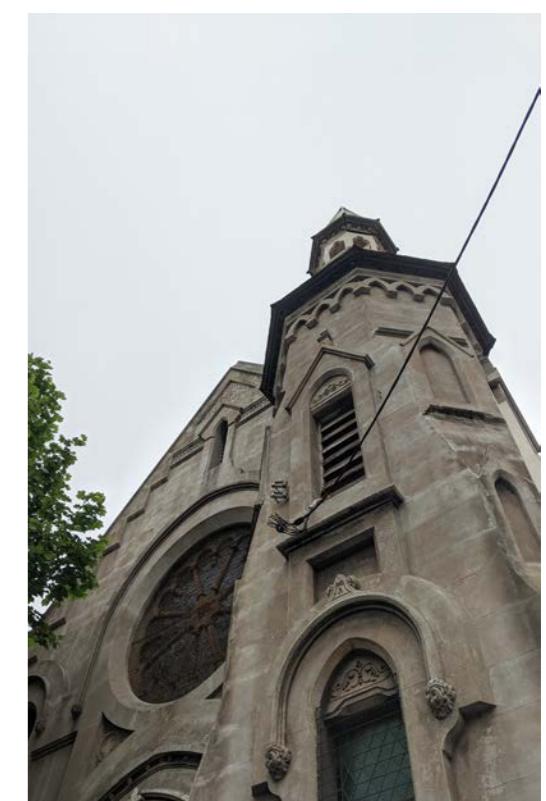
- THE PROVISION OF THE PUBLIC DOMAIN FRONTING THE BUILDING TO ENHANCE AND IMPROVE THE URBAN QUALITY OF REDFERN ON THE LONG TERM.

- PUBLIC DOMAIN THAT FACILITATES LOCAL EVENTS AND MICRO INDUSTRY.

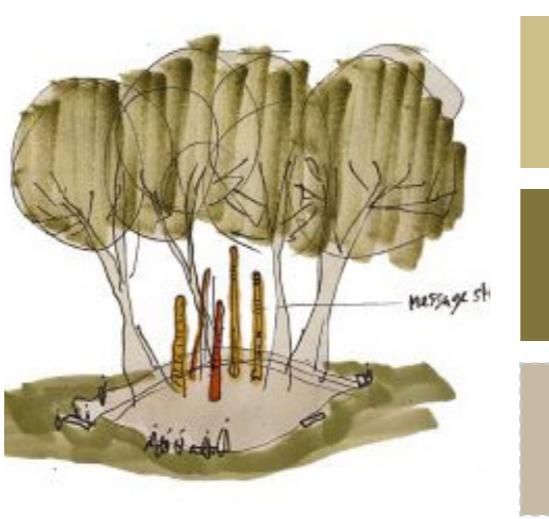
## LOCATION PLAN



## PUBLIC DOMAIN OFFERING



## CONCEPT AND COLOURS



# BETTER VALUE

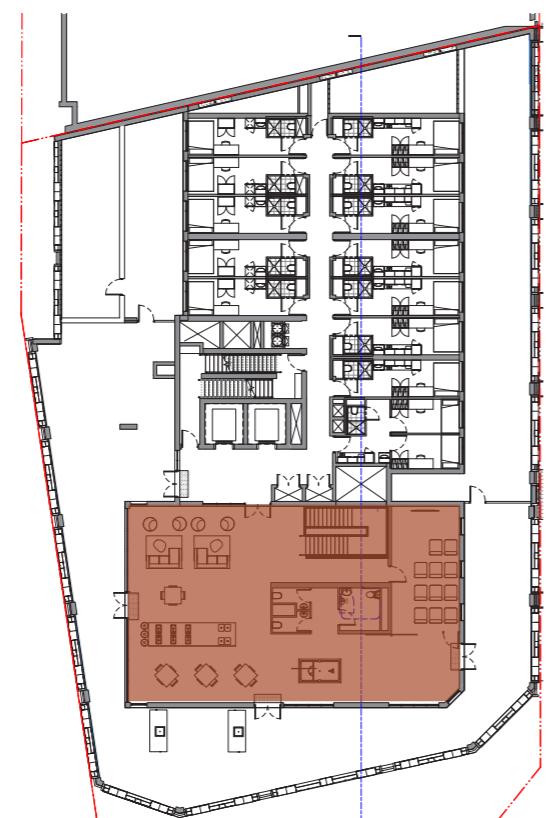
## CRITERIA

"ACCOMMODATING A RANGE OF ECONOMIC, SMALL BUSINESS AND ENTREPRENEURIAL OPPORTUNITIES IN LOCAL AREAS AND ENSURING THEY ARE WELLCONNECTED AND ACCESSIBLE"

THROUGH...

- THE TRANSFORMATION OF LEVEL 02 COMMUNAL AREAS INTO COMMERCIAL / OFFICE SPACES WITH AN INDOOR/OUTDOOR QUALITY

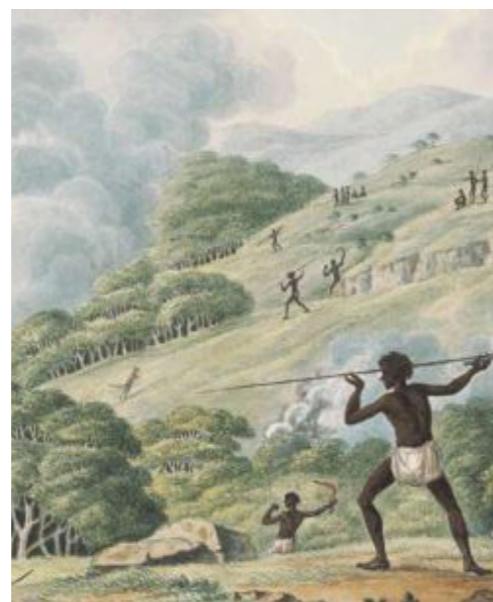
## LOCATION PLAN



## OFFICE ADAPTATION



## CONCEPT AND COLOURS



# BETTER VALUE

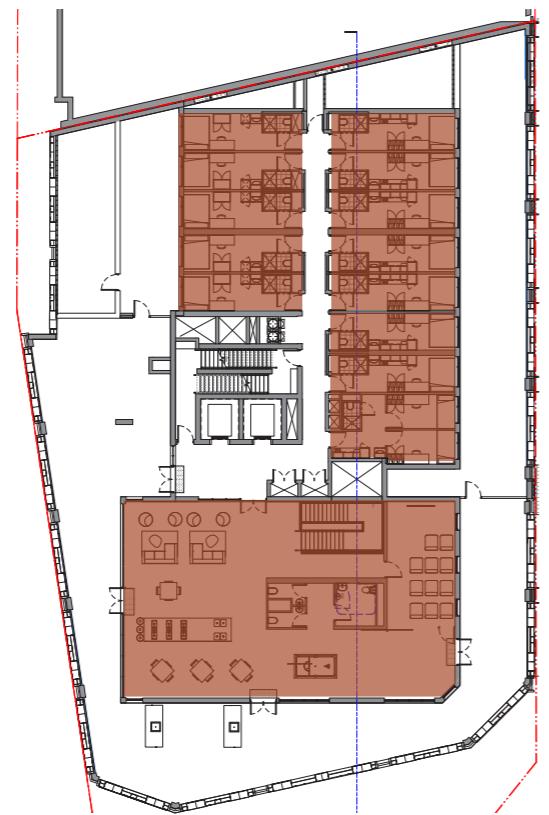
## CRITERIA

"ALLOWING FOR FUTURE ADAPTATION TO ACCOMMODATE DEMOGRAPHIC CHANGES, NEW PATTERNS OF USE AND THE INTEGRATION OF NEW TECHNOLOGIES"

THROUGH...

- THE TRANSFORMATION OF THE STUDENT UNITS INTO SHORT TERM ACCOMMODATIONS /HOTEL

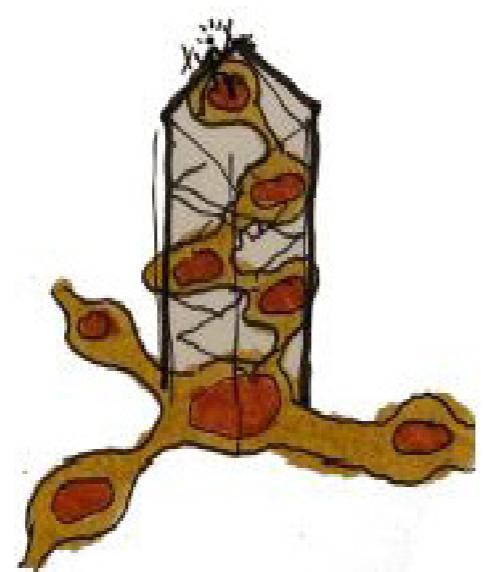
## LOCATION PLAN



## HOTEL ADAPTATION



## CONCEPT AND COLOURS



# BETTER VALUE

## CRITERIA

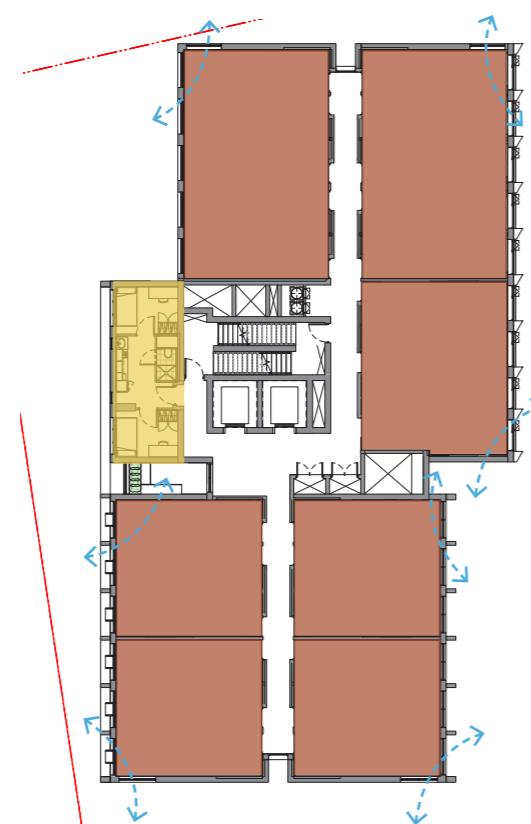
"ALLOWING FOR FUTURE ADAPTATION TO ACCOMMODATE DEMOGRAPHIC CHANGES, NEW PATTERNS OF USE AND THE INTEGRATION OF NEW TECHNOLOGIES"

"FACILITATING AND ENCOURAGING SOCIAL INTERACTION IN BUILDINGS AND SPACES, WHILE ALSO MAKING APPROPRIATE PROVISION FOR PRIVACY AND SECLUSION"

THROUGH...

- THE AMALGAMATION OF THE STUDENT UNITS TO CREATE HIGH QUALITY APARTMENTS WITH A FOCUS ON ENCOURAGING SOCIAL INTERACTION THROUGH THE PROVISION OF COMMUNAL SPACES.

## LOCATION PLAN



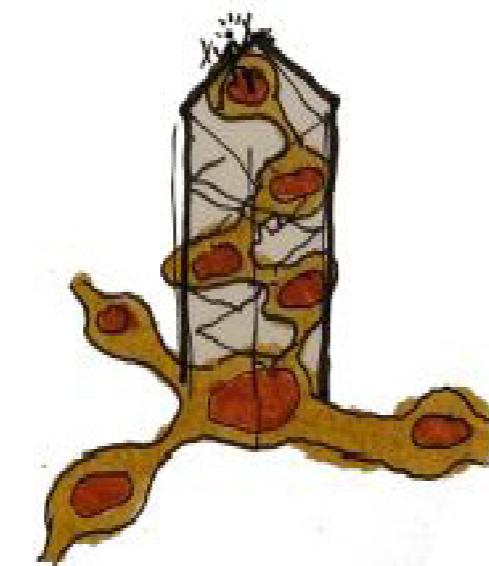
## APARTMENT ADAPTATION



## CONCEPT AND COLOURS

### LEGEND

- CROSS VENTILATION
- UNIT CONVERSION
- COMMON AREA



# BETTER VALUE

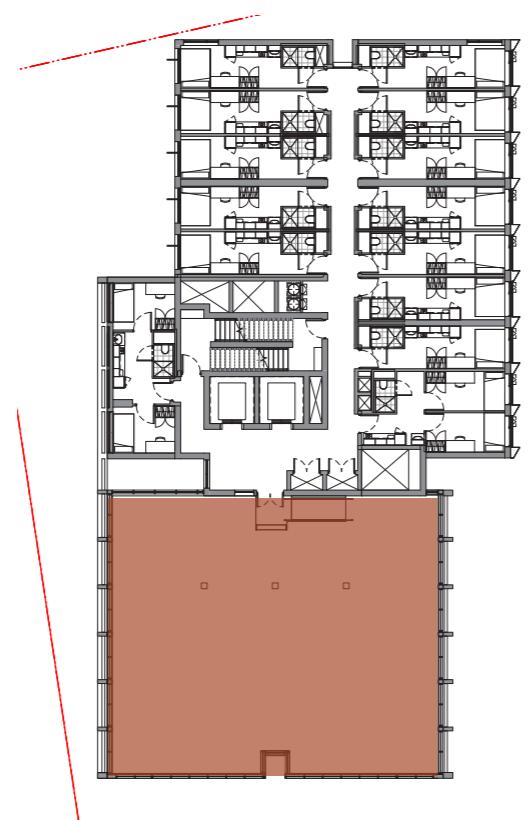
## CRITERIA

"DELIVERING ONGOING PUBLIC VALUE THROUGH NEW OR ENHANCED PUBLIC SPACES AND INTERFACES WITH THE PUBLIC REALM, WITH THE FLEXIBILITY TO RESPOND TO CHANGING USAGE PATTERNS AND FUNCTIONAL NEEDS OVER TIME"

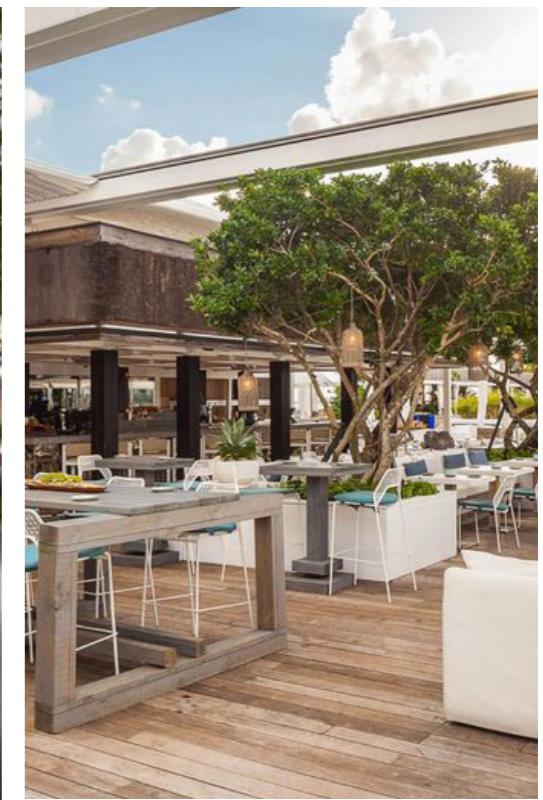
THROUGH...

- THE TRANSFORMATION OF LEVEL 16 INTO A PUBLIC OUTDOOR VENUE TO HOST DIVERSE EVENTS.

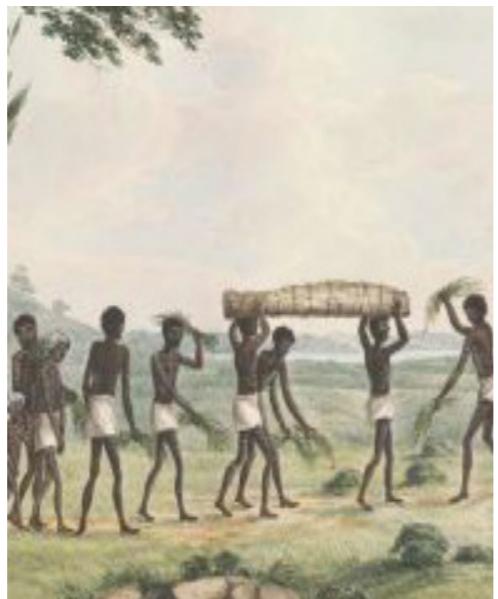
## LOCATION PLAN



## EVENT SPACE ADAPTATION



## CONCEPT AND COLOURS



# BETTER PLACED

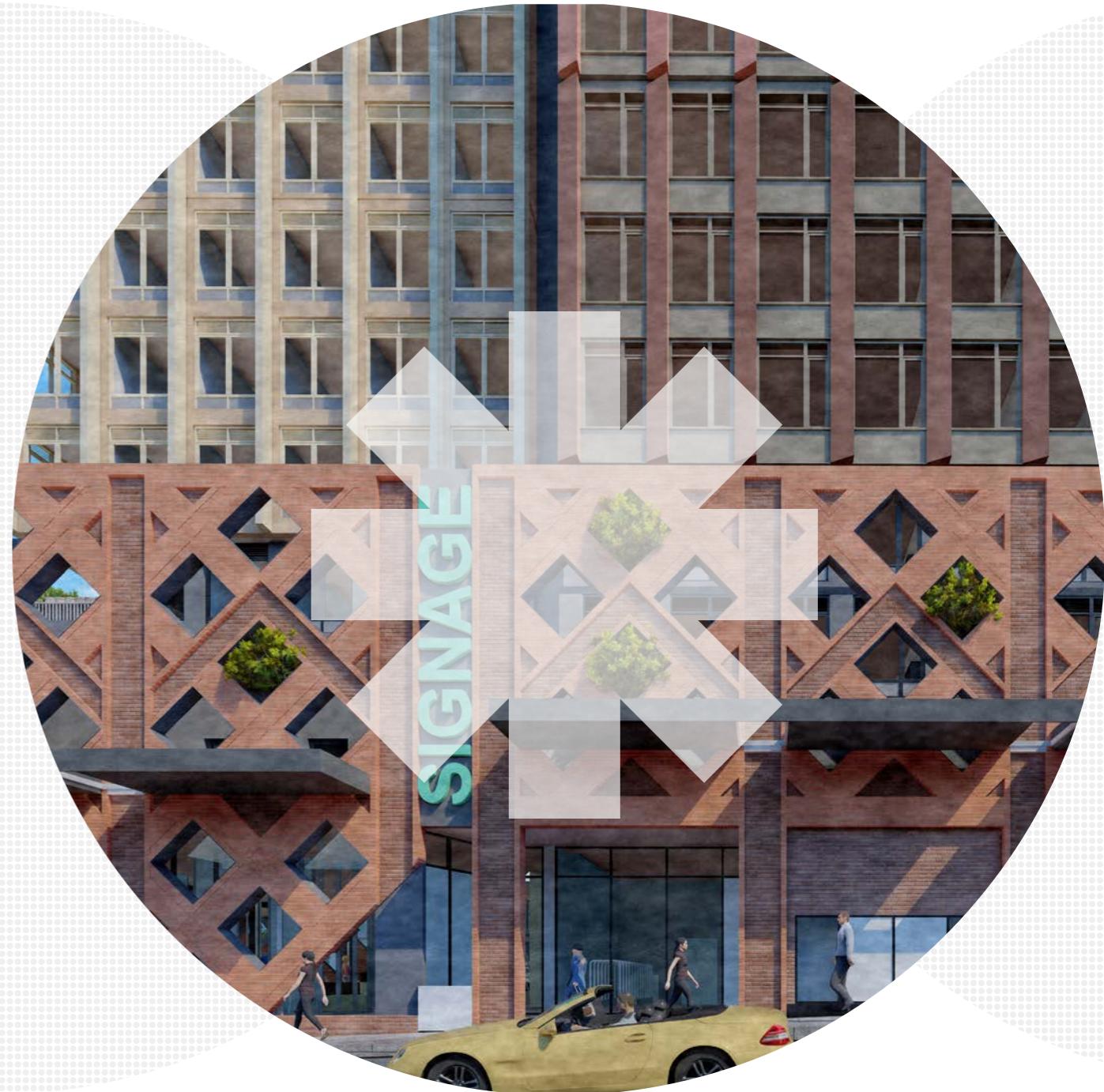
## BETTER LOOK AND FEEL

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."

TO CREATE A BETTER LOOK AND FEEL WE NEED TO ...

- DEMONSTRATE A CLEAR AESTHETIC INTENT
- CREATE ENGAGING AND ATTRACTIVE ENVIRONMENTS
- CONTRIBUTE TO THE BUILT ENVIRONMENT BY CREATING CONNECTED AND DISTINCT PLACES
- ESTABLISH APPROPRIATELY SCALED, PROPORTIONED AND LOCATED BUILDINGS
- INTEGRATE LANDSCAPING
- ACHIEVE A PURPOSEFUL COMPOSITION OF MATERIALS AND ELEMENTS
- INTEGRATE PUBLIC ART
- DEVELOP ACTIVE STREET FRONTAGES AND CONTRIBUTE TO THE PUBLIC REALM



# BETTER LOOK AND FEEL

## CRITERIA

*"ACHIEVING A PURPOSEFUL COMPOSITION OF MATERIALS AND ELEMENTS INCLUDING COLOURS, TEXTURES, FINISHES, LIGHT AND DETAILING "*

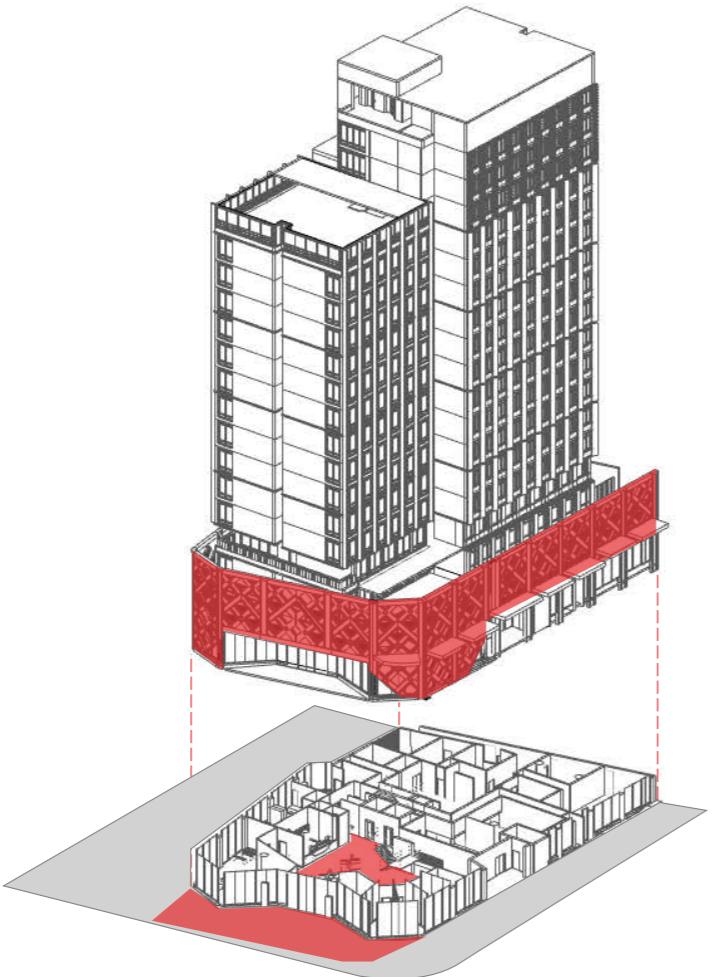
*"DEMONSTRATING A CLEAR AESTHETIC INTENT"*

*"ESTABLISHING APPROPRIATE, VISUALLY APPEALING BUILT FORM IN TERMS OF SCALE, PROPORTIONS, LOCATION AND THE CONFIGURATION OF BUILDINGS AND SPACES"*

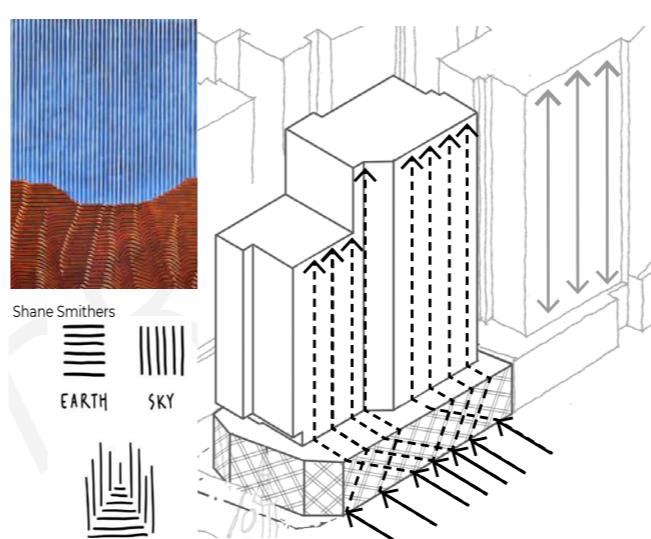
THROUGH...

- THE WEAVING PATTERN EXPRESSED THROUGH THE STREET FRONTAGE FACADES.
- THE FINE GRAIN OF THE GROUND PLANE
- THE STRUCTURE OF THE BUILDING ITSELF

## INTEGRATION OF THE WEAVING PATTERN

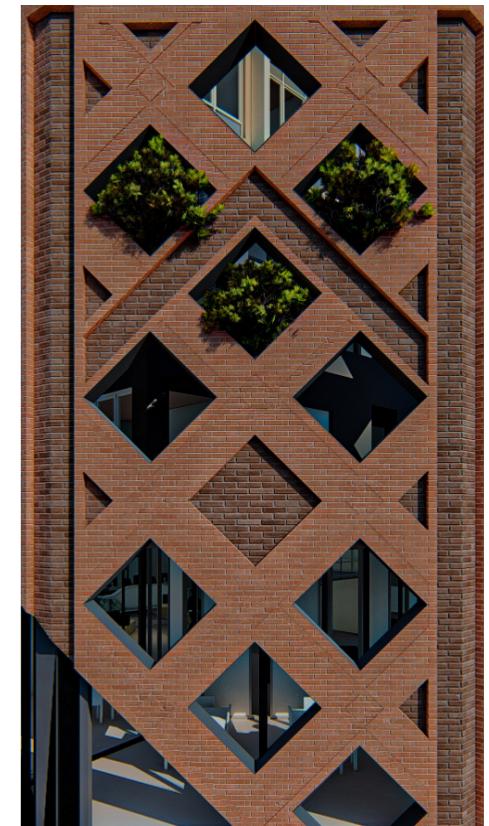


## REFERENCES AND BENCHMARK IMAGES



**Connecting with country** through:

- Reference to cultural weaving pattern from gadigal people
- Reference to the Shane Smithers's Earth to Sky Art



# BETTER LOOK AND FEEL

## CRITERIA

*"DEVELOPING ACTIVE STREET FRONTAGES AND AN ENGAGING ENVIRONMENT FOR PEDESTRIANS, VISUALLY AND MATERIALLY, BY MINIMISING BLANK FACADES AT STREET LEVEL TO POSITIVELY CONTRIBUTE TO THE PUBLIC REALM"*

*"THOUGHTFULLY INTEGRATING PUBLIC ART"*

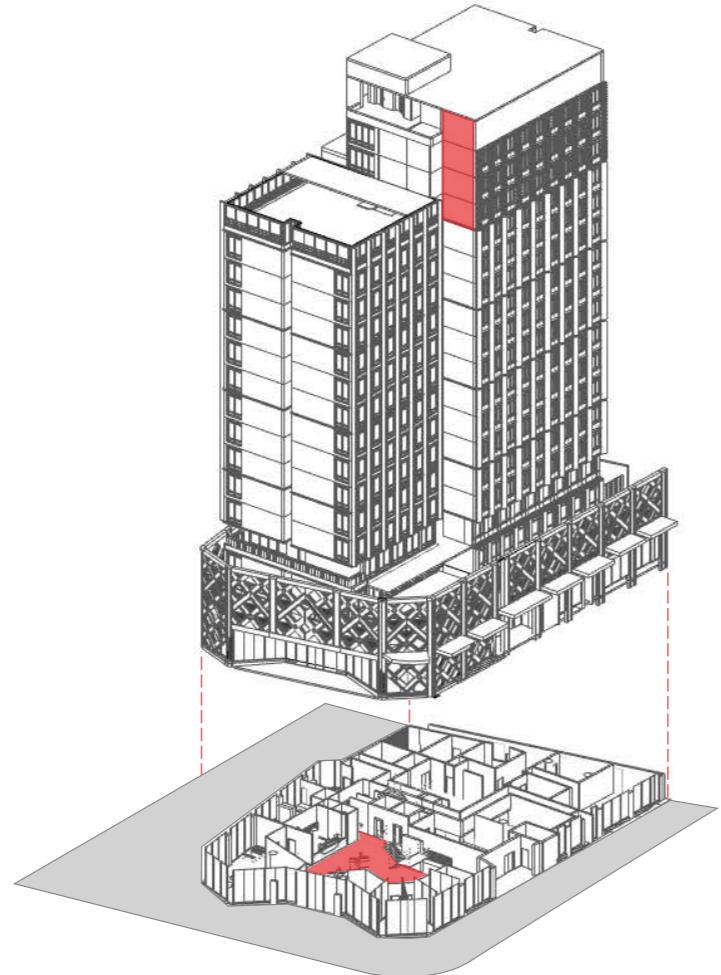
*"REFLECTING A COMMITMENT TO AND INVESTMENT IN DESIGN EXCELLENCE"*

THROUGH...

- ACTIVE AND ATTRACTIVE STREET FRONTAGE ENCOURAGING TRANSPARENCY AND INTEREST IN THE ABORIGINAL AND ARCHITECTURAL AESTHETICS OF THE BUILDING

- SETTING THE BUILDING AS A NARRATIVE TO THE CULTURAL AND BUILT FORM CONTEXT OF REDFERN

## INTEGRATION OF ABORIGINAL ART



## REFERENCES AND BENCHMARK IMAGES



# BETTER LOOK AND FEEL

## INTENT

### TELL OUR STORIES

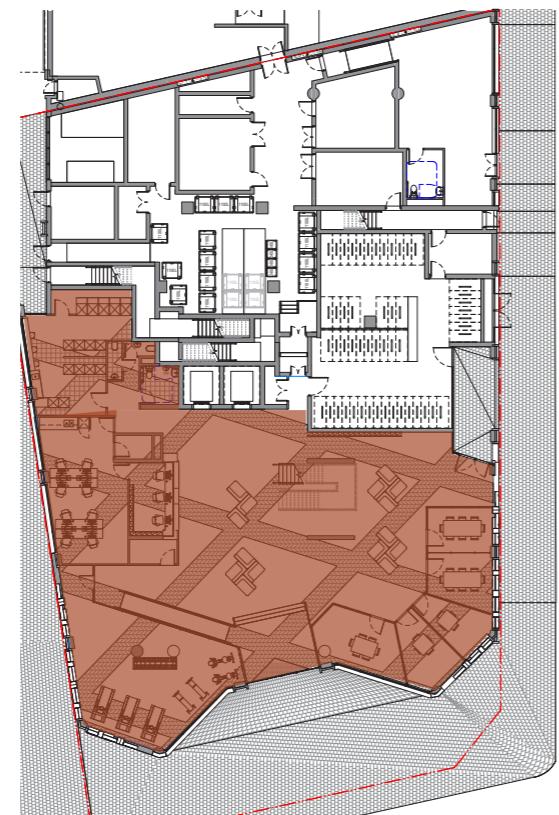
SYDNEY WAS A PLACE OF CEREMONY, LORE, AND SETTLEMENT. THERE ARE MANY LATENT STORIES ASSOCIATED WITH THIS PLACE WAITING TO BE TOLD THROUGH PLACE BASED INTERVENTIONS.

MICHAEL HROMEK - WSP

THROUGH ...

- TELL THE STORY OF REDFERN, OF THE GADIGAL PEOPLE.
- CREATE OPPORTUNITIES FOR THE INSTALLATION OF ABORIGINAL ART THROUGH THE SPACE.

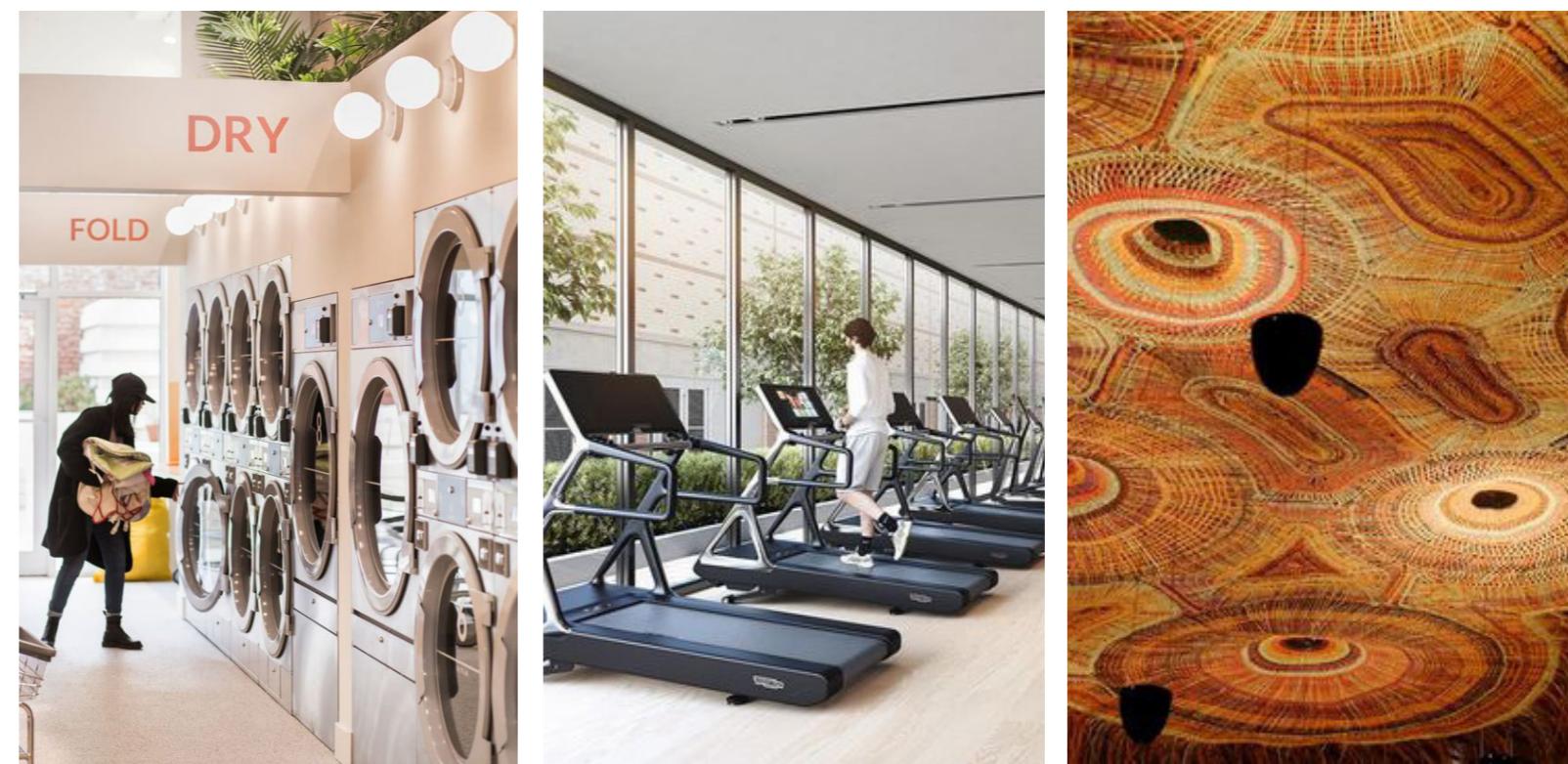
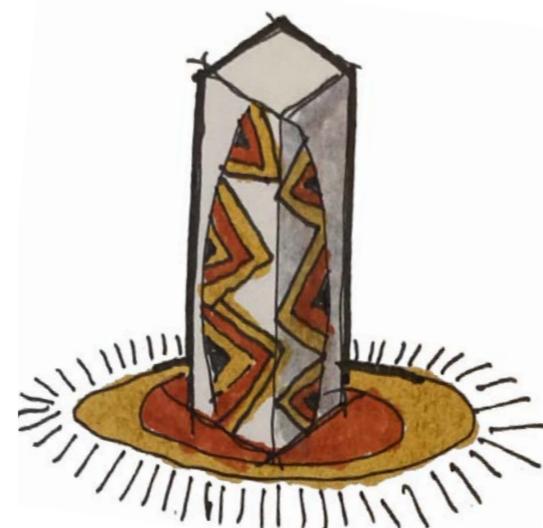
## LOCATION PLAN



## COMMON SPACES (ENTRY LEVEL)



## CONCEPT AND COLOURS



# BETTER LOOK AND FEEL

## INTENT

### CELEBRATE COUNTRY

THIS PRECINCT WILL BE A THRESHOLD TO THE CITY FOR MANY STUDENTS WHO COME FROM A LONG WAY AWAY AND ARE HERE TO STAY ON GADIGAL LAND AND LEARN

MICHAEL HROMEK - WSP

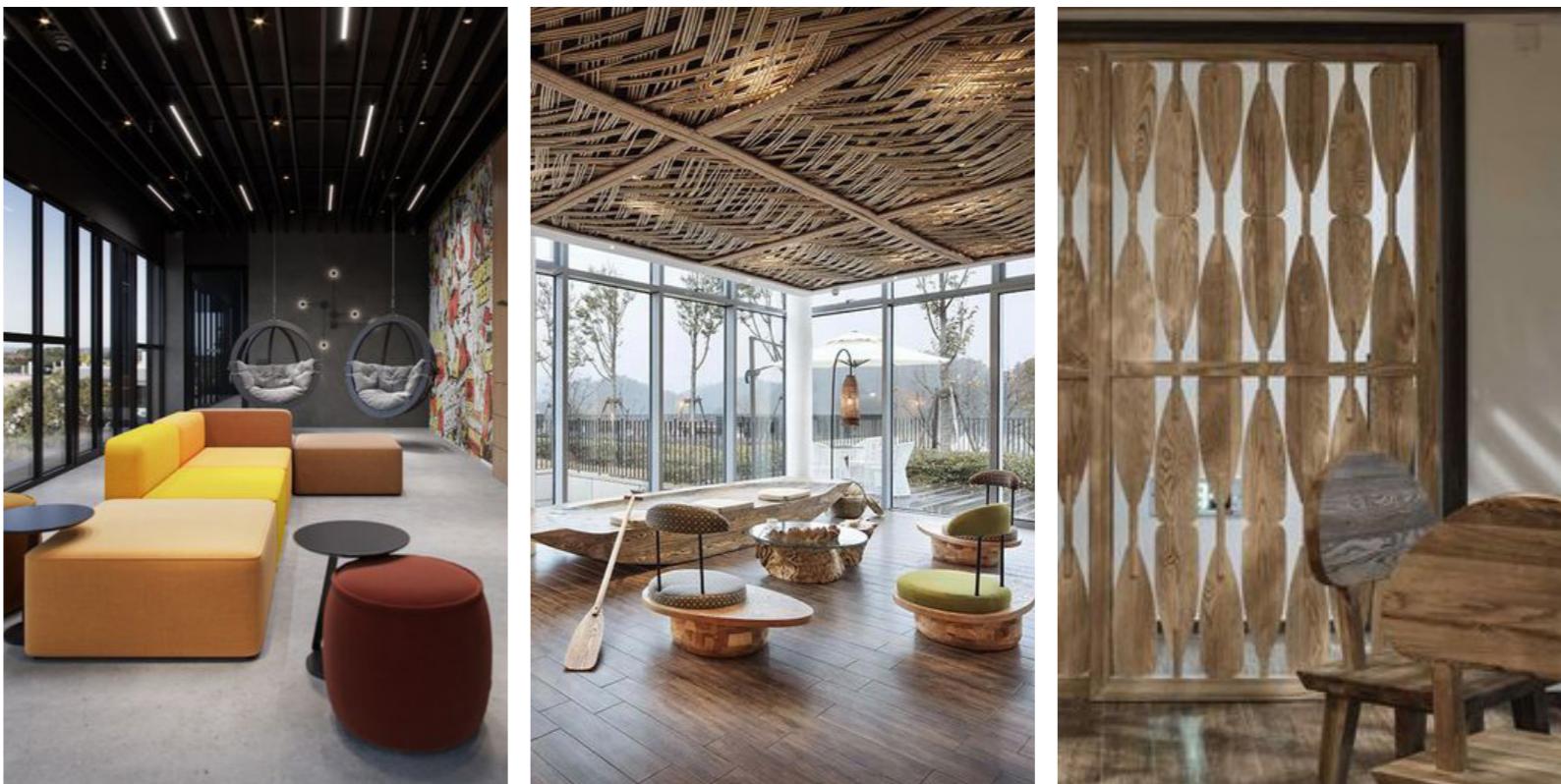
THROUGH ...

- TELL THE STORY OF REDFERN, OF THE GADIGAL PEOPLE.
- CREATE OPPORTUNITIES FOR THE INSTALLATION OF ABORIGINAL ART THROUGHOUT THE SPACE.

## LOCATION PLAN



## COMMON SPACES (LEVEL 2)



## CONCEPT AND COLOURS



# BETTER LOOK AND FEEL

## CRITERIA

*"ACHIEVING A PURPOSEFUL COMPOSITION OF MATERIALS AND ELEMENTS INCLUDING COLOURS, TEXTURES, FINISHES, LIGHT AND DETAILING "*

THROUGH...

- CONTRIBUTING TO THE BUILT ENVIRONMENT BY CREATING CONNECTED AND DISTINCT PLACES
- DESIGN FACILITATES AN APPROPRIATE SCALED AND PROPORTIONED BUILT FORM WITH A PURPOSEFUL COMPOSITION OF MATERIALS AND ELEMENTS.
- THE PROJECT DEMONSTRATES A CLEAR AESTHETIC INTENT TOGETHER WITH CREATING AN ENGAGING AND ATTRACTIVE ENVIRONMENT.
- ACTIVE STREET FRONTAGES AND CONTRIBUTION TO THE PUBLIC REALM IS HIGHLY CONSIDERED



## COLOURS AND MATERIALITY



# BETTER LOOK AND FEEL

CGI - PERSPECTIVE



# REFERENCES

THE DESIGN REPORT HAS INCLUDED REFERENCES FROM THE FOLLOWING AUTHORS AND REPORTS :

- ABORIGINAL DESIGN PRINCIPLES - MICHAEL HROMEK -WSP - MAY 2021
- LANDSCAPE REPORT - RPS AUSTRALIA - NOVEMBER 2021
- SUSTAINABLE DESIGN METHODOLOGY - VIPAC - SEPTEMBER 2021
- VISUAL IMPACT ASSESSMENT - URBIS - NOVEMBER 2021
- BETTER METHODS - EVALUATING GOOD DESIGN - GOVERNMENT ARCHITECT NSW - 2018



Image by Michael Hromek (WSP)

Antoniades Architects acknowledges the Gadigal people, Traditional Custodians of the land upon which we work on, and throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.