

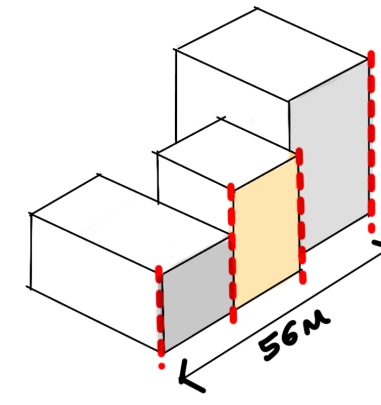
06

Design Description - S3

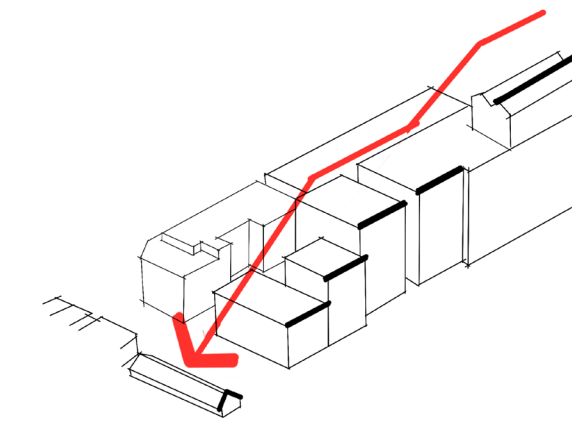
Hayball

06 Design Description - S3

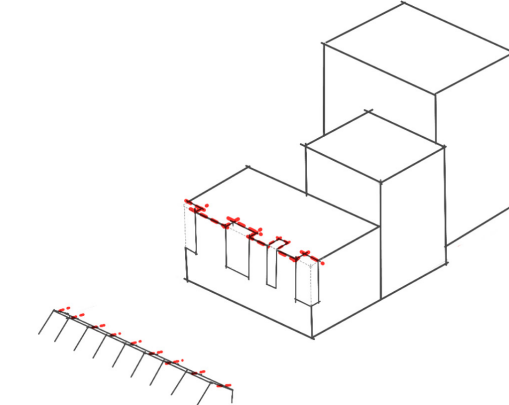
BUILDING DESIGN DRIVERS



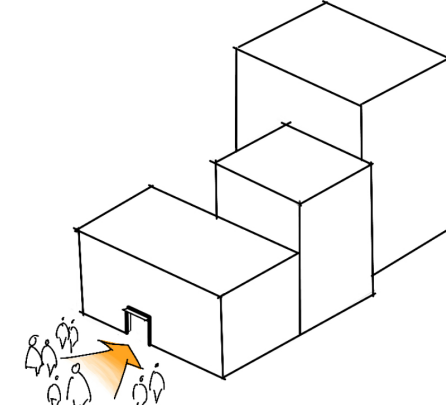
1. Break down Walker Street block length



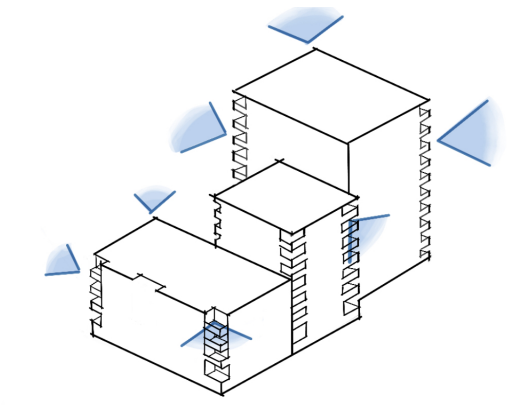
2. Transition height



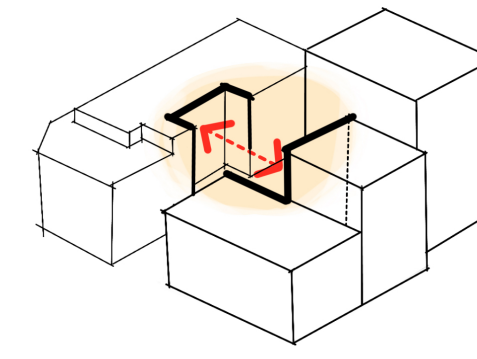
3. Subtract massing to complement street grain



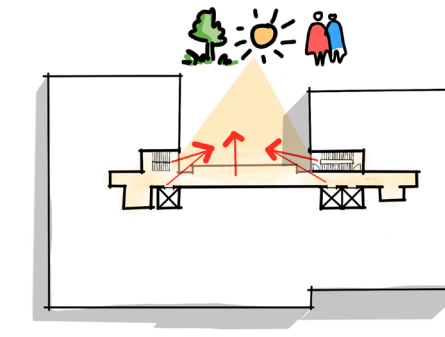
4. Activate Phillip Street with legible entry



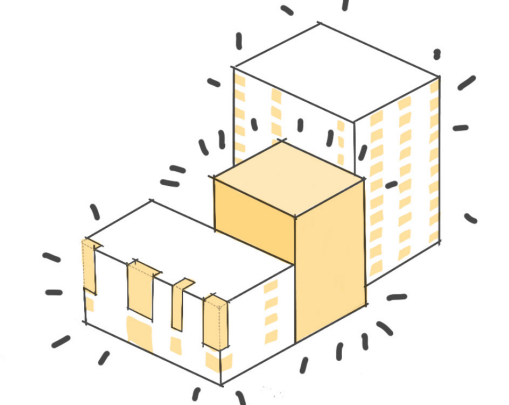
5. Activate corners and reduce visual bulk with open balconies



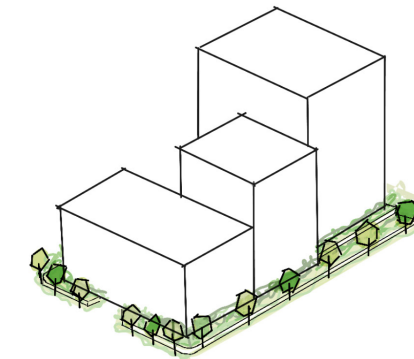
6. Connect communities between buildings



7. Light and ventilation to shared circulation and view out to nature



8. Evoke a sense of joy through pops of bright warm colours within a neutral palette building



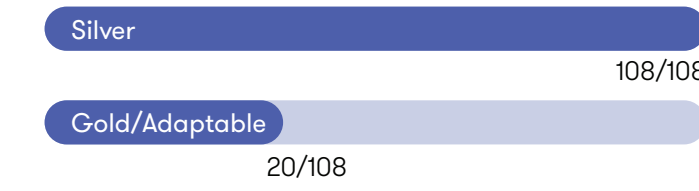
9. Provide privacy buffer and connection to nature through welcoming landscaped setbacks at ground

06 Design Description - S3

BUILDING DESIGN DRIVERS

S3 RESIDENTIAL MIX (HOMES NSW)

Type	Quantity	Percentage
Studio	13	12%
1 Bed	48	44%
2 Bed	44	41%
3 Bed	3	3%
TOTAL	108	
TOTAL GFA	7685m2	



THE DIAGRAM ADJACENT SHOWS HOW THE PROPOSED BUILDING DRIVERS HAVE BEEN TRANSLATED INTO BUILT FORM.

1. Break down Walker Street block length
2. Transition height
3. Subtract massing to complement street grain
4. Activate Phillip Street with legible entry
5. Activate corners and reduce visual bulk with open balconies
6. Connect communities between buildings
7. Light and ventilation to shared circulation and view out to nature
8. Evoke a sense of joy through pops of bright warm colours within a neutral palette building
9. Provide privacy buffer and connection to nature through welcoming landscaped setbacks at ground



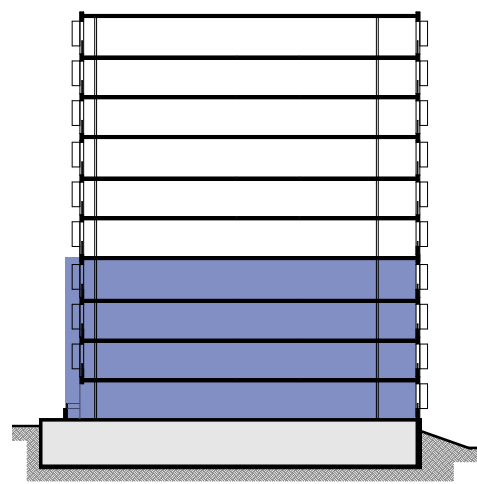
* Roof terraces are indicative only

06 Design Description - S3

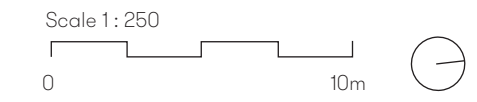
GROUND FLOOR

KEY ELEMENTS IN THE GROUND FLOOR PLAN INCLUDE:

- Courtyard building form around resident communal garden
- Set back from Walker Street
- Proximity to Walker Street results in some increased acoustic constraints to the south facade which have been addressed
- Concierge and lobby on Phillip Street enhance activation and sense of address
- North-south breezeway with through apartments allows for cross-ventilated apartments and good passive surveillance.
- Apartment layout similar for Levels 1, 2, and 3.



WALKER STREET



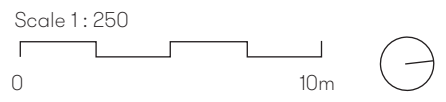
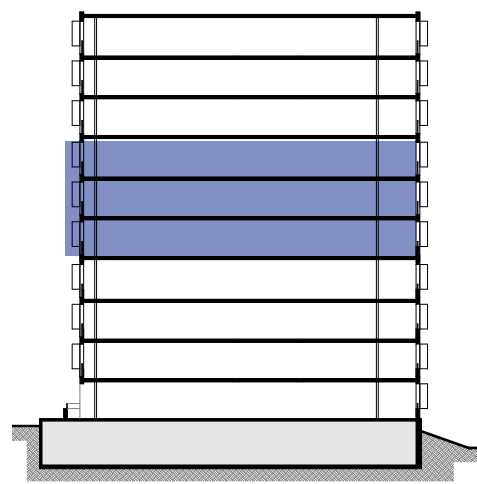
PHILLIP STREET FACADE

06 Design Description - S3

LEVEL 4

KEY ELEMENTS IN THE LEVEL 4 PLAN INCLUDE:

- Dual core nature of the plan and generosity of the circulation provides the ability to create a breezeway that balances privacy, surveillance and activation to enhance community
- 9 dwellings are served by cores to the north and south of the plan united by the breezeway.
- All fire stairs provided with natural light promoting incidental use of the stairs
- The building form steps back at level 4 to maintain solar access to properties to the south
- A rooftop garden has been included on this floor due to the reduction in available ground level communal open space easily accessible to S3
- The rooftop garden will be a safe and secure communal space with excellent solar amenity, accessible from both north and south cores
- The introduction of this space also provides each building with a rooftop dedicated to the residents of that building encouraging ownership and personalisation
- Apartment layout typical for levels 4, 5, and 6.

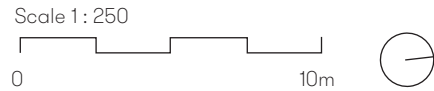
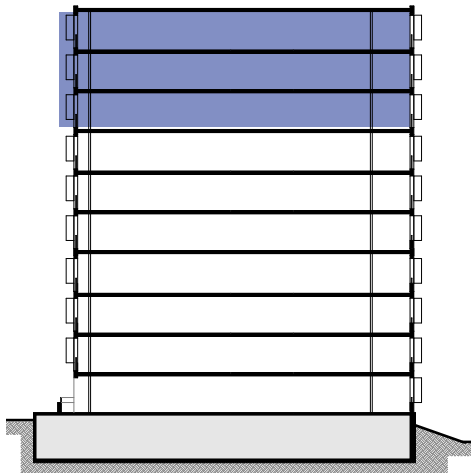


06 Design Description - S3

LEVEL 7

KEY ELEMENTS IN THE LEVEL 7 PLAN INCLUDE:

- The building steps back at level 7 to maintain solar access to properties to the south. Level 09 aligns in height with the southern wing of S2.
- The north core continues into the smaller footprint floorplate, with a mix of 6 dwellings per floor. Daylight and natural ventilation are maintained to the communal circulation with windows to the south.
- All dwellings will have clear views east or west with outboard living rooms to maximise midwinter solar relative to the orientation.
- Angled screens to the north facade of S3 and the south facade of S2 ensure that apartment second bedrooms have appropriate privacy.
- Apartment layout typical for levels 7, 8, and 9.



VIEW FROM WALKER STREET

06 Design Description - S3

STREET INTERFACES AND BUILDING ENTRIES



WALKER STREET INTERFACE



PHILLIP STREET INTERFACE AND BUILDING ENTRY



COURTYARD INTERFACE

06 Design Description - S3

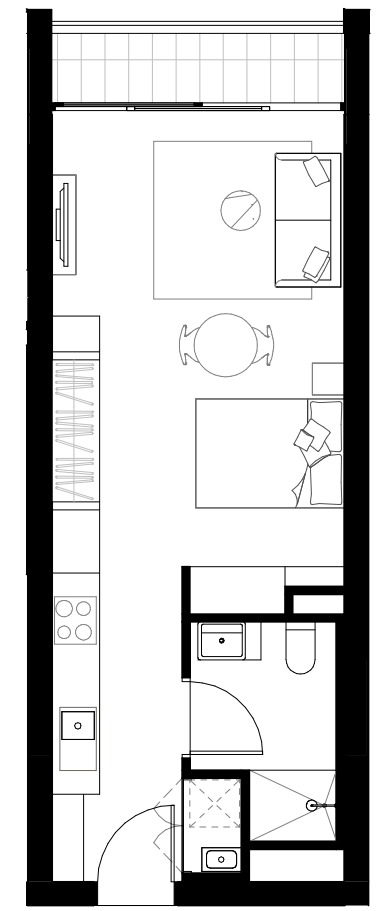
BREEZEWAYS



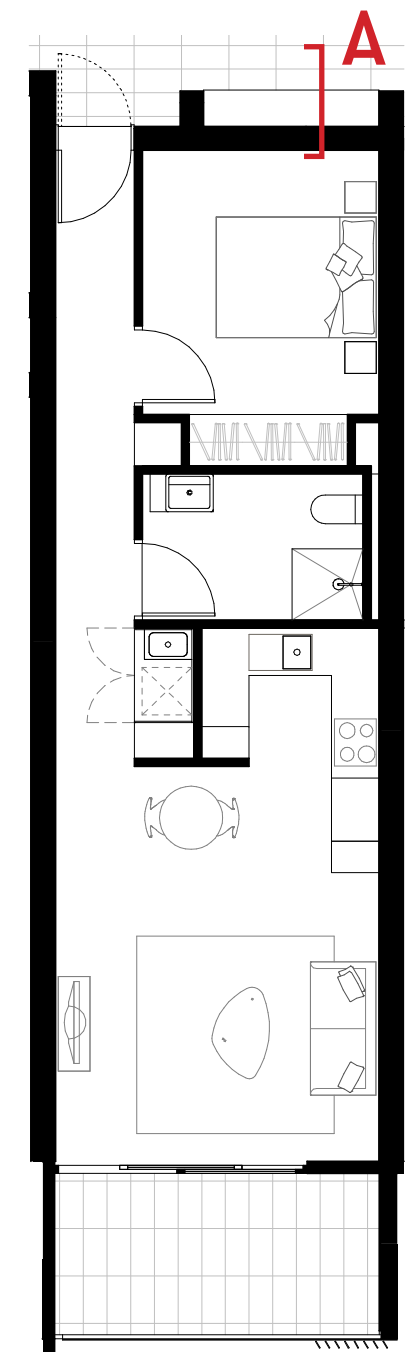
BREEZEWAY WITH POP-OUT COMMUNAL SPACES

06 Design Description - S3

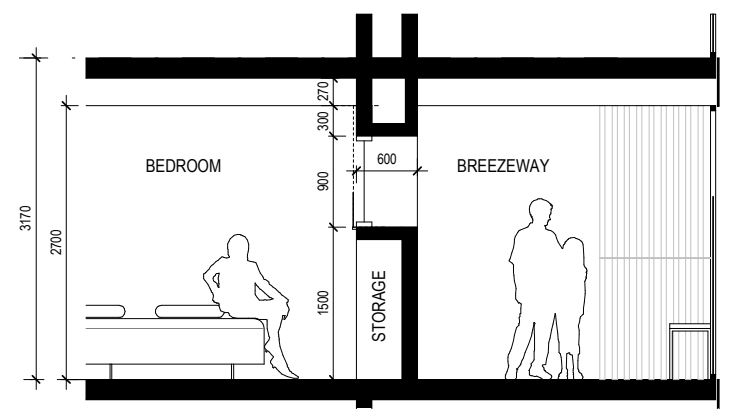
APARTMENT TYPES



STUDIO APARTMENT



1B1B APARTMENT



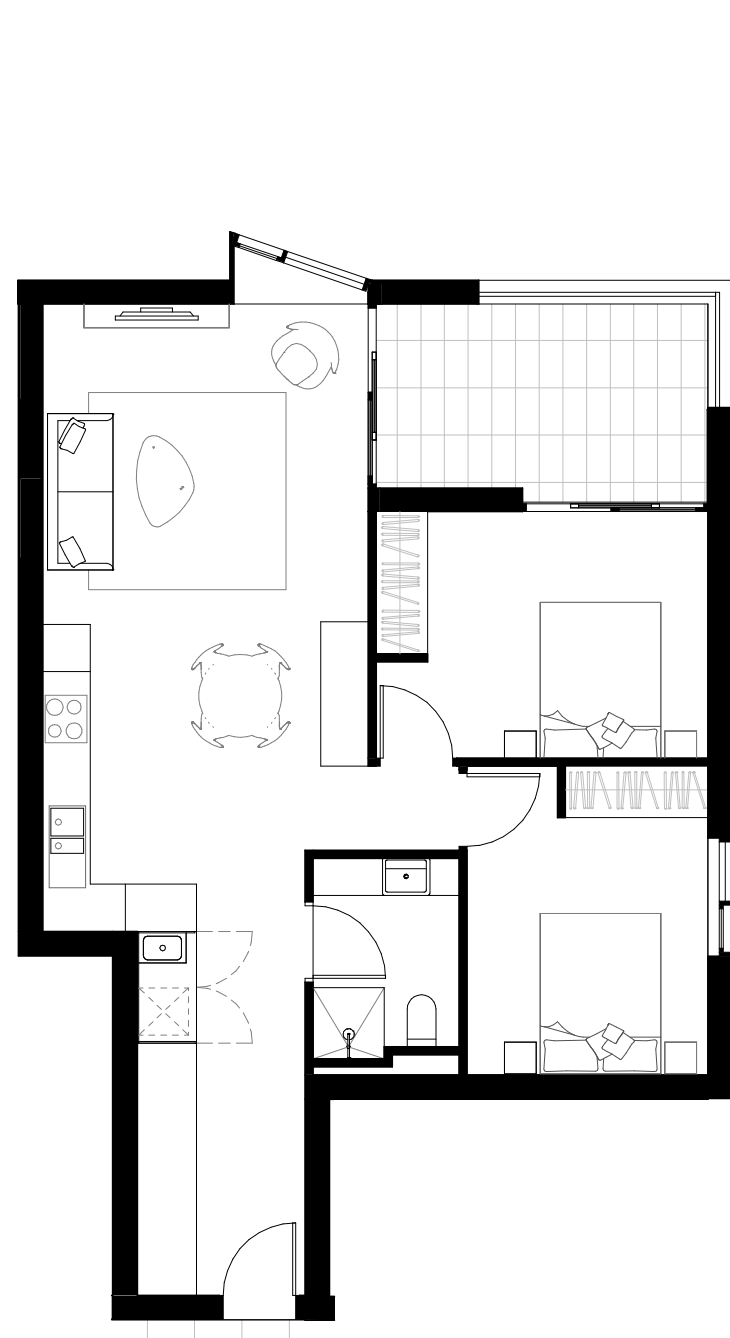
SECTION A: BREEZEWAY & APARTMENT



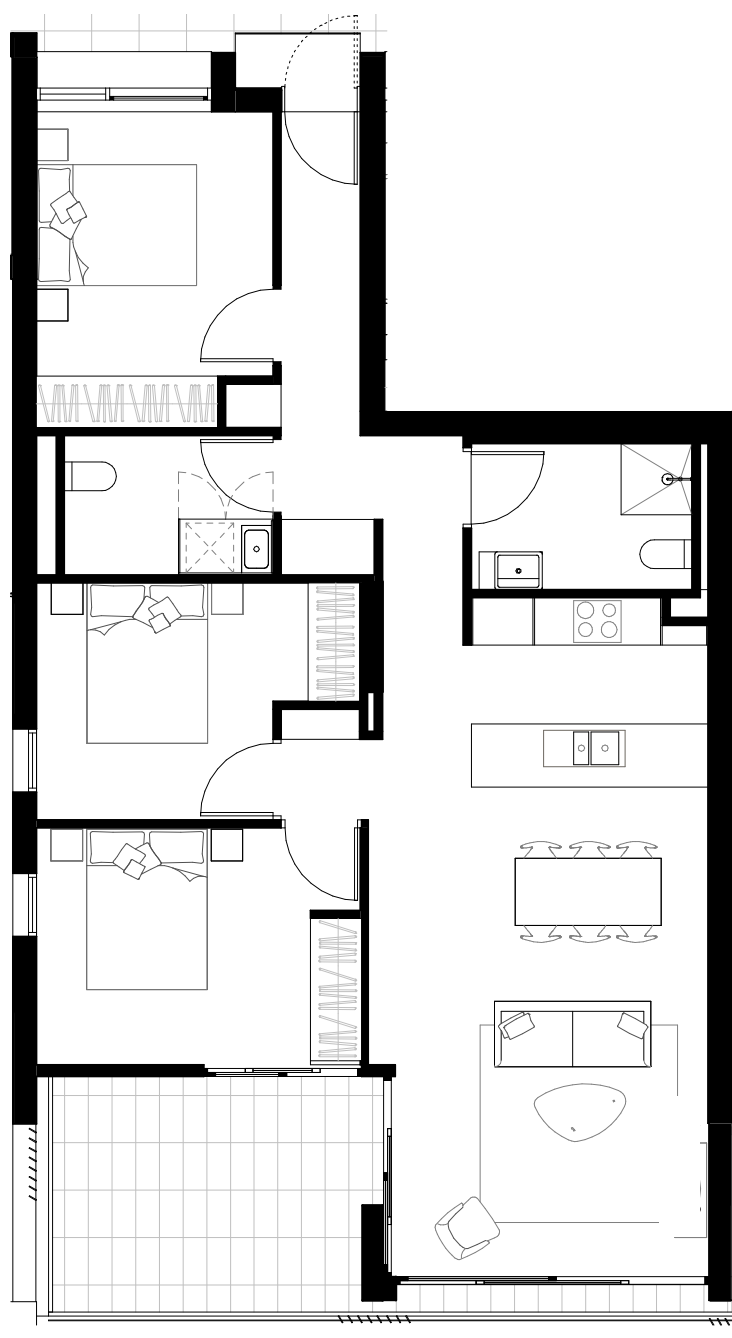
TYPICAL BREEZEWAY VIEW

06 Design Description - S3

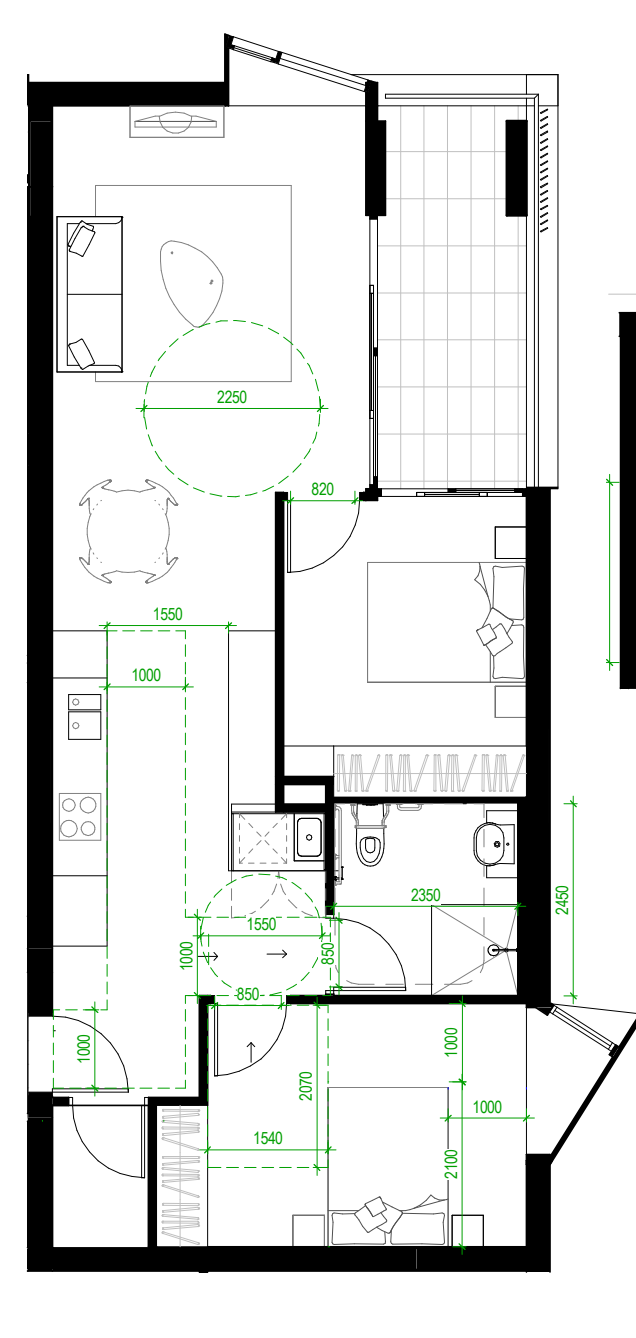
APARTMENT TYPES



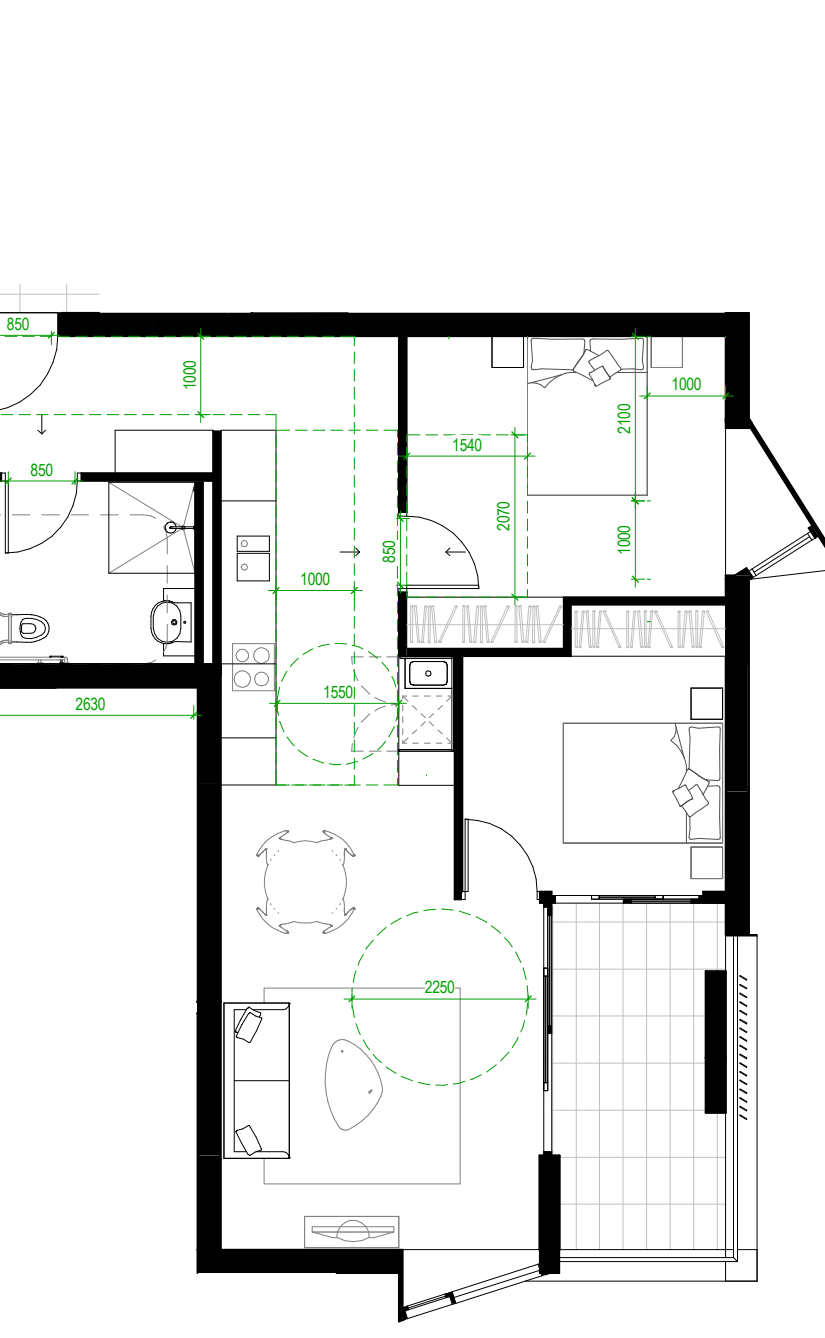
2B1B APARTMENT



3B1B APARTMENT



DDA - 2B1B APARTMENT



DDA - 3B1B APARTMENT

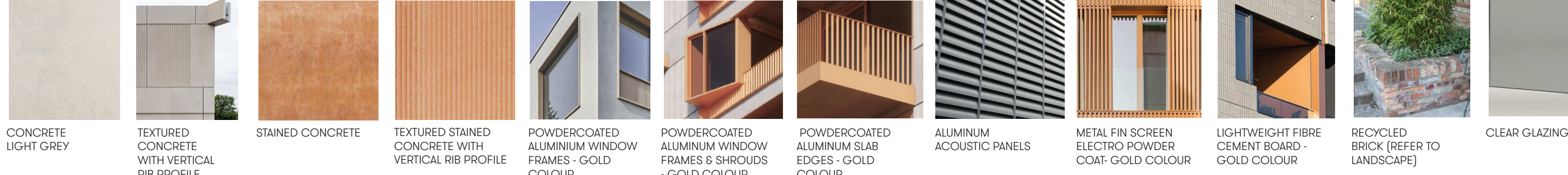


INTERIOR VIEW OF A TYPICAL APARTMENT



06 Design Description - S3

FACADE AND MATERIALS



Preference has been given for a palette of natural and tonal materials, applied paint finishes have been avoided. Pops of bright colour spark joy. Preference has been given for a matte finish and textured materials to minimise reflectivity.

Angled windows maximise solar penetration to the east and west whilst providing facade articulation.

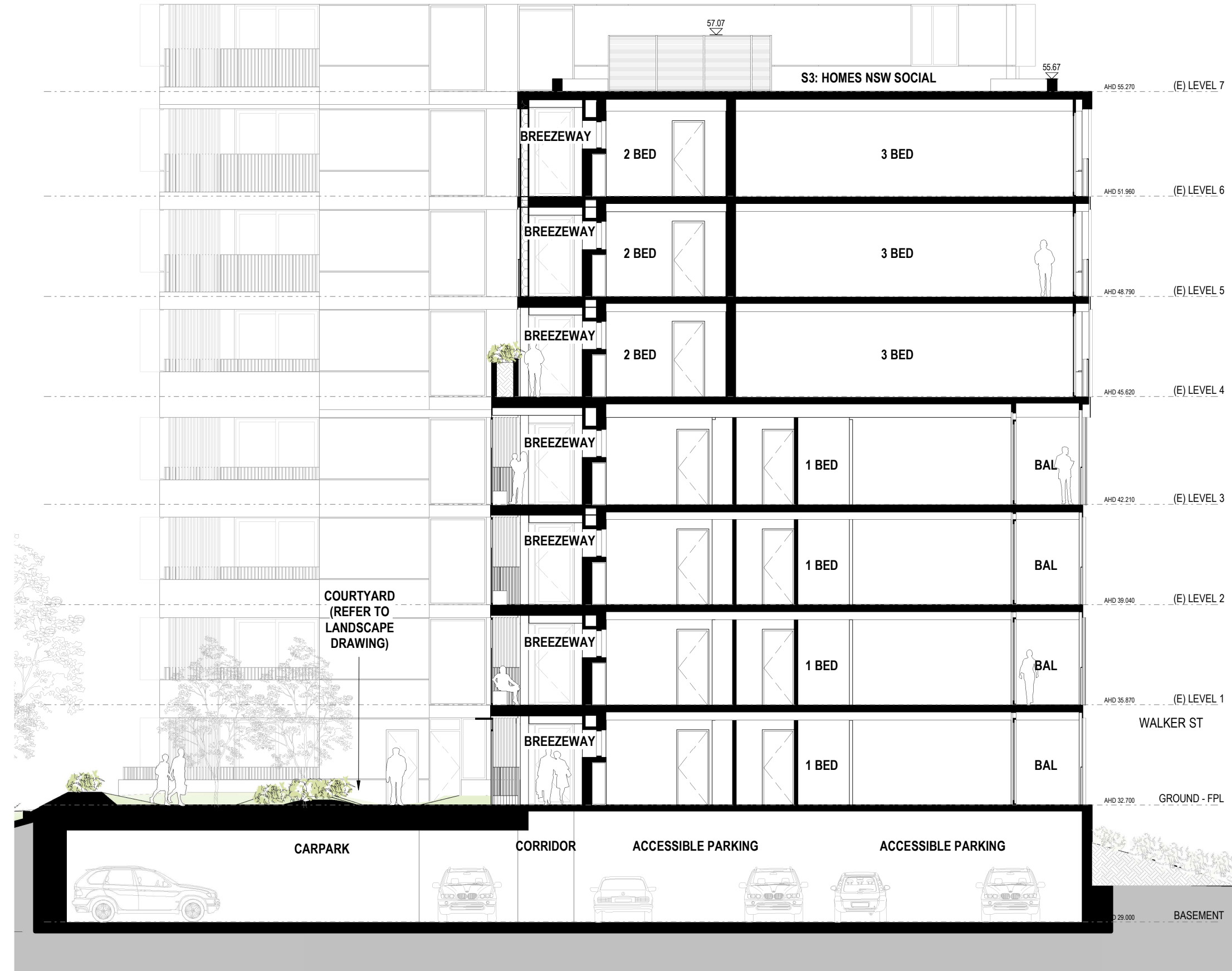
The building reads in three parts, breaking down the massing along Walker Street. The building height also steps down to the south in response to the Phillip Street residential scale, and includes subtractions along the facade to complement the street grain. Open balconies activate the corners of the building and reduce visual bulk.

The landscaping provides a privacy buffer and connection to nature.



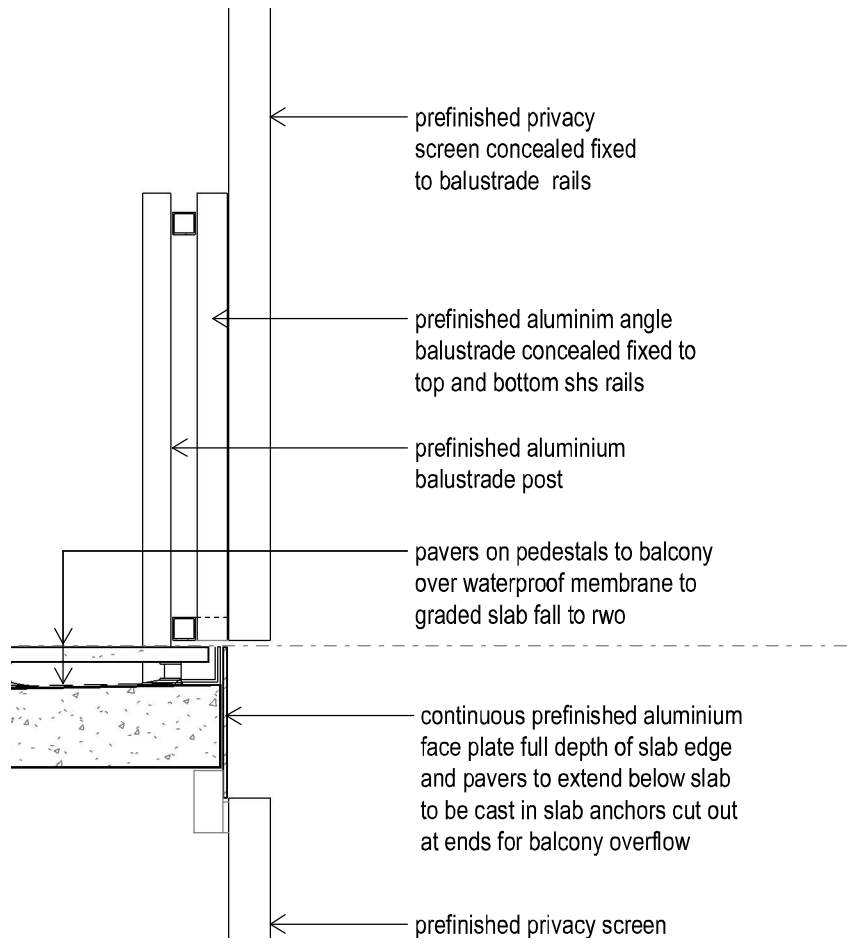
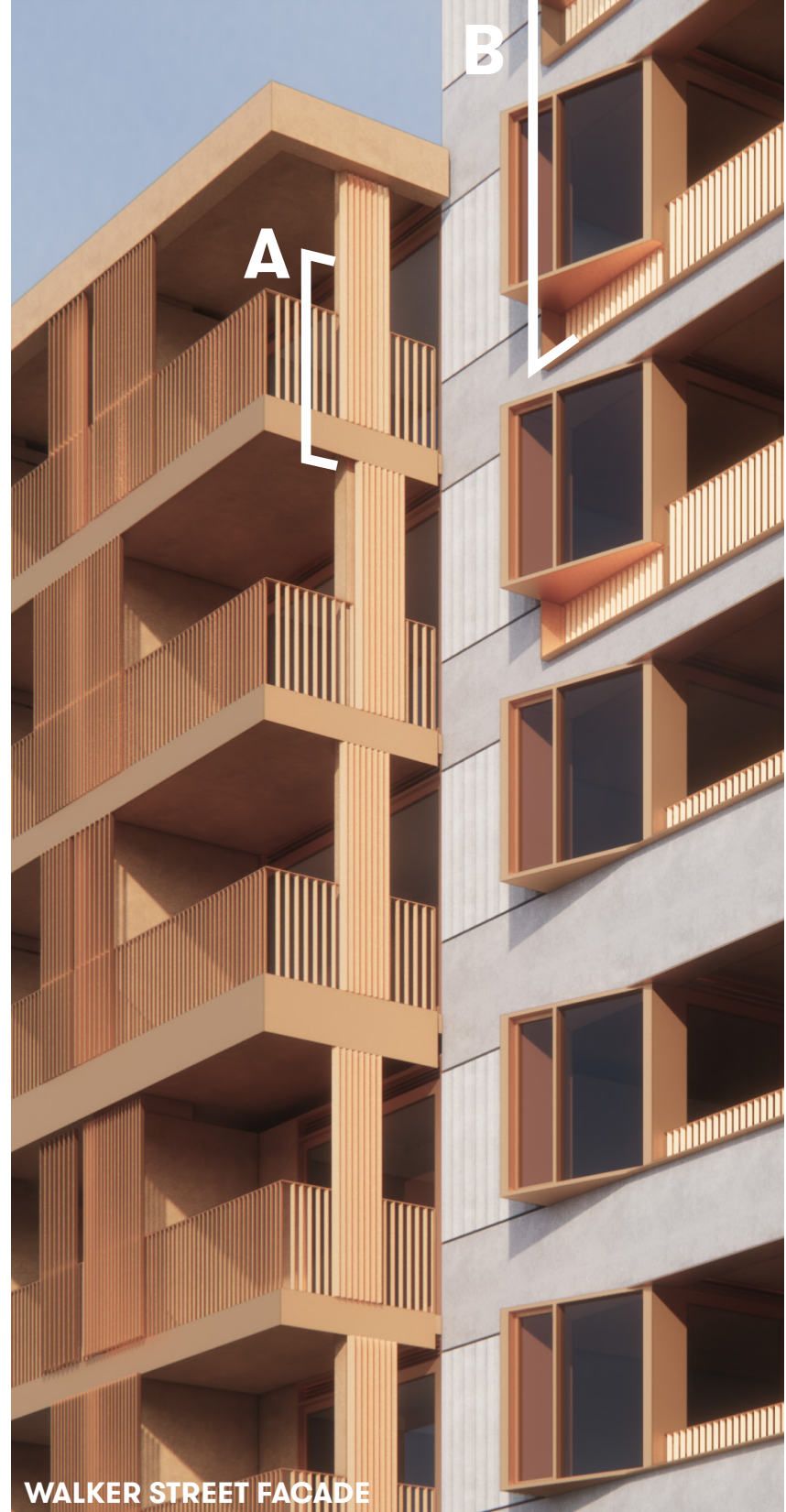
06 Design Description - S3

FACADE AND MATERIALS

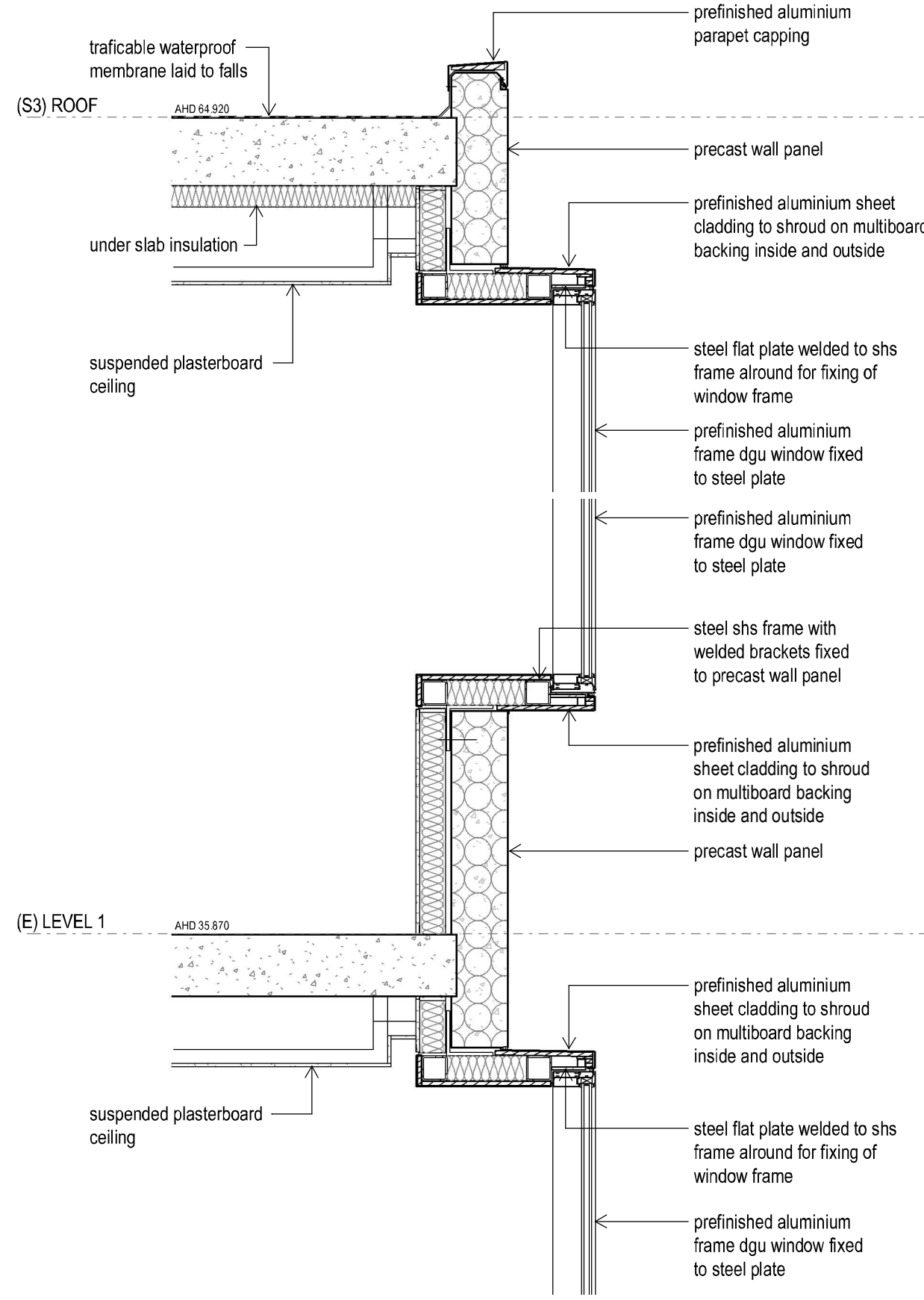


06 Design Description - S3

FACADE AND MATERIALS



A. BALCONY EDGE TREATMENT DETAIL



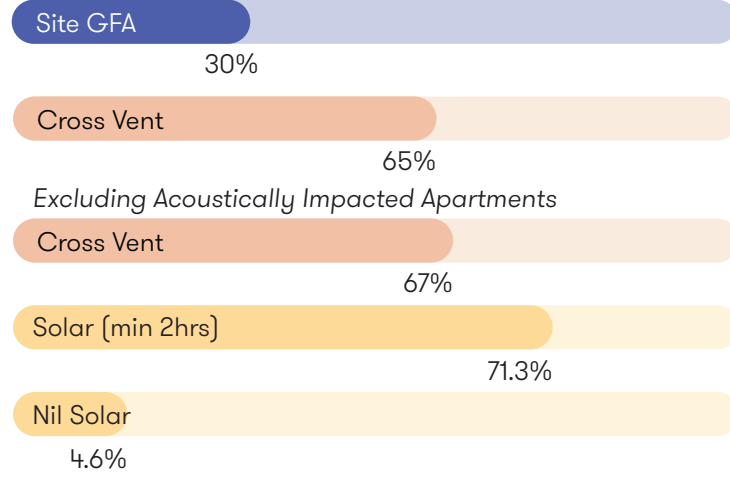
B. WINDOW AND SHROUD DETAIL

06 Design Description - S3

CROSS VENTILATION AND SOLAR ACCESS STRATEGY

KEY POINTS FOR THE CROSS VENTILATION AND SOLAR ACCESS STRATEGY INCLUDE:

- Cross ventilation has been assessed both including and excluding noise impacted apartments. Compliance is achieved with either method
- Good levels of solar access and daylight are achieved via a combination of outboard living rooms and a high proportion of through and corner apartments
- The building design adopts two cores from the Ground to Level 3, joined by a breezeway corridor, and a single core for Levels 4 to 9. The breezeway design enables a well connected building floorplate while achieving natural cross ventilation guidelines within the ADG (as required by section 3.8(1) of the Design Guide).



- LEGEND**
- ➡ Cross Ventilation
 - Solar access



DAYLIGHT AND CROSS VENT



COURTYARD VIEW OF S3 FROM S4

06 Design Description - S3

PLENUM STRATEGY

KEY POINTS FOR THE PLENUM STRATEGY INCLUDE:

- As a minimum, all balconies within red and yellow zones will have attenuated balustrades and soffits to assist with noise attenuation
- Four plenums have been introduced to three noise affected apartments to ensure that all dwellings have access to attenuated natural ventilation
- Angled facades to the east also provide attenuation to operable windows
- The proposed plenum strategy enables compliance with the Design Guide section 3.10.

PLENUM MAINTENANCE AND CLEANING STRATEGY

- Removable plenum supply grille in apartment
- Removable Mylar lining to plenum for cleaning
- Fly screen to external plenum intake on angle to minimise insect ingress

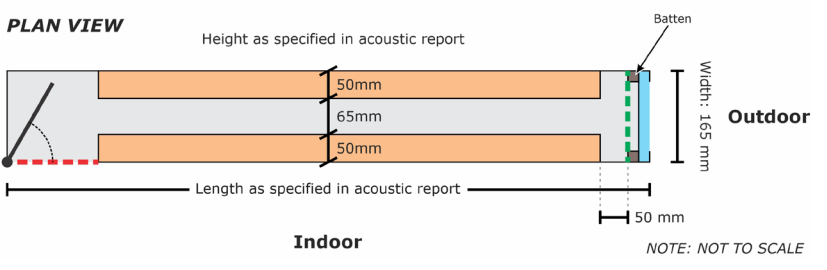
LEGEND

- Natural Ventilation
- Green box Natural Vent through balcony treatment
- Orange box Natural Vent through plenum's
- White box Min. 1 attenuation free facade
- Dark Orange box Vertical Plenum
- Red box Noise effected facade >15dBa
- Yellow box Noise effected facade 10-14dBa
- Green box Non noise effected facade



ACOUSTICS AND NATURAL VENTILATION

PROPOSED PLAN OF HORIZONTAL PLENUM



PLENUM LEGEND

- Blue square Intake Grille
- Green dashed line Fly Screen/Vermin Mesh (70% porosity)
- Black line Damper (tenant-operated)
- Orange square Acoustic Insulation Lining
- Red dashed line Outlet Grille

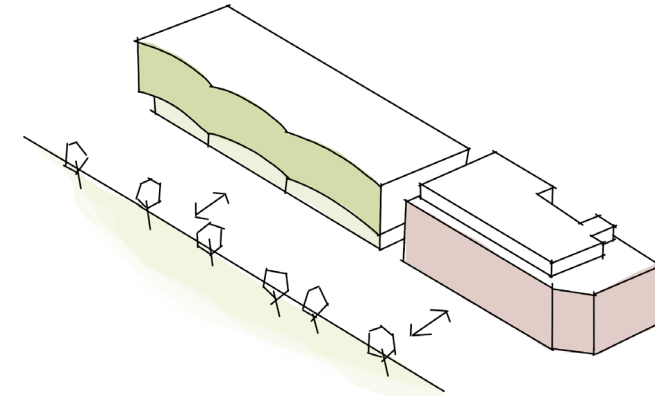


07

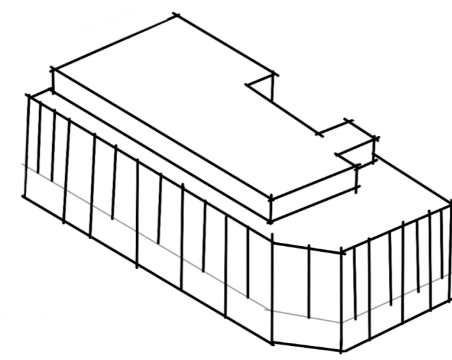
Design Description - S4
Hayball

07 Design Description - S4

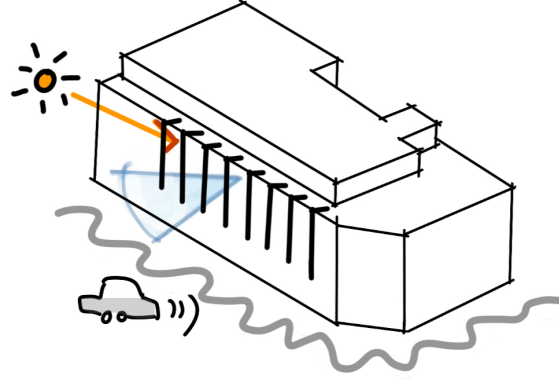
BUILDING DESIGN DRIVERS



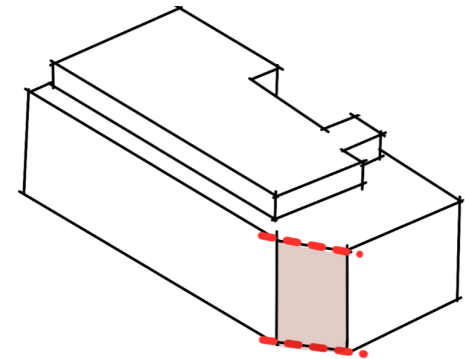
1. A pair of buildings forming appropriate back drop to the park and context



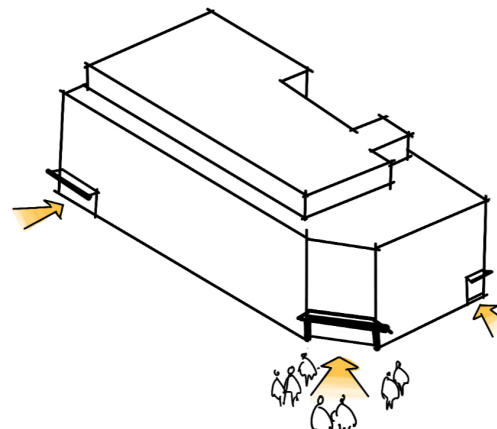
2. Vertically proportioned building that reads as a whole



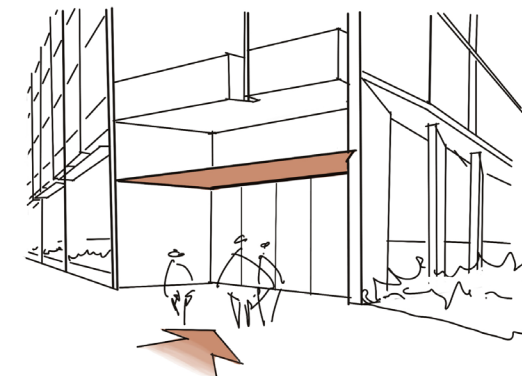
3. Facades shaped by amenity



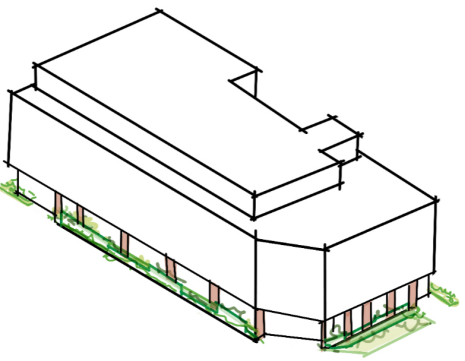
4. Chamfered corner aligned with surrounding street corners



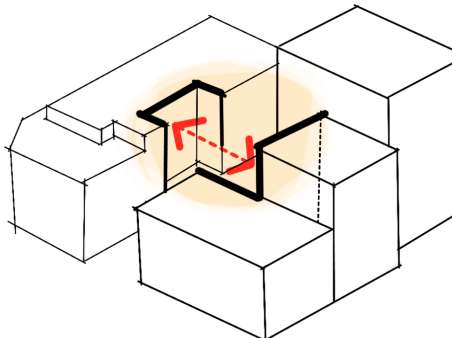
5. Activate entries to street corner, Elizabeth Street and Phillip Street



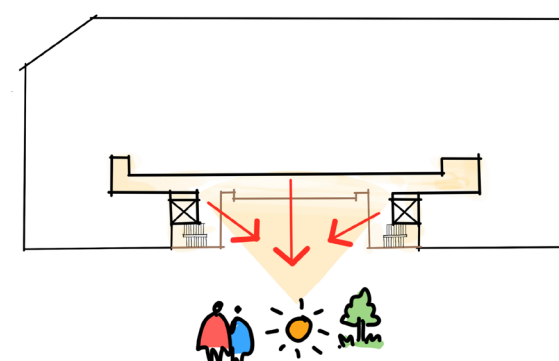
6. Weather Protected and Welcoming Entry



7. Textured and landscaped base



8. Connect communities between buildings



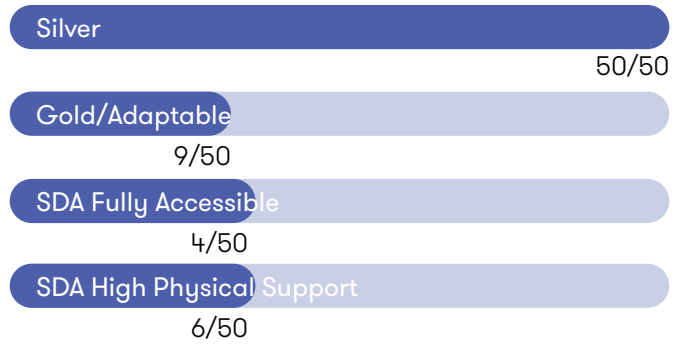
9. Light and ventilation to shared circulation and view out to nature

07 Design Description - S4

BUILDING DESIGN DRIVERS

S4 MIX (BRIDGE HOUSING)

Type	Quantity	Percentage
Studio	7	14%
1 Bed	26	52%
2 Bed	14	28%
3 Bed	3	6%
TOTAL	50	
GFA Residential (FSR)	3378m2	
GFA Commercial (FSR)	876m2	
GFA Community (non-FSR)	165m2	
TOTAL GFA (FSR)	4253m2	



THE DIAGRAM ADJACENT SHOWS HOW THE PROPOSED BUILDING DRIVERS HAVE BEEN TRANSLATED INTO BUILT FORM.

1. A pair of buildings forming appropriate back drop to the park and context
2. Vertically perforated building that reads as a whole
3. Facade articulation shaped by access to light and views
4. Chamfered corner aligned with surrounding street corners
5. Activate entries to street corner, Elizabeth Street and Phillip Street
6. Opportunity for art strategy to be developed for awning soffits
7. Textured and landscaped base
8. Connect communities between buildings
9. Light and ventilation to shared circulation and view out to nature



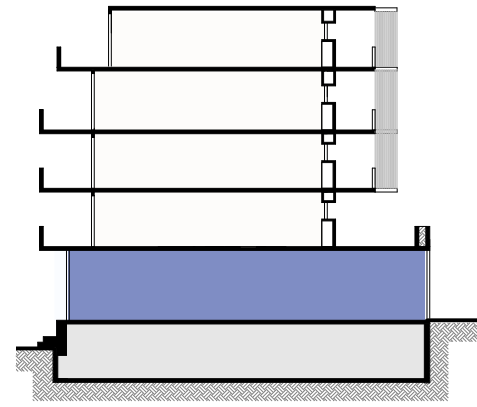
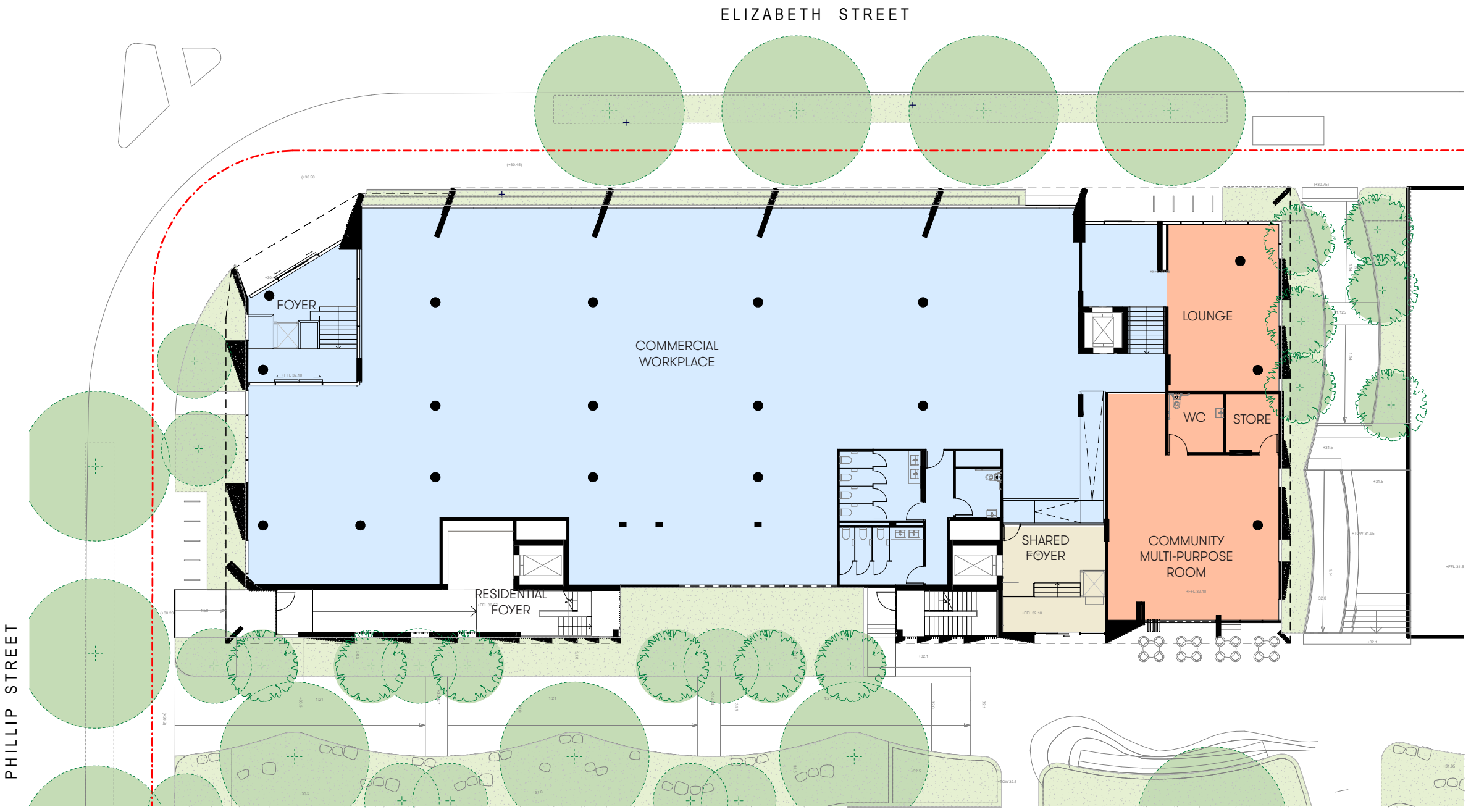
Roof terraces are indicative only

07 Design Description - S4

GROUND FLOOR

KEY ELEMENTS IN THE GROUND FLOOR PLAN INCLUDE:

- Commercial Entry located at the corner of Phillip and Elizabeth Street to activate the corner
- Community lounge adjacent to the Elizabeth Street through site link to ensure both corners are activated
- Facade setback on ground increased to create alignments with S1 to north
- Residential foyer fronting Phillip Street
- Community multi purpose room opening to the central communal courtyard
- A shared foyer providing access for building occupants of S1 and S2, Commercial staff, S4 residents, and PCYC workers to the basement



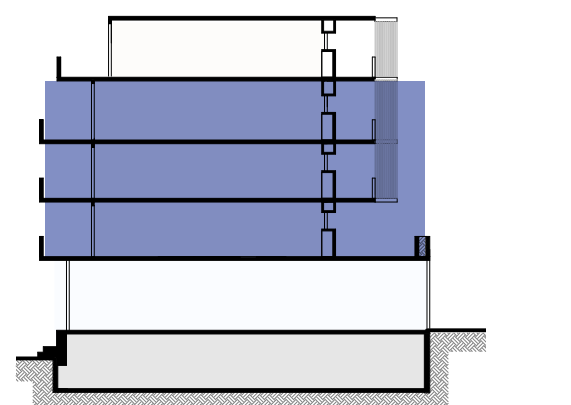
CORNER OF ELIZABETH AND PHILLIP STREETS IMAGE BY DIM STUDIO

07 Design Description - S4

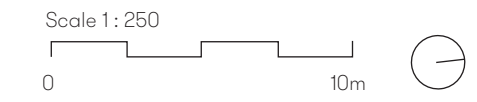
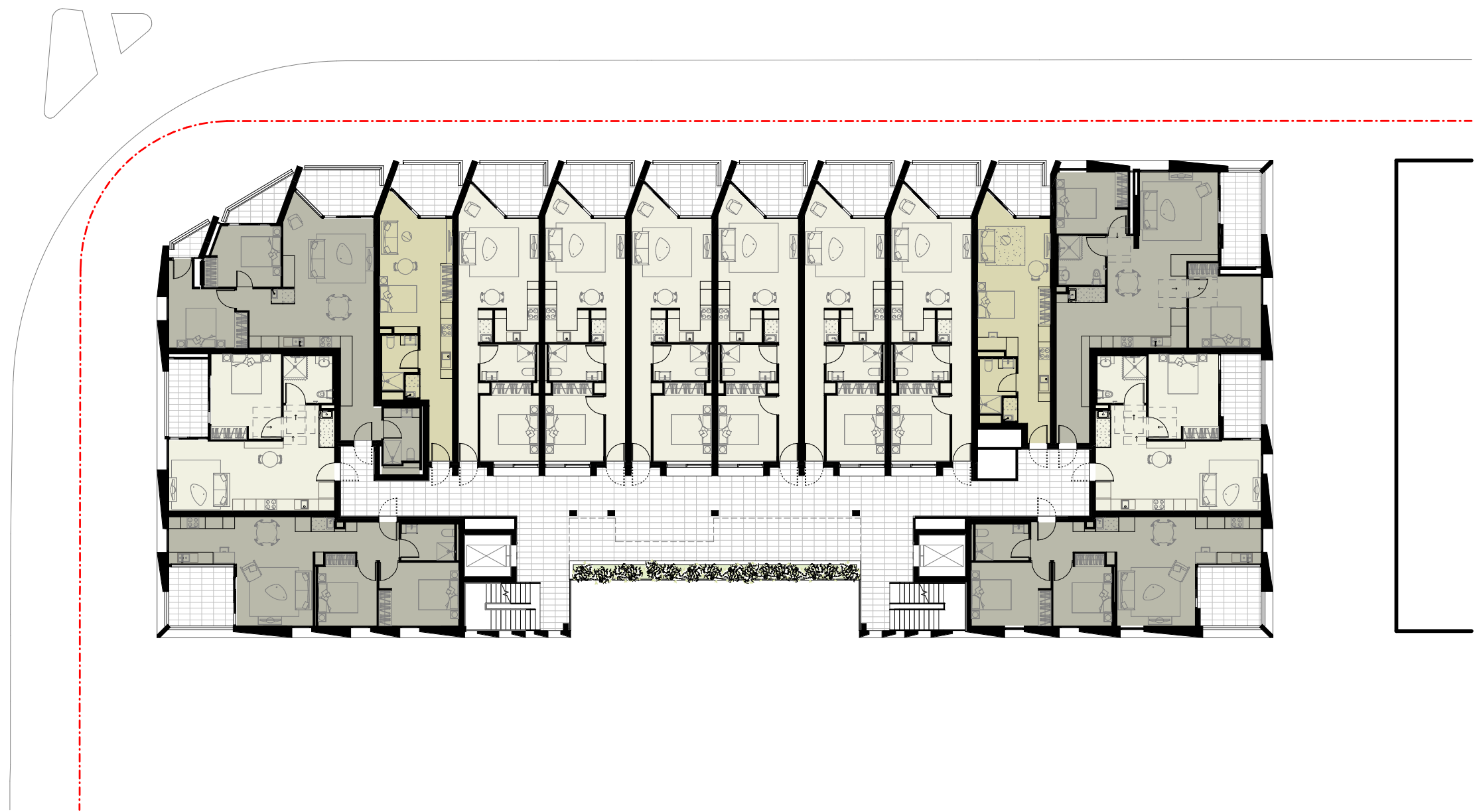
TYPICAL FLOOR

KEY ELEMENTS IN THE TYPICAL FLOOR PLAN INCLUDE:

- 14 dwellings are included on the typical floor served from two connected cores.
- West facing balconies have been carefully shaped to ensure over the minimum number of dwellings receive the required 1m² (min) solar access. The 1pm sun angle is critical in achieving this.
- The shaped building form angles views to the park and provides a sheltered zone for washing and the like
- Naturally lit stairs and walkways serve all floors
- Walkway width and entry position creates a breezeway that balances privacy, surveillance and activation to enhance community
- Angled walls provide enhanced acoustic protection to operable windows
- Security screen doors are provided to encourage increase cross ventilation, which improving safety and connectivity.
- 10 specialist disability accommodation (SDA) units are provided across the typical levels and upper floor, including 6 x 1 bedroom high physical support units and 4 x 2 bedroom fully accessible units. All of the SDA units have been design to meet AS2499 and Gold Livable Housing Guidelines. One of the studio units will be used for out of hours support accommodation
- This plan is typical for levels 1, 2 and 3



PHILLIP STREET



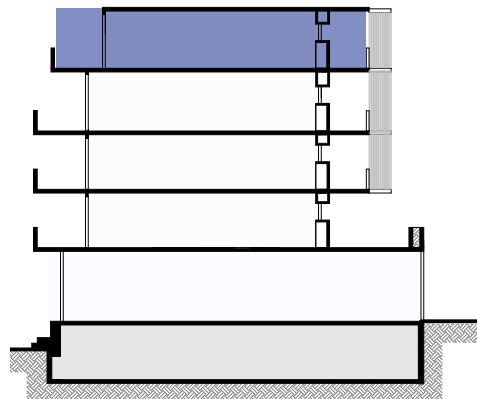
VIEW ALONG ELIZABETH STREET

07 Design Description - S4

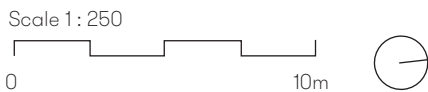
LEVEL 4

KEY ELEMENTS IN THE LEVEL 4 FLOOR PLAN INCLUDE:

- The built form has been set back around all edges to improve the contextual relationship to S1 and ensure no overshadowing to Redfern Park.
- 8 dwellings are served by cores to the north and south
- The dual core plan layout provides generous circulation areas and a breezeway that balances privacy, surveillance and activation to enhance the community
- A safe and community focused rooftop terrace is included on this floor. It has good solar amenity, and is accessible from both cores
- Large private balconies front Redfern Park
- The roof terrace has been designed to be inclusive, to provide a space that is safe and usable for all future residents.



PHILLIP STREET



COURTYARD FACADE VIEW FROM S3

07 Design Description - S4

ENTRIES



COURTYARD AND PHILLIP STREET INTERFACE

The community and commercial facilities located on the ground floor of S4 activate the street and courtyard, contributing to street life, neighbourhood character, and safety for residents and passers by.

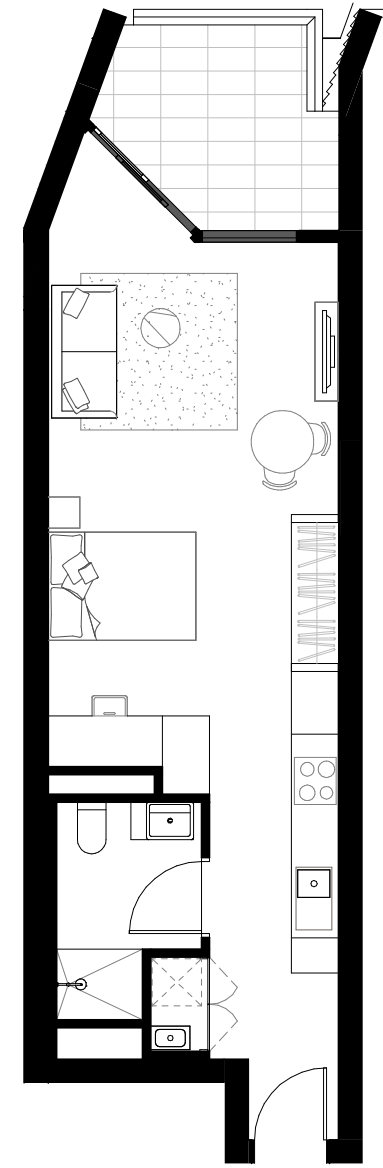


VIEW FROM COURTYARD

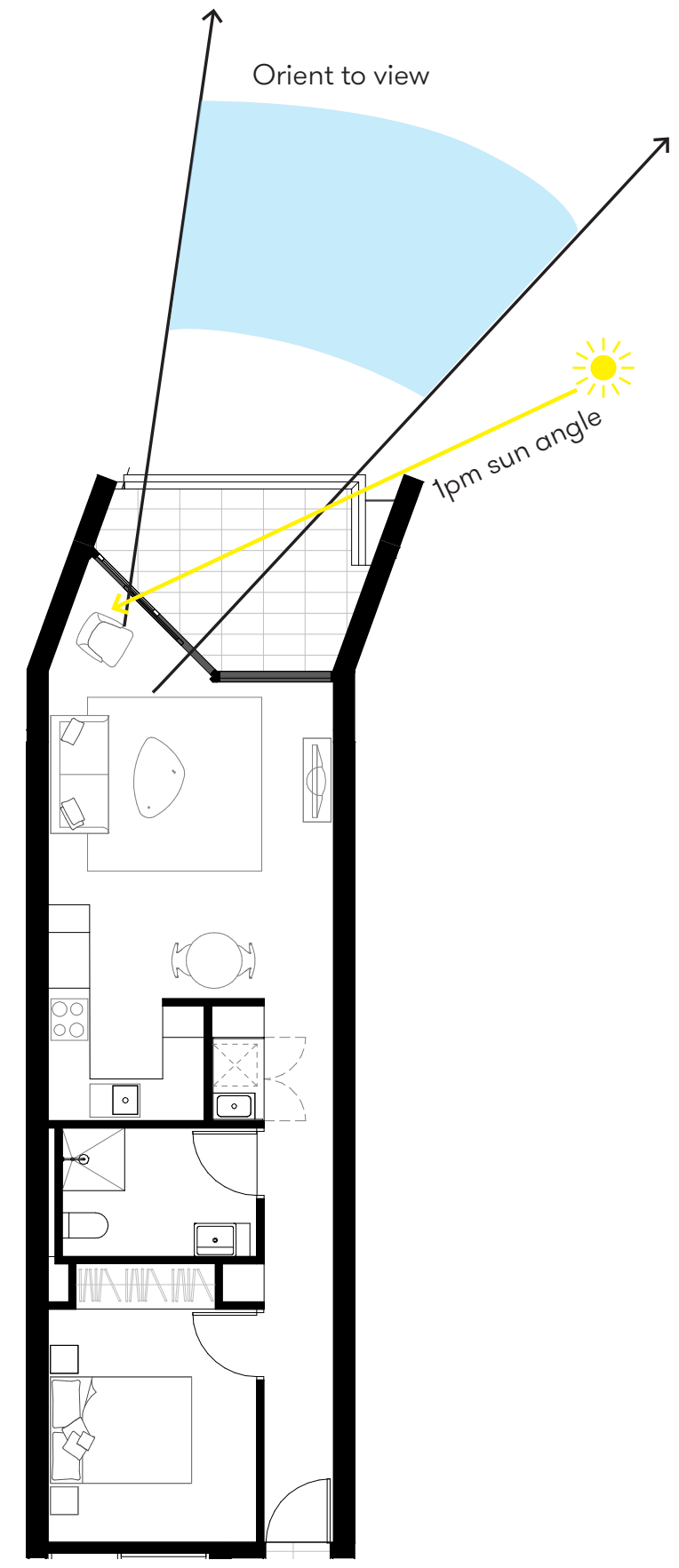
07 Design Description - S4

APARTMENT TYPES - SILVER

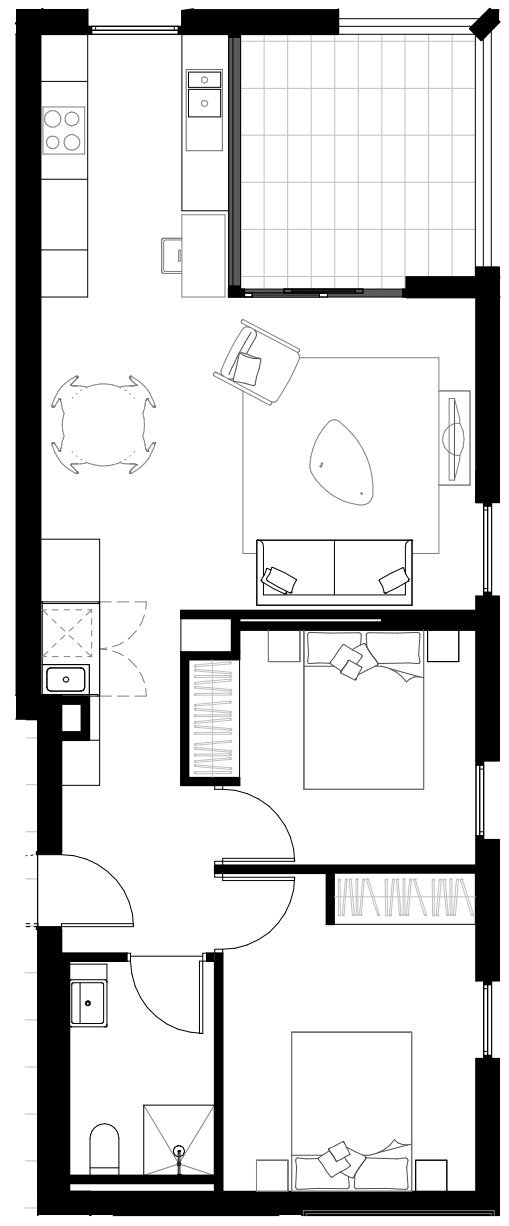
The typical through apartment has been designed to maximise solar access, views to the park and cross ventilation.



STUDIO APARTMENT



1B1B APARTMENT

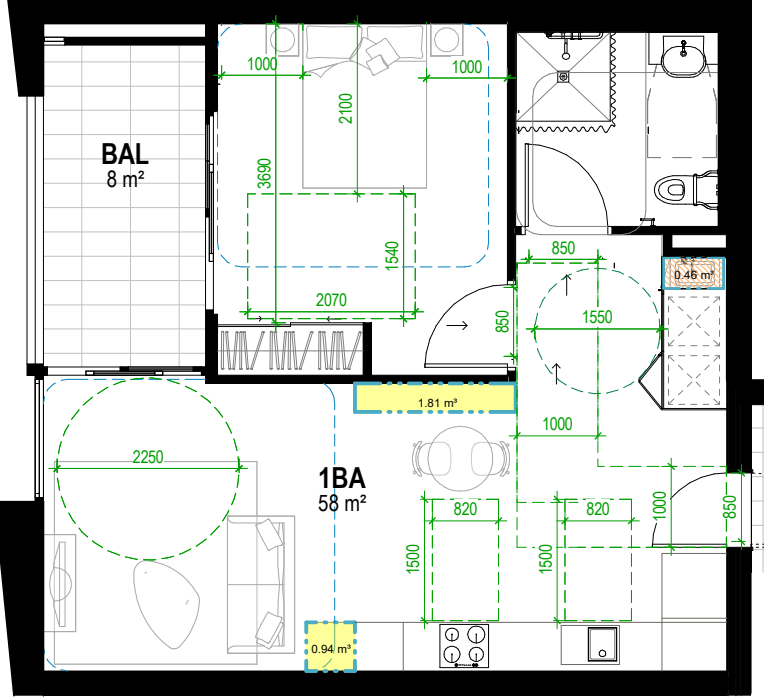


2B1B APARTMENT

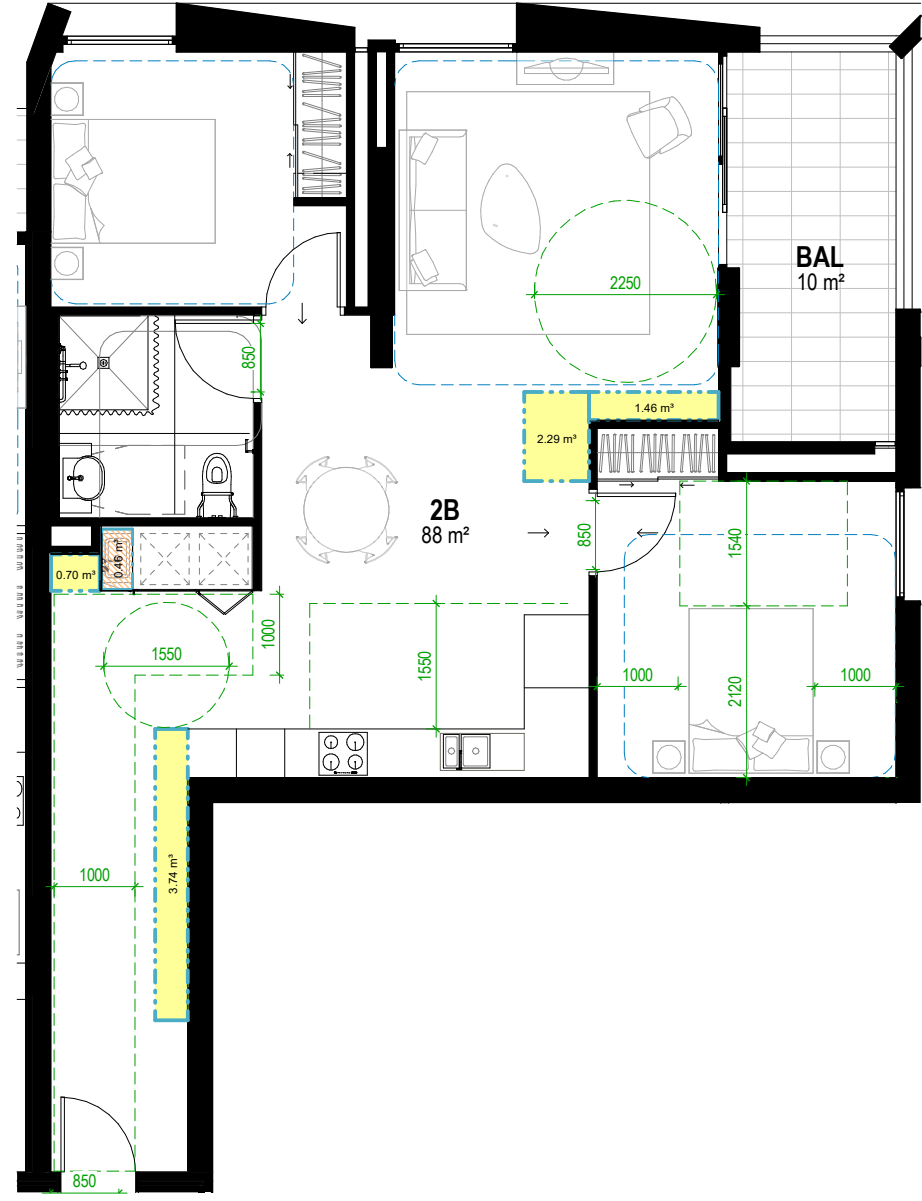


APARTMENT INTERIOR LOOKING OUT OVER REDFERN PARK

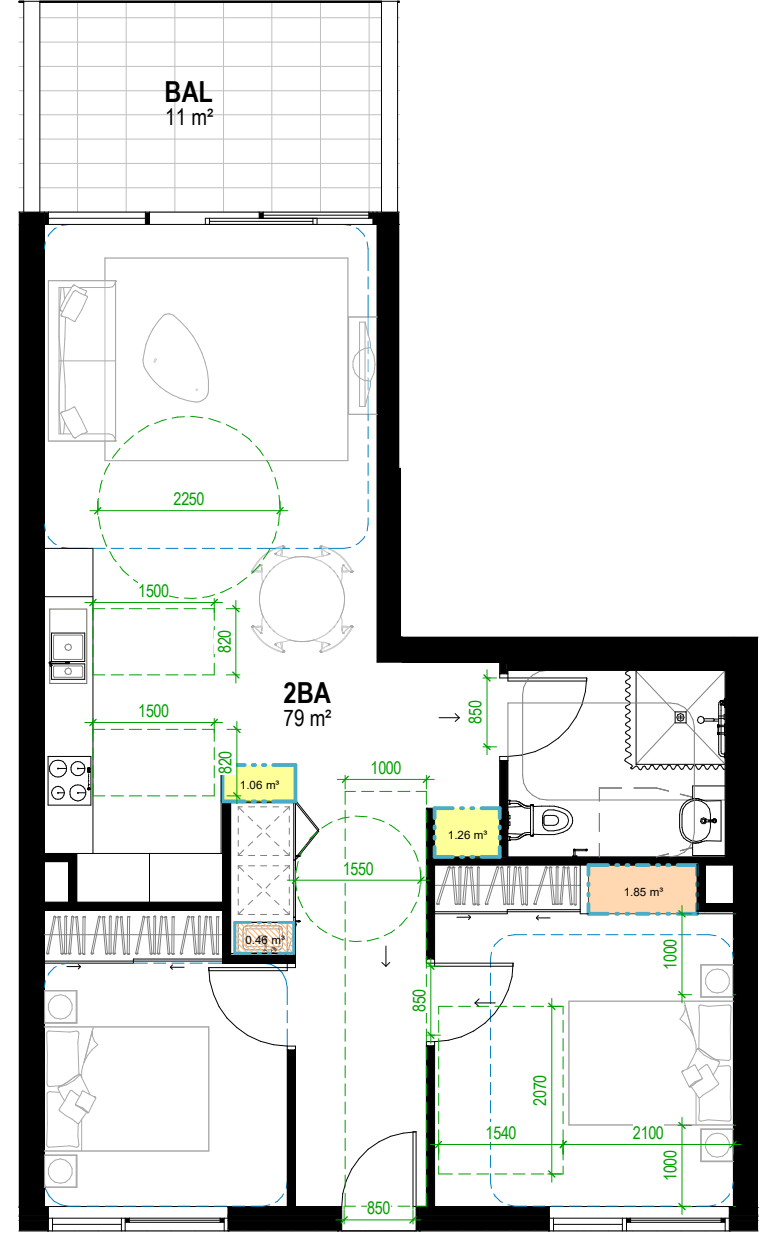
07 Design Description - S4
APARTMENT TYPES - GOLD



1B1B APARTMENT - DDA



2B1B APARTMENT



2B1B APARTMENT

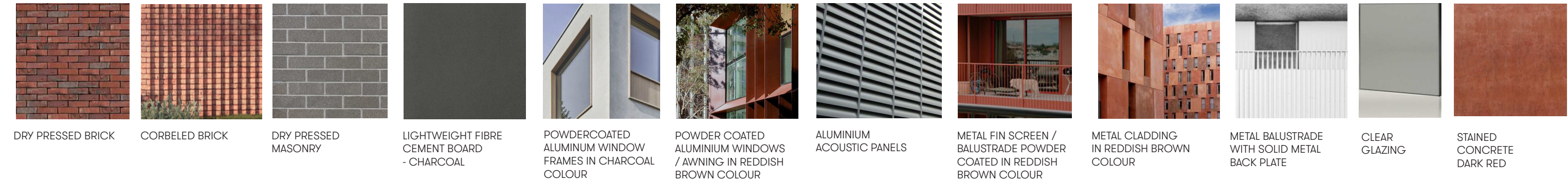


TYPICAL S4 BREEZEWAY



07 Design Description - S4

FACADE AND MATERIALS



Preference has been given for a palette of natural and tonal materials. Applied paint finishes have been avoided. Preference has been given for matte finish and textured materials to minimise reflectivity.

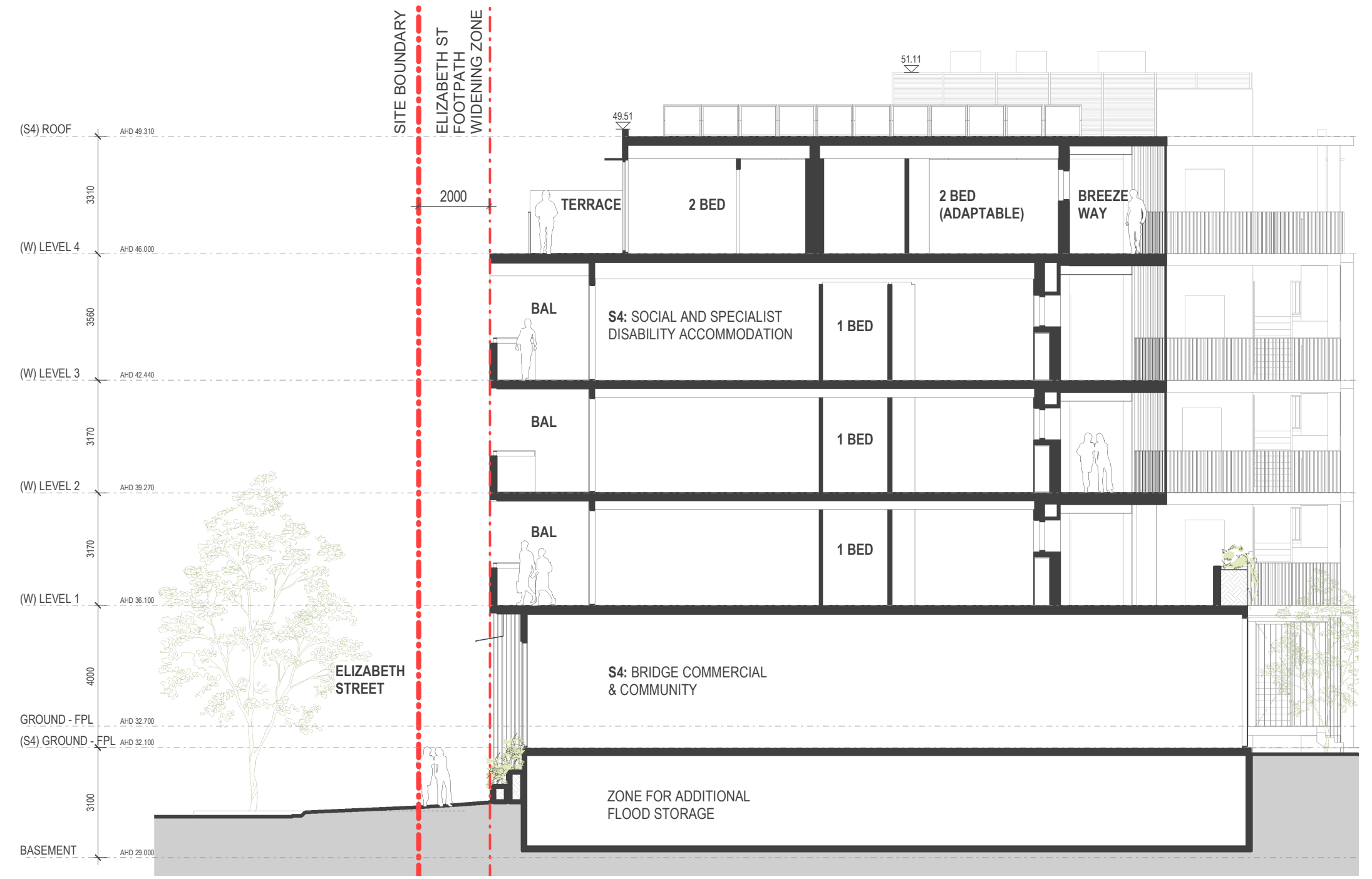
The Elizabeth Street facade forms a backdrop to Redfern Park. Vertical articulation of the whole building establishes a fine grain appropriate to the street context. The street frontage is activated by the communal and commercial functions on the ground floor and the entries located on each corner of the building. Entries are protected from the weather, forming a welcoming interface with the public realm.

The landscaping at the base of the building adds texture and visual interest to the street. Above, the balconies provide light and ventilation and a view out to Redfern Park.



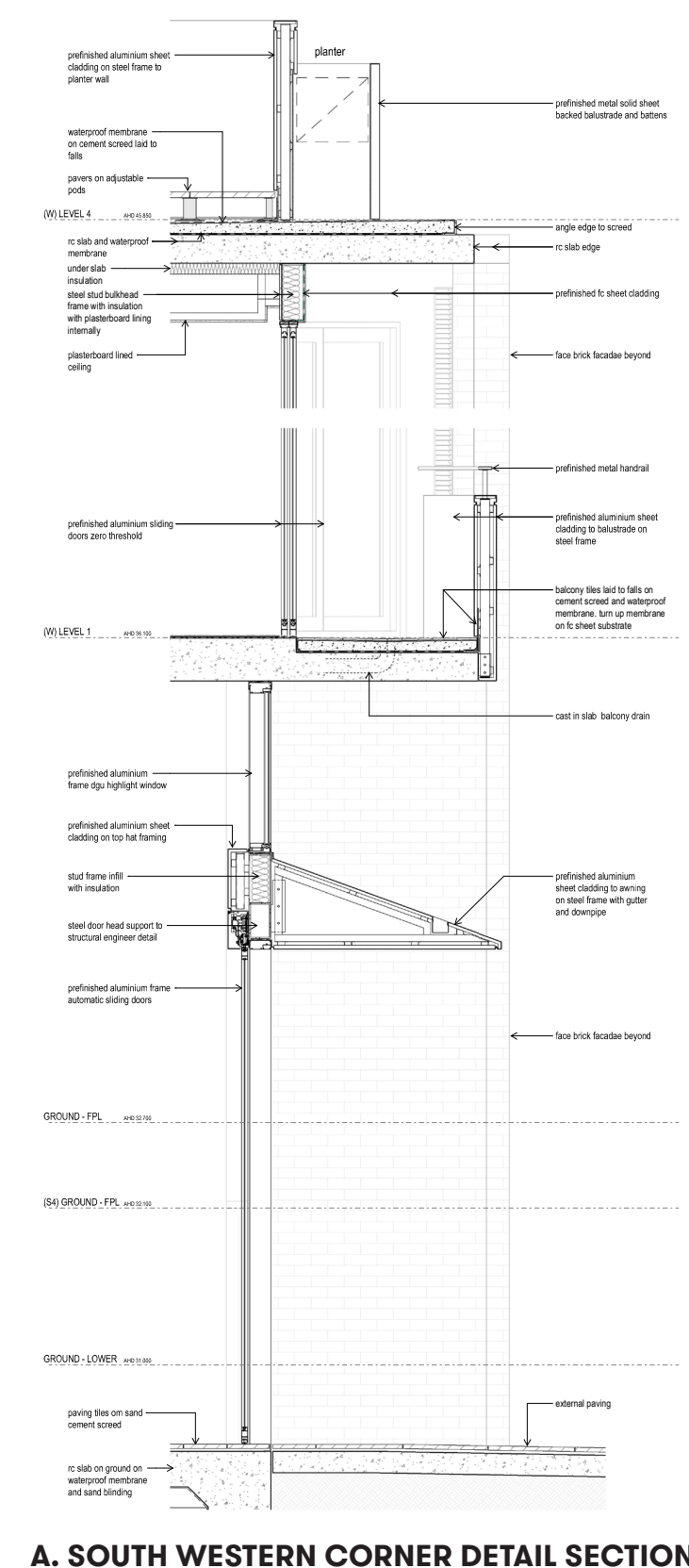
07 Design Description - S4

FACADE AND MATERIALS

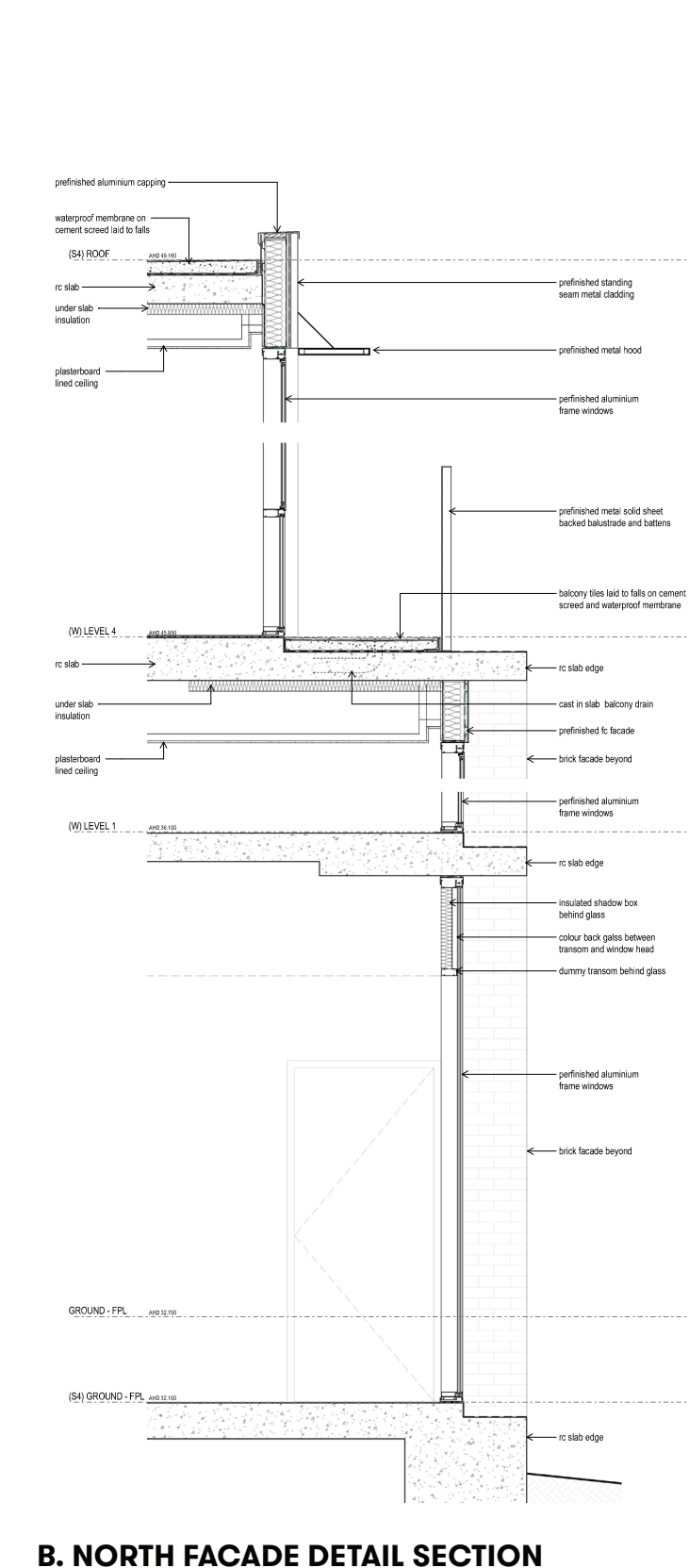
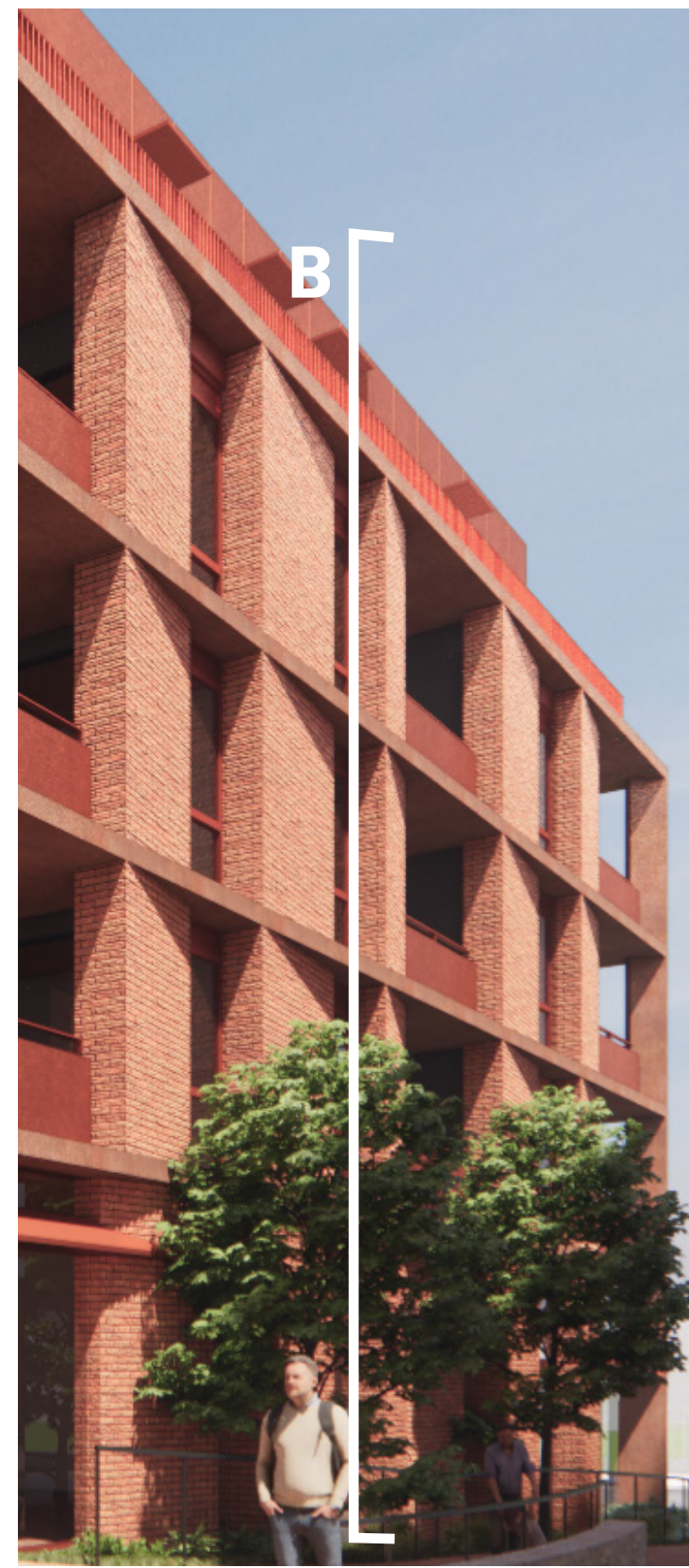


07 Design Description - S4

FACADE AND MATERIALS



A. SOUTH WESTERN CORNER DETAIL SECTION



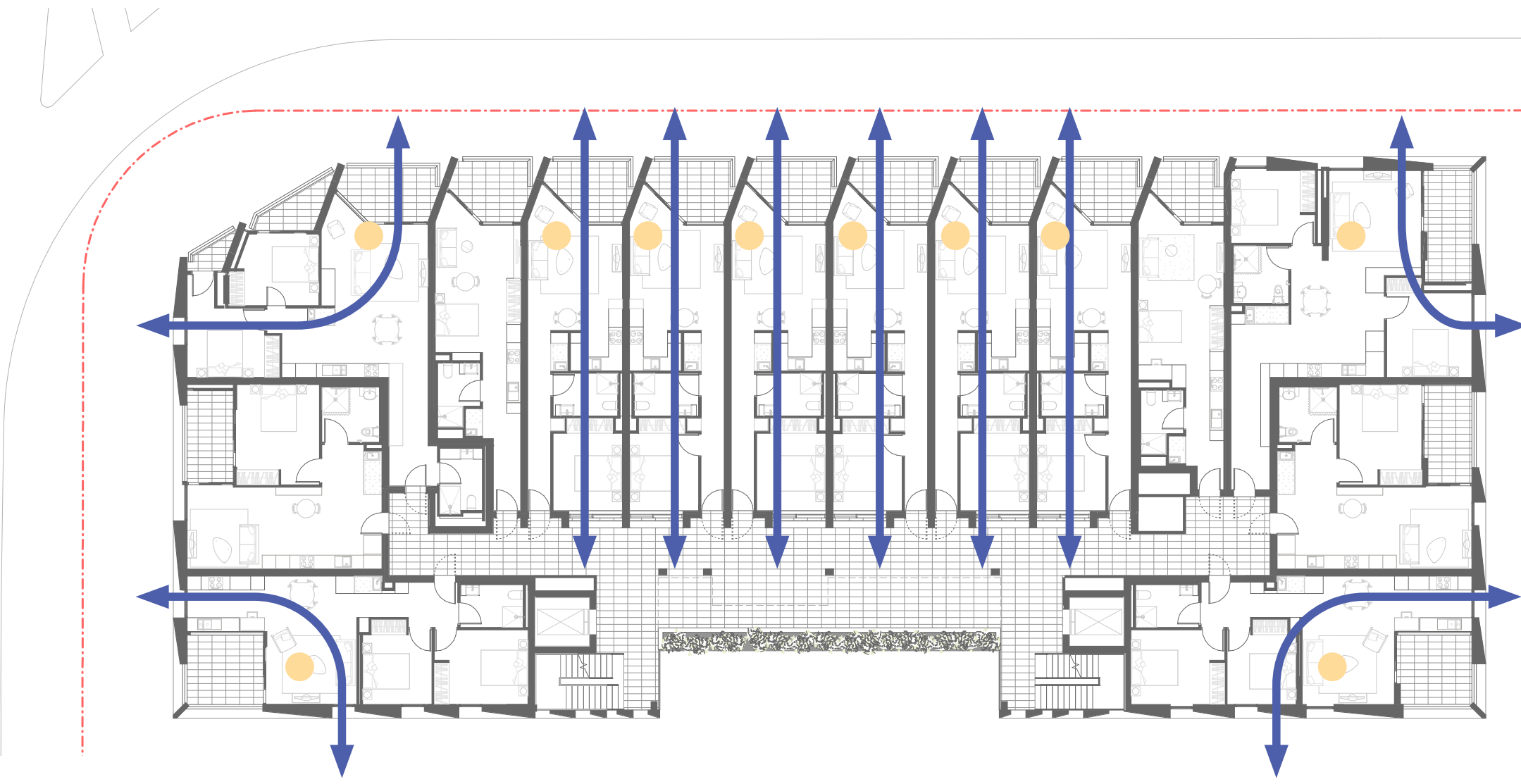
B. NORTH FACADE DETAIL SECTION

07 Design Description - S4

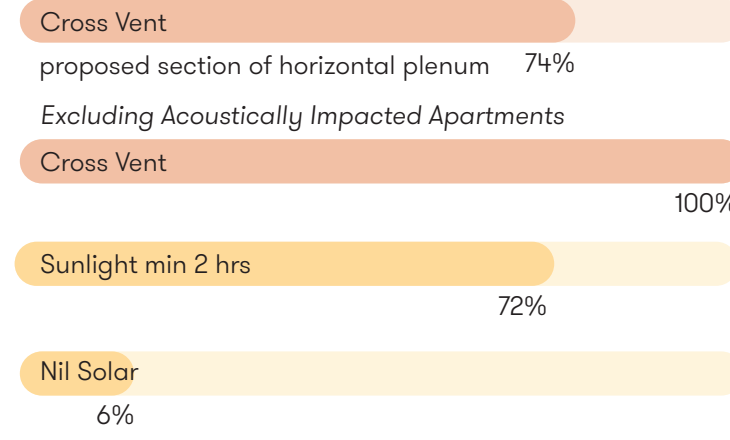
CROSS VENTILATION AND SOLAR ACCESS STRATEGY

KEY POINTS FOR THE CROSS VENTILATION AND SOLAR ACCESS STRATEGY INCLUDE:

- Cross ventilation has been assessed both including and excluding noise impacted apartments. Compliance is achieved with either method
- Good levels of solar access and daylight are achieved via a combination of outboard living rooms and a high proportion of through and corner apartments
- The building design adopts two cores joined by a breezeway corridor. The breezeway design enables a well connected building floorplate while achieving natural cross ventilation guidelines within the ADG (as required by section 3.8(1) of the Design Guide).



DAYLIGHT AND CROSS VENT



LEGEND

- ➡ Cross Ventilation
- Solar access



TYPICAL S4 BREEZEWAY

07 Design Description - S4

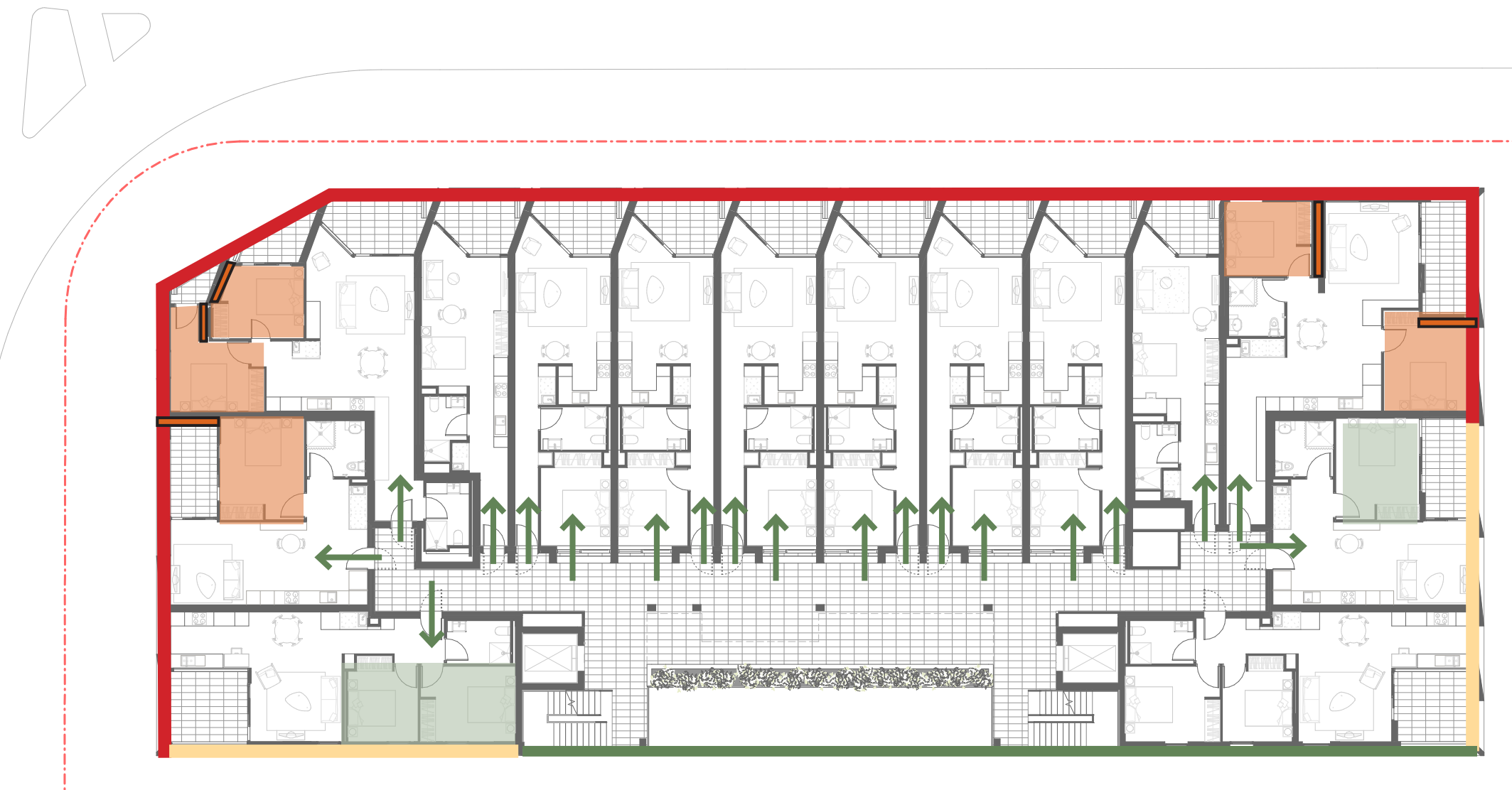
PLENUM STRATEGY

KEY POINTS FOR THE PLENUM STRATEGY INCLUDE:

- As a minimum, all balconies within red and yellow zones will have attenuated balustrades and soffits to assist with noise attenuation
- Five plenums have been introduced to three noise affected apartments to ensure that all dwellings have access to attenuated natural ventilation
- Plenums are not visible

PLENUM MAINTENANCE AND CLEANING STRATEGY

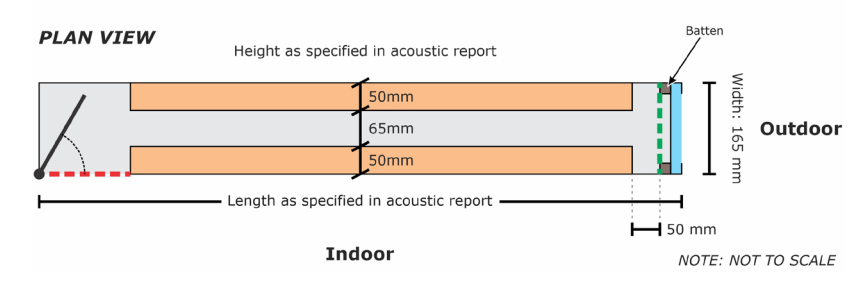
- Removable plenum supply grille in apartment
- Removable Mylar lining to plenum for cleaning
- Fly screen to external plenum intake on angle to minimise insect ingress



- LEGEND
- Natural Ventilation
 - Natural Vent through balcony treatment
 - Natural Vent through plenum's
 - Min. 1 attenuation free facade
 - Vertical Plenum
 - Noise effected facade >15dBa
 - Noise effected facade 10-14dBa
 - Non noise effected facade

ACOUSTICS AND NATURAL VENTILATION

PROPOSED PLAN OF HORIZONTAL PLENUM



- PLENUM LEGEND
- Intake Grille
 - Fly Screen/Vermin Mesh (70% porosity)
 - Damper (tenant-operated)
 - Acoustic Insulation Lining
 - Outlet Grille



PHILLIP STREET RESIDENTIAL ENTRY ADJACENT TO THROUGH SITE LINK