

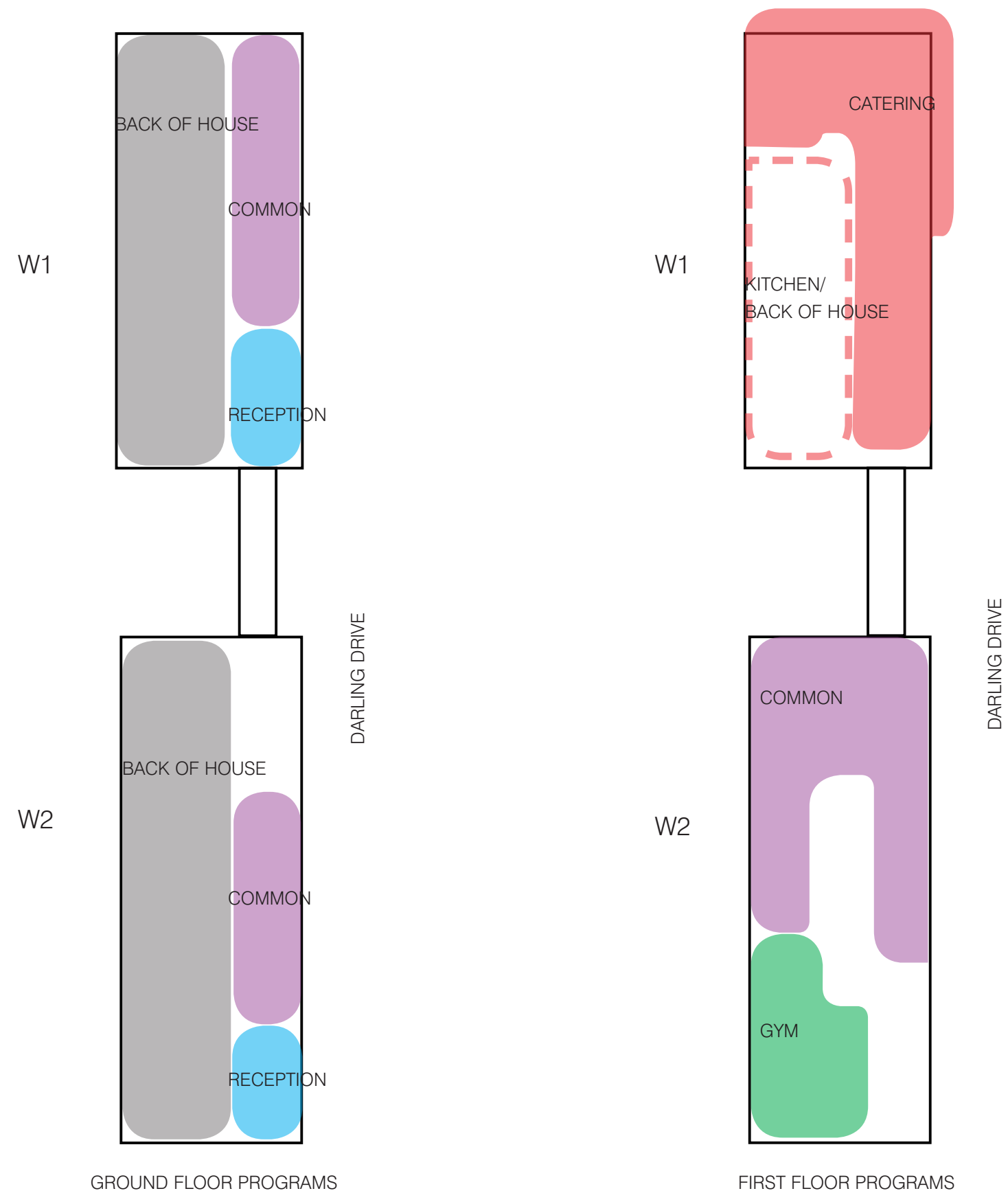


Darling Square Stage 2 (W1) Concept

Although it is not the subject of this application, the concept for the W1 site has also contributed to the changes proposed in this application in part, therefore it is relevant to consider this concept in relation to W2.

Urbanest have reviewed the market positioning strategy for W1 and identified an opportunity to establish a unique and innovative product type aimed more specifically at first year students. This will support the Universities' (UTS and Sydney University) objective to guarantee accommodation for the first year student cohort and in doing so, allow the Universities to compete in an increasingly global student education market. Comprising of approximately 650 student accommodation beds (in addition to the 635 beds approved in W2), the proposed key features of the W1 student accommodation building are:

- Provision of predominantly single bedrooms (i.e with no self-contained kitchen facilities) and communal breakout/lounge spaces on the residential levels 2-22.
- Ground floor reception/lobby area directly accessed from the Darling Drive frontage,
- Catering facility located on the first floor, which would serve both buildings.
- Landscaped outdoor space between the two buildings W1 and W2, providing amenity both buildings and the general public. Subject to further design development and approval, this central area will contribute to the street activation and connection between the two buildings, and will incorporate active and passive uses e.g. casual seating/tables, wifi access, outdoor ping pong tables and possibly an outdoor cinema.
- Landscaped outdoor space to the north of the W1 building, which represents a unique opportunity to enhance and reinforce the urban design quality of the Darling Square precinct as vehicular/foot traffic exit the roundabout and travel south.
- Sharing gym facilities with building W2
- Sharing substation facilities with Building W2



02 BRIDGE LINK

Bridge Link Rationale

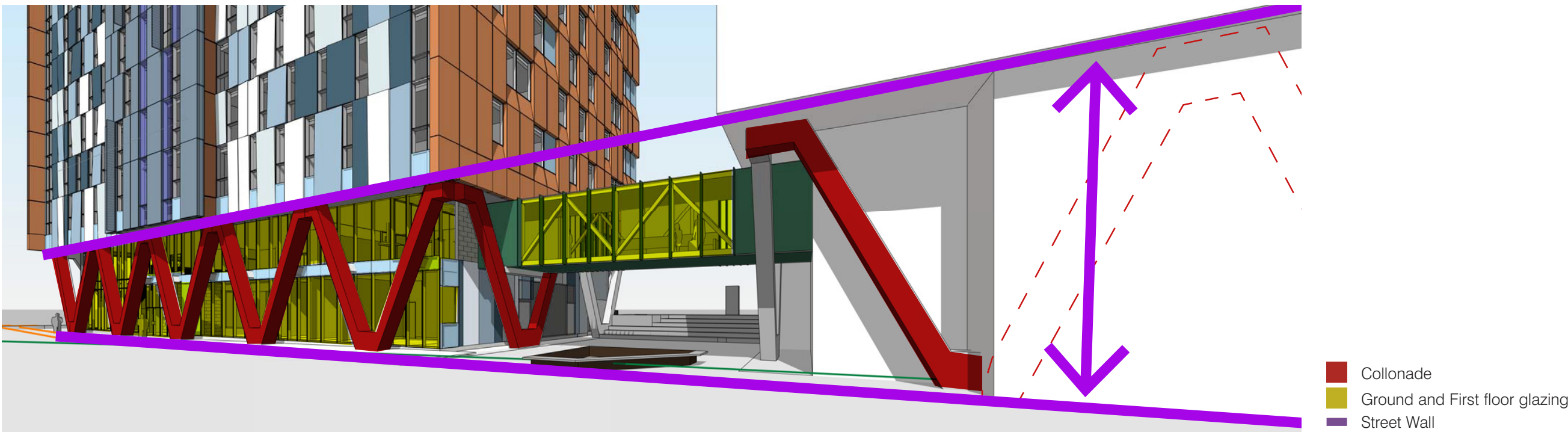
Through the rationalisation of amenities across the two buildings, the bridge link is proposed at first floor to encourage and facilitate a greater degree of transition between the buildings by students as they access shared amenities provided in one or the other building (i.e gym to be located in W2 building, catering to be provided in W1 building). The bridge link enables residents to cross between the buildings at all hours in safety, bearing in mind that the concept for W1 envisages a significant number of first year students, a more vulnerable population by definition.

If safe and secure access cannot be provided between the buildings, the provision of separate amenities in each building will result in students remaining within each individual building, and therefore less interaction and movement between them.

Consistent with the W2 approval and the precinct urban design objectives, the W1 concept at lower levels will relate in scale and language to the W2 building, including:

- ‘Street wall’ – the lower two levels containing the bulk of the common areas of each building will be set back from the line of the street and the upper levels, and be substantially glazed in contrast to the residential levels of each building.
- ‘Colonnade’ – double height ‘V’ columns create a distinct building identity, a lower scaled environment at street level, and provide weather protection at the building entries.

The design of the bridge link will relate to the expression of the lower levels of the W1 and W2 buildings, consistent with its location within the street wall zone and common use function.



PROPOSED BRIDGE LINK - VIEW FROM DARLING DRIVE

Bridge Link Design

Various options were assessed in the design development of the proposed bridge link with the key determining factors being:

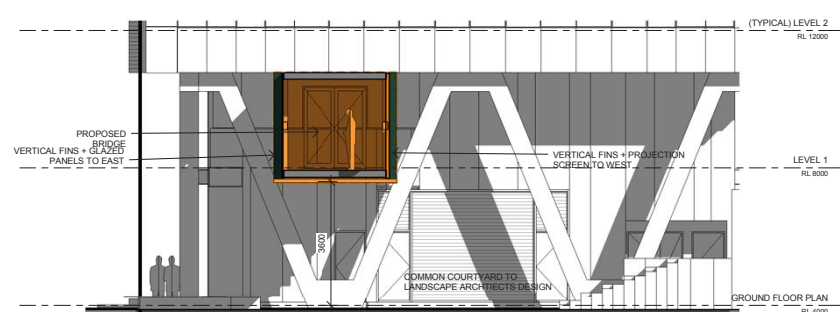
- Requirement to maintain access to the substation and garbage store on the western side of both the W1 and W2 buildings (facing the central outdoor area).
- The location of services, the lift core, the 'V' columns and consideration related to the proximity to the rail corridor required that the bridge link be located towards Darling Drive.
- Lightweight steel and glass design consistent with the street wall of both W2 and W1, and to promote transparency from Darling Drive.
- Clear height below bridge of 3.6m consistent with electricity authority requirements
- Proximity to the substation in building W2, requiring a degree of fire rated construction.

The design developed from the desire to simply connect two buildings, to the creation of a distinct place and character of its own.

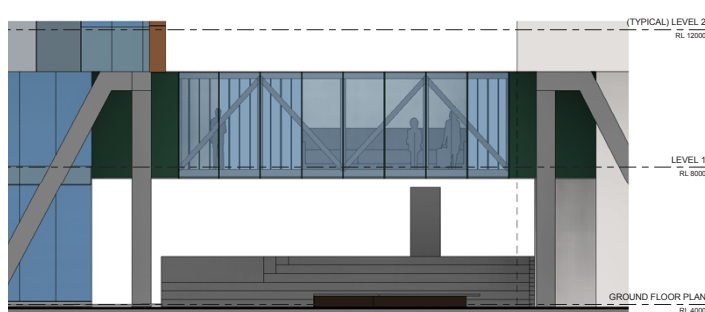
- Expression of the diagonal bracing of the bridge structure to acknowledge the structural forces at play and give expression to the bridge façade.
- Inclusion of a small seating nook halfway across the bridge to encourage chance encounters and use of the space. The solid back of this seating nook is proposed to be used as the projection screen for an outdoor cinema, with seating in the central outdoor space below
- Vertical blades on the façade to provide a shifting view from ground level of the movement within the bridge and vice versa.
- Openable windows for natural ventilation; the bridge will be fire separated from both buildings by doors on hold-open devices.



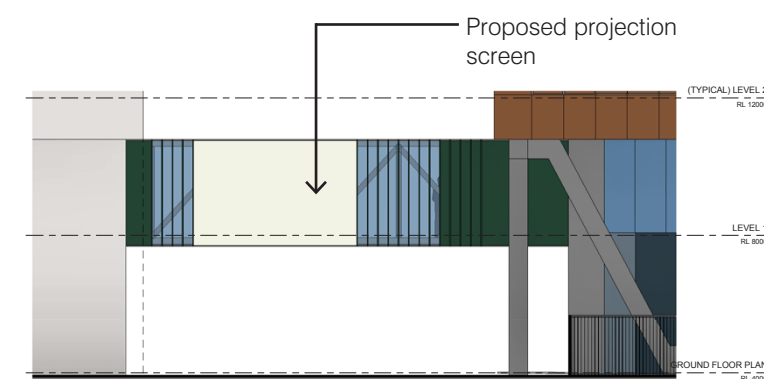
3D VIEW BRIDGE LINK FROM DARLING DRIVE



BRIDGE SECTION



BRIDGE EAST ELEVATION



BRIDGE WEST ELEVATION

02 BRIDGE LINK

Context Analysis

The space between W1 and W2 is:

- Not directly visible from Dickson’s Lane, Hay Street or Ultimo to the west
- Highly overshadowed by W1
- Reasonable mid morning and late afternoon light
- Primary public traffic route coming from the shared pedestrian/ cycle path to Pymont
- Good passive surveillance required from dining hall and bridge to ensure perception of safety 24/7- lighting may be required to be on all night (dimmable system- brighter after 10pm)
- Constrained by substation access required to W2 north facade

The space is tightly constrained spatially and programmatically by:

- Substation easement zone
- Access to street for garbage pickup
- Fire egress access to W1 and W2 plots
- Railcorp compliant fence to western boundary
- Need for privacy for students from Light Rail corridor
- Need for passive surveillance from buildings to ensure 24/7 safety
- Unfenced access from street- privacy and security of students
- ‘Back of house’ access from W2 plot through long corridor
- Necessity for fixed furniture

The brief calls for a combination of active and passive uses, including:

- Space to view cinema screen fixed to W1-W2 bridge
- Outdoor seating/ congregation for W1 residents
- Active uses such as table tennis
- Address to the space from W1, given its adjacency to reception

Refer to Appendix B- Landscape Drawings for further detail.



COURTYARD PERSPECTIVE VIEW

1. Substation access easement
2. Moveable furniture in easement zone for outdoor dining - to be packed away each evening
3. Access zone from fire egress and garbage store to street
4. 500m raised planter at street with lush, understorey planting and small trees to provide entry statement and element of privacy from street
5. Shared pedestrian/ cycle path (by others)
6. Fixed, custom table tennis table
7. 500m raised planter with seat for small rainforest tree
8. Fixed picnic tables and seating for outdoor dining
9. Timber amphitheatre structure- 300mm high bleacher steps
10. Hang out deck at top of amphitheatre
11. Playful ‘button’ desks fixed to bleacher steps with GPOs for charging
12. Step access to top of amphitheatre structure
13. Feature tree in raised planter, flush with hang out deck at top of amphitheatre
14. Herb planters at level of hang out deck
15. Projector cupboard for outdoor screen
16. Screening planting to light rail corridor
17. Clear zone for fire egress/ garbage loading access to street
18. Outdoor screen fixed to bridge
19. Bridge connection between W1 and W2 (underside 3.4 above ground)
20. Posts fixed to amphitheatre structure for bunting or lighting for events
21. Fence to light rail corridor

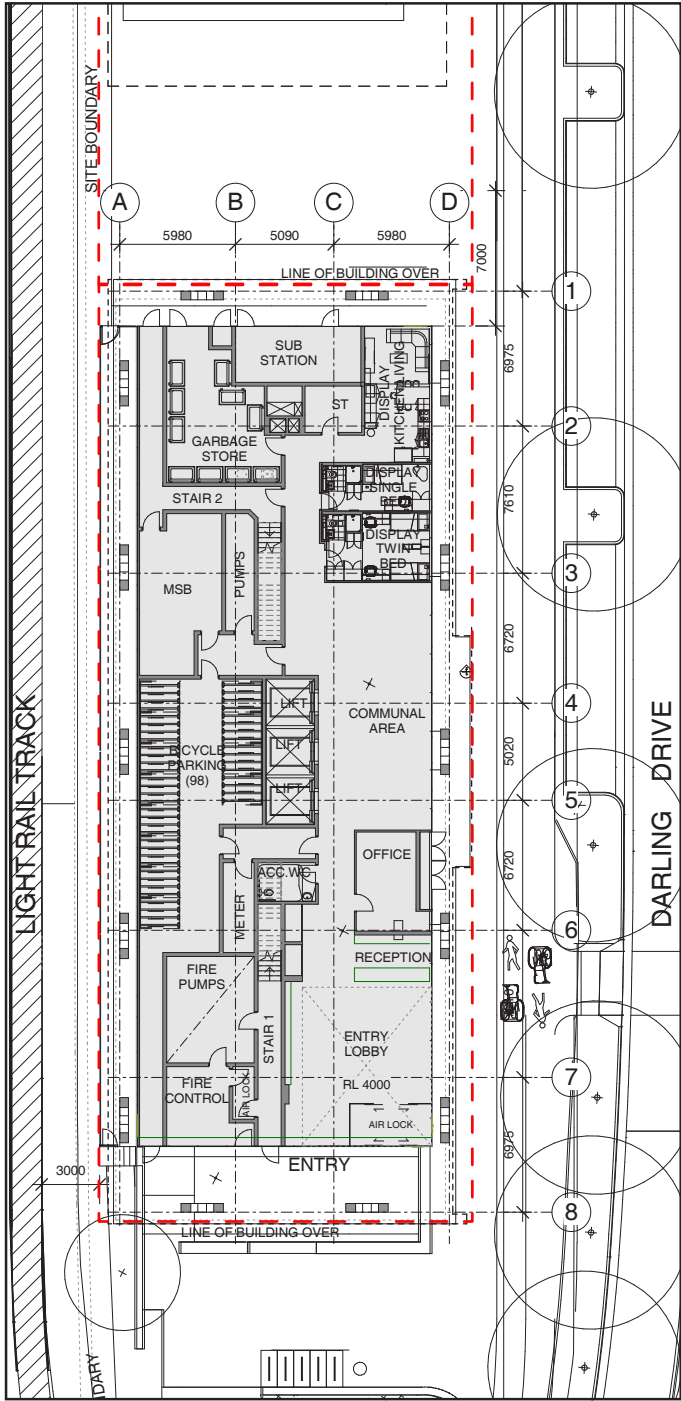


COURTYARD PLAN

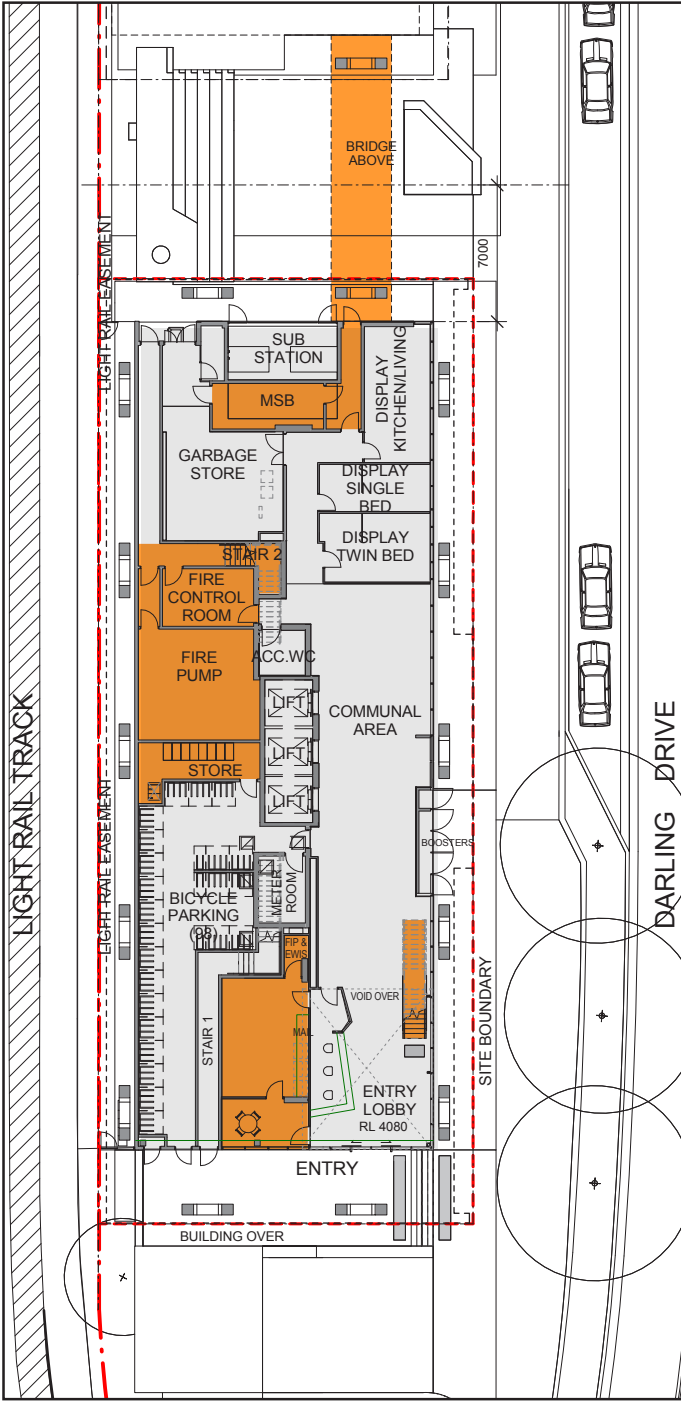
The following changes are proposed as a result of design development of the accommodation, common areas, building servicing and to enable inclusion of proposed bridge:

Ground Floor

- MSB Switchroom relocated adjacent to substation
- Fire control room and fire pump room relocated
- Office and reception relocated to southern elevation
- Internal stair linking ground and L1 introduced



DA APPROVED GROUND FLOOR



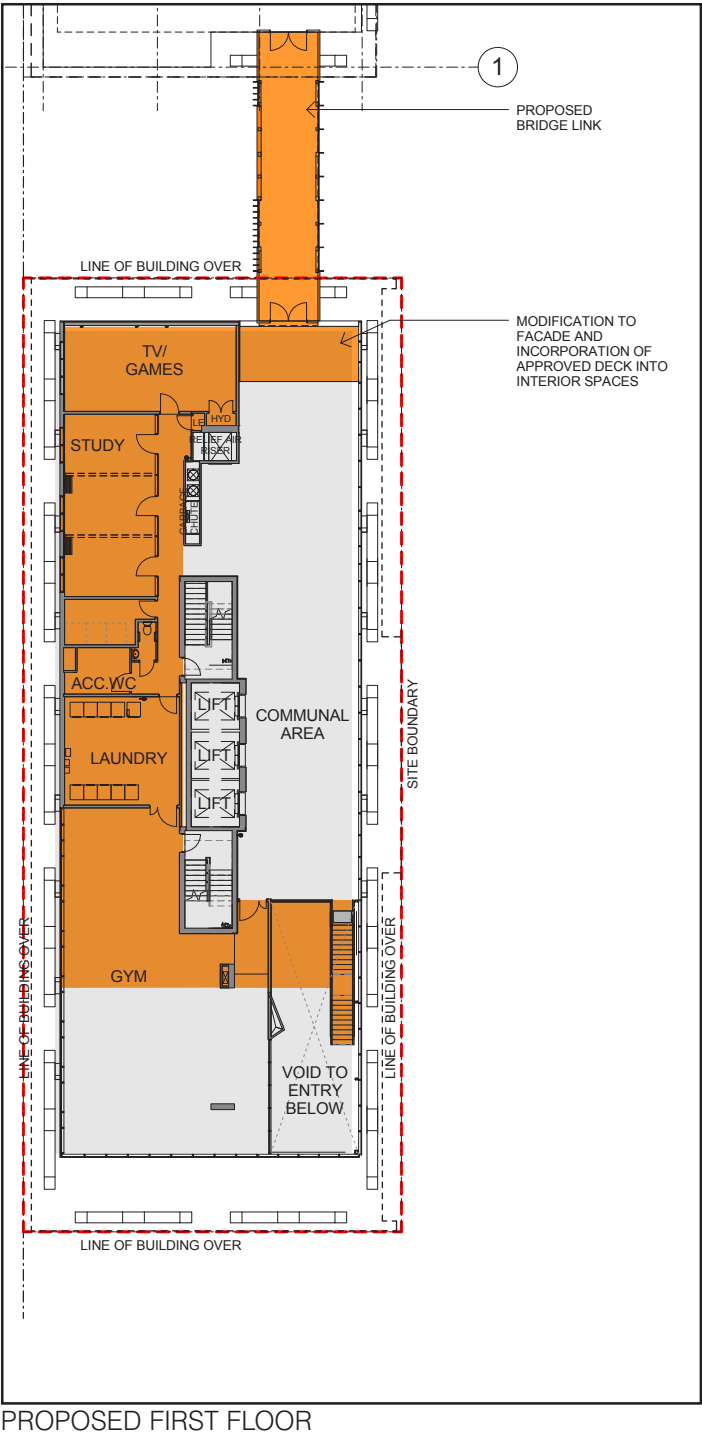
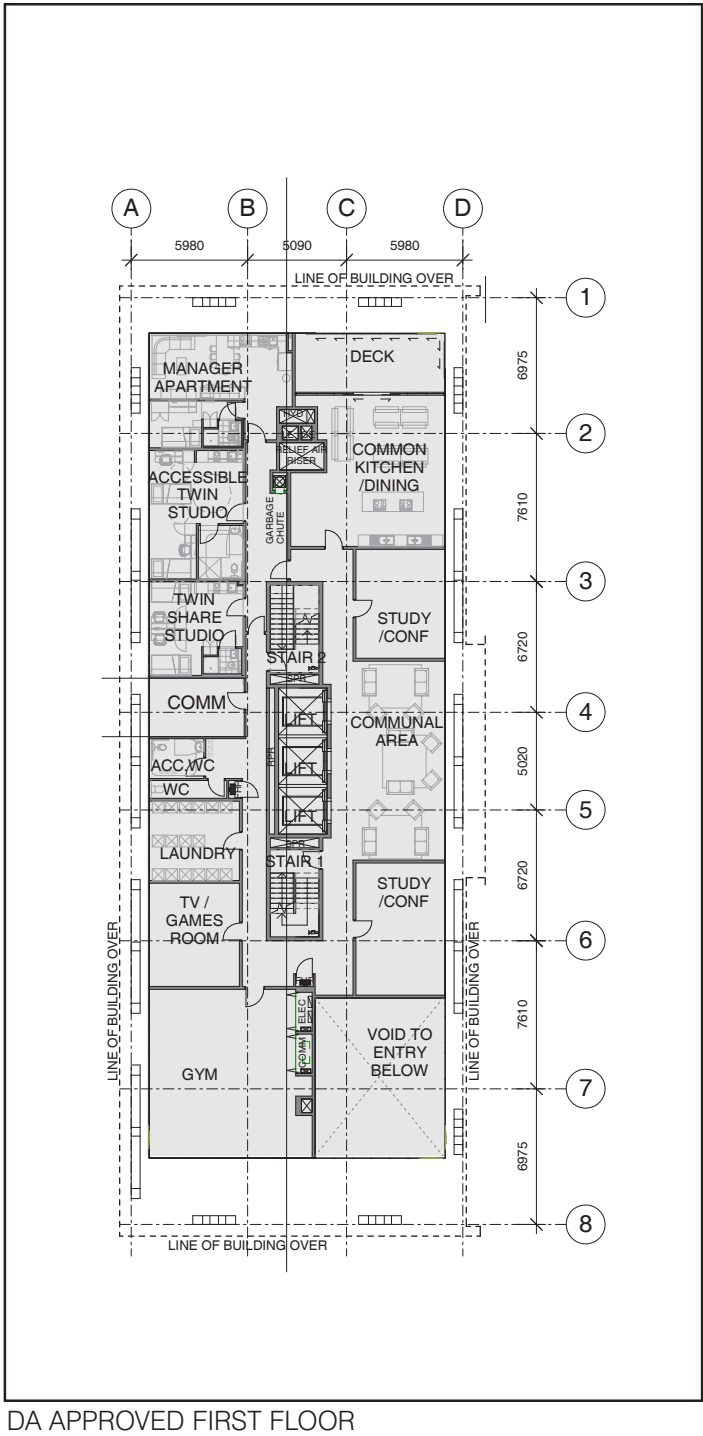
PROPOSED GROUND FLOOR



03 COMMON AREA AND ACCOMMODATION CHANGES

Level 1 changes:

- Gym enlarged to service both W1 and W2 buildings
- Managers apartment and two twin studios on L1 relocated to upper floors
- Study rooms and TV/ Games room relocated to north-west corner
- Void reconfigured, internal open stair linking Ground Floor + L1 introduced
- Operable glazed doors around deck on L1 deleted
- Deletion of the common kitchen on the first floor; catering is proposed to be provided in the W1 building (subject to separate SSDA).
- Deletion of the common deck in the northeast corner of the first floor; common outdoor area is proposed on the roof level of building W2
- Modification to the façade in the northeast corner of the first floor to enclose the deck and allow structural connection to the underside of the second floor slab.
- Provision of projection screen on part of the western facade of the proposed bridge.



DA APPROVED APARTMENT SCHEDULE

Apartment type	Type A - Studio	Type B - Twin Studio	Type C - Accessible studio	Type D - Accessible Twin studio	Type E - Large studio	4 Bed Accessible	5 Bed	8 Bed Twin Share	Manager		Gross Floor Area (m ²)	Total Apartments	Total Beds
Apartment no. of beds	1	2	1	2	1	4	5	8	1				
Ground											416.00	0	0
1		1		1					1		492.00	3	5
2	2	4	1		1		3	1			746.00	12	35
3	2	4	1		1		3	1			746.00	12	35
4	2	4	1		1		3	1			746.00	12	35
5	2	4	1		1		3	1			746.00	12	35
6	2	4	1		1		3	1			746.00	12	35
7	2	4	1		1		3	1			746.00	12	35
8	2	4	1		1		3	1			746.00	12	35
9	2	4	1		1		3	1			746.00	12	35
10	2	4	1		1		3	1			746.00	12	35
11	5	4				1	2	1			746.00	13	35
12	5	4				1	2	1			746.00	13	35
13	5	4				1	2	1			746.00	13	35
14	5	4				1	2	1			746.00	13	35
15	5	4				1	2	1			746.00	13	35
16	5	4				1	2	1			746.00	13	35
17	5	4				1	2	1			746.00	13	35
18	5	4				1	2	1			746.00	13	35
19	5	4				1	2	1			746.00	13	35
TOTAL APARTMENTS	63	73	9	1	9	9	45	18	1	TOTAL AREAS	14336	228	635
TOTAL BEDS	63	146	9	2	9	36	225	144	1				

Level 2-19 changes:

- Mix amended to accommodate rooms relocated from L1
- Change to provision of accessible accommodation; refer to the supporting documents provided by the access consultant.

PROPOSED APARTMENT SCHEDULE

Apartment type	Type A - Double Studio 1	Type B - Twin Studio	Type C - Accessible studio	Type D - Double Studio 2	Type E - Large studio	4 Bed Accessible	5 Bed	8 Bed Twin Share	Manager		Gross Floor Area (m ²)	Total Apartments	Total Beds
Apartment no. of beds	1	2	1	1	1	4	5	8	1				
Ground											378.00	0	0
1											565.00	0	0
2	2	4	1		1		3	1			742.00	12	35
3	2	4	1		1		3	1			742.00	12	35
4	2	4	1		1		3	1			742.00	12	35
5	2	4	1		1		3	1			742.00	12	35
6	2	4	1		1		3	1			742.00	12	35
7	5	4					3	1			742.00	13	36
8	5	4					3	1			742.00	13	36
9	5	4					3	1			742.00	13	36
10	5	4					3	1			742.00	13	36
11	5	4					3	1			745.00	13	36
12	5	4					3	1			745.00	13	36
13	5	4					3	1			745.00	13	36
14	5	4				1	2	1			745.00	13	35
15	5	4				1	2	1			745.00	13	35
16	5	4				1	2	1			745.00	13	35
17	5	4				1	2	1			745.00	13	35
18	5	3		1		1	2	1			745.00	13	34
19	5	3		1		1	2	1			745.00	13	34
TOTAL APARTMENTS	75	70	5	2	5	6	48	18	0	TOTAL AREAS	14326	229	635
TOTAL BEDS	75	140	5	2	5	24	240	144	0				

Apartment number change from DA Submission