



DARLING HARBOUR LIVE THE HAYMARKET

PROPOSED S96 MODIFICATIONS TO DA APPROVED DESIGN (SSDA6010)

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Date	Revision	Status	By	Checked
17.08.15	A	For Review by INSW	GM	BM
24.08.15	B	For Review by INSW	GM	BM
22.01.16	C	Modified S96 issue	SN	BM

This report has been prepared by Allen Jack+Cottier and forms part of the Modifications to Development Application Approved Design SSDA6010 for the architecture of the Darling Square, DA Western Plot. This document has been prepared in accordance with the NSW Planning and Environment Director General's Requirements for the Sydney International Convention and Entertainment Precinct and complies with the INSW SICEEP (Haymarket) Urban Design and Public Realm Guidelines.

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01 INTRODUCTION

Background

Having secured the development rights to the W1 site, Urbanest has undertaken a comprehensive review of the opportunity presented by developing two adjoining student accommodation facilities in the Darling Square precinct. This review focussed on:

- Determining the most efficient, secure and safe method of provision of services and amenities.
- Rationalisation of services and amenities (where possible and appropriate).
- Product type market positioning.

With a single ownership of two student accommodation facilities, the opportunity exists to create a vibrant student community in the heart of the Darling Square precinct that will enhance and contribute positively to the entire precinct. This would not have been possible had two different student accommodation operators been co-located on the W1/W2 sites, nor if an alternate land use had been proposed. With this in mind, the Urbanest student accommodation community must be considered and designed as a single facility and not two separate buildings.

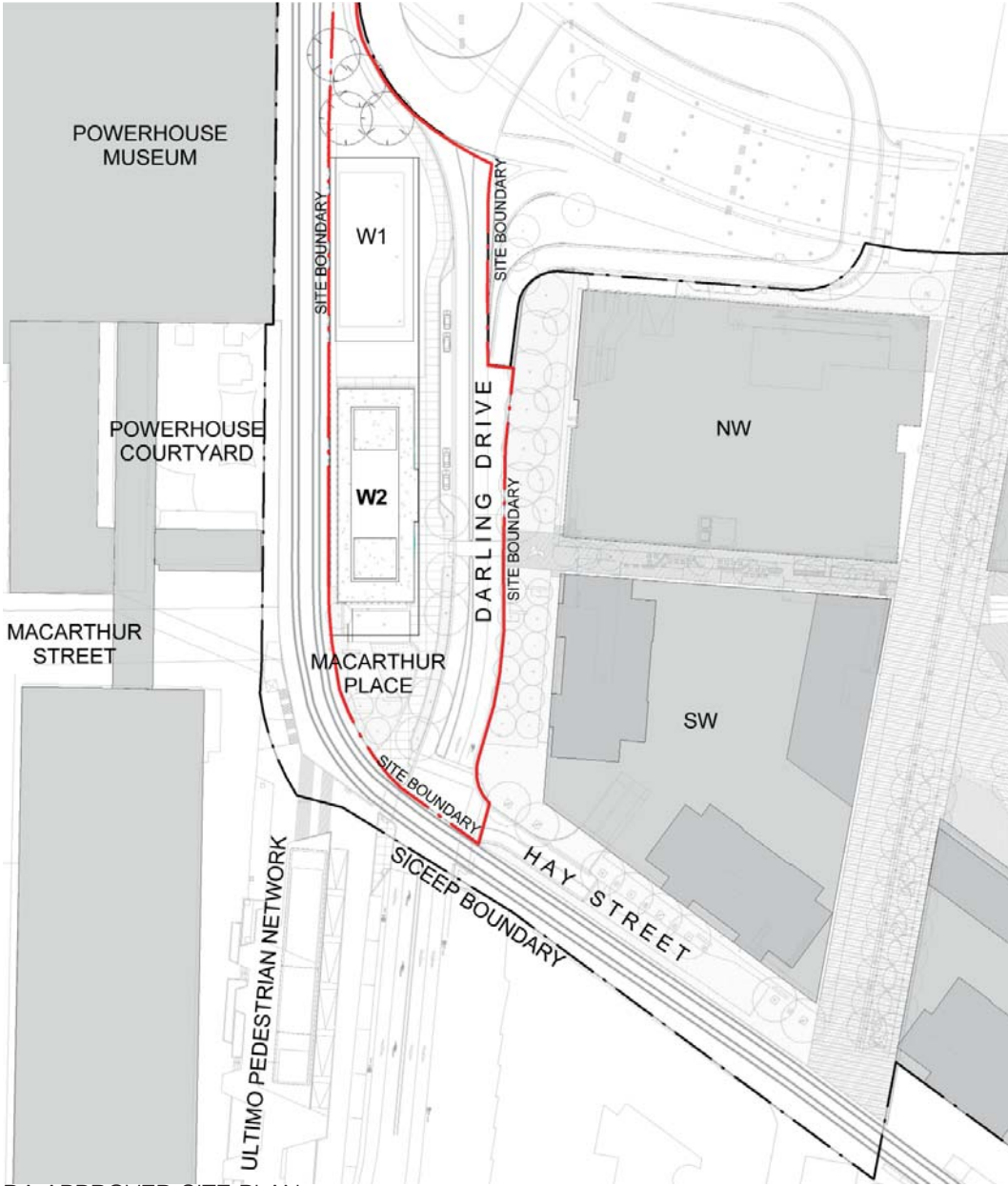
The proposed changes to SSDA6010 arising from this review are outlined in this report, and are consistent with the development consent and the objectives of the SSDA2 concept proposal.

The proposed changes further enhance the quality of the student accommodation and contribute to the creation of an appealing and active area along Darling Drive and the south western section of the Darling Square precinct, very different from the 'service road' identity which defined its purpose in the past.

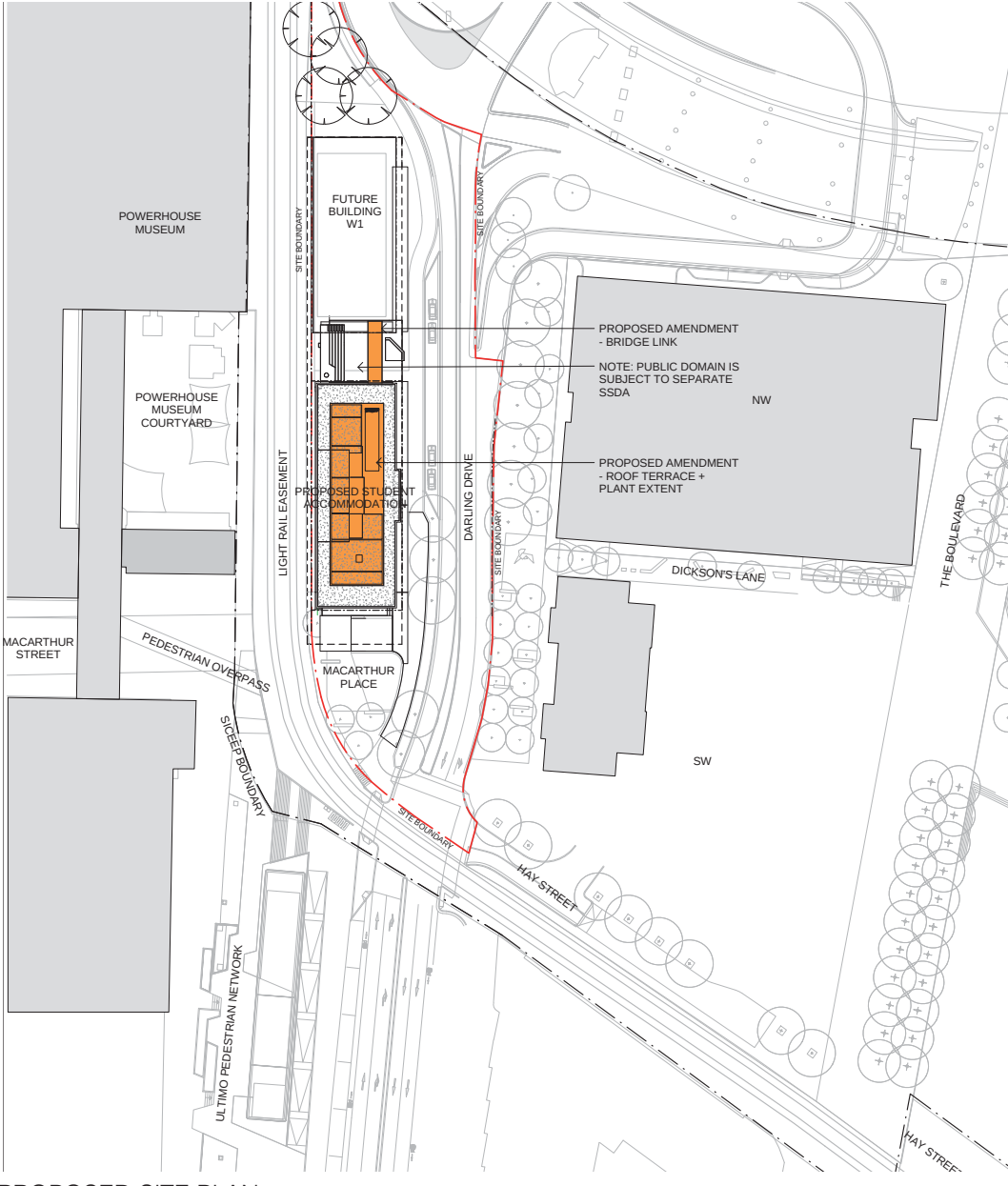
Urbanest's success is dependent upon establishing communities that will attract residents and maintain a presence and relevance now and in 30 years' time. As an operational business with continuing ownership of the buildings that they develop, Urbanest has an ongoing interest in the appearance and appeal of the W1 and W2 buildings.

With Darling Drive being the 'front door' to the Darling Square 1 and 2 properties, Urbanest recognises that an active street presence is essential in driving brand recognition and footfall, both of which underpin Urbanest's business model and align closely with the urban design objectives of the SSDA.





DA APPROVED SITE PLAN



PROPOSED SITE PLAN



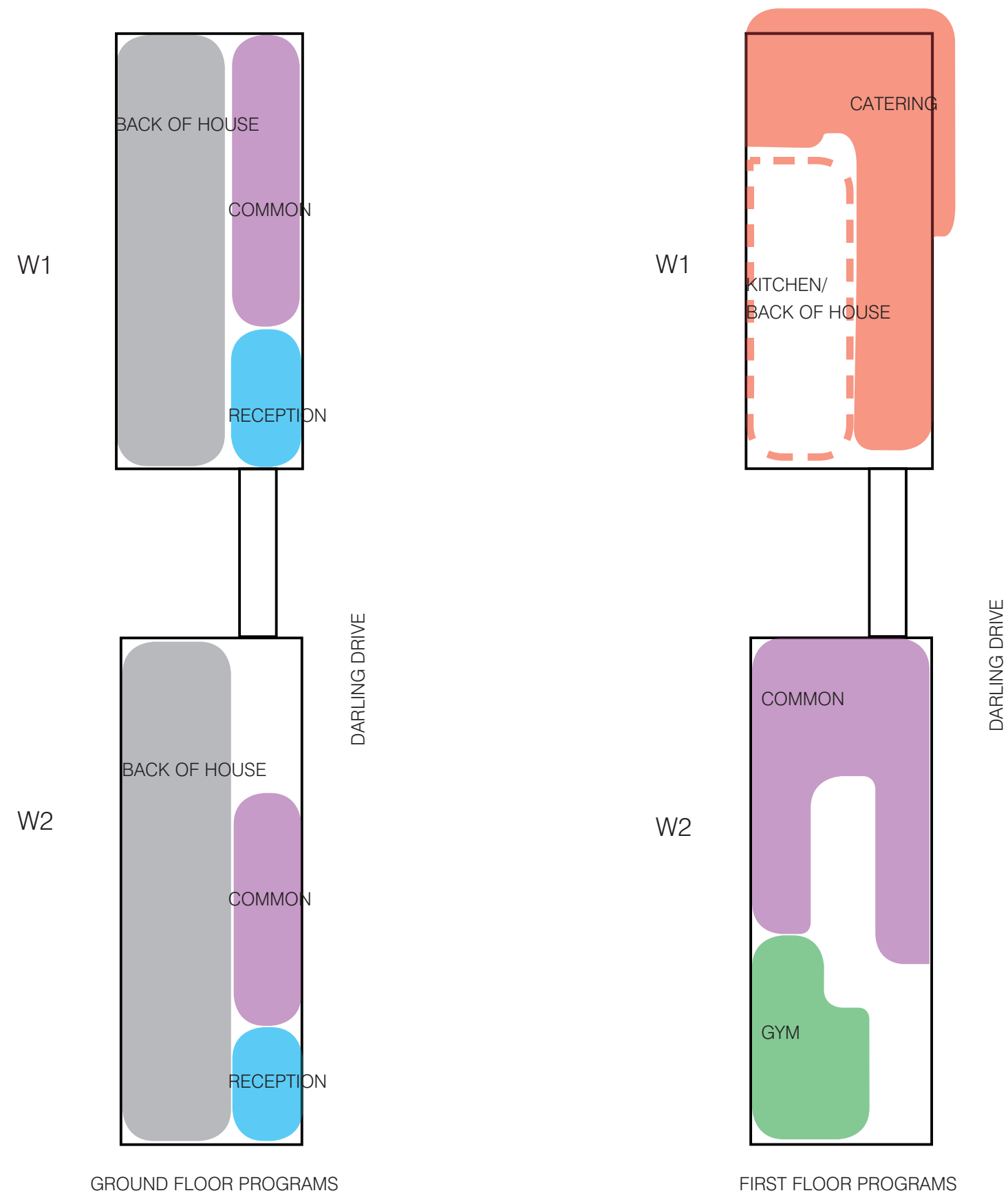


Darling Square Stage 2 (W1) Concept

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

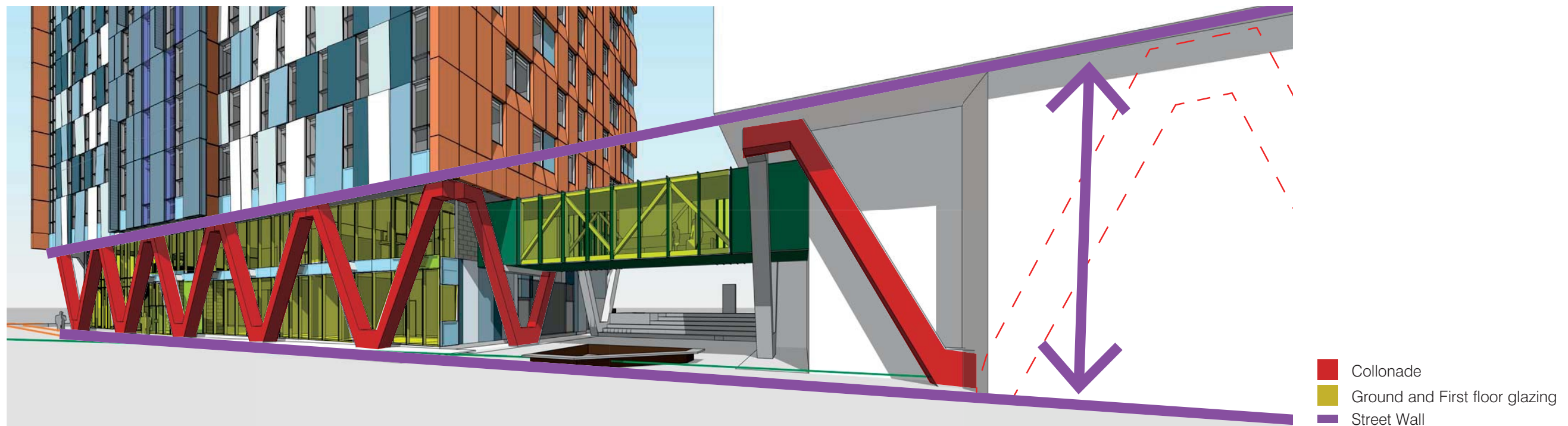
Through the rationalisation of amenities across the two buildings, the bridge link is proposed at first floor to encourage and facilitate a greater degree of transition between the buildings by students as they access shared amenities provided in one or the other building (i.e gym to be located in W2 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.



Bridge Link Design

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

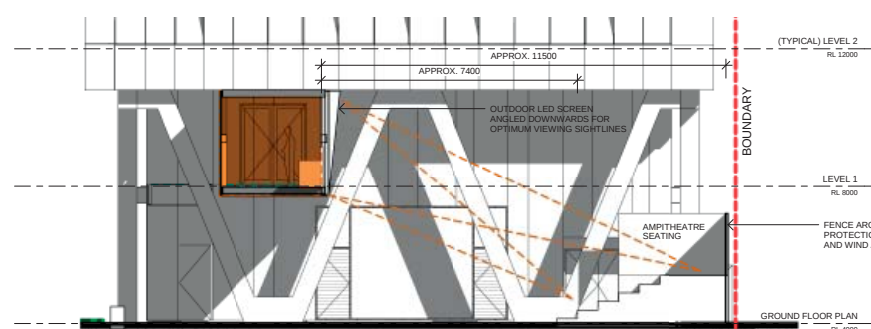
- Requirement to maintain access to the substation and garbage store on the western side of both the W1 and W2 buildings (facing the central outdoor area).
- The location of services, the lift core, the 'V' columns and consideration related to the proximity to the rail corridor required that the bridge 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.

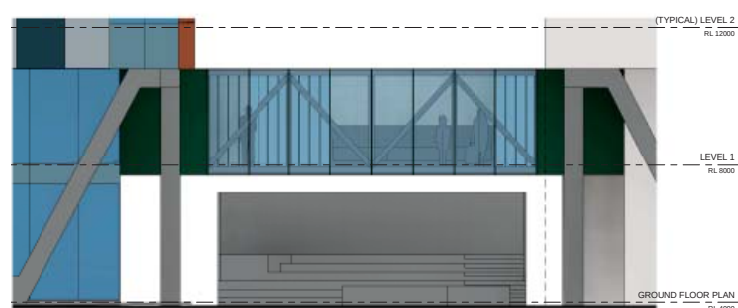
- Expression of the diagonal bracing of the bridge structure to acknowledge the structural forces at play and give expression to the bridge façade.
- Inclusion of a small seating nook halfway across the bridge to encourage chance encounters and use of the space. The solid back of this seating nook is proposed to be used as the mount for an outdoor LED screen used for outdoor cinema events for the residents.
- 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.



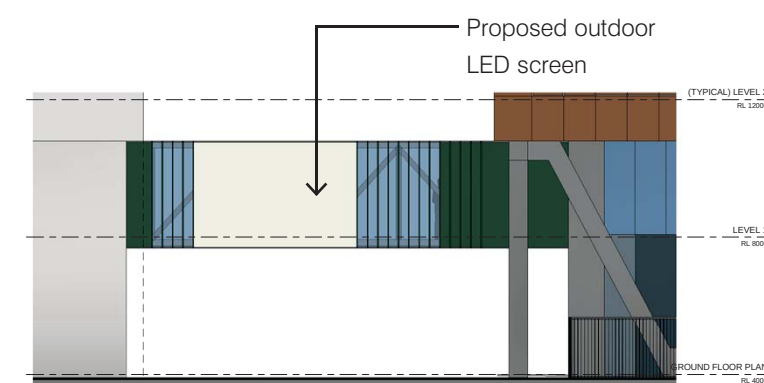
3D VIEW BRIDGE LINK FROM DARLING DRIVE



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 Pyrmont
- 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:

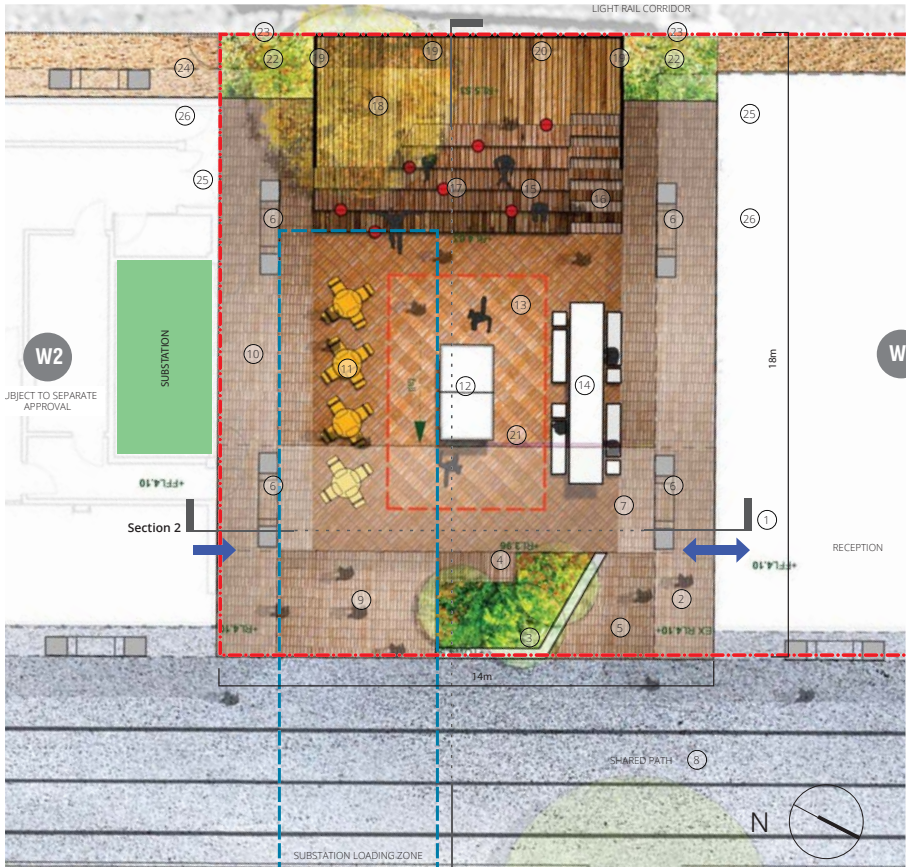
- Space to view cinema screen fixed to W1-W2 bridge
- Outdoor seating/ congregation for W1 residents
- Active uses such as table tennis
- Address to the space from W1, given its adjacency to reception

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, and to sides of ampitheatre seating to ameliorate wind to acceptable comfort levels.

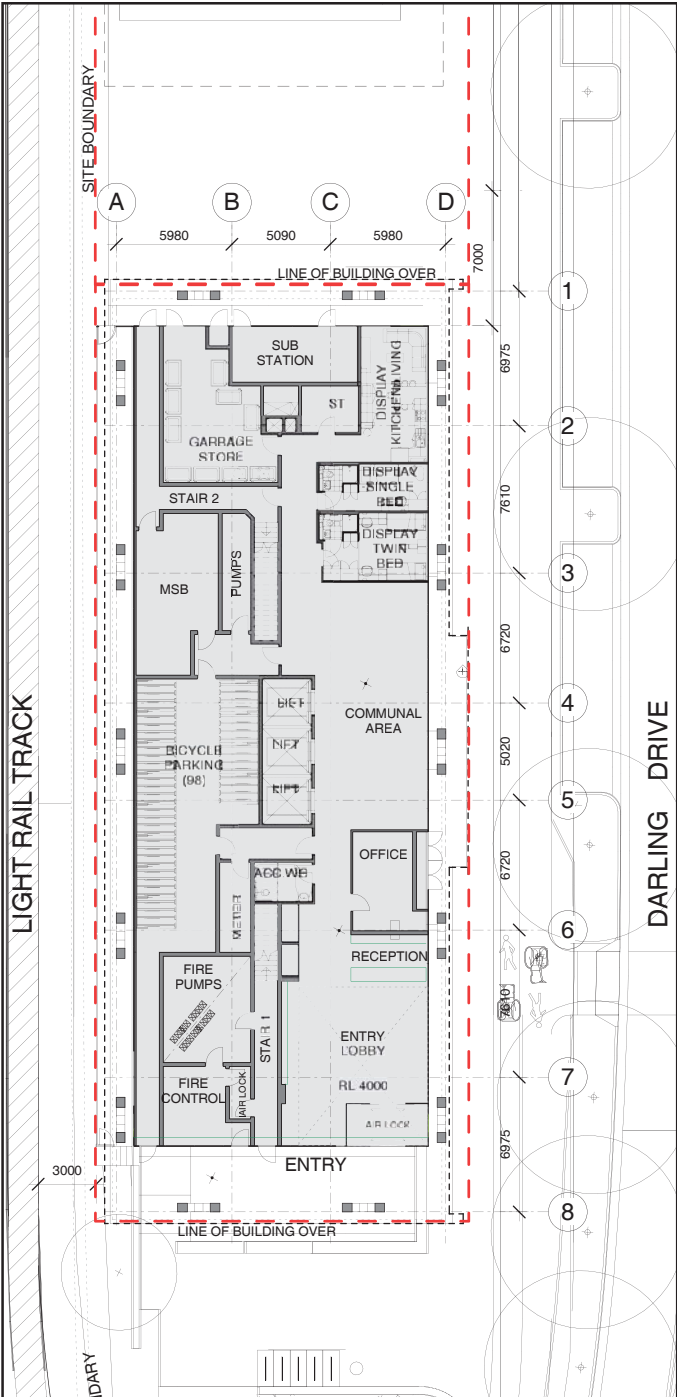


COURTYARD PLAN

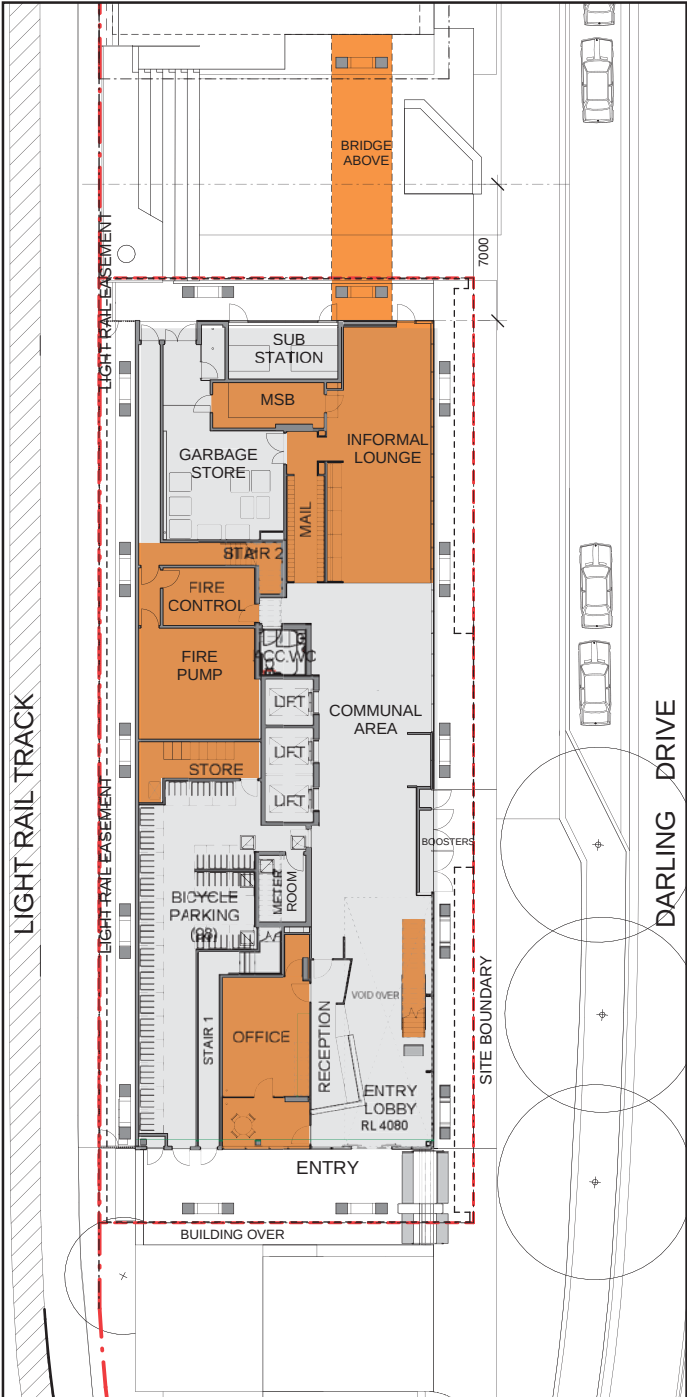
The following changes are proposed as a result of design development of the accommodation, common areas, building servicing and to enable inclusion of proposed bridge:

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



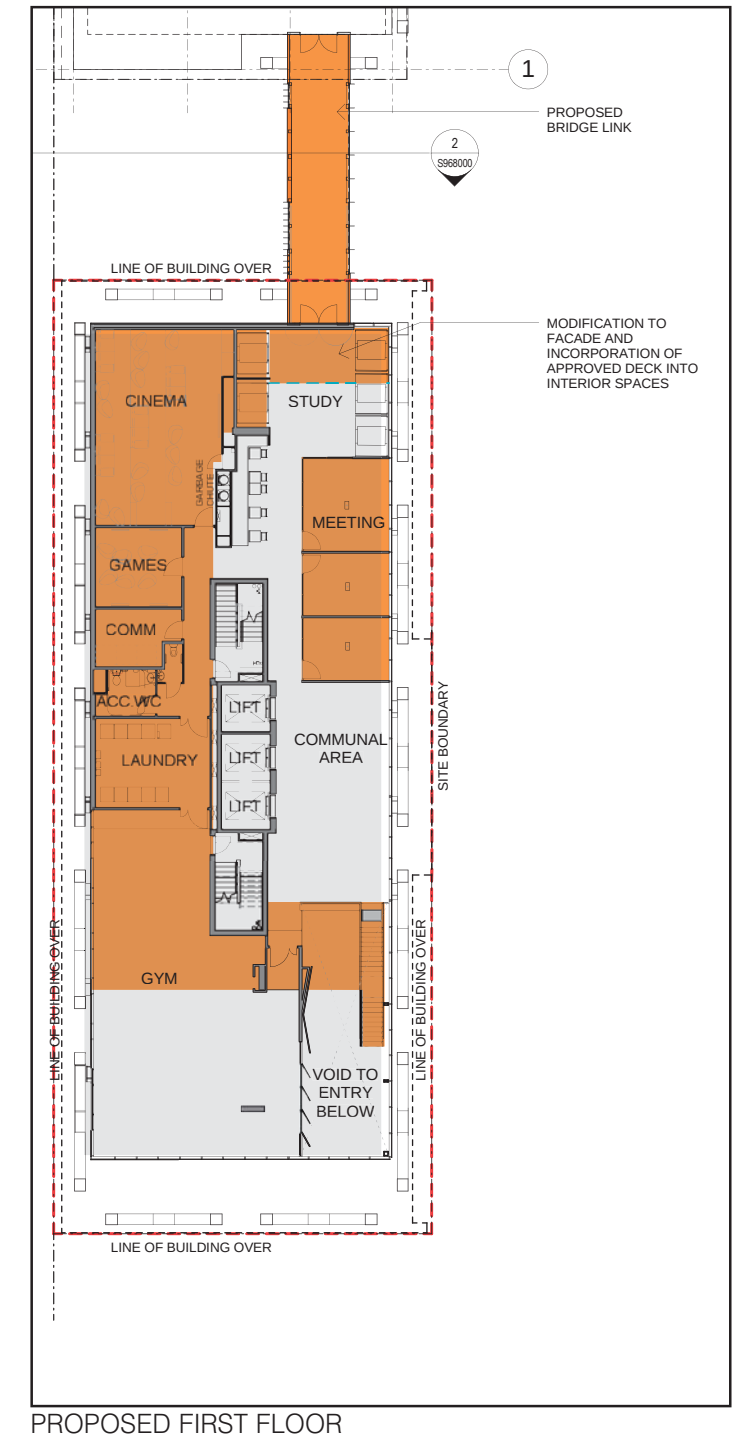
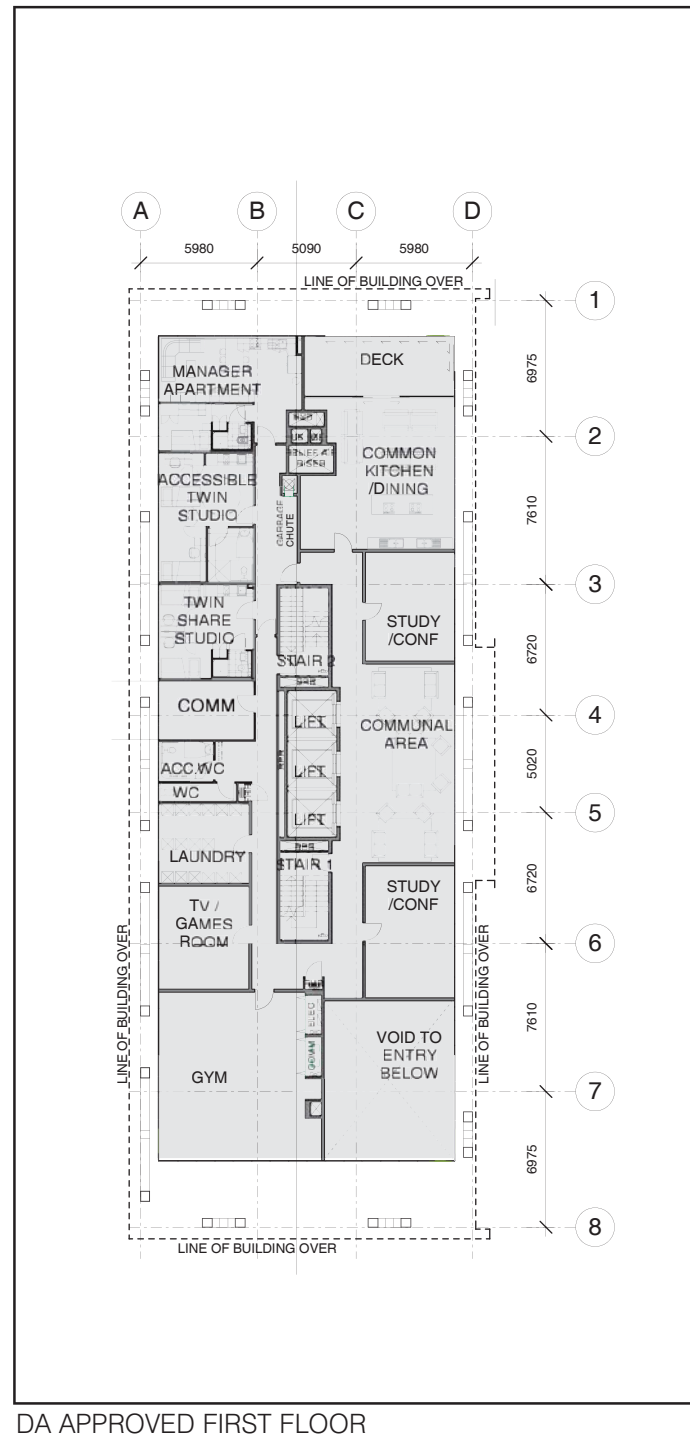
PROPOSED GROUND FLOOR



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
- Cinema and 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
- Provision of study area and meeting rooms to north-east corner.
- 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	
Apartment no. of beds	1	2	1	2	1	4	5	8	1	
Ground										
1		1		1					1	
2	2	4	1		1		3	1		
3	2	4	1		1		3	1		
4	2	4	1		1		3	1		
5	2	4	1		1		3	1		
6	2	4	1		1		3	1		
7	2	4	1		1		3	1		
8	2	4	1		1		3	1		
9	2	4	1		1		3	1		
10	2	4	1		1		3	1		
11	5	4				1	2	1		
12	5	4				1	2	1		
13	5	4				1	2	1		
14	5	4				1	2	1		
15	5	4				1	2	1		
16	5	4				1	2	1		
17	5	4				1	2	1		
18	5	4				1	2	1		
19	5	4				1	2	1		
TOTAL APARTMENTS	63	73	9	1	9	9	45	18	1	TOTAL AREAS
TOTAL BEDS	63	146	9	2	9	36	225	144	1	

[illegible]

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	
Apartment no. of beds	1	2	1	1	1	4	5	8	1	
Ground										
1										
2	2	4	1		1		3	1		
3	2	4	1		1		3	1		
4	2	4	1		1		3	1		
5	2	4	1		1		3	1		
6	2	4	1		1		3	1		
7	5	4					3	1		
8	5	4					3	1		
9	5	4					3	1		
10	5	4					3	1		
11	5	4					3	1		
12	5	4					3	1		
13	5	4					3	1		
14	5	4				1	2	1		
15	5	4				1	2	1		
16	5	4				1	2	1		
17	5	4				1	2	1		
18	5	3		1		1	2	1		
19	5	3		1		1	2	1		
TOTAL APARTMENTS	75	70	5	2	5	6	48	18	0	TOTAL AREAS
TOTAL BEDS	75	140	5	2	5	24	240	144	0	

Total Apartments	Total Beds
0	0
0	0
12	35
12	35
12	35
12	35
12	35
13	36
13	36
13	36
13	36
13	36
13	36
13	35
13	35
13	35
13	35
13	34
13	34
229	635

Apartment number
change from DA
Submission

04 ROOF TERRACE

Through design development and detailed resolution of rooftop services areas, the opportunity arose to provide common open space on the roof to replace the common deck on the first floor.

This proposal offers the following benefits:

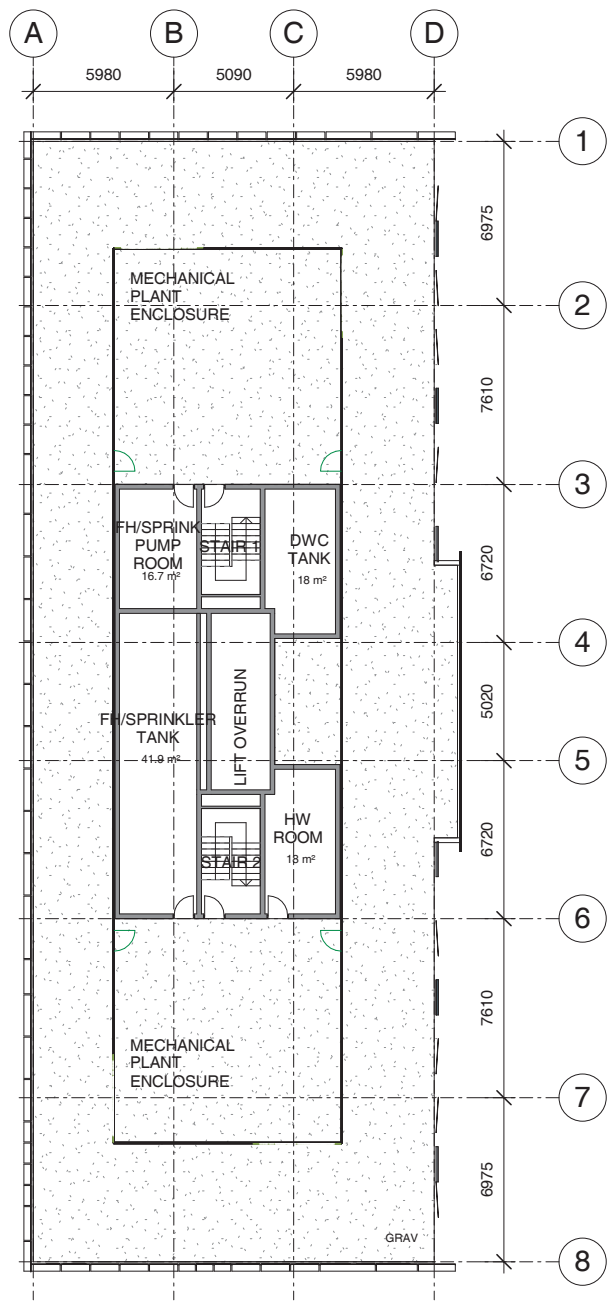
- Provision of a greater amount of high quality common outdoor space on the roof in lieu of the approved common deck on first floor, with better solar access and views over the city and harbour,
- Enhanced activation of the building edge as the rooftop was previously devoted to plant and equipment.
- A high level of safety, both for users of the roof terrace, and for adjacent properties and public domain, given that occupants will be kept at least 2.5m away from the building edge by the glazed fence,
- Minimal visual or noise disturbance to neighbouring properties, given that the plan of management for the building will control the operating hours, uses and noise levels of the roof terrace.
- The proposed changes to the roof will be indistinguishable from ground level, given that the roof terrace will be set at least 2.5m back from the building edge to allow operation of the building maintenance unit.

The inclusion of the roof terrace will require the following changes to the approved design:

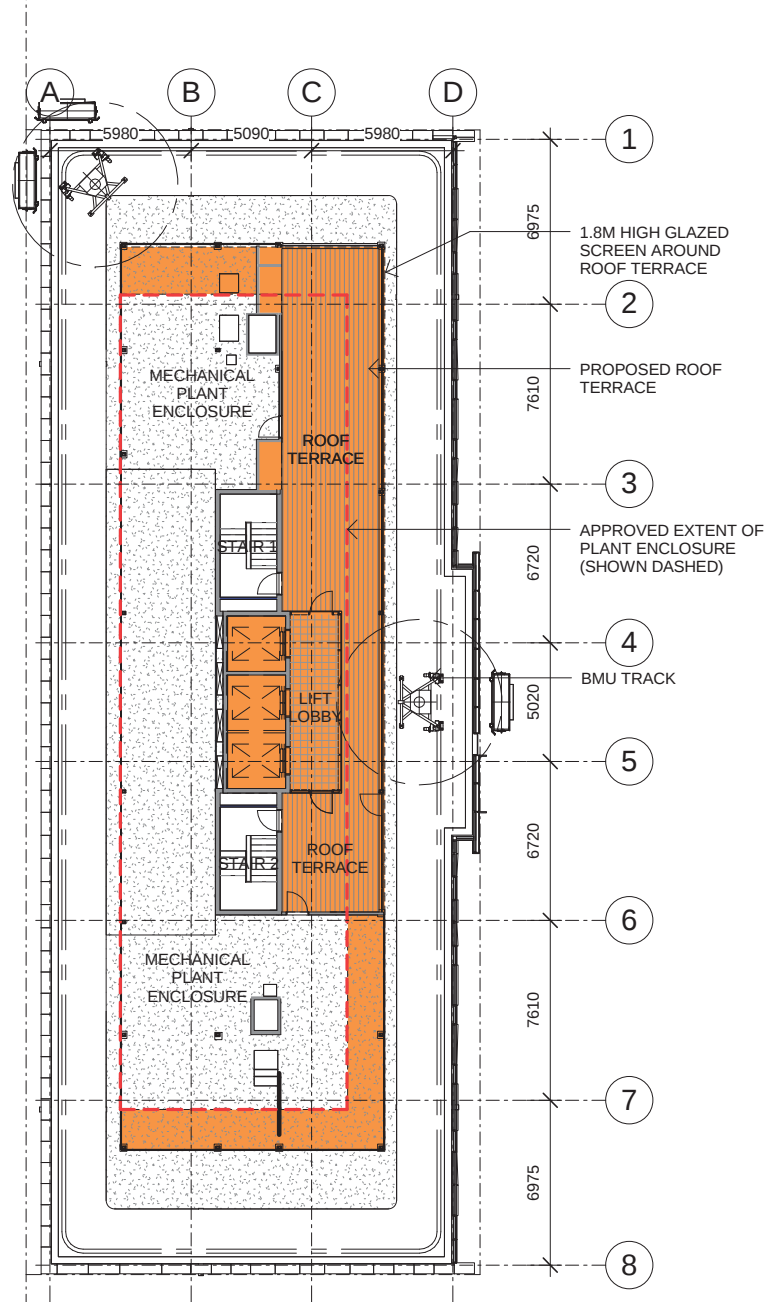
- Rearrangement of roof mounted plant and associated screening,
- Creation of a roof terrace (approximately 100m²) on the eastern side of the building, surrounded by a 1.8m high glazed fence to mitigate the effects of wind and prevent residents from accessing the open roof area,
- Extension of lift service to the roof level, requiring the lift shaft to be raised by approximately 1.3m, and
- Creation of an enclosed glazed lift lobby (approximately 15m²) in front of the lifts.
- A designated smokers zone has been created to the south of the lift lobby



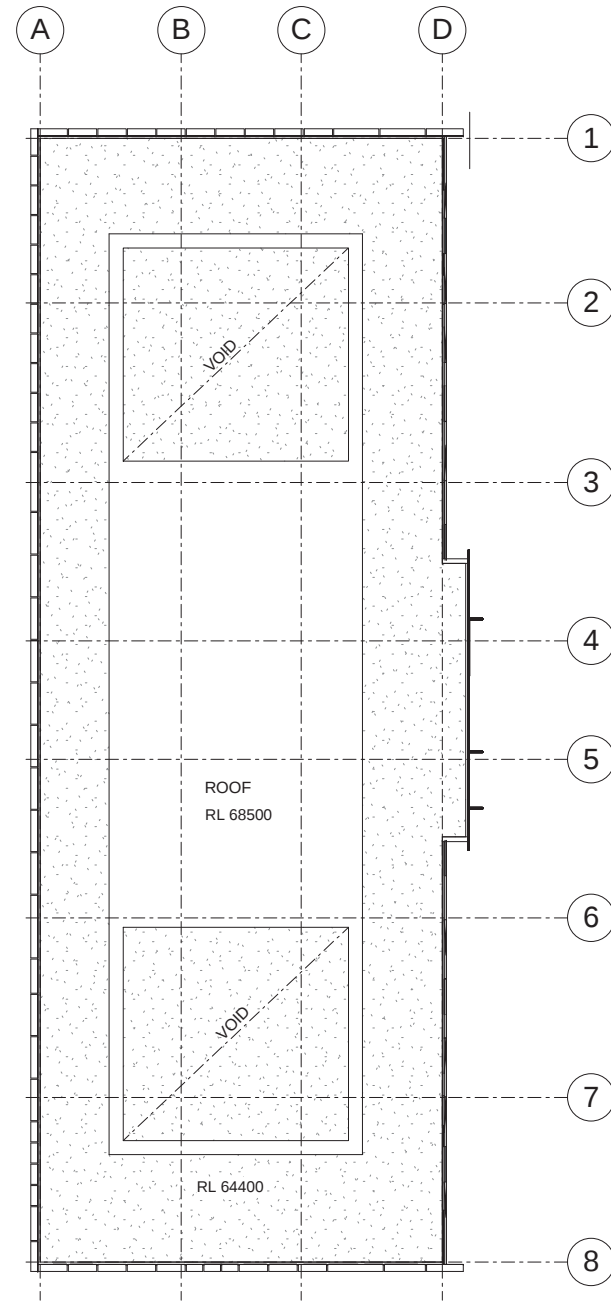
ROOF TERRACE VIEW



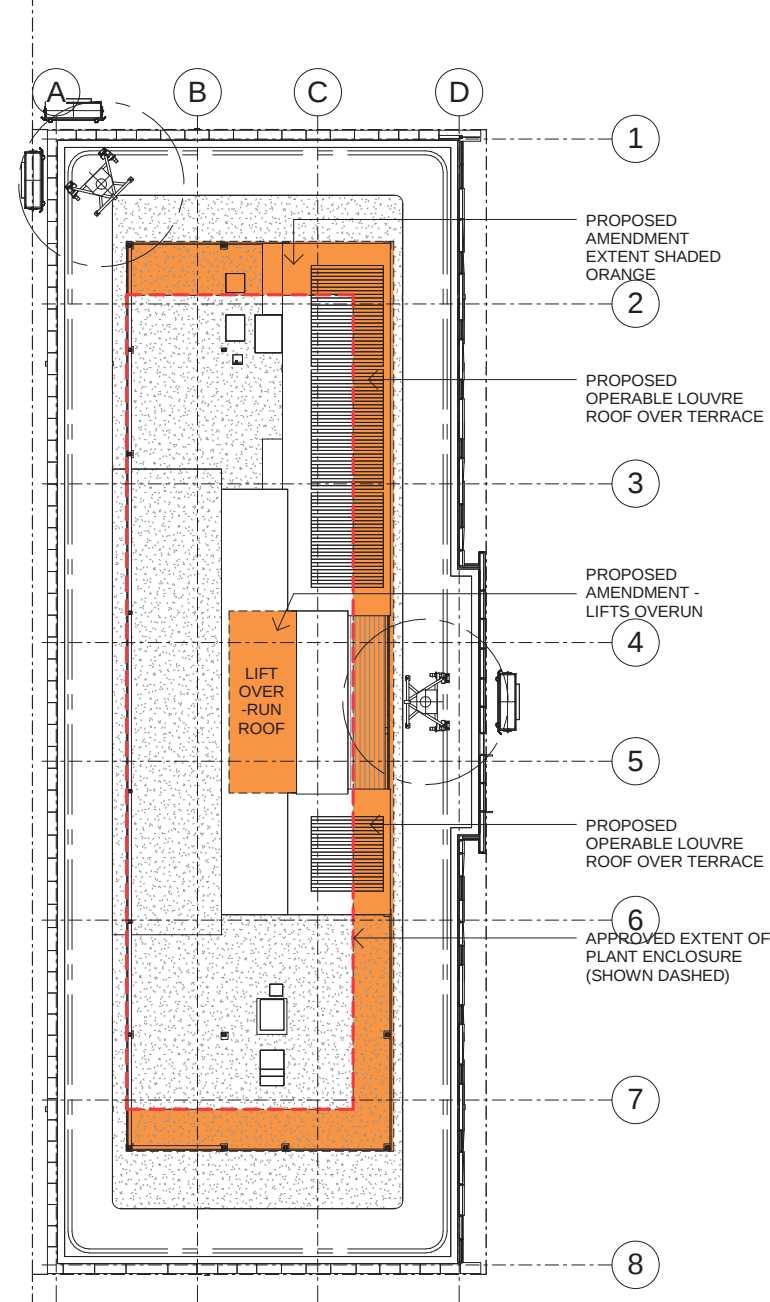
APPROVED DA - PLANT ROOM PLAN



PROPOSED - PLANT ROOM PLAN



APPROVED DA - ROOF PLAN



PROPOSED- ROOF PLAN



04 ROOF TERRACE

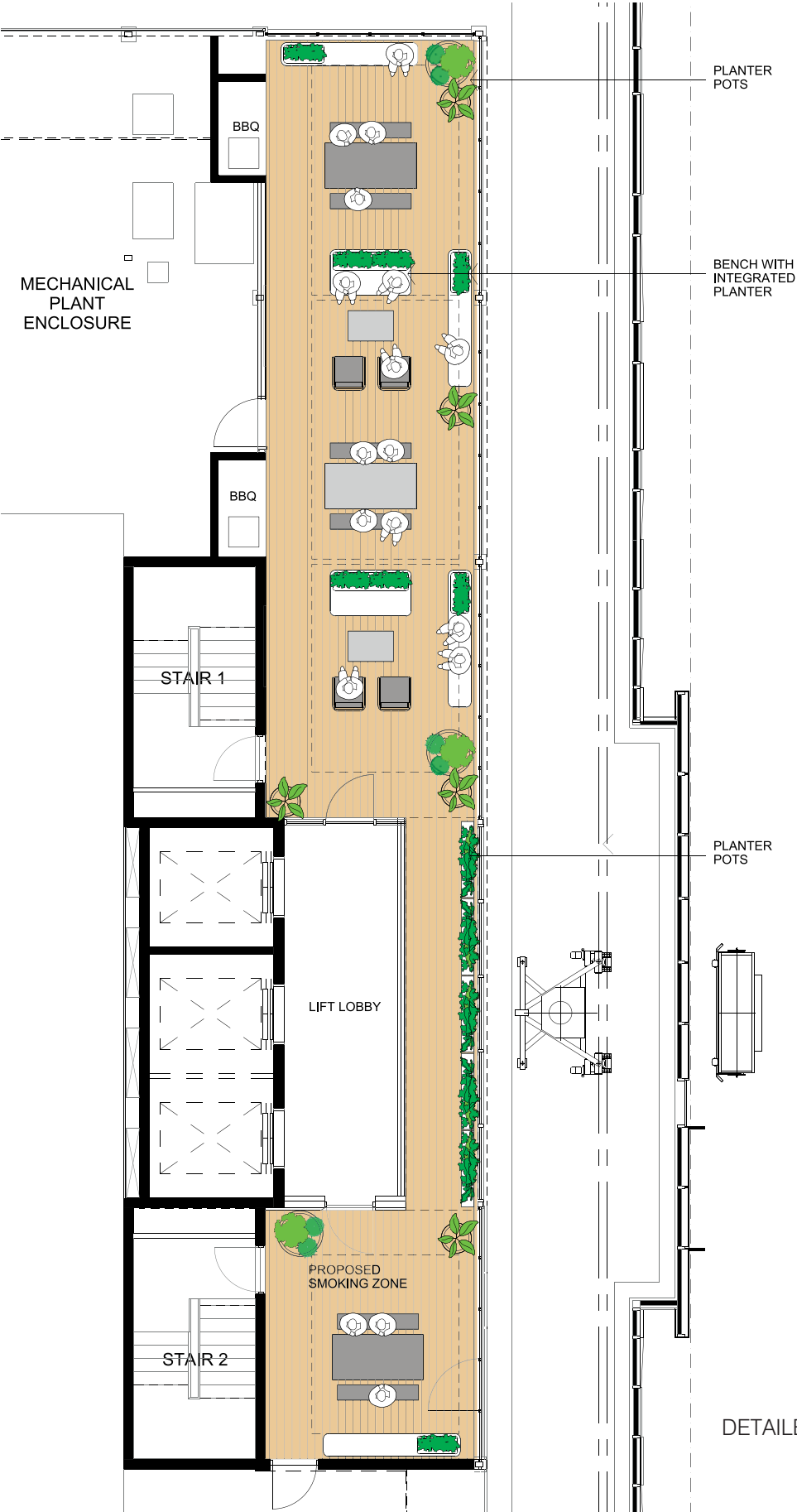
The design of the roof terrace is intended to create a relaxed atmosphere, with timber detailing, potted plants and an operable louvre system providing a degree of weather protection proposed.

Planting and furniture will be designed so that they cannot be moved by residents to prevent it being thrown or used to climb over the glazed fence.

Refer to view analysis photomontages (pg 16 and 17) to demonstrate the visual impact of the proposed change from levels 15, 18, 21 and 25 of the adjacent residential buildings on the SW plot, being the closest neighbouring buildings.

As a well lit, highly exposed environment, the planting selections for the roof terrace need to be chosen to thrive in the prevailing conditions. Plants should have good tolerance of wind, minimal watering requirements and tolerance of full sun. The planting palette is also crucial to creating a warm, green and inviting environment for students, with qualities such as flowering, interesting foliage or seasonal interest. Species suited to this criteria include:

- a. *Lavandula dentata* (Lavender)
- b. *Agave attenuata* (Agave)
- c. *Aloe plactilis* (Fan Aloe)
- d. *Senecio serpens* (Blue Chalksticks)
- e. *Carpobrotus glaucescens* (Pig Face)
- f. *Sansevieria trifasciata* (Mother-in-law's Tongue)
- g. *Rosmarinus officinalis* (Rosemary)
- h. *Westringia fruticosa* (Coast Rosemary)
- i. *Poa labillardieri* (Tussock Grass)



HEAVY PLANTING AND FURNITURE EXAMPLES

DETAILED LAYOUT PLAN



A



B



C



D



E



F



G

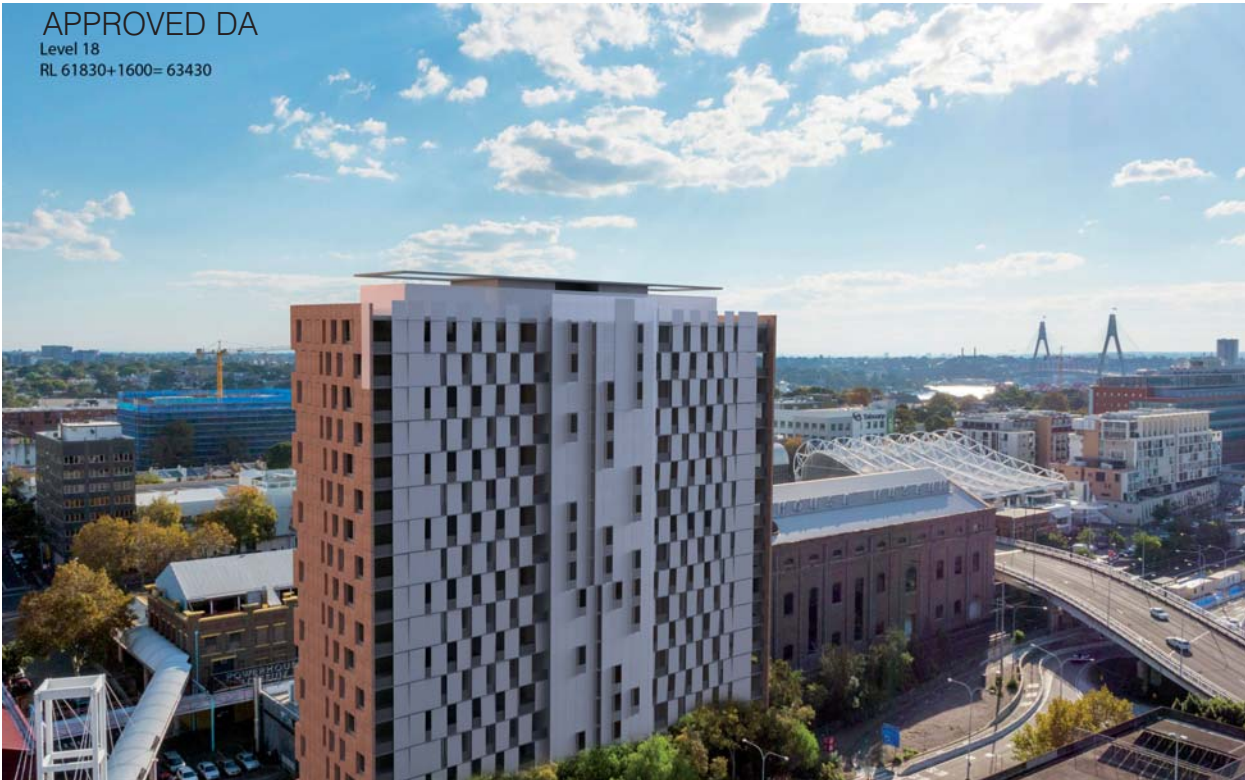


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04 ROOF TERRACE

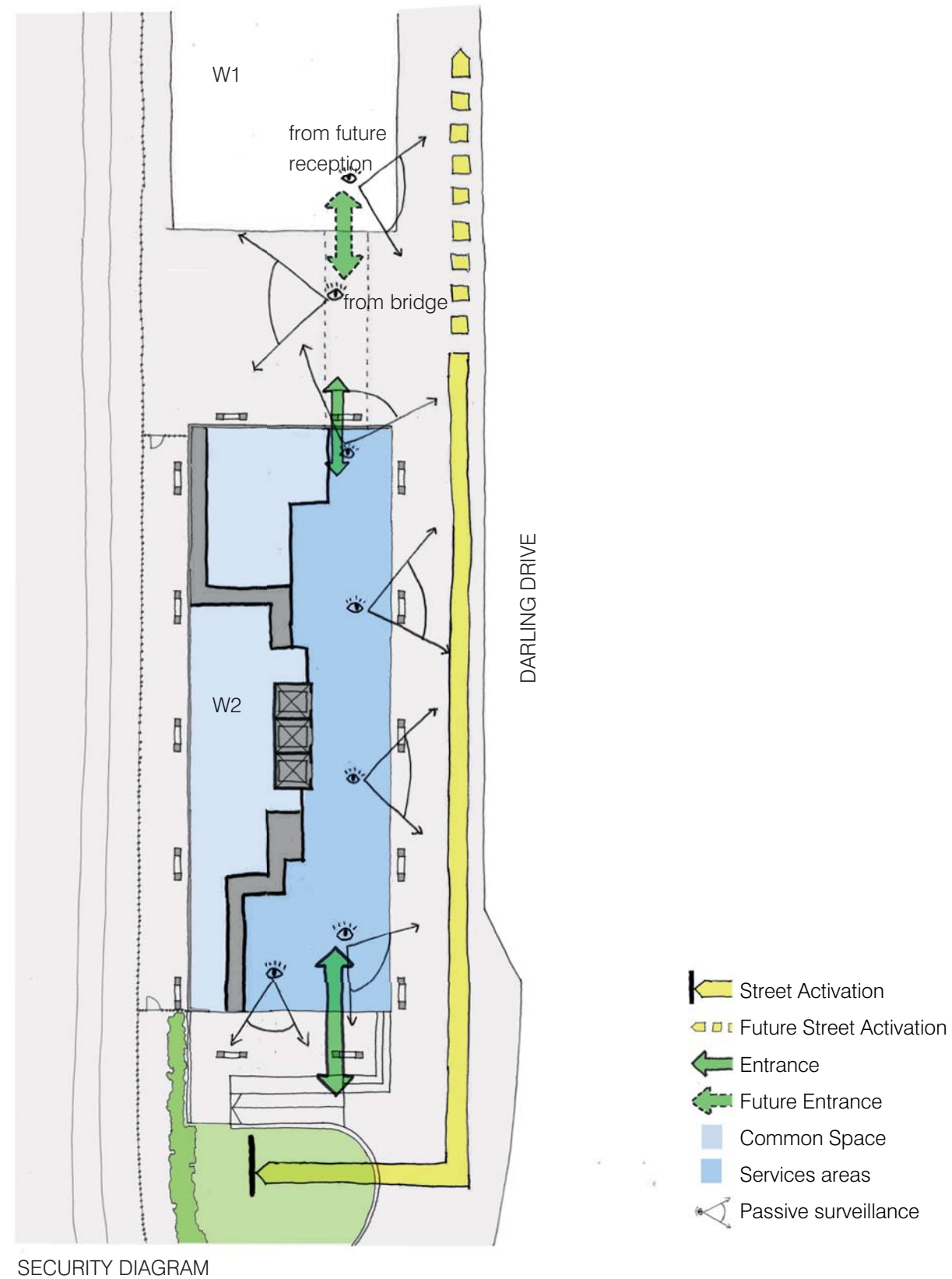


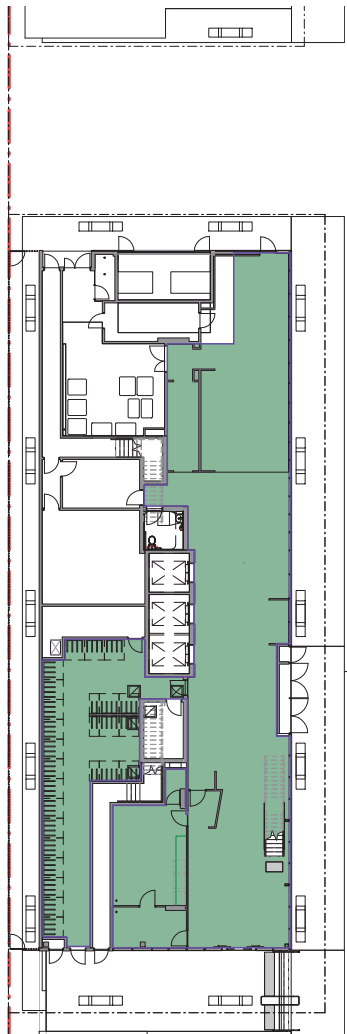


Safety and Security

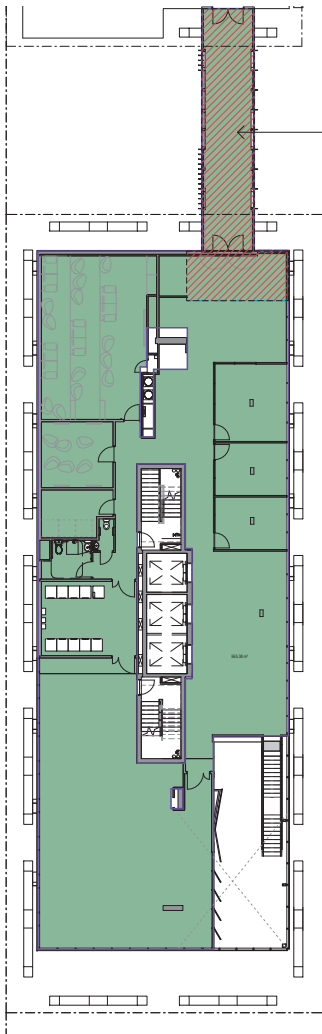
Safety and security of the students is the primary concern of Urbanest and the Universities. The proposed bridge link will significantly improve the ability to ensure student safety and security by facilitating access between both buildings in a controlled and regulated manner (swipe card access).

CPTED principles and outcomes will be significantly increased through the proposed bridge link by providing additional 'eyes on the street' further secured and covered casual surveillance opportunities of Darling Drive and the central open space 24 hours a day by residents crossing between the two buildings.

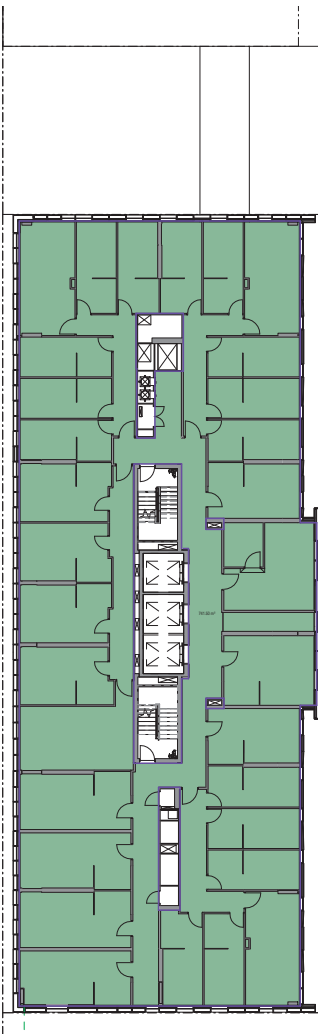




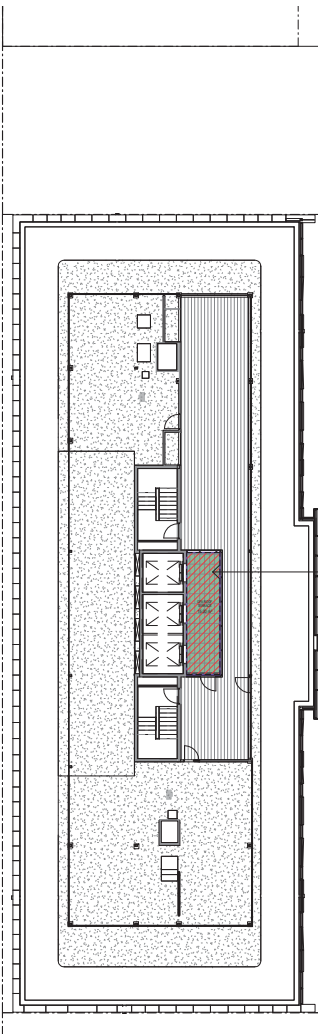
PROPOSED GROUND FLOOR GFA PLAN



PROPOSED FIRST FLOOR GFA PLAN



PROPOSED TYPICAL FLOOR GFA PLAN



PROPOSED ROOF FLOOR GFA PLAN

The enclosure of the communal deck on level 1, addition of the bridge and roof level lift lobby will result in additional GFA. This additional GFA is offset against a reduction in the GFA of the typical residential floors, resulting in only a small net increase in total GFA.

The reduction in the GFA of the typical residential floors occurred during design development, due to changed building servicing requirements; in particular the decision to exhaust bathrooms and kitchens vertically to the roof, rather than horizontally through the façade; which resulted in approximately 5m² of GFA being removed from each typical residential floor.

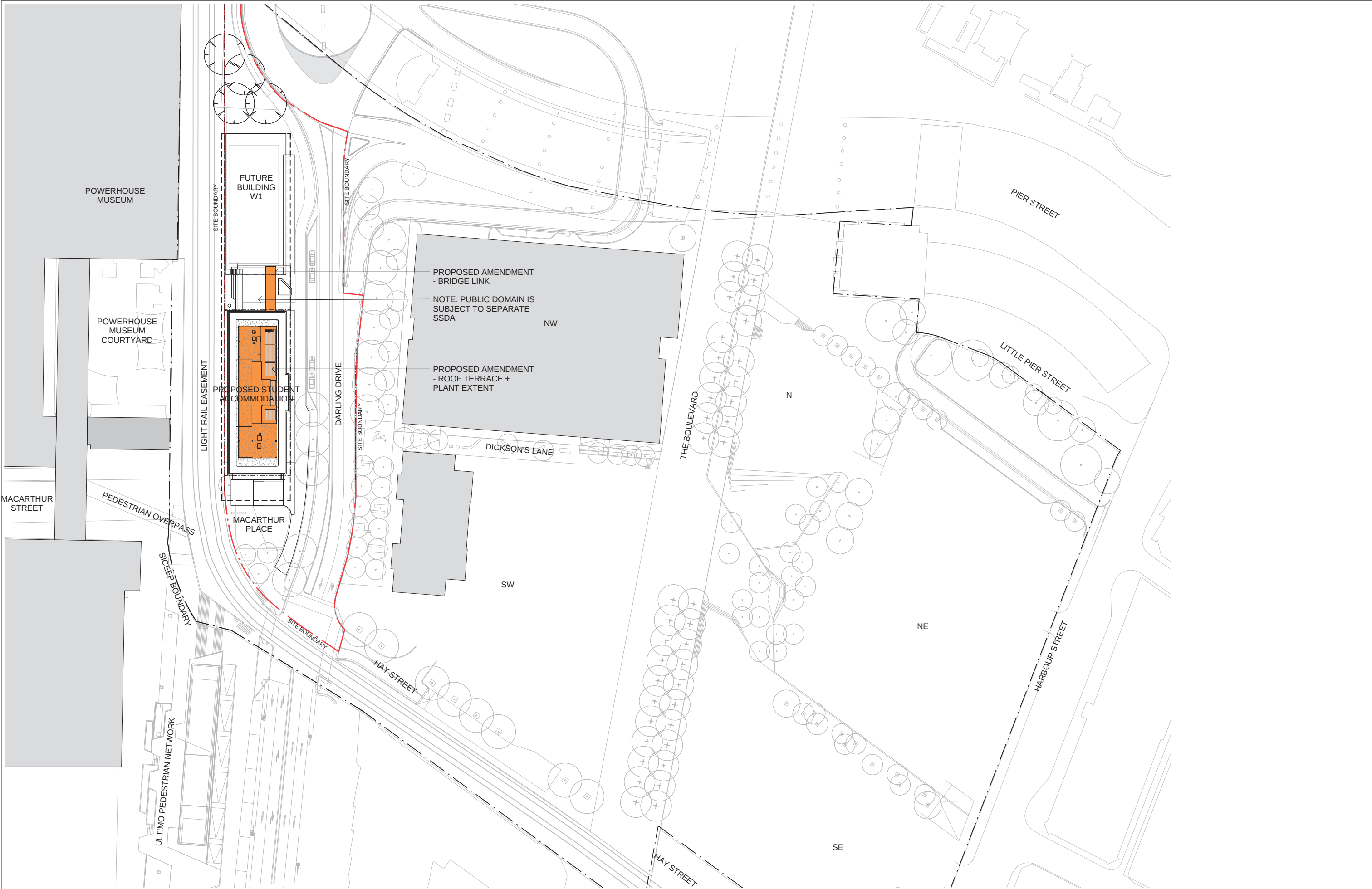
The roof terrace is covered only by an openable louvred roof, therefore has not been counted as GFA.

APPROVED DA Area Schedule (Gross Floor Area)			
Level	Name	Area	Comments
GROUND FLOOR PLAN	GFA GROUND FLOOR	430 m²	
LEVEL 1	GFA LEVEL 1	490 m²	
(TYPICAL) LEVEL 2	GFA LEVEL 2	746 m²	
(TYPICAL) LEVEL 3	GFA LEVEL 3	746 m²	
LEVEL 4	GFA LEVEL 4	746 m²	
LEVEL 5	GFA LEVEL 5	746 m²	
LEVEL 6	GFA LEVEL 6	746 m²	
LEVEL 7	GFA LEVEL 7	746 m²	
LEVEL 8	GFA LEVEL 8	746 m²	
LEVEL 9	GFA LEVEL 9	746 m²	
LEVEL 10	GFA LEVEL 10	746 m²	
LEVEL 11	GFA LEVEL 11	746 m²	
LEVEL 12	GFA LEVEL 12	746 m²	
LEVEL 13	GFA LEVEL 13	746 m²	
LEVEL 14	GFA LEVEL 14	746 m²	
LEVEL 15	GFA LEVEL 15	746 m²	
LEVEL 16	GFA LEVEL 16	746 m²	
LEVEL 17	GFA LEVEL 17	746 m²	
LEVEL 18	GFA LEVEL 18	746 m²	
LEVEL 19	GFA LEVEL 19	746 m²	
Grand total		14352 m²	

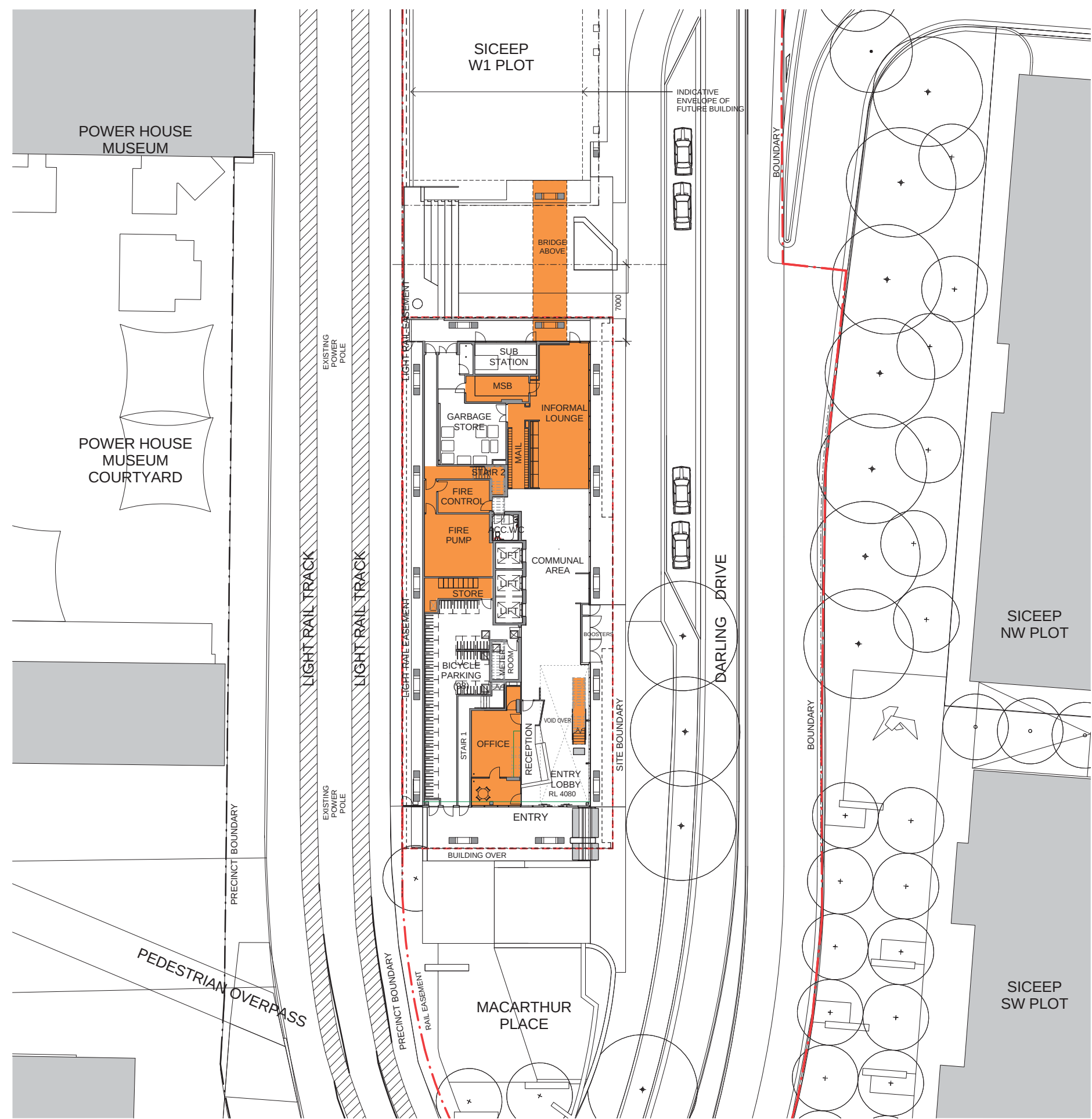
PROPOSED Area Schedule (Gross Floor Area)			
WT	Name	Area	Comments
GROUND FLOOR PLAN	GFA GROUND FLOOR	378 m²	
LEVEL 1	GFA LEVEL 1	565 m²	
(TYPICAL) LEVEL 2	GFA LEVEL 2	742 m²	
(TYPICAL) LEVEL 3	GFA LEVEL 3	742 m²	
LEVEL 4	GFA LEVEL 4	742 m²	
LEVEL 5	GFA LEVEL 5	742 m²	
LEVEL 6	GFA LEVEL 6	742 m²	
LEVEL 7	GFA LEVEL 7	742 m²	
LEVEL 8	GFA LEVEL 8	742 m²	
LEVEL 9	GFA LEVEL 9	742 m²	
LEVEL 10	GFA LEVEL 10	742 m²	
LEVEL 11	GFA LEVEL 11	745 m²	
LEVEL 12	GFA LEVEL 12	745 m²	
LEVEL 13	GFA LEVEL 13	745 m²	
LEVEL 14	GFA LEVEL 14	745 m²	
LEVEL 15	GFA LEVEL 15	745 m²	
LEVEL 16	GFA LEVEL 16	745 m²	
LEVEL 17	GFA LEVEL 17	745 m²	
LEVEL 18	GFA LEVEL 18	745 m²	
LEVEL 19	GFA LEVEL 19	745 m²	
ROOF LEVEL (PLANT ROOM)	GFA ROOF TERRACE	15 m²	
Grand total		14341 m²	



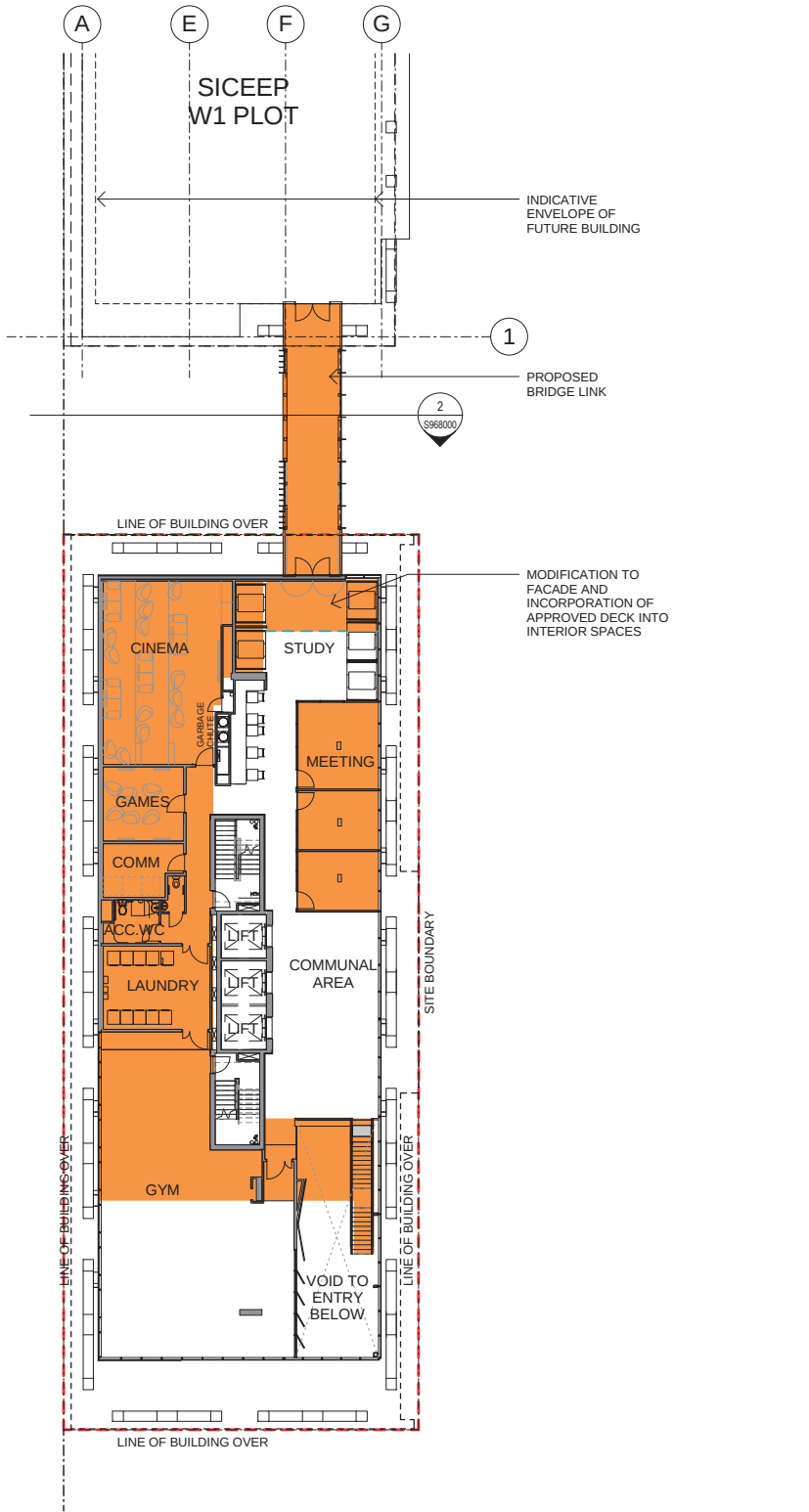
APPENDIX A: AMENDED ARCHITECTURAL DRAWINGS



Revisions						Client			Architect	 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250	Project	 URBANEST HAYMARKET NEW STUDENT ACCOMMODATION THE HAYMARKET, SYDNEY, NSW Proj. No. 12023	Drawing Title	SITE PLAN	Scale	Drawing No.	Issue
No. Date		Description	Ver	App'd											1 : 500	S961001	1
1		22.07.2015	SECTION 96 APPLICATION												NOT FOR CONSTRUCTION		



1 GROUND FLOOR PLAN
1 : 200



2 LEVEL 1 PLAN
1 : 200

Revisions	No.	Date	Description	Ver	App'd
1	22.07.2015	SECTION 96 APPLICATION			
2	21.01.2016	MODIFIED SECTION 96 APPLICATION			

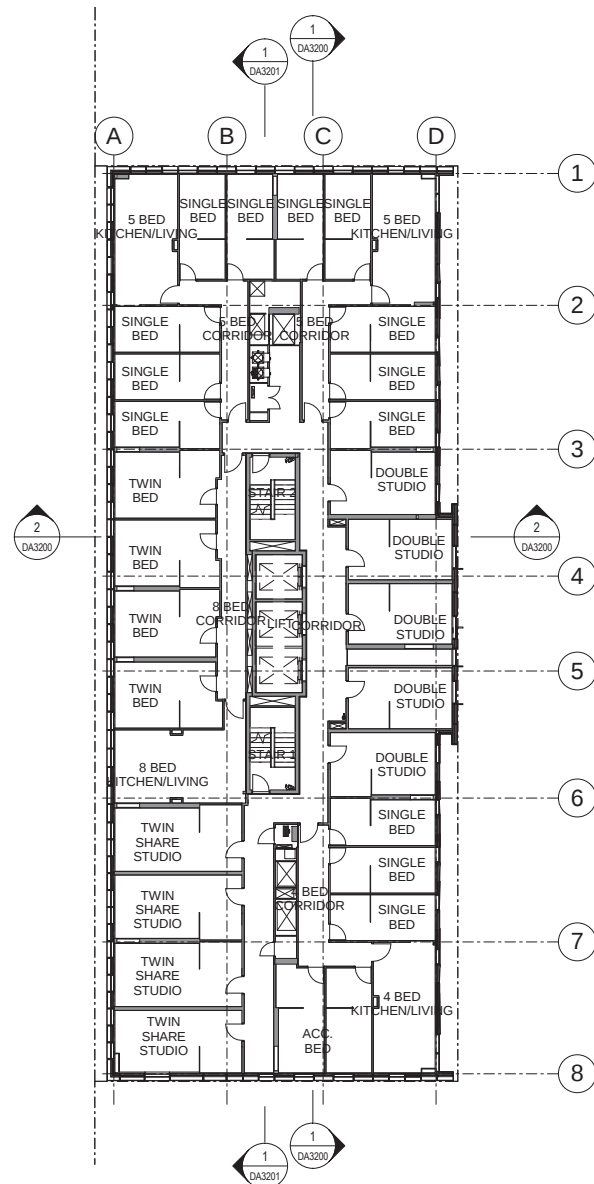


Project
URBANEST HAYMARKET NEW
STUDENT ACCOMMODATION
THE HAYMARKET, SYDNEY, NSW
Proj. No.
12023

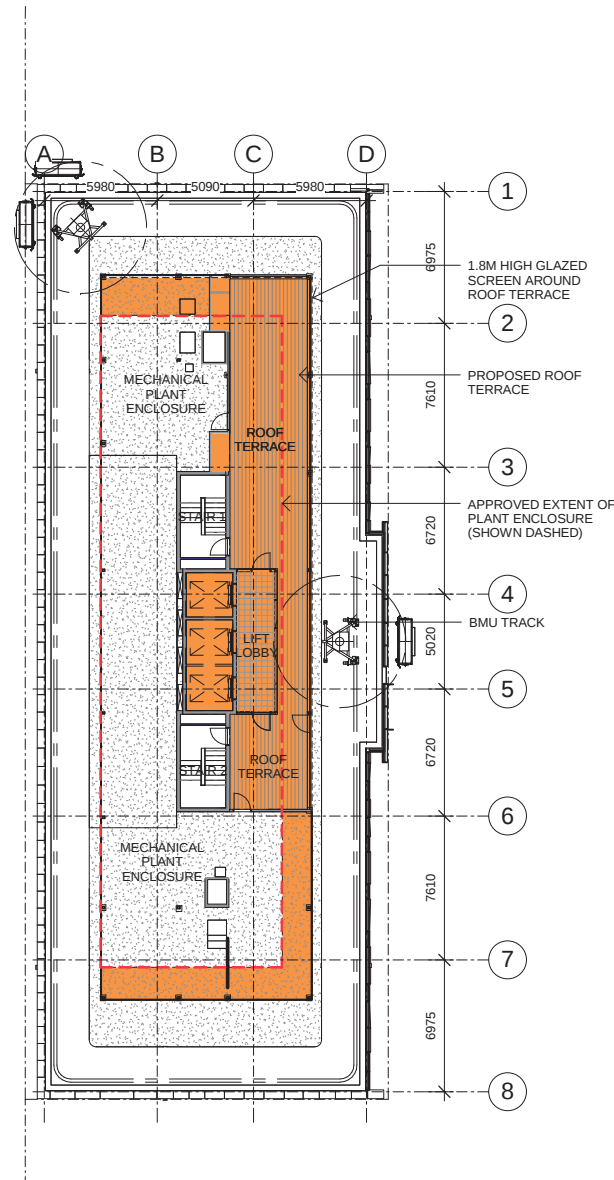
Drawing Title
GROUND FLOOR AND LEVEL 1 PLAN

Scale
1 : 200
Drawing No.
S962100
Issue
2

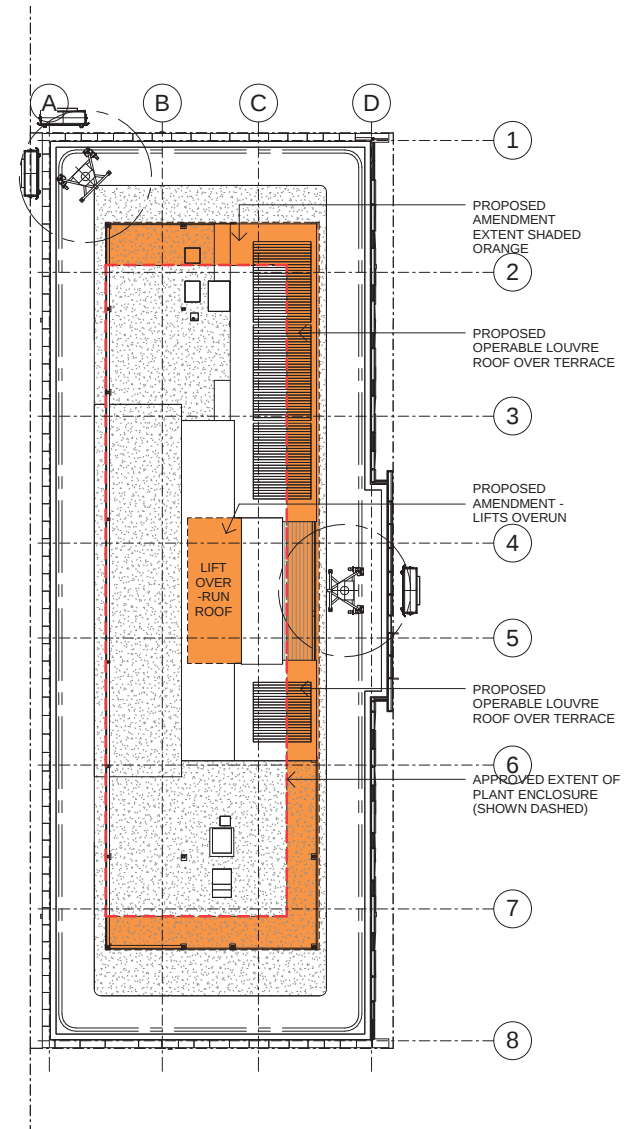
NOT FOR CONSTRUCTION



1 LEVEL 12(TYPICAL)
LEVELS 14, 16, 18 SIMILAR
1:200



2 ROOF LEVEL (PLANT ROOM)
1:200



3 ROOF PLAN
1:200

Revisions	No.	Date	Description	Ver	App'd
1	22.07.2015	SECTION 96 APPLICATION			
2	21.01.2016	MODIFIED SECTION 96 APPLICATION			



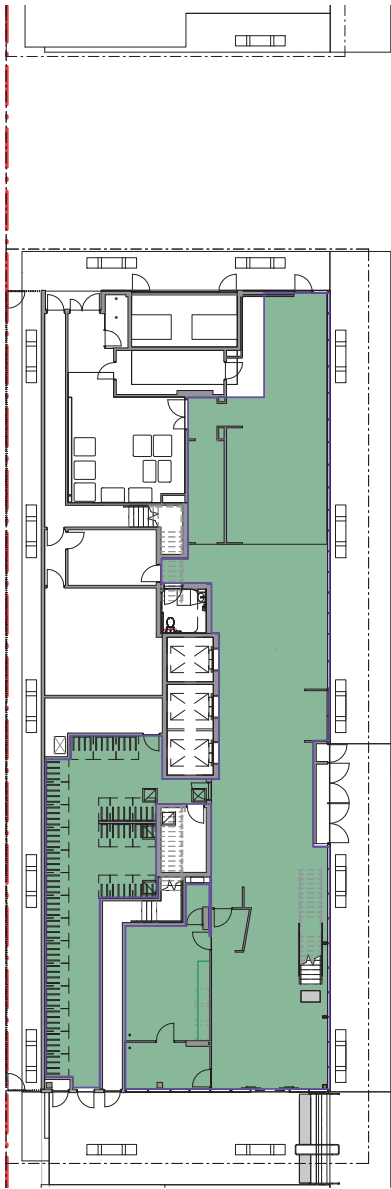
Architect
AJ+C
ALLEN JACK + COTTER
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
p1 +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project
URBANEST HAYMARKET NEW STUDENT ACCOMMODATION
THE HAYMARKET, SYDNEY, NSW
Proj. No.
12023

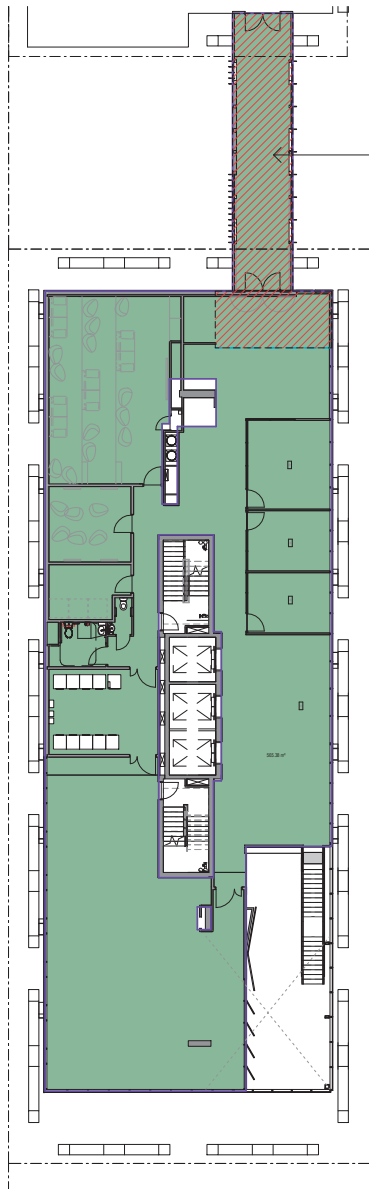
Drawing Title
TYPICAL FLOOR PLAN (LEVEL 12) & ROOF PLANS

Scale
1:200
Drawing No.
S962102
Issue
2

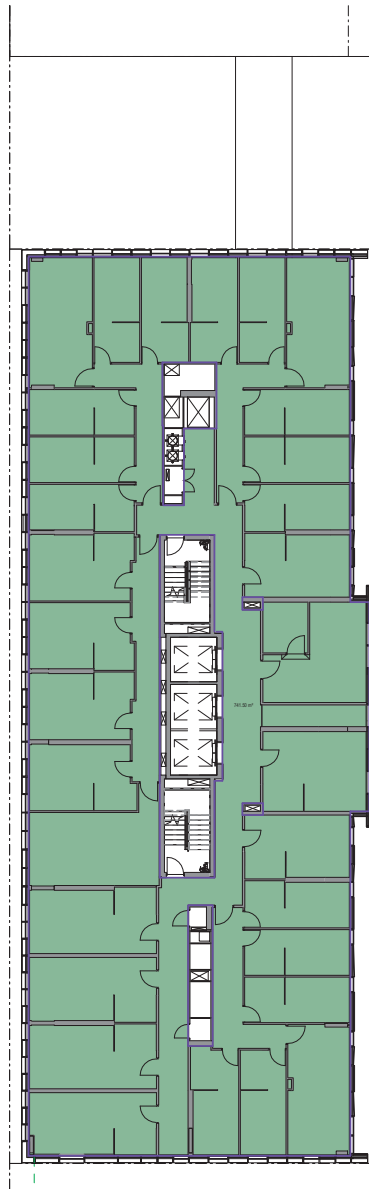
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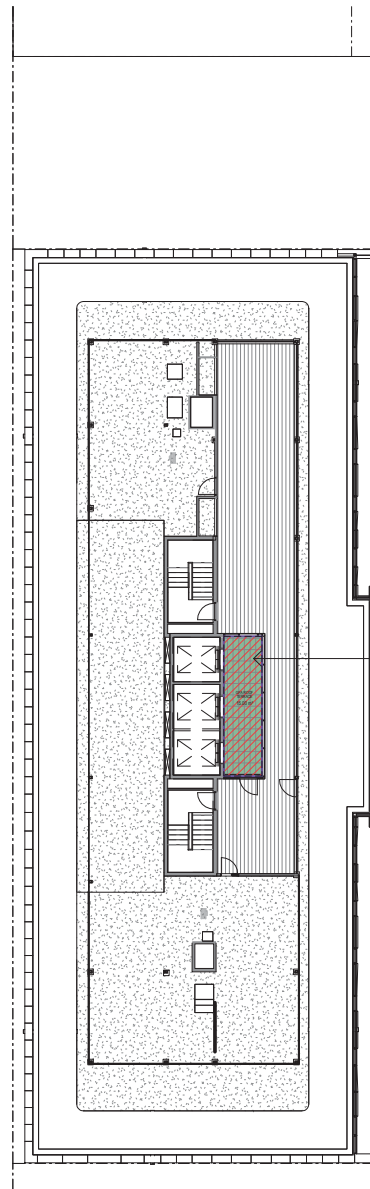
1 GROUND FLOOR GFA PLAN
1 : 200



2 LEVEL 1 GFA PLAN
1 : 200



3 LEVEL 2 (TYPICAL FLOOR) GFA PLAN
1 : 200



4 ROOF LEVEL (PLANT ROOM)
1 : 200

Area Schedule (Gross Floor Area)			
WT	Name	Area	Comments
GROUND FLOOR PLAN	GFA GROUND FLOOR	378 m²	
LEVEL 1	GFA LEVEL 1	565 m²	
(TYPICAL) LEVEL 2	GFA LEVEL 2	742 m²	
(TYPICAL) LEVEL 3	GFA LEVEL 3	742 m²	
LEVEL 4	GFA LEVEL 4	742 m²	
LEVEL 5	GFA LEVEL 5	742 m²	
LEVEL 6	GFA LEVEL 6	742 m²	
LEVEL 7	GFA LEVEL 7	742 m²	
LEVEL 8	GFA LEVEL 8	742 m²	
LEVEL 9	GFA LEVEL 9	742 m²	
LEVEL 10	GFA LEVEL 10	742 m²	
LEVEL 11	GFA LEVEL 11	745 m²	
LEVEL 12	GFA LEVEL 12	745 m²	
LEVEL 13	GFA LEVEL 13	745 m²	
LEVEL 14	GFA LEVEL 14	745 m²	
LEVEL 15	GFA LEVEL 15	745 m²	
LEVEL 16	GFA LEVEL 16	745 m²	
LEVEL 17	GFA LEVEL 17	745 m²	
LEVEL 18	GFA LEVEL 18	745 m²	
LEVEL 19	GFA LEVEL 19	745 m²	
ROOF LEVEL (PLANT ROOM)	GFA ROOF TERRACE	15 m²	
Grand total		14341 m²	

Revisions	No.	Date	Description	Ver	App'd
1	1	22.07.2015	SECTION 96 APPLICATION		
2	2	21.01.2016	MODIFIED SECTION 96 APPLICATION		



Client



Architect



79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project

URBANEST HAYMARKET NEW
STUDENT ACCOMMODATION
THE HAYMARKET, SYDNEY, NSW

Proj. No.

12023



Drawing Title

AREA PLANS

Scale

1 : 200

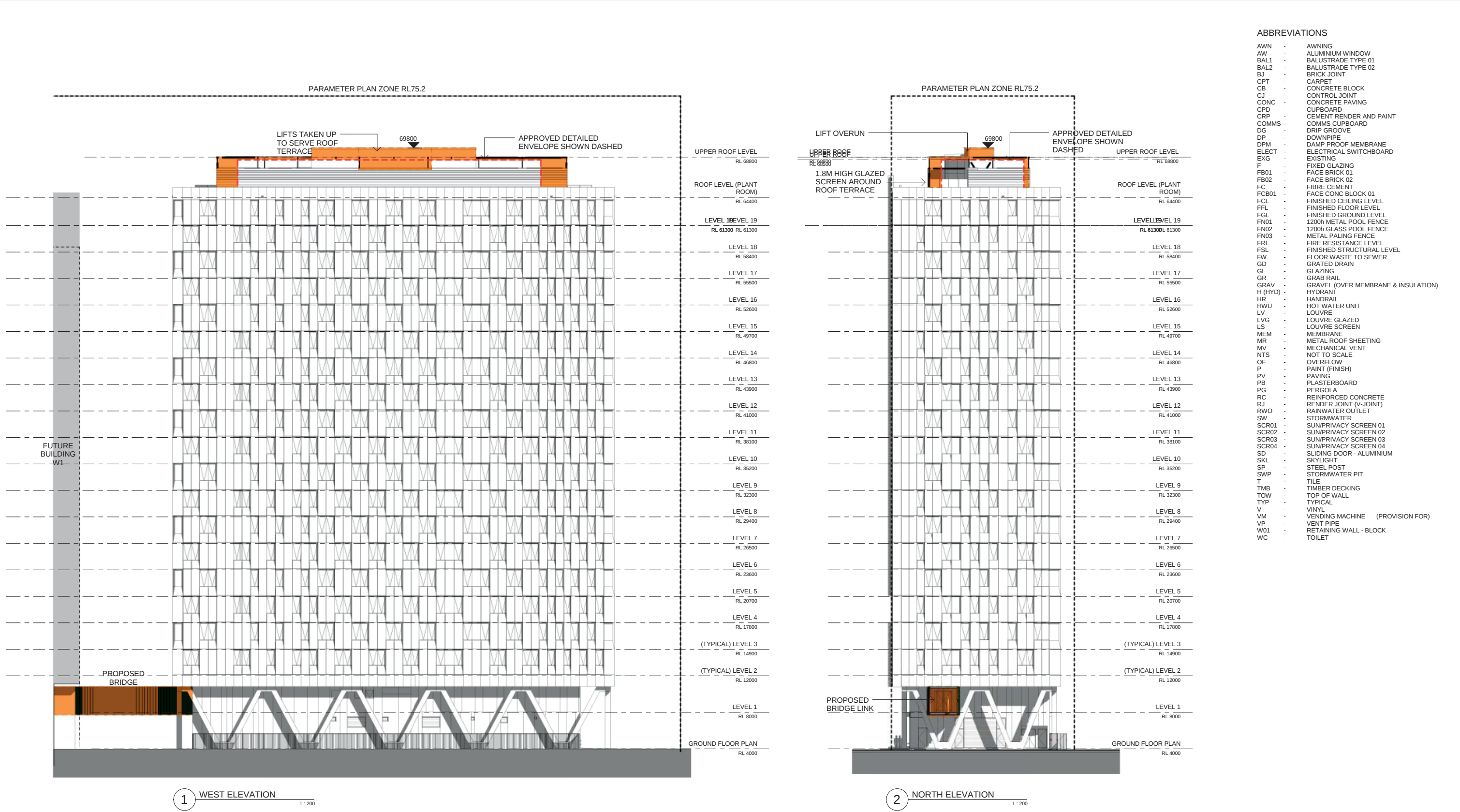
Drawing No.

S962701

Issue

2

NOT FOR CONSTRUCTION



ABBREVIATIONS

AWN - AWNING

AW - ALUMINIUM WINDOW

BAL1 - BALUSTRADE TYPE 01

BAL2 - BALUSTRADE TYPE 02

BJ - BRICK JOINT

CPT - CARPET

CB - CONCRETE BLOCK

CJ - CONTROL JOINT

CONC - CONCRETE PAVING

CPD - CUPBOARD

CRP - CEMENT RENDER AND PAINT

COMMS - COMMS CUPBOARD

DG - DRIP GROOVE

DP - DOWNPIPE

DPM - DAMP PROOF MEMBRANE

ELECT - ELECTRICAL SWITCHBOARD

EXG - EXISTING

F - FIXED GLAZING

FB01 - FACE BRICK 01

FB02 - FACE BRICK 02

FC - FIBRE CEMENT

FCB01 - FACE CONC BLOCK 01

FCL - FINISHED CEILING LEVEL

FFL - FINISHED FLOOR LEVEL

FGL - FINISHED GROUND LEVEL

FN01 - 1200H METAL POOL FENCE

FN02 - 1200H GLASS POOL FENCE

FN03 - METAL PALING FENCE

FRL - FIRE RESISTANCE LEVEL

FSL - FINISHED STRUCTURAL LEVEL

FW - FLOOR WASTE TO SEWER

GD - GRATED DRAIN

GL - GLAZING

GR - GRAB RAIL

GRAV - GRAVEL (OVER MEMBRANE & INSULATION)

H (HYD) - HYDRANT

HR - HANDRAIL

HWU - HOT WATER UNIT

LV - LOUVRE

LVG - LOUVRE GLAZED

LS - LOUVRE SCREEN

MEM - MEMBRANE

MR - METAL ROOF SHEETING

MV - MECHANICAL VENT

NTS - NOT TO SCALE

OF - OVERFLOW

P - PAINT (FINISH)

PV - PAVING

PB - PLASTERBOARD

PG - PERGOLA

RC - REINFORCED CONCRETE

RJ - RENDER JOINT (V-JOINT)

RWO - RAINWATER OUTLET

SW - STORMWATER

SCR01 - SUN/PRIVACY SCREEN 01

SCR02 - SUN/PRIVACY SCREEN 02

SCR03 - SUN/PRIVACY SCREEN 03

SCR04 - SUN/PRIVACY SCREEN 04

SD - SLIDING DOOR - ALUMINIUM

SKL - SKYLIGHT

SP - STEEL POST

SWP - STORMWATER PIT

T - TILE

TMB - TIMBER DECKING

TOW - TOP OF WALL

TYP - TYPICAL

V - VINYL

VM - VENDING MACHINE (PROVISION FOR)

VP - VENT PIPE

W01 - RETAINING WALL - BLOCK

WC - TOILET

Revisions <table><tr><th>No.</th><th>Date</th><th>Description</th><th>Ver</th><th>App'd</th></tr><tr><td>1</td><td>22.07.2015</td><td>SECTION 96 APPLICATION</td><td></td><td></td></tr></table>					No.	Date	Description	Ver	App'd	1	22.07.2015	SECTION 96 APPLICATION			 	 AJ+C ALLEN JACK + COTTER 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250	Project URBANEST HAYMARKET NEW STUDENT ACCOMMODATION THE HAYMARKET, SYDNEY, NSW Proj. No. 12023	Drawing Title WEST AND NORTH ELEVATIONS	Scale 1 : 200 Drawing No. S963101 Issue 1	NOT FOR CONSTRUCTION
No.	Date	Description	Ver	App'd																
1	22.07.2015	SECTION 96 APPLICATION																		

AWN	AWNING
AW	ALUMINIUM WINDOW
BAL1	BALUSTRADE TYPE 01
BAL2	BALUSTRADE TYPE 02
BJ	BRICK JOINT
CBT	CARPET
CB	CONCRETE BLOCK
CJ	CONTROL JOINT
CONC	CONCRETE PAVING
CPD	CUPBOARD
CRP	CEMENT RENDER AND PAINT
COMMS	COMMS CUPBOARD
DG	DRIP GROOVE
DP	DOWPIPE
DPM	DAMP PROOF MEMBRANE
ELECT	ELECTRICAL SWITCHBOARD
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F	FIXED GLAZING
FB01	FACE BRICK 01
FB02	FACE BRICK 02
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FCB01	FACE CONC BLOCK 01
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FGL	FINISHED GROUND LEVEL
FN01	1200H METAL POOL FENCE
FN02	1200H GLASS POOL FENCE
FN03	METAL PALING FENCE
FR	FRSTANCE LEVEL
FSL	FINISHED STRUCTURAL LEVEL
FW	FLOOR WASTE TO SEWER
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HWU	HOT WATER UNIT
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MV	MECHANICAL VENT
NTS	NOT TO SCALE
OF	OVERFLOW
P	PAINT (FINISH)
PV	PAVING
PB	PLASTERBOARD
PG	PERGOLA
RC	REINFORCED CONCRETE
RJ	RENDER JOINT (N-JOINT)
RWO	RAINWATER OUTLET
SW	STORMWATER
SCR01	SUN/PRIVACY SCREEN 01
SCR02	SUN/PRIVACY SCREEN 02
SCR03	SUN/PRIVACY SCREEN 03
SCR04	SUN/PRIVACY SCREEN 04
SD	SLIDING DOOR - ALUMINIUM
SK	SKYLIGHT
SP	STEEL POST
SWP	STORMWATER PIT
T	TILE
TMB	TIMBER DECKING
TOW	TOP OF WALL
TYP	TYPICAL
V	VINYL
VM	VENDING MACHINE (PROVISION FOR)
VP	VENT PIPE
W01	RETAINING WALL - BLOCK
WC	TOILET



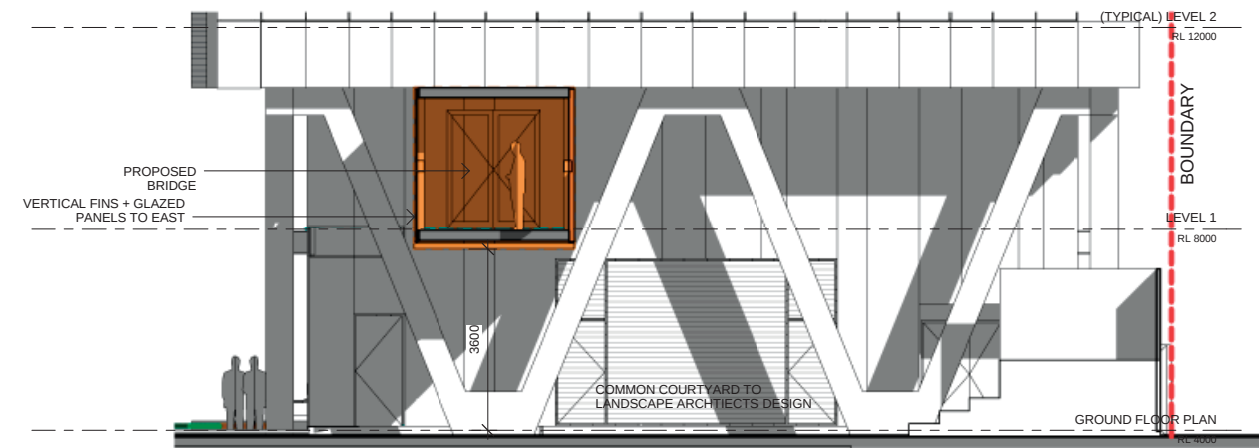
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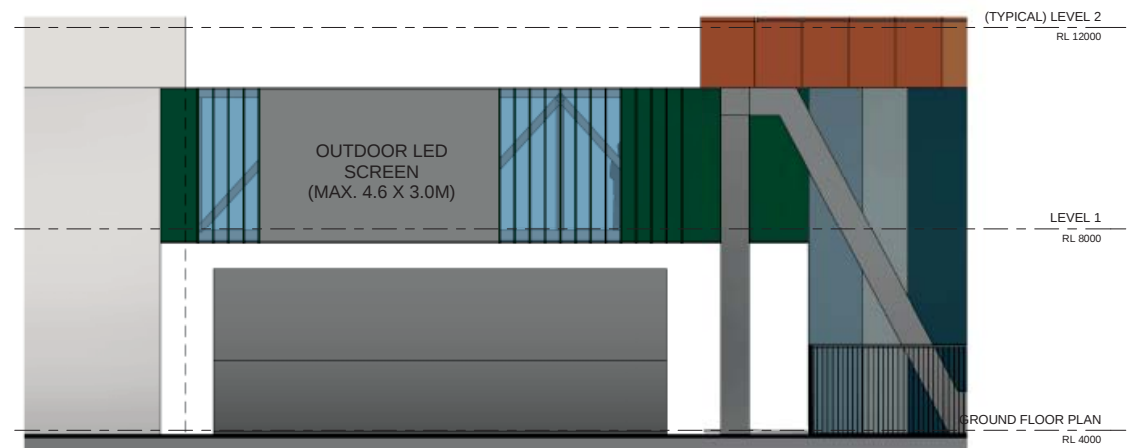
3D BRIDGE LINK
VIEW FROM DARLING DRIVE



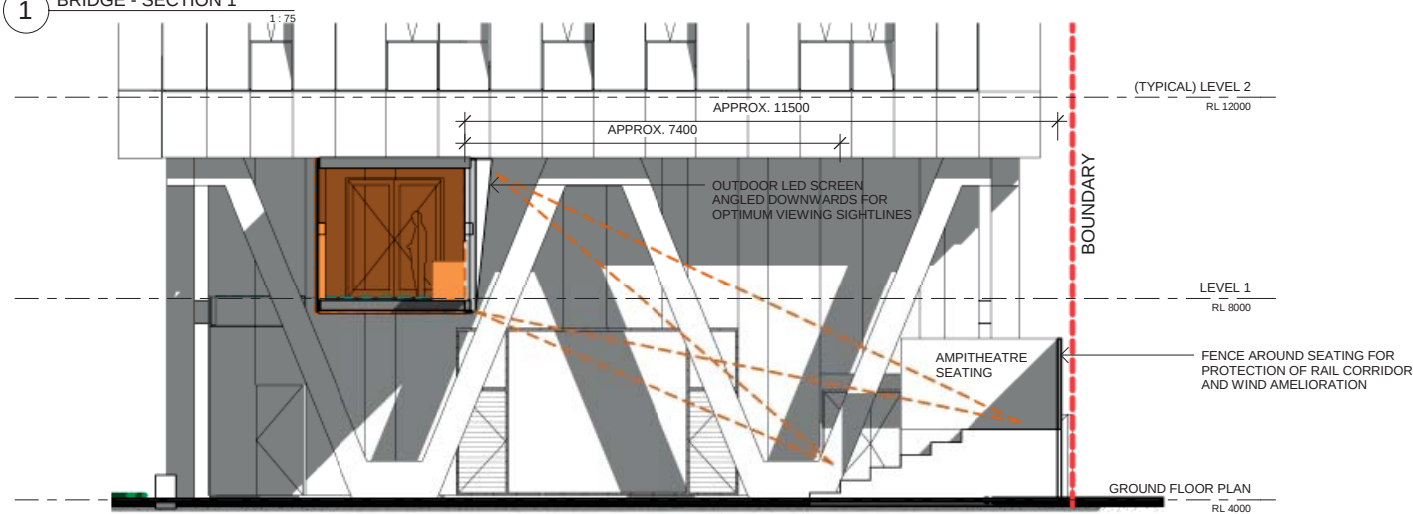
PRECEDENT CONCEPT IMAGES



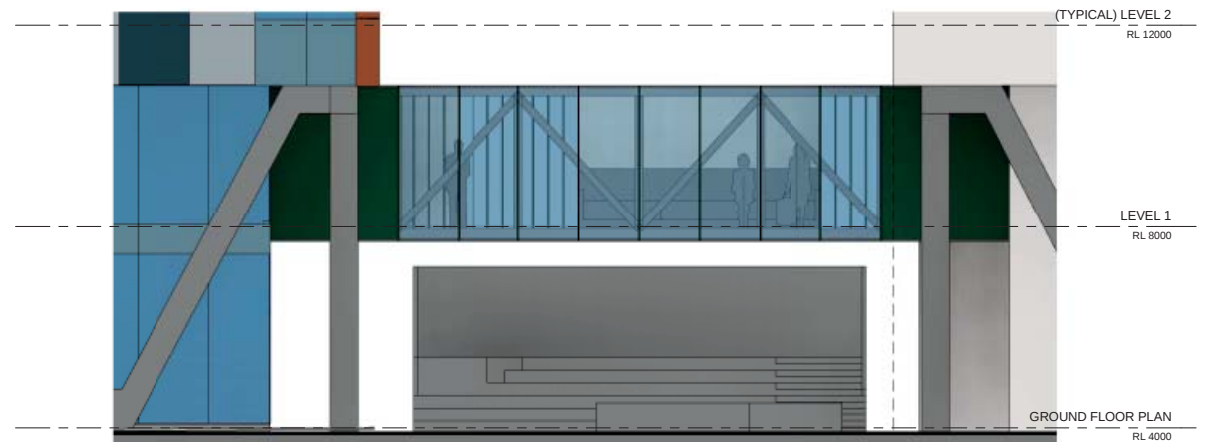
1 BRIDGE - SECTION 1
1:75



3 BRIDGE ELEVATION - WEST
1:75



2 SCREEN TO WEST
1:75



4 BRIDGE ELEVATION - EAST
1:75

Revisions	No.	Date	Description	Ver	App'd
1	22.07.2015	SECTION 96 APPLICATION			
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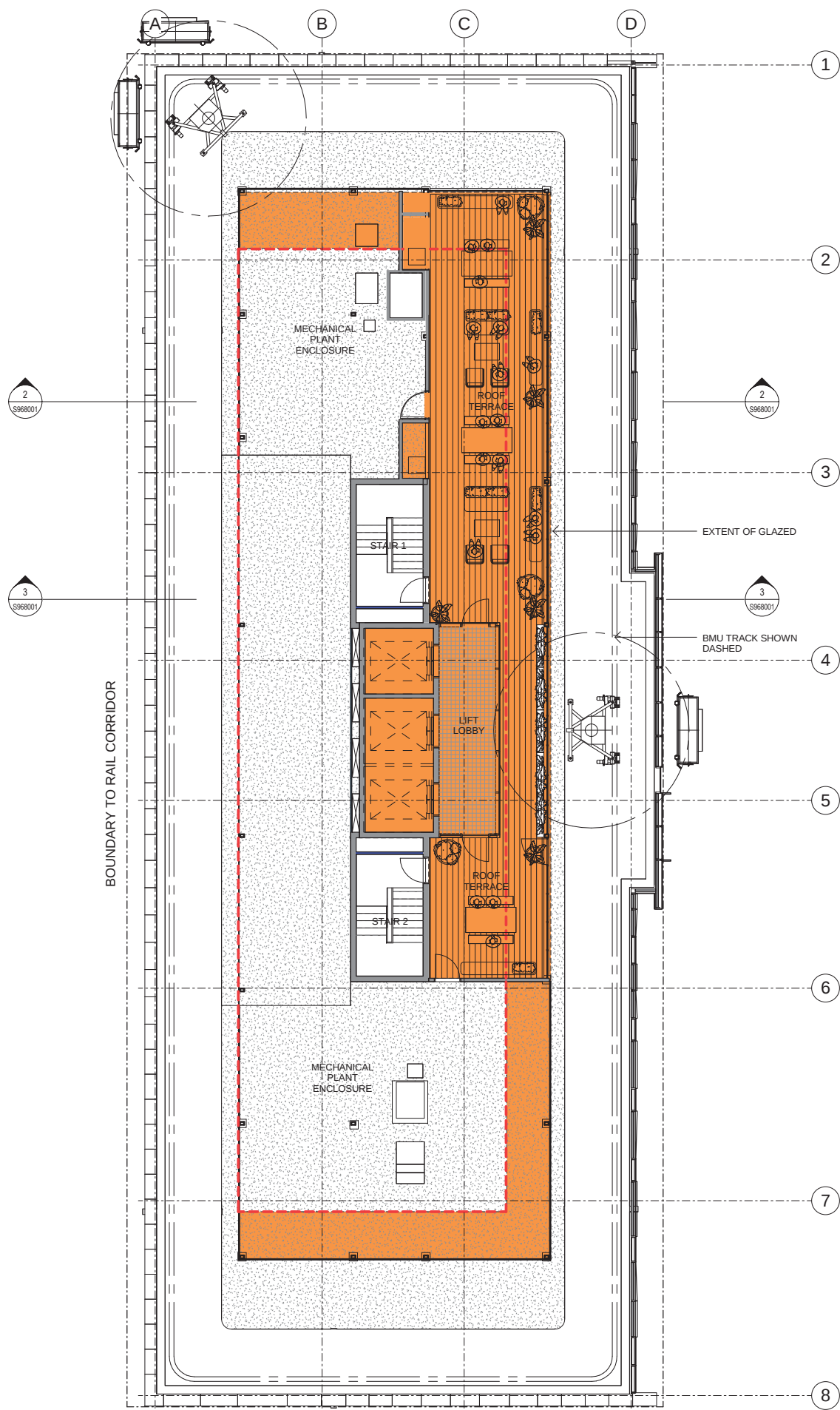


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12023

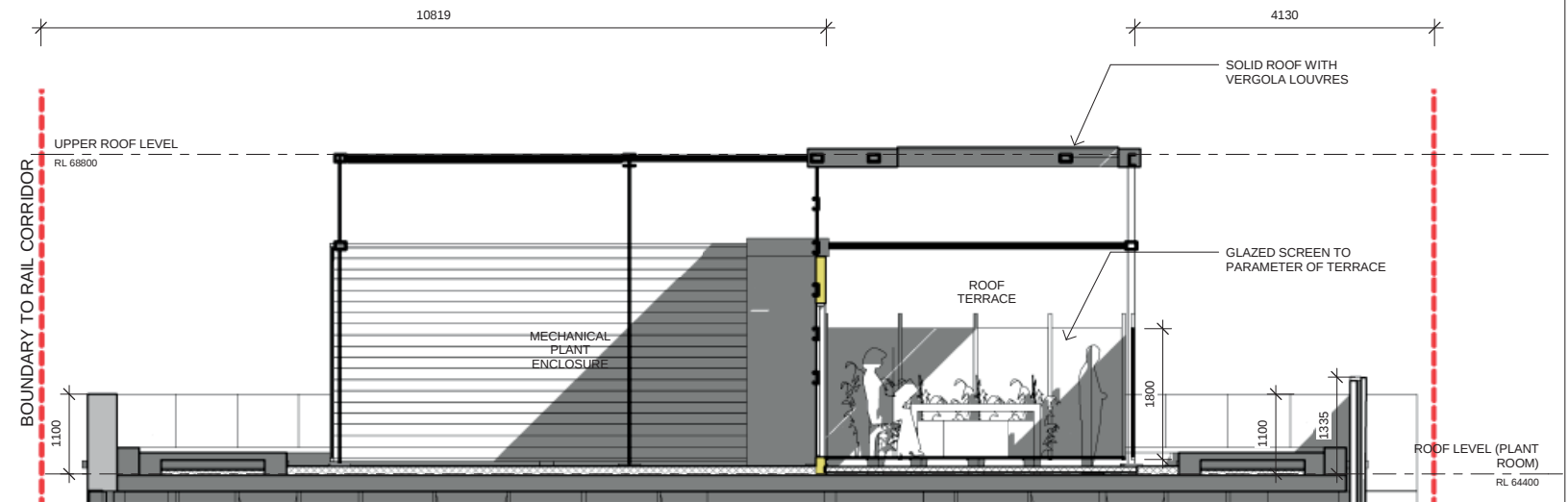
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BRIDGE LINK DETAILS

Scale
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Drawing No.
S968000
Issue
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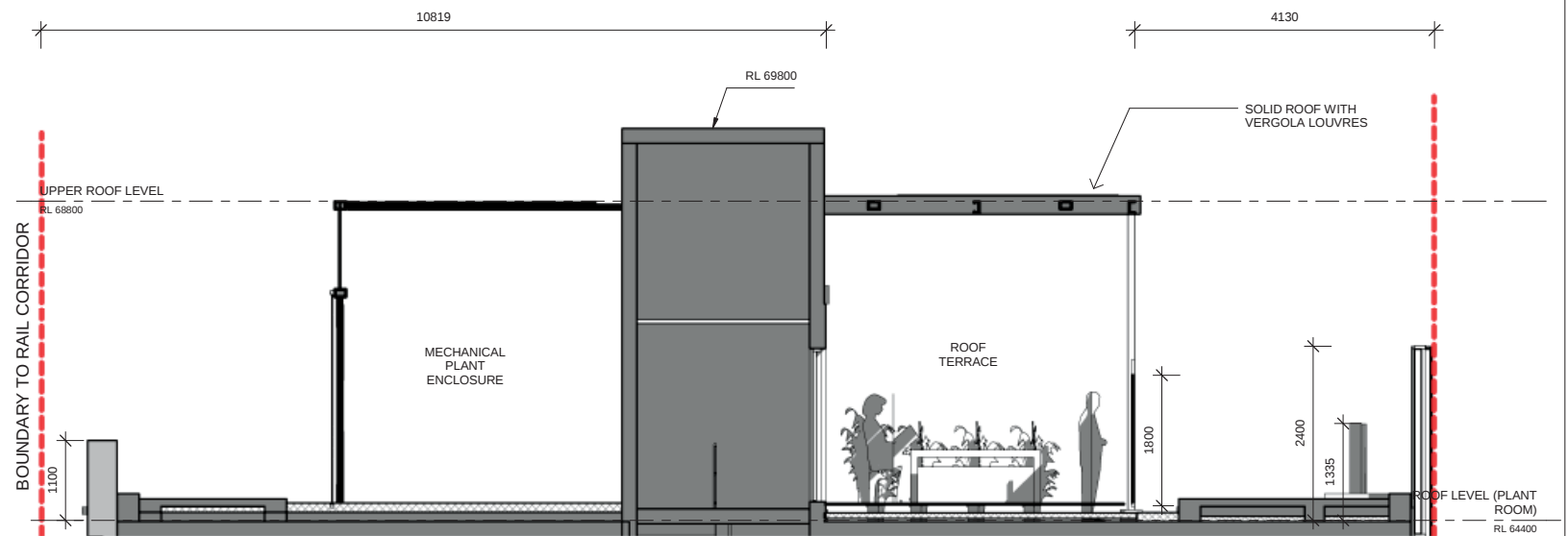
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1 ROOF LEVEL (PLANT ROOM) Copy 1
1:100



2 Section 1
1:50



3 Section 2
1:50

Revisions	No.	Date	Description	Ver	App'd
1	1	22.07.2015	SECTION 96 APPLICATION		
2	2	21.01.2016	MODIFIED SECTION 96 APPLICATION		



Project
URBANEST HAYMARKET NEW
STUDENT ACCOMMODATION
THE HAYMARKET, SYDNEY, NSW
Proj. No.
12023

Drawing Title
ROOF TERRACE

Scale
As
indicated

Drawing No.
S968001

Issue
2

NOT FOR CONSTRUCTION

APPENDIX B: LANDSCAPE DRAWINGS

NOTE:

FINAL LANDSCAPE DRAWINGS WILL FORM PART OF THE W1 PLANNING SUBMISSION



ASPECT Studios™

State Significant Development Application 12 (SSDA12)
W1 - Darling Drive Student Accommodation North

IN COLLABORATION WITH:

URBANEST
ALLEN JACK + COTTIER
HYDER CONSULTING

January 2016

State Significant Development Application 12

W1 - Darling Drive Student Accommodation North

DRAWING LIST

Number	Title	Scale @ A1	Issue
15076-LA-SSDA12-01	Context Plan	1:5000	B
15076-LA-SSDA12-02	Site Plan	1:250	B
15076-LA-SSDA12-02	Courtyard Landscape Plan	1:50	B
15076-LA-SSDA12-04	Courtyard Section 01	1:50	B
15076-LA-SSDA12-05	Courtyard Section 02	1:50	B
15076-LA-SSDA12-06	Courtyard Section 03 Detail of fence	1:20	B
15076-LA-SSDA12-07	Courtyard Perspective 01	NTS	B
15076-LA-SSDA12-08	Courtyard Perspective 02	NTS	B
15076-LA-SSDA12-09	Northern park Landscape Plan	1:50	B
15076-LA-SSDA12-10	Northern park Section 03	1:50	B
15076-LA-SSDA12-11	Northern park Section 04	1:50	B
15076-LA-SSDA12-12	Northern park Perspective 03	NTS	B
15076-LA-SSDA12-13	Site wide planting plan	1:250	B

SSDA12 - W1 | Darling Drive Student Accommodation

KEY

Extent of Works (SSDA12)

Darling Square (separate application)



SSDA12 - W1 | Darling Drive Student Accommodation

ASPECT Studios™

Client: Urbanest



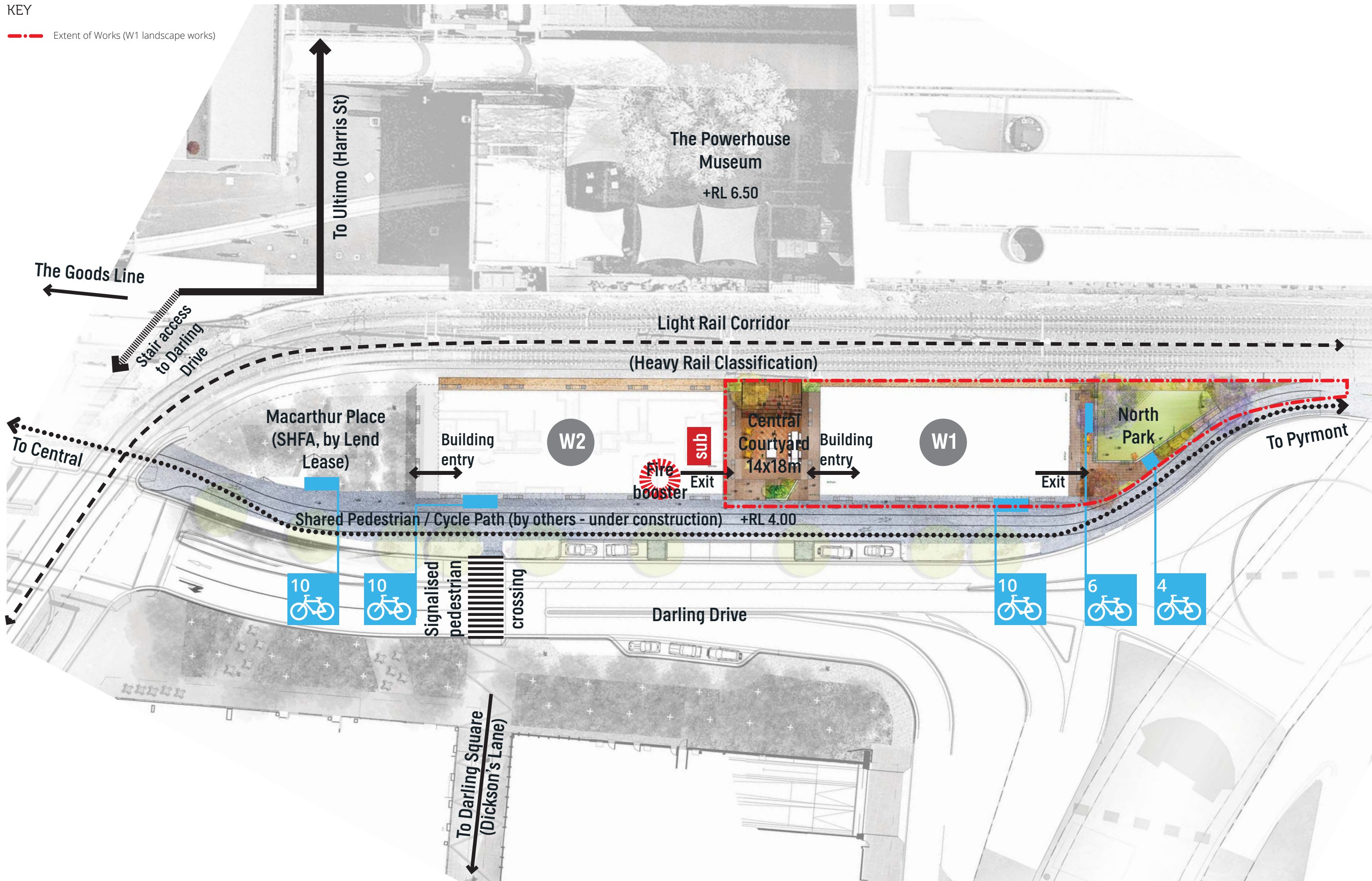
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Checked: LN/SC

Scale: 1:5000 @ A1
Date: JANUARY 2016



Dwg no.: 15027-SSDA12-01
Rev: B

CONTEXT PLAN



SSDA12 - W1 | Darling Drive Student Accommodation