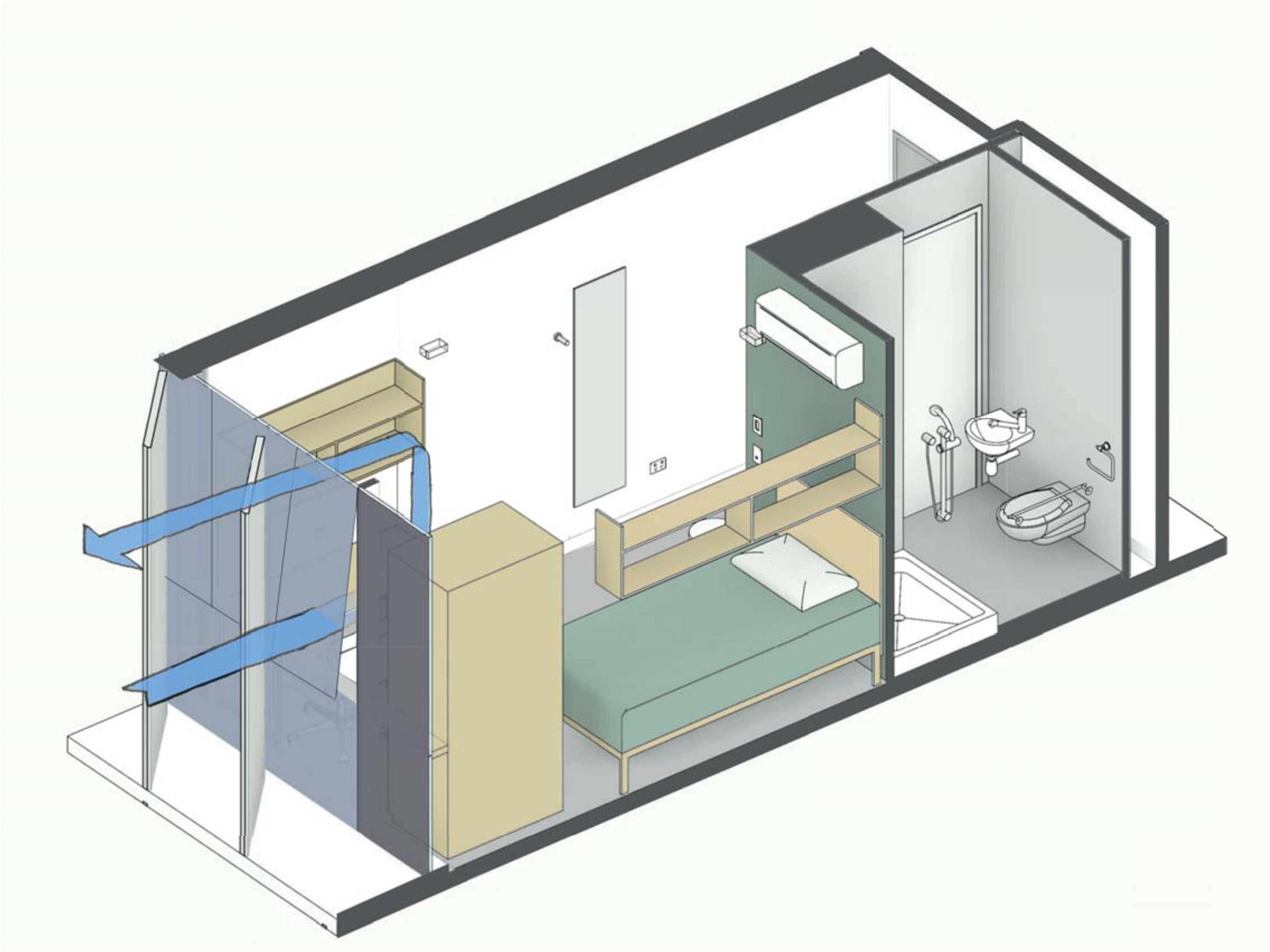


Type A- Single Bed

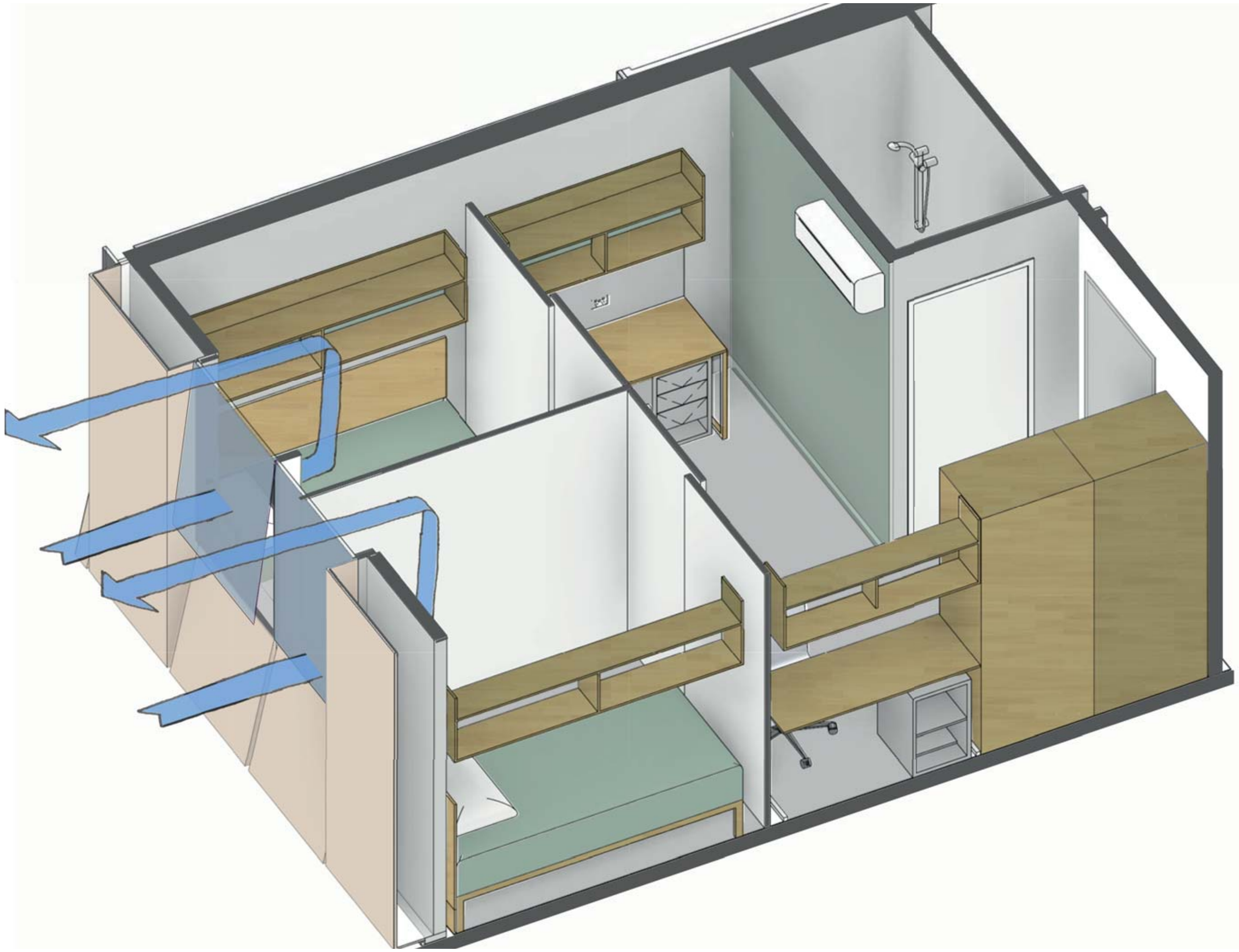
Each non accessible sole occupancy bedroom contains an ensuite bathroom, 1.7m^3 of storage, bed, desk and chair.

Natural light and ventilation is provided by a top hung openable window 800x1800mm.

Apartments = 352

Beds = 352

APARTMENT LAYOUT



Type B- Twin Ensuite

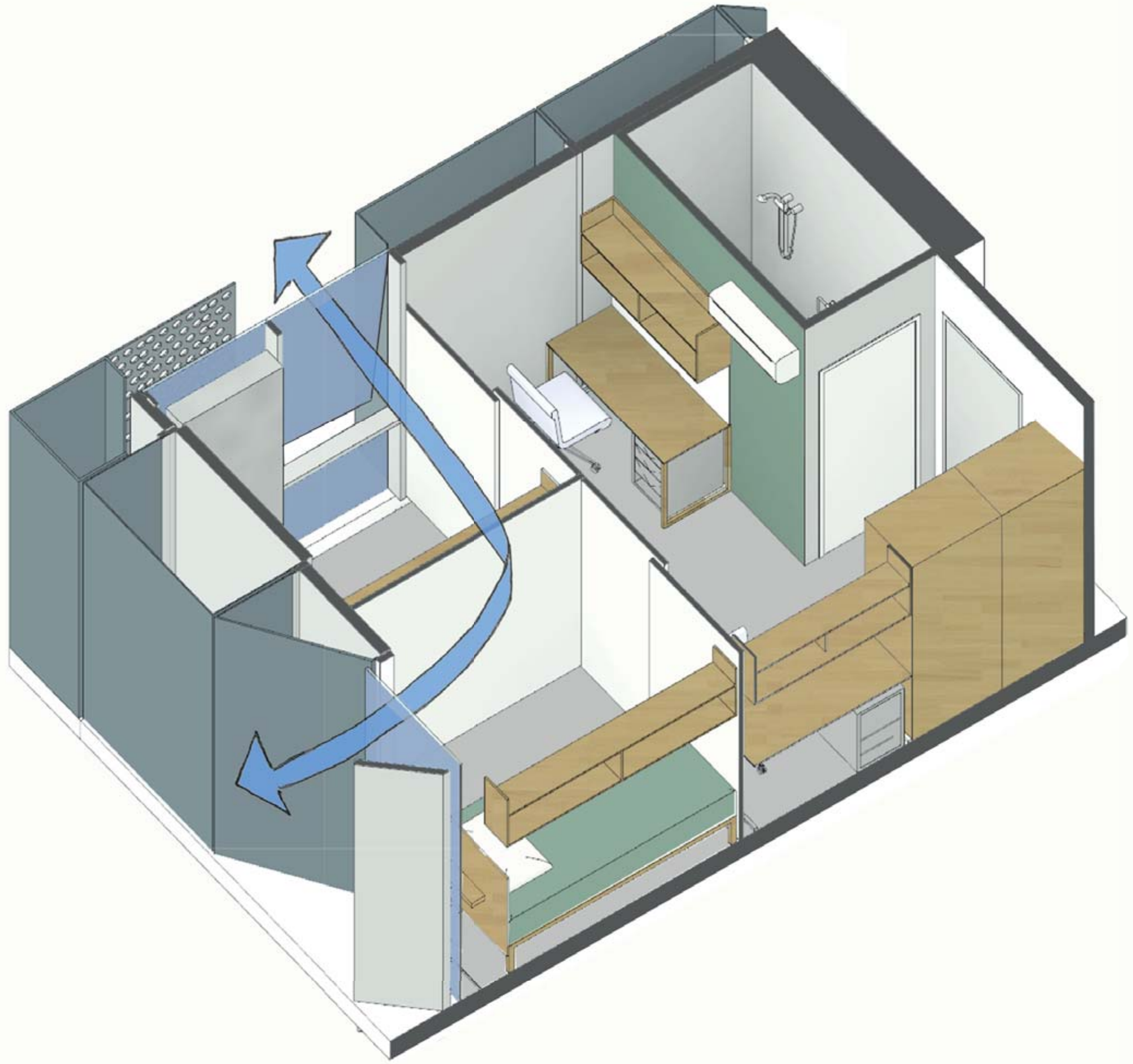
Twin Ensuite apartments are a more affordable product. Each sole occupancy twin share bedroom contains an ensuite bathroom as well as 2.8m³ of storage, bed, desk, and chair per occupant.

Each bed area will have a 2100mm high privacy screen, that can be closed from the living/study area.

Natural light and ventilation is provided by a top hung openable window 800x1800mm per occupant.

Apartments = 120

Beds = 240



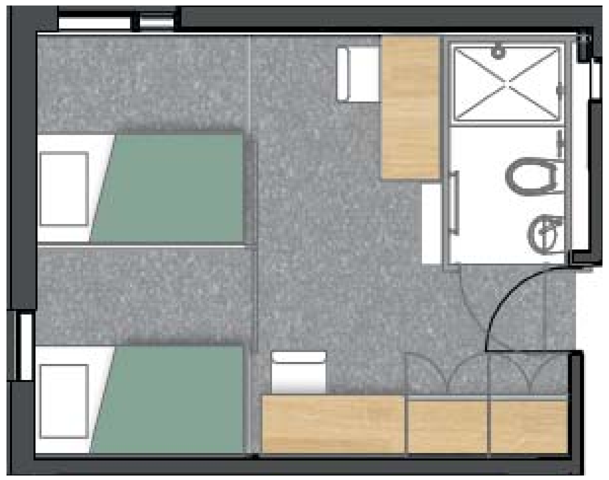
Type D- Corner Twin Ensuite

Special twin bed apartments are located in each corner of the floor plan; these have windows on two sides and benefit from additional natural light and ventilation.

Twin Bed apartments are a more affordable product. Each sole occupancy twin share bedroom contains an ensuite bathroom as well as 2.8m³ of storage, bed, desk, and chair per occupant.

Each bed area will have a 2100mm high privacy screen that can be closed off from the living/study area.

Natural light and ventilation is provided by a top hung openable window 800x1800mm per occupant, with an additional openable window located in the living area.

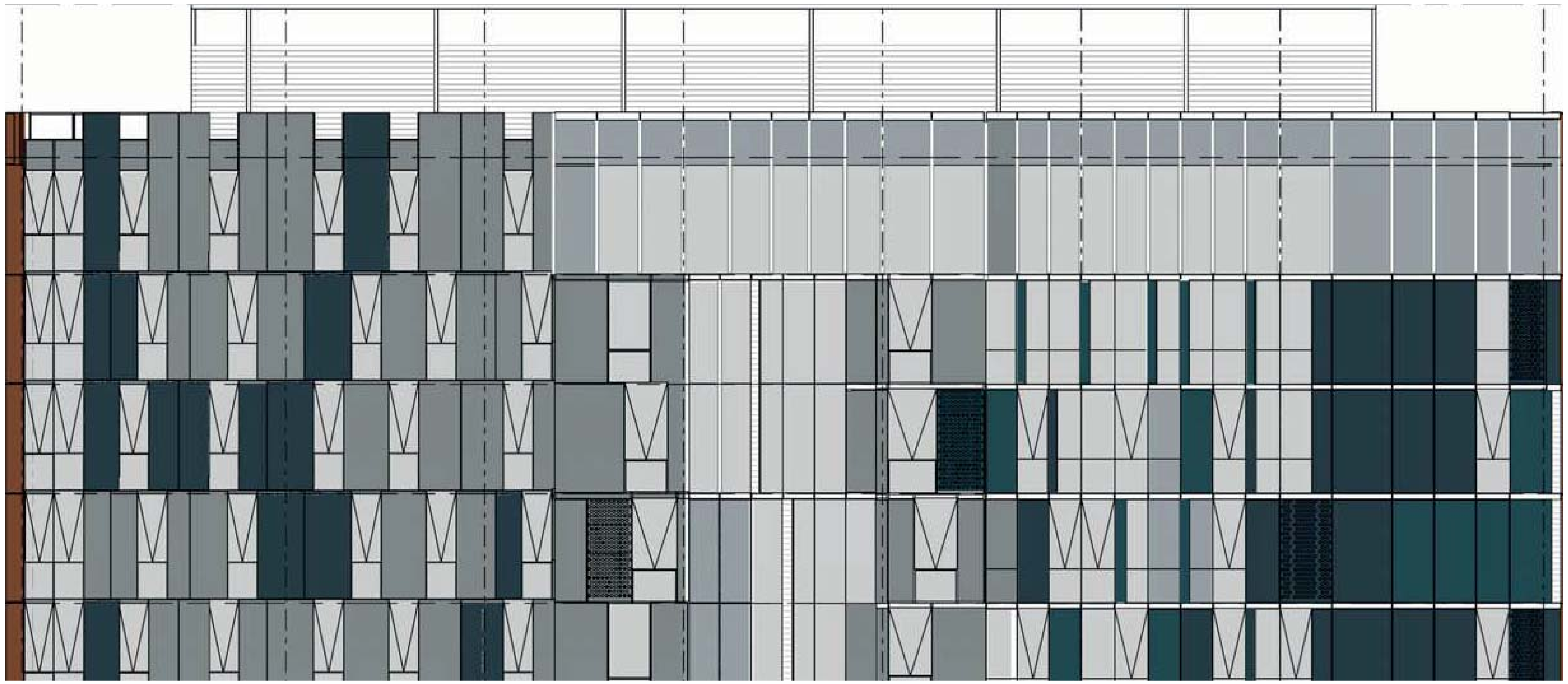


Apartments = 28

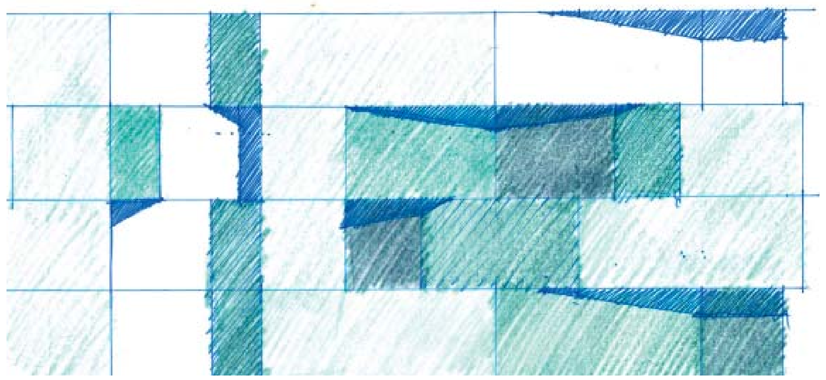
Beds =56

06 ARTICULATION AND FACADE

MATERIAL DEVELOPMENT - NORTH EAST



Part of the Eastern Facade Elevation



Hand sketch of Eastern Facade idea development

Bayuquan Theater in China

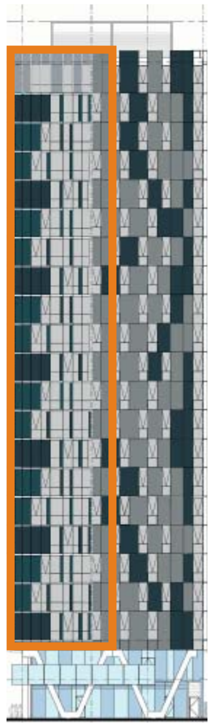
The North Eastern Corner of the building has been given additional emphasis, as this is where the building emerges from behind the NW building and opens out to views of Tumbalong Park and to Darling Harbour beyond.

In the middle of the East Facade, the double height common spaces are expressed in the facade with large picture windows spanning the full height of each space, which allow expansive views out and provide natural light to the light lobbies.

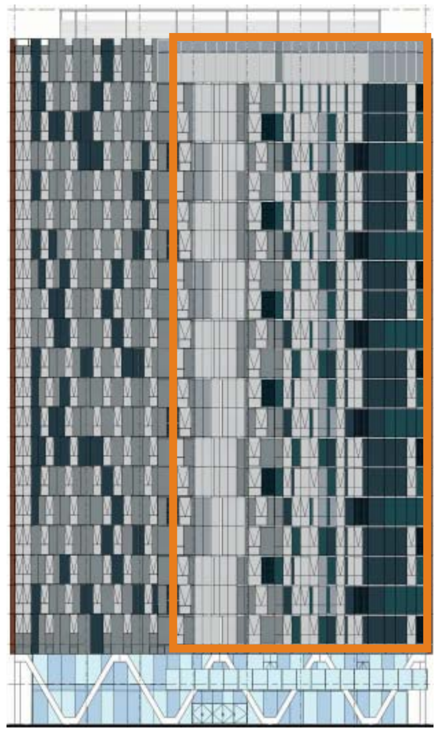
Larger areas of glazing to the rooms in the Northeast corner of the building take advantage of the views with an expressed overlay of vertical and horizontal elements.

This façade is light in colour and substaintiably glazed. It includes:

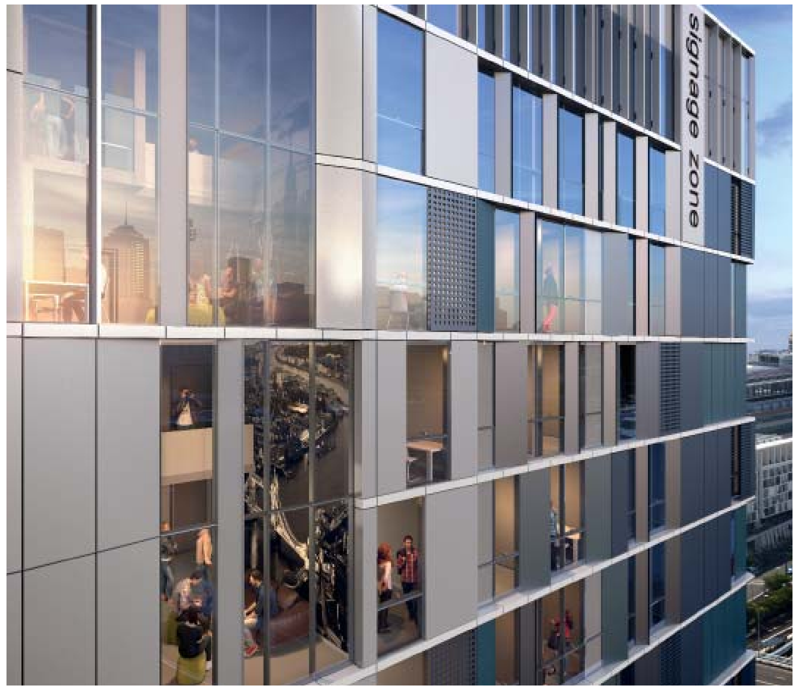
- Clear glass;
- Dark grey aluminium glazing frame
- Coloured metal panels in shades of pale blue and silver
- Perforated metal panels in shades of light blue and silver; and
- Vertical and horizontal feature blades and strips in white and silver



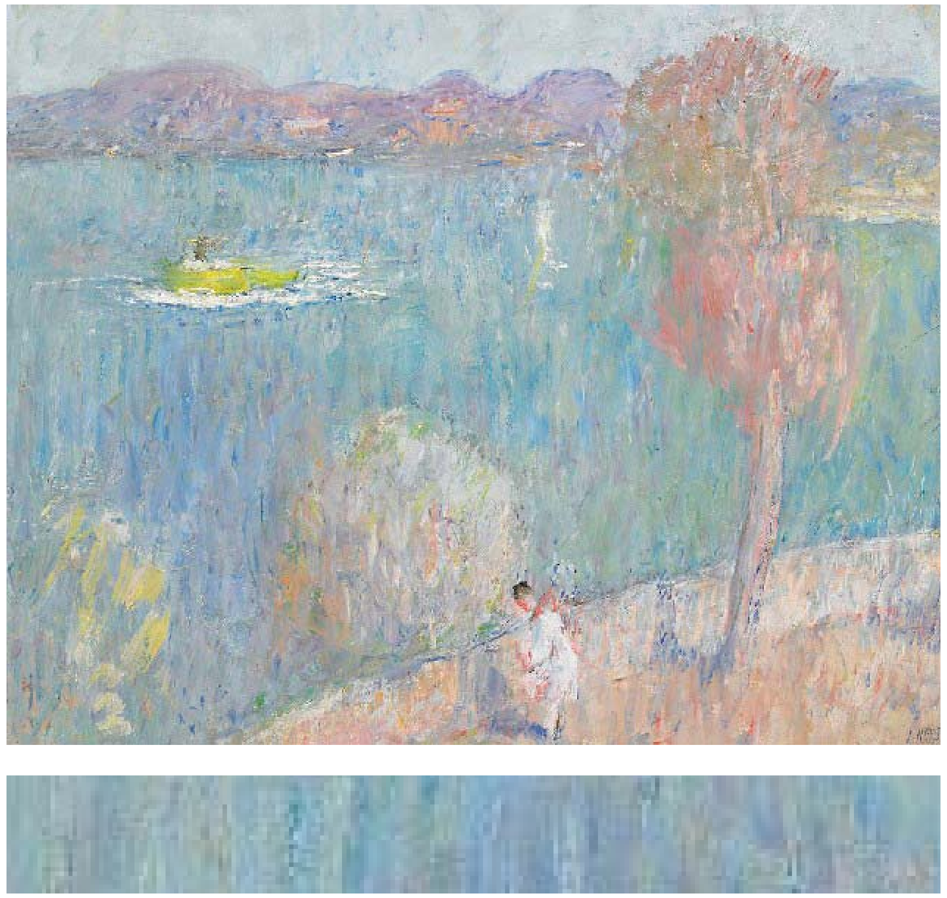
Northern Facade



North Eastern (part of) Facade



Draft Render of Eastern Facade in morning light

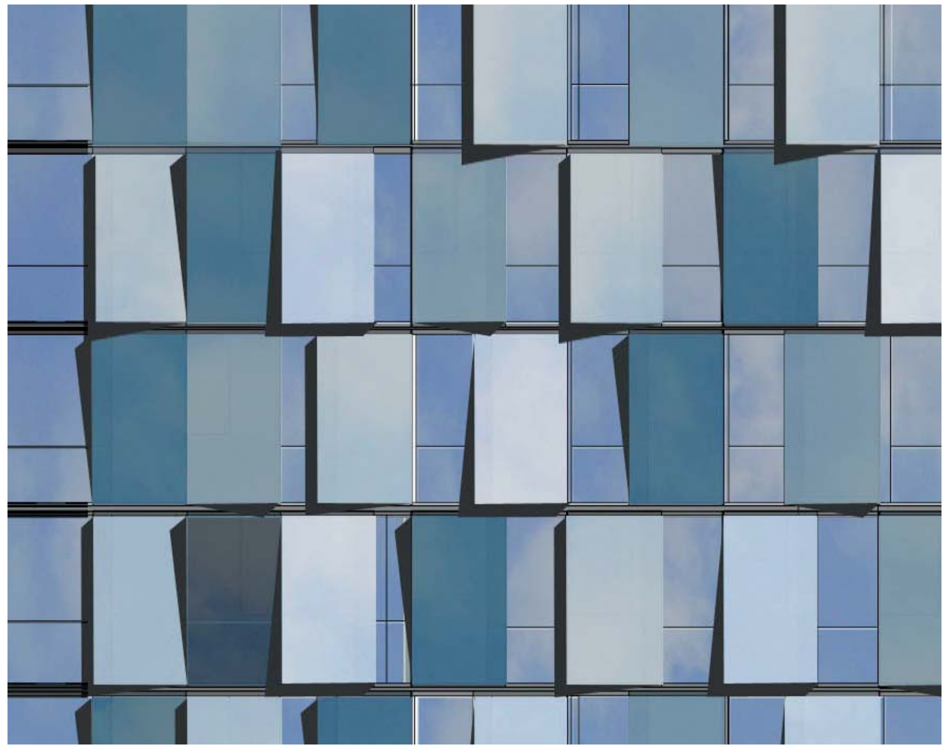


Sydney Harbour, Lloyd Rees, 1972

Het Kasteel, HVDN Architects

BBM Sustainable Design

Saltire Centre, Glascow Caledonian University, BDP



Het Kasteel, HVDN Architects

Eastern facade materials, generally.

The Northern and Eastern façades will be read in the context of the Darling Square and as such is designed to be part of the 'family' of buildings planned for the site. The treatment of the Nothern and Eastern façades responds to the rest of the precinct and the harbour, with a panelised façade system using subtle variations in size and angle to create a dynamic visual effect akin to the play of light on water.

The façade has an overlaid feature grid pattern with faceted infill panels; these are angled so as to catch and reflect various angles of sunlight and create a shimmering effect to visually break up the bulk of the building.

Glass elements are always vertical.

Materials are expressed metal profiles making up the overlaid grid pattern, metal infill panels and glass with aluminium framing within the openings. Spandrels are set in the glazing with colourback glass panels to match the windows

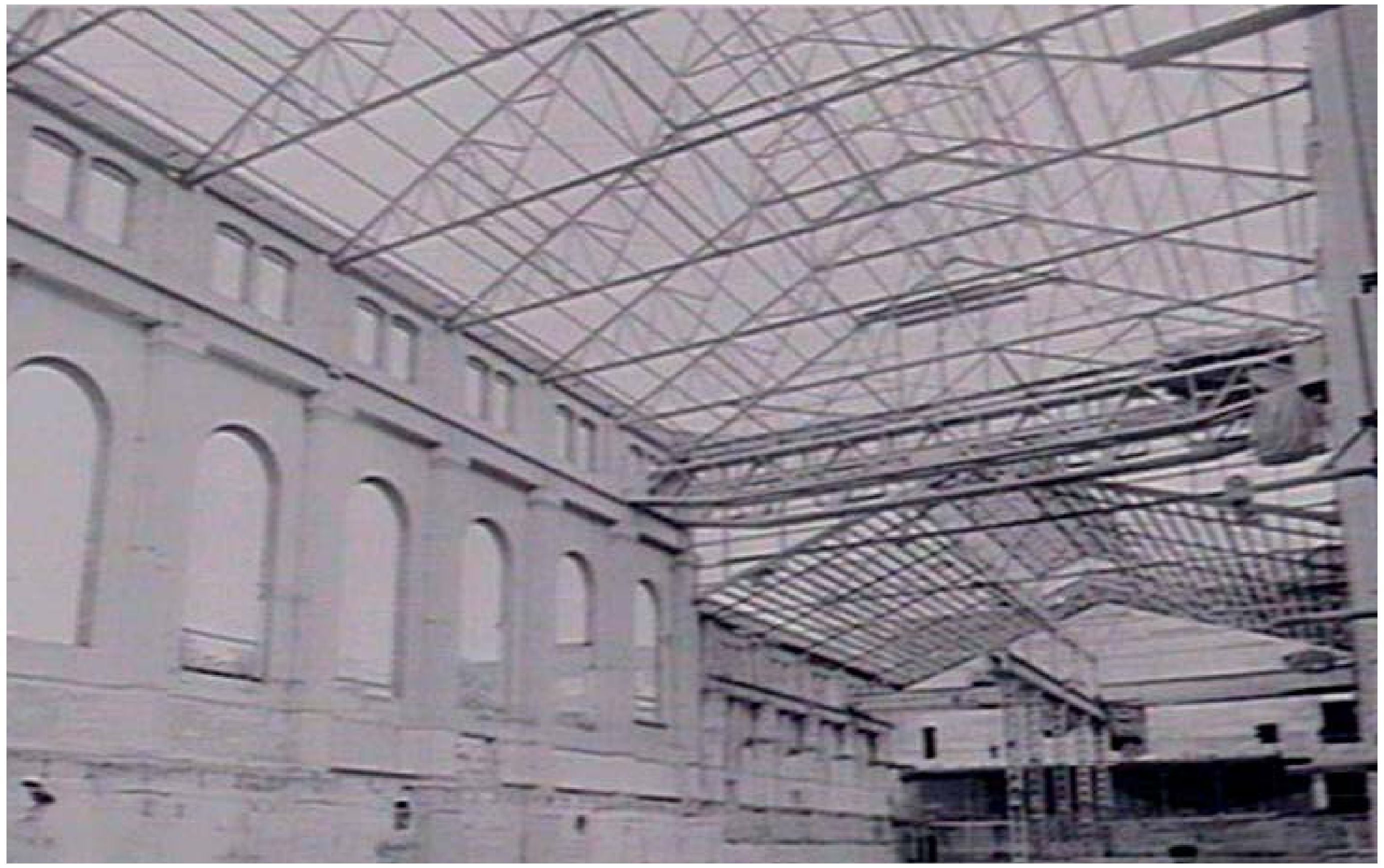
This façade is light in colour and reflective in nature. It includes:

- Clear glass;
- Dark grey colourback glass to spandrels;
- Dark grey aluminium glazing frame; and
- Faceted metal panels in shades of blue and pale grey.

06 ARTICULATION AND FACADE

MATERIAL DEVELOPMENT - STREET LEVEL

Darling Harbour Railway Yard (City of Sydney Image Library)



Powerhouse Museum (State Library)

'Street wall' facade materials

06 ARTICULATION AND FACADE

MATERIAL DEVELOPMENT - STREET LEVEL

Idea Store Whitechapel, David Adjaye (a+u David Adjaye)

Dark Grey Glass

Pale Blue Glass

Charcoal Aluminium Window Framing

Dark Blue Tinted Glass

Clear Glass

The character of the lower 2 levels responds to the functions on these levels and their relationship to the street. Conceptually, the tough outer 'bark' of the building above has been stripped away on the lower floors, revealing the fresh green 'sapwood' beneath, inviting the visitor to enter the soft, light inner core of the building.

This treatment extends to the north, east and south facades at the lower level, expressing a relationship to the public realm on each side. The Western Facade continues the pattern of the other three facades, but has a more solid appearance, as it mostly contains service areas. Panels of metal louvres provide ventilation to plant areas and there are glazed zones to the first floor dining hall and servery on the north-west corner and the kitchen back of house areas on the ground floor. The facades of the public / common spaces on these level are primarily glazed to form a visual connection with the street and publicise their function.

The language of these facades is scaled down to reflect the human scale of the public realm. The colonnade provides an interface with the public realm, and modulating the building's scale as you approach.

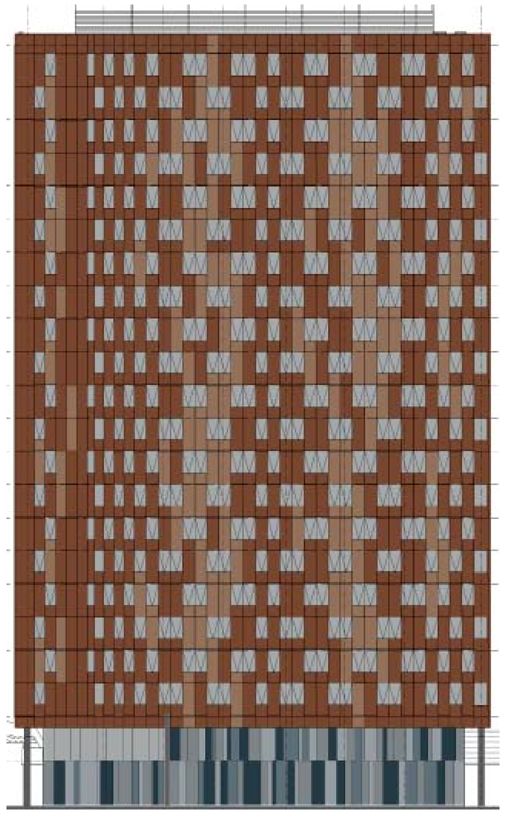
This facade is fresh and light. It contains:

- Clear Glass
- Translucent glass (pale green), Opaque glass (pale green)
- Light coloured timber panels
- Light grey aluminium framing
- Colourbacked glass & louvres to bike store / services
- Charcoal columns

06 ARTICULATION AND FACADE

MATERIAL DEVELOPMENT - SOUTH & WEST

Rivington Place, David Adjaye (a+u David Adjaye)

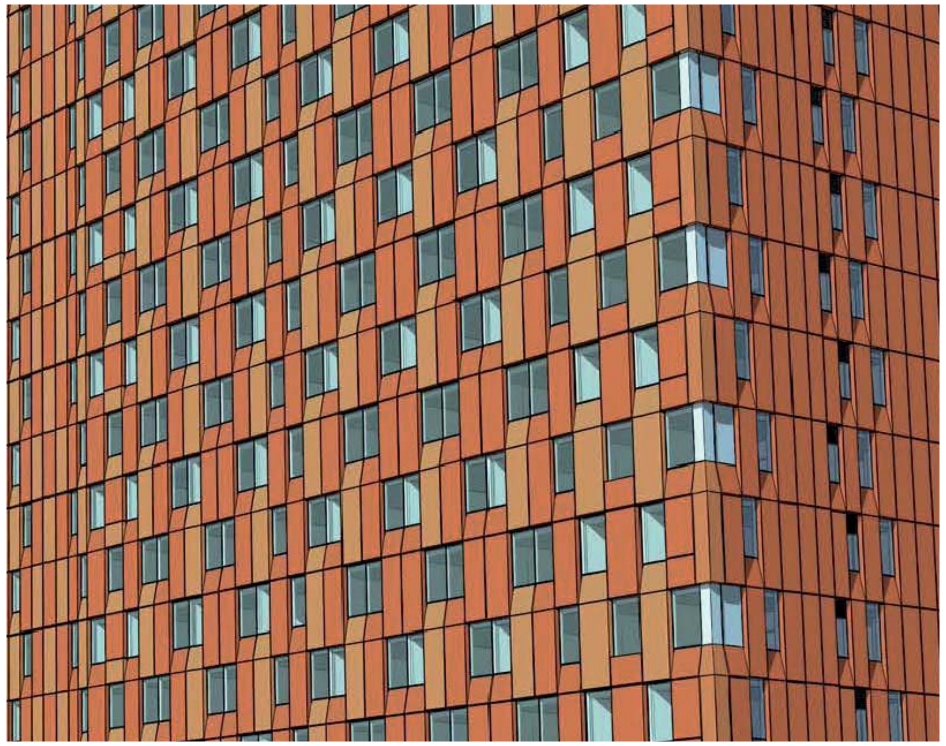


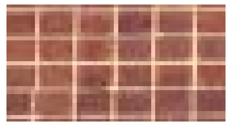
Western Elevation

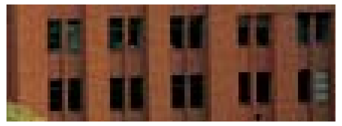
Southern Elevation

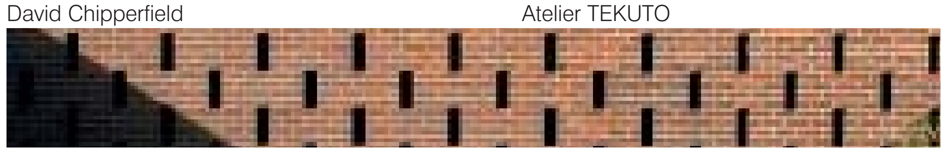
David Chipperfield

Atelier TEKUTO









The western façade is of a denser, heavier appearance as it conceptually forms the 'city wall' of the precinct and responds to the bulk, form and materials of the Powerhouse and other warehouse buildings in Ultimo. The more robust expression is also a response to the western aspect, with deep set, vertically proportioned windows providing a degree of protection from the western sun.

The patterning of windows in this façade is inspired by brick patterns in the Powerhouse's walls; the panel divisions and openings are arranged to evoke 'hit and miss' brick coursing, where every second brick is removed in each course to create simple openings.

The colour and texture of this façade references the materiality of masonry walls, in a subtly varying warm tone that shifts from darker to lighter following the varying density of the windows across the façade.

This facade appears solid and heavily textured. It contains:

- Coloured precast metal panels;
- Colourback glass to spandrels; and
- Dark grey aluminium framing to glazing.

07 ESD

APPROACH

The intent of this report is to outline the sustainability strategy adopted for the new W1 Building project, and demonstrate compliance with sustainability objectives set for the development.

The W1 Building development will be targeting the following sustainability objectives:

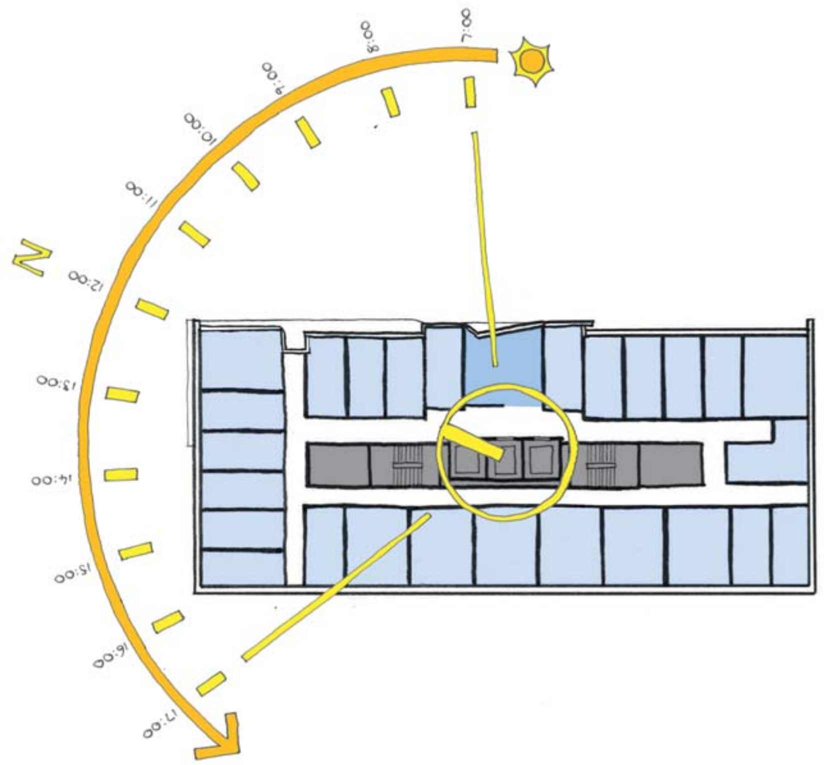
- Achieve compliance with site wide sustainability targets set in the SSDA2 Concept Proposal;
- Building Code of Australia – compliance with the requirements of Section J Energy Efficiency (mandatory); and,
- Green Star – Achievement of a self-assessed 4 star 'Australian Best Practice' Green Star Urbanest Custom As-Built certified rating.

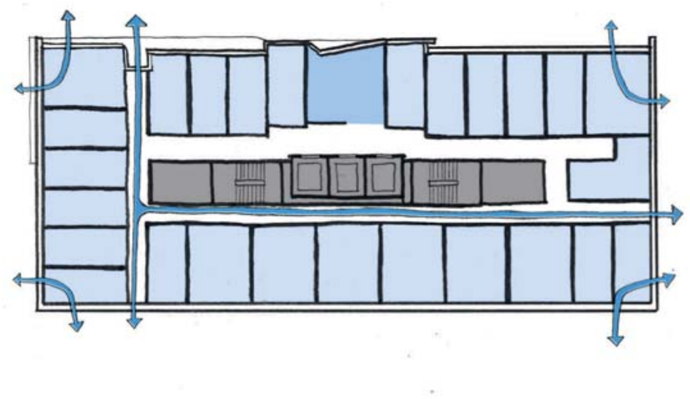
It is proposed that the project be required to provide documentation, prepared by a suitably qualified consultant indicating that the development has been designed in accordance with the principles of a 4 Star Green Star rating. Evidence of the projects consistency with Green Star Principals shall be provided to the Certifying Authority prior to the relevant Construction Certificate. This approach is consistent with approval for the adjacent W2 Student Accommodation building.

Targeting the principles of a four (4) star 'Australian Best Practice' rating under the Green Star Urbanest Custom Tool demonstrates that the environmental impact of the development has been minimised and the building design demonstrates 'Australian Best Practice' in terms of environmentally sustainable design.

Sustainability initiatives proposed for the building include, but are not limited to:

- Space efficient building floor plates;
- High quality common areas and facilities targeted at students, including a catering facility, television and games rooms, study and group and work rooms on the lower levels;
- Energy efficient heating, ventilation and air conditioning including natural ventilation to corridors;
- Water efficient building services including rainwater collection and fire system reuse
- Secure bicycle storage;
- Provision of effective waste minimisation practices to reduce all operational waste to four (4) recycling waste streams;
- Recycling of at least 80% of construction and demolition waste;
- Inclusion of integrated student learning portals;
- Dematerialisation through the use of prefabricated bathroom and kitchens; and,
- The provision of real time data on building HVAC system performance and mass transport options.





Solar Access

The site axis is about 36 degrees west of North, giving good solar access to the eastern, northern and western sides of the site. The proposal provides a minimum glazed area equal to 10% of the floor area of each room to ensure all rooms have adequate daylighting. Natural light is provided to the common corridors on the residential levels through the common rooms on the east façade and via louvres and windows at the end of each corridor on the east, west and south facades.

High performance glazing coupled with deeply recessed windows on the west facade and sunshading to the north and east facades, provides an integrated solution to shading.

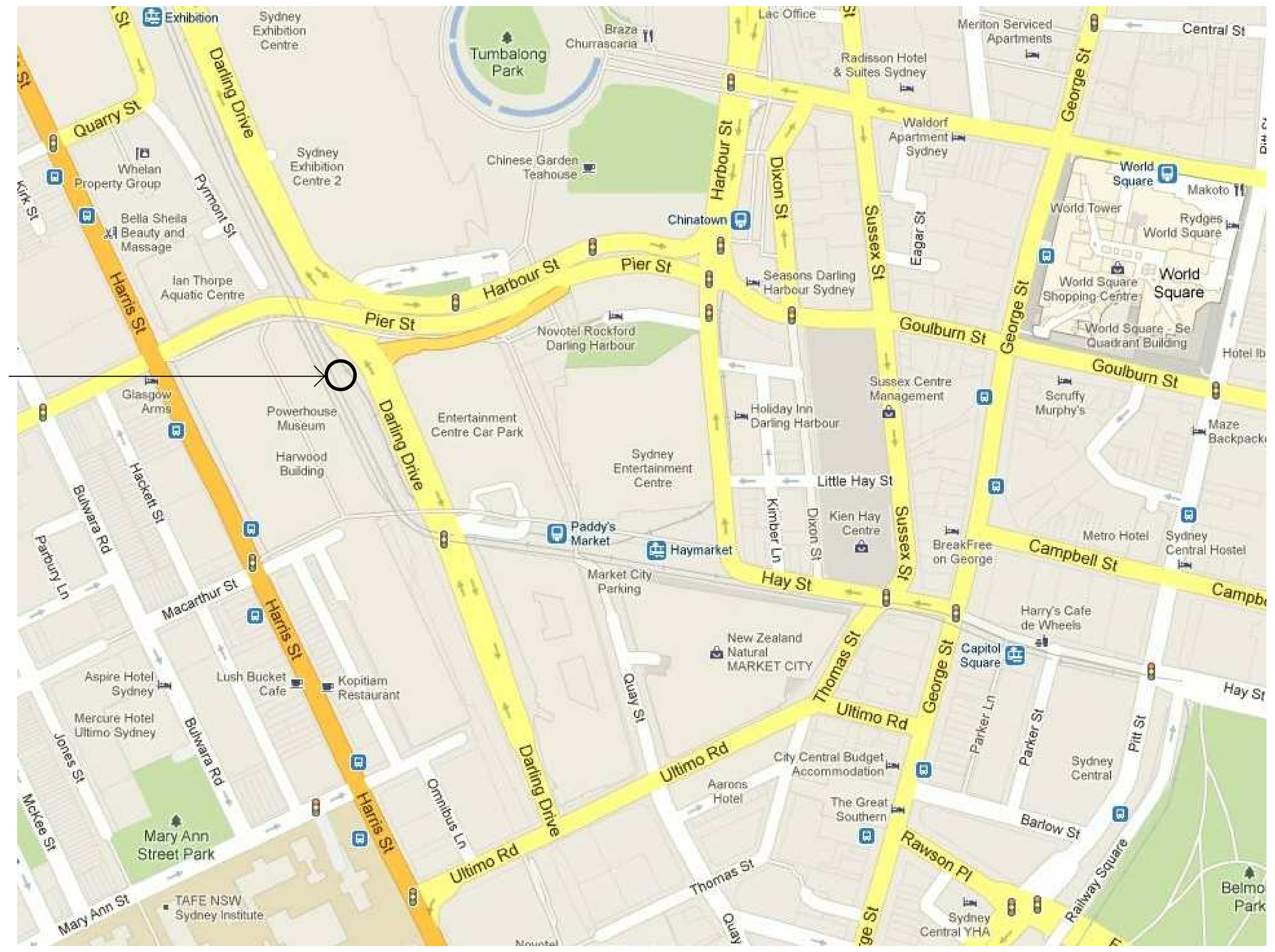
Cross Ventilation

An opening area of 5% of the floor area of each room is provided to every bedroom to ensure adequate natural ventilation. All rooms are designed to have cross ventilation by utilising windows 1500mm high, refer to adjacent diagrams. Cross ventilation is provided to the common corridors on the residential levels through the common rooms on the east façade and via louvres and windows at the end of each corridor on the east, west and south facades.

The combination of integrated shading and cross ventilation will provide a more comfortable internal climate and reduce the likely use of AC within the units.

APPENDIX E - ARCHITECTURAL DRAWINGS

SITE



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DA1000	3	SITE PLAN
DA2100	4	GROUND & FIRST FLOOR PLANS
DA2101	3	TYPICAL FLOOR PLANS (LEVEL 2, 3, 4, 5, 6, 7, 8 & 9)
DA2102	3	TYPICAL FLOOR PLANS (LEVEL 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21)
DA2103	4	LEVEL 22 & UPPER ROOF LEVELS
DA2701	3	AREA PLANS
DA3100	3	NORTH & EAST ELEVATIONS
DA3101	2	WEST & SOUTH ELEVATIONS
DA3200	2	SECTIONS
DA3301	3	SIGNAGE
DA3302	1	SIGNAGE 2
DA5100	4	SOU LAYOUTS 1
SK3106_01		BIN CIRCULATION PLAN

DEVELOPMENT APPLICATION

BUILDING W1
STUDENT ACCOMMODATION

DARLING DRIVE, DARLING SQUARE, SYDNEY, NSW

DARLING HARBOUR LIVE

Revisions

No.	Date	Description	Ver	App'd
1	07.09.2015	For Consultant Coordination		RC
2	15.09.2015	DA Draft For Review		PY
3	29.09.2015	DA Review		PY
4	22.01.2016	Modified DA Issue		GM

Key

Client
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ABN 53 003 782 250

Project
BUILDING W1
STUDENT ACCOMMODATION
DARLING DRIVE, DARLING SQUARE, SYDNEY, NSW
Proj. No. 15028

Drawing Title
COVER SHEET

Sheet Status
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DARLING HARBOUR LIVE

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STUDENT ACCOMMODATION

DARLING DRIVE, DARLING
SQUARE, SYDNEY, NSW

Proj. No. 15028

Drawing Title
SITE PLAN

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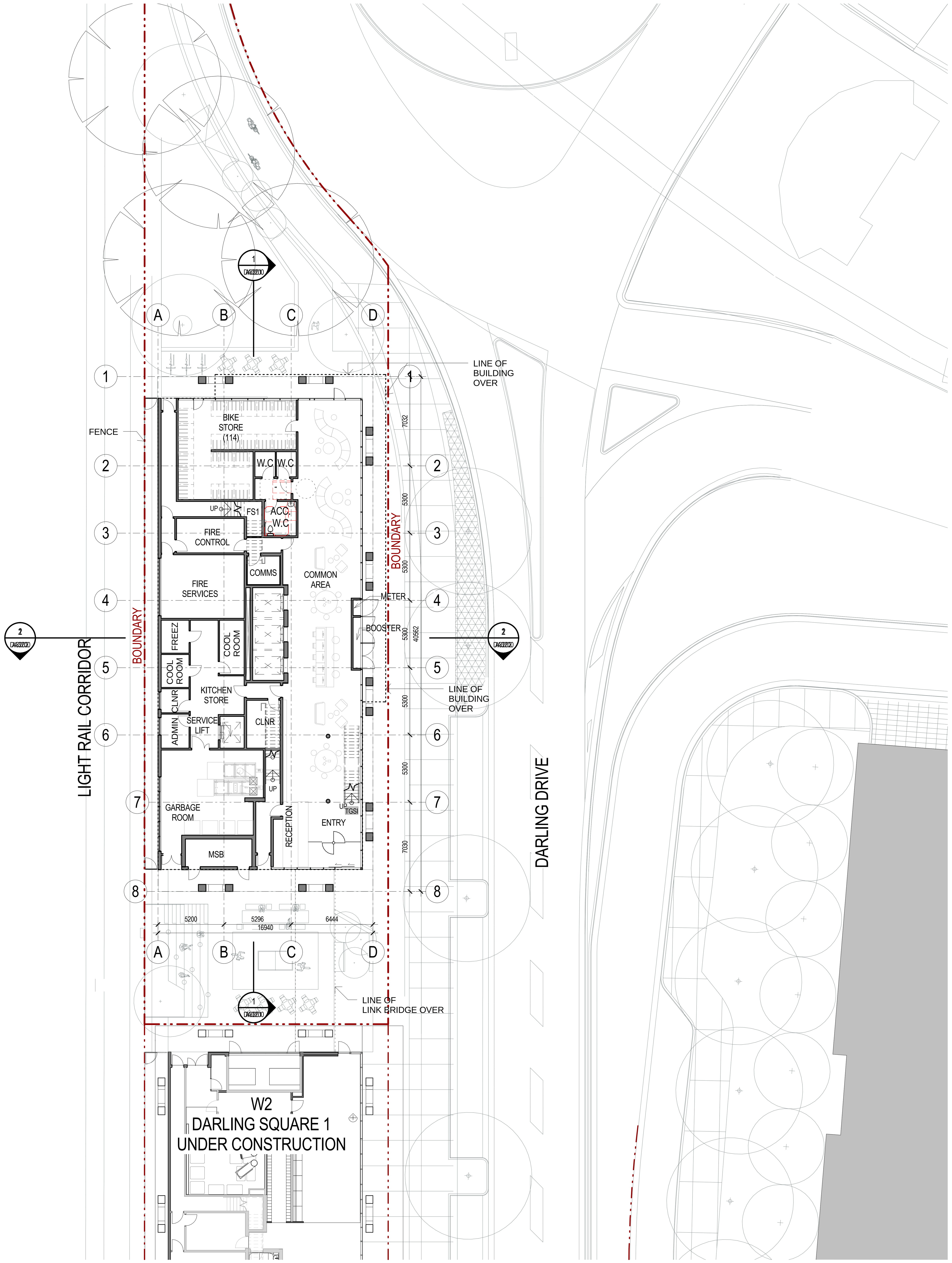

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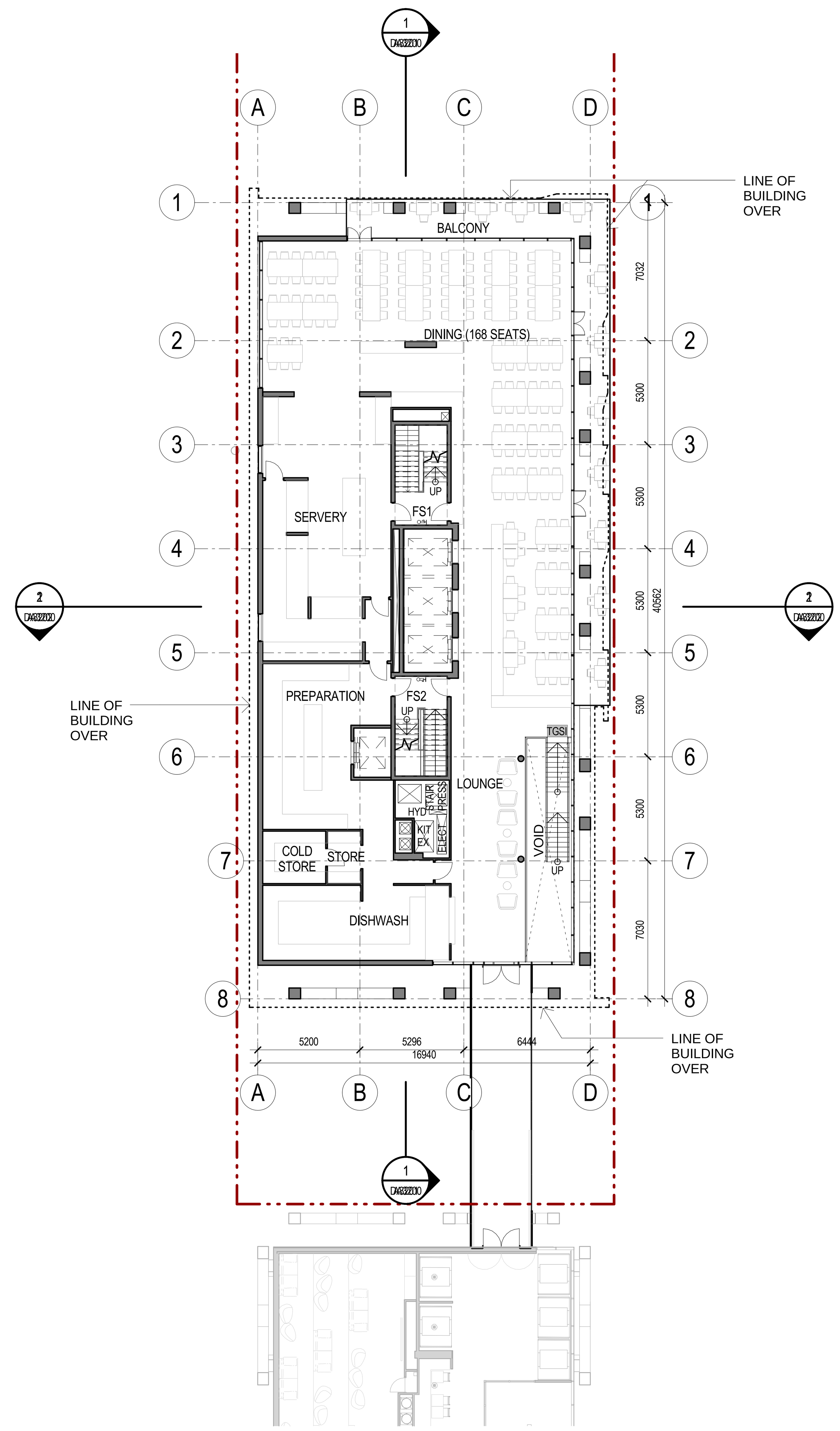

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ABBREVIATIONS

AWN	-	AWNING
AW	-	ALUMINIUM WINDOW
CONC	-	CONCRETE PAVING
CRP	-	CEMENT RENDER AND PAINT
CLP	-	CLADDING PANEL
COMMS	-	COMMS CUPBOARD
DP	-	DOWNPIPE
ELECT	-	ELECTRICAL SWITCHBOARD
EXG	-	EXISTING
F	-	FIXED GLAZING
FFL	-	FINISHED FLOOR LEVEL
FGL	-	FINISHED GROUND LEVEL
FSL	-	FINISHED STRUCTURAL LEVEL
GE	-	GARBAGE EXHAUST RISER
GL	-	GLAZING
GR	-	GRAB RAIL
H	-	HYDRANT
HR	-	HANDRAIL
LV	-	LOUVRE
LE	-	LAUNDRY EXHAUST RISER
MV	-	MECHANICAL VENT
OG	-	OPERABLE GLAZING
P	-	PAINT (FINISH)
PV	-	PAVING
SP	-	SPANDREL PANEL
SPR	-	STAIR PRESSURISATION RISER
SWP	-	STORMWATER PIT
TOW	-	TOP OF WALL
WCE	-	TOILET EXHAUST RISER

DARLING HARBOUR LIVE

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BUILDING W1
STUDENT ACCOMMODATION

DARLING DRIVE, DARLING
SQUARE, SYDNEY, NSW

Proj. No. 15028

Drawing Title
GROUND & FIRST FLOOR PLANS

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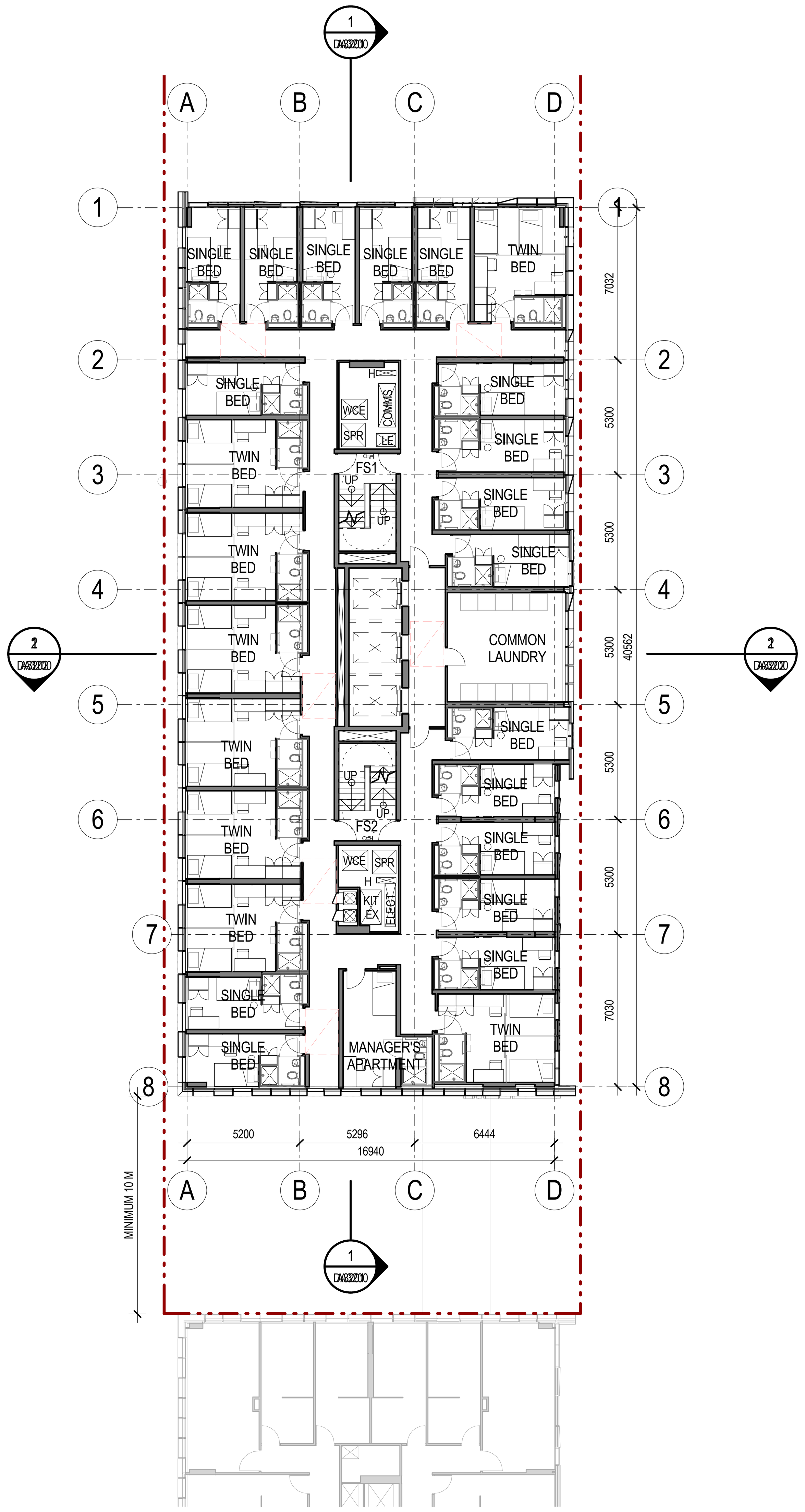

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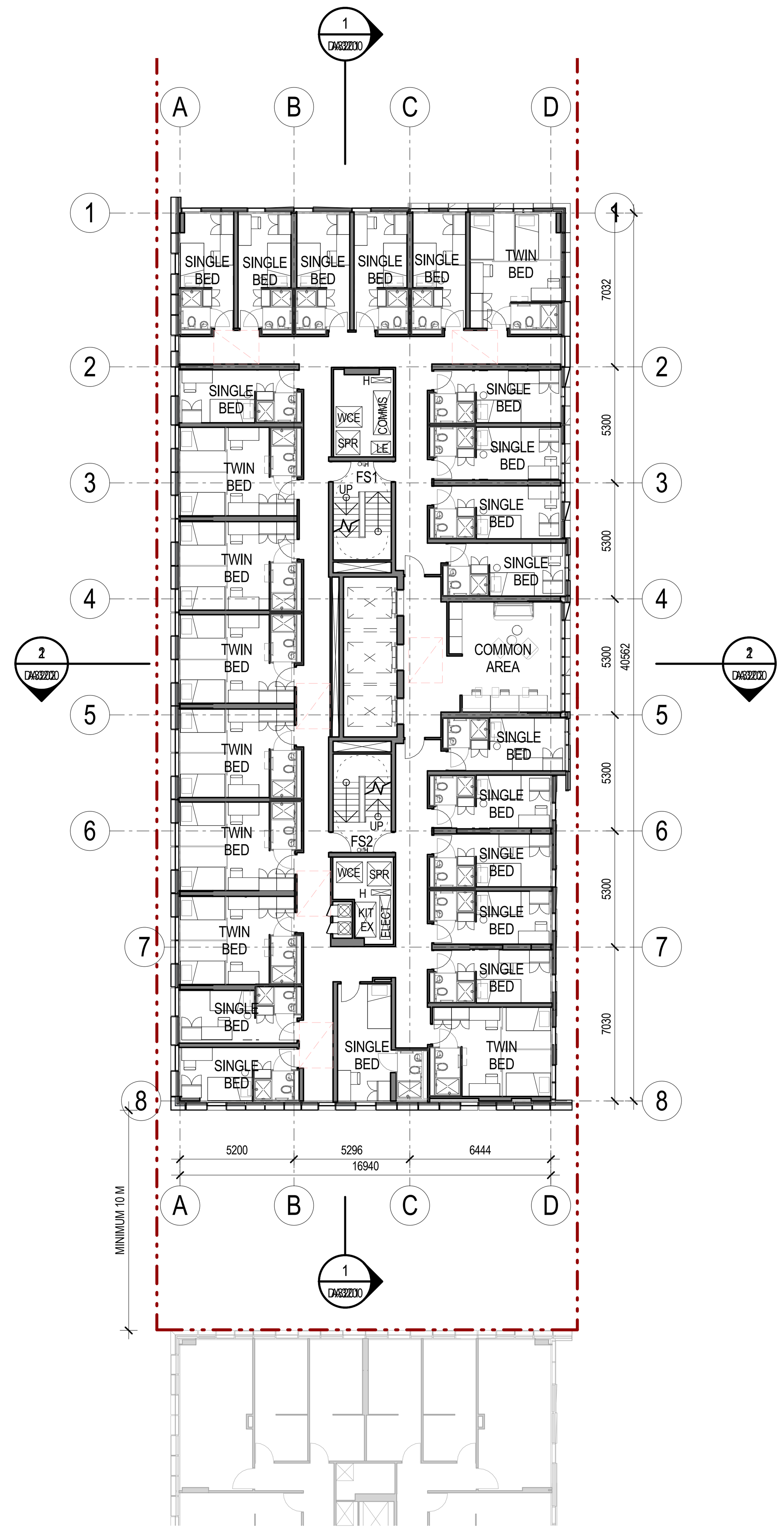

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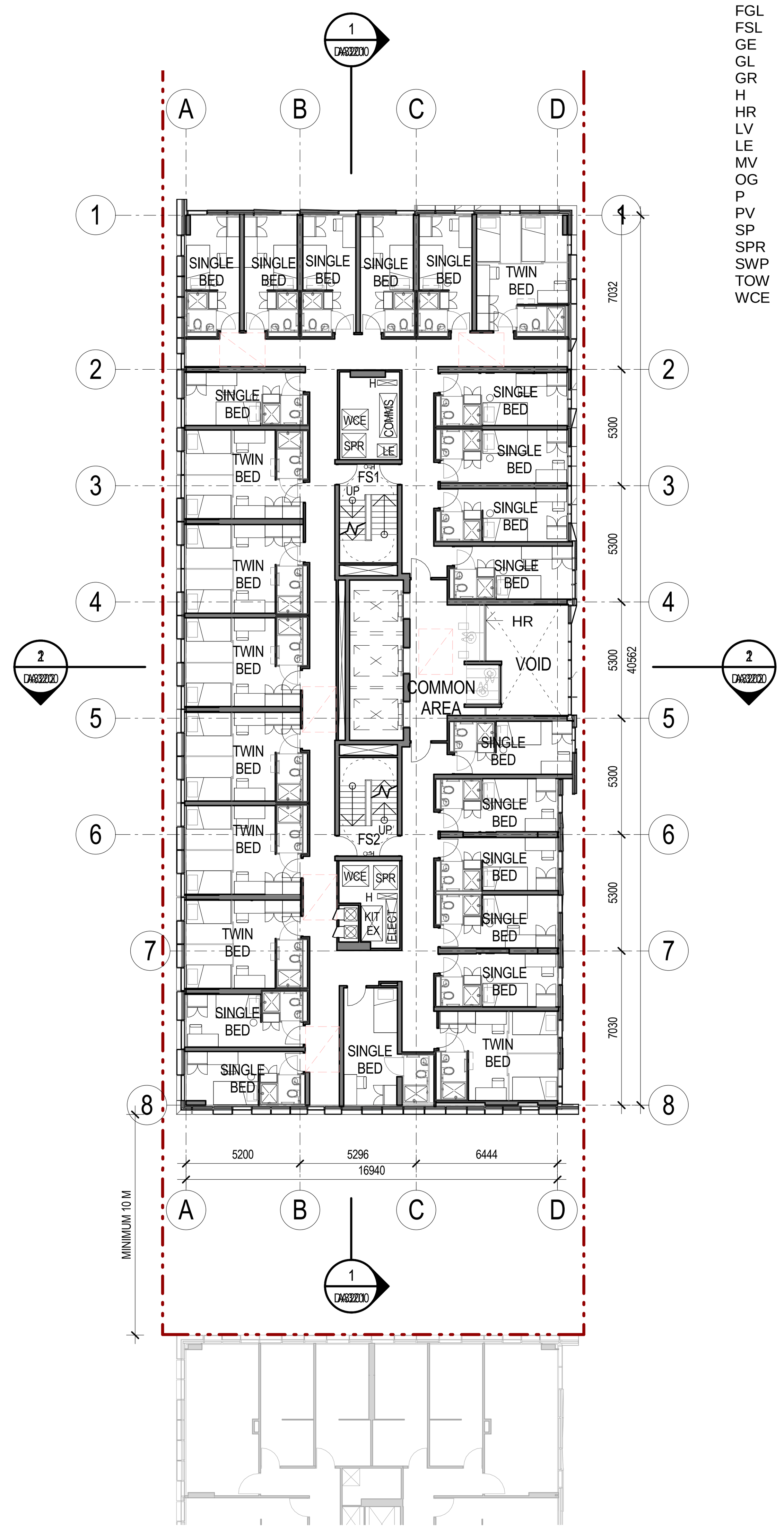

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DARLING HARBOUR LIVE

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BUILDING W1
STUDENT ACCOMMODATION

DARLING DRIVE, DARLING SQUARE, SYDNEY, NSW

Proj. No. 15028

Drawing Title
TYPICAL FLOOR PLANS (LEVEL 2, 3, 4, 5, 6, 7, 8 & 9)

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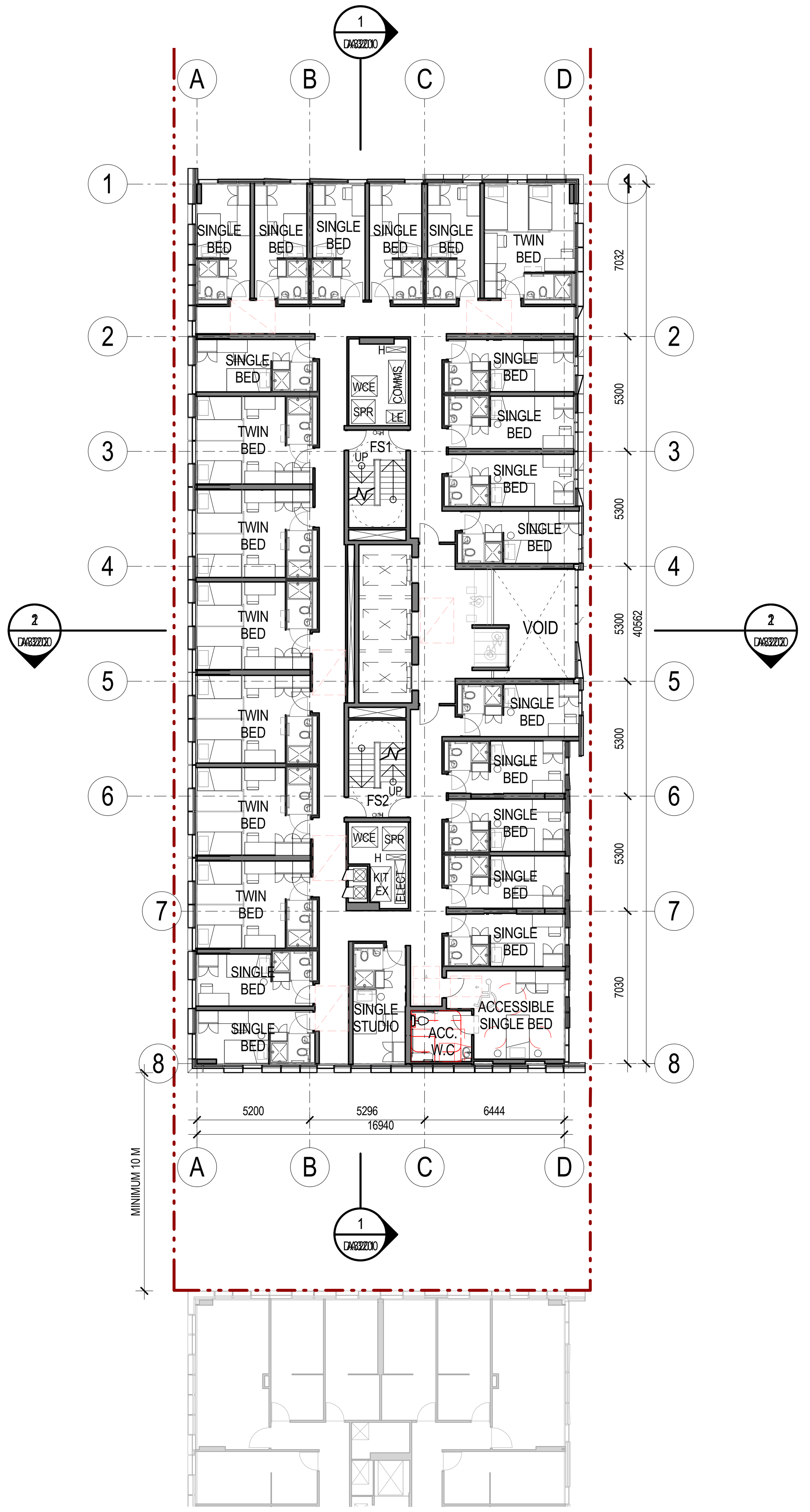

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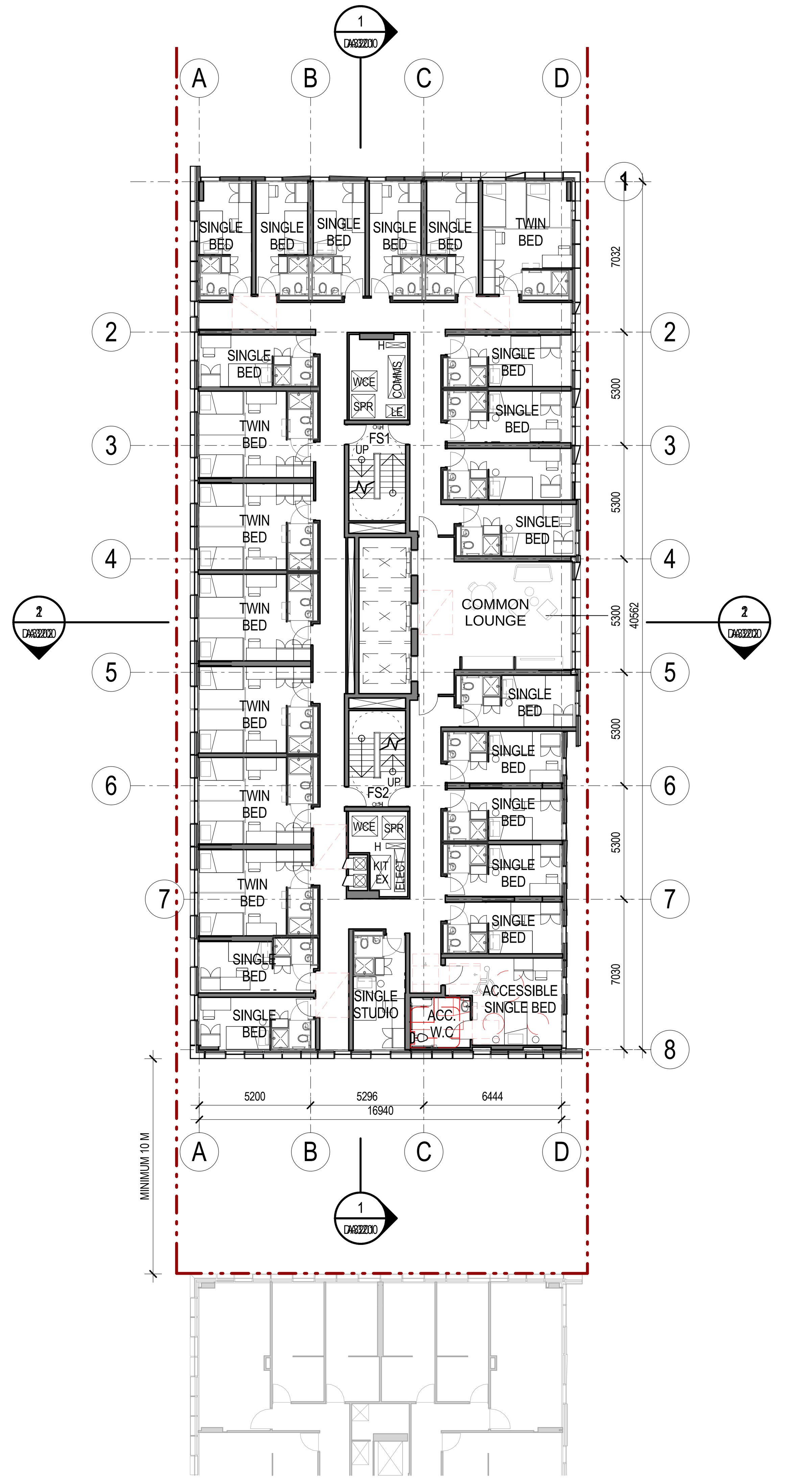

2 LEVEL 11, 13, 15, 17 & 19
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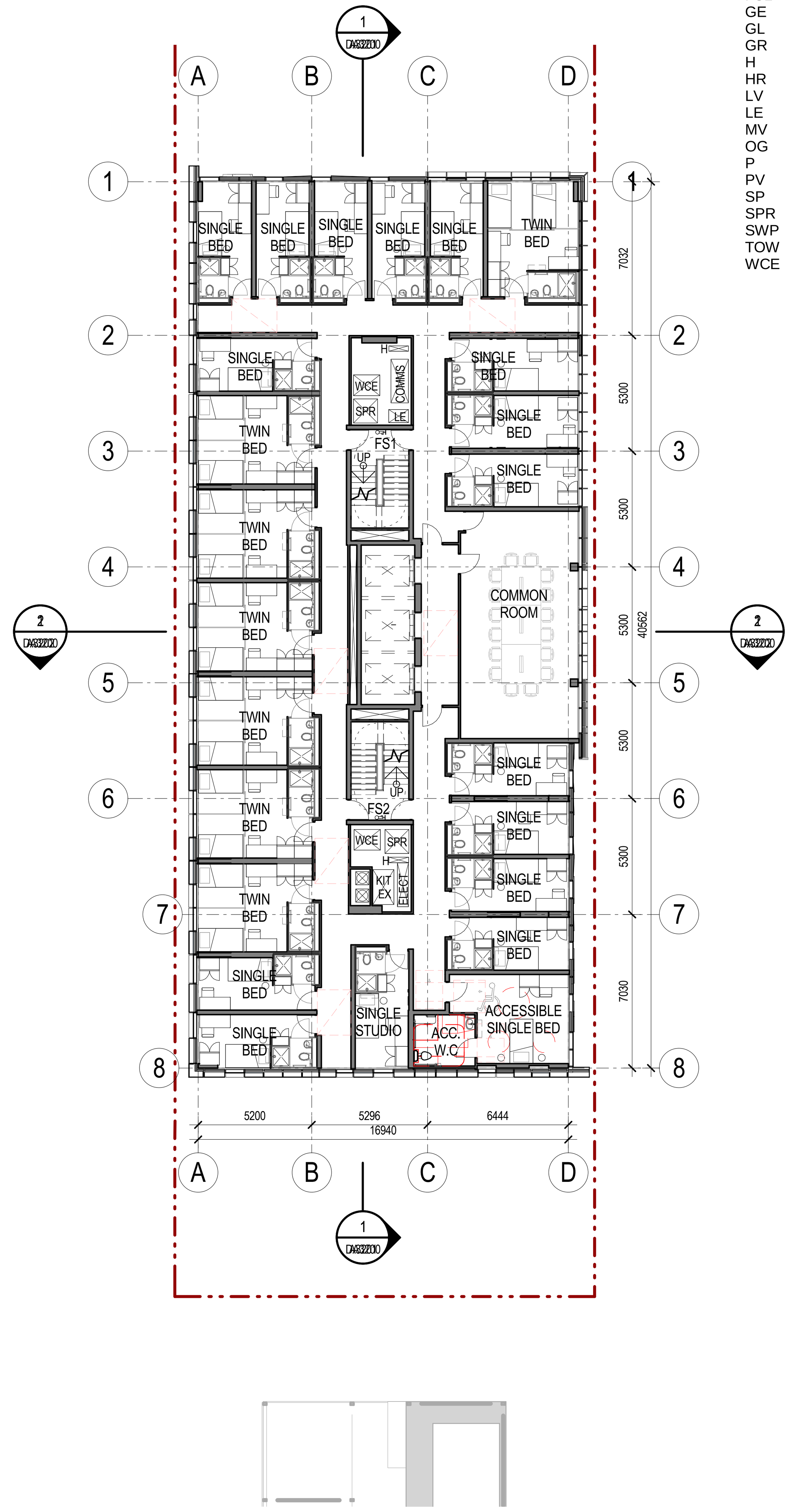

3 LEVEL 21
1 : 200

DARLING HARBOUR LIVE

Revisions

No.	Date	Description	Ver	App'd
1	07.09.2015	For Consultant Coordination		RC
2	15.09.2015	DA Draft For Review		PY
3	29.09.2015	DA Review		PY

Key

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Project
BUILDING W1
STUDENT ACCOMMODATION
DARLING DRIVE, DARLING SQUARE, SYDNEY, NSW
Proj. No. 15028

Drawing Title
TYPICAL FLOOR PLANS (LEVEL 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21)

Sheet Status
NOT FOR CONSTRUCTION

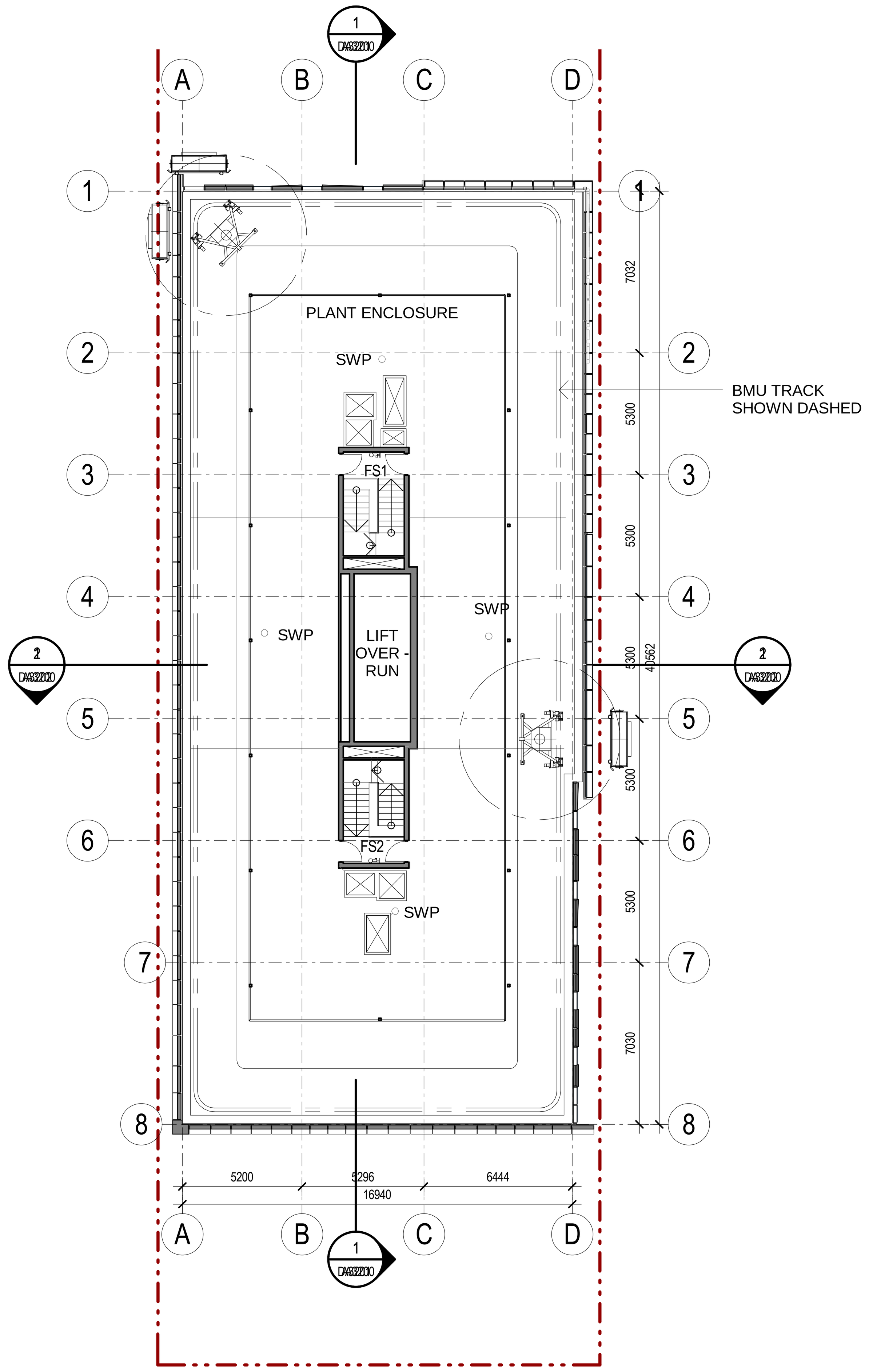
Scale
As indicated @A1

0 2 4 8 16 m

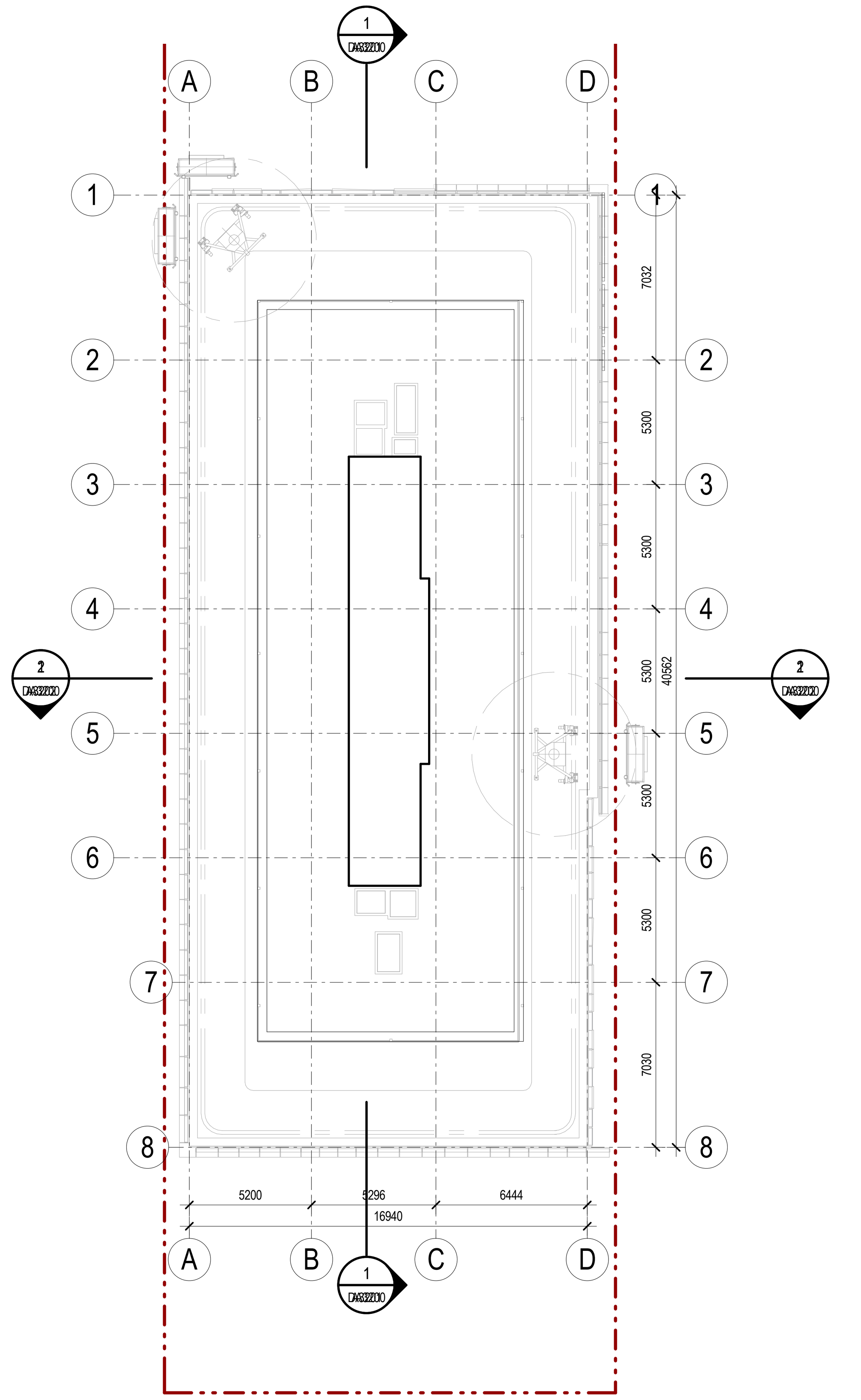
Drawing No.
DA2102

Issue
3

PLOT DATE & TIME: 22/01/2016 12:22:22 PM PLOTTED & CHECKED BY: Author REF: C:\Users\norton\Documents\15028_Master_norton.rvt



1 LEVEL 22 ROOF
1 : 200



2 UPPER ROOF
1 : 200

ABBREVIATIONS

AWN	-	AWNING
AW	-	ALUMINIUM WINDOW
CONC	-	CONCRETE PAVING
CRP	-	CEMENT RENDER AND PAINT
CLP	-	CLADDING PANEL
COMMS	-	COMMS CUPBOARD
DP	-	DOWNPIPE
ELECT	-	ELECTRICAL SWITCHBOARD
EXG	-	EXISTING
F	-	FIXED GLAZING
FFL	-	FINISHED FLOOR LEVEL
FGL	-	FINISHED GROUND LEVEL
FSL	-	FINISHED STRUCTURAL LEVEL
GE	-	GARBAGE EXHAUST RISER
GL	-	GLAZING
GR	-	GRAB RAIL
H	-	HYDRANT
HR	-	HANDRAIL
LV	-	LOUVRE
LE	-	LAUNDRY EXHAUST RISER
MV	-	MECHANICAL VENT
OG	-	OPERABLE GLAZING
P	-	PAINT (FINISH)
PV	-	PAVING
SP	-	SPANDREL PANEL
SPR	-	STAIR PRESSURISATION RISER
SWP	-	STORMWATER PIT
TOW	-	TOP OF WALL
WCE	-	TOILET EXHAUST RISER

DARLING HARBOUR LIVE

Revisions

No.	Date	Description	Ver	App'd
1	07.09.2015	For Consultant Coordination		RC
2	15.09.2015	DA Draft For Review		PY
3	29.09.2015	DA Review		PY
4	22.01.2016	Modified DA Issue		GM

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BUILDING W1
STUDENT ACCOMMODATION

DARLING DRIVE, DARLING SQUARE, SYDNEY, NSW

Proj. No. 15028

Drawing Title
LEVEL 22 & UPPER ROOF LEVELS

Sheet Status
NOT FOR CONSTRUCTION

Scale
As indicated @A1

Drawing No.
DA2103

Issue
4

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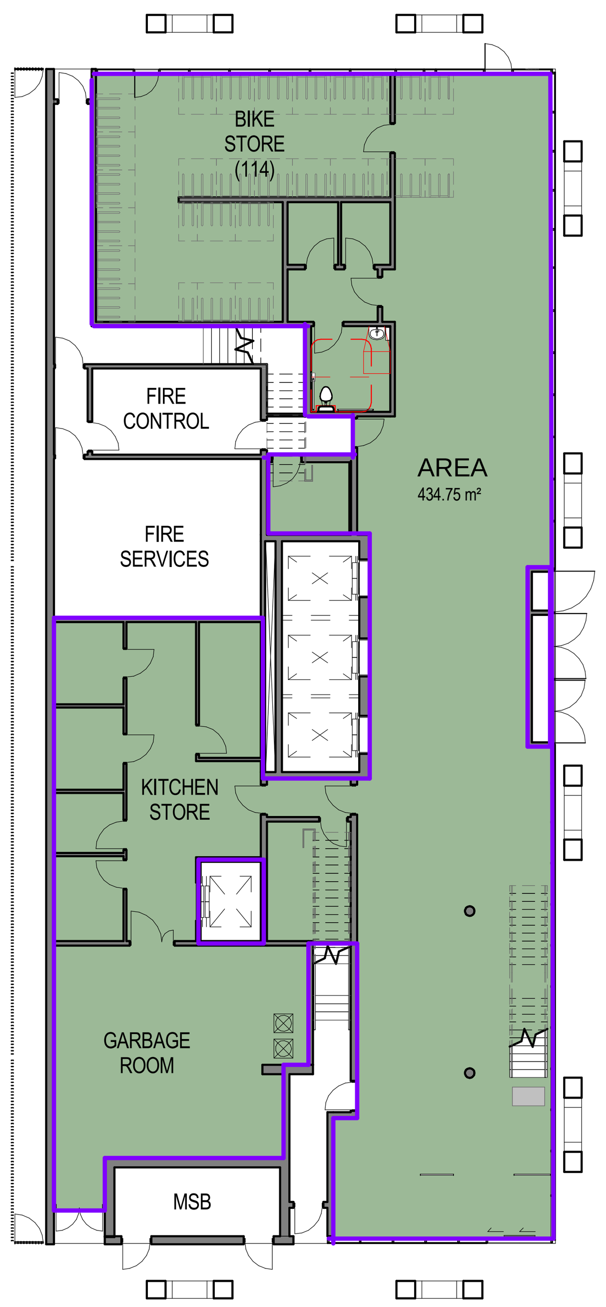
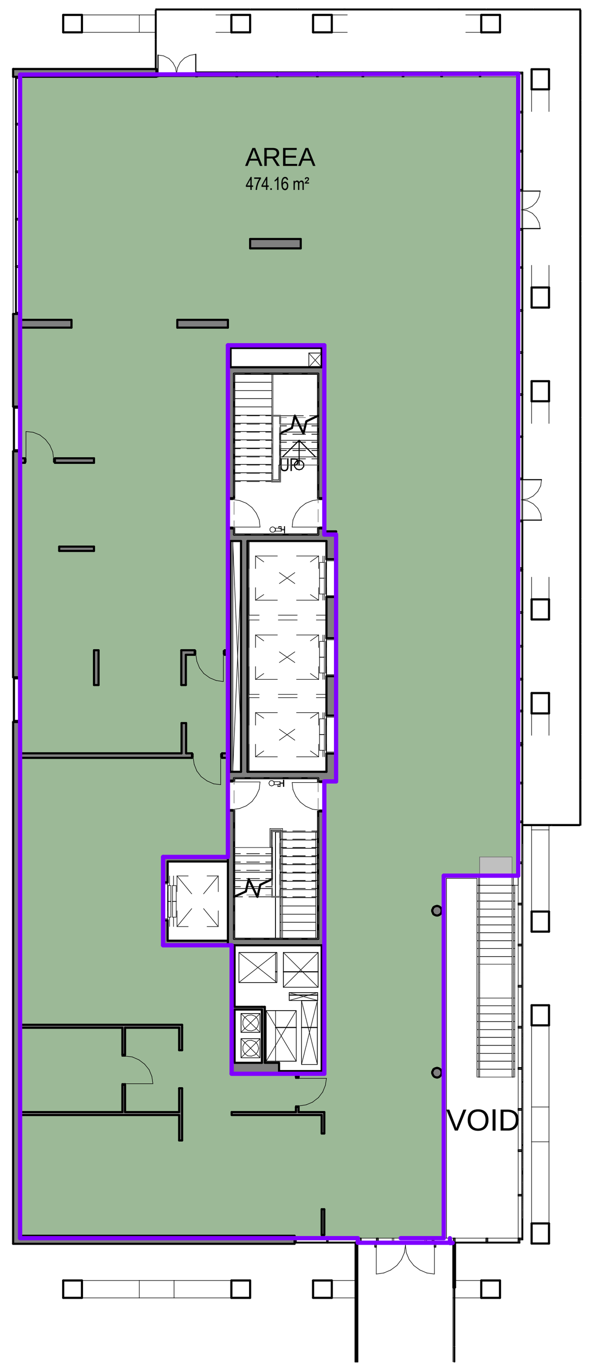
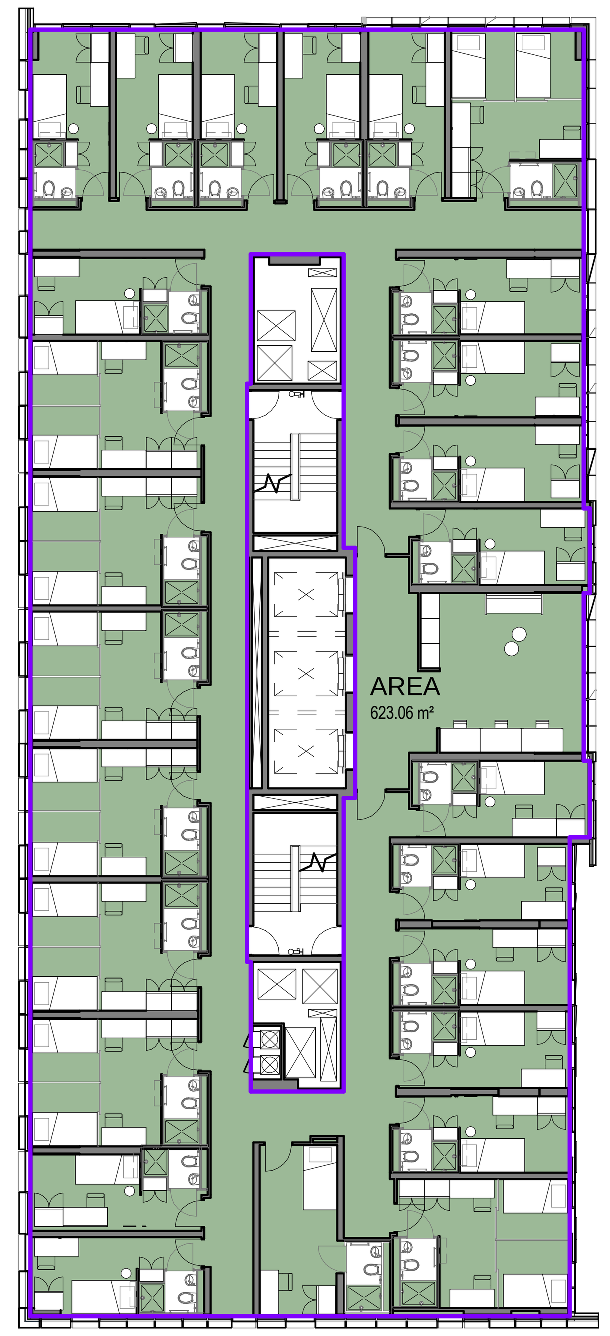


1 GROUND LEVEL (GFA) 1 : 200



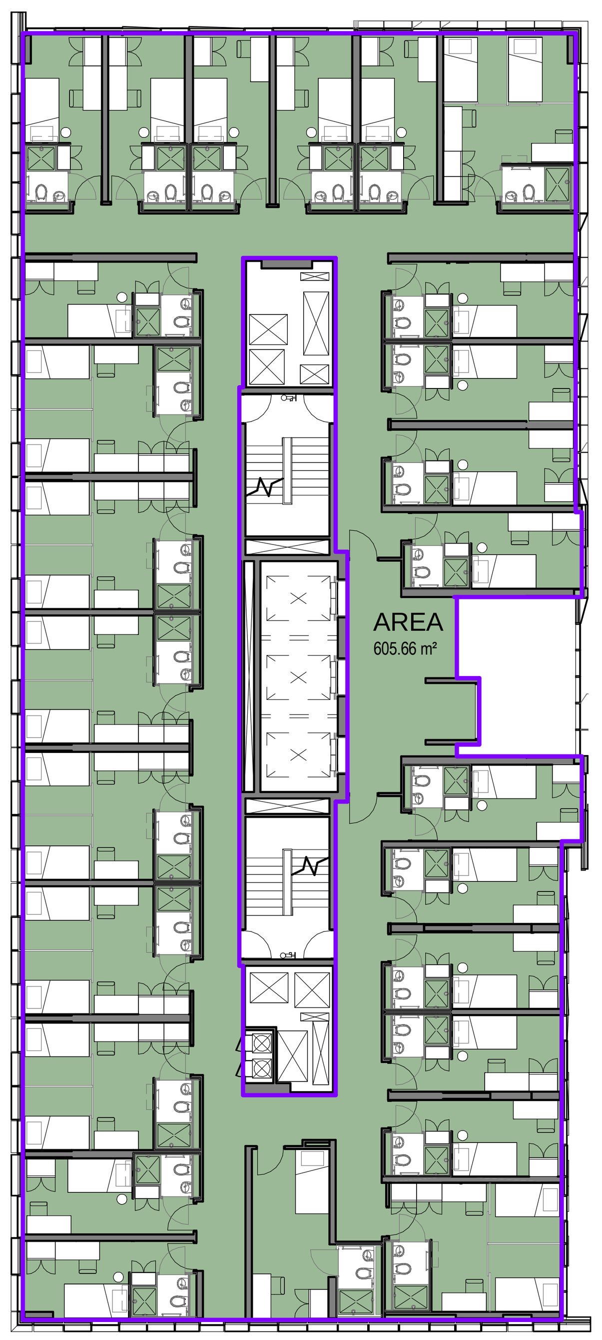
2 LEVEL 1 (GFA) 1 : 200

3 LEVEL 2 (GFA) 1 : 200



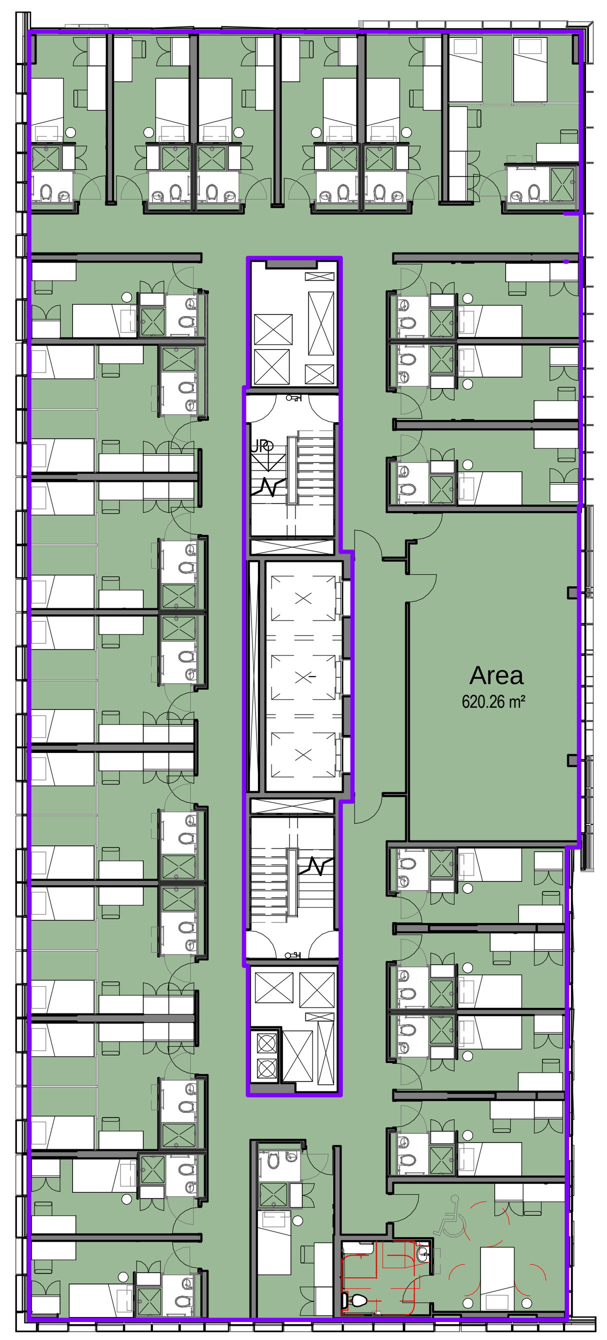
4 LEVEL 03,05,07 & 09 1 : 200

GROSS FLOOR AREA (GFA)		
LEVEL	AREA	Comments
GROUND LEVEL	435 m²	
LEVEL 1	474 m²	
LEVEL 2	623 m²	
LEVEL 3	623 m²	
LEVEL 4	606 m²	
LEVEL 5	623 m²	
LEVEL 6	606 m²	
LEVEL 7	623 m²	
LEVEL 8	606 m²	
LEVEL 9	623 m²	
LEVEL 10	606 m²	
LEVEL 11	623 m²	
LEVEL 12	606 m²	
LEVEL 13	623 m²	
LEVEL 14	606 m²	
LEVEL 15	623 m²	
LEVEL 16	606 m²	
LEVEL 17	623 m²	
LEVEL 18	606 m²	
LEVEL 19	623 m²	
LEVEL 20	606 m²	
LEVEL 21	620 m²	
TOTAL AREA	13209 m²	



5 LEVEL 04,06, 08, 10,12, 14, 16, 18 &20 1 : 200

6 LEVEL 11, 13, 15, 17 & 19 1 : 200



8 LEVEL 21 1 : 200

DARLING HARBOUR LIVE

Revisions

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Project
BUILDING W1
STUDENT ACCOMMODATION
DARLING DRIVE, DARLING SQUARE, SYDNEY, NSW
Proj. No. 15028

Drawing Title
AREA PLANS

Sheet Status
NOT FOR CONSTRUCTION

Scale
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Drawing No.
DA2701

Issue
3

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