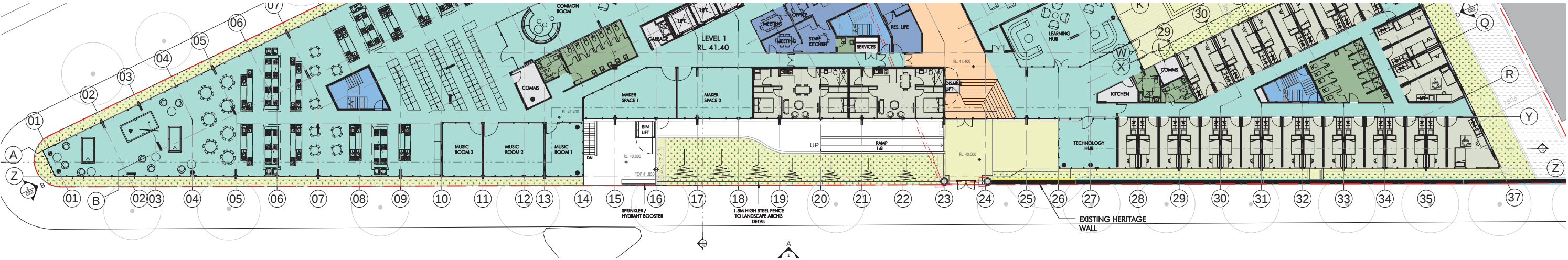


The scale of the facade along Darlington Road is lower to respond to the lower scale of Darlington Road. The central portion of the facade is recessed to allow a landscaped area that relates to the character of the landscaped gardens of Darlington Terraces.



Ground floor plan



Darlington Road Plan- Streetscape ← Newtown/low scale | street | 6 storey building | 2 storey terrace | low scale residential →



GATEWAY CORNER



CITY ROAD: Competition Winning Design



DARLINGTON ROAD



GATEWAY CORNER



CITY ROAD: Intermediate Design Development Examination



DARLINGTON ROAD



GATEWAY CORNER



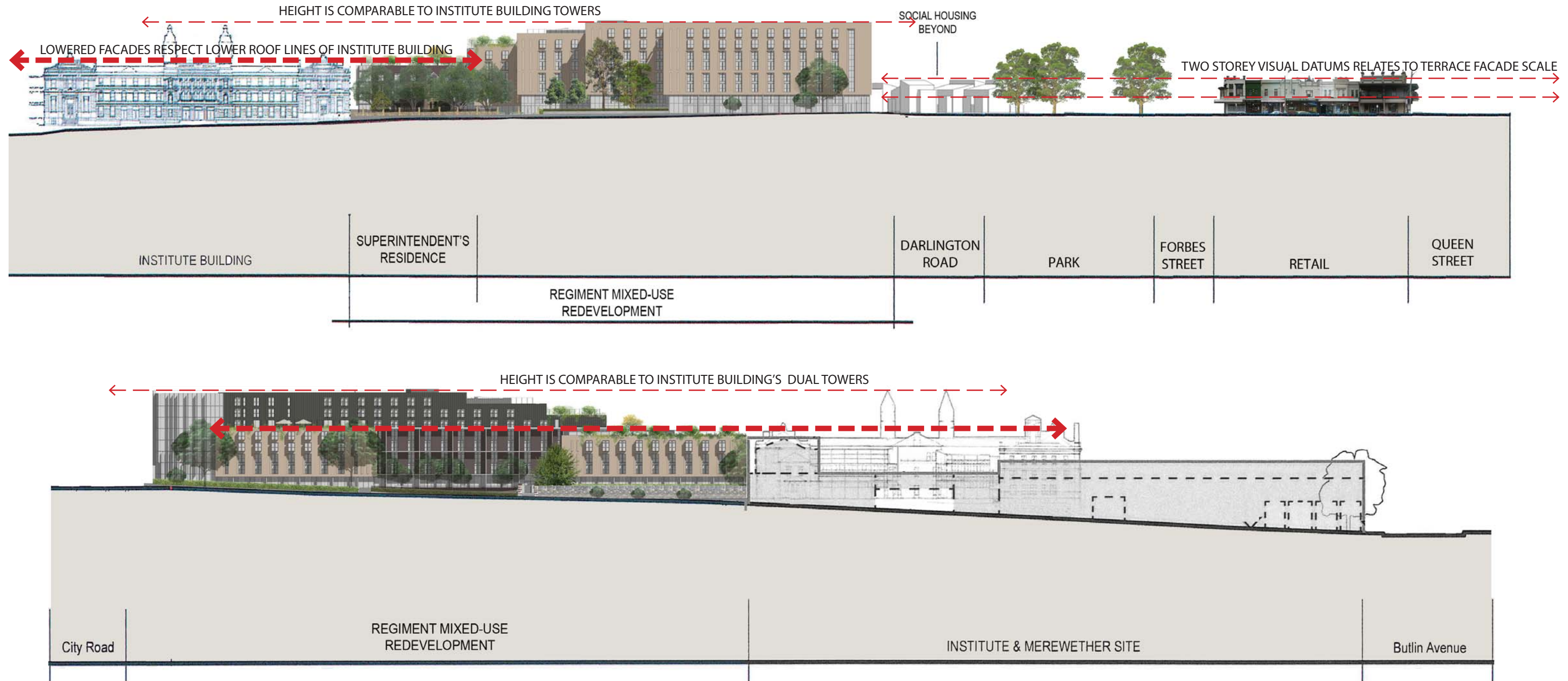
CITY ROAD: Final Approved CIS Design



DARLINGTON ROAD

Facade Design Responds to Existing Heritage Street Elevation Heights.

The height of the facades on City Road and Darlington Road have taken into consideration the main heritage datums of the Institute Building. The top most parapet of the proposed design is comparable in height to the dual tower heights on the Institute building, respecting the highest heritage datum. The facades on City Road and Darlington Road respectively are lowered to relate to the lower roof lines and parapet heights of the Institute building adjacent. Two storey visual datums on the proposed City road facade are established to relate to the distant terrace facade scale along King Street towards Newtown.



Facade Proportions: Base, Middle and Top Architectural Expression.

The proportion of the facade is arranged in two storey intervals to relate to the scale of the precincts terraces. A base middle top treatment has been incorporated by expressing a glazed base, recessed window middle treatment and projecting box window top treatment. On Darlington Road the top massing is recessed and further differentiated by a metal mansard roof facade treatment. The Darlington Road Terrace House modulation is reflected by expressing the framed structure on the setback portion along Darlington Road.



Vertical Expression

Terrace House Modulation

Gateway Facade relationship to Context Explained

The facade at the intersection of City Road and Darlington Road is expressed with Vertical Brick blades and a contrasting Vertical cantilevered glass facade. The verticality is accentuated by the transparent frameless glass facade incorporating metal fins providing privacy and solar control. The vertical proportions form a complementary gateway with the Moore College facade.

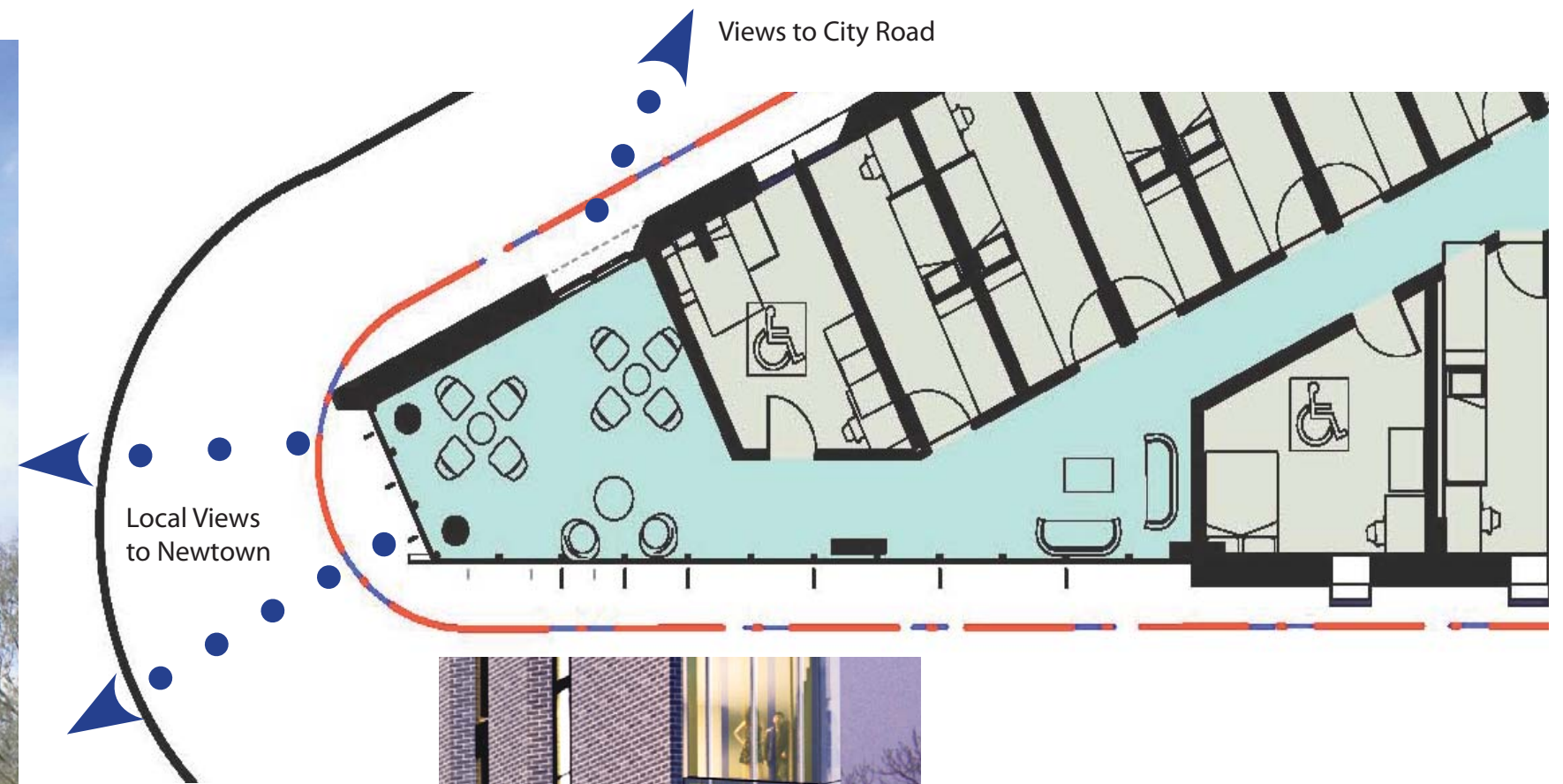


Gateway Facade and Views Relationships Explained

The gateway common space responds to the local views towards Newtown and City Road by opening up with glazed facades. The activity of the interior is communicated to the public domain so that the building is inclusive rather than exclusive. Passive surveillance and security is increased by the transparent corner treatment. Glare and Privacy is controlled on Darlington Road by vertical metal fins attached to the frameless glazed facade.



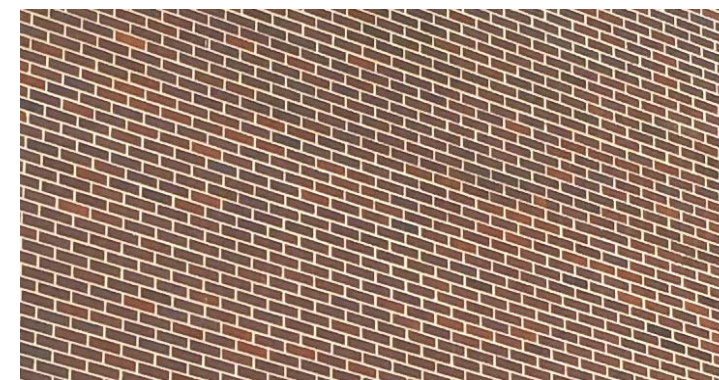
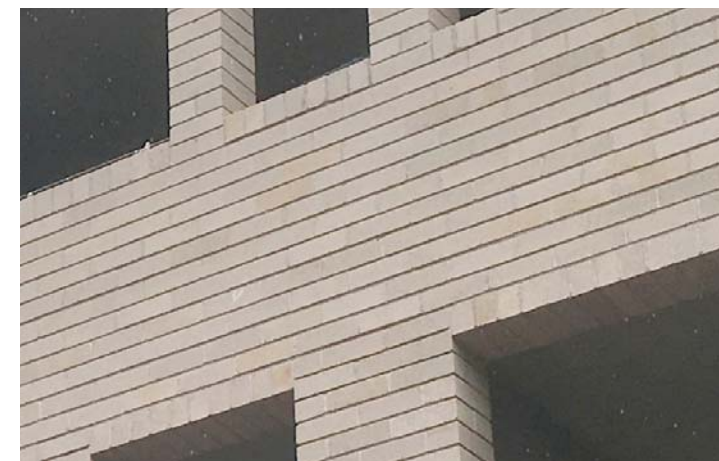
Vertical fins on Glazing reduce glare and increase privacy. The frameless glazing and elegant fins contrast with the brick and provides a refined and visually appealing facade gateway treatment.



Common space is lit up at night acting as a gateway Beacon and expressing the functions inside in an inclusive manner whilst improving public domain surveillance and security.

Materials and Detailing

The material palette of the design has been kept minimal to create a classic and timeless design. Brick is the predominate material and is complementary to the local precinct character and reflects the history of brick making in the area. Brick is also a low maintenance long lasting material that exhibits the character of a stable and safe educational building. The Brick walls are expressed at their ends as 500mm thick chamfered elements, walls are inset with deep recessed windows with brick returns circa 400mm deep that provide integrated sun protection. Projecting brick detailing, horizontal raking and projecting windows are incorporated to create shadow play and modulation on the facade. Mansard material detailing incorporating standing seams is applied on City and Darlington Road to create recessive facades that break down the mass of the building. Horizontal Sunshades and Vertical fins are incorporated on glazed facades to provide finer detailing as a counterpoint to the brick facades. A high degree of quality detailing is committed to the project design to create a visually interesting and rich facade.



4.PROJECT SUMMARY

PROJECT SUMMARY DESCRIPTION

The University is proposing to redevelop the H01 Regiment Building, H02 Darlington Centre (to be demolished) and Superintendents Residence in this submission as a mixed use redevelopment integrating collegiate style affordable student accommodation and other educational establishment facilities.

The Redevelopment facility summary consists of:

- 656 single dorm size rooms of Circa 10.3m² min. 5% (33 rooms) shall be Accessible/ Adaptable rooms ranging from 13.8m² to 21m².
- Two times two bed room apartments "Deputy and Head of Hall Accommodation"
- Communal Dining, Kitchens and Cooking Facilities.
- Shared toilet and bathroom amenities.
- Communal Flexi spaces and Tea making facilities.
- Communal Lounges, Games rooms, Makers rooms, Music Rooms and Studies.
- Shared Communal Laundry.
- Bike Storage for 175 bikes and staff end of trip facilities. 24 new on grade bike spaces.
- Teaching Hub, Technology hub, Theatre and Teaching Rooms.
- Office space and meeting rooms for Student Accommodation support staff.
- Public Landscaped forecourt, Private Courtyards, Landscaped Street perimeters and Landscaped Roof Terraces.
- Safe and Monitored Publicly Accessible Pathways

5.BROADER URBAN DESIGN ISSUES

BROADER URBAN DESIGN ISSUES

The broader urban design Issues have been considered in the design of the building within its local and macro context.

In particular Sydney University has identified that High quality and affordable student accommodation supported by integrated amenities and teaching facilities presents an excellent opportunity to meet student demands whilst also alleviating pressures on existing residential stock and community services.

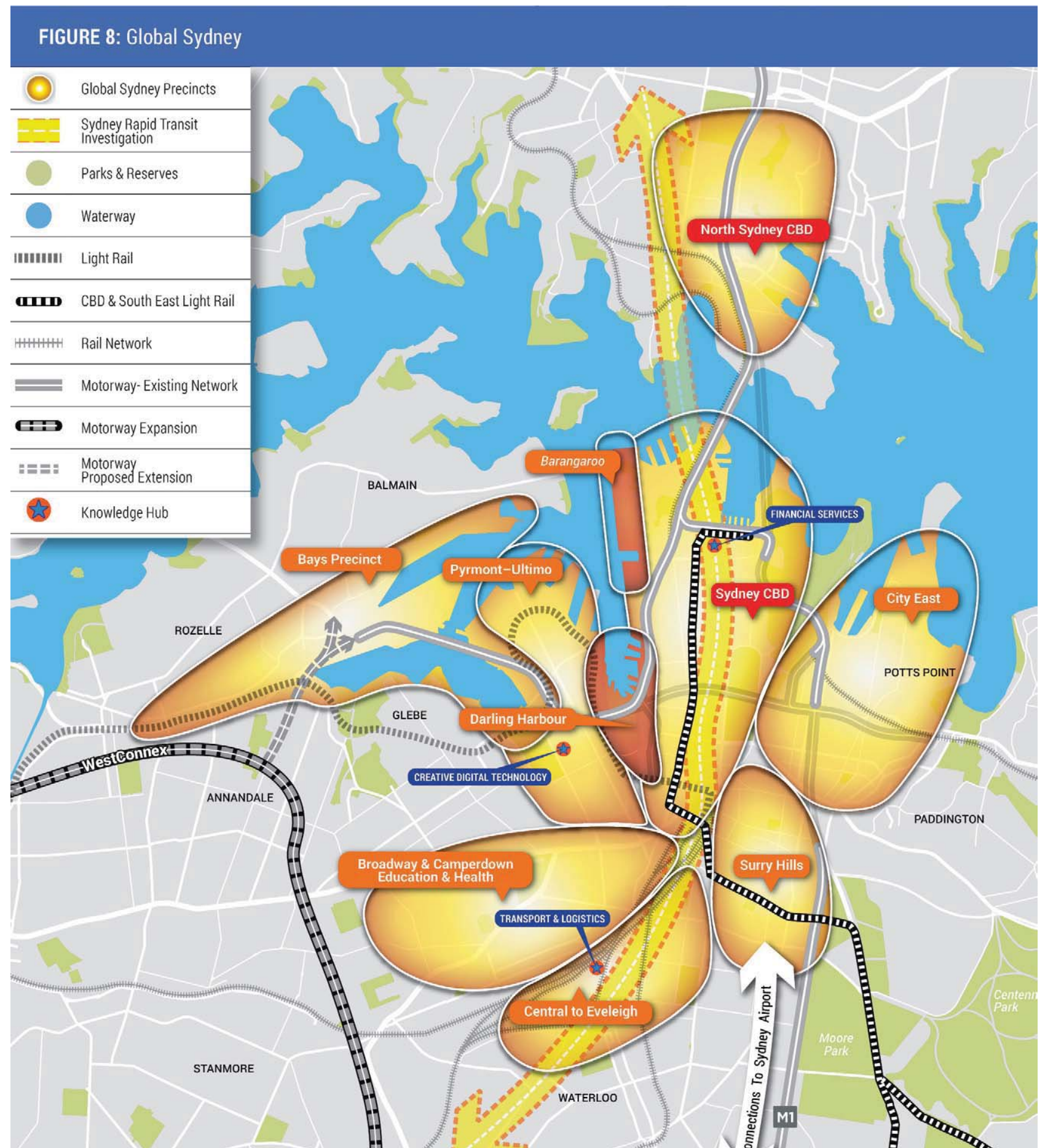
The Regiment site is identified within the Camperdown Education and Health Precinct as part of the plan for a growing Sydney. Sydney University wishes to contribute to this growth by creating world class building and places.

The Broader Urban Design Issues addressed are outlined in the following pages.

A Plan for Growing Sydney

Exerpt from “A Plan for Growing Sydney”

Recognises the importance of the Broadway and Camperdown Education and Heath Precinct of the City of Sydney.



BROADER URBAN DESIGN ISSUES

“BETTER PLACED” DRAFT REPORT GOVERNMENT ARCHITECT NSW

The University's Camperdown-Darlington campus is located within the Global Sydney 'city-shaper', within the Sydney Education and Health precinct of the DPE's metropolitan strategy *A Vision for Sydney in 2013*. The University contributes to this precinct by high volumes of domestic and international student enrolments, academic/ staff/ construction workforce creating a centre of excellence in education and research pedagogy.

The University also recognises The DRAFT report “Better Placed” that focuses on people and NSW communities setting benchmarks for achieving better places for the people of NSW.

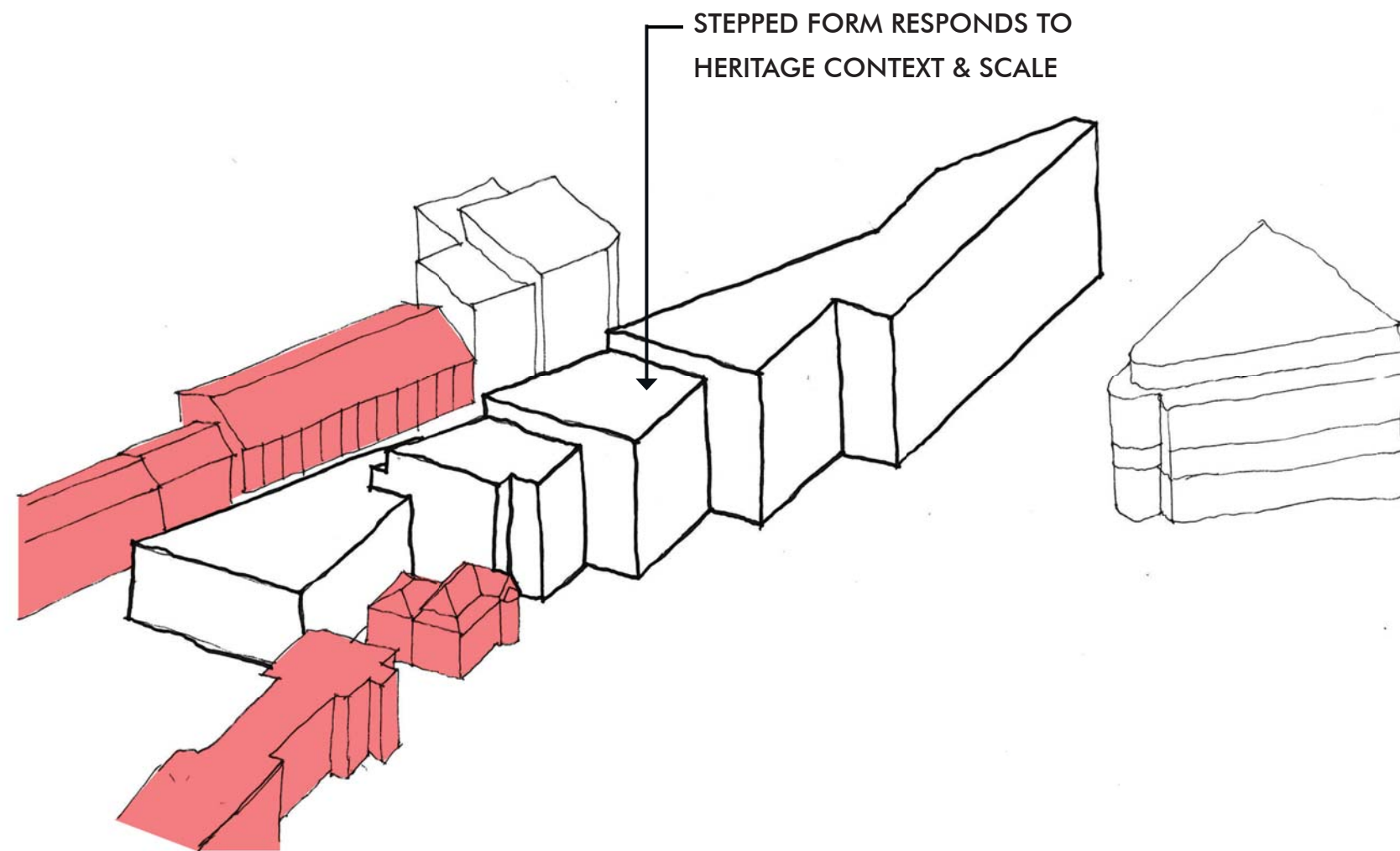
In the context of the macro vision for Sydney and NSW the proposed project aims to address the site specific and broader urban design issues to create a better place and ultimately a vibrant student community integrated with the broader local precinct.

The seven design principles addressed by the design are:

- 1. Contextual, Local and of it's place.**
- 2. Sustainable Efficient and Durable.**
- 3. Equitable, inclusive and diverse.**
- 4. Enjoyable, safe and comfortable.**
- 5. Functional, responsive and Fit for purpose.**
- 6. Value-creating and cost effective.**
- 7. Distinctive, visually interesting and appealing.**

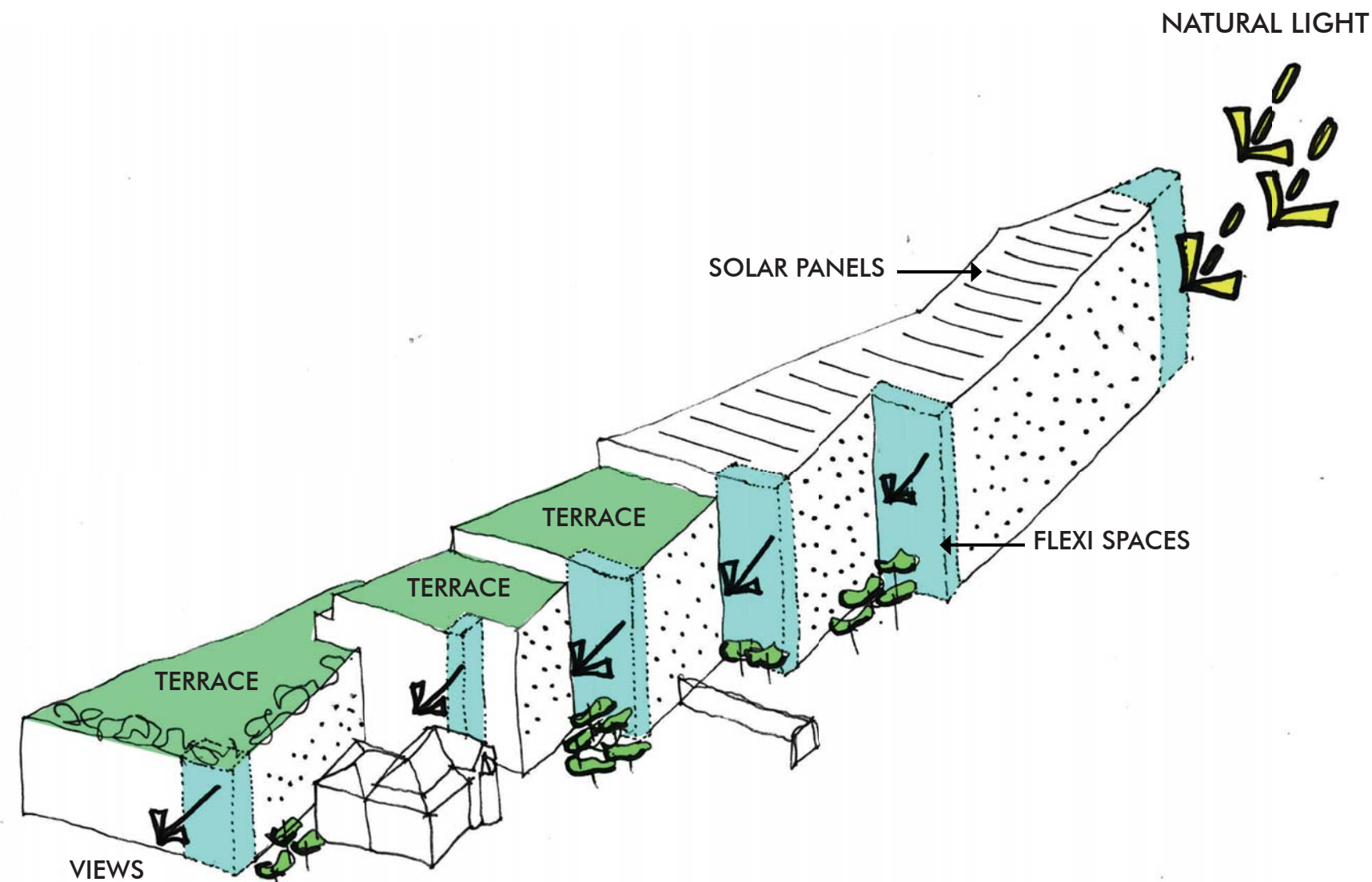
1. Contextual, Local and of it's place.

- The brick building references contextual masonry buildings, heritage walls and history of brick making by the use of planar brick facades.
- The building mass steps down to respond to the scale of the Superintendent's residence and Institute Building. The plan and facades step back to reduce the length of facades to respond to the existing contextual scale.
- Separation from the Superintendent's residence is maintained to preserve the clarity and legibility of neighbouring heritage buildings.
- The building is set back on Darlington Road in response to the Terrace set back character opposite Darlington Terraces. Incorporating exposed framing details that reflect the character of the terrace houses.
- The built form is within the CIP envelope and Obstacle Limitation Surface for Sydney Airport.
- The built form is under the 25m height limit from natural ground line.



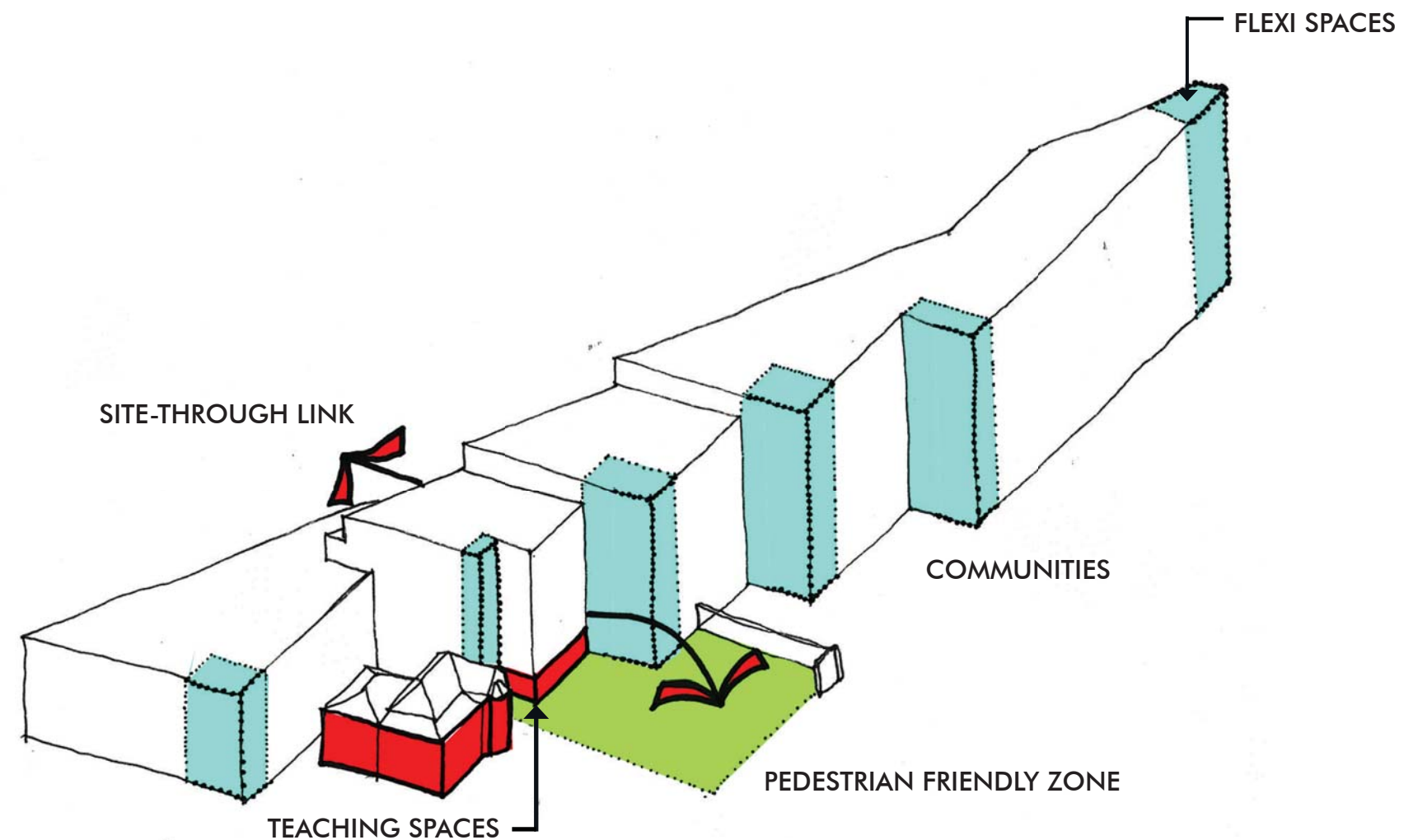
2. Sustainable Efficient and Durable.

- The building is responsive by maximising natural light and city views from the north into flexi communal spaces.
- Terraces on the north maximise natural light to communal spaces
- Integrated landscape is accessible from ground level and courtyards are orientated north for maximum solar aspect.
- Flexi spaces incorporate operable windows to promote natural ventilation.
- Solar panels are incorporated on the roof tops for energy production.
- Brick facades incorporated are durable and low maintenance.
- Roof plant shall be set back minimum 3 m to minimise visibility and are treated with materials complementary to the facade.
- Amenity impacts including solar access, overshadowing, visual privacy, acoustic impacts and wind impacts are addressed by the design. The building is set back on Darlington Road and stepped to address overshadowing such that Darlington Road Terraces will receive a minimum of 2 hours sun light in mid winter between 9am-3pm.



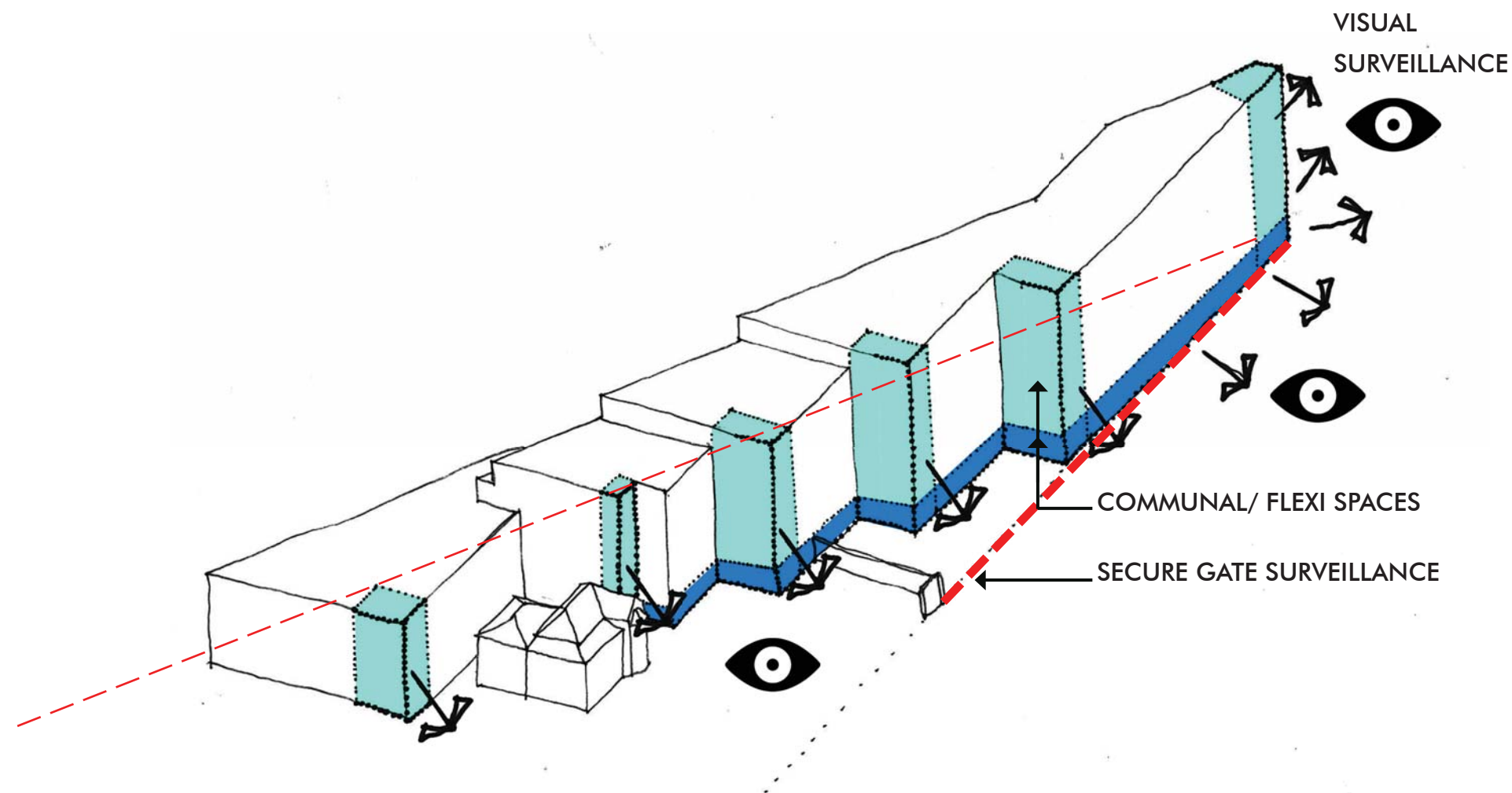
3. Equitable, inclusive and diverse.

- The scheme incorporates a public through site link from City Road to Darlington Road that can be accessed during hours of operation.
- The main entrance off City Road is visible and welcoming by reconfiguring the entry driveway as a pedestrian friendly environment.
- Teaching and Theatre spaces are incorporated to provide an inclusive environment for the greater use of the University community.
- Communal spaces are incorporated into the accommodation to provide opportunities for people from diverse backgrounds to create communities.



4. Enjoyable, safe and comfortable.

- Surveillance and monitoring of the student community is incorporated in the design to promote safety around the site. This includes monitoring at reception during hours of operation and camera surveillance around the perimeter of the building.
- After hours secure lighting and gating will be provided around the perimeter of the site. Behind the Superintendent's Residence surveillance will provide security at night.
- The ground floor will be visually connected to the street to provide a degree of passive surveillance around the site.
- Flexi spaces will allow connection to city views and street views to optimise connection, comfort and enjoyment of the outside environment.
- Communal spaces will provide a range of communal activities within the mixed use/ residential environment.



5. Functional, responsive and Fit for purpose.

- Accommodation is designed to be functional, fit for purpose and large enough to provide affordable and adequate functions for circulation, individual sleeping, study, storage and furniture.
- Corridors are open to natural light to promote easy wayfinding and orientation. The intersection of corridors at nodal points such as lifts or flexi spaces is designed to promote social interaction.
- Communal bathroom amenities are provided to promote social interaction and an optimal use of floor space providing affordability and optimisation of communal space.
- Communal space on typical floors and the ground floor are sized to cater for the total community and allow for the functional arrangement of furniture, circulation and connectivity through the design.
- Roof terraces will provide useable and functional social spaces connected to the outside environment.

