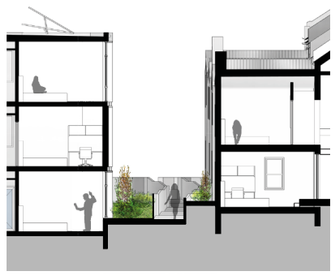
PRIVACY SCREENING

Privacy between tenants / students within the development on the ground level has been achieved by an integrated landscaping scheme, employed most significantly along the extent of the project's linear central courtyard. Raised planters provide physical separation between the courtyard pathway and ground level bedrooms. Plants will be used as visual screens to prevent overlooking both from external spaces and from within the building opposite. The awning elements along the new building facades regulate views in, while on the ground terraces will have side facing windows rather than onto the courtyard space.

The northern bedrooms on the second floor to the new buildings will have external angled metal screens which will prevent direct overlooking from bedroom to bedroom across the central courtyard while still providing natural light to the bedrooms behind. The screens will not be completely solid and will have a cut-out design which will form part of the University of Sydney Artwork Strategy for the site.

As the top floor of each new building is setback and overlooking the roofs of the terraces, there will be no overlooking issues between bedrroms in the Terraces and New Build. In addition, all bedrooms in both the new buildings and old terraces will be fitted with internal blinds as an adjustable daylight / privacy screen.

PROPOSED INTERNAL COURTYARD VIEW - BUILDING B



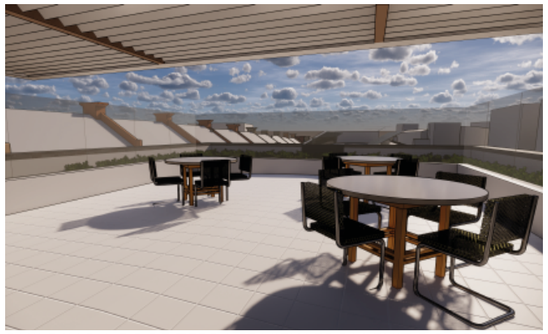
PROPOSED INTERNAL COURTYARD VIEW - BUILDING A

VIEWS TO AND FROM PRIVATE NEIGHBOURS

In an inner city urban residential environment like Darlington, privacy both between student residents and private neighbours is a vital consideration in the design process. The HIS identified maintaining privacy to the privately owned terraces as one of its key recommendations for approval. The proposal achieves this by providing side setbacks between the new mixed use buildings and the neighbouring terrace properties. The facades at these side edges will be predominantly opaque, typically elegant brickwork and panelled cladding to the upper levels and frosted windows to corridors to prevent overlooking into adjacent yards. Planting to the Roof Terrace to Building A will cascade over the parapet to soften the building edge and provide a softened greener outlook for the private neighbours when viewed from their private open space.

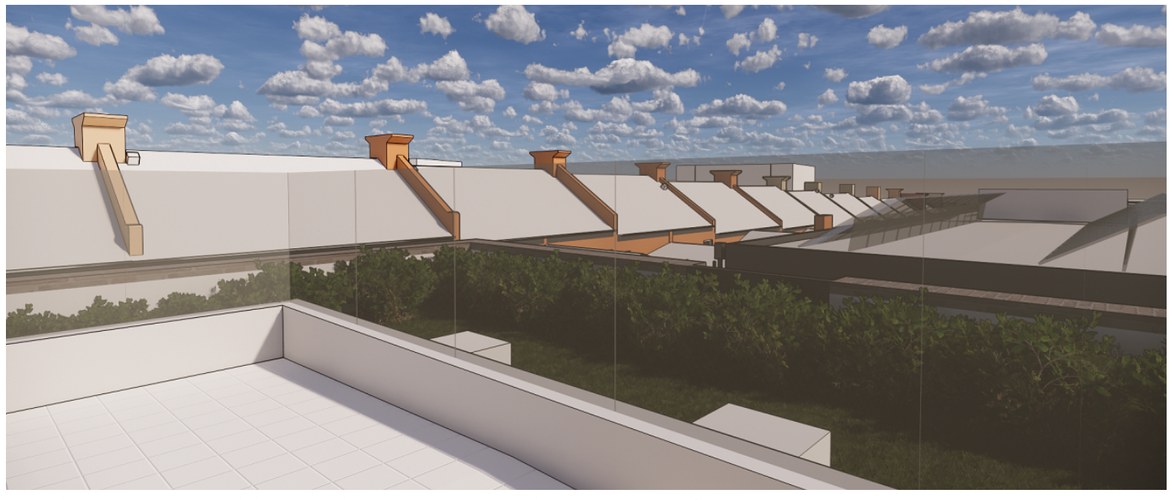
Landscaping elements bookend the linear courtyard where it abuts adjacent properties to provide further physical and acoustic separation between neighbours. Similarly, planting zones set the rooftop terrace of Building A back to limit overlooking. The linear courtyard space provides direct access to private outdoor green space at all points along the site. It also acts as a visual and acoustic filter to buffer noise emanating from the buildings.

Locating the new buildings to the southern edge of the site with side setbacks has also ensured no additional overshadowing impact to privately owned neighbouring properties. The majority of additional overshadowing falls over Darlington Lane to the rear, and the service frontage of the Abercrombie Business School. Building D is purposely angled to avoid additional overshadowing to neighbouring No.120 and incorporates extrnal screens to the bedrooms on Level 2 to counteract any overlooking onto neighbouring private open space and existing windows.



BUILDING A ROOF TERRACE VIEW FROM EXIT DOOR
- no direct view to Private Neighbouring Terraces at No.97 from Indoor Communal Areas

PLANTING FROM GREEN ROOF CASCADING DOWN FACADE



PROPOSED BUILDING A ROOF TERRACE VIEW FROM EDGE OF TERRACE - no direct view to Private Neighbouring Terraces at No.97 by use of green roof landscaping and setback