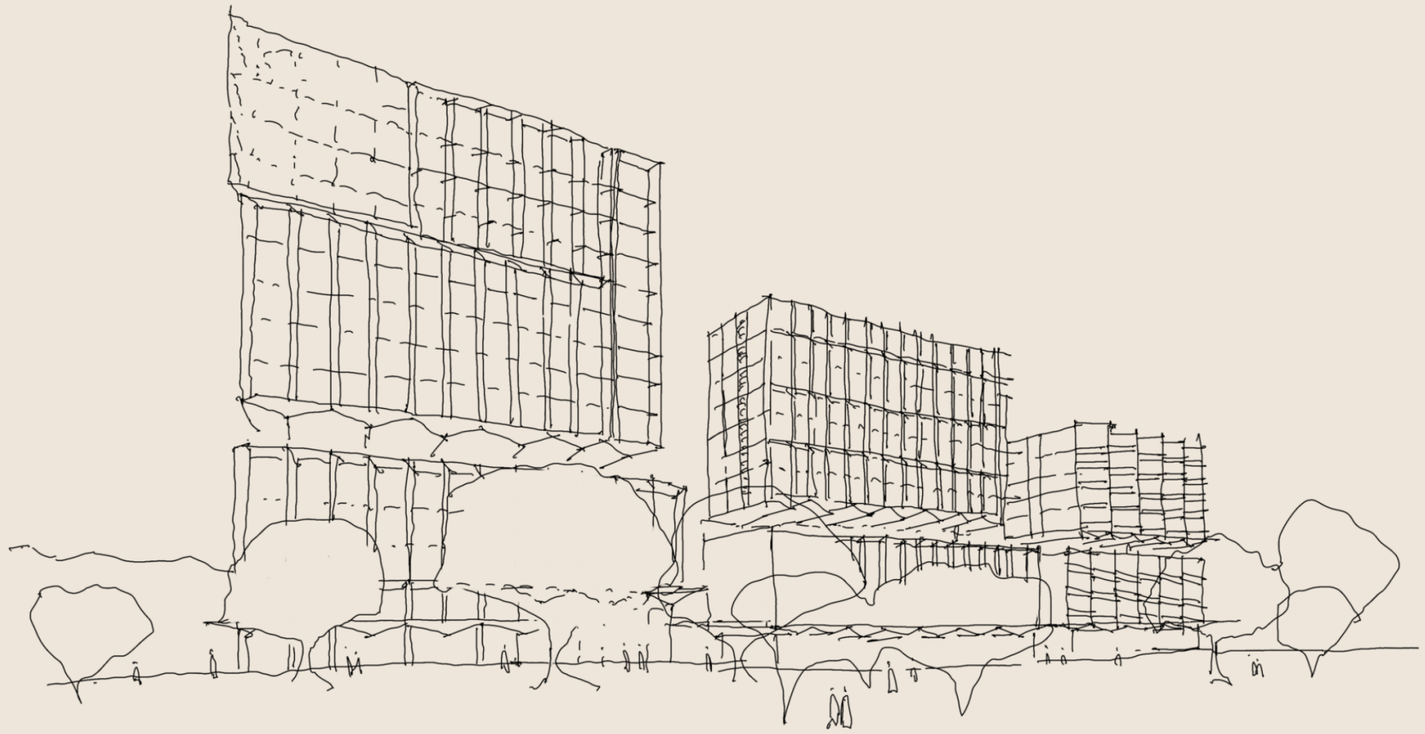
UNSW N13 PURPOSE-BUILT STUDENT ACCOMMODATION (PBSA)

N13 Barker Street



University of New South Wales

State Significant Development Application Design Report for 39 Barker St, Kensington

November 2025

BATESSMART™

Acknowledgement of Country

We acknowledge the Cultural Landscape that we are working upon, and the Bidjigal peoples as the Traditional Custodians of the Country where the UNSW N13 project is located. We pay our respects to their Elders past and present.

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UNSW

UNSW SYDNEY

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Facade Surface Design

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Civil ARUP

Vertical Transport ARUP

Wind ARUP

Traffic JMT

Waste MRA

Project Number S12876

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1.1 Introduction

This Architecture Design Report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of the University of New South Wales (UNSW) (the Applicant), to support a State Significant Development Application (SSDA) for the development of three (3) buildings comprising on-campus student accommodation at 39 Barker Street, Kensington.

The project has been identified by the NSW Housing Delivery Authority (HDA) as a key development to help accelerate the delivery of well-located, diverse and affordable housing in metropolitan Sydney. The HDA considered and recommended to the Minister that the project be declared SSD under section 4.36(3) of the EP&A Act on 2 May 2025. Following this recommendation, the Minister declared the project as SSD on 13 May 2025 under the *State Significant Development Declaration Order 2025 (No 7)*.

Specifically, the proposed works include the following:

- Site preparation and early works, including demolition of existing structures.
- Construction of 3 on-campus student accommodation buildings, delivering 732 beds across 5 colleges and self-catered apartments, together with 30 beds across non-student residences (Dean's apartments and short-stay accommodation), communal services and shared amenities.
- Reconfiguration of Southern Drive, including its partial closure and redirection to the western boundary of the site, to provide driveway access into the campus.
- Associated landscaping (including tree removal and transplanting) and public domain works; and
- Augmentation of physical infrastructure and utilities, as required.

For a detailed description of the proposed development, refer to the Environmental Impact Statement (EIS) prepared by Beam Planning, and the Architectural Drawings prepared by Bates Smart.

Development Summary
Total Gross Floor Area: 23 045m²

On-Campus Accommodation
Student Accommodation: 732 rooms*
Non-Student Accommodation: 30 rooms

**Student bed numbers including Pastoral Care / Tudor Rooms.*

On-Grade Carparking
Carpark: 14 bays (including 3x DDA parking)
Drop-off zone: 3 bays

Bicycles
Block A: 30 spaces
Block B: 55 spaces
Block C: 31 spaces
Total: 116 spaces



Pictured

View of N13 Student Accommodation from University

1.2 Design Vision

The aim is to create a safe, supportive environment that fosters a strong sense of community and belonging among students. The design will prioritise high-quality, functional spaces that integrate seamlessly into the university campus, while also embracing environmentally responsible practices throughout the development.

Key design interventions include enhancing the arrival experience with a new precinct entrance and improved campus access. Distinct architectural identities will be created for the five colleges.

The design will connect to the broader campus through public spaces that foster interaction, with inclusivity and housing type diversity embedded throughout, offering affordable housing to students living on campus.

Sustainability will be prioritised through modular design, a thoughtful contextual material palette. Green connectivity, tree retention, and deep soil planting will support biodiversity, while the design will embody Connection with Country Design Principles.





2.0

Site Analysis

Contextual Study & Site Constraints

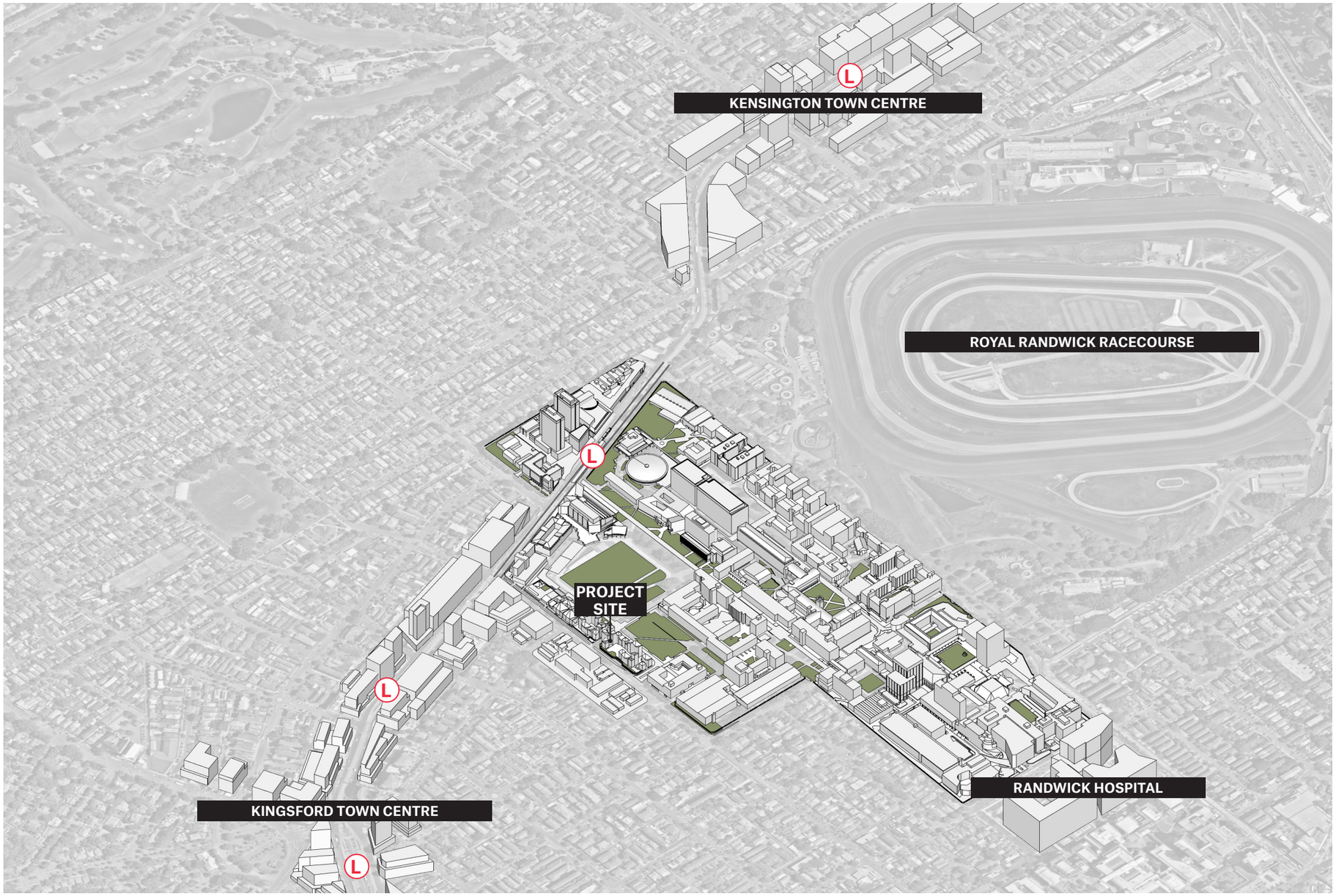
Site Analysis

2.1 Site Location

The site is located within the suburb of Kensington, within the Randwick LGA, approximately 5km south east of the Sydney CBD.

Though predominantly a residential suburb, the area is home to two large institutions of national significance: The University of New South Wales, and a health precinct comprising of The Prince of Wales Hospital, Sydney Children's Hospital Randwick and the Royal Hospital for Women. The intersection of these institutions forms the growing Randwick Health and Education Precinct, a research and innovation centre with national and global recognition.

The subject site is located within the UNSW campus on the Southern Boundary.

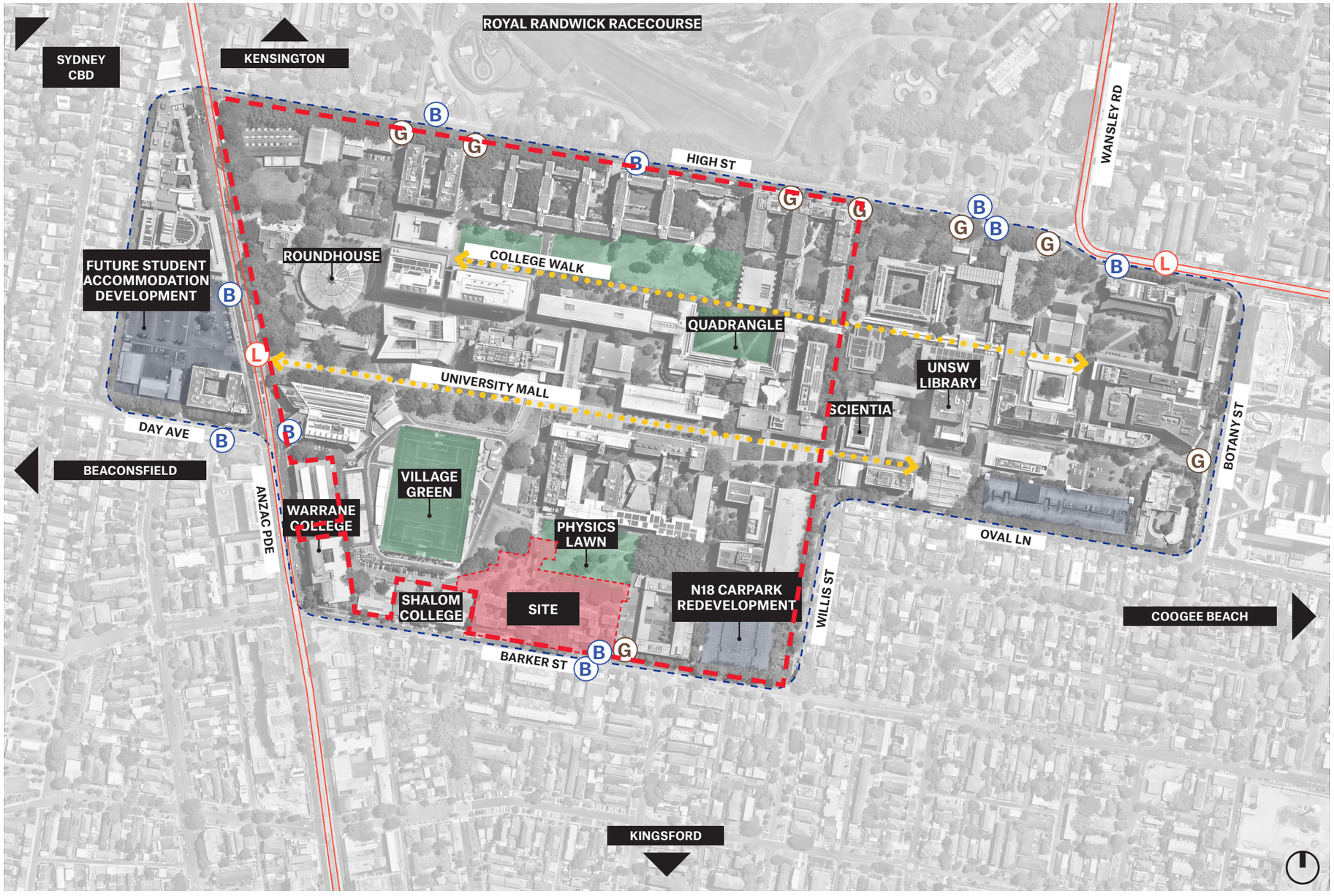


Site Analysis

2.2 Campus Location

The site is located at 39 Barker Street, Kensington within the City of Randwick Local Government Area (LGA). It is legally identified as part Lot 3 in DP1264172 and is situated along the southern boundary of the UNSW Kensington Campus.

The site has a frontage of 143m along Barker Street and extends 50m into the UNSW campus (including Southern Drive). The site is currently occupied by the Barker Street student housing apartments containing 260 beds and ranging between 3-5 storeys.



- Lot Boundary
- Extent of Works
- Park/Outdoor Green Space
- Parking
- Light Rail
- University Spines
- Light Rail Stop
- Bus Stop
- UNSW Gate Access

Site Analysis

2.3 Site Description

On the campus the site is located on the Southern Boundary at the perimeter along Barker Street.

It sits on lower campus and is south of the main university mall. Existing university student housing buildings define the perimeter of this southern corner of the campus.

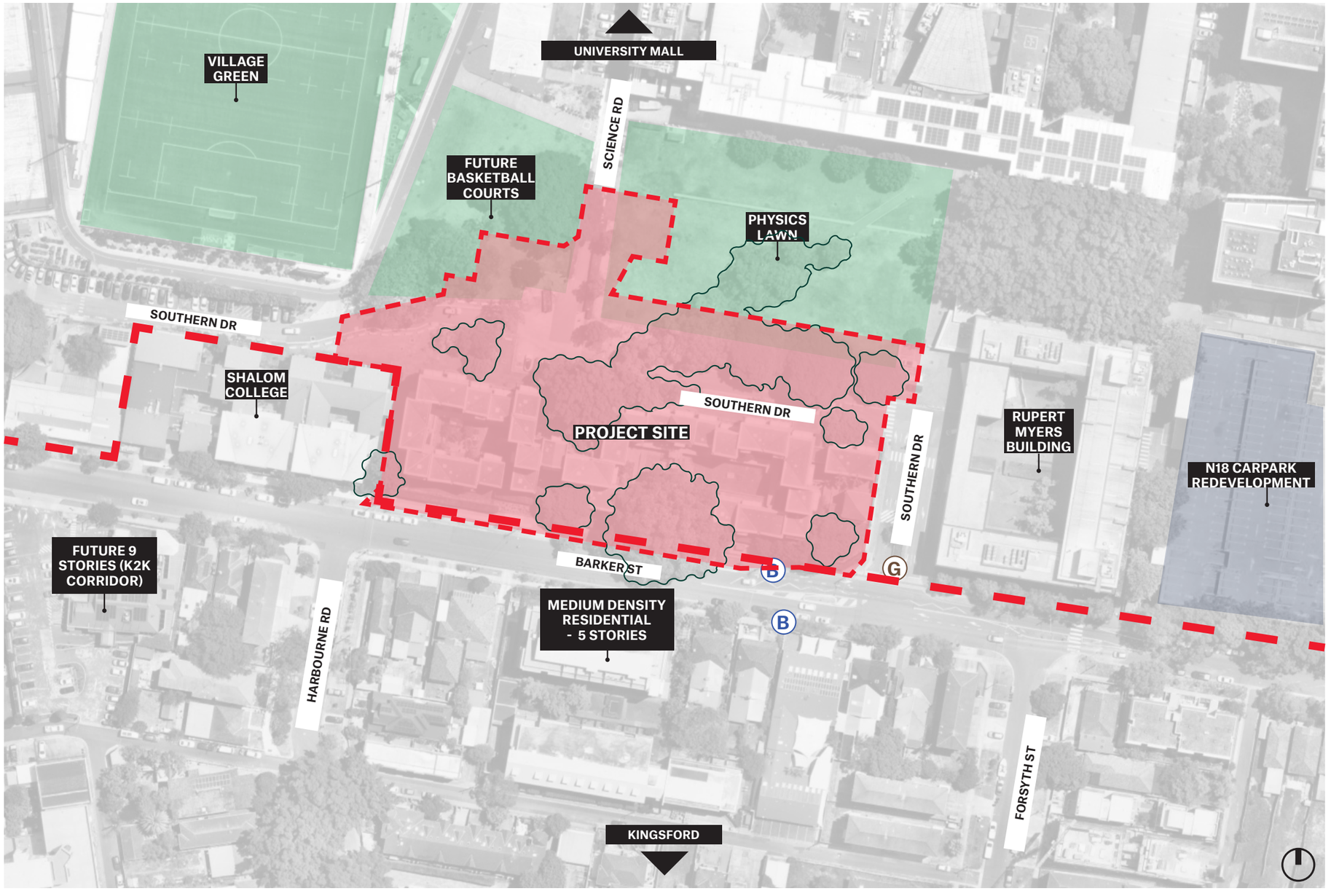
Gate 14 is the main access into the campus parking structure along Barker street.

North of the site is defined by university green spaces of the Physics Lawn and the Village Green sports field.

Directly east is the Rupert Myers building, with vehicle access into the campus from Southern Drive. To the west is Shalom College.

The southern side of Barker Street is predominantly residential made of semi-detached houses and 4-5 storey apartments buildings. The residential side is a Low and Mid-Rise (LMR) area, which allows future portential for 6-storey apartments, or 8-storey with in-fill affordable housing.

- Lot Boundary
- Extent of Works
- Park/Outdoor Green Space
- Parking
- Trees
- Bus Stop
- UNSW Gate Access



Site Analysis

2.4 Existing Streetscape Context

Barker Street features a mix of brick buildings, including Federation bungalows, 1970s six-pack brick apartments, and university colleges. The area blends historic and mid-century architectural styles with more modern residential.



WARRANE COLLEGE



SHALOM COLLEGE



EXISTING BARKER ST APARTMENTS ON SITE



RUPERT MYERS BUILDING



FEDERATION BUNGALOWS



1970'S 4-STOREY BRICK APARTMENTS





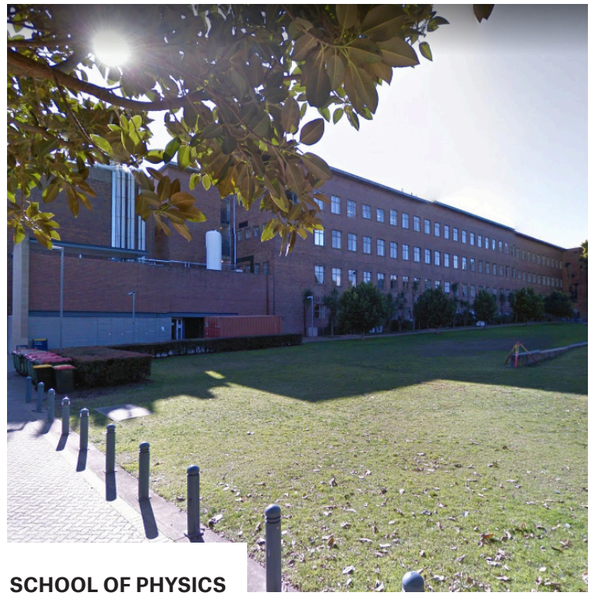
32-42 BARKER ST APARTMENTS

*5 STOREY APARTMENT BUILDING, CONSTRUCTED IN 2011, NOT COMPLYING WITH 9.5M LEP HEIGHT LIMIT

Site Analysis

2.5 Campus Context - Lower Campus South

The lower south campus of UNSW is centered around the Village Green and University Mall, bordered by existing colleges in brick and contemporary academic buildings that range from 4 to 10 storeys.



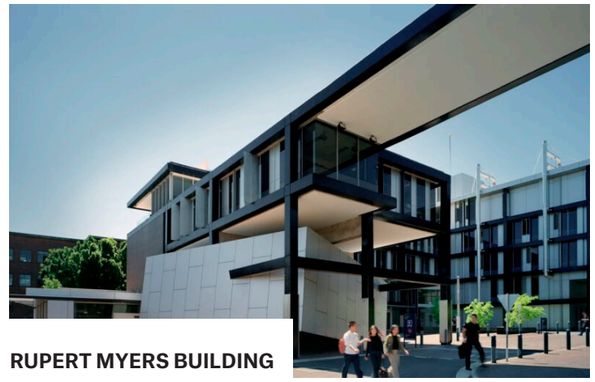
SCHOOL OF PHYSICS



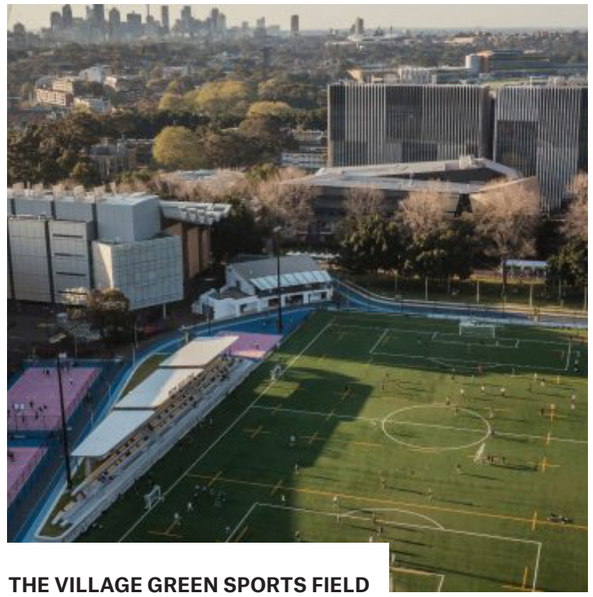
UNIVERSITY MALL



THE RED CENTRE BUILDING



RUPERT MYERS BUILDING



THE VILLAGE GREEN SPORTS FIELD



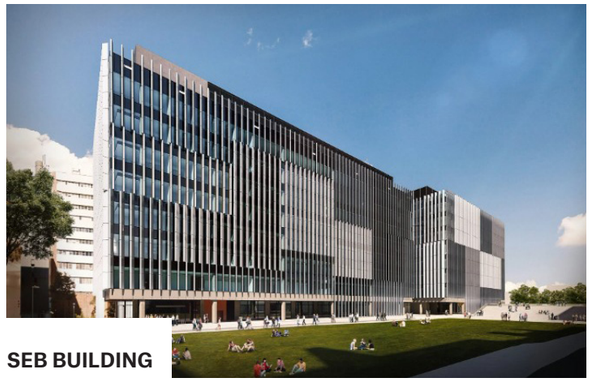
JUNE GRIFFITH BUILDING



SHALOM COLLEGE



UNSW LAW & JUSTICE



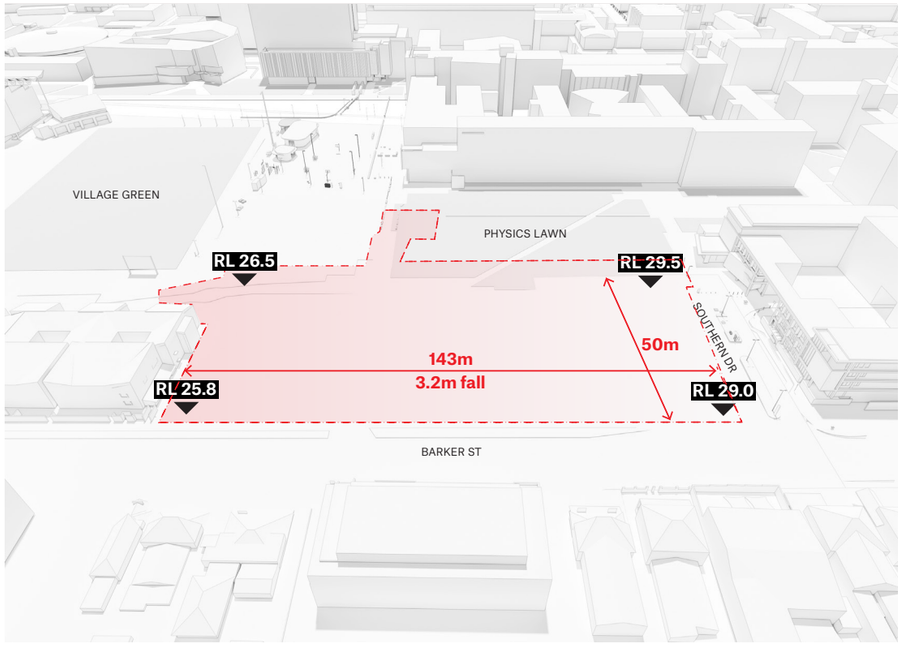
SEB BUILDING



TYREE BUILDING

Site Analysis

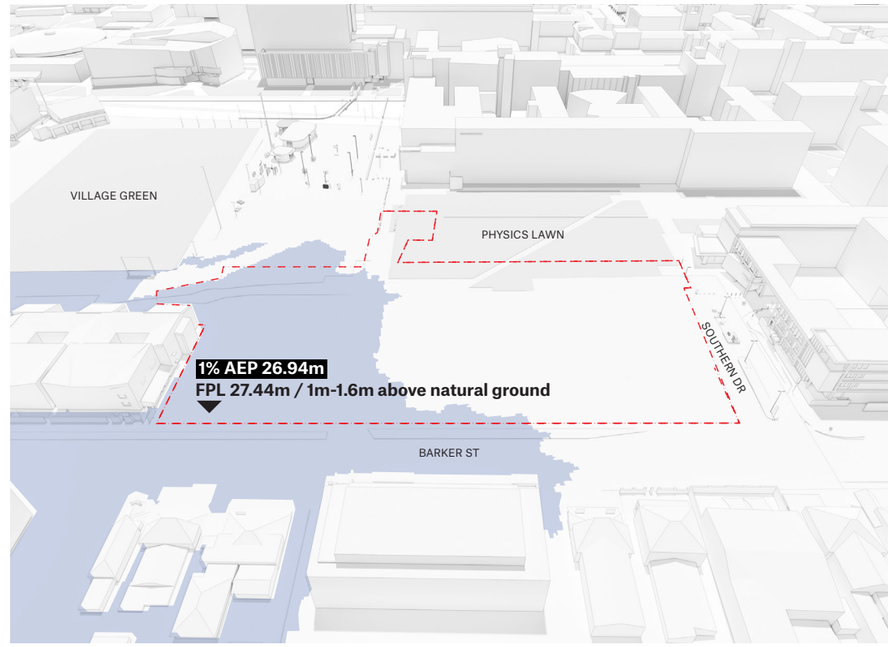
2.6 Strategy Diagrams



SITE DIMENSIONS & TOPOGRAPHY

The site has a frontage of 143m along Barker Street and extends 50m into the UNSW campus (including Southern Drive).

Additionally there is a fall of 3.2m across the site.



FLOOD MITIGATION

To comply with Randwick City Council and DPHI's anticipated Design Criteria for 1% AEP SSP2-4.5 climate change scenario, the flood modelling shows that the recommended ground finished floor level (FFL) is situated at a minimum of 27.440m AHD. This level sits 500mm above the Council's nominated 1% AEP flood level of 26.94m AHD.

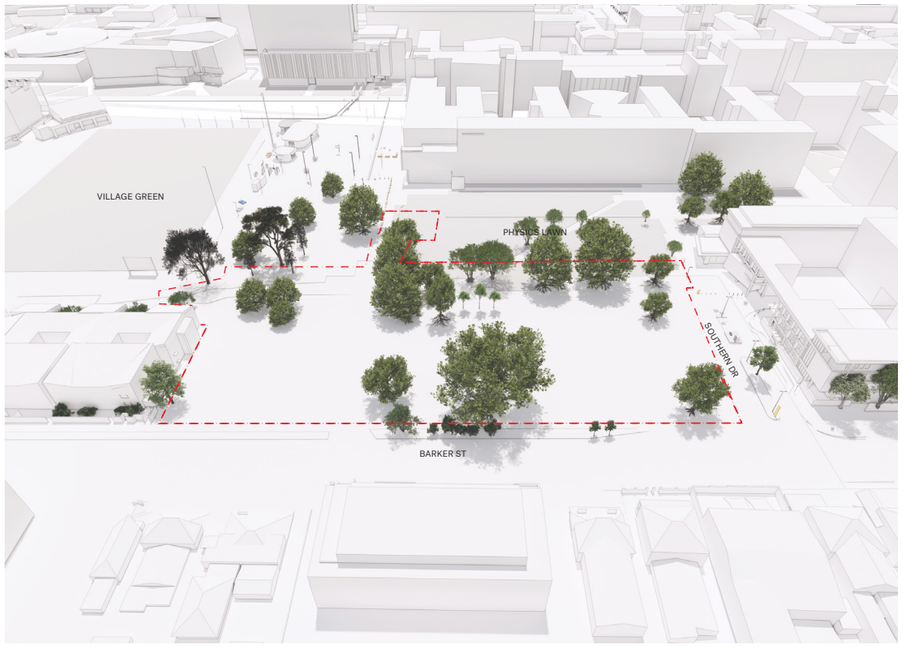
The proposed building entry FFLs for each block are designed to:

— Block A (Dining Hall) 29.10m
— Block A (Lobby) 29.64m
— Block B (west) 28.36m
— Block B (east) 28.85m
— Block C 27.87m

All other ground levels are minimum 300mm above the surrounding surface as per the DCP requirements or otherwise defined in the Flooding Report.

Site Analysis

2.7 Strategy Diagrams



EXISTING TREES

There are a several significant trees on site fronting the street or are directly north of the proposed development. Thess are made up of established fig trees and mature paperbark trees. These are identified in the Arborist Report.



EXISTING BUILT FORM & LOCAL CHARACTER

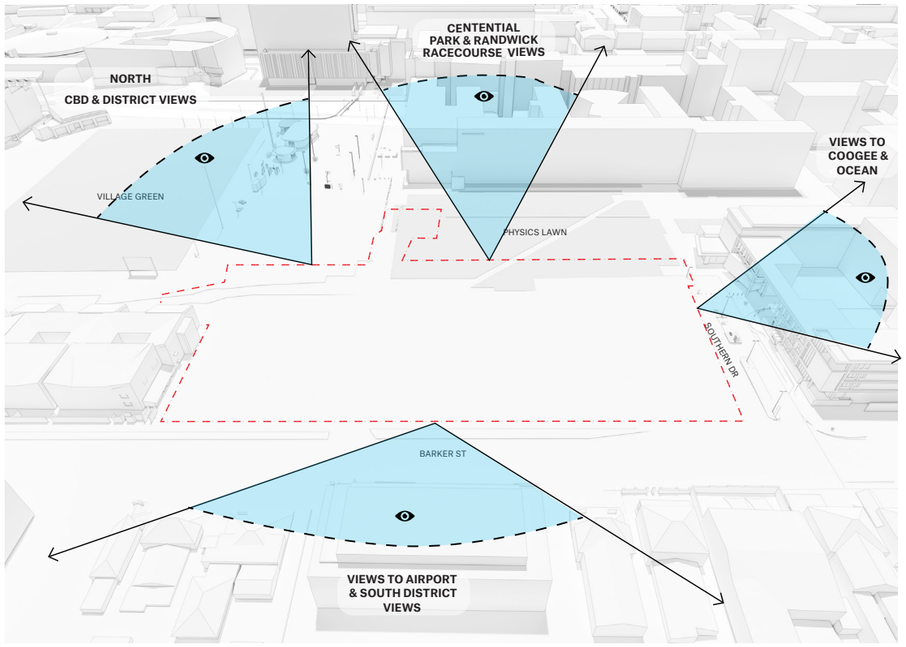
The existing Barker Street apartments on-site are arranged in a village-like staggered formation. The buildings feature a pale yellow brick materiality, complemented by pitched angular roofs.

The building heights range from 3 to 5 storeys, with internal communal courtyards that provide shared outdoor spaces for residents.

- Reddish Brick
- Brownish Brick
- Beige/Sandy Brick
- Terracotta
- Grey/Metal

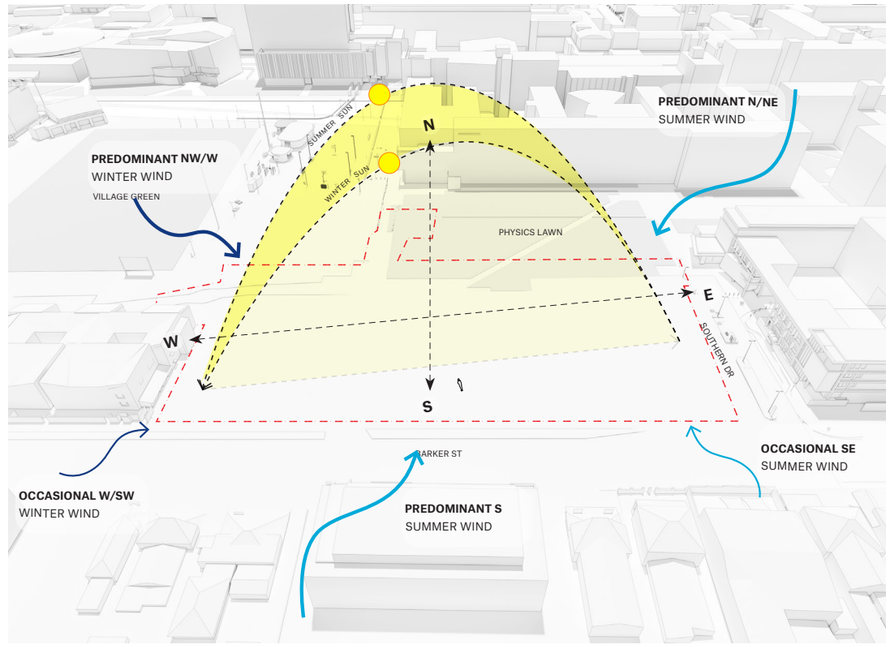
Site Analysis

2.8 Strategy Diagrams



VIEWS

The site provides an opportunity for 360 degrees of views, including CBD and parkland's, district views to the north, south and east, and distant views to the water.



SOLAR ACCESS & WIND

The site receives good solar access. With optimum aspects all around, deep horizontal sunshades will be used on the north to block the summer sun while admitting the low angle winter sun. East and west orientations will be subject to high heat loads at the start and end of day unless protected by shading.

The prevailing winds across the site varies between summer and winter. During the summer months, winds are frequent from the north-northeast, south-southeast and south directions. During the winter, winds are most frequent from the west-southwest through northwest directions.



3.0

Planning & Builtform

Understanding the Campus Development Plan & Planning Framework

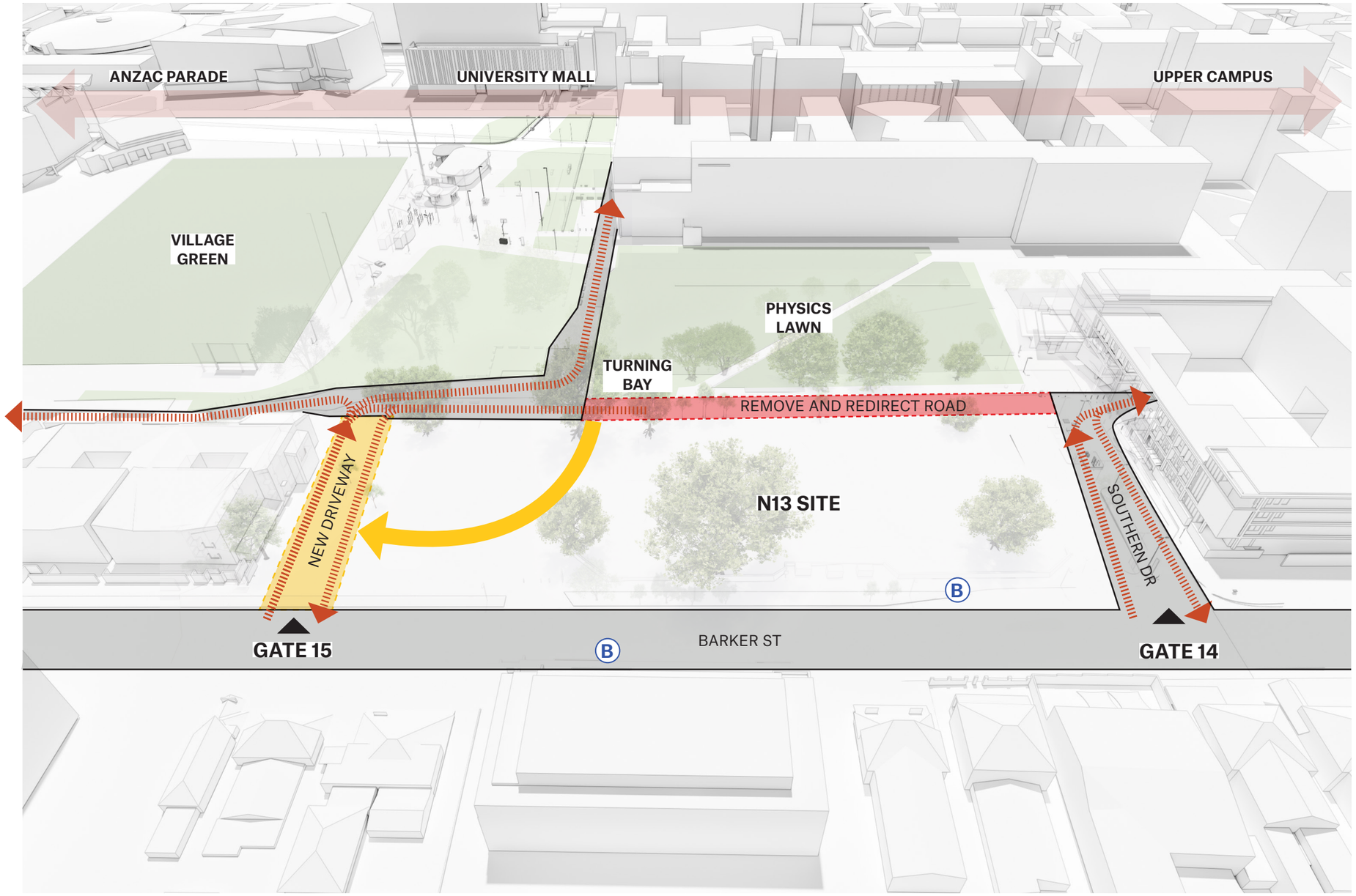
Planning & Builtform

3.1 Vehicular Access

The pedestrian network at UNSW Kensington Campus will be enhanced to prioritise safety, accessibility, and connectivity. The campus development plan focuses on minimising vehicle-pedestrian conflict, particularly in high-activity zones, by reducing vehicle intrusion and creating more pedestrian-only spaces. It aims to provide a clear and legible network of pathways that are easy to navigate, increasing permeability, and ensuring all pathways are accessible.

Gate 14 and Southern Drive serve as the main vehicle access routes into the campus, providing access to the existing car parking on Barker Street and facilitating servicing. Loading to N13 Development will be integrated along this existing road.

The relocated Gate 15 will serve as a vehicle driveway into Science Road. It's expected to have low-traffic volume and accommodates pedestrian footpath on the N13 side.

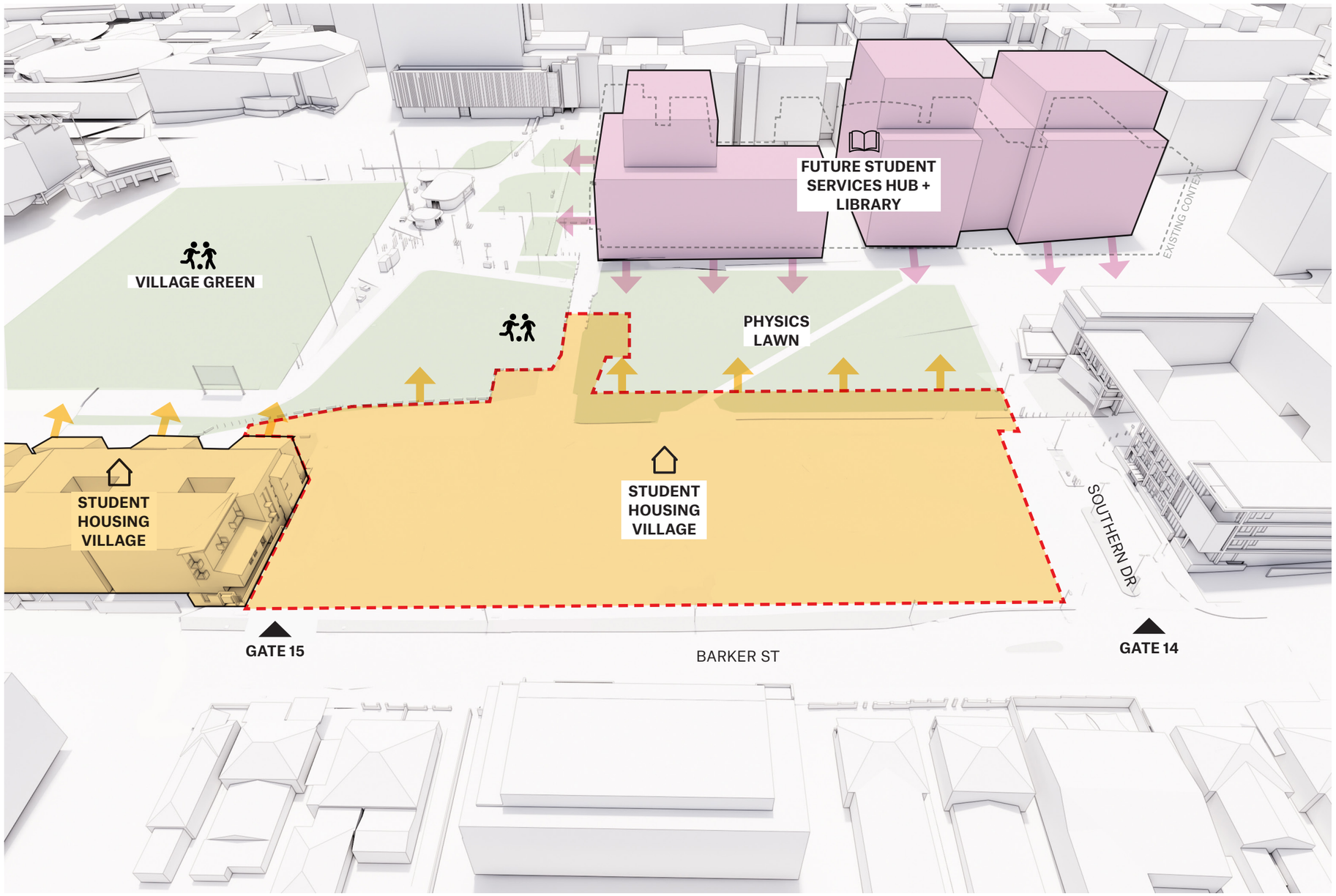


Planning & Builtform

3.2 Future Campus Precinct

The campus precinct from the N13 site to Anzac Parade and up to Gate 1 creates a student housing village to the edge of the UNSW campus, transitioning from education to the neighbouring residential use.

It is clustered around the Village Green and sports facilities, creating an on-campus hub for students.



Planning & Builtform

3.3 DCP Setbacks & LEP Height Control and Existing Massing

The character of Barker Street is identified in the DCP as:

- Predominantly residential frontage with an increased scale of building
- Existing entries to be reinforced
- Landscaped set back to frontage.

Zone: The site is zoned SP2 Special Activities "Educational Establishment". Under the Section 3.45 of the Transport and Infrastructure SEPP "development for the purposes of campus student accommodation may be carried out by a person with development consent on land within the boundaries of the university".

FSR: There is no FSR standard that applies to the site.

Setbacks: Minimum 6m landscaped setback from the street boundary.

Height: The LEP has a 14m height limit that applies around the 30m perimeter of the Campus on this section of Barker Street as pictured in Figure 1. There is no LEP height limit within the centre of the Campus, noting it is subject to merit assessment and the Sydney Airport OLS and PANS-OPS.

Heritage: The site is not located near any heritage items or heritage conservation areas.

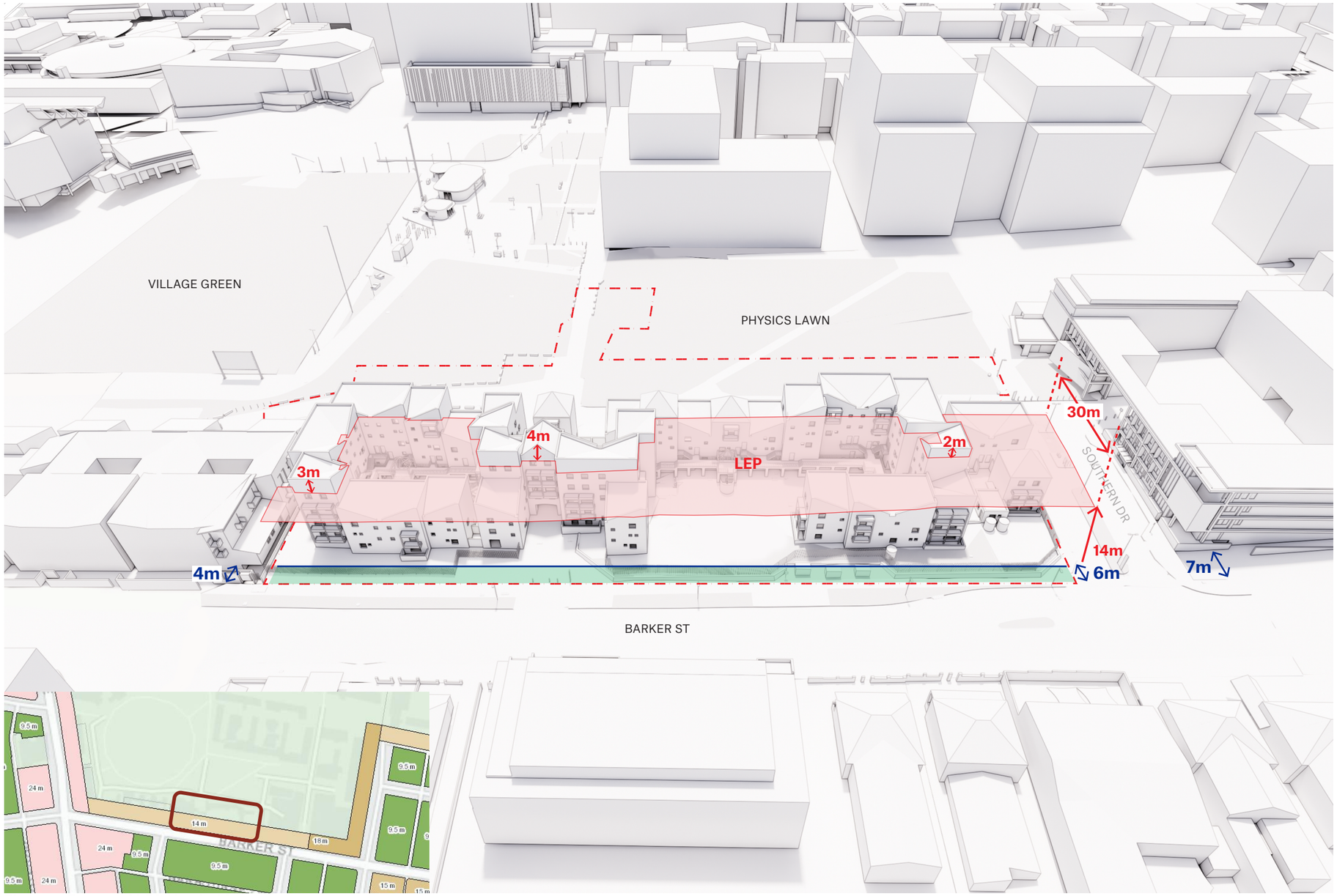


Figure 1: Extract of LEP Height Map

Planning & Builtform

3.4 Campus Builtform

The UNSW campus consists of predominantly mid-rise buildings up to 36m in height.

It is punctuated by a handful of taller buildings in key locations to maintain a high level of green space.

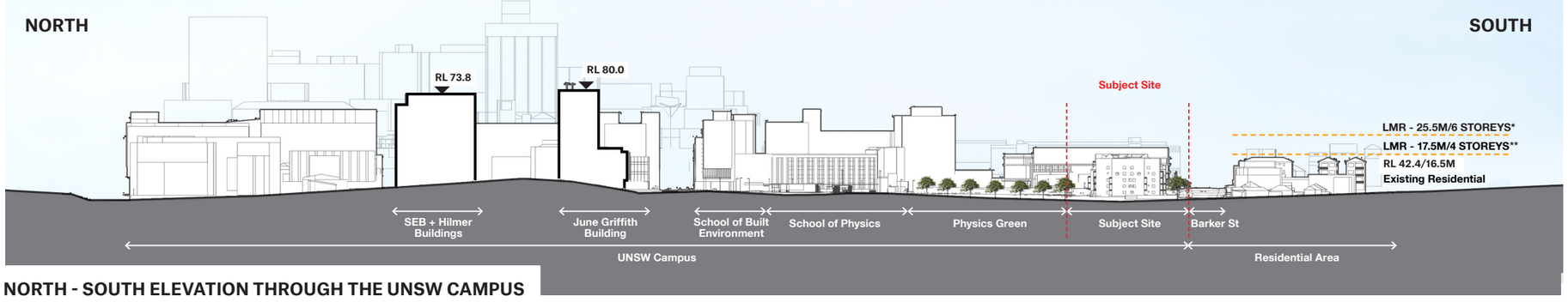
The campus identity revolves around a series of cascading courtyards, increasing in size and culminating in the Physics Lawn and Village Green.

N13 extends the student village district at the south-western edges of the campus. The proposed student accommodation will define the southern edge of these green open spaces, leveraging their amenity and increasing their use and importance to campus life.

Low and Mid-Rise Housing Policy (LMRHP)

The State Government LMRHP identifies R3 LMR sites if they are located within 400m or 800m of public transport or town centre. These sites are allowed to increase to a buidling height of up to 22m over a maximum of 6 storeys, or 8-storeys with in-fill affordable housing bonus.





NORTH - SOUTH ELEVATION THROUGH THE UNSW CAMPUS

*R3 located within 0-400m from a train/light rail station or town centre:
Maximum building height of 22m and a maximum of 6 storeys with a potential for 8-storeys with in-fill affordable housing bonus.

**R3 located within 400-800m from a train/light rail station or town centre:
Maximum building height of 17.5m and a maximum of 4 storeys.

4.0

Massing Concept

Site Builtform Strategy

SEPP (Transport & Infrastructure) 2021: Principle 1 - Responsive to Context

Schools should be designed to respond to and enhance the positive qualities of their surroundings.

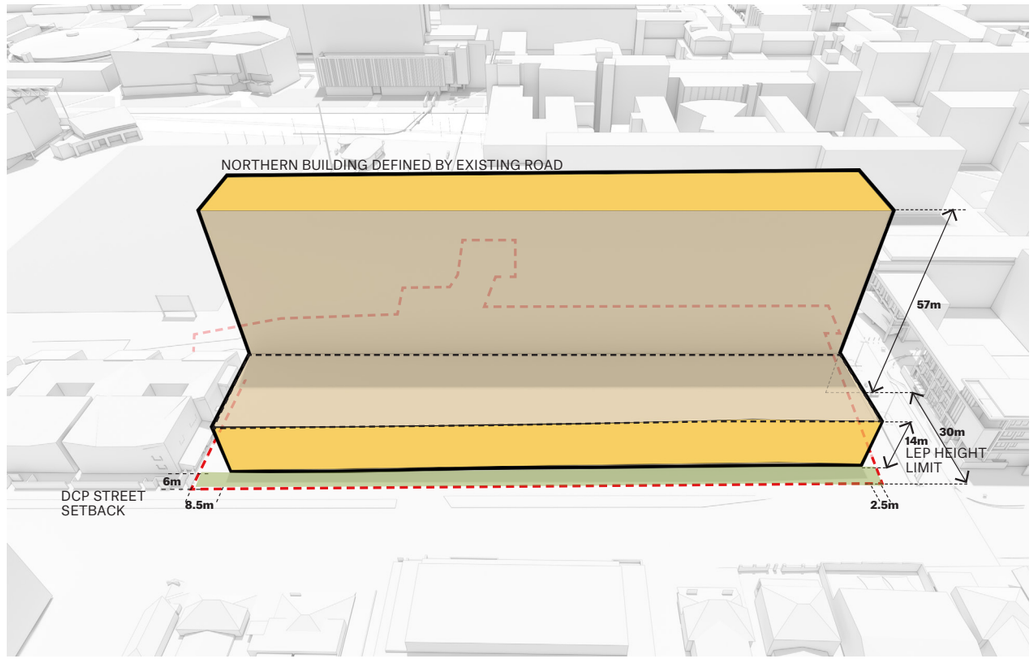
In designing built forms and landscapes, consideration should be given to a Country-centred approach and respond to site conditions such as orientation, topography, natural systems, Aboriginal and European cultural heritage and the impacts of climate change.

Landscapes should be integrated into the overall design to improve amenity and to help mitigate negative impacts on the streetscape and neighbouring sites.



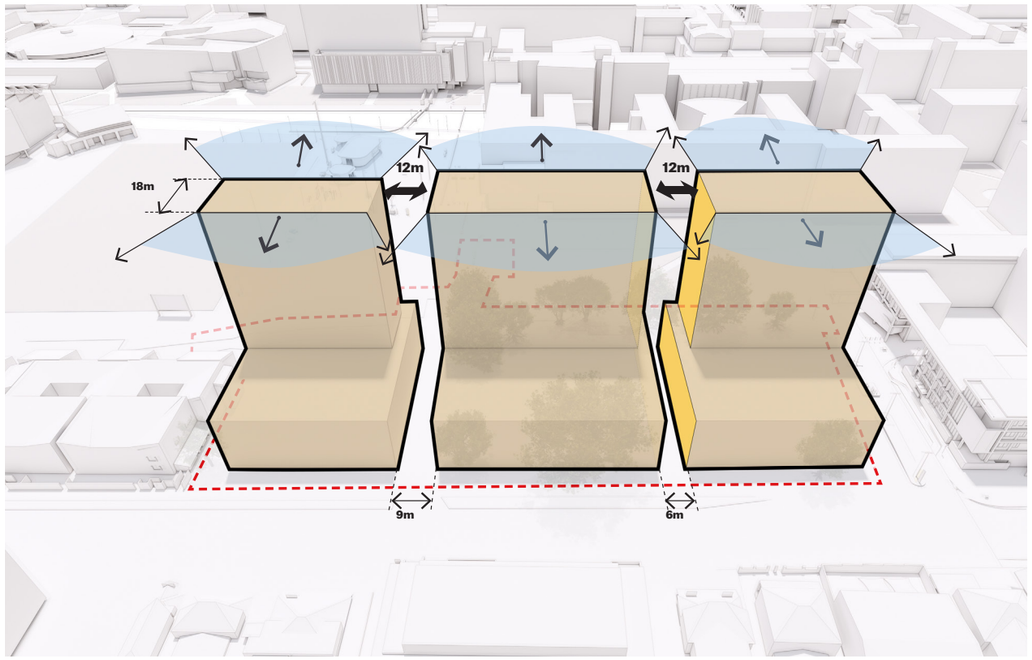
Massing Concept

4.1 Site Builtform Strategy



ENVELOPE HEIGHT & STREETWALL

- 6m DCP landscaped street setback
- 8.5m side setback to west boundary for storm-water infrastructure and driveway
- Within 30m of university campus: 14m LEP building height limit defining a podium streetwall expression to the street to transition height
- Beyond 30m of university campus: no building height specified in the LEP
- Northern extent: developable area currently governed by the existing Southern Drive road to the north in front of Physics Lawn



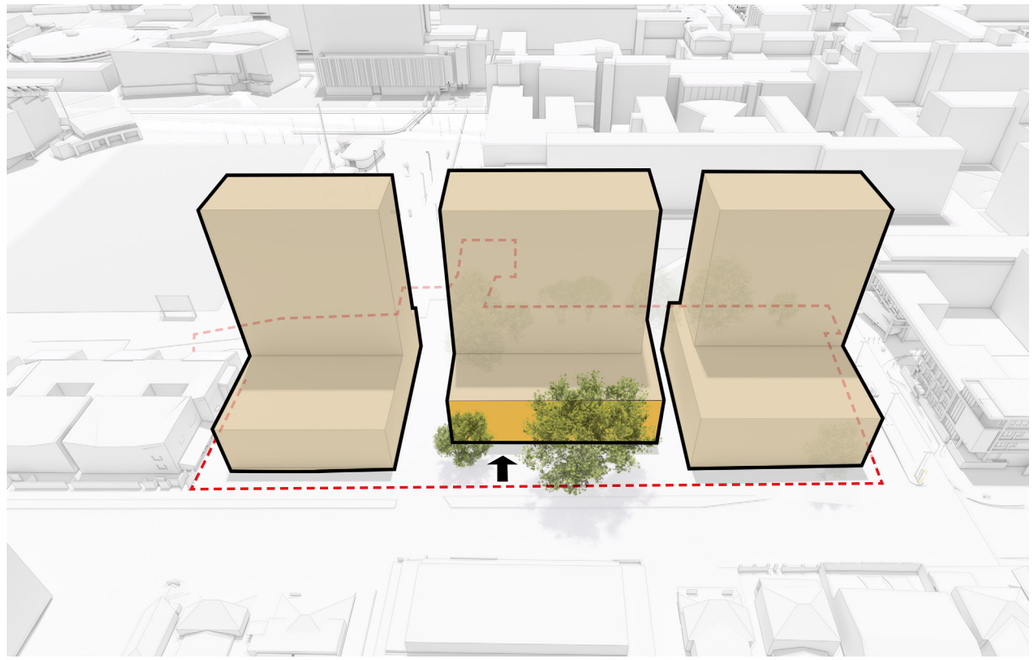
THREE BUILDING BLOCKS

- Increase visibility and clarity of university entry
- Increase building footprint northward and maintain row of trees to the north
- Floorplate building depths in upper building is more suitable for double-loaded accommodation for efficiency (approx. 15-18m)
- Break-up building mass into 3 forms to reduce building lengths
- Maintain ADG buidling separation of 12m (non-habitable to non-habitable)*
- Outlook to the north and south taking advantage of views to the campus, city and the harbour.

**Note: student housing is not required to meet ADG requirements*

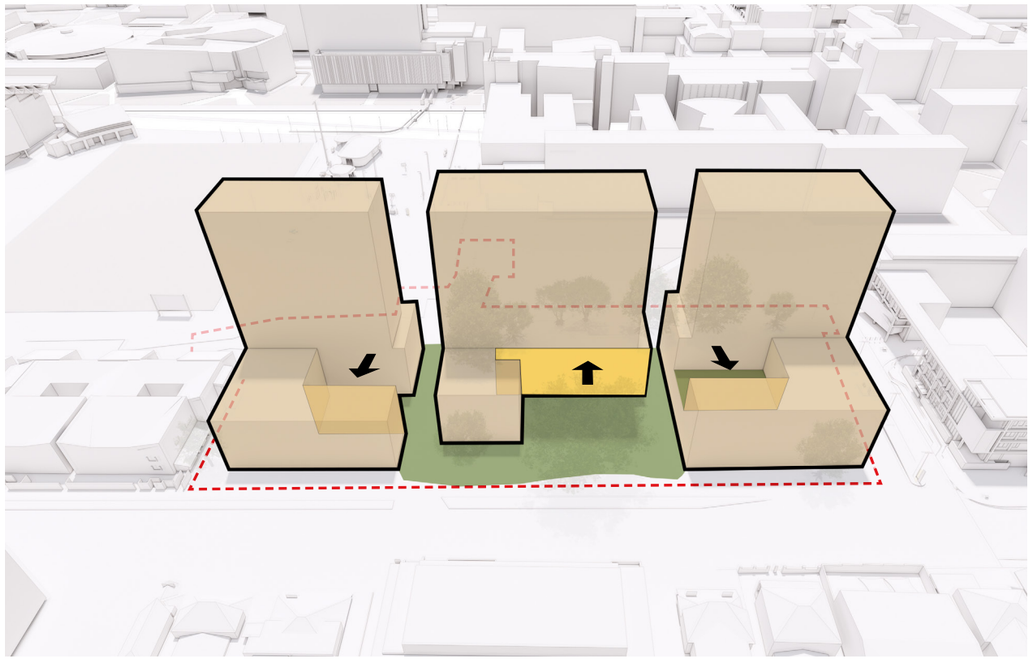
Massing Concept

4.2 Site Builtform Strategy



INCREASED SETBACK

— The podium of the central building is set further back to retain the existing fig trees, preserving their streetscape value and forming a courtyard where it becomes a natural, defining incon that draws students outdoors.

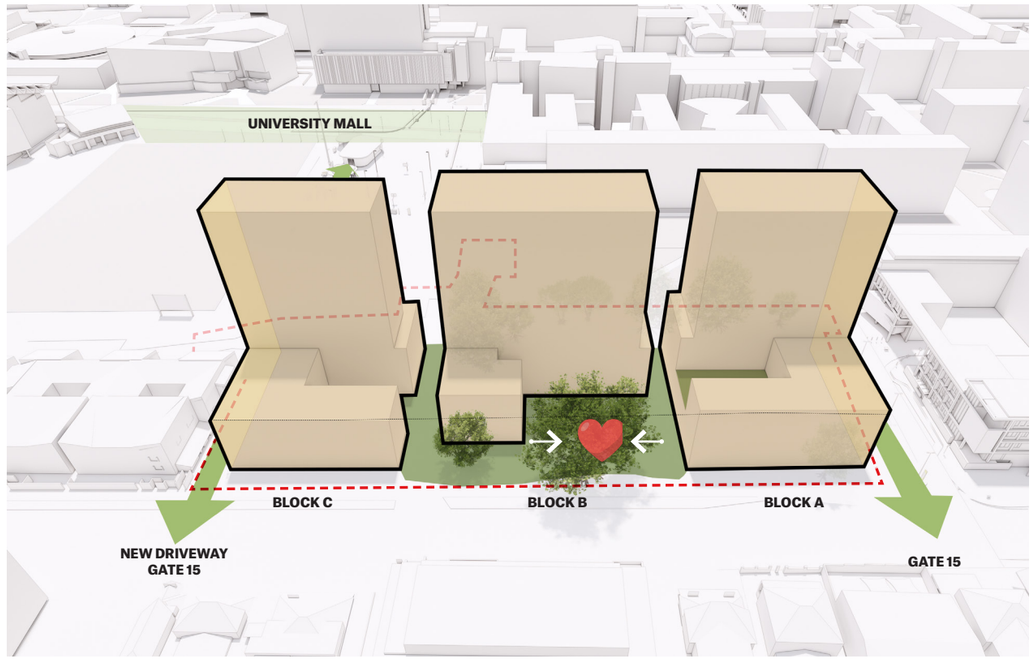


BUILDING DEPTHS & COURTYARDS

— Lower floorplate depths designed for accommodation and well suited for college typology
— Landscaped courtyards introduced for outlook and outdoor communal use
— 14m streetwall to maintain 6m landscape as per DCP to east and west blocks

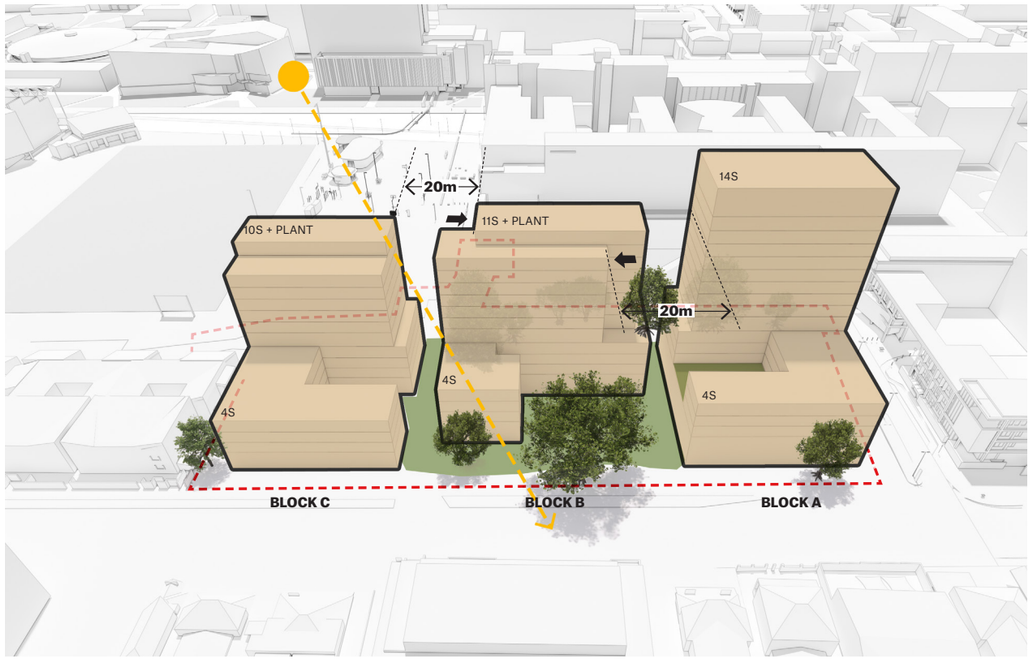
Massing Concept

4.3 Site Builtform Strategy



URBAN FORM

- Clarity of urban markers defining university entries through built form
- Built form framing existing and proposed streets on Southern Drive and new Driveway
- A considered and balanced tree retention srategy while maintaining suitable accommodation floorplates
- Greater alignment of DCP built form of 14m streetwall with a 6m landscaped setback along Barker Street
- Landscaped and communal spaces oriented centrally for increased social and visual connection between residents
- Built form helps protect shared college communal courtyards from streets



STEPPED HEIGHT FOR SOLAR ACCESS

- Building heights are lowered and the roof forms stepped down to the south to maintan solar access to neighbouring Barker Street residential across the street
- Central block is stepped and staggered in plan to reduce the overall bulk and scale of this envelope
- Articulation achieves perceived building lengths that are similar across all 3 blocks at approximately 35m
- This compliments the stepped form of the rooftop
- Refer to Section 13 for solar access analysis.

Massing Concept

4.4 Proposed Built Form



Massing Concept

4.4 Proposed Built Form



Massing Concept

4.4 Proposed Built Form



Massing Concept

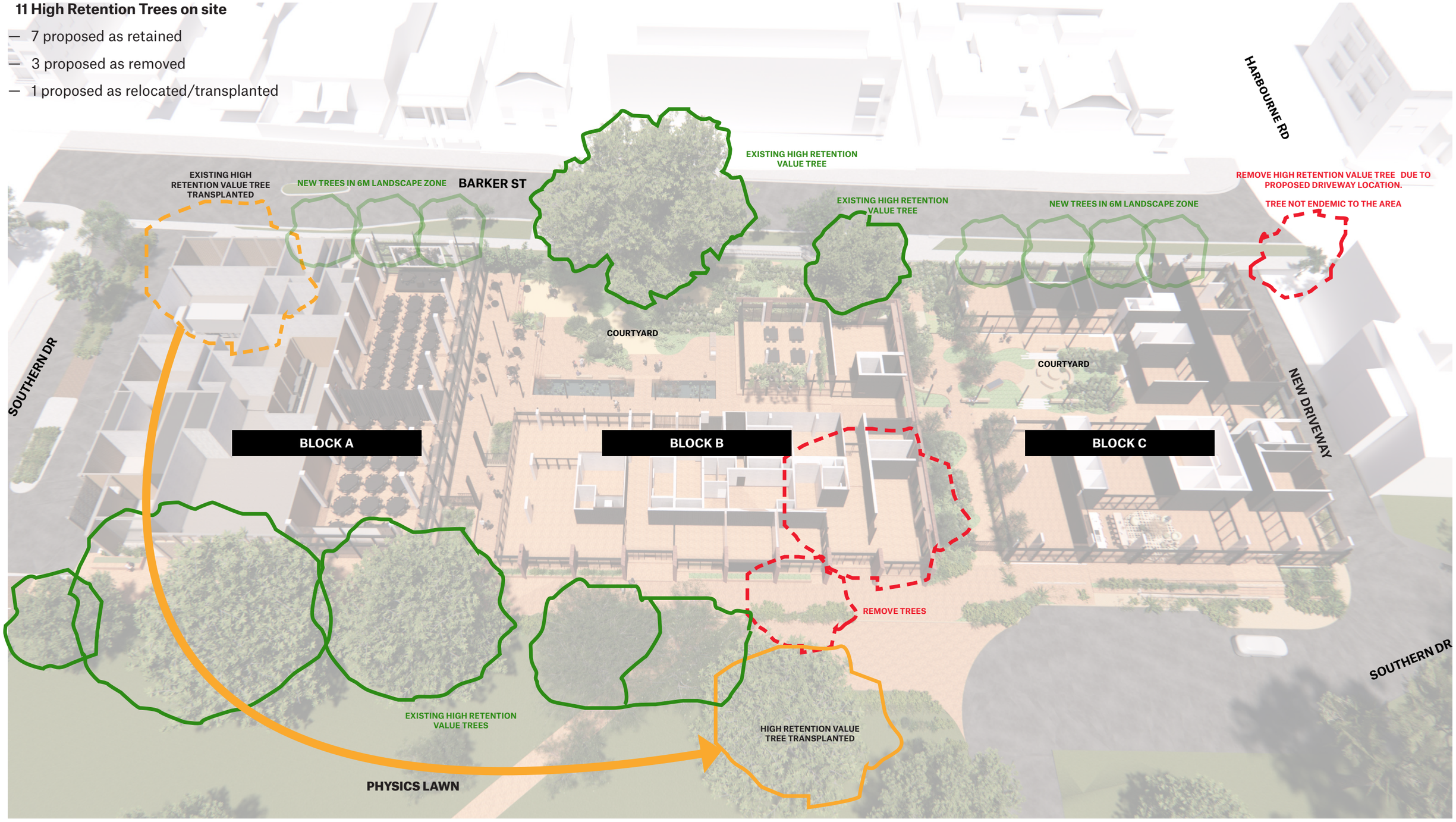
4.5 Tree Retention Strategy

11 High Retention Trees on site

— 7 proposed as retained

— 3 proposed as removed

— 1 proposed as relocated/transplanted



5.0

Connecting with Country

Design Strategy in collaboration with

YERRABINGIN

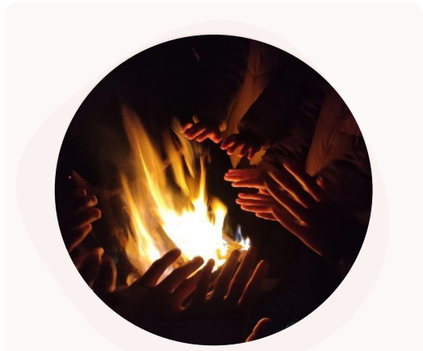
ASPECT Studios



Connecting with Country

5.1 Design Pillars and Opportunities

The design development to date for the Connecting with Country design has integrated the findings from the place analysis, Collaborative Design Workshops and Ideation Workshop into four key Connecting with Country opportunities for the UNSW N13 project:



A Hearth, A Home

Tending to Enduring Legacy

Figure.20 - *Hearth | Pintrest*



Watermark

Sensing Ripples of Saltwater Country

Figure.17 - *Ripples | Yerrabingin*



First Light

Nurturing Emerging Connections

Figure.18 - *Starlight Bushland | Yuri Beletsky*



Knowledge Tree

Celebrating Bidjigal Wisdom

Figure.19 - *Moreton Bay Fig | Yerrabingin*

Pictured

Connecting with Countries Opportunities / Actions, referenced from *Yerrabingin's CWC Design Report, October 2025*.

Connecting with Country

5.2 Stories Yet To Be Told - Built Form Concepts

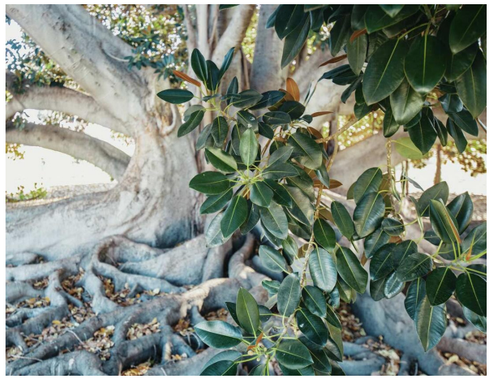
Cultural Narrative and Integration of Country

The built form of all communal and social spaces is envisioned as a canvas for collaboration with the UNSW Indigenous team, local community, Elders, and artists. Together, this partnership will shape an integrated Welcome to Country artwork that embeds stories and knowledge of place within the architecture.

Across the precinct, moments will be woven into the built form to reveal connections to Bidjigal stories and culture. Woven motifs, patterns, and colours will thread through corridors, floors, and façades, creating a continuous narrative of connection. Warm textures and tones will evoke movement and light.

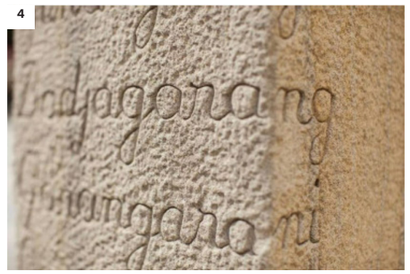
Signage and wayfinding elements will be designed in collaboration with local voices to ground users within Country, using situated and interactive artworks to orient and educate. Together, these elements will express First Nations' knowledge systems and create a deeply connected and welcoming sense of place.







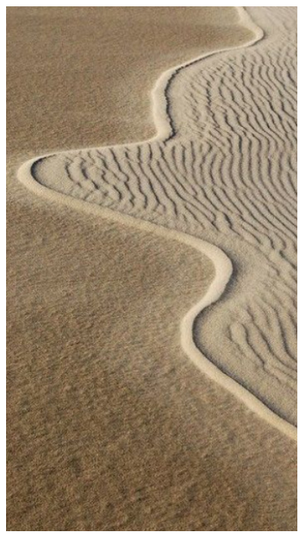
1. Gum Leaves, Prince of Wales Hospital by Dr Peter Yanada McKenzie & Jonathan Jones
2. Shimmer, Heffron Centre by Re-Right Collective
3. Ngarunga nangama: calm water dream y Judy Watson,
4. Edge of the Trees, Signage at Museum of Sydney
5. HeathStones, Gujaga Foundation Prince of Wales Hospital
6. Laughing Stairs by Suzy Evans
7. Earth Wirri, New Volumes by Lucy Simpson



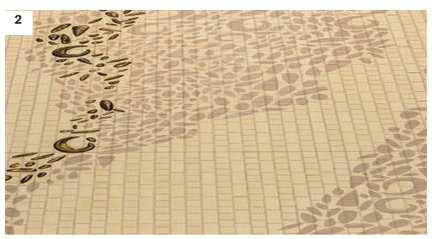










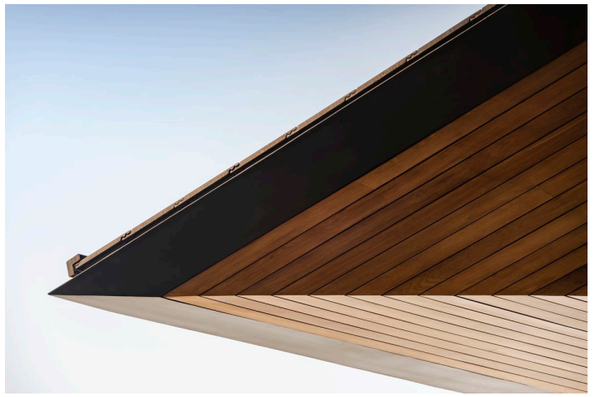


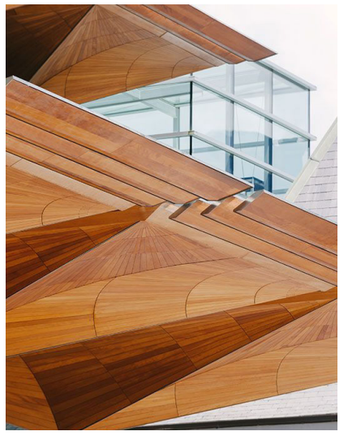


Connecting with Country

5.3 Materiality Selections Centred Around Key Themes

Generous openings further connect the building to the first light of the stars and sky, reinforcing a dialogue between place, time, and nature. At the base, clay bricks ground the façade, evoking the elemental presence of fire and hearth. This is strengthened by the use of dark framing, black laquered panelling and textured stained concrete, which speak to fire's transformative qualities of strength and rebirth, particularly within the communal spaces. Timber underlining to soffits and the feathered brickwork base provide a warm unifying language that connects all colleges together, fostering a strong sense of community and shared social identity.

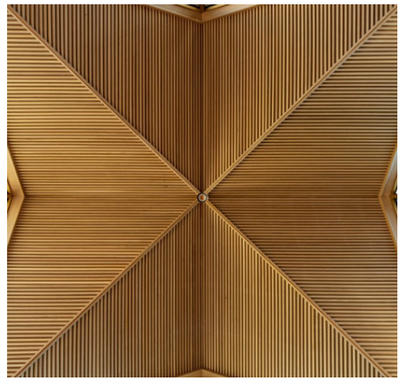


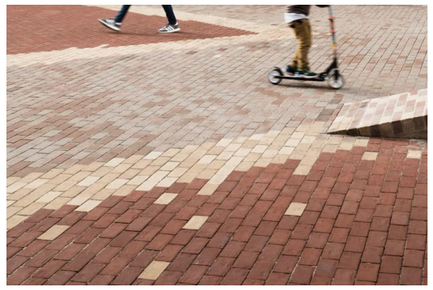


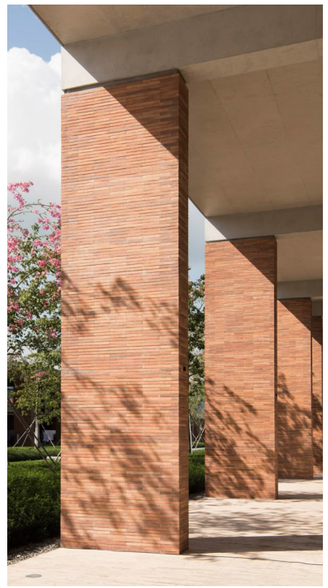




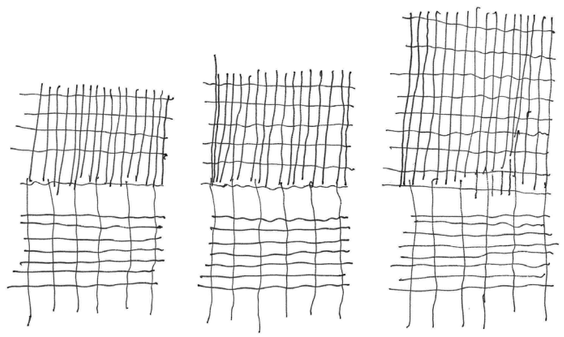












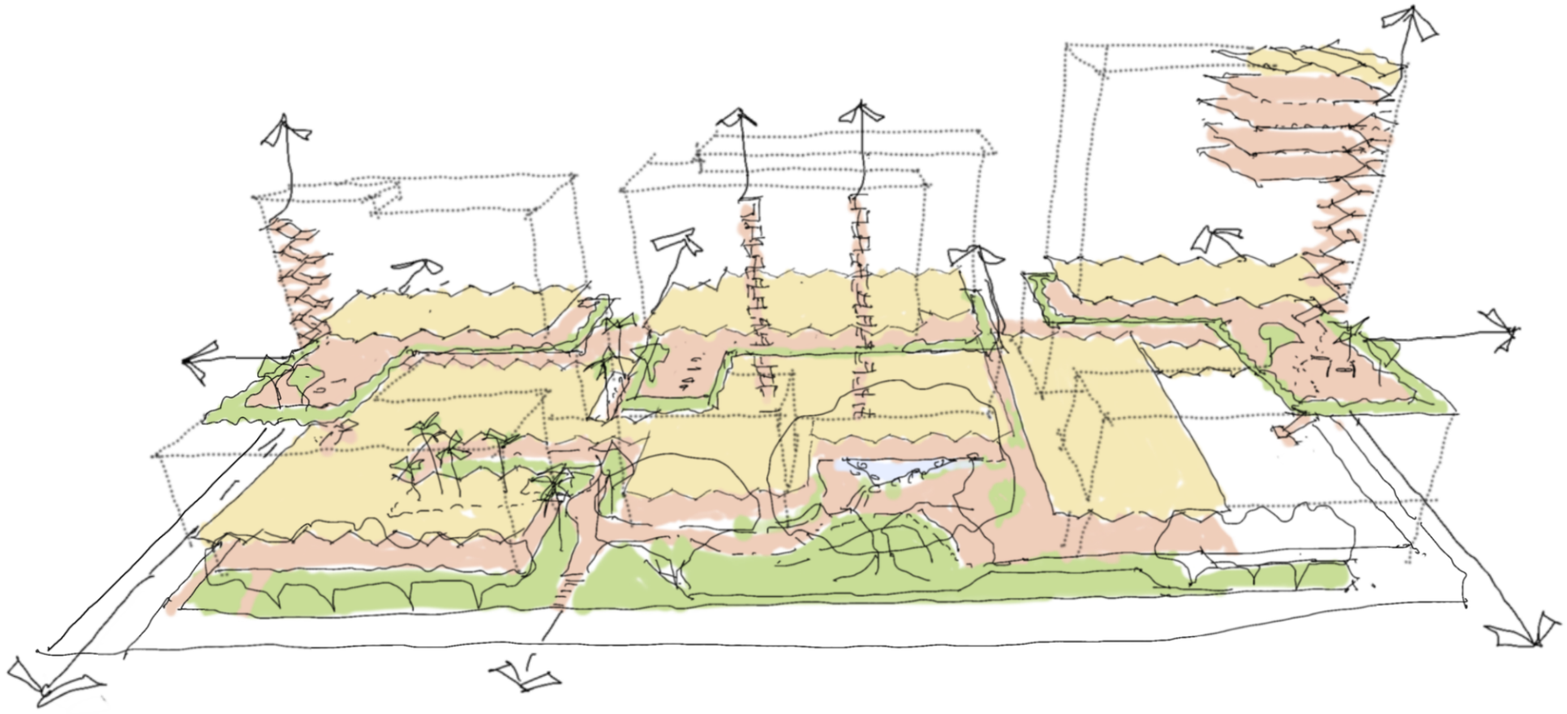
Connecting with Country

5.4 A Woven & Connected Canvas

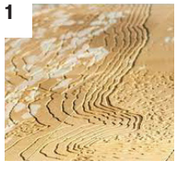
The ground plane is conceived as a continuous clay-brick canvas that unites the colleges through socially and community-focused spaces. Generous native landscaping weaves stories of Country through language, knowledge, and Bidjigal wisdom, while undulating forms evoke the fluid qualities of saltwater Country.

Timber soffits and awnings provide warmth and shelter, their movement referencing the rhythm of water and the surrounding campus architecture. Dark-stained, textured timber reinforces the elemental presence of fire and the hearth, creating places for gathering, connection, and storytelling.

Interconnecting stairs link student levels, while the clay-brick canvas extends into communal spaces and roof terraces, embedding the built form into its context. Together, these elements create a shared student village that brings Country and diverse communities into a connected experience of place.



1. Ngarunga nangama: calm water dream y Judy Watson,
2. Duba (Ground) by Debra Beale, 1 Elizabeth Street Sydney,
3. Local Bushwalk by Ellie Hannon,

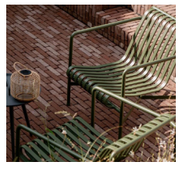


Integrated Indigenous Artwork & Learning





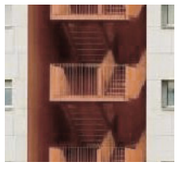
Native & Endemic planting



Places to Informally gather



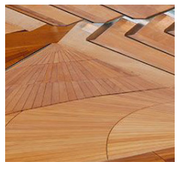
A warm blended ground plane

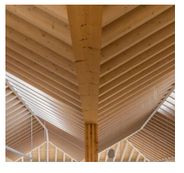


Communication Stairs



Integrated artwork within the stairs





Folded timber awnings and ceilings

*"Signage and wayfinding that engages directly with local First Nations' knowledges"**

*"Moments woven across the precinct that provide clues to Bidjigal stories and culture"**

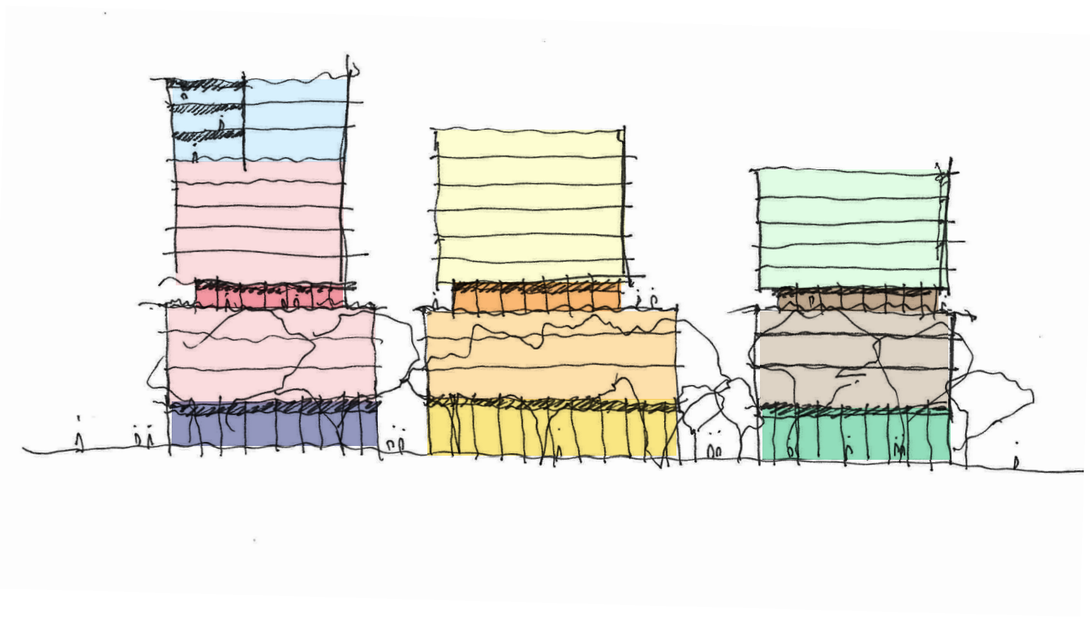
*"Retaining and celebrating trees provides habitat for Non-Human Kin. Drawing on form, colour, and textures of plants and animals can provide powerful, consistent themes throughout the precinct."**

**Comments/quotes from Indigenous community consultation process.*

6.0

Building Program

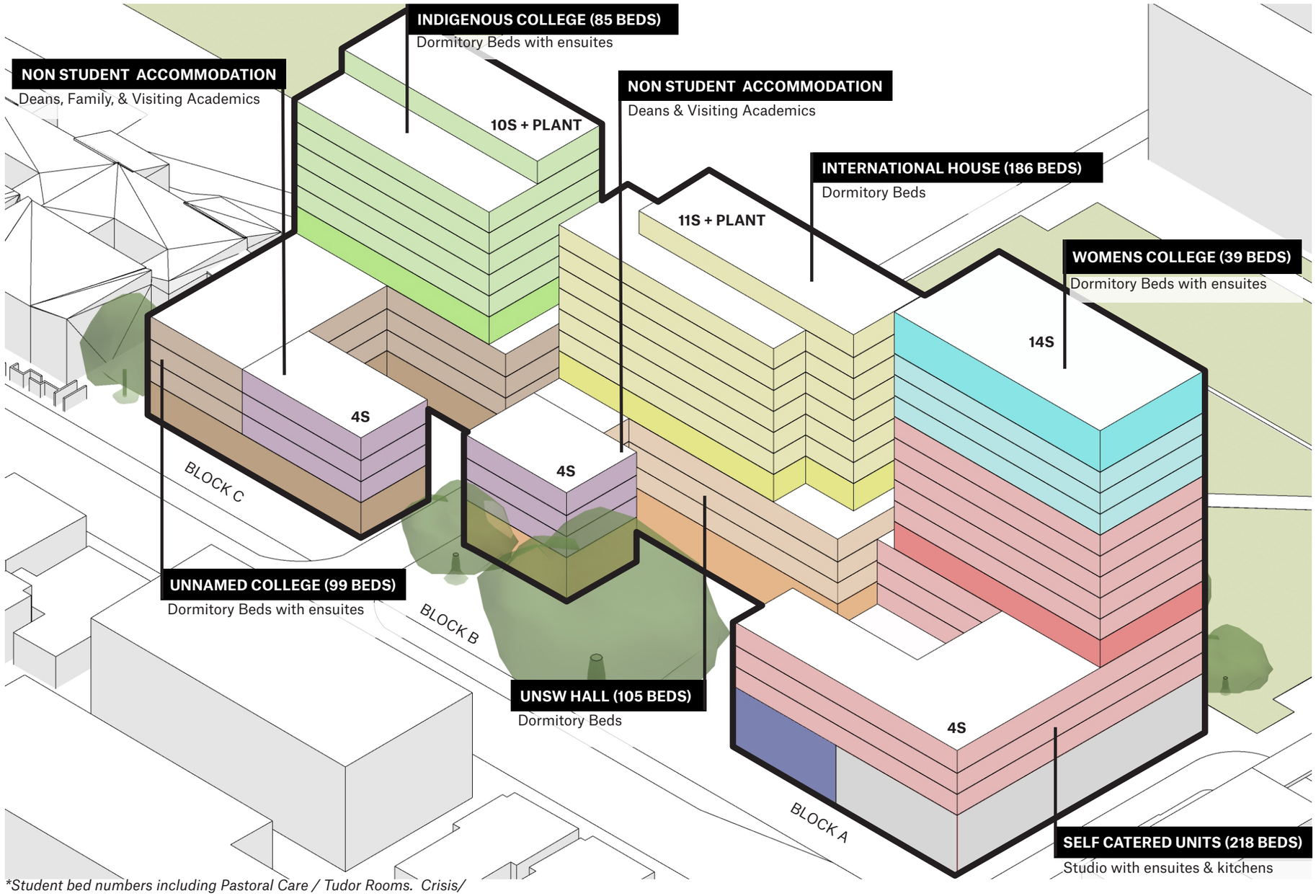
On-Campus Purpose-Built Student Accommodation



Building Program

6.1 Yield Summary

- Total 732 student beds* and 30 non-student beds in Precinct
- 5 colleges + 1x self-catered units
- Communal Functions for each college as well as shared Facilities (i.e. Dining Halls, Music Rooms, Arts & Crafts Room, Wellness Room)
- Outdoor Communal spaces
- Deans & Short-stay non-student accommodation for Visiting Academics & Families



KEY:

- Indigenous College
- Un-named College
- International House
- UNSW Hall
- Womens College
- Self-catered units
- Non-student Accommodation
- Dining Hall
- Loading / Services

**Student bed numbers including Pastoral Care / Tudor Rooms. Crisis/ emergency accommodations are assumed to be located offsite.*

Building Program

6.2 Floorplate Design Strategy

Key spatial relationships within the Dormitory

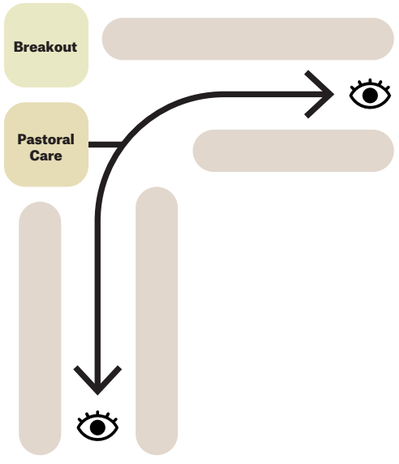
College typology:

— Access to natural light and ventilation for living spaces

— Equitable access to communal areas and amenities for residents

— Central circulation and accessible location for lifts and stairs

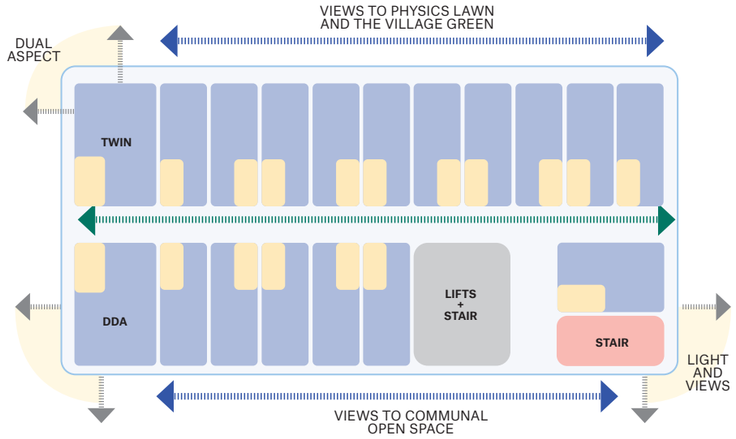
— Visual connection for Pastoral Care and college services



BLOCK A
SELF-CATERED
WITH ENSUITES +
KITCHEN

— Side Core

— Single Corridor

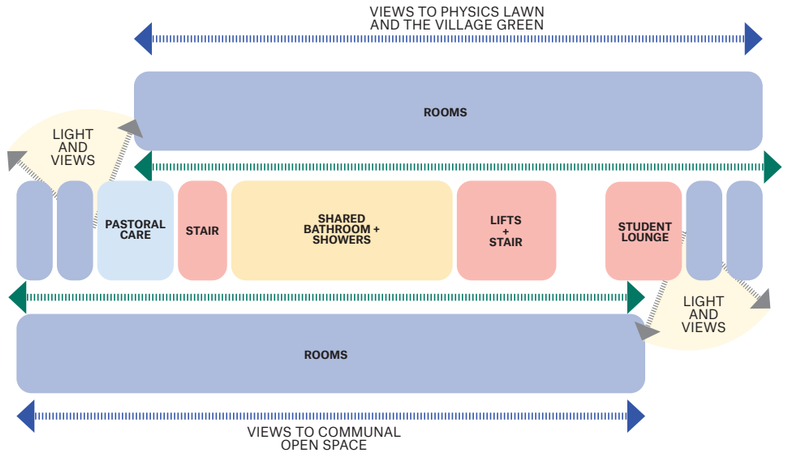


BLOCK B
DORMITORY

— Central Core

— Amenities

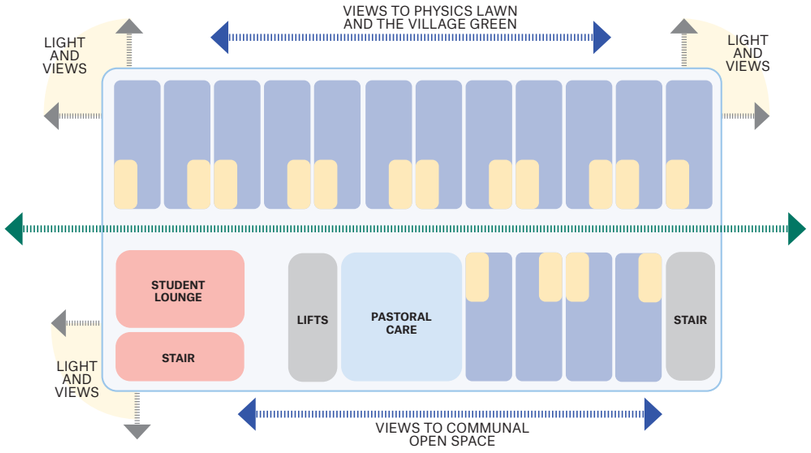
— Double Corridor



BLOCK C
DORMITORY
WITH ENSUITES

— Side Core

— Single Corridor



Building Program

6.3 Dormitory Room Types

College Dorm-Room Typology

Each college offers dorm rooms with either ensuites or without, ensuring a consistent layout. Room amenities should vary in terms of aspect and location, providing students with the option to select higher-quality rooms as they progress through their studies.

Flexible furniture arrangements are incorporated, and some rooms include shared balconies.

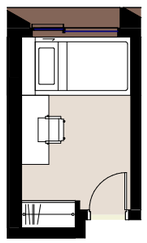
The number of accessible rooms will comply with the minimum NCC requirements to better accommodate students with diverse abilities.

Women's College should reflect a high-end hotel atmosphere, offering a more luxurious experience. Additionally, all doors should be equipped with an access control system, utilizing swipe cards for security and ease of access.

DORMITORY
10SQM

International House
UNSW Hall

- Shared common bathrooms
- Loose furniture including king single bed and 1600mm desk

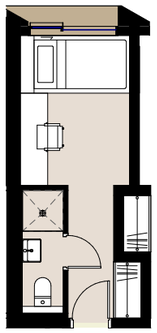


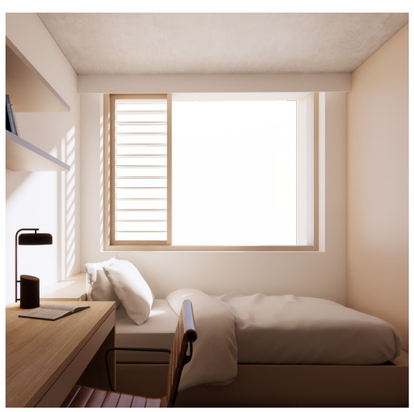


DORMITORY WITH ENSUITE
14SQM

Indigenous College (South)
Unnamed College (South)

- Interlocking robes
- Loose furniture including king single bed and 1600mm desk

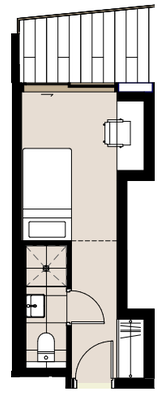


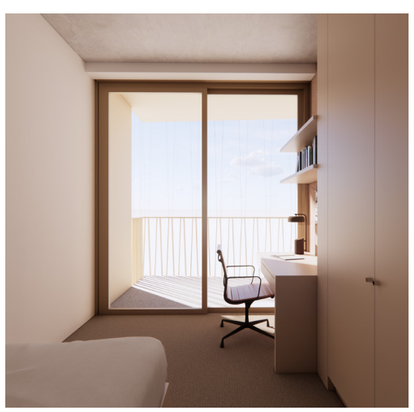


DORMITORY WITH ENSUITE + BALCONY
20SQM

Indigenous College (North)
Unnamed College (North)

- 16sqm internal; 4 sqm balcony
- Interlocking robes
- Loose furniture including king single bed at 1600mm desk

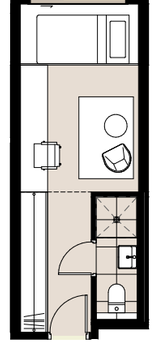




DORMITORY WITH ENSUITE
18SQM

Women's College

- Larger robes
- Ensuite bathrooms
- Loose furniture including double bed and desk





Building Program

6.4 Self-Catered Room Types

Self-Catered Unit typology

Micro Studio

A micro studio is a self-contained unit for a single dweller and is equipped with its own kitchenette, king single bed, en-suite and study desk.

Standard Studio

A single studio is larger in size than a micro, is a self-contained unit for a single dweller and is equipped with its own kitchenette, king single bed, ensuite and study desk.

Premium Studio

A premium studio is larger in size than a standard, is a self-contained unit for a 1-2 dwellers and is equipped with its own kitchenette, double bed ensuite and 2 study desks.

2 Bedroom Twin Room

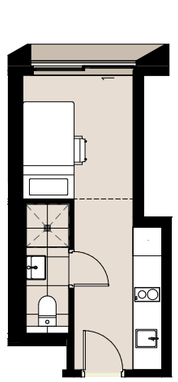
A 2-bedroom SCU is a self-contained unit for two dwellers and is equipped with two single beds, its own kitchenette (shared), en-suite (shared) and individual study desks.

MICRO STUDIO
14SQM

A micro studio is a self-contained unit for a single dweller and is equipped with its own kitchenette, king single bed, en-suite and study desk.

— King single bed above desk and robe

— Interlocking kitchenettes



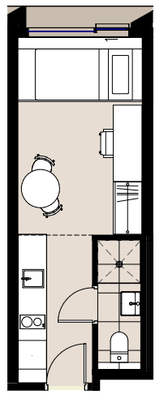


STANDARD STUDIO
18SQM

A single studio is larger in size than a micro, is a self-contained unit for a single dweller and is equipped with its own kitchenette, king single bed, ensuite and study desk.

— Loose furniture including king single bed and 1600mm desk

— Kitchenette opposite bathroom



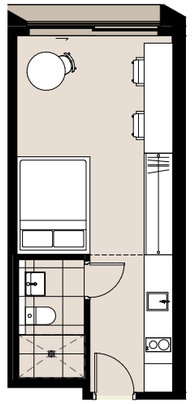


PREMIUM STUDIO
21SQM

A studio is larger in size than a standard, is a self-contained unit for a 1-2 dwellers and is equipped with its own kitchenette, double bed ensuite and 2 study desks.

— Loose furniture including double bed and dual study desk

— Increased wardrobe and larger bathroom

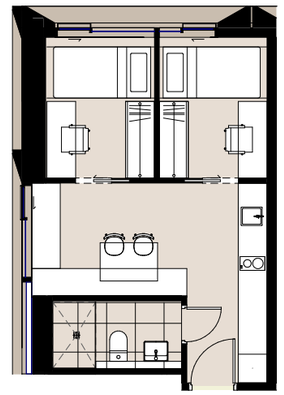




TWIN ROOM
31SQM

A 2-bedroom SCU is a self-contained unit for two dwellers and is equipped with two single beds, its own kitchenette (shared), en-suite (shared) and individual study desks.

— Located on corners for daylight to living room







7.0

Design Description

Public Domain

SEPP (Transport & Infrastructure) 2021: Principle 3 - Accessible and inclusive

School buildings and grounds should be welcoming, easy to navigate and accessible and inclusive for people with differing needs and abilities.

Schools should be designed to respond to the needs of children of different ages and developmental stages, foster a sense of belonging and seek to reflect the cultural diversity of the student body and community.

Schools should be designed to enable sharing of facilities with the community and to cater for activities outside of school hours.

SEPP (Transport & Infrastructure) 2021: Principle 4 - Healthy and safe

Good school design should support wellbeing by creating healthy internal and external environments.

The design should ensure safety and security within the school boundaries, while maintaining a welcoming address and accessible environment.

In designing schools, consideration should be given to connections, transport networks and safe routes for travel to and from school.

Design Description - Public Domain

7.1 Overview

The ground plane is designed as a series of communal, student-focused spaces that activate the frontages to the main campus, Physics Lawn and Village Green, interconnecting seamlessly with one another and the campus to the north.

Block A

The Ground Floor of Block A accommodates the Dining Halls, catering daily meals to the five colleges on site. The main and formal access to the Dining Halls is clearly defined at the north, while a central circulation spine connects all three buildings via a covered walkway.

Block B

International House communal spaces are located on Ground Floor, providing connection to their dedicated Dining Hall. Shared among the colleges are the Arts & Crafts and Wellness Rooms, located to the south wing of Block B and directly connected to courtyard and landscaping, with the existing fig tree in celebration.

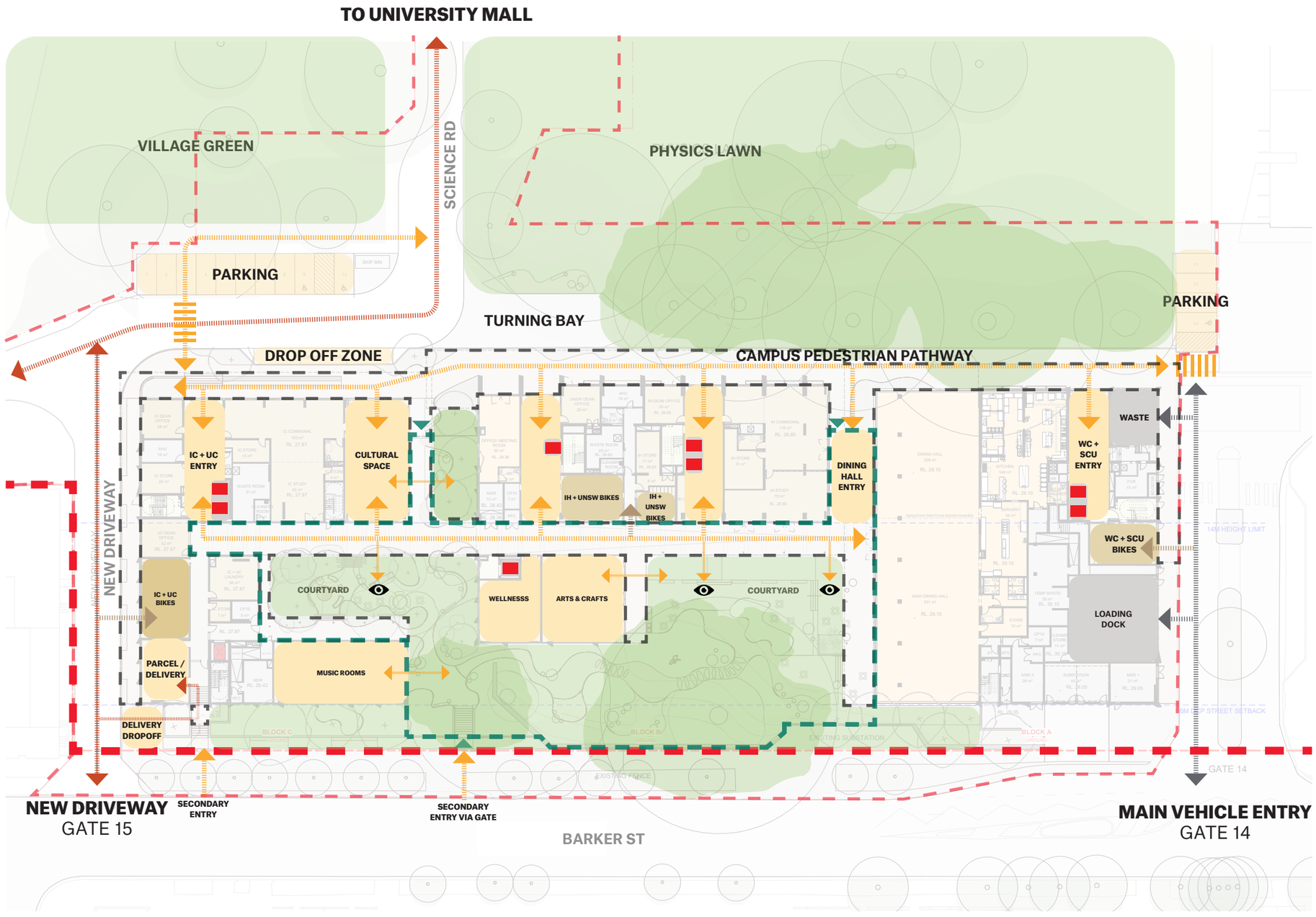
Block C

The central covered walkway continues to the Cultural Activation space and Indigenous Courtyard. Shared music rooms are located to the south wing of Block C and connected to landscaping. There is a secondary discreet entry to the non-student short-stay accommodations, accessed off Barker Street.



Design Description - Public Domain

7.2 Building Circulation



- Site Boundary
- Secure Line
- Pedestrian Pathway
- Driveway Access
- Main Access, Services/Loading
- Bike Access
- Undercovered Path

Design Description - Public Domain

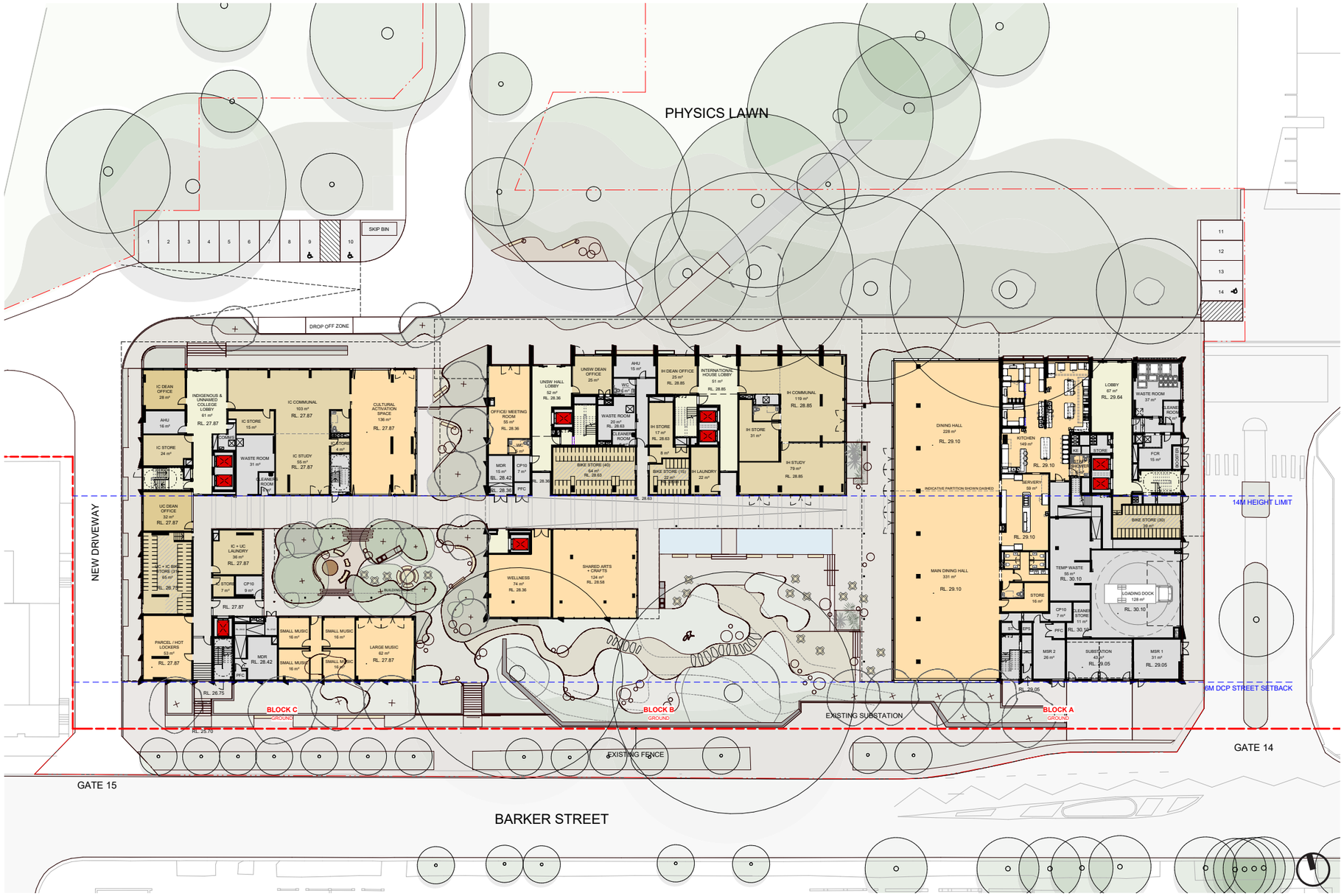
7.3 Ground Level Plan

The ground plane is designed as a series of communal, student-focused spaces that activate the frontages to the main campus, Physics Green, and Village Green, interconnecting seamlessly with one another and the campus to the north. Pedestrians are drawn off Barker Street through the newly opened Gate 15, creating clearly defined shareway, connecting back to Science Road.

The colleges are designed around a more intimate, shared courtyard space, centered on the beautifully retained fig tree. This dedicated secure courtyard serves as partly the communal space for International House but also allows the Dining Hall to spill outside for outdoor dining and an extension of any functions.

The Barker Street frontage is defined by residential apartments for the college deans, designed as a residential typology that aligns with the surrounding residential context across the street. These apartments offer more privacy and a separation from the main student spaces, oriented towards the street with discreet ground-floor access for their families.

Critical infrastructure, servicing and Loading is accessed via the existing Southern Drive at Gate 14.



Design Description - Public Domain

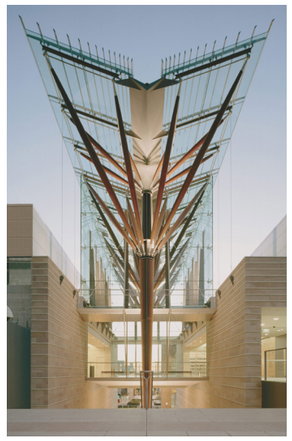
7.4 Building Arrival

Building entries have been carefully designed to frame sight-lines to the surrounding landscape and courtyards beyond, creating a welcoming and inviting threshold for students and visitors.

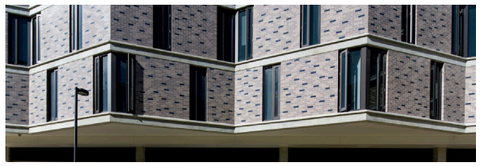


Block B - UNSW Hall Entry

*"Timber finishes throughout, including of different textures, colours, and treatments like burning, lacquer, and paint."**



John Niland Scientia Building



Kensington Colleges



UNSW School of Electrical Engineering



Block C - Indigenous College Entry

Indicative Illustration only: design detail and materiality to be further developed.
**Comments/quotes from Indigenous community consultation process.*

Design Description - Public Domain

7.4 Building Arrival



Block A - Women's College Entry



Block B - International House Entry

Indicative Illustration only: design detail and materiality to be further developed.

Design Description - Public Domain

7.5 Courtyards



Block C - Courtyard

*"Gathering space for performance that supports storytelling, music, and cultural events."**

*"Yarning circle as a central social anchor for dialogue and shared learning."**

*"Smoking ceremony area at the threshold to welcome and activate the precinct."**

*"Terraces and courtyards open out to surrounding canopies"**

*"Timber finishes throughout, including of different textures, colours, and treatments like burning, lacquer, and paint"**

*"Places to rest alone or gather together provide opportunities to connect with surrounding landscape at all moments of their day."**



Block C - Courtyard

*"Courtyards and communal spaces that encourage viewpoints out to significant sight-lines"**

Indicative Illustration only: design detail and materiality to be further developed.
**Comments/quotes from Indigenous community consultation process.*

Design Description - Public Domain

7.6 Communal Spaces



Block C - Common Room

*"Warm textures and colours that evoke a sense of movement, and light"**

*"Wide or tall windows to allow an abundance of natural light into rooms and corridors"**

*"Gathering space for performance that supports storytelling, music, and cultural events."**



Cultural Activation Space



Shared Arts& Crafts Room

Indicative Illustration only: design detail and materiality to be further developed.
**Comments/quotes from Indigenous community consultation process.*

Design Description - Public Domain

7.7 The Veranda

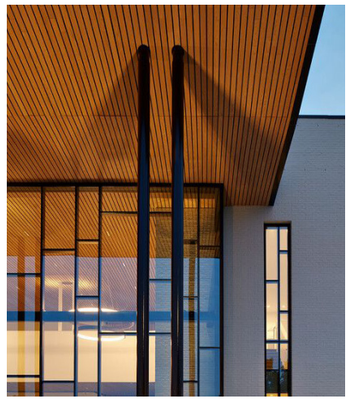
*"Open, shared environments to congregate in bright, welcoming spaces"**

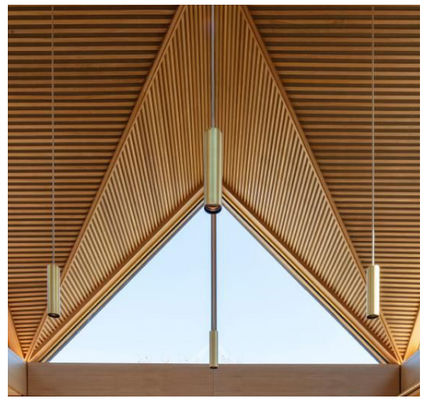
*"Gathering space for performance that supports storytelling, music, and cultural events."**

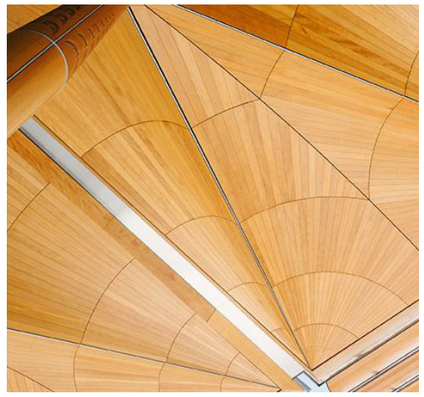
Block C - Courtyard



*"Moments woven across the precinct that provide clues to Bidjigal stories and culture"**









1. Gum Leaves, Prince of Wales Hospital by Dr Peter Yanada McKenzie & Jonathan Jones



2. Shimmer, Heffron Centre by Re-Right Collective



Yukeembrukk Colleges Dining Hall, ANU

Indicative Illustration only: design detail and materiality to be further developed.
**Comments/quotes from Indigenous community consultation process.*

Pictured

View of Main Courtyard looking towards Dining Hall, subject to detailed design.



Design Description - Public Domain

7.8 Two Dining Halls



*Indicative Illustration only, design detail and materiality to be further developed.

Design Description - Public Domain

7.8 Two Dining Halls



*Indicative Illustration only, design detail and materiality to be further developed.

Design Description - Public Domain

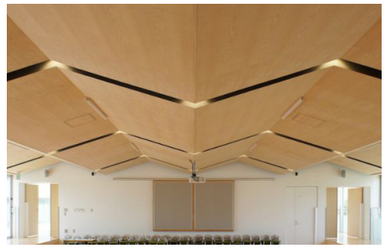
7.9 Main Dining Hall

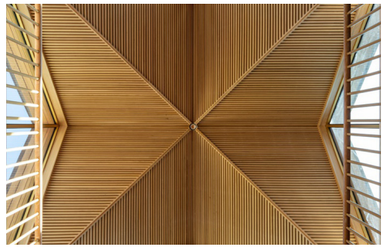
The dining hall is a light-filled space with a bespoke ceiling, designed to accommodate a variety of functions while uniting all the colleges in communal meals, social interaction, and events, playing a central role in the student village community.

Dining Hall



*"Moments woven across the precinct that provide clues to Bidjigal stories and culture"**







Homerton College Dining Hall



Goldstein Dining Hall



Canyons Commons Dining Hall, George Fox University

Indicative Illustration only: design detail and materiality to be further developed.
**Comments/quotes from Indigenous community consultation process.*

8.0

Design Description

Podium

SEPP (Transport & Infrastructure) 2021: Principle 7 - Visually appealing

School buildings and their landscape settings should be aesthetically pleasing by achieving good proportions and a balanced composition of built and natural elements.

Schools should be designed to respond to and have a positive impact on streetscape amenity and the quality and character of the neighbourhood.

The identity and street presence of schools should respond to the existing or desired future character of their locations.

The design of schools should reflect the school's civic role and community significance.



Design Description - Podium

8.1 Overview

Block A

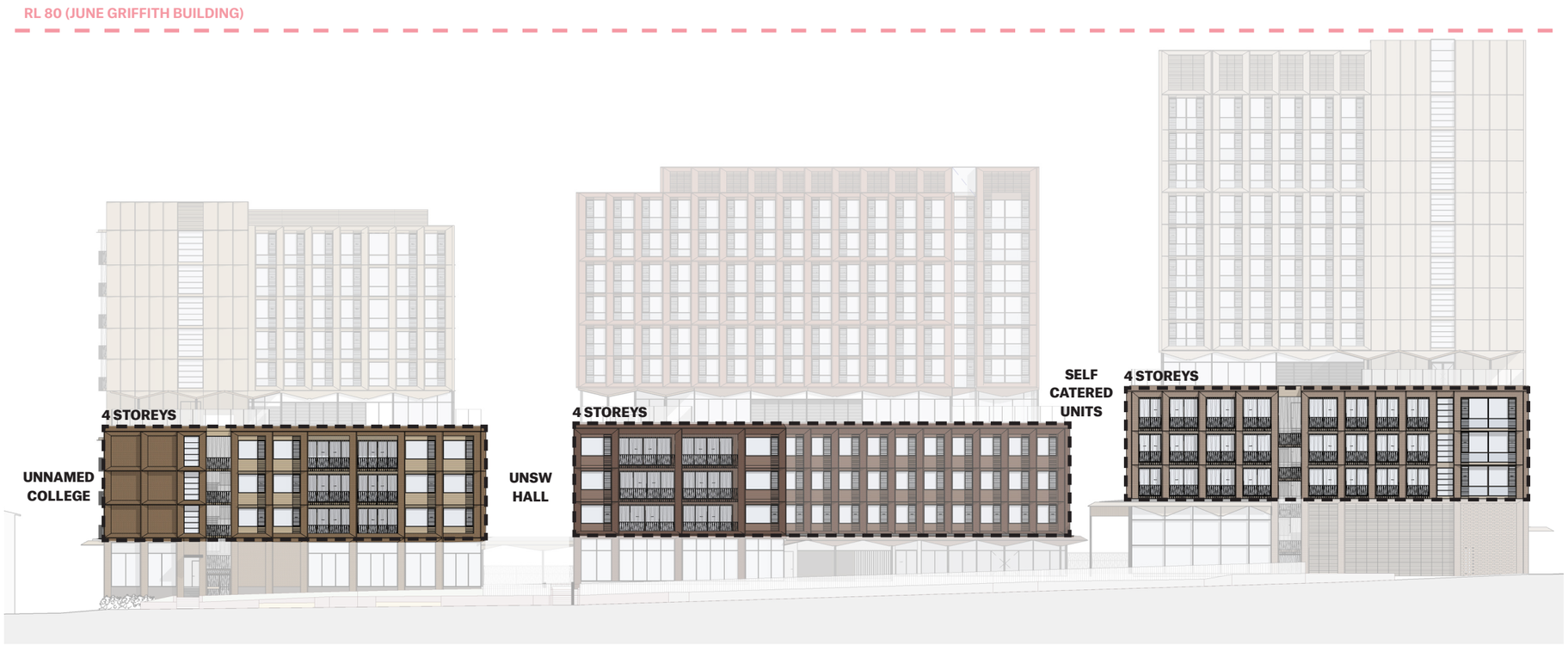
Self-catered units are located on the podium levels of Block A, with communal spaces shared with the upper levels on Level 04, fostering a blend of private living and social interaction.

Block B

UNSW Hall accommodation occupies the podium levels of Block B, with communal areas positioned on Level 04, offering a vibrant and supportive environment for residents.

Block C

Accommodation for the unnamed college is situated on the podium levels of Block C, with its communal spaces located on Level 04 promoting a strong sense of community and engagement.



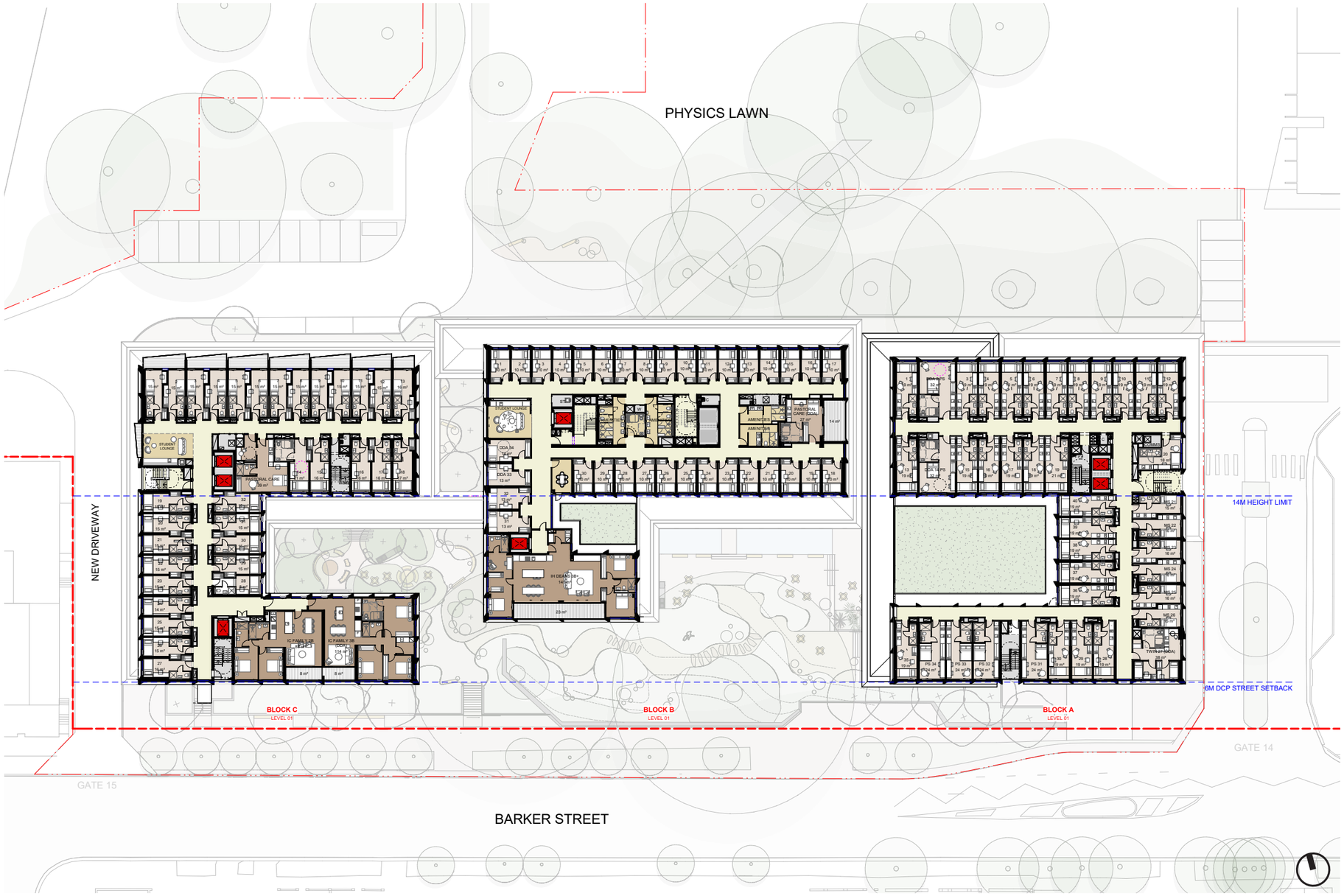
Design Description - Podium

8.2 Level 01

Level 01

The typical levels for Level 01 house the college cohorts for the Unnamed College (Block C), UNSW Hall (Block B), and self-catered units in Block A. The design prioritises natural light, ventilation, and equitable access to communal areas, fostering a healthy, connected student environment. Lifts and communication stairs are strategically placed for easy movement and visibility, with visual links to pastoral care and college services.

The south wings of Blocks B and C house Deans' accommodations for UNSW Hall, International House, Indigenous College, and the Unnamed College, as well as visiting academic and family units. These non-student areas are accessed via a dedicated lift lobby off Barker Street, providing discreet yet convenient access.

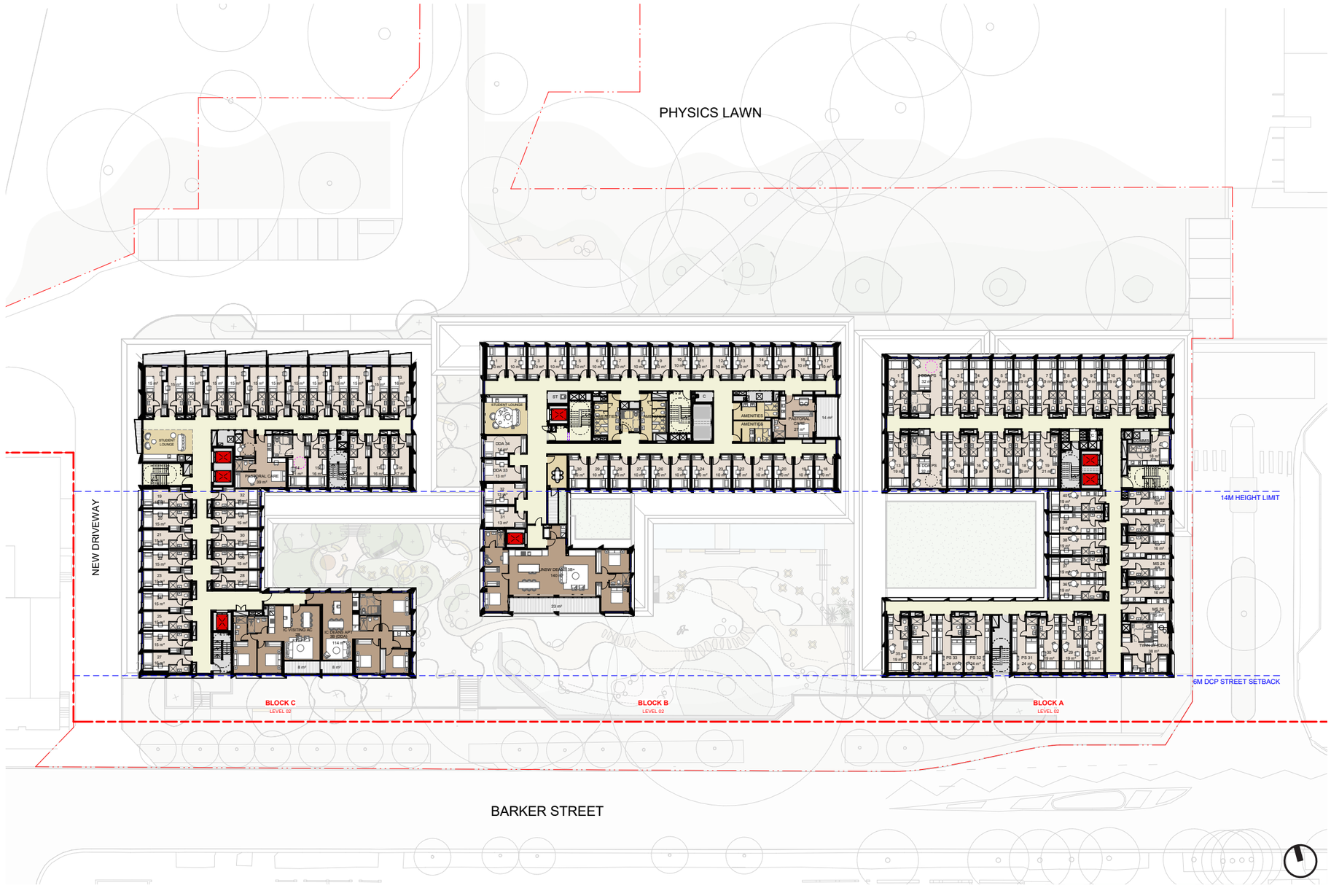


Design Description - Podium

8.3 Level 02

Level 02

The Level 02 plans are repeated from Level 01. In Block B, the South wing houses UNSW Hall Deans accommodation, in Block C the South wing accommodates the Indigenous College Deans and 2-bed Visiting Academic accommodations.*



Design Description - Podium

8.4 Level 03

Level 03

The Level 03 plans are repeated from Level 01. In Block B, the South wing accommodates two 2-bed Visiting Academic accommodations, Block C South wing accommodates Unnamed college Deans and 2-bed Visiting Academics accommodations.





Pictured

Visualisation of proposed development from Barker Street, subject to detailed design.

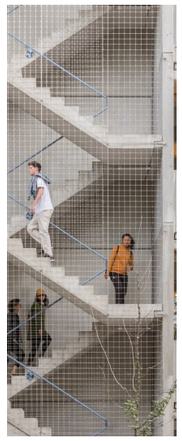
Design Description - Podium

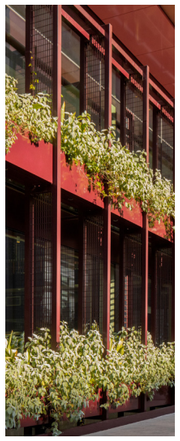
8.5 Internal View from Student Lounge

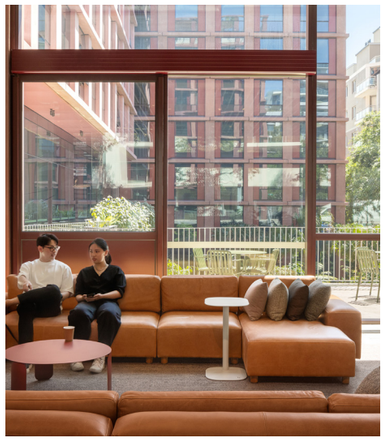
Each College floor is anchored by a central student lounge that serves as the point of arrival.

These communal spaces are oriented to maximise views and daylight. Their proximity to the communication stairs enhances vertical connection and promotes informal social interaction between levels.









**Indicative Illustration only, design detail and materiality to be further developed.*



9.0

Design Description

Upper Building

SEPP (Transport & Infrastructure) 2021: Principle 5 - Functional and comfortable

Schools should have comfortable and engaging spaces that are accessible for a wide range of formal and informal educational and community activities.

In designing schools, consideration should be given to the amenity of adjacent development, access to sunlight, natural ventilation, proximity to vegetation and landscape, outlook and visual and acoustic privacy.

Schools should include appropriate indoor and outdoor learning and play spaces, access to services and adequate storage.

SEPP (Transport & Infrastructure) 2021: Principle 6 - Flexible and adaptable

In designing schools, consideration should be given to future needs and take a long-term approach that is informed by site-wide strategic and spatial planning.

Good design for schools should deliver high environmental performance and ease of adaptation, and maximise multi-use facilities.

Schools should be adaptable to evolving teaching methods, future growth and changes in climate, and should minimise the environmental impact of the school across its life cycle.

Design Description - Upper Building

9.1 Overview

Block A

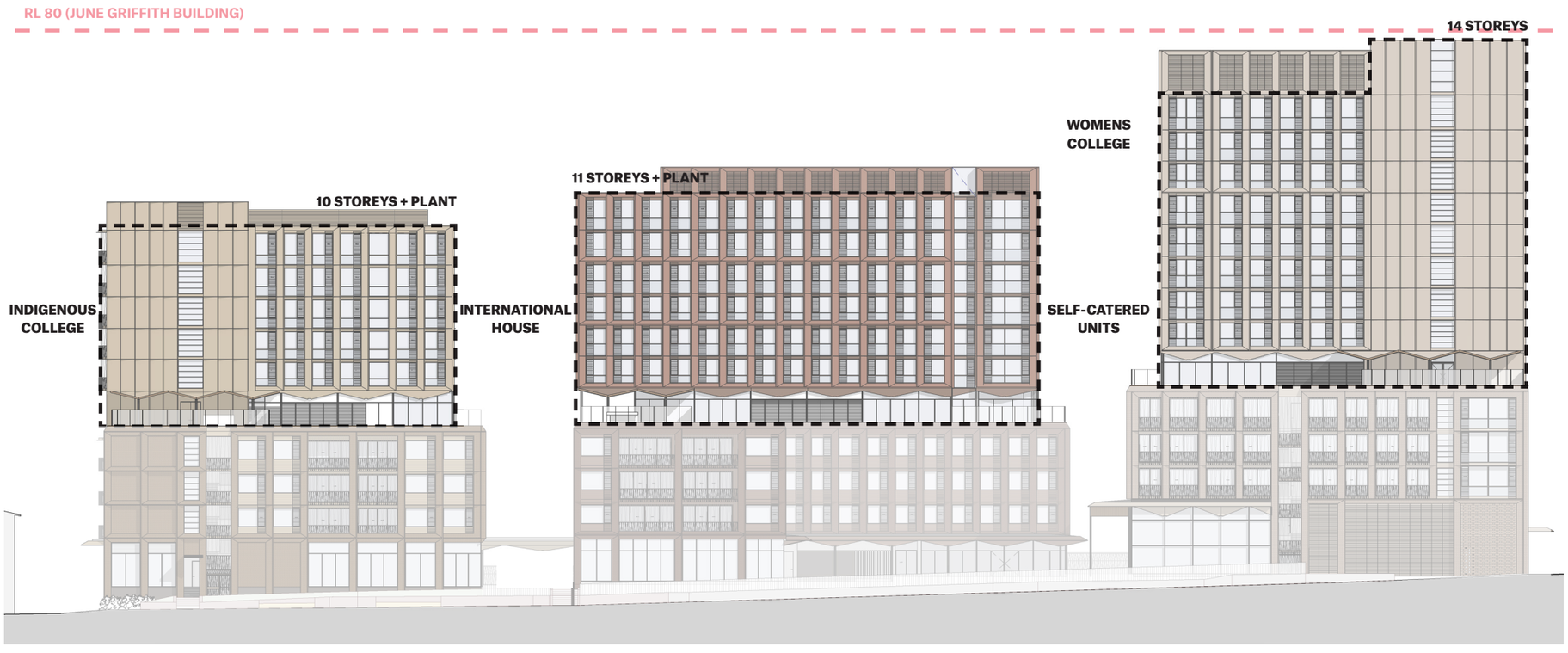
The self-catered units extend up to the upper levels of Block A, with communal spaces located on Level 04. The top three levels of the block are dedicated to the Women's College, providing a private, elevated residential experience for female students.

Block B

International House accommodation occupies the upper levels of Block B, with communal areas situated on Ground Floor, offering accessible and welcoming spaces for residents.

Block C

The Indigenous College accommodation is located on the podium levels of Block C, with its communal spaces also on Ground Floor, fostering a strong sense of community and connection for Indigenous students.



Design Description - Upper Building

9.2 Level 04 Communal

Communal Amenity

The upper level colleges & self-catered units feature their communal spaces on Level 04, offering expansive views above the trees and overlooking the campus. These spaces are enhanced by extensive outdoor terraces designed for creativity and activities, including a BBQ area and seating areas, fostering social interaction and relaxation for residents.

On uninhabitable roofscapes above non-student accommodation, large-scale Indigenous motifs and patterns will be incorporated as pebble artworks, creating visual interest for rooms overlooking these spaces.



Design Description - Upper Building

9.2 Level 04 Communal



Block C - Roof Terrace

*“Moments woven across the precinct that provide clues to Bidjigal stories and culture”**

*“Wide or tall windows to allow an abundance of natural light into rooms and corridors”**



Block B - Common Room

Indicative Illustration only: design detail and materiality to be further developed.
**Comments/quotes from Indigenous community consultation process.*

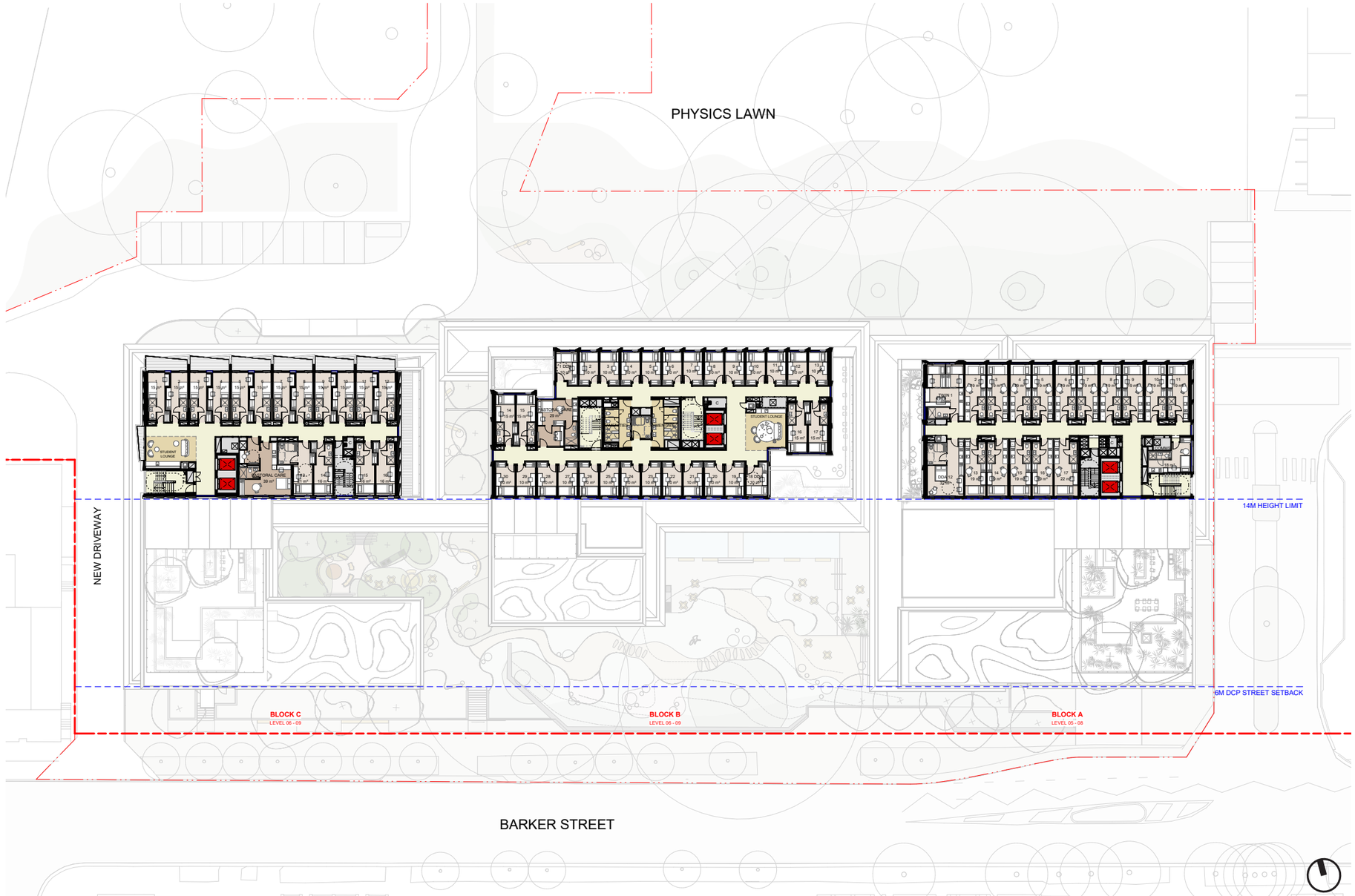
Design Description - Upper Building

9.3 Levels 05-09

Levels 05-09

The typical upper levels house the college cohorts for the Indigenous College in Block C, International House in Block B, and self-catered units in Block A. The design incorporates a double-loaded corridor for Blocks A and C, ensuring efficient floorplates with communication stairs located at the ends of the corridors along the façade. This maximizes visibility and access to natural light, encouraging use and interaction between floors. In Building B, the interlocking design of the blocks reduces overall building bulk while minimizing corridor lengths, all while maintaining the required number of beds. Shared facilities, stairs, and lifts are centrally located for easy access from both sides of the floorplate.

All upper floorplates benefit from excellent north and south-facing outlooks, with corridors flooded with natural light at the ends, and lift lobbies receiving fresh air. Pastoral care studios are strategically positioned to provide clear sight-lines down common corridors, ensuring easy supervision and a supportive environment for students.



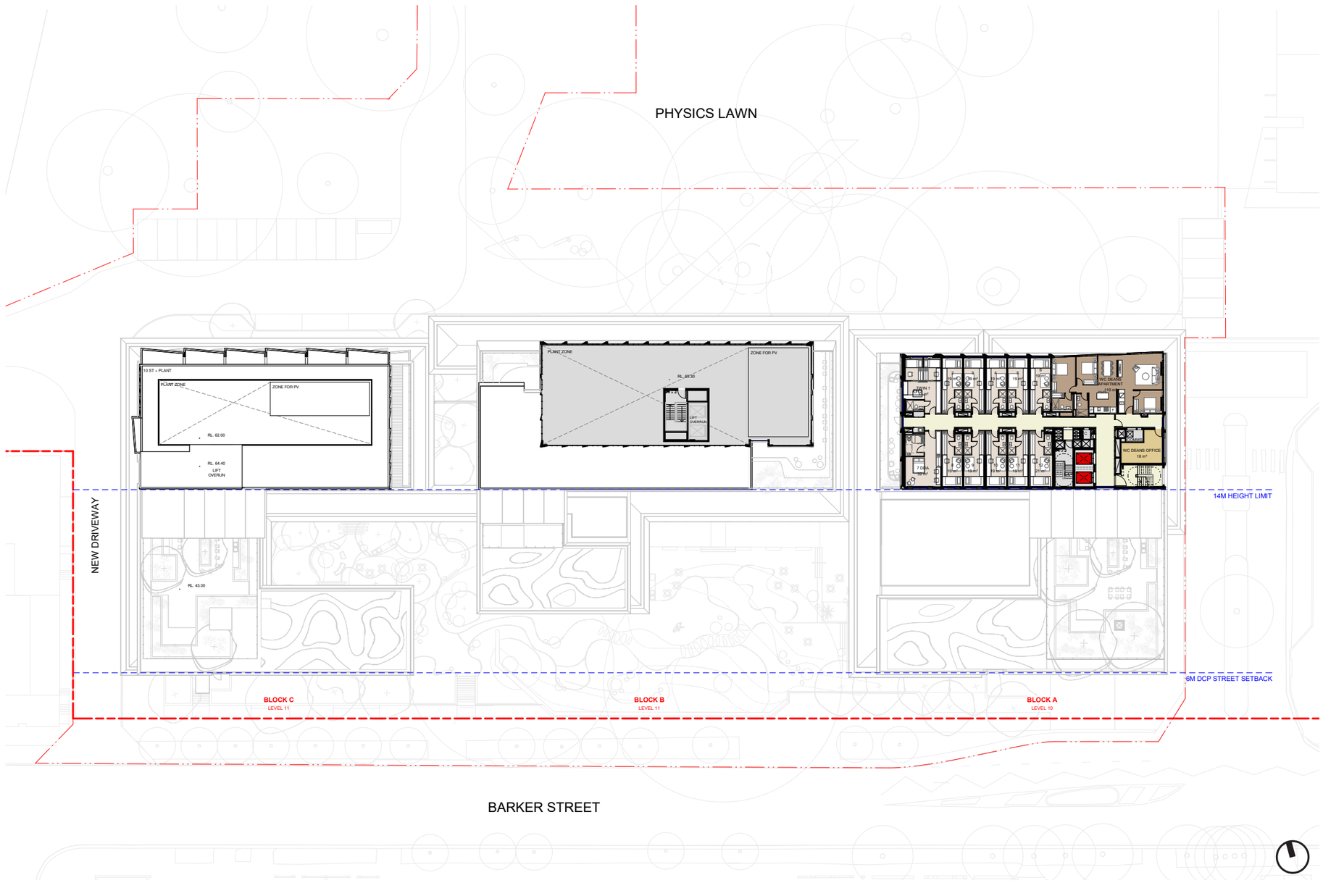
Design Description - Upper Building

9.4 Womens College - Level 10

The Womens College Penthouse

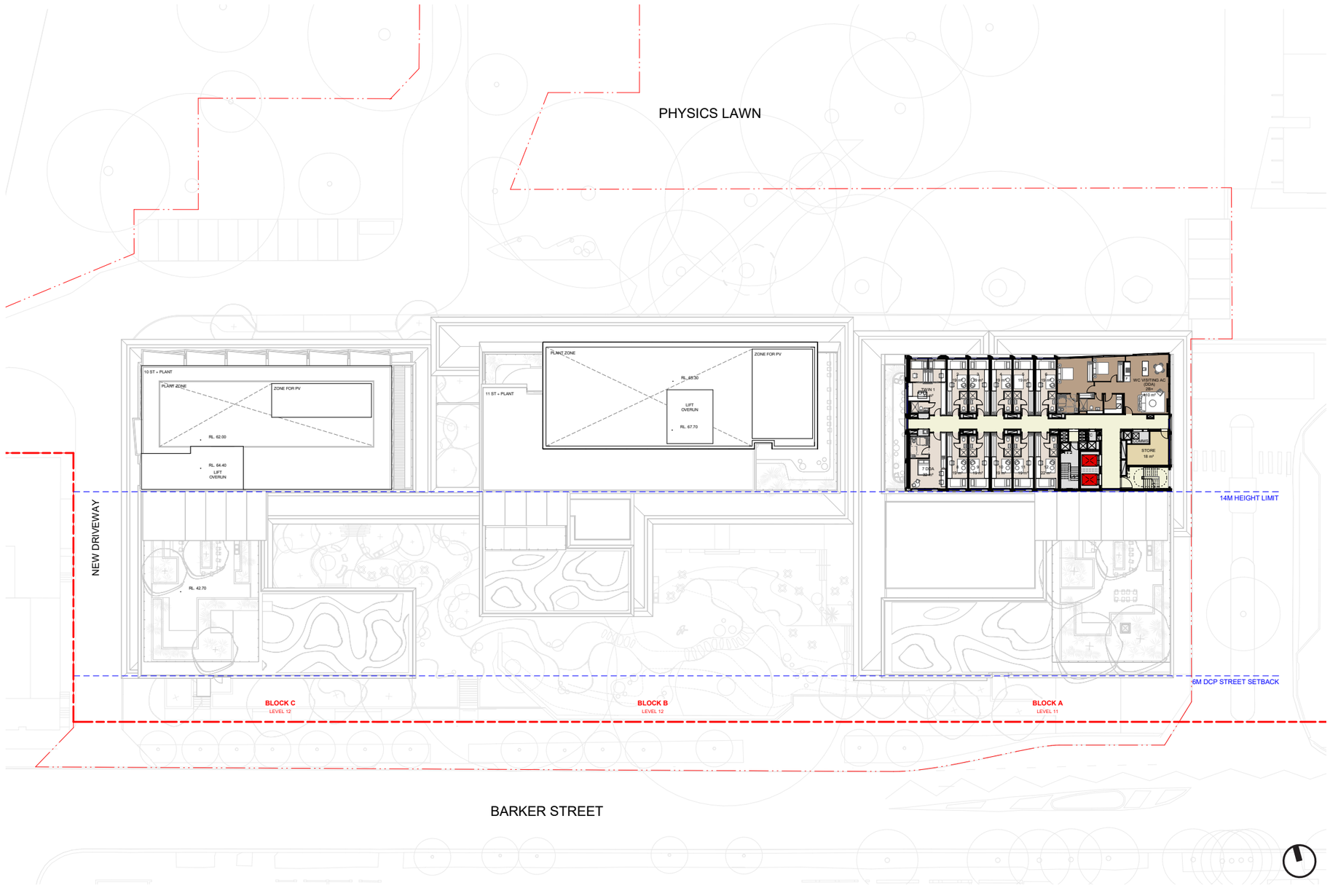
The purpose-built college is designed to accommodate and empower female students, creating an environment that nurtures leadership, personal growth, and a strong sense of community. Positioned in the penthouse style at the top of Block A, the college's intimate scale fosters a select cohort, encouraging a tight-knit, supportive residential community. The Dean is located within the college, providing a direct connection with the residents and ensuring strong guidance and mentorship.





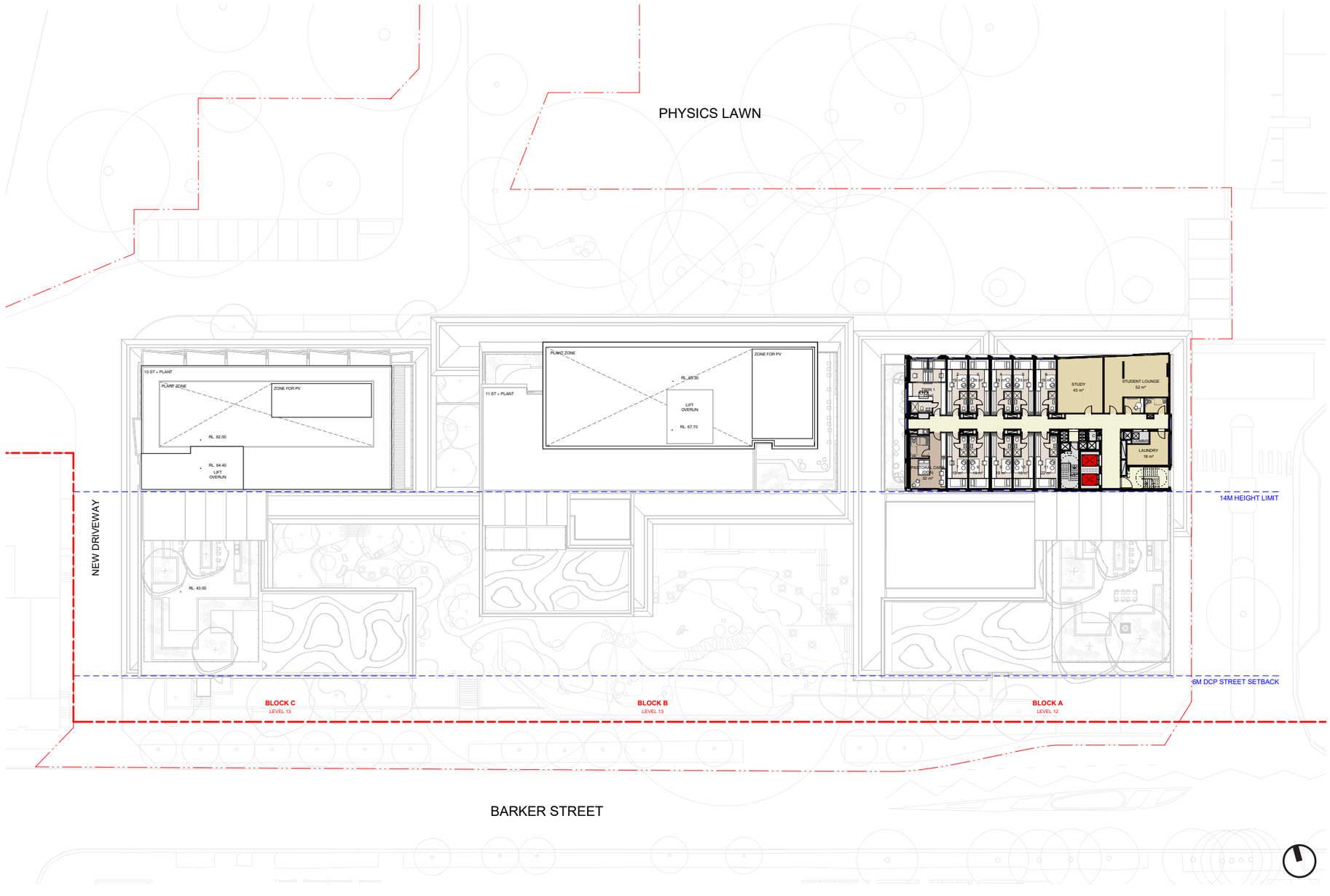
Design Description - Upper Building

9.5 Womens College - Level 11



Design Description - Upper Building

9.6 Womens College - Level 12

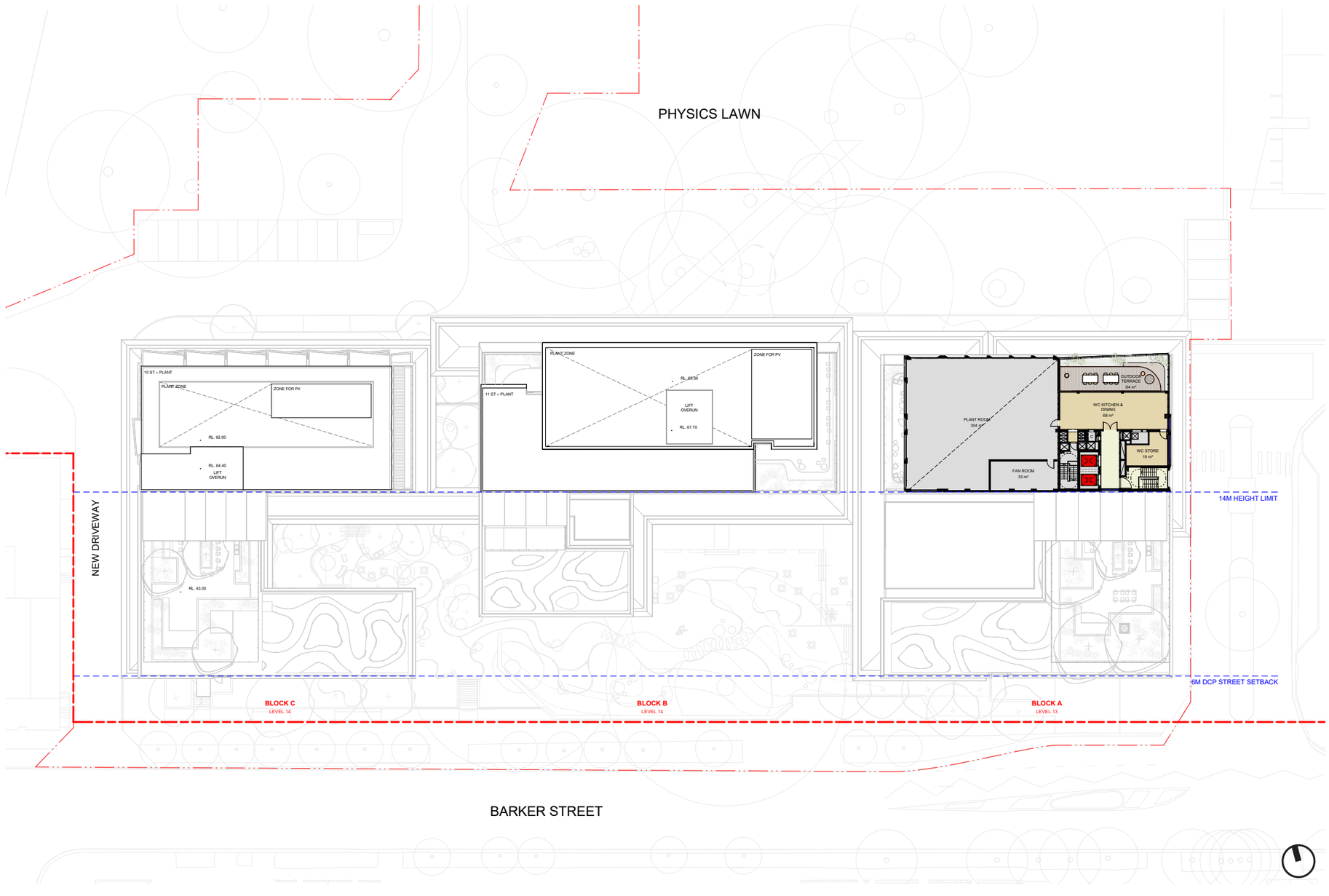


Design Description - Upper Building

9.7 Womens College - Level 13

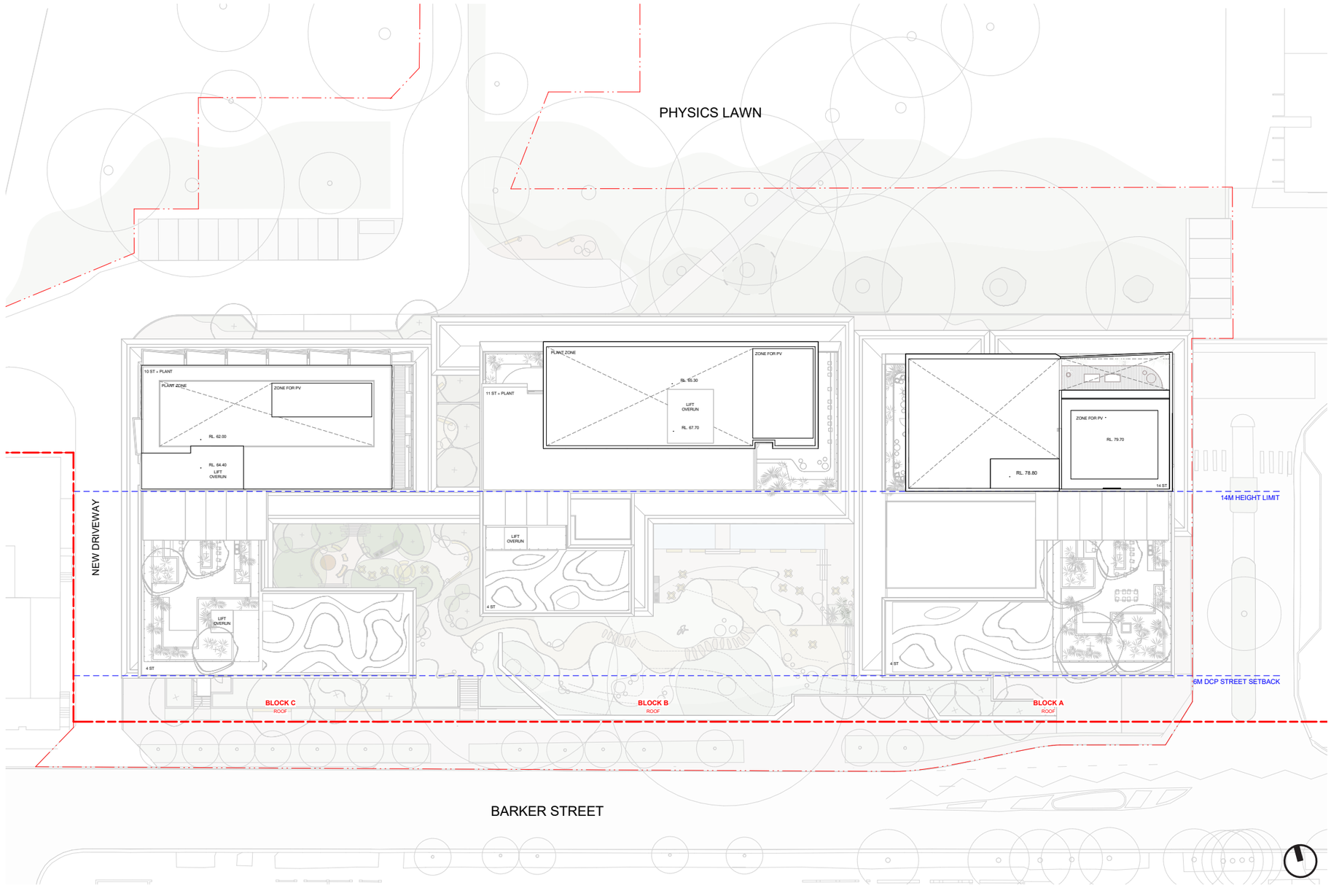
The Communal Outdoor Terrace for Women's College is located at the highest level of the building and oriented north, taking full advantage of uninterrupted views over Randwick and Centennial Park.

Building plants and services are located on the roof of Block A on the north. This is ideally located to minimise of the any overshadowing to Barker Street.



Design Description - Upper Building

9.8 Roof



Pictured

Visualisation of proposed development from Physics Lawn, subject to detailed design



10.0

Facade Approach

Architectural Expression

SEPP (Transport & Infrastructure) 2021: Principle 2 - Sustainable, efficient and resilient

Good school design combines positive environmental, social and economic outcomes and should align with the principles of caring for Country.

Schools should be designed to be durable and resilient in an evolving climate.

Schools and their grounds should be designed to minimise the consumption of energy, water and other natural resources and reduce waste.



Facade Approach

10.1 Design Principles

Our facade concept has been developed around three key design pillars.



STUDENT EXPERIENCE

Creating a home away from home, with high-quality amenities and communal spaces that foster an enriched, connected student community.



COLLEGE IDENTITY

The built form, materiality, and interconnected spaces are designed to express the identity of each individual college while contributing to the character of this unique new student housing village.



CONNECTING WITH COUNTRY + CAMPUS

Opportunities to connect with Country, as identified by the local community, are woven into the design while integrating seamlessly with the university's built form and overall sense of place.

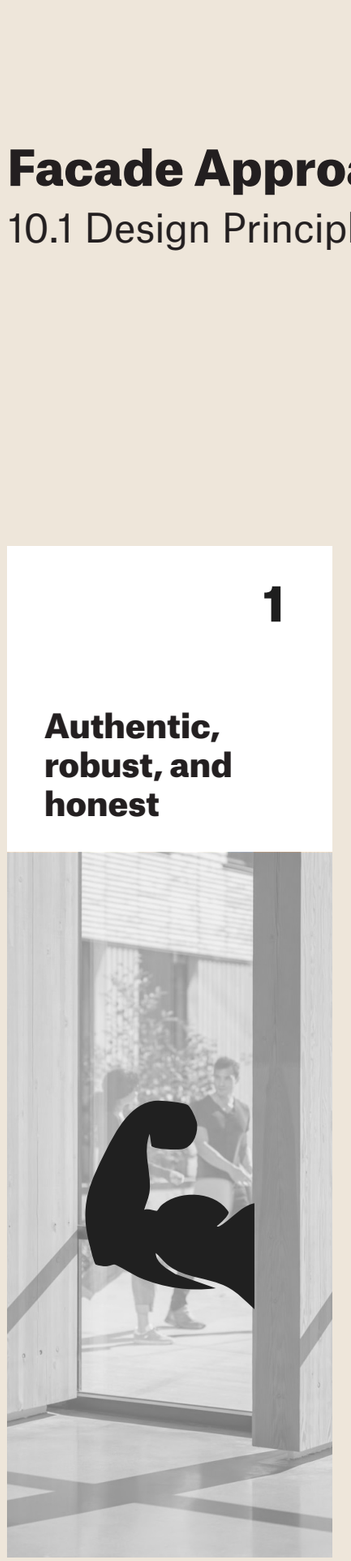
Facade Approach

10.1 Design Principles

When approaching the architectural expression, the façade design will be guided by key design criteria—environmental performance, construction efficiency, material sustainability, user amenity, and contextual identity—to ensure the best outcome for the project.

1

Authentic, robust, and honest



2

Optimal window to wall ratio



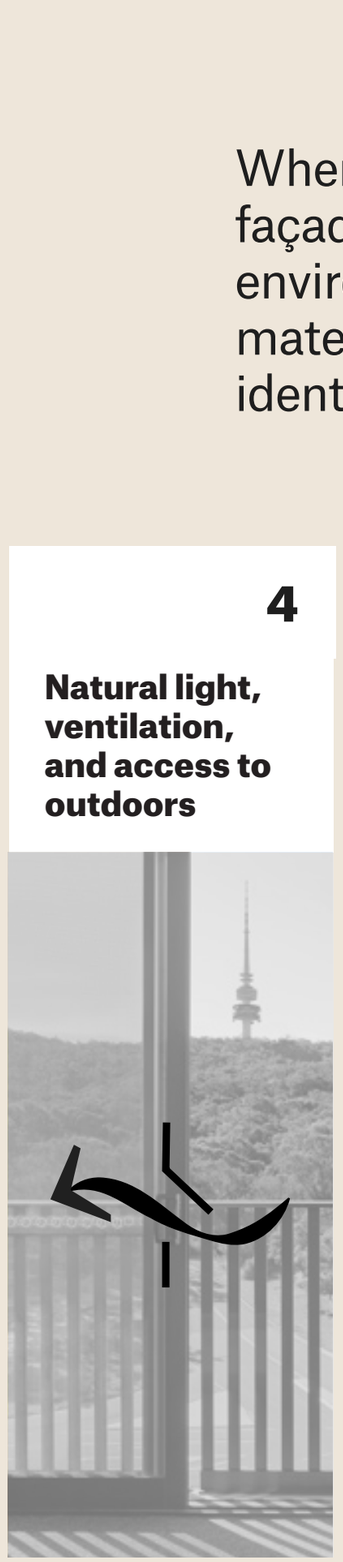
3

Passive sun shading



4

Natural light, ventilation, and access to outdoors



5

Modular construction



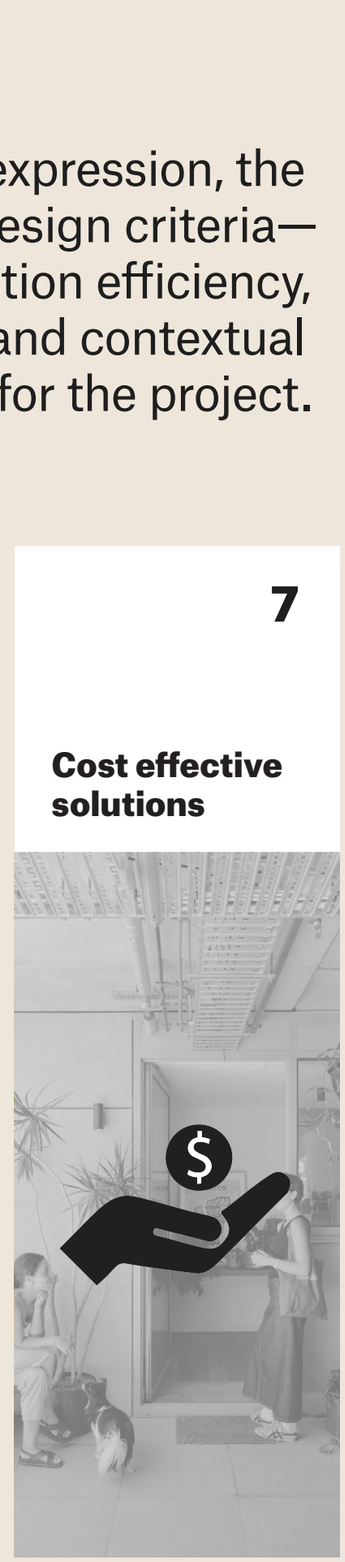
6

A warm material palette inspired by nature



7

Cost effective solutions

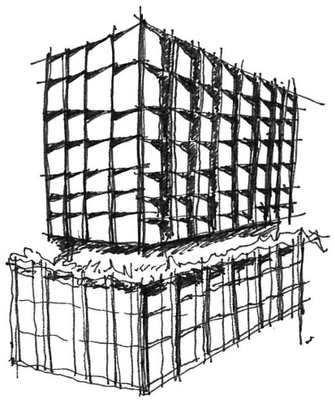


Facade Approach

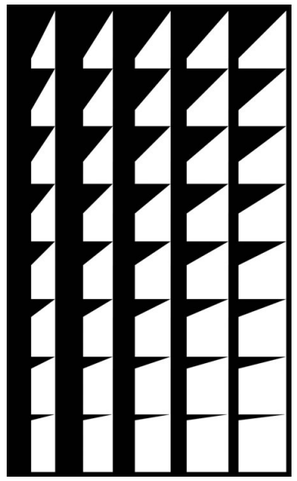
10.2 Facade Concept

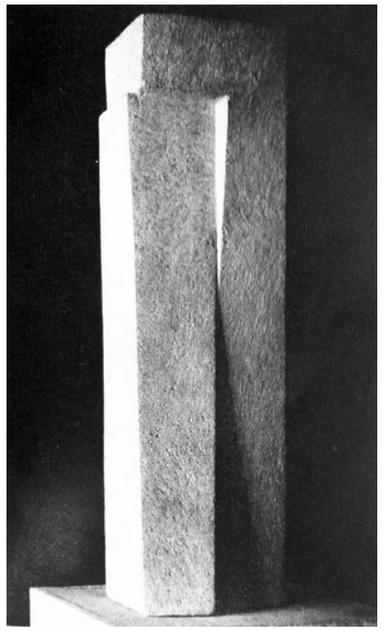
The façade concept draws inspiration from the layered textures of saltwater Country—its dunes, sandstone cliffs, and the paperbark tree. Like bark peeling and folding, the building envelope is articulated to reveal moments of light, shadow, and texture. At the base, brick and clay ground the colleges with warmth and reference the elemental presence of fire.

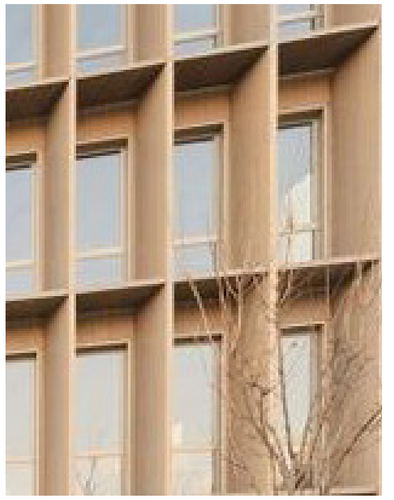
Each college is distinguished through variations in tone and colour, using a soft, natural palette that subtly references Country while enhancing warmth and tactility. Across the buildings, the façade fins shift in direction, scale, and proportion, echoing the rippling movement of water and reinforcing a sense of rhythm and flow. Together, these elements create a holistic response to Country and context, expressed through materiality, texture, and the dynamic façade edge.







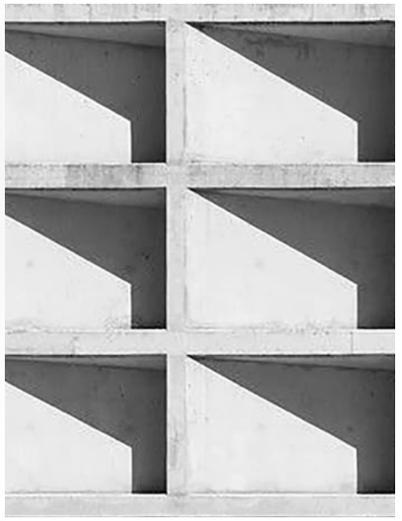








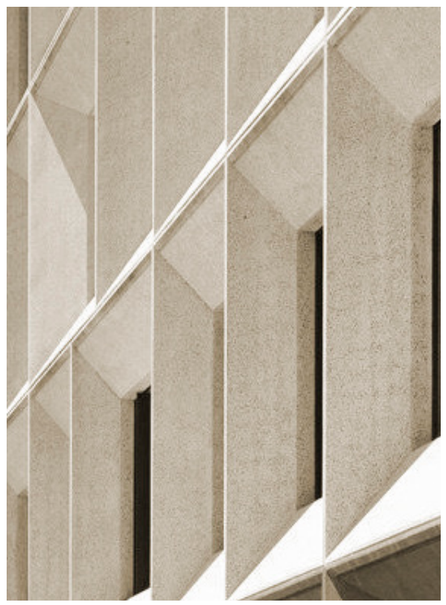


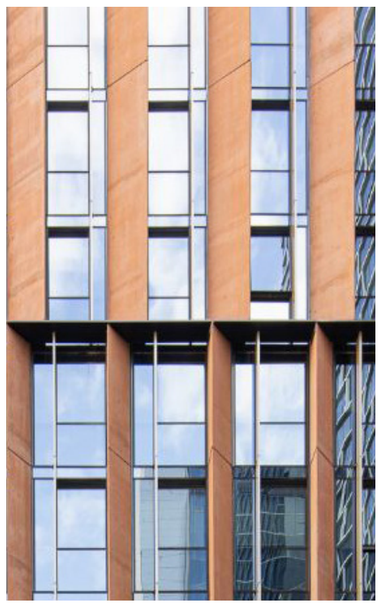


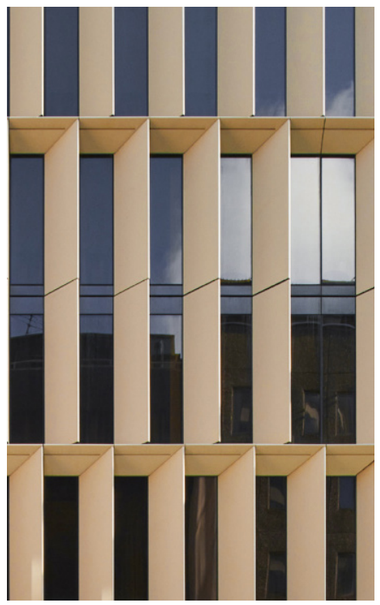
Facade Approach

10.2 Facade Concept

The façade detailing draws on traditional timber construction, referencing shiplap cladding and finely crafted timber-like components used for shading.
This tactile language continues into the upper building, where lightweight structures weave vertically—evoking the slender, upright forms of surrounding trees. In contrast, the base of the building is more grounded and robust, drawing inspiration from the natural terrain: the sandy dunes, sedimentary sandstone cliffs, and the rich, warm clays of the coastal wetlands. Together, these elements create a dialogue between lightness and solidity, landscape and architecture.

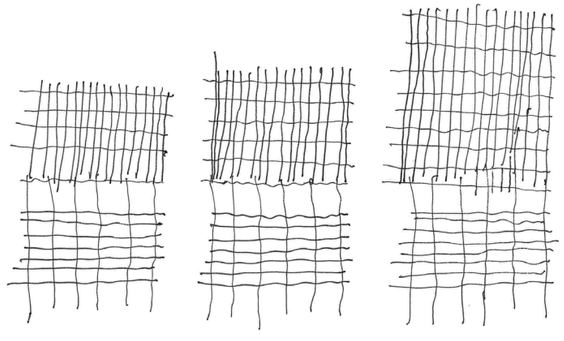




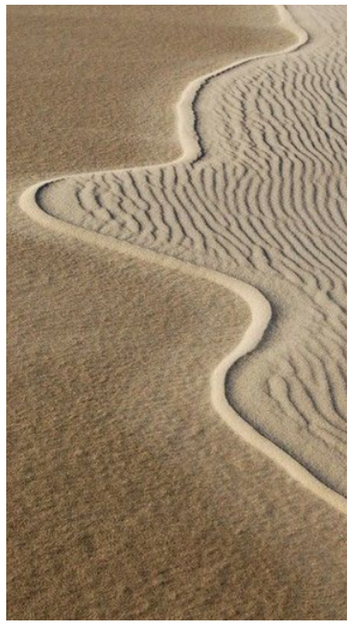


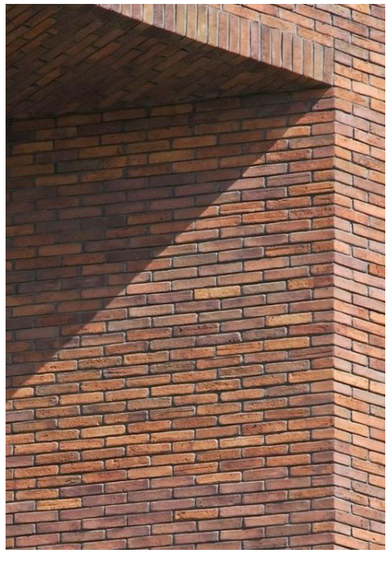
Features in the facade that suggest fluidity and movement













Facade Approach

10.2 Facade Concept

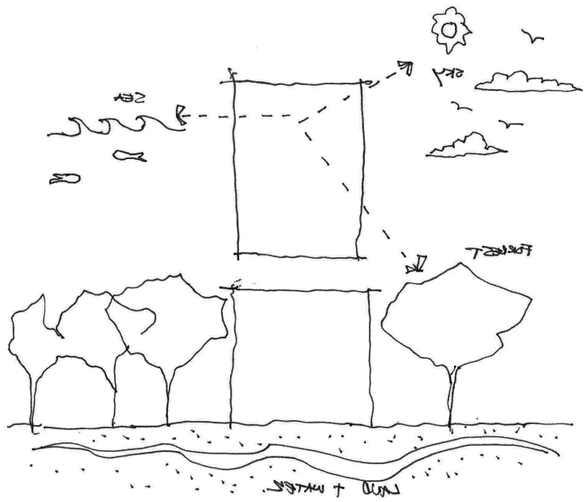
The proposal draws inspiration from Country through its colours, materiality, and connection to place.
Earthy tones, natural textures, and layered forms reflect the surrounding landscapes—honouring the diverse ecologies and histories embedded in the site. The expression of college identities can be subtly woven into the architecture through variations in colour, referencing distinct landscapes or ecosystems. This layered approach creates a sense of belonging and cultural resonance, while deepening the building's relationship to its environment.

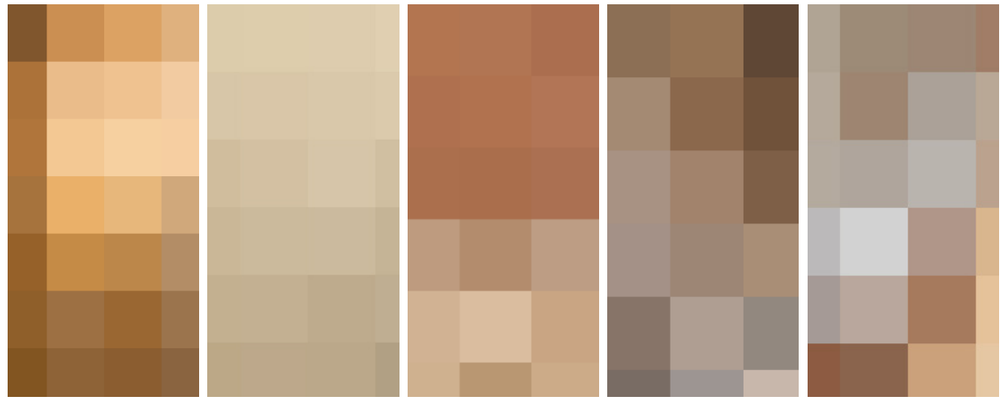
Country - Local coastal landscapes, Sand-dunes, Wetlands & Forests

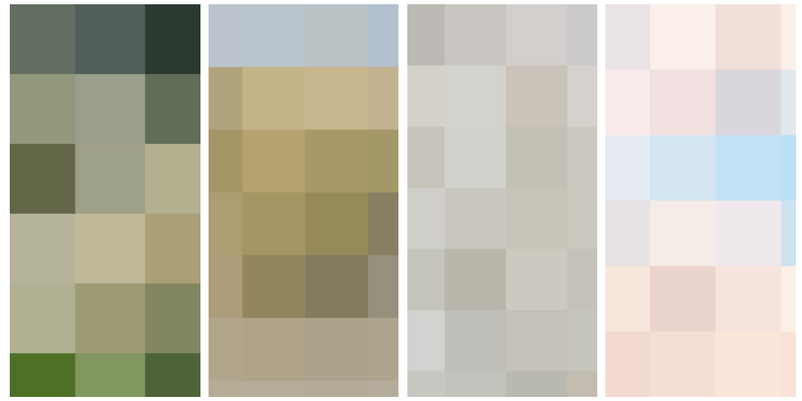


Country - Native Flora, Water & Sky









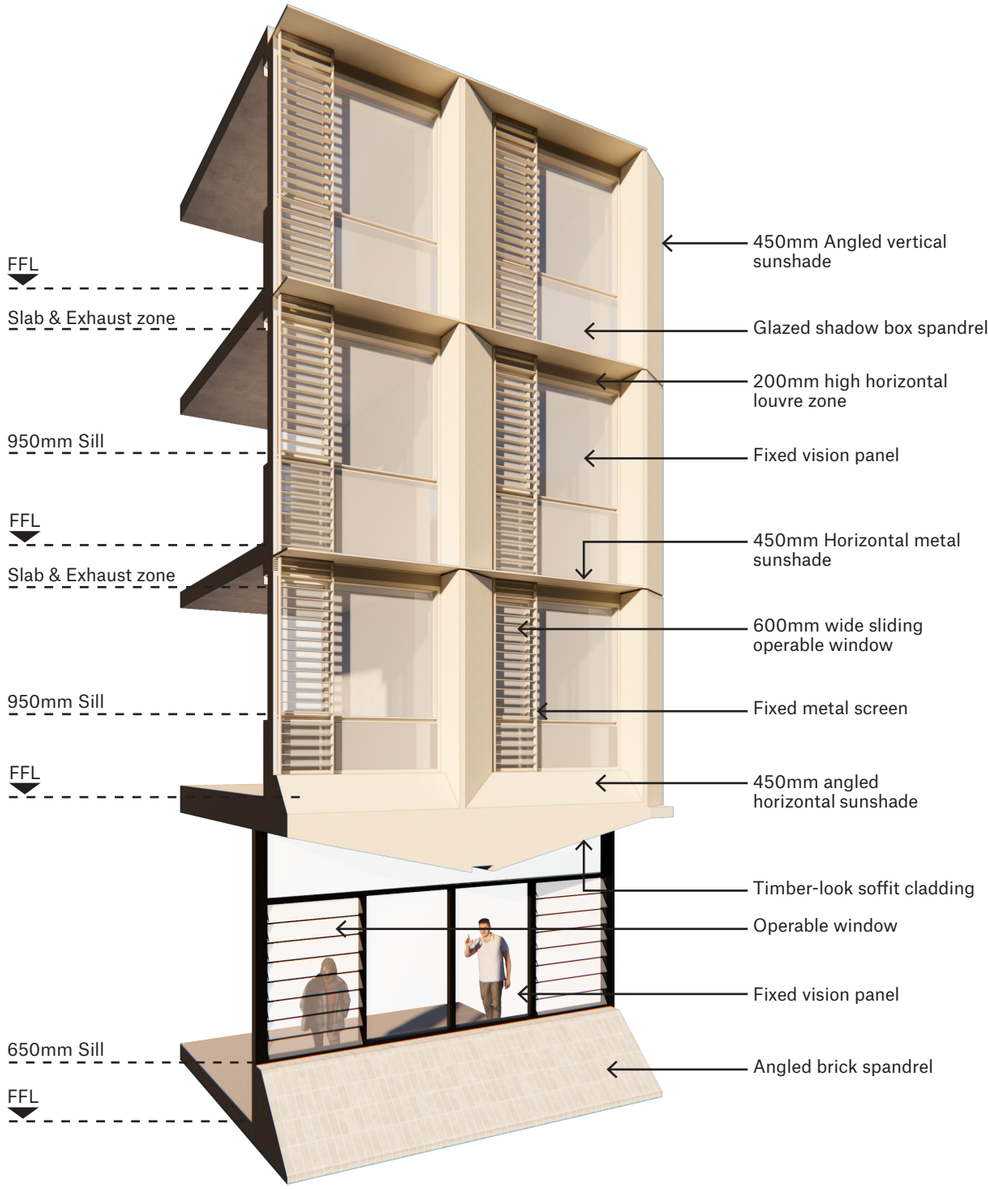
Facade Approach

10.3 Block A - Typical Upper Building

The façade is designed with wide generous windows that bring abundant natural light into student rooms. Operable windows open fully to maximise natural ventilation, strengthening the connection to Sky Country through outlook and breeze. A lightweight metal screen ensures safety and secure protection.

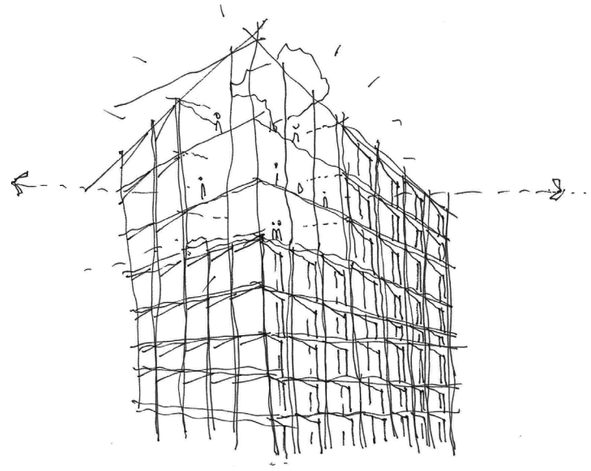


Block A - North Elevation



**South Elevation Similar, however facade fin depth is at 200mm.*

The Women's College communal spaces are expressed as a facetted, gem-like form in the skyline, acting as a distinctive marker for the university's lower campus.





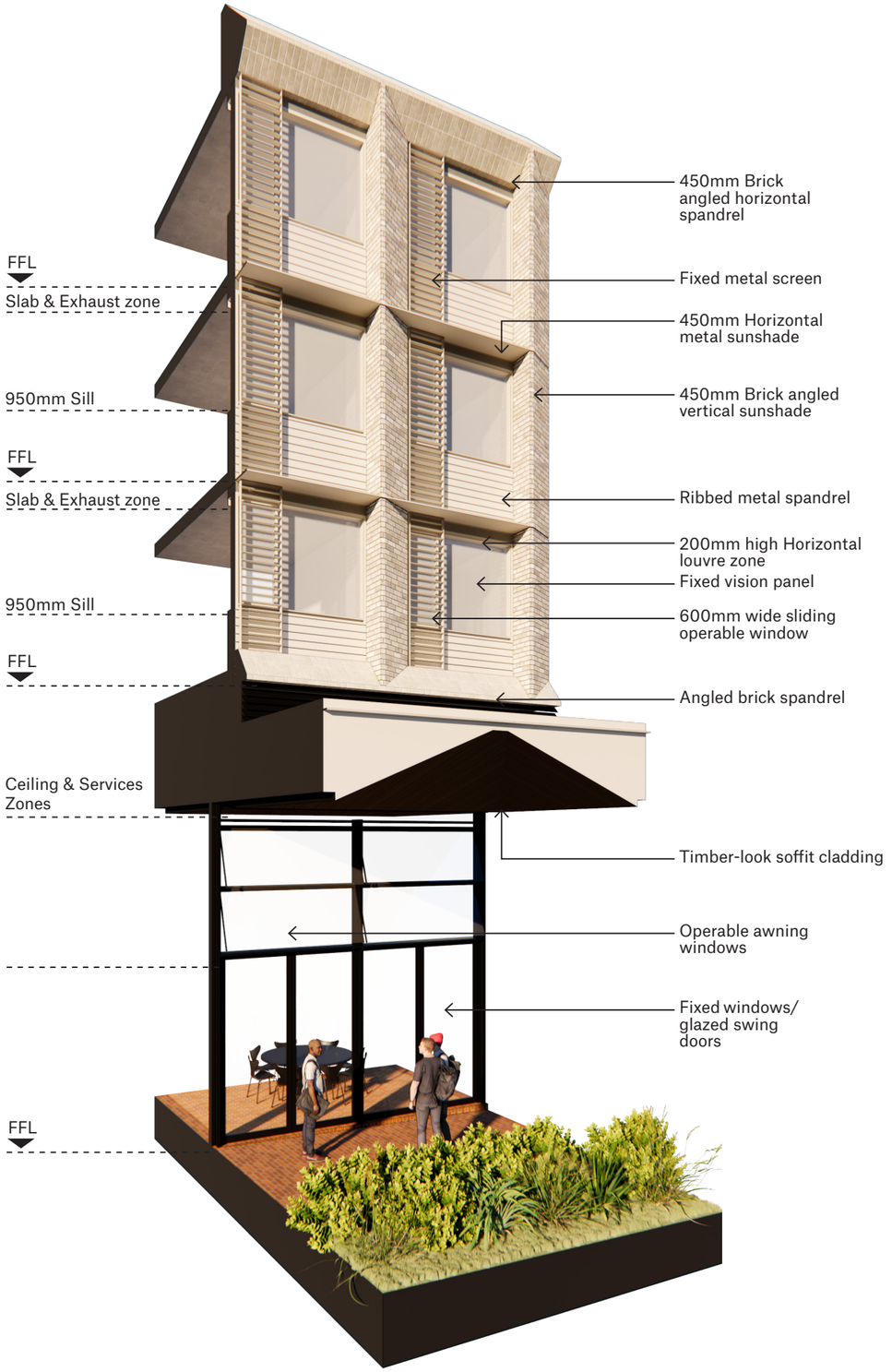
Facade Approach

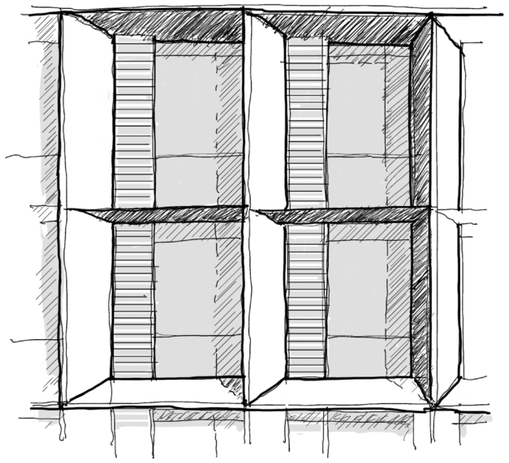
10.4 Block A - Typical Podium North

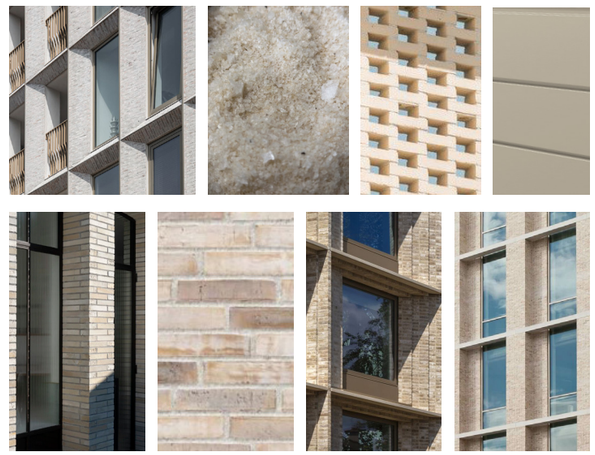
The podium of Block A continues the design language of the upper building, replacing the framing with light brickwork and introducing a ribbed metal spandrel to ground the building. The Dining Hall is expressed as a glazed double-height volume, with a veranda framed by a warm timber soffit. Its operable façade allows the space to seamlessly blend indoors and outdoors during dining and events.



Block A - North Elevation



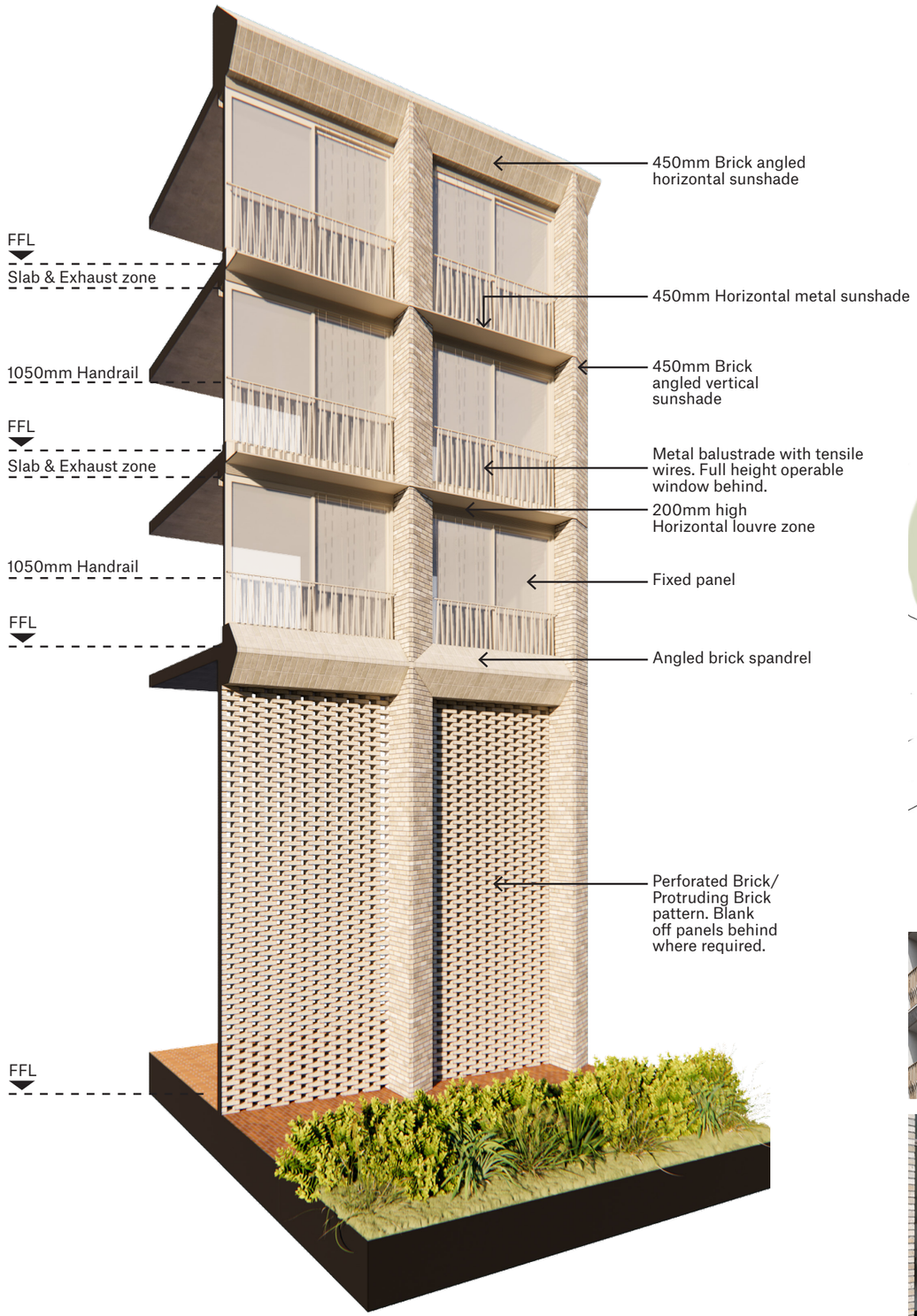


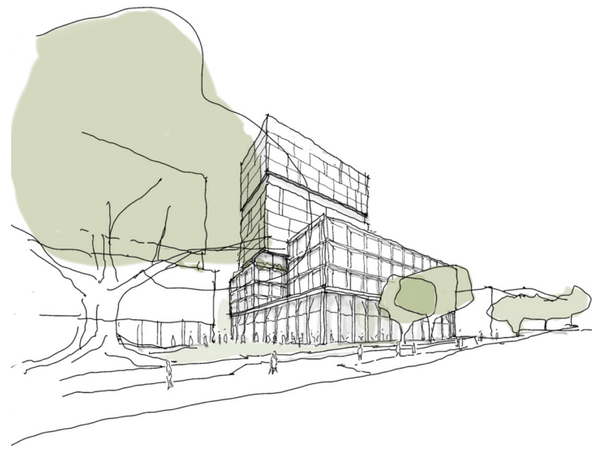


Facade Approach

10.5 Block A - Typical Podium
South & East

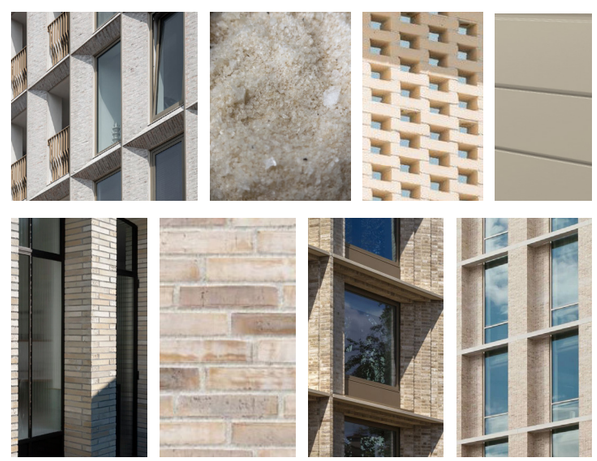
The façades of these podium-level rooms feature wide, full-height sliding windows that bring abundant natural light into student spaces. Fully operable, they maximise natural ventilation and reinforce a connection to Sky Country through outlook and breeze. A metal balustrade with additional tensile wires ensures safety and secure protection.







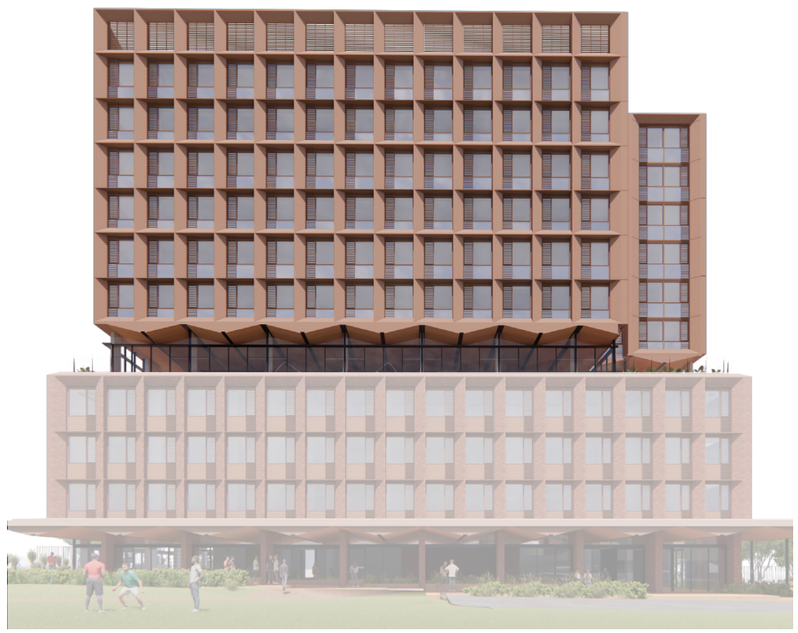
Block A - South Elevation



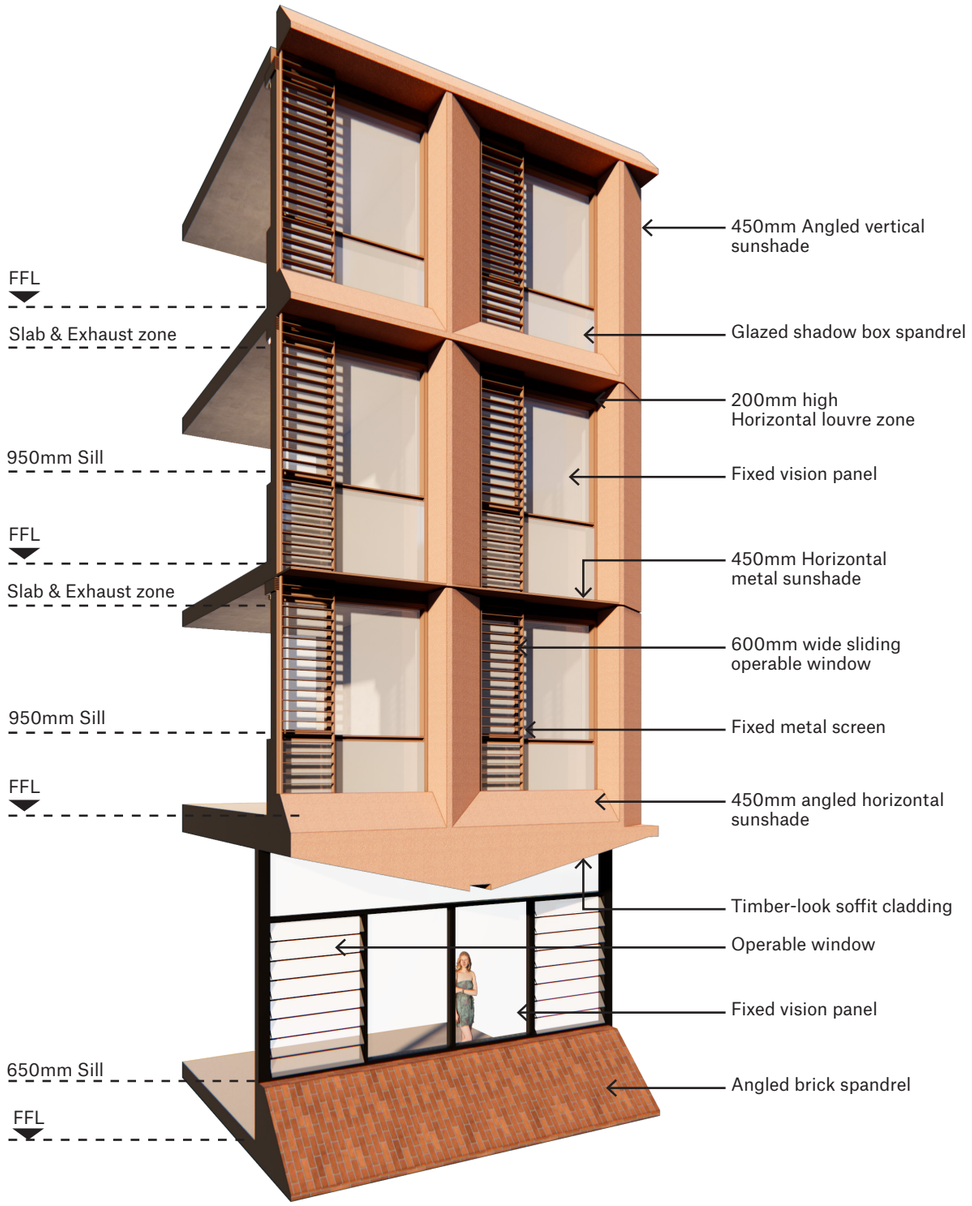
Facade Approach

10.6 Block B - Typical Upper Building

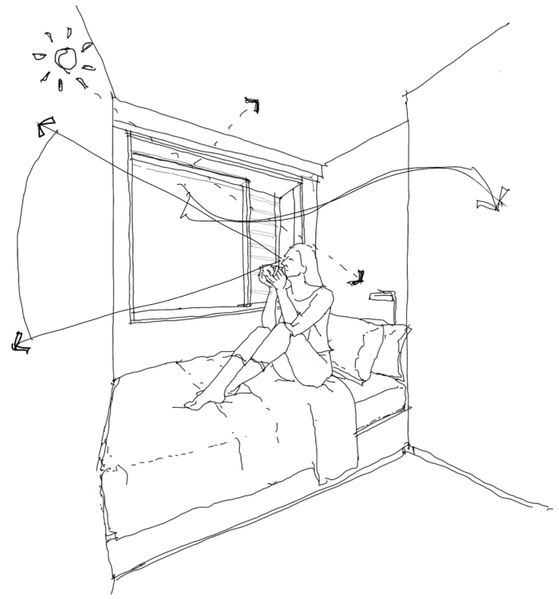
Block B is defined by warm reddish tones that reference both the contextual brickwork of the surrounding area and the earthy warmth of Country. The façade depth plays a key role in providing sun protection to the northern frontage, while the varied scale of shading devices breaks down the building's mass and introduces a subtle rhythm. The directional alignment of the fins further reinforces a sense of movement across the façade.

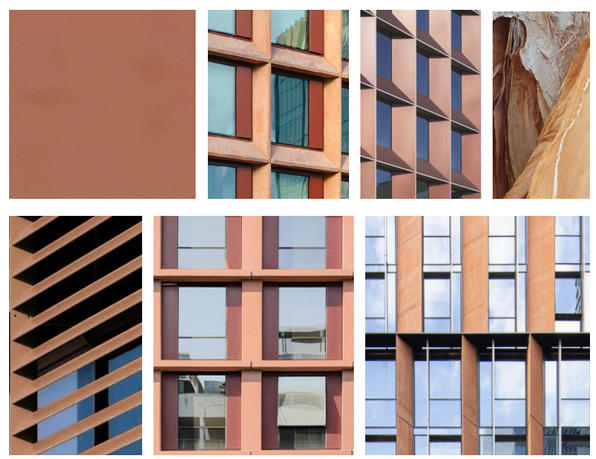


Block B - North Elevation



**South Elevation Similar, however facade fin depth is at 200mm.*

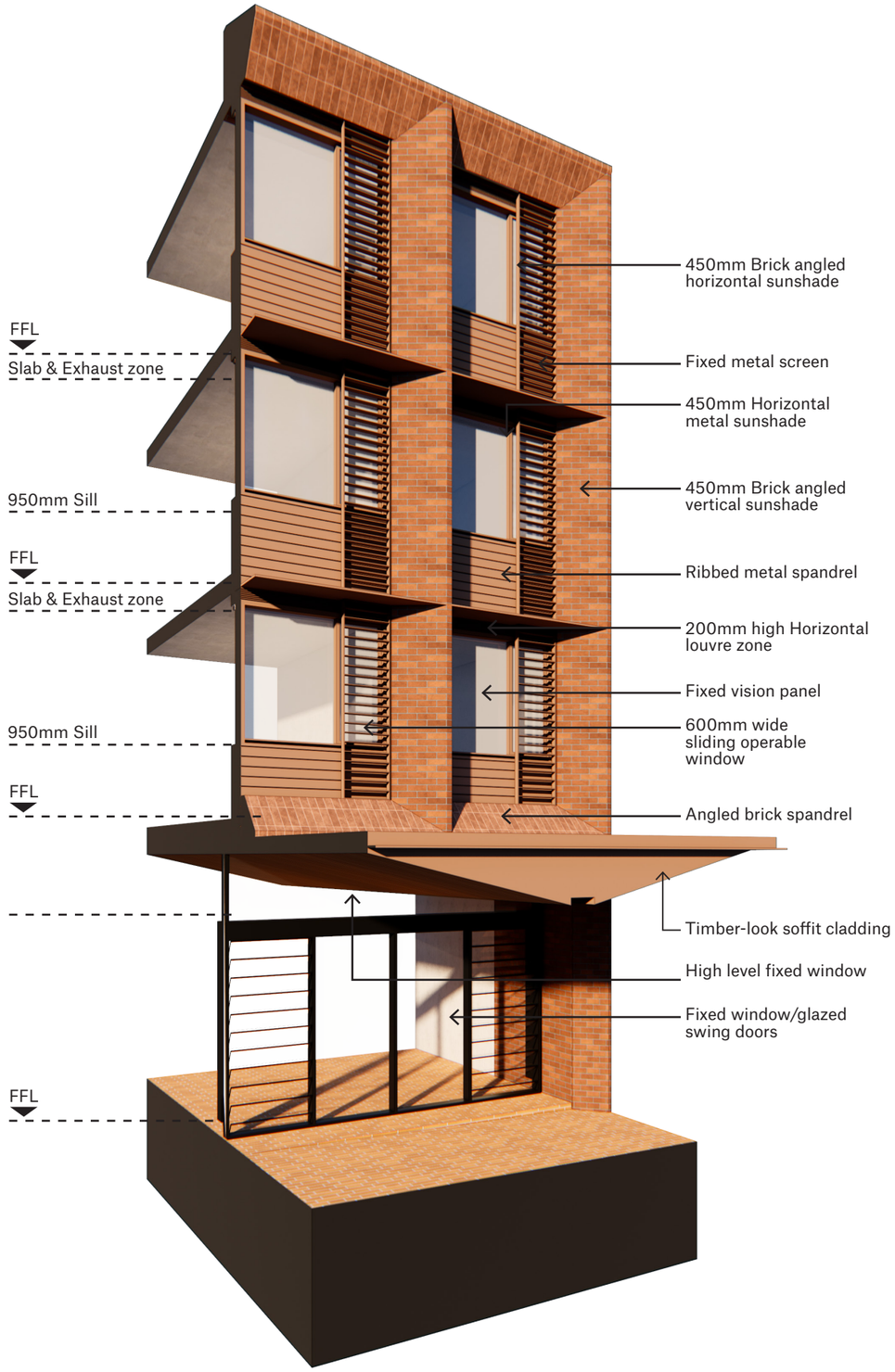


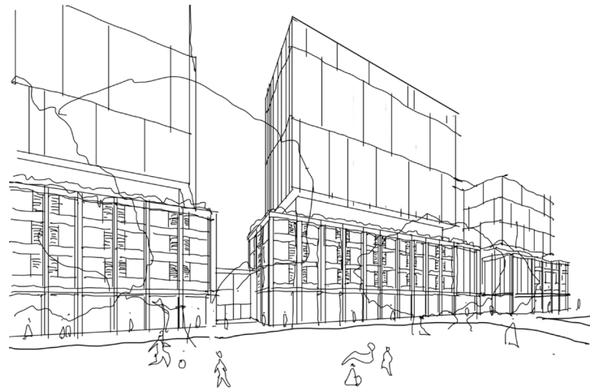


Facade Approach

10.7 Block B - Typical Podium

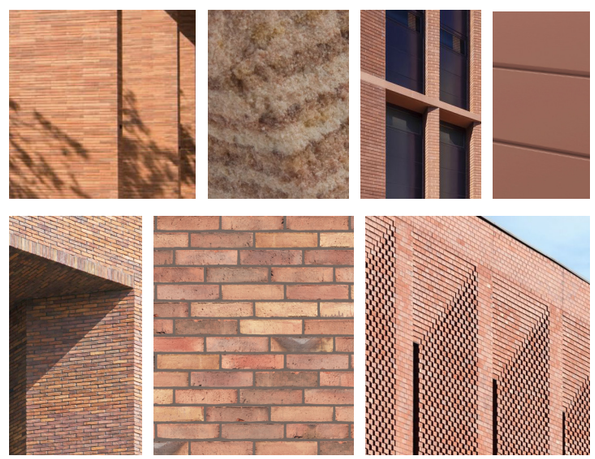
The base is expressed in warm brick, grounding the built form. A shift in material, along with a change in the direction of the façade fins, creates a gentle transition that acknowledges the presence of a different college within. The communal college floors are set back slightly to emphasise the individuality of each block, further defined by folded awnings that frame and connect the shared spaces.







Block B - North Elevation

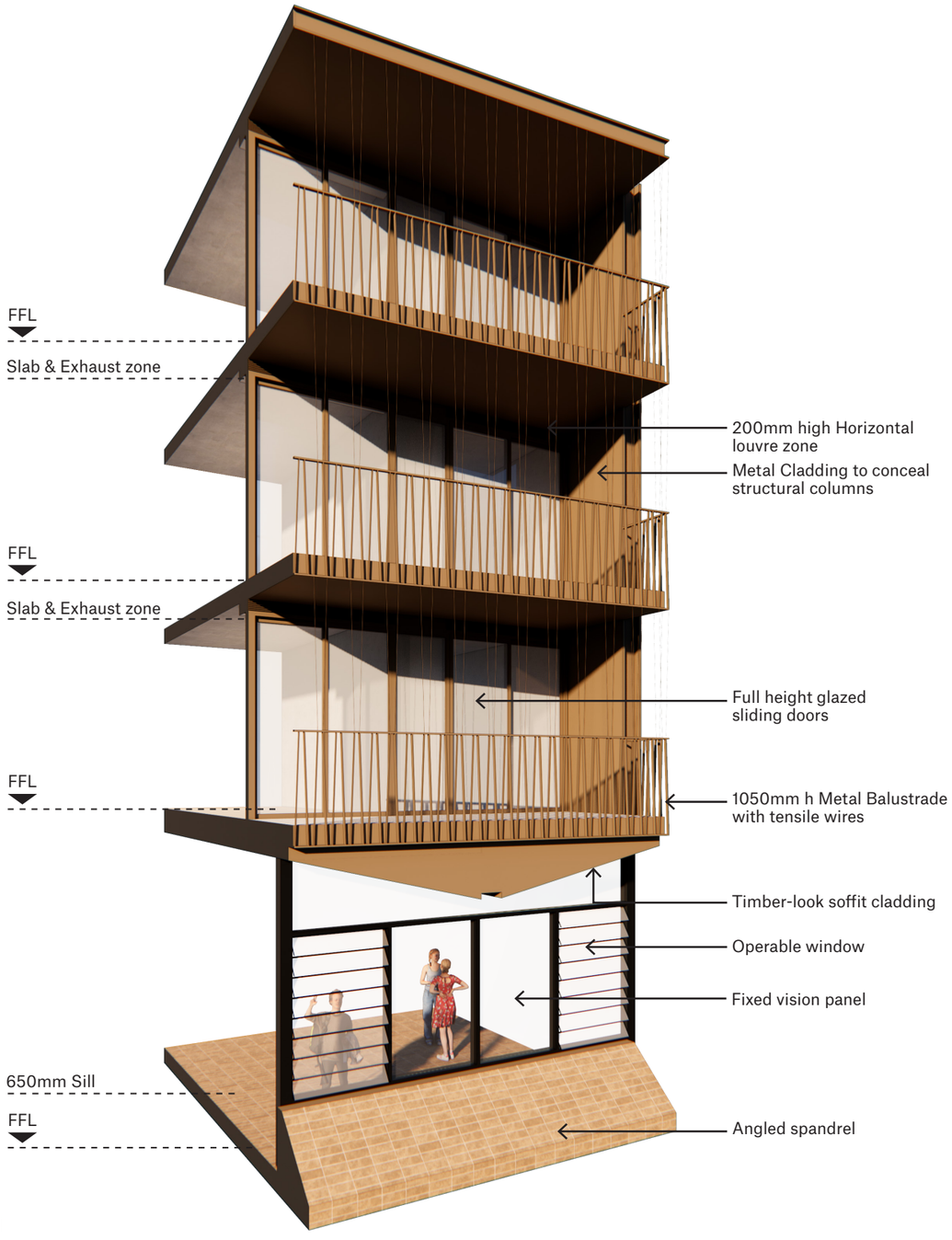


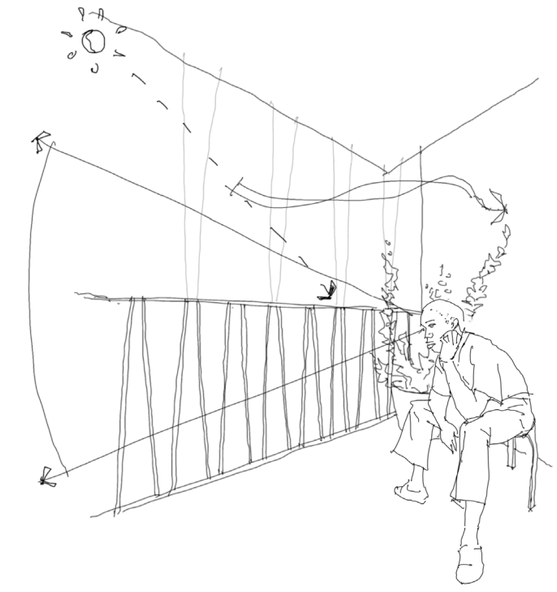
Facade Approach

10.8 Block C - Typical Upper Building North

The facade to Block C is inspired by the fluidity and movement of water, where deep textures, rhythmic splayed balconies and layered forms echo the patterns and energy of saltwater country, creating a dynamic connection between building and place.

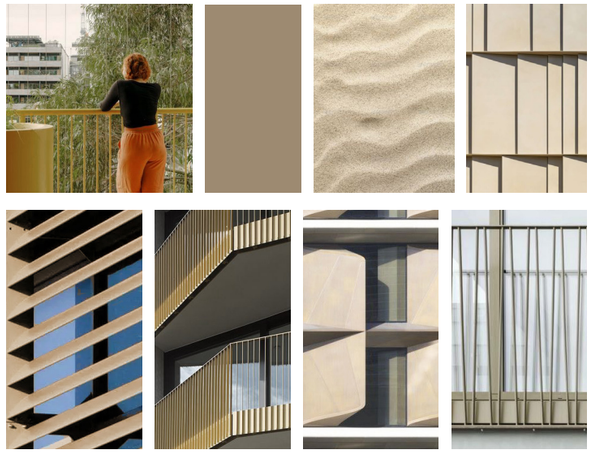
The provision of shared balconies to the north facade maximise natural daylight and ventilation, and encourage social interaction between residents.







Block C - North Elevation



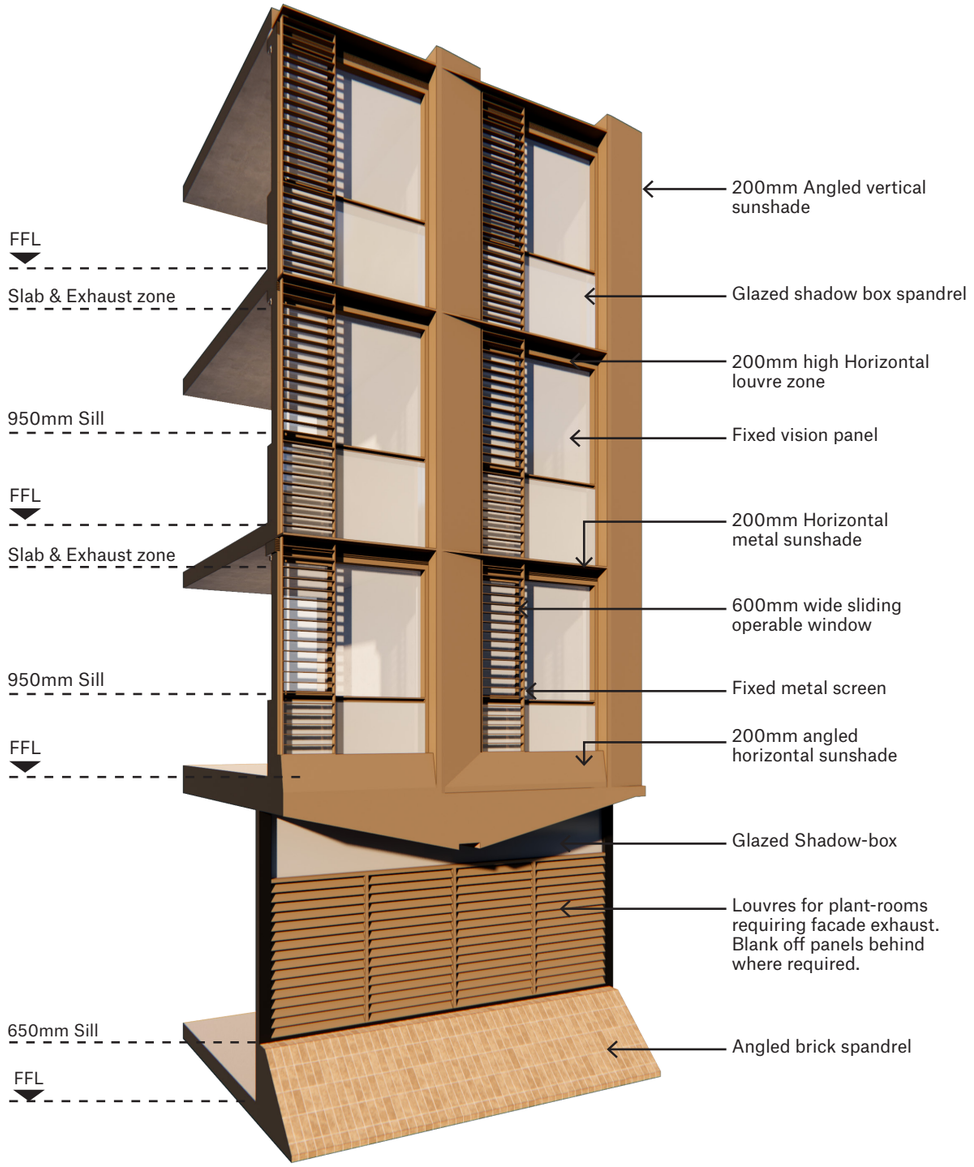
Facade Approach

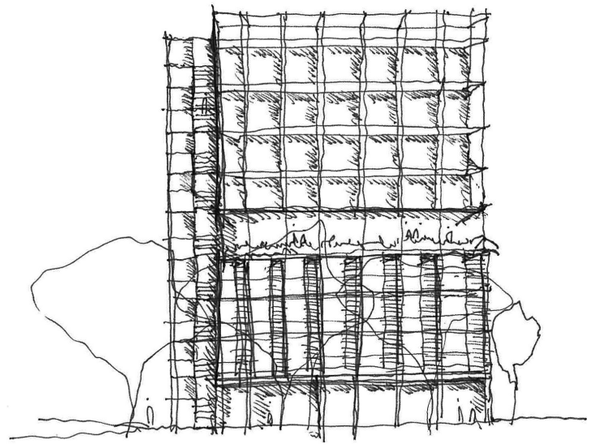
10.9 Block C - Typical Upper Building South

On the south, the façade reflects the upper level expression of Block C. Shading depth is reduced in response to its orientation, and a shift in colour acknowledges the change in college identity. Its light sandy tones reference the coastal environments that shape the local character.



Block C - South Elevation



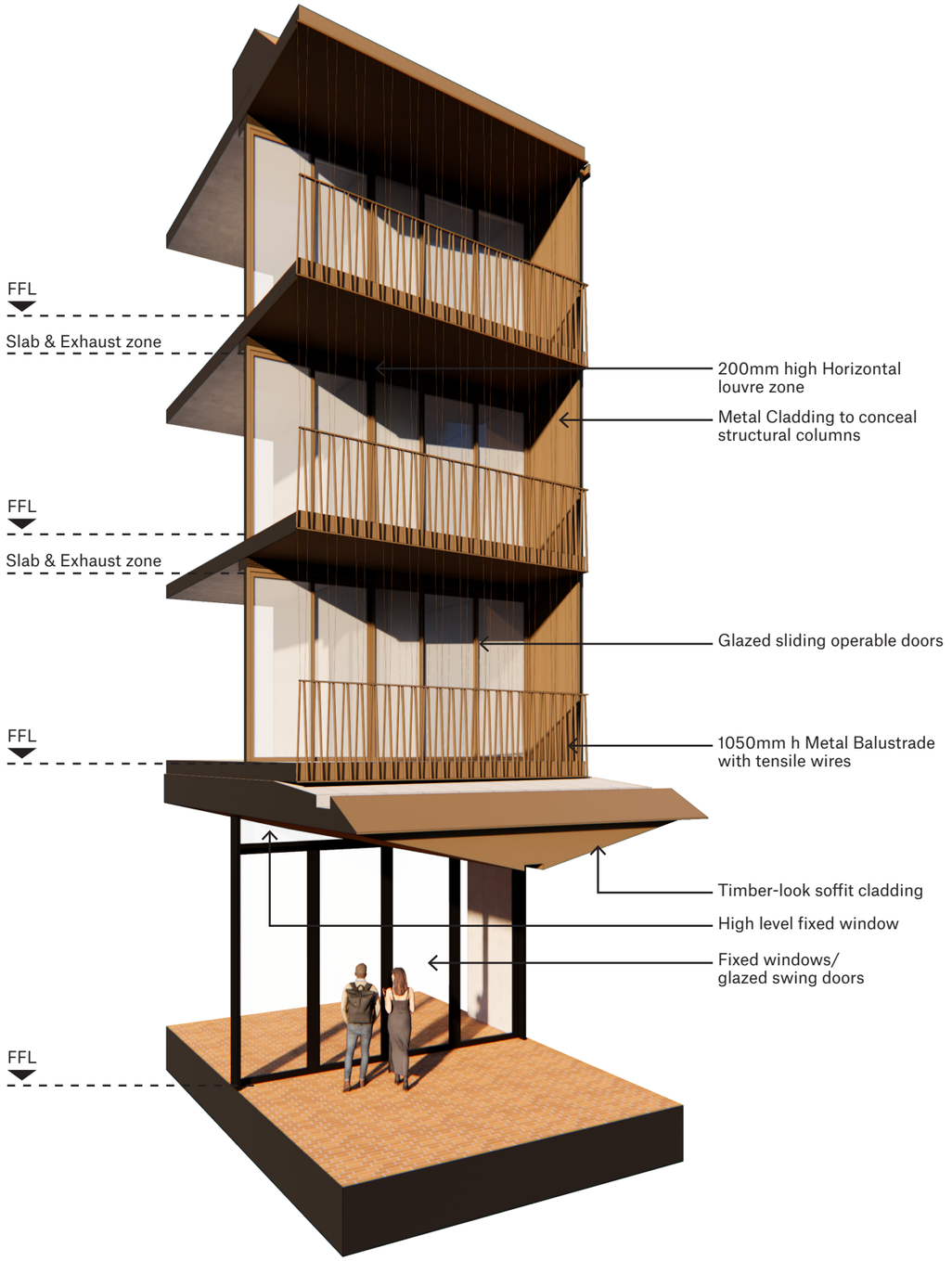


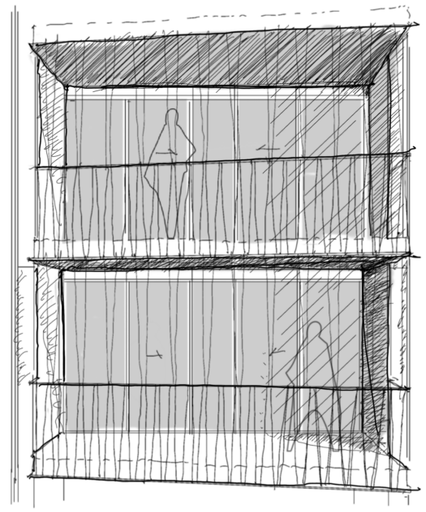


Facade Approach

10.10 Block C - Typical Podium North

The cantilevered balconies continue to the lower northern levels, with a subtle shift in their splay direction inspired by the natural movements of water and wind. Arranged in paired clusters, the balconies provide shared outdoor spaces for students, breaking up the repetition of the tight dormitory module and creating visual interest against the backdrop of Physics Lane and the wider campus.







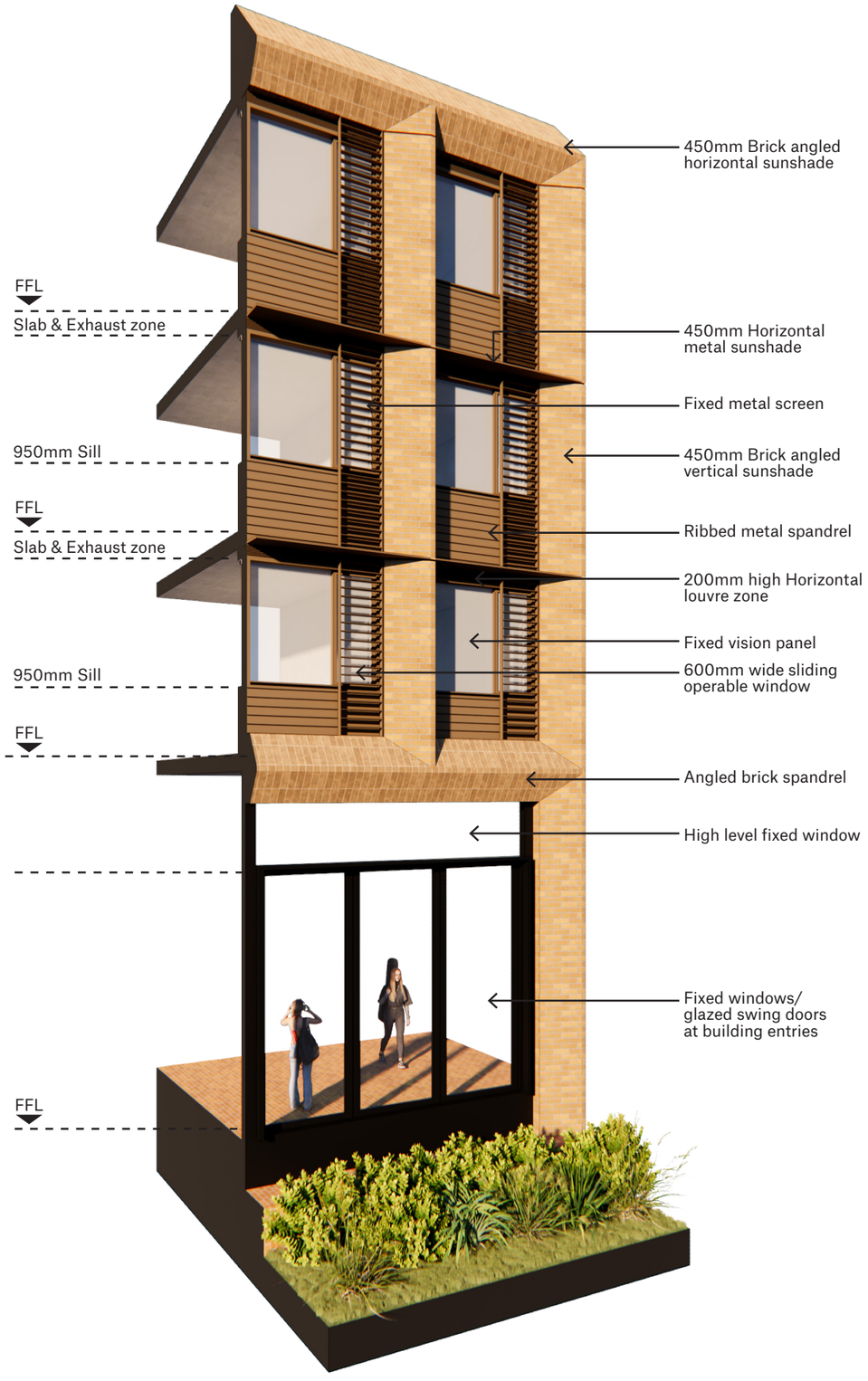
Block C - North Elevation

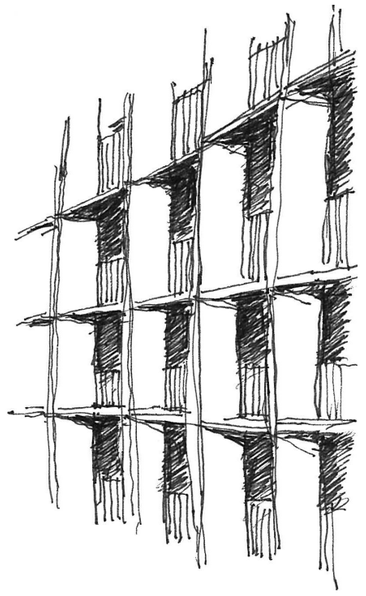


Facade Approach

10.11 Block C - Typical Podium South, East & West

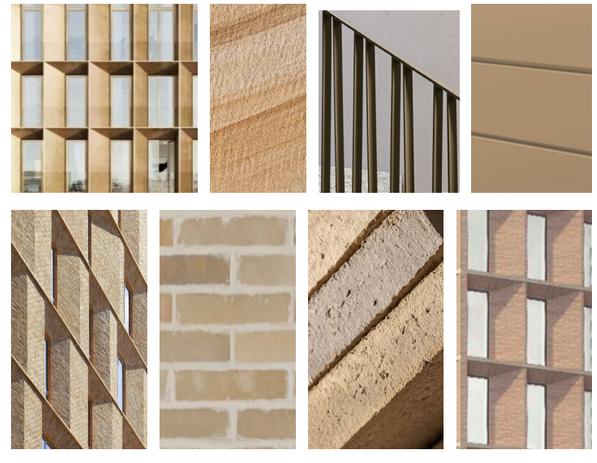
The south-facing podium and lower courtyard façades are expressed in warm sandy brick, complementing the levels above. These façades incorporate the same design elements used across all colleges, reinforcing the cohesive appearance of the village while also expressing individual college identity and distinction through colour.







Block C - South Elevation



Facade Approach

10.12 Physics Lawn

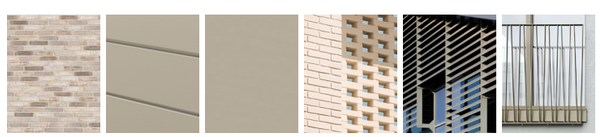
The building elevation along Physics Lawn is defined by volumetric college forms set on podiums, with upper building forms rising above. Recessed communal levels articulate the massing as it steps down toward Anzac Parade. The play of scale, the orientation and proportion of façade fins, and subtle shifts in colour between colleges work together to break down the scale of the forms, reinforce individual college identity, and create a rhythm that responds to Country and the surrounding context.

Each facade bay is designed with horizontal and vertical fins, providig shading to each room and minimising glare. It will incorporate high performance glazig, designed to comply with relevant guidelines, and achieve maximum 20% reflectivity.

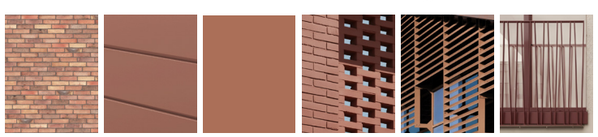
Material selections will be finalised during the next design phase.



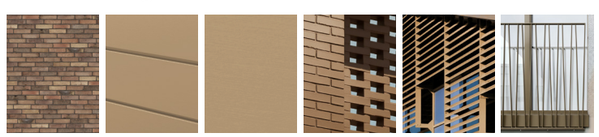
Block A - Yellow Sandstone & Sandy Dunes (Light)



Block B - Terracotta & Red Oxide (Light)



Block C - Figtree & Riverbed



Facade Approach

10.13 Barker Street

The Barker Street streetscape is defined by a four-storey street wall with landscaped setbacks, creating a human-scaled frontage. The façades of bedroom modules and balconies evoke a residential typology, while both the podium and upper building forms are set back from the street, softening the building's presence and celebrating the existing fig trees that give Barker Street its character. Additional street planting enhances the green canopy, and Level 4 rooftop balustrades are recessed to limit visibility, ensuring the building integrates harmoniously with its context.

Similar to its northern facade, the southern podium facade incorporates horizontal and vertical sunshades to prioritise comfort to its residents and surrounding context.

The facade will incorporate high performance glazing, designed to comply with relevant guidelines, and achieve maximum 20% reflectivity.

Material selections will be finalised during the next design phase.



Block A - Yellow Sandstone & Sandy Dunes (Light)



Block B - Terracotta & Red Oxide (Light)



Block C - Figtree & Riverbed



Pictured

Visualisation of proposed development from Physics Lawn, subject to detailed design

11.0

ESD Strategy

The ESD strategy has been developed in collaboration with

atelier ten

SEPP (Transport & Infrastructure) 2021: Principle 2 - Sustainable, efficient and resilient

Good school design combines positive environmental, social and economic outcomes and should align with the principles of caring for Country.

Schools should be designed to be durable and resilient in an evolving climate.

Schools and their grounds should be designed to minimise the consumption of energy, water and other natural resources and reduce waste.



Sustainable Design

The proposed development incorporates a broad range of initiatives to deliver positive environmental and social outcomes throughout the design, delivery and operation.

Climate Positive & Sustainability Assurance

- Net-zero carbon and net-zero emissions in construction and operation
- Deliver a minimum of 5-star Green Star certified rating
- Target WELL Gold certification
- Connection to Country through Indigenous spaces, features and activities
- Sustainable materials approach which provides, subject to final selections and procurement, reduced embodied emissions, healthy indoor environment and enhanced circularity

Resilient and Adaptable

- Provision for emergency response plan and shelter-in-place facilities for residents
- Design to 1% AEP SSP5-8.5 scenario
- Modular construction and whole-of-life approach to eliminate demand and wasteage of materials

Energy Efficiency

- Climate responsive design
- High-performance facades and well-shaded facade promoting indoor comfort and balancing solid facade panels and transparent glazing to effectively ensure comfort, energy efficiency and natural light performance
- Compact floorplate with efficient structural grid, reducing the amount of concrete and embodied carbon
- Fully electrified energy cycle concept, incorporating PV's on the roof and using efficient fixtures and fittings

Health and Wellness

- Natural ventilation solution to all student dorm-rooms and student communal areas
- High levels of natural daylight through facades, maximising views to outside
- Access to all entrances by pedestrian routes and bicycle paths
- Communication staircases to all buildings to promote healthy movement
- Connection to Country through Indigenous spaces, features and activities

Resource Conservation

- Allocated outdoor space for private growing of food or edible landscapes
- Allocated space for collection, separation and storage of recyclable or recoverable waste materials

Biodiversity Enhancement

- Regeneration of indigenous ecosystems endemic to the local area
- Drought-tolerant and native species to attract local brids and insects
- Creation of pollinator habitats, including flower gardens

Water-sensitive Design

- Green communal podium to reduce peak
- Eliminate demand and wastage of materials and whole-of-life approach
- Rainwater harvesting for irrigation toilet flushing and non-potable needs
- High-performance facades to reduce heat rejection loads

Travel and Transport

- Community integration, agile, resilient and attractive travel options
- Public-transport led development , adjacent to buses and lightrail stops
- Allocated spaces for e-bikes and bike-charging infrastructure
- Equitable access to all entrances by pedestrian routes and bicycle paths



12.0

View Impact Studies

SEPP (Transport & Infrastructure) 2021: Principle 7 - Visually appealing

School buildings and their landscape settings should be aesthetically pleasing by achieving good proportions and a balanced composition of built and natural elements.

Schools should be designed to respond to and have a positive impact on streetscape amenity and the quality and character of the neighbourhood.

The identity and street presence of schools should respond to the existing or desired future character of their locations.

The design of schools should reflect the school's civic role and community significance.

View Impact Studies

12.1 Barker Street East



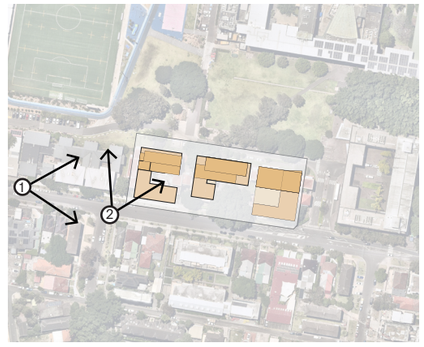
View 1

View from Anzac Parade looking east



View 2

View from Barker Street Looking North



View Impact Studies

12.2 Barker Street West



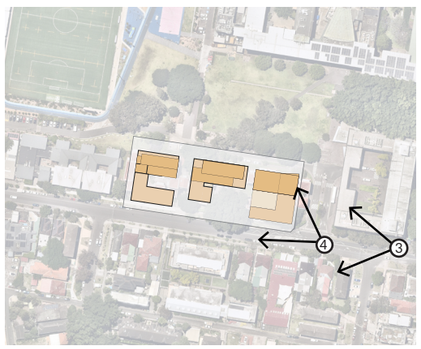
View 3

View from upper Barker Street looking west



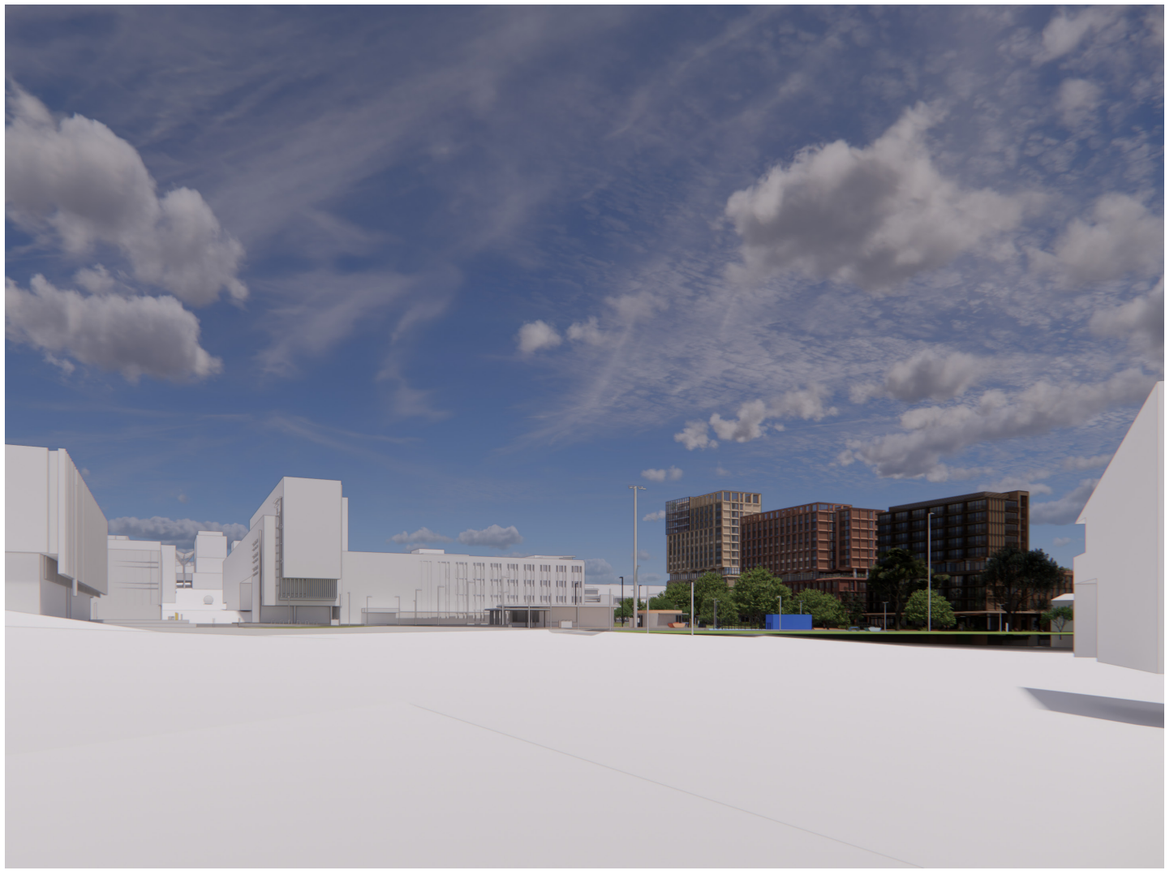
View 4

View from Barker Street Looking North West



View Impact Studies

12.3 Views from Campus



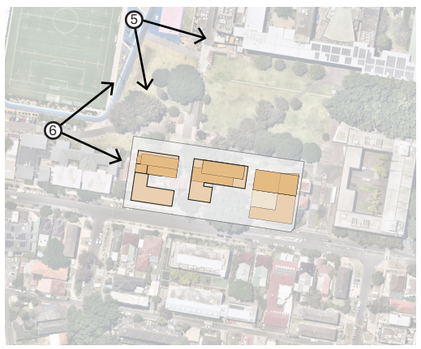
View 5

View from Uni Mall looking south



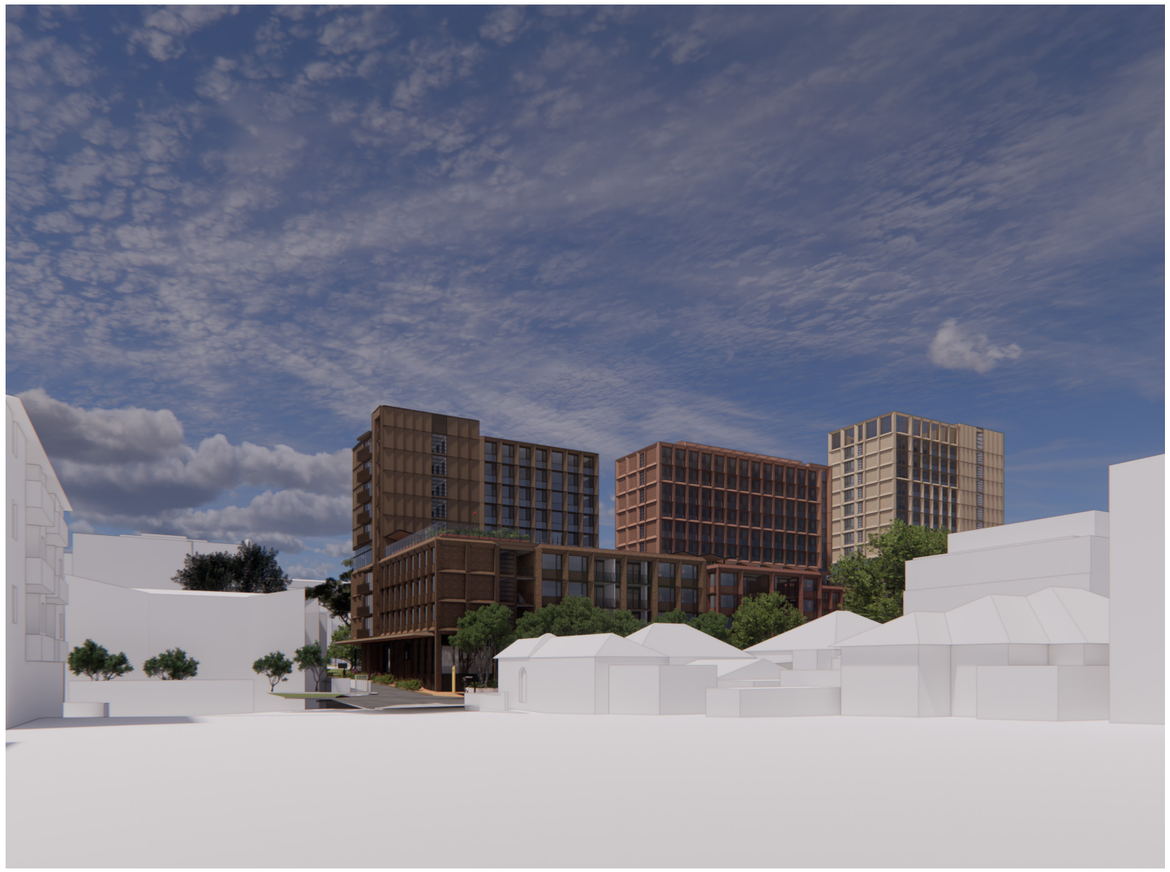
View 6

View from Southern Drive West looking east

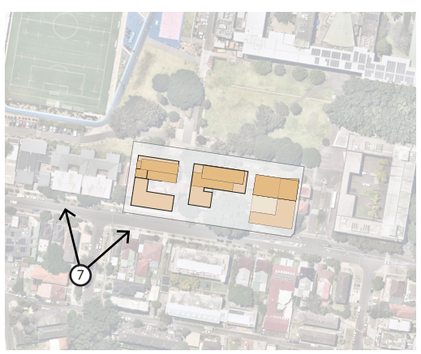


View Impact Studies

12.4 Harbourne Road



View 7
View from Harbourne Road looking North



13.0 Overshadowing & Solar Access

Detailed Analysis

SEPP (Transport & Infrastructure) 2021: Principle 1 - Responsive to Context

Schools should be designed to respond to and enhance the positive qualities of their surroundings.

In designing built forms and landscapes, consideration should be given to a Country-centred approach and respond to site conditions such as orientation, topography, natural systems, Aboriginal and European cultural heritage and the impacts of climate change.

Landscapes should be integrated into the overall design to improve amenity and to help mitigate negative impacts on the streetscape and neighbouring sites.

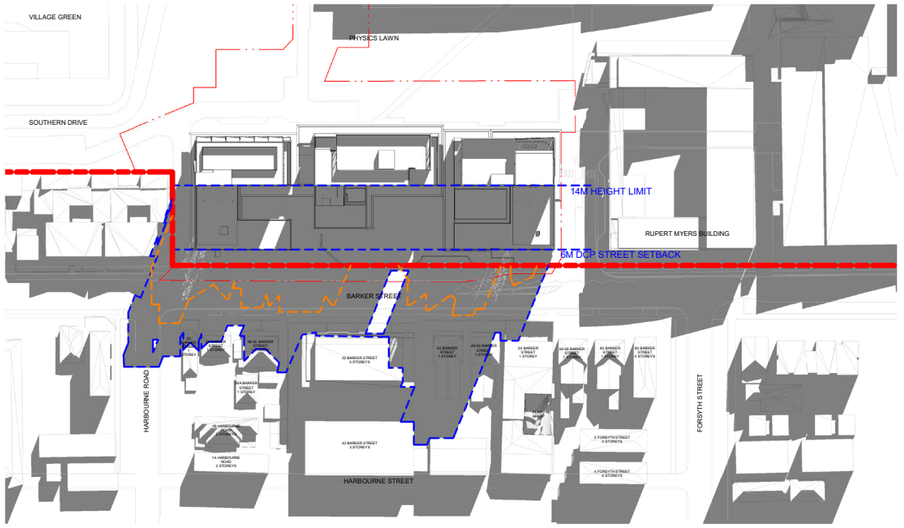


Overshadowing & Solar Access

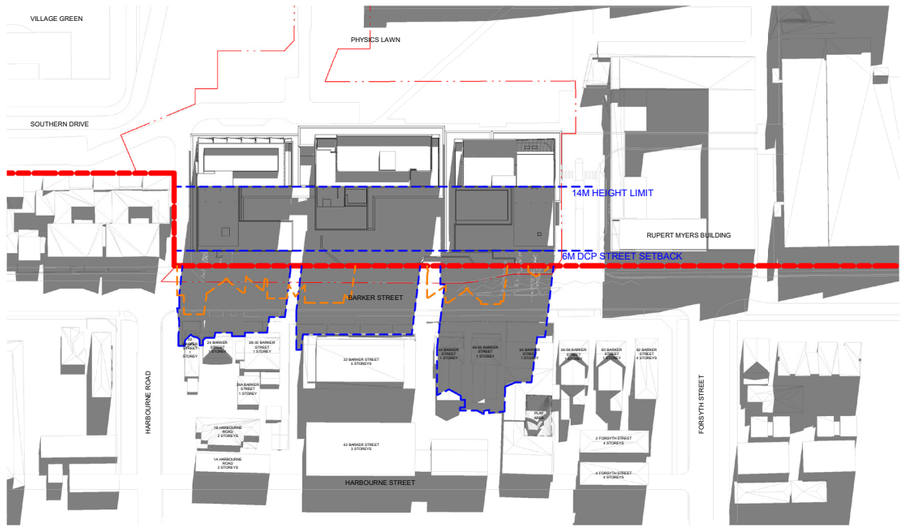
13.1 Shadow Diagrams - Winter Solstice



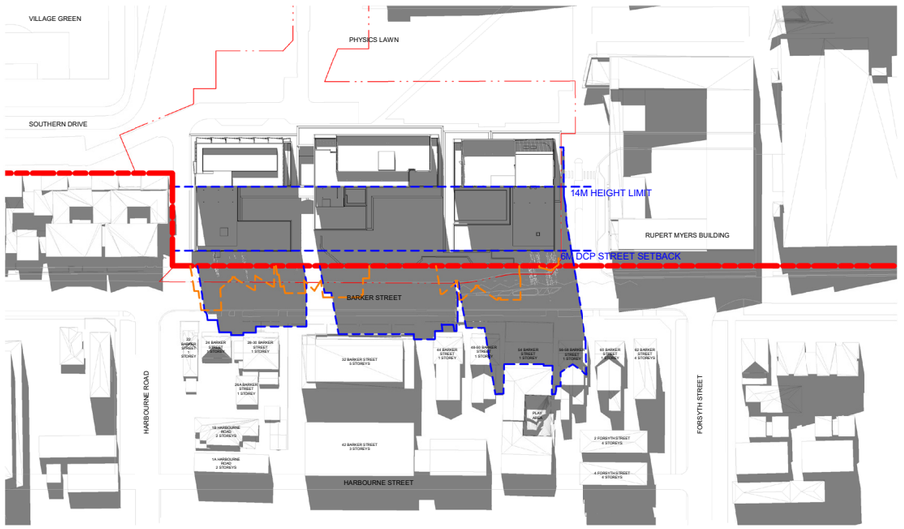
21/06/25 - 9AM



21/06/25 - 10AM



21/06/25 - 11AM



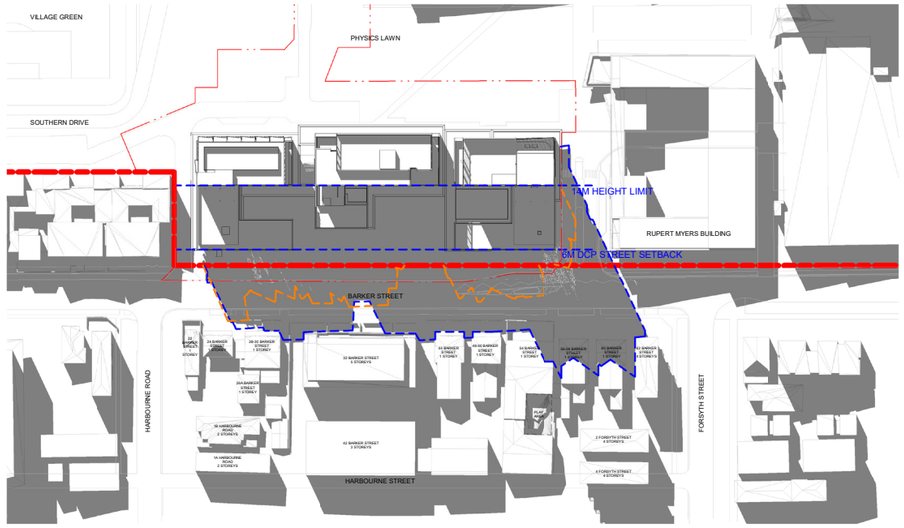
21/06/25 - 12PM

LEGEND

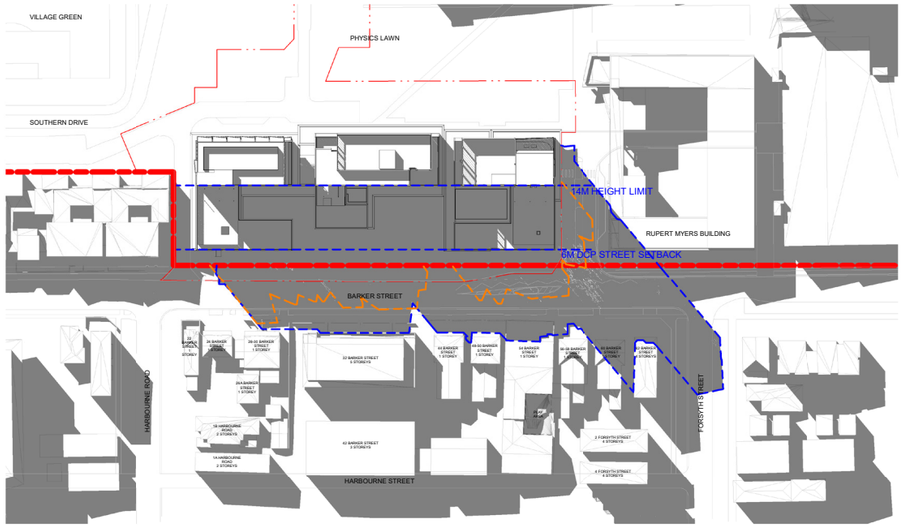
- Existing Site Shadows
- Proposed Development Shadows

Overshadowing & Solar Access

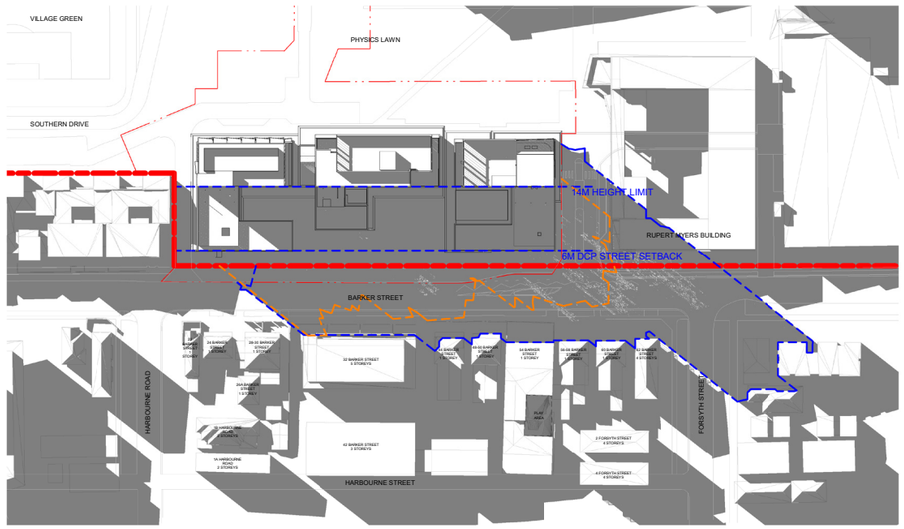
13.1 Shadow Diagram - Winter Solstice



21/06/25 - 1PM



21/06/25 - 2PM



21/06/25 - 3PM

LEGEND

- Existing Site Shadows
- Proposed Development Shadows

Overshadowing & Solar Access

13.2 Shadow Diagram - Summer Solstice



21/12/25 - 9AM



21/12/25 - 10AM

21/12/25 - 11AM

21/12/25 - 12PM

LEGEND

- Existing Site Shadows
- Proposed Development Shadows

Overshadowing & Solar Access

13.2 Shadow Diagram - Summer Solstice



21/12/25 - 1PM



21/12/25 - 2PM

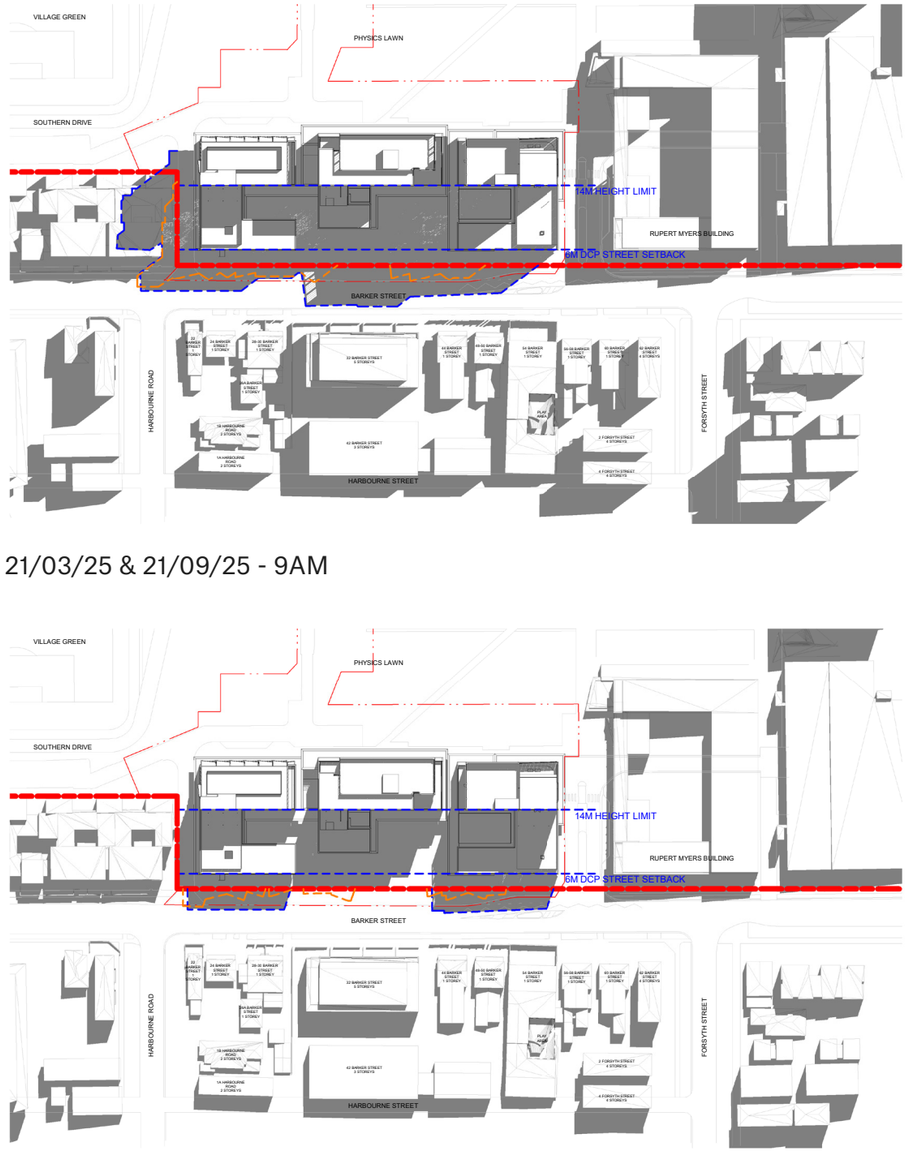
21/12/25 - 3PM

LEGEND

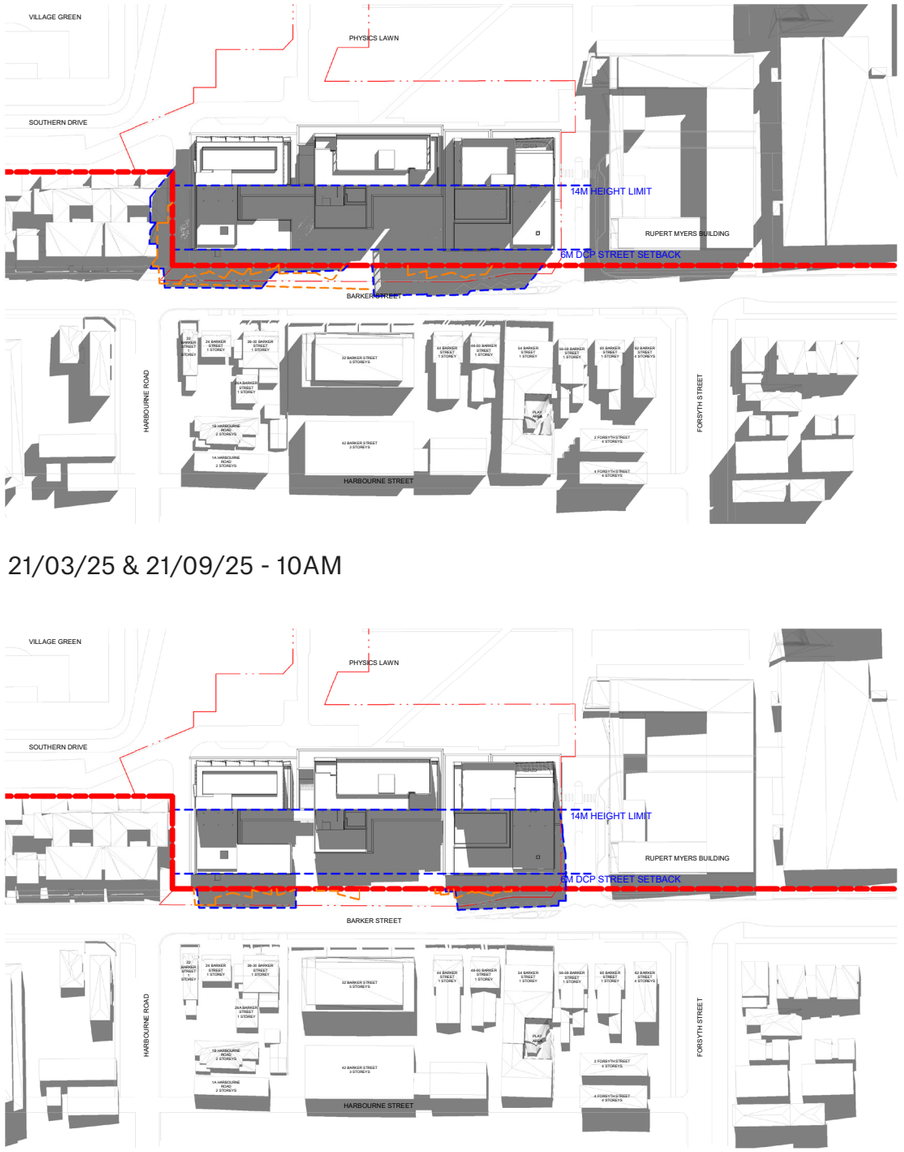
- Existing Site Shadows
- Proposed Development Shadows

Overshadowing & Solar Access

13.3 Shadow Diagram - Autumn/ Spring Equinox



21/03/25 & 21/09/25 - 9AM



21/03/25 & 21/09/25 - 10AM

21/03/25 & 21/09/25 - 11AM

21/03/25 & 21/09/25 - 12PM

LEGEND

- Existing Site Shadows
- Proposed Development Shadows

Overshadowing & Solar Access

13.3 Shadow Diagram - Autumn/ Spring Equinox



21/03/25 & 21/09/25 - 1PM



21/03/25 & 21/09/25 - 2PM

21/03/25 & 21/09/25 - 3PM

LEGEND

- Existing Site Shadows
- Proposed Development Shadows

Overshadowing & Solar Access

13.4 Sun Eye Views - Winter Solstice

21/06/25 - 9AM

21/06/25 - 10AM



21/06/25 - 11AM



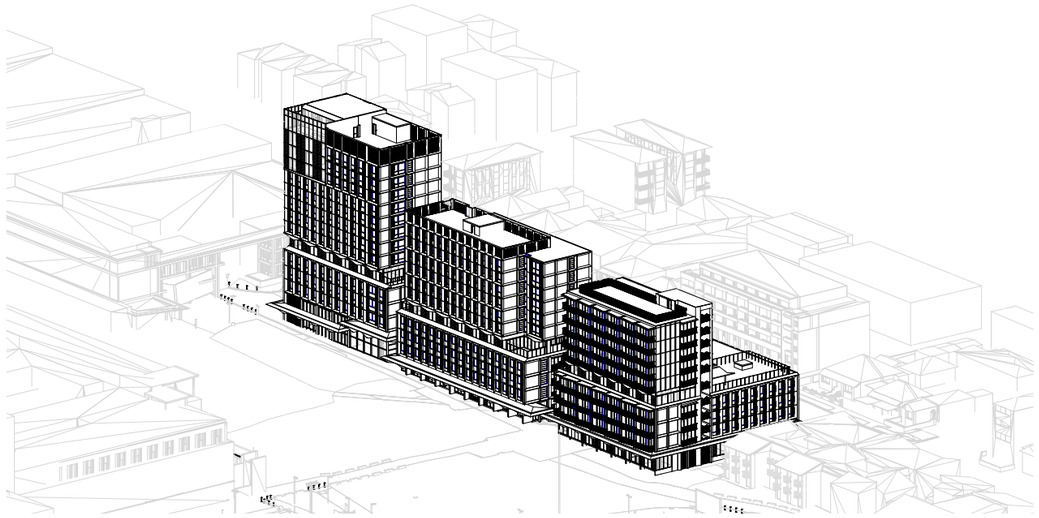
21/06/25 - 12PM

Overshadowing & Solar Access

13.4 Sun Eye Views - Winter Solstice

21/06/25 - 1PM

21/06/25 - 2PM



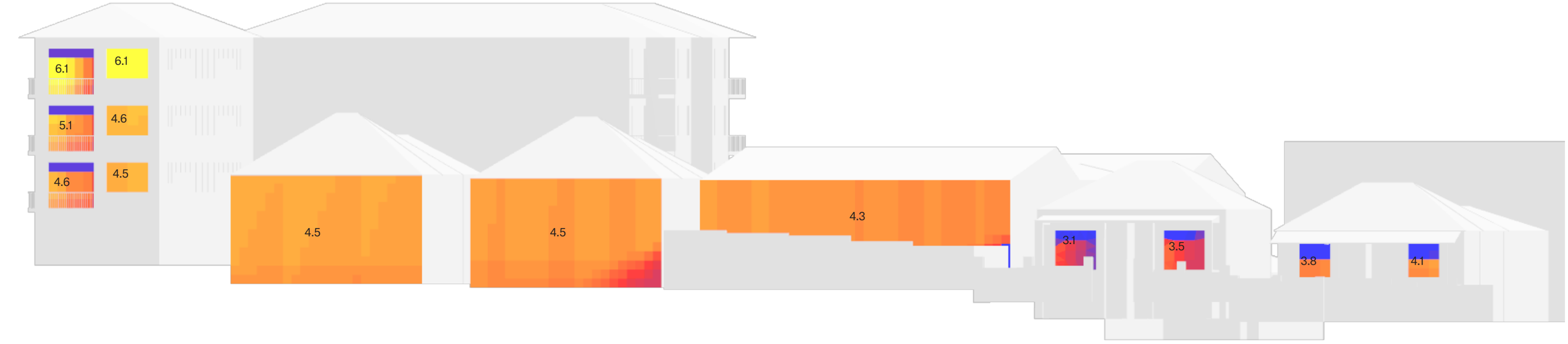
21/06/25 - 3PM

Overshadowing & Solar Access

13.5 Detailed Analysis - Barker Street Apartments (June 21)

The overshadowing analysis illustrates the direct sunlight received by neighbouring properties along Barker Street. The analysis is measured against NSW Apartment Design Guide which requires a building to receive a minimum of 2hrs of direct sunlight between 9am-3pm at mid-Winter (June 21).

The calculations use a 1x1m grid on all facades and window glazing and the numbers shown indicate the maximum hours received. While the analysis uses ADG guidelines, the details provided show that the hours of sunlight received by neighbouring properties also meets Randwick DCP 2013 requirement of 3hrs between 8-4pm.



62 Barker Street
(4-storey Residential Apartment Building)

60 Barker Street
(Single-storey Residential Dwelling)

- Information on glazing extent not readily available.
- There is an existing porch which casts shadow to its own property.

58 - 56 Barker Street

- Information on glazing extent not readily available.
- There is an existing porch which casts shadow to its own property.

52-54 Barker Street
(Childcare Centre)

- Information on glazing extent not readily available.
- There are existing built shade structures over its own Barker Street frontage which cast shadow to its own outdoor space at the front.
- The overshadowing to the main outdoor space is caused by its own existing built shade structure. There is no impact on the outdoor space from the N13 development. Refer to overshadow diagrams.

50-48 Barker Street
(2x Semi-detached dwellings)

- Existing porch casts shadow to its own property.

44 Barker Street
(2x Semi-detached dwellings)

- Existing porch casts shadow to its own property.



Overshadowing & Solar Access

13.5 Detailed Analysis - Barker Street Apartments (June 21)

The overshadowing analysis illustrates the direct sunlight received by neighbouring properties along Barker Street. The analysis is measured against NSW Apartment Design Guide which requires a building to receive a minimum of 2hrs of direct sunlight between 9am-3pm at mid-Winter (June 21).

The calculations use a 1x1m grid on all facades and window glazing and the numbers shown indicate the maximum hours received. While the analysis uses ADG guidelines, the details provided show that the hours of sunlight received by neighbouring properties also meets Randwick DCP 2013 requirement of 3hrs between 8-4pm.



32 Barker Street
(5-storey Residential Apartments building)

30-28 Barker Street
(2x Semi-detached dwellings)

— There is an existing porch which cast shadow to its own building.

26-24 Barker Street
(2x Semi-detached dwellings)

— Existing carports to both dwellings cast shadow to buildings.

22 Barker Street

— There are large existing trees within the property boundary which shade the building.

Harbourne Road

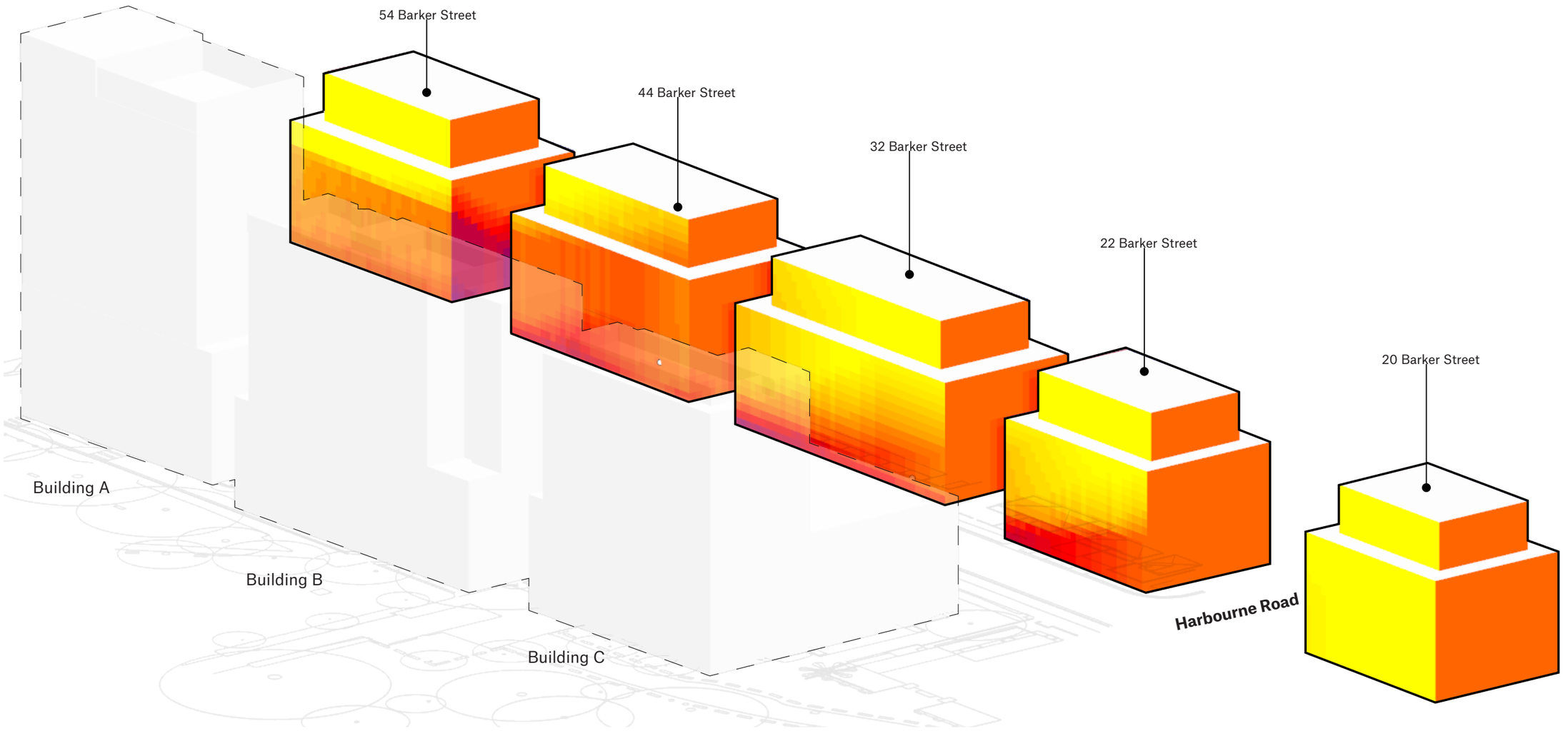
20 Barker Street
(4-storey Residential Apartment Building)

0.00 0.50 1.00 1.50 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 6.00
HOURS

Overshadowing & Solar Access

13.5 Detailed Analysis - Barker Street Apartments (June 21)

This overshadowing analysis illustrates the potential direct sunlight received in future developments on Barker Street as part of the NSW Low and Mid-Rise Housing Policy, which permits apartment buildings of 4-6 stories.



14.0

Area Summary



Area Summary

14.1 Gross Floor Area

Block A							
	Floor height (m)	Function	GFA	NLA	Communal (Internal)	Outdoor Area (Communal)	Outdoor Area (POS)
Womens College (38 Beds)							
Level 13	4	Womens College Communal / Plant	117		88	45	
Level 12	3.3	Accommodation + Communal + Dean's Apt	506	274	124		
Level 11	3	Accommodation	506	383	18		
Level 10	3	Accommodation	507	402			
Subtotal			1,636	1,059	230	45	0
Apartments (181 Beds)							
Level 09	3	Accommodation	498	394			
Level 08	3	Accommodation	498	394			
Level 07	3	Accommodation	498	394			
Level 06	3	Accommodation	498	394			
Level 05	3	Accommodation	498	394			0
Level 04	4	Apartment Communal	430	0	328	179	0
Level 03	3.6	Accommodation	1,089	860			
Level 02	3.2	Accommodation	1,089	860			
Level 01	3.2	Accommodation	1,089	860		0	0
SubTotal			6,187	4,550	328	179	0
Mezzanine	3.75	Plant / Services	81	0	0	0	0
Ground	3.65	Shared Lobby + Dinning Hall + BOH	977	0	853	624	0
Total	**49.70**		**8,800**	**5,609**	**1,411**	**848**	**0**
		Typical Floorplate (Apartment) Efficiency NLA / GFA	**79%**				
		Building A Efficiency NLA / GFA	**64%**				

Block B							
	Floor height (m)	Function	GFA	NLA	Communal (Internal)	Outdoor Area (Communal)	Outdoor Area (POS)
Level 11	2.4	Plant	0	0	0	0	0
International House (170 Beds)							
Level 10	3.3	Accommodation	627	417	25	0	0
Level 09	3	Accommodation	627	417	25	0	0
Level 08	3	Accommodation	627	417	25	0	0
Level 07	3	Accommodation	627	417	25	0	0
Level 06	3	Accommodation	627	417	25	0	0
Level 05	3	Accommodation	621	407	25	0	0
Subtotal			3,756	2,492	150	0	0
UNSW Hall (100 beds)							
Level 04	4	UNSW Communal	492	0	284	167	0
Level 03	3.6	Accommodation	937	617	37	0	37
Level 02	3.2	Accommodation	937	617	37	0	37
Level 01	3.2	Accommodation + Communal + Visiting / Deans Apt	938	617	37	0	37
SubTotal			3,304	1,851	395	167	111
Ground	4	Shared Lobby + IH Communal	819	109	675	624	0
Total	**38.70**		**7,879**	**4,452**	**1,220**	**791**	**111**
		Typical Floorplate (IH Upper Building) Efficiency NLA / G	**67%**				
		Building B Efficiency NLA / GFA	**57%**				

Block C							
	Floor height (m)	Function	GFA	NLA	Communal (Internal)	Outdoor Area (Communal)	Outdoor Area (POS)
Level 10	2.4	Plant	0	0	0	0	0
Indigenous College (90-100 Beds)							
Level 09	3.3	Accommodation	434	311	31	0	48
Level 08	3	Accommodation	434	311	31	0	48
Level 07	3	Accommodation	434	311	31	0	48
Level 06	3	Accommodation	434	311	31	0	48
Level 05	3	Accommodation	434	311	31	0	48
Subtotal			2,170	1,555	155	0	240
Unnamed College (110+ beds)							
Level 04	4	Unnamed College Communal	385	0	288	178	0
Level 03	3.6	Accommodation + Crisis Accommodations	1,007	778	31	0	68
Level 02	3.2	Accommodation	1,006	778	31	0	68
Level 01	3.2	Accommodation	1,006	778	31	0	68
SubTotal			3,404	2,334	381	178	204
Ground	4.95	Shared Lobby + IC Communal	792	110	670	624	0
Total	**36.65**		**6,366**	**3,999**	**1,206**	**802**	**444**
		Typical Floorplate Efficiency (IC Upper Building) NLA / G	**72%**				
		Building C Efficiency NLA / GFA	**63%**				

Public Domain			
Ground Floor	Landscaping	**0**	**2,847**

N13 Colleges + Apartments Summary		GFA	NLA	Communal (Internal)	Communal (External)
Total		**23,045**	**14,060**	**3,837**	**2,441**
Student Beds	**732**				
GFA / bed	**31.48**				
Efficiency NLA / GFA	**61%**				
Communal (Internal) / bed	**5.24**				
Communal (External) / bed	**3.33**				

**Crisis/emergency accommodations are located offsite.*

*** Ground Outdoor Area (Communal) is measured within the secure line and includes covered walkways, internal landscaping and cultural garden totalling 1873m2, which is shared by all Colleges.*

Gross Floor Area Defintion (Randwick LEP 2012)

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and

includes—

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement—

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

All measurements around shafts and voids should include the footprint of the wall enclosing them and only exclude the area of the void

Net Lettable Area Method of Measurement

Net lettable area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and

includes—

(a) all dorm rooms (dorm only, dorm with ensuite, dorm with ensuite and kitchen),

(b) pastoral care / tudor rooms,

(c) shared bathrooms on residential levels,

(d) Deans Apartment,

(d) Offices (Deans Office, Main Office),

(e) Temporary Short-stay apartments

(f) Parcel Store + Hot Lockers

but excludes—

(h) any area for common vertical circulation, such as lifts and stairs,

(i) Student Lounge,

(j) Student Communal Space, which includes;

Dining Halls, Cultural Activation Space, Lobby, Music Rooms, Study Room, Arts & Craft, Laundry, College Store Room, College Meeting Room, Wellness Room, Common Toilets associated with Communal Space, Kitchen associated with Communal Space

(k) Cleaners Room / Waste Room

(l) any basement—

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(m) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(n) bike store, car parking to meet any requirements of the consent authority (including access to that car parking), and

(o) any space used for the loading or unloading of goods (including access to it), and

(p) terraces and balconies with outer walls less than 1.4 metres high, and

(q) voids above a floor at the level of a storey or storey above.

Area Summary

14.2 Bed Count

BLOCK A

	FTF (m)	Function	Student Beds: Dorm Room (10sqm)	Dorm + Ensuite (19sqm)	Dorm + Ens + Bal (20sqm)	Micro Studio (14sqm)	Standard Studio (18sqm)	Premium Studio - DDA (32sqm)	Premium Studio (21sqm)	2- Bed Twin (31sqm)	DDA Dorm (varies)	DDA + Ens (varies)	DDA 2-Bed Twin* (38sqm)	Pastoral Care	Total Student Beds	Non-Student Beds: College Dean's Unit (3-bed)	Visiting Academic Unit (2-Bed)	Visiting Family Unit (3-bed)	Total Non-Student Beds
Womens College (30-40 Beds)								**Womens College (40 Beds)**											
Level 13	4.9	Womens College Communal / Plant																	
Level 12	3.3	Accomodation + Communal	0	10	0	0	0	0	0	2	0	0	0	1	13	0	0	0	0
Level 11	3	Accommodation	0	10	0	0	0	0	0	2	0	1	0	0	13	0	2	0	2
Level 10	3	Accomodation	0	10	0	0	0	0	0	2	0	1	0	0	13	3	0	0	3
Subtotal				30	0	0	0	0	0	6	0	2	0	1	39	3	2		5
Apartments (215-225 Beds)								**Apartments (215-225 Beds)**											
Level 09	3	Accommodation	0	0	0	0	16	1	0	2	0	0			19	0	0	0	0
Level 08	3	Accomodation	0	0	0	0	16	1	0	2	0	0			19	0	0	0	0
Level 07	3	Accomodation	0	0	0	0	16	1	0	2	0	0			19	0	0	0	0
Level 06	3	Accomodation	0	0	0	0	16	1	0	2	0	0			19	0	0	0	0
Level 05	3	Accomodation	0	0	0	0	16	1	0	2	0	0			19	0	0	0	0
Level 04	4	Apartment Communal																	
Level 03	3.6	Accomodation	0	0	0	6	27	2	4	2	0	0	0		41	0	0	0	0
Level 02	3.2	Accomodation	0	0	0	6	27	2	4	0	0	0	2		41	0	0	0	0
Level 01	3.2	Accomodation	0	0	0	6	27	2	4	0	0	0	2		41	0	0	0	0
SubTotal			0	0	0	18	161	11	12	12	0	0	4	0	218	0	0		0
Mezz	3.75	Plant																	
Ground	3.65	Shared Lobby + Dinning Hall + BOH																	
Total	**50.60**		0	**30**	0	**18**	**161**	**11**	**12**	**18**	0	**2**	**4**	**1**	**257**	**3**	**2**	0	**5**

BLOCK B

	FTF (m)	Function	Student Beds: Dorm Room (10sqm)	Dorm + Ensuite (14sqm)	Dorm + Ens + Bal (20sqm)	Micro Studio (14sqm)	Standard Studio (18sqm)	Premium Studio - DDA (32sqm)	Premium Studio (21sqm)	2- Bed Twin (31sqm)	DDA Dorm (varies)	DDA + Ens (varies)	DDA 2-Bed Twin (38sqm)	Pastoral Care	Total Student Beds	Non-Student Beds: College Dean's Unit (3-bed)	Visiting Academic Unit (2-Bed)	Visiting Family Unit (3-bed)	Total Non-Student Beds
Level 11	2.4	Plant																	
International House (170 Beds)								**International House (170 Beds)**											
Level 10	3.3	Accomodation	24	4	0	0	0	0	0	0	2	0	0	1	31	0	0	0	0
Level 09	3	Accomodation	24	4	0	0	0	0	0	0	2	0	0	1	31	0	0	0	0
Level 08	3	Accomodation	24	4	0	0	0	0	0	0	2	0	0	1	31	0	0	0	0
Level 07	3	Accomodation	24	4	0	0	0	0	0	0	2	0	0	1	31	0	0	0	0
Level 06	3	Accomodation	24	4	0	0	0	0	0	0	2	0	0	1	31	0	0	0	0
Level 05	3	Accomodation	24	4	0	0	0	0	0	0	2	0	0	1	31	0	0	0	0
Subtotal			144	24	0	0	0	0	0	0	12	0	0	6	186	0	0		0
UNSW Hall (100 beds)								**UNSW Hall (100 beds)**											
Level 04	4	UNSW Hall Communal																	
Level 03	3.6	Accomodation	32	0	0	0	0	0	0	0	2	0		1	35	0	4	0	4
Level 02	3.2	Accomodation	32	0	0	0	0	0	0	0	2	0		1	35	3	0	0	3
Level 01	3.2	Accomodation + Communal	32	0	0	0	0	0	0	0	2	0		1	35	3	0	0	3
SubTotal			96	0	0	0	0	0	0	0	6	0	0	3	105	6	4		10
Ground	4.15	Shared Lobby + IH Communal																	
Total	**38.85**		**240**	**24**	0	0	0	0	0	0	**18**	0	0	**9**	**291**	**6**	**4**	0	**10**

BLOCK C

	FTF (m)	Function	Student Beds: Dorm Room (10sqm)	Dorm + Ensuite (14sqm)	Dorm + Ens + Bal (20sqm)	Micro Studio (14sqm)	Standard Studio (18sqm)	Premium Studio - DDA (32sqm)	Premium Studio (21sqm)	2- Bed Twin (31sqm)	DDA Dorm (varies)	DDA + Ens (varies)	DDA 2-Bed Twin (38sqm)	Pastoral Care	Total Student Beds	Non-Student Beds: College Dean's Unit (3-bed)	Visiting Academic Unit (2-Bed)	Visiting Family Unit (varies)	Total Non-Student Beds
Roof	2.4	Plant																	
Indigenous College (90-100 Beds)															**Indigenous College (90 Beds)**				
Level 09	3.3	Accomodation	0	3	12	0	0	0	0	0	0	1	0	1	17	0	0	0	0
Level 08	3	Accomodation	0	3	12	0	0	0	0	0	0	1	0	1	17	0	0	0	0
Level 07	3	Accomodation	0	3	12	0	0	0	0	0	0	1	0	1	17	0	0	0	0
Level 06	3	Accomodation	0	3	12	0	0	0	0	0	0	1	0	1	17	0	0	0	0
Level 05	3	Accomodation	0	3	12	0	0	0	0	0	0	1	0	1	17	0	0	0	0
Subtotal			0	15	60	0	0	0	0	0	0	5	0	5	85	0	0	0	0
Unnamed College (110+ beds)															**Unnamed College (100 beds)**				
Level 04	4	Unnamed College Communal																	
Level 03	3.6	Accomodation		18	13							1	0	1	33	3	2	0	5
Level 02	3.2	Accomodation		18	13							1	0	1	33	3	2	0	5
Level 01	3.2	Accomodation		18	13							1	0	1	33	0	0	5	5
SubTotal			0	54	39	0	0	0	0	0	0	3	0	3	99	6	4	5	15
Ground	4.83	Shared Lobby + IC Communal																	
Total	**36.53**		0	**69**	**99**	0	0	0	0	0	0	**8**	0	**8**	**184**	**6**	**4**	**5**	**15**

	Student Beds: Dorm Room (10sqm)	Dorm + Ensuite (14sqm)	Dorm + Ens + Bal (20sqm)	Micro Studio (14sqm)	Standard Studio (18sqm)	Premium Studio - DDA (32sqm)	Premium Studio (21sqm)	2- Bed Twin (31sqm)	DDA Dorm (varies)	DDA + Ens (varies)	DDA 2-Bed Twin* (38sqm)	Pastoral Care	Total Student Beds	Non-Student Beds: College Dean's Unit (3-bed)	Visiting Academic Unit (2-Bed)	Visiting Family Unit (varies)	Total Non-Student Beds
N13 Total	**240**	**123**	**99**	**18**	**161**	**11**	**12**	**18**	**18**	**10**	**4**	**18**	**732**	**15**	**10**	**5**	**30**

**Crisis/emergency accommodations are located offsite. In a 2-bed Twin Room, only 1 bedroom is counted as DDA.*

15.0

Signage Strategy

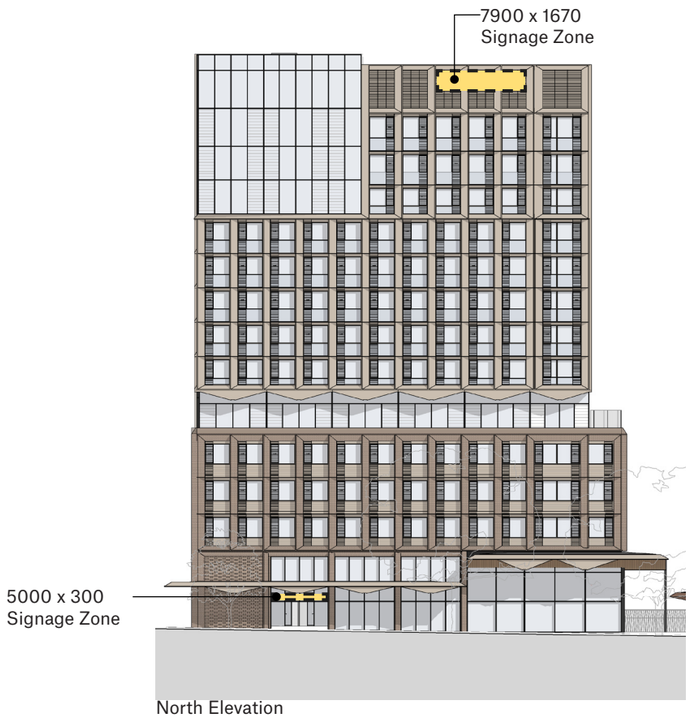


Signage Strategy

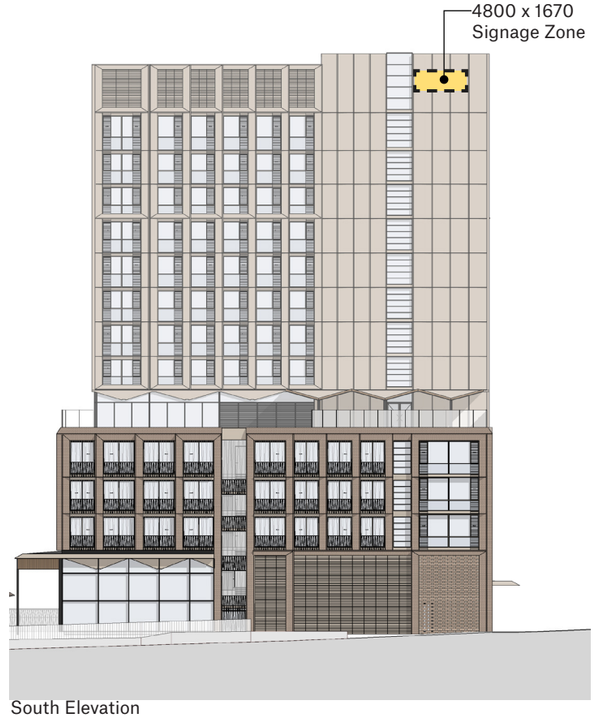
15.1 Block A

The signage for the project is designed to be architecturally integrated. The signage zones will accommodate building names and/or logos as appropriate to the context, content and type to be developed in the next design phase.

The signage zones are located above the residential levels or on solid cladding, ensuring the signages do not obstruct views or ventilation from the dorm rooms, and will be coordinated with the facade design to ensure high performance.

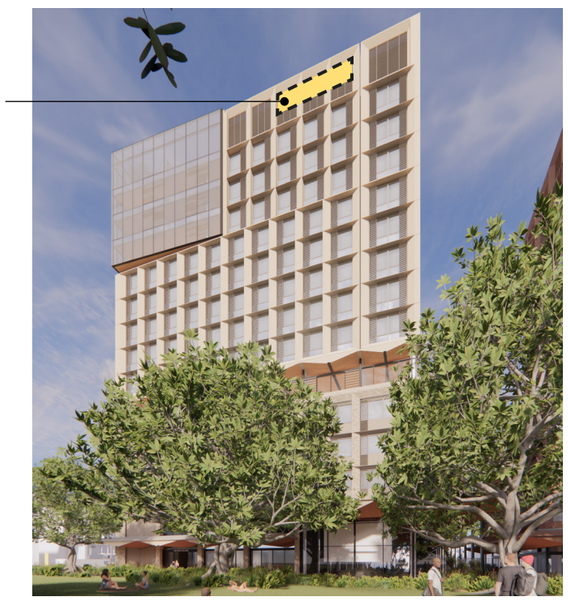


North Elevation



South Elevation







Signage Strategy

15.2 Block B

4800 x 300
Building Entry /
Flag Signage Zone



International House Entry



UNSW Hall Entry

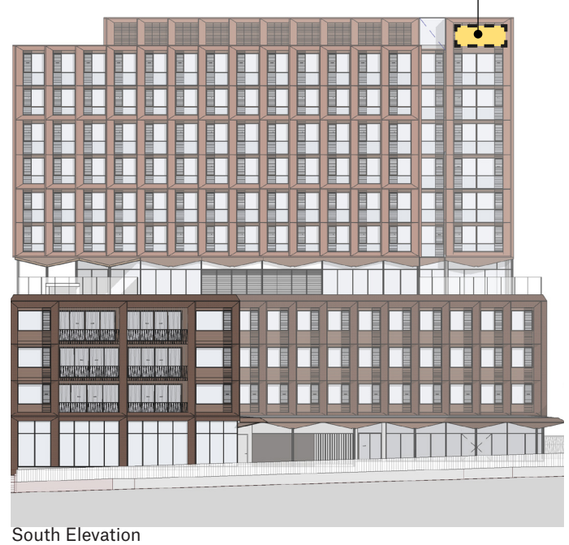
7300 x 1670
Signage Zone

4300 x 1670
Signage Zone

4800 x 300
Signage Zone



North Elevation



South Elevation

7300 x 1670
Signage Zone

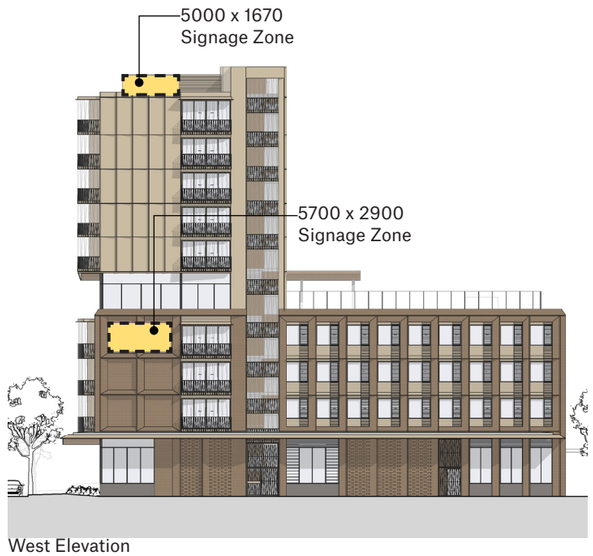


4300 x 1670
Signage Zone

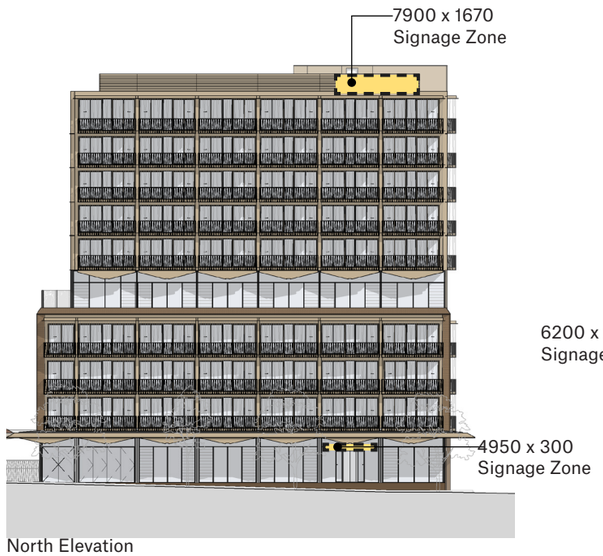


Signage Strategy

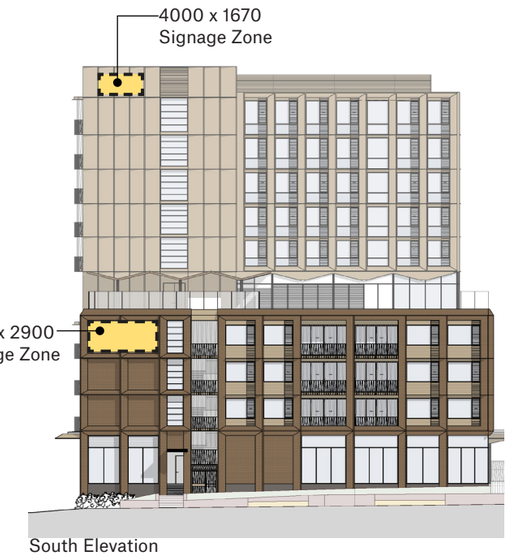
15.3 Block C



West Elevation



North Elevation



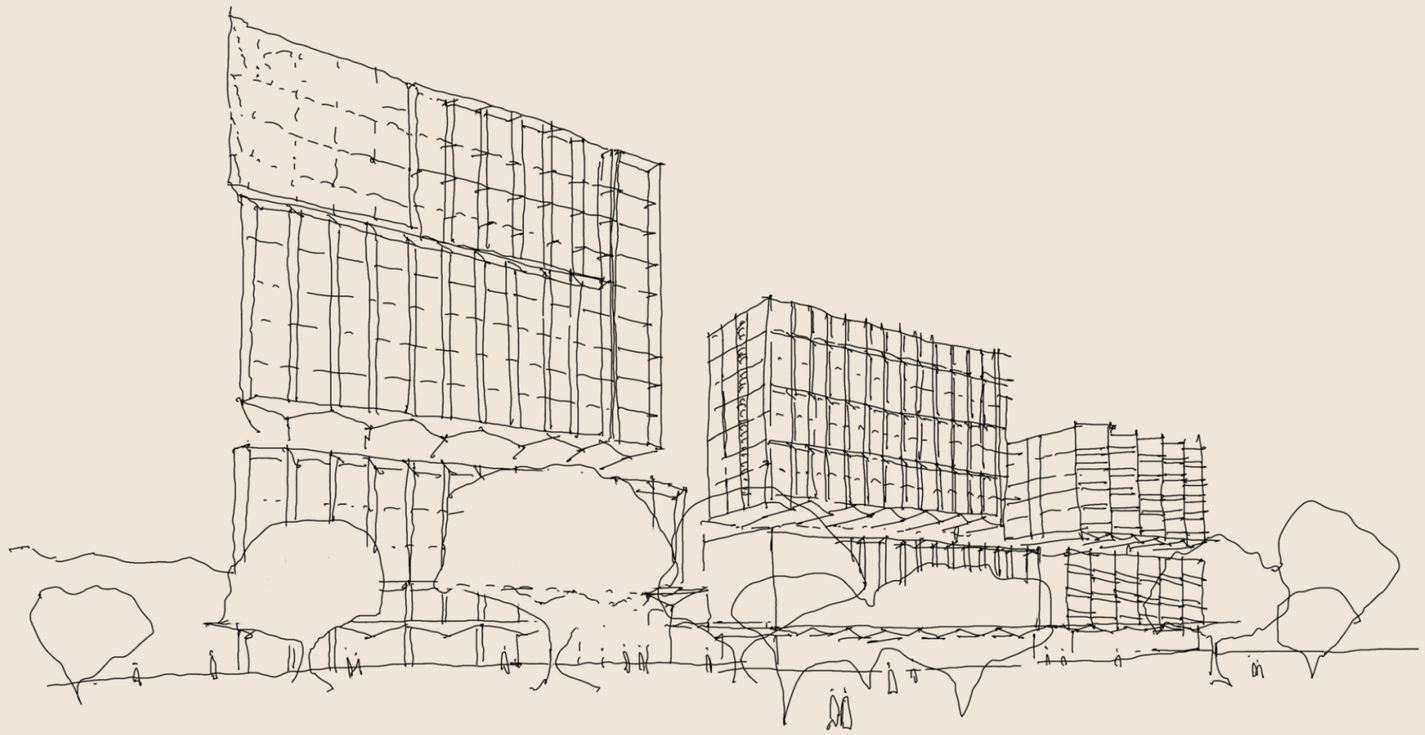
South Elevation











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Appendix A

Architectural Drawings

Appendix B

SEARS
Compliance Table

SEARS Housing

The proposed development incorporates a broad range of initiatives to deliver positive environmental and social outcomes throughout the design, delivery and operation.

5. Design Quality	Response
1. Demonstrate how the development will achieve: — design excellence in accordance with any applicable EPI provisions; — good design in accordance with the seven objectives for good design in Better Placed	NSW Design Principles of Better Placed: — Better fit (*Refer Section 3.0 Planning & Built-Form)* — Better performance (*Refer Section 10.0 Facade Approach and Section 11.0 ESD Strategy*) — Better for community (*Refer Section 6.0 Building Program*) — Better for people (*Refer Section 7.0 Design Description - Public Domain*) — Better working (*Refer Section 8.0 Design Description - Podium, Section 9.0 Design Description Upper Building*) — Better value (*Refer Section 10.0 Facade Approach*) — Better look and feel The proposed development responds to the character of the site in its scale, materiality and building use. It offers housing type diversity through high-quality, efficient and functional spaces with a strong sense of community that integrates into the university campus. The development proposes on-campus student accommodation, including 5x university college accommodation and 1x studio unit style accommodation, offering a variety of unit typologies, including dorm-only rooms, ensuited rooms and self-catered unit style accommodations. Key design interventions include a design approach which prioritise on-campus living experience by providing generous views and natural daylight in each student dorm room, natural ventilation, and enhanced public spaces that encourage social interactions. Additional to the 6m landscaped street setback, there is increased building setback to the south to retain the existing large fig trees occupying the centre of the site on Barker Street. Significant trees along Physics Lawn have also been retained, preserving the local character of the site. Landscaped and communal spaces have been oriented centrally within the site to enhance social and visual connections between residents. There is a safe and clear transition between the public and private domains, provided by secure building entries and gate integrated with the landscape design. A new driveway access is introduced to the west of the site, away from the central spine which connects the three student accommodation buildings together. A modular approach to facade design and construction, coupled with an efficient floorplate, brings cost-effective solutions to the project.

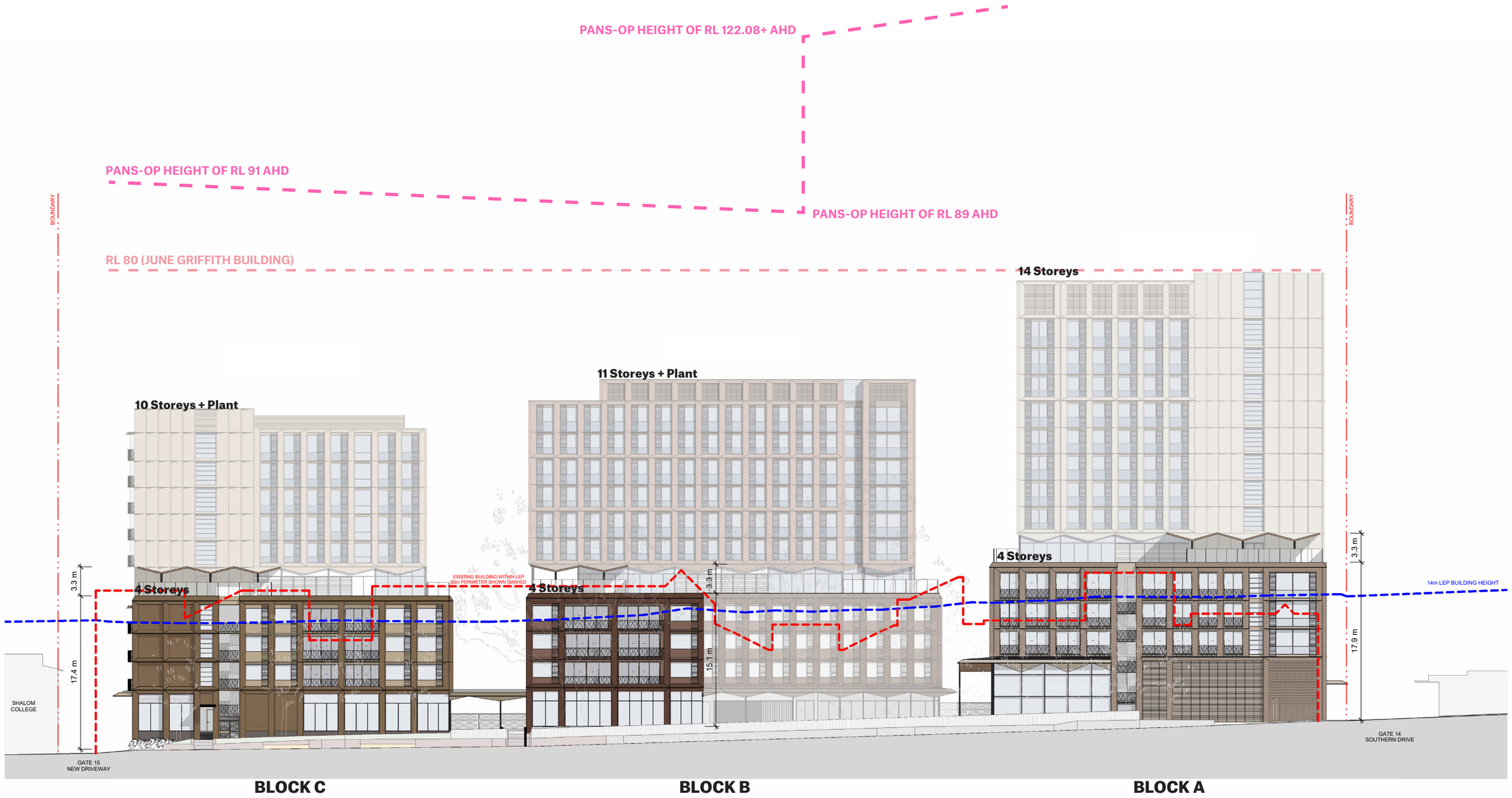
2. Demonstrate that the development: — where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; — in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams.. — Avoid the location of rooms with glazing directly on the east and southern boundaries, unless rights to light and outlook can be established, given this condition effectively borrows amenity from the adjoining sites.	In lieu of undertaking design review via the SDRP, the proposal considers design excellence in accordance with Section 6.11(4) of the Randwick LEP, as follows: — whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved (*Refer Section 7.0 Design Description - Public Domain, Section 10.0 Facade Approach*) — whether the form and external appearance of the development will improve the quality and amenity of the public domain (*Refer Section 4.0 Massing Concept, Section 10.0 Facade Approach*) — how the proposed development responds to the environmental and built characteristics of the site and whether it achieves an acceptable relationship with other buildings on the same site and on neighbouring sites (*Refer Section 4.0 Massing Concept*) — whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security, resource, energy and water efficiency, renewable energy sources and urban heat island effect mitigation (*Refer Section 10.0 Facade Approach, Section 11.0 ESD Strategy)* — whether the proposed development detrimentally impacts on view corridors and landmarks. (*Refer Section 12.0 View Impact Studies*) The proposed development achieves minimum setbacks from the Barker Street alignment, and is designed to preserve solar access and privacy to its surrounding residential context along Barker Street. Tree retention strategies also define additional setbacks to the site, providing centralised communal space on the ground plane. Efficient floorplates accommodate student dorm rooms with equitable access to communal areas on each floor to encourage social interactions. Each building has been designed to provide high-performing facades and building envelopes, maximising natural daylight and ventilation, and modularity to achieve construction efficiency. In accordance with Section 3.45 of SEPP (Transport and Infrastructure) 2021, the proposal has also been evaluated in accordance with the Design Quality Principles outlined in Schedule 8, namely: Reponsive to context, Sustainable, efficient and resilient, Accessible and inclusive, Healthy and safe, Functional and comfortable, Flexible and adaptable, Visually appealing. These principles have been evaluated and is included in this SSDA Achitecture Design Report.
3. Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement.	Refer Item 2 above.
6. Built Form and Urban Design	**Response**
1. Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI.	The development is proposed to provide on-campus student accommodation, facilitating 5x university colleges and 1x self-catered unit style accommodation. DCP setbacks to the south and the retention of significant trees along Physics Lawn define the site constraints and setbacks. For Tree Retention Strategy, refer to Section 2.8 and 4.2 of the Architecture Design Report. The massing divides the site into 3x building blocks, accommodating 2x colleges within each building. Stepped and staggered forms are introduced to reduce the overall bulk and scale and preserve solar access to the neighbouring context. The floorplate utilises the site condition by orienting the dorm rooms to prioritise daylight and outlook. Building depth is configured to accommodate double-loaded corridors to maximise floorplate efficiency. A minor variation to the 14m height limit around the southern end of the podium is a result of increased floor levels in response to the flood levels and 1% AEP SSD5-8.5 climate change scenario. While not required to achieve ADG requirement, a 12m building separation is considered appropriate for the upper building. Refer also Section 3.0 Planning & Built-Form and Section 4.0 Massing Concept.
2. If relevant, provide an assessment of the development against: — the design principles for seniors housing set out in Schedule 8 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Seniors Housing Design Guide. — the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.	The development is evaluated against SEPP (Transport and Infrastructure) 2021. Refer to Item 5.2 above. On-campus student accommodation is not required to comply with ADG requirement. However, the buildings maintain building separation of 12m in the upper building floorplate (non-habitable to non-habitable) and 9m in the podium levels (habitable to non-habitable). Shared communal open spaces are located on the ground floor and communal rooftop terrace is provided above the podium level of each buidling.
3. If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.	Refer Section 14.0 Area Summary in Architecture Design Report.

7. Environmental Amenity	Response
1. Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	The building heights within the site proposed site have been carefully adjusted to achieve solar access to neighbouring Barker Street residential buildings on Barker Street. Overshadowing analysis and additional detailed analysis to the dwellings across the street have been provided to demonstrate solar compliance. Scale and materiality to the Barker Street frontage have been carefully designed to respond to the existing local character of Barker Street, while considering the future potential development consistent with the LMR policy in Randwick. Material specifications will be selected in the next design phase, to comply with relevant guidelines. Refer also Section 12.0 View Impact Studies, and Section 13.0 Overshadowing & Solar Access. A wind analysis report is included in the submission pack.
2. Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	Refer to Section 13.0 Overshadowing & Solar Access
8. Visual Impact	**Response**
1. Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.	Refer to Architecture Drawing pack for Photomontage Views and within this Architecture Design Report.
2. If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	-
14. Trees and Landscaping	**Response**
1. Provide a landscape plan, that: — details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). — provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.	There is increased building setback to the south to retain the existing large fig trees occupying the centre of the site on Barker Street. Significant trees along Physics Lawn have also been retained, preserving the local character of the site. Refer to Section 2.8 and 4.2 for Tree Retention Strategy within this Architecture Design Report. Refer Landscape Documentation and Report prepared by Aspect Studios
2. If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including. — any existing canopy coverage to be retained on-site. — tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant	Refer Section Section 2.8 and 4.2 showing Proposed Tree Retention Strategy. Refer also to Landscape Documentation and Report prepared by Aspect Studios, and Arborist Report by Canopy Consulting.
23. Public Space	**Response**
1. If public space is proposed as part of the development, demonstrate how the development: — maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. — provides accessible public space. — maximises permeability and connectivity. — maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. — maximises street activation. — minimises potential vehicle, bicycle and pedestrian conflicts	There is a safe and clear transition between the public and private domains, provided by equitable and secure building entries and gate integrated with the landscape design. Bike access is provided directly into Block A (from Gate 14) and Block C (from new Driveway) for safe entries, while Block B is accessible via the ground entry. Landscaped and communal spaces have been oriented centrally within the site to enhance social and visual connections between residents. The built forms and landscaped edges provide visual privacy from the communal courtyards to the street. The development proposes to close off Southern Drive in front of Physics Lawn and introduce a new driveway access to the west of the site, away from the central spine which connects the three student accommodation buildings together. A discreet gate off Barker Street is provided to provide secondary access to the non-student accommodations. Social and communal spaces are located along the Physics Lawn frontage to activate the building edge and maximise visual connection to the campus. Refer also to Section 7.0 Design Description - Public Domain

Appendix C

LEP Height Plane Diagram

LEP Height Plane Diagram



LEP Height Plane Diagram

Building Height Variation

A variation to the 14m height limit around the perimeter of the site is necessary at the southern end of the podium in response to local flood levels.

It is noted that the existing building to be demolished breaches the height limit in a similar fashion.

