

ARCHITECTURE
URBAN DESIGN
HERITAGE
INTERIORS
GRAPHICS

PRINCIPALS
& NOMINATED
ARCHITECTS (NSW)

Michael Heenan 5264
Peter Ireland 6661

CEO

Michael Heenan

HEAD OFFICE – SYDNEY
79 Myrtle Street
Chippendale NSW 2008
AUSTRALIA
tel +61 2 9311 8222
fax +61 2 9311 8200

www.architectsajc.com

ALLEN JACK+COTTIER
Architects Pty Ltd
ABN 53 003 782 250

REDFERN STUDENT VILLAGE DESIGN EXCELLENCE STRATEGY

WEE HUR REDFERN (18029)

13-23 GIBBONS STREET, REDFERN NSW

FOR SUBMISSION

5/11/2018

ISSUES

Issue	Date	Reason for Issue	Comment	Checked	Approved
A	24.10.18	Draft for discussion		BM	
B	26.10.18	For external review	Revised following comments	BM	
C	5.11.18	For submission to GAO	Updated	BM	

BEIJING
SYDNEY

Redfern Student Village Design Excellence Strategy

Design Process

The plans for the proposed development have been prepared by Allen Jack+Cottier (AJ+C), an established and award winning practice with recognized capability in both architecture and urban design. The design process involved a multi-disciplinary design team coordinated by AJ+C:

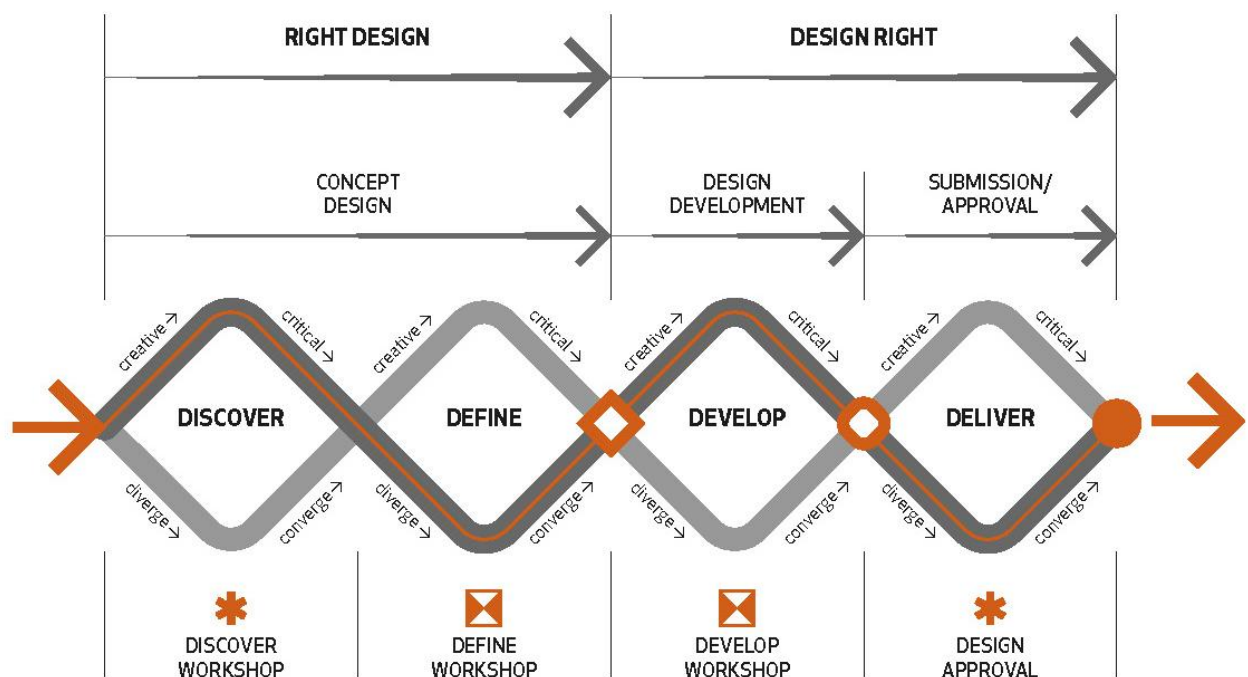
- Planning, CW Design Advisory
- Urban Design: AJ+C
- Landscape Architecture and Public Domain: Turf
- Public Art: Black & White (Nicole Monks) and JS Koori Designs (Jasmine Sarin)
- Aboriginal and European Heritage: Artefact
- Sustainability (ESD), Wind and Solar Access: SLR Consulting
- Acoustic: Northrop
- Community consultation: Elton Consulting

The architectural design statement that will form part of the EIS will address both urban design and architectural issues associated with the proposed development.

The proposal is being designed to achieve design excellence, and is being developed through AJ+C's internal design review process, which ensures that out of the box insights and critical analysis are brought to bear on every project at critical milestones to ensure that every AJ+C project is creative, sustainable and innovative in conceptual, technical and economic terms.

AJ+C's design process involves a series of workshops intended to be a stimulating process of collaborative review, brainstorming, and feedback with an emphasis on innovative and creative problem solving in which alternative options are considered so that preconceived ideas or design hunches, if they exist, are rigorously tested or analysed.

As shown in the diagram below, the process includes four key workshop phases and two design 'Gateways' to ensure that the design reflects our design philosophy and meets AJ+C's design quality standards.



The proposal has been designed having regard to the Redfern Centre Urban Design Principles. The Principles were specifically developed to detail the matters to be addressed for design excellence as required by clause 22 of Schedule 3 of State Environmental Planning Policy (State Significant Precincts) 2005.

The proposal continues to be refined with stakeholders and authorities in accordance with the Better Placed policy, which includes ongoing consultation with the Department of Planning and Environment, the City of Sydney and ongoing review by the NSW Government Architect Design Review Panel (DRP).

The project design team presented to the DRP on the following occasions:

- 12 September 2018
- 3 October 2018

The panel to date has included:

- Olivia Hyde, chair – GANSW,
- Richard Johnson (both meetings)
- Isabelle Tolland (both meetings)
- Sacha Coles (1st meeting)
- Michael Tawa (both meetings)
- Michael Holt, coordinator (1st meeting), chair (2nd meeting) – GANSW,
- Andy Nixey, observer (1st meeting) – DPE,
- Ellen Mannix, observer (2nd meeting) – (DPE),
- Peter John Cantrill, observer (both meetings) – City of Sydney Council

The project design team is scheduled to present to the DRP again on 30 January 2019.

Design Proposal

Through design development, the height, bulk and scale of the building will continue to be refined and articulated to respond to the site's unique conditions. The design proposal continues to respond to the DRP's comments and demonstrates improvements in areas identified by the Panel:

- A detailed contextual analysis of the existing, and projected future, context has informed the design response,
- The extension to William Lane is wider, fully open to the sky and includes public art, hard and soft landscaping with wind control measures,
- Building frontages facing the lane are activated with student common spaces and a prominent bike hub, including bike workshop, which will be used to promote cycling and active transport, educate the community and residents about bike maintenance and safety,
- Inclusion of retail and potential community use spaces facing Gibbons Street and the lane,
- Provision of a roof top terrace on top of the podium facing Gibbons Street Reserve,
- Improved provision of natural light to common areas in the podium,
- Location of common spaces in prominent locations on the façade with improved architectural articulation and outlook,
- A form that responds to the corner block condition by addressing all three open frontages and forms a bookend to the Central to Eveleigh Corridor area zoning,
- Compliant podium height with the Redfern Waterloo Design Guidelines, being 3 storeys vs 4-5 storeys initially submitted,
- Compliant overall height, being 18 storeys, and below the height in metres control,
- Detailed consideration of wind and acoustic impacts on spaces within and around the building.
- Findings from aboriginal and European culture and heritage and community consultation have been included in the design,
- Collaboration with artists to incorporate aboriginal cultural narratives and imagery into the design.

Considering the strategic planning context for development in this area and existing and pipeline developments around Redfern Station and Regent Street, the development represents an appropriate density and allows for a transitional change in height from the planned density around the rail corridor to the wider precinct.

The project design team has consulted with the design team of the St George affordable housing project proposed for 11 Gibbons Street to seek opportunities for better design outcomes between the two proposals including opportunities for the use and activation of an extended William Lane.

The design team will continue to refine the design outcomes taking into consideration:

- The range of specialist studies which are to be completed by mid November;
- The issues raised during community consultation;
- The results of the cultural heritage consultation;
- Ongoing discussions with its neighbours;
- The consideration of all submissions received during exhibition; and
- The ongoing DRP process and issues raised in further panel meetings.