



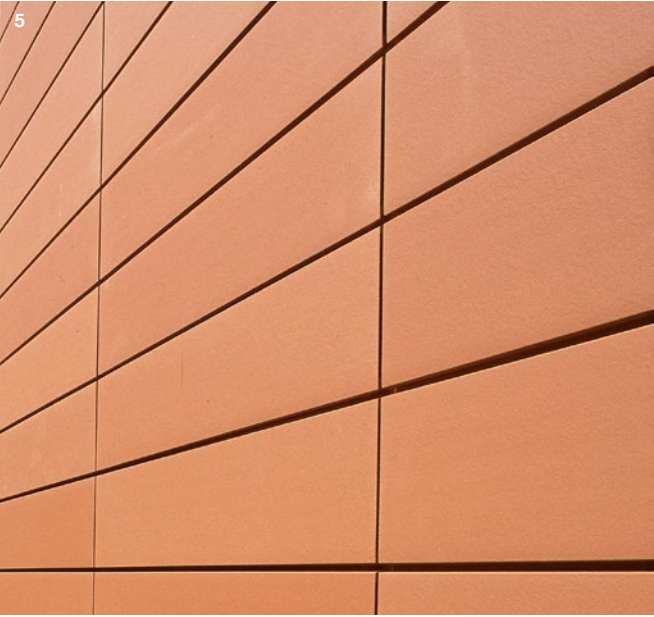
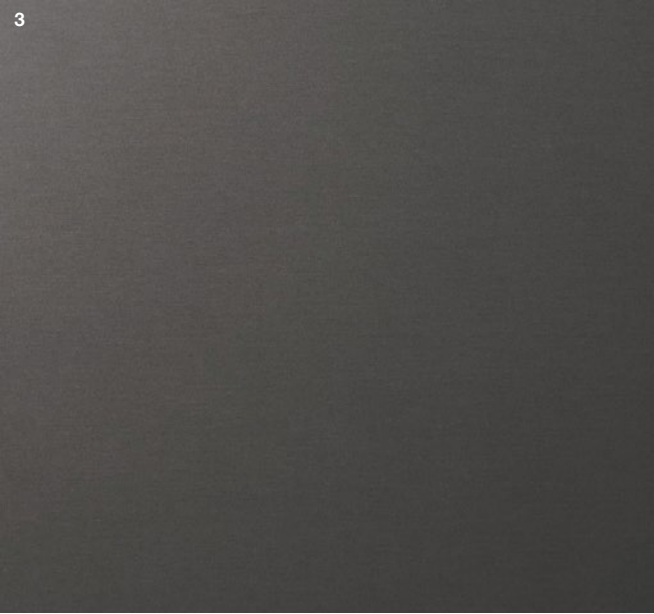
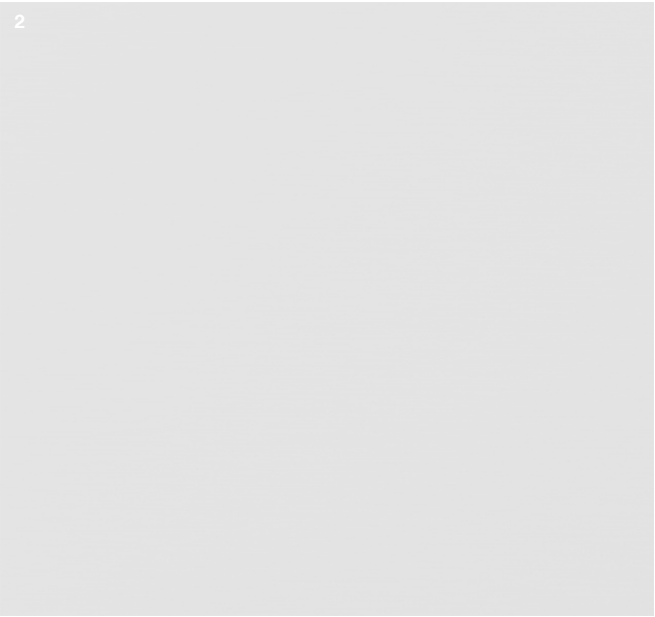
REGENT STREET SOUTH



REGENT STREET NORTH







6.4 MATERIALITY

- 1/ Black metal finish to Exterior to Hoods, windows and doors
- 2/ White Metal finish to Interior of Hoods
- 3/ Dark Grey metal finish to Alumminium Cladding
- 4/ Clear glazing
- 5/ Terracotta Cladding
- 6/ Boardmark concrete to planters
- 7/ Existing Brickwork
- 8/ New Brickwork to match existing orange brickwork

6.5 REFLECTIVITY

Light reflectivity from all building materials used on façades, including glazing, will not exceed 20%







VISUALISATION ON REGENT ST



BATESSMART™



# 7.0 LANDSCAPE DESIGN

## 7.0 LANDSCAPE DESIGN

The architectural proposal and associated landscape design for 60-78 Regent Street, Redfern creates a building which is integrated into the surrounding streetscape. The ground floor spaces have been designed to encourage the public into the laneway whilst the level one terrace provides a retreat and outlook space for the building inhabitants.

### Design Principles

The proposed public and private domain areas within the site have been designed with regard to the general design principles listed below:

- Creation of a series of ground floor spaces inviting to the general public
- Establish a relationship between the built form and ground plane which ties in with the surrounding streetscape
- Provision of high quality landscape spaces that cater for different user groups
- Use (on the ground floor) of high quality, low maintenance, robust materials which are in accordance with City of Sydney's guidelines and material palette
- Use of high quality, low maintenance and robust materials on the level one courtyards
- Shade tolerant, low water usage level one planting which helps build a sense of respite from the busy streetscape below

### Landscape Areas

The Ground Floor contains the Regent Street retail frontages and associated footpath. The building entry is located at the centre of the retail strip and provides access to both the student housing and publicly accessible laneway. Steps running west connect Regent Street with William Lane. Further access is provided to the upgraded laneway via the pedestrianised section of Redfern Street.

The level one living areas spill out to two distinctive courtyards. The main communal courtyard overlooks the neighbourhood and provides for medium sized outdoor gathering spaces whilst the active level one space has been designed as an extension to the games room.

### Ground Floor Regent Street and building entry

Public domain upgrades along Regent street include new paving and improvements to the existing understorey planting to the base of the existing *Platinus x hybrida* (tree to be retained). We have used the City of Sydney's street's design code to inform us of the paving palette, thus propose concrete unit paving along Regent St. A standard City of Sydney size large format paver (eg 600 x 400mm) is shown along Regent Street, and reduces in scale to announce the building and laneway entries. This paving change (down to a 100 x 100mm cobble



Concrete unit paving / footpath

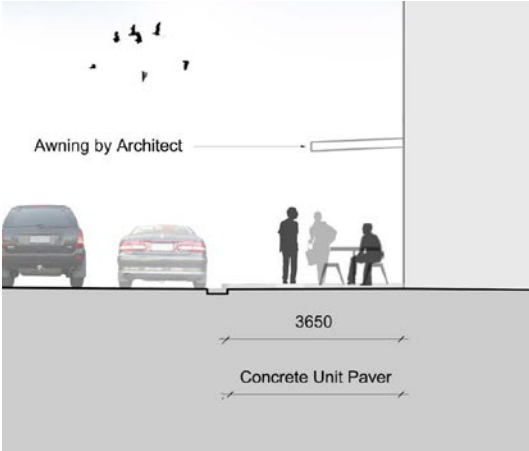
Laneway integrated with public art and small retail shop fronts

Cobblestone paving with varying finishes

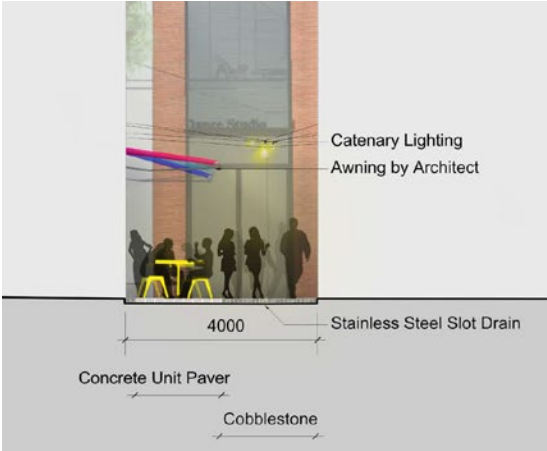
Feature catenary lighting

Stainless steel slot drain

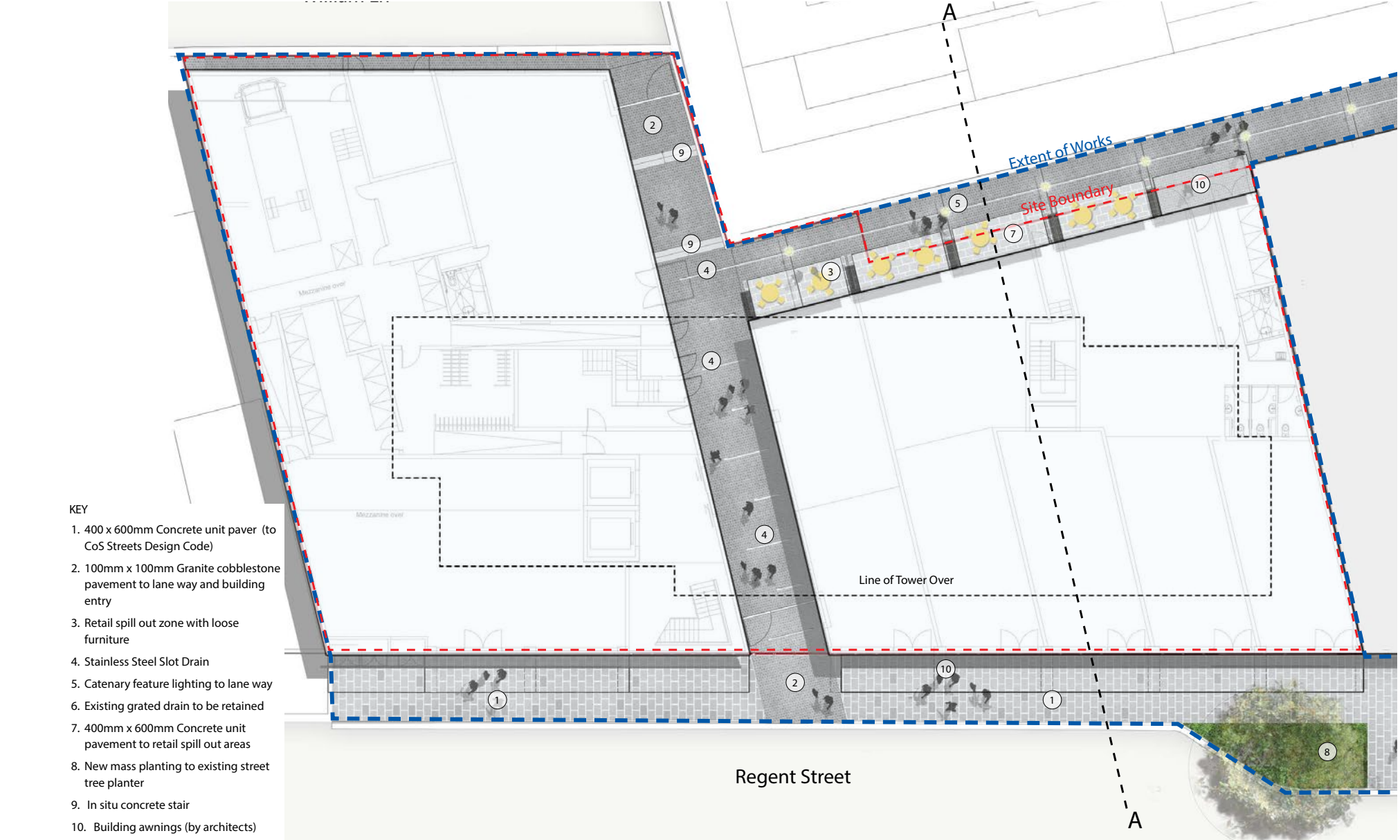
Potential lighting incorporated into drain



REGENT STREET SECTION



LANEWAY SECTION



GROUND



DA DESIGN REPORT

paver) also helps provide intimacy once entering into the building proper. The smaller unit paver is carried through to the laneway, denoting a singular, flowing space between Regent Street and the pedestrianised section of Redfern St. A series of slot drains help deal with run off across the site, and the language of this north south running slot drains (at the Regent Street entry) is picked up also in the laneway, but changed slightly to provide some distinction between the two spaces.

Laneway

A defining feature of the laneway is a central, integrated slot drain located within the cobble paving. The drain serves a dual purpose, dealing with run off whilst also providing a directional cue when entering the laneway off Redfern Street. Above this central line a series of feature lighting hung from a catenary structure helps to frame the retail outdoor seating areas below. These seating areas sit on 'carpets' of large format pavers (size to match the street paving), which helps to define the areas.

An opportunity exists for an 'art wall' or public art work along the laneways edges, focused predominantly on the Club Redfern wall.

The smaller cobble paving (at the southern end of the laneway) then continues both north and south, continuing down to William Lane and out to Regent Street.

Level One

Main communal courtyard

The main communal courtyard is located off the Level 1 lounge space. Timber decking set flush from the internal floor level provides a seamless connection between the internal and external spaces. At Site Elevations the heart of the courtyard communal picnic tables provide for places to gather and eat al fresco, with an integrated bbq adjacent this space promoting social activity. Flanking the space to the north is a planted edge, raised 300-400mm above the decking level so as to achieve adequate planting depth. The planting for the level one is sub tropical in look, due to the shaded nature of the space.

To the east of the lounge area are more contemplative, garden room spaces, designed for outdoor study. Moveable furniture will dictate how these spaces are used by the students, with overhead catenary lighting providing for safe night time use. The eastern edge has not been planted so as to provide access to the brick parapet, which has cut outs affording district views. Planters will hang from these cut outs and feature spill over planting, further greening the space.

A slightly hidden garden space has been designed for the western side of the media and meeting/ reception rooms. A linear bench provides for a place for contemplation, amongst the large area of planting adjacent (which is also viewed internally).

Active courtyard

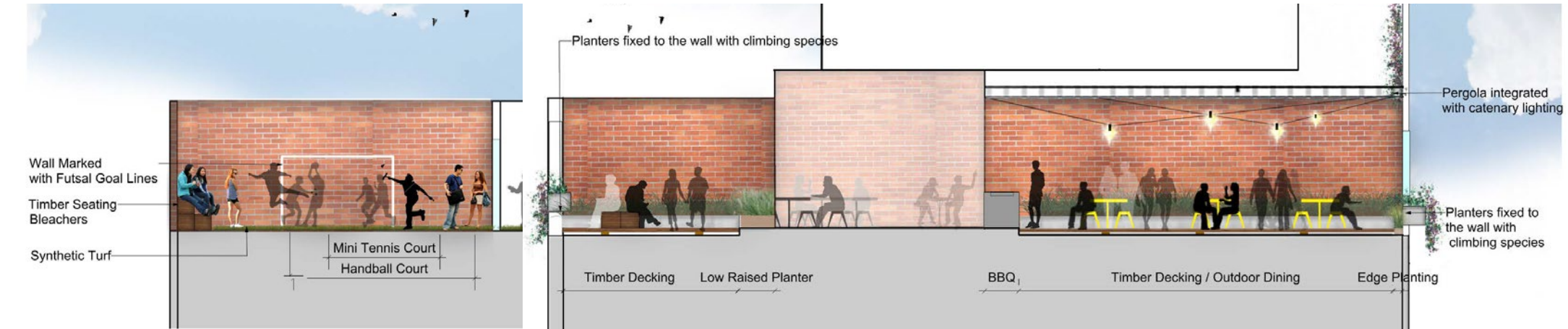
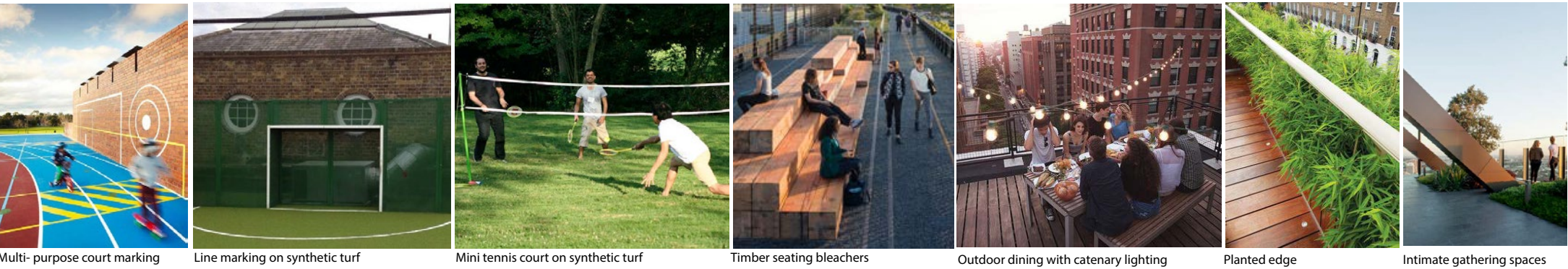
The active (southern) courtyard flows directly out from the games room. We have taken this as a cue to design an external version of a games room, which includes astro turf and line marking for different games such as handball, mini badminton and futsal. To the south of the space a linear timber 'bleacher' has been designed as a spectator area and place for students to leave their gear.

Planting (general)

The proposed planting strategy includes a mix of native, indigenous and exotic species. Several sources have been used in determining the plant species appropriate for the site. Species have been selected due to the shaded nature of the level one courtyard and this has been reflected in the palette which contains shade tolerant, sub tropical planting.

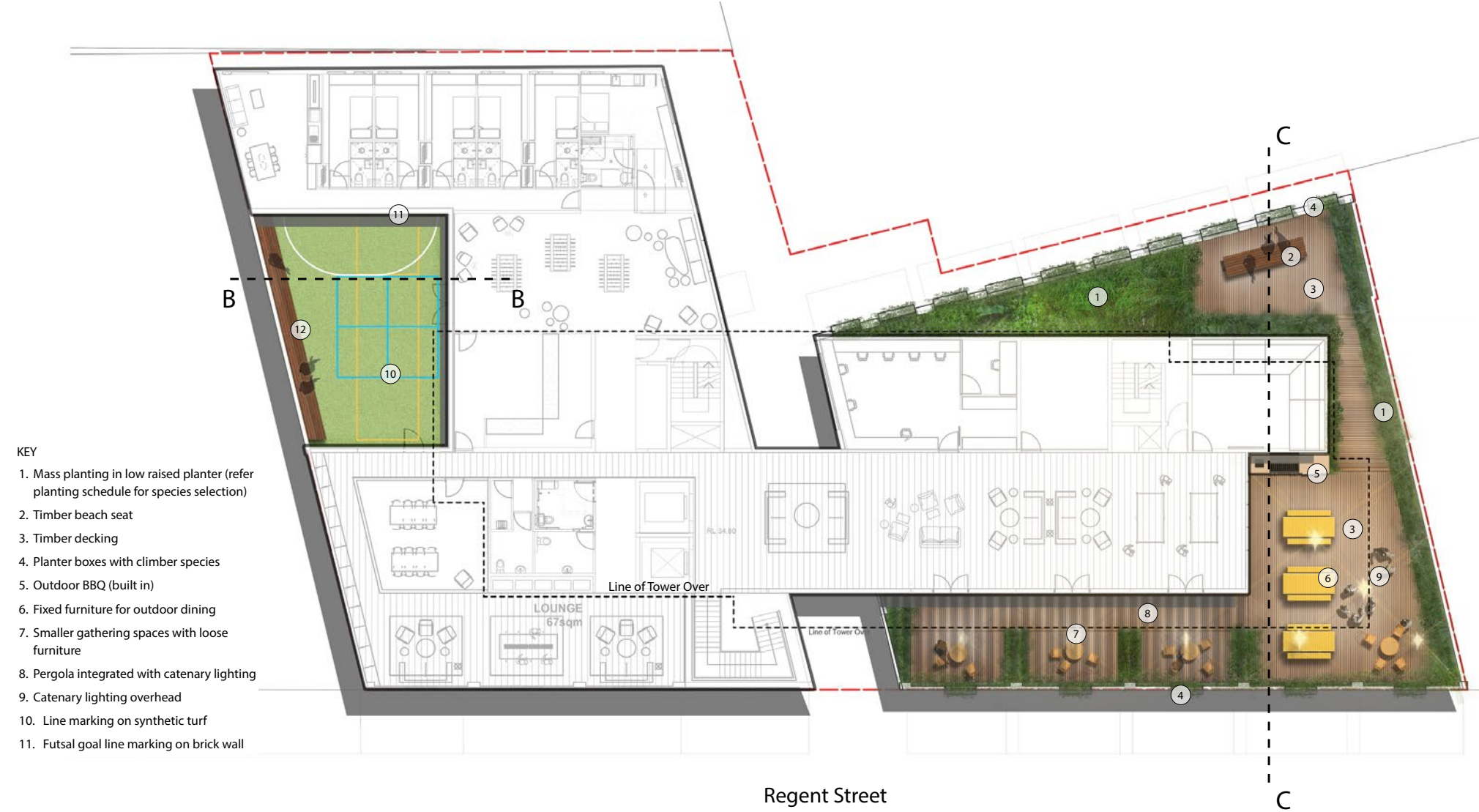
The planting will be robust and low maintenance (and low water after establishment), and also help build biodiversity across the site. Please

refer to the planting strategy on LDA-05 for further information regarding the planting selections.(Appendix C.)



SECTION B

SECTION C



LEVEL 01



# 8.0

## SCHEDULE OF AREAS

S11798 IGLU - Regent Street Area Schedule

20.11.14

Site Areas & Calculations										
Site Area	1427.5									
GFA (maximum allowable)	9992.5									
FSR (maximum allowable)	7:1									
Proposed Areas										
GBA	11488									
GFA	9885									
FSR	6.92:1									
Measured Areas					Bed Mix					
Floor Areas	GBA	GFA	Retail NLA	Community Space	6Bed Cluster	5Bed Cluster	4Bed Cluster	Studio	Studio (accessible)	Total Beds
Level 17	588	523			3			5		23
Level 16	588	523			3			5		23
Level 15	588	523			3			5		23
Level 14	588	523			3			5		23
Level 13	588	523			3			5		23
Level 12	588	523			3			5		23
Level 11	588	523			3			5		23
Level 10	588	523			3			5		23
Level 9	588	523			3			5		23
Level 8	588	523			3			5		23
Level 7	588	523			3			5		23
Level 6	588	523			3			5		23
Level 5	588	522			2		1	5	1	22
Level 4	588	522			2		1	5	1	22
Level 3	588	522			2		1	5	1	22
Level 2	588	522			2		1	5	1	22
Level 1	860	730				1			1	6
Ground Level	1220	791	626	113						
Total	11488	9885	626	113	44	1	4	80	5	370
Unit Mix										
Percentage					No. Units					
6Bed	33%				44					
5Bed	1%				1					
4Bed	3%				4					
Studio	60%				85					
Total					134					
Definitions										

The GFA definition is as follows:

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.

The GFA definition is as follows:

The sum of the floor area of each floor of a building measured to external face of exterior walls and excluding balconies and any projections.

Unit Area- GFA unit area measurement of apartment area. Measured to the centreline of party walls and inside face of external  
All Area measured is approximate only.



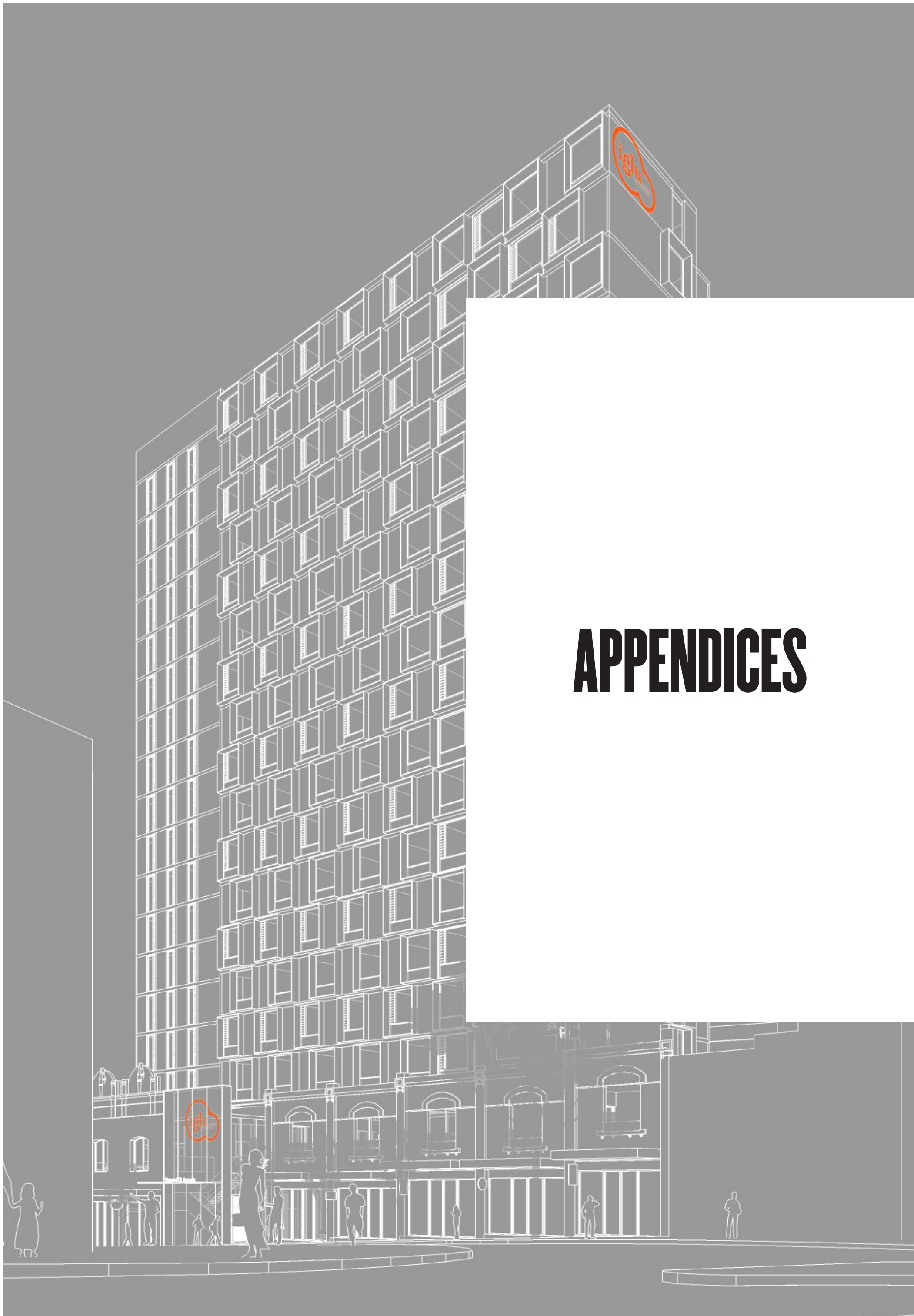




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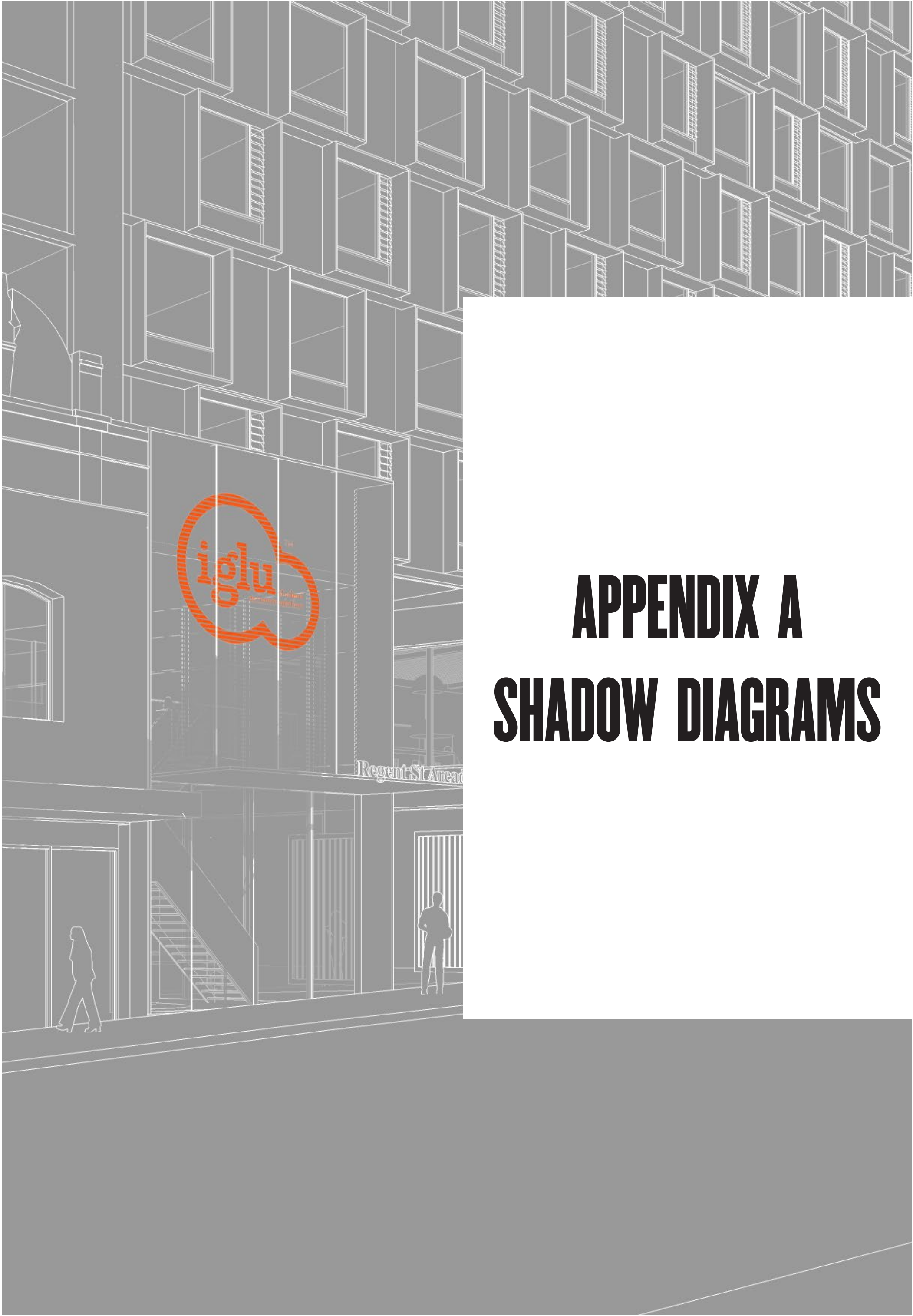


# APPENDICES









# APPENDIX A

## SHADOW DIAGRAMS



# APPENDIX A

## SHADOW

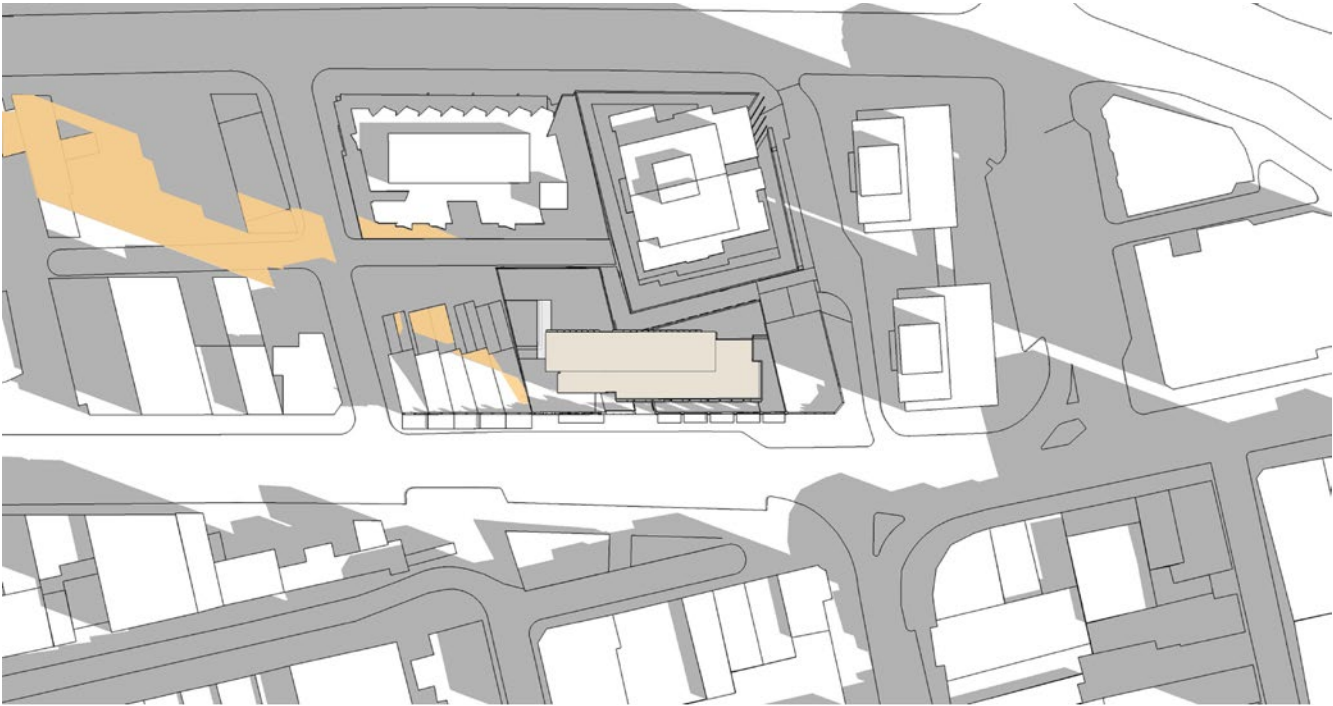
## DIAGRAMS

WINTER SOLSTICE

- Existing shadows
- Additional overshadowing
- Proposed Tower footprint



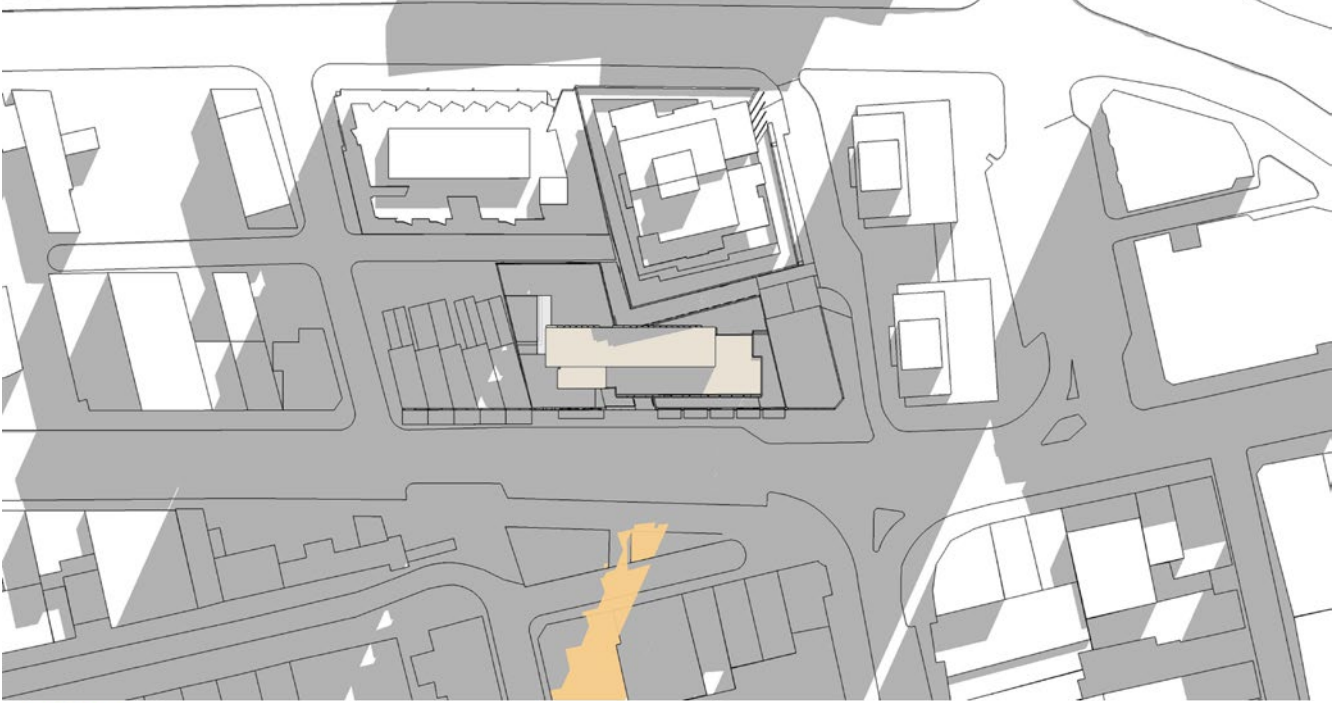
June 9am



June 12pm



June 3pm





SUMMER SOLSTICE

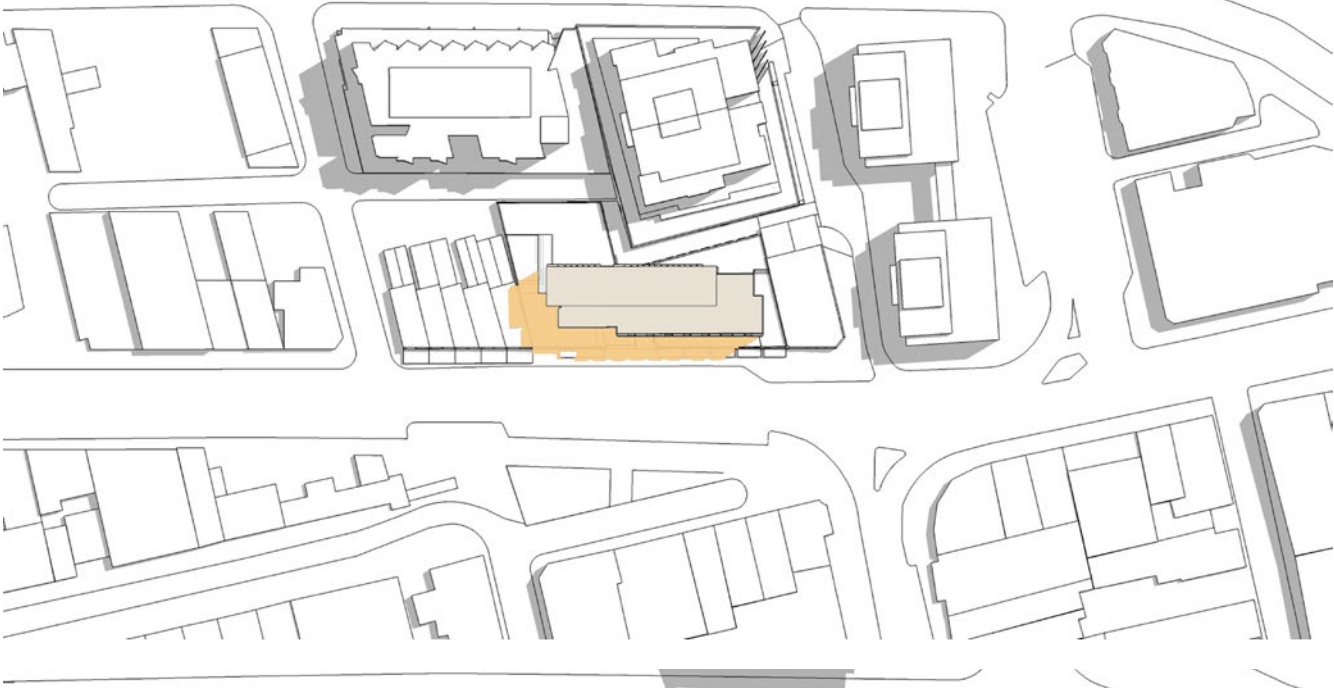
- Existing shadows
- Additional overshadowing
- Proposed Tower footprint



June 9am



June 12pm



June 3pm



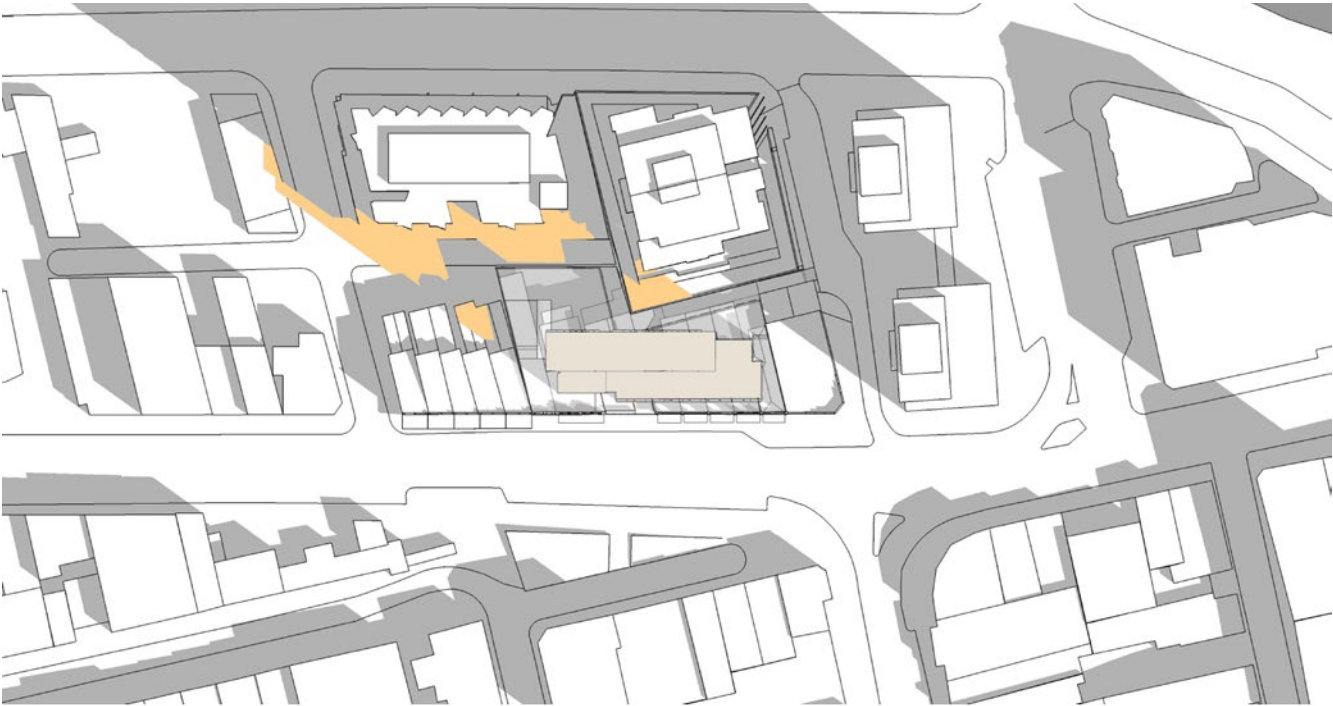


EQUINOX

- Existing shadows
- Additional overshadowing
- Proposed Tower footprint



June 9am



June 12pm



June 3pm







**60-78 REGENT ST  
REDFERN**

**DETAILED  
OVERSHADOWING  
STUDY**

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**FOR IGLU STUDENT ACCOMODATION  
DOCUMENT NO. S11798**

**05 DECEMBER 2014**

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1.1 WINTER SOLSTICE / VIEW FROM SUN

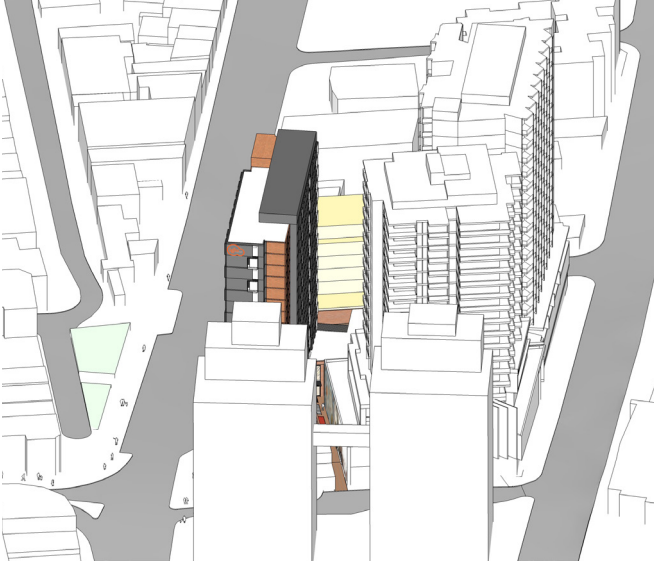
As shown below, at 9am the proposal impacts on 7-9 Gibbons Street and Future development at 80-88 Regent Street.



JUNE 22nd 9AM



JUNE 22nd 10AM



JUNE 22nd 11AM



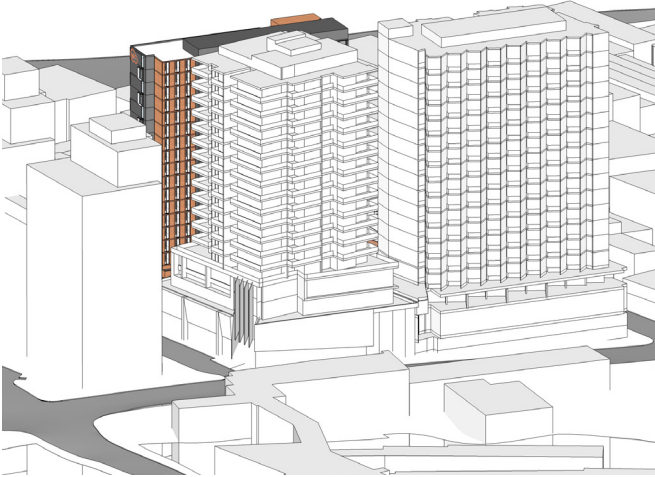
JUNE 22nd 12PM



JUNE 22nd 1PM



JUNE 22nd 2PM



JUNE 22nd 3PM