

Urban Design and Public Domain

The site has a main frontage to Darling Drive, and is a key part of the Precinct entry experience for pedestrians and cars from the north and east off Pier Street.

A colonnade has been included at ground and first floor level to continue the active 'street wall' design of the first student housing building and the residential and commercial buildings on the eastern side of Darling Drive.

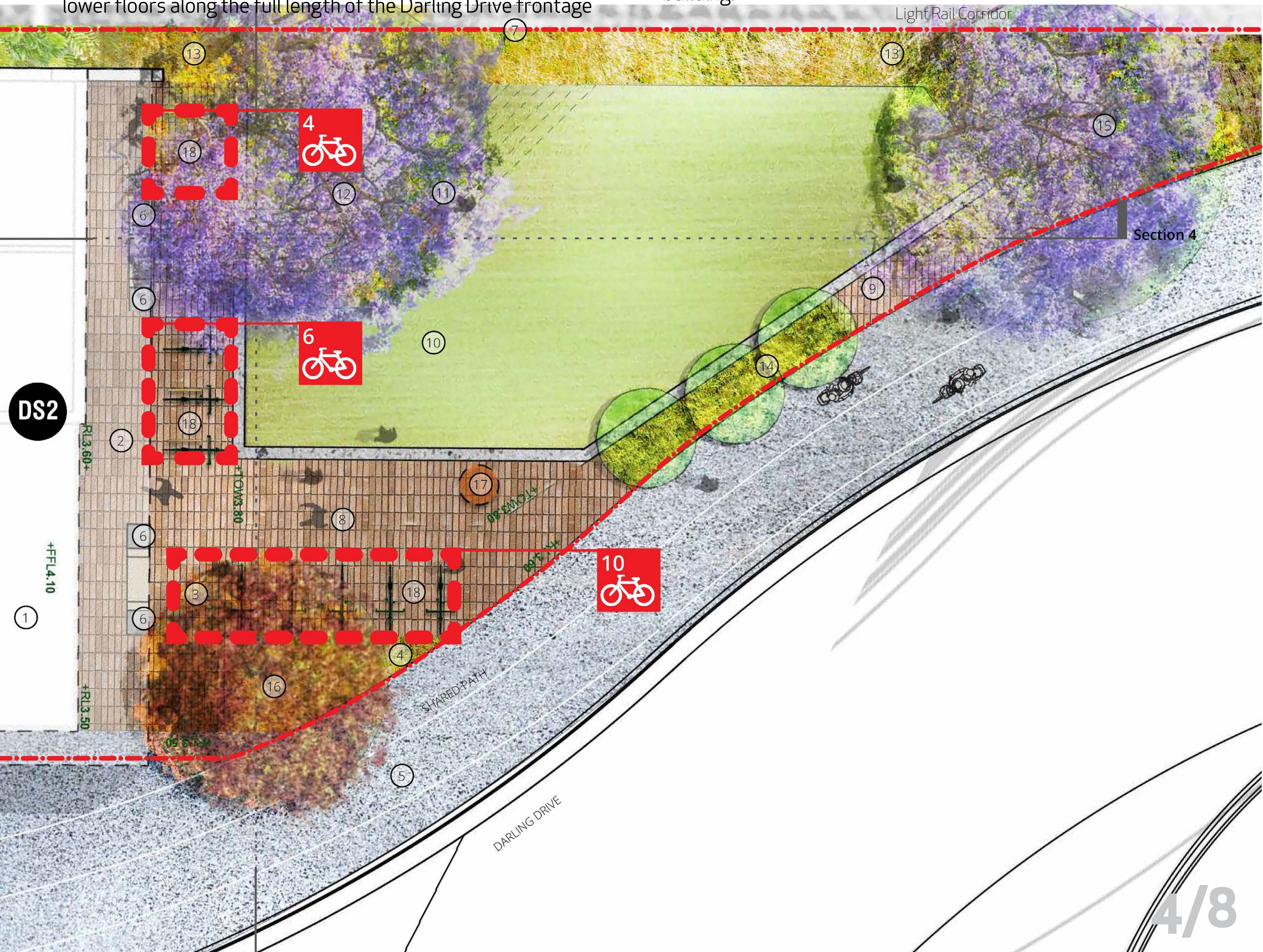
The colonnade clearly denotes the common floors as distinct from the residential floors above, provides protection for the building entries and contributes to an active and inviting streetscape.

Common spaces are located behind the colonnade on the lower floors along the full length of the Darling Drive frontage

behind full height panelised glazing. These include foyer, reception, lounge, study and dining spaces which will be in use throughout the day and into the evening.

These active uses contribute to the creation of a pedestrian friendly environment that extends through the western side of the Precinct along Darling Drive to The Theatre and Darling Harbour to the north and to Central station along The Goods Line to the south.

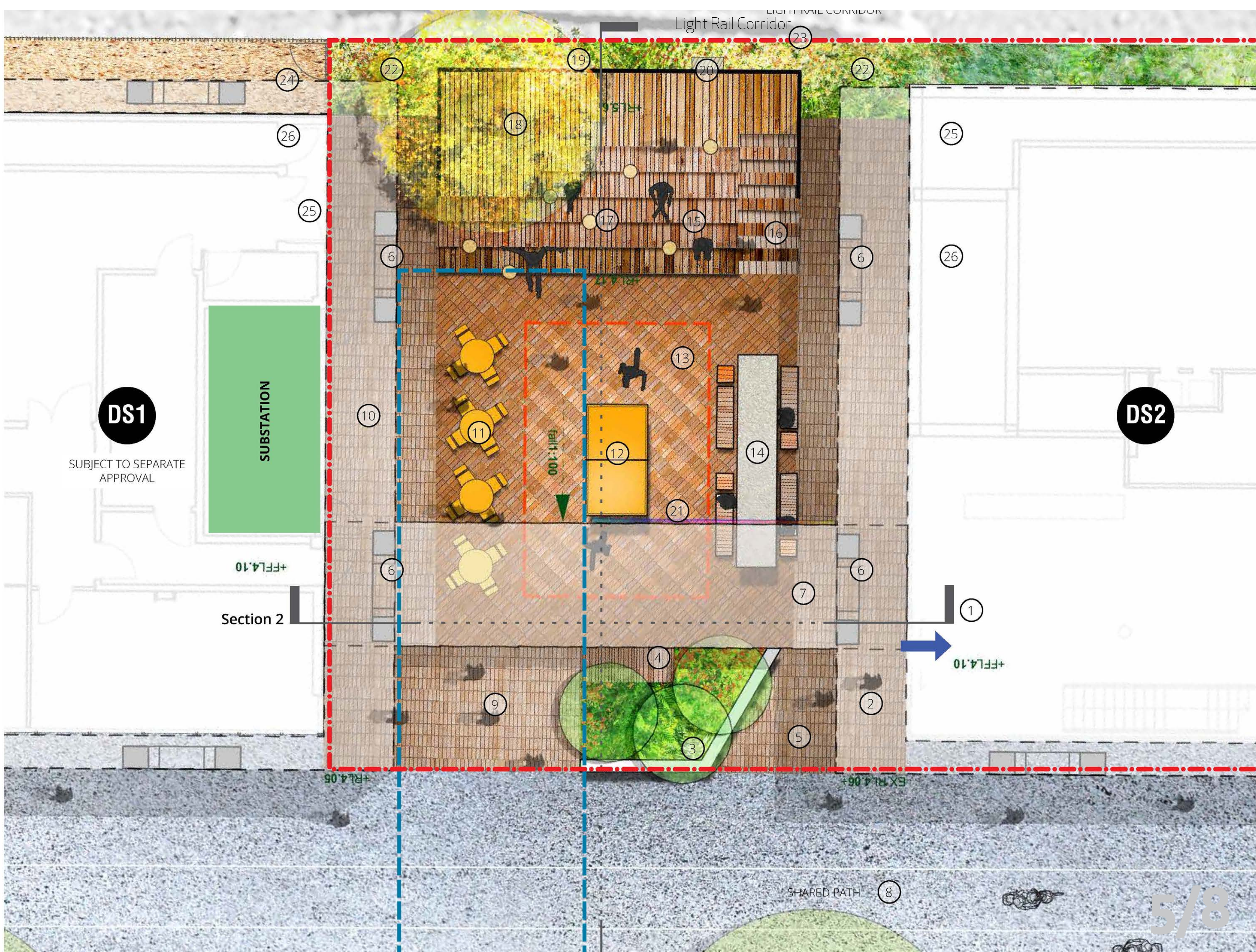
Since it is expected that most of the residents will be studying at UTS and Sydney University, the major desire lines are south and east to Darling Square. The entry to the building is therefore proposed to be on the south eastern corner of the building.

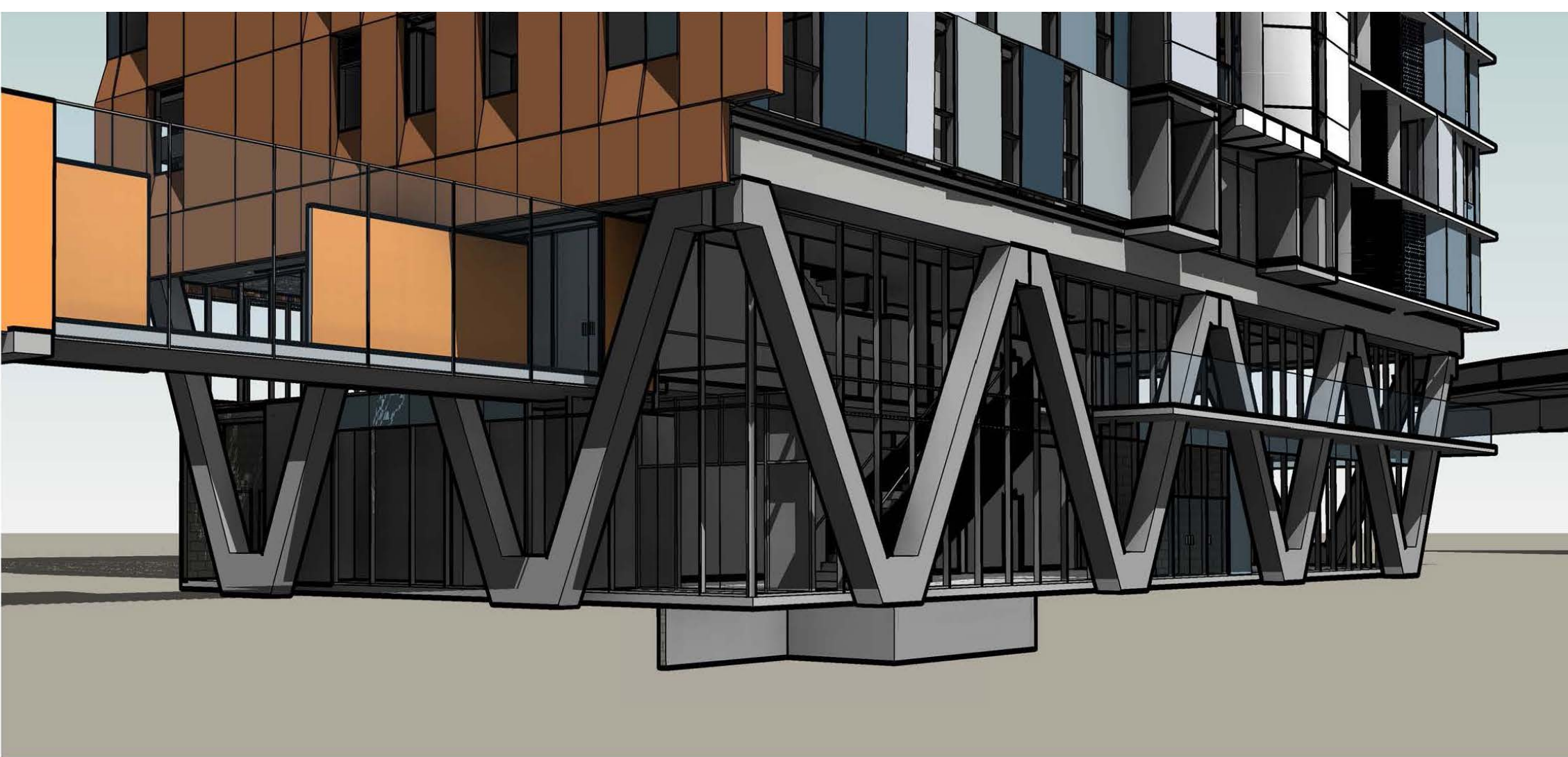
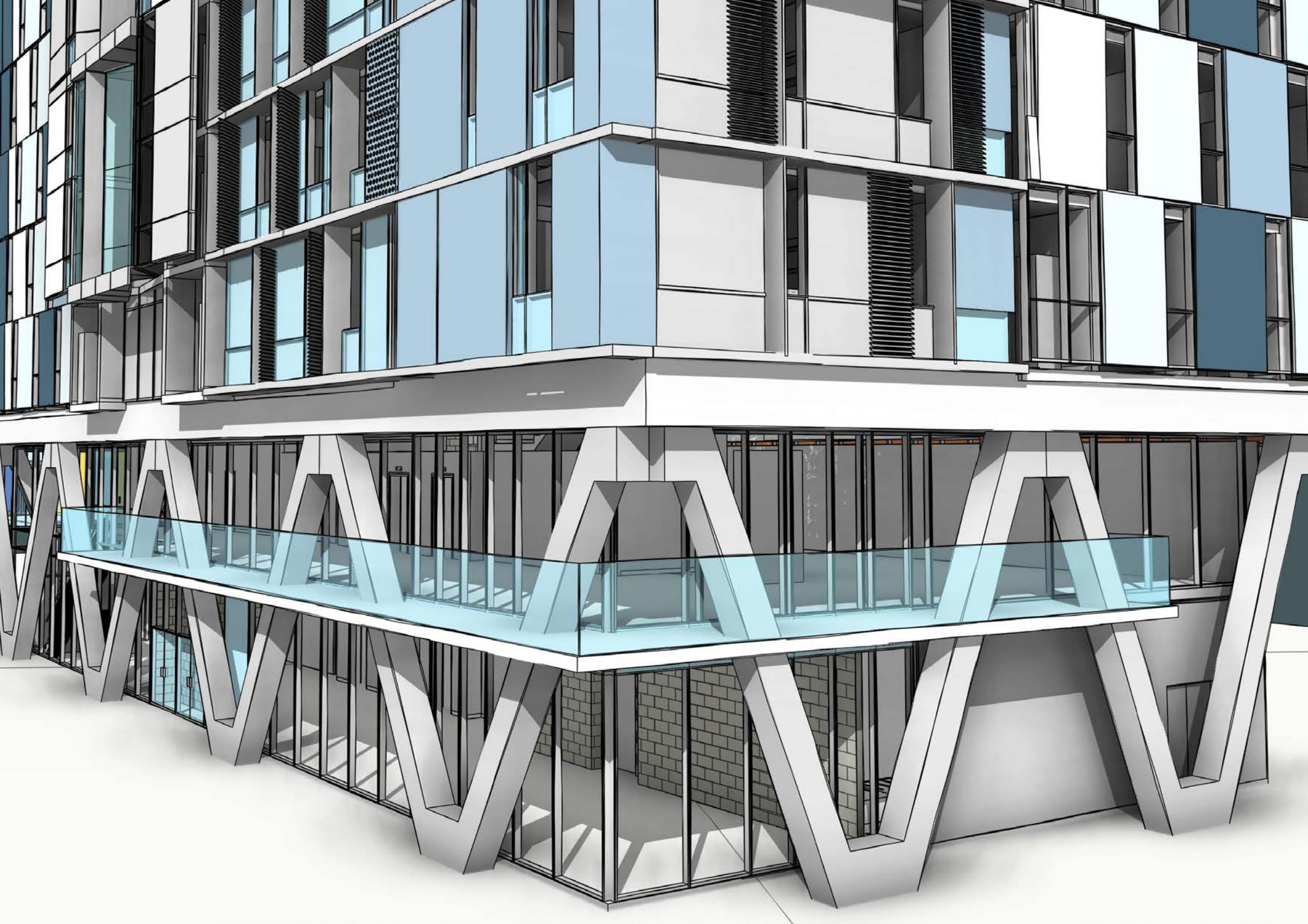




A courtyard is proposed between the two student housing buildings; this will be public open space which will be activated by the student lobbies, and playful fixtures, such as the table tennis, and the amphitheatre seating. This 1.5m high amphitheatre provides an opportunity for students to gather, catch the afternoon sun, or watch movies (on the projection screen - located on the overhead bridge from DS1 to DS2). The paving to the central courtyard is playful and fine grained to provide colour to the space. A feature tree in the south west of the amphitheatre (Ginkgo biloba) provides colour and greenery to the space. Fixed, linear tables and benches provide space for study and outdoor dining. The space will be well lit throughout the evening and is overlooked by common spaces within both DS1 and DS2, providing a high level of passive surveillance and security.

A pocket park is proposed at the northern end of DS2 building. Due to its northerly aspect, and relative lack of overshadowing, the North Park presents an opportunity to create an open, sun filled turf area for passive recreation. The park is an opportunity for a short pit stop on the morning commute along the adjacent shared way, or a relaxed afternoon break between study sessions. Dense planting along the light rail corridor and in planters at the Darling Drive edge provide a level of separation from the street, whilst also allowing views through for passive surveillance and security. The turf area has a 600mm high mound to the south west with feature shade tree (Brachychiton acerifolius) provides a pleasant, shaded space to sit and watch over the park.





Design Principles

The design is based on the following principles:

- To provide a high quality living environment for students; with inspiring spaces for residents in which to live, socialise and study;
- To form an integral part of the Darling Square, both as a member of the 'family' of residential towers and as the point of interface with the neighbouring suburb of Ultimo; and
- To work in concert with the student accommodation building currently under construction and play an active part of the new urban environment of the Precinct and streetscape of Darling Drive.

The building provides a mix of accommodation and a range of common facilities for residents:

- The ground floor contains reception with security entry, a student lounge and study areas, bike parking and services.
- The first floor has a dining hall for residents with a balcony on the north east corner of the building, with a servery and kitchen on the south west corner.
- A link bridge is proposed on the first floor to connect this building with the first student accommodation building, allowing residents to freely use the facilities in either building within a secure environment.
- The upper levels have a total of approximately 660 beds in a mix of single and twin ensuite bedrooms, as well as smaller common areas such as study rooms, lounges, laundry and kitchenettes.

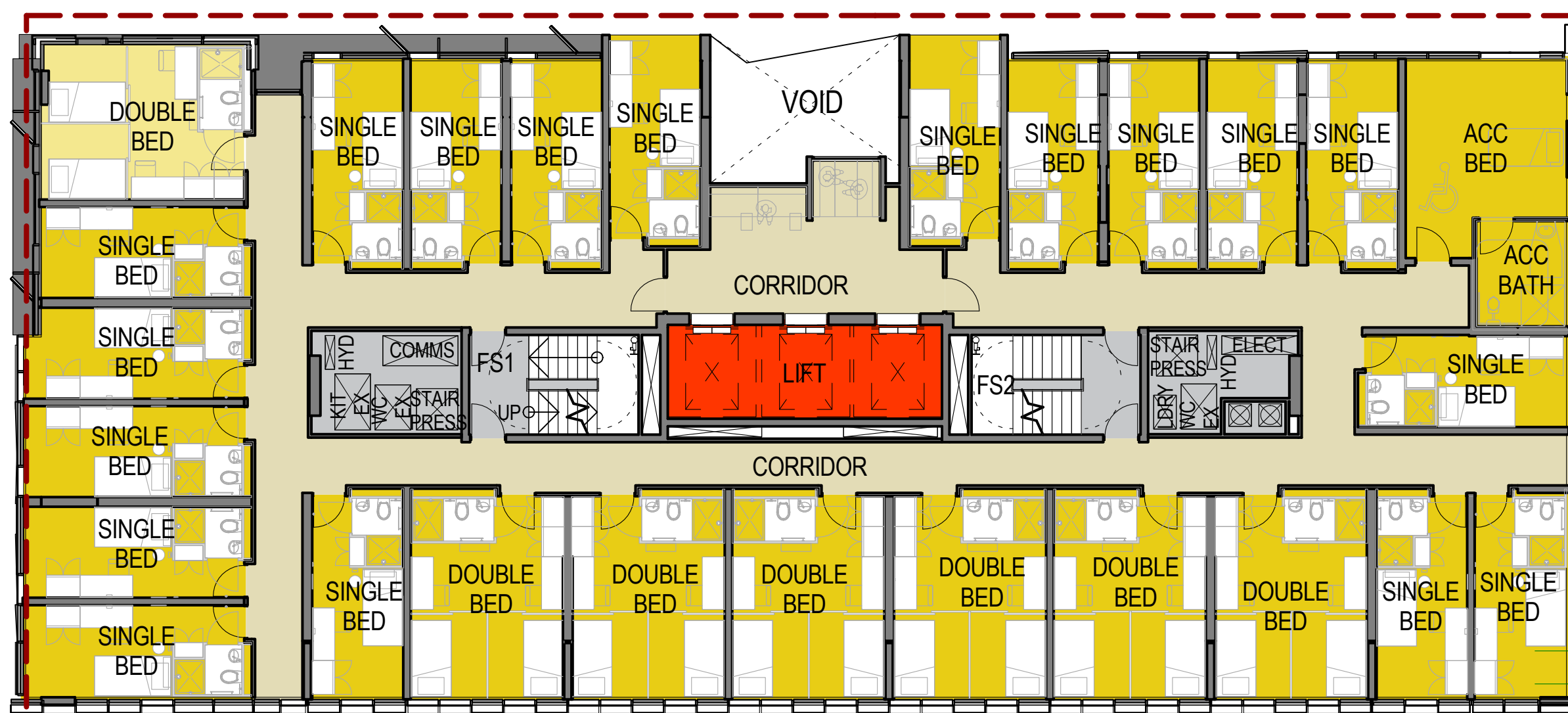
Lifts, stairs and services are placed in the middle of the floor plates to allow living spaces to be arranged around the entire perimeter of the building.

Common areas open directly off the lift lobbies on each residential level, providing opportunities for residents to interact, study and socialise together, as well as views of the city and Darling Harbour and ample natural light and cross ventilation to the circulation spaces.

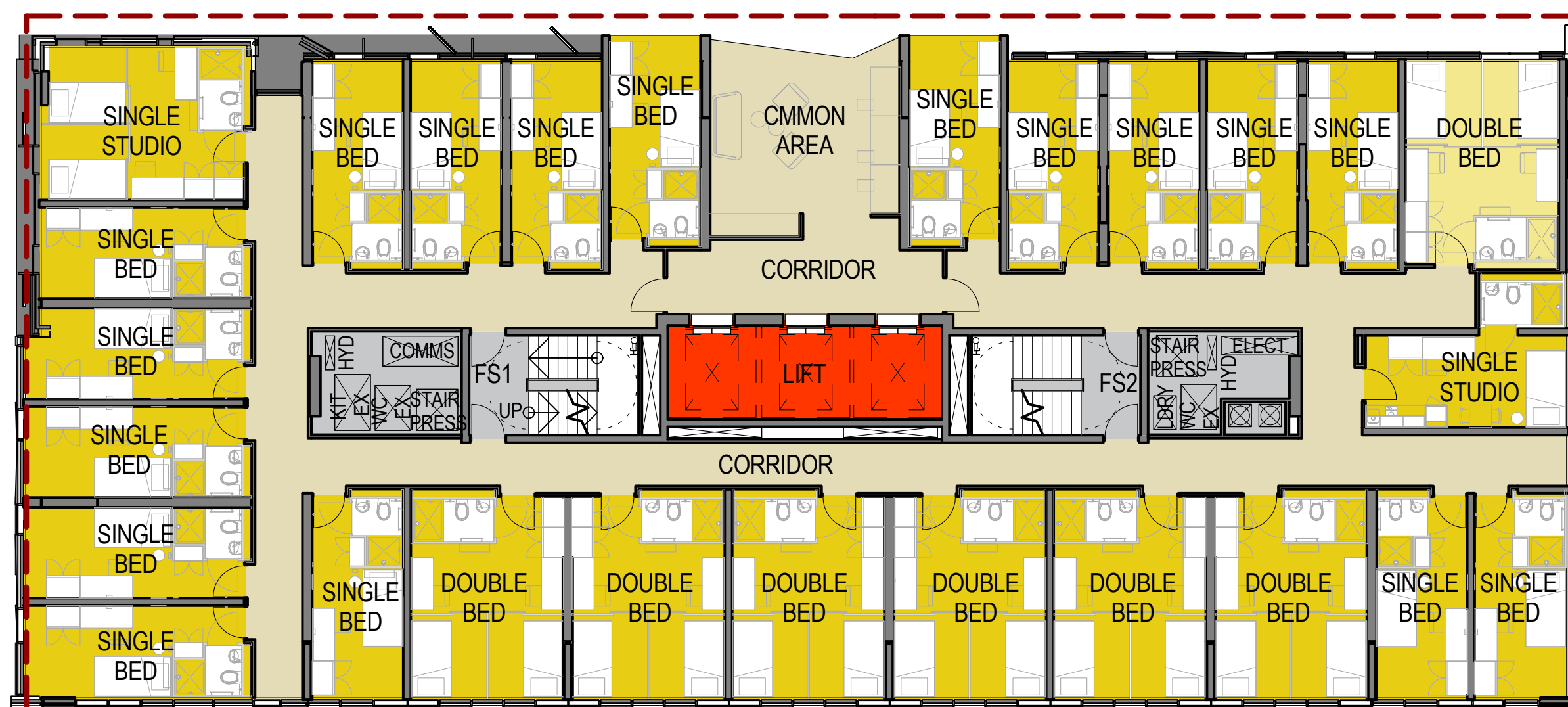
Design - Key Elements

The tower has two distinct aspects, reflecting its position on the edge of the Precinct:

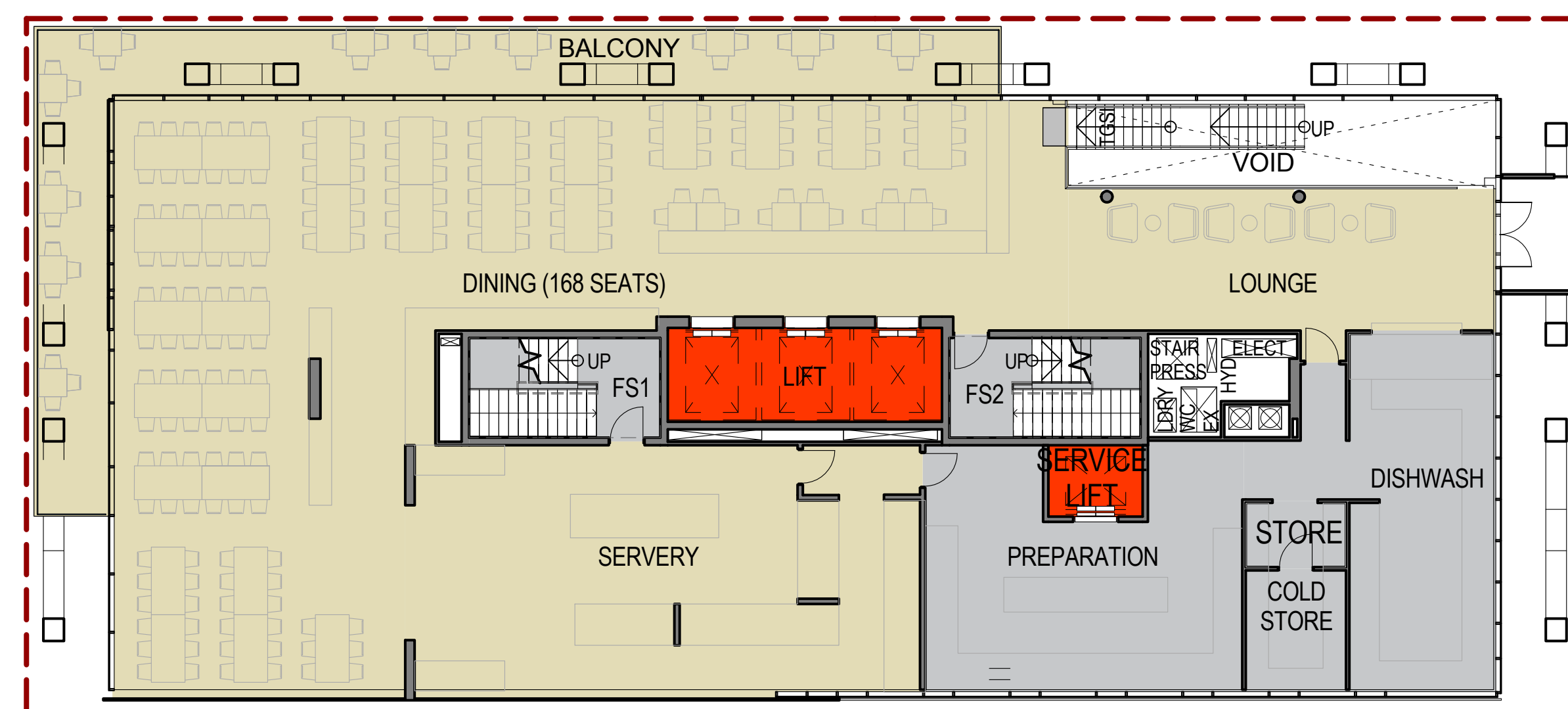
- The eastern side, facing the Precinct, is related to the 'family' of towers planned for this area through their similar height, proportions and the use of similar materials and patterns on the eastern façade. This façade uses an overlaid grid with faceted infill panels of metal and glazing to create a light, shimmering effect alluding to sunlight dancing on the Harbour; and
- The western side, facing the Powerhouse Museum and Ultimo, is inspired by the robust masonry nature of the Powerhouse Museum and warehouses in Ultimo and forms a strong edge to the Precinct. This façade is expressed as a solid wall coloured, textured and panelised to reference brickwork, with deep set, punched openings.



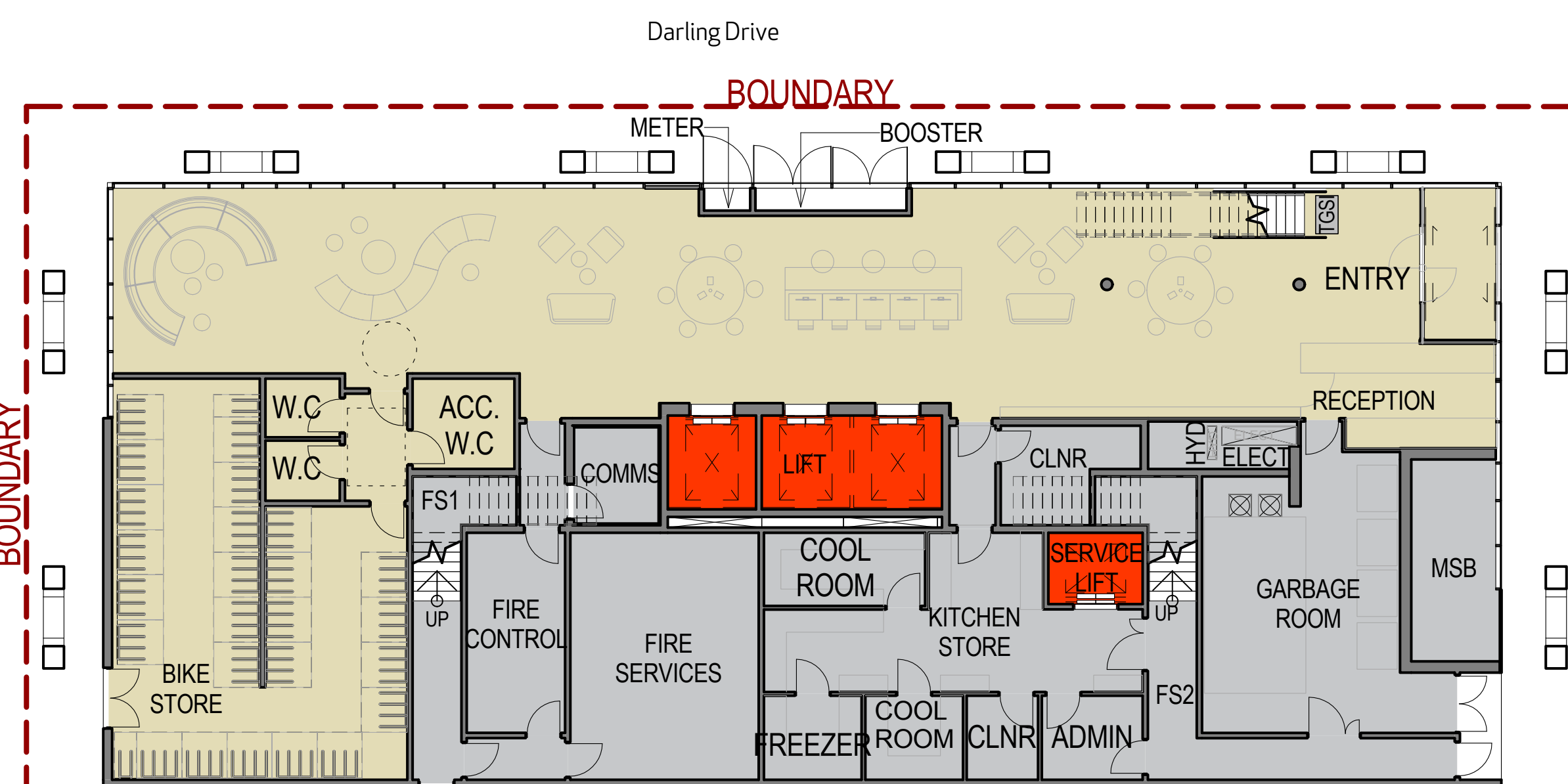
Typical Floor Type 2



Typical Floor Type 1



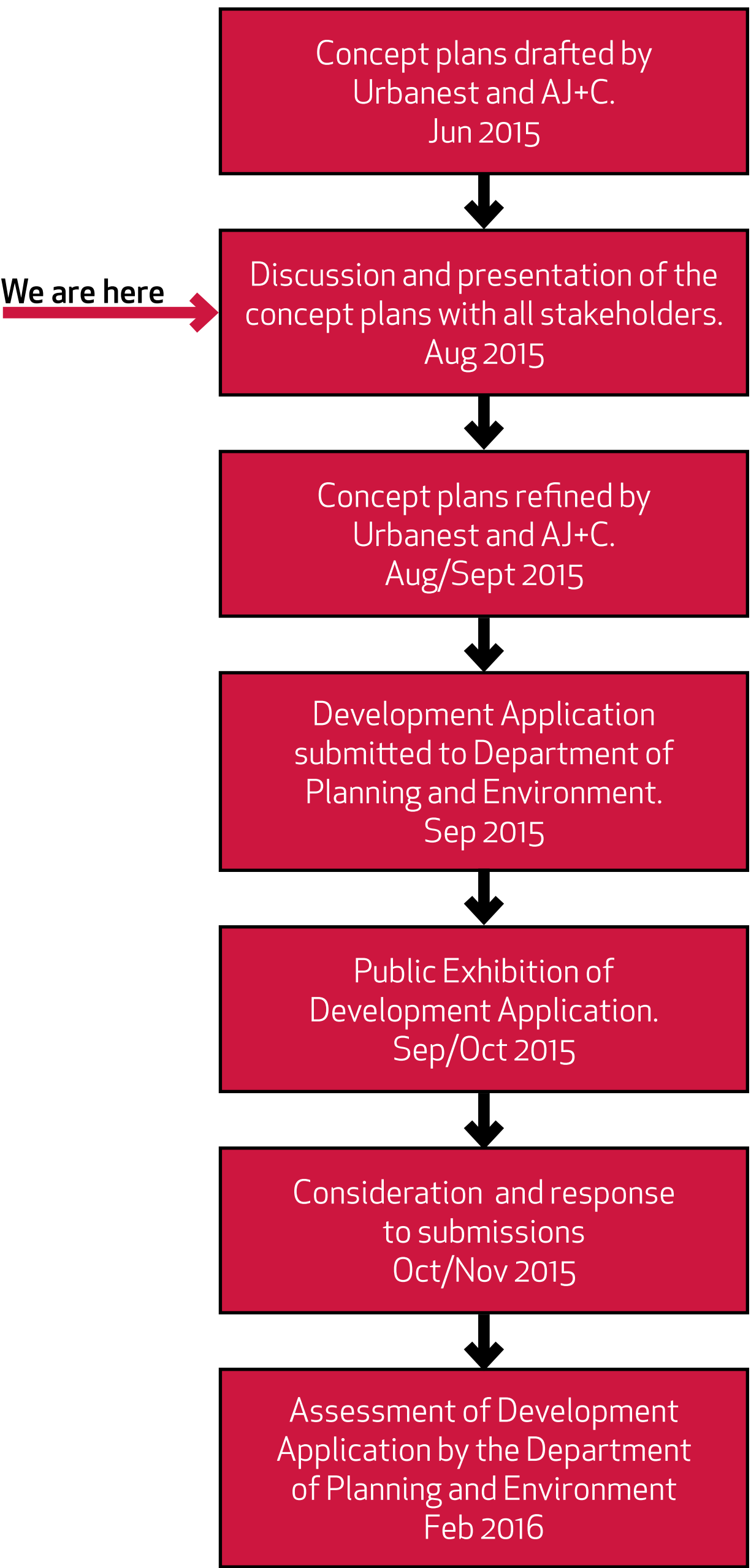
First Floor



Ground Floor

Planning process and assessment

Urbanest is still consulting stakeholders and authorities about its plans and your feedback will also be considered prior to lodgement of a State Significant Development Application with the Department of Planning and Environment. The project will then be on Public Exhibition. This will give those with an interest in the development a second chance to express their views.



Next Steps

We thank you very much for taking the time to attend today’s community information and feedback session.

You can comment on the proposal by:

- Speaking with one of the members of the project team; or
- Filling out a feedback form and placing it in the box provided or mailing it in the yellow reply paid envelope

Please return comments or the feedback forms by **3 September, 2015**

Elton Consulting will compile and collate a Consultation Report summarising issues raised at today’s session for Urbanest.

We hope you will continue to be involved in the planning process, to help realise our vision for a vibrant, high quality student housing building, which will benefit the wider community now and into the future.

THANKS



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