Revised Final Design Quality Controls

Broadway Building

- Create a gateway to the city from the west and a distinctive building form which contributes positively to important views from the city, the west, Broadway and local streets.
- Limit the height of the building to 54.11 metres from ground level (measured in accordance with the Standard Instrument).
- Maximise the extent of permeability of the ground plane through retail and student union shop fronts and student and public facilities.
- Enable pedestrian connections through the site from Broadway through to Jones and Wattle Streets.
- Articulate the building façade along Broadway and Jones Street through openings and pedestrian connections, modulation and material quality.
- Provide pedestrian protection along the length of the Broadway frontage, with additional protection on the Jones Street and Wattle Street frontages.
- Respond respectfully to the existing Building 10.
- Provide at grade and above ground pedestrian connections to Building 10.
- Provide vehicular connections to the new building through the Building 10 car park to avoid dangerous and unsightly driveways off Broadway and Jones Street.
- Incorporate design solutions to address wind conditions in the locality.

Thomas Street Building

- Limit the height of the building to generally 23.70 metres from ground level (including plant) adjoining Jones Street and 33.30 metres from ground level (including plant) at the junction with the existing Building 4.
- Set back the topmost floor of the building to maximise solar access to Alumni Green at 2pm at the winter solstice.
- Provide a lift connection to level 7 of Building 4. The envelope of the connection will allow solar access to Alumni Green in accordance with relevant solar access provisions for public spaces.
- Maximise the extent of permeability of the ground plane through retail and student union shop fronts and student and public facilities.
- Enable pedestrian connections through the site from Thomas Street to Alumni Green.
- Consider an element of transparency in the building design to express functions within.
- Provide a pedestrian colonnade or awning to Alumni Green along the southern edge of the building.

Building 1 Podium

- Limit the height of the podium extension to 28.67 metres from ground level (including plant).
- Refurbish the existing Building 1 forecourt and entry at Broadway to create a major new entrance to the campus.
- Provide a multi storey atrium with internal garden at the entry.

- Provide pedestrian entries off Broadway, Alumni Green and Turner Lane.
- Provide pedestrian protection along the length of the Broadway frontage.
- Maximise the extent of permeability of the ground plane at the Broadway and Alumni Green entries through retail and student union shop fronts and student and public facilities.
- Consider an element of transparency in the building design to express functions within.
- Provide screening to the existing northern terraces to create new sheltered outdoor spaces and activate the northern edge of the building at all levels.
- Incorporate design solutions to address wind conditions in the locality.

Building 2

- Limit the height of the podium building to 30 metres from ground level (including plant) at Broadway.
- Limit the height of the additional floors above the redeveloped podium to 64.5 metres from ground level (including plant) at Broadway.
- Provide permeability of the ground plane along Jones Street and Alumni Green
- Provide activation and pedestrian movement between Building 1 and Building 2, supporting a truly integrated campus.
- Provide prominent and clear pedestrian entries off Jones Street and Alumni Green.
- Provide pedestrian protection along the length of the Broadway frontage.
- Provide a weather proof pedestrian connection near the northern edge of the building with connections to Jones Street and Alumni Green.
- Consider an element of transparency in the building design to express functions within.
- Incorporate design solutions to address wind conditions in the locality.
- Minimise overshadowing impacts on the public domain and adjacent residential development.
- Maximise opportunities for view sharing where feasible within the limits of the site's Global Sydney CBD location.
- Explore opportunities to provide visual extensions to Alumni Green through the provision of green spaces on upper level terraces and roof spaces.
- Respect the existing Building 1 tower.
- Provide additional floors above the redeveloped Building 2 podium that are setback from the Broadway Street wall, integral with the podium and positively contribute to its surrounds.
- Establish an appropriate relationship and setback to Building 1 tower to support its appreciation and setting from wider viewpoints. Minimum setbacks of approximately 10.5m – 13m at Level 9 and approximately 14m – 19m at Level 17 to be provided to Building 1 tower.
- Respond to the scale of existing buildings along Jones Street through progressively stepping the building form away from the street wall.
- Respond to the importance of the Balfour Street view corridor (within the context of addressing environmental factors, such as wind conditions) through:
  - preserving the openness of the corner of Broadway and Jones Street;
  - materiality; and
  - progressively stepping the building away from Jones Street above the podium.

Building 6

- Limit the height of the building to 74.00 metres from ground level (including plant).
- Activate the UPN entry to the building by providing a new café at Level 2.
- Provide pedestrian entries off the UPN and Harris Street.
- Address the principles of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development for the student accommodation tower.
- Protect the visual amenity and solar access of apartments in the north east corner of the adjoining Taragon residential building.
- Provide solar access and visual amenity for the residents of the Building 6 tower.
- Articulate the tower façade to complement the scale and detail of adjacent buildings.
- Provide a roof terrace at the uppermost level.

Alumni Green

- Provide colonnades or awnings along the northern and southern edges of Alumni Green and incorporate pedestrian paths, street furniture and sculpture across the public spaces.
- Landscape the area with suitable plant species that have low irrigation needs.
- Materials and furnishings used will be in accordance with the Draft Streets Design Code prepared by the Council of the City of Sydney.
- Incorporate bioretention pits and treatment systems under Alumni Green to retain storm water during peak flows.