

TURNER



COL JAMES STUDENT ACCOMMODATION

PRECINCT 3, PEMULWUY
EVELEIGH STREET, REDFERN

DESIGN STATEMENT

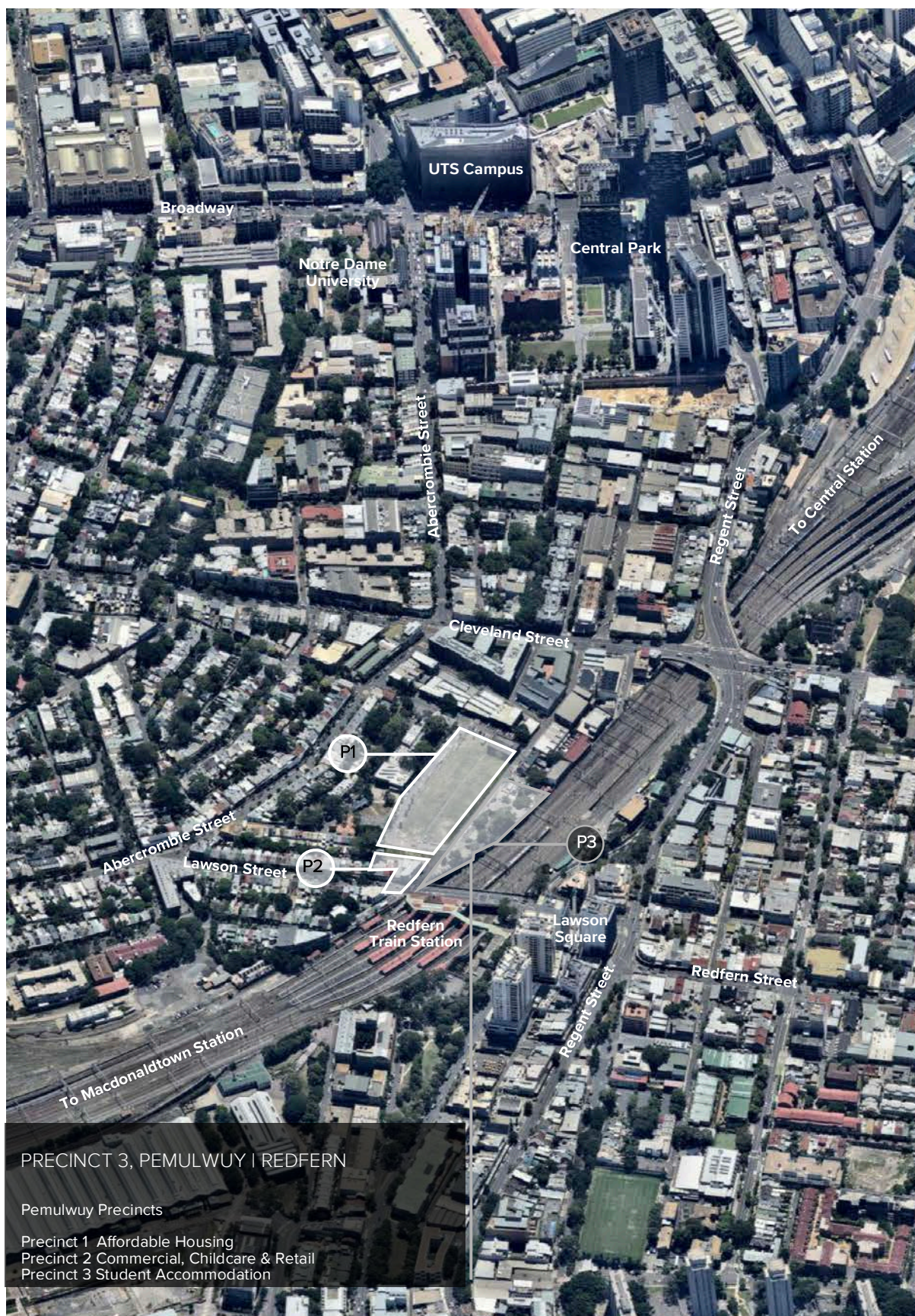
For Development Application



View from corner of Caroline and Louis Streets

CONTENT

PART 1:	Introduction Consultation Background Consultant Team	1
PART 2:	Urban Design Statement The Site Site Response Built form Building Height and Scale Building Interface Visual Impact Assessment Public Domain Strategy Public Art Strategy Solar Access and Shadow Analysis Safety Through Design Pedestrian and Cycle Links Transport and Access	3
PART 3:	Architectural Design Statement Design Concept Identity Heritage and History Building Location and Orientation Street Level Activation Visual Separation Spatial Qualities Amenity of Communal Spaces Materiality Ecologically Sustainable Design (ESD)	18
Appendices	Yield Schedule Design Review Panel Minutes	



Aerial view of Redfern, Darlington and Chippendale



Aerial view from Lawson Street shown

PART 1

INTRODUCTION

This Architectural and Urban Design Statement has been prepared by Turner on behalf of the Aboriginal Housing Company (AHC) for the proposed 522-room student accommodation located within Precinct 3 of the Pemulwuy development site in Redfern. AHC is the land owner for the Pemulwuy site.

The overall site is divided into three precincts. Precinct 1, designated predominantly for 62 affordable housing units received consent in 2012 (Major Project No. 06_0101 Mod 1 and 11_0093). Precinct 2 is to accommodate a mix of commercial, childcare and retail uses.

Pemulwuy's strategic location within Sydney offers an excellent potential for intensification and diversity of uses. The potential for higher density is supported by immediate access to transport at Central and Redfern Rail Station as well as proximity to major tertiary institutions such as the University of Sydney, University of Technology (UTS), TAFE NSW Eora and the Notre Dame University.

These attributes provide the Pemulwuy precinct with the potential to incorporate a variety of uses and accommodation typologies to meet both the needs of the local community as well as the need for student accommodation in the greater context.

The diversification of uses and densification of site also supports the commercial viability and sustainability of the development.

In the broader strategic context, Redfern precinct, including Pemulwuy, is centrally located within renewal study area of Central to Eveleigh (C2E) rail corridor.

This area is identified by the NSW Government's strategic visions, 'A Plan for Growing Sydney' as an area with potential to deliver major housing and employment with integrated transport to support the Sydney's ongoing growth.

The proposal for Precinct 3 supports the overall vision by introducing a complimentary use and further enhancement of the public realm. An integrated Public Art Strategy further enriches the quality and the experience of the site. This is achieved through a considered design outcome which is consistent and compatible with existing contemporary developments within the vicinity of Redfern Railway Station and the desired future character for the area.

The proposal incorporates the site's heritage and history, the current contextual conditions and the future vision for the precinct to deliver a cohesive and contextually appropriate development.



View from Little Eveleigh Street

CONSULTATION BACKGROUND

The proposal for Precinct 3 of the Pemulwuy Development Site has been subject of close consultation with the independent Design Review Panel (DRP) as part of the Design Excellence process identified by the Secretary's Environmental Assessment Requirements (SEARs) as established by the Department of Planning and Environment (DoP&E).

Over the past five months and through six separate sessions, the panel identified matters for consideration for an enhanced development outcome and the refinement of the design has been carried out through the implementing of the panel's feedback. An amended SEARs has also been submitted to the DoP&E in April 2017 with the current proposal for Precinct 3.

Discussion points and minutes of the DRP meetings are included in the appendices.

CONSULTANT TEAM

Turner has work closely with the consultant team for the project and acknowledges the work and input of following consultants who have been involved in the preparation of this Development Application:

This statement should be read in conjunction with the architectural design package and relevant supporting reports prepared by the consultant team for the project.

- Vic Lilli – BCA Consultant;
- Elephant Foot – Waste;
- Architecture & Access – Access Consultants;
- Affinity Fire Engineering – Fire Engineering;
- NBRS Architecture – Heritage Consultant;
- Grimshaw – Urban Context Report
- Scott Carver - Landscape;
- Ludvik & Associates – Town Planning;
- Bonacci Group – Structural Engineering;
- JHA – ESD, Mechanical & Electrical Engineering;
- NLAPL – Hydraulic & Stormwater Engineering;
- Koikas – Acoustic;
- Barker Ryan Stewart – Traffic;
- John Walton – Survey;

PART 2

URBAN DESIGN STATEMENT

The Site

Precinct 3 occupies the eastern portion of the Redfern's Pemulwuy Development site, bounded by Eveleigh Street to the west, Lawson Street to the south and the rail corridor to the east.

The site, known as Precinct 3, is located at No. 83 – 123 Eveleigh Street, Redfern and the overall site area is 2380m². The site is located 20m of Redfern station and 3km of Sydney CBD.

The site is within walking distance to tertiary institutions such as the University of Sydney, UTS, TAFE NSW and Notre Dame – Sydney.

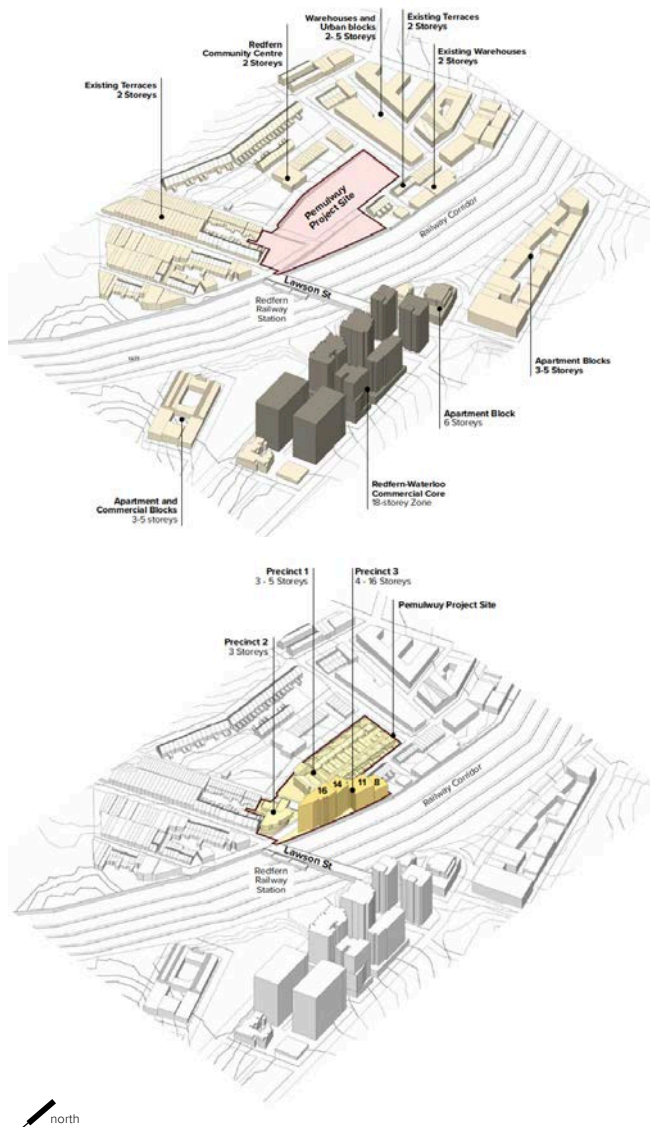
The greater area is predominantly surrounded by a mixture of terrace residential dwellings, apartments and commercial buildings, with taller buildings occupying sites to the south east of the precinct at Lawson Square, east of Redfern rail station.

The area is transforming with the development of the Redfern Waterloo commercial zone and further mixed use developments at Lawson Square, and Regent street.

Site Response

The design strategy, in principle, has considered the following for an appropriate design outcome for the site:

- Response to contextual building height;
- Setback to Eveleigh Street;
- Response to the public realm and the “Meeting Place”;
- Response to the rail corridor;
- Celebrating the corner and gateway to the precinct; and
- Response to current and expected future scale on Eveleigh Street.



Site Context

Pemulwuy Precincts
[Previous SEARs envelope shown for precinct 3]

Built form

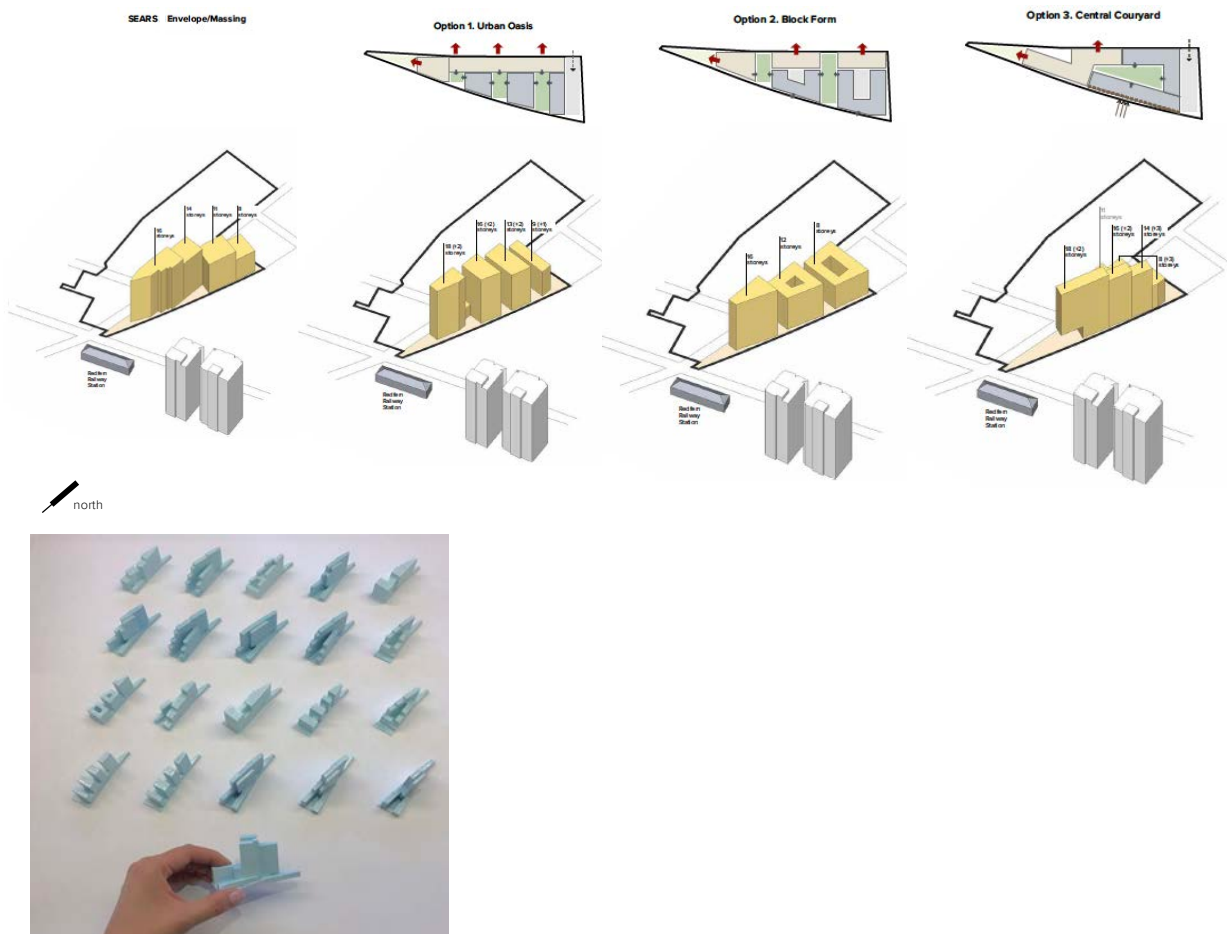
The analysis of form, height and scale revealed opportunities to provide an outcome that can offer development efficiency where

- the built form can relate appropriately to the current and future built context;
- mitigate parcels of land with low amenity;
- offer an appropriate building footprint, where internal areas benefit from greater amenity; and
- have a meaningful interaction with the surrounding public realm and streetscape.

The current proposed linear built form has derived from intense studies, where environmental and contextual factors have been considered, tested and applied with a high level of scrutiny with the intent to respond positively to the site's unique conditions, present, past and future.

The early studies of the built form, as demonstrated through the selected diagrams below, has considered the challenging triangle and narrow geometry of the site and offers a split linear built form to achieve efficiency and high degree of internal amenity within the building as well as a meaningful interface with the surrounding context.

The proposed thin, stepped form opens the majority of internal spaces to natural light, air and views with good privacy while complimenting the greater precinct's current and future skyline and built form density.

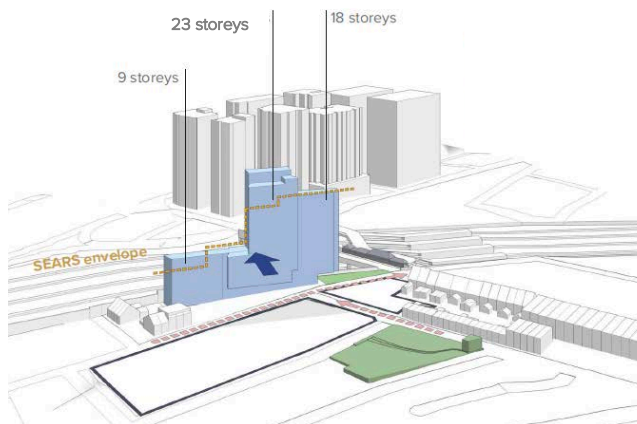


The articulation and further detailing of the building location, bulk and massing provides for a significant setback to Lawson Street. This approach presents the building with a cantilevered/undercut form, creating a distinctive and meaningful interface with the proposed public “Meeting Place”, the gateway to the Pemulwuy Precinct and the site.

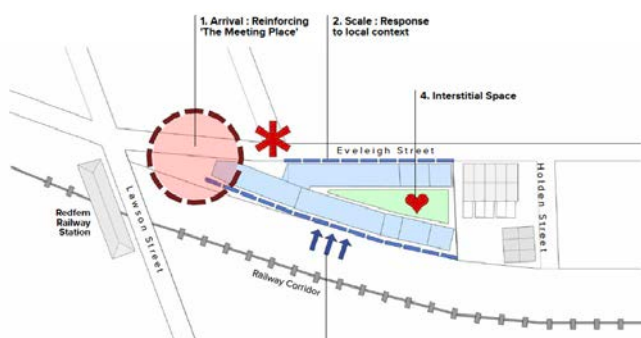
The Eveleigh Street portion provides a contextually sensitive built edge via suitable transition of scale. This is to achieve an appropriate relation to neighboring terrace house typologies as well as the proposed 2-5 storey buildings for the Precinct 1 of Pemulwuy development site.

The overall building mass is considered within the greater emerging context surrounding Redfern Rail Station where existing and proposed new developments to the south and east of the site, continue to redefine the area’s skyline as illustrated below.

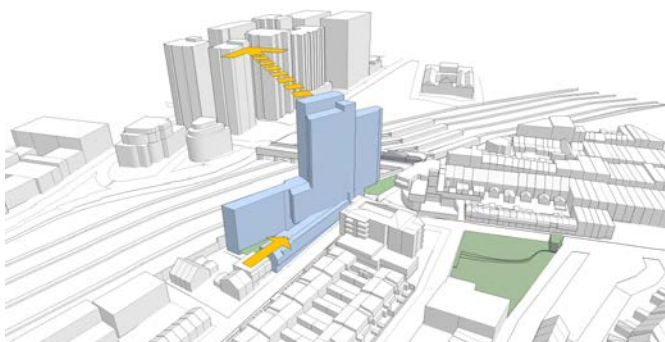
This has informed the placement of the taller mass of the building to the south to cluster the suite of taller buildings surrounding Redfern Rail Station. The extent and presence of tall buildings is anticipated to increase over time under plans such as the C2E and ‘A Plan for Growing Sydney’.



Proposed built form articulation



Proposed site response



Proposed building mass contextual response

Building Height and Scale

The accompanying urban context study carried out by Grimshaw for the proposed Pemulwuy development demonstrates the future characteristics of the site, precinct and the wider context of the city and potential projected development along the rail corridor as illustrated below.

The context study considered the Central Sydney Strategy, with a 20-year vision for the city, which includes new development measures including increased height controls:

'Providing an immediate increase in height controls on the Western Edge to capitalise on the changing form and character of the area and the additional rail infrastructure commitment by the NSW Government'.

While the Strategy for Central Sydney doesn't directly apply to the Pemulwuy development site, the development of the city has an external influence on the surrounding precincts which needs to be considered.

The anticipated characteristics are in line with the strategic approach to growth within Sydney and the densification of the inner-city areas, specifically in relation to the C2E rail corridor and beyond, through the Australian Technology Park.

Consistent with the strategic vision for the area, the report identifies characteristics for the site which corresponds to that of a transit-oriented development where appropriate density around public transport, has been outlined as an opportunity for sustainable growth in the medium to long-term.

As stated in the report by Grimshaw, one of the key moves of the Urban Transformation Strategy is to

'create centres of activity around stations' to allow for people to live and work in connected, accessible and enlivened precincts with reduced dependency on commuting by car, leading to a more sustainable city'.

Grimshaw's report provides comparative analysis of various global cities and density around stations identified higher-density development around Redfern station as comparably and relatively modest in the present planning context.



Fig: Speculative massing showing projected development heights along rail corridor and increased density around Redfern station

Speculative Projected Development: Proposed Scheme within projected context
Urban Context Report pg. 45, Grimshaw 2017

Through the design development, the height of the building has been articulated to respond to the site's unique conditions.

The proposed variable height of building considers the lower terrace house typologies to the north and offers a gradual transition in height along Eveleigh Street to the south to respond to the 2 to 6 storey mixed-use building in Precinct P1 built form.

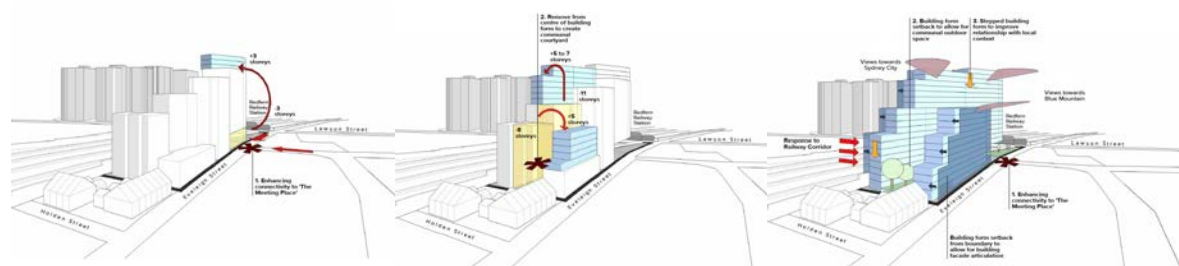
The proposed development for Precinct 3 is set at 23 storeys plus roof top plant and lift overrun with an RL of 96.57m.

The height of building has evolved from the SEARs to:

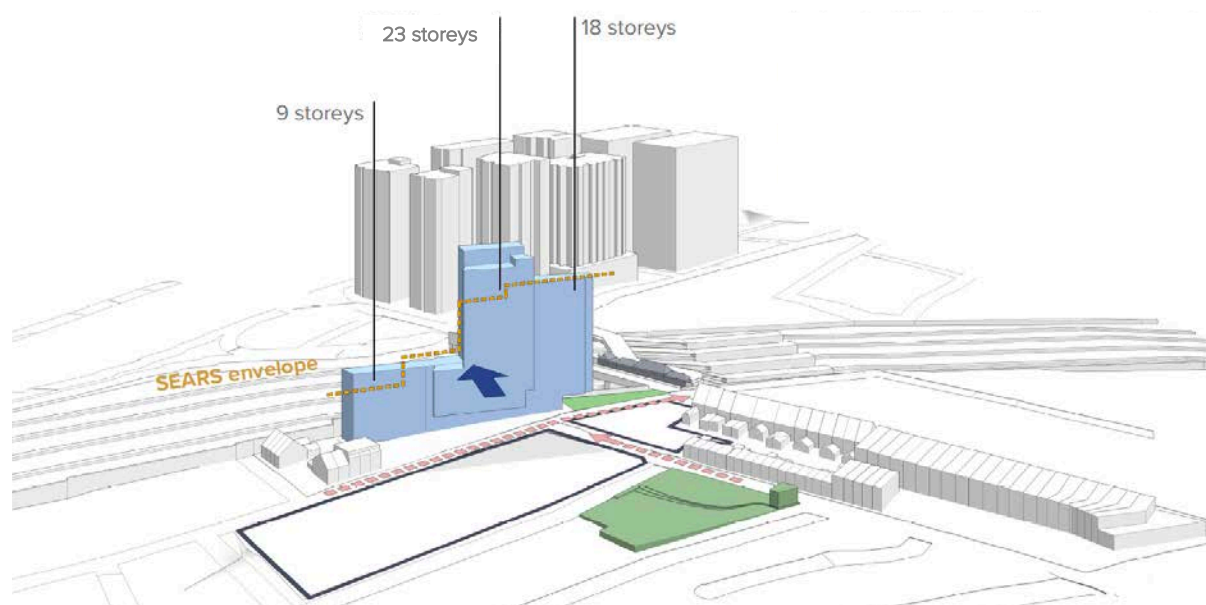
- transfer the building height where the transfer can increase solar access and daylight to the internal areas of the building, habitable rooms and communal spaces;
- respond to the future context and developments currently under construction or submitted for approval which include:
 - TNT Apartments at 1 Lawson Square (currently 12 storeys, being redeveloped to 18 storeys) – with an RL of 98.85m to the top of the building;
 - Iglu student accommodation proposed at 60-78 Regent Street over 18 storeys with a roof RL of 88.20m;
 - Deicota Apartments at 157-161 Redfern Street over 18 storeys with a roof RL of 96.92m;
 - Urban Apartments at 7-9 Gibbons Street over 18 storeys with a roof RL of 96.60m;
- reduced building height along Eveleigh Street to achieve an appropriate streetscape; and
- transfer of the higher built form along the rail corridor and away from the residents to the west.



Building height as per SEARs



Building height evolution through DRP review and feedback



Proposed building height

Building Interface

The refinement of the building massing creates a highly-articulated building form and activated ground plane that responds to character of the context.

This includes:

- a 3-storey element along Eveleigh Street and on the northern part of the site where the building is designed to integrate with the residential character of buildings of Precinct 1 and 2 to the west.
- a significantly improved amenity in relation to ground level entry and shared spaces;
- internal planning of the proposed building to place the communal spaces, the living room and active lobbies to interact with immediate streetscape;

- the main entrance to engage with the public realm and the “Meeting Place” to the south; and
- The implementation of public art which integrates the interior and the external spaces.
- This has been implemented through the architectural translations of the surrounding building proportions, recesses and openings and balconies into the design of the proposed lower parts of the building;

Further integration has been achieved by implementing architectural interpretation of the surrounding building proportions, recesses and openings and balconies into the design of the proposed lower parts of the building.

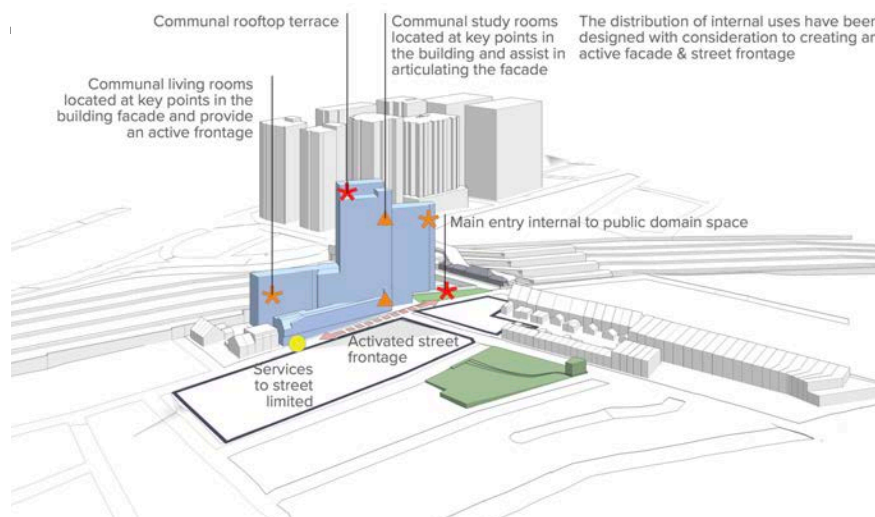
At higher levels, the placement of communal uses at key points in the building has informed the character of the built form.

This includes,

- study areas located on Levels 1 – 3 and levels 18 – 21;
- family rooms on Lower ground and level 21
- living rooms as part of five bedroom clusters on all levels above the upper ground floor; and
- roof terraces located on level 21.



Respond to the existing and future scale and context



Active Building Frontages



Architectural translation of contextual built elements into the proposed design



Integrated public art

Visual Impact Assessment

The visual impact of the proposed building has been considered as part of the design development for the project to identify the visual changes and view impacts of the proposed building from key vantage points.

Photomontages prepared below demonstrate the variance when compared to the original SEARs submission. As demonstrated, the variation in the building envelope has improved the key aspects such as:

- the visual connection to the surrounding built form through a greater building setback;
- the skyline, offering a consistent height datum to the lower built form typology of the immediate context along Eveleigh Street which transitions along the streetscape to the taller buildings within the context; and
- The proposed transfer of height will maintain a consistent skyline and future composition with the existing tower buildings (i.e. the TNT towers and adjoining cluster along Regent and Gibbons Street) and the future planned tall buildings for C2E, moving toward a densification of the greater precinct, concentrated around the transport node as illustrated in the Speculative Projected Developments along C2E diagram below.



Speculative Projected Developments along C2E
Source: Urban context report | Pemulwuy Proposal by Grimshaw 2017



View from Eveleigh Street



View from Lawson Street



View from Redfern Community Centre



View from Cleveland Street

Visual impact assessment when compared to the building massing under SEARs



View from Caroline Street



View from Lawson Street

Visual impact assessment of the proposed student accommodation

Public Domain Strategy

A pivotal design objective is to improve the building's relationship with the public domain. Therefore, a Public domain strategy has been developed to provide a framework for implementing positive catalytic effect on this diverse, dynamic and rapidly transforming precinct as part of this development.

The proposed amended design offers 288m² or 12% public open space to Lawson Street aspect of the site which compared to the public open space achieved under SEARs, (equal to 135m² or 5.7% of the site), the proposed design achieves an additional 153m² or 6.3% of public open space.

The feedback from the DRP, throughout the design development process informed the strategy through the following key principles:

- *Emphasis on civic importance*, Where the proposal seeks to enliven the area by creating urban rooms and gathering spaces to create a sense of place and identity for the community. This has been achieved by the creation of the "Meeting Place";
- *Design of the public space*, By appropriate choice of urban furnishing, finishes, landscaping which contribute to the intended high quality of the urban public space; and
- *Creation of the "Meeting Place"*, and this has been achieved by peeling back the proposed building from the Lawson Street edge to create an urban square. An open, visible, safe, comfortable and engaging environment where various paths of travel cross and people have the choice to pause and spend time.

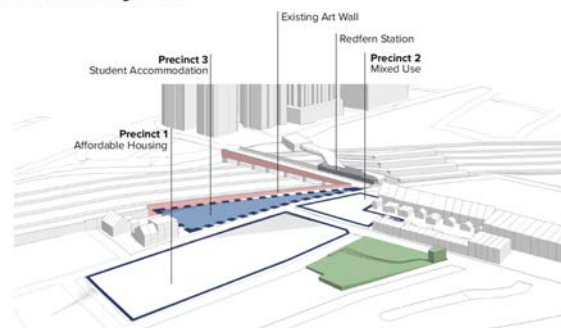
The "Meeting Place" is further enhanced by the integration of public art. The existing "Art Wall" is retained and integrated visually, through the visually permeable entry foyer. The use of the soffit for additional artwork adds another engaging dimension to the site experience.

These aspects and the associated strategies have been further investigated, developed and detailed by Scott Carver Landscape Architects to achieve a successful and integrated approach in both the Landscape Design Strategy and the Public Art Strategy. Details of these implementations are included in the accompanying Public Domain and Public Art Strategy by Scott Carver.

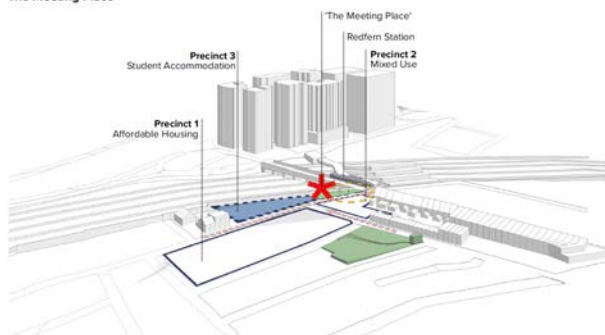
Public Domain Interface



Retain and Restore Existing Art Wall



The Meeting Place



Public domain strategies (design proposal by Scott Carver)

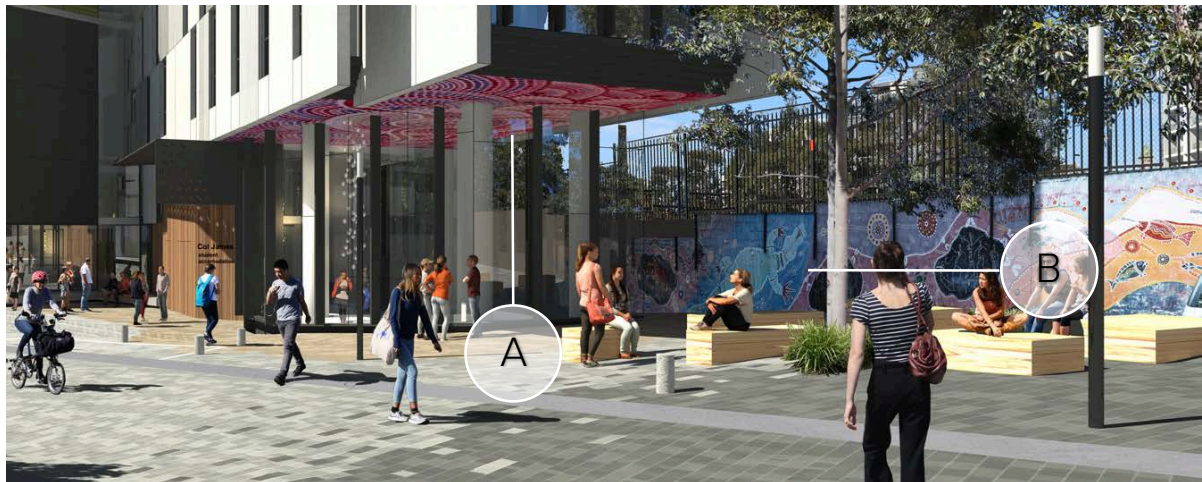
Public Art Strategy

The Public Art Strategy developed for the site provides the essential framework to implement public art in a meaningful and culturally sensitive manner for the site.

The strategy informs the implementation of public art across the public realm and the proposed student accommodation building. Application of the strategy has been through

- the proposed artwork to the soffit (A) of the double height entry lobby. The entry foyer has a direct relationship to the “Meeting Place” and the surrounding public domain.
- providing visual connection to the existing the Art Wall (B) from the interior of the building and Eveleigh Street, through visually permeable entry foyer which can be experienced by the residence and the visitors to the site; and
- inclusion of the “Family of turtles” (C), embossed in to the concrete pre-cast panels of the building’s eastern façade, facing Redfern Station.

Details of these strategies have been included in the accompanying architectural design package and the Public Art Strategy.



Solar Access and Shadow Analysis

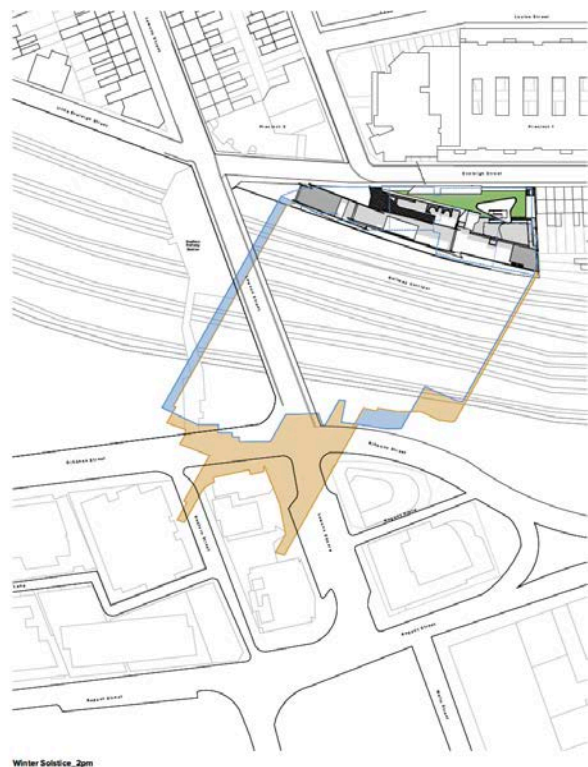
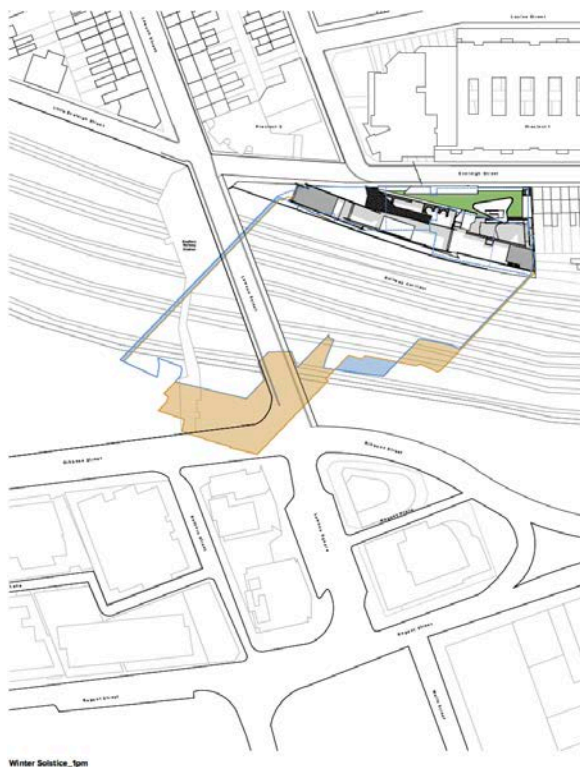
The shadow analysis studies undertaken throughout the design development of the proposed scheme indicates that the modified building form will not have any undue or unreasonable effect on the level of solar access enjoyed by residential.

The selected comparative shadow analysis diagrams below demonstrate the variation between the SEARs compatible scheme and that of the proposed and the diagrams illustrate that the adjustment in height does not contribute to additional adverse overshadowing during late afternoon hours in winter months.

A comprehensive shadow and solar access study has been included as part of the architectural design package.

By varying the design of the envelope and adjustments to the height of the building across the site, the proposal offers

- 411 / 522 (i.e. 79%) of the rooms receive solar access for 2 hours; and
- 340m² of communal open spaces as courtyard on the lower ground level and 195m² as roof terrace. At least 50% of these communal open spaces receive minimum 2 hours of solar access between 9am to 3pm during the winter months.



Legend

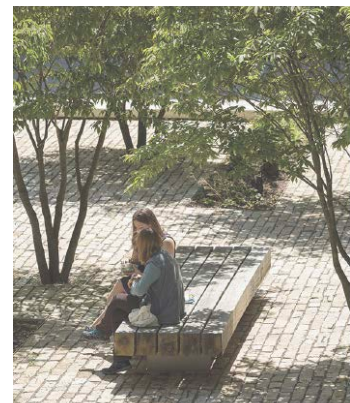
— SEARs building envelope shadow	— Extent of shadow reduction from existing SEARs
— Proposed building envelope shadow	— Extent of shadow increase from proposed SEARs

Selected shadow impact assessment compared to the massing under SEARs

Safety Through Design

The proposal provides for a safe, vibrant and active environment through passive surveillance to improve pedestrian safety and amenity. This has been achieved through:

- placement of active communal uses and living rooms adjacent to/and overlooking existing and new public open spaces;
- placement of active communal uses and living rooms adjacent to/and overlooking the adjoining Eveleigh Street on the lowest levels;
- the detail design of the "Meeting Place" by way of using paving as ground finish, active use of footway for dining by the adjoining retail offering in Precinct 2, placement of public art and street furniture contributes towards the sense of a civic space with pedestrian priority over vehicles;
- the "Meeting Place" defining the entrance to the precinct, directing the public to the surrounding premises including the main entrance and lobby of the student accommodation and facilitating public access, drop off and pickup;
- orientating the building so that the majority of the student rooms and common areas will have an aspect towards Eveleigh and Lawson Streets;
- the proposed balconies to the lower level room which provide an immediate relationship to the street;
- maintaining and enhancing the existing Eveleigh Street linkages to neighbouring areas. The proposal ensures continuous paths of travel for pedestrians, cyclists and motorists to maximise activity and opportunities for surveillance;
- providing openings and a highly-articulated façade. The development engages with its surrounds in a meaningful way; and
- minimising the loading and servicing access and presentation by way of mitigating pedestrian - vehicular conflicts along Eveleigh Street.



Design of the public realm (by Scott Carver)

Pedestrian and Cycle Links

The site is within close walking and cycling proximity to the anticipated destinations for the residents of this student accommodation.

Destinations such as the University of Sydney, TAFE NSW, UTS and Notre Dame are located within 20-minute walking distance to the site and current and future-planned cycle ways for the area (by City of Sydney) will further improve connectivity.

In considering the above, the bicycle parking is designed to meet the requirements of a Class 2 facility as identified by AS2890.3 and investigation into the future needs and in response to the various factors influencing bicycle parking rates such as

- encourage bike riding / alternate means of transport;
- patterns of use, affordability;
- bike share (i.e. not all students want to buy a bike, however like to use one) to encourage staff and guest to utilise bicycles as means of transport; and
- a high level of amenity provided as part of the Atira experience,

Atira, the intended operator will be implementing a Bike Share Scheme for this student accommodation, where the residents can book, hire and utilise the bicycles owned, maintained and managed by the operator on an as need basis.

The proposal is to provide

- 'Bike share' (similar to a 'car share' scheme) at a rate of 1/14;
- Bicycle parking facilities at the rate of 1/5 for students (based on affordable housing SEPP); and
- Bicycle parking facilities for staff and visitors at DCP rates.

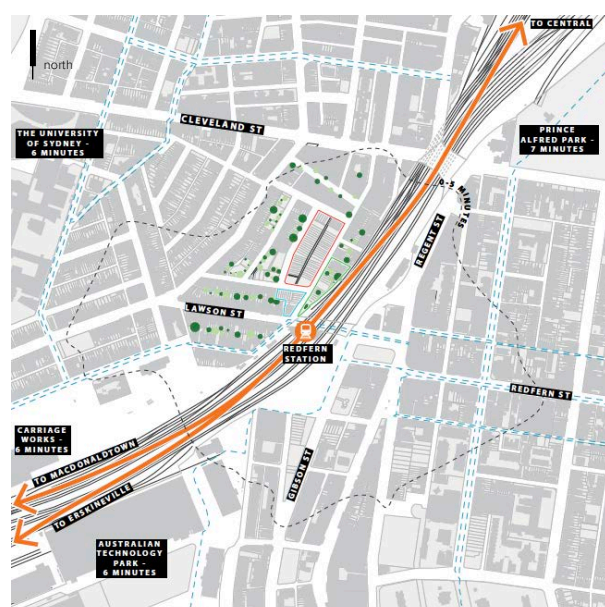
Adoption of the above rates will achieve 180 bicycles with 172 for students and eight for the visitors.

Further details of the proposed is provided in the accompanying Traffic and Parking Impact Assessment report by Barker Ryan Stewart Traffic consultants.

The project and the proposed bike share scheme has been considered in keeping with the intended NSW Government Transport Master Plan strategies for Sydney as a walkable and cycle friendly city and offers the opportunity for the residents to reduce their costs while maintaining access to a useful service.

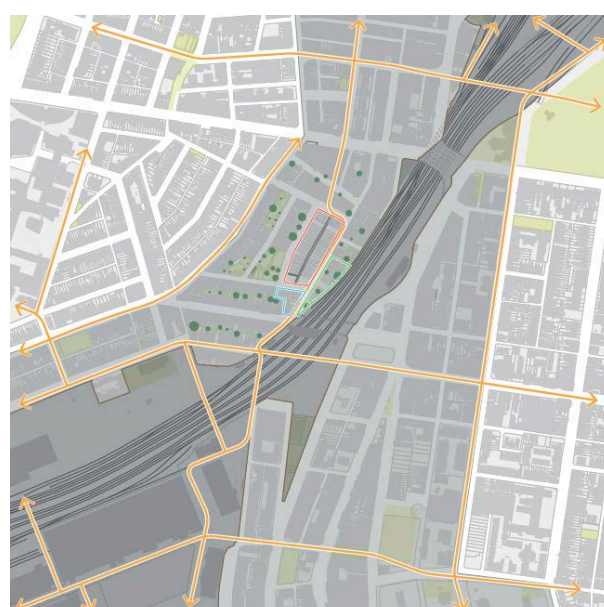
The future strategic plans such as the C2E Urban Transformation strategic vision also establish a framework for future development which encourages pedestrian movement and promotes for the pedestrian and cycle links to be strengthened within the precinct.

The Pemulwuy site, the intended uses and organisation of the site's connections and public spaces fits within the intent of the strategy.



2.3.3 Existing Context : Walking & Cycling

CYCLING
 WALKING DISTANCE FROM REDFERN STATION
 EXISTING RAIL LINE



3.2 Potential Development: Walking

POTENTIAL DEVELOPMENT ZONE
 AREA OF INFLUENCE
 PEDESTRIAN AND ACTIVE TRANSPORT PRIORITY

Transport and Access

The development provides zero on-site parking an approach consistent with the objectives set out in SLEP 2012 and the proposed operating approach to student accommodation which is set out in the accompanying Operation Management Plan by Atira.

The highly accessible nature of the site with proximity to the Central and Redfern rail stations and buses on Gibbons Street provides this development with excellent access to public transport.

The site is also well connected for vehicular access with Cleveland Street providing a key east-west connection across the rail corridor from Chippendale to Sydney's eastern suburbs and Regent Street / Botany Road offering the North South alternative.

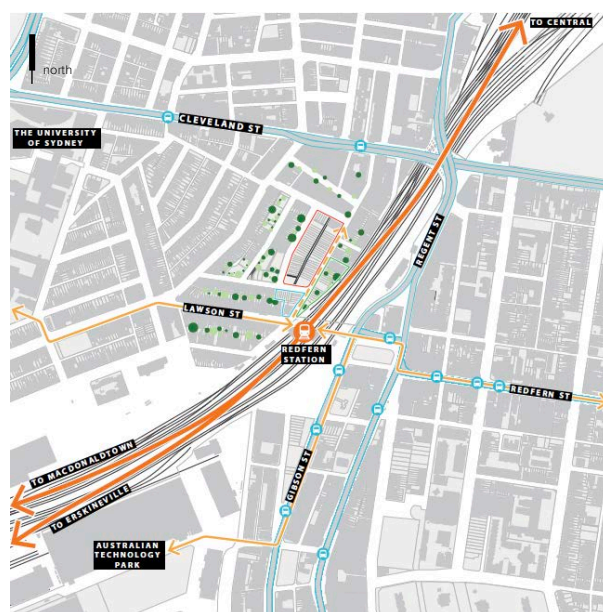
The public domain off Lawson Street provides a safe and convenient area for pickup and drop offs by taxis, family, friends and other modes of vehicular transport to and from the building, with convenient access to buildings main entry lobby.

Vehicular and service access, including waste removal from the site, is anticipated to be minimal.

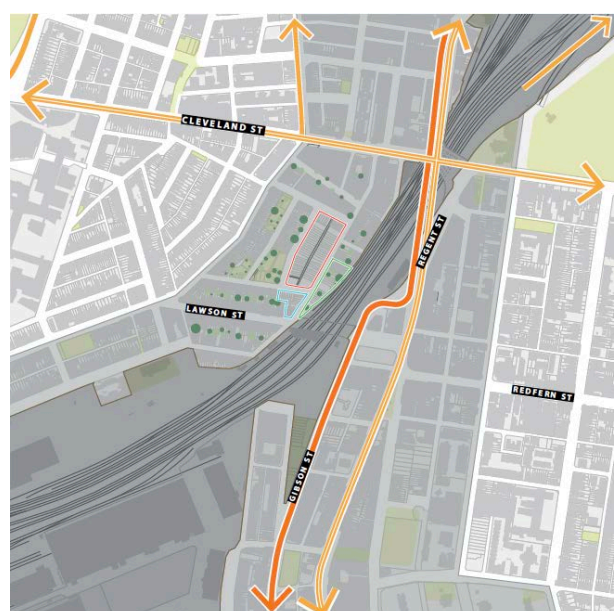
The loading dock is located at the northern aspect of the building, removing pedestrian – vehicular conflict from the public realm and "Meeting Place" to the south and off Lawson street.

Service access is off Eveleigh Street and mid-block, for a more contained, visually less prominent and safer entry and exit to and from the site.

Please refer to the accompanying traffic report, waste management plan and the plan of management for the student accommodation on further detail on access, egress and service requirements for the site.



2.3.2 Existing Context : Transport & Access
EXISTING RAIL LINE
HEAVY PEDESTRIAN MOVEMENT PATH
BUS ROUTES



3.2 Potential Development : Transport & Access
POTENTIAL DEVELOPMENT ZONE
AREA OF INFLUENCE
ARTERIAL ROAD
SECONDARY ROAD
PROPOSED TRANSIT CORRIDOR

Transport and access links
Source: Urban context report | Pemulwuy Proposal by Grimshaw 2017

PART 3

ARCHITECTURAL DESIGN STATEMENT

Design Concept

The design concept for Col James student accommodation incorporates elements from both, the past and present. Built elements respond to the site's complex natural, built and cultural layers, historical and present.

The natural, geological and landscaping element of the area's distant past have been considered in establishing a contextually relevant and sensitive architectural language for the project.

Furthermore, by considering the local built surrounds and architecture as inspiration, the design offers a contextual response to the current neighbourhood. By interpreting design elements, the proposed built environment reflects the character of today's local context as well as the anticipated future built form character.

Identity

The building design has been developed as a way to craft 'a definable identity for the precinct'.

To achieve this, the building has been sculpted to tie into its context, both with the immediate lower scale historic terrace housing and the proposed affordable housing of precinct 1, as well as the taller tower buildings of Redfern – Waterloo commercial zone.

The building articulation and sculpted nature, the cantilevered form over the "Meeting Place" at the southern, Lawson Street aspect, the stepped skyline composition of the façade and the layering of the materials and finishes all contribute to creating a singular identity for the building, the project and the greater Pemulwuy precinct.

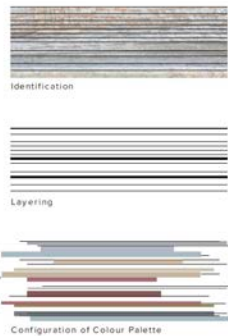
History and Heritage

The architectural language for the building adopts the site's distant attributes, by drawing inspiration from the site's layered geological composition and the past natural landscape to direct the approach to the patterning of the building façade as well as establishing a colour palette for the overall development.

The language also considers a contextual response by adopting the rhythm that exist within the current terrace house typologies.

The terrace/row housing has been used as a catalyst in the design of the building elements, the balustrades and projecting balconies near the street level. This approach provides an appropriate scale for each element of the proposed building.

To compliment this design approach, the public realm considers the site's more contemporary and social history which has been implemented through the Public Domain design and the Public Art Strategy for the site as discussed earlier in this document.



Trunk (Verticality and Frequency)



Isolation



Frequency



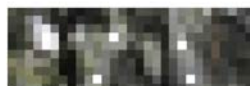
Patterning



Filtered Light



Isolation



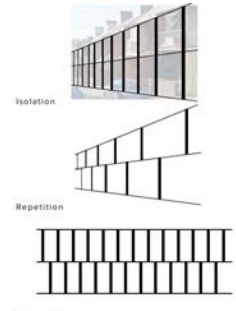
Patterning



Light and Shadow



Contextual response to local neighbourhood



Articulation

Interpretation of the site's natural and built elements into the design concept

Building Location and Orientation

The challenges of the site's narrow geometry, elongated north-south orientation and its proximity to the rail corridor has been managed successfully through:

- The adjustments in building orientation which allows for the proposed building to house only 69/522 (i.e. less than 14%) of rooms that face the rail corridor. This is a significant improvement over the SEARs Compatible Scheme containing 241 / 522 (i.e. 46.2 %) rooms that face the rail corridor;
- The proposed splitting of the building's northern end together with the lowering of Eveleigh Street portion allows for the creation of the 343m², north facing, communal courtyard which occupies approximately 14% of the site. The orientation of the courtyard will benefit from solar access for an extended period of the day;
- The stepped transition of the building mass, from north to south, allows for an enhanced orientation of the internal spaces, communal, ground floor common 'family room' and living rooms (for 5 bed clusters) having a northerly aspect.

Street Level Activation

The entry lobby, an ever-active aspect of the building, is located on the Lawson Street side of the building, providing a direct interface with the "Meeting Place", the public realm and Eveleigh Street.

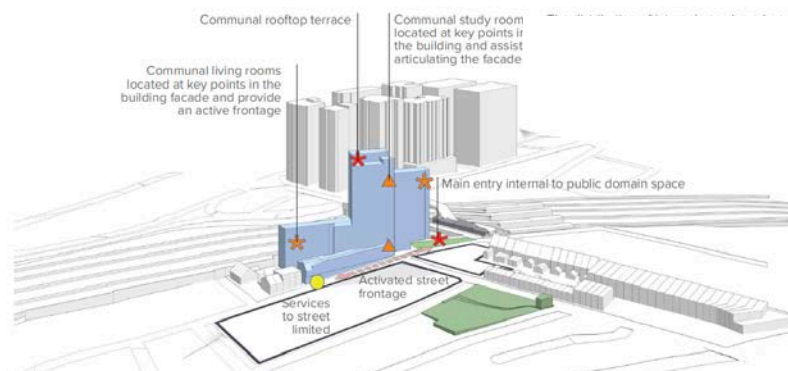
The wrap around, double height lobby is physically linked to the exterior through the cantilevered portion of the building where the application of public art on the soffit as well the continuation of the "Art Wall" will further strengthen the internal-external connection visually, binding the building to the public realm.

Along the eastern, Eveleigh Street façade and at the lower levels, the internal program of the building is intended to engage with the streetscape where the common Family Room (on the lower ground) and landscaped courtyard entry foyer, engage the resident with the street and surrounds and vice versa.

The loading dock and residential service access is minimised and located away from the more active street frontage uses.

Details of the internal organisation and layout is provided in the accompanying architectural design package.

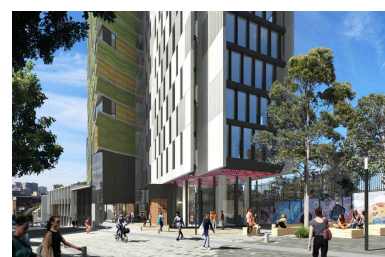
Active Building Frontages



Courtyard



Street level interface with the building's entry lobby and Eveleigh Street (below) and activation to the Caroline Street public open space (above)



Building orientation and street level activation

Visual Separation

The general arrangement of the internal spaces within the building's elongated form, in comparison to the envelope achieved under SEARs will provide a greater visual privacy within the development.

Furthermore, the proposed building form and setbacks is consistent with the objectives of the Apartment Design Guide (ADG) in relation to building separation to adjacent developments, including proposed building of Precinct 1 and d2 of Pemulwuy Development.

Spatial Qualities

The 522-room student accommodation is designed to cater for various living arrangements. For varying price points and student needs, the design provides studio, twin share and five bedroom clusters. As illustrated in the following page,

- studios are to be equipped with kitchenettes as well as en-suite bathrooms;
- twin rooms include kitchenette and a shared ensuite bathroom; and
- 5-bedroom cluster units are to include individual ensuite, bathrooms and a shared kitchen and living/dining area.

The design allocates 2.5m² of combined communal open space, communal facility and gathering space (internally and externally including the public realm on Lawson Street) per student.

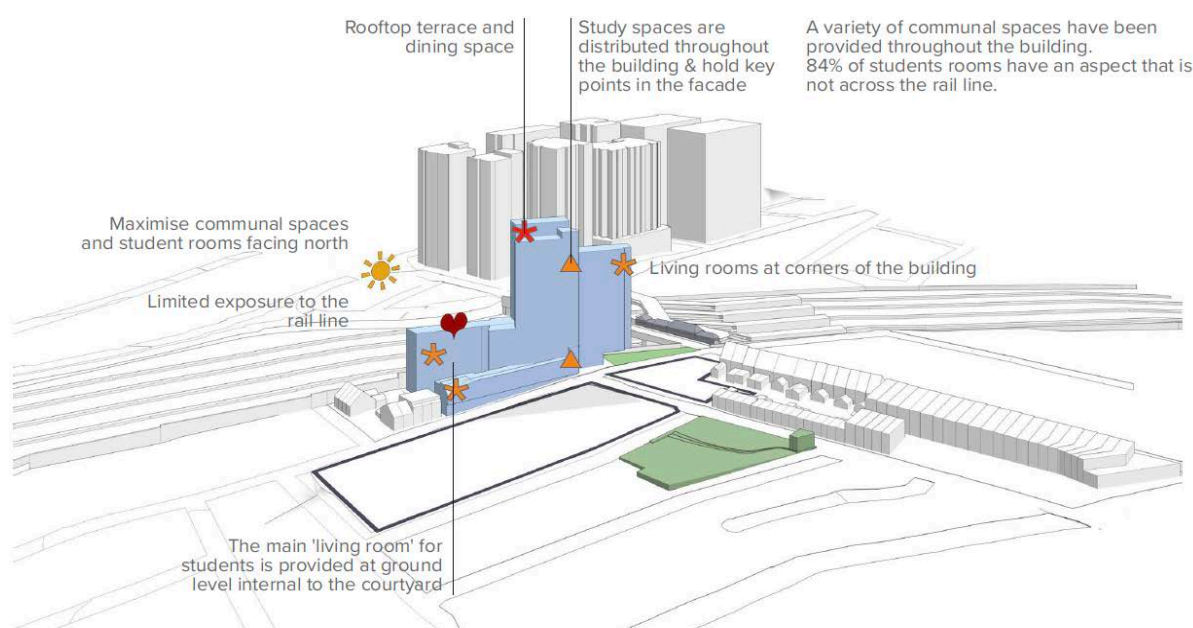
This allocation is comparable to the higher a per person area provided in similar student accommodations such as:

- 2.6m² per student at Iglu – 60-78 Regent Street, Redfern;
- 1.9m² per student at Urbanest – 150-152 City Rd, Darling; and
- 1.85m² per student at Urbanest – Darling Drive, Darling Harbour;

It should be noted that in addition to landscaped courtyard and roof terraces, access to special use areas such as

- study rooms;
- in-house cinema;
- double height communal family room on ground floor;
- games & TV area and kitchen;
- gym;
- meeting rooms; and
- bicycle storage.

are further offerings provided to the enhance the amenity of this development for its residents.



Building amenity | spatial qualities

Access to Natural Daylight & Ventilation

The proposed design provides high quality internal spaces. The common and everyday use areas are naturally lit and ventilated through:

- the general internal arrangement of the building;
- the internal separation of the building along the rail corridor to the east and Eveleigh Street to the west, providing the central communal areas at ground level with natural light; and
- the allocation of the perimeter ends to study areas and common living rooms.

The design approach to vary the height of the building provides more access to natural light for a greater percentage of the internal spaces and individual rooms when compared to the envelope under SEARs.

This has been achieved by the transfer of bulk from the eastern portion to the west and is demonstrated in the sun access diagrams provided below.

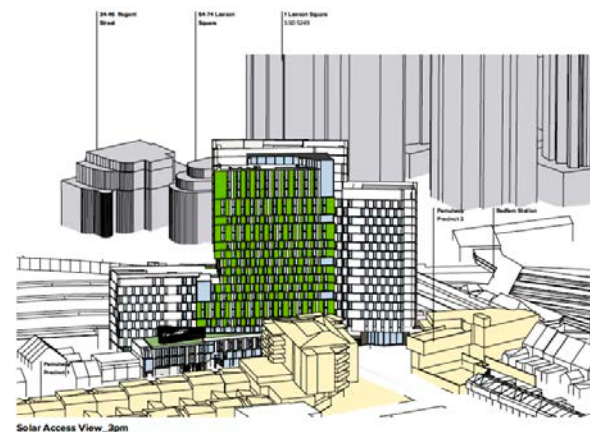
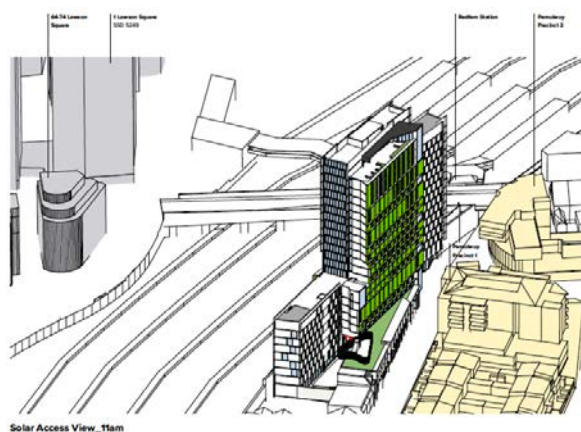
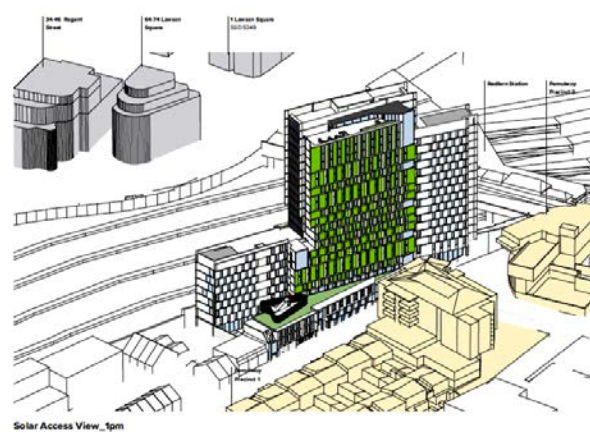
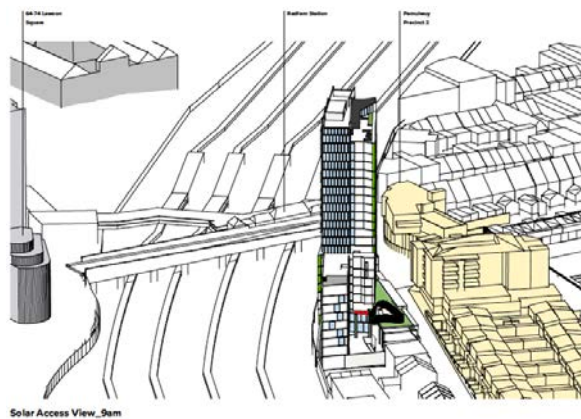
Furthermore, the finer detailing of the façade with indentation and recessed windows provides shade and protection for individual rooms.

Amenity of Communal Spaces

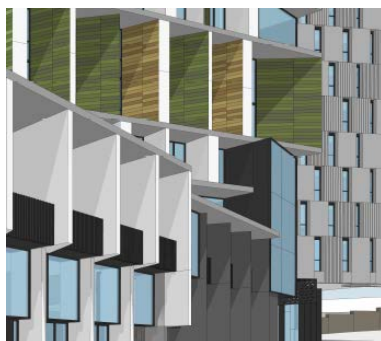
The communal courtyard is nestled in the centre of the building. While naturally protected by the surrounding building, the lowering of the Eveleigh Street portion, allows for this north facing courtyard to have good solar access throughout the day.

The landscape and tree planting will provide a balance of sunny and shaded areas to cater for a diversity of needs and activities.

The roof top terrace is protected by perimeter glass balustrades and the design of the building to the south side of the terrace will mitigate the impact of undesirable southerly winds.



Sun access diagrams at Winter Solstice



Indentations and overhangs to openings

Materiality

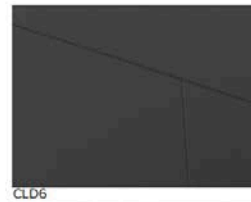
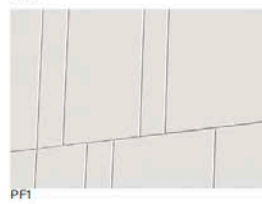
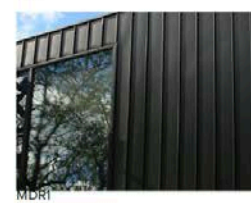
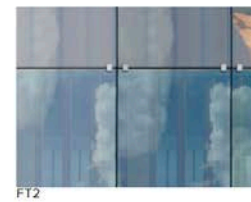
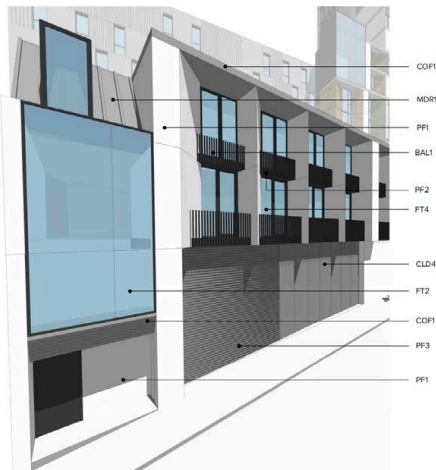
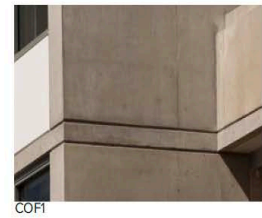
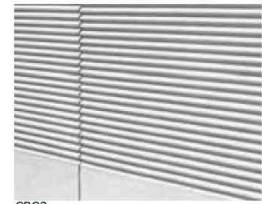
The articulated façade has been designed as a layered collage of materials and finishes. The stepped built form and cascading of the façade has been further enhanced and reinforced by the variation and differentiation in the choice of materials and applied finishes.

These include:

- Terracotta panels with gradient colour variation representative of the natural and geological interpretation of the site;
- Precast concrete, as decorative finish concrete wall elements with vertical radius profiled form and liner finish that vary the play of light and shadow to the façade surface; and
- Timber cladding system for a softer natural façade treatment to the main entry points at street level.

As illustrated in the diagrams below, with further detailed diagrams of the finishes as part of the architectural design package, the proposed materials, provide a contextually appropriate design response.

Please refer to the architectural design package for full detail on the proposed materials and finished to the building.



Proposed materials and finishes

Ecologically Sustainable Design (ESD)

The building has been design to embrace both passive and active ESD initiatives.

JHA, the ESD consultant for the project has prepared a separate concept design report in response to the SEARs for the Pemulwuy Precinct 3 Student Accommodation Building.

The report identifies and provides details on how the principles of Ecologically Sustainable Design (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design and on-going operation phases of the development.

In relation to the architectural design for the building, ESD initiatives consider:

- the linear north-south elongated building has been design with significant amount of south facing glazing, allowing access to natural daylight without direct sunshine, reducing the need for artificial lighting or cooling as a result of passive solar heat gain;
- choice of material for the building fabric, such as terracotta panels, precast concrete and timber cladding system are designed to exceed the thermal and sealing performance requirements of the BCA Section J;
- appropriate glazing and insulation, as well as vertical and horizontal projections to the façade will provide shading minimising the need for tinting treatment requirements that reduce natural light transmission;
- the placement of the living and internal communal spaces at the ends of the building and to the perimeters, provide the opportunity for natural ventilation of these internal spaces; and
- with the proximity of the proposed student accommodation to the nearby tertiary institutions, and the readily available cycle network across the area, and surrounding suburbs, the implementation of Bike-Share scheme at Col James student accommodation will promote a convenient transport alternative and healthy living choices by providing the residents access to a cost-effective facility and service.



Façade articulation assist in managing solar heat gain

APPENDICES

YIELD SCHEDULE

Precinct 3 Pemulwuy, Redfern

Date prepared: 09.06.2017

Information contained within this schedule has been prepared with reference to architectural drawings dated: 09.06.2017

Nominated Architect: Nicholas Turner 6695

Development Yield Summary

Prepared for Col James Student Accommodation - Precinct 3 Pemulwuy, Redfern

Precinct 3 Pemulwuy, Redfern

Date prepared: 09.06.2017

Information contained within this schedule has been prepared with reference to architectural drawings dated: 09.06.2017

Nominated Architect: Nicholas Turner 6695

1. Area Analysis> Overall Summary

SEARS Summary

Site Area	2,380
GFA	17,080
FSR	7.2 :1

Site Information

Site Area	2,380	(Reference made to Survey Information prepared by Daw & Walton, dated 03.06.2017)
GFA	16,530	
FSR	6.9 :1	

Gross Floor Area (GFA) Analysis

Levels	Lower G	Upper G	Level 1	Level 02	Level 03	Level 04	Level 05	Level 06	Level 07	Level 08	Level 09	Level 10	
	1	1	1	1	1	1	1	1	1	1	1	1	
Total	745	1,115	1,070	950	950	945	945	950	865	645	645	645	
Levels	Level 11	Level 12	Level 13	Level 14	Level 15	Level 16	Level 17	Level 18	Level 19	Level 20	Level 21		Total
	1	1	1	1	1	1	1	1	1	1	1		
Total	645	645	645	645	645	645	480	480	480	480	270		16,530 -550 Compared to SEARS

Note: GFA Measured from the internal face of external walls, or from the internal face of walls separating the building from any other building excluding any area for common vertical circulation, any basement, plant rooms, lift towers, other areas used exclusively for mechanical services, car parking, any space used for the loading or unloading of goods, terraces, balconies and voids
(Reference City of Sydney, Sydney Local Environment Plan 2012)

(NLA) Summary

Levels	Lower G	Upper G	Level 1	Level 02	Level 03	Level 04	Level 05	Level 06	Level 07	Level 08	Level 09	Level 10	
Student Accommodation	0	635	742	709	712	731	731	633	641	496	496	499	
Communal Space	337	180	29	23	23	0	0	0	0	0	0	0	
Other	238	26	0	0	0	0	0	0	0	0	0	0	
Total	575	841	771	732	735	731	731	633	641	496	496	499	
Levels	Level 11	Level 12	Level 13	Level 14	Level 15	Level 16	Level 17	Level 18	Level 19	Level 20	Level 21		Total
Student Accommodation	498	498	498	498	501	498	357	339	339	339	139	11,531	70% NLA/GFA
Communal Space	0	0	0	0	0	0	0	22	22	22	230	888	75% NLA/GFA includes Comm. space
Other	0	0	0	0	0	0	0	0	0	0	0	264	77% NLA/GFA includes Others
Total	498	498	498	498	501	498	357	361	361	361	369	12,683	77%

Summary of Building Efficiencies

Typical Lower floor efficiency Level 03	75%	NLA/GFA
Typical Mid floor efficiency Level 10	77%	NLA/GFA
Typical Upper floor efficiency Level 16	77%	NLA/GFA

Precinct 3 Pemulwuy, Redfern

Date prepared: 09.06.2017

Information contained within this schedule has been prepared with reference to architectural drawings dated: 09.06.2017

Nominated Architect: Nicholas Turner 6695

2. Rooms and Amenity Analysis > Overall Summary

Rooms Yield Summary

Levels	Lower G	Upper G	Level 1	Level 2	Levels 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10
Studio	0	15	21	13	13	14	14	14	16	9	9	9
Twins	0	4	4	4	4	4	4	4	4	3	3	3
5 Bed Cluster *	0	2	2	3	3	3	3	3	2	2	2	2
Total Rooms	0	29	35	32	32	33	33	33	30	22	22	22
Total Beds	0	33	39	36	36	37	37	37	34	25	25	25

Levels	Level 11	Level 12	Level 13	Level 14	Level 15	Level 16	Level 17	Level 18	Level 19	Level 20	Level 21	Total
Studio	9	9	9	9	9	9	8	7	7	7	3	233
Twins	3	3	3	3	3	3	3	3	3	3	3	74
5 Bed Cluster *	2	2	2	2	2	2	1	1	1	1	0	43
Total Rooms	22	22	22	22	22	22	16	15	15	15	6	522
Total Beds	25	25	25	25	25	25	19	18	18	18	9	596

Note:

5 Bed Cluster* = each 5 Bedroom Cluster contains 5 R

Twins = each Twins contains 2 Beds

Precinct 3 Pemulwuy, Redfern

Date prepared: 09.06.2017

Information contained within this schedule has been prepared with reference to architectural drawings dated: 09.06.2017

Nominated Architect: Nicholas Turner 6695

3. Yield & Amenity

Room Description					Room Nett Area			Rooms Amenity				
Reference	Typology	Type	No Rooms	No Beds	Room	Cluster Tot	Cluster Room	Bathroom	Kitchenette	Com. Kitchen	Adaptable	Storage
Ground Level - Upper												
G.01	5 Bed Cluster	Type D2	-	-		142			-	KT_03	-	-
G.01a	Studio	-	1	1	-		16	BT_01	-		-	1.5
G.01b	Studio	-	1	1	-		16	BT_01	-		-	1.5
G.01c	Studio	-	1	1	-		16	BT_01	-		-	1.5
G.01d	Studio	-	1	1	-		16	BT_01	-		-	1.5
G.01e	Studio	-	1	1	-		16	BT_01	-		-	1.5
G.02	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
G.03	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
G.04	Studio +	Type A2	1	1	19	-	-	BT_01	KT_01	-	-	1.5
G.05	Studio +	Type A2	1	1	19	-	-	BT_01	KT_01	-	-	1.5
G.06	Studio +	Type A2	1	1	19	-	-	BT_01	KT_01	-	-	1.5
G.07	Studio +	Type A2	1	1	19	-	-	BT_01	KT_01	-	-	1.5
G.08	Studio +	Type A2	1	1	19	-	-	BT_01	KT_01	-	-	1.5
G.09	Studio +	Type A2	1	1	19	-	-	BT_01	KT_01	-	-	1.5
G.10	Studio +	Type A3	1	1	18	-	-	BT_01	KT_01	-	-	1.5
G.11	Studio +	Type A3	1	1	18	-	-	BT_01	KT_01	-	-	1.5
G.12	Studio +	Type A3	1	1	18	-	-	BT_01	KT_01	-	-	1.5
G.13	Studio +	Type A3	1	1	18	-	-	BT_01	KT_01	-	-	1.5
G.14	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
G.15	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
G.16	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
G.17	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
G.18	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
G.19	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
G.20	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
G.21	5 Bed Cluster	Type B	-	-		129			-	KT_03	-	-
G.21a	Studio	-	1	1	-		16	BT_01	-		-	1.5
G.21b	Studio	-	1	1	-		16	BT_01	-		-	1.5
G.21c	Studio	-	1	1	-		16	BT_01	-		-	1.5
G.21d	Studio	-	1	1	-		16	BT_01	-		-	1.5
G.21e	Studio	-	1	1	-		16	BT_01	-		-	1.5
			29	33	19	635	10	29	19	2	0	
Level 1												
1.01	5 Bed Cluster	Type D	-	-		136			-	KT_03	-	-
1.01a	Studio	-	1	1	-		16	BT_01	-		-	1.5
1.01b	Studio	-	1	1	-		16	BT_01	-		-	1.5
1.01c	Studio	-	1	1	-		16	BT_01	-		-	1.5
1.01d	Studio	-	1	1	-		16	BT_01	-		-	1.5
1.01e	Studio	-	1	1	-		16	BT_01	-		-	1.5
1.02	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.03	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.04	Studio +	Type A4	1	1	20	-	-	BT_01	KT_01	-	-	1.5
1.05	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.06	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.07	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.08	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.09	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.10	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.11	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.12	Studio +	Type A4	1	1	20	-	-	BT_01	KT_01	-	-	1.5
1.13	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.14	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.15	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.16	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.17	Studio +	ACC Type F	1	1	27	-	-	BT_05	KT_04	-	Y	1.5
1.18	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.19	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5

Room Description					Room Nett Area			Rooms Amenity				
Reference	Typology	Type	No Rooms	No Beds	Room	Cluster Tot	Cluster Room	Bathroom	Kitchenette	Com. Kitchen	Adaptable	Storage
1.20	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
1.21	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
1.22	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
1.23	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
1.24	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.25	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.26	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
1.27	5 Bed Cluster	Type B	-	-	-	129	-	-	-	KT_03	-	-
1.27a	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
1.27b	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
1.27c	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
1.27d	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
1.27e	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
			35	39	742	10	35	25	2	1		

Level 2

2.01	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.02	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.03	5 Bed Cluster	Type A	-	-	-	127	-	-	-	KT_03	-	-
2.03a	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
2.03b	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
2.03c	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
2.03d	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
2.03e	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
2.04	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.05	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.06	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.07	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.08	5 Bed Cluster	Type C	-	-	-	123	-	-	-	KT_03	-	-
2.08a	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
2.08b	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
2.08c	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
2.08d	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
2.08e	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
2.09	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.10	Studio +	ACC Type F	1	1	27	-	-	BT_05	KT_04	-	Y	1.5
2.11	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.12	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.13	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
2.14	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
2.15	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
2.16	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
2.17	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.18	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.19	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.20	5 Bed Cluster	Type B	-	-	-	129	-	-	-	KT_03	-	-
2.20a	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
2.20b	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
2.20c	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
2.20e	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
2.20e	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
			32	36	709	15	32	17	3	1		

Level 3

2.01	Studio +	Type C	1	1	21	-	-	BT_01	KT_01	-	-	1.5
2.02	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.03	5 Bed Cluster	Type A	-	-	-	127	-	-	-	KT_03	-	-
2.03a	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
2.03b	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
2.03c	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
2.03d	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
2.03e	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
2.04	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5

Room Description					Room Nett Area			Rooms Amenity				
Reference	Typology	Type	No Rooms	No Beds	Room	Cluster Tot	Cluster Room	Bathroom	Kitchenette	Com. Kitchen	Adaptable	Storage
2.05	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.06	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.07	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.08	5 Bed Cluster	Type C			-	123				KT_03	-	-
2.08a	Studio	-	1	1	-		16	BT_01	-		-	1.5
2.08b	Studio	-	1	1	-		16	BT_01	-		-	1.5
2.08c	Studio	-	1	1	-		16	BT_01	-		-	1.5
2.08d	Studio	-	1	1	-		16	BT_01	-		-	1.5
2.08e	Studio	-	1	1	-		16	BT_01	-		-	1.5
2.09	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.10	Studio +	ACC Type F	1	1	27	-	-	BT_05	KT_04	-	Y	1.5
2.11	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.12	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.13	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
2.14	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
2.15	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
2.16	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
2.17	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.18	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.19	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
2.20	5 Bed Cluster	Type B			-	129			-	KT_03	-	-
2.20a	Studio	-	1	1	-		16	BT_01	-		-	1.5
2.20b	Studio	-	1	1	-		16	BT_01	-		-	1.5
2.20c	Studio	-	1	1	-		16	BT_01	-		-	1.5
2.20e	Studio	-	1	1	-		16	BT_01	-		-	1.5
2.20e	Studio	-	1	1	-		16	BT_01	-		-	1.5
			32	36	712		15	32	17	3	1	

Level 4,5

4.01	Studio +	Type C	1	1	21	-	-	BT_01	KT_01	-	-	1.5
4.02	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
4.03	5 Bed Cluster	Type A			-	127		BT_02	-	KT_03	-	-
4.03a	Studio	-	1	1	-		15	BT_02	-		-	1.5
4.03b	Studio	-	1	1	-		15	BT_02	-		-	1.5
4.03c	Studio	-	1	1	-		15	BT_02	-		-	1.5
4.03d	Studio	-	1	1	-		15	BT_02	-		-	1.5
4.03e	Studio	-	1	1	-		15	BT_02	-		-	1.5
4.04	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
4.05	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
4.06	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
4.07	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
4.08	Studio +	Type B	1	1	18	-	-	BT_01	KT_01	-	-	1.5
4.09	5 Bed Cluster	Type C			-	123		BT_01	-	KT_03	-	-
4.09a	Studio	-	1	1	-		16	BT_01	-		-	1.5
4.09b	Studio	-	1	1	-		16	BT_01	-		-	1.5
4.09c	Studio	-	1	1	-		16	BT_01	-		-	1.5
4.09d	Studio	-	1	1	-		16	BT_01	-		-	1.5
4.09e	Studio	-	1	1	-		16	BT_01	-		-	1.5
4.10	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
4.11	Studio +	ACC Type F	1	1	27	-	-	BT_05	KT_04	-	Y	1.5
4.12	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
4.13	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
4.14	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
4.15	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
4.16	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
4.17	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
4.18	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
4.19	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
4.20	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
4.21	5 Bed Cluster	Type B			-	129		BT_01	-	KT_03	-	-
4.21a	Studio	-	1	1	-		16	BT_01	-		-	1.5
4.21b	Studio	-	1	1	-		16	BT_01	-		-	1.5
4.21c	Studio	-	1	1	-		16	BT_01	-		-	1.5

Room Description					Room Nett Area			Rooms Amenity				
Reference	Typology	Type	No Rooms	No Beds	Room	Cluster Tot	Cluster Room	Bathroom	Kitchenette	Com. Kitchen	Adaptable	Storage
4.21d	Studio	-	1	1	-		16	BT_01	-		-	1.5
4.21e	Studio	-	1	1	-		16	BT_01	-		-	1.5
			33	37		731	15	36	18	3	1	

Level 6

6.01	Studio +	Type E	1	1	24	-	-	BT_01	KT_01	-	-	1.5
6.02	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
6.03	5 Bed Cluster	Type A	1	1	-	127		BT_02	-	KT_03	-	-
6.03a	Studio	-	1	1	-		15	BT_02	-		-	1.5
6.03b	Studio	-	1	1	-		15	BT_02	-		-	1.5
6.03c	Studio	-	1	1	-		15	BT_02	-		-	1.5
6.03d	Studio	-	1	1	-		15	BT_02	-		-	1.5
6.03e	Studio	-	1	1	-		15	BT_02	-		-	1.5
6.04	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
6.05	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
6.06	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
6.07	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
6.08	Studio +	Type D	1	1	21	-	-	BT_01	KT_01	-	-	1.5
6.09	5 Bed Cluster	Type C	1	1	-	123	16	BT_01	-	KT_03	-	-
6.09a	Studio	-	1	1	-		16	BT_01	-		-	1.5
6.09b	Studio	-	1	1	-		16	BT_01	-		-	1.5
6.09c	Studio	-	1	1	-		16	BT_01	-		-	1.5
6.09d	Studio	-	1	1	-		16	BT_01	-		-	1.5
6.09e	Studio	-	1	1	-		16	BT_01	-		-	1.5
6.10	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
6.11	Studio +	ACC Type F	1	1	27	-	-	BT_05	KT_04	-	Y	1.5
6.12	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
6.13	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
6.14	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
6.15	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
6.16	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
6.17	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
6.18	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
6.19	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
6.20	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
6.21	5 Bed Cluster	Type B	1	2	25	-	-	0	KT_02	-	-	-
6.21a	Studio	-	1	1	-		16	BT_01	-		-	1.5
6.21b	Studio	-	1	1	-		16	BT_01	-		-	1.5
6.21c	Studio	-	1	1	-		16	BT_01	-		-	1.5
6.21d	Studio	-	1	1	-		16	BT_01	-		-	1.5
6.21e	Studio	-	1	1	-		16	BT_01	-		-	1.5
			36	41		633	16	35	19	2	1	

Level 7

7.01	Studio +	Type E	1	1	24	-	-	BT_01	KT_01	-	-	1.5
7.02	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
7.03	5 Bed Cluster	Type A			-	127		-	-	KT_03	-	-
7.03a	Studio	-	1	1	-		15	BT_02	-		-	1.5
7.03b	Studio	-	1	1	-		15	BT_02	-		-	1.5
7.03c	Studio	-	1	1	-		15	BT_02	-		-	1.5
7.03d	Studio	-	1	1	-		15	BT_02	-		-	1.5
7.03e	Studio	-	1	1	-		15	BT_02	-		-	1.5
7.04	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
7.05	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
7.06	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
7.07	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
7.08	Studio +	Type B	1	1	18	-	-	BT_01	KT_01	-	-	1.5
7.09	5 Bed Cluster	Type C			-	123		-	-	KT_03	-	-
7.09a	Studio	-	1	1	-		16	BT_01	-		-	1.5
7.09b	Studio	-	1	1	-		16	BT_01	-		-	1.5
7.09c	Studio	-	1	1	-		16	BT_01	-		-	1.5

Room Description					Room Nett Area			Rooms Amenity				
Reference	Typology	Type	No Rooms	No Beds	Room	Cluster Tot	Cluster Room	Bathroom	Kitchenette	Com. Kitchen	Adaptable	Storage
7.09d	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
7.09e	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
7.10	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
7.11	Studio +	ACC Type F	1	1	27	-	-	BT_05	KT_04	-	Y	1.5
7.12	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
7.13	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
7.14	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
7.15	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
7.16	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
7.17	Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	1.5
7.18	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
7.19	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
7.20	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
7.21	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
7.22	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
			30	34		641	10	30	20	2	1	

Level 8, 9

8.01	5 Bed Cluster	Type A	-	-	-	127	-	-	-	KT_03	-	-
8.01a	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
8.01b	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
8.01c	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
8.01d	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
8.01e	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
8.02	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
8.03	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
8.04	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
8.05	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
8.06	Studio +	Type B	1	1	18	-	-	BT_01	KT_01	-	-	1.5
8.07	5 Bed Cluster	Type C	-	-	-	123	-	-	-	KT_03	-	-
8.07a	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
8.07b	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
8.07c	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
8.07d	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
8.07e	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
8.08	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
8.09	Studio +	Type F	1	1	28	-	-	BT_05	KT_04	-	-	1.5
8.10	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
8.11	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
8.12	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
8.13	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
8.14	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
23			22	25		496	10	19	12	2	0	

Level 10

10.01	5 Bed Cluster	Type A	1	1	-	127	15.34	BT_02	-	KT_03	-	-
10.01a	Studio	-	1	1	-	-	16	BT_02	-	-	-	1.5
10.01b	Studio	-	1	1	-	-	16	BT_02	-	-	-	1.5
10.01c	Studio	-	1	1	-	-	16	BT_02	-	-	-	1.5
10.01d	Studio	-	1	1	-	-	16	BT_02	-	-	-	1.5
10.01e	Studio	-	1	1	-	-	16	BT_02	-	-	-	1.5
10.02	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
10.03	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
10.04	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
10.05	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
10.06	Studio +	Type D	1	1	21	-	-	BT_01	KT_01	-	-	1.5
10.07	5 Bed Cluster	Type C	1	1	-	123	16	BT_01	-	KT_03	-	-
10.07a	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
10.07b	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
10.07a	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5

Room Description					Room Nett Area			Rooms Amenity				
Reference	Typology	Type	No Rooms	No Beds	Room	Cluster Tot	Cluster Room	Bathroom	Kitchenette	Com. Kitchen	Adaptable	Storage
10.07b	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
10.07e	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
10.08	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
10.09	Studio +	Type F	1	1	28	-	-	BT_05	KT_04	-	-	1.5
10.10	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
10.11	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
10.12	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
10.13	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
10.14	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
			24	26		499	12	20	12	2	0	

Level 11, 12, 13, 14, 16

11.01	5 Bed Cluster	Type A2			-	129	15	BT_02	-	KT_03	-	-
11.01a	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
11.01b	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
11.01c	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
11.01d	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
11.01e	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
11.02	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
11.03	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
11.04	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
11.05	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
11.06	Studio +	Type B	1	1	18	-	-	BT_01	KT_01	-	-	1.5
11.07	5 Bed Cluster	Type C			-	123	16	BT_01	-	KT_03	-	-
11.07a	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
11.07b	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
11.07a	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
11.07b	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
11.07e	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
11.08	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
11.09	Studio +	Type F	1	1	28	-	-	BT_05	KT_04	-	-	1.5
11.10	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
11.11	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
11.12	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
11.13	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
11.14	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
			22	25		498	12	20	12	2	0	

Level 15

15.01	5 Bed Cluster	Type A2			-	129		BT_02	-	KT_03	-	-
15.01a	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
15.01b	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
15.01c	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
15.01d	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
15.01e	Studio	-	1	1	-	-	15	BT_02	-	-	-	1.5
15.02	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
15.03	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
15.04	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
15.05	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
15.06	Studio +	Type D	1	1	21	-	-	BT_01	KT_01	-	-	1.5
15.07	5 Bed Cluster	Type C			-	123		BT_01	-	KT_03	-	-
15.07a	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
15.07b	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
15.07a	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
15.07b	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
15.07a	Studio	-	1	1	-	-	16	BT_01	-	-	-	1.5
15.08	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
15.09	Studio +	Type F	1	1	28	-	-	BT_05	KT_04	-	Y	1.5
15.10	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
15.11	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5

Room Description					Room Nett Area			Rooms Amenity				
Reference	Typology	Type	No Rooms	No Beds	Room	Cluster Tot	Cluster Room	Bathroom	Kitchenette	Com. Kitchen	Adaptable	Storage
15.12	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
15.13	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
15.14	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
			22	25	501	10		20	12	2	1	
Level 17												
17.01	5 Bed Cluster	Type A2			-	129			-	KT_03	-	-
17.01a	Studio	-	1	1	-		15	BT_02	-		-	1.5
17.01b	Studio	-	1	1	-		15	BT_02	-		-	1.5
17.01c	Studio	-	1	1	-		15	BT_02	-		-	1.5
17.01d	Studio	-	1	1	-		15	BT_02	-		-	1.5
17.01e	Studio	-	1	1	-		15	BT_02	-		-	1.5
17.02	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
17.03	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
17.04	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
17.05	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
17.06	Studio +	Type B	1	1	18	-	-	BT_01	KT_01	-	-	1.5
17.07	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
17.08	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
17.09	Studio +	Type F	1	1	28	-	-	BT_05	KT_04	-	-	1.5
17.10	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
17.11	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
17.12	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
			16	19	357	5		13	11	1	0	
Level 18, 19, 20												
19.01	5 Bed Cluster	Type A2			-	129			-	KT_03	-	-
19.01a	Studio	-	1	1	-		15	BT_02	-		-	1.5
19.01b	Studio	-	1	1	-		15	BT_02	-		-	1.5
19.01c	Studio	-	1	1	-		15	BT_02	-		-	1.5
19.01d	Studio	-	1	1	-		15	BT_02	-		-	1.5
19.01e	Studio	-	1	1	-		15	BT_02	-		-	1.5
19.02	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
19.03	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
19.04	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
19.05	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
19.06	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
19.07	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
19.08	Studio +	Type F	1	1	28	-	-	BT_05	KT_04	-	-	1.5
19.09	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
19.1	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
19.11	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
			15	18	339	5		12	10	1	0	
Level 21												
A.21.01	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
A.21.02	Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	1.5
A.21.03	Studio +	Type F	1	1	28	-	-	BT_05	KT_04	-	-	1.5
A.21.04	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
A.21.05	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
A.21.06	Twin	Type B	1	2	25	-	-	0	KT_02	-	-	1.5
			6	9	139	0		3	6	0	0	

Room Description					Room Nett Area			Rooms Amenity				
Reference	Typology	Type	No Rooms	No Beds	Room	Cluster Tot	Cluster Room	Bathroom	Kitchenette	Com. Kitchen	Adaptable	Storage
Tot			527	601	11,531			495	308	42	8	
Summary			Rooms									
					Mix							
Studios +	233		233		45%							
Twins	74		74		14%							
5 Bed Clusters	43		215		41%							
Note:					1							
5 Bed Cluster* = each 5 Bedroom Cluster contains 5 Rooms												
Twins = each Twins contains 2 Beds												

Total Rooms 522

Total Beds 596

Precinct 3 Pemulwuy, Redfern

Date prepared: 09.06.2017

Information contained within this schedule has been prepared with reference to architectural drawings dated: 09.06.2017

Nominated Architect: Nicholas Turner 6695

4. Room Typology > Summary

Apartment Description			Room Nett Area (sqm)				Room Amenities						
Reference	Type	No Rooms	No Beds	Room	Cluster	Room cluster	Bathroom	Kitchenette	Kitchen	Adaptable	Living	Study Desk	Storage
Studio													
Studio +	Type A	1	1	18	-	-	BT_01	KT_01	-	-	-	1	1.5
Studio +	Type A2	1	1	19	-	-	BT_01	KT_01	-	-	-	1	1.5
Studio +	Type A3	1	1	18	-	-	BT_01	KT_01	-	-	-	1	1.5
Studio +	Type A4	1	1	20	-	-	BT_01	KT_01	-	-	-	1	1.5
Studio +	Type B	1	1	18	-	-	BT_01	KT_01	-	-	-	1	1.5
Studio +	Type C	1	1	21	-	-	BT_01	KT_01	-	-	-	1	1.5
Studio +	Type D	1	1	21	-	-	BT_01	KT_01	-	-	-	1	1.5
Studio +	Type E	1	1	24	-	-	BT_01	KT_01	-	-	-	1	1.5
Studio +	ACC Type F	1	1	27	-	-	BT_05	KT_04	-	Y	-	1	1.5
Studio +	Type F	1	1	28	-	-	BT_05	KT_04	-	-	-	1	1.5
Twin													
Twin	Type A	1	2	22	-	-	BT_02	KT_02	-	-	-	2	1.5
Twin	Type B	1	2	25	-	-		KT_02	-	-	-	2	1.5
5 Bed Cluster													
5 Bed Cluster	Type A	1	1	-	127	15	BT_02	-	KT_03	-	Y	5	7.5
5 Bed Cluster	Type A2	1	1	-	129	15	BT_02	-	KT_03	-	Y	5	7.5
5 Bed Cluster	Type B	1	1	-	129	16	BT_01	-	KT_03	-	Y	5	7.5
5 Bed Cluster	Type C	1	1	-	123	16	BT_01	-	KT_03	-	Y	5	7.5
5 Bed Cluster	Type D	1	1	-	136	16	BT_01	-	KT_03	-	Y	5	7.5
5 Bed Cluster	Type D2	1	1	-	142	16	BT_01	-	KT_03	-	Y	5	7.5
Summary													
	No.	No. of Type		Av. Int. Areas (m2)									
Studio	233	6		36									
Twins	74	2		24									
5 Bed Cluster	43	4		197									
Total	522	12											

Note:

5 Bed Cluster* = each 5 Bedroom Cluster contains 5 Rooms

Twins = each Twins contains 2 Beds

DESIGN REVIEW PANEL MINUTES

PEMULWUY DEVELOPMENT (SITE 1) – Design Review Panel Meeting No.1

DATE: 24/01/17

TIME/LOCATION: 3.00-4.30pm, Lev.7, 1 Oxford Street, Darlinghurst (Turner Office)

APOLOGIES: Nil

MINUTES BY: Dillon Kombumerri

PRESENT:

Name	Ab.	Organisation	Contact	P
Kim CRESTANI	KC	Order Architects DRP Chair	9016-5526 kim@orderarchitects.com	☒
Tony Caro	TC	Tony Caro Architects DRP Member	0413 154533 tony@tonycaroarchitecture.com.au	☒
Dillon Kombumerri	DK	Principle Architect – GA DRP Member	8217-2007 dillon.kombumerri@planning.nsw.gov.au	☒
Michael Mundine	MM	CEO Aboriginal Housing Company	9319 1824 ceo@ahc.org.au	☒
Lani Tuitavake	LT	GM - Aboriginal Housing Company	9319 1824 info@ahc.org.au	☒
Alisi Tutuila	AT	Chair AHC Board of Directors	9319 1824 info@ahc.org.au	☒

Greg Colbran	GC	Deicorp	8665-4100 gcolbran@deicorp.com.au	☒
Andy Ludvik	AL	Deicorp	8665-4100 aludvik@ozemail.com.au	☒
Nick Turner	NT	Turner - Director	8668-0000 nturner@turnerstudio.com.au	☒
Dan Szwaj	DS	Turner – Design Team	8668-0000 dszwaj@turnerstudio.com.au	☒
Ingrid Shi	IS	Turner – Project Architect	8668 0000 ishi@turnerstudio.com.au	☒

MINUTES

ITEM	Action/Outcome	Date
1.1 Welcome		
	All present – no apologies	Noted
1.2 Previous business arising		
	Nil	
1.3 Design Review Panel Program		
	4 DRP meetings are scheduled as below to held at Turner office from 3.00-4.30pm 1. 24.01.17 2. 13.02.17 3. 27.02.17 4. 07.03.17	Noted

1.4 Project Brief		
	SEARs Concept Plan Modification 2 Site Area 2385m² Maximum building height 16 stories GFA 17080 sqm FSR 7.16:1 Rooms 522	
1.5 Design Presentation		
	The Panel was briefed on the history of the project and its ability to be of generational change for the occupants and the surrounding area. TURNER presented the conceptual scheme with 3-D models and drawings in the surrounding context and in particular the interface with Precincts 1 and 2 and the lower scale of the surrounding environs.	
1.6 Public Art		
	4 indigenous artists were proposed with selection of one to collaborate with the design team (TBC). • Nicole Monks • Bronwyn Bancroft • Kevin O'Brien • Balarinji	
1.7 Panel Discussion		
1.7.1	The Panel was generally supportive of the preferred linear built form concept with thin, stepped wings along the more open east and west long edges of the site. This strategy opens up the bulk of student accommodation to light, air and view with good privacy, and the cantilevered /undercut form over the “meeting place” at the southern, slim end of the site will create a singular identity for the project. The Eveleigh Street wing provides a more suitable scale relationship adjacent to the southern end 5 storey element of Site 1 social housing development.	Noted
1.7.2	The alternatives of separate built forms and interstitial spaces were considered to be less viable given the slender triangular geometry of the site and the necessary proximity of buildings to each other in order to achieve yield target.	Noted

1.7.3	The Panel was advised that FSR would be decanted onto the northern (wider) portion of the site and that the height may need to be slightly adjusted to incorporate this. The benefits would be to open up a more viable and engaging public realm. It was noted that the adjoining TNT towers were about 18 storeys high.	Noted
1.7.4	The project aim to accommodate 522 student rooms and an FSR of approximately 17000m2 would result in a potential built form to the rail corridor edge of close to 80 metres, and the Panel would like to see benchmarks for other linear corridor access built form at the next meeting. It was noted that the stepped form is conducive to articulation and introduction of some diversity in façade expression with design development.	Noted
1.7.5	The resolution of this interface should also consider testing of views along the corridor and surrounding public streets.	IS 13/2/17
1.7.6	Benchmarks for other student housing in built form and key project statistics (demographics, yield, room mix/configurations etc) would also assist The Panel at the next presentation. It would be interesting to understand the proportion of female to male students as well as foreign/local student make-up for example.	IS 13/2/17
1.7.7	The public domain concept design should also be presented by the projects urban designers and landscape architects (Scott Carver) at the next meeting.	IS 13/2/17
1.7.8	It would be prudent to address the interface with the rail corridor and the proposed works to Redfern Station and how that may affect the site. Early engagement with rail authorities is essential. A further suggestion was made to increase transparency of the security fence along top end corner of Eveleigh and Lawson Street to improve visual connection with Redfern Station – this may help retain AHC's original intention to provide an open welcome to the Pemulwuy precinct if physically doing this is no longer feasible.	IS 13/2/17
1.7.9	The installation of public art must be fully integrated in a strategic way and not applied. It was recommended that TURNER invite at least three Aboriginal artists nominated prepare a conceptual approach to the site from which the most suitable be selected to work in collaboration with the design team. It was suggested that Professor Michael Tawa (and Aboriginal architect/teacher Michael Mossman) from Sydney University be contacted to assist.	IS 13/2/17
1.7.10	It was suggested presenting the scheme to the City of Sydney's Aboriginal and Torres Strait Islander (ATSI) Advisory Panel. The panel is made up from local ATSI community representatives and it would be beneficial for the project to draw on their collective advice and experience. The next meeting is 4pm 1/3/17 at the Redfern Community Centre – DK has requested an	IS 1/3/17

	agenda item be included for the design team to present the project to the ATSI advisory panel. If time pressure to complete the DA does not allow engagement with the ATSI panel for this purpose, it is still recommended that a presentation be made to them to promote the project and inform the wider community about progress.	
1.7.11	The panel believes that the proposal will have a positive catalytic effect on this diverse, dynamic rapidly transforming precinct, and in particular will add great value to enliven the area with urban rooms facing onto the meeting place signalling the project's civic importance.	Noted
1.7.12	The panel looks forward to on-going design review of this incredibly significant and special project.	Noted

Distribution: All Present

PEMULWUY DEVELOPMENT (Precinct 3) – Design Review Panel Meeting No.2

DATE: 13/02/2017

TIME/LOCATION: 3.00-5.00PM, Lev.7, 1 Oxford Street, Darlinghurst (Turner Office)

APOLOGIES: Dillon Kombumerri (attendance via phone link)
Andy Ludvik

MINUTES BY: Ingrid Shu **Final Report:** Dillon Kombumerri

PRESENT:

Name	Ab.	Organisation	Contact	P
Kim CRESTANI	KC	Order Architects DRP Chair	9016-5526 kim@orderarchitects.com	☒
Tony Caro	TC	Tony Caro Architects DRP Member	0413 154533 tony@tonycaroarchitecture.com.au	☒
Dillon Kombumerri	DK	Principle Architect – GA DRP Member	8217-2007 dillon.kombumerri@planning.nsw.gov.au	☒
Michael Mundine	MM	CEO Aboriginal Housing Company	9319 1824 ceo@ahc.org.au	☒
Lani Tuitavake	LT	GM - Aboriginal Housing Company	9319 1824 info@ahc.org.au	☒
Alisi Tutuila	AT	Chair AHC Board of Directors	9319 1824	☒

Greg Colbran	GC	Deicorp	info@ahc.org.au	
			8665-4100	☒
Andy Ludvik	AL	Deicorp	gcolbran@deicorp.com.au	
			8665-4100	☐
Nick Turner	NT	Turner - Director	aludvik@ozemail.com.au	
			8668-0000	☒
Dan Szwaj	DS	Turner – Design Team	nturner@turnerstudio.com.au	
			8668-0000	☒
Ingrid Shi	IS	Turner – Project Architect	dszwaj@turnerstudio.com.au	
			8668 0000	☒
			ishi@turnerstudio.com.au	

MINUTES

ITEM	Action/Outcome	Date
2.1 Welcome		
2.1.1	All present – Dillon Kombumerri joined via phone link	Noted
2.2 Previous business arising		
1.7.10	Presentation to City of Sydney ATSI Advisory Panel 1/3/2017 to be further considered – discussed further in minutes below	Noted
2.3 Design Presentation		
2.3.1	Design development of project since DRP1 presented to DRP.	Noted
2.4 Panel Discussion/Recommendations		

2.4.1	The SEARS envelope should be lightly dotted over each of the TURNER envelope drawings and perspective views to clearly indicate areas of divergence.	IS 27/2/17
2.4.2	Representation of both the SEARS and TURNER built form should be consistent (eg. show or don't show floor levels on both, SEARS envelope yellow/TURNER blue etc). Ensure north points on all drawings including shadow diagrams.	IS 27/2/17
2.4.3	Height of the SEARS reference scheme was confirmed at 16 storeys maximum. Whilst the current Turner concept does not exceed this, the extent of taller built form appears greater when compared with the SEARS.	Noted
2.4.4	Whilst Panel supports the single loaded plan layout for amenity reasons, this probably contributes to the additional bulk of built form when viewed from the east and west. This may present an issue with consent authorities, and massing alternatives to address this were discussed at the meeting.	Noted
2.4.5	The Panel suggested a study of limited additional height at the south end (2-3 storeys) in order to lower other portions of the building, with the objective being to create greater steps in the east wing profile and an improved overall form. The Panel acknowledges however that additional height is also likely to be an issue with the relevant authorities.	IS 27/2/17
2.4.6	After discussion it was agreed that any further extension of the length of the wings was not advisable, as this would increase visual mass from east and south.	Noted
2.4.7	Panel recommended that vertical articulation of the two wings to break down their visual mass be investigated, both in the form and materiality. The access corridor on the railway side is an opportunity for a different expression through natural ventilation/partial enclosure, provided that railway requirements and impacts are considered. A focus on this aspect of the scheme should be made for the next meeting. TURNER tabled a small model of an undulating/creased façade which is worthy of further investigation, along with other strategies.	IS 27/2/17
2.4.8	The built form massing when viewed from north and south is developing well.	Noted
2.4.9	The proposed built form resolution at the northern end of the site was also discussed, and in particular the scale and massing relationships with the terrace houses to the north and Pemulwuy Phase 1 and 2. The SEARS envelopes presently integrate more convincingly with adjacent form and heights. This was acknowledged at the meeting and TURNER will review. In particular the stepped end to the western wing should be investigated to more align with Precinct 2 and to	IS 27/2/17

	improve the scale and typological transition to the terraces. A partial double-loaded layout was also discussed as a way of addressing this issue.	
2.4.10	Activation of Eveleigh St is important, and must be balanced with building access and service requirements. Provisions for a dedicated “drop-off” area were discussed, particularly as student residents are likely to have significant luggage	IS 27/2/17
2.4.11	The Panel supports allocation of the cluster unit living spaces at the ends of the wings, as this will create a distinctive image for the development in the evenings.	Noted
2.4.12	A key matter discussed was the provision of a hierarchy of communal spaces within the development. It was acknowledged that most students will benefit from a strong social structure and the ability to form associations with other students within the development including: - o A range of “whole of building” communal spaces and food outlets at the ground and lower levels opening/viewing over the courtyard and “Meeting Place” - o A common area on each floor near the lift lobby, furnished with a small kitchen and comfortable seating. - o Small “pop-out” niches or bay elements in the communal corridors for seating and informal meetings	IS 27/2/17
2.4.13	Various options were discussed for locating these spaces. For the typical floor communal areas it was agreed that the space should be positioned at the south end of the courtyard, as this is close to the lifts and will assist in resolving proximity issues with individual living units in this part of the floor plan. One option was to swap two end living units to the east façade, to allow the communal area to occupy the end of the courtyard with excellent access to view, light and ventilation.	Noted
2.4.14	Design of all communal spaces is a key requirement for the success of the development and the Panel request that further design development of these areas is undertaken.	IS 27/2/17
2.4.15	The capacity to open typical floor common corridors for natural light and ventilation was discussed. Reference was made to the Breathe Architects rail edge development on Melbourne.	Noted
2.4.16	Resolve lifting requirement – two or three lift cars?	IS 27/2/17

2.4.17	Whilst the various intermediate roof levels are not accessible for residents, they should be treated as green spaces (sedum roofs or similar) to reduce urban heat island affect. There is also opportunity for these areas to be used for solar arrays.	Noted
2.4.18	The use and character of the “Meeting Place” was discussed. This is a key interface for the development, and an exciting opportunity to create an inclusive, genuine public space. The overhang of the building creates a dramatic and monumental scale to the space, and care must be taken to avoid it feeling dominating or over-bearing.	IS 27/2/17
2.4.19	The Meeting Place” should be conceived as it is named: it is not a transitory forecourt to a commercial building, but rather a place where many people will choose to pause and spend time together. As such it needs appropriate urban furnishing, substantial landscape, safety, protection from wind, sun and rain, and the supporting edge uses that will create the amenity of a true “local square”.	IS 27/2/17
2.4.20	Consider provision of soundproof music room or rooms.	Noted
2.4.21	Prior to next DRP meeting seek expert indigenous advice on how to integrate cultural design into the architecture, landscape and urban design spaces. A number of consultants were previously nominated who could help with this.	IS 27/2/17
2.4.22	SEARS requires that the proponent provide evidence of engagement with relevant Aboriginal stakeholders regarding cultural design elements, public art, place and building name. A suggestion by the DRP was made that the architect and proponent present the developed scheme to the next City of Sydney ATSI Advisory Panel meeting 1/3/2017. To request a presentation email Ann Hoban , Director City Life, ahoban@cityofsydney.nsw.gov.au . There is a sense that the ATSI Advisory Panel will be interested in the social implications of the project.	Noted

Distribution: All Present

PEMULWUY DEVELOPMENT (Precinct 3) – Design Review Panel Meeting No.3

DATE: 27/02/2017

TIME/LOCATION: 3.00-5.00PM, Department of Planning & Environment – L30 (Dainun Room), 320 Pitt St, Sydney

APOLOGIES: Dillon Kombumerri (Olivia Hyde proxy panel member)

MINUTES BY: **Notes:** Diana Snape (OGA) **Final Report:** Olivia Hyde

PRESENT:

Name	Ab.	Organisation	Contact	P
Kim CRESTANI	KC	Order Architects DRP Chair	9016-5526 kim@orderarchitects.com	☒
Tony Caro	TC	Tony Caro Architects DRP Member	0413 154533 tony@tonycaroarchitecture.com.au	☒
Olivia Hyde	OH	Office of the Government Architect	Olivia.hyde@planning.nsw.gov.au	☒
Michael Mundine	MM	CEO Aboriginal Housing Company	9319 1824 ceo@ahc.org.au	☒
Lani Tuitavake	LT	GM - Aboriginal Housing Company	9319 1824 info@ahc.org.au	☒
Alisi Tutuila	AT	Chair AHC Board of Directors	9319 1824 info@ahc.org.au	☒
Greg Colbran	GC	Deicorp	8665-4100	☒

Nick Turner	NT	Turner - Director	gcolbran@deicorp.com.au	
			8668-0000	☒
			nturner@turnerstudio.com.au	
Dan Sz waj	DS	Turner – Design Team	8668-0000	☒
			dszwaj@turnerstudio.com.au	
Ingrid Shi	IS	Turner – Project Architect	8668 0000	☒
			ishi@turnerstudio.com.au	

MINUTES

ITEM	Action/Outcome	Date
3.1 Welcome		
3.1.1	Noted that Kim Crestani is on the panel as independent architect, not representative of City of Sydney. Noted that Olivia Hyde was panel member as proxy for Dillon Kombumerri.	
3.1.2	NOTE: the panel are not an approval body for this or any other proposal. It is also noted that no member of this panel or the Office of the Government Architect were consulted in the development or analysis of the SEARs reference scheme for this site. Consequently, it should be understood that any support given by the panel for design direction that includes departure from SEARs should not be taken to be indicative of likely approval.	
3.2 Previous business arising		
1.7.10	<i>Presentation to City of Sydney ATSI Advisory Panel 1/3/2017 to be further considered</i> – note that points 1.7.10 and 2.4.22 are struck from previous minutes as these issues were not discussed with the proponent team. The panel note however that the issue of integrated public art is an important one for this project. (amended minutes will be distributed)	
2.4.3	Note that point 2.4.3 is amended to reflect that the Turner concept exceeds the SEARs reference scheme by 2 floors (amended minutes will be distributed).	
3.3 Design Presentation		

3.3.1	Design development of project since DRP2 presented to DRP.	
3.4 Panel Discussion/Recommendations		
3.4.1	The panel notes that the site organisation of the current scheme provides significantly improved amenity in relation to ground level entry and shared spaces as a result of revised set-backs. The panel strongly supports the overall response to the communal and residential amenity requirements of the building.	
3.4.2	Overall, the panel supports the revised response to the scale of Precinct 1 and 2 buildings and to the intent of the SEARs - in particular to the scale of Eveleigh Street. This was a marked improvement from the previous DRP meeting #2 and the transitions in scale have improved in relationship to the context.	
3.4.3	Height of the SEARS reference scheme was confirmed at 16 storeys maximum. The current scheme proposes 19 stories at the highest level which extends approx. 50m along the site. This results in a more slender form when viewed from the north and south of the site, which the panel support. However, it also results in significantly increased visual bulk when viewed from the east and west. Additionally, the formal expression of the additional height is at odds with the intent of the stepped form of the SEARs reference scheme. Whilst the stepped (waterfall) effect is in the SEARS- the panel does not necessarily consider that this is the optimum nor only solution to the built form. The panel recommends further exploration of strategies to break up the perceived mass at the top of the east and west elevations. The panel notes that it will be incumbent on the proponent and design team to justify any departure from the stepped form of the SEARs reference scheme.	
3.4.4	Whilst acknowledging the yield ambition of the project and the challenges of the site, the scheme should aim for a yield that also ensures appropriate urban design outcomes are incorporated relative to the visual bulk.	
3.4.5	Whilst the Panel supports the single loaded plan layout and resulting benefits to residents by way of improved internal amenity, a consequence is increased visual bulk when the built form is viewed from the east or west. The panel therefore recommends that further work be undertaken to mitigate the visual bulk of the current scheme, and note this should be informed by further benchmarking and height testing relative to the wider precinct and Sydney metro-wide aspirations for increased density at transport nodes.	
3.4.6	The panel noted that the SEARs reference scheme envelopes could result in a diminished residential amenity that the revised scheme addresses successfully.	

3.4.7	However, the panel also notes that to assist in justification of departures from the SEARs envelope, comparative shadow diagrams for the current scheme should be presented at the next session.	
3.4.8	The panel reiterates its previous recommendation to accentuate the vertical expression of the building as part of a strategy to mitigate visual bulk and to better integrate its overall form into the context. This project is likely to be seen as a signal building within an important precinct and as such it will be critical that the architecture represents the opportunities of the concept and is appropriately bold in quality and ambition.	
3.4.9	The panel notes that an integrated public art strategy might usefully inform a 'heroic' architectural expression and may offer opportunities to address the imposing bulk of the east and west elevations.	
3.4.10	The panel suggests that the proposal would benefit from developing a stronger narrative around the site and its cultural history.	
3.4.11	Whilst the panel acknowledges the risks in challenging the SEARs envelope the proponent is encouraged to continue its ongoing consultation with the community and the City.	
3.4.12	Overall the panel offers qualified support the current design direction, acknowledging that the current scheme represents a significant deviation from the SEARs envelope. However, the panel strongly recommends that further work is required to mitigate the visual bulk of the east and west elevations – either through design or adjustments in yield and/or height. The panel also recommends that the benefits of the current scheme must be carefully analysed against the SEARs reference scheme in order to justify the proposed changes to height and form.	
3.4.13	Note that several points from DRP02 were not discussed but remain relevant: 2.4.18 & 2.4.19 2.4.20 2.4.21	

Distribution: All Present

PEMULWUY DEVELOPMENT (Precinct 3) – Design Review Panel Meeting No.4

DATE: 07/03/2017

TIME/LOCATION: 3.00-5.00PM, Department of Planning & Environment – L30 (Lilli Pilly Room), 320 Pitt St, Sydney

APOLOGIES: Dillon Kombumerri (Olivia Hyde proxy panel member)

MINUTES BY: **Notes:** Diana Snape (OGA) **Final Report:** Olivia Hyde

PRESENT:

Name	Ab.	Organisation	Contact	P
Kim CRESTANI	KC	Order Architects DRP Chair	9016-5526 kim@orderarchitects.com	☒
Tony Caro	TC	Tony Caro Architects DRP Member	0413 154533 tony@tonycaroarchitecture.com.au	☒
Olivia Hyde	OH	Office of the Government Architect	Olivia.hyde@planning.nsw.gov.au	☒
Michael Mundine	MM	CEO Aboriginal Housing Company	9319 1824 ceo@ahc.org.au	☒
Lani Tuitavake	LT	GM - Aboriginal Housing Company	9319 1824 info@ahc.org.au	☒
Alisi Tutuila	AT	Chair AHC Board of Directors	9319 1824 info@ahc.org.au	☒
Greg Colbran	GC	Deicorp	8665-4100	☒

Nick Turner	NT	Turner - Director	gcolbran@deicorp.com.au 8668-0000 nturner@turnerstudio.com.au	☒
Dan Sz waj	DS	Turner – Design Team	8668-0000 dszwaj@turnerstudio.com.au	☒
Ingrid Shi	IS	Turner – Project Architect	8668 0000 ishi@turnerstudio.com.au	☒

MINUTES

ITEM	Action/Outcome	Date
4.1 Welcome		
4.1.1	Noted that Dillon Kombumerri had sent notes to panel following previous minutes indicating that consultation with Aboriginal cultural advisers yet to occur.	
4.1.2	Noted that the design team request an option for 2 further DRP meetings subsequent to this meeting and the panel agreed.	
4.1.3	Disclaimer: the panel are not an approval body for this or any other proposal. It is also noted that no member of this panel or the Office of the Government Architect were consulted in the development or analysis of the SEARs reference scheme for this site. Consequently, it should be understood that any support given by the panel for design direction that includes departure from SEARs should not be taken to be indicative of likely approval.	
4.1.4	Olivia Hyde attended for Dillon Kombumerri	
4.2 Previous business arising		
1.7.10	<i>Presentation to City of Sydney ATSI Advisory Panel 1/3/2017 to be further considered</i> – note that point 1.7.10 is struck form DRP1 minutes, however point 2.4.22 is retained (further to Dillon Kombumerri's email notes). The panel note that the basis of an integrated public art strategy is in place and supported.	
4.3 Design Presentation		

4.3.1	Design development of project since DRP3 presented to DRP.	
4.4 Panel Discussion/Recommendations		
4.4.1	The panel notes that floor to floor efficiencies of the current preferred scheme allow 18 floors to be achieved with minor adjustment to the 16 levels indicated in the SEARs reference scheme. However, the panel also anticipates that the next Review presentation will include elevational drawings that show AHD or RL measurements rather than number of levels to clearly demonstrate the variation from the SEARs scheme.	
4.4.2	Whilst the preferred scheme is supported in principle as it provides enhanced amenity and is consistent with the yield of the SEARs, the Panel remains of the opinion that the resulting built form when viewed from the east and west requires further design development to reduce its visual bulk. The panel reiterates the need to further explore means to break up and vary the mass and profile of the east and west elevations.	
4.4.3	Overall, the panel supports the response to the scale of Eveleigh Street, and recommends that the design of the 2 and 3 storey terraces requires further development to demonstrate a clearer relationship to the existing character of the street.	
4.4.4	Acknowledging that the design team's current preferred option is broadly consistent with the maximum height of the SEARs scheme, the panel nevertheless encourage further exploration of Option 2 to determine if additional height could offer demonstrable benefits to residential and public realm amenity as well as an improved overall urban response. This would not appear to require significant revision of floor planning to explore modified built form profiles.	
4.4.5	The panel supports the plan layouts and resulting benefits to residents by way of improved internal amenity over that provided by the SEAR's scheme. These benefits must be clearly identified and argued as part of the supporting documentation for any proposed adjustment to the SEAR's envelope. The Panel has requested a presentation of the justification that should include a comparison of the amenity of the SEAR's scheme compared to that proposed.	
4.4.6	The panel reiterates that to assist in justification of any proposed departures from the SEARs envelope, comparative shadow diagrams for the current scheme should be presented at the next session.	
4.4.7	The panel recommends that the overall form and scale of the proposal should be further justified through provision of relevant precedent projects (such as Moore Park Gardens) that are similar in scale and form and will help to clarify the comparative height and character of the proposal as a combination of tower and slab typologies.	

4.4.8	The panel anticipates further information at the next session to understand the design intent and merits of the “meeting place”, as well as the overall approach to all public space – this information should include a contextual analysis of public domain showing how the proposal will integrate with the streetscape, focussing on the meeting place and demonstrating how the open space adjacent the art wall will function and whether it is accessible from the street (bearing in mind CPTED principles).	
4.4.9	Overall the panel offers qualified support for the current design direction, acknowledging that the current scheme represents a broad consistency with the SEARs envelope. However, the panel reiterates it’s previous recommendation that further work is required to mitigate the visual bulk of the east and west elevations, and that the proposed reduction in yield/ FSR may be necessary in achieving an acceptable design outcome. The panel also recommends that the benefits of the preferred scheme must be carefully analysed against the SEARs reference scheme in order to justify the proposed height and form.	

Distribution: All Present

PEMULWUY DEVELOPMENT (Precinct 3) – Design Review Panel Meeting No.5

DATE: 21/03/2017

TIME/LOCATION: 9.30-11.30AM, Department of Planning & Environment – L26 (Tea Tree Room), 320 Pitt St, Sydney

APOLOGIES: Dillon Kombumerri (Olivia Hyde proxy panel member)

MINUTES BY: **Notes:** Diana Snape (OGA) **Final Report:** Olivia Hyde

PRESENT:

Name	Ab.	Organisation	Contact	P
Kim CRESTANI	KC	Order Architects DRP Chair	9016-5526 kim@orderarchitects.com	☒
Tony Caro	TC	Tony Caro Architects DRP Member	0413 154533 tony@tonycaroarchitecture.com.au	☒
Olivia Hyde	OH	Office of the Government Architect	Olivia.hyde@planning.nsw.gov.au	☒
Michael Mundine	MM	CEO Aboriginal Housing Company	9319 1824 ceo@ahc.org.au	☒
Lani Tuitavake	LT	GM - Aboriginal Housing Company	9319 1824 info@ahc.org.au	☒
Greg Colbran	GC	Deicorp	8665-4100 gcolbran@deicorp.com.au	☒
Nick Turner	NT	Turner - Director	8668-0000	☒

			nturner@turnerstudio.com.au	
Dan Szwaj	DS	Turner – Design Team	8668-0000 dszwaj@turnerstudio.com.au	☒
Georgia Jezeph	GJ	Scott Carver – Design Team	Georgia Jezeph <georgiaj@scottcarver.com.au>	

MINUTES

ITEM	Action/Outcome	Date
5.1 Welcome		
5.1.1	The panel acknowledges the challenges of the community consultation process, and reiterates that the role of the panel is to give frank advice specific to design considerations in support of the planning assessments process.	
5.1.2	Additional review session (#6) was confirmed for Monday April 10.	
5.1.3	Disclaimer: the panel are not an approval body for this or any other proposal. No member of this panel or the Office of the Government Architect was consulted in the development or analysis of the SEARs reference scheme for this site. Consequently, it should be understood that any support given by the panel for design direction that includes departure from the SEARs should not be taken to be indicative of likely approval.	
5.1.4	Olivia Hyde attended for Dillon Kombumerri	
5.2 Previous business arising		
5.3 Design Presentation		
5.3.1	Design development of project since DRP4 presented to DRP, including presentation of landscape concept by Scott Carver team.	
5.4 Panel Discussion/Recommendations		
5.4.1	The panel notes that shared vehicular use of the proposed meeting place will require careful management to ensure that it is able to fulfil the social and cultural aspirations of the client and be used as intended.	

5.4.2	The panel notes that the Eveleigh Street interface is one of the most important aspects for this development, and the new proposal will have a significant impact on the future character of the precinct. To that end the panel requests further information at the next review session that that ameliorates the currently inactive character resulting from extensive service and access provisions on the Eveleigh Street frontage. The panel also notes that this is already a busy pedestrian thoroughfare, which should be reinforced.	
5.4.3	Generally the panel supports the revised response to the scale of Eveleigh Street, however the articulation of the 2 and 3 storey terraces requires further development to reinforce the existing character, scale, topography and fine grain of the street. In particular, the current expression emphasises a heavy horizontality that overwhelms the finer grain at street level. The panel encourages further exploration of opportunities to insert retail at street level to increase activation. This could / should include very small scale retail and/or work spaces that are already found in the area.	
5.4.4	The panel recommends exploring increases to floor space at the lower levels in proximity to the Precinct 2 building to achieve a more consistent relationship between the two buildings. This may also offer potential to further modulate the form and height at upper levels as a means of redistributing overall floor space.	
5.4.5	Whilst the panel supports the current design direction of the Option 1 scheme, it also encourages further testing of Option 2 as it is essential that optimised urban design and public realm outcomes are realised. In saying this the panel acknowledges the development risks involved in pursuing additional height on the site.	
5.4.6	The panel are not convinced by the approach to the public domain/landscape design strategy, and recommends that the next review session includes a wider analysis of urban context and a comprehensive site strategy and demonstrates how this leads to a meaningful response to the setting and history of the site.	
5.4.7	The meeting place should be clearly expressed as an important, welcoming space and recommends further design development including its intended modes of use and a spatial analysis of its scale, degree of enclosure, activation and environmental qualities. The panel also reiterates the recommendation that the open space on the eastern edge of the site adjacent the existing art wall requires further definition and design response to likely use and access.	
5.4.8	The panel notes that an integrated public art strategy is under discussion and encourage ongoing consultation with artists and with Professor Michael Tawa.	

5.4.9	The panel is supportive in principle of the overall approach to the built form and height of the proposal within the broader metropolitan development context and in response to the program requirements of the development brief and use. Acknowledging the presentation of precedent comparisons, the panel recommends inclusion of Moore Park Gardens in any precedent studies that may be presented if seeking amendments to the current SEARs.	
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Distribution: All Present

PEMULWUY DEVELOPMENT (Precinct 3) – Design Review Panel Meeting No.6

DATE: 10/04/2017

TIME/LOCATION: 3.00pm to 5.00pm, Department of Planning & Environment – L24 (Blue Gum Room), 320 Pitt St, Sydney

APOLOGIES: Diana Snape (George Savoulis proxy panel member)

MINUTES BY: **Notes:** Diana Snape (OGA) **Final Report:** Olivia Hyde

PRESENT:

Name	Ab.	Organisation	Contact	P
Kim CRESTANI	KC	Order Architects DRP Chair	9016-5526 kim@orderarchitects.com	☒
Tony Caro	TC	Tony Caro Architects DRP Member	0413 154533 tony@tonycaroarchitecture.com.au	☒
Olivia Hyde	OH	Office of the Government Architect	Olivia.hyde@planning.nsw.gov.au	☒
George Savoulis	GS	Office of the Government Architect	george.savoulis@planning.nsw.gov.au	
Michael Mundine	MM	CEO Aboriginal Housing Company	9319 1824 ceo@ahc.org.au	☒
Lani Tuitavake	LT	GM - Aboriginal Housing Company	9319 1824 info@ahc.org.au	☒
Greg Colbran	GC	Deicorp	8665-4100 gcolbran@deicorp.com.au	☒

Nick Turner	NT	Turner - Director	8668-0000 nturner@turnerstudio.com.au	☒
Dan Szwaj	DS	Turner – Design Team	8668-0000 dszwaj@turnerstudio.com.au	☒
Georgia Jezeph	GJ	Scott Carver – Design Team	Georgia Jezeph <georgiaj@scottcarver.com.au>	

MINUTES

ITEM	Action/Outcome	Date
5.1 Welcome		
5.1.1	The Panel acknowledged this would not be the last review session.	
5.1.2	Additional review session (#7) to occur a week prior to submission. Date to be advised by Turner Studio.	
5.1.3	Disclaimer: the panel are not an approval body for this or any other proposal. No member of this panel or the Office of the Government Architect was consulted in the development or analysis of the SEARs reference scheme for this site. Consequently, it should be understood that any support given by the panel for design direction that includes departure from the SEARs should not be taken to be indicative of likely approval.	
5.1.4	George Savoulis attended for Diana Snape	
5.2 Previous business arising		
5.3 Design Presentation		
5.3.1	Design development of project presented to DRP, including presentation of landscape concept by Scott Carver team.	
5.4 Panel Discussion/Recommendations		
5.4.1	The presentations today were a great development since the last meeting.	
5.4.2	DPRM6 to be the final review and the scheme good to submit pending the following suggestions.	

5.4.3	Secondary (student) entry to building. Footpath along Everleigh street is narrow. Provide a pause point at the entry via a recess in the glazing that currently sits flush with the site boundary. Suggest a seat and planting to soften the entry and provide additional footpath circulation space.	
5.4.4	Facade. The façade design along the low-rise section of the building remains too horizontal in emphasis. Further articulation and emphasis of the vertical is required to meet the stated design objective of relating to the finer grain and scale of the adjacent terrace housing. Suggest a green ‘eyebrow’ along the roof edge of the low rise to soften edges. The low rise is to have its own architectural language. Ensure the terracotta and proposed tile cladding is part of the cost plans.	
5.4.5	View from Caroline Street – further emphasis of the main entry on axis with Caroline Street is recommended.	
5.4.6	Improve the connection between the street / public open space and the ‘family room’ on the ground floor. This ‘edge’ to be investigated.	
5.4.7	Facade materials. The grey patchwork façade was felt to be too busy. This element of the façade could read as a more neutral piece, providing a point of calm and contrast with the busier terracotta façade elements. Suggest simplification of the grey façade i.e. via vertical articulation only, one colour/type with larger panel areas Consideration to be shown for the cleaning methods of the façade.	
5.4.8	Architectural Presentation: add ‘blue outline’ of proposed building to precedent examples.	
5.4.9	The pedestrian access on the ground level is supported.	
5.4.10	Windows along railway line to be minimised and indicated on plans and elevations.	
5.4.11	SEARS dotted line to be introduced to plans and elevations as to indicate the change in movement / adjustment in diagram.	
5.4.12	In the architectural report, clearly argue the case for moving away from the SEAR’s envelope. I.e. improved cross ventilation, light to internal corridors, better amenity to shared spaces, etc.	

5.4.13	The landscape is improved, however to fully understand the scheme and to map out opportunities, Pedestrian Access Plans/Diagrams (i.e. ant trails) are required	
5.4.14	The materiality workshops with local artists in regards to the landscape to continue.	
5.4.15	Landscape. The Indigenous meaning of the spaces – and the connections between these through larger spaces is well done and supported.	
5.4.16	Consultation with Professor Michael Tawa to continue.	

Distribution: All Present