

Attachment A2-2

Urban Design Report

04

DESIGN THINKING

DESIGN DRIVERS - CONTRIBUTING TO FUTURE MIXED USE PRECINCT

The project seeks to achieve a mixed use building dedicated to social and educational infrastructure, that will be of great benefit to the future mixed use precinct being established in nearby areas. The school will be the primary user, with additional spaces provided for the tertiary film school. The shared community will be able to use parts of these spaces which will be delineated in an operational management plan.



SCHOOL



TERTIARY FILM SCHOOL



COMMUNITY



SHARED SPACE



DESIGN DRIVERS - OVERALL PRINCIPLES



WELCOMING TO COMMUNITY



FLEXIBLE USE AND INNOVATIVE LEARNING SPACES

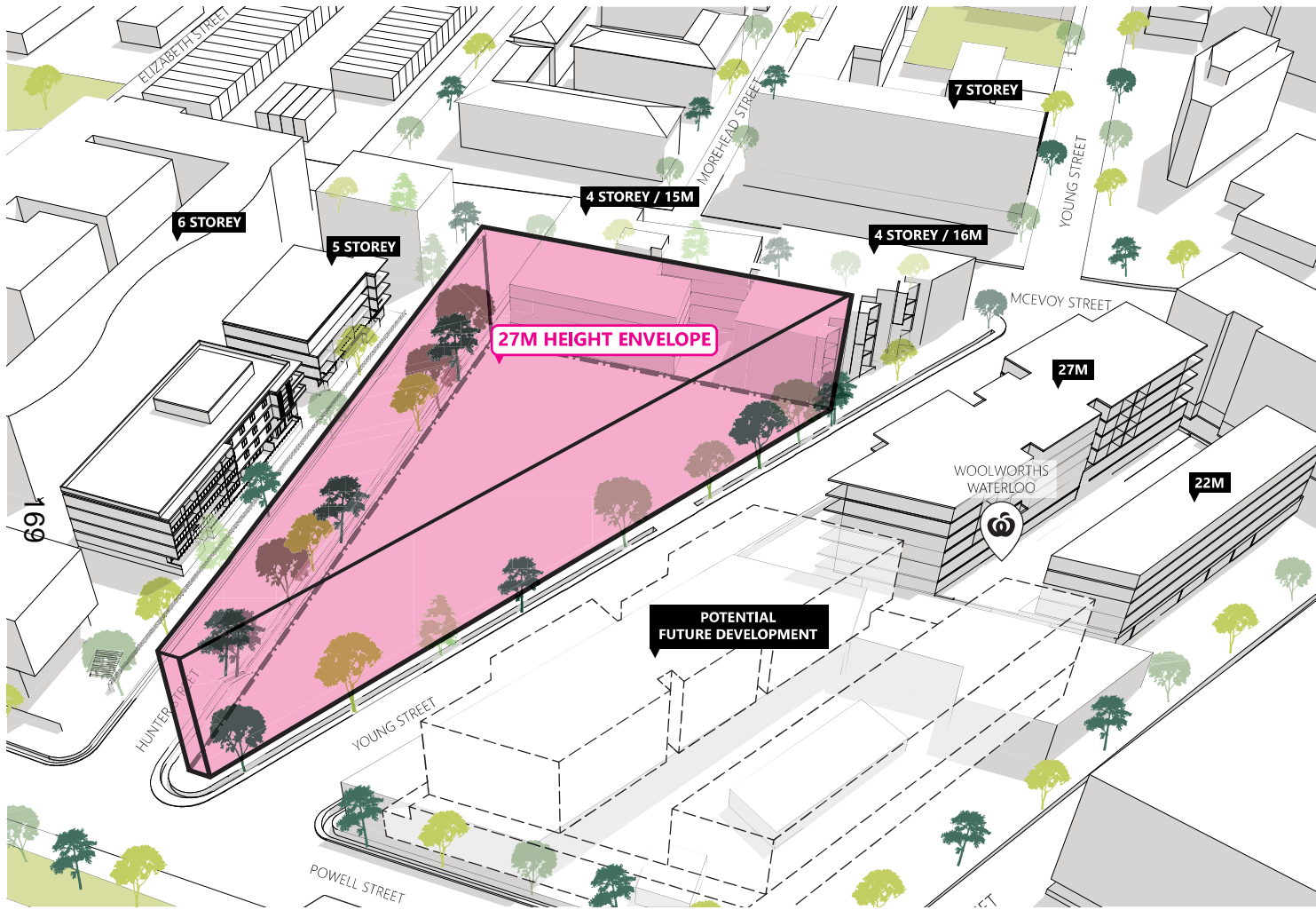


DYNAMIC OUTDOOR SPACES



SUSTAINABILITY

DESIGN DIAGRAMS - ENVELOPE



The proposal brings a massing form to 27m from natural ground levels, within the footprint of the site.



WOOLWORTHS WATERLOO

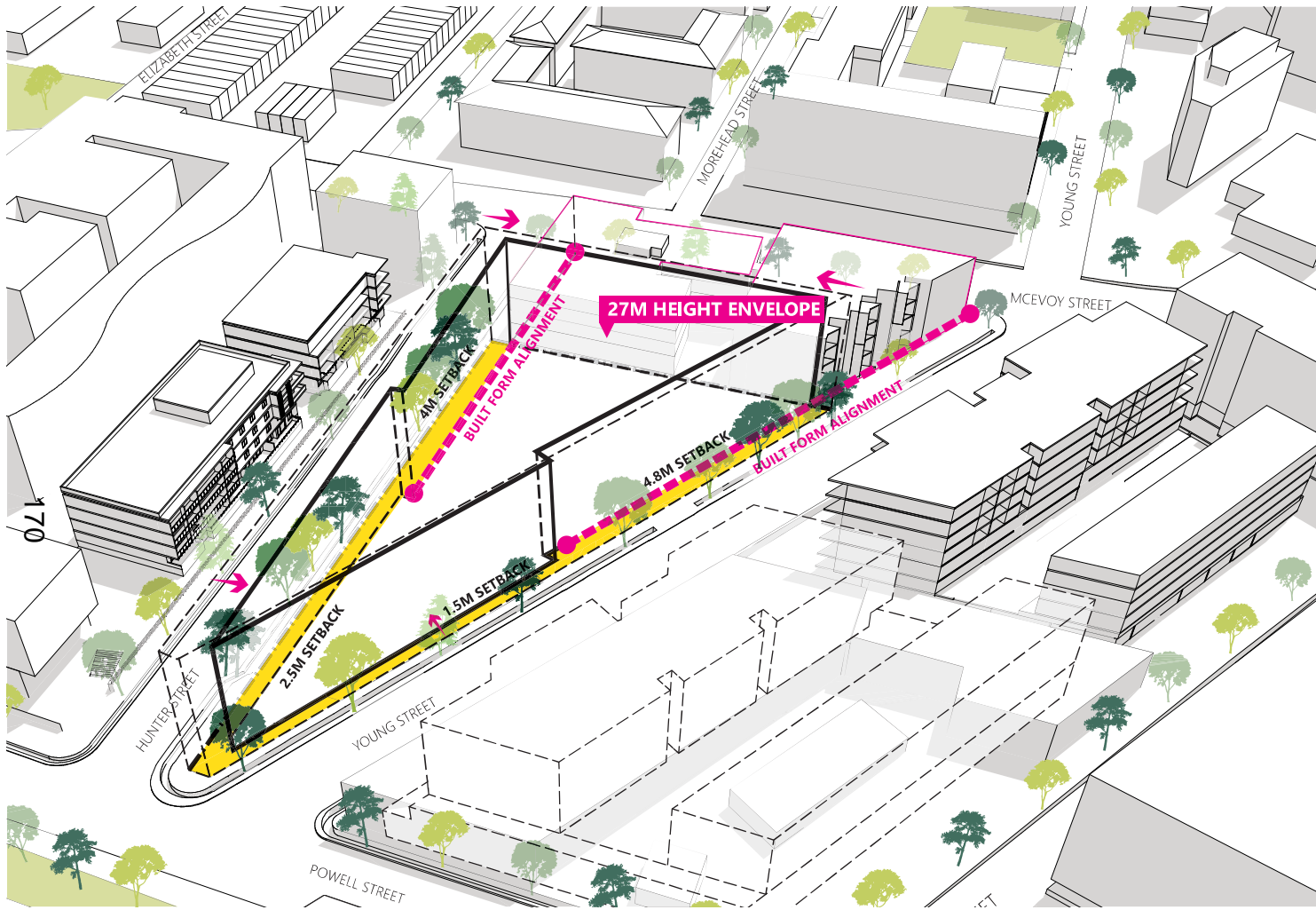
10-20 MCEVOY STREET



9 HUNTER STREET

5 HUNTER STREET

DESIGN DIAGRAMS - SETBACKS TO ALIGN WITH NEIGHBOURS



Setbacks are applied to offer relief to the street, and to tie in with the alignments of the existing buildings to the north.



WOOLWORTHS WATERLOO



10-20 MCEVOY STREET

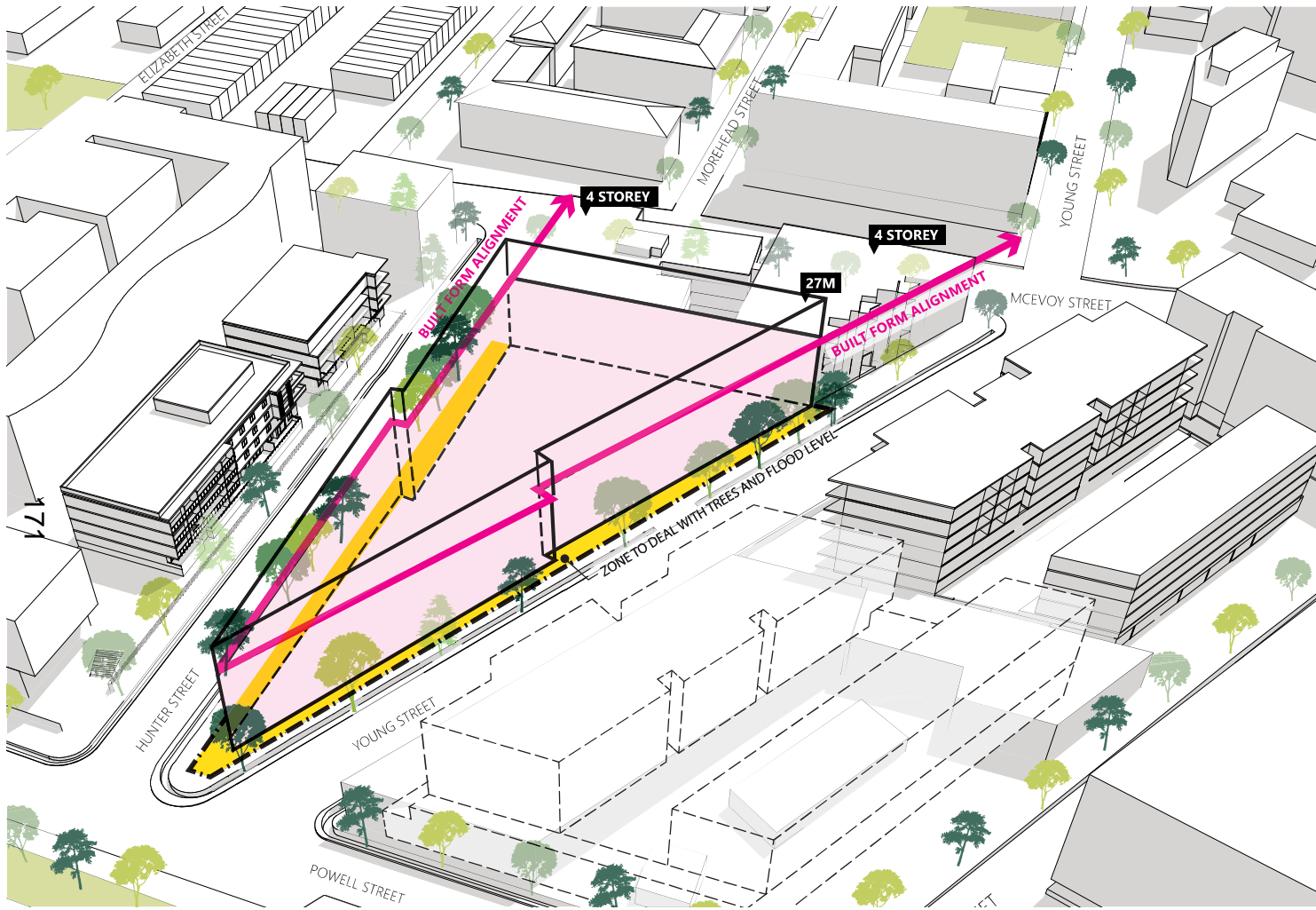


9 HUNTER STREET



5 HUNTER STREET

DESIGN DIAGRAMS - PODIUM VS UPPER LEVEL EXPRESSION



The proposal seeks a podium expression of 4 storeys that ties into the scale of its surrounds. These levels will be expressed differently to the upper storeys.



WOOLWORTHS WATERLOO

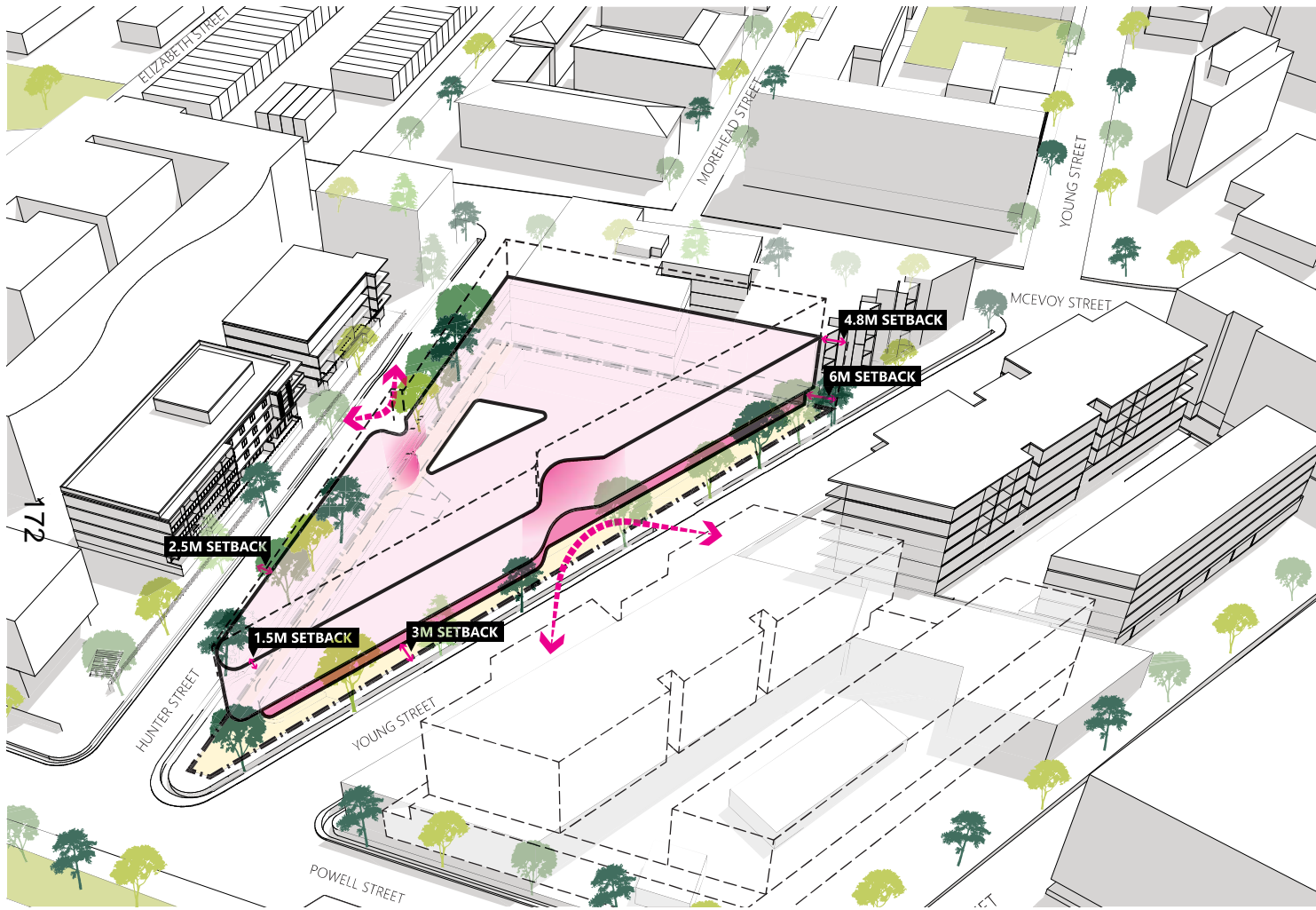
10-20 MCEVOY STREET



9 HUNTER STREET

5 HUNTER STREET

DESIGN DIAGRAMS - PODIUM ARTICULATION



Key articulations are introduced to create a more sympathetic built form to the context. Indents to the east and west facade reduce the length of the street wall. The ground level is further setback to offer relief to the street and add a recessive articulation zone.



WOOLWORTHS WATERLOO

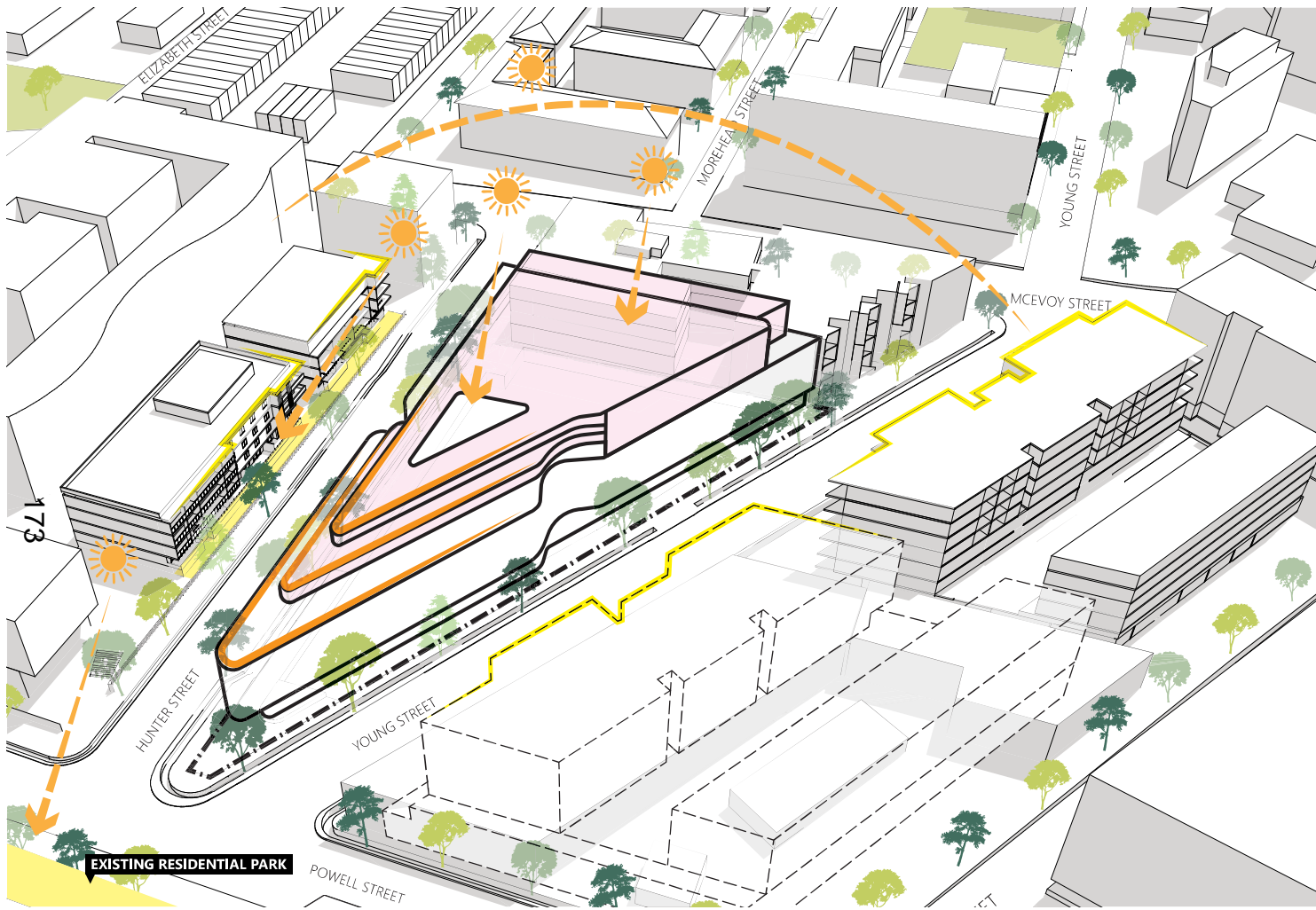
10-20 MCEVOY STREET



9 HUNTER STREET

5 HUNTER STREET

DESIGN DIAGRAMS - UPPER LEVEL ARTICULATION AND SOLAR



The upper levels are generally dedicated to majority of the open space for the school. Introduction of setbacks allow solar access to the existing buildings to Hunter Street, future developments to Young Street, and the pocket park to the south.



WOOLWORTHS WATERLOO

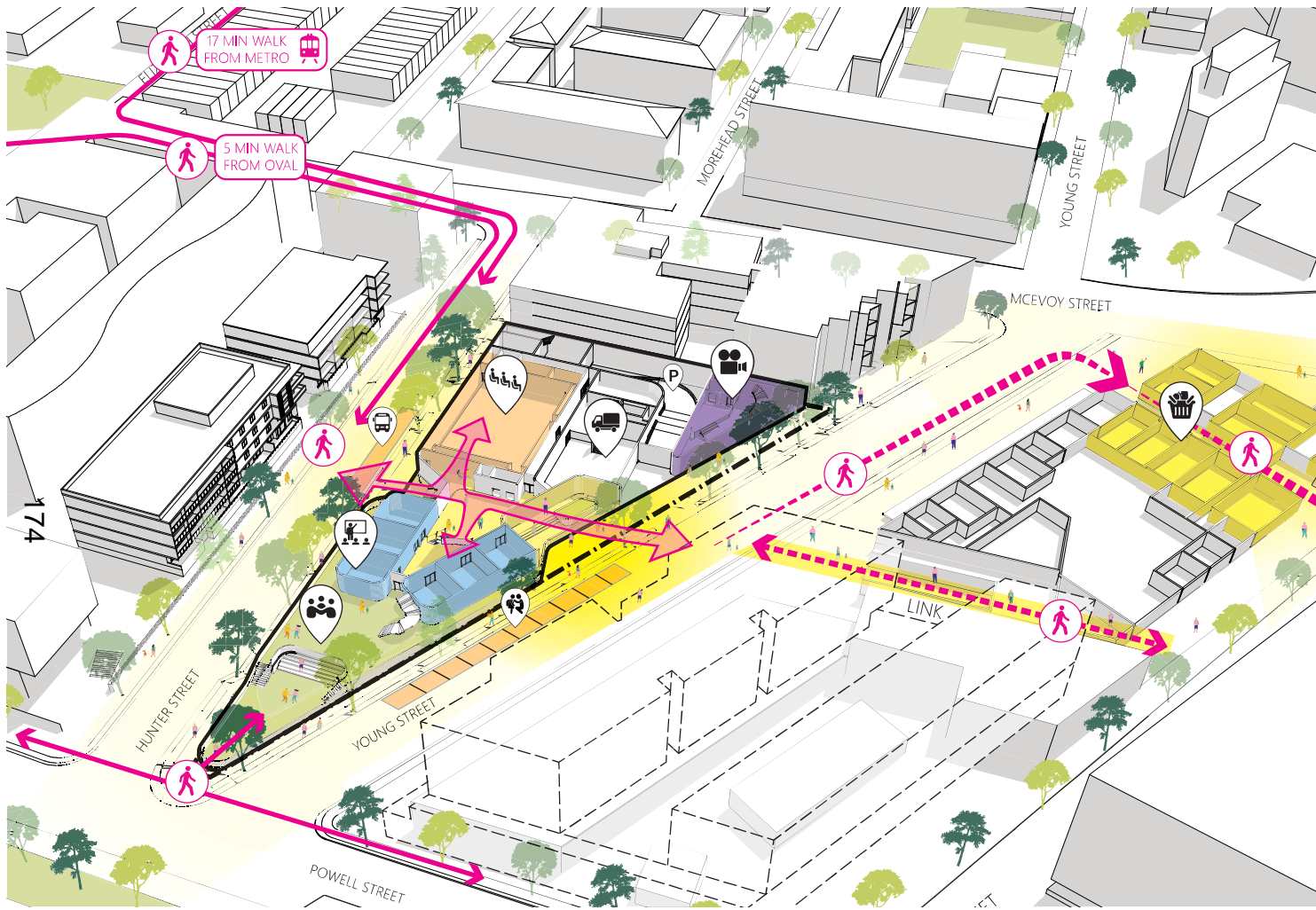
10-20 MCEVOY STREET



9 HUNTER STREET

5 HUNTER STREET

DESIGN DIAGRAMS - GROUND PLANE



The ground plane features a main foyer space for the school, which is easily accessed from both Hunter and Young Street. This creates a east-west through site link for the school users, easily connects to the future link on the Woolworths site and to the future metro. The school foyer also links to the auditorium, located on Hunter Street. It can be used by the shared community on the weekends. To the south of the site sits admin, classroom and open space for the school.

The film school lobby is located on Young Street, adding to the future mixed use nature of Young. Ground floor loading and basement access are located off Young Street, to minimise disruption to the residential character of Hunter Street. To reduce overload of traffic on one street, pick-up/drop-off zones for the school is located on Young Street, whilst the bus zones are located on Hunter Street.



ACTIVE ENTRANCE



MAIN FOYER

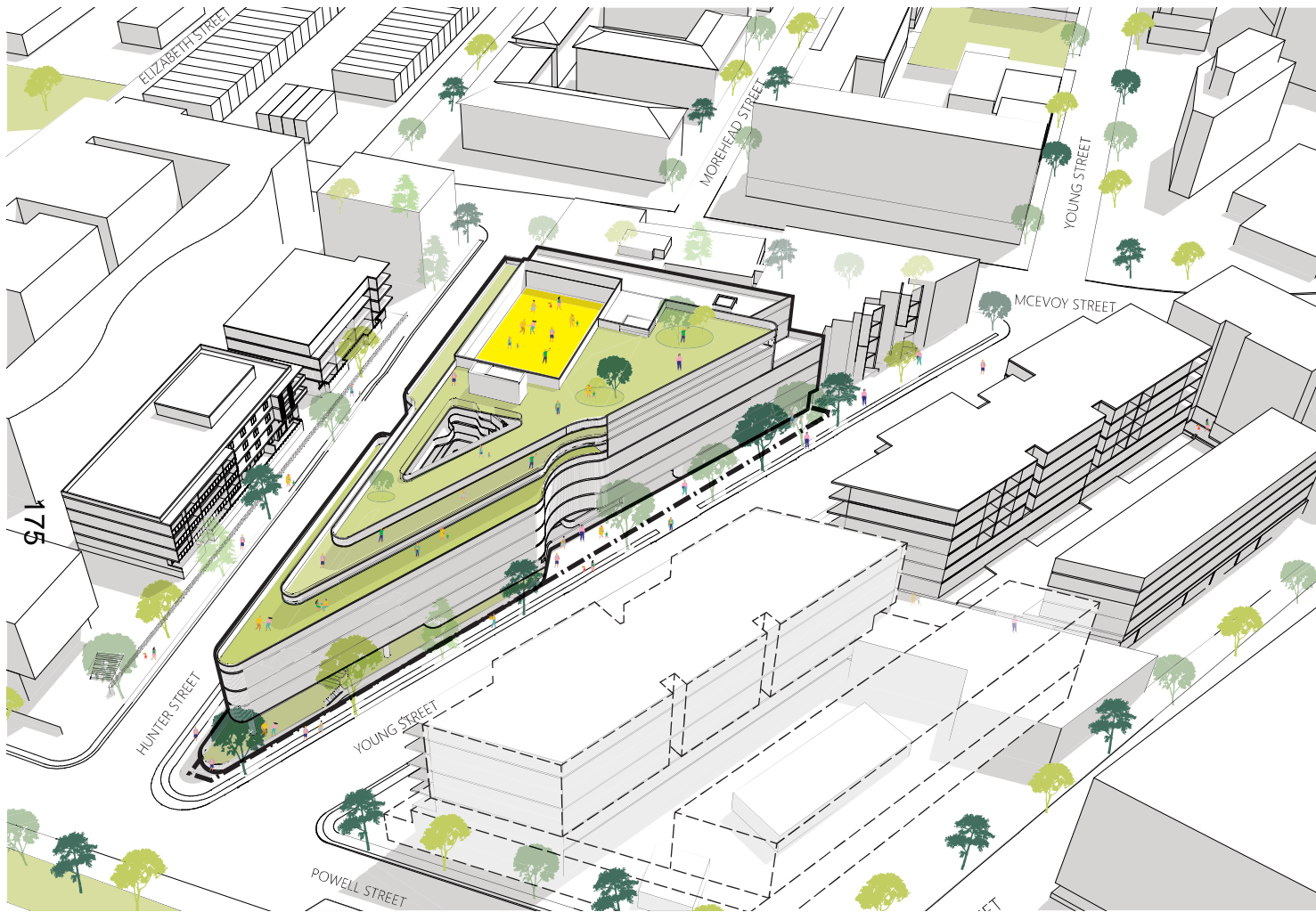


AUDITORIUM



OPEN SPACE

DESIGN DIAGRAMS - OVERVIEW



DEV SUMMARY

| | |
|------------------|--|
| Height | 27m Height Limit |
| Total GFA | 13,544sqm (including school circulation) |
| Total FSR | 2.94:1 (including school circulation) |
| Cars | 55 cars |



SCHOOL

| | |
|-----------------|--------------------------------------|
| GFA | 10,609sqm (incl. school circulation) |
| STUDENTS | ~800 |
| GLSs | 45 |
| OUTDOOR | 4,975sqm (6.2sqm per student) |



FILM SCHOOL

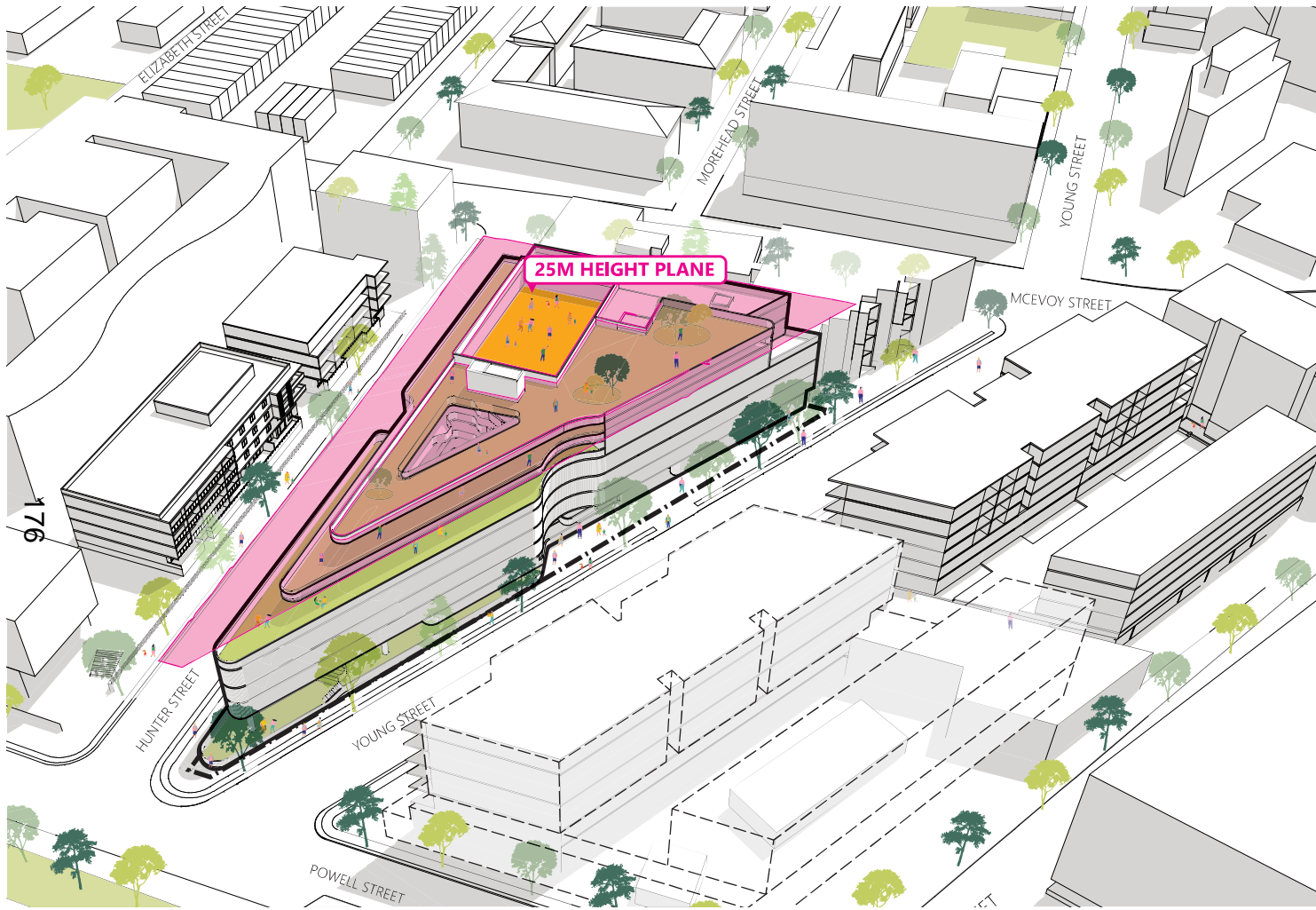
| | |
|-----------------|----------|
| GFA | 2,935sqm |
| STUDENTS | ~120 |
| OUTDOOR | 59sqm |



SCHOOL STUDY SPACES

VERTICAL CIRCULATION

DESIGN DIAGRAMS - HEIGHT PLANE 25M



The current design seeks to fit the built form (sans the rooftop netting and balustrading from the outdoor area) into a height of 25m. To accommodate accessibility to level 6, the school core lift will go through the 25m height plane.



ROOFTOP GARDEN



OUTDOOR SEATING

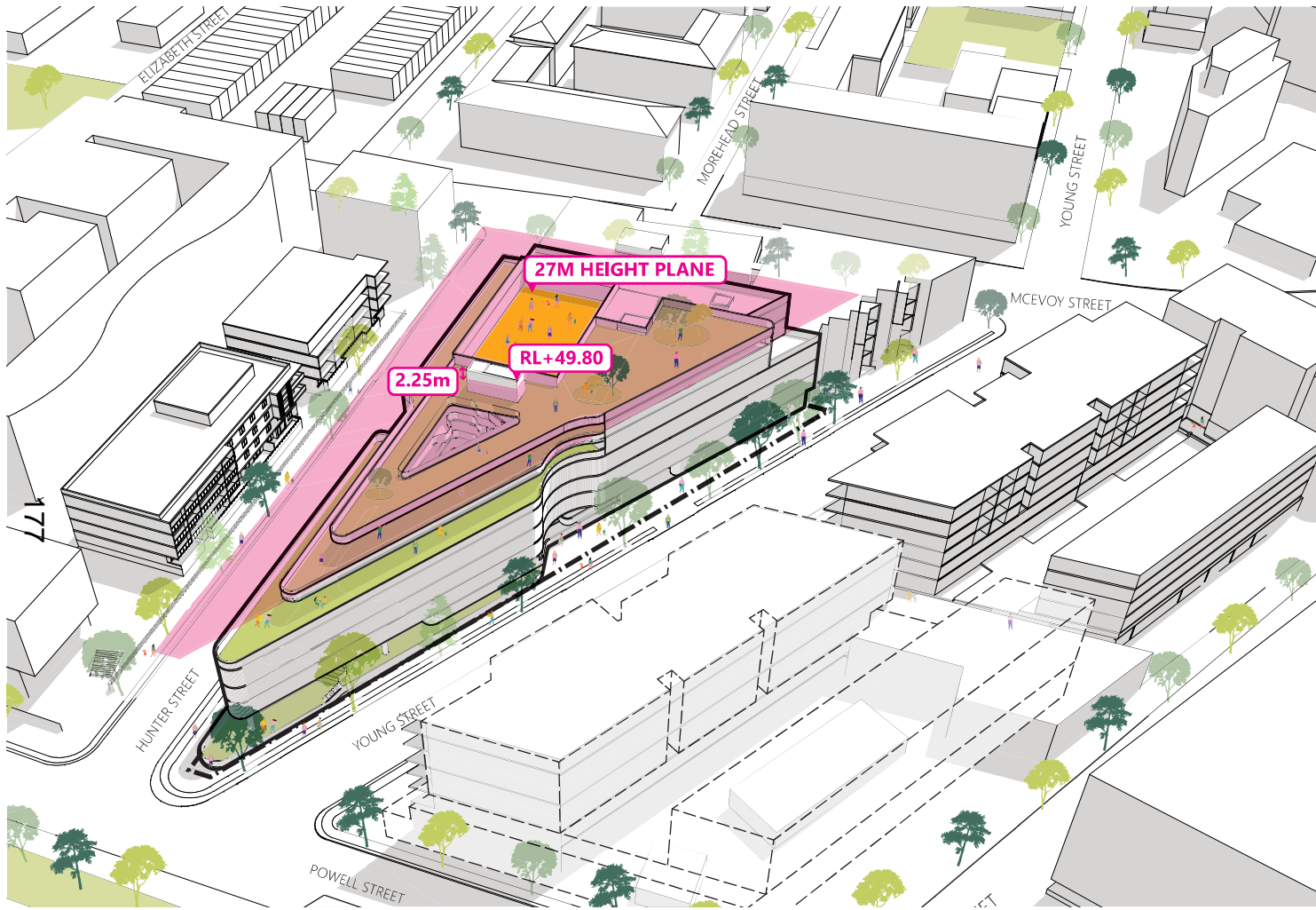


SPORT AREA



PLAY AREA

DESIGN DIAGRAMS - HEIGHT PLANE 27M



The netting and balustrading will sit slightly higher than the 25m, with intent that it sits within the 27m height line. The school core lift will have minor encroachment, with the overrun on RL+49.800 and 2.25m maximum exceedance from the 27m height plane.



ROOFTOP GARDEN



OUTDOOR SEATING



SPORT AREA



PLAY AREA

PROPOSED DESIGN

PERSPECTIVE - OVERVIEW



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PROPOSED DESIGN

PERSPECTIVE- STREET VIEW



PERSPECTIVE- STREET VIEW

