

Attachment A2-3

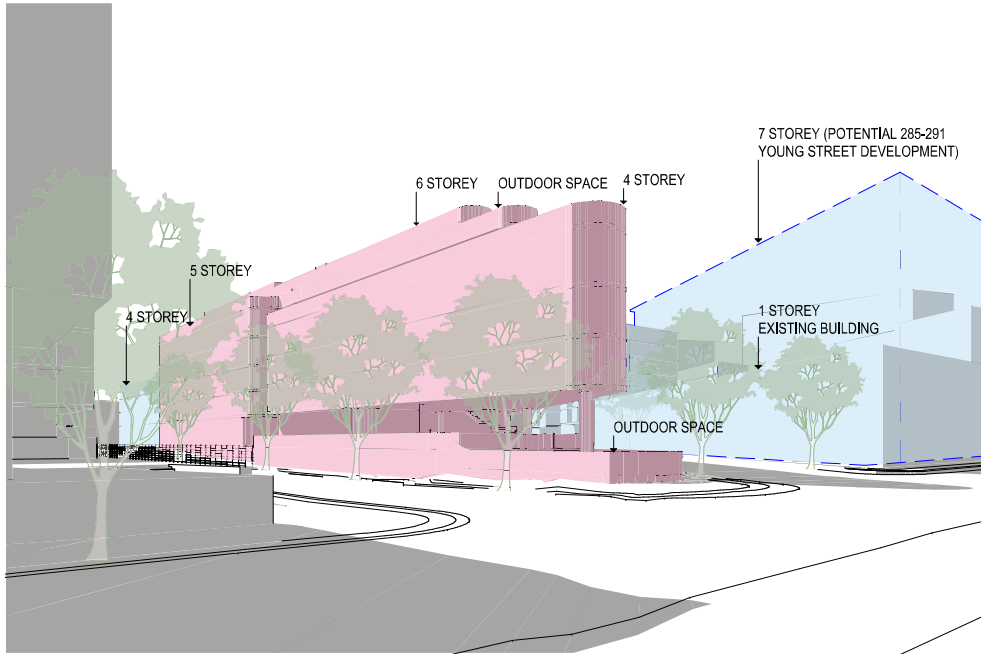
Urban Design Report

05

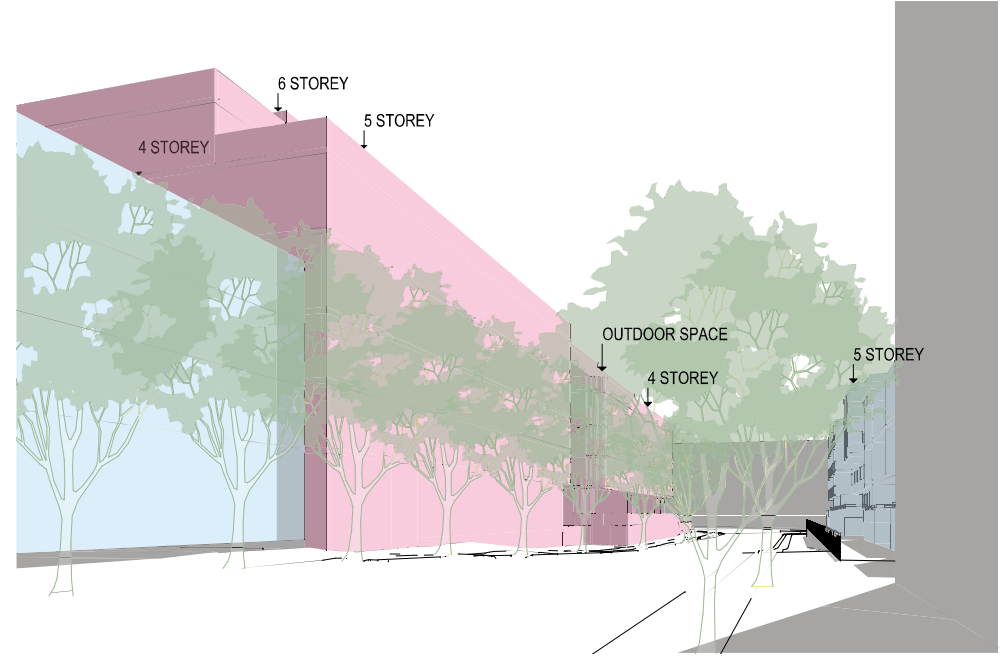
REFERENCE SCHEME

ENVELOPE DIAGRAMS (VIEW ANALYSIS) - HUNTER STREET

01 - VIEW FROM HUNTER STREET (SOUTH)

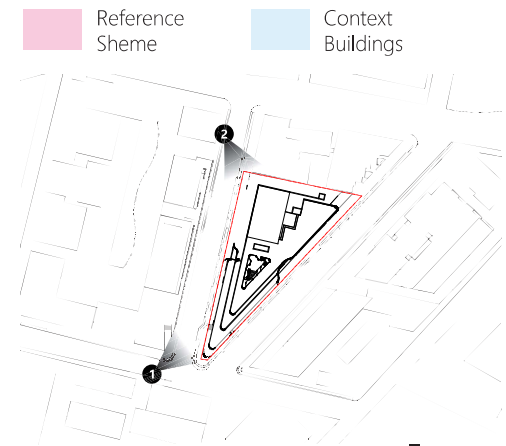


02 - VIEW FROM HUNTER STREET (NORTH)



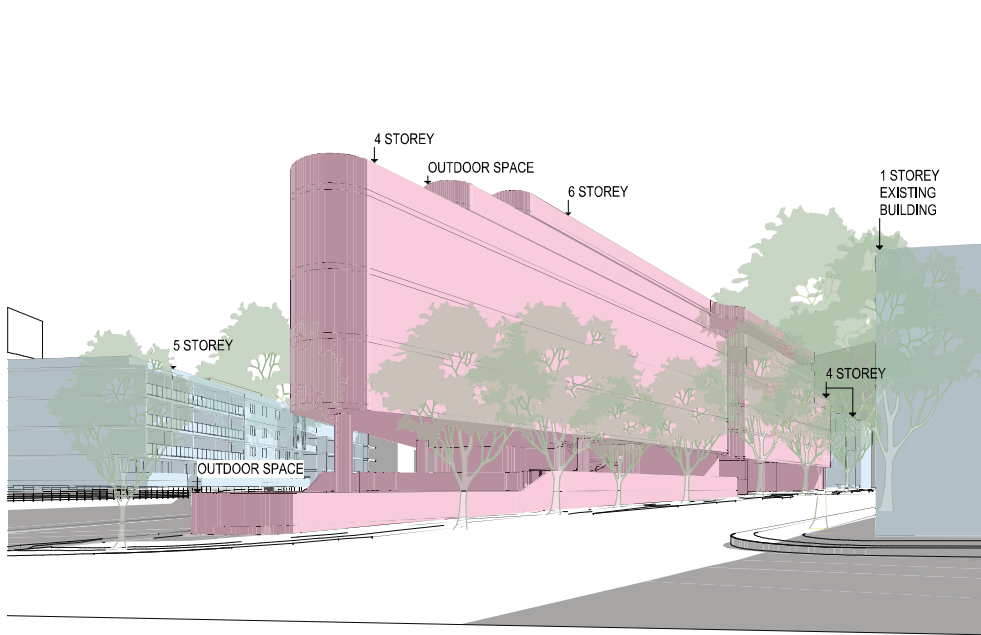
VIEW ANALYSIS ALONG HUNTER STREET:

- Along Hunter Street, the scheme proposes a 5 storey podium height to the north, which transitions to 4 storeys towards the south. The 4-5 storey scale appropriately ties in with the 4-5 storey scale of existing buildings along Hunter Street.
- The proposal reaches 6 storeys, with the upper levels set back from the podium to reduce visual appearance of the building. The lift overrun on level 6 has minor encroachment on the 27m height line, but is not visible from the street, as illustrated in these street views.
- Retention of existing mature street trees buffers views towards the built form.
- The ground floor is recessively expressed to create a lightness and relief to the base of the building. Erosion of the ground floor at the corner of Young Street and Hunter Street also softens the building's interface at the intersection, whilst allowing the building to present as a key urban marker, as shown in View 01.



ENVELOPE DIAGRAMS (VIEW ANALYSIS) - YOUNG STREET

03 - VIEW FROM YOUNG STREET (SOUTH)

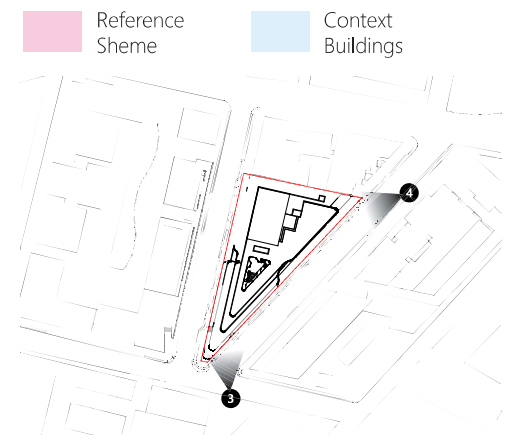


04 - VIEW FROM YOUNG STREET (NORTH)

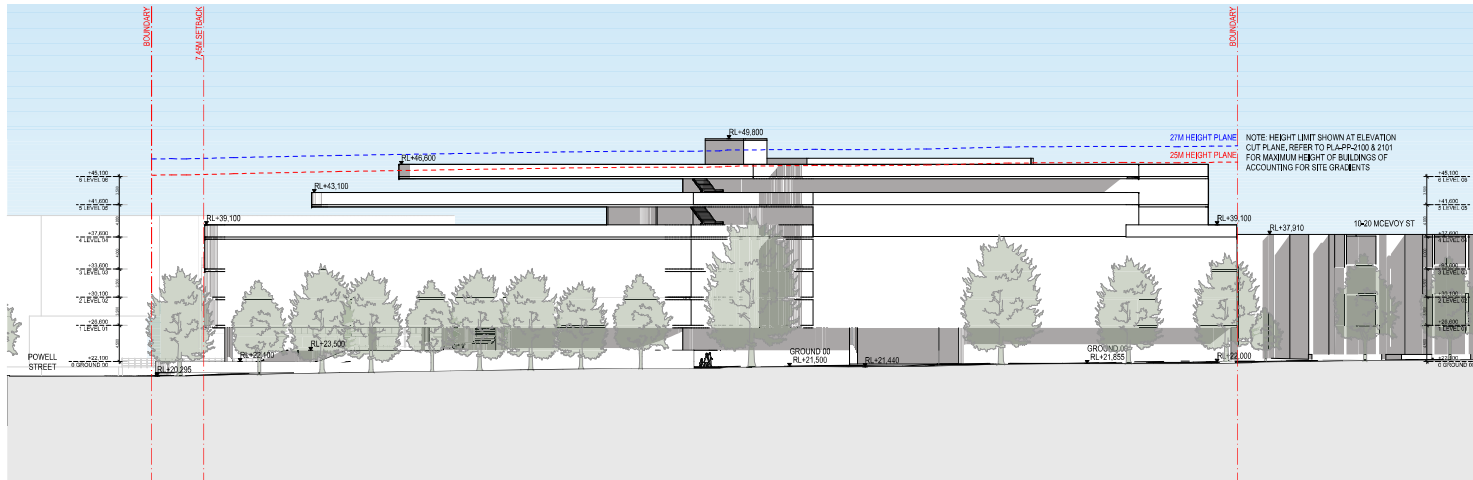


VIEW ANALYSIS ALONG YOUNG STREET:

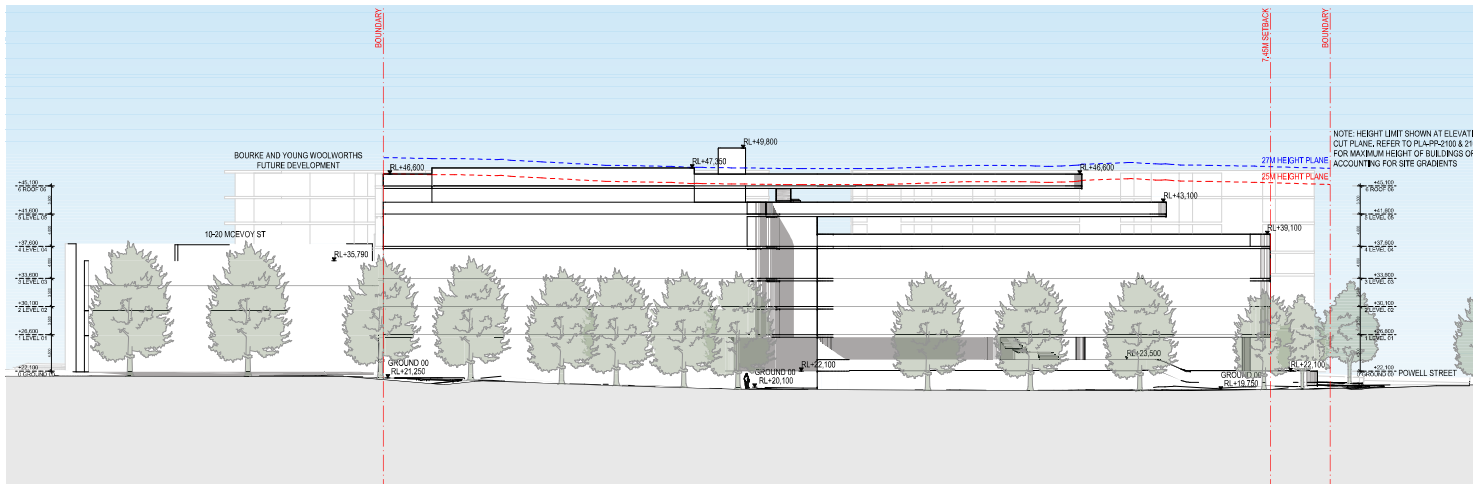
- Along Young Street, the scheme proposes a 4 storey podium, with additional levels above to 6 storeys, which are generally setback from the podium line. The podium height neatly ties in with the 4 storey building to the north, as shown in view 04.
- The proposal reaches 6 storeys, with the upper levels setback from the podium to reduce visual appearance of the building. The lift overrun on level 6 has minor encroachment on the 27m height line, but is not visible from the street, as illustrated in these street views.
- Overall, the scheme relates to the scale of the approved planning proposal Bourke and Young Woolworths, which sits at 27m and reaches 7 storeys. This approved building will be a defining character of the street wall height, and the reference scheme is consistent with this future scale. This is evident in view 04.
- Retention of existing mature street trees buffers views towards the built form.
- The ground floor is recessively expressed to create a lightness and relief to the base of the building. Erosion of the ground floor at the corner of Young Street and Hunter Street also softens the building's interface at the intersection, whilst allowing the building to present as a key urban marker, as shown in View 03.



REFERENCE SCHEME ELEVATIONS



01 YOUNG STREET ELEVATION

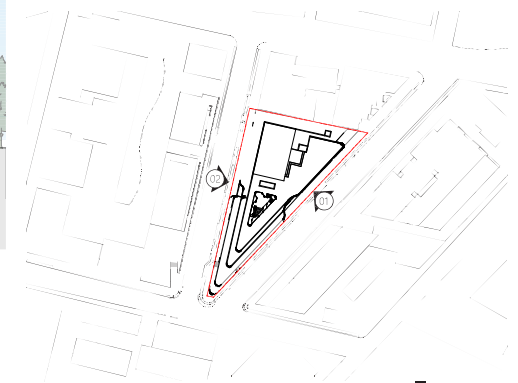


02 HUNTER STREET ELEVATION

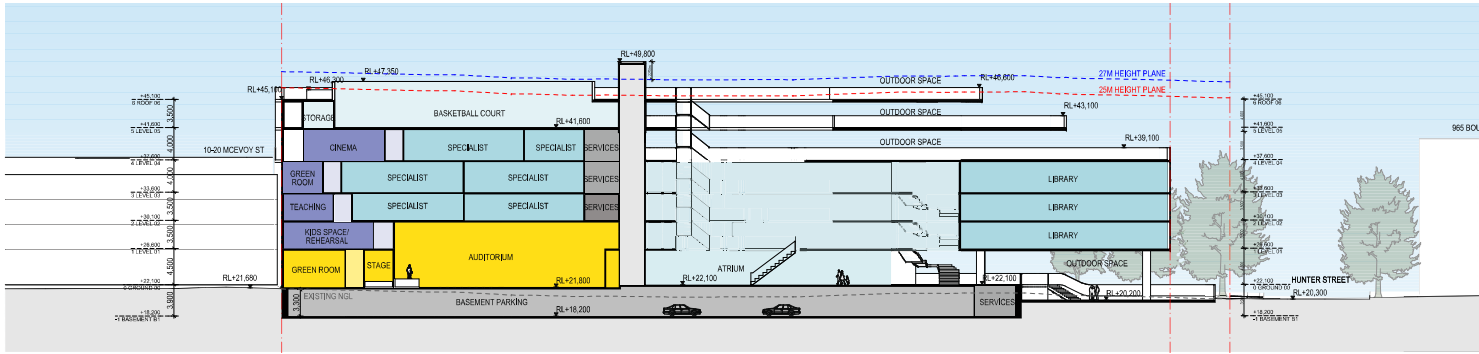
242-258 YOUNG ST WATERLOO
URBAN DESIGN REPORT

The scheme proposes the following storey heights:

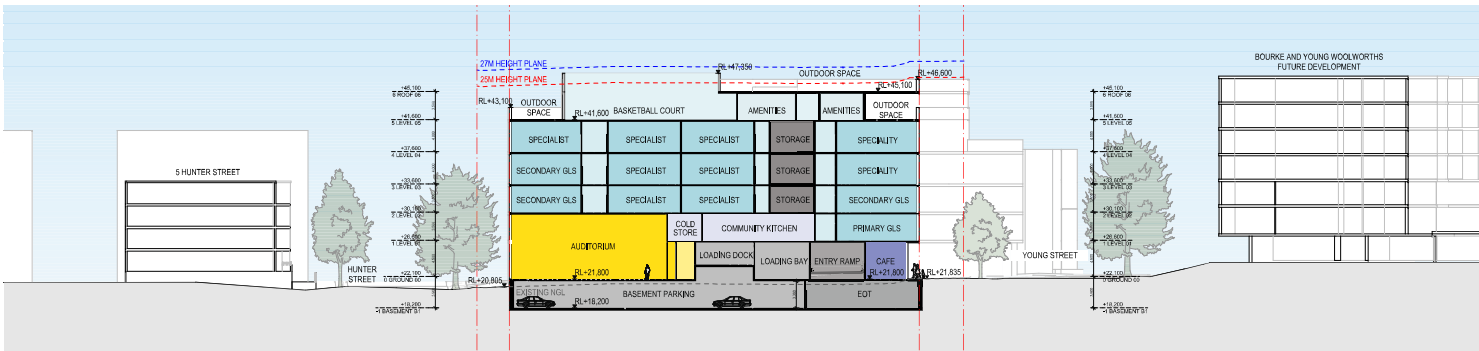
- Along Hunter Street, the scheme proposes a 5 storey podium height to the north, which transitions to 4 storeys towards the south. The 4-5 storey scale appropriately ties in with the 4-5 storey scale of existing buildings along Hunter Street.
- Along Young Street, the scheme proposes a 4 storey podium, with additional levels above to 6 storeys, which are setback from the podium line. The podium height neatly ties in with the 4 storey building to the north, as shown in view 04.
- The proposal reaches 6 storeys, with the upper levels set back from the podium to reduce visual appearance of the building. The lift overrun on level 6 have minor encroachment on the 27m height line, but is not visible from the street. The building presents as a 6 storey scale to the street interfaces, and also ties in with the 7 storey scale of the future Bourke and Young Woolworths Development, as shown in view 01 and 02. The setbacks to the upper levels also allows solar access to the neighbouring existing and future developments, as well as the park to the south.
- The ground floor is recessively expressed.



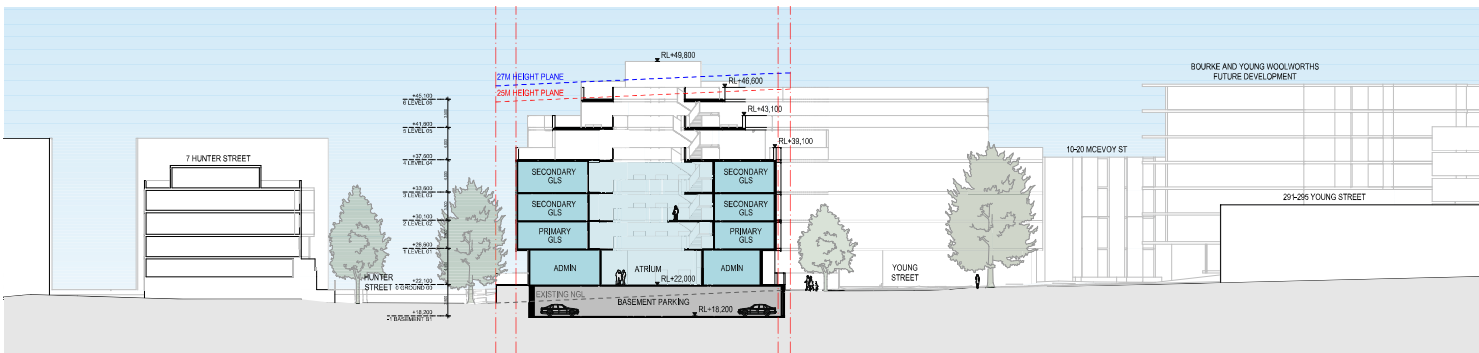
REFERENCE SCHEME
SECTIONS



SECTION 01



SECTION 02



SECTION 03

242-258 YOUNG ST WATERLOO
URBAN DESIGN REPORT

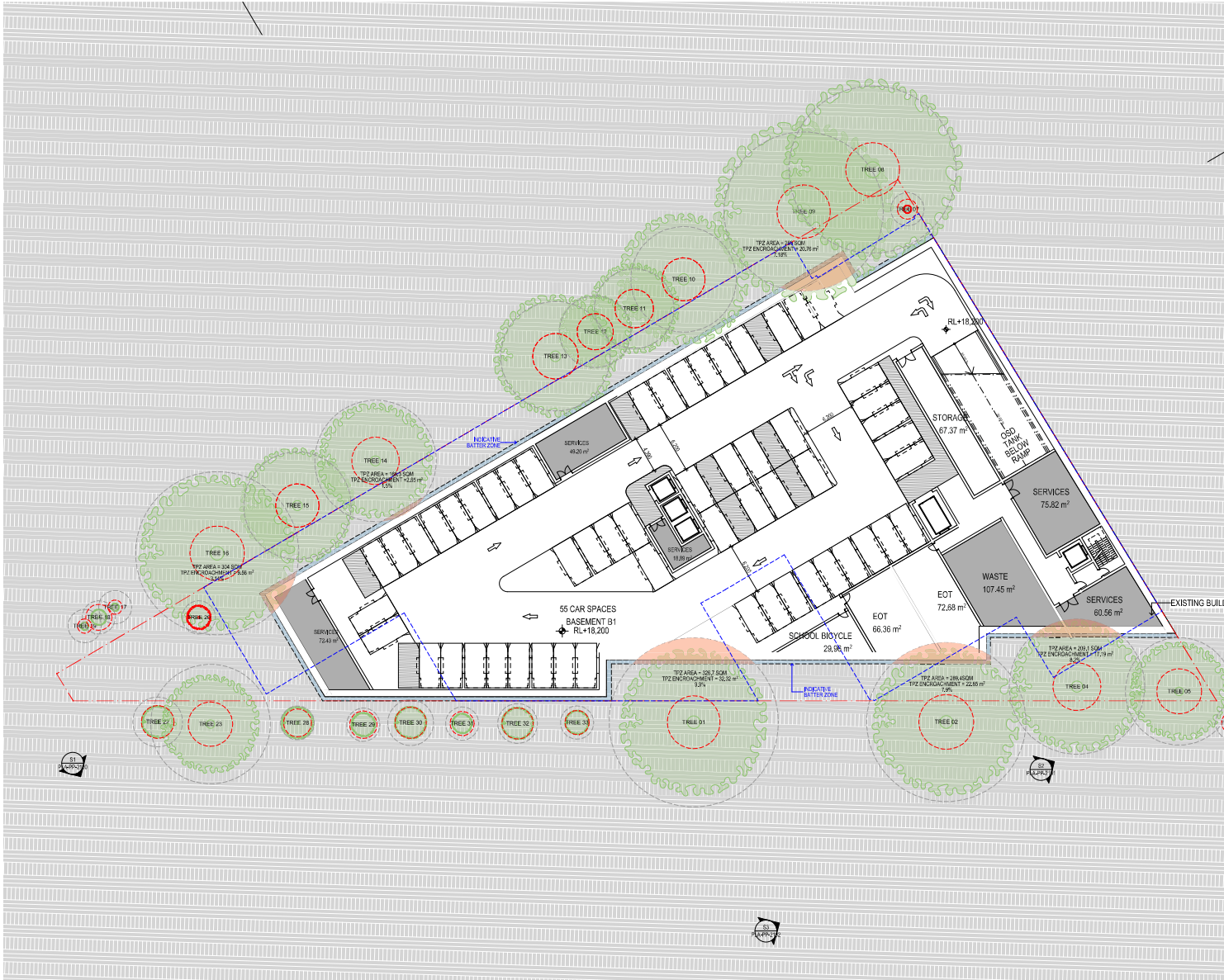
The scheme is primarily composed of spaces for the K-12 school which spans from ground to level 05, which is vertically accessed by the school lift core or the feature circulation void. The void connects to terraced open space for the school on levels 04, 05, and 06.

The film school similarly spans ground to level 05, and is accessed via its own lift core and its feature atrium. The double height school auditorium is located on ground, but can also be accessed from level 01. This space is intended to be shared with the community, who will have access to it after school hours, or during the weekend.

All users of the site have access to the basement carpark, which spans one level.

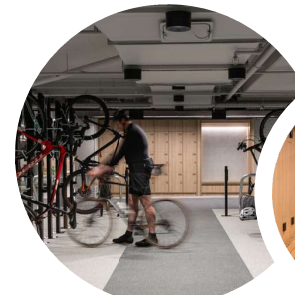


REFERENCE SCHEME
PLANS - BASEMENT



The basement features vehicular access from ground. It is also connected to the film school lift core, school lift core, and the goods lift. The basement is also protected to the PMF flood level, and the footprint is shaped to mitigate impacts to tree TPZs.

The basement incorporates 55 cars, which will be used by the school and film school on weekdays, and by the shared community during times they are using the auditorium. The basement also features end of trip facilities, waste holding rooms, and bicycle parking.



BICYCLE PARKING



END OF TRIP



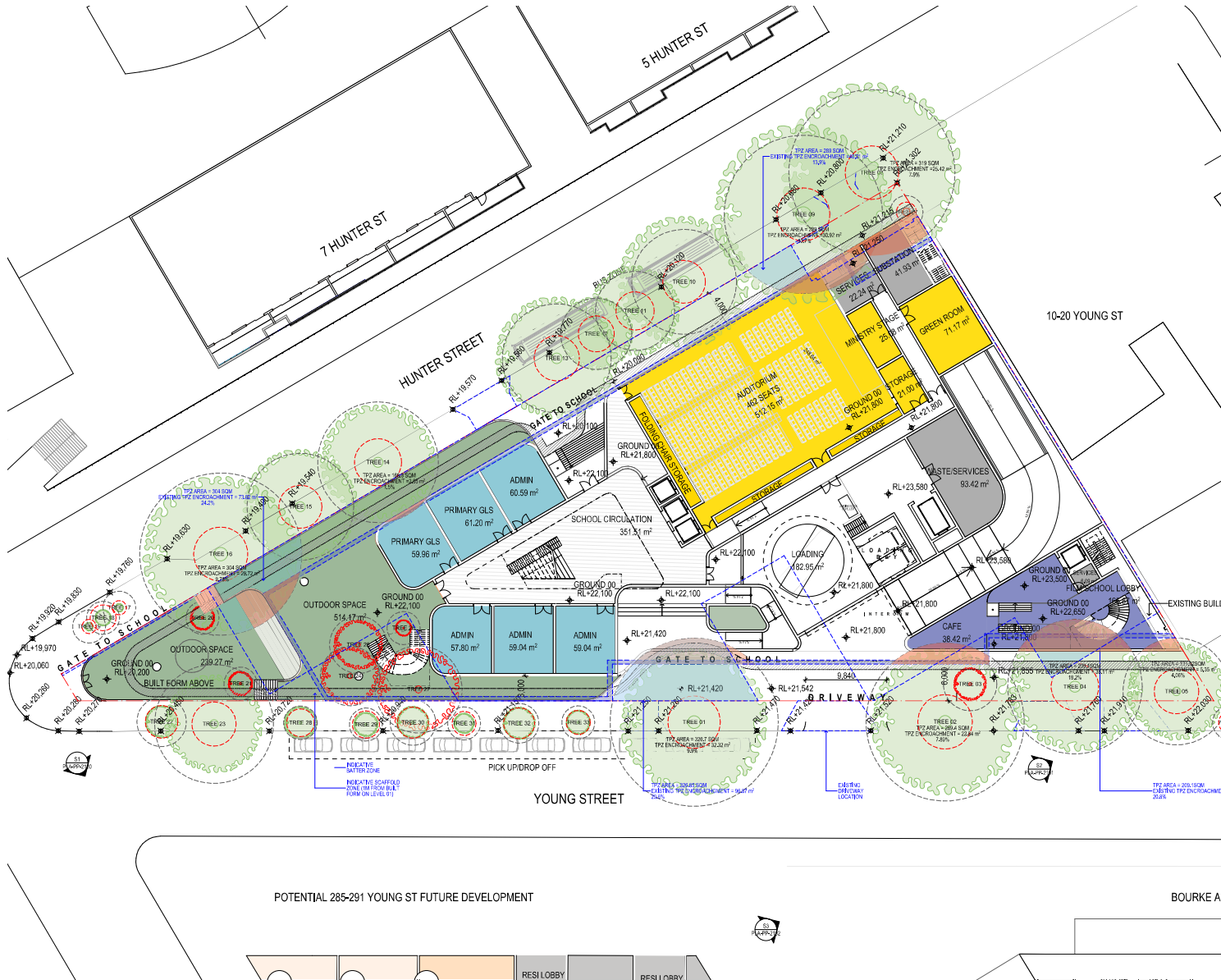
ELECTRIC CHARGING STATION



LOBBY



REFERENCE SCHEME
PLANS - GROUND



The ground plane features a main foyer space for the school, which is easily accessed from both Hunter and Young Street. This school foyer links to the auditorium, which is located on Hunter Street. This auditorium can be used by the community on the weekends. To the south of the site sits admin and classroom spaces for the school, as well as ground floor open space.

The film school lobby is located on Young Street, adding to the future mixed use nature of Young. Ground floor loading as well as basement access is located off Young Street, to minimise disruption to the residential character of Hunter Street. Pick-up/drop-off zones for the school is located on Young Street, whilst the bus zones are located on Hunter Street. Splitting up these transport modes reduces overload of traffic on one street.



AUDITORIUM

MAIN FOYER

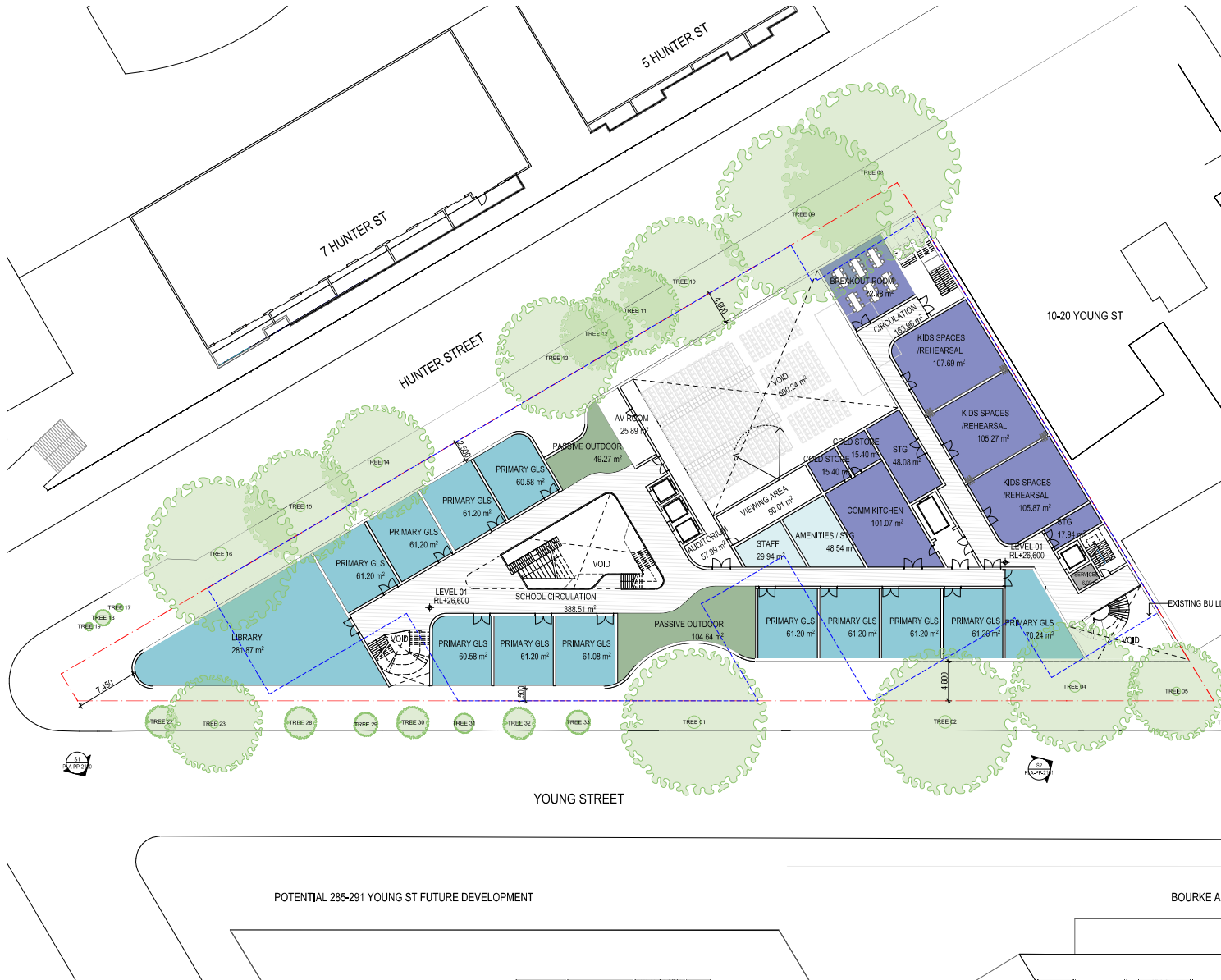


OUTDOOR SPACE

PLAY AREA



REFERENCE SCHEME
PLANS - LEVEL 01



Level 01 features a feature atrium in the middle for the school, which is flanked by primary classrooms, the school lift core and the library. The upper level of the auditorium is also easily accessed off the main circulation space. The auditorium features a separate viewing area on this level.

Passive open space is provided on the east and west of the building, and becomes opportunities for learning as well as breakout.

To the north of the site sits spaces for the film school, which is easily accessed off the film school core. These spaces are shared with the community on the weekends.



ATRIUM CIRCULATION



LIBRARY



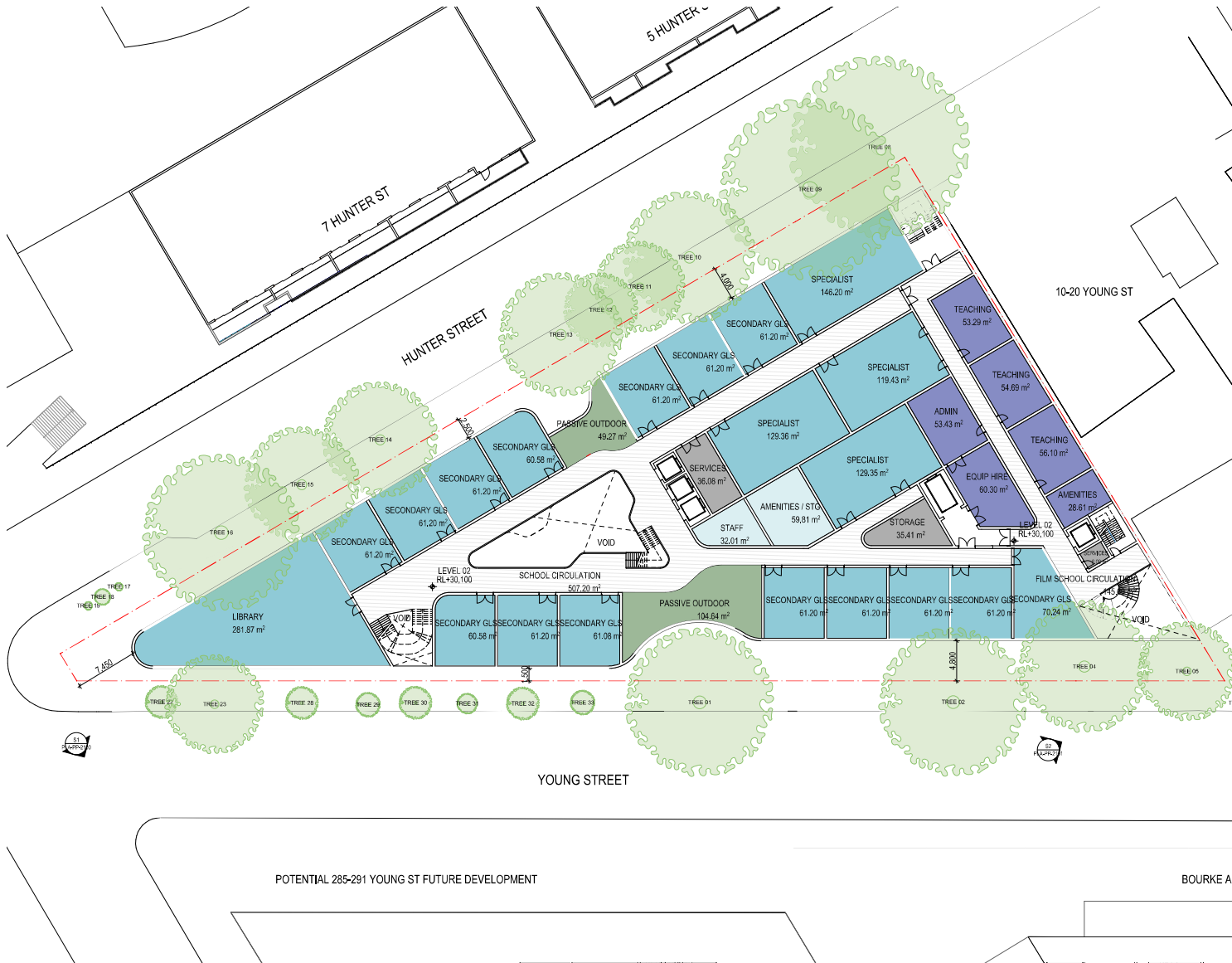
CLASSROOM



PASSIVE OPEN SPACE



REFERENCE SCHEME
PLANS - LEVEL 02



Level 02 features a feature atrium in the middle for the school, which is flanked by secondary classrooms, specialist rooms, the school lift core and the library.

Passive open space is provided on the east and west of the building, and becomes opportunities for learning as well as breakout.

To the north of the site sits spaces for the film school, which is easily accessed off the film school core.



SPECIALIST ROOM



CLASSROOM



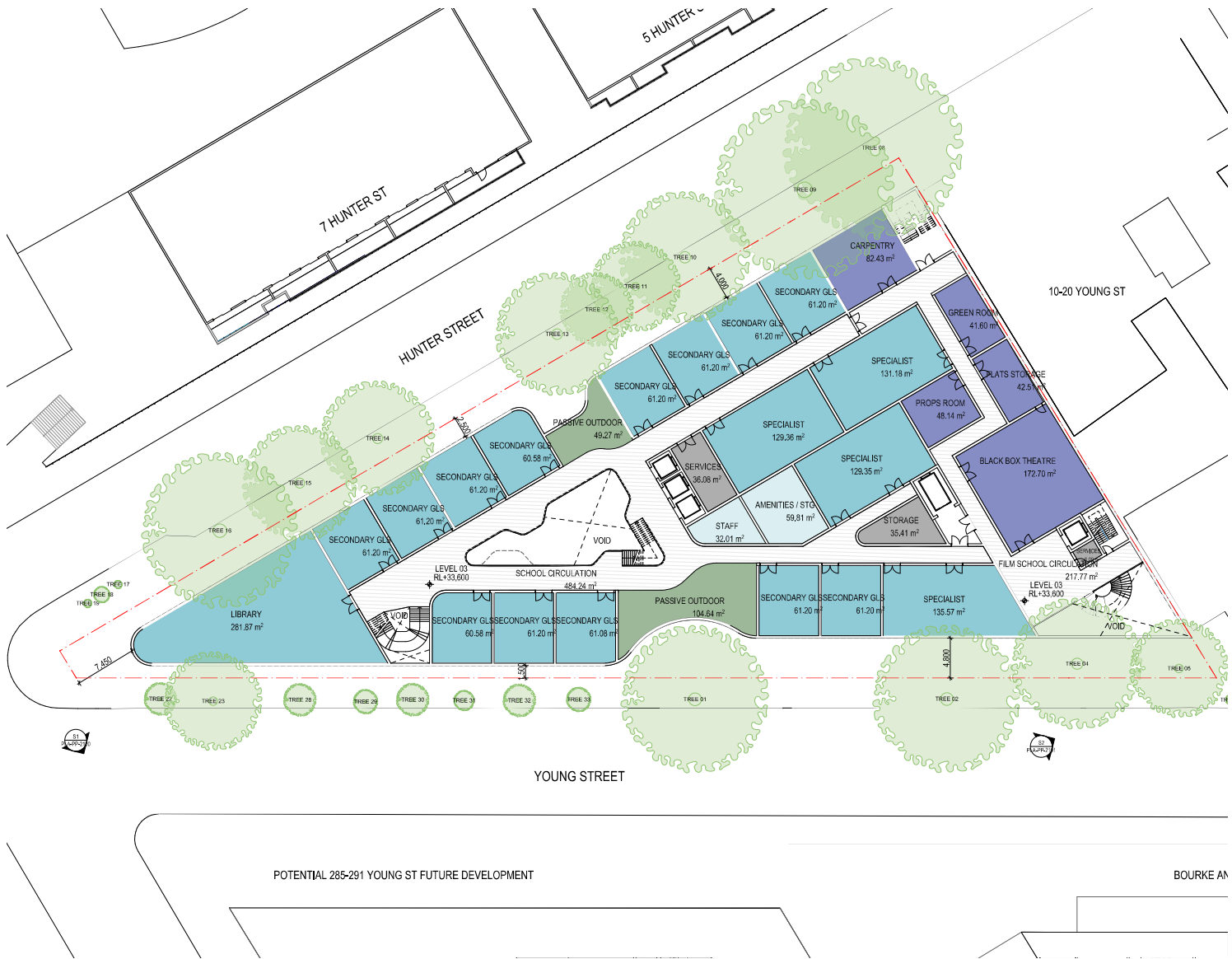
ATRIUM CIRCULATION



BREAKOUT SPACE



REFERENCE SCHEME
PLANS - LEVEL 03



Level 03 features a feature atrium in the middle for the school, which is flanked by secondary classrooms, specialist rooms, the school lift core and the library.

Passive open space is provided on the east and west of the building, and becomes opportunities for learning as well as breakout.

To the north of the site sits spaces for the film school, which is easily accessed off the film school core.



SPECIALIST ROOM



CLASSROOM



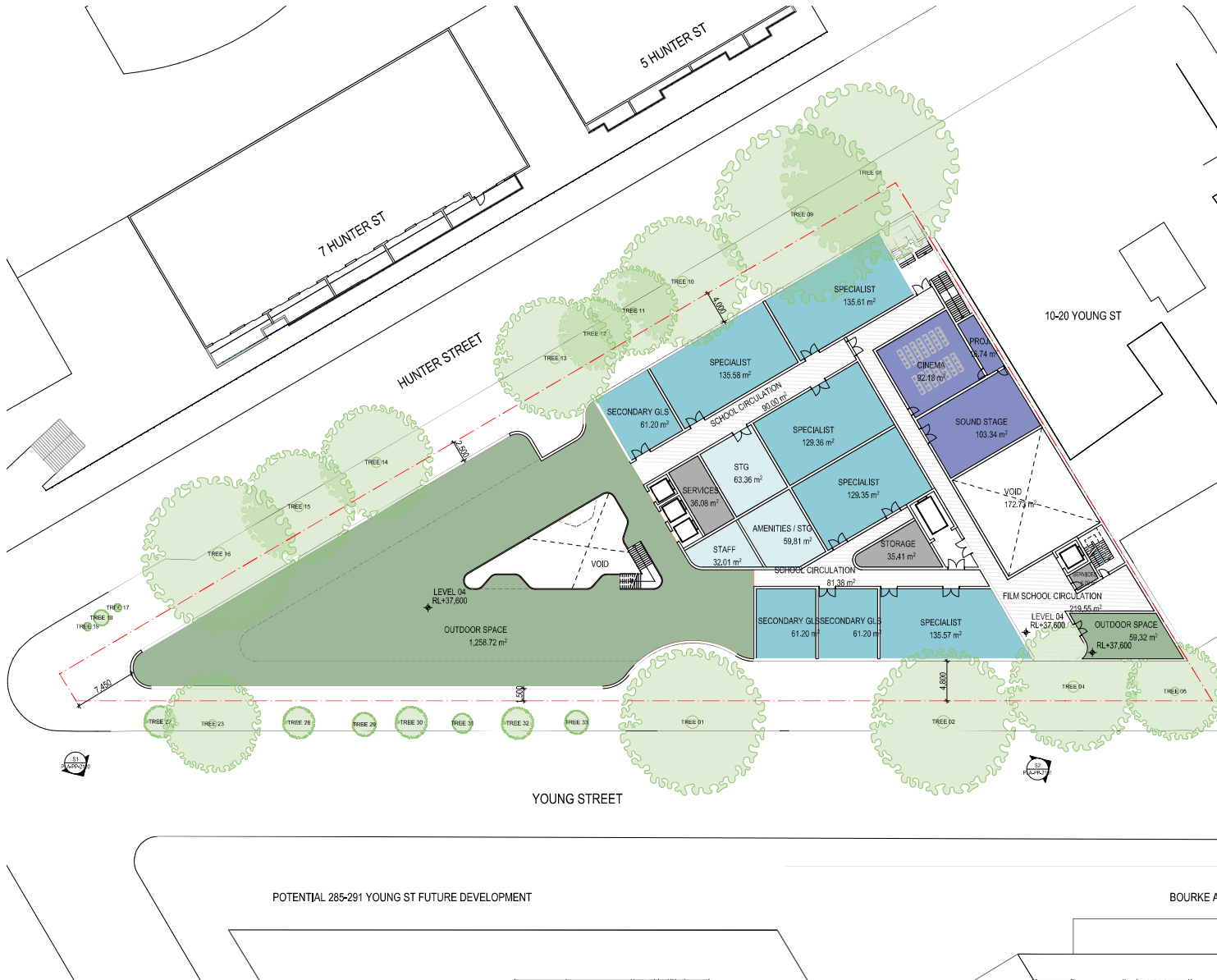
BLACK BOX THEATRE



BREAKOUT SPACE



REFERENCE SCHEME
PLANS - LEVEL 04



Level 04 sees the built form stepping back from the south, giving way to expansive open space for the school. To the north are the remaining specialist rooms and classrooms.

To the north of the site sits spaces for the film school, which is easily accessed off the film school core.



STUDIO



SPECIALIST ROOM



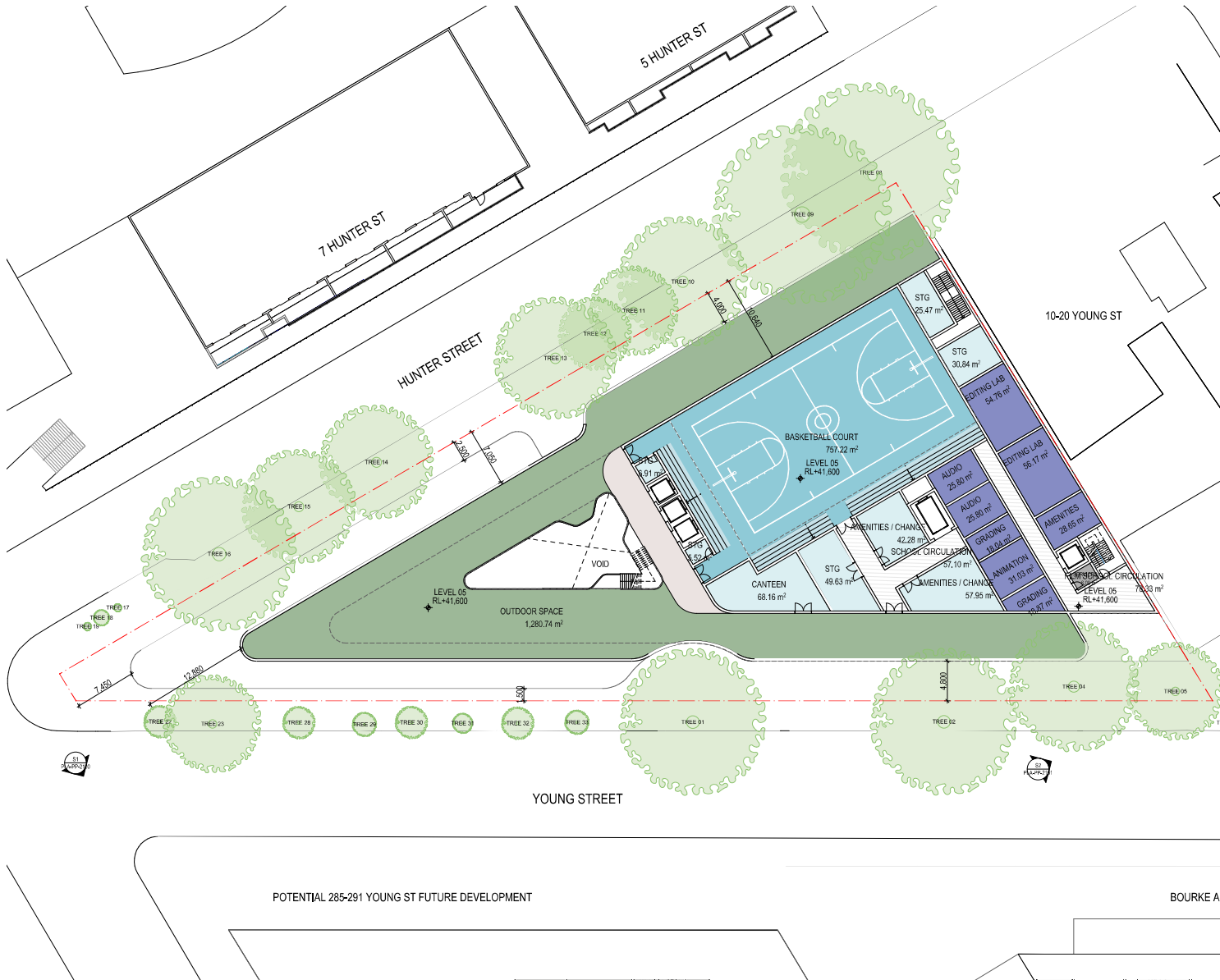
OUTDOOR SPACE



OUTDOOR LEARNING



REFERENCE SCHEME
PLANS - LEVEL 05



Level 05 sees the built form stepping back from the south, east and west, giving way to expansive open space for the school. This also allows appropriate solar access for the existing and future context around the site.

To the north west sits an open basketball court, which is setback from the building line to reduce acoustic and visual impacts to the street. There is additional spaces such as amenities, canteen and storage.

To the north of the site sits spaces for the film school, which is easily accessed off the film school core.



BASKETBALL COURT



AUDIO ROOM



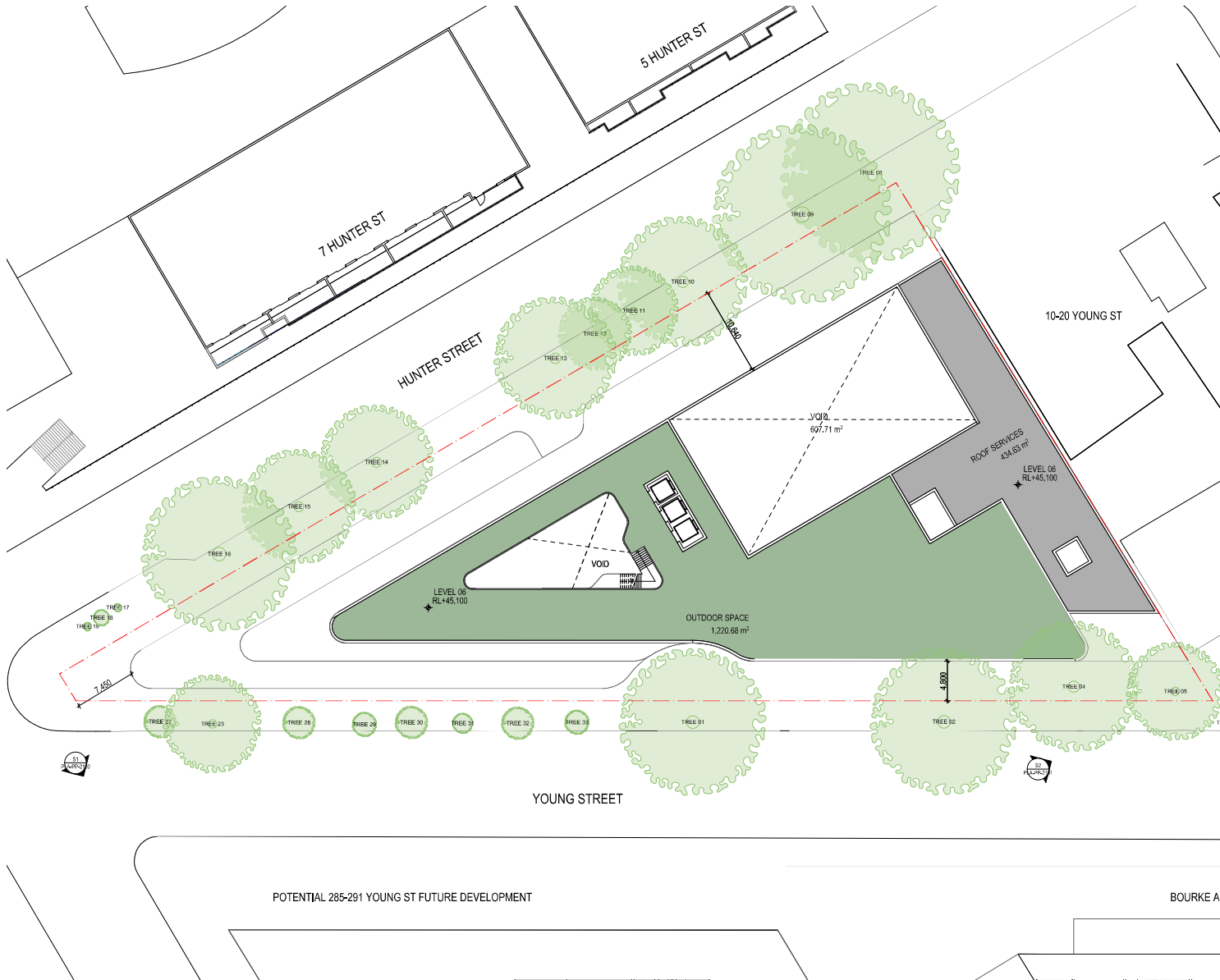
OUTDOOR LEARNING



ADAPTIVE SPACE



REFERENCE SCHEME
PLANS - LEVEL 06



Level 06 is the roof of the proposal, featuring open space to the south, and service spaces to the north. The void to the atrium provides great solar access to the levels below. The rooftop open space also receives great solar access and provides amenity for the students.



ROOFTOP GARDEN



CANOPY COVER



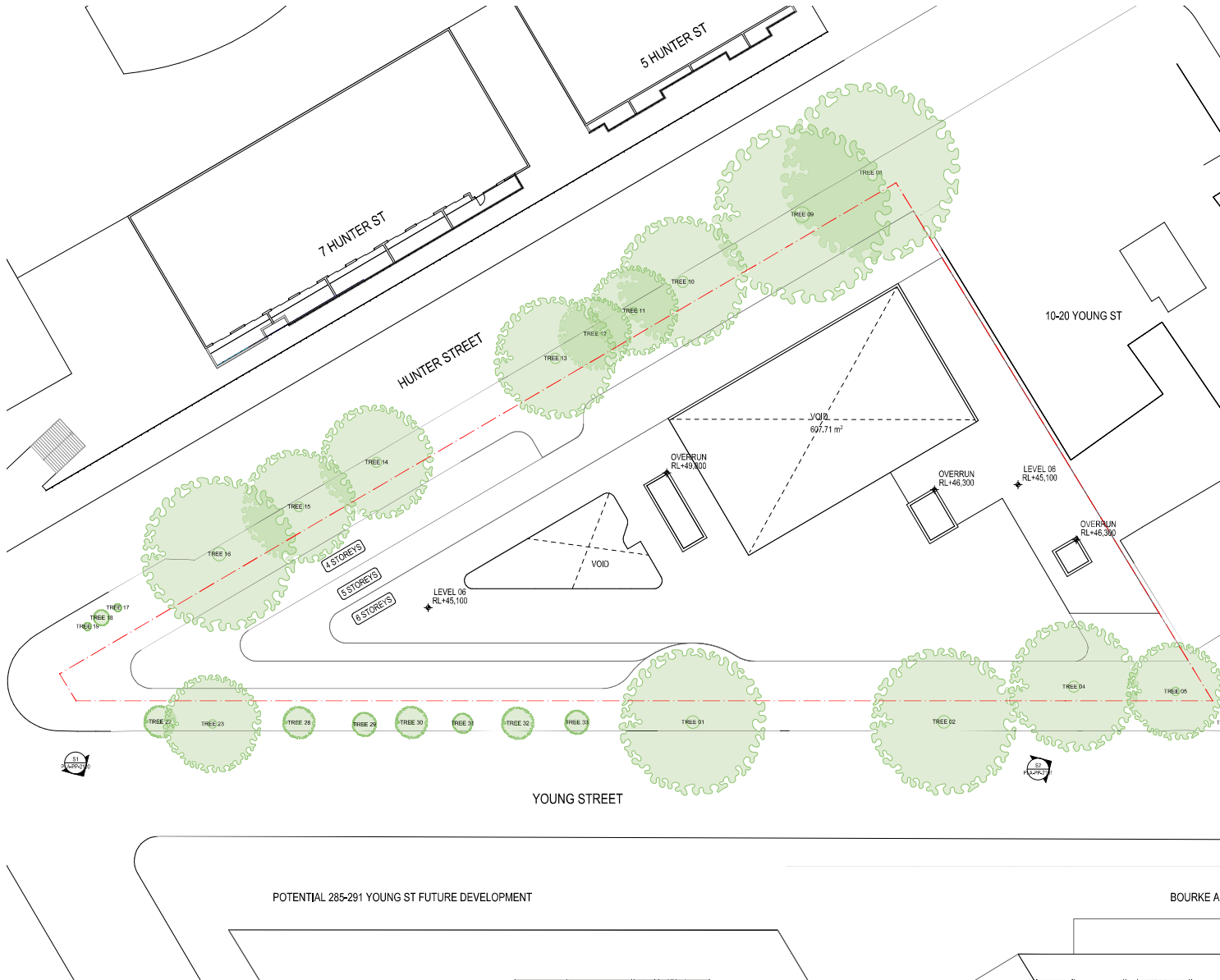
ROOFTOP TERRACE



ROOFTOP SPORT



REFERENCE SCHEME
PLANS - ROOF PLAN



The lift overrun that sits at RL+49.800 has minor encroachment on the 27m height plane. However, it is not visible on street level.



ROOFTOP GARDEN



CANOPY COVER



ROOF TERRACE



ROOFTOP SPORT

