

COL JAMES
Student Accommodation
PRECINCT 3 - PEMULWUY
DA Submission

Response to Independent Planning Commission feedback
Issue B

November 2018

Col James - Student Accommodation

Project No. 16107

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DLG Quality Endorsed Company 107 1001 2288. Registration Number 22476
Nominated Architect Nicholas Turner 8881 ARN 84 04 04 917

Cover Sheet

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OVERVIEW

COMMUNAL INDOOR SPACE:

DCP and SUBMITTED DA CALCULATIONS

VARIETY OF COMMUNAL INDOOR SPACE

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COMMUNAL OUTDOOR SPACE:

DCP and SUBMITTED DA CALCULATIONS

VARIETY AND EXTENT OF COMMUNAL OUTDOOR SPACE

UPDATED ARCHITECTURAL PLANS

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Nominated Architect Nicholas Turner 8881 ARB BA 04 04 91

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Overview

This report provides a response to the Independent Planning Commission email received 16th of November 2018 for the Col James Student Accommodation DA Submission:

Justification for the amount of communal space proposed for the Student Accommodation in Precinct 3

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COMMUNAL INDOOR SPACE

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Communal Indoor Space - DCP Requirements

DCP minimum Communal Indoor space requirements:

1.25 m²/Student
@596 Students = **745 m²**

Communal Indoor space to receive minimum 2 hours solar access
50% of 745 m² = **373 m²**

Communal Indoor Space - DA Submission

Communal Indoor space provided
686 m²

Communal Indoor space provided
- 5 Bed Cluster 398 m²

Total Communal Indoor space provided
1,084 m² or 1.81 m² per student

This is +339 m² or
45% above minimum DCP requirements

Total Communal Indoor space achieving minimum 2 hours solar access
874 m²

This is +501 m² or 134% above minimum DCP requirements

Communal Indoor Space - Amended DA

Communal Indoor space provided
743 m²

Communal Indoor space provided
- 5 Bed Cluster 398 m²

Total Communal Indoor space provided
1,141 m² or 1.91 m² per student

This is +396 m² or
53% above minimum DCP requirements

Total Communal Indoor space achieving minimum 2 hours solar access
931 m²

This is +558 m² or 149% above minimum DCP requirements

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DCP and proposed DA Calculations

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Communal Indoor Space - Variety

The proposed communal accommodate a variety of uses. These include:

- Family Room, Lounge and TV/Games Room **221m²**
- Gym **56m²**
- Cinema **41m²**
- Lounge/Welcoming area **75m²**
- Study/Reading Areas **79m²**
- Meeting Areas **26m²**
- Study Rooms **220m²**
- Communal dining on Rooftop **25m²**
- 5 Bed Cluster communal area **398m²**

Total 1,141 m²



Family Room



Game Area



Cinema



Lounge



Dining Area



Gym



Study Areas



5 Bed Cluster Communal Area

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Variety

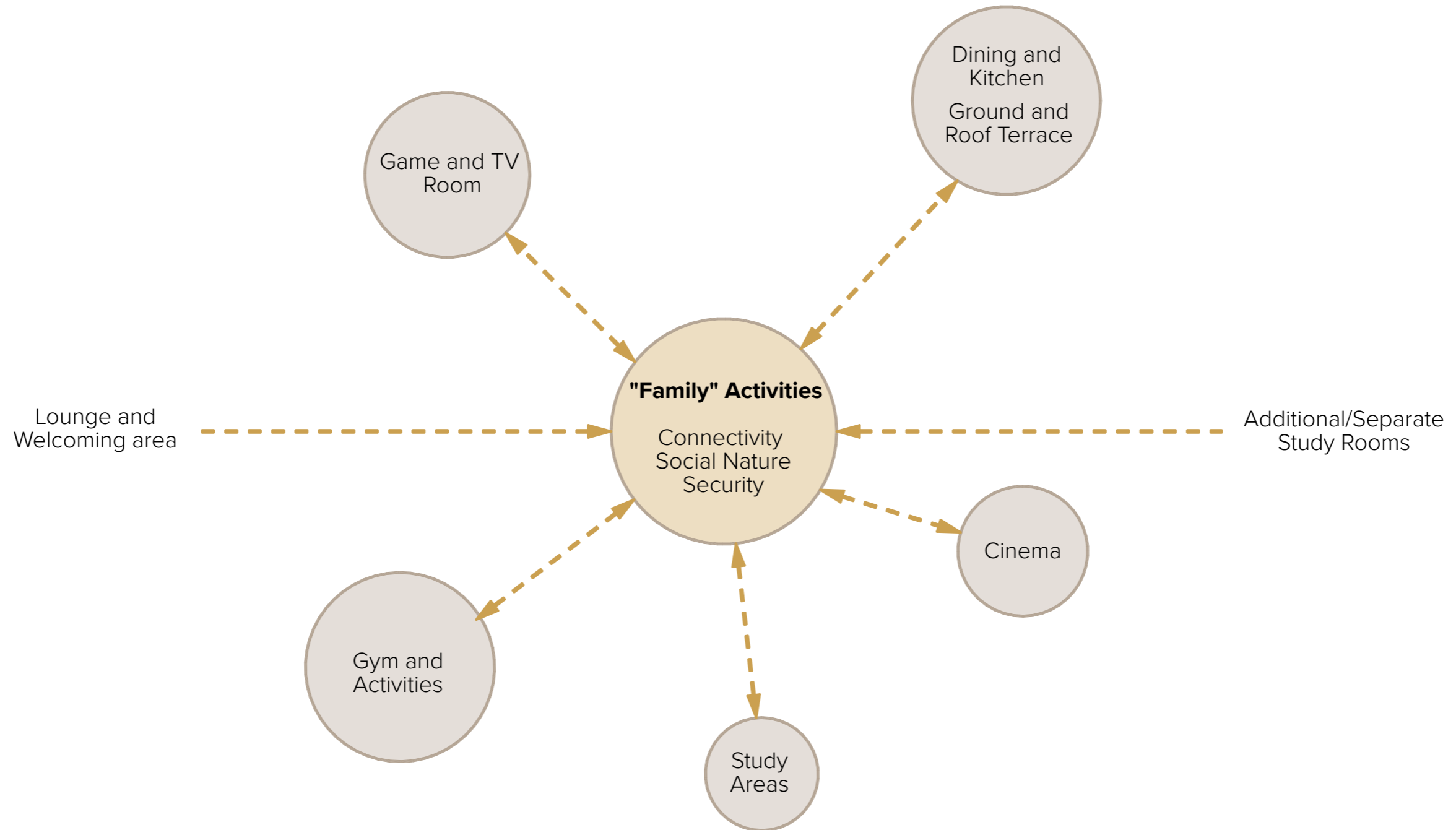
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Communal Indoor Space - Student Housing Provider Philosophy



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Student Housing Provider Philosophy

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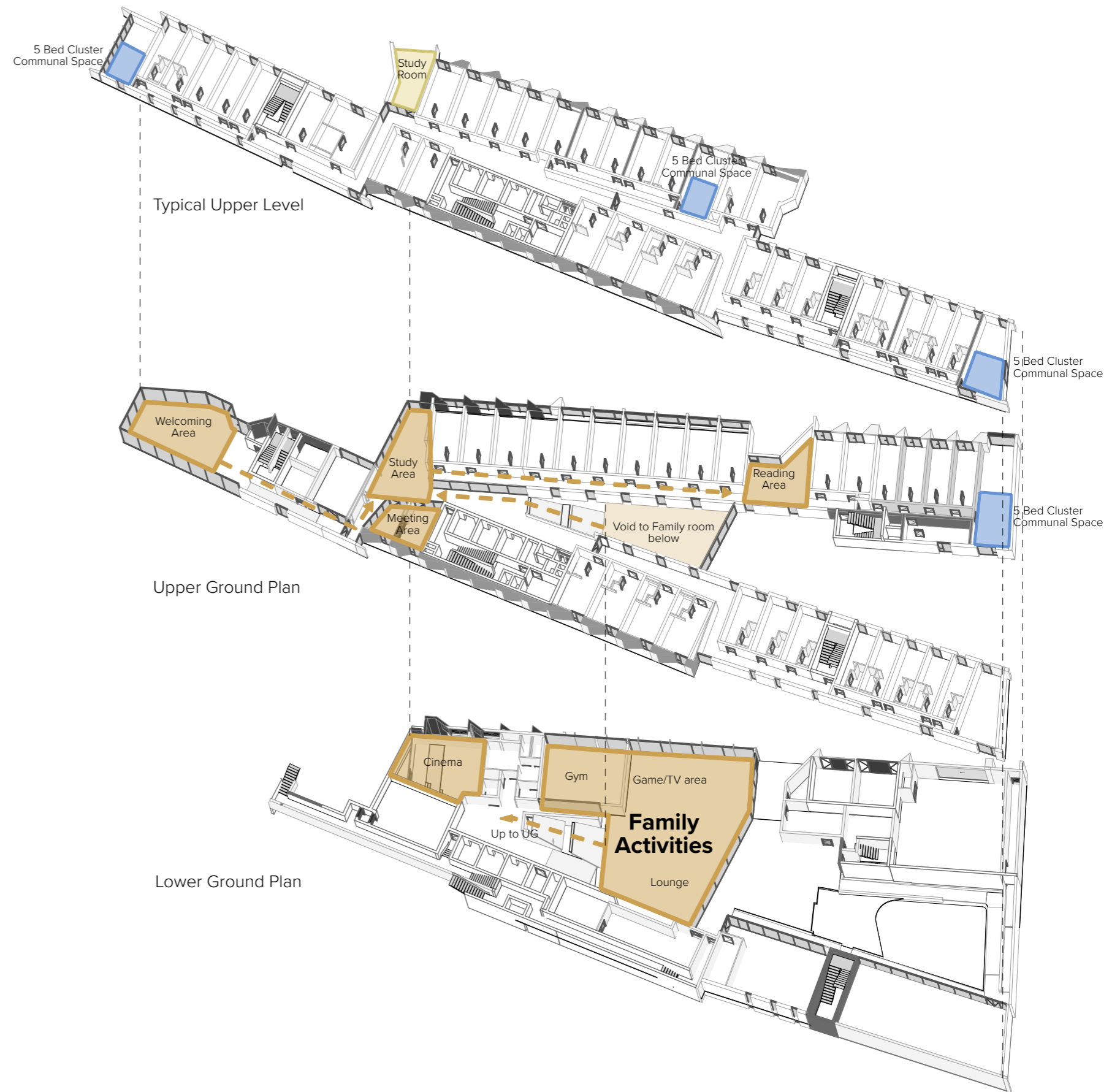
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Communal Indoor Space - Approach to the Student Housing Provider Philosophy

LARGER INTERCONNECTED MEETING AREAS:

- Create a meaningful sense of comfort, connection and belonging
- Nurture life-long connections for Students
- Provide an enhanced, highly engaged and caring "home away from home" experience
- Provide additional security



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Approach to the Student Provider Philosophy

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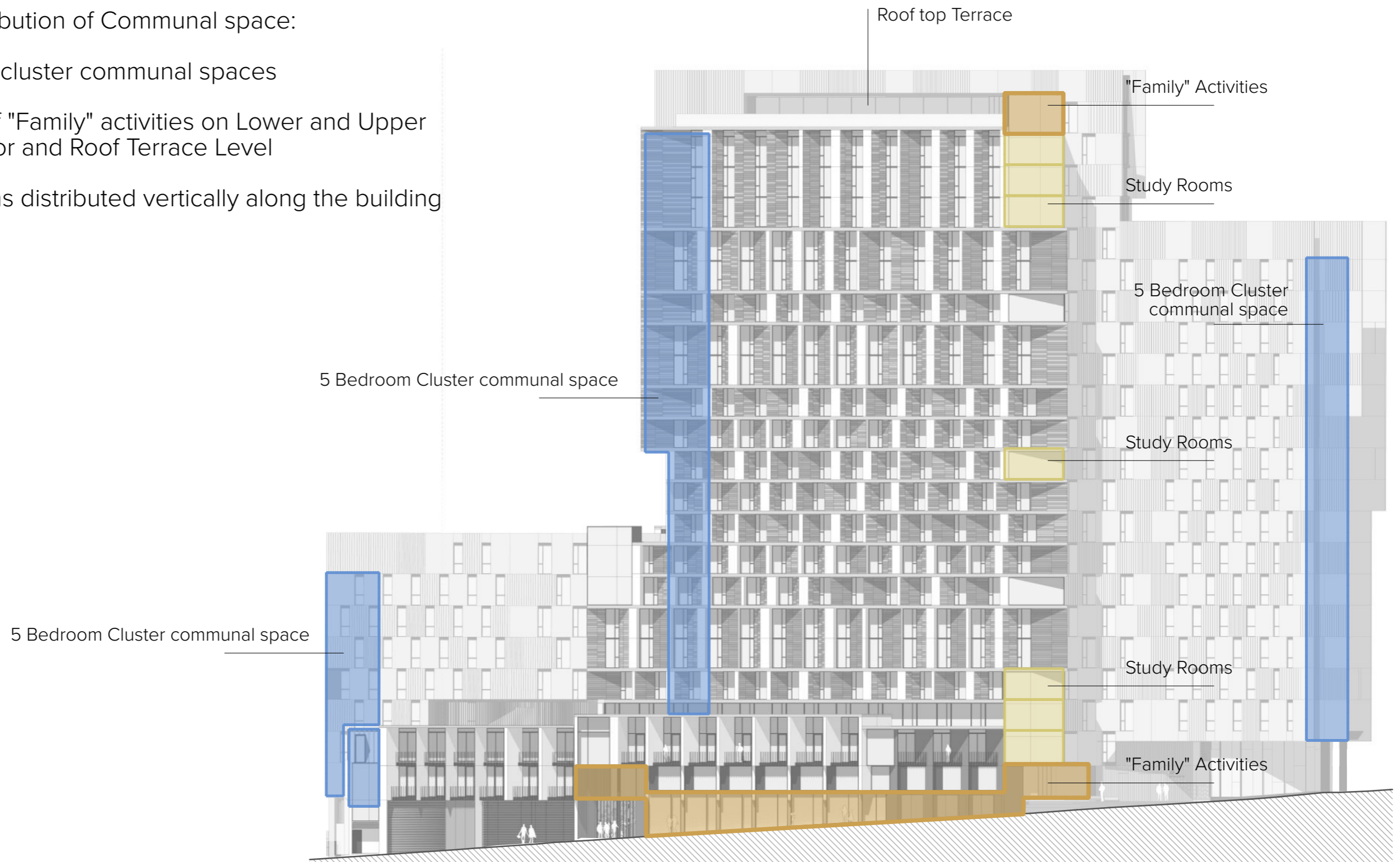
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Communal Indoor Space - Current Distribution

Current distribution of Communal space:

- 5 Bedroom cluster communal spaces
- Grouping of "Family" activities on Lower and Upper Ground Floor and Roof Terrace Level
- Study Rooms distributed vertically along the building



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- "Family" Activities
- Study Rooms
- 5 Bedroom Cluster communal space

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Current Distribution

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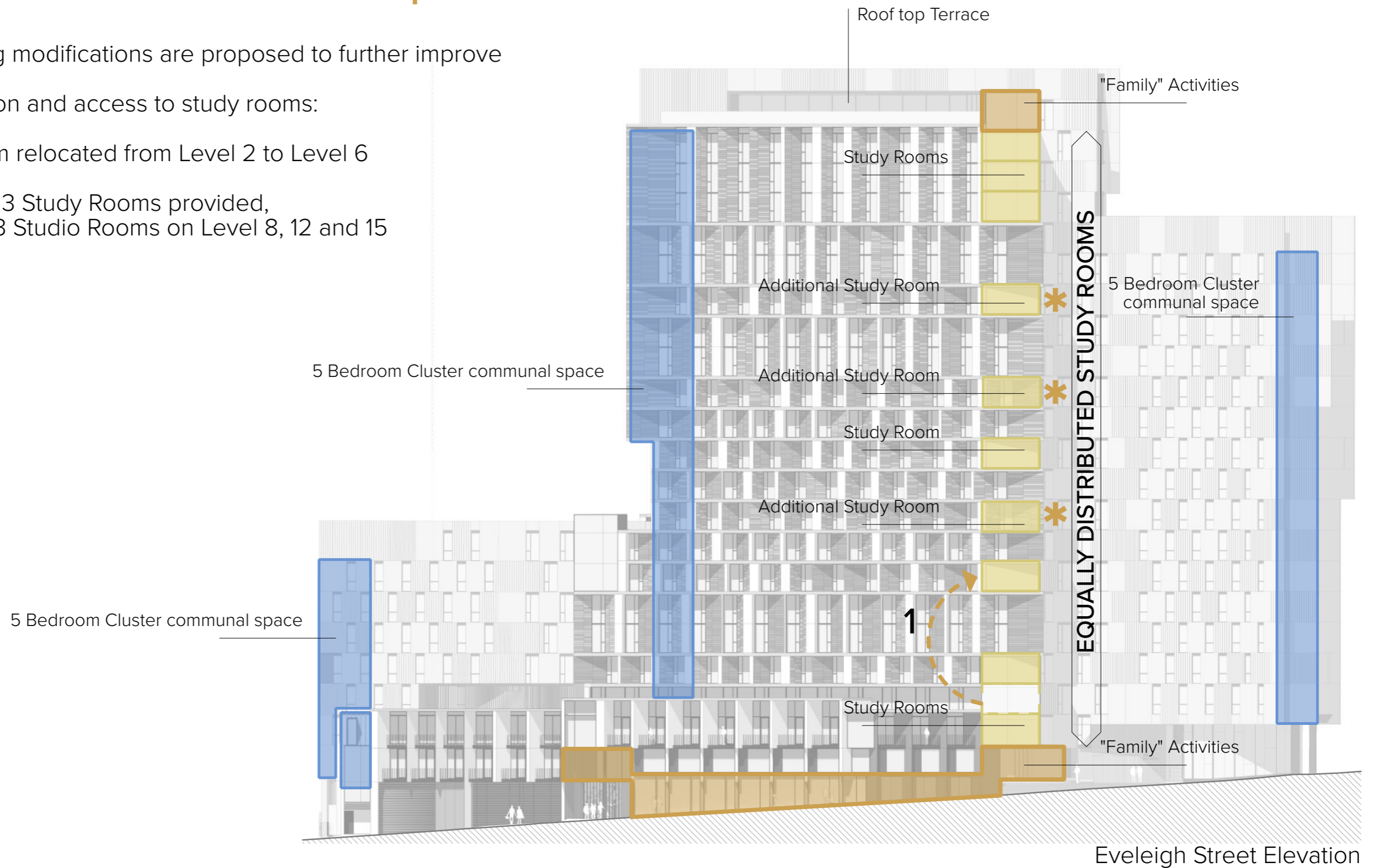
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Communal Indoor Space - Proposed Modification to further improve Distribution

The following modifications are proposed to further improve the distribution and access to study rooms:

1. Study Room relocated from Level 2 to Level 6
2. Additional 3 Study Rooms provided, replacing 3 Studio Rooms on Level 8, 12 and 15



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- "Family" Activities
- Study Rooms
- 5 Bedroom Cluster communal space

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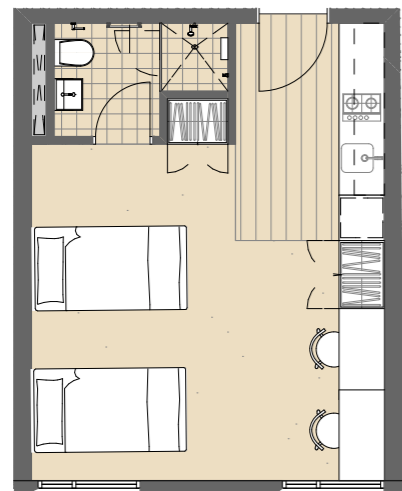
Proposed Distribution

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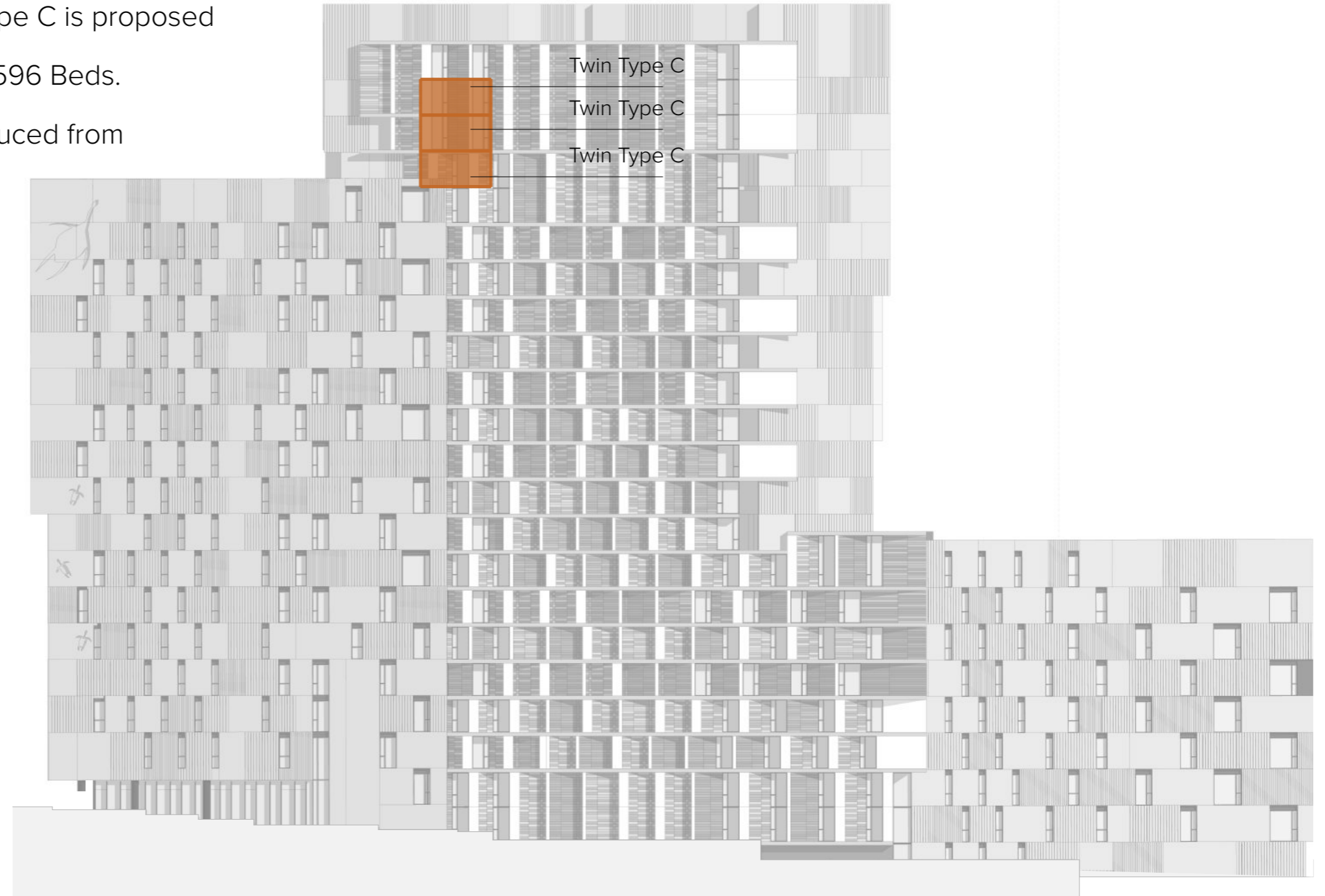
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Proposed Bed Relocation

Consistent with the number of Rooms submitted with the DA Application, a new Twin Type C is proposed on Level 18, 19 and 20 to maintain the 596 Beds. The total Number of Rooms will be reduced from 522 to **519** (-3 Rooms).



Proposed Twin Type C



Railway Line Elevation

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Proposed Bed Relocation

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Summary - DA Submission

COMMUNAL INDOOR SPACE

Total Communal Indoor space provided
1,084 m² or 1.81 m² per student

TOTAL ROOMS

522 Proposed Rooms

TOTAL BEDS

596 Proposed Beds

Summary - Amended DA Submission

COMMUNAL INDOOR SPACE

Total Communal Indoor space provided
1,141 m² or 1.91 m² per student

Additional 57 m² - Provided 3 Additional Study Rooms

TOTAL ROOM

519 Proposed Rooms

Reduced by 3 from Submitted DA

TOTAL BEDS

596 Proposed Beds

Consistent with DA Submission

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COMMUNAL OUTDOOR SPACE



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COMMUNAL OUTDOOR SPACE

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Communal Outdoor Space - DCP Requirements

Total Communal Outdoor space requirements:
Minimum area of **20m²**

Communal Outdoor Space - Proposed DA Submission

Total Communal Outdoor space provided:
535m²
This is +515 m² or 2,675% above minimum DCP requirements

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DCP and proposed DA Calculations

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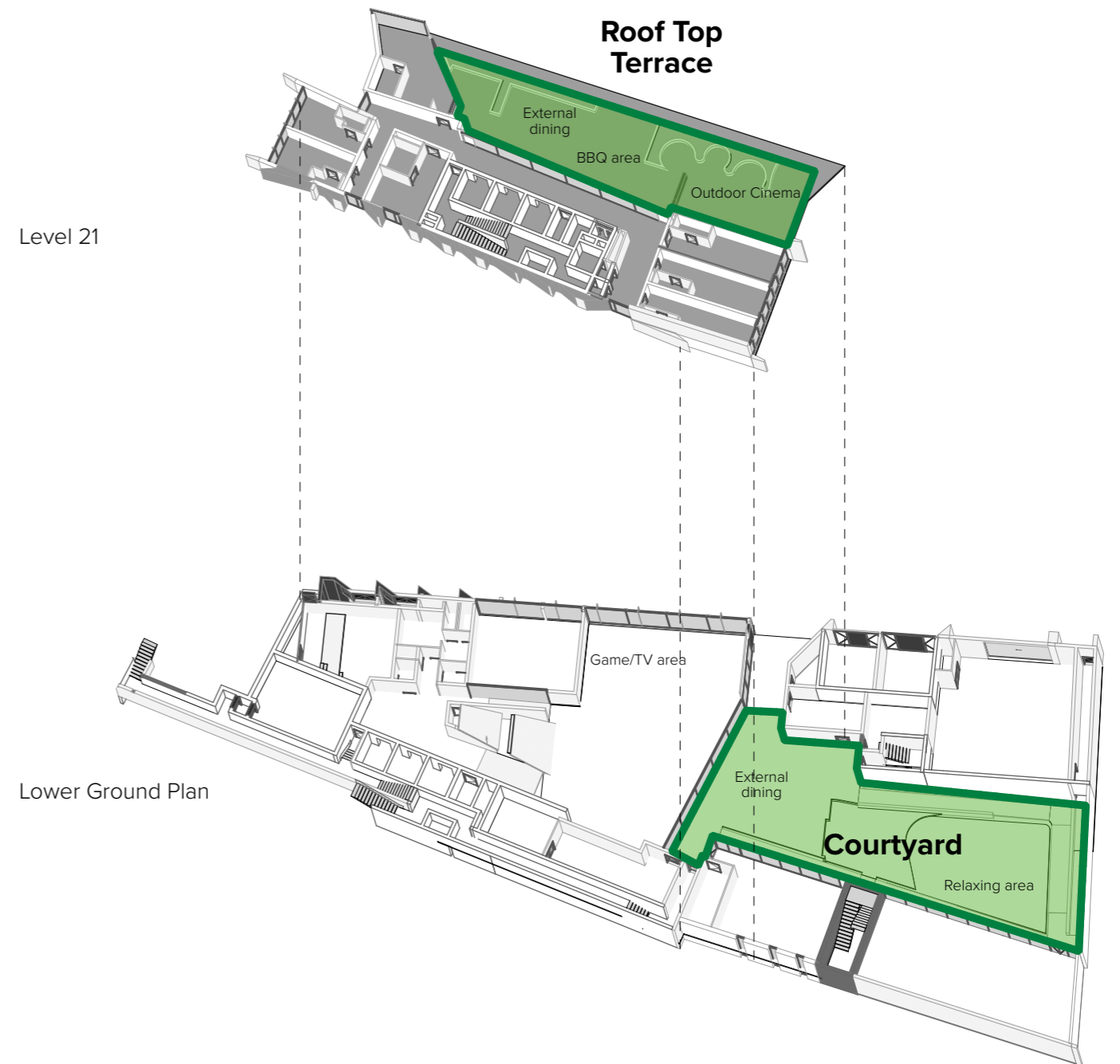
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Communal Outdoor Space - Extent and Variety

The provided Communal Outdoor Space improves the quality of the spaces offers the possibility for a diverse range of activities, including:

- External dining area on ground level and roof terrace
- BBQ area
- External facilities
- Sitting/relaxing area with grass and trees
- Outdoor cinema
- Social interaction



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Extent and Variety of Communal Outdoor Space

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UPDATED ARCHITECTURAL PLANS

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ARCHITECTURAL PLANS

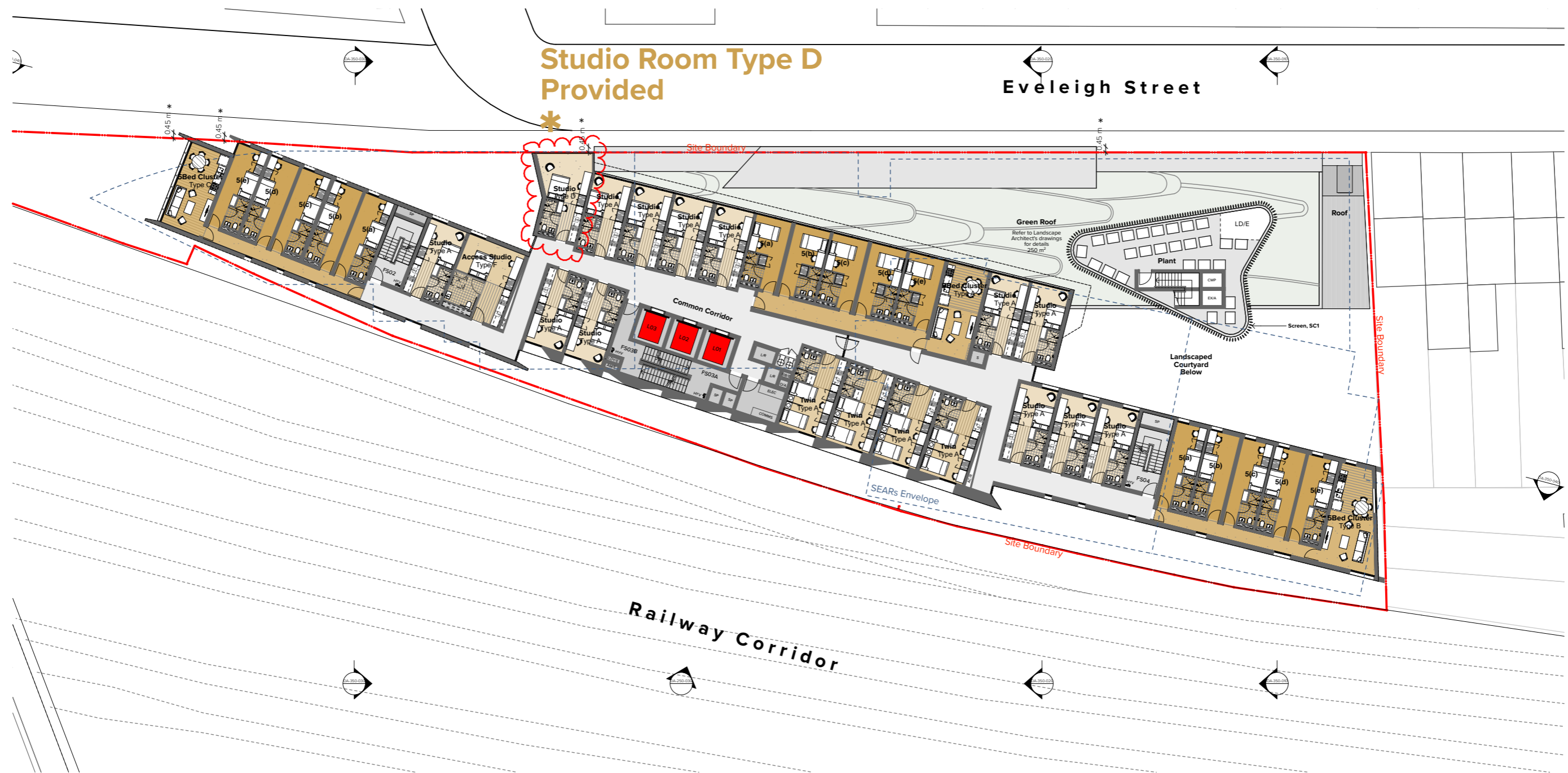
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**Studio Room Type D
Provided**

Eveleigh Street

Railway Corridor

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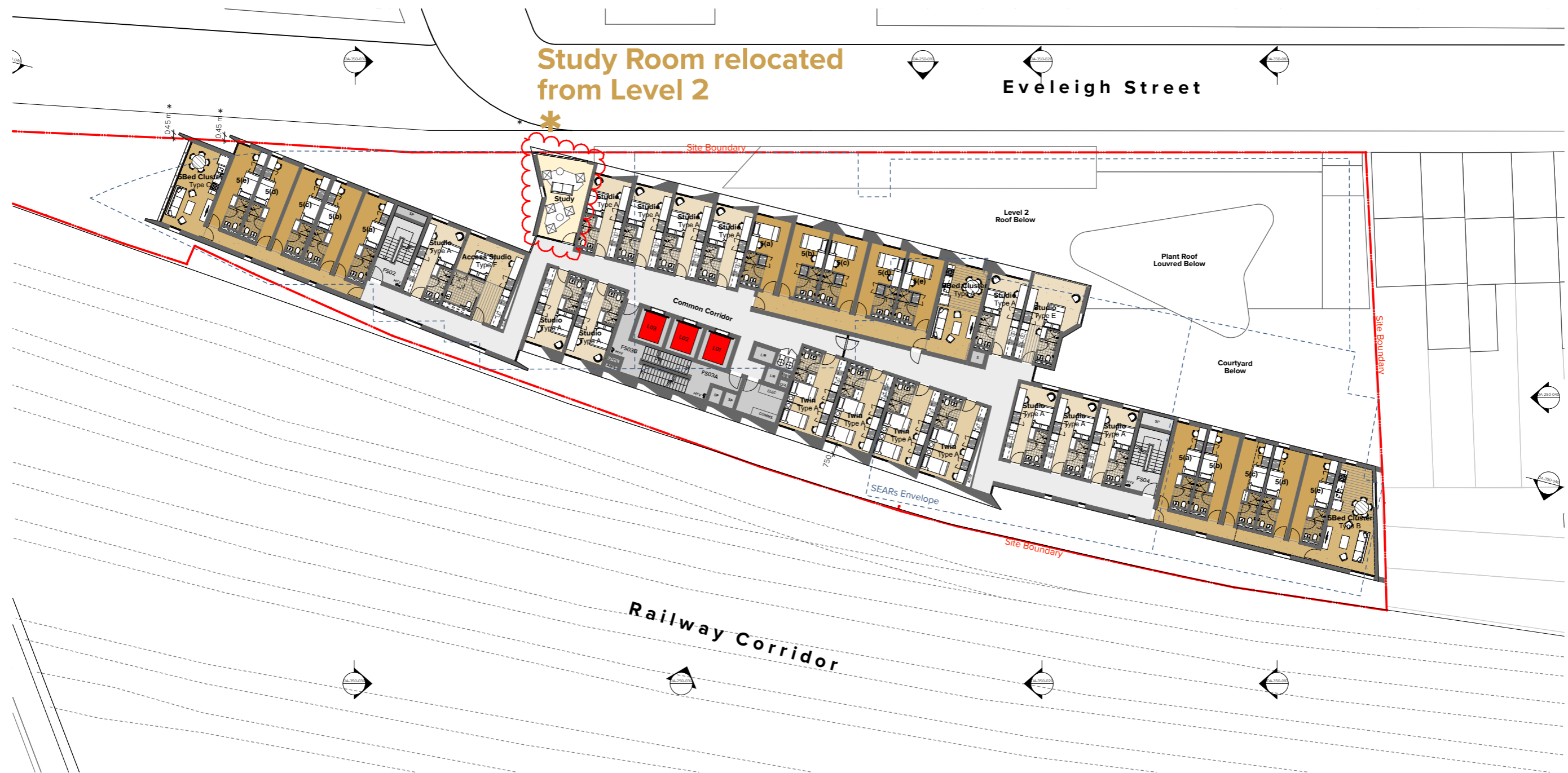
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**Study Room relocated
from Level 2**

Eveleigh Street

Railway Corridor

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Level 6

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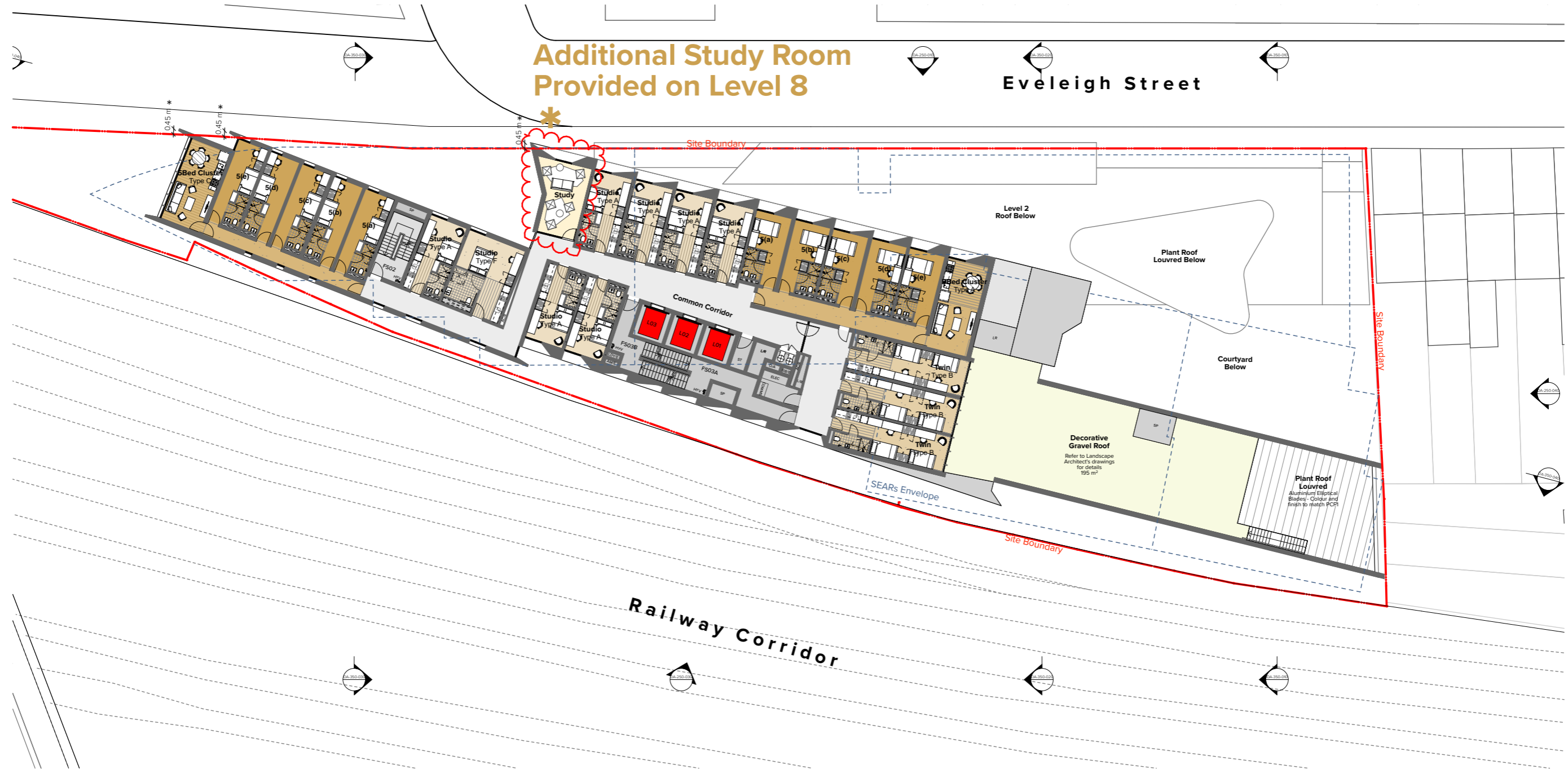
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Additional Study Room Provided on Level 8

Eveleigh Street



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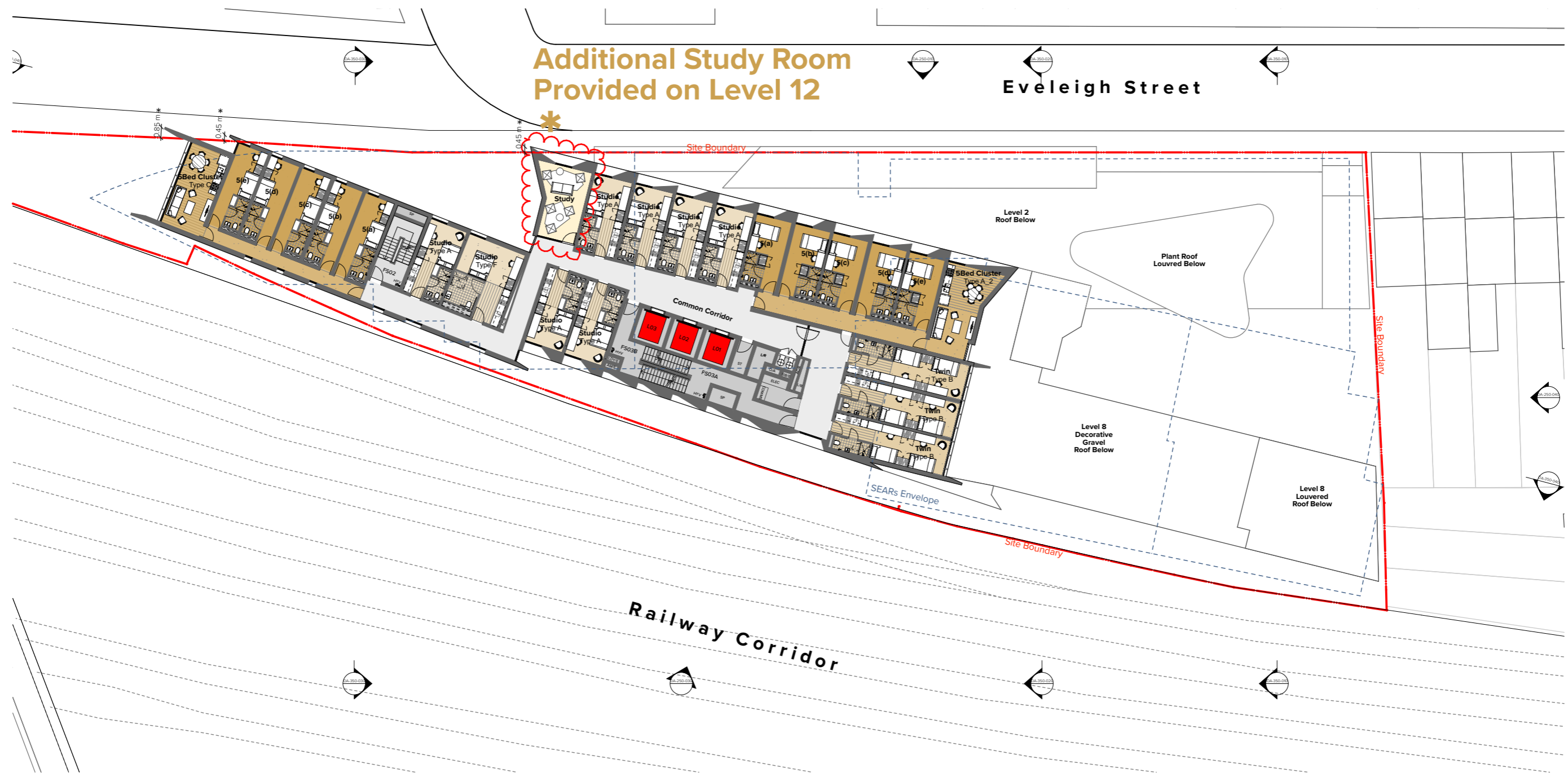
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**Additional Study Room
Provided on Level 12**

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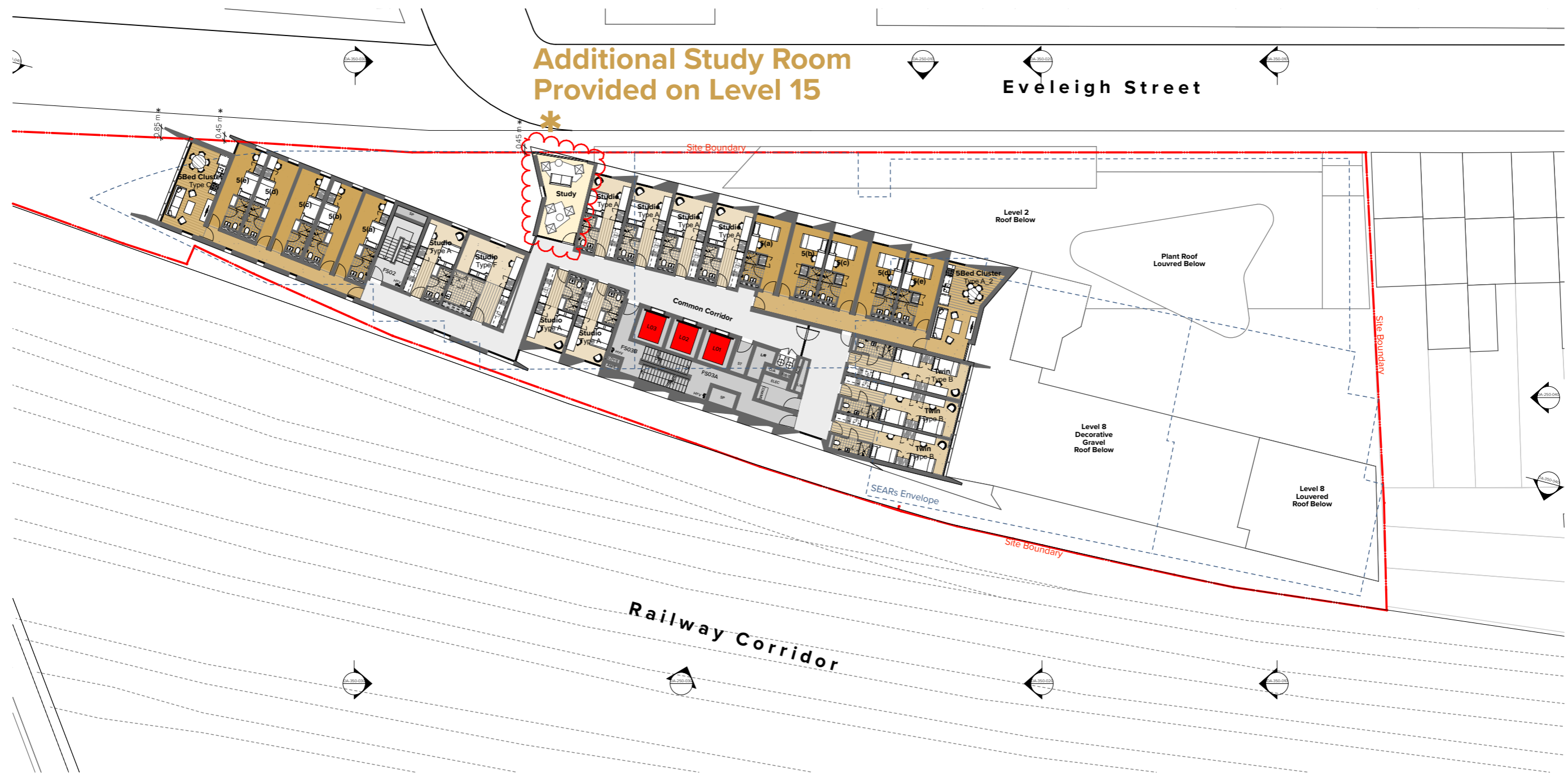
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4.5

SLC Quality Estimated Company 101 9331 2388, Registration Number 22476
Nominated Architect: Nicholas Turner, 8885, ARN 64 044 044 917

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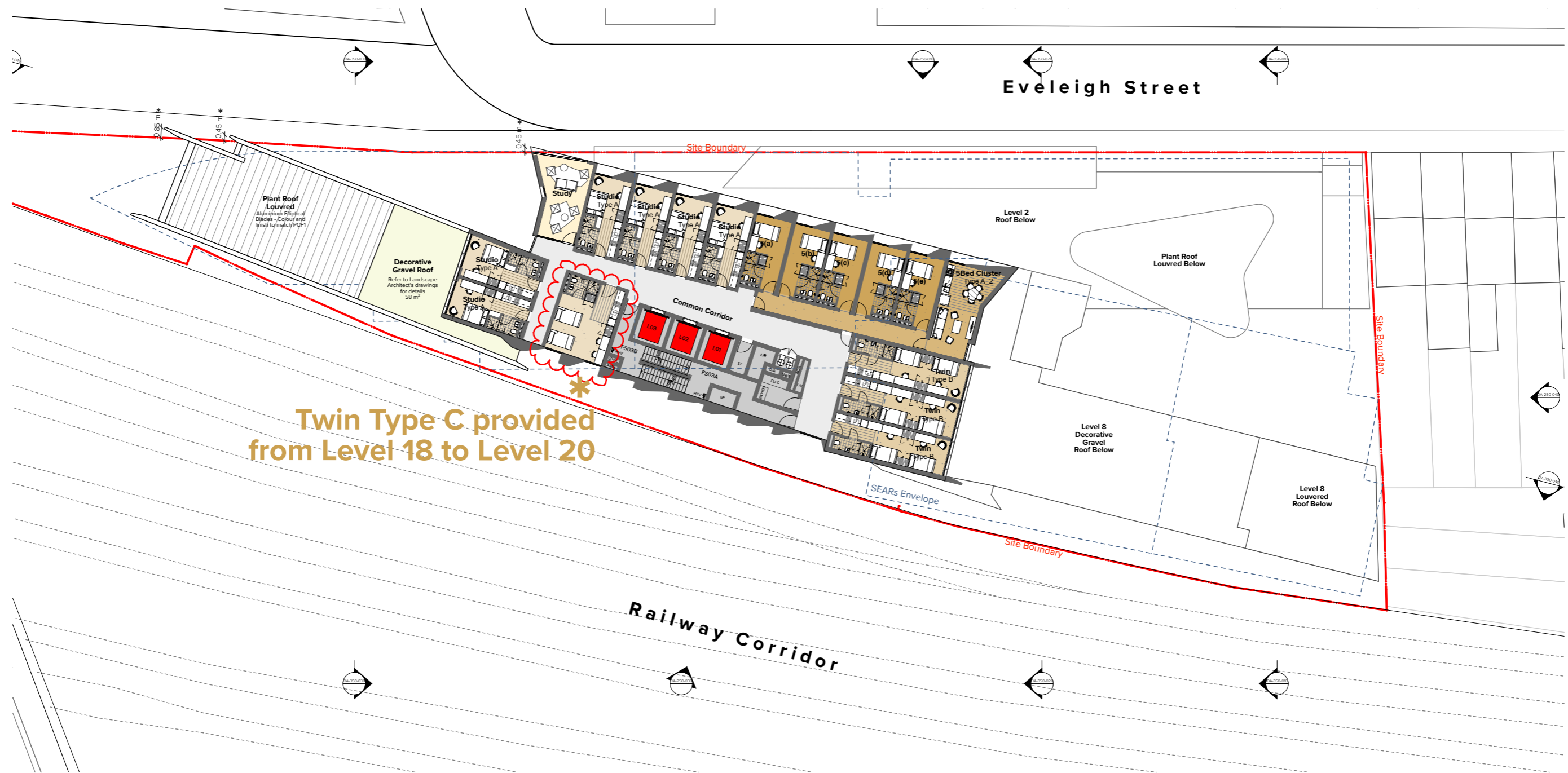
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4.6

DLCC Quality Estimated Company 181 1811 2288, Registration Number 22476
Notified Architect, Nicholas Turner, 8881, ARN 81 044 044 917

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DLCC Quality Endorsed Company 101 1001 2008. Registration Number 20476
Nominated Architect Nicholas Turner 8881 ARN 84 084 081 911

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