

# 4-18 Doncaster Ave, Kensington

# Agenda

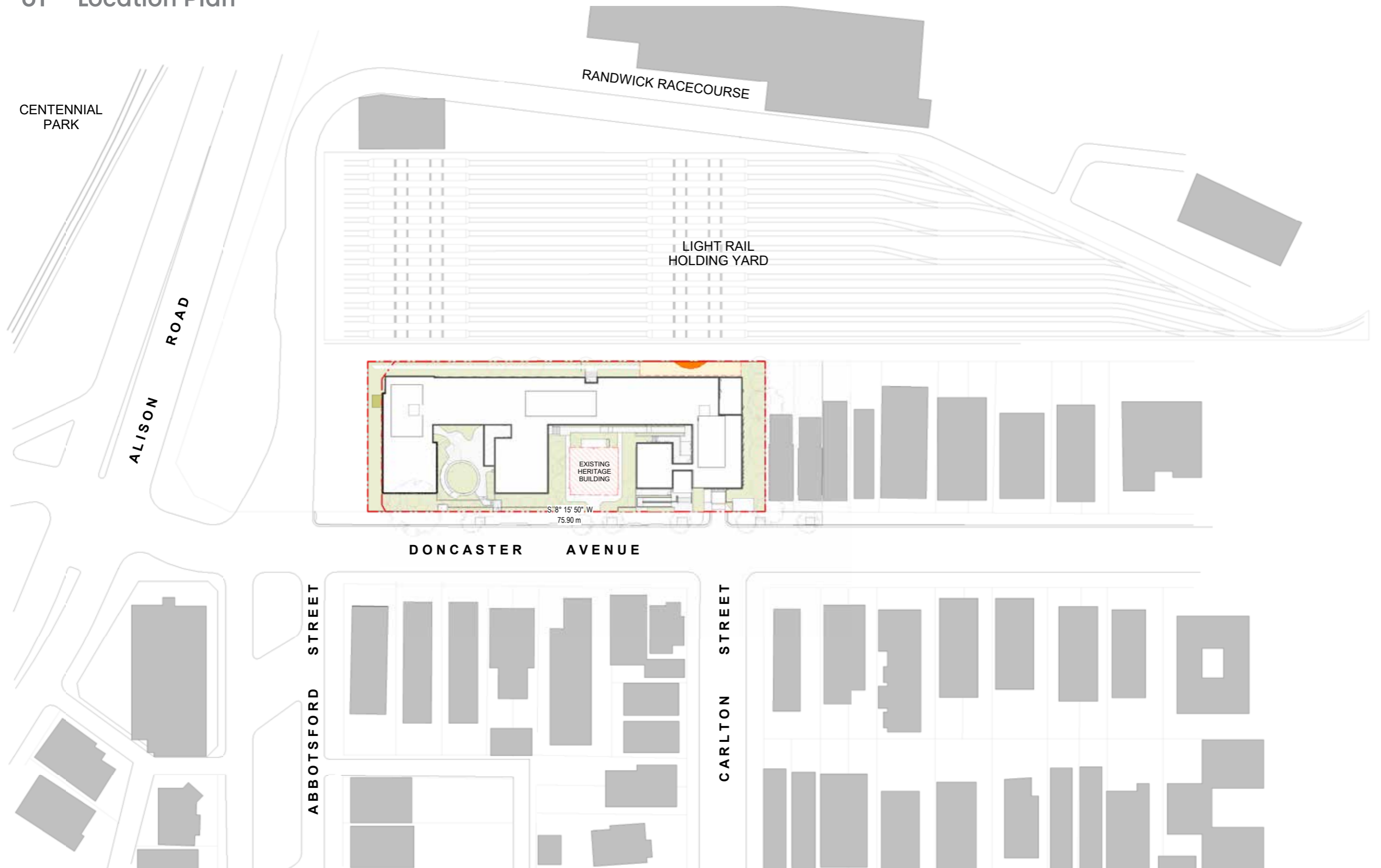
Urbis Introduction and response to DPIE Assessment Report

Hayball overview of scheme

Response to Panel Questions (Urbis, Hayball and then Bluesky)

Follow up actions

01 Analysis  
01 Location Plan



# 01 Analysis

## 02 Building Heights



# 01 Analysis

## 03 Architectural Style & Materials (Eastern Side of Doncaster Ave)



### Character Type 1

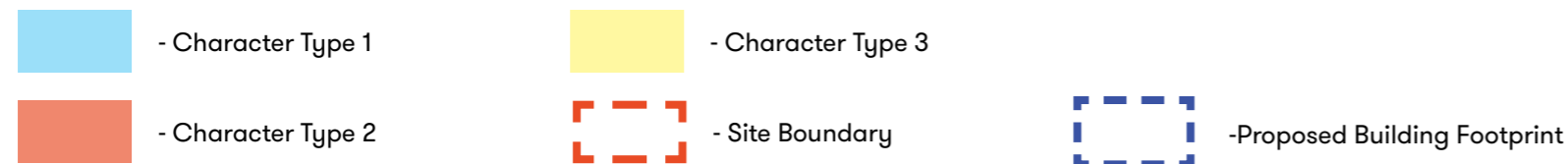
- Single storey federation and Victorian period character cottages
- Hipped and Pitched roofs
- Gable vents
- Bay windows
- Timber decorated Gables
- Fretted timber brackets
- Terracotta hip tiles
- Face brick chimney stacks
- Decorative timber columns
- Entry porch

### Character Type 2

- Two storey semi-detached Victorian Filigree terrace houses

### Character Type 3

- 2 or more storey residential apartment block
- Face brick or rendered brick construction
- Pitched, hipped and flat roof styles
- Some with street facing balconies
- 1960's to current architectural style





**BUILDING A HOME**



**BUILDING A COMMUNITY**



# 02 Communal




## 01 Student Community Shared Facilities - Ground Floor



- Hub and Reception Lobby
- Circulation
- Meeting/Study Areas
- Family Room
- Communal Gardens
- Privacy Landscape
- Circulation Path
- Connection

02 Communal  
02 Student Community Shared Facilities - Level 1 & 2



-  Circulation
-  Meeting/Study Areas
-  Natural Light



# 02 Communal

## 03 Family Room

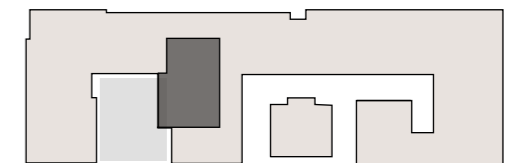


## 02 Communal

### 04 Family Room Precedent Imagery



- - Relaxation and down time
- - Playful and comfortable
- - Social interaction and internal gatherings
- - Sharing meals and cooking
- - Fresh air and outdoor eatery



### 03 Private

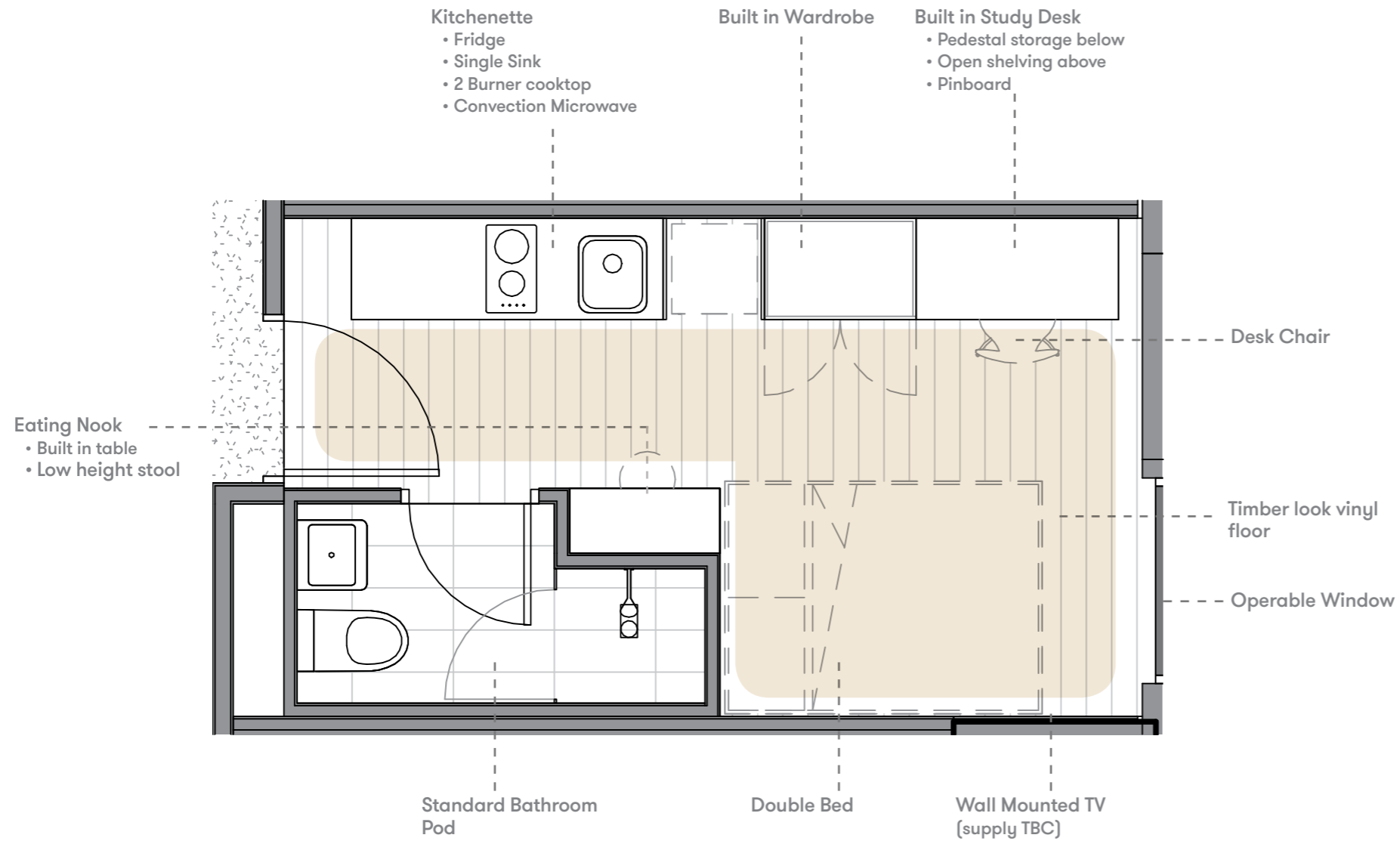
#### 01 The Studio - Internal Render



INDICATIVE ONLY - Refer to individual room types, finishes & fee schedules

# 03 Private

## 02 Studio - Typical Plan



### Room Design Principles:

- A diversity of types from studio, twin, accessible and shared cluster models
- Direct access to light and fresh air from external operable windows
- High ceiling with localised bulkheads
- Robe storage
- Separate spaces to study and eat
- Shared spaces in clusters to promote communal living

# 04

# Exterior

# 04 Exterior

## 01 Facade Concept Diagrams



1. Distinct series of pavilions reminiscent of the original subdivision



2. Stepping down of dominant facade in acknowledgment of heritage dwellings

# 04 Exterior

## 02 Facade Concept Diagrams



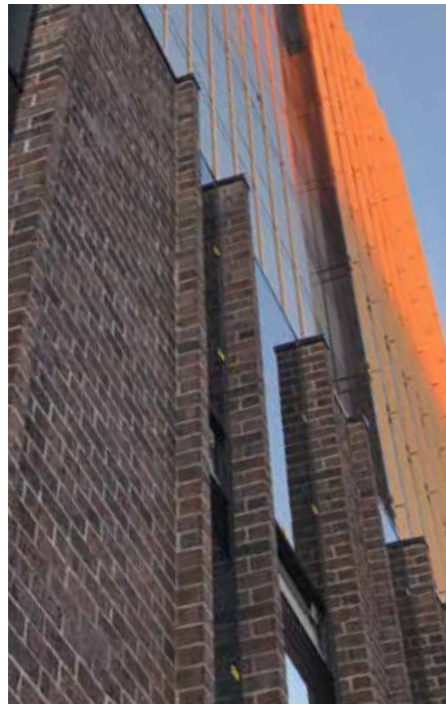
3. Primary & secondary vertical articulation interpretation of heritage language



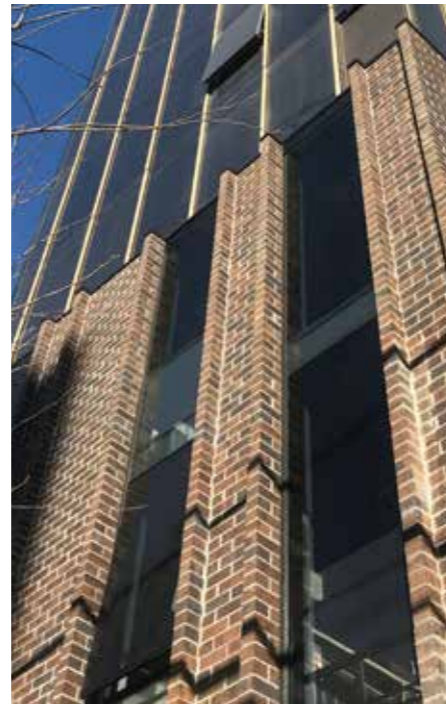
4. Fine horizontal articulation resonating heritage dwelling

# 04 Exterior

## 03 Precedents



599 SWANSTON STREET, CARLTON  
STUDENT ACCOMMODATION



599 SWANSTON STREET, CARLTON  
STUDENT ACCOMMODATION



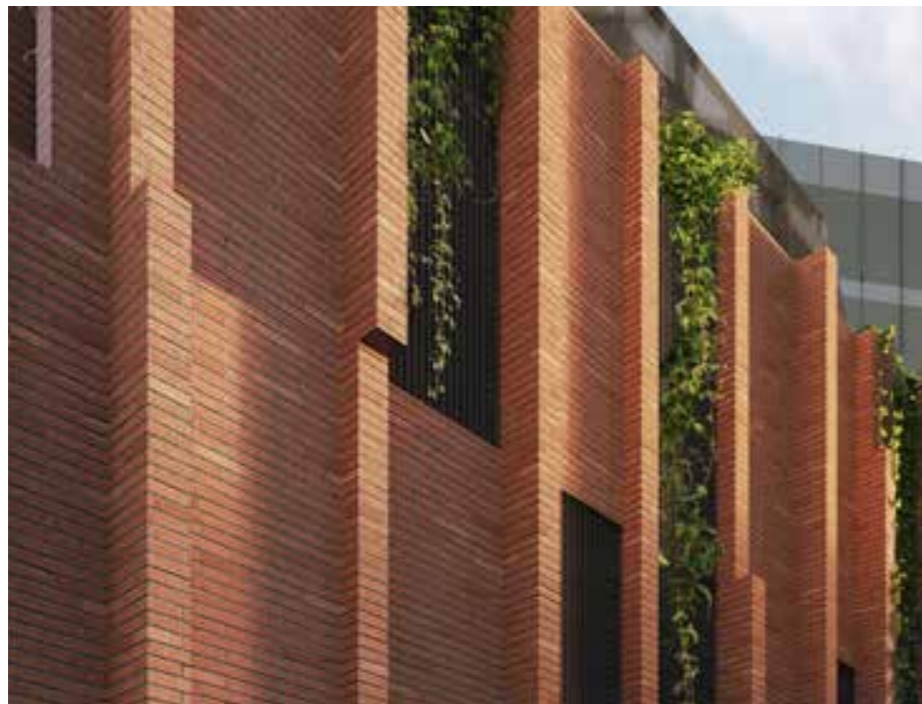
599 SWANSTON STREET, CARLTON  
STUDENT ACCOMMODATION



JOHNSTONE STREET, SUBURB  
APARTMENT



HOLMESGLEN TAFE, GLEN WAVERLY  
STUDENT ACCOMMODATION



17 - 21 HARCOURT PARADE, CREMORNE  
OFFICE



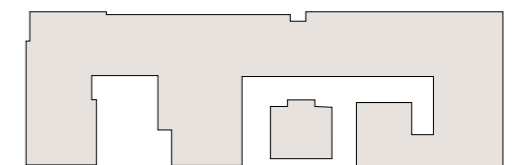
578 - 580 RIVERSDALE ROAD, CAMBERWELL  
APARTMENT



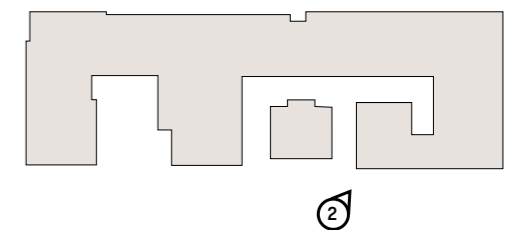
PROJECT 100, TRINITY COLLEGE  
STUDENT ACCOMMODATION



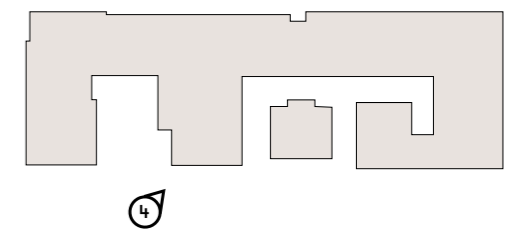
04 Exterior  
04 Doncaster Avenue Views



04 Exterior  
05 Doncaster Avenue Views



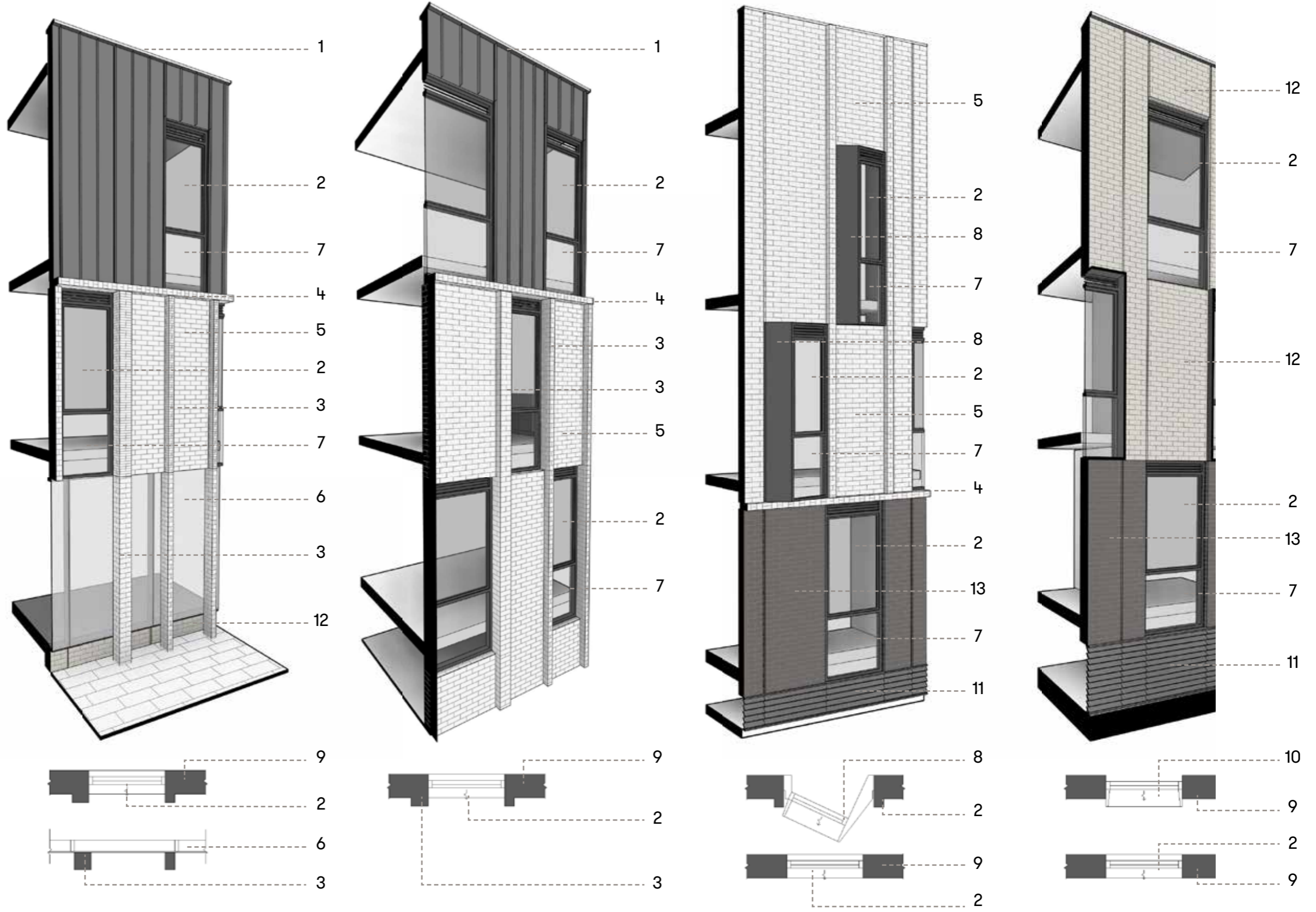
04 Exterior  
06 Doncaster Avenue Views



# 04 Exterior

## 07 Kit of Parts

1. Typical horizontal flashing integrated to standing seam metal cladding, matt finish with Dulux Monument
2. Grey tint double glass with matt Dulux Monument powdercoat frames & louvres
3. Double Brick fin, refer to plan for location
4. Single brick, La Paloma cornice
5. Austral Bricks, La Paloma Castellana
6. Clear vision glass to all communal areas
7. Grey tint double glass spandrel panel with shadow box
8. Powder coated folded aluminium window shroud & frame, matt finish with Dulux Monument
9. Brick wall on a steel stud wall
10. Powder coated aluminium windows matt finish with Dulux Monument shroud to match frame finish
11. Aluminium louvre to flood path
12. Austral Bricks, Chillingham White
13. Austral Bricks, Bowral Blue

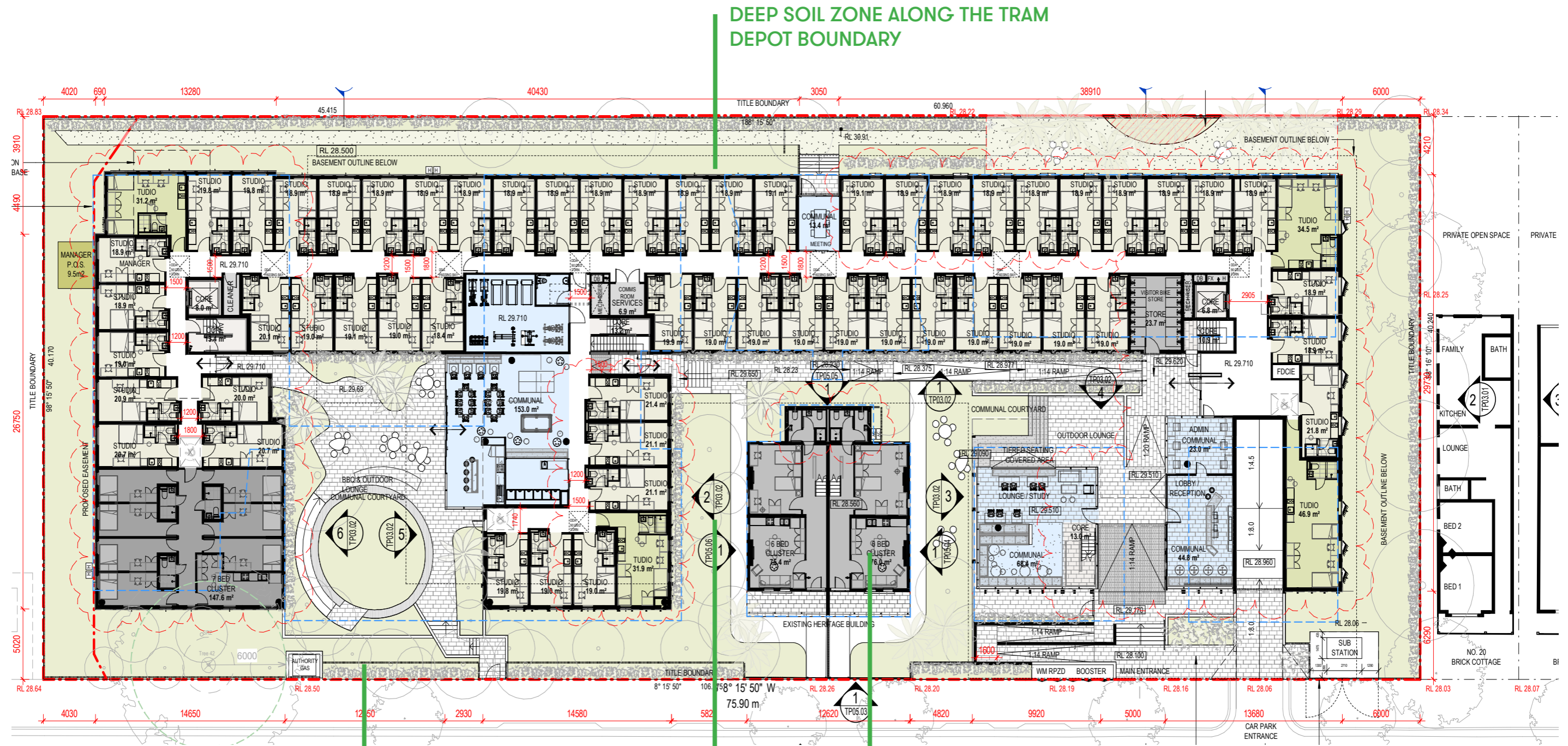


# 05

# Response to IPC comments

# 05 Response to IPC comments

## 01 Comment 02 - Response to NSW Government Architect comments



DEEP SOIL ZONE ALONG THE TRAM DEPOT BOUNDARY

FENCE REDUCED TO 1.2M HEIGHT AND MORE SOFT LANDSCAPING ADDED ALONG DONCASTER AVE BOUNDARY

GARDENS AROUND HERITAGE COTTAGE WITH GROVE OF DECIDUOUS TREES AND LUSH UNDERPLANTING

COMMON SPACES RELOCATED TO GROUND FLOOR TO ACTIVATE BUILDING EDGES OF HERITAGE COTTAGE

# 05 Response to IPC comments

## 02 Comment 02 - Response to NSW Department of Planning comments



ORIGINAL SCHEME



REVISED SCHEME

BUILT FORM CUT-BACK TO ALIGN WITH FACADE OF HERITAGE COTTAGE

BUILT FORM BROKEN DOWN TO CREATE DISTINCT BUILDING ELEMENTS

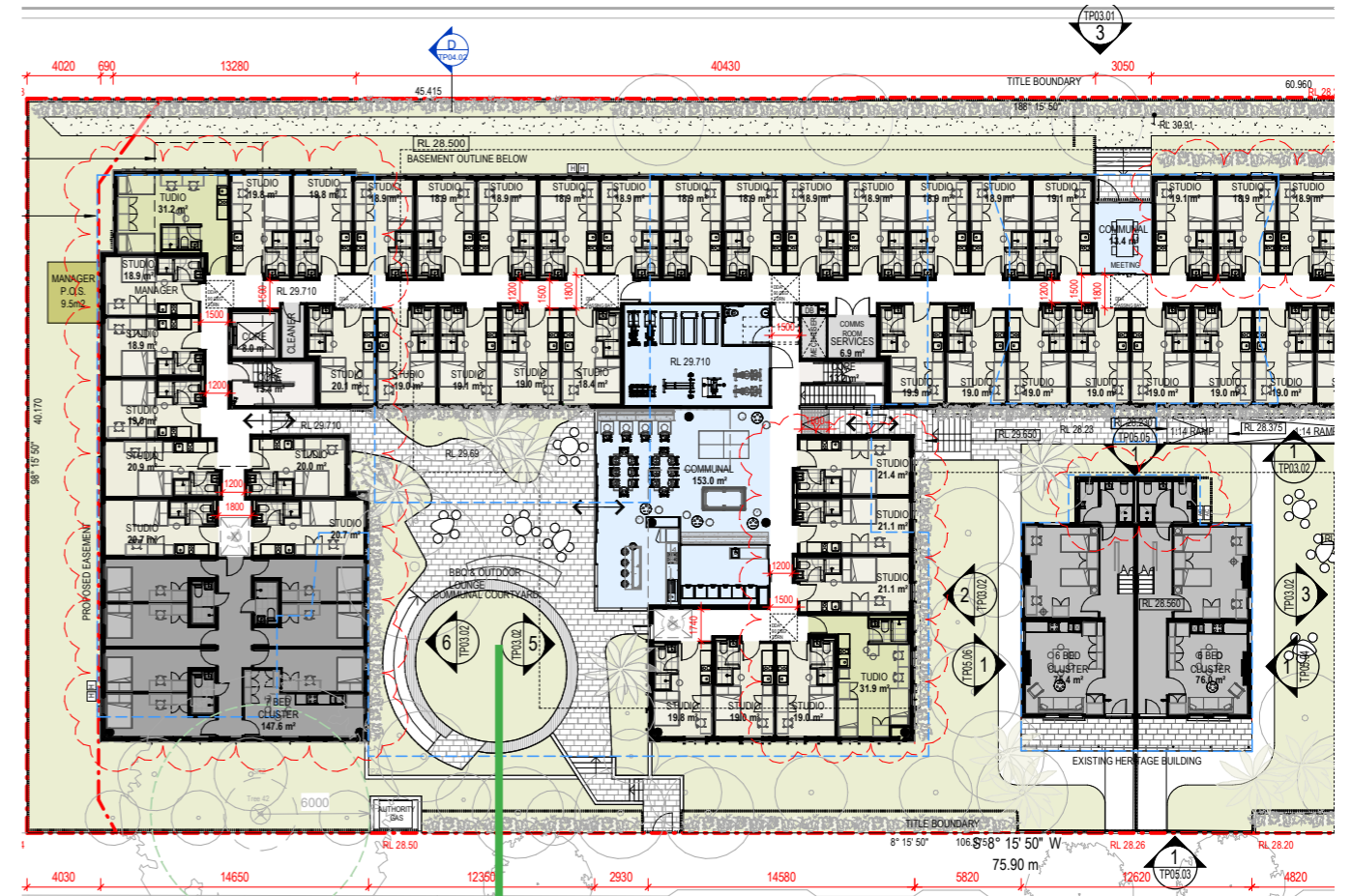
SETBACK TO NEIGHBOURING PROPERTY INCREASED ON ALL FLOORS

# 05 Response to IPC comments

## 03 Comment 02 - Response to NSW Department of Planning comments



ORIGINAL SCHEME



REVISED SCHEME

BUILT FORM BROKEN DOWN TO REFLECT BULK, SCALE AND BUILDING GAPS OF THE EXISTING STREETSCAPE ALONG DONCASTER AVE



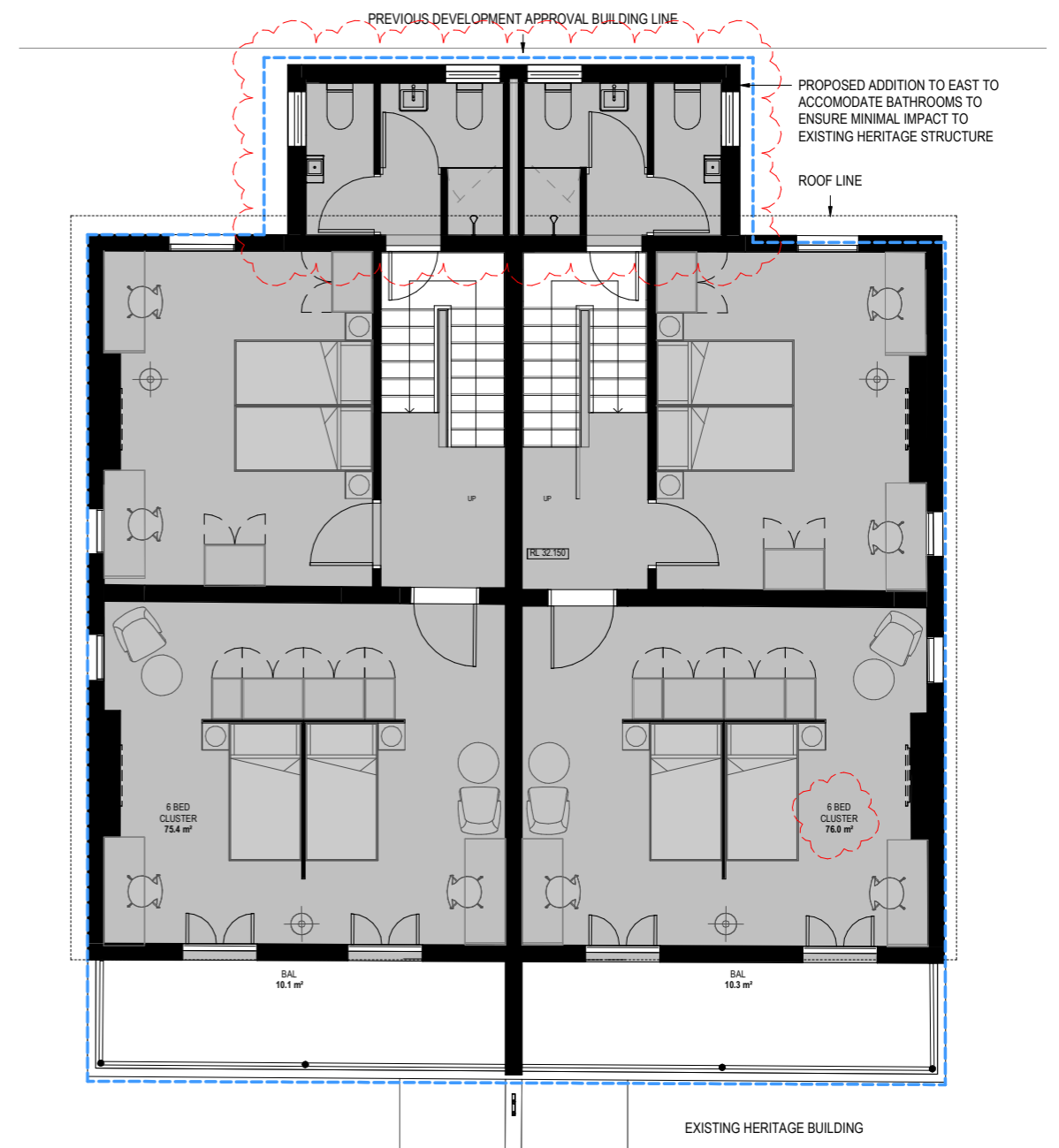
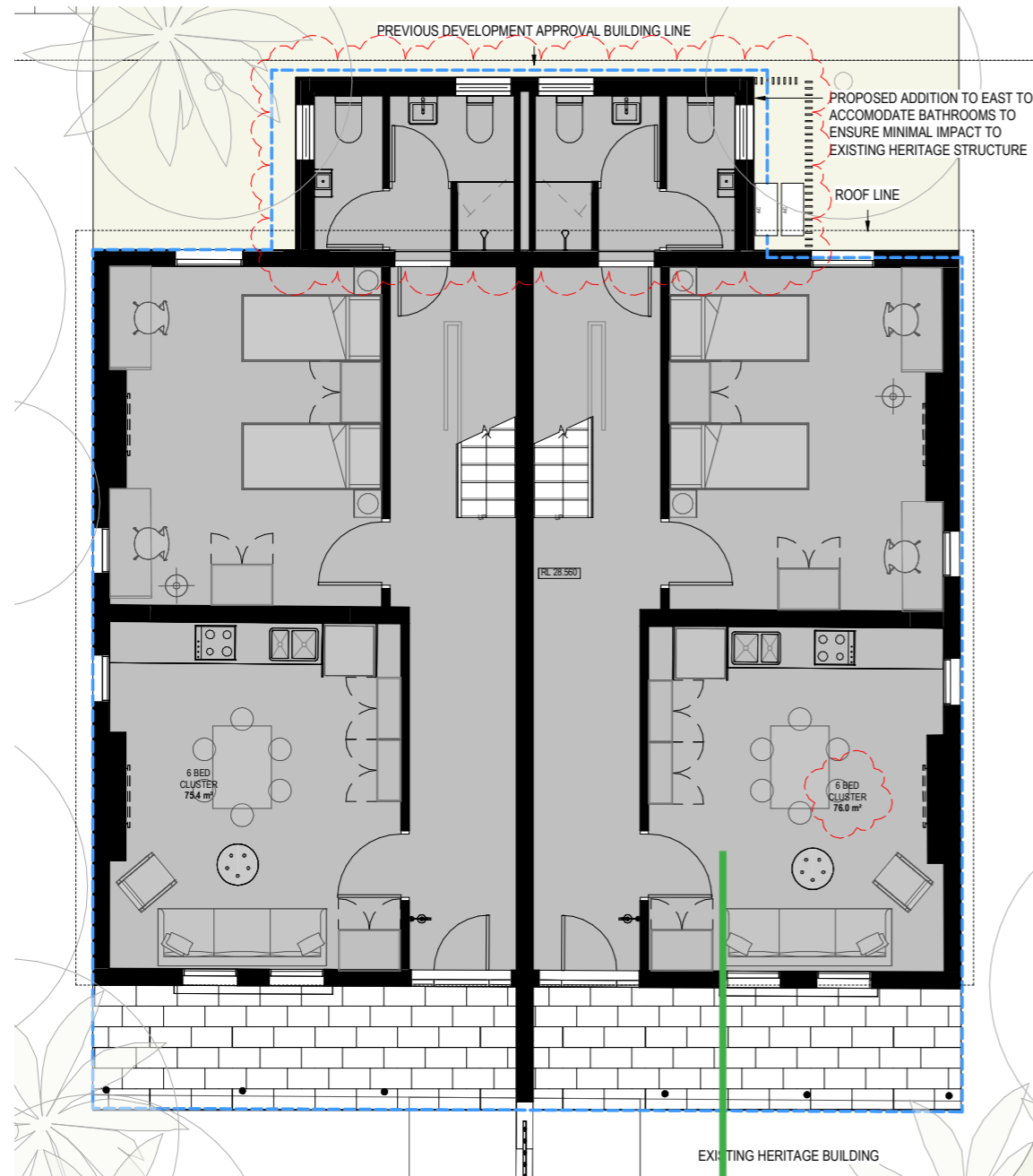
## 05 Response to IPC comments

### 04 Comment 03 - Proposed FSR departure

- ◆ Proposed FSR (1.37:1)
- ◆ FSR control under RLEP (0.9:1)
- ◆ Bonus otherwise available for boarding houses under ARH SEPP (0.5:1)
- ◆ Proposed FSR is achieved while maintaining amenity and appropriate impacts as:
  - Complies with height of building standards
  - Increased setbacks to the heritage item and appropriate conservation works to the item
  - Landscaped area is 27% of site area
  - Deep soil 23% of site area
  - Communal space delivered in exceedance of DCP requirement
  - Site suitability for student accommodation is demonstrated

# 05 Response to IPC comments

## 05 Comment 04 - Variation of maximum room size



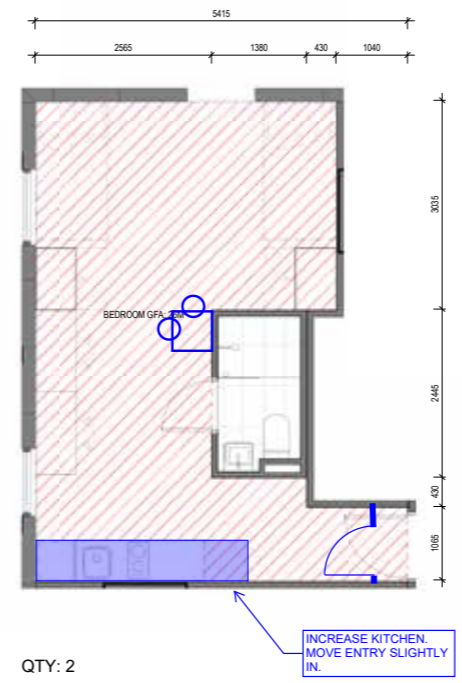
EXISTING ROOMS AND  
INTERNAL WALLS ARE  
MAINTAINED TO MINIMISE  
IMPACT ON HERITAGE  
CHARACTER OF COTTAGE

05 Response to IPC comments  
 06 Comment 05 - 25sqm Room Size



QTY: 2

4 TUDIO TYPE E  
 A06.05 1:50



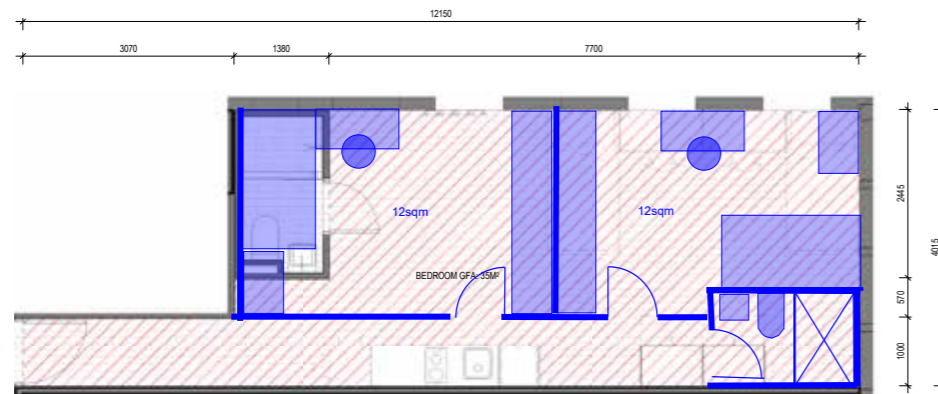
QTY: 2

3 TUDIO TYPE F  
 A06.05 1:50



QTY: 2

2 TUDIO TYPE G  
 A06.05 1:50



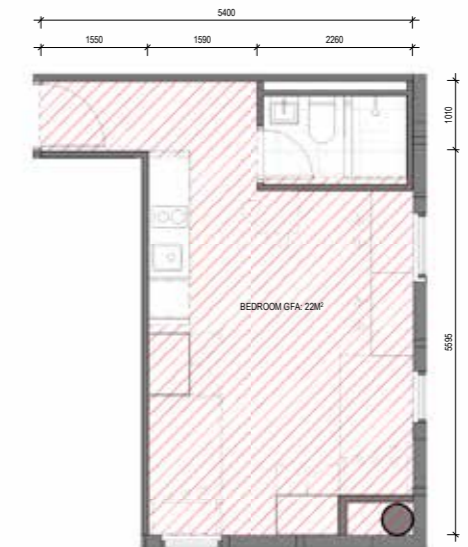
QTY: 1

1 TUDIO TYPE H  
 A06.05 1:50



QTY: 1

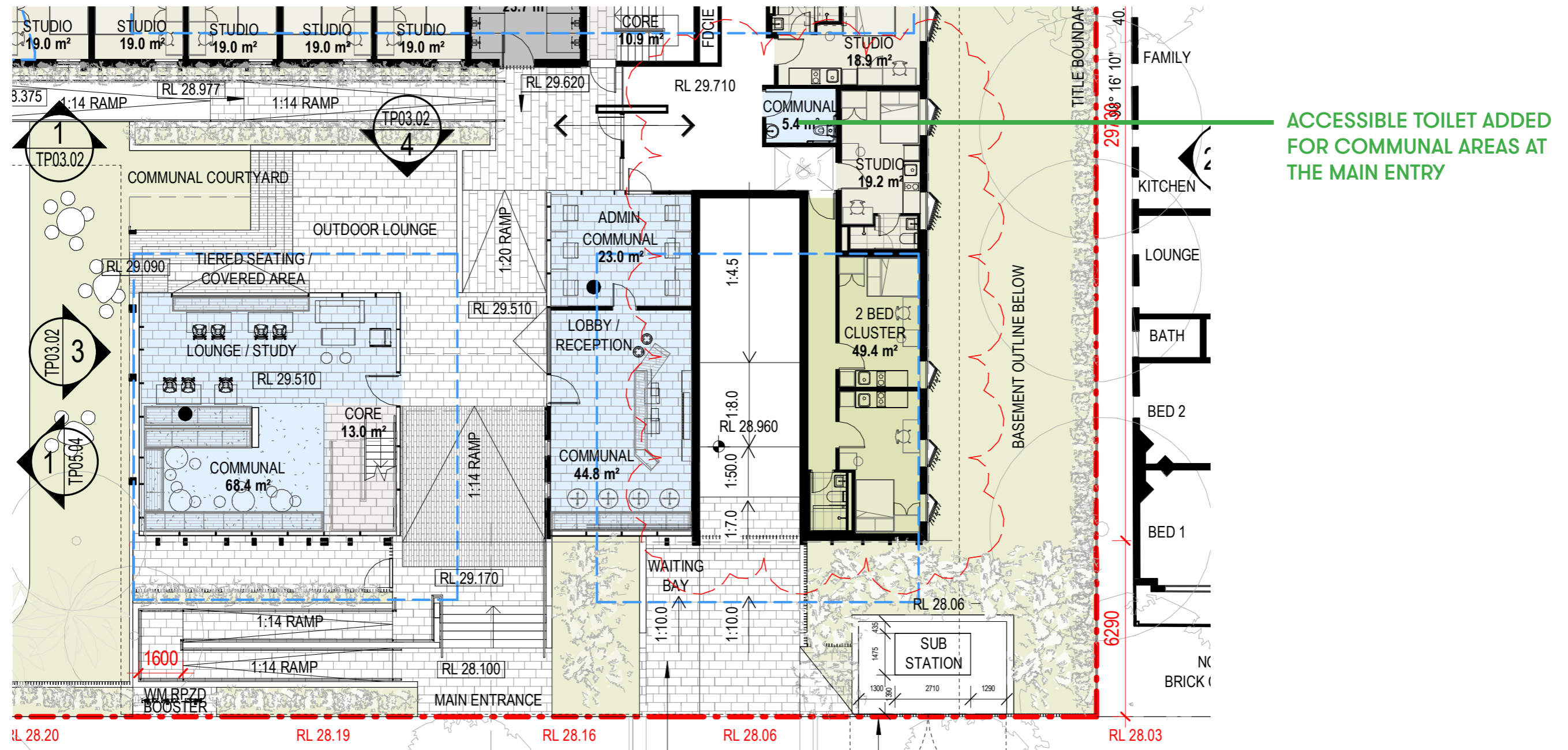
5 TUDIO TYPE I  
 A06.05 1:50



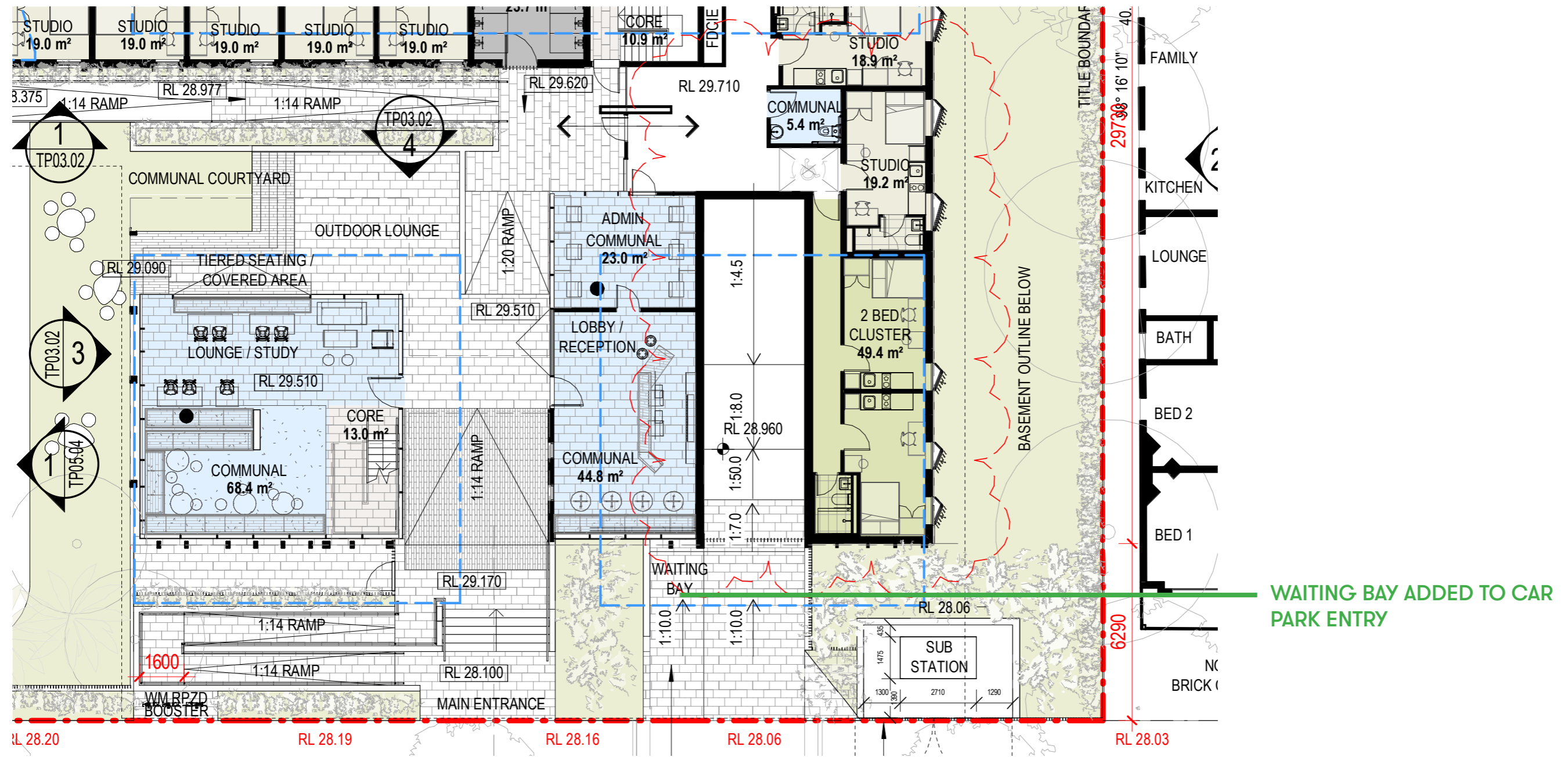
QTY: 1

6 TUDIO TYPE J  
 A06.05 1:50

05 Response to IPC comments  
 07 Comment 06 - Communal Toilet

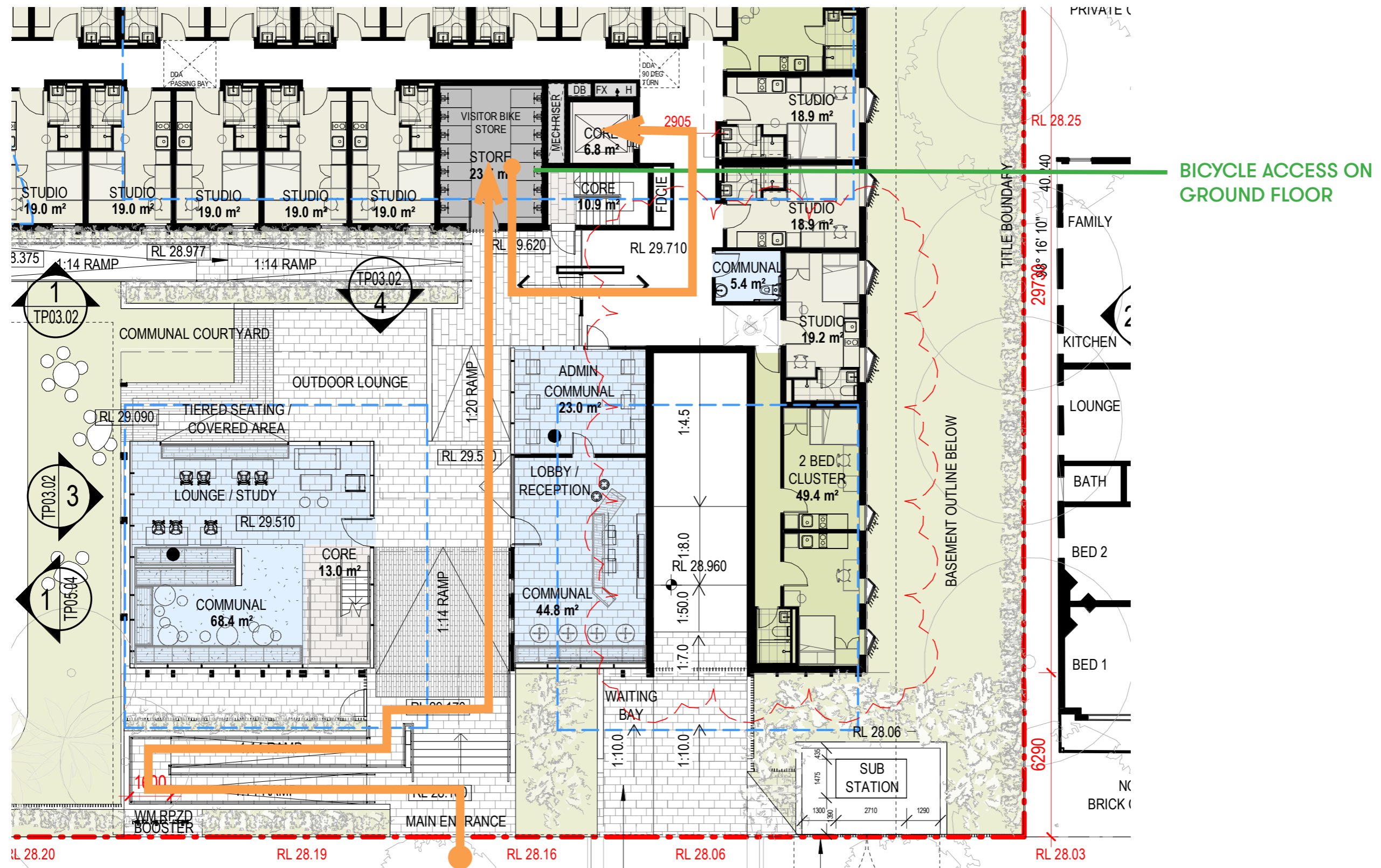


05 Response to IPC comments  
 08 Comment 07 - Car Waiting Bay



# 05 Response to IPC comments

## 09 Comment 08 - Bicycle Access on Ground Floor



## **05 Response to IPC comments**

### 10 Comments 09 to 12

- ◆ **Flood planning levels**
- ◆ **Aboriginal archaeological investigations**
- ◆ **Geotechnical studies**
- ◆ **Dilapidation surveys**

# 06

# Further questions and next steps