

—

# COL JAMES

## Student Accommodation

### PRECINCT 3 - PEMULWUY

### DA Submission

Response to Independent Planning Commission feedback

November 2018

## Col James - Student Accommodation

Project No. 16107

### NOTES

THIS DRAWING IS THE PROPERTY OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.  
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR  
CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY PROVIDED DIMENSIONS REFER TO CONSULTANT DOCUMENTATION  
FOR FURTHER INFORMATION.

DLG Quality Endorsed Company 101 1001 2288. Registration Number 22476  
Nominated Architect Nicholas Turner 8881 ARB. ARB No. 04 04 91

Rev. A IPC Presentation - November 2018

23/11/2018

# TURNER

Level 7 ONE Oxford Street  
Darlinghurst NSW 2010  
AUSTRALIA

T +61 2 8668 0000  
F +61 2 8668 0088  
turnerstudio.com.au

## Cover Sheet

---

## OVERVIEW

COMMUNAL INDOOR SPACE:  
DCP and SUBMITTED DA CALCULATIONS  
VARIETY OF COMMUNAL INDOOR SPACE  
STUDENT HOUSING PROVIDER PHILOSOPHY  
APPROACH TO THE STUDENT HOUSING PROVIDER PHILOSOPHY  
CURRENT DISTRIBUTION  
PROPOSED DISTRIBUTION

COMMUNAL OUTDOOR SPACE:  
DCP and SUBMITTED DA CALCULATIONS  
VARIETY AND EXTENT OF COMMUNAL OUTDOOR SPACE

### Col James - Student Accommodation

Project No. 16107

#### NOTES

0.1 THE DRAWING IS THE PROPERTY OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY PROVIDED DIMENSIONS REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCC Quality Endorsed Company 107 1001 2008. Registration Number 20476  
Nominated Architect Nicholas Turner 8885. ARB No. 04 04 917

Rev. A IPC Presentation - November 2018

### Contents

23/11/2018

**TURNER**

Level 7 ONE Oxford Street  
Darlinghurst NSW 2010  
AUSTRALIA

T +61 2 8668 0000  
F +61 2 8668 0088  
turnerstudio.com.au



## 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

### Col James - Student Accommodation

Project No. 16107

#### NOTES

1.0

THIS DRAWING IS THE PROPERTY OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY PROVIDED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCC Quality Endorsed Company 107 1001 2288. Registration Number 22476  
Nominated Architect Nicholas Turner 8881 ARN 84 084 084 917

Rev. A IPC Presentation - November 2018

23/11/2018

### Overview

# TURNER

Level 7 **ONE** Oxford Street  
Darlinghurst NSW 2010  
AUSTRALIA

T +61 2 8668 0000  
F +61 2 8668 0088  
turnerstudio.com.au

# COMMUNAL INDOOR SPACE

## Col James - Student Accommodation

Project No. 16107

### NOTES

2.0

THIS DRAWING IS THE PROPERTY OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY PROVIDED DIMENSIONS REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCC Quality Endorsed Company 101 1001 22008 Registration Number 22476  
Nominated Architect Nicholas Turner 8881 ARB No 04 04 917

## COMMUNAL INDOOR SPACE

Rev. A IPC Presentation - November 2018

23/11/2018

# TURNER

Level 7 ONE Oxford Street  
Darlinghurst NSW 2010  
AUSTRALIA

T +61 2 8668 0000  
F +61 2 8668 0088  
turnerstudio.com.au

## Communal Indoor Space - DCP Requirements

DCP minimum Communal Indoor space requirements:

1.25 m<sup>2</sup>/Student  
@596 Students = **745 m<sup>2</sup>**

Communal Indoor space to receive minimum 2 hours  
solar access to at least 50% of the windows =  
50% of 745 m<sup>2</sup> = **373 m<sup>2</sup>**

## Communal Indoor Space - Proposed DA Submission

Communal Indoor space provided 686 m<sup>2</sup>

Communal Indoor space provided - 5 Bed Cluster 398 m<sup>2</sup>

Total Communal Indoor space provided

**1,084 m<sup>2</sup> or 1.81 m<sup>2</sup> per student**

This is +339 m<sup>2</sup> or 45% above minimum DCP requirements

Total Communal Indoor space achieving  
minimum 2 hours solar access

**874 m<sup>2</sup>**

This is +501 m<sup>2</sup> or 134% above minimum DCP requirements

### Col James - Student Accommodation

Project No. 16107

NOTES

2.1

THIS DRAWING IS THE PROPERTY OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.  
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR  
CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS REFER TO CONSULTANT DOCUMENTATION  
FOR FURTHER INFORMATION.

DLCC Quality Endorsed Company 107 9331 2288. Registration Number 22476  
Nominated Architect Nicholas Turner 8881 ARN 84 084 084 917

### DCP and proposed DA Calculations

Rev. A IPC Presentation - November 2018

23/11/2018

# TURNER

Level 7 ONE Oxford Street  
Darlinghurst NSW 2010  
AUSTRALIA

T +61 2 8668 0000  
F +61 2 8668 0088  
turnerstudio.com.au

# Communal Indoor Space - Variety

We have rooms accommodating a variety of uses within the current proposal. These include:

- Family Room, Lounge and TV/Games Room **221m<sup>2</sup>**
- Gym **56m<sup>2</sup>**
- Cinema **41m<sup>2</sup>**
- Lounge/Welcoming area **75m<sup>2</sup>**
- Study/Reading Areas **79m<sup>2</sup>**
- Meeting Areas **26m<sup>2</sup>**
- Study Rooms **163m<sup>2</sup>**
- Communal dining on Rooftop **25m<sup>2</sup>**
- 5 Bed Cluster communal area **398m<sup>2</sup>**

**Total 1,084 m<sup>2</sup>**



Family Room



Game Area



Cinema



Lounge



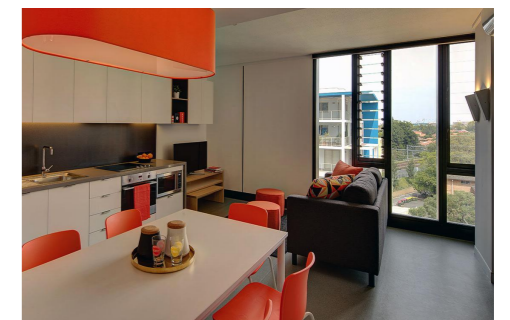
Dining Area



Gym



Study Area



5 Bed Cluster Communal Area

## Col James - Student Accommodation

Project No. 16107

NOTES

2.2 THE DRAWING IS A PRELIMINARY DESIGN. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY DIMENSIONS GIVEN IN CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCC Quality Endorsed Company 101 881 2388. Registration Number 29476  
 Nominated Architect: Nicholas Turner 8881, ARIA BA 044 044 911

Rev. A IPC Presentation - November 2018

**Variety**

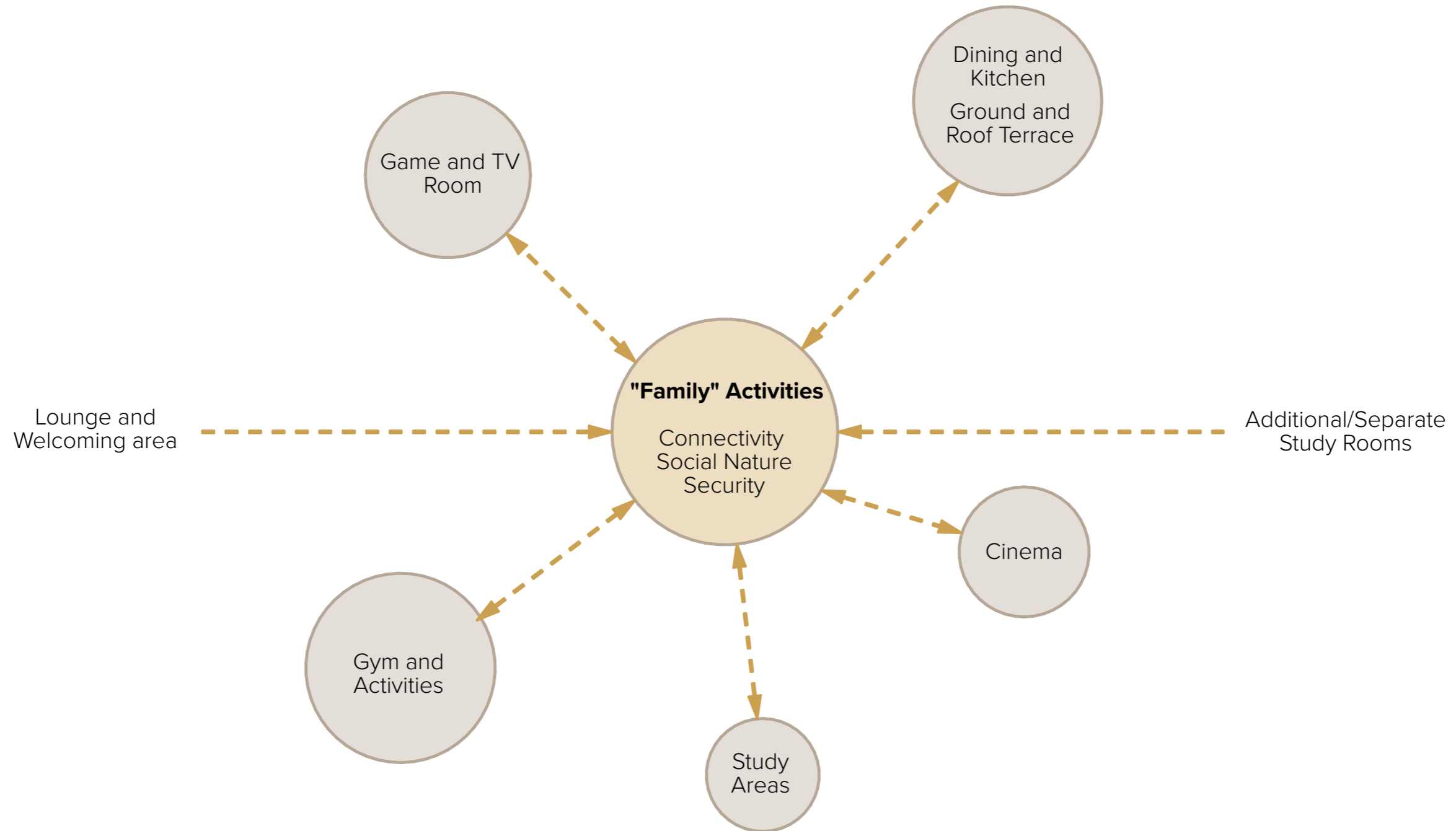
23/11/2018

**TURNER**

Level 7 ONE Oxford Street  
 Darlinghurst NSW 2010  
 AUSTRALIA

T +61 2 8668 0000  
 F +61 2 8668 0088  
 turnerstudio.com.au

# Communal Indoor Space - Student Housing Provider Philosophy



## Col James - Student Accommodation

Project No. 16107

NOTES  
THIS DRAWING IS A PRELIMINARY DESIGN. NO REPRESENTATION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.  
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR  
CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY DIMENSIONS GIVEN IN CONSULTANT DOCUMENTATION  
FOR FURTHER INFORMATION.

2.3

DLCC Quality Endorsed Company 107 1001 2008. Registration Number 20476  
Nominated Architect Nicholas Turner 8881 ARN 84 084 081 917

## Student Housing Provider Philosophy

Rev. A IPC Presentation - November 2018

23/11/2018

# TURNER

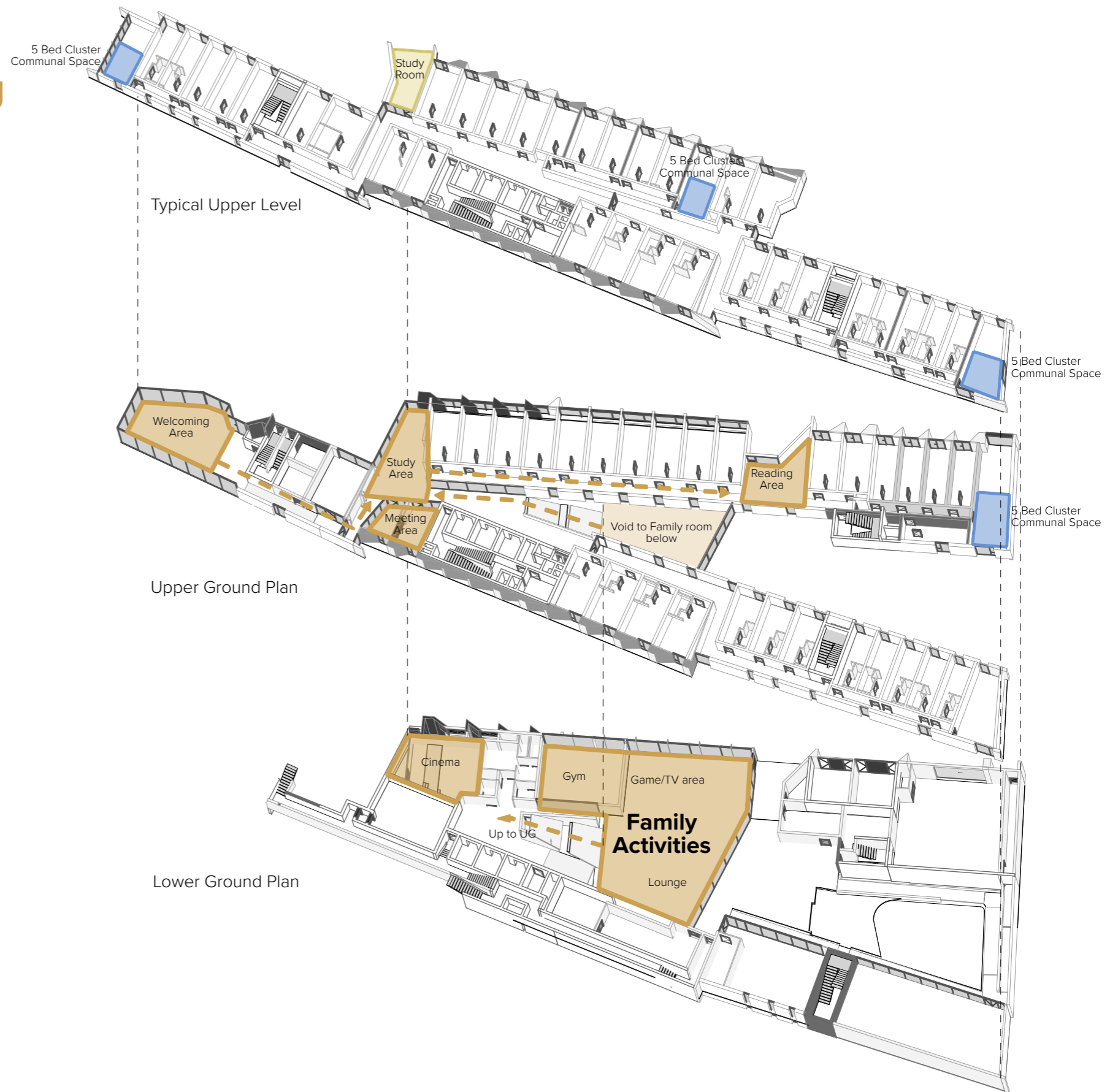
Level 7 ONE Oxford Street  
Darlinghurst NSW 2010  
AUSTRALIA

T +61 2 8668 0000  
F +61 2 8668 0088  
turnerstudio.com.au

# 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



### Col James - Student Accommodation

Project No. 16107

NOTES  
THIS DRAWING IS A PRELIMINARY DESIGN. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.  
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR  
CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FOUND DIMENSIONS REFER TO CONSULTANT DOCUMENTATION  
FOR FURTHER INFORMATION.

2.4

DLCC Quality Estimated Company 101 1001 2008, Registration Number 20476  
Nominated Architect Nicholas Turner 8885, ARB No. 044 044 917

### Approach to the Student Provider Philosophy

Rev. A IPC Presentation - November 2018

23/11/2018

**TURNER**

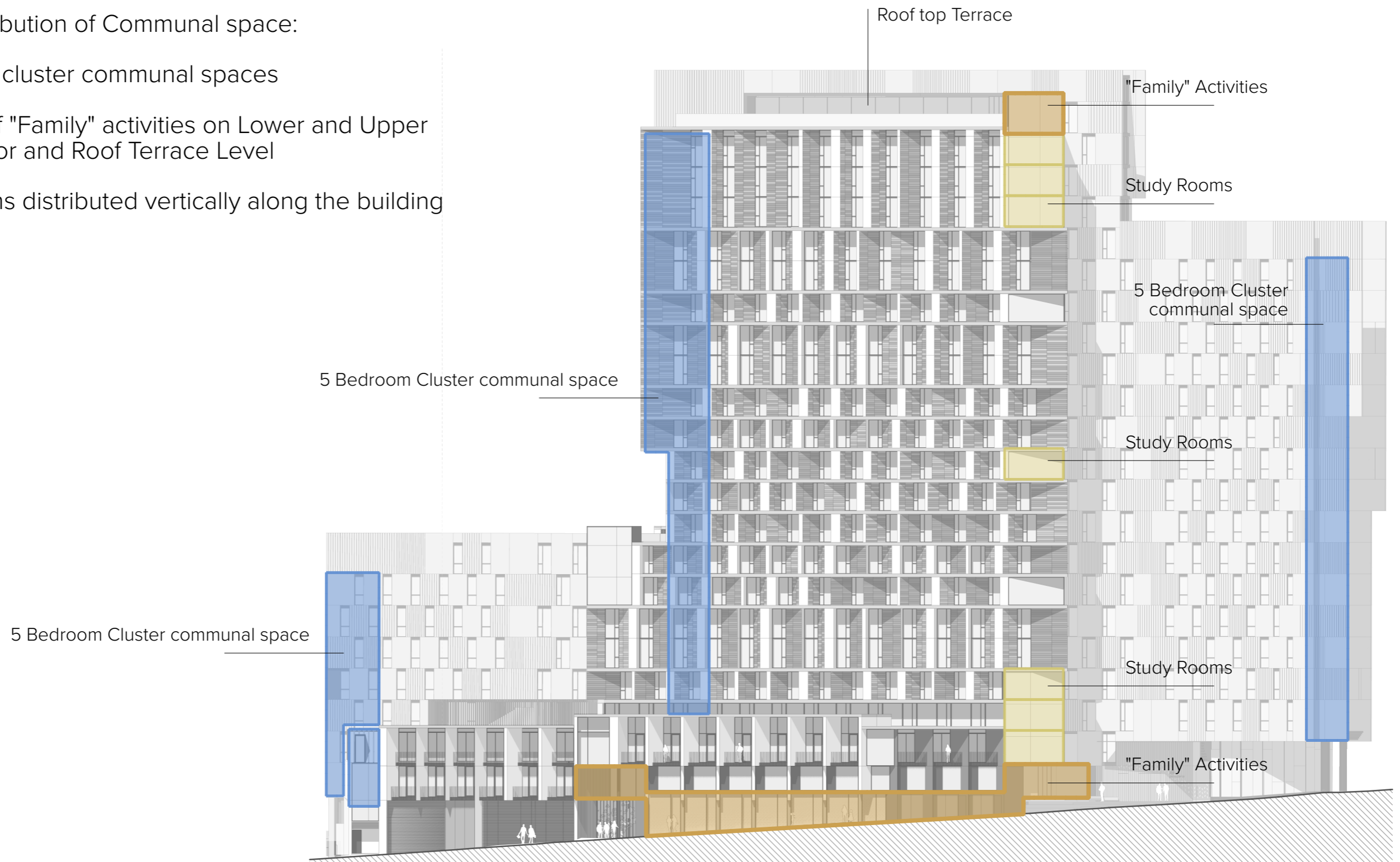
Level 7 ONE Oxford Street  
Darlinghurst NSW 2010  
AUSTRALIA  
T +61 2 8668 0000  
F +61 2 8668 0088  
turnerstudio.com.au



# 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



## Col James - Student Accommodation

Project No. 16107

NOTES  
THIS DRAWING IS THE PROPERTY OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.  
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR  
CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY DIMENSIONS SHOWN TO CONSULTANT DOCUMENTATION  
FOR FURTHER INFORMATION.

2.5

SLCC Quality Endorsed Company 107 1001 2208, Registration Number 22476  
Nominated Architect Nicholas Turner 8881, ARIA M 04 04 911

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

Rev. A IPC Presentation - November 2018

## Current Distribution

23/11/2018

# TURNER

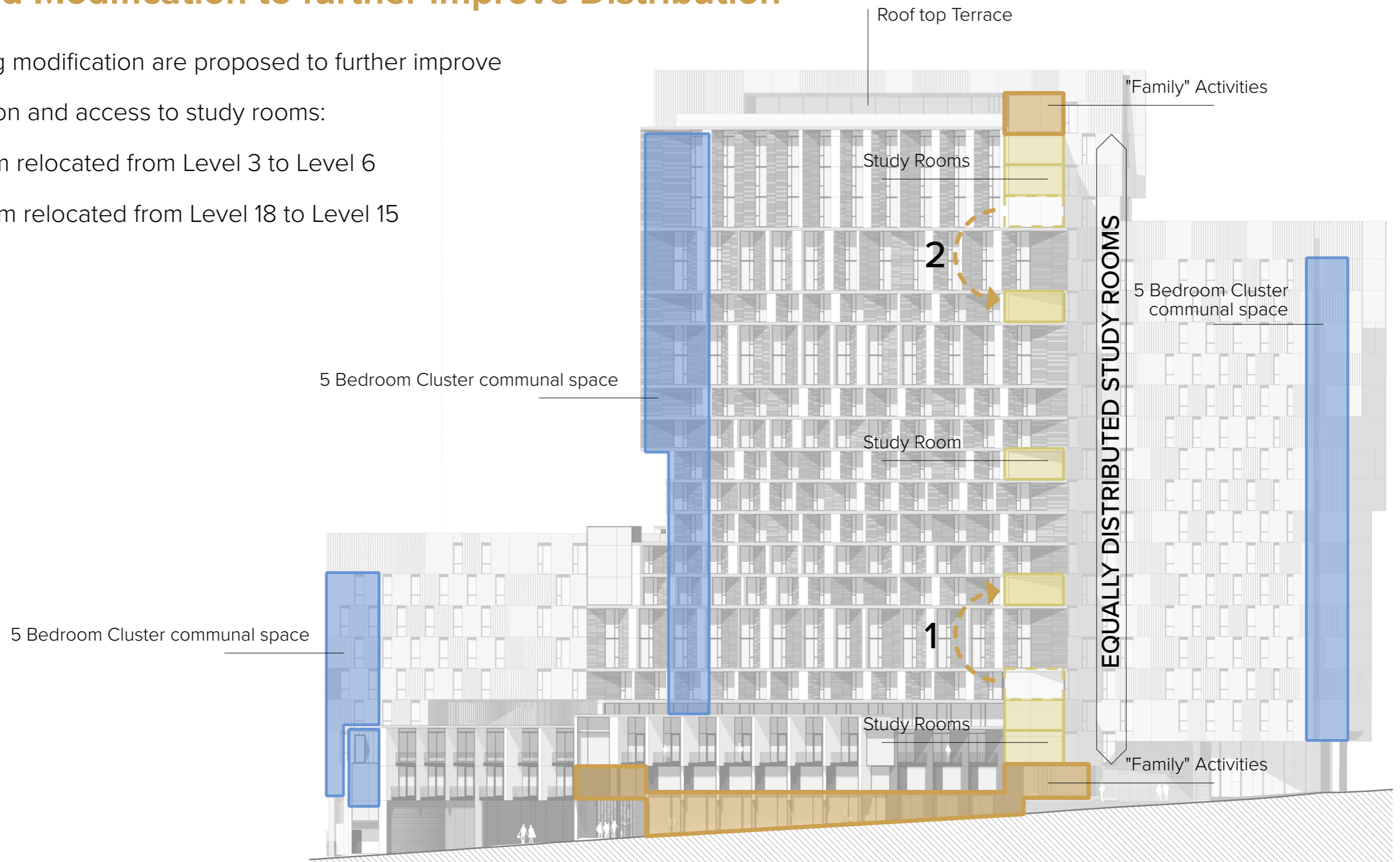
Level 7 ONE Oxford Street  
Darlinghurst NSW 2010  
AUSTRALIA

T +61 2 8668 0000  
F +61 2 8668 0088  
turnerstudio.com.au

# Communal Indoor Space - Proposed Modification to further improve Distribution

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

1. Study Room relocated from Level 3 to Level 6
2. Study Room relocated from Level 18 to Level 15



## Col James - Student Accommodation

Project No. 16107

NOTES  
THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY DIMENSIONS SHOWN IN CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

2.6

SLC Quality Estimated Company 187 1881 2288, Registration Number 29476  
Notified Architect Nicholas Turner 8881, ABA No 044 044 917

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

Rev. A IPC Presentation - November 2018

## Proposed Distribution

23/11/2018

# TURNER

Level 7 ONE Oxford Street  
Darlinghurst NSW 2010  
AUSTRALIA

T +61 2 8668 0000  
F +61 2 8668 0088  
turnerstudio.com.au

# COMMUNAL OUTDOOR SPACE



## Col James - Student Accommodation

Project No. 16107

### NOTES

THIS DRAWING IS THE PROPERTY OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY PROVIDED DIMENSIONS REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCC Quality Endorsed Company 101 1001 22008 Registration Number 22476  
Nominated Architect Nicholas Turner 8885 ARB No 04 04 917

## COMMUNAL OUTDOOR SPACE

Rev. A IPC Presentation - November 2018

23/11/2018

3.0

# TURNER

Level 7 ONE Oxford Street  
Darlinghurst NSW 2010  
AUSTRALIA

T +61 2 8668 0000  
F +61 2 8668 0088  
turnerstudio.com.au

## Communal Outdoor Space - DCP Requirements

Total Communal Outdoor space requirements:  
Minimum area of **20m<sup>2</sup>**

## Communal Outdoor Space - Proposed DA Submission

Total Communal Outdoor space provided:  
**535m<sup>2</sup>**  
This is +515 m<sup>2</sup> or 2,675% above minimum DCP requirements

### Col James - Student Accommodation

Project No. 16107

#### NOTES

3.1

THIS DRAWING IS THE PROPERTY OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.  
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR  
CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY PROVIDED DIMENSIONS REFER TO CONSULTANT DOCUMENTATION  
FOR FURTHER INFORMATION.

DLG Quality Endorsed Company 101 9331 2288. Registration Number 22476  
Nominated Architect Nicholas Turner 8885, ARN 84 084 084 917

### DCP and proposed DA Calculations

Rev. A IPC Presentation - November 2018

23/11/2018

# TURNER

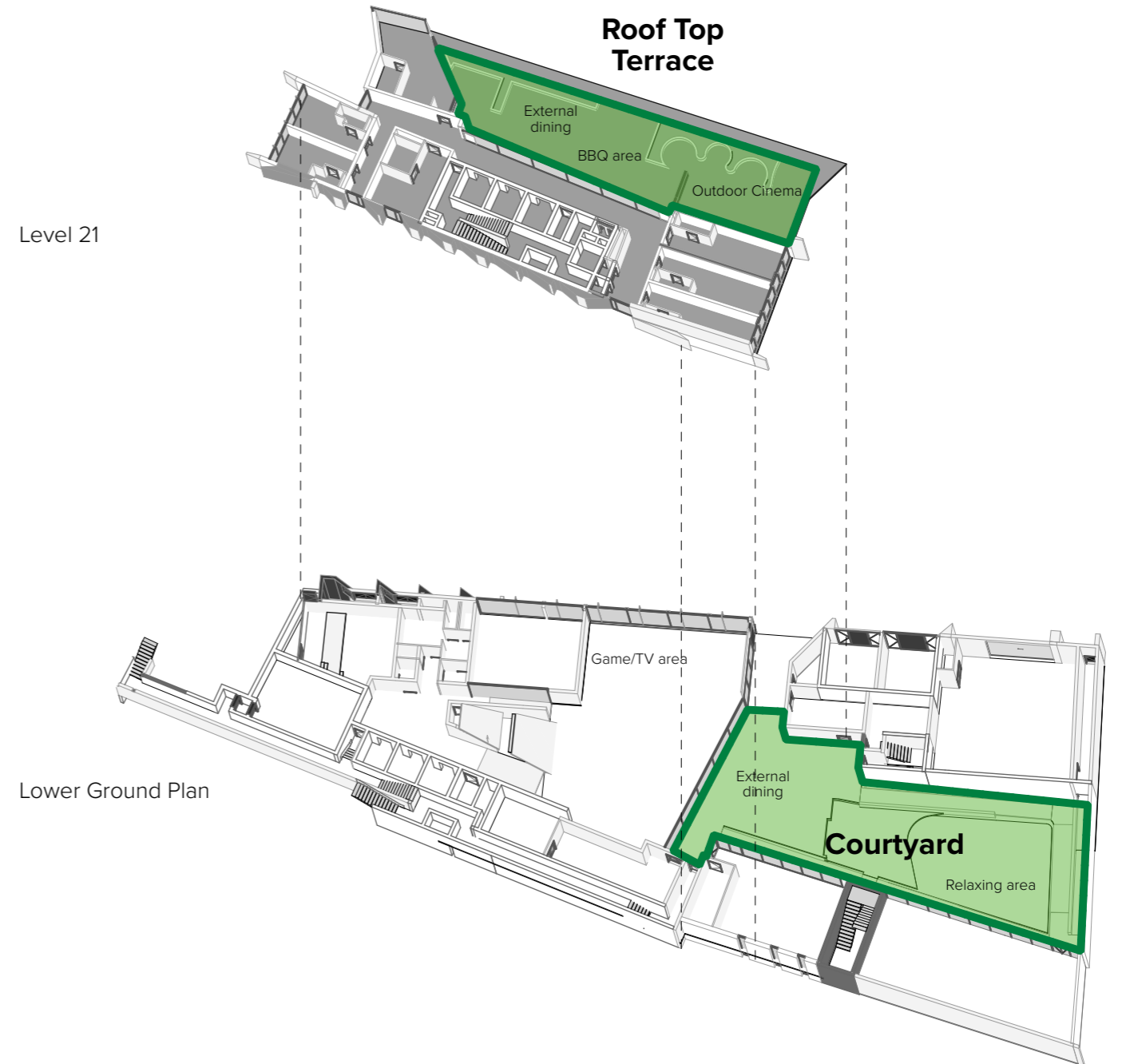
Level 7 ONE Oxford Street  
Darlinghurst NSW 2010  
AUSTRALIA

T +61 2 8668 0000  
F +61 2 8668 0088  
turnerstudio.com.au

# Communal Outdoor Space - Extent and Variety

The provided Communal Outdoor Space improves the quality of the space and the possibilities to offer diverse range of activities, such as:

- external dining area on ground level and roof terrace
- bbq area
- external facilities
- sitting/relaxing area with grass and trees
- outdoor cinema
- places for social interaction



## Col James - Student Accommodation

Project No. 16107

NOTES

3.2 THE DRAWING IS THE PROPERTY OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY DIMENSIONS GIVEN IN CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCC Quality Endorsed Company 101 1001 2208. Registration Number 22476  
 Nominated Architect Nicholas Turner 8881 ARN 84 084 081 911

## Extent and Variety of Communal Outdoor Space

Rev. A IPC Presentation - November 2018

23/11/2018

# TURNER

Level 7 ONE Oxford Street  
 Darlinghurst NSW 2010  
 AUSTRALIA

T +61 2 8668 0000  
 F +61 2 8668 0088  
 turnerstudio.com.au

—  
**END**

## Col James - Student Accommodation

Project No. 16107

**NOTES**  
THIS DRAWING IS THE PROPERTY OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.  
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR  
CLARIFICATION BEFORE PROCEEDING WITH WORK. DIMENSIONS ARE NOT TO BE SCALED. USE ONLY PROVIDED DIMENSIONS REFER TO CONSULTANT DOCUMENTATION  
FOR FURTHER INFORMATION.

DLCC Quality Endorsed Company 101 1001 2008. Registration Number 20476  
Nominated Architect Nicholas Turner 8885, APRN BA 004 004 911

Rev. A IPC Presentation - November 2018

**End**

23/11/2018

**TURNER**

Level 7 **ONE** Oxford Street  
Darlinghurst NSW 2010  
AUSTRALIA

T +61 2 8668 0000  
F +61 2 8668 0088  
turnerstudio.com.au