



Waipapa Taumata Rau The University of Auckland Student Centre and Library

Prepared for:
Waipapa Taumata Rau, The University of Auckland

Document Revision Status:
FTAA Referral Application

26th March 2026

WARREN AND MAHONEY®



Waipapa
Taumata Rau
**University
of Auckland**

Te Urunga | Bound Connection

Source: Eighty Ltd & Haumi

Te Uru nui

Te Uru roa

Te Urunga Hau Tauira

Koia tēnei ko te hekenga o te wānanga

Tēnei ka rukutia

Kei te tūātea ka kauhautia

Te Wahahukahuka

Te Wahamaremare

Te Wāhi Whakatūtū Puehu

Te Wāhi Whakatau

Whakatau atu

Whakatau mai

Te whakataunga o te kōrero, o te mahara, o te whakaaro

I heke iho mai i te rangi e tū nei

Ka whaia ko Hiwa ki te Rangi

Ki Taumata Rangipuke

Kei te papaangaanga te kai māro

Kei tōnā kauae te tetē o te niho tangata

“Hau mai, Hau atu

Hau atu, Hau mai”

Te Uru nui

Te Uru roa

Te Urunga Hau Tauira

Tēnei ka whakaputaina ki te wheiao ao, ki te ao mārama

Tihē, Mauriora

Prepared For:
Waipapa Taumata Rau, The University of Auckland

Document Revision Status:
Referral Application
March 2026

Contact:
Warren and Mahoney Architects New Zealand Ltd
139 Pakenham Street West
Auckland CBD, 1010
New Zealand

Disclaimer:
While Warren and Mahoney has endeavoured to summarise the Concept Design process in this document and appendices, the report format cannot represent the broad range and depth of information captured on the Concept Design Drawings, Specifications and Schedules. Approval of the specific issues contained in this report does not discharge the obligation of the client team to review the drawings and specifications in their entirety.

Overview 01

Introduction
Key Metrics
Strategic Framework
Key Project Outcomes
Core Project Elements

Location & Context 02

City Scale Relationships
City Campus Masterplan
Historic Heritage and Special Character
Planning Controls

Design Proposal 03

Experiential Strategies
Site Plan
Cross Section
Floor Plans

Landscape 04

Design Concept
Model Views

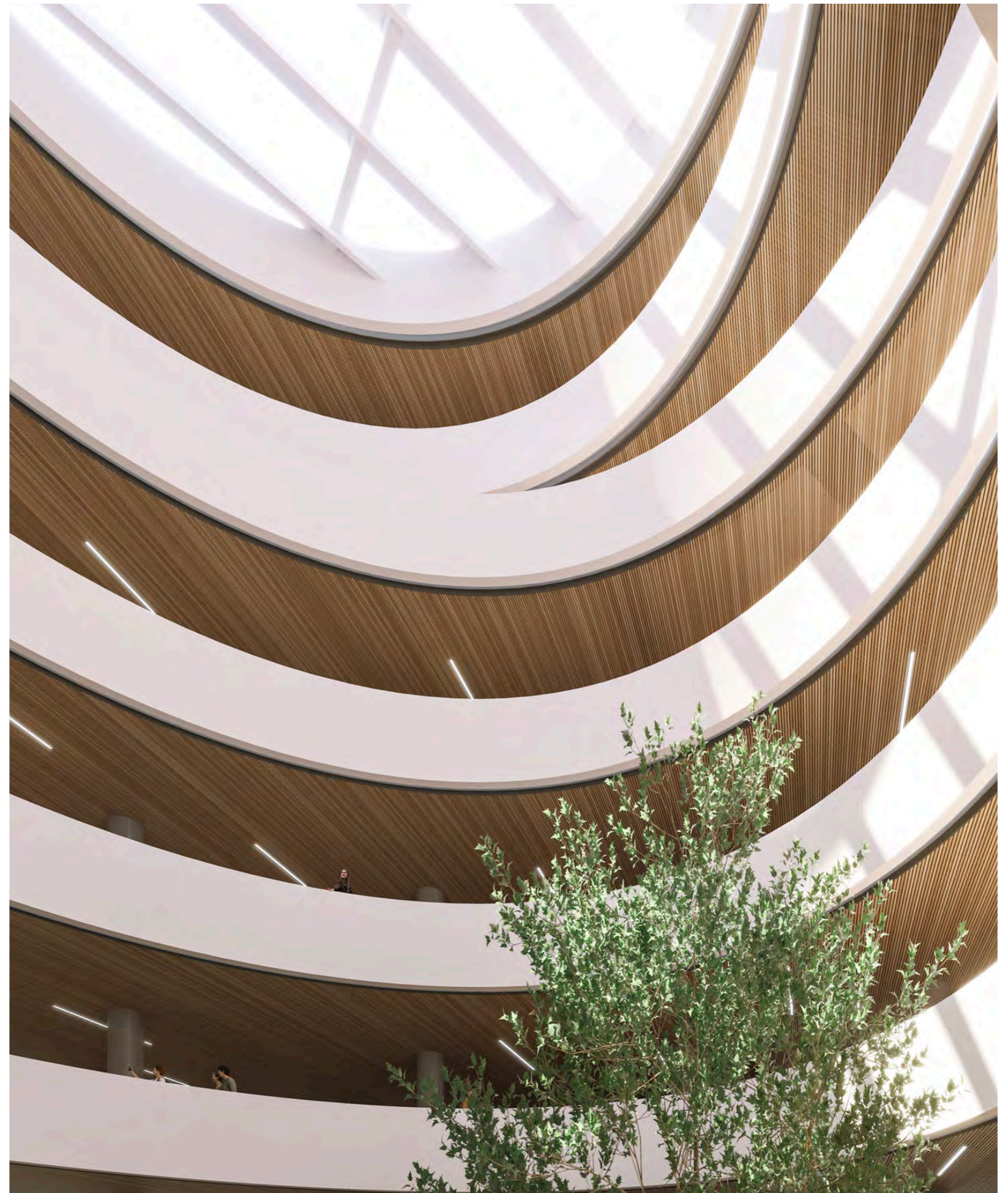


1.0 Overview

Introduction

This document contains a summary of the design proposal for UoA Student Centre and Library.

The Student Centre and Library will deliver a contemporary, world-class facility that integrates the library, spaces for student associations and clubs, teaching and learning spaces, student support services and food and beverage offerings. Complementing the building will be an expanded redeveloped quad, expanding the current outdoor area to create a high-quality, large-scale public space.



1.0 Overview

Key Metrics

Key metrics are outlined below. These reflect the drawings issued at the completion of the referral submission and are subject to further design development.

3,450 m ²	Food and Beverage
3,520 m ²	Student Support & Clubs
9,100 m ²	Library, Teaching and Learning
4,620 m ²	Plant
2,510 m ²	Common (core and circulation)
23,200m²	Total GFA (excludes terraces and voids)





Waipapa
Taumata Rau
University
of Auckland

STUDENT CENTRE AND LIBRARY

1.0 Overview

Strategic Framework

Te Rautaki Tūāpapa – The University of Auckland Estate Strategy 2021–2030

Te Rautaki Tūāpapa, the University of Auckland Estate Strategy 2021–2030, builds upon the foundation established by Taumata Teitei, the University’s Vision 2030 and Strategic Plan 2025.

The Estate Strategy responds to current and future challenges by aiming to deliver a physical campus environment that is distinctive, capable, flexible, sustainable, and reflective of our unique sense of place in Aotearoa New Zealand and the Pacific.

The strategy is structured around five key themes:

- Environmental Performance
- Distinctive Sense of Place
- Flexible and Capable
- Student-Centred Spaces
- Affordability

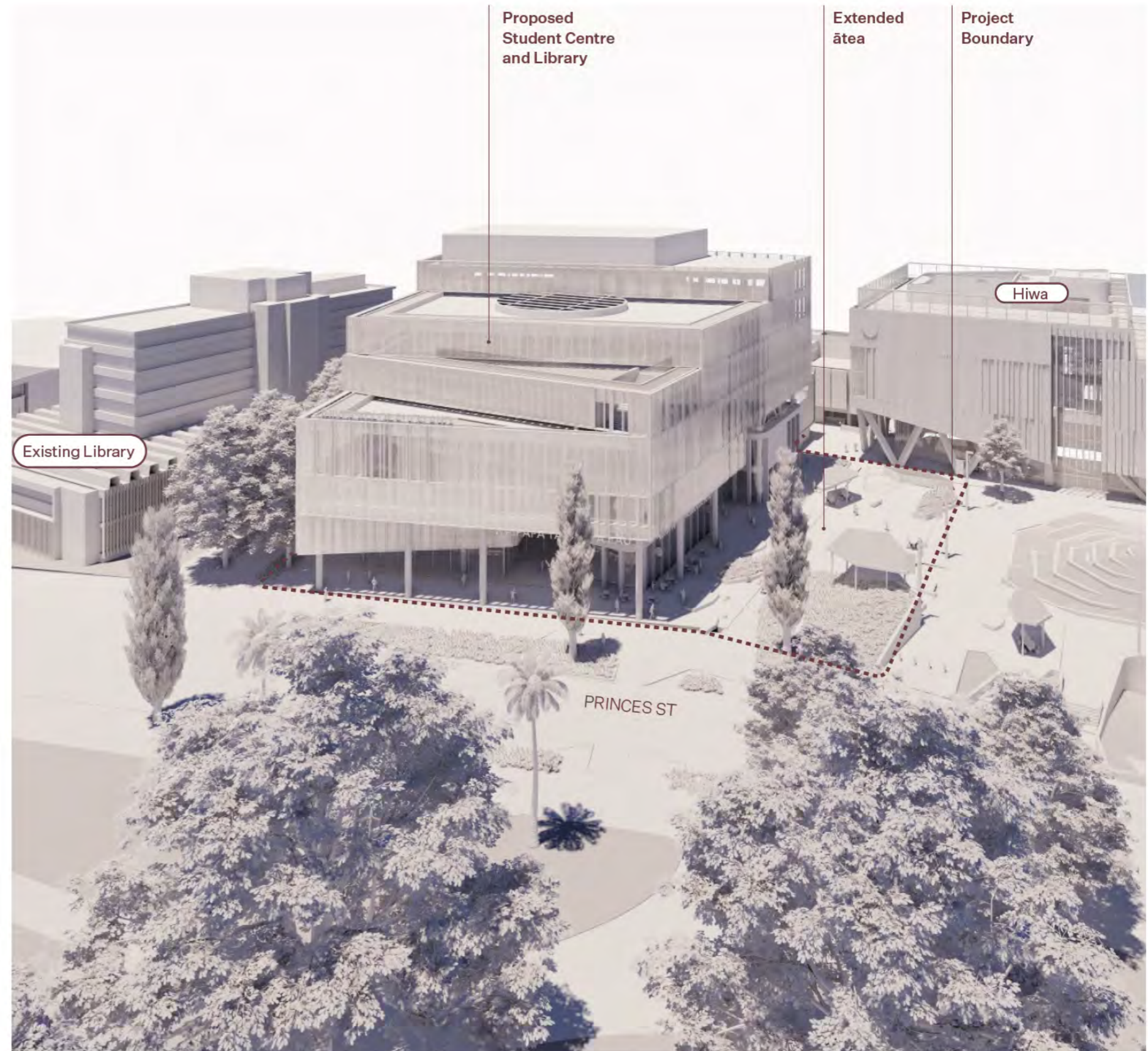
The Estate Strategy highlights the need for integrated masterplanning to align academic and research priorities, curriculum-supporting projects, student services and facilities, accessibility, planning regulations, public realm improvements, environmental sustainability, biodiversity, and infrastructure resilience.

It also outlines campus and sector capital priorities, which have directly informed the identification and staging of the Student Centre and Library project.

Further Strategic Documents

This project has also been guided by several other strategic documents that shape decision-making at Waipapa Taumata Rau, University of Auckland, including:

- Te Rautaki Aronga Toitū – Sustainability Strategy
- Te Taumata Tukuwāro-kore – Net Zero Carbon Strategy
- Hononga Mauri – University of Auckland Identity Narrative
- Disability Action Plan



1.0 Overview

Strategic Framework

The Masterplan Framework underpins the City Campus Masterplan as a strategic guide for the long-term development of Waipapa Taumata Rau, University of Auckland. It provides a cohesive structure to shape the campus in ways that enhance teaching and learning, elevate the student experience, and deliver improved environmental outcomes.



Diagram: The Masterplan Framework

1.0 Overview

Key Project Outcomes

The following project outcomes are from the briefing document and establish key principles for the project.



B201, Waipapa Taumata Rau - University of Auckland, Architects: Jasmx

Champion design excellence

This development will reflect the University's ambition for design excellence, aligning with the Masterplan design outcomes and sustainability principles.



Hiwa, Waipapa Taumata Rau - University of Auckland, Architects: WAM

Enhance student experience and wellbeing

The project will feature inviting, accessible environments with improved aesthetics and intuitive wayfinding to foster a positive student experience and support wellbeing.



Waipapa Taumata Rau - University of Auckland, Architects: R.A. Lippincott

Establish a strong campus identity linked to campus heritage values

The Student Centre and Library will create welcoming, clearly identifiable entry points that serve as a symbolic and physical "front door" to the University — ones that reinforce its presence, accessibility and connection to campus heritage values.



Hiwa, Waipapa Taumata Rau - University of Auckland, Architects: WAM

Embed Mana Whenua values

The development will integrate mana whenua aspirations and cultural narratives meaningfully into the design, planning, and placemaking processes.

1.0 Overview

Key Project Outcomes



Commercial Bay - Te Toki i te Rangi, Precinct Properties, Architects: WAM

Revitalise retail and hospitality offerings

The new Student Centre and Library will significantly upgrade retail and food services across the precinct to meet the diverse needs of students and enhance campus vibrancy.



Hiwa, Waipapa Taumata Rau - University of Auckland, Architects: WAM

Provide flexible, inclusive spaces

The development will incorporate bookable, multi-use spaces that accommodate a range of student groups, clubs, and support services, promoting inclusivity and engagement.



Hiwa, Waipapa Taumata Rau - University of Auckland, Architects: WAM

Activate public realm and streetscapes

The project will integrate food and beverage outlets — including the student bar — to activate adjacent streets and open spaces, encouraging social interaction and community building.



Lysaght, Eke Panuku Development Auckland, Architects: WAM

Support sustainable transport

The new Student Centre and Library will provide secure end-of-trip facilities, including bike storage and showers, to encourage active and sustainable commuting options.

1.0 Overview

Core Project Elements



Commercial Bay - Te Toki i te Rangi, Precinct Properties, Architects: WAM

Food and Beverage

A new lower ground food court will significantly enhance the scale, diversity, and quality of food and beverage offerings on campus. Designed as a destination dining hub, it will serve the entire city campus community.

Adjacent to the food court, a new Shadows bar will activate the KEB laneway and create a vibrant focal point for evening activity. At ground level, a new café fronting both Princes Street and Te Tūātea will energise the streetscape and strengthen the campus's connection to the city



Hiwa, Waipapa Taumata Rau - University of Auckland, Architects: WAM

The Student Centre

The new Student Centre will bring together a comprehensive range of student support services and amenity spaces.

Student-led in operation, the centre will offer adaptable internal spaces alongside access to Te Tūātea open space, encouraging collaboration and community engagement.

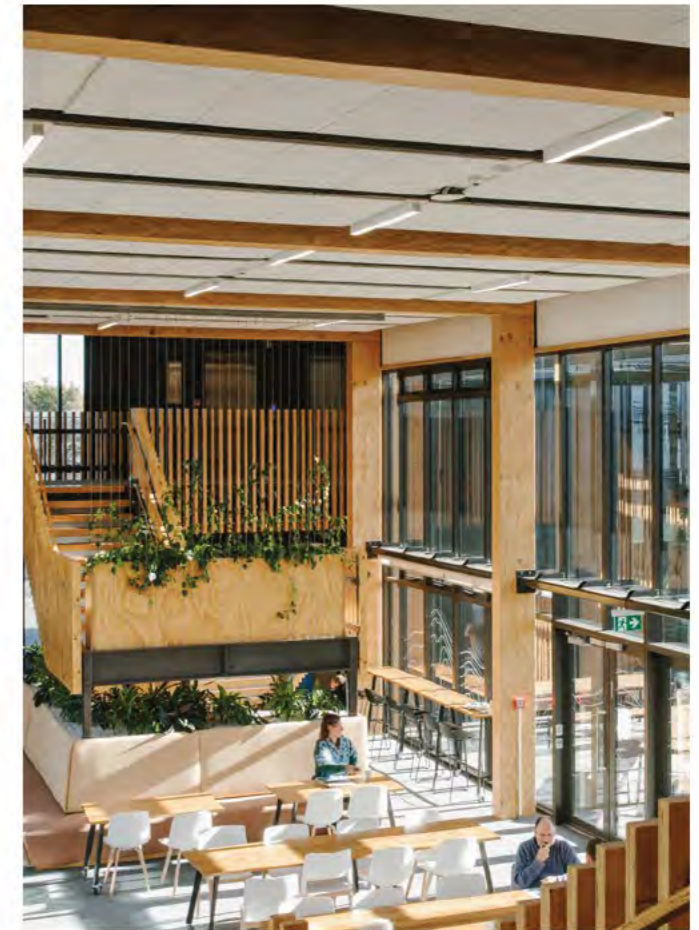


Te Manawa - Westgate Library, Auckland City Council, Architects: WAM

The Library

The new Library will act as a central hub connecting knowledge, people, and ideas across the city campus. It will provide flexible spaces for staff and students to learn, research, teach, and collaborate.

Alongside its physical collections and special collections, the library will offer diverse study environments, dedicated research areas, staff spaces, and integrated student support services.



Te Rauhitanga, Manaaki Whenua - Landcare Research, Architects: WAM

The Visitor Centre

The visitor centre will create a welcoming "front door" to the city campus. It will incorporate a reception area, exhibition spaces, the campus store, and a meeting point for campus tours.

It will also serve as a key touchpoint for alumni engagement and community connection.

2.0 Location and Context

City Scale Relationships

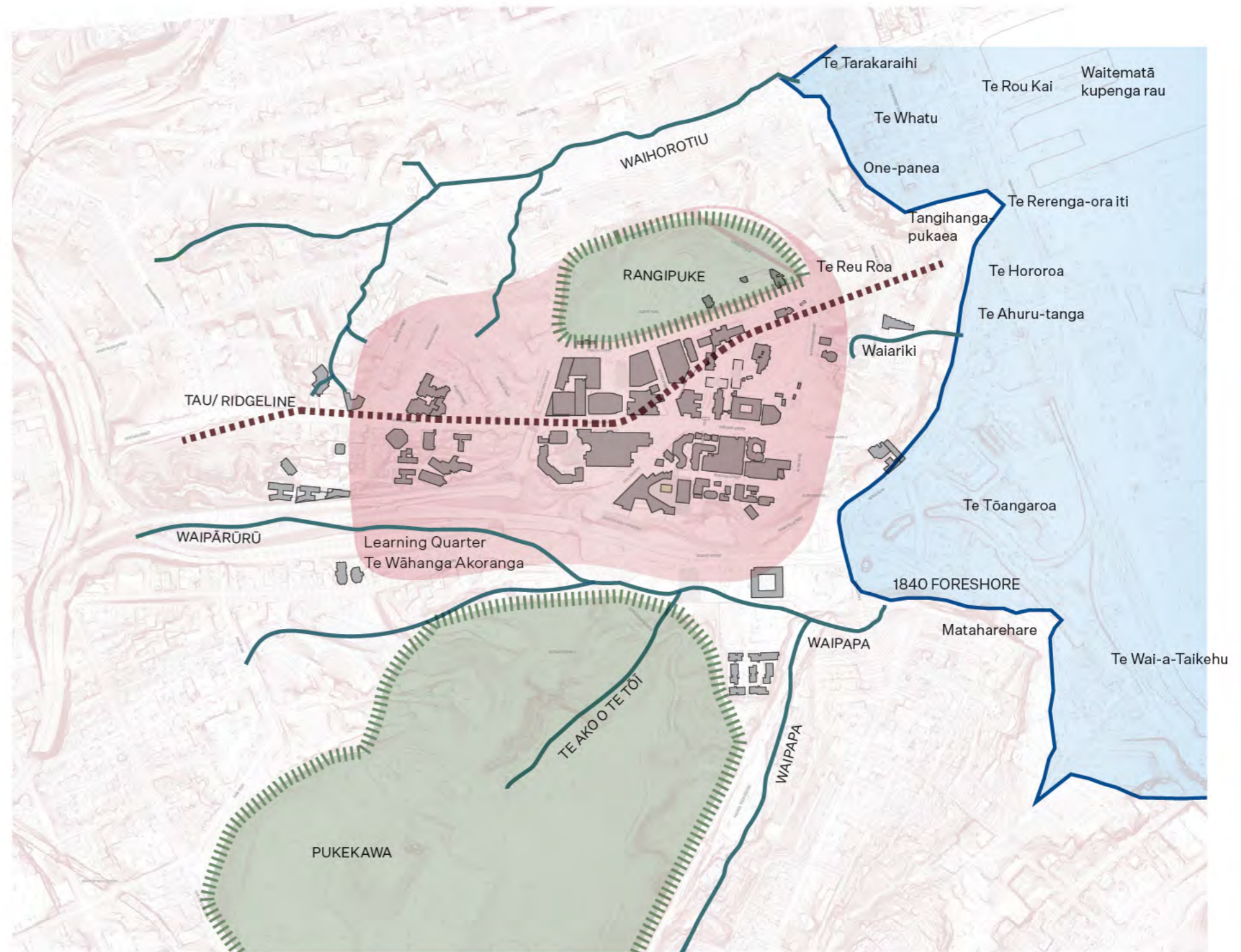
Scale 1:10000 at A3 





Waipapa to Waihorotiu

Waipapa Taumata Rau, University of Auckland's City Campus is strategically located along an elevated ridgetop, flanked by the historic stream valleys of Waipārūrū and Waihorotiu. It sits between the green spaces of Rangipuke Albert Park and Pukekawa Auckland Domain, with Grafton Gully forming a natural divide to the east.

The Masterplan seeks to more deeply ground the City Campus in the whenua, engaging with the distinctive volcanic topography and ancestral waterways that shape the landscape. This approach supports the unifying idea of *tuku taiao, tuku tāngata*—a dynamic exchange between people and place.

The Student Centre and Library is an important project in enabling the City campus masterplan. Along with future redevelopment of Princes and Alfred Streets, this new building will reorient the campus toward Waihorotiu and the historic Queen Street valley, enhancing its connection to the heart of the city just below Rangipuke Albert Park.




Key	
Tau (ridgeline)	
Wai (stream)	
Puke (hill)	
Learning quarter	
1840's foreshore	



2.0 Location and Context

City Scale Relationships

Scale 1:10000 at A3 

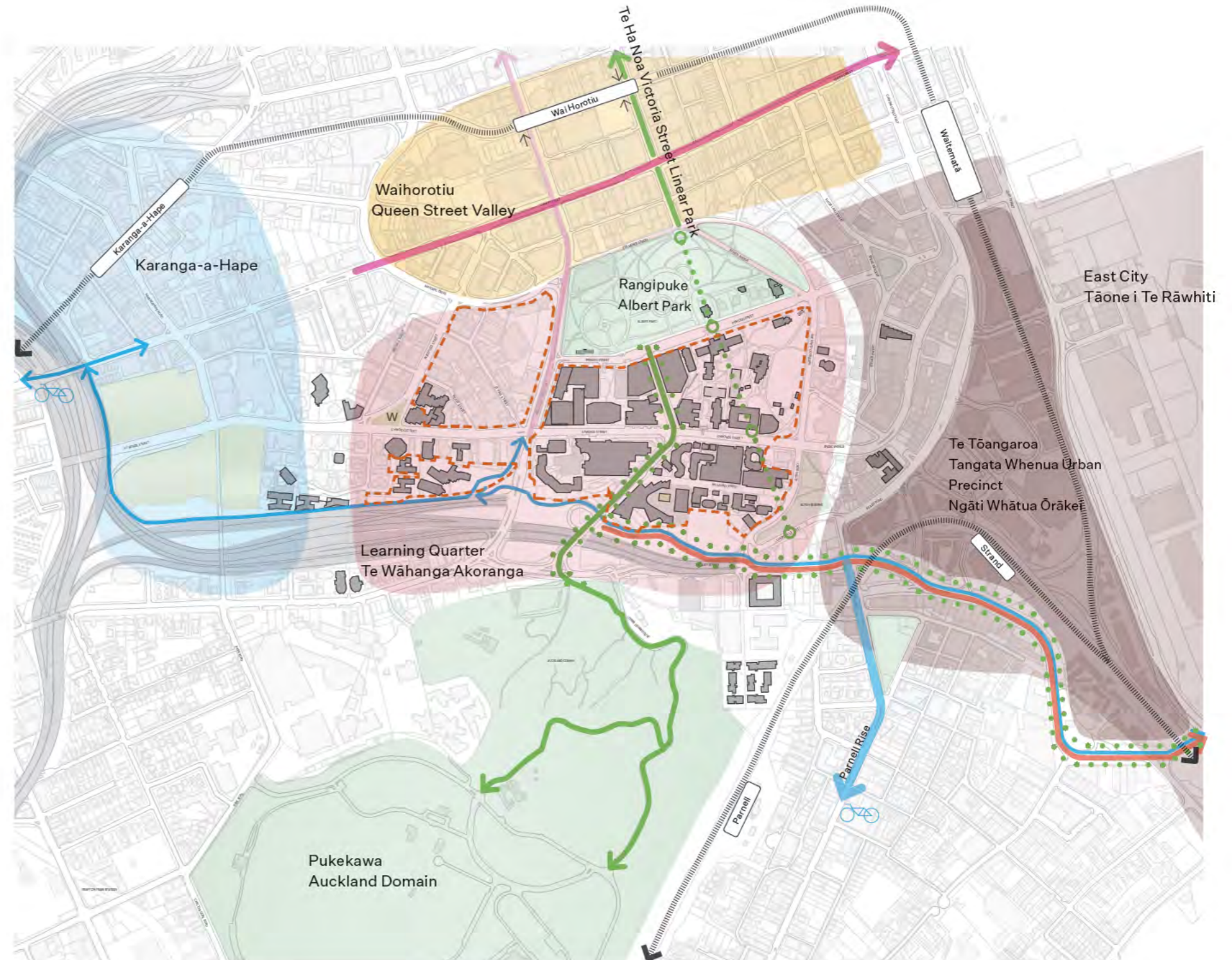
Strategic Place Context

The City Campus of Waipapa Taumata Rau, University of Auckland is an integral part of Auckland's city centre, and its relationship with the wider urban environment is recognised as a vital component of the student experience.

The development of the new Student Centre and Library presents a significant opportunity to align the University's City Campus with a new precinct plan for the Learning Quarter (Te Wāhanga Akoranga), to be developed by Auckland Council.

As outlined in the Auckland City Centre Action Plan, which guides the implementation of Auckland Council's city centre masterplan, this alignment represents a timely and strategic initiative. It offers the potential to strengthen collaboration between Waipapa Taumata Rau, Auckland University of Technology, and the Auckland Council family, positioning the Learning Quarter to leverage the transformative investment and urban renewal occurring around the City Rail Link stations in the adjacent Midtown, Downtown, and Karanga-a-Hape precincts.


Key	
City centre precincts	
Learning quarter	
East city	
Waihorotiu Queen Street valley	
Karanga-a-Hape	
Auckland Unitary Plan Learning Quarter Precinct	
City centre masterplan elements	
Te Ha Noa Victoria Street Linear Park	
Wellesley Street Transit Street	
CCMP The Strand, Grafton Gully Boulevard	
CCMP Albert Park Tunnels	
Grafton To Domain + Museum Greenway Linkages	
Parnell Rise CCMP City to Fringe Connections	
Grafton Gully Cycleway Connections	
Wakefield Park Opportunity	
Rail Station	
Rail Line	



Referral Application

2.0 Location and Context

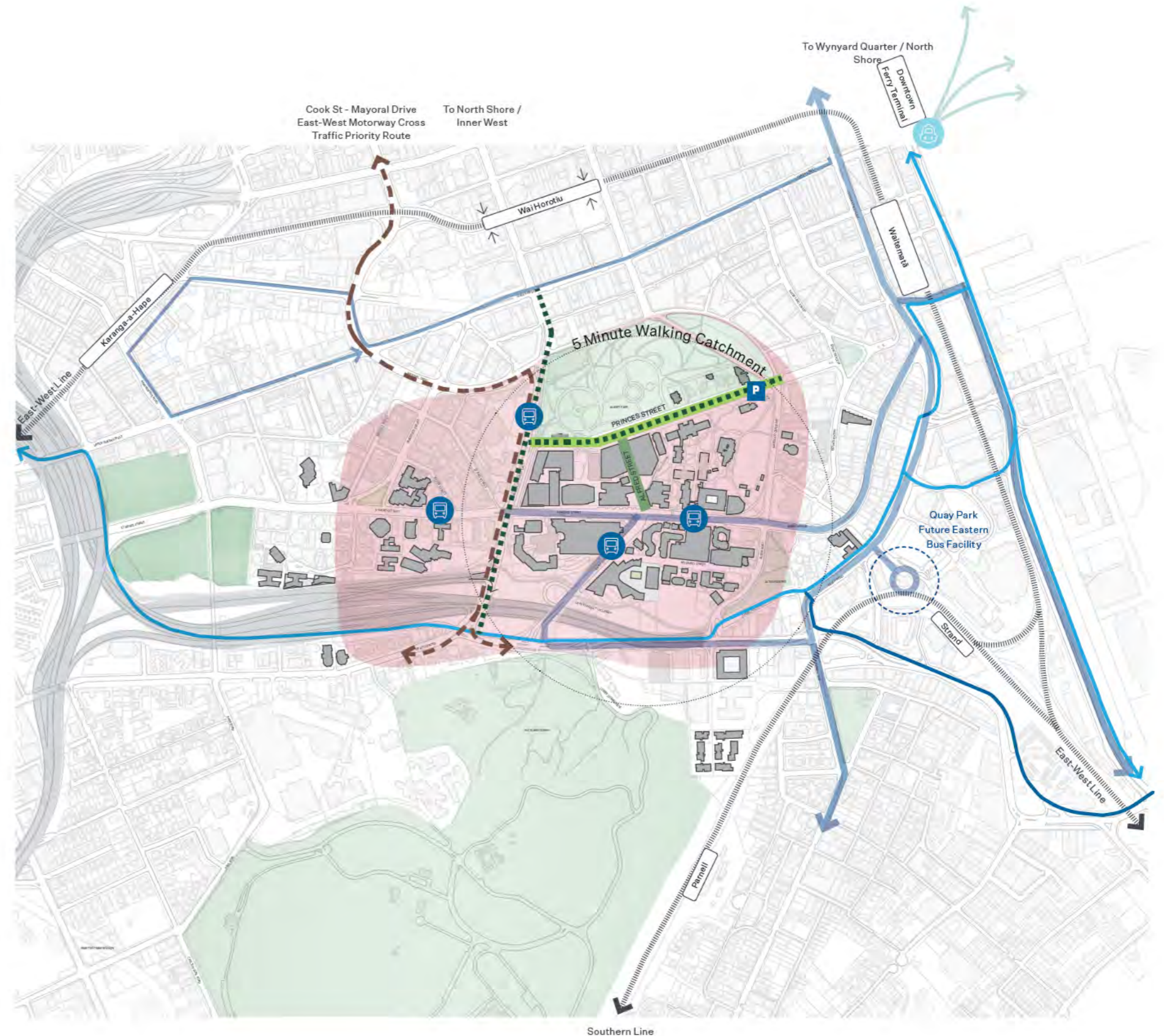
City Scale Relationships














Scale 1:10000 at A3 

Public Transport Integration and Campus Connectivity

The development of a new Student Centre and Library will leverage the significant transformation underway in Auckland's public transport network, enhancing access and connectivity to the City Campus. The completion of the City Rail Link (CRL) in 2026, alongside integrated changes to bus routing and operations through the City Centre Bus Plan, presents multiple opportunities to align transport infrastructure with the new Student Centre and Library:

- Waihorotiu Station, expected to be the busiest station in the network, will offer more accessible rail connections close to the City Campus. Its proximity to Wellesley Street and the upgraded Te Hā Noa Victoria Street Linear Park will provide seamless pedestrian access and enhance the campus's western gateway.
- Bus network changes offer a strategic opportunity to align with the Masterplan's goals for street transformation around the campus. These changes can improve bus access to the University while supporting a more pedestrian-friendly and integrated urban environment.
- The Grafton Gully to Princes Street shared path is a key active mode connection. Running along Wellesley Street East and through the Symonds Street underpass, it overcomes topographical barriers and strengthens connectivity between different parts of the City Campus and the wider Learning Quarter.
- The future implementation of Access for Everyone (A4E) presents further opportunities to enhance both movement and placemaking outcomes. It supports local access and servicing while maintaining an east-west priority route for general traffic along Wellesley Street and Mayoral Drive, ensuring functional integration with the broader city centre.



Key	
Rail Station	
Learning Quarter	
Te Wāhanga Akoranga	
City Centre Bus Plan	
Key Bus Routes	
Bus Stops	
Existing Key Cycleways/Shared Paths	
Strategic Shared Path Connection	
Quay Park Future Eastern Bus Facility	
Princes & Alfred Street Projects	
Grafton Gully To Mayoral Drive City Centre East - West	
Priority General Traffic Route	
Downtown Ferry Terminal	
The Strand Shared Path Improvements	

2.0 Location and Context

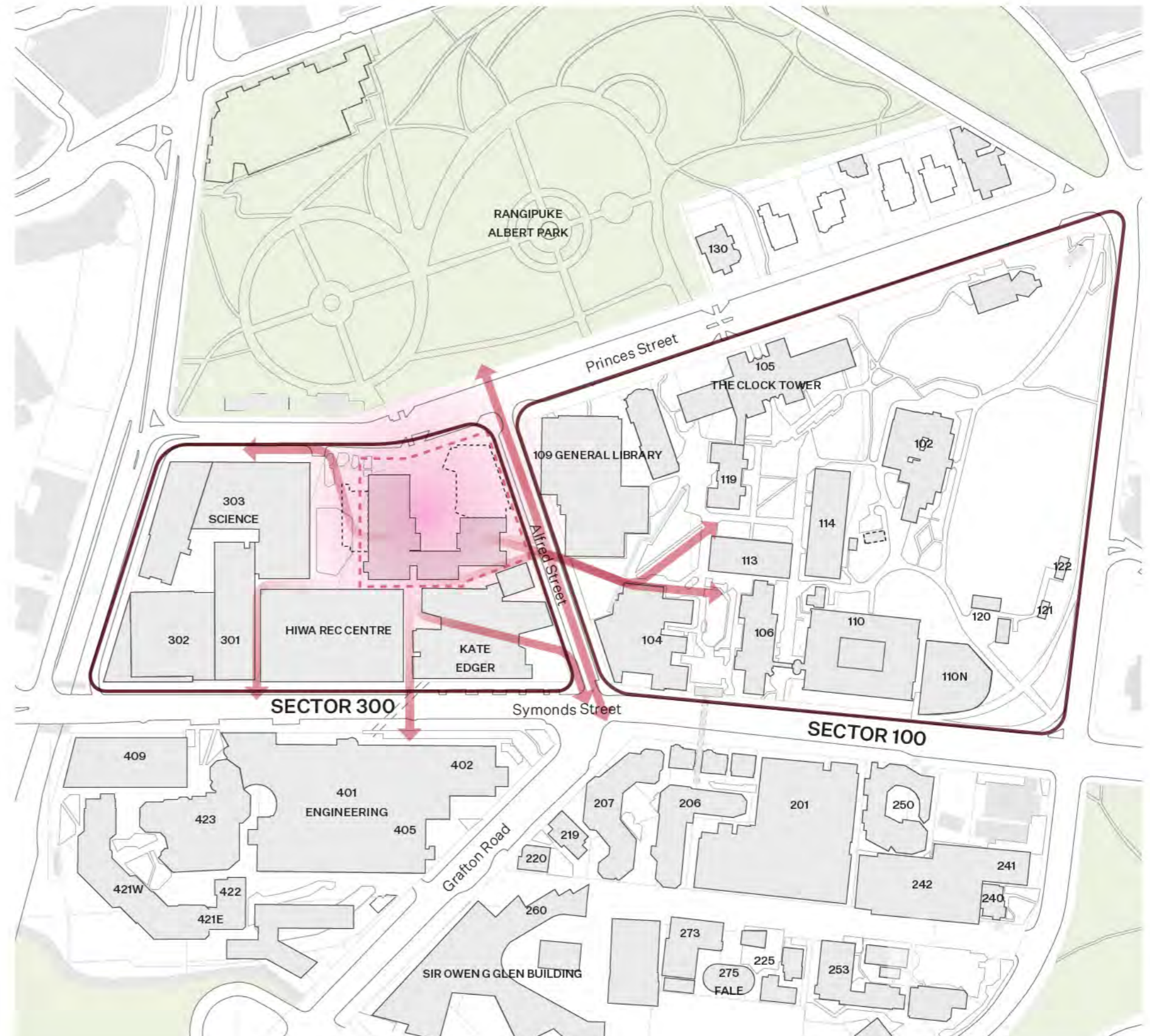
City Campus Masterplan



Scale 1:2500 at A3



Informed by the wider masterplan, the proposed Student Centre and Library is conceived as the civic and social heart of the campus.

It establishes strong permeable connections between Sectors 300 and 100, while its outward-facing frontage along Princes Street positions the building as an active urban edge, engaging directly with the wider city centre and the adjacent Rangipuke Albert park.



-  Project Boundary
-  Existing University Buildings



2.0 Location and Context

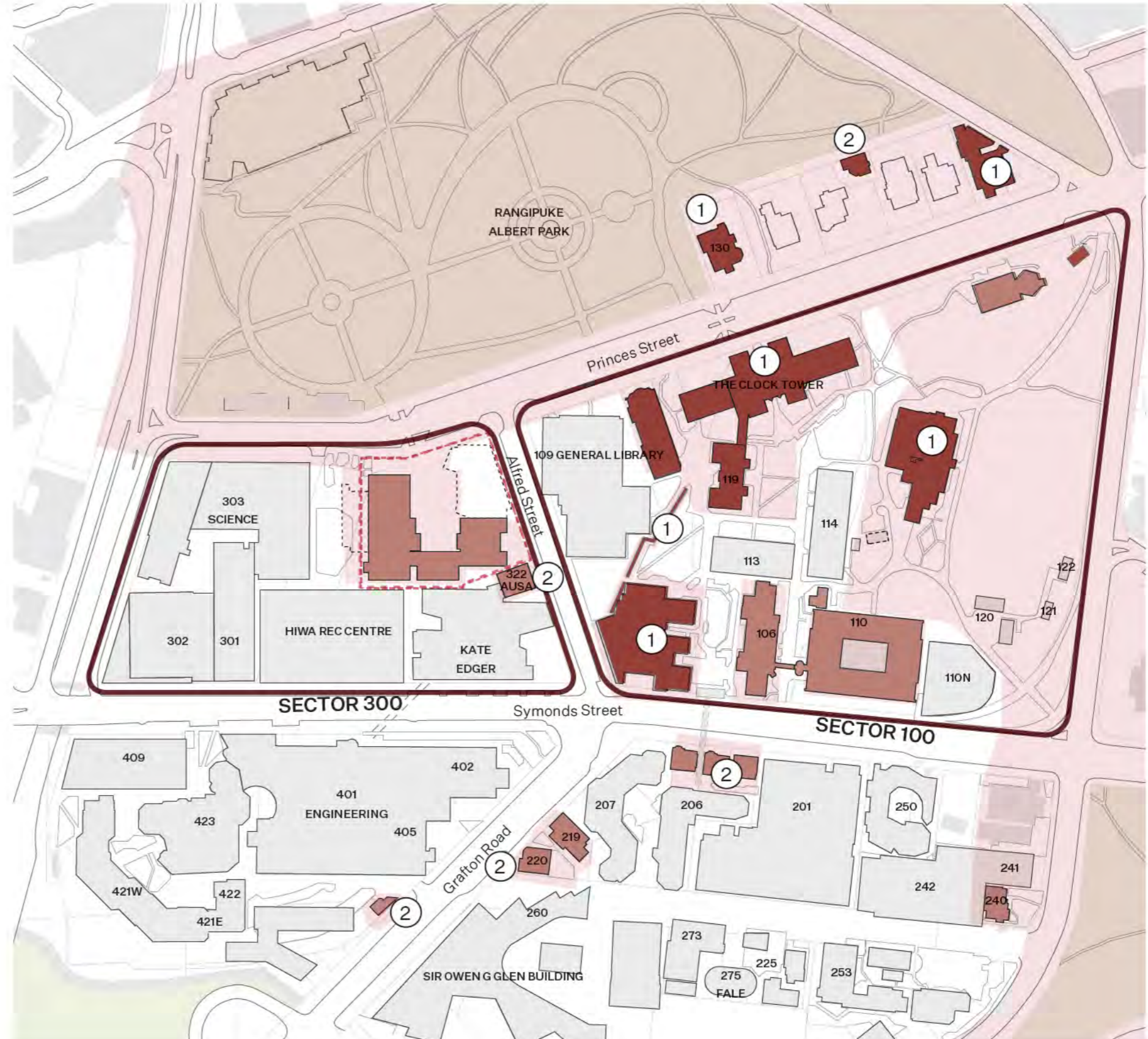
Historic Heritage and Special Character

Scale 1:2500 at A3



Waipapa Taumata Rau, University of Auckland contains a rich and complex heritage landscape that forms an integral part of the City Campus, comprising heritage places of local, regional and national significance.


The recognised extent of historic heritage within the City Campus lies within a larger area defined in the AUP as the Princes Street Heritage Area, an area which recognises some of the earliest colonial administrative and commercial historic heritage in Auckland. That area also shares a significant overlap with a cultural context of pre-contact occupation and meaning whose values remain evident.



	Project Boundary
	Existing University Buildings
	NZHPT Historic Place - Category 1
	NZHPT Historic Place - Category 2
	Auckland Unitary Plan Historic Heritage Places - Category A
	Auckland Unitary Plan Historic Heritage Places - Category B
	Heritage Extent of Place
	Demolished Student Union Building & Maidment Theatre

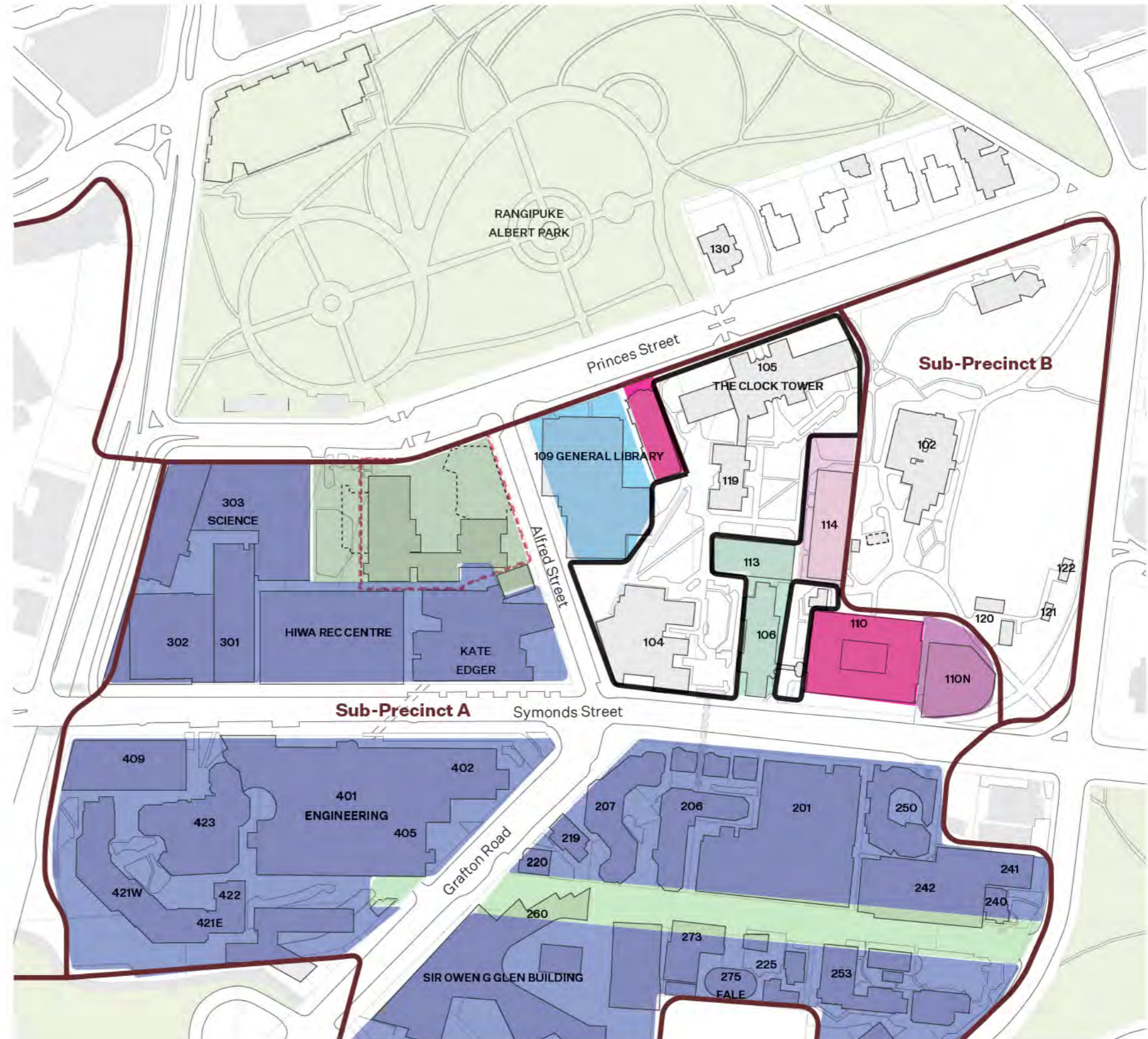
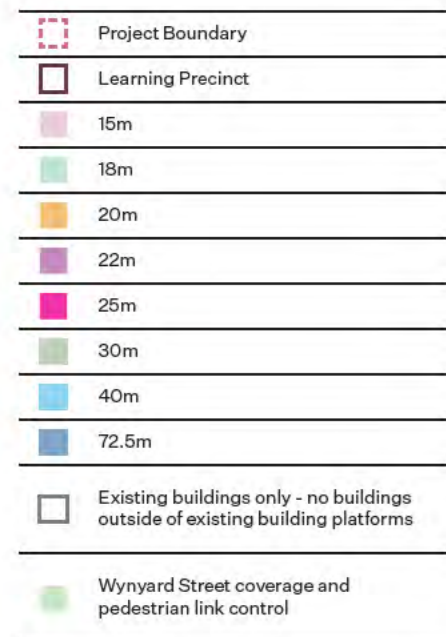
2.0 Location and Context

Planning Controls

Scale 1:2500 at A3 

Located on the corner of Alfred and Princes Street, the site is zoned as **Business - City Centre** and **Learning sub precinct A**

The below summary indicates the frontage height and setback requirements as outlined in the Auckland Unitary Plan.



3.0 Design Proposal

Experiential Strategies

What makes a great student centre?

A high-quality student centre is more than just a building; it is the social and functional heart of a university campus. It should support learning, wellbeing, and community, while being flexible, engaging, and responsive to student needs. The following six principles define the key qualities that make a student centre successful and well-used.

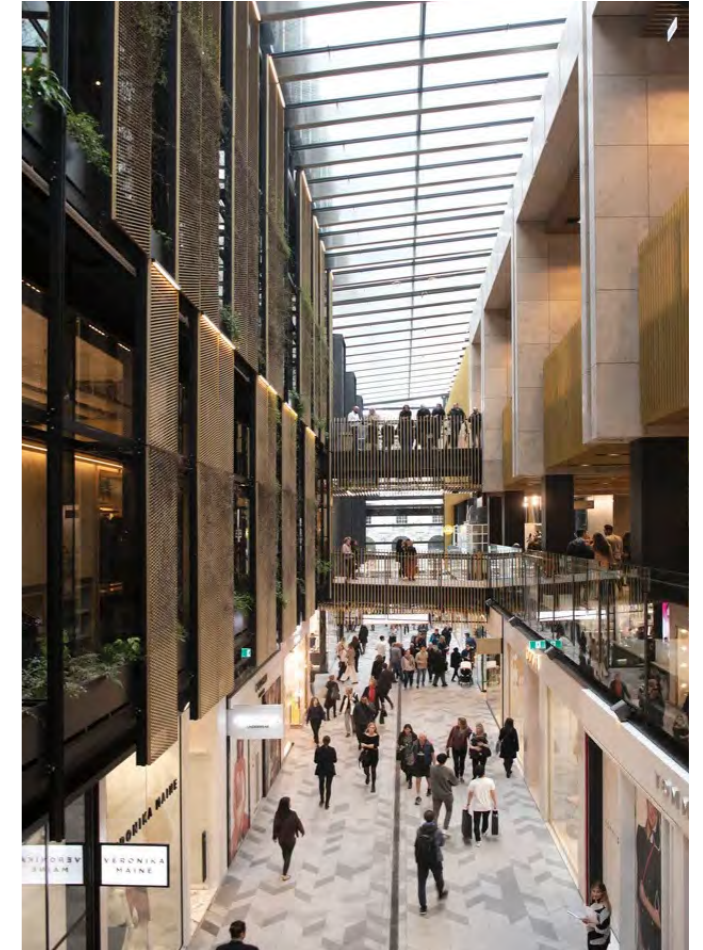


Hiwa, Waipapa Taumata Rau - University of Auckland, Architects: WAM

01

Sense of open invitation

A great student centre should be immediately welcoming and accessible to all students, with clear entries, intuitive wayfinding, and spaces that feel open and safe. Inclusive design principles should be embedded throughout, ensuring accessibility for people of all abilities, cultural backgrounds, and identities. The centre should foster a sense of belonging and provide a comfortable environment for both individual use and group activity.



Commercial Bay - Te Toki i te Rangi, Precinct Properties, Architects: WAM

02

Porous Ground Plane

A porous ground plane is critical to creating a student centre that feels open, accessible, and integrated with its surroundings. Multiple entry points, clear circulation routes, and visual connections between interior and exterior spaces encourage natural movement through the building, making it intuitive for students and visitors to navigate. Transparent façades, active retail frontages, and direct connections to streets, pathways, and campus nodes increase engagement, support retail viability, and enhance the vibrancy of the ground floor. By promoting permeability and interaction, a porous ground plane transforms the student centre into an inviting, lively hub that seamlessly connects indoor activities with the broader campus environment.



3.0 Design Proposal

Experiential Strategies



Waipārūrū Hall, University of Auckland, Architects: WAM

03

Integrated Amenity

Locating key student services within the student centre creates a convenient, one-stop destination for academic, wellbeing, and administrative support. A strong retail offering—particularly food and beverage—should be a central feature, acting as a social anchor that encourages longer stays, repeat visitation, and daily use. A diverse tenancy mix, visible and accessible retail frontages, and extended trading hours will support commercial viability, encourage repeat visitation, and activate the student centre throughout the day and into the evening.



Student Union Buildings, Waipapa Taumata Rau - University of Auckland

04

Identity and Purpose

A successful student centre reflects the character and values of its campus community. Design elements should celebrate student diversity and provide opportunities for student expression, such as display areas or adaptable spaces that can be customised. This sense of ownership helps students feel connected to the building and reinforces its role as a shared, memorable place on campus.



B201, Waipapa Taumata Rau - University of Auckland, Architects: Jasmx

05

Flexible, student-focused spaces

The building should provide a variety of spaces that support quiet study, group collaboration, informal socialising, and organised events. Flexibility through adaptable layouts and movable furniture ensures that spaces remain relevant and responsive to changing student needs over time.



Graduation Ceremony, Waipapa Taumata Rau - University of Auckland

06

Social Hub

As a central gathering place, the student centre should actively support social interaction and community building. Spaces should encourage chance encounters, group meetings, and engagement with student organisations. Visibility of student life through events, displays, and activities helps reinforce the centre's role as a hub for campus culture and connection.

The lower façade forms a framework to accommodate a diversity of experiences within the student centre.





Above: View looking towards the Student Centre and Library from corner of Princes and Alfred St.



Left: View looking towards the Student Centre and Library from the extended ātea.

3.0 Design Proposal

Experiential Strategies

What makes a great library?

A great library goes beyond housing books—it is a carefully designed environment that inspires, supports, and connects its users. By creating spaces that foster a sense of belonging, spark curiosity, tell stories, and have clear identity and purpose, a library becomes more than a place to study: it becomes a hub for learning, community, and personal growth. The following principles highlight the key qualities that make a library a meaningful and engaging space.



IOC Headquarters, The International Olympic Committee, Architects: 3XN

01

Sense of wonder and delight

A great library sparks curiosity and inspires exploration, offering experiences that go beyond functional study. Thoughtful architecture, engaging interiors, inspiring collections, and creative displays can surprise and delight users, encouraging them to linger, explore, and discover. By fostering a sense of wonder, the library becomes a place of inspiration, creativity, and lifelong learning.



Waimarie - Lincoln University Sciences North, Architects: WAM

02

A sense of belonging

A great library goes beyond providing resources—it creates a space where all users feel welcome, included, and part of a community. Thoughtful design, accessible facilities, and inclusive programming help students, staff, and visitors connect with the space and with one another. By fostering a sense of belonging, the library becomes a hub for engagement, collaboration, and shared learning, strengthening its role as the heart of campus life.

3.0 Design Proposal

Experiential Strategies



Te Whare o Rehua Sarjeant Gallery, Whanganui District Council Architects: WAM

03

Storytelling

A great library communicates its history, purpose, and identity through its spaces, design, and collections. Architectural elements, curated displays, and interpretive features can narrate stories of knowledge, culture, and community, creating a rich and engaging environment. By embedding storytelling into the library experience, users feel connected to the space, its heritage, and the broader intellectual journey it represents.

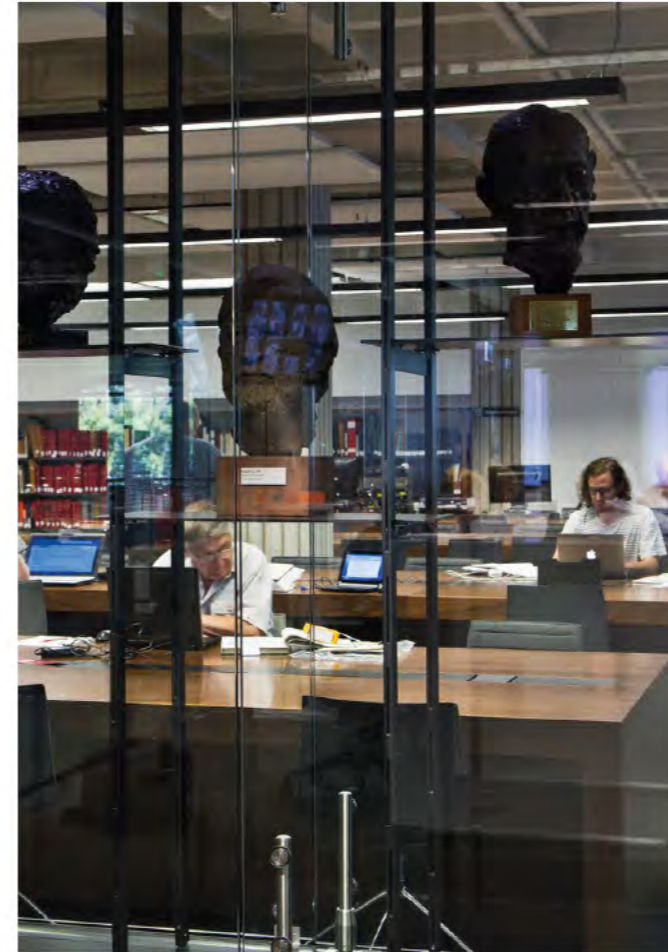


B302, Waipapa Taumata Rau - University of Auckland, Architects: Architectus

04

Identity and Purpose

A great library has a clear identity and sense of purpose that guides its design, programming, and user experience. Every space—from study areas to social hubs and resource zones—is intentional, supporting learning, research, and community engagement. By creating spaces with a distinct character and defined function, the library becomes a recognisable and meaningful hub that resonates with its users and reinforces its role at the heart of campus life.

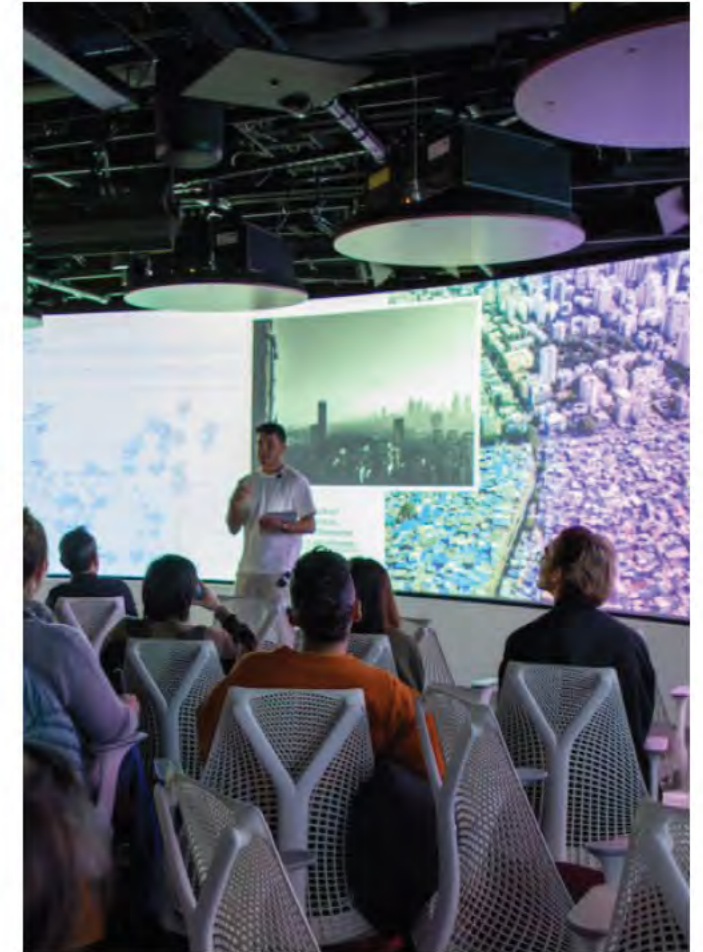


National Library of New Zealand, Architects: WAM

06

Flexible Multi-Use Spaces

Modern libraries must cater to a wide range of activities, from quiet individual study to collaborative group work, workshops, and events. Spaces should be adaptable, with movable furniture, modular layouts, and rooms that can serve multiple functions. This flexibility ensures the library can respond to changing needs, support evolving learning practices, and remain relevant over time.



Teaching and visualization classroom, James B. Hunt Library

06

Technology

Reliable technology is essential for modern learning. Libraries should provide robust Wi-Fi, ample power outlets, and access to digital tools that support research, collaboration, and remote study. Technology should enhance, not overwhelm, the user experience, making it easier to find, create, and share knowledge.

This approach explores the potential of a memorable and sculptural internal space - a true destination on campus.



A 'mixing chamber' or 'interaction machine' which connects upper and lower programmatic elements.



Above: View looking towards atrium from the foodcourt on the lower ground floor.

Left: View looking towards atrium from the Alfred Street entry.

3.0 Design Proposal

Experiential Strategies

What type of building will create a great public space?

The type of building surrounding a public space plays a crucial role in shaping its character, usability, and vibrancy. Buildings that are thoughtfully designed at the human scale, with active frontages, transparent ground floors, and clear connections to their surroundings, can activate public spaces and foster social interaction. By integrating flexibility, visual interest, and a strong sense of identity, these buildings create spaces that are welcoming, engaging, and memorable. The following principles highlight how building design can enhance the experience and success of public spaces.



Wynyard Quarter Innovation Precinct, Precinct Properties Architects: WAM

01

Human Scale

Buildings should relate to the human body and everyday experience, with proportions, entrances, and façades that feel approachable. A human scale fosters comfort, wayfinding, and a sense of belonging, making the surrounding public space feel usable and inviting.



Deloitte Centre - Te Kaha Architects, Precinct Properties, Architects: WAM

02

Activation

Active, glazed ground floors with visible entrances and connections encourage interaction between the interior and exterior. Transparency allows passers by to see activity inside, drawing them into the public space and creating a seamless flow between building and open space.

3.0 Design Proposal

Experiential Strategies



Wynyard Quarter Innovation Precinct, Precinct Properties Architects: WAM

03

Shade and Shelter

Façade articulation, setbacks, terraces, and canopies create variety and interest, providing visual cues and spaces for interaction. Thoughtful articulation encourages movement, creates micro-spaces for social engagement, and strengthens the identity of the public space.



Hiwa, Waipapa Taumata Rau - University of Auckland, Architects: WAM

04

Strong connections to context

Buildings should integrate seamlessly with streets, pathways, and the broader urban or campus environment. Clear circulation, multiple entrances, and sightlines link interior and exterior spaces, enhancing accessibility and making the public space feel connected and coherent



Commercial Bay - Te Toki i te Rangi, Precinct Properties, Architects: WAM

05

Flexible and Adaptable Frontages

Buildings should accommodate diverse uses at the edges of public spaces, such as cafés, retail, pop-up markets, or cultural displays. Flexible frontages allow the space to adapt over time, activating it throughout the day and supporting multiple types of activity.



Te Whare o Rehua Sarjeant Gallery, Whanganui District Council, Architects: WAM

06

Identity and Story

Buildings that express purpose, history, or cultural narratives enrich the public space experience. Materiality, architectural features, and interpretive elements communicate character and meaning, making the space memorable and emotionally engaging.

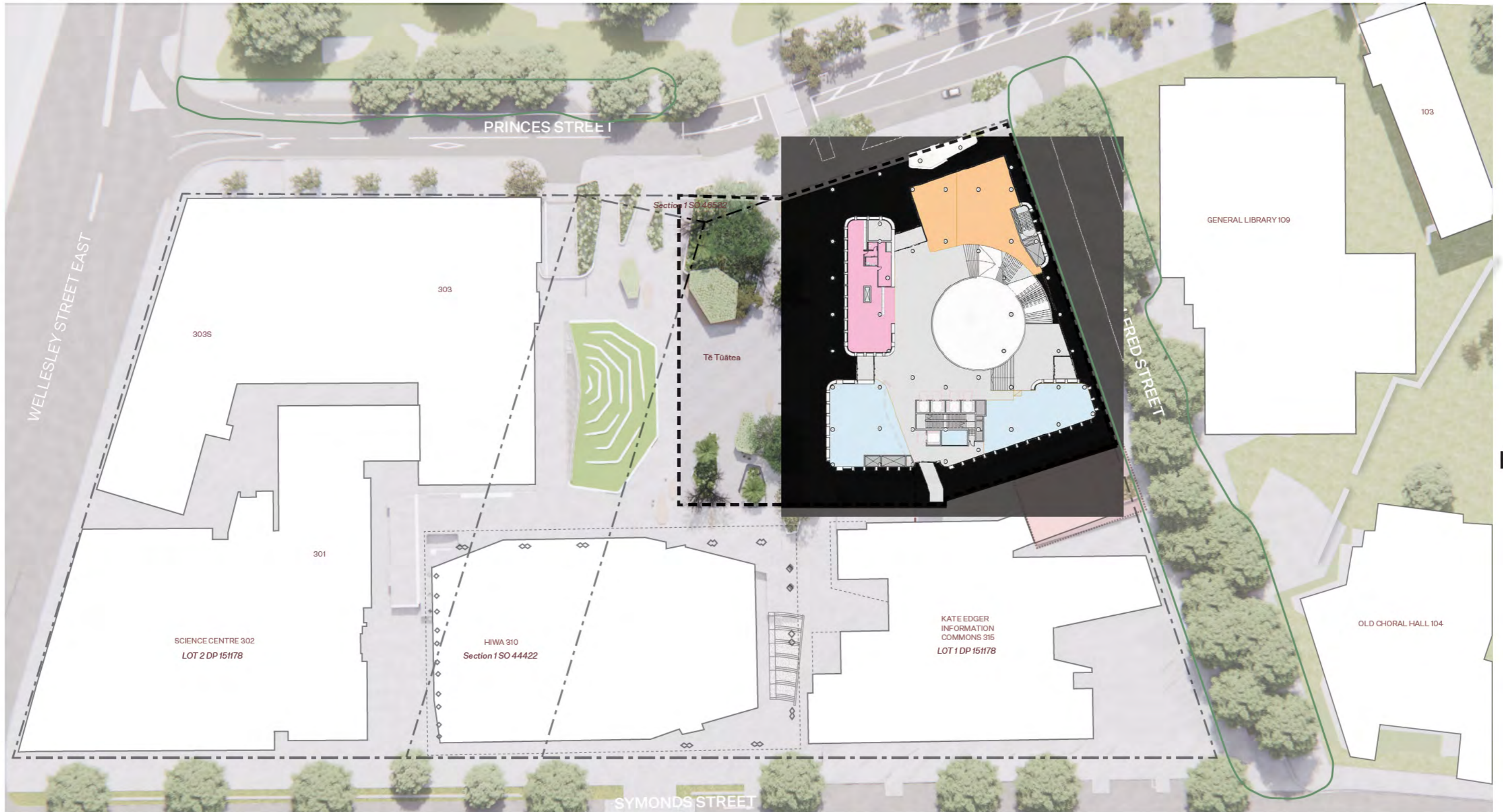




3.0 Design Proposal

Site Plan

NTS



- Notable Trees
- Project Boundary
- Heritage Extent of Place

*Indicative lot boundaries taken from Auckland Council GIS. Subject to survey confirmation.

3.0 Design Proposal

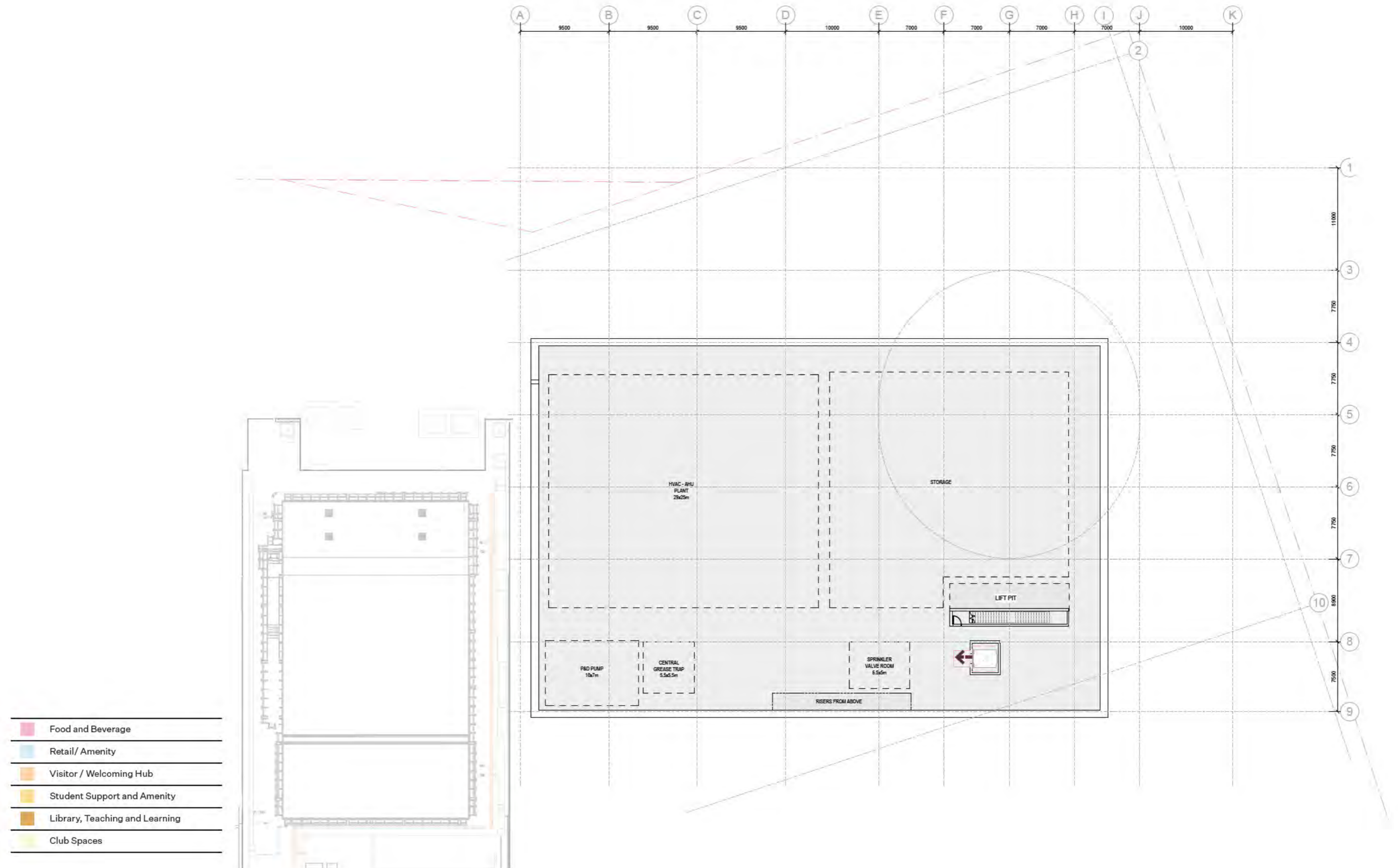
Cross Section



3.0 Design Proposal

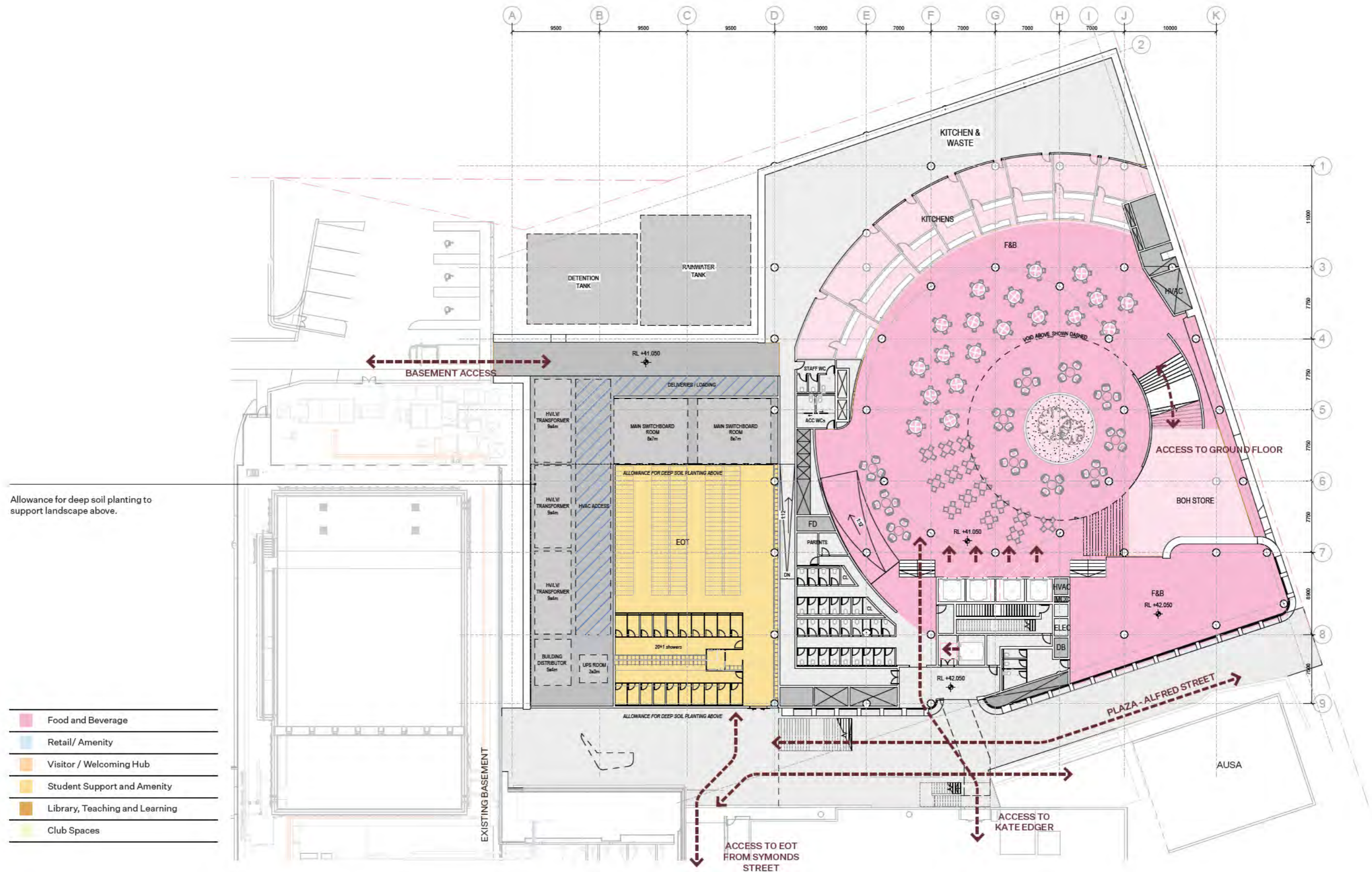
Level B1

1:400 @ A3



3.0 Design Proposal Lower Ground Floor

1:400 @ A3



Allowance for deep soil planting to support landscape above.

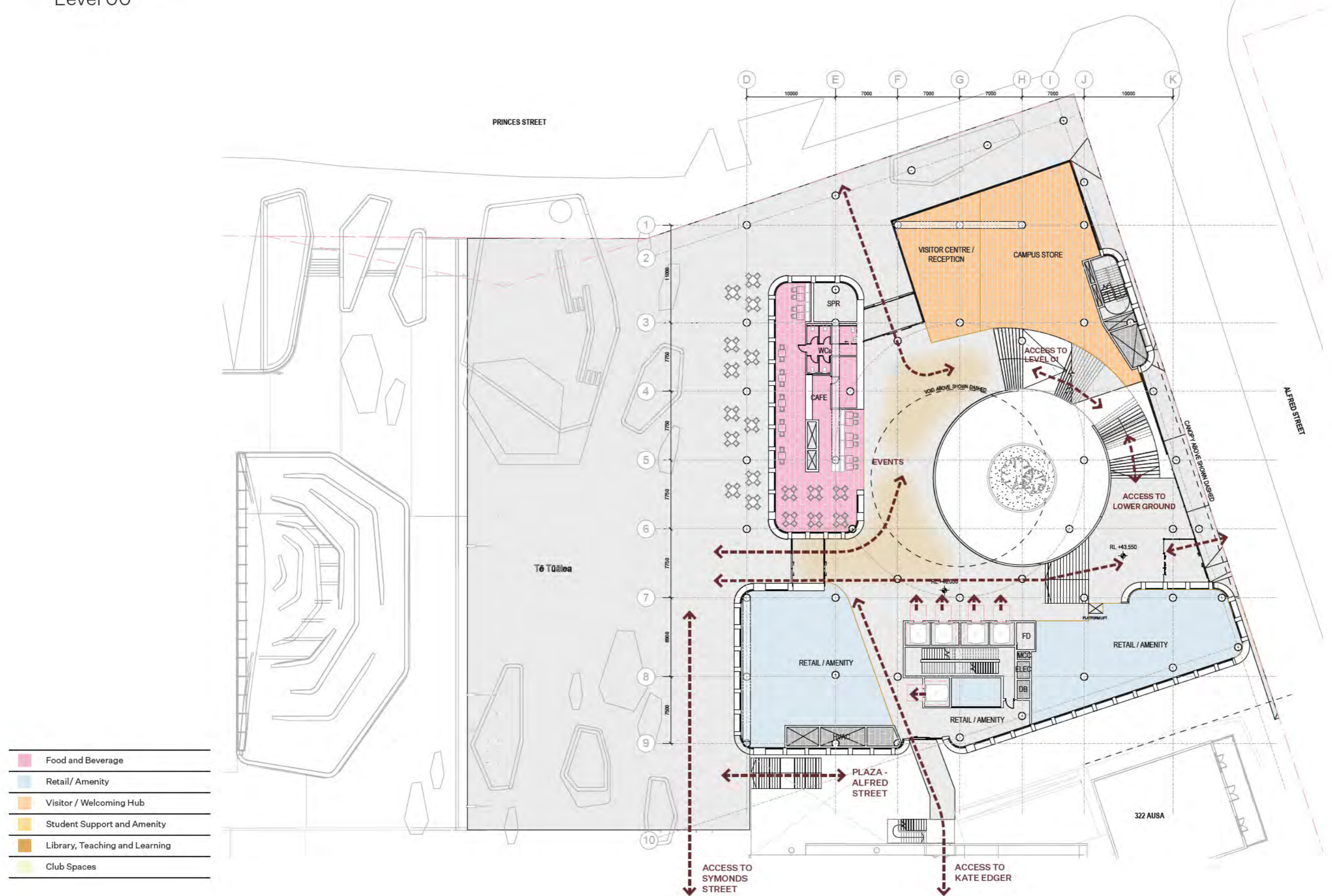
- Food and Beverage
- Retail/ Amenity
- Visitor / Welcoming Hub
- Student Support and Amenity
- Library, Teaching and Learning
- Club Spaces



3.0 Design Proposal

Level 00

1:400 @ A3



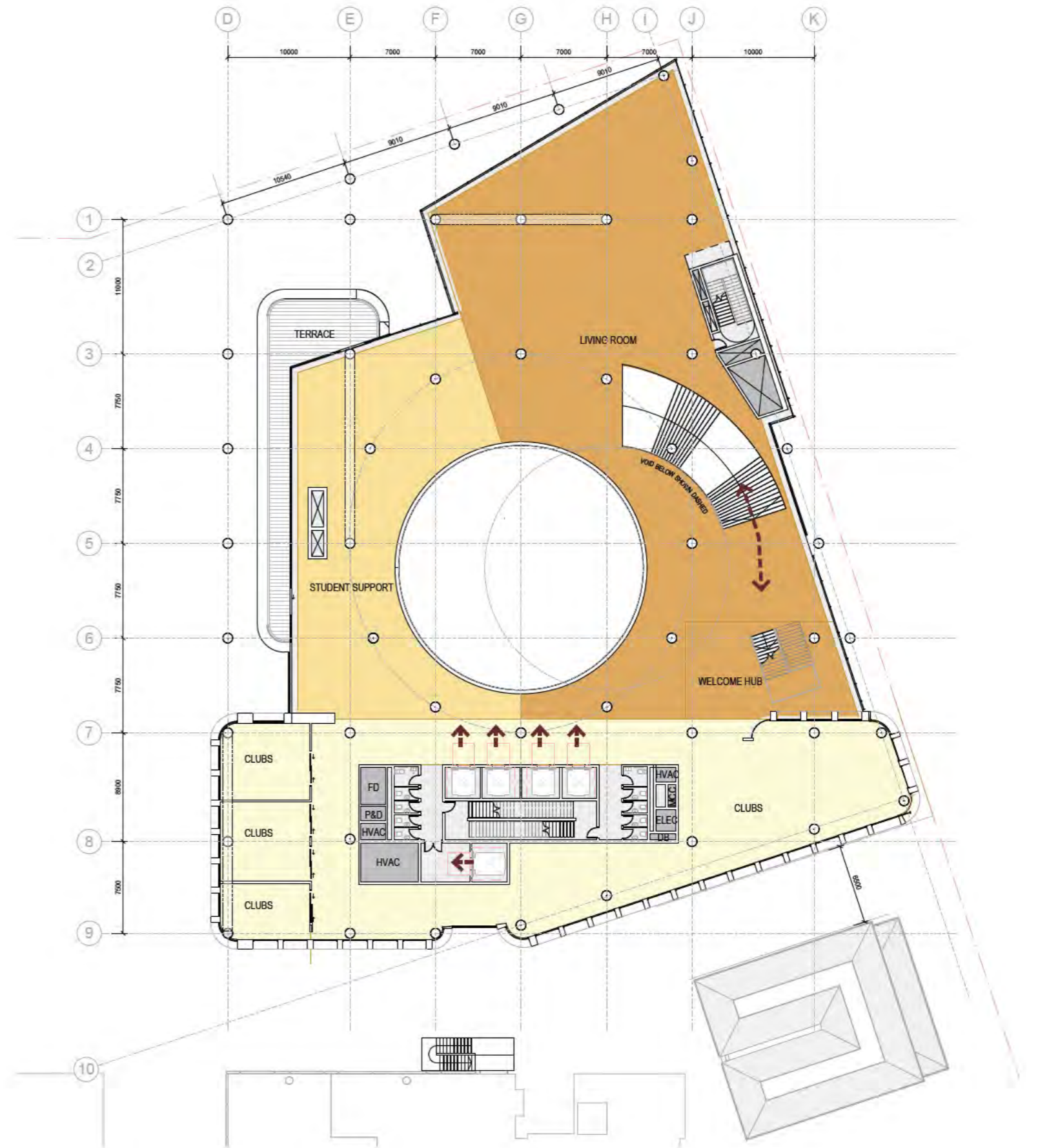
3.0 Design Proposal

Level 01

1:400 @ A3



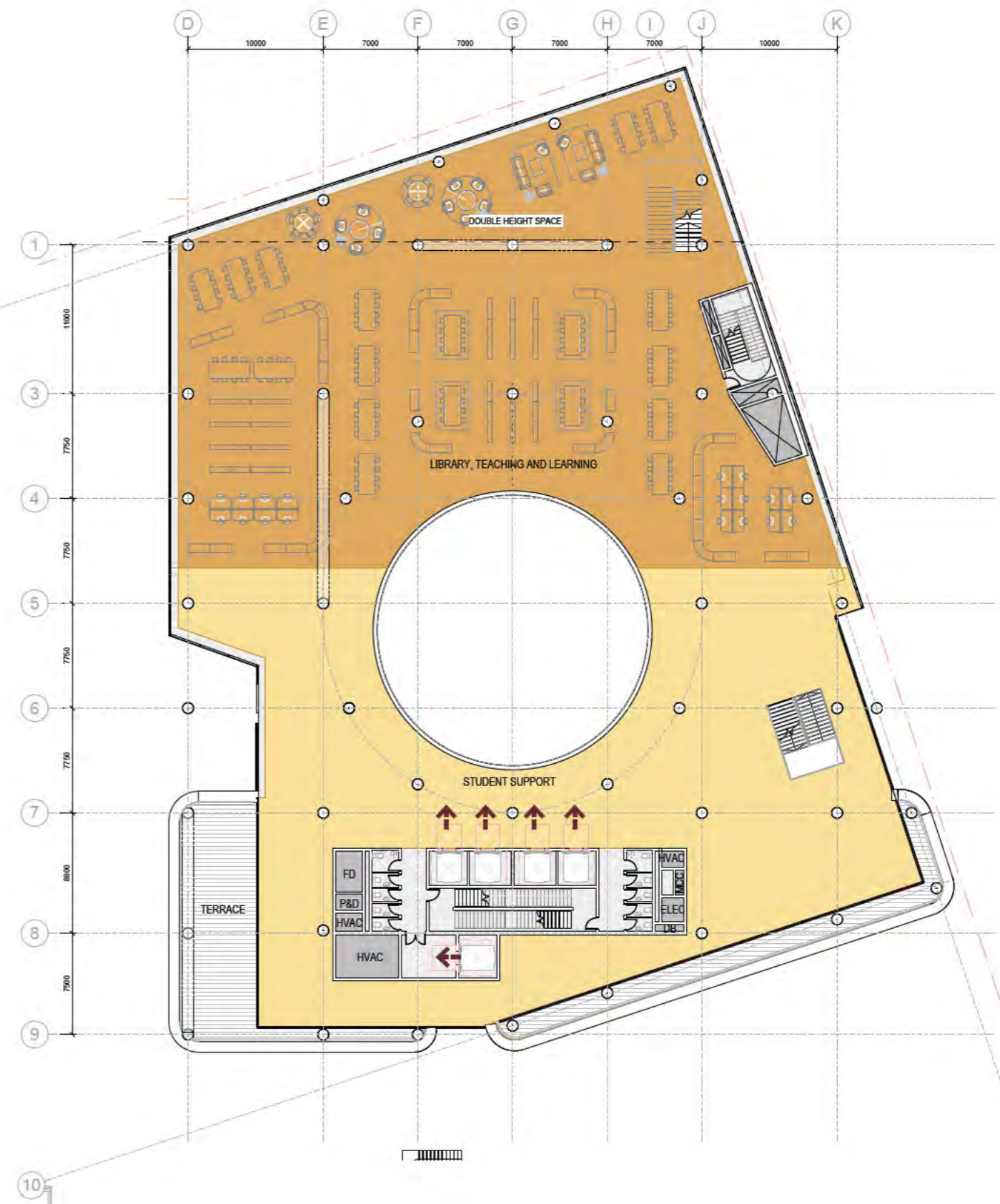
- Food and Beverage
- Retail/ Amenity
- Visitor / Welcoming Hub
- Student Support and Amenity
- Library, Teaching and Learning
- Club Spaces



3.0 Design Proposal

Level 02

1:400 @ A3



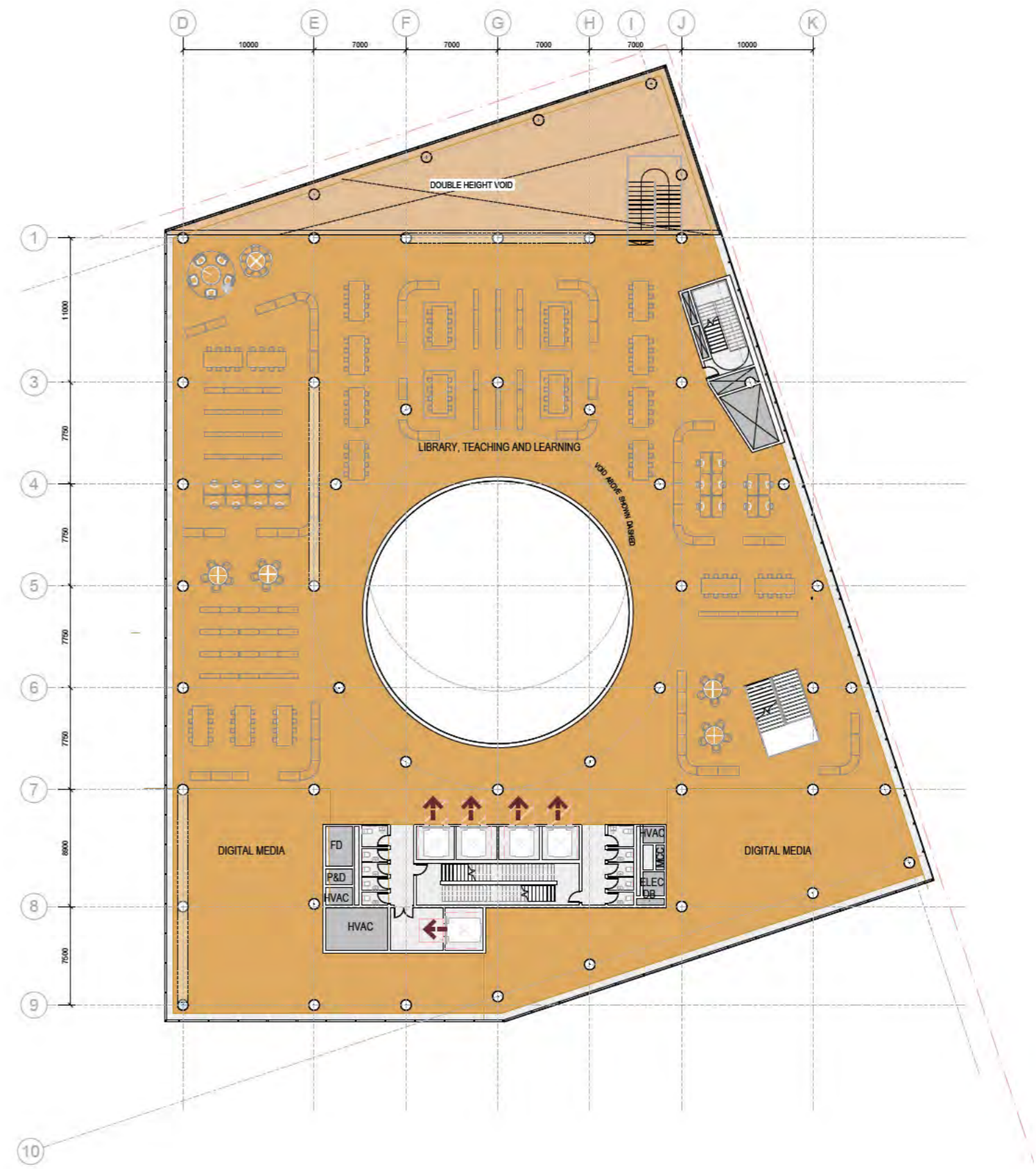
- Food and Beverage
- Retail/ Amenity
- Visitor / Welcoming Hub
- Student Support and Amenity
- Library, Teaching and Learning
- Club Spaces



3.0 Design Proposal

Level 03

1:400 @ A3



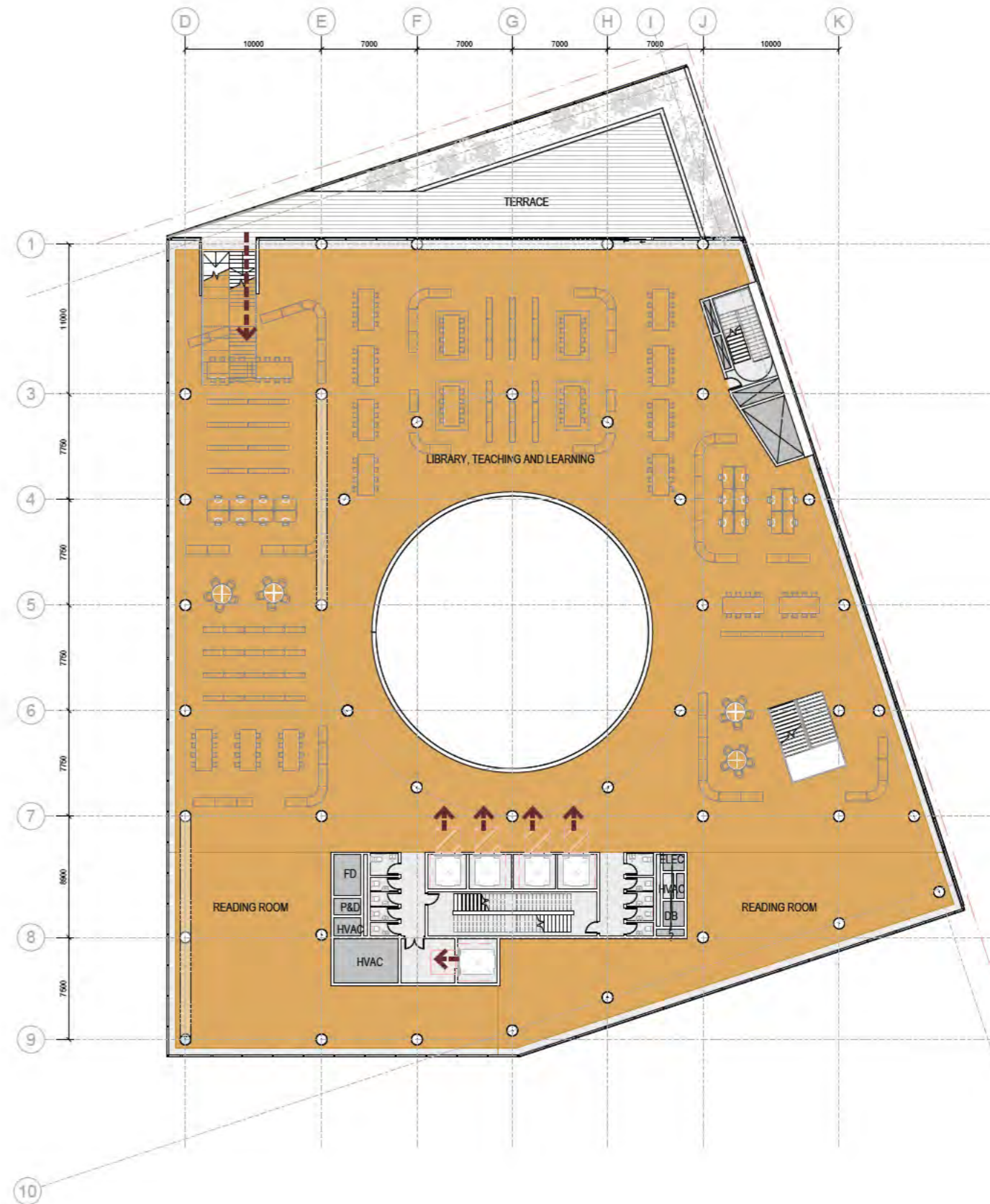
- Food and Beverage
- Retail/ Amenity
- Visitor / Welcoming Hub
- Student Support and Amenity
- Library, Teaching and Learning
- Club Spaces



3.0 Design Proposal

Level 04

1:400 @ A3



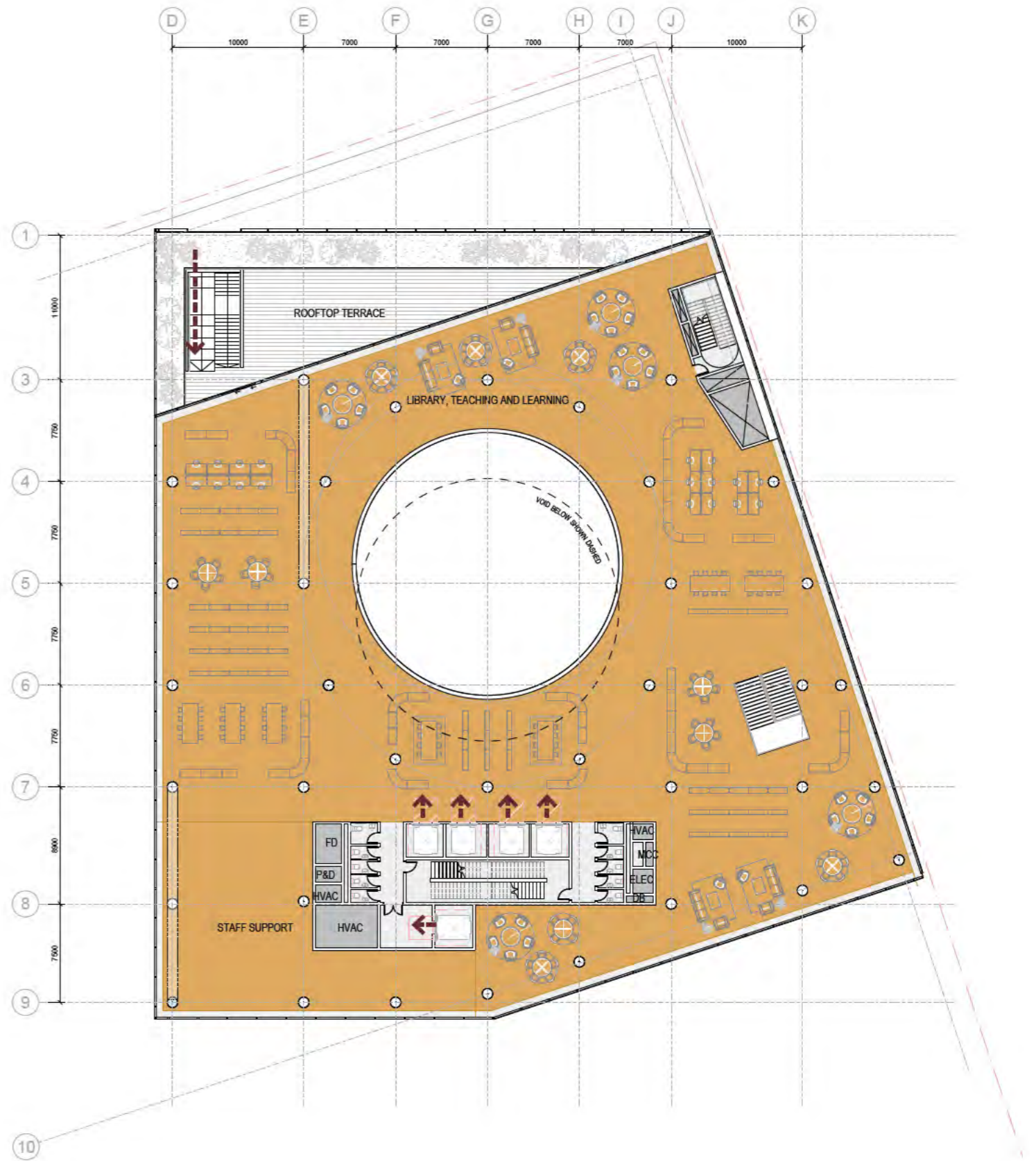
- Food and Beverage
- Retail/ Amenity
- Visitor / Welcoming Hub
- Student Support and Amenity
- Library, Teaching and Learning
- Club Spaces



3.0 Design Proposal

Level 05

1:400 @ A3



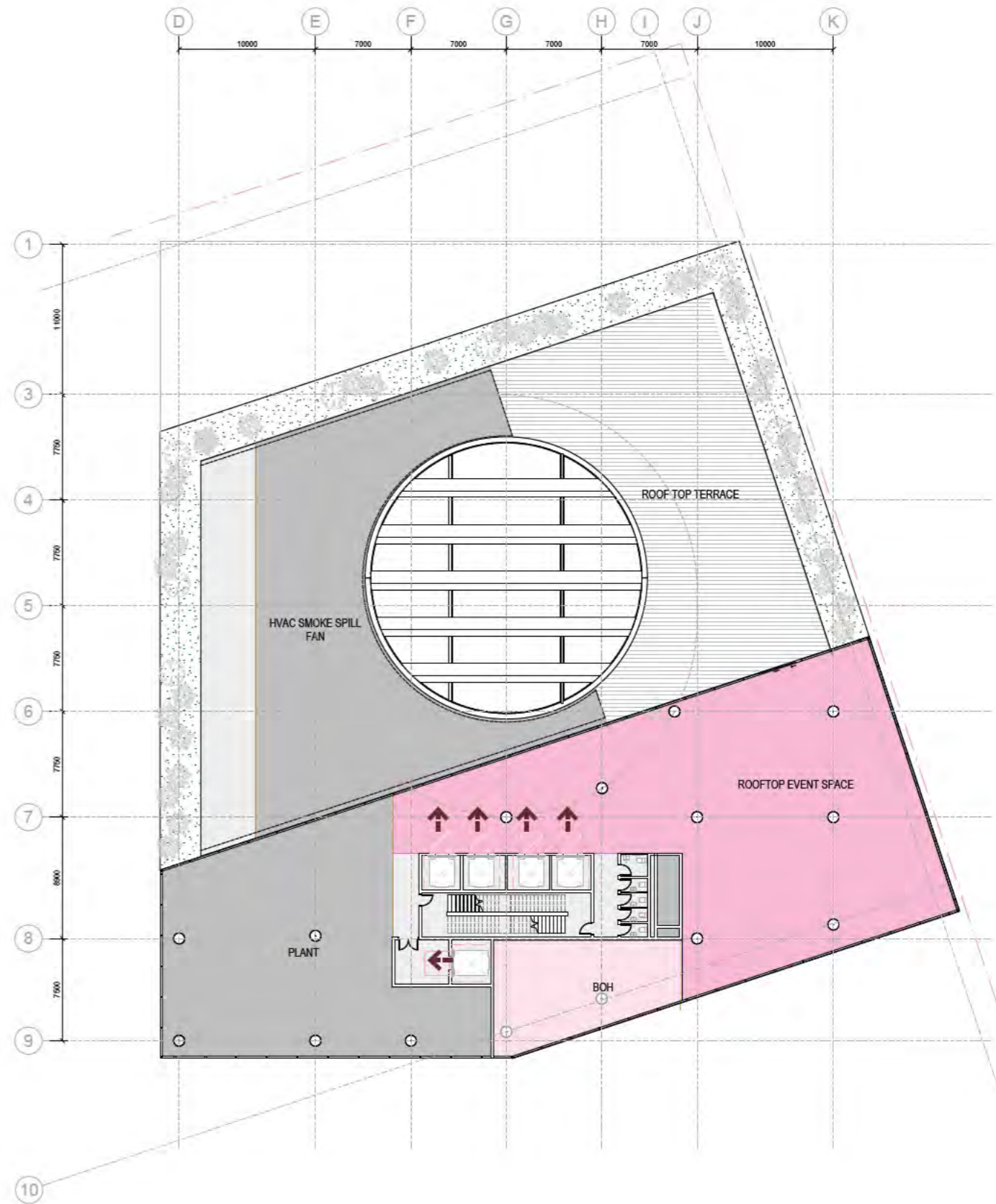
- Food and Beverage
- Retail/ Amenity
- Visitor / Welcoming Hub
- Student Support and Amenity
- Library, Teaching and Learning
- Club Spaces



3.0 Design Proposal

Level 06

1:400 @ A3



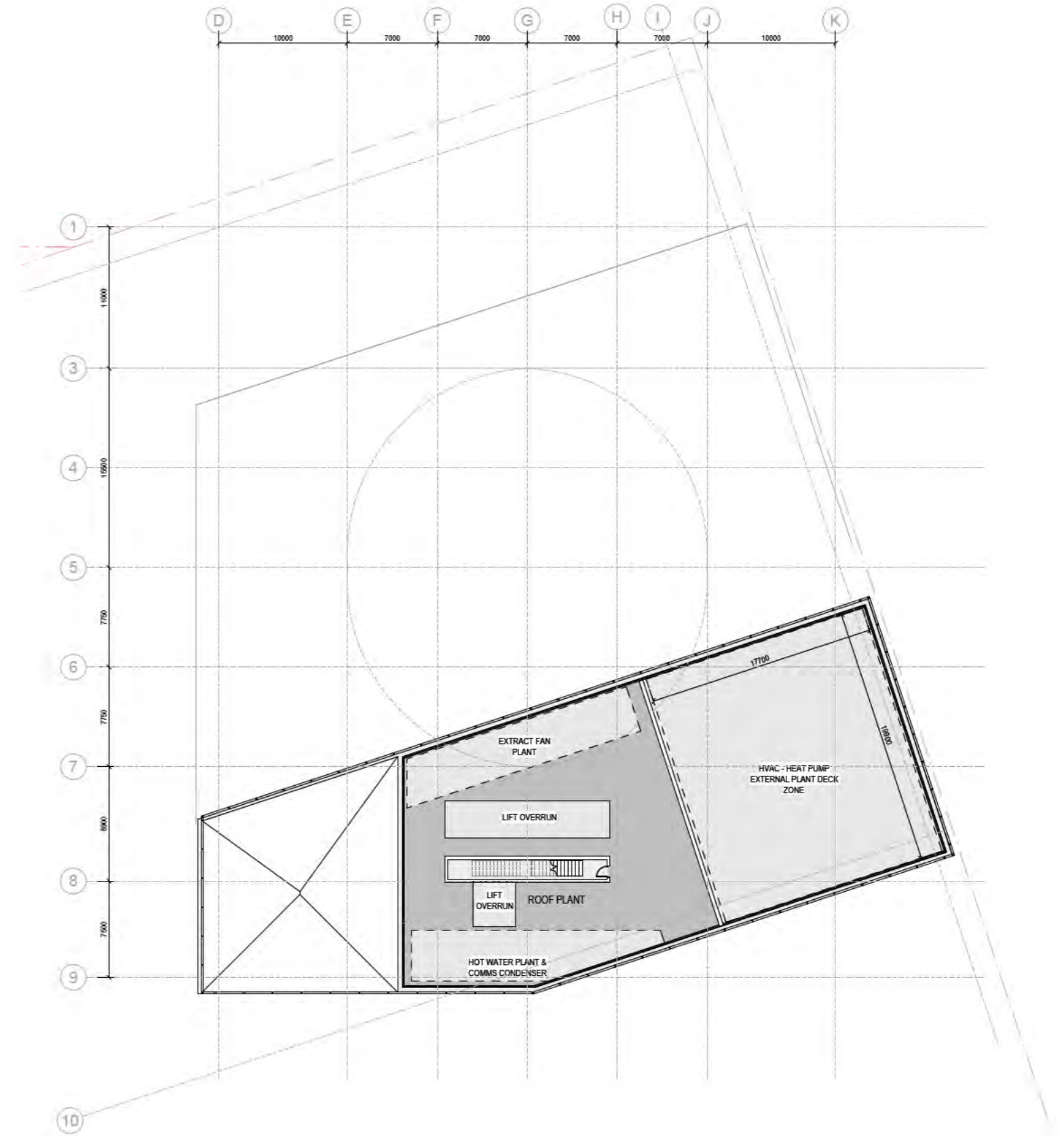
- Food and Beverage
- Retail/ Amenity
- Visitor / Welcoming Hub
- Student Support and Amenity
- Library, Teaching and Learning
- Club Spaces



3.0 Design Proposal

Level 07

1:400 @ A3



- Food and Beverage
- Retail/ Amenity
- Visitor / Welcoming Hub
- Student Support and Amenity
- Library, Teaching and Learning
- Club Spaces



3.0 Design Proposal

Architectural Direction

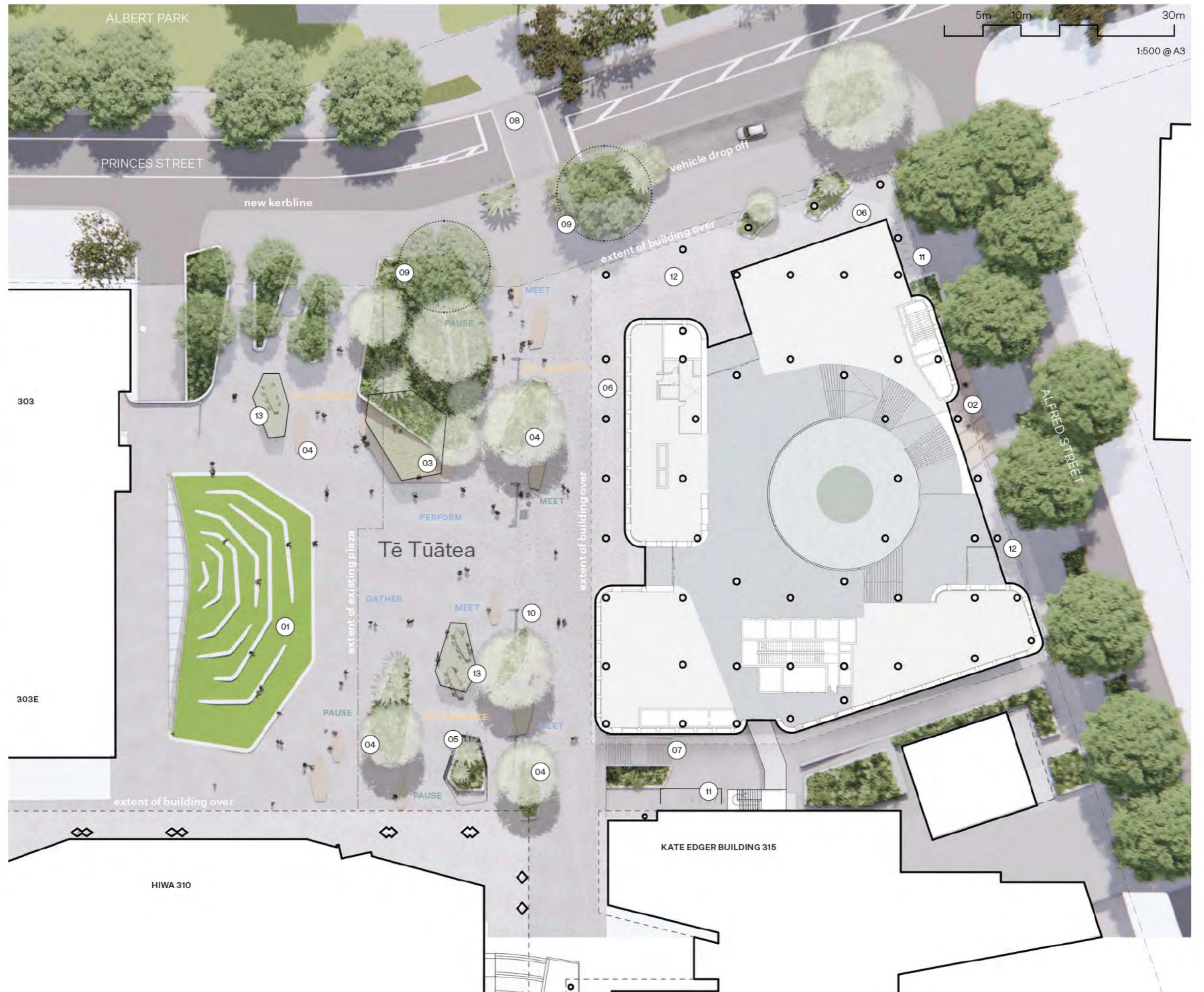




4.0 Landscape Design Concept

Concept Plan_Ground

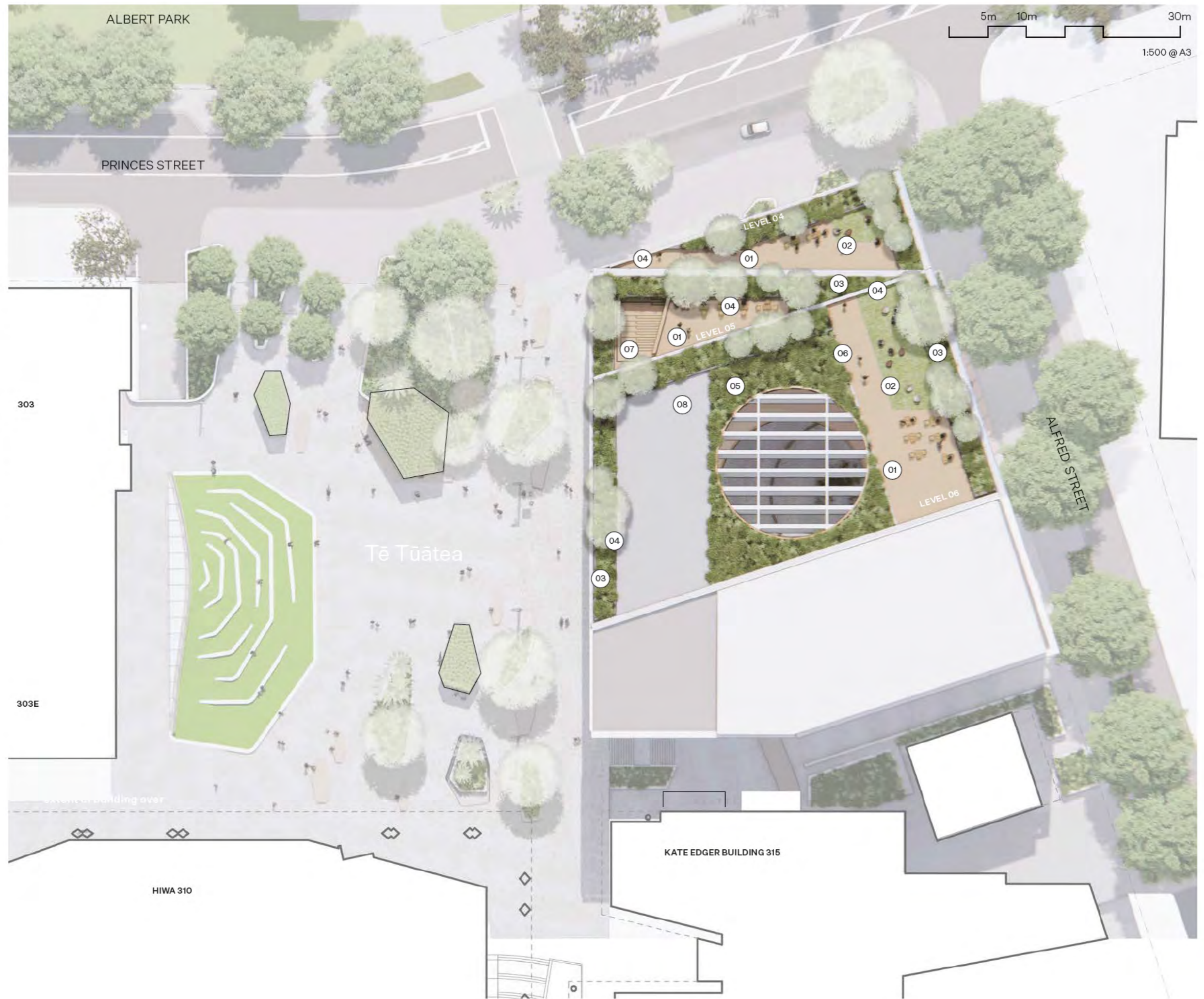
01	Existing mound
02	Alfred Street seating terraces
03	Canopy & sheltered deck/stage
04	Informal seating & edges create sheltered collaboration spaces
05	Cut out/light well to lower level
06	Sheltered edge allowing for spill out activity
07	Stair and laneway connection to Alfred Street
08	Potential new crossing
09	Existing poplar trees
10	Relocated light poles to reinforce visual connection to park
11	Covered cycle parking
12	Ground floor setback and widened footpath to Princes & Alfred Streets leading to entry points
13	Canopy shelter with collaboration tables beneath



4.0 Landscape Design Concept

Concept Plan_Roof

01	Flexible deck area - pedestal build up
02	Lawn area - Nom. 300mm growing media over drainage layer
03	Edge planter, ground covers and low shrub planting with coastal edge trees grouped to frame views - Nom. 1000mm growing media over drainage layer
04	Glazed balustrade/screen
05	Groundcover planting - Nom. 400mm growing media over drainage layer
06	Seating edge
07	Stair and timber seating terrace
08	Services area



5.0 Landscape Model Views



Aerial view from the south west



Aerial view into the plaza from the north west

