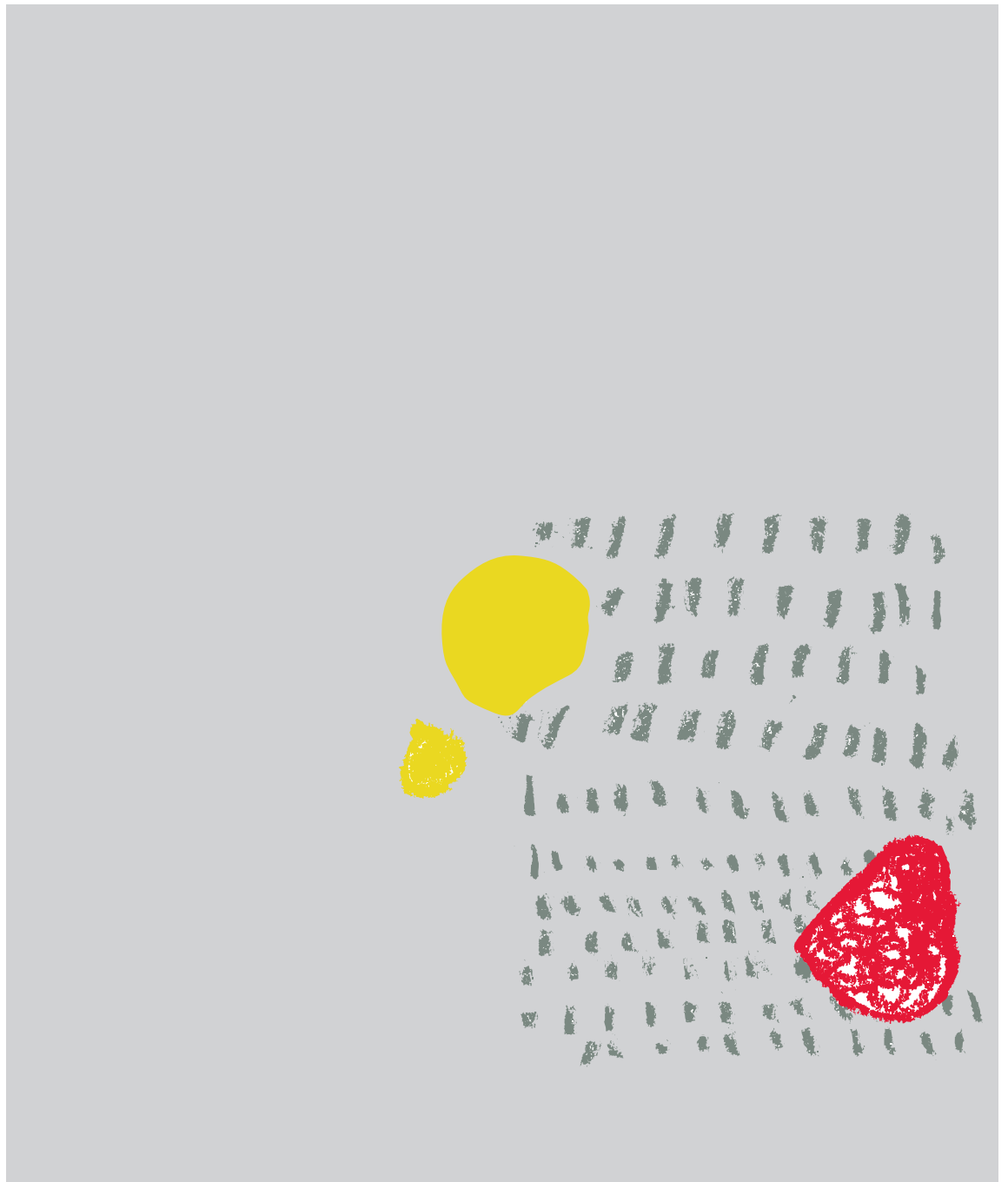




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Introduction	Purpose of this Report	This report addresses the landscape design for the UTS Blackfriars Precinct. James Mather Delaney Design Pty Ltd (JMD design) has been engaged by TZG Architects to prepare the landscape proposal for Development Application.
	Design Overview	UTS Blackfriars Precinct is located on Buckland and Blackfriars Street, in close proximity to Broadway and UTS Ultimo Campus. The proposed public domain is nested between existing heritage school buildings (UTS 22, UTS 25), recent contemporary complex of UTS Childcare Centre and proposed UTS Blackfriars Industry Hub. The proposal reinterprets the traditional campus courtyard archetype. Series of predominantly paved public plazas / courtyards with feature trees, complementary planting and various seating opportunities are proposed. These courtyards will become the gathering spaces and heart of the Blackfriars Precinct. The rich heritage of the site is translated to the public domain through materiality and attention to detail. A carefully designed paving pattern contributes to the public domain and complements both proposed and existing buildings. The new design for the landscape retains and incorporates the existing open space characteristics of the site through careful attention to materiality, a simple spatial arrangement and a sympathetic planting palette. Overall, the proposal significantly increases the quality and usability of Blackfriars Precinct public domain.

Site Analysis Diagrams

Spatial Diagram - Courtyards

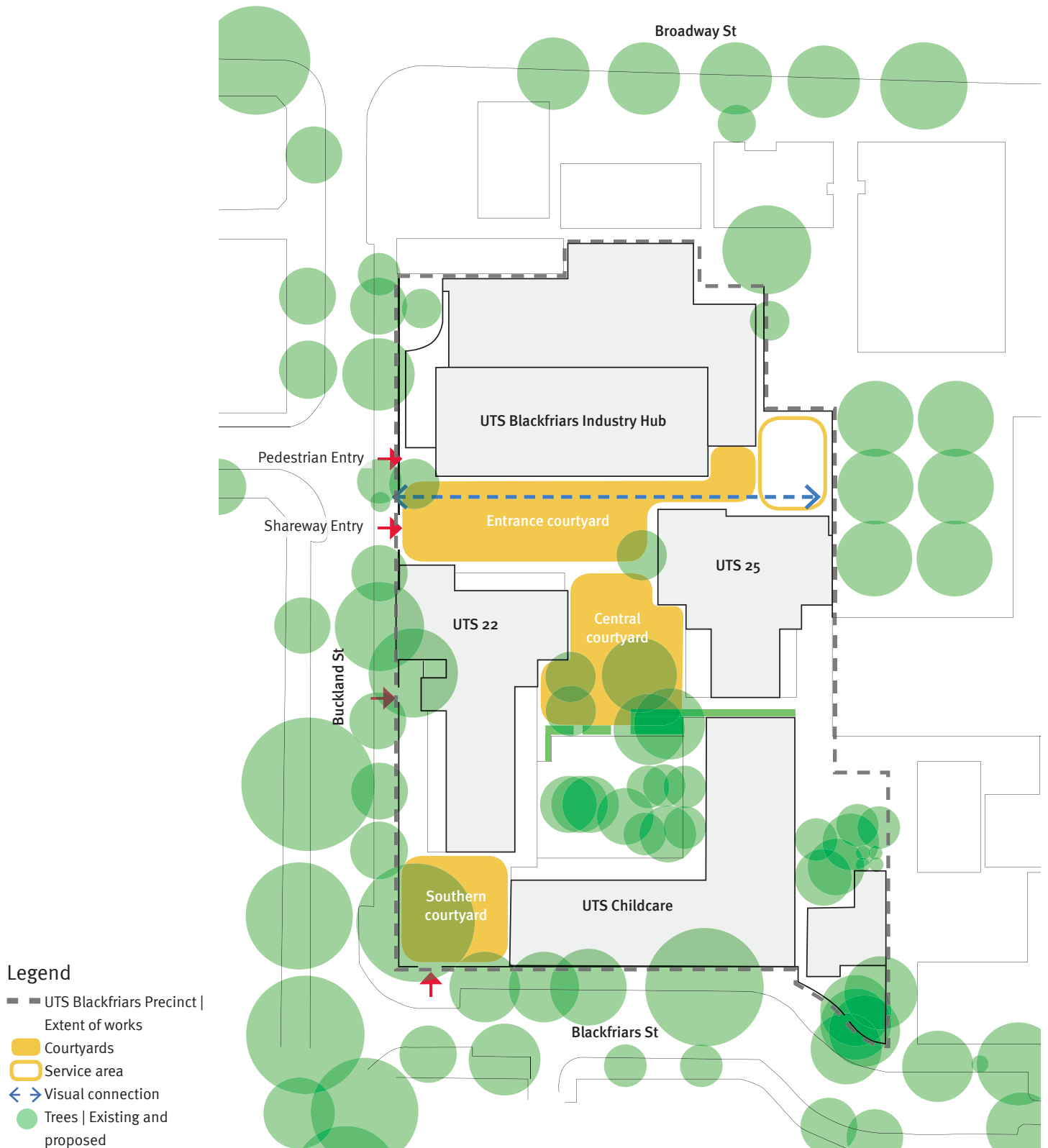


Figure 1: Spatial Diagram - Courtyards

Canopy Coverage - Existing and proposed trees



Figure 2: Canopy Coverage - Existing and proposed trees

Landscape Proposal

Entrance Courtyard

The landscape proposal for UTS Blackfriars Precinct consists of series of inner courtyards and landscape areas. The range of spaces accommodates various gatherings and provides passive recreation for the UTS Blackfriars collegiate.

A visual corridor from Buckland Street entrance along the proposed building facade has been established, opening up the Precinct to the public, and engaging with the neighbourhood. It also allows for possible linkage through to Abercrombie Street.

It is proposed that a feature tree with a prominent visual characteristic will be planted at the entrance to provide focal point and visual landmark on Buckland Street.

A raised brick platform allows sitting in shade under the tree canopy and contemplate the view framed by the water feature / public art. The view is terminated with lush green planting climbing up the existing boundary wall and proposed screen. Raingarden / groundcover planting is proposed along the northern edge of UTS 22 building.

Central Courtyard

The Central Courtyard is clearly defined by the heritage buildings UTS 22 and UTS 25 on the eastern and western side and terminated by a childcare fence on the southern side. The courtyard is designed around a proposed central lawn with a feature tree situated at the sunny spot. Seating under the tree canopies along the perimeter further defines the space.

Access to the buildings and the childcare is maintained.

Screen planting to the childcare fence is proposed to terminate the southern view and provide privacy and separation to the childcare courtyard, additional planting along the edges softens the space.

Southern Courtyard

The Southern courtyard situated on the corner of Blackfriars and Buckland Street is defined by the building facades of UTS 22 and UTS Childcare on the northern and eastern side and delineated by a heritage fence on the southern and western side. An existing mature Camphor Laurel occupies the centre of the space. This courtyard has more softscape treatment, intended to provide opportunity for passive recreation, complimenting the predominantly hardscape design of the rest of the precinct. A raised timber deck proposed around the mature tree and additional seating and picnic tables along the Childcare facade maximise the seating opportunities. Climbing plants and are proposed to the lift structure and groundcover planting softens the perimeter of the Courtyard. The entrance from Blackfriars Street and site through lane to the Central Courtyard is maintained.

Perimeter Landscape Areas

Groundcover planting to the perimeter of the Precinct along the heritage fence complements the buildings, provides visual relief and contributes to the visual amenity of the adjacent streets.

Sunken Gardens

Textured, leafy, shade tolerant planting in the pockets around the proposed building basement and climbing plants to the retaining wall bring the planting to the lower levels of the UTS Industry Hub building basement.

Materiality Strategy

The rich heritage of the site and materiality of the surrounding buildings is translated to the public domain.

The roof pattern of the proposed UTS Industry Hub building is extended into the public domain through the paving pattern.

A limited range of materials is carefully selected to compliment the buildings and unify the public domain. Brick pavement with concrete or stone inserts is chosen as a main paver for the Courtyards for its proven timeless visual quality and durability.

The warm earthy colour of the brick, punctuated by lush greenery of the proposed trees, planting and lawn, natural timber and the element of water dominate the space.

Long seating benches completes the design of public domain.

Planting Strategy

New planting of 6 advanced trees is proposed in the Precinct. The internal courtyard design includes 4 significant trees, area of lawn and increased area of softscape. Trees are placed to allow vehicular access for servicing.

The removed Jacaranda (*Jacaranda mimosifolia*) and River Oak (*Casuarina cunninghamiana*) on Buckland Street will be replaced with an advanced specimen tree.

The planting strategy aims to resonate with the heritage buildings and historical development of the site. A mixture of exotic and native species is proposed. The shrub and ground cover layer is mixed, textured and selected for its ability to perform in this particular condition.

Canopy Coverage

It is anticipated that canopy coverage of proposed tree planting and childcare courtyard planting will reach 21% canopy coverage of the Precinct in 10 years time. This figure meets and exceeds the 15% recommended canopy coverage target for Sydney CBD stated in City of Sydney Urban Forest Strategy, 2013.

Technical Specification

Soil specification and remediation works

The soil specification will be designed as part of a CC documentation.

Due to existing site contamination, the soil specification and detail to both hardscape and softscape landscape areas will be designed in accordance with the Remedial Action Plan (Douglas Partners, 05/2018) - a layer of imported validated material and an imported topsoil will be placed on the physical barrier system.

Refer to RAP for remediation, physical barrier system and marker layer specification, appropriate soil management and WH&S protocols when excavating and coming into contact with the fill soils.

Excavation of soil around existing trees to be retained to follow recommendations outlined in Arboricultural Impact Assessment Report (Earthscape Horticultural Services, 05/2018).

Irrigation

The irrigation system will be designed as part of a CC documentation. The CC documents will include a design & construct item based on a performance specification for the works to be covered by irrigation.

Typically a sub-surface capillary irrigation system is to be used in planted areas to ensure consistent soil moisture (KISSS system or approved equivalent).

Maintenance Strategy

A comprehensive maintenance manual will be prepared for UTS Blackfriars Precinct. This will be an expanded version of the following:

It is expected that the landscape areas will be inspected regularly and any recurrent maintenance works required will be carried out.

Maintenance works should be executed by suitably qualified trades persons such as horticulturists, arborist, plumber, electrician and the like.

Maintenance works include, but are not limited to: mowing and edging, watering, pruning, thinning, weeding, mulching, fertilising, top-dressing, pest and disease control, plant replacement, rubbish removal, sweeping and blowing hard surfaces, removal of foreign material from stormwater pits, inspect furniture items, public domain items, and the like.

The maintenance contractor shall complete a maintenance schedule on a monthly basis indicating at what dates the site was inspected and what works were undertaken.