

# UNIVERSITY OF SYDNEY DARLINGTON TERRACES

## LANDSCAPE DESIGN REPORT

### DEVELOPMENT APPLICATION

September 2017



**O C U L U S**

landscape architecture | urban design  
level 1/5 wilson street | po box 307 | newtown | nsw | 2042  
p. 02 9557 5533 | f. 02.9519.8323 | australia@oculus.com.au  
[www.oculus.info](http://www.oculus.info)

CLIENT



ARCHITECT



LANDSCAPE ARCHITECT

O C U L U S

landscape architecture | urban design  
level 1/5 wilson street | po box 307 | newtown | nsw | 2042  
p. 02 9557 5533 | f. 02.9519.8323 | australia@oculus.com.au  
w w w . o c u l u s . i n f o

# CONTENTS

- INTRODUCTION..... 3
- LANDSCAPE CONCEPT MASTERPLAN..... 4
- LEVELS PLAN ..... 6
- KEY SPACES DIAGRAM ..... 7
- TYPICAL FRONTYARDS ..... 8
- ROOFTOP..... 10
- THE DECK..... 11
- THE PARK ..... 12
- PLANTING DESIGN..... 13
  - + Trees ..... 14
  - + Central Courtyard and Park..... 15
  - + Roof Terrace ..... 16
- MATERIALS ..... 17
- LIGHTING..... 18
- WINGARA MURA STRATEGY..... 19
- PUBLIC DOMAIN PLAN ..... 22

# INTRODUCTION

This Landscape Design Report has been prepared by OCULUS Landscape Architecture and Urban Design in association with AJ+C architects. This document sets out the landscape design of external public park and communal spaces for the University of Sydney Darlington Terraces Student Accommodation development. The proposal outlined within this report is intended to create a verdant, attractive and high quality landscape for the amenity of residents, users of the adjacent street and adjoining neighbours.

The development consists of the renovation of existing terraces along Darlington Road and the proposed new student accommodation to the south of the terraces along Darlington Lane. Access into the terraces is to be retained with some common terraces providing equal access through the landscape courtyard into the new accommodation building. The landscape courtyard is a series of long narrow courtyards that connect the terraces and the building and provide some break out spaces for students. A roof terrace provides a BBQ and study area for students as well as a green roof to a significant portion. The existing pocket park on the corner of Darlington Road and Codrington st will be upgraded to provide some amenity to the public and students alike.

The design of landscape considers the architectural design by AJ+C architects in both concept and materiality, with the intention of creating a cohesive transition from internal to external spaces.

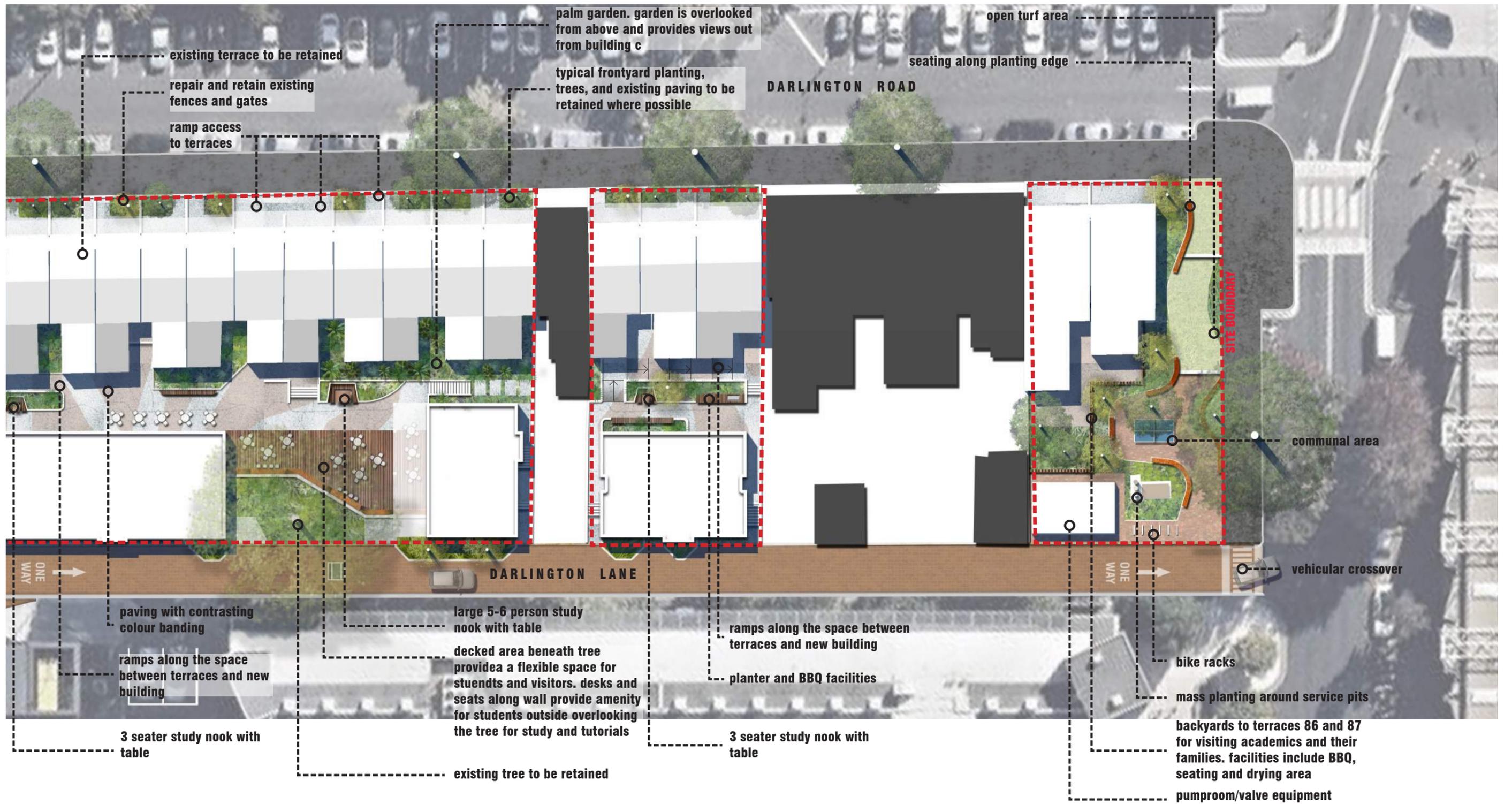
# CONTEXT PLAN



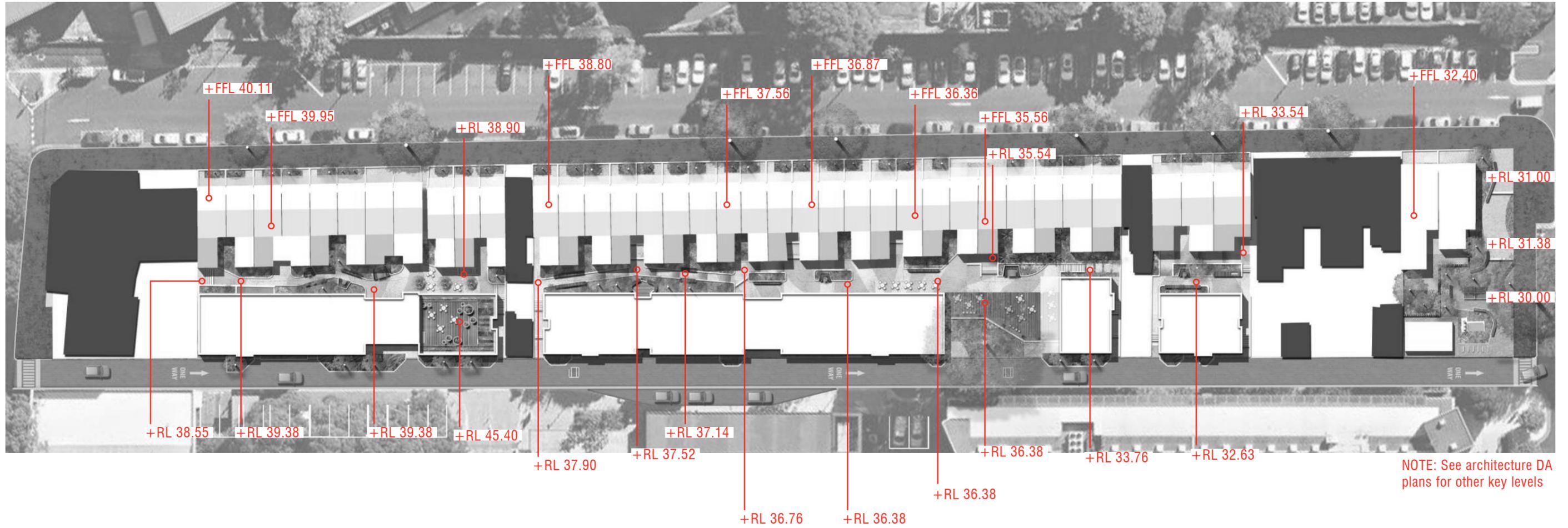
# LANDSCAPE MASTERPLAN



NORTH  
SCALE 1:350



# LEVELS PLAN



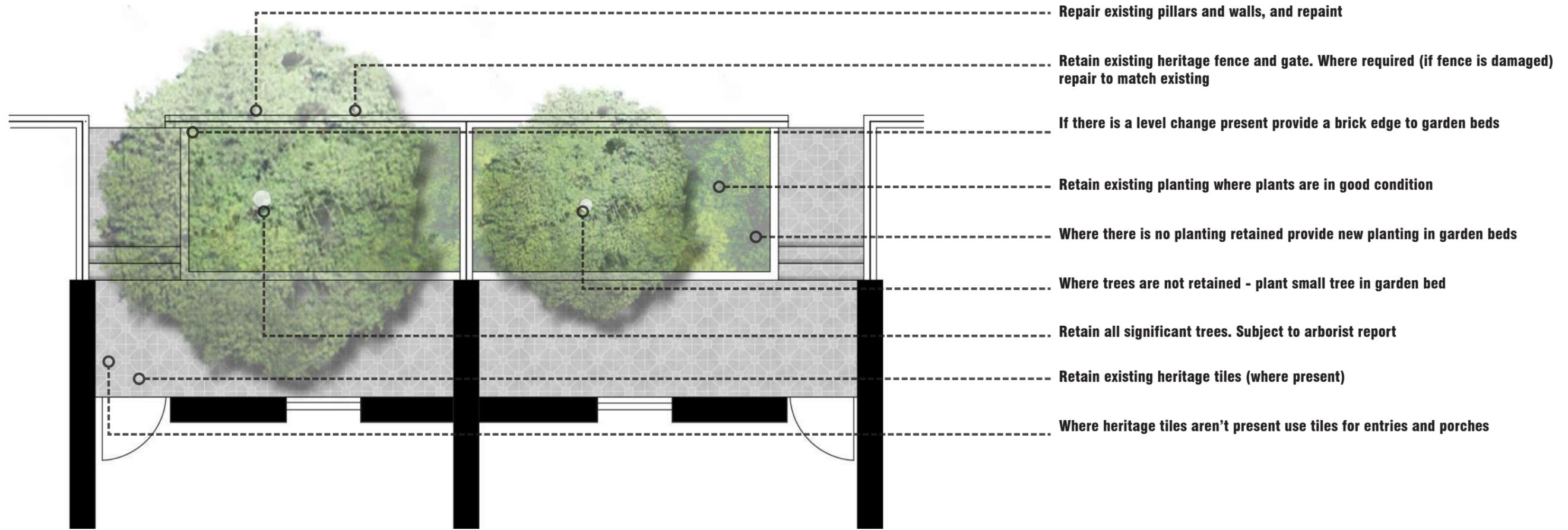
# KEY SPACES



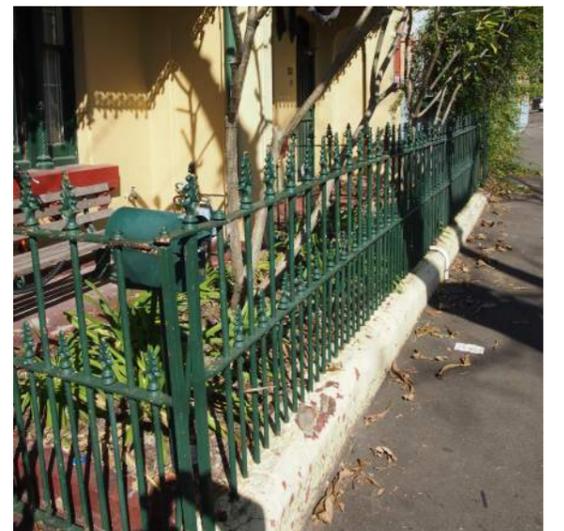
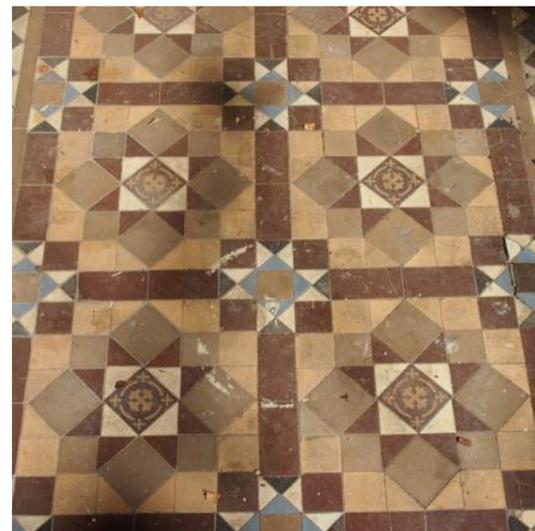
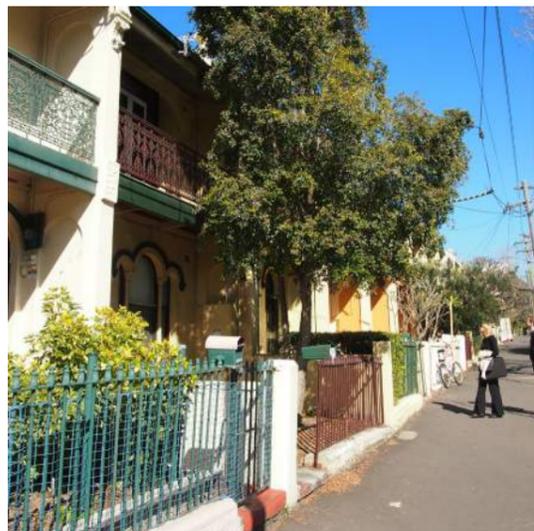
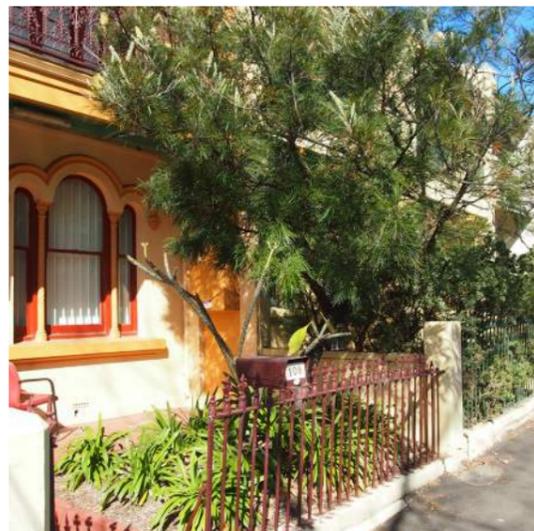
## LEGEND

- Frontyards
- Gathering spaces
- Internal planting
- Laneway (shared zone)
- Public park
- Private Backyards
- Potential Art Locations

# TYPICAL FRONTYARD



# EXISTING CONDITION



# FRONTYARD SCHEDULE

FRONTYARD SCHEDULE					
Terrace no.	Paving Treatment	Tree/Shrub	Species	Planting	Proposed Works
86	Painted concrete	No		No	Repaint concrete
87	Painted concrete	No		No	Repaint concrete
94	Painted concrete, brick paving	Yes	Frangipani	Yes	Supplementary Agapanthus, new ramp
95	Painted concrete	Yes	Frangipani	Yes	Supplementary Agapanthus
96	Tiles, Concrete, bricks	No		No	Remove concrete and plant
98	Tiles and brick	Yes	Frangipani	No	Lower planter bed and plant
99	Tiles and brick	Yes	Tibouchina and Frangipani	Yes	Supplementary Agapanthus, new ramp
100	Painted concrete, brick paving	Yes	Callistemon	Yes	Supplementary Agapanthus, new ramp, remove tree
101	Concrete, brick paving	Yes	Frangipani	Yes	Supplementary Agapanthus
102	Tiles and brick	No		Yes	Retain planter, remove hedge replace with plants
103	Painted concrete, brick paving	No		No	New planting and ramp
104	Painted concrete	No		Yes	Remove existing planting, lower planter bed, new planting
105	Painted concrete	Yes	Syzygium	Yes	Supplementary Agapanthus
106	Painted concrete	Yes	Frangipani	Yes	Supplementary Agapanthus
107	Painted concrete	Yes	Frangipani	Yes	Supplementary Agapanthus
108	Painted concrete, concrete paver	Yes	Frangipani	No	New planting
109	Painted concrete	Yes	Frangipani and Grevillea	Yes	Supplementary Agapanthus
110	Painted concrete	Yes	Callistemon and Grevillea	No	Remove trees/shrubs, replace planting
111	Concrete	Yes	Callistemon and Grevillea	No	Remove trees/shrubs, replace planting
112	Painted concrete	Yes	Frangipani	Yes	Remove hedge, replace planting, lower planter bed
113	Painted concrete	No		No	New planting, lower planter bed
114	Painted concrete	Yes	Frangipani	Yes	Supplementary Agapanthus, lower planter bed
115	Painted concrete	No		Yes	Supplementary Agapanthus, lower planter bed
116	Painted concrete, brick paving	Yes	Frangipani	No	New planting
117	Painted concrete, brick paving	Yes	Frangipani	Yes	Supplementary Agapanthus, lower planter bed
118	Painted concrete	Yes	Frangipani	No	New planting, lower planter bed
119	Painted concrete	Yes	Frangipani	No	New planting, lower planter bed
121	Painted concrete	Yes	Frangipani	Yes	Remove hedge, replace planting, lower planter bed
122	Painted concrete	Yes	Frangipani	Yes	Supplementary Agapanthus, lower planter bed
123	Painted concrete	Yes	Frangipani	Yes	Supplementary Agapanthus, lower planter bed
124	Painted concrete	Yes	Frangipani	Yes	Retain plants, new ramp
125	Painted concrete	Yes	Frangipani	Yes	Retain plants, new ramp
126	Painted concrete	Yes		Yes	Supplementary Agapanthus
127	Painted concrete, pavers	No		Yes	Supplementary Agapanthus
128	Painted concrete	Yes	Frangipani in pot	No	Remove tree in pot, lower planter bed
129	Painted concrete, pavers	No		No	Remove pavers and create new planter bed, lower planter, new planting
130	Painted concrete	Yes	Frangipani	Yes	Supplementary Agapanthus, lower planter bed
131	Painted concrete	Yes	Frangipani	Yes	Supplementary Agapanthus, lower planter bed

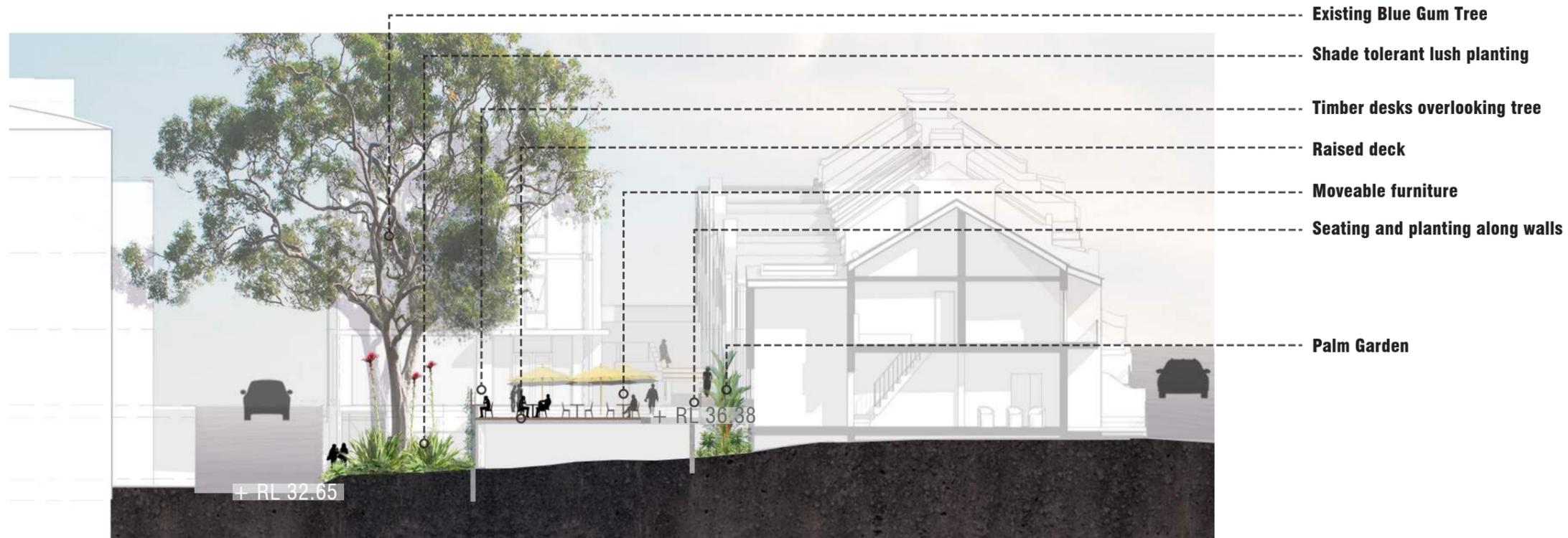
**General note**  
 Repair/patch walls and paint. Repair fences and gates. Repaint concrete where necessary

# THE DECK



- 1. Seating along walls
- 2. Shade tolerant lush planting
- 3. Access path
- 4. Seating/Steps to deck area
- 5. Timber desks some overlooking existing trees
- 6. Existing Blue Gum tree
- 7. Raised deck to protect tree roots whilst providing space for students to relax and study
- 8. Palm garden at lower level to be viewed from building window and overlooked from deck
- 9. Study nook with seating and table





- Existing Blue Gum Tree
- Shade tolerant lush planting
- Timber desks overlooking tree
- Raised deck
- Moveable furniture
- Seating and planting along walls
- Palm Garden

**SECTION AA**



- Building access
- Existing Blue Gum Tree
- Climbing plants along concrete wall facade
- Timber balustrade
- Building access

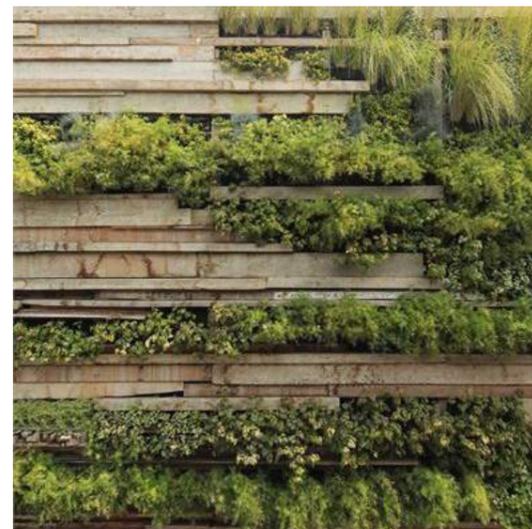
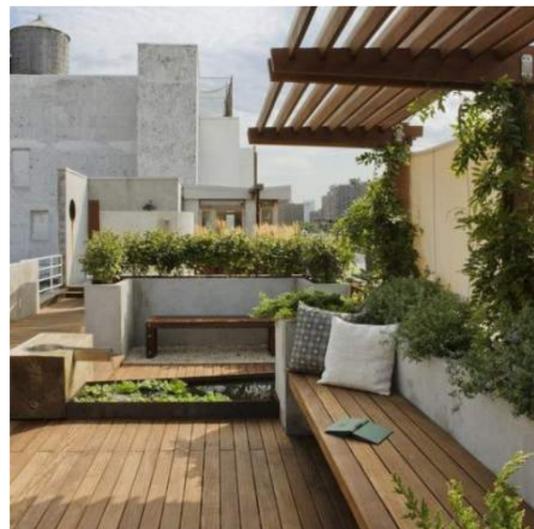
**ELEVATION BB**

# ROOFTOP



1. Rooftop deck
2. Moveable pots with feature plants and herbs
3. BBQ area with BBQ and sink
4. Green roof planting - low species that can grow in minimal soil depth
5. Moveable furniture
6. Screen

# PRECEDENTS

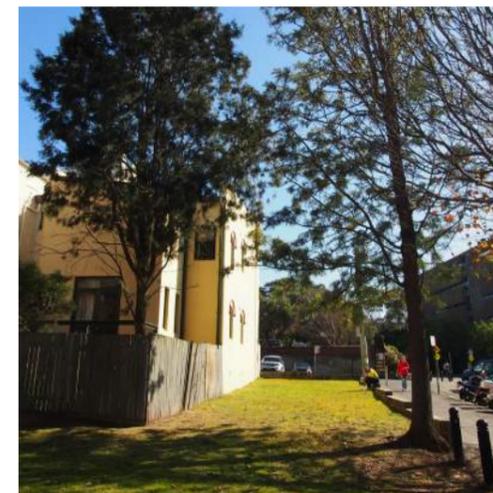


# THE PARK

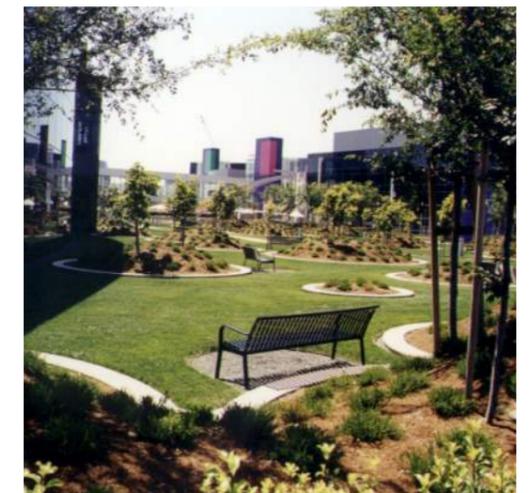


1. Existing asphalt path
2. Timber seating
3. Open lawn area
4. Buffer/screening planting
5. Proposed brick paving
6. Existing trees
7. Proposed trees
8. Backyards
9. Darlington Lane
10. Existing telstra services
11. Proposed pump room
12. Table tennis

# EXISTING CONDITION



# PRECEDENTS



# PLANTING DESIGN

The planting scheme for Darlington Terraces aims to tell a story whilst helping create interesting spaces for students and visitors. It relies heavily on shade tolerant species especially in the courtyard spaces. Planting can reference the sites previous uses and the indigenous plants present in the area. As the area used to be Turpentine Iron Bark Forest, species have been selected to reference this.

Planting to the rooftops will be low as there is limited soil depth available. To gain some height and interest feature species in pots will provide some variation. Herbs will be planted in pots for use by the students near the BBQ area.

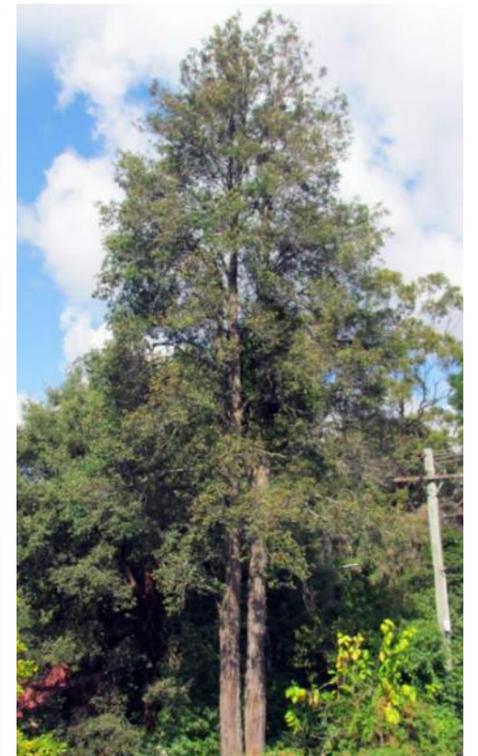
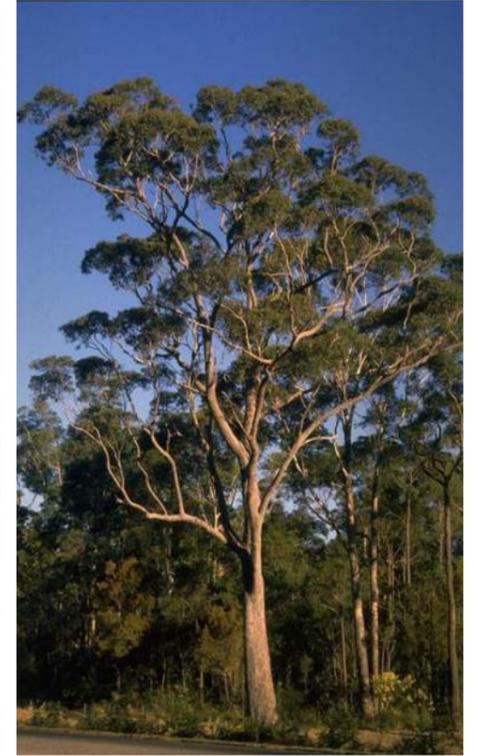
The park will use species from both sun and shade loving plants and introduce some larger trees. Larger shrubs will be used as a buffer to the private residences and to screen the services.

-  RETAIN EXISTING TREE
-  PROPOSED TREE
-  ROOFTOP PLANTING
-  PARK PLANTING
-  COURTYARD PLANTING
-  CLIMBERS ON VERTICAL STRUCTURES



# TREES

Image	Species	Common Name	Mature Height	Mature Spread
01	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	15.0m	5.0m
02	<i>Eucalyptus gummifera</i>	Red Bloodwood	25.0m	10.0m
03	<i>Plumeria rubra</i>	Frangipani	7.0m	7.0m
04	<i>Stenocarpus sinuatus</i>	Firewheel Tree	10.0m	3.0m
05	<i>Syncarpia glomulifera</i>	Turpentine Tree	30.0m	10.0m



# CENTRAL COURTYARD + PARK PLANTS

## Shrubs + Groundcovers

Image	Species	Common Name	Mature Height	Mature Spread
01	<i>Acacia floribunda</i>	White Sally Wattle	3.5m	3.5m
02	<i>Arthropodium cirratum</i>	Renga Renga Lily	0.8m	1.0m
03	<i>Aspidistra elatior</i>	Cast Iron Plant	0.8m	0.8m
04	<i>Calathea zebrinus</i>	Zebera Plant	1.0m	0.8m
05	<i>Cheilanthes sieberi</i>	Mulga Fern	0.4m	0.4m
06	<i>Ctenanthe 'Silver-Maroon'</i>	Never-never plant	0.5m	0.5m
07	<i>Dianella caerulea</i>	Blue Flax Lily	0.5m	0.5m
08	<i>Eupatorium megalophyllum</i>	Bartlettina sordida	1.5m	1.5m
09	<i>Hardenbergia violacea</i>	False Sarsparilla	3.0m	3.0m
10	<i>Hydrangea quercifolia</i>	Oastleaf Hydrangea	1.0m	1.0m
11	<i>Lomandra longifolia</i>	Spiny Head Mat-rush	1.0m	1.0m
12	<i>Mackaya bella</i>	Forest Bell Bush	2.0m	2.0m
13	<i>Microlaena stipoides</i>	Weeping Grass	1.0m	1.0m
14	<i>Parthenocissus tricuspidata</i>	Boston Ivy	3.0m	3.0m
15	<i>Plectranthus argentatus</i>	Silver Spurfloer	0.8m	0.8m
16	<i>Viola hederacea</i>	Native Violet	0.5m	0.2m



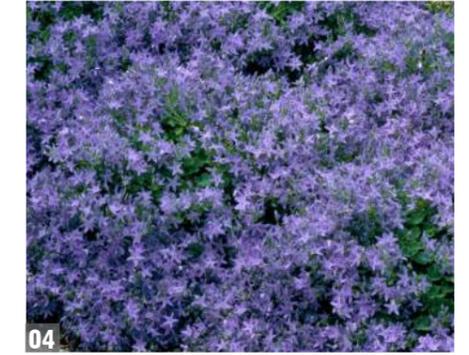
# ROOF TERRACE + PARK PLANTS

## Shrubs + Groundcovers

Image	Species	Common Name	Mature Height	Mature Spread
01	<i>Acacia cognata</i> 'Lime Light'	Lime Light Acacia	0.8m	1.0m
02	<i>Agave attenuata</i>	Agave	0.6m	0.6m
03	<i>Artemisia</i> 'Powis Castle'	Mounded Artemisia	0.6m	0.6m
04	<i>Campanula poscharskyana</i>	Serbian Bellflower	0.3m	0.6m
05	<i>Correa alba</i>	White Correa	1.0m	1.0m
06	<i>Dianella caerulea</i>	Blue Flax Lily	0.5m	0.5m
07	<i>Eremophila nivea</i>	Silky Eremophila	1.5m	1.5m
08	<i>Gazania tomentosum</i> 'Silver Beauty'	Gazania	0.2m	1.0m
09	<i>Kalanchoe luciae</i> 'Flapjack'	Flapjacks	0.4m	0.4m
10	<i>Lomandra longifolia</i> 'Lime Wave'	Lomandra Lime Wave	0.6m	0.6m
11	<i>Sedum</i> 'Autumn Joy'	Sedum	0.4m	0.8m
12	<i>Pennisetum alopecuroides</i>	Fountain Grass	0.8m	0.8m

## Herbs

Image	Species	Common Name	Mature Height	Mature Spread
13	<i>Origanum vulgare</i>	Oregano	0.3m	0.3m
14	<i>Rosmarinus officinalis</i>	Rosemary	0.6m	0.8m
15	<i>Salvia officinalis</i>	Sage	0.3m	0.4m
16	<i>Thymus vulgaris</i>	Thyme	0.2m	0.3m

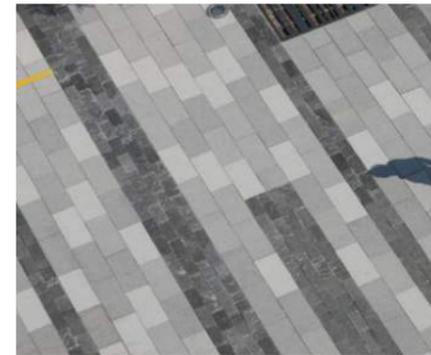


# MATERIALS

A suite of hard landscape materials have been selected to provide a robust and long lasting finish that will provide a quality exterior setting for the project and its wider site. Material choices privilege natural and integral materials such as stone, concrete, timber and steel that do not require unnecessary amounts of repainting and upkeep. Materials and treatments have been chosen to allow for some interpretation to take place to reference the Wingara Mura Strategy. The materials and treatments aim to create comfortable spaces for students to move through, learn and relax.

## SURFACES

- Insitu concrete - contrasting colours
- Stone pavers - contrasting colours
- Timber deck
- Brick pavers



## VERTICAL ELEMENTS

- Concrete planter walls
- Green walls
- Precast concrete walls with imprints
- Sculpture



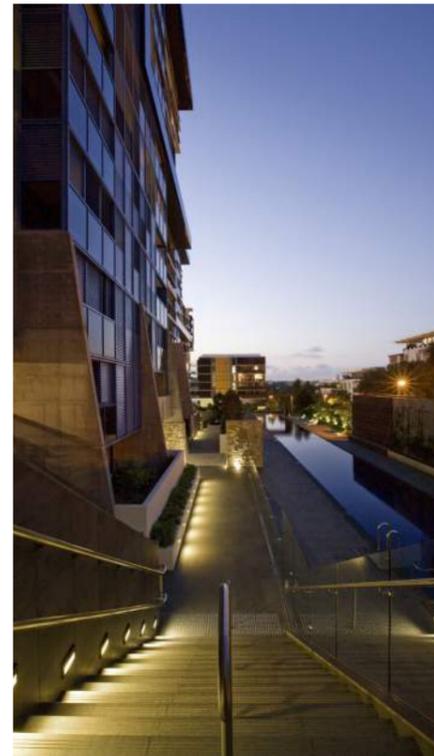
## FURNITURE

- Timber seats to concrete walls
- Timber custom desks
- Pot plants
- Moveable Stackable Chairs



# LIGHTING

Lighting is an important aspect of the design of the landscape and creates a dynamic overlay that activates the space at night. Lighting will be used for safety reasons, with continuous illumination along paths and feature lighting to signify building entrances. As well as these functional purposes, lighting will also be used in an artistic way, to draw attention to landscapes features such as sculptural trees and planting, and furniture elements. Lighting in these areas will be located so that it does not cause light spill to neighbouring residents, properties or roads and will be designed in future stages to conform to Australian Standards including AS 4282:1997.



# WINGARA MURA STRATEGY

## SYDNEY UNIVERSITY APPROACH

The strategy specifically focuses on Aboriginal and Torres Strait Islander culture and peoples. It influences governance and standards, teaching and learning, community and stakeholder engagement, research, and the cultural and built environment of the University community.

The integrated strategy is built around a series of initiatives including the following themes:

- Successful students
- Our people
- Research and knowledge systems
- Society and leadership
- Gender
- Infrastructure
- Community engagement

Under each of these themes are specific actions and principles.

- Design Principles – Develop a series of building design principles that reflect the UoS recognition of and vision for Aboriginal and Torres Strait Islander participation in University life.
- Public Art – Increase the number of Aboriginal and Torres Strait Islander public art installations on our campus.

The Aboriginal and Torres Strait Islander Design Principles will inform future buildings, landscapes, housing (student accommodation), services, sense of place, public art and recreational facilities and events. The design principles will reinforce the University of Sydney's commitment to the implementation of its Wingara Mura Strategy.



## LANDSCAPE APPROACH

The landscaped areas aim to tell a story about the past, present and future. It will aid the principles of the 'Wingara Mura Strategy' which aims to integrate the inclusion of Aboriginal values, art and culture in all developments.

The site's history offers a unique opportunity to reflect the land of the past in the landscape planting and materiality while the staff and students now and in the future can provide art, words and stories to interact with the landscape as an overlay. The landscape approach will **celebrate the now and then**.

### NOW

- The work of current, future and past students and staff
- The work of the members of the local indigenous community
- Using art work or stories to generate the form in built landscape elements (i.e. seating areas)
- Celebrating spaces naming them with words from the Dharug (Eora) language (Gadigal)

### THEN

- Reference the blackwattle creek and swamps in the area
- Create a plant palette with endemic plant species
- Emphasise previous use of land in materiality. Paths and walls etc.

All artwork, text, stories, previous land uses etc will need to be workshopped with the local indigenous community and university stakeholders.



## THEN - INTERPRETING THE LANDSCAPES OF THE PAST

“Blackwattle Creek was originally a tidal watercourse that flowed from swampy lands that are now within the grounds of the University of Sydney. The creek flowed from this swamp through a valley thick with wattle trees and then drained into Blackwattle swamp, at the head of Blackwattle Bay around Glebe. Prior to European settlement, the creek was a source of fresh water for Sydney’s Aboriginal people, and a place for fishing and other activities.” Paul Irish and Tamika Goward <http://www.sydneybarani.com.au/sites/blackwattle-creek/>

“The current study area is located on a rise in the natural topography, previously known as Petersham Hill, which slopes southeast towards the first order tributaries of the Blackwattle Creek catchment” GML Aboriginal Heritage Due Diligence Report.

## KEY TREATMENTS



### Native Planting Palette

- Create a planting palette that references the native species of the past within the local area.
- Planting can tell a story of the changing landscapes. eg. From the hill to the swamp
- Encourage a range of colours and textures



### Materiality

- Utilise a range of materials for hard scaped elements.
- Differences in the ground plane materiality could suggest a change in past uses or interpret previous topographical conditions
- Use colour to reference paths or tracks previously used in the area



### Patterns

- Embed or abstract traditional patterning into the paving
- Any patterns should be of the area and should be workshoped with the local indigenous community and university stakeholders.
- Patterns can be stamped or be a subtle change of material

## NOW - CELEBRATING THE WORK OF INDIGENOUS STUDENTS, STAFF AND LOCALS

Celebrating the now provides the opportunity to showcase the work of the university community as a whole. The art, words, stories etc of the universities indigenous community can be used to influence the design of spaces in the Darlington student accommodation development. The design of the paths, walls and seating areas can be referenced to the work of the universities talented artists. Where possible the landscape can respond not only to the existing site conditions but also work that can be celebrated.

## KEY TREATMENTS



### Landscape forms

- Landscape forms (walls, seating areas, study zones, decks etc) can be informed by cultural spaces.
- Landscape designs can be generated from the work of students and staff both in the hard and softscapes



### Naming

- Acknowledgment of indigenous culture through naming
- Naming of places/spaces
- Using the local language on everyday signs
- Using names to aid way finding around the site.



### Art and sculpture

- Celebrating indigenous culture through the use of art and sculpture in the development
- Art should be locally produced by students, staff or local indigenous members
- Art can create a special moment in a small space and can create areas around it where people can enjoy, observe and interact with art

# PUBLIC DOMAIN PLAN



NORTH  
SCALE 1:350

