

# W1 - Darling Drive

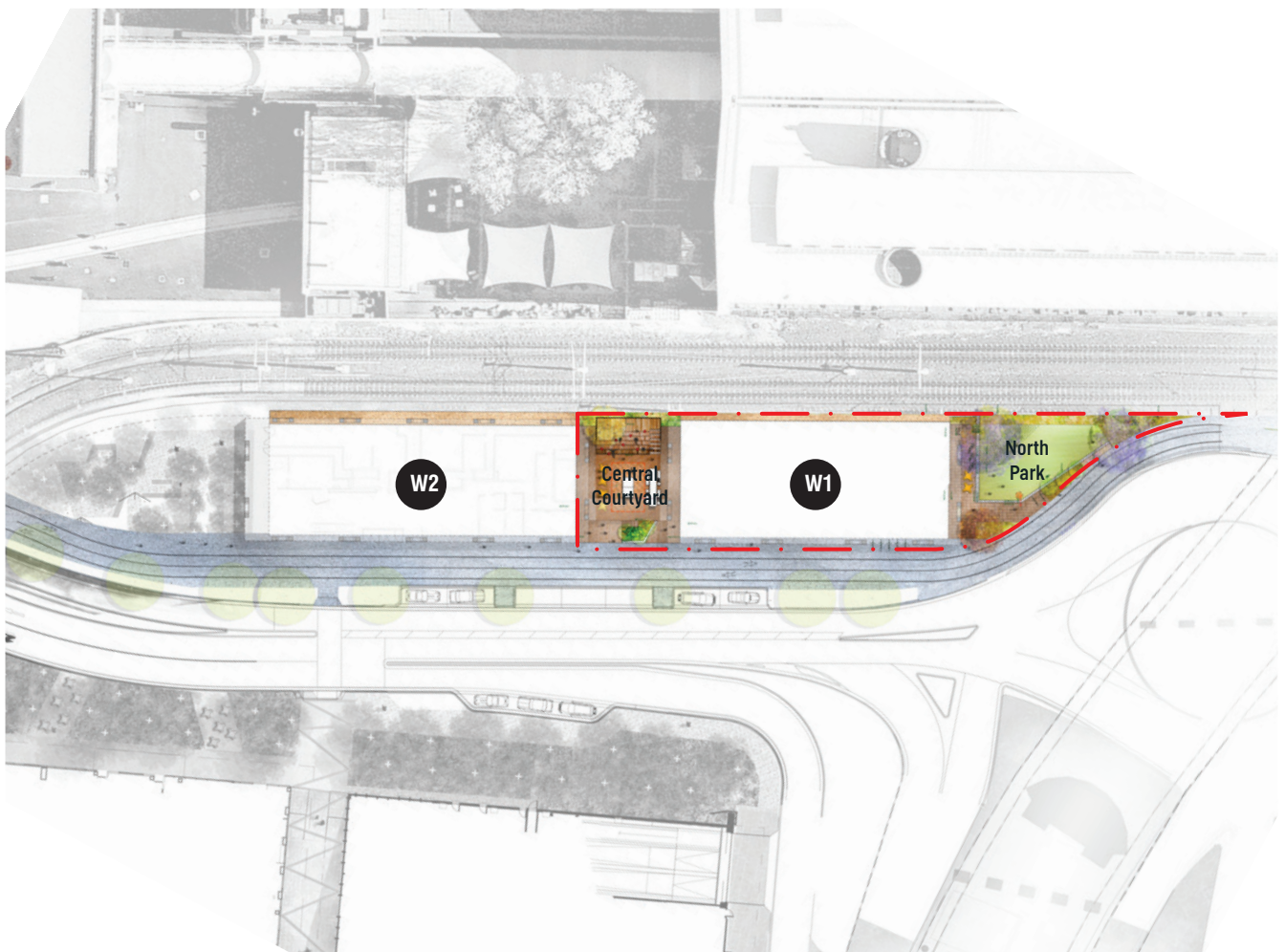
## Student Accommodation North

### DA Public Domain Statement

15027 - SSDA12

Rev A  
September 2015

— • SSDA12 boundary



Site Plan NTS

## Landscape Overview and Context

**This statement should be read in conjunction with ASPECT Studios SSDA drawings 15027-LA-SSDA-01 to 15027-LA-SSDA-15 dated September 2015.**

ASPECT Studios were commissioned by Urbanest to develop a landscape plan to respond to the proposed built form, by AJ+C, of the Student Accommodation North Building (W1) at Darling Square in Haymarket.

The landscape component of the development application is broken largely into two landscape spaces, known as the North Park and the Central Courtyard.

The North Park is a north facing, local scale pocket park that addresses Darling Drive at the northern end of the W1 building. Due to its northerly aspect, and relative lack of overshadowing, the North Park presents an opportunity to create an open, sun filled turf area for passive recreation. The North Park is adjacent the north-south pedestrian/cycle shared path that connects Pyrmont to Ultimo, and as such will be well surveilled by passing pedestrian and cycle traffic. The park is an opportunity for a short drop off on the morning commute, or a relaxed afternoon break between study sessions.

Dense, screening planting is to be provided to the light rail corridor, to provide visual privacy and separation. At the Darling Drive edge, two planters frame the entry to the space and help to provide a level of separation from the street, whilst also allowing views through for passive surveillance and security. The turf area is raised 200mm, to further the separation from the street, and a 600mm high mound to the south west with feature shade tree (*Brachychiton acerifolius*) provides a pleasant, shaded space to sit and watch over the park.

The Central Courtyard is the primary, active, hub of the Darling Square student accommodation precinct. It is flanked by both W1 and the southern student accommodation to the south. The lobby entry to W1 is off the courtyard, and as such, it acts as an address to the building.

The Central Courtyard is open to the street, with a 500mm high planter providing visual separation whilst still allowing views into the site. To the west of the courtyard, a 1.5m high amphitheatre provides an opportunity for students to gather, catch the afternoon sun, or watch movies (on the projection screen - located on the overhead bridge linking W2 to W1) or table tennis on the fixed ping pong table below.

The paving to the central courtyard is playful and fine grained to provide colour to the space. Fixed, linear tables and benches provide space for study and outdoor dining.

The space will be well lit throughout the evening for outdoor cinema, projected onto a fixed screen on the W1-W2 bridge, from a projection box installed in a permanent enclosure at the top of the amphitheatre so that the outdoor cinema events can be run easily and frequently. Due to the westerly aspect of the screen, it is anticipated that the cinema will be run primarily in the evening, when the sun is not impacting on the projection. The outdoor cinema events will have a capacity of approx. 50 persons, with sound provided through wifi headphones only, similar to the 'Williams Sound' hearing hotspot platform.

The space will be in operation during the following hours:

- Mon - Thurs: 9am – 10pm
- Fri - Sun: 9am – 11pm

The space is also able to be used for barbecues and small student events through the evening, with provision of outdoor GPOs enabling additional equipment and temporary barbecues to be wheeled into and out of the space as required. Storage for such equipment can be provided in locked enclosures under the amphitheatre. The space is also overlooked by common spaces within both W2 and W1, providing a high level of passive surveillance and security.

The Central Courtyard is overshadowed by W1. Planting opportunities within the courtyard are limited, due to the requirement of easement access to the substation in W2 and solar access. Screening planting, however occupies the western boundary of the space and provides screening from the light rail corridor. A feature tree in the south west of the amphitheatre (*Ginkgo biloba*) provides colour and greenery to the space.

— • DA submission boundary



Site Plan 1:1000 @ A4