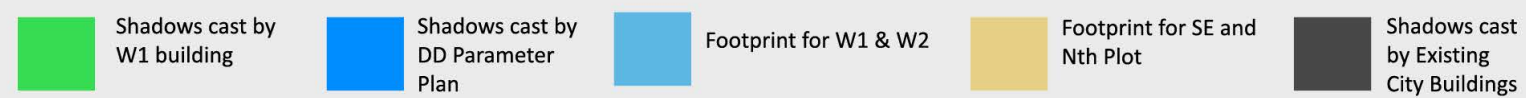
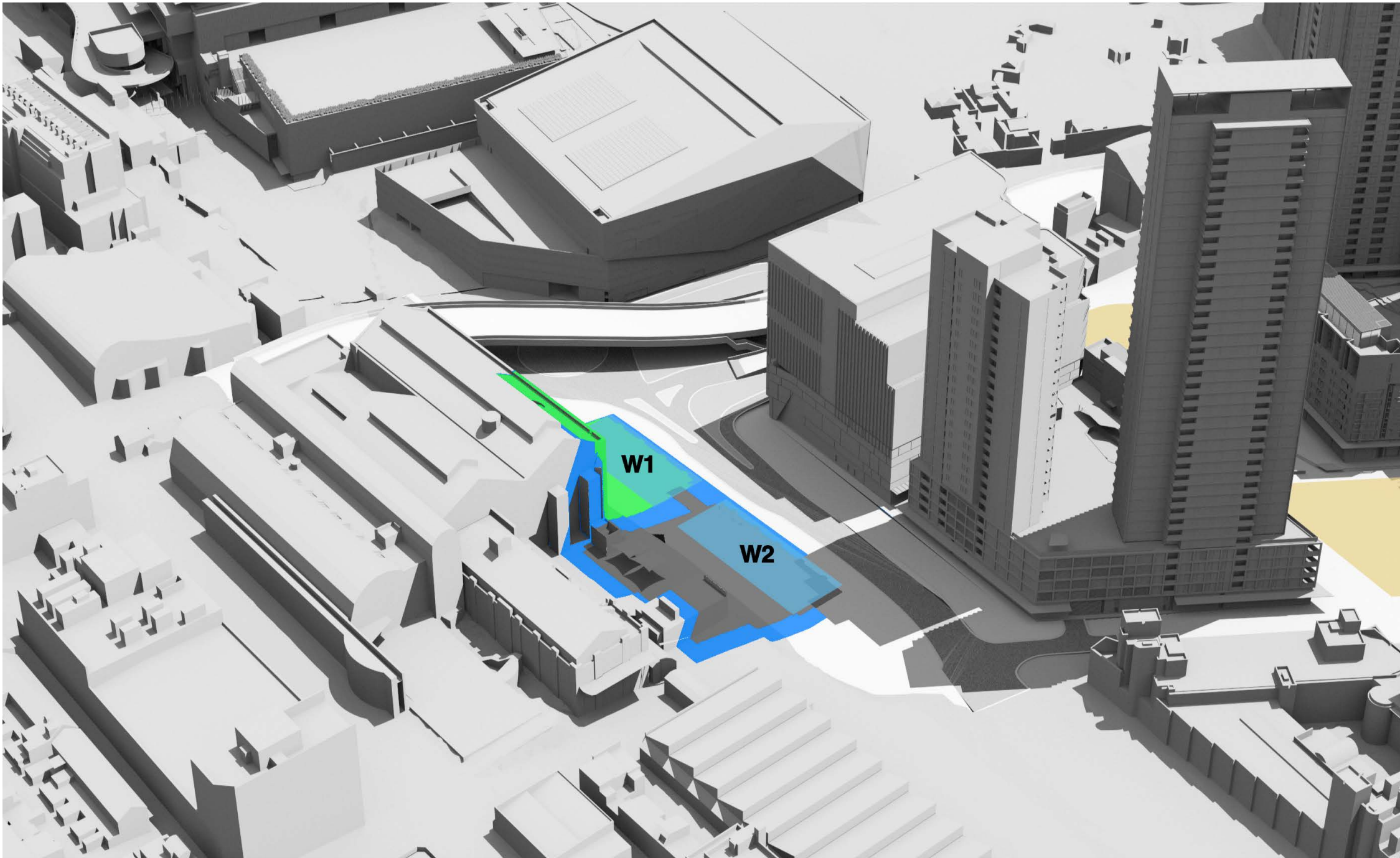


SICEEP - W1 Shadow Study - Elevation

21st December, 10am

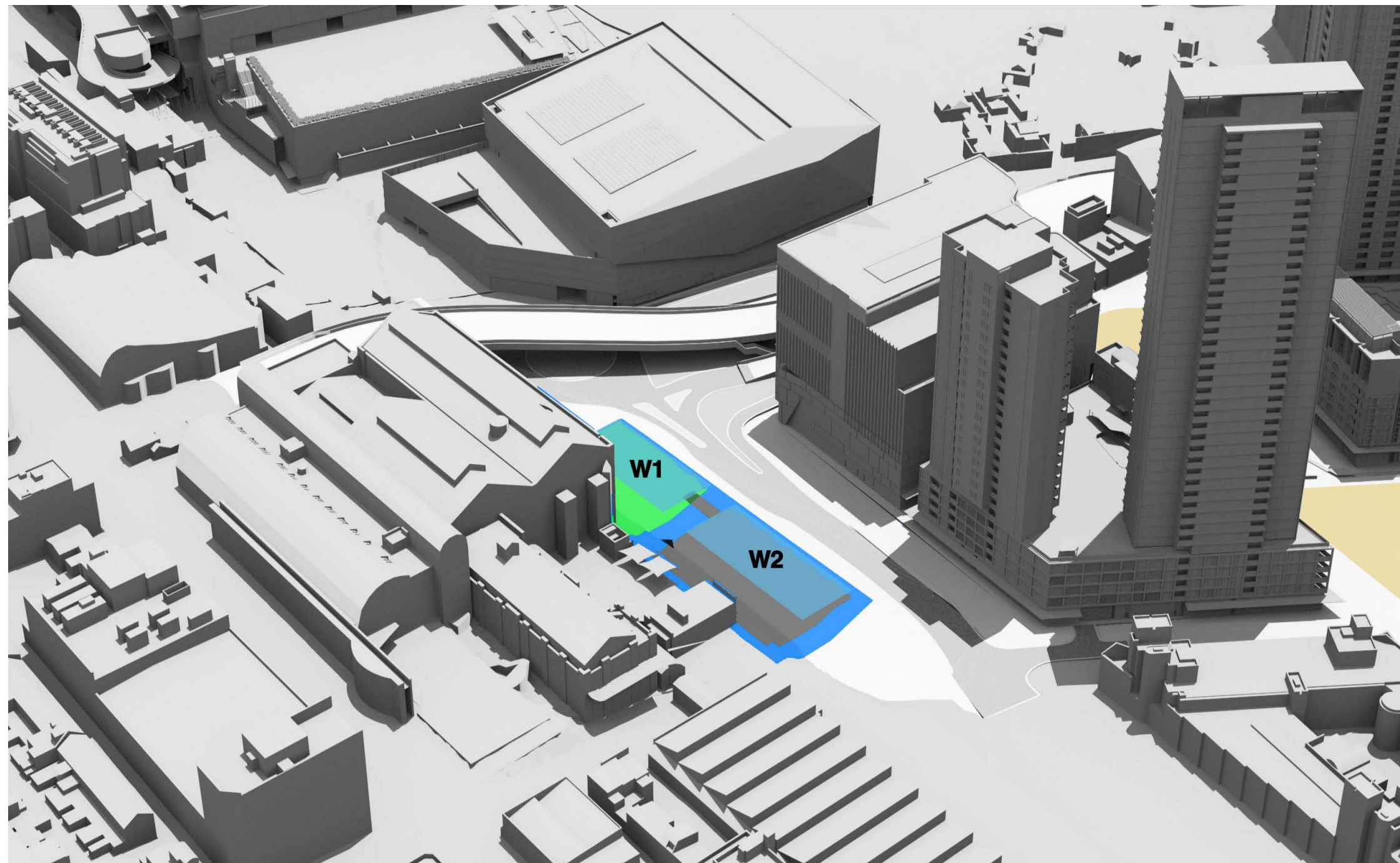




SICEEP - W1 Shadow Study - Elevation

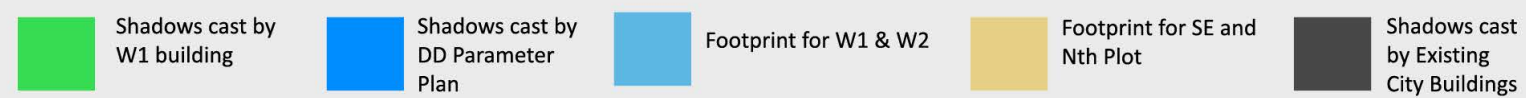
21st December, 11am

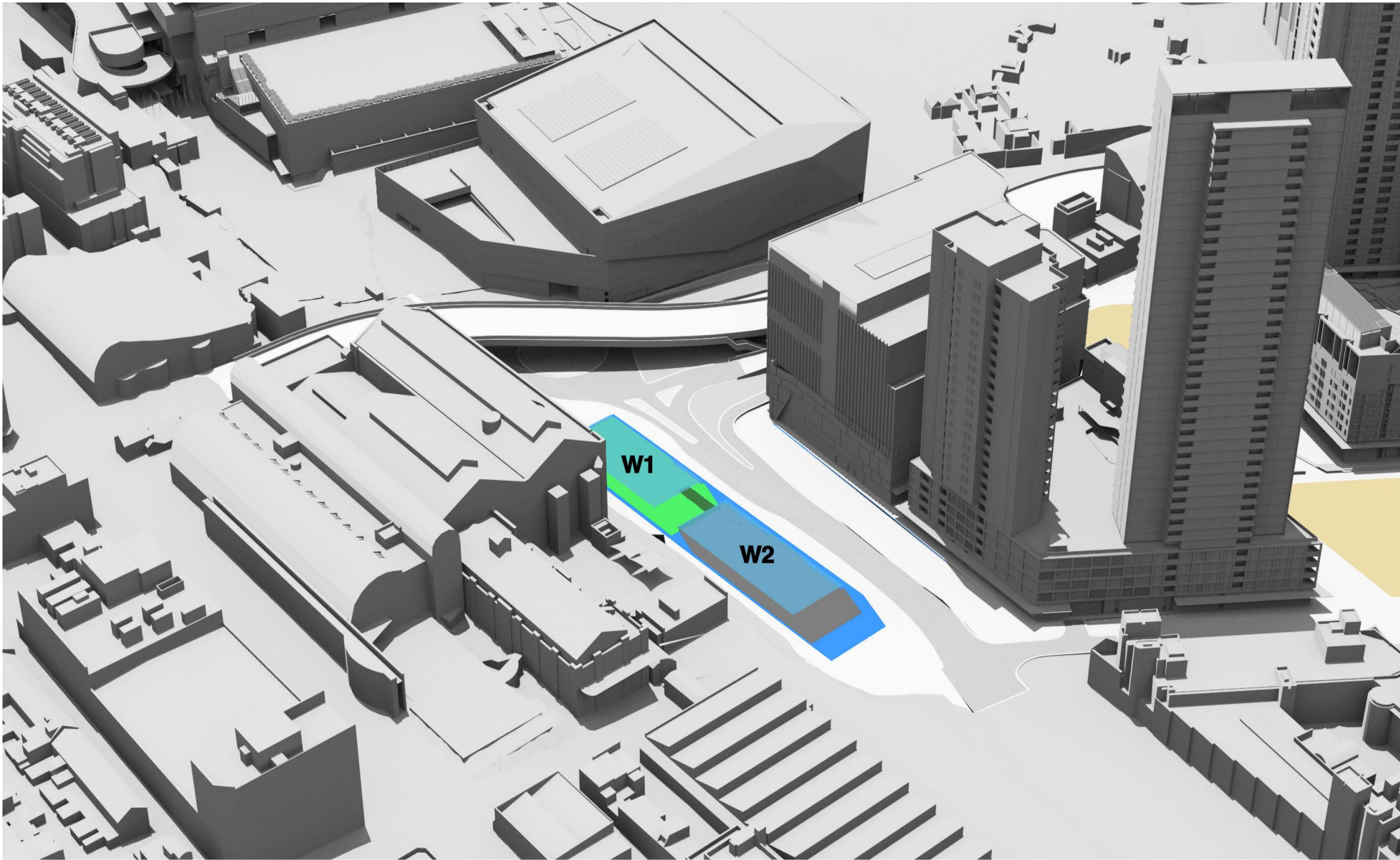




SICEEP - W1 Shadow Study - Elevation

21st December, 12pm

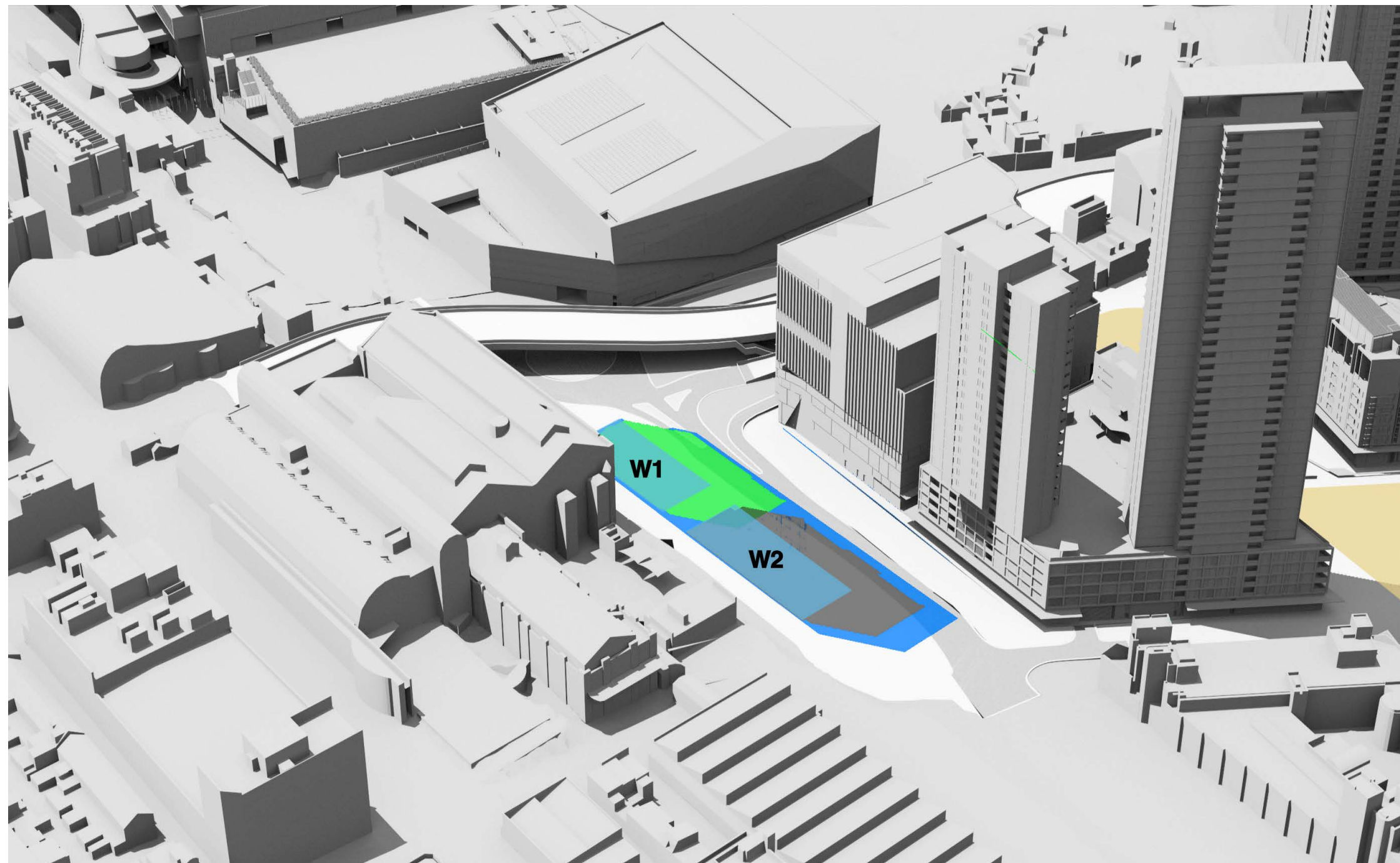




SICEEP - W1 Shadow Study - Elevation

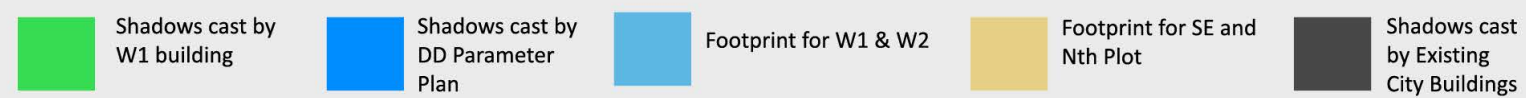
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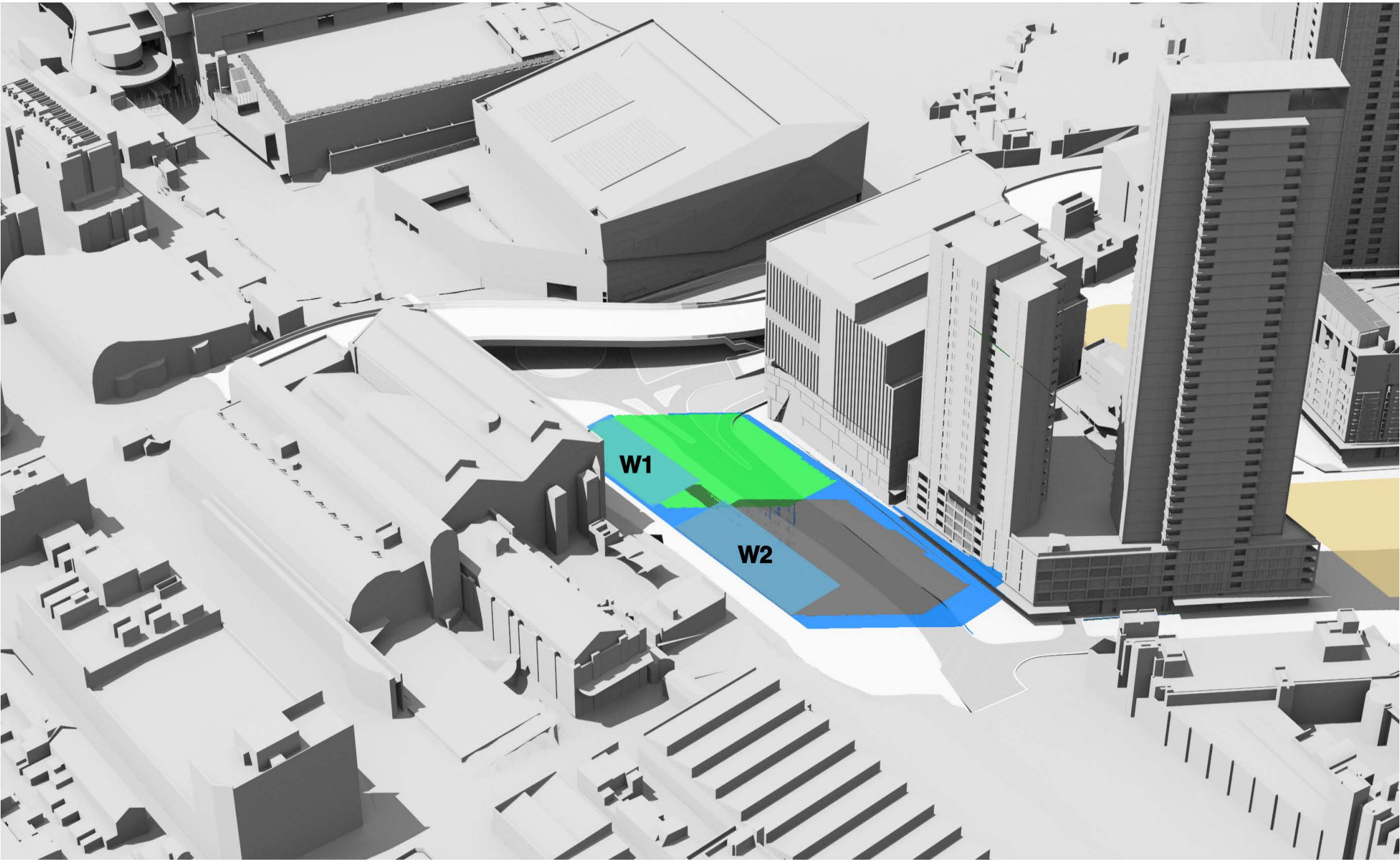




SICEEP - W1 Shadow Study - Elevation

21st December, 2pm

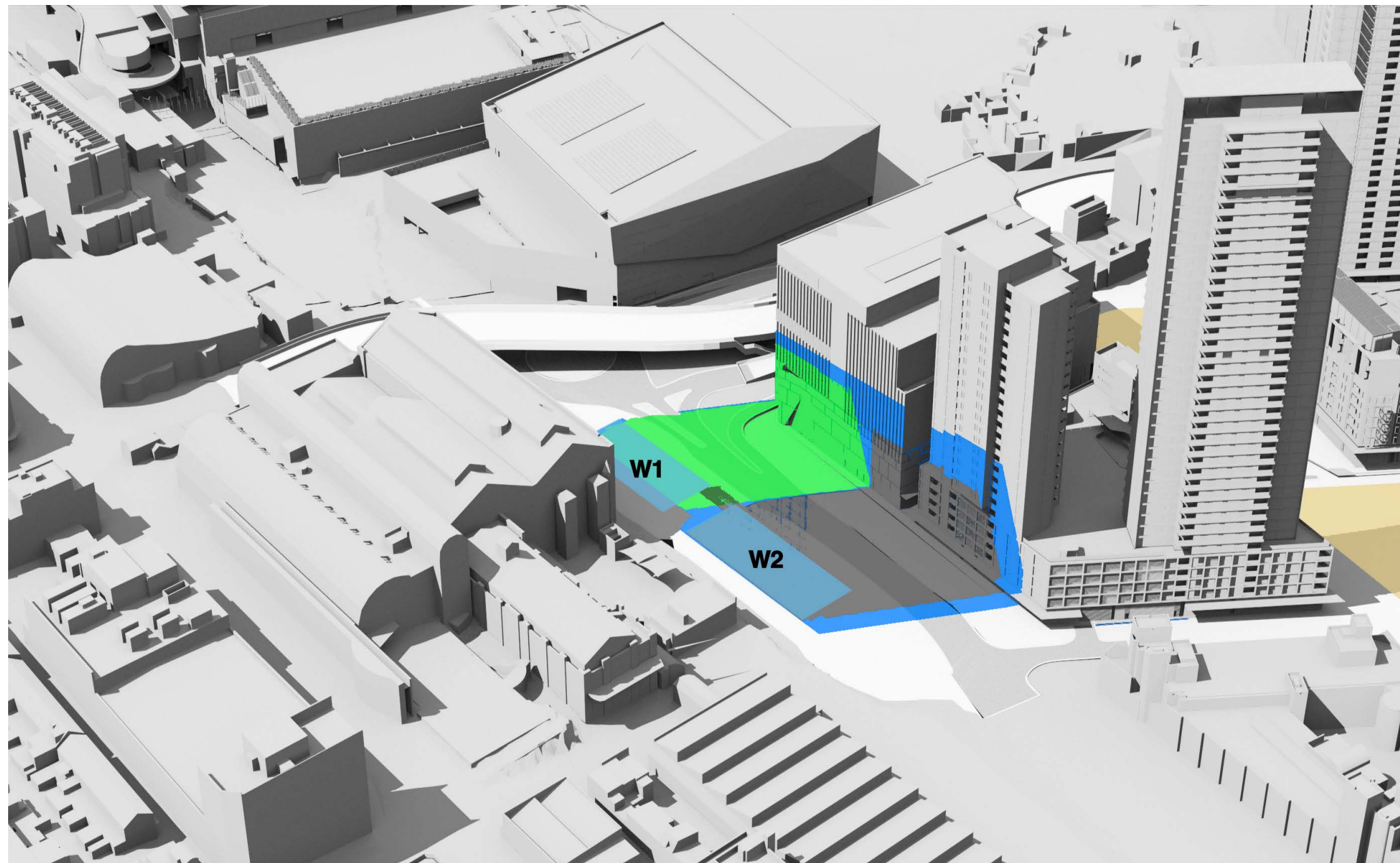




SICEEP - W1 Shadow Study - Elevation

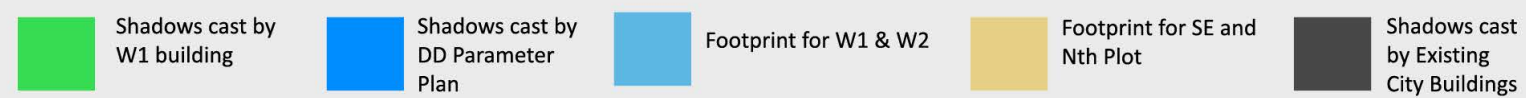
21st December, 3pm





SICEEP - W1 Shadow Study - Elevation

21st December, 4pm



APPENDIX J - PUBLIC DOMAIN STATEMENT

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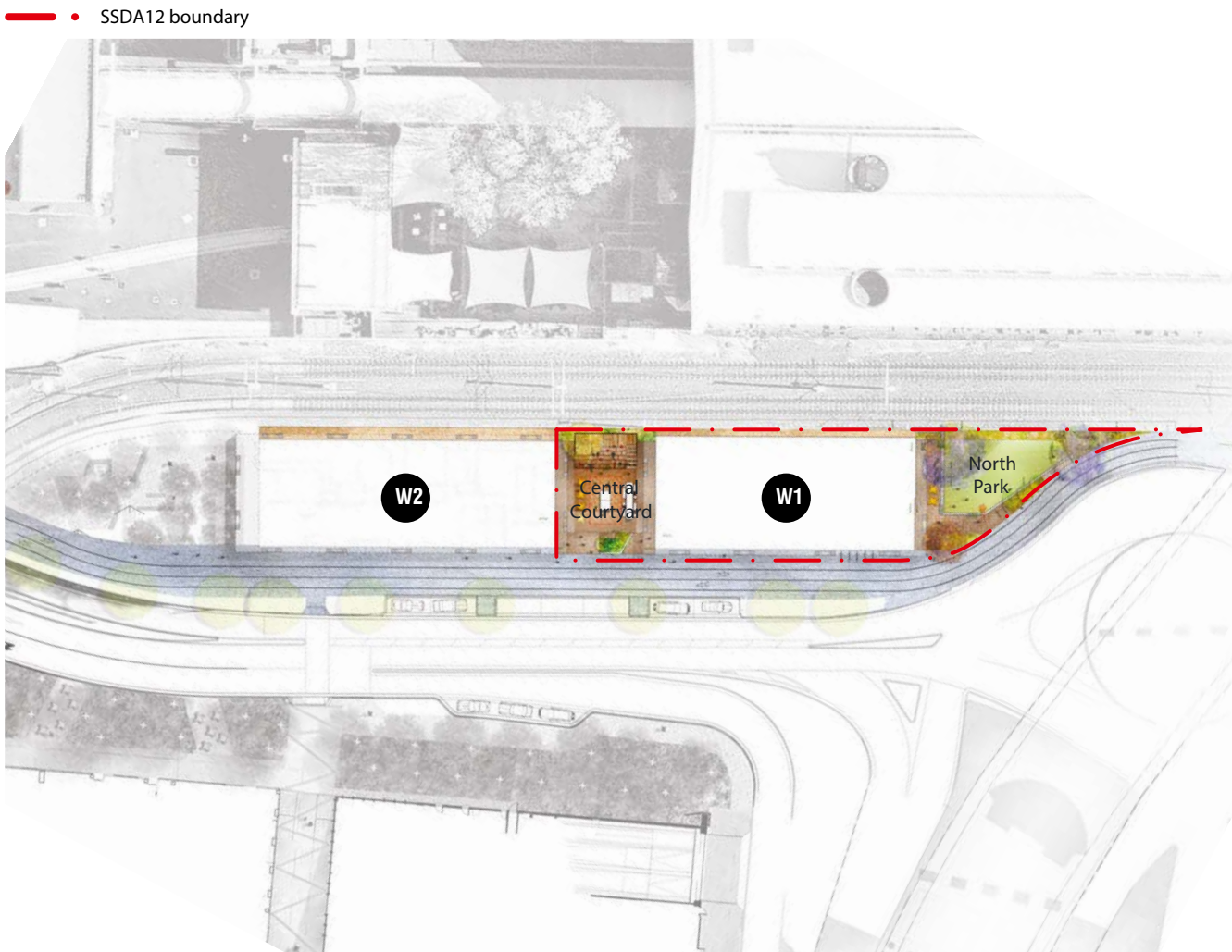
W1 - Darling Drive

Student Accomodation North

DA Public Domain Statement

15027 - SSDA12

Rev A
September 2015



Site Plan NTS

ASPECT Studios™
ASPECT Studios Pty Ltd ABN 11 120 219 561

Landscape Statement

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 it's 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.

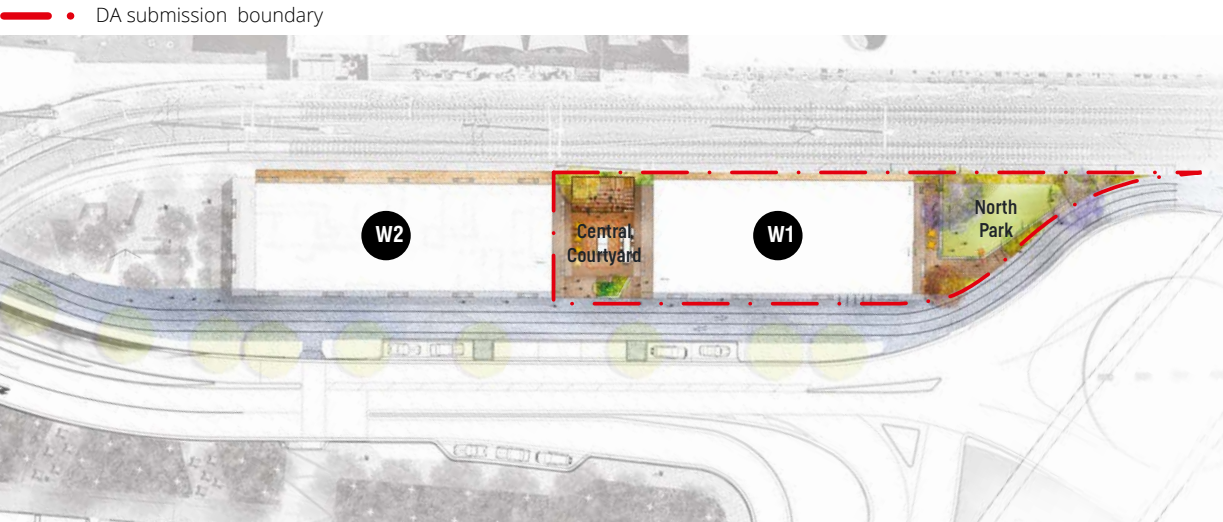
The Central Courtyard is open to the street, with a 500mm high planter providing visual separation whilst still allowing views into the site. To the west of the courtyard, a 1.5m high amphitheatre provides an opportunity for students to gather, catch the afternoon sun, or watch movies (on the projection 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 moonlight 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. This enclosure also allows for provision of speakers and other AV equipment so that the moonlight 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 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.



Site Plan 1:1000 @ A4

APPENDIX K - LANDSCAPE DRAWINGS



ASPECT Studios™

IN COLLABORATION WITH:

URBANEST
ALLEN JACK + COTTIER
HYDER CONSULTING

State Significant Development Application 12 (SSDA12) W1 - Darling Drive Student Accommodation North

September 2015

State Significant Development Application 12

W1 - Darling Drive Student Accommodation North

DRAWING LIST

Number	Title	Scale @ A1	Issue
15076-LA-SSDA12-01	Context Plan	1:5000	A
15076-LA-SSDA12-02	Site Plan	1:250	A
15076-LA-SSDA12-02	Courtyard Landscape Plan	1:50	A
15076-LA-SSDA12-04	Courtyard Section 01	1:50	A
15076-LA-SSDA12-05	Courtyard Section 02	1:50	A
15076-LA-SSDA12-06	Courtyard Section 03 Detail of fence	1:20	A
15076-LA-SSDA12-07	Courtyard Perspective 01	NTS	A
15076-LA-SSDA12-08	Courtyard Perspective 02	NTS	A
15076-LA-SSDA12-09	Northern park Landscape Plan	1:50	A
15076-LA-SSDA12-10	Northern park Section 03	1:50	A
15076-LA-SSDA12-11	Northern park Section 04	1:50	A
15076-LA-SSDA12-12	Northern park Perspective 03	NTS	A
15076-LA-SSDA12-13	Site wide planting plan	1:250	A

SSDA12 - W1 | Darling Drive Student Accommodation

ASPECT Studios™

Client: Urbanest



Drawn: RD/LN
Checked: LN/SC

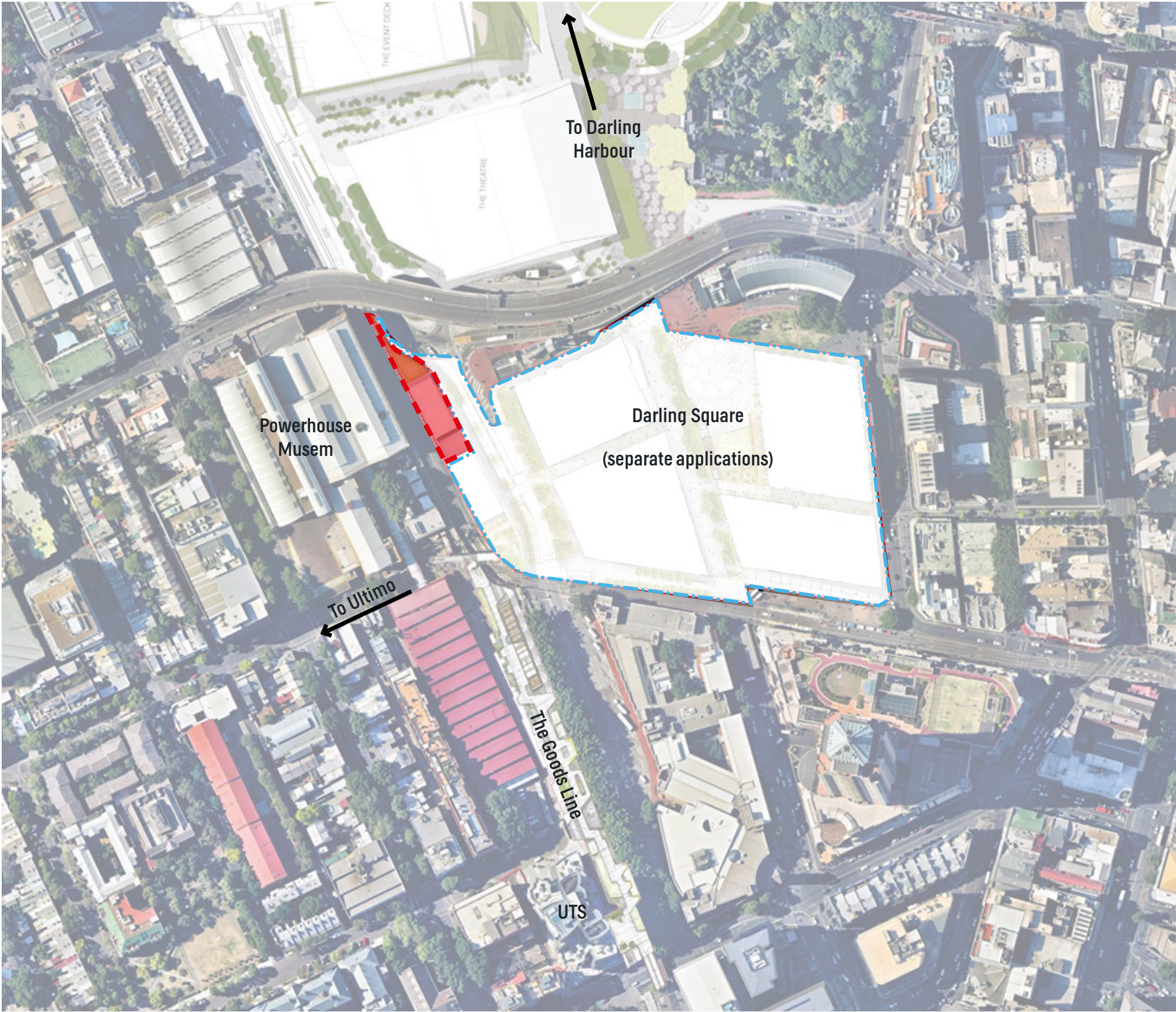
Date: September 2015
Rev: A

DRAWING LIST



APPENDIX K - LANDSCAPE DRAWINGS

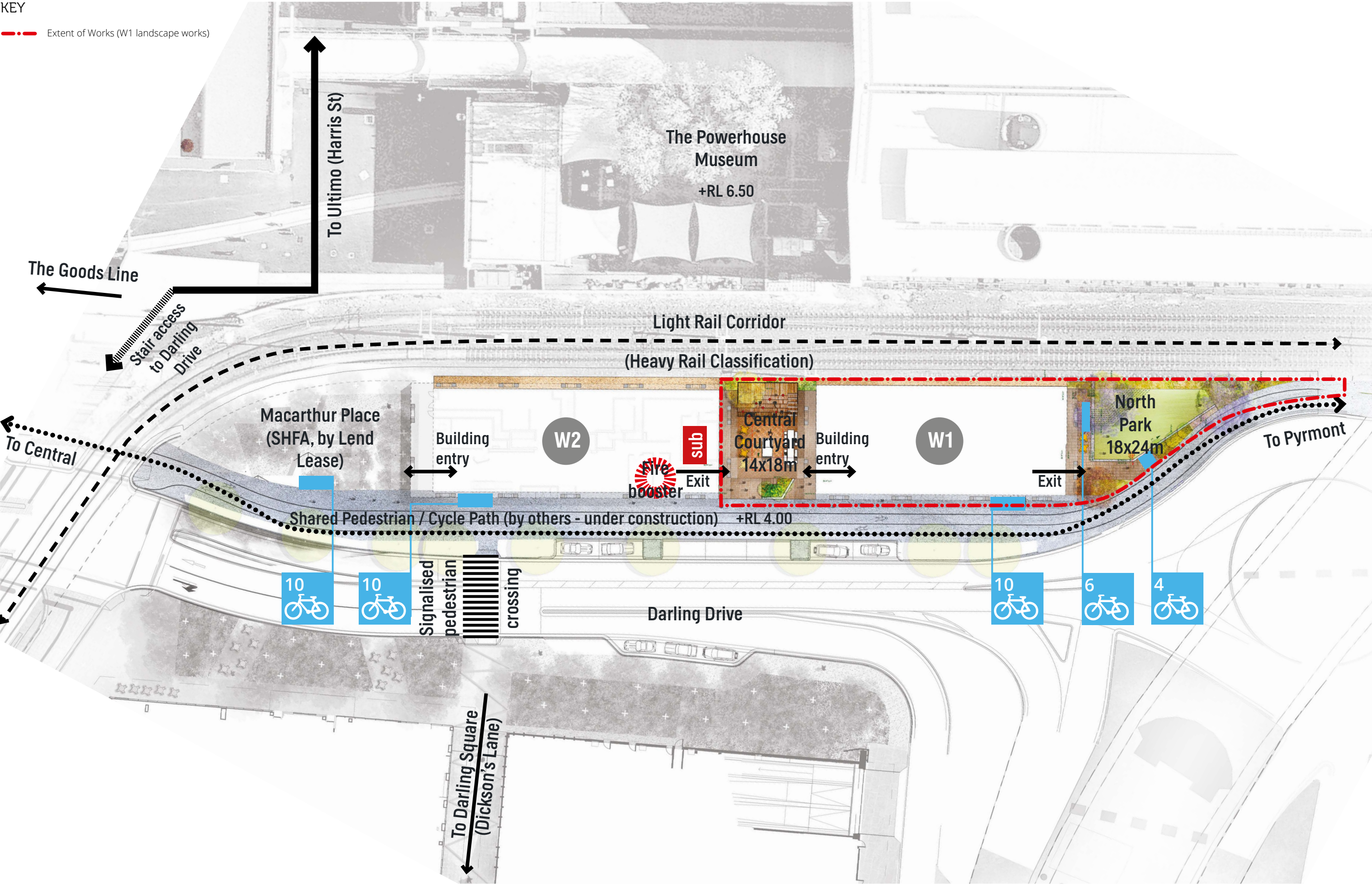
- KEY
- Extent of Works (SSDA12)
 - Darling Square (separate application)



SSDA12 - W1 | Darling Drive Student Accommodation

ASPECT Studios™

KEY
- - - Extent of Works (W1 landscape works)



SSDA12 - W1 | Darling Drive Student Accommodation

ASPECT Studios™

Client: Urbanest



Drawn: RD/LN
Checked: LN/SC

Scale: 1:200 @ A1
Date: September 2015



Dwg no.: 15027-SSDA12-02
Rev: A

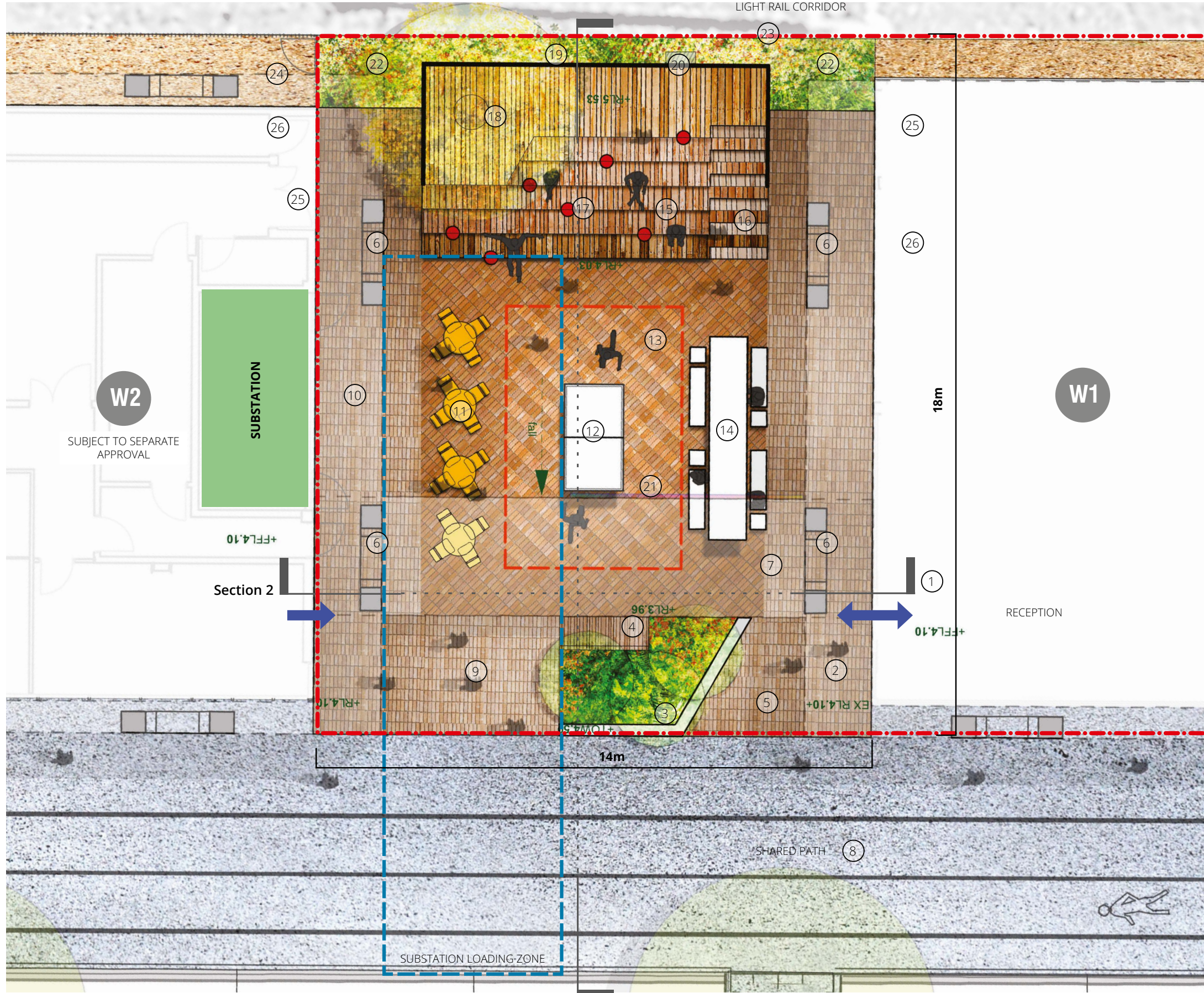
SITE PLAN



APPENDIX K - LANDSCAPE DRAWINGS

- KEY
- Extent of Works (W1 landscape works)
 - W1 building lobby
 - Proposed levels
 - Substation access easement
 - Substation (in building W2)

- Entry to W1 building lobby - flush access from central courtyard.
- Building overhang - facilitates weather protected movement between W1 and W2.
- Entry planter - 500mm high raised planter with copse of small trees to provide separation from street and entry statement to W1 lobby.
- Built in timber seating edge on top of planter wall to provide lounging / spectating spot.
- Small format concrete unit paving to courtyard.
- Building columns - refer to architectural drawings.
- Overhead bridge to provide access between buildings W2 to W1 - 3.5m clearance above courtyard.
- Shared pedestrian / cycle way from Ultimo to Pyrmont along Darling Drive (by others).
- Substation access easement zone - no fixed above ground elements to be installed within zone.
- Building overhang to W2.
- Possibility for moveable tables and chairs to placed in substation easement to provide additional seating and activation to zone.
- Fixed table tennis table.
- Playful, coloured paving around table tennis table, within competition zone.
- Generous, fixed table and bench seating for outdoor dining and study.
- Raised, timber amphitheatre, 1.5m high, with 300mm high bleacher seat steps for spectating and passive recreation.
- Stair access to amphitheatre platforms.
- Playful, fixed, 'buttons' to seat steps to facilitate range of seating arrangements and opportunities for activation.
- Feature deciduous tree in top platform of amphitheatre.
- 1.8m high expanded mesh balustrade to upper levels of amphitheatre (>1m high).
- Projector box to rear of amphitheatre.
- Opaque panels to W2/W1 bridge to act as projector screen for moonlight cinema - refer to architectural drawings.
- Screening planting to light rail corridor - shrubs, low grasses and climbers.
- 1.8m high railcorp fence to light rail corridor to prevent access.



SSDA12 - W1 | Darling Drive Student Accommodation

ASPECT Studios™

Client: Urbanest



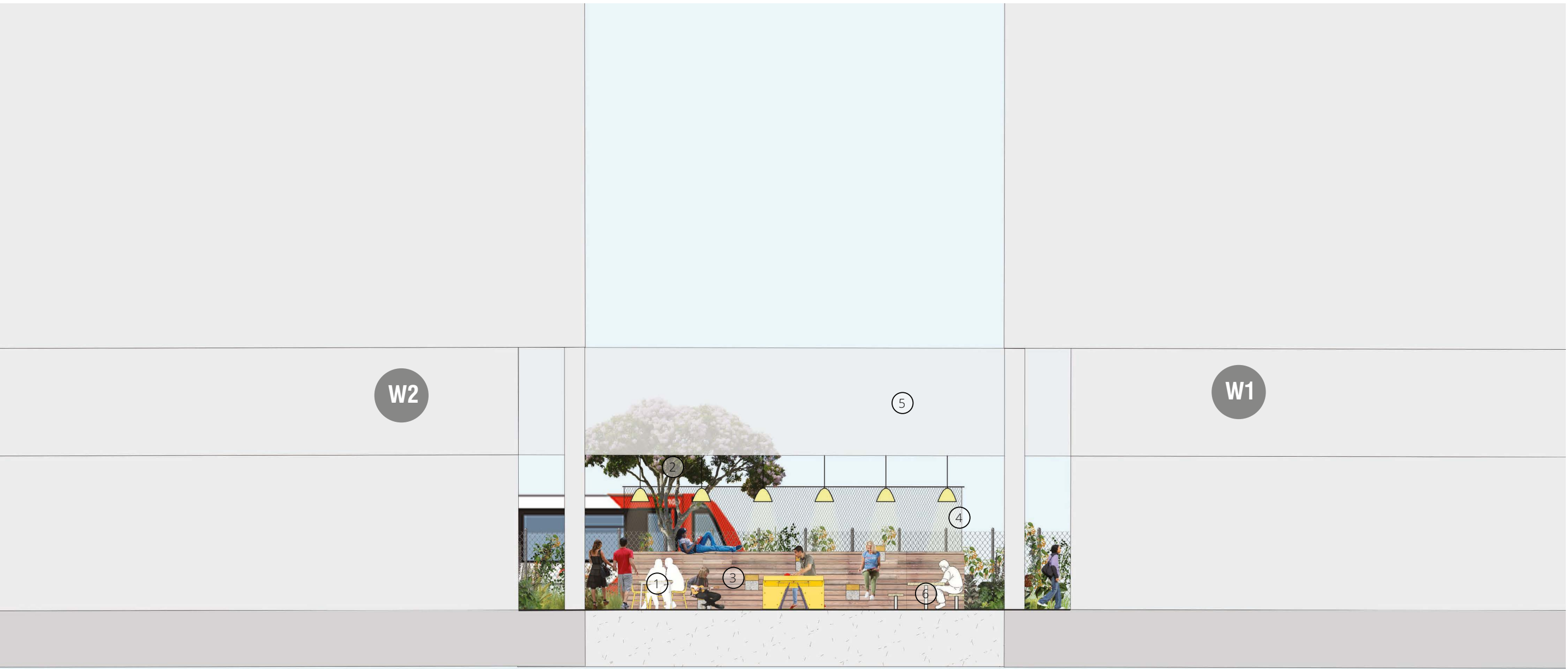
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Scale: 1:50 @ A1
Date: September 2015



Dwg no.: 15027-SSDA12-03
Rev: A

LANDSCAPE PLAN - CENTRAL COURTYARD



1. moveable furniture



2. tree in raised deck



3. amphitheatre seating



4. posts for temporary event bunting



5. moonlight cinema



6. fixed and movable furniture

SSDA12 - W1 | Darling Drive Student Accommodation

ASPECT Studios™

Client: Urbanest



Drawn: RD/LN
Checked: LN/SC

Scale: 1:50 @ A1
Date: September 2015



SECTION 1 - NORTH/SOUTH

Dwg no.: 15027-SSDA12-04
Rev: A





1. Lush planting with decorative climber



2. Seat steps with playful 'button' overlay



3. Fixed table tennis table



4. Dynamic paving



5. Potential art lighting under

SSDA12 - W1 | Darling Drive Student Accommodation

ASPECT Studios™

Client: Urbanest



Drawn: RD/LN
Checked: LN/SC

Scale: 1:50 @ A1
Date: September 2015



SECTION 2 - EAST / WEST



Dwg no.: 15027-SSDA12-05
Rev: A