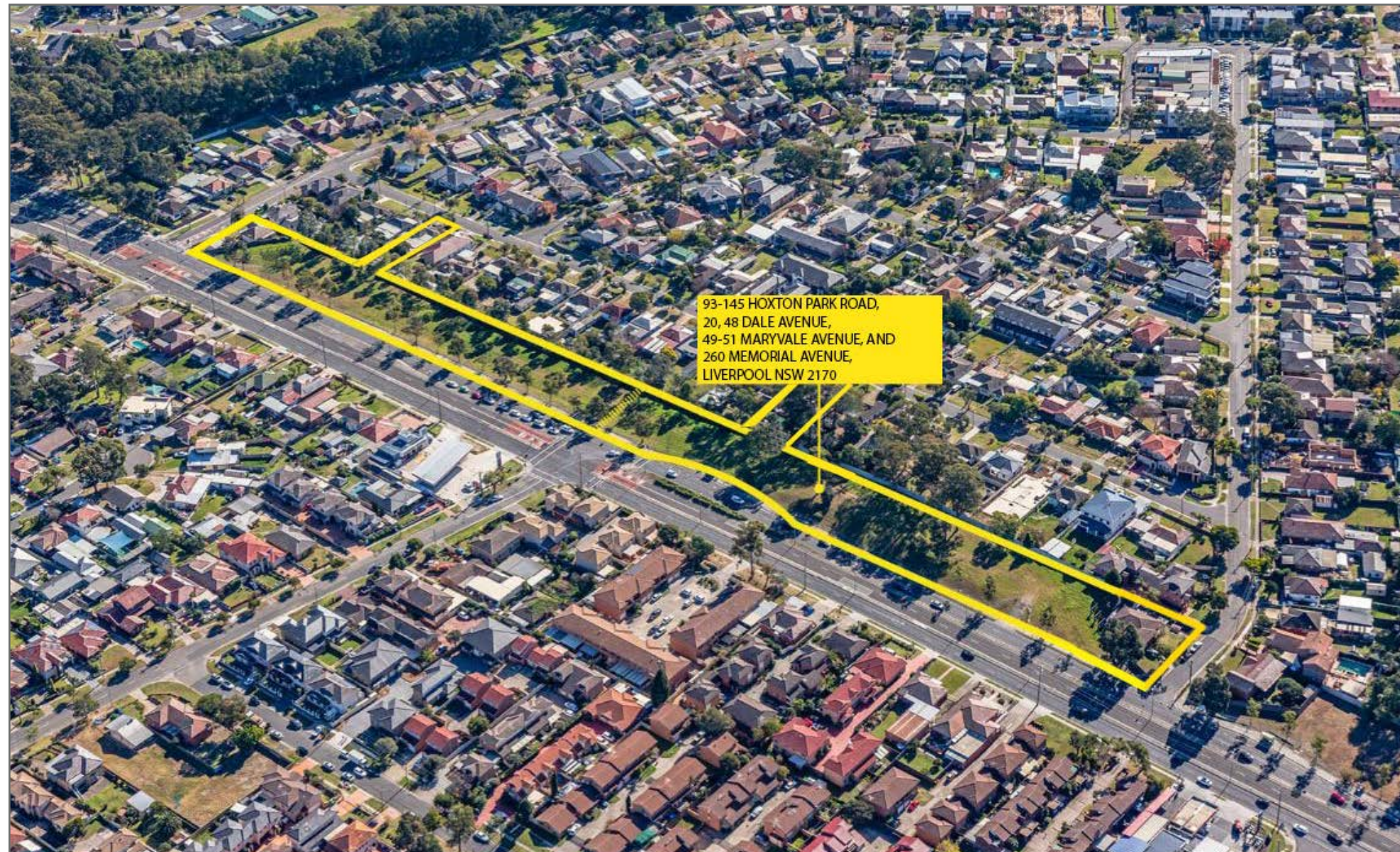


ABA LIVERPOOL

93-145 HOXTON PARK ROAD, 20, 48 DALE AVENUE, 49-51 MARYVALE AVENUE, AND 260 MEMORIAL AVENUE, LIVERPOOL NSW 2170

LANDSCAPE PLANNING PROPOSAL REPORT

16 January 2025



Nationwide
Builders

tony owen ptncs



SITE IMAGE
Landscape Architects

Site and Context

Hoxton Park is a suburb of Sydney, located 38 kilometres west of the Sydney central business district, in the local government area of the City of Liverpool and is part of the Greater Western Sydney region. The site is located with frontage to the arterial Hoxton Park Road, with connecting ‘access road’ sites back to Dale Avenue to the north. The site has significant local open space and education amenity, and the significant amenity of a transit bus stop to it’s frontage. The extensive Maxwells Creek open space network is located 80m west of the site. Existing trees on the site are relatively young regrowth, with potential to provide new tree planting to create strong landscape address and local park nodes along Hoxton Park Road. Numerous of the trees to the rear boundary are to be retained, and extensive new tree planting to this boundary will provide substantial visual buffer, greening and separation to this boundary to houses along Dale Avenue.



Landscape Site Photographs

Street view from Liverpool Parramatta Transitway / Hoxton Park Road looking towards site. As noted, existing trees on the site are relatively young regrowth, with potential to provide new tree planting to create strong landscape address and local park nodes along Hoxton Park Road. Numerous of the trees to the rear boundary are to be retained, and extensive new tree planting to this boundary will provide substantial visual buffer, greening and separation to this boundary to houses along Dale Avenue.

Generally, regular street trees, and supportive trees along the front of the front of the site can create significant greening, and residential frontages can provide visual and practical activation of this site.



Landscape Masterplan

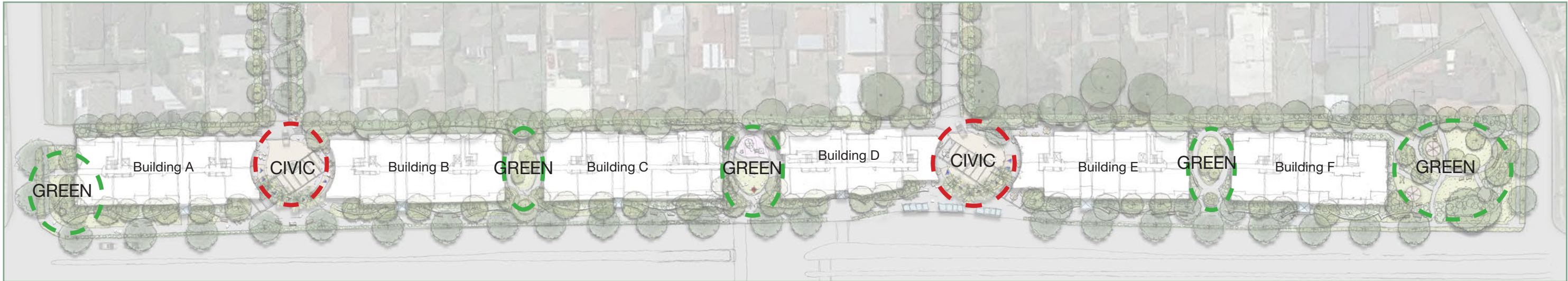
The landscape masterplan demonstrates the linear site is to have a series of well defined buildings each in a landscape setting, and with regular feature landscape common open spaces between and around the buildings. Strong activation of the streetscape with new street trees, well defined residential addresses, and civic / local retail nodes along the length creates a strong residential response that suits the scale of the streetscape. The following pages demonstrate the integrated landscape / site planning / architecture outcomes for the site.



Landscape Masterplan

Landscape Identity and Open Space Nodes

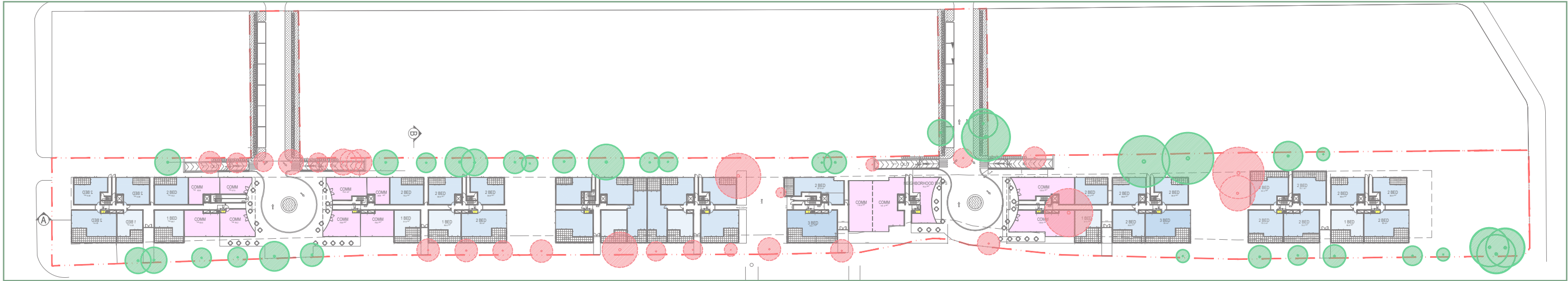
The series of open spaces across the site are a combination of linear public open space and communal open space, and feature landscape and civic nodes that provide strong amenity and variety as a series of spaces. The activation of the civic node with the Transit Station is designed to accomodate the users in the area and for residents.



Landscape Nodes

Tree Management Plan

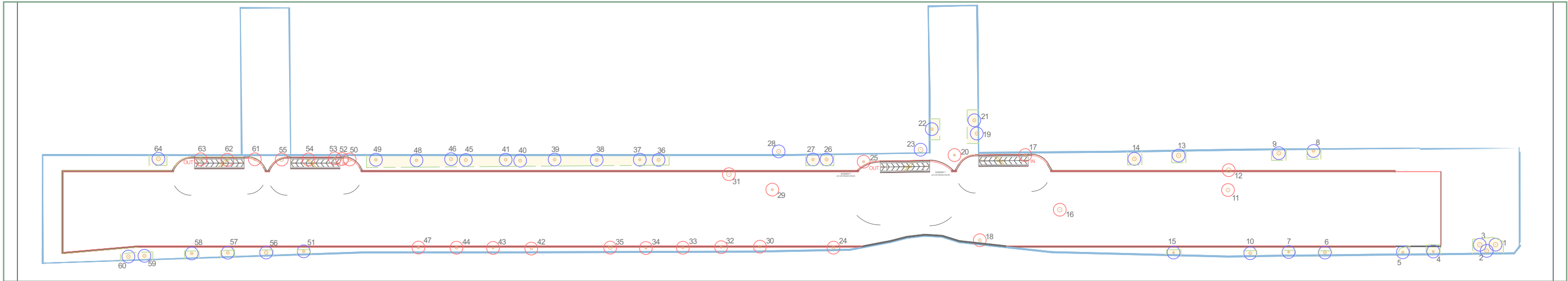
The plans below demonstrate coordination of the landscape cad and Arborist impact assessment report. The significant majority of trees are being retained, and additional tree planting is to replace and increase tree planting on the site. Tree canopy site cover percentage goal of 25% will be achieved in the detailed design. Landscape proposals are to provide separation and visual screening to neighbours, and suitable canopy, screen and street trees along the street frontages.



Existing Tree Management Plan

- Trees to be retained
- Trees to be removed

Arborist Tree Management Plan

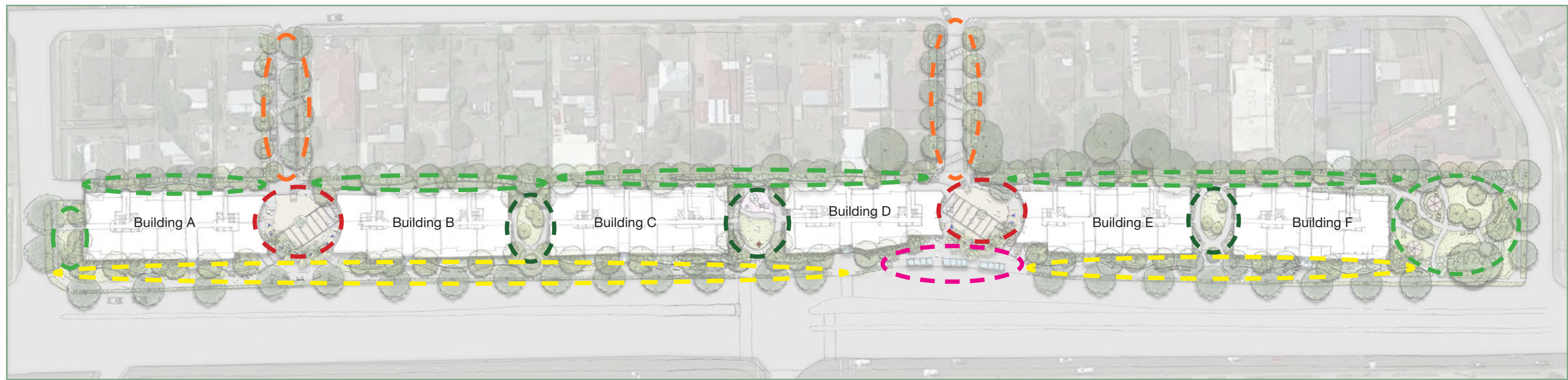


Arborist Tree Management Plan

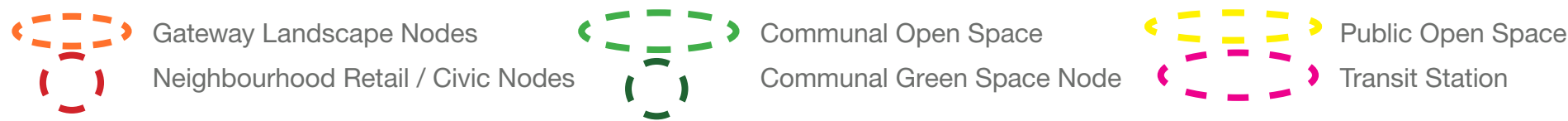
- Trees to be retained & protected
- Trees recommended for removal & replacement due to proposed basement
- Organic Mulch & Protection Fencing

Landscape Open Space Hierachy

- The site planning and landscape open space responds directly to the site context and adjoining sites and street frontage. Landscape open space feature areas / treatments includes:
- Substantial streetscape upgrade with new street trees to Hoxton Park Road frontage, and regular identity open space and activation from Neighbourhood Retail plazas and building entries with flanking landscape.
 - Linear Public Open Space is provided along this frontage, with a bike / pedestrian shareway pathway, and lawns and regular seating alcoves.
 - Gateway treatments at each end of the site is presented with discrete but effective identity public art set in display gardens. A further gateway public art / open space midway along the site where views are focussed to the site at intersection of Webster Road opposite the site .
 - The Neighbourhood Retail / Civic Nodes with shareway plazas provide two active civic nodes, with Cabbage Tree native palms, vertical public art local identity elements, and pavement shareway treatment. The eastern of these is adjacent the Transitway Station, reinforcing the destination identity of this access / setdown location, and providing strong transit amenity and pedestrian activation.
 - Two ‘access handle’ roadways out to Dale Avenue provide pedestrian circulation, and distribute vehicle access points and provide activation to the Neighbourhood Retail nodes.
 - Private residential amenity is provided by landscaped Communal Open Space along the sunny north of the site, with regular feature gardens, lawns and seting alcoves. This linear Communal Open Space links the series of substantial Neighbourhood Green Spaces, that provide circular walkways, focal passive / flexible use lawns, seating and playground amenity.
 - The various landscape amenity and open space provisions across the site provide a comprehensive residential landscape setting for the buildings, effective greening and separation from neighbours, and suitable streetscape landscape identity to the main southern frontage and the access roadways to the north.



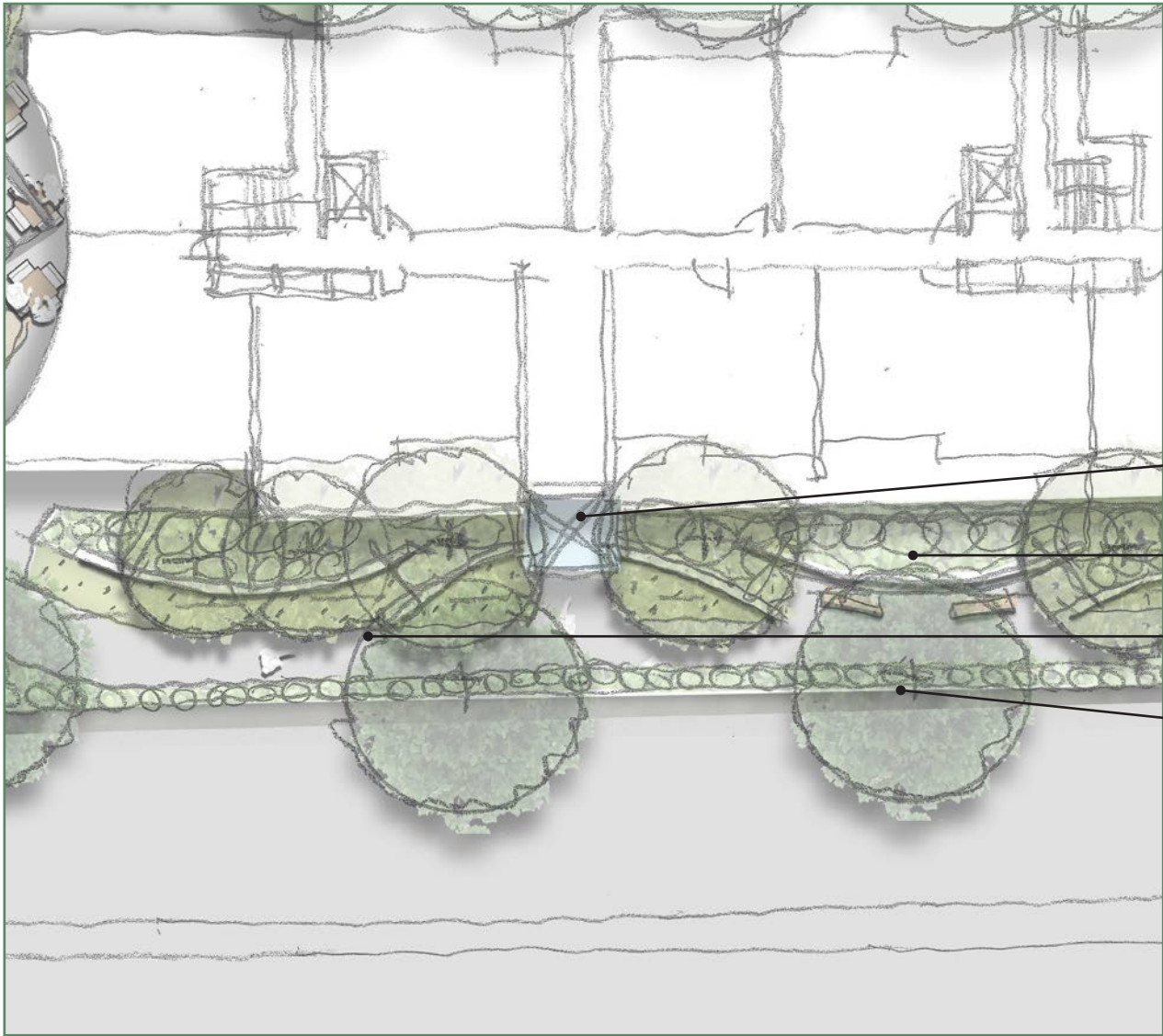
Landscape Open Space Diagram



Residential Address and Public Open Space



The residential frontages along the development have a green landscape edge of street trees and courtyard trees and buffer planting. Entry canopies provide visual accents at regular intervals, engaging with the shareway and allied public open space amenity along the front. The curving walls create a continuing meandering pattern along the frontage that creates visual interest and identity.



- Entry Canopy / Letterboxes
- Wide planter for small to medium trees and courtyard / street edge planting
- Shareway and allied public seating / lawns
- New street trees and roadside border planting

Precinct plan

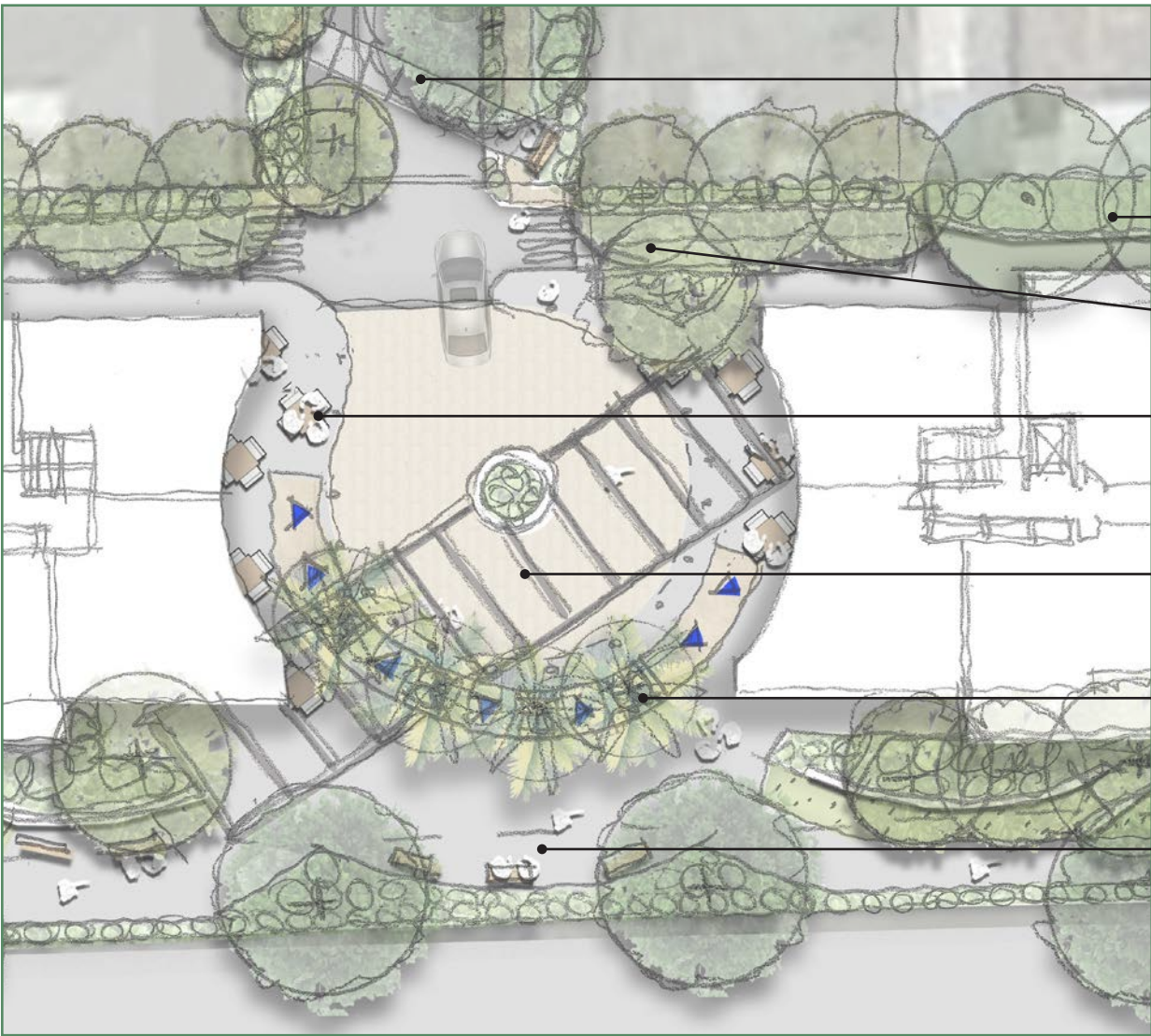


Design Imagery

Civic Nodes / Neighbourhood Retail

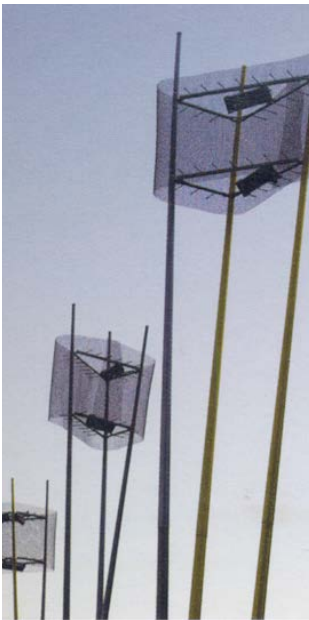


The retail plaza and shareway is a key focal and placemaking zone in this development. Vertical public art elements will reinforce placemaking specific to the site, and Cabbage Tree palms provide vertical scale, and complement tree planting. The paving reinforces the space as a shareway, and curving seating and garden walls integrate with the adjoining streetfront.



Precinct plan

- Link road & paths to Dale Ave
- Buffer planting and common open space
- Driveway access to basement
- Retail outdoor seating
- Shareway feature paving
- Palms and vertical public art as part of placemaking
- Active engagement with streetscape

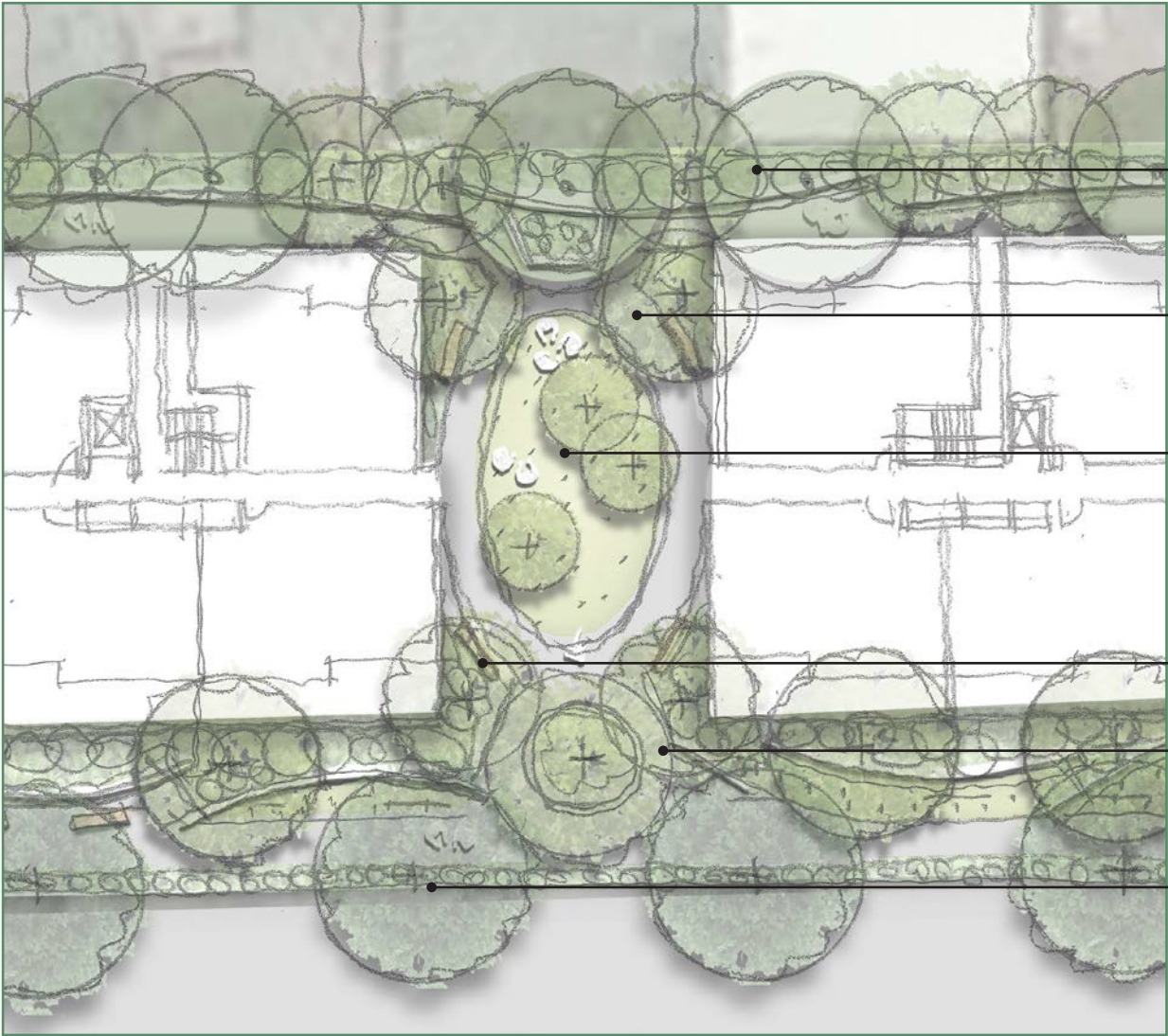


Design Imagery

Common Open Space Feature Nodes

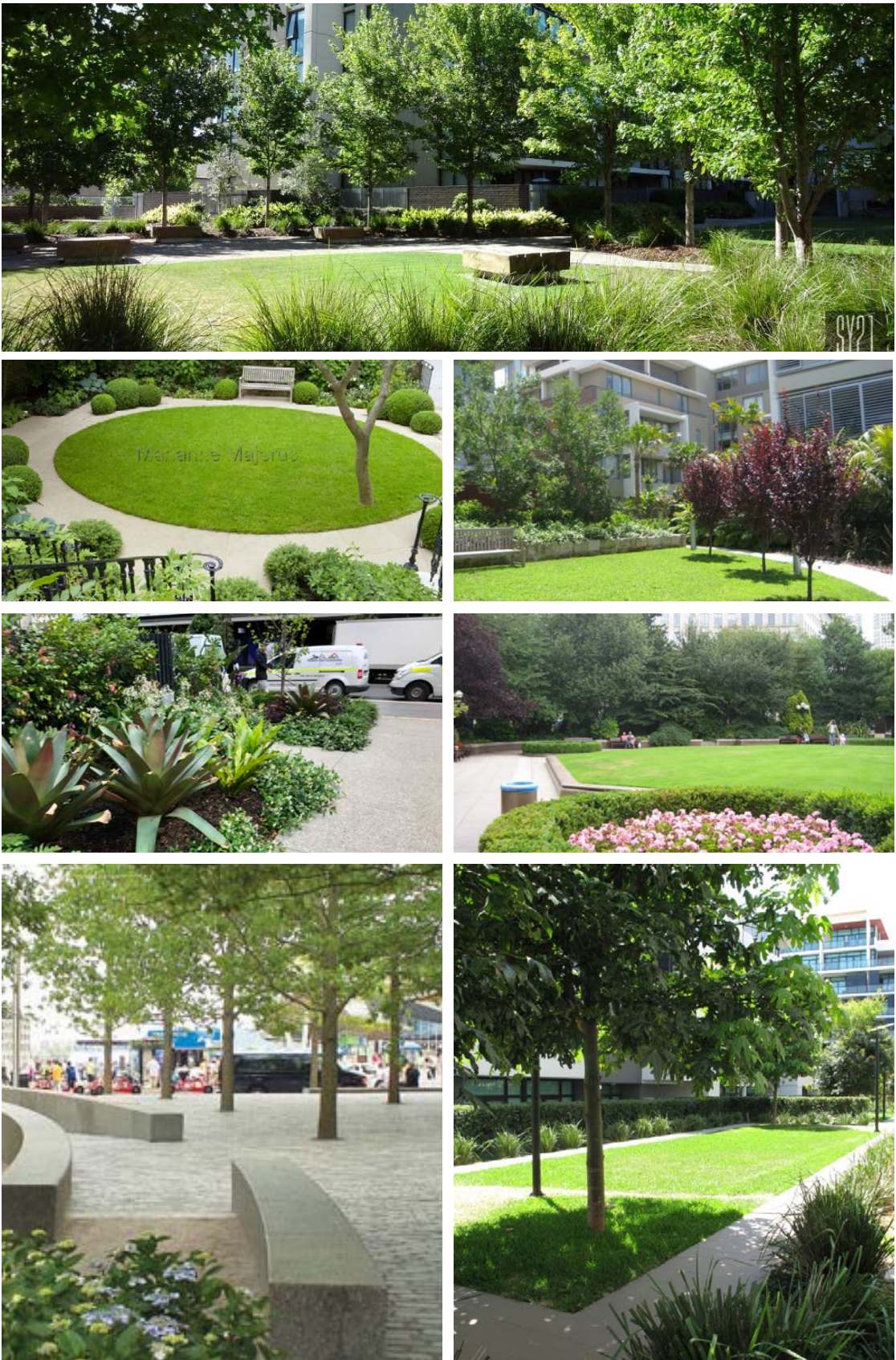


Substantial common open space areas provide flexible and diverse amenity, with multi purpose passive / active lawn area, circular walkway and allied seating. The areas are discretely secured with gated access. Feature tree planting, and the buffer planting to the north and the streetfront planting to the south create strong greening of the spaces.



- Buffer planting and common open space
- Link walkways continue from landscape node
- Oval lawn and loop walkway
- Seating to loop walkway
- Secure / discrete entry to common open space
- Active engagement with streetscape

Precinct plan



Design Imagery

Common Open Space Feature Nodes



Substantial common open space areas provide flexible and diverse amenity, with multi purpose passive / active lawn area, circular walkway and allied seating. A multi-age playground is provided with adjacent seating for parents. The areas are discretely secured with gated access. Feature tree planting, and the buffer planting to the north and the streetfront planting to the south create strong greening of the spaces.



- Buffer planting and common open space
- Bench seats surrounding play and lawn areas
- Playground
- Oval lawn and loop walkway
- Public art
- Secure / discrete entry to common open space
- Active engagement with streetscape
- New street trees and roadside border planting

Precinct plan

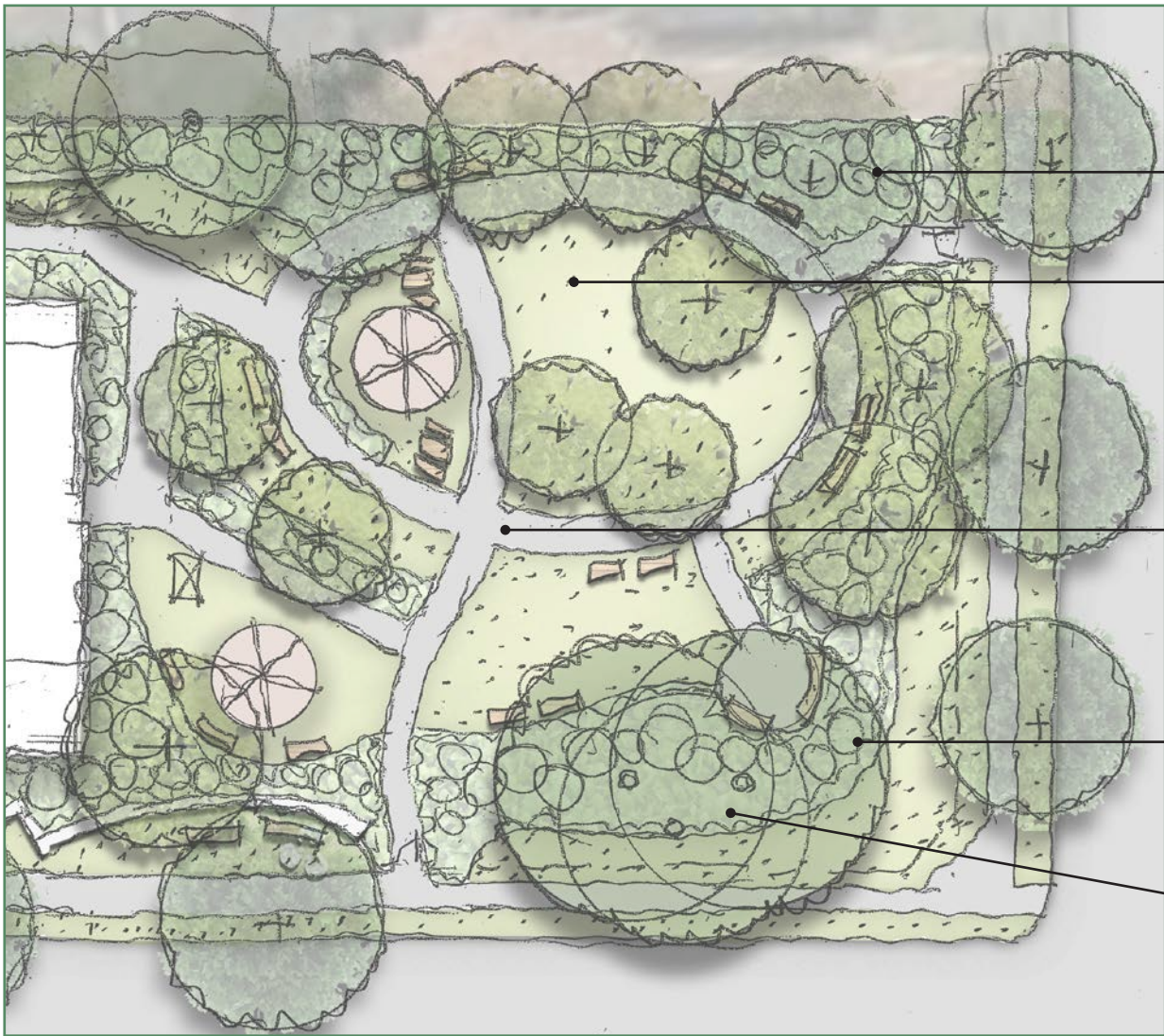


Design Imagery

Common Open Space



The Maryvale Avenue corner at the eastern end of the site is to provide greening of this frontage, with combination of screening, canopy trees. Three large Spotted Gums along the Hoxton Park Road frontage provides substantial scale, with supportive quality lawn edge to the corner, and gardens that enclose a large common open space area. The COS amenity includes BBQ and seating pavilions, broad lawns and circular walking paths.



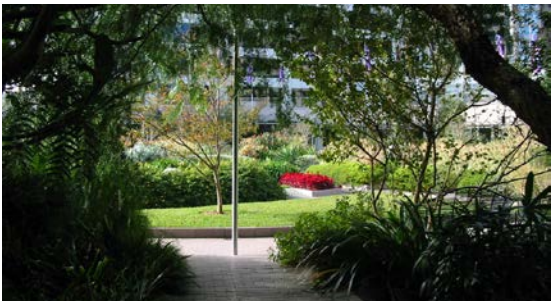
Buffer planting to boundary and green edge to common open space

Broad open lawn areas for informal play and general passive recreation

Circular walking paths around perimeter of COS, with links to eastern & southern street frontages.

Corner setback with lawn edge to contribute green edge to streetscape, with backdrop garden planting.

Retained large Spotted Gums to roadside provide 'day 1' scale to this focal corner.



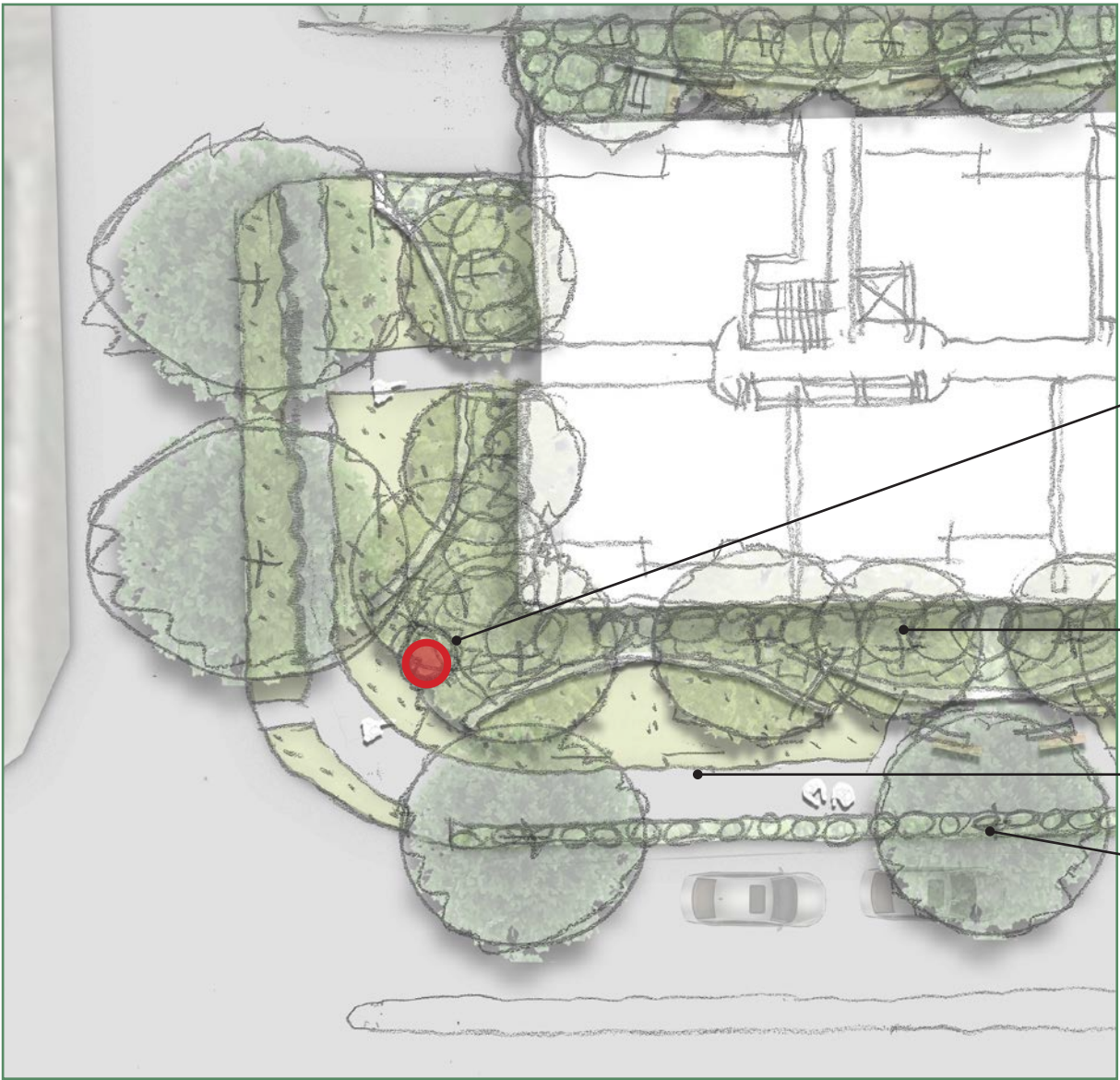
Precinct plan

Design Imagery

Corner Landscape Identity / Gateway Treatment



Each end of the site has a feature landscape identity treatment, with strong backdrop mass planting / trees to frame a public art element as a series of elements contributing to a coordinated placemaking / identity treatment.



Precinct plan

Corner identity public art, potentially relating to Maxwells Creek 80m from the site

Wide planter for small to medium trees and courtyard / street edge planting

Shareway and allied public seating / lawns

New street trees and roadside border planting



Design Imagery

Enlarged Landscape Precincts



Western portion of Landscape Plan



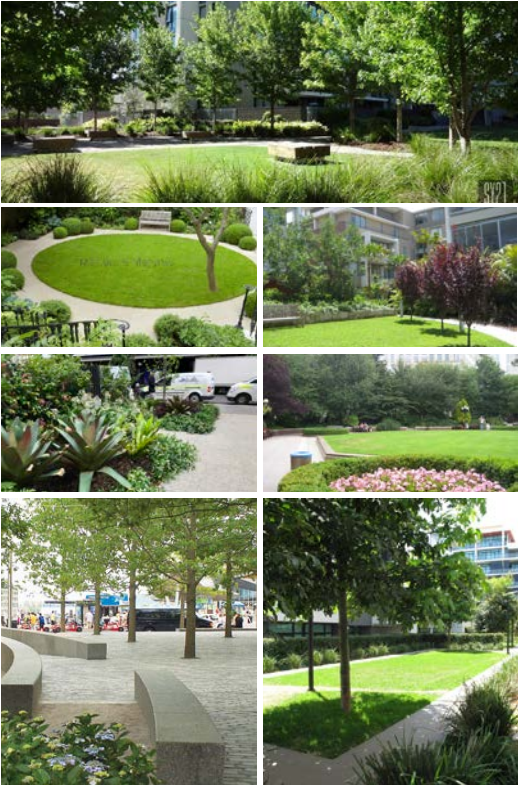
Eastern portion of Landscape Plan

Landscape Masterplan

The landscape masterplan demonstrates the linear site is to have a series of well defined buildings each in a landscape setting, and with regular feature landscape common open spaces between and around the buildings. Strong activation of the streetscape with new street trees, well defined residential addresses, and civic / local retail nodes along the length creates a strong residential response that suits the scale of the streetscape. There is a well developed communal open space, and activation of the streetfronts is created to Hoxton Park Road and the two access roads to Dale Avenue. The various landscape amenity and open space provisions across the site provide a comprehensive residential landscape setting for the buildings, effective greening and separation from neighbours, and suitable streetscape landscape identity to the main southern frontage and the access roadways to the north. The landscape masterplan demonstrates the linear site is to have a series of well defined buildings each in a landscape setting, and with regular feature landscape common open spaces between and around the buildings. Strong activation of the streetscape with new street trees, well defined residential addresses, and civic / local retail nodes along the length creates a strong residential response that suits the scale of the streetscape.



Landscape Masterplan



Landscape Design Imagery