

THE MILL

SHEPHERD STREET, LIVERPOOL

Landscape Design Report



CLIENT: Burton Property
ISSUE: A
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INTRODUCTION

This landscape design report is provided to describe the landscape design proposals as illustrated on the Site Image Landscape Concept drawings submitted to Council. This report describes the existing site, and the various landscape treatments including the street frontages, and common and private open spaces. The report also describes proposed landscape materials including key planting species, paving finishes and built features. Site Image prepared the landscape design to compliment the site planning and building design by Spence Pearson Architects.



Aerial | Site Locaiton

EXISTING SITE

The existing site is occupied by Industrial / workshop buildings, with large hardstand area, with landscaped frontage to Shepherd Street of small trees and lawn. The feature of the project is the heritage type character of the architecture, with saw-tooth roof structure and masonry façade. The site adjoins a wide porous paved hardstand site to the SW with a building on the SE boundary, and is located opposite light industrial buildings across Shepherd Street, residential apartments with landscape frontage across Atkinson Street. The SE frontage is to the Georges River, being separated from the riparian environment by proposed common open space for residents, with delineation of the boundary by steel palisade fence allowing views.

The site is generally flat, with underlying alluvial soils below the current hardstand finishes. A small number of trees occur on the site, three Callistemon species (Bottlebrush) over approximately 6m height on the lawn setback on Shepherd Street, and a smaller Melaleuca sp. (Paperbark) near to the corner. A 5-6 metre Schinus molle (Pepper Tree) occurs on the Atkinson Street frontage.



LANDSCAPE MASTERPLAN

The Landscape Masterplan shows the distribution of landscape across all site areas, with:

- strong landscape streetscape identity;
- landscape content to carpark areas with planters and climbers to overhead heritage roof frame;
- internal pathway network with strong allied landscape such as paths lined with hedges and trees, and strong greening of building edges
- private courtyard areas to many of the units;
- extensive open space to both the Shepherd Street boundary and to the southern frontage adjacent to the Georges River.

In combination with the distinctive residential identity of the heritage building, the distinctive and extensive landscape setting will provide a high level of amenity to all residents, and provide a high quality visual setting for the buildings.

Full consideration has been given to Council Landscape Codes, and to residential design principles set out in SEPP 65, as well as to allied design guidelines such as WSUD and CEPTED, and designing to respect the requirements of the Office of Water for lands alongside riparian open space.

This report is to be read in conjunction with Landscape Planting and Hardscape Concept Plans, and with allied engineering, heritage, architectural and associated consultant reports.

DESCRIPTION OF LANDSCAPE TREATMENTS

Streetscape Character and Treatments Proposed:

The existing landscaped setback to the existing buildings along Shepherd Street is to be retained and reinforced with new boundary hedge and tree planting. The Atkinson Street frontage is to have significant upgrading of the boundary, with feature corner gardens, and 'layered' landscape of trees, hedging shrubs and accent plants to create a high quality residential landscape address for the project, and screening services elements located along this frontage. The landscape flanks site access locations, marking these important locations in the streetscape to provide legible and attractive site entry treatments.



COMMON OPEN SPACE AREAS

There are two significant common open space landscape areas, together providing significant amenity for residents, with the choice and diversity of areas allowing for many different individuals and groups to use the spaces.

As noted, the existing landscaped setback to the existing buildings along Shepherd Street is to be retained and reinforced with new boundary hedge and tree planting, and low screen planting to the façade, defining a linear open space for use of residents. The adjacent boundary fence and gate will ensure the area is secure, and new seating will provide a number of locations for seating adjacent the large lawn area. The area is intended for children's play with seating for supervising parents, or simply for reading or relaxing. Discrete lighting will ensure the area has a safe night-time character, with the elevated views from overlooking residences providing passive surveillance to assist keeping the area safe.

The foreshore area to the south-west will provide a continuous waterfront open space with parkland character and amenity, with a linking walkway from Atkinson Street continuing to the southern corner and linking to a path along the SW boundary. Extensive lawns, seating, and two shelters provide genuine amenity for residents, with open views to the river. The building forms have been kept well back from the boundary, with private open space courtyards to ground floor apartments providing a setback of buildings from the common open space. Residences above will ensure that the areas have surveillance that will assist the level of safety and user comfort.

Each of the open space areas have a shaded seating area, with the feature canopy elements providing a visual focus and feature element within the space. Individual benches around the perimeter of the space allow casual seating, and supervision of children's play. Clarity of path layout with clear visibility to assist safety has been considered in the design, whilst also seeking to create densely planted lush courtyard spaces that provide visual amenity upon arrival and as an outlook for apartments. Taller vegetation is located to assist visual screening where privacy or buffer treatment to unwanted views requires.

The pathway network along the edge of this open space links back to the central pathway spine back to Shepherd Street, along with six link pathways from lobby areas. Discrete lighting of the pathways, and select perimeter locations will provide night time illumination, designed to eliminate glare to residences, or to adjoining sites.

Generally, the strategy of the landscape to the foreshore boundary has been designed to compliment and positively contribute to the adjacent riparian embankment, with use of endemic and sympathetic native plant species throughout. The existing boundary fence is to be replaced, as requested by Council, with a steel pallisade fence so that open views to and from the riparian corridor are achieved - and so as to allow efficient function of the compensatory flood storage area on the boundary provided by the civil engineer, with riparian type grasses as shown on the accompanying landscape planting plans.



PRIVATE OPEN SPACE

Private courtyards along the principal foreshore open space corridor (Blocks C and D) will not directly access the space, assisting their privacy and security through not affording a gate, and allowing continuous planting to the front and rear of the fencing, which will benefit the visual appeal of both the park and the courtyards. Access to common open space is from common lobby areas and walkways.

Ground floor apartments in Block B are to be provided an private courtyard gardens. Fencing and screen elements substantially provide privacy and security for these areas. Courtyard gardens will have perimeter gardens and accent planting to create high quality private gardens for amenity and outlook. Blocks E, F and G are provided a landscaped buffer to the edge of adjacent carpark areas to as to create a green outlook for residents and to screen views.

The majority of courtyards are located in deep-soil locations, with courtyards towards the centre of the site having gardens created in raised planters due to their being on-slab locations.

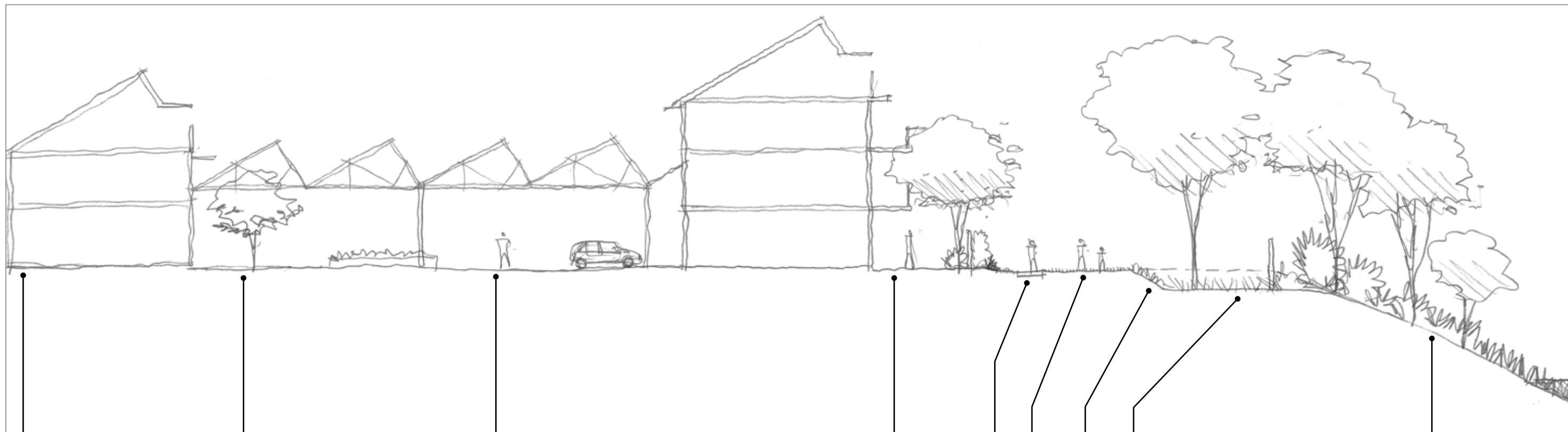


RESIDENTIAL CAR PARK AREAS

These areas are considered to be a significant design feature that will distinguish the project, and provide the ‘heritage identity’ that we believe will become the hallmark of the development. By retaining the open frames of the existing saw-tooth roof (between Blocks A, B, and C), a strong visual identity, spatial enclosure, and greening opportunity (with climbers to the structure) is provided.

Planters and tree planting is provided in varying arrangements below the structure to green the general area and provide landscape to the perimeter of the carpark areas. The overhead structure will also feature prominently in views from the more open areas between Blocks D, E, F and G, with tree planting and perimeter gardens in these latter areas providing landscape presence, shade and interest.





Small trees provide visual accent and minor greening of carpark areas – with climbers to the open structure as the primary greening element

The retained structure of the heritage saw-tooth roof is open to the sky and is to support climbing plants from planters to the base of the columns

Residential units to central part of site have private courtyards, and enjoy the green outlook to the climber covered canopy of the retained roof structure

Private courtyard spaces to ground floor residences to have privacy fencing, and landscape to the outside and inside of fence to provide landscaped visual character

Continuous walkway through space accessing lawns, bench seating, shaded seating, and general open space along the length of the foreshore

Open lawn expands and reduces in width along the length of the common open space corridor creating pleasant setting of scattered trees in grass to compliment the buildings

No change proposed to vegetated existing embankment to river. Top of bank not strictly identified and assume boundary and fence defines extent of work

Section is through specific condition of proposed compensatory flood storage area, formed by excavation of limited area as shown on Civil Engineer's plan and Landscape Plan – with fence lowered to follow adjusted boundary levels

Compensatory flood storage area to have riparian type species of groundcover planting, and hessian fabric reinforcing, to stabilize gradient of 1 in 5 to batter, and native sedges and grasses to the level base of the detention area.



SITE IMAGE
Landscape Architects

Sydney | Melbourne | Ho Chi Minh City

Landscape Percincts | Residential car park areas The Mill | Shepherd Street, Liverpool

Client
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Spence Pearson
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Site Image (NSW) Pty Ltd ABN 44 801 262 380 as agent for Site Image NSW Partnership
Level 1, 3-5 Baptist Street Surry Hills NSW 2010 Australia | T +61 2 8332 5600

LANDSCAPE MATERIALS AND INSTALLATION

Generally:

All materials are to be installed new or recycled so that they are the best quality and fit for purpose. The whole of the landscape works is to be carried out by a competent Contractor who is experienced in horticultural practice, landscape construction, and planting techniques. All work shall be faithfully carried out in the most tradesmanlike and substantial manner in accordance with accepted superior trade standards and applicable Australian Standards.

Finishes to the walls and pavements are to remain in keeping with the quality and appearance of the built elements. Pavement finishes are to be of a type that has adequate slip resistance and does not present an uneven surface to avoid trip hazards. Landscape lighting will provide security lux levels and will accent feature elements (seating walls, water features and advanced tree planting) as well as providing an ambient light source to illuminate garden areas while avoiding light “washing” into private spaces.

Planting Strategy:

The proposed plant material has been selected for hardiness, ease of maintenance and proven ability to tolerate site conditions (salt laden winds). Of importance are the foliage characteristics and floral displays to create garden character. Regular planting of similar species allows for ease of maintenance with regard to fertilising, pruning and pest treatment. Defined edges to all planting beds will allow for ease of trimming of groundcovers. Indigenous planting will be selected for its ability to attract native bird life. Exotic plants will be incorporated to provide variety and consistency with the character of the locality.

Garden Detailing:

Gardens are to be mulched with a pine bark or decorative gravel products. Areas of lawn and gardens are to be defined by raised concrete edges, capped with a high quality paver.

Imported and improved site soils shall be tested to ensure a low Phosphorus content and are suitable in other aspects for the growth and development of Australian native plants.

On slab garden beds will be have a specially blended light weight and free draining soil mix with sand bed drainage layer to establish minimum soil depths of 450 mm depth for grass areas, 600 mm depth for shrub planting and between 800 and 1200 mm depth for tree planting, with soil volume to be carefully considered to be appropriate for tree species and to create a suitable mature size. The detailing of the on slab planters incorporates the following components:

- a free draining soil mix specially blended for planter box use
- a washed sand drainage layer placed beneath the soil mix
- a drainage cell product with filter fabric to establish a drainage void above the slab falls in slabs to drainage outlets
- inspection pipes over drainage outlets

All on slab planters will be made accessible for maintenance. Where safety issues exist for working in areas above ground anchor points and the like will be provided for safety harnesses.



Hardscape Materials:

Paving materials are generally indicated on the plans and will be developed to be integral with the detailed Architectural proposals. Public plaza and footpath areas are to be paved to meet Council’s paving standards and details. A full range of integrated street and garden furniture and other fixtures will also be provided to meet Council’s codes.

Establishment and Maintenance:

The installation of the works shall be subject to a 52 weeks defects liability period. The landscape contractor shall be required to undertake regular maintenance inspections and works during this period and replace any failed plants / finishes / equipment as determined to be defective. As a part of the Construction Documentation the landscape specification shall describe a full Maintenance Schedule.

The use of irrigation system will aid the successful establishment and long-term development of the landscape. Regular inspections and reporting by the Landscape Architect on behalf of the developer will occur during this period. .

Maintenance of the landscape after this period will become the responsibility of either the building manager and the residential body corporate for communal open spaces where appropriate.



CONFORMANCE WITH AUTHORITIES REQUIREMENTS

The site planning through to the detailed design has observed all aspects of the Council requirements in terms of general landscape provisions for private and common open space, streetscape design, and the specific requirements of Council’s relevant DCP’s. The requirements of SEPP 65 have also been considered as is set out below.

SEPP 65 – Quality Residential Design:

In relation to SEPP 65 Principle 6: Landscape we note that the design of the project has been undertaken in a manner that integrates landscape and building forms. Landscape opportunities have been created at street level, garden terrace and on-grade areas and to a limited number apartment rooftop terraces.

The design of landscape common open space areas has taken into consideration the amenity provision of passive recreation and visual amenity to be provided by landscape areas.

As illustrated on the landscape details sheet and described within this report sufficient soil depth, drainage and water provisions have been made to ensure that the landscape is sustainable and will mature to be a dramatic and strong component of the development.

The landscape is designed to contribute to both private and public domains. The garden spaces to the communal open space and broader public domain offer strong amenity through appropriate planting and finishes, selected for their ability to compliment the architecture. Furthermore street tree planting and streetscape enhancements will benefit the general appearance of the development, and will integrate with residential character across Atkinson Street.

CONCLUSION

The landscape design has been undertaken in a style and manner that is to compliment the proposed architectural works, while providing the desired level of amenity associated with mixed use development.

A pleasant residential environment is achieved through an integrated landscape and building design, establishment of comfortable private and common spaces, where residents and visitors safe are able to enjoy outdoor spaces year round.

The landscape design seeks to respect the sites locality and ensure that the development becomes integrated within its surrounds through native canopy trees, shrubs and groundcovers establishing a strong planting theme.

The integration of the development to its locality is also achieved by respecting the goals set down by Council’s relevant Development Control Plans and the landscape guidelines.

We are of the opinion that on completion of the project the community will see the installation of an attractive, functional and sustainable landscape complimentary to the site and surrounds. The landscape is to provide an appropriate residential setting that provide real amenity and benefit to residents.



Ross Shepherd BLArch (UNSW)
AAILA, Registered Landscape Architect No. 449
Partner, Site Image (NSW) Pty Ltd – Landscape Architects

