

LANDSCAPE DOCUMENTATION

DRAWING REGISTER

Dwg No.	Drawing Title	Size	Scale
General	Cover Page	A1	N/A
L-DA-01	Introduction	A1	N/A
L-DA-02	Landscape Design Statement	A1	N/A
L-DA-03			
Plans	Landscape Plan Ground	A1	1:150
L-DA-04			
Sections	Landscape Section 01	A1	1:50
L-DA-05	Landscape Section 02	A1	1:100
L-DA-06			
Palettes	Planting Palette	A1	N/A
L-DA-07			

* FOR DEVELOPMENT APPLICATION ONLY

- * Do not scale from drawings
- * Larger scale drawings and written dimensions take preference
- * All dimensions in mm unless otherwise stated.
- * All true dimensions and R/Ls in metres.
- * Use figured dimensions only.
- * Verify all dimensions on site before the commencement of any works.
- * Contractors shall locate and protect all services prior to construction.
- * All work shall be carried out in accordance with ASA, BCA and Local Government Regulations.
- * Structural Details shall be subject to Engineer's Specifications.
- * Drainage Details shall be subject to Hydraulic Engineer's Specifications.
- * All work shall be carried out in a professional manner by Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.
- * Protect all adjoining property building, walls and paving. Damaged elements are to be replaced.
- * No responsibility will be taken by 360 degrees, for any variations in design, construction method, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect.
- * Service location on plans are indicative only, 360 accepts no responsibility for the accuracy of service location. It is the responsibility of the contractor to determine service locations prior to the commencement of work. Any damages remains the responsibility of the contractor.
- * This Drawing is copyright to 360 degrees.

ISS	AMENDMENT	DATE	BY
A	CONVEYANCE APPLICATION	10/26/13	
B	CONVEYANCE APPLICATION	10/26/13	
C	CONVEYANCE APPLICATION	10/26/13	

14-00000-1
Foster
Mantle
YKK

INTRODUCTION

360 Degrees Landscape Architects have been engaged by Macky Corp to prepare a Landscape Design Intent document to support a development application for a Commercial Development at CKH 9-19 Scott St & 277-275 Bigge Street, Liverpool, NSW 2170. As part of a collaborative design team, 360 Degrees Landscape Architects propose to support the commercial offering through considered and refined landscape design, while also responding to the Liverpool Council development guidelines to create a socially and environmentally responsive development. Ultimately the design seeks to provide an attractive environment that complements the local character while achieving its function as a commercial and retail precinct.

In general the Landscape Architectural design sets out to provide a stimulating environment responsive to the scale of the development. The plant selection has been made from plant species suited to various microclimatic conditions and site requirements with local native and indigenous species used where applicable, including a review of Council's weed management policy and the and Plant List.

The overall design aims for an environmental and socially sustainable precinct and a landscape experience integrated with the building architecture and function, activating the site and creating a vibrant precinct and place to work.



AERIAL VIEW OF SITE
LOOKING SOUTH WEST

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DESIGN STATEMENT

3 distinct landscapes have been organised to respond to the site situation and architecture to create landscapes which inhabit the building and provide activated spaces and inviting retail frontages. These landscapes include:

- Plaza forecourt connected to the lobby with flexibility to engage individuals and support event gatherings
- Stables, retail laneway, connecting the plaza with Bigge St and Liverpool Station through activated shop fronts
- Commercial Hotel frontage and gardens

SITE DESCRIPTION

The Liverpool Tower development design is responsive to the changing urban and social landscapes of Liverpool. With direct access to the Bigge and Scotts Street, the sites location at the heart of Liverpool CBD, makes it a logical hub for activity. The site is comprised of mixed retail shops, car park and 1800's Bup. Commercial Hotel. The site is bordered by three street frontages, and is a gateway to Liverpool Station with pedestrian linkages from Scott St to Railway Lane.

The site is accessible to local cafes, restaurants, shops and existing retail and entertainment precincts along the Scott St. The design seeks to reactivate the precinct through retail and commercial tenancies extending the social precinct of Liverpool into the building forecourt and plaza.

DEVELOPMENT SUMMARY

The proposed development is mixed-use, providing for a variety of commercial, retail and leisure opportunities. The development has an extensive public domain interface on the ground floor street apron. Emphasis has been placed on the public street interface to establish a notable public precinct designed to attract a diverse mix of tenants and visitors. The public interface is reinforced by the inclusion of a generous internal forecourt allowing uninterrupted pedestrian access through the site to and from surrounding axial connections and the train station. The forecourt also presents opportunities for social and retail interaction.

LANDSCAPE DESIGN PHILOSOPHY

The proposed landscape offers a complete design response and holistic design solution for the public and private nature of the development. It presents a co-operative environment, triggered by the need to respond to a changing landscape and a broadening social ecology. Anticipating the developments nodal significance the design subtly amplifies on-ground pedestrian routes, movements and experiences. Public domain dominates the ground floor landscape, active and dynamic edges adding interest to the space, offering various visual and physical experiences. The landscape encourages social interaction and desirably, will encourage social acceptance of the development as an identifiable hub of Liverpool CBD.

The union of commercial, retail, functional, ecological and green spaces presents a versatile environment acceptant of current need and aware of future vision. The landscape design process and resulting design outcomes were guided by the following principles, ideals and philosophies:

- Connectivity – both visual and physical
- Access – equitable and unimpaired
- Variety
- Comprehensibility

- Adaptability and Versatility
- Human Scale and Richness
- Space and Space Making
- Quality of Edges
- Safety
- Community Enhancement
- Human Needs
- Sustainability

The design is not only localised to the site but is sensitive to its role within the broader community. The objectives for the proposed landscape include:

- To create a development with an inherently strong community identity.
- To manipulate scale and space to provide areas of high social legibility and plentiful recreational opportunity.
- To ensure the use of quality, durable and stylised design elements to meet the social and cultural needs of residents and visitors.
- To reinforce the importance of pedestrian movements by embellishing and improving existing infrastructure and providing for stronger, more viable future connections. To provide a combination of unique and versatile spaces of high social value and experience.
- To integrate subtle hardscape elements and bold features balanced and softened by natural elements.
- To consider the future sustainability of the development in terms of ecological, economic, social and cultural needs.

DESIGN SUMMARY

Through careful management of site levels, integration of functional furniture elements and unifying paving treatment, the plaza, laneway, pub and commercial lobby create a single precinct, comprised of versatile and flexible spaces.

The plaza complements the functions of the commercial building, enabling opportunities for informal meetings, pedestrian movement and events (markets, performances etc), while connecting to the vibrant functions of the pub and retail laneway of the stables. Floating raised planters, density of tree planting and catenary lighting help to delineate spatial function, achieve intimacy while maintaining visible and physical connection to the broader precinct. It is designed so that it can operate as individual offerings and spaces, or accommodate whole precinct events and experience.



Plaza trees and dining / social seating



PAVING MATERIALS & FINISHES REFLECTIVE OF HERITAGE. BOTH PLAZA AND LANEWAY



PAVING MATERIALS & FINISHES REFLECTIVE OF HERITAGE. BOTH PLAZA AND LANEWAY



CATENEARY LIGHTING - NIGHT ACTIVATION



LANEWAY / RETAIL INTERFACE - DISTINCTION OF SPACE THROUGH PAVING FORMAT AND PHYSICAL ELEMENTS (BOLLARDS, PLANTERS ETC)

NO.	DATE	REVISION	BY	APP'D
1	10/01/2023	1	10/01/2023	10/01/2023
2	10/01/2023	2	10/01/2023	10/01/2023
3	10/01/2023	3	10/01/2023	10/01/2023

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3	10/01/2023	3	10/01/2023	10/01/2023

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2	10/01/2023	2	10/01/2023	10/01/2023
3	10/01/2023	3	10/01/2023	10/01/2023

LEGEND

- 01 Street tree planting of Liquidambar styraciflua in Scott St as per the Liverpool City Council Street Tree & Public Domain Manual
- 02 Street tree planting of Platanus 'aceribula' to Bigge St as per the Liverpool City Council Street Tree & Public Domain Manual
- 03 Public Domain Footpath treatment as per Liverpool City Council Street Tree & Public Domain Manual
- 04 Rail Gardens integrated into Scott St with seating pockets and trees
- 05 Cobble to on street car parking
- 06 Sculpture to plaza forecourt
- 07 Radial cobble stone paving treatment to delineate pedestrian movements, reflect building form and reference local heritage
- 08 Planters with seating edge and trees to provide passive separation of spatial uses and intimate social space and building entrance
- 09 Paving finish and social planters continue into the building lobby to create a unified precinct, both in material and furniture, with an active carriage
- 10 Central plaza with flexibility to accommodate events, pedestrian movements and chance encounters / meetings
- 11 Inground tree planting to plan to provide canopy and shade amongst the built form (Chinese Elm). Occasional fixed high tables around trees to provide space for standing meetings and casual drinks
- 12 External low table in plaza
- 13 Commercial hotel courtyard with integrated tree planting and lounge furniture dining/leisure
- 14 Stacked retail laneway with central path, trees in tree glass and planters to provide a sense of enclosure and pedestrian movement is achieved through variable in-paving, ground and freestanding planters
- 15 Grand forecourt with connecting the precinct to Bigge Street and Liverpool Station
- 16 Elevated terrace to Commercial Hotel with feature Crepe Myrtle trees
- 17 Planter to adjoining property with built enclosure (Boson Ivy) planting to climb on wall and integrated planting signage
- 18 Al fresco dining to Scott St with freestanding planters, providing demarcation of use and boundary. Planters are non-permanent and moveable
- 19 Existing Street Trees to be retained and protected
- 20 Existing heritage light posts to be retained and protected
- 21 Existing Commercial Hotel Barbecue/Cafe access which to be retained and refurbished
- 22 Bicycle Parking
- 23 Inground tree planting of Tuckeroos at laneway entrance at Railway Ln
- 24 Canopy lighting to laneway for safety and night time activation



- Street tree planting (Landscape Specialist to Scott St. as per the Liverpool City Council Street Tree & Public Domain Policy)
- Public Domain Footpath Treatment as per Liverpool City Council Street Tree & Public Domain Policy
- Plant Gardens integrated into Scott St with seating pockets and trees
- Cobbles to street car parking
- Alignment design to Scott St with, landscaping, street planters providing demarcation of use and boundary. Planters are non-permeable and moveable
- Improve tree planting to Scott St to provide canopy and air quality around the built form (Chinese Elm)
- Soilless seed (seeds) with peat free, locally sourced tree grids and drainage (sustainable, demarcation of use and boundary)
- Seeds (seed) with variation in planting form and / or seedling plants
- Free standing street planters providing demarcation of use
- Soil permanent balustrade to address a visual dining. Can be removed as necessary for various function of retail highway
- Canopy lighting for balcony for safety and night time activation



PLANTING PALETTE

TREES & PALMS



Platanus x acerifolia
London Plane Tree



Betula nigra
River Birch



Lagerströmia indica 'Natchez'
Crepe Myrtle



Liquidambar styraciflua
Sweetgum



Wrightia religiosa
Weeping Lily Pili



Lagerströmia indica
Crepe Myrtle



Ulmus parvifolia
Chinese Elm

SHRUBS, GRASSES & FERNS



Adiantum species
Woolly Bush



Miscanthus sinensis
Maiden Grass



Besleria yuccoides
Mexican Lily



Poa labillardieri 'Exotica'
Tussock Grass



Furcraea foetida
Cuban Hemp



Aloe arborescens
Tree Aloe



Rosmarinus officinalis
Rosemary



Raphiolepis indica 'Oriental Pearl'
Indian Hawthorne



Asparagus densiflorus
Asparagus Fern



Pittosporum nivalis murex
Mass Murex



Opiliodon japonicus
Giant Lily Turf



Lavandula dentata
Lavender



Lomandra lineata
Mat Rush



Hymenocallis littoralis
Spider Lily



Plectranthus argenteus
Silver Spurfower



Neomarica gracilis
Walking Iris



Carissa 'Emerald Star'
Natal Plum

GROUNDCOVERS & CLIMBERS



Viola hederacea
Native Violet



Trachelospermum asiaticum
Asiatic Jasmine



Myoporum parvifolium
Creeping Boobiala



Parthenocissus vitacea
Boston Ivy



Solandra maxima
Cup of Gold Vine

REV	AMENDMENT	DATE	BY
1	1. INITIAL CONCEPT DEVELOPMENT	10.10.18	18
2	2. PRELIMINARY DESIGN	10.10.18	18
3	3. PRELIMINARY DESIGN	10.10.18	18
4	4. PRELIMINARY DESIGN	10.10.18	18

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