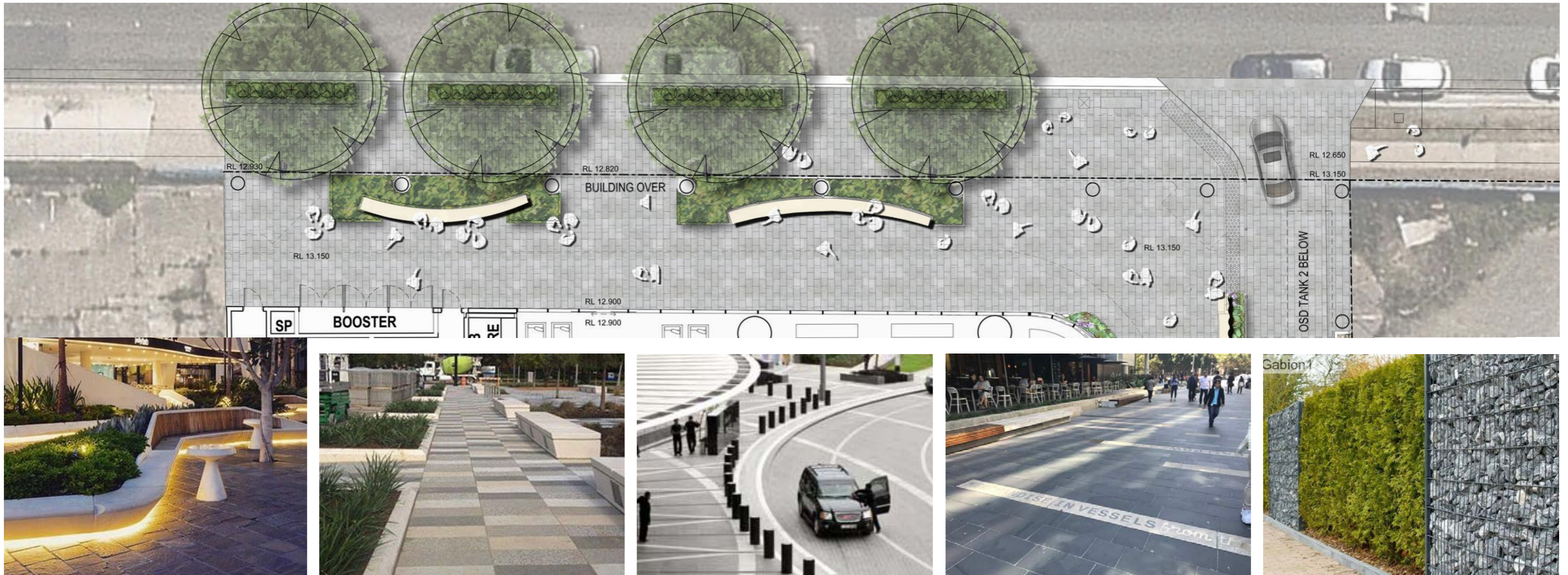


26 ELIZABTH STREET LIVERPOOL

LANDSCAPE AND PUBLIC DOMAIN CONCEPT DESIGN REPORT



PREPARED BY: SITE IMAGE LANDSCAPE ARCHITECTS

CLIENT: BINAH GROUP

DATE: 11 MAY 2020

DEVELOPMENT APPLICATION

Introduction

This Landscape Design Report has been prepared by Site Image Landscape Architects in support of development proposals for commercial buildings at 26 Elizabeth Street Liverpool. The public domain, landscape and indicative public art proposals have been prepared with close reference to Council's 'Public Domain Master Plan of November 2019, which sets out guidelines and specific outcomes for many aspects of the site. The principal aims of this report are to:

- Highlight understanding of the site specific and locality features, civic links and current and future context;
- Demonstrate civic / urban design contribution to the strong pedestrian link along Elizabeth Street between Macquarie Mall and Bigge Park;
- Highlight the approach to principal street address, and set-down and lobby addresses to link road;
- Highlight the public domain features and how these exhibit innovation and design excellence;
- Demonstrate the range of common open spaces and landscape treatments to various building levels.

The landscape design and public domain proposals consider the greater context of the emerging CBD civic identity, and the role of this site on the key east west link of Elizabeth Street.

Council's Cultural Policy sets out a framework for creating a vibrant creative, innovative and inclusive city, with a vibrant cultural sector, and develop Liverpool's reputation as the cultural destination for SW Sydney. Council's policy promotes the creation of a dynamic and inspiring environment for the creation and presentation of innovative and highly contemporary architectural and urban design outcomes.

As part of the proposals, Public Art has a significant role to play in providing civic identity and creating a strong sense of place specific to the site. As an integrated part of architecture and landscape, public art can assist in defining destination spaces and assisting a broader understanding of city structure and wayfinding. city themes and heritage.

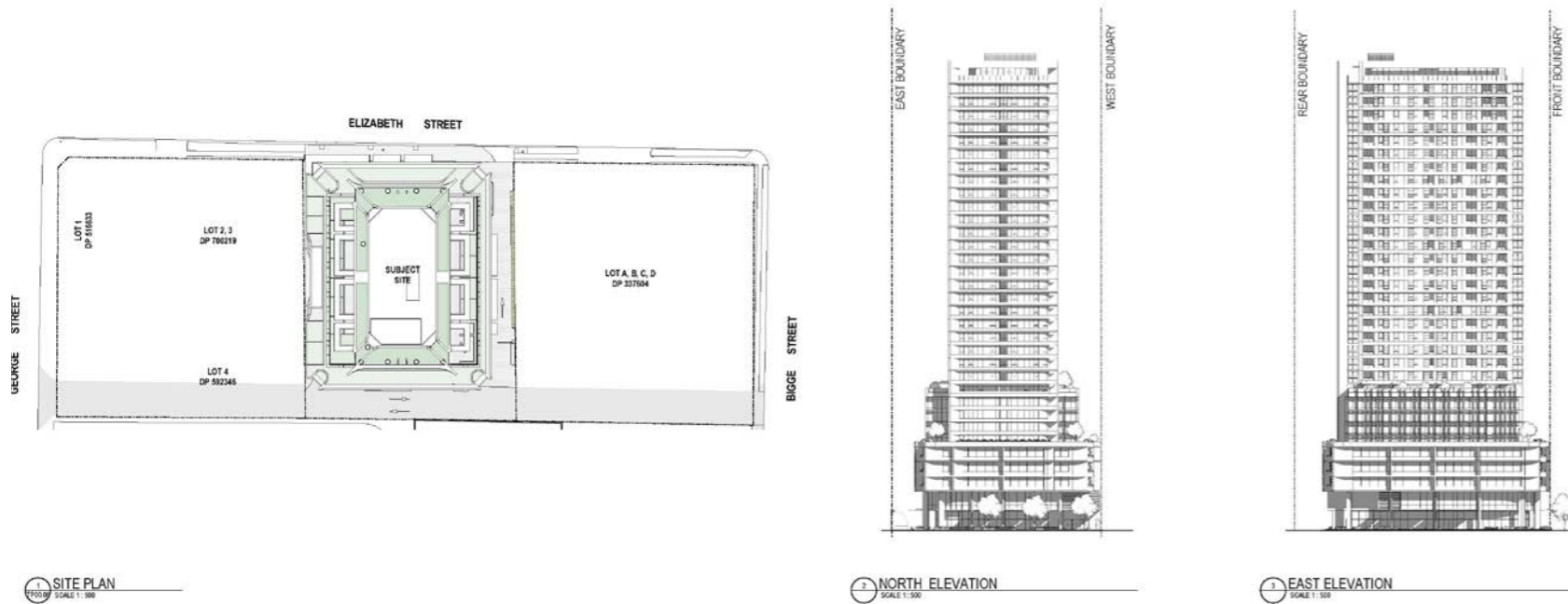
The role of the civic space for this project is considered to be:

- to create appropriate streetscapes to the three frontages, and consider and plan for adjacent developments;
- to create a contemporary series of civic spaces around the building that relates to the site and it's context, and the contemporary identity of the building.

Council's DCP and related masterplan and planning documents provide general guidance regarding:

- Creating sustainable, high amenity and healthy civic spaces;
- Creating safe, legible, accessible, inclusive public domain that encourage community use;
- Current streetscape paving systems, and transition to site paving that will require Council consultation;
- Council's guidelines and public domain details for furniture, services, access, awnings, lighting, and Australian Standards and BCA codes for materials, accessibility, CPTED and related open space codes;
- street trees species are defined by Council's Street Tree Masterplan.

This report is considered to provide a firm basis for DA approval of the civic spaces and landscape proposed for the project, with understanding that subsequent liaison with occur with Council as part of refinement of detailed streetscape proposals as part of Construction Certificate design development and documentation.



Liverpool Council Public Domain Masterplan (PDM) , Draft - November 2019

As noted, this Landscape Design Report has been prepared with close reference to Council's 'Public Domain Master Plan of November 2019, which sets out guidelines and specific outcomes for many aspects of the site. The broad principles and objectives of the city identity through to detail design are relevant to this key site. Specific sections that have key relevance, but not excluding other sections, include:

- 'Streets - Macquarie Street Spine (page 315);
- 'Streets - Macquarie Street (South) (page 315);
- 'Serviceways and Laneways' (page 315);
- 'WSUD and Streetscapes' (page 315);
- 'Public Art' (page 315);
- 'Trees and Vegetation' (page 315);
- 'Paving' (page 315);
- 'Furniture Fixtures and Fittings' (page 315);
- 'Signage and Wayfinding' (page 315);
- 'Sustainability' (page 315);
- 'Healthy Streets' (page 315).

Highly specific notes in the DPM about the design of Elizabeth Street to this frontage in 'Streets - Elizabeth Street have been considered and applied in the design, being:

Some of the key interventions identified along the southern end of the street are:

1. Implement landscape master plan design for Apex Park and integrate the streetscape design with

the landscape master plan.

2. Install new street tree plantings along the streetscape. All new street tree planting to be installed with WSUD planting detail and structural soil tree root zones. For tree species refer to Street Tree Master Plan (see Chapter 6.12).
3. Retain shared pathway, but replace with new granite core paving and mark as shared pathway for pedestrians and cyclists.
4. Negotiate with property owners to remove fencing and allow public access to Church forecourt and turfed areas.
5. Investigate options to increase active transport priority along Elizabeth Street.
6. Retain 40km/hr speed limit and liaise with Roads and Maritime Services (RMS) to reduce speed to limit 30km/hr.
7. Implement 50 km/hr zone with RMS.
8. Investigate low height median planting as part of the streetscape upgrade.
9. Install low hedge planting to provide separation and relief for pedestrians.
10. Existing street trees and planting to be retained.
11. Install new furniture as per the furniture palette and future Public Domain Technical Manual.
12. Investigate pedestrian priority threshold crossing across Castlereagh Street.
13. Negotiate with property owner to plant new trees along the lot boundary that provide shade to pedestrians along the footpath.
14. Install new granite core paving with blue stone kerb as per the Paving Typology Plan (see 6.13)
15. Install gateway elements to mark the entry in to the city centre. Refer to Section 6.6 for details.



Figure 4.100 Liverpool City Centre - Streets Typology Map (Liverpool City Council)

Master Plan Streets - Elizabeth Street (Continued)

- ### Streetscape upgrade of Elizabeth Street (Contd.)
- The interventions identified for Elizabeth Street and Elizabeth Drive stretch between Macquarie Street and Pigeon Street are:
1. Install new paving, furniture and trees to match the treatment along Macquarie Mall.
 2. Building setbacks are to be maintained as per DCP and provide driveway and service access via a new laneway to the rear.
 3. Investigate options to increase active transport priority along Elizabeth Street.
 4. Reduce intersection paving while maintaining traffic sweep paths. Install WSUD planting and trees.
 5. Design and install separated north-south cycle connection along George Street. Ensure traffic lights are reprogrammed to accommodate the new street use.
 6. Retain 40km/hr street speed limits and liaise with Roads and Maritime Services (RMS) to reduce speed limit to 30 km/hr.
 7. Introduce pedestrian priority crossings at driveways. Refer to Liverpool City Centre Paving Typology Plan for driveway paving.
 8. Ensure new developments configure services design aesthetically, including infrastructure to be behind screens, in basements and to the back of the building.
 9. Ensure new developments have street settings to provide visual protection for pedestrians. Design setbacks around street tree canopies.
 10. Install new street furniture as per the furniture palette.
 11. Install new street tree plantings along the streetscape. All new street tree plantings to be installed with WSUD planting detail and structural soil tree root zones. For tree species refer to Street Tree Master Plan (see Chapter 6.12).
 12. Negotiate with property owners to remove fencing and allow public access to Church forecourt and turfed areas.
 13. Install new granite core paving with blue stone kerb as per the Paving Typology Plan (see Chapter 6.13).



Figure 4.101 Proposed Streetscape - Elizabeth Street (Liverpool City Council)

Master Plan Streets - Elizabeth Street (Continued)

- ### Legend
- Category Lighting for Serviceway
 - Rubick Be
 - Soft Bench
 - Cycle Fork
 - Building Footprint
 - Private Lot / Property
 - Granite Core Paving
 - Dedicated cycleway (orange)



Figure 4.102 Proposed Streetscape - Elizabeth Street (Liverpool City Council)

Master Plan Streets - Elizabeth Street (Continued)

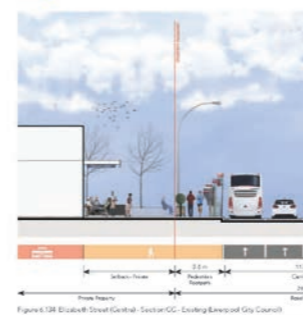


Figure 4.103 Elizabeth Street (East) - Section 00 - Existing (Liverpool City Council)

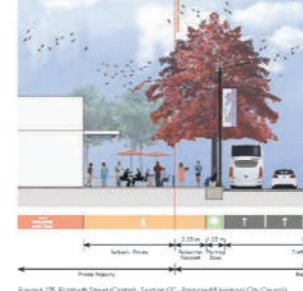


Figure 4.104 Elizabeth Street (East) - Section 01 - Proposed (Liverpool City Council)

Master Plan Streets - Elizabeth Street (Continued)

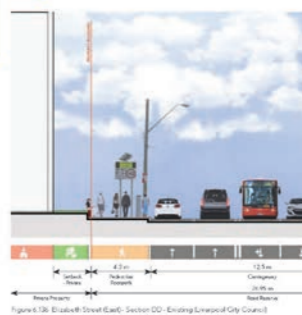


Figure 4.105 Elizabeth Street (East) - Section 02 - Proposed (Liverpool City Council)

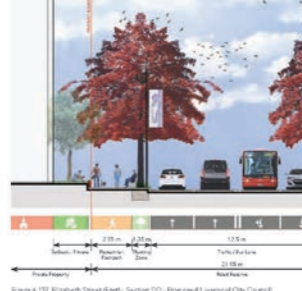
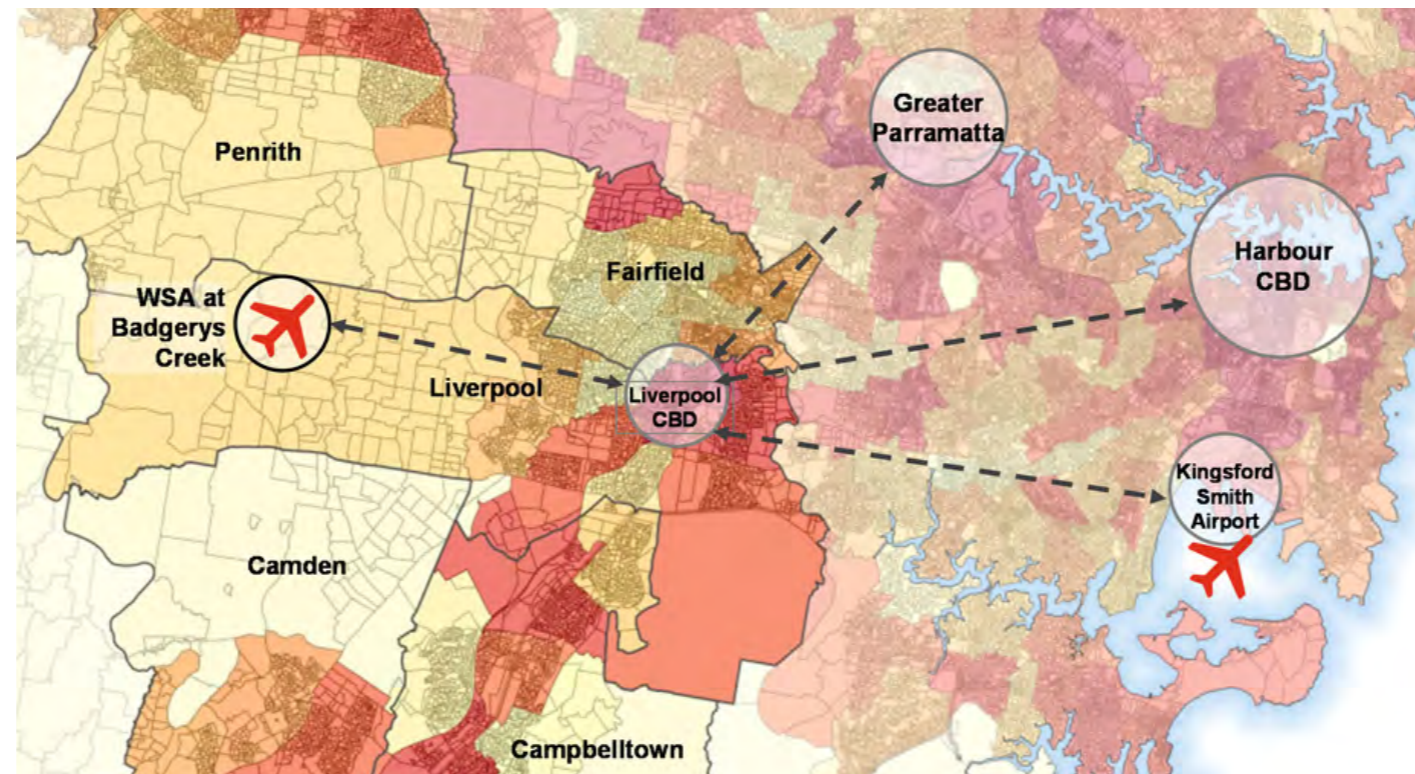
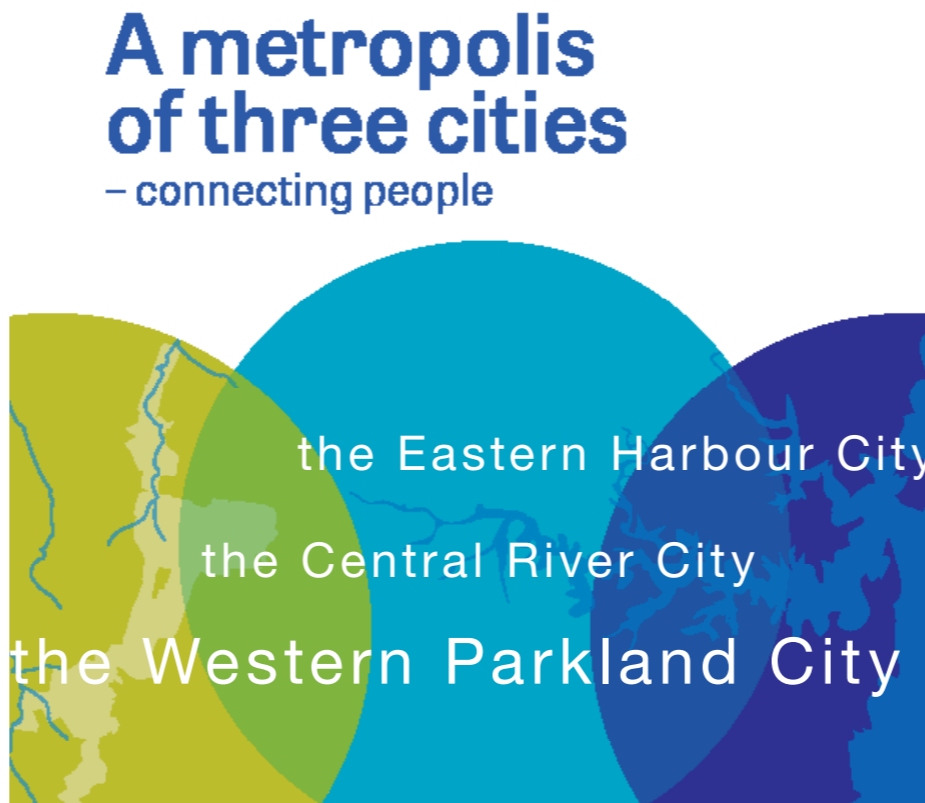
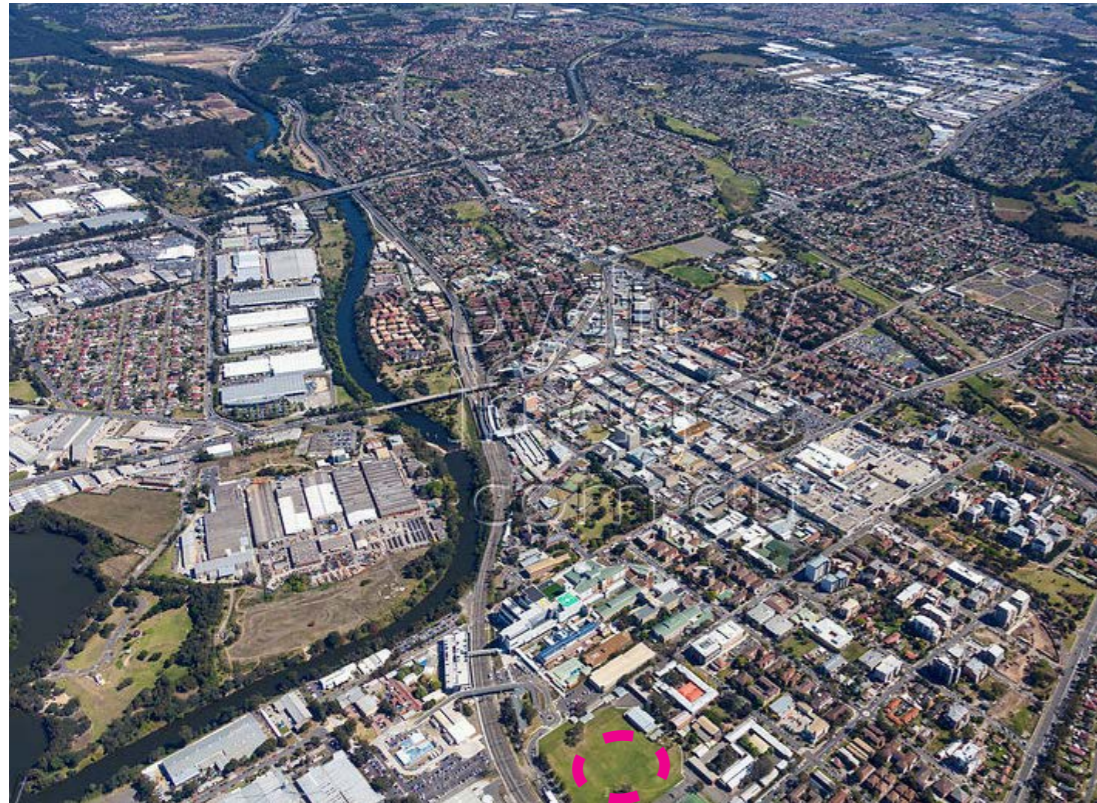


Figure 4.106 Elizabeth Street (East) - Section 03 - Proposed (Liverpool City Council)

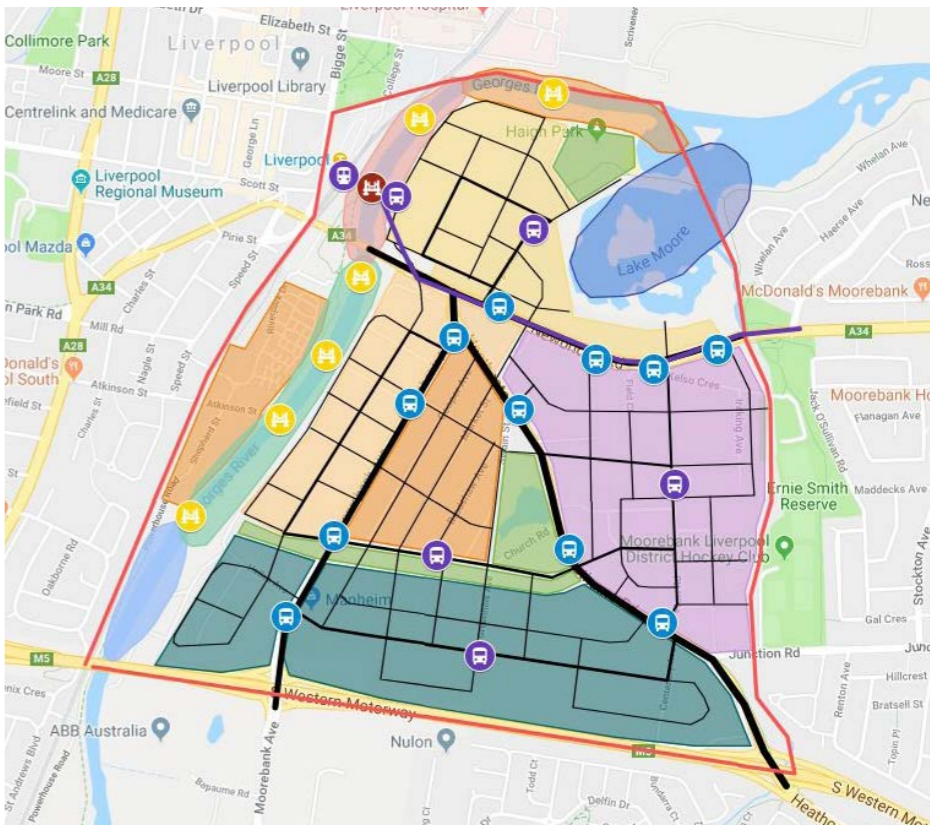
Emerging City Context - The Western Parkland City

The City of Liverpool is the main growth centre as part of a network of centres for western Sydney, as identified in the Greater Sydney Commission planning for 'Three Cities' for greater Sydney, reflecting the driving force of population growth and major new infrastructure being the second airport and expanded rail, rail and road links. LCC Structure Plans foresee and plan for extensive new growth, & current Liverpool planning studies for different city precincts explore significant new corridors of residential and commercial towers. This site is significant as being at a key convergence of various roads that clearly define this as a southern civic gateway to the CBD, as is recognised in the DCP as a nominated gateway site.



Emerging City Context - Significant urban change and expansion

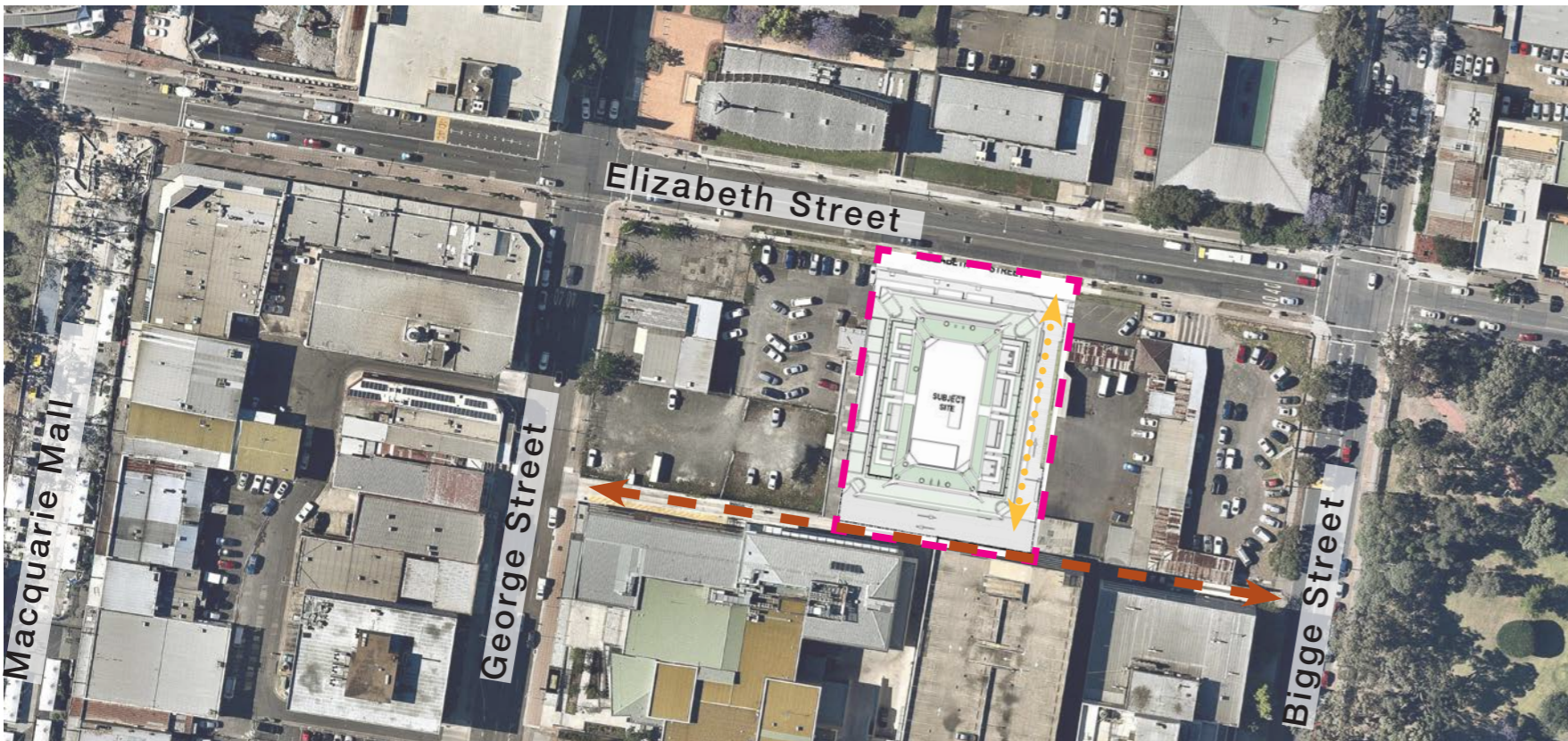
Major development initiatives include the Georges River Master Plan Precinct, the Liverpool Health and Academic Precinct, and general rezoning of the core CBD precinct to encourage development and revitalisation with mixed use through the corridor from the railway station and waterfront down to the southern gateway site at the corner of Macquarie Street and Copeland Street / Hoxton Park Road. Studies include Re-imagining Liverpool, City Activation Strategy, and 'Live Liverpool' reviewing the specific development proposals and opportunities for the riverfront, rail and health / education precincts.



Public Domain and CBD Context

The Council public domain masterplan provides strong guidance relating to the planned and emerging structure of the CBD. Elizabeth Street is denied as an east-west 'green' linking road between Macquarie Mall and Bigge Park and the allied open space corridor to the riverfront. Civic links and shareways are anticipated in principal, but are subject to specific development of sites in some instances to achieve cross-site links. There is indication of a possible shareway link extending south from the serviceway along the south edge of the subject site. This shareway has been explored in detail, and it appears unlikely given the secure nature of sites south of the shareway, but potential future links are being addressed in the proposals.

Elizabeth Street is to become a boulevard type street with an avenue of Pin oak trees and broad pedestrian pavement to the south side of the street. This broad footpath engages with the subject site, and the building entry and drop-off / pick up shareway accessing the building lobbies. The public domain design for the project aims to positively engage with the streetscape, and provide a shareway link through to the 'future' potential shareway link on sites to the south.



The diagram linework indicates the site outline, the shareway access to building lobbies, and the rear serviceway.



Local Streetscapes and Paving Code Transition

The Council public domain masterplan and allied details set out the use of granite pavers to Elizabeth Street footpaths, with the photographs showing that there is still significant remnant concrete unit pavers from previous paving code requirements. These will be progressively replaced over time, with new developments such as this project gradually completing continuous footpath treatments. The series of development sites along this frontage of Elizabeth Street will ensure a consistent pavement, furniture, street trees and grates, lighting and other public domain elements.



1 Bigge St



2 Cnr Bigge and Elizabeth St



3 Elizabeth St



4 Cnr Elizabeth and George St



5 George Street



6 George Street



Key plan



7 Macquarie Mall



8 Elizabeth Street



9 Elizabeth Street

Public Domain Strategy - Street Trees

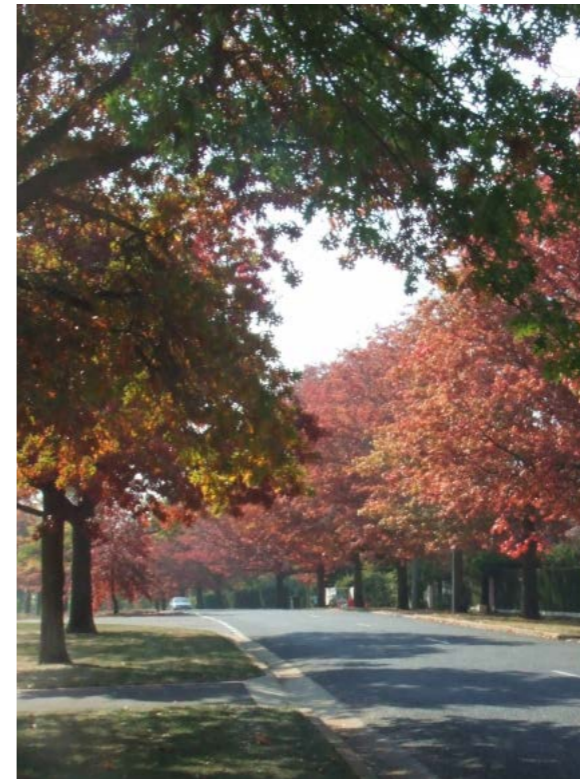


Liverpool Council PDM - Street Tree Masterplan

	Railway Station		<i>Liquidambar styraciflua</i> (Sweet Gum)
	Railway Line		<i>Lophostemon confertus</i> (Brush Box)
	Liverpool City Centre - Project Boundary		<i>Quercus palustris</i> (Pin Oak)
	<i>Eucalyptus maculata</i> (Spotted Gum)		<i>Pyrus calleryana</i> (Ornamental Pear)
	<i>Eucalypts</i> (Various)		<i>Robinia pseudoacacia</i> (Black Locust)
	<i>Fraxinus pennsylvanica</i> (Urbanite Ash)		<i>Triadica sebifera</i> (Chinese Tallow)
	<i>Ginkgo biloba</i> (Maidenhair Tree)		Key arrival points / markers
	<i>Harpulia pendula</i> (Tulip Wood)		<i>Triadica Sebifera</i> (Chinese Tallow)
	<i>Jacaranda mimosifolia</i> (Blue Jacaranda)		



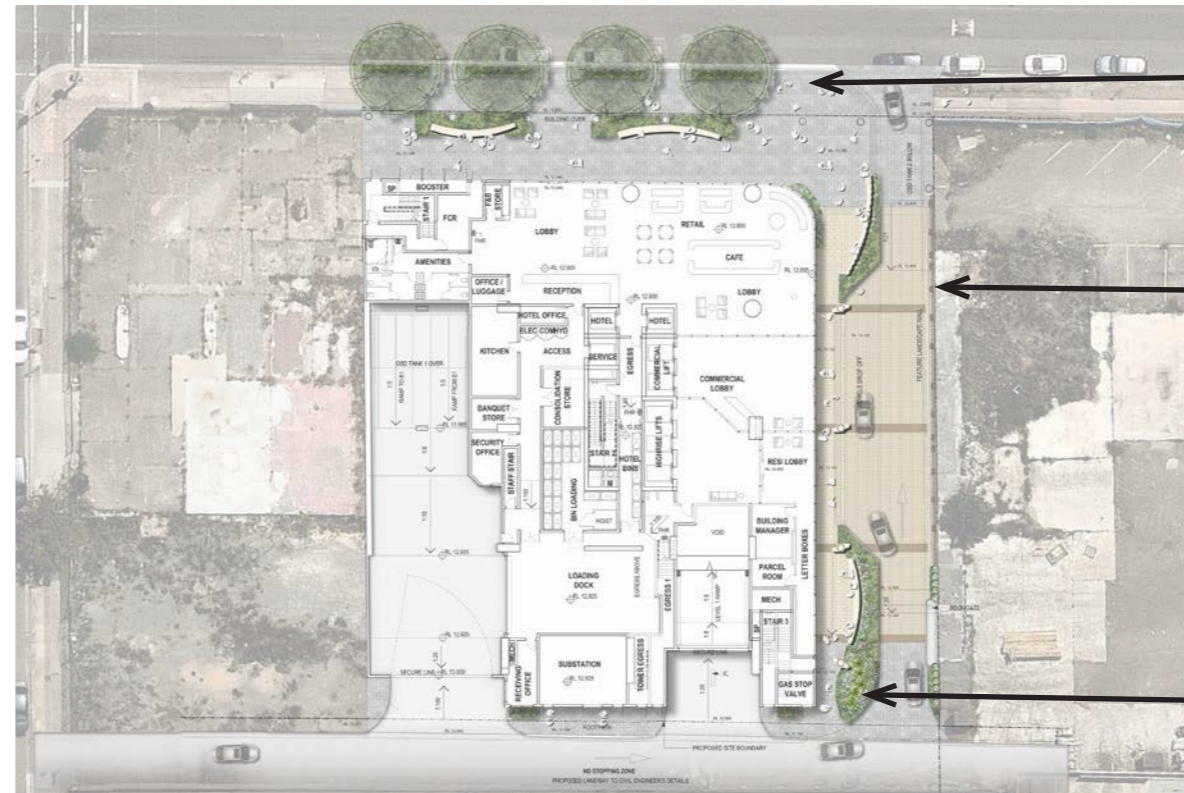
George St - *Harpulia pendula*
Tulip Wood - 10 x 6 m



Elizabeth St - *Quercus palustris*
Pin Oak - 15 x 8 m



Shareway - *Magnolia 'Exmouth'*
'Exmouth' Magnolia - 12 x 7 m



Quercus palustris
PIN OAK

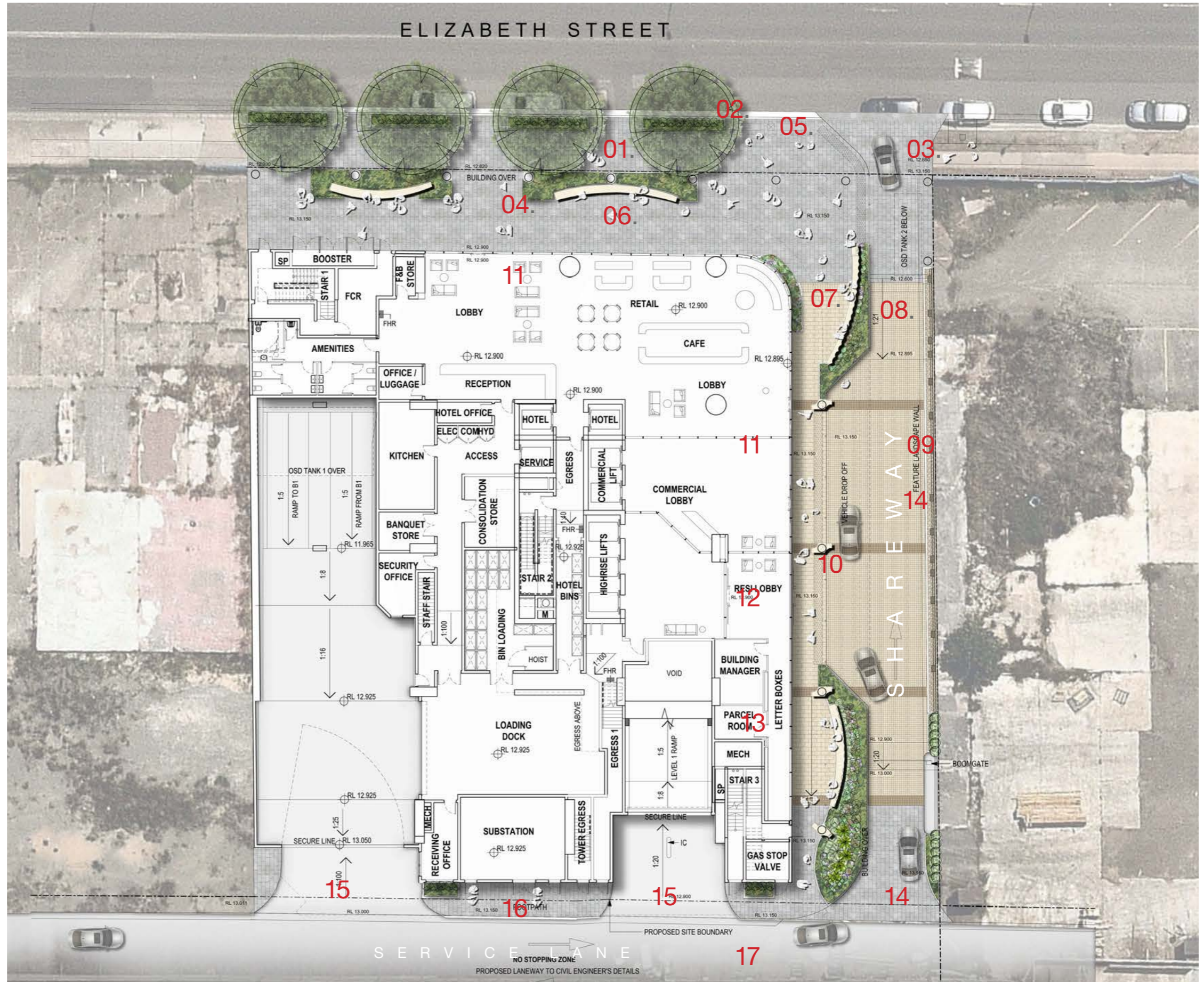
Green wall treatment to boundary in conjunction with feature gabion wall

Magnolia 'Exmouth'
'Exmouth' Magnolia - 12 x 7 m

Public Domain Concept

Landscape design elements:

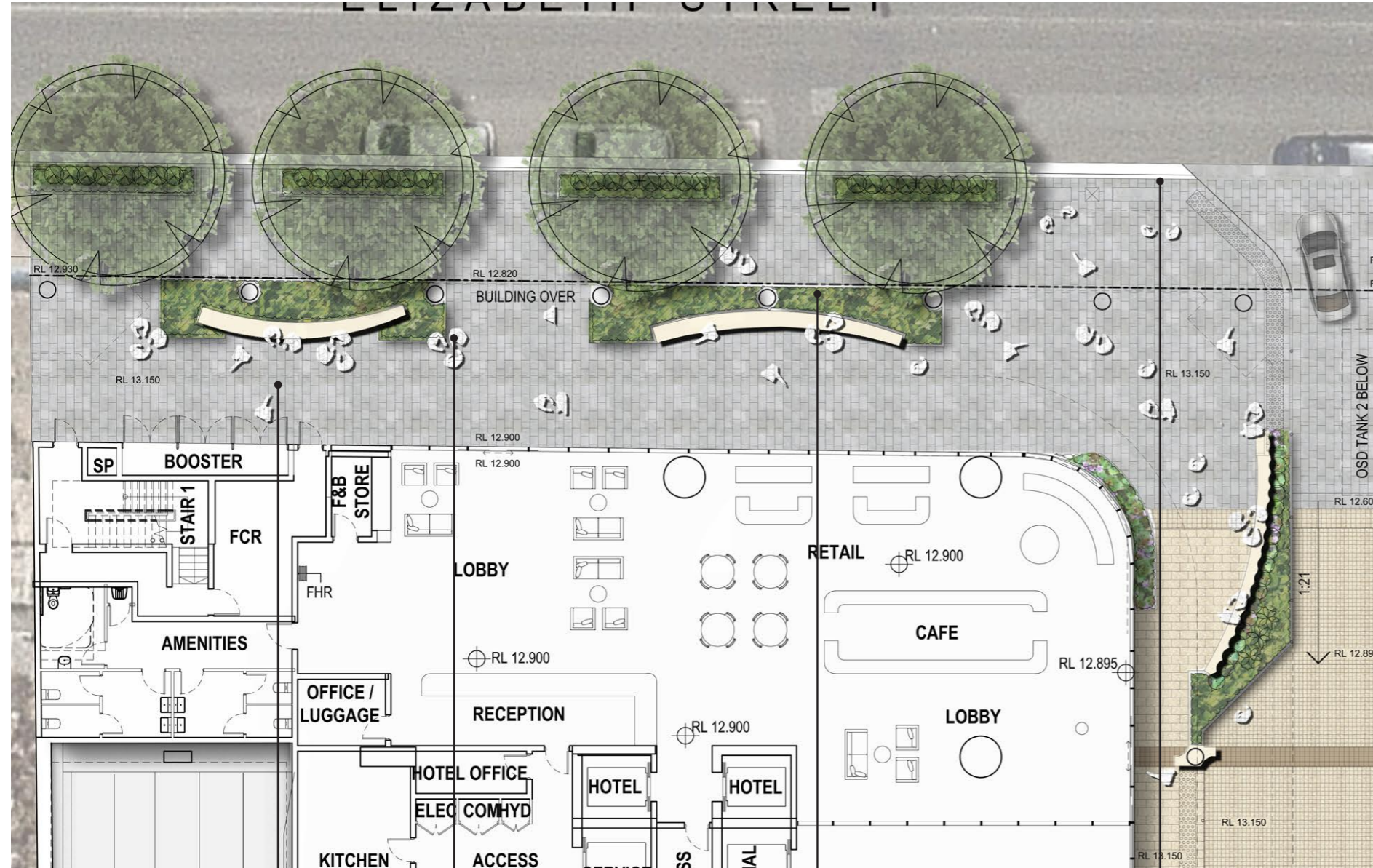
1. Granite stone paving to footpath
2. Pin Oak (*Quercus palustris*) street trees installed at 200L supply size
3. Pedestrian crossing with contrasting stone sett inlays to Council code requirements
4. Hotel lobby entry framed by planters / bench seating
5. New street furniture such as seating and bins, to LCC furniture palette.
6. Pedestrian movement zone framed against building facade with linear curved bench elements
7. Transition from Council paving code to similar but distinct site specific granite paving colour
8. Shareway similar transition to granite paving with smaller scale units and banding that visually links building geometry with feature gabion wall
9. Feature gabion wall with high quality fabricated steel-rod baskets, filled with contrasting ballast rock of different colours. 'Green Wall' insets into the wall to create visual feature for shareway.
10. Shared pedestrian setdown for lobbies, with seamless shareway paving and distinctive stone bollards to define pedestrian zone to building.
11. Hotel lobby opens to Elizabeth Street and to shareway
12. Residential lobby
13. Commercial lobby
14. Threshold paving between shareway and serviceway road to the south frontage of site.
15. Basement and loading dock driveway access.
16. Services access doors to shareway
17. Shareway pavement treatment to Council requirements.



Elizabeth Street Frontage Public Domain and Feature Seating

The granite paved footpath and street tree to the kerb edge in metal tree grates are provided as shown on the plan. The tree locations are to be coordinated with adjoining sites and with street lighting. The street trees frame views to the main streetfront lobby, and define the ends of the street frontage to Elizabeth Street.

The forecourt design aims to contribute to greening of the edge of the footpath, as well as providing distinctive signature curved bench elements that face towards the project in order not to interrupt the free flow of pedestrians along the footpath. The distinctive off-form concrete forms of the architecture inspired the benches, aiming for close integration of the project public domain with the curving building forms and sinuous spandrels and facade elements.



Precinct Plan

Hydrants and services access provided by suitable access dimensions from the footpath

Pedestrian movement access dimension between the columns and feature benches

Feature curving sinuous cast concrete benches incorporate lighting & timber seat inserts

Footpath, street trees and street lighting provision to fulfil Council public domain

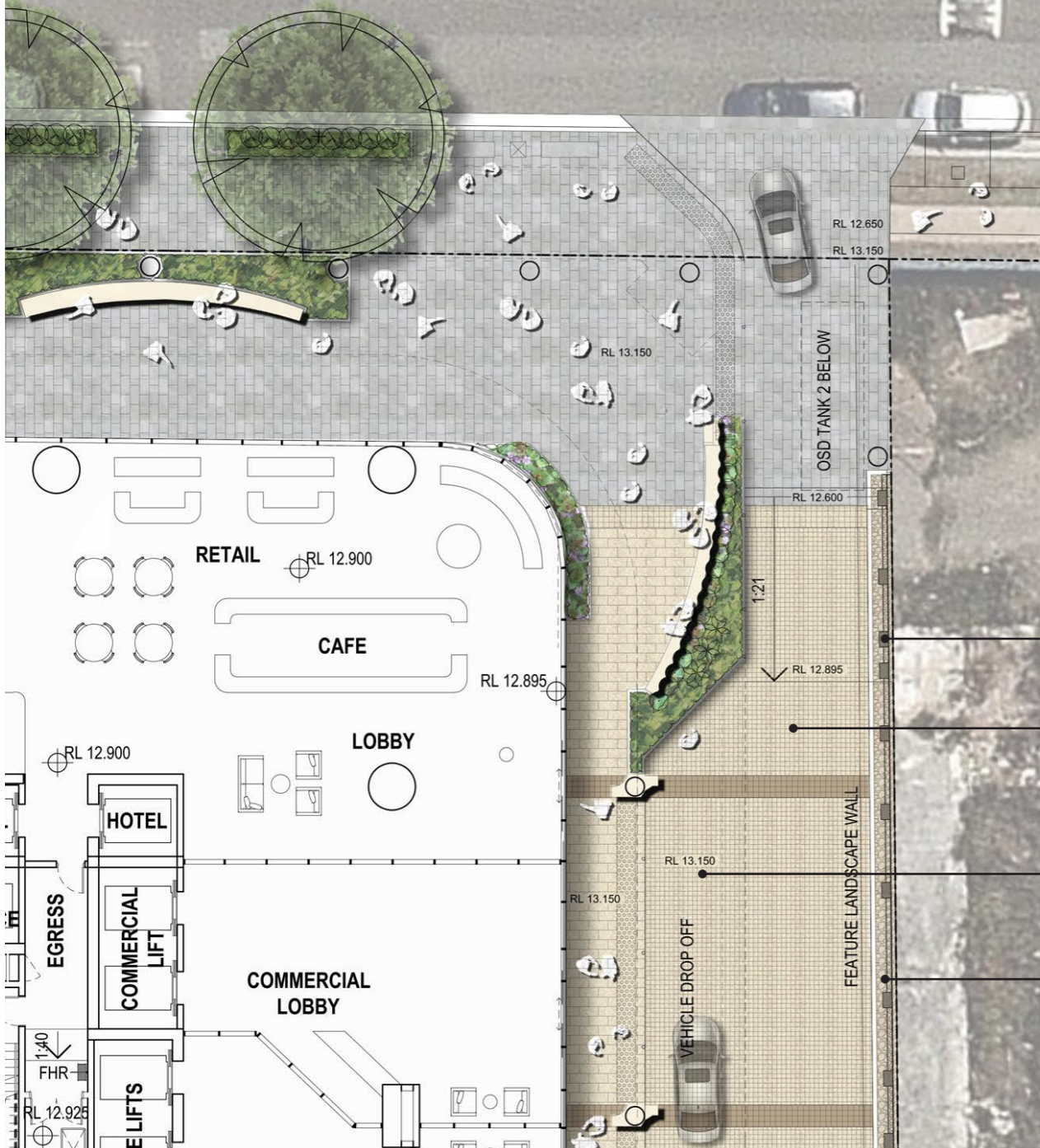


Design Imagery

Gabion 'Green Wall'

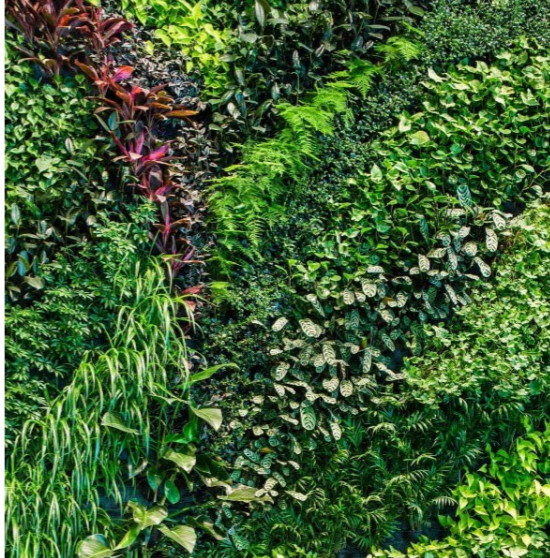
The masterplanning for the series of sites fronting Elizabeth Street defines this cross site link as being dedicated to this project, and the adjoining project to the east will not have an active edge to this frontage, addressing both Elizabeth Street and Bigge Street. The visual activation of this edge is important in order to create a feature landscape edge to the shareway, and to provide a premium quality outlook from each of the lobbies fronting the shareway. The creation of a sculptural wall that has extensive greening inserts and trailing plants from it's top will provide a suitable feature boundary treatment. The following page provides further detail.

Precinct Plan



Precinct Plan

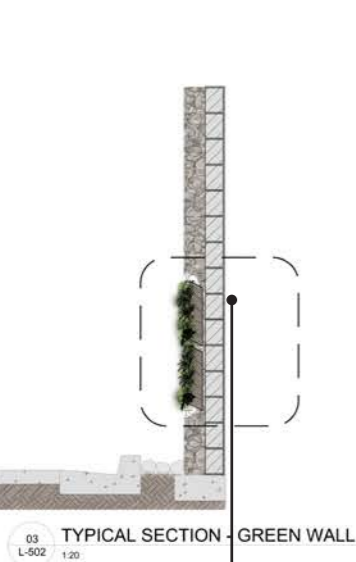
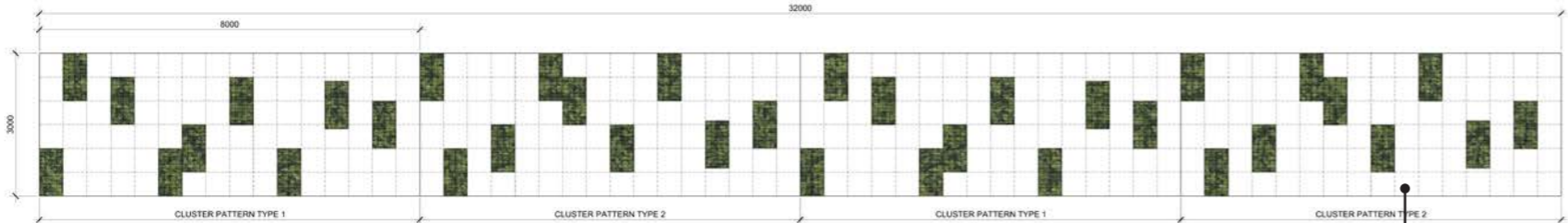
- Gabion green wall feature
- Paving banding to be integrated with detailing of bands in the gabion wall
- Outlook from lobby setdown / pickup frontage to building
- Alternative to Gabion green wall is to install a proprietary system - Trellis structure with climber planting trained to grow up



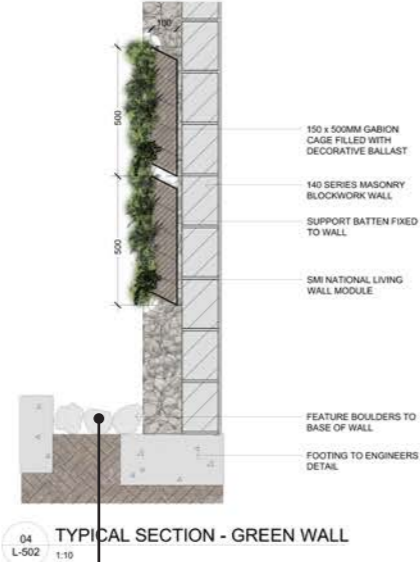
Design Imagery

Gabion 'Green Wall'

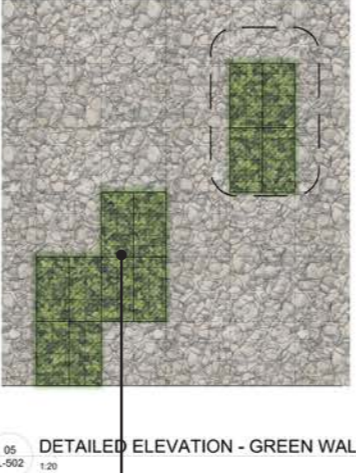
The fine detail of the final wall will be completed with 'green wall specialist' input and structural engineering guidance re specialty gabion shop drawings. The intent is to create a series of green wall insets, and potentially a strip of trailing plants along the full extent of the top of the wall. The use of uplighting will coincide with paving bands in the shareway. The gabion detailing will include premium standard steel road gabion baskets, and hand placement of layers of ballast rock fill to create curving layers of contrasting coloured stone.



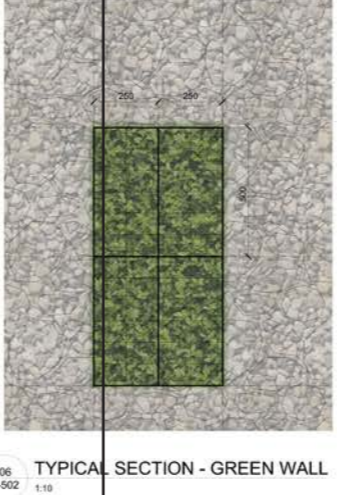
Structural support for the wall is to be to structural engineer requirements



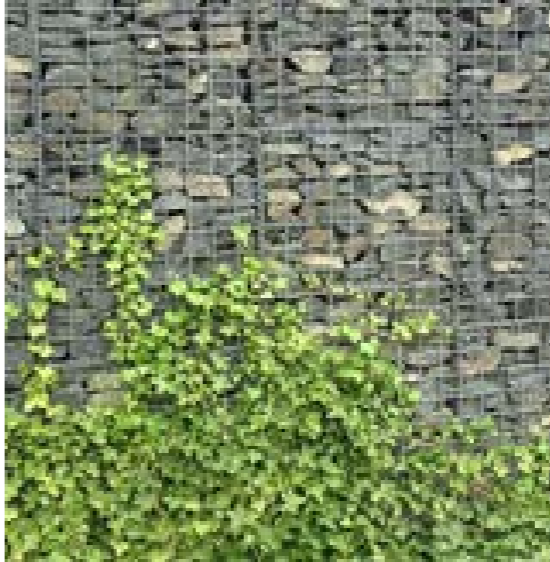
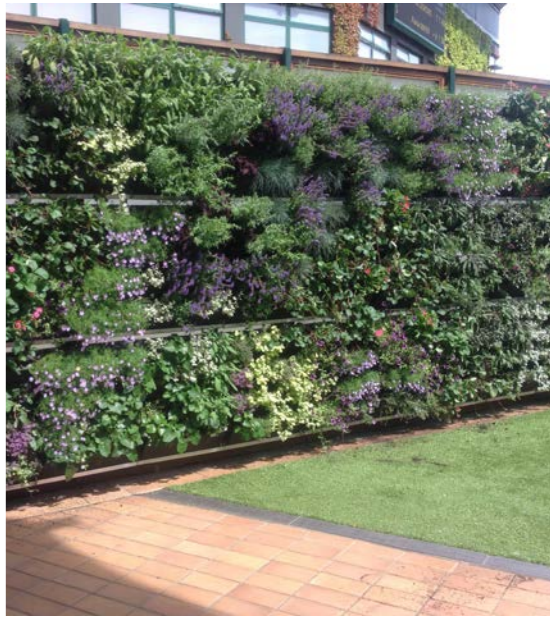
Gabion wall set into a narrow river-rock edge to allow water drainage down the wall face - Drip system irrigation connected to main OSD rainwater tanks



Green wall insets into the gabion walls



The rhythm of green wall insets and curving bands to create coordinated composition



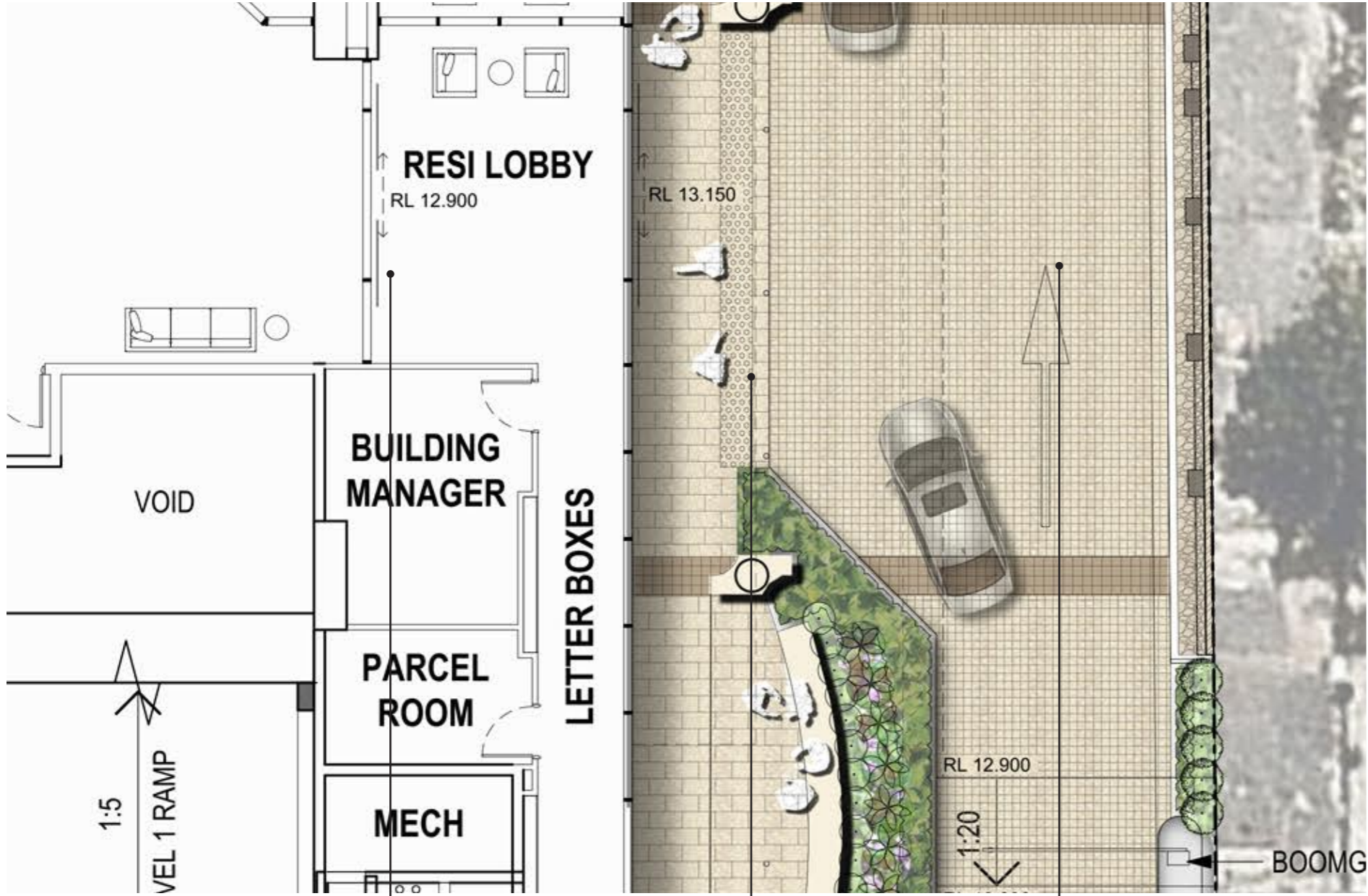
Design Imagery

Shareway frontage to active lobby frtonages

The design of the shareway is to create a balance of safe pedestrian movement and creating a vehicle access zone with high awareness of pedestrian priority. The Hilton lobby setdown in Sydney provides an outstanding example of seamless continuity of paving, and strong expression of inlays of text or graphics to define pedestrian only areas and provide traffic calming obstacles.

The paving detail can incorporate interpretive detail with inlays of text or graphics. As highlighted in previous pages, the pavement banding is to integrate the feature gabion wall with the building frontage, with in-ground lighting to reinforce the banding.

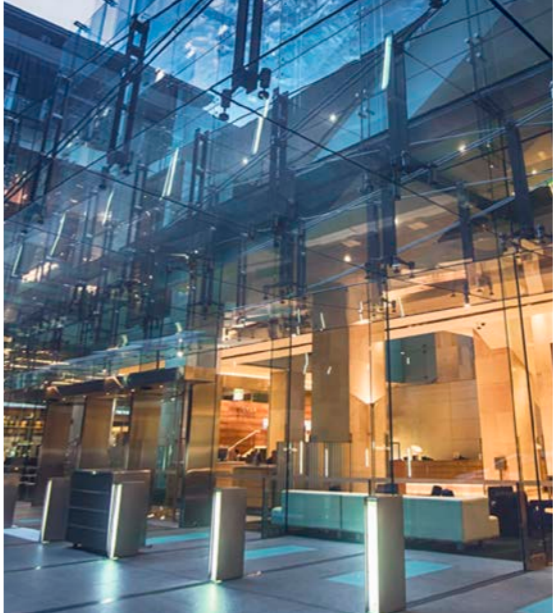
Precinct Plan



Lobby and building entry

Bollard definition of pedestrian only shareway areas

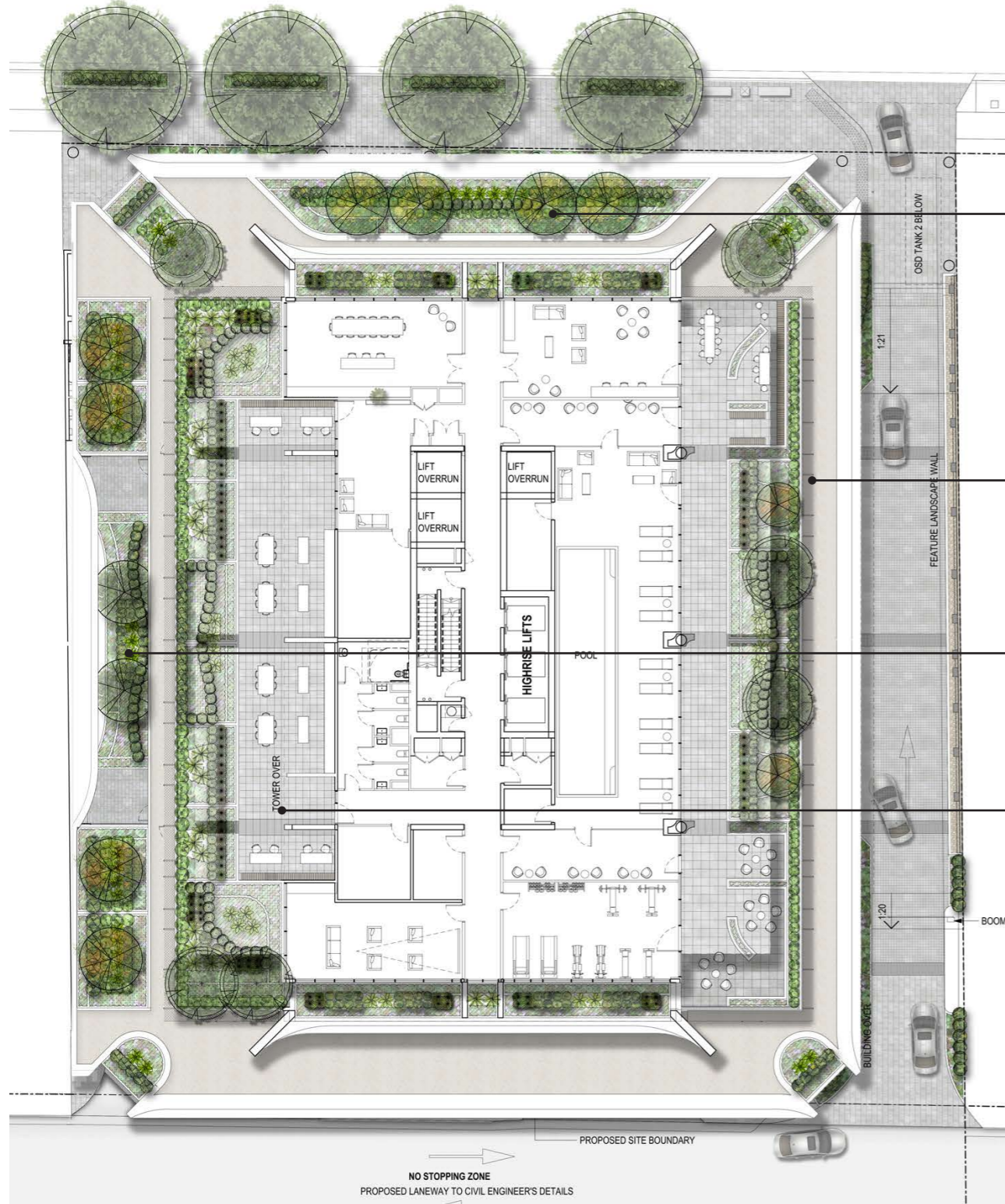
Paving bands create strong visual connection between gabion wall and building.



Design Imagery

Level 9 Common Open Space Amenity

The plan principally shows the landscaped amenity terraces around the Level 9 community and recreation area, but as a composite also shows the Level 2 commercial breakout terrace. Cascading facade and corner planters are a feature of the building elevation. Level 9 undercroft areas are provided suitable shade / indoor planting species that will thrive in the areas as shown with suitable lighting and maintenance.



Cascading planting from corner and facade planters are a feature of the facade.

Pool terrace lush tropical planting species

Level 2 breakout terrace below

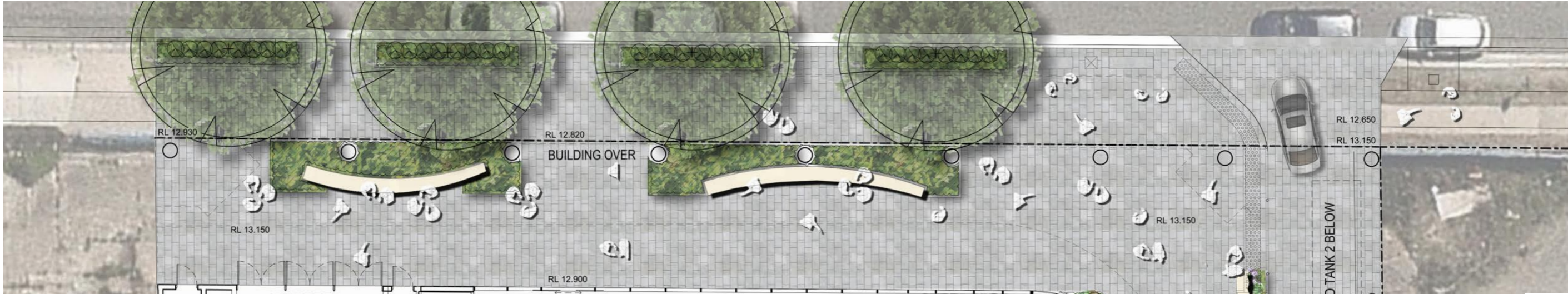
Seating terrace with greening of the perimeter with extensive gardens to the perimeter.



Design Imagery

Precinct Plan

Conclusion



The public domain and landscape design proposals have been prepared in conjunction with the full project team of Architects, Planners, Engineers and Public Artists. This landscape design report sets out the proposed character and identity of the civic spaces and streetscapes, and is to be read in conjunction with Landscape DA Documentation drawings provided with the Development Application documents. The proposals have been prepared with close attention to Council’s Public Domain Master Plan (2019, streetscape and landscape DCP and detailing requirements, and with broader understanding and implementation of Australian Standards, CPTED, civic space amenity provision, sustainability principles, and place-making that correlates to the broad range of Council studies and DCP requirements regarding the urban structure and future identity of the network of civic spaces across the CBD. It is understood that the landscape and public domain proposals significantly confirm with Council’s codes and requirements. We welcome discussion of the proposals with Council, and trust that this Landscape Design report fulfils the requirements of Council, and that the design proposals are seen to create a premium quality civic identity precinct at this important location into the Liverpool CBD.

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 Partner, Site Image (NSW) Pty Ltd – trading as Site Image Landscape Architects