

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
URBAN DESIGN
GRAPHIC DESIGN

LIVERPOOL

LANDSCAPE CONCEPT DESIGN REPORT

FOR: ANGLICARE
DATE: MAY 2019

LIVERPOOL

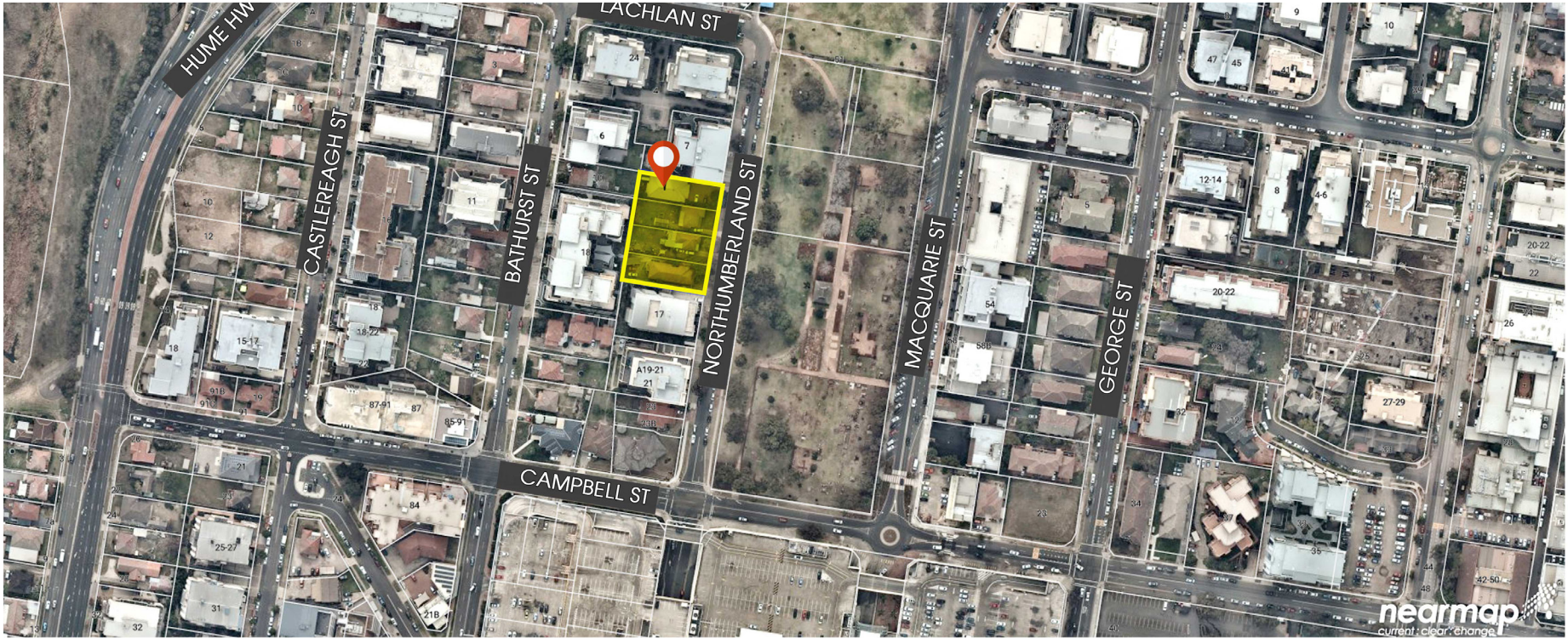
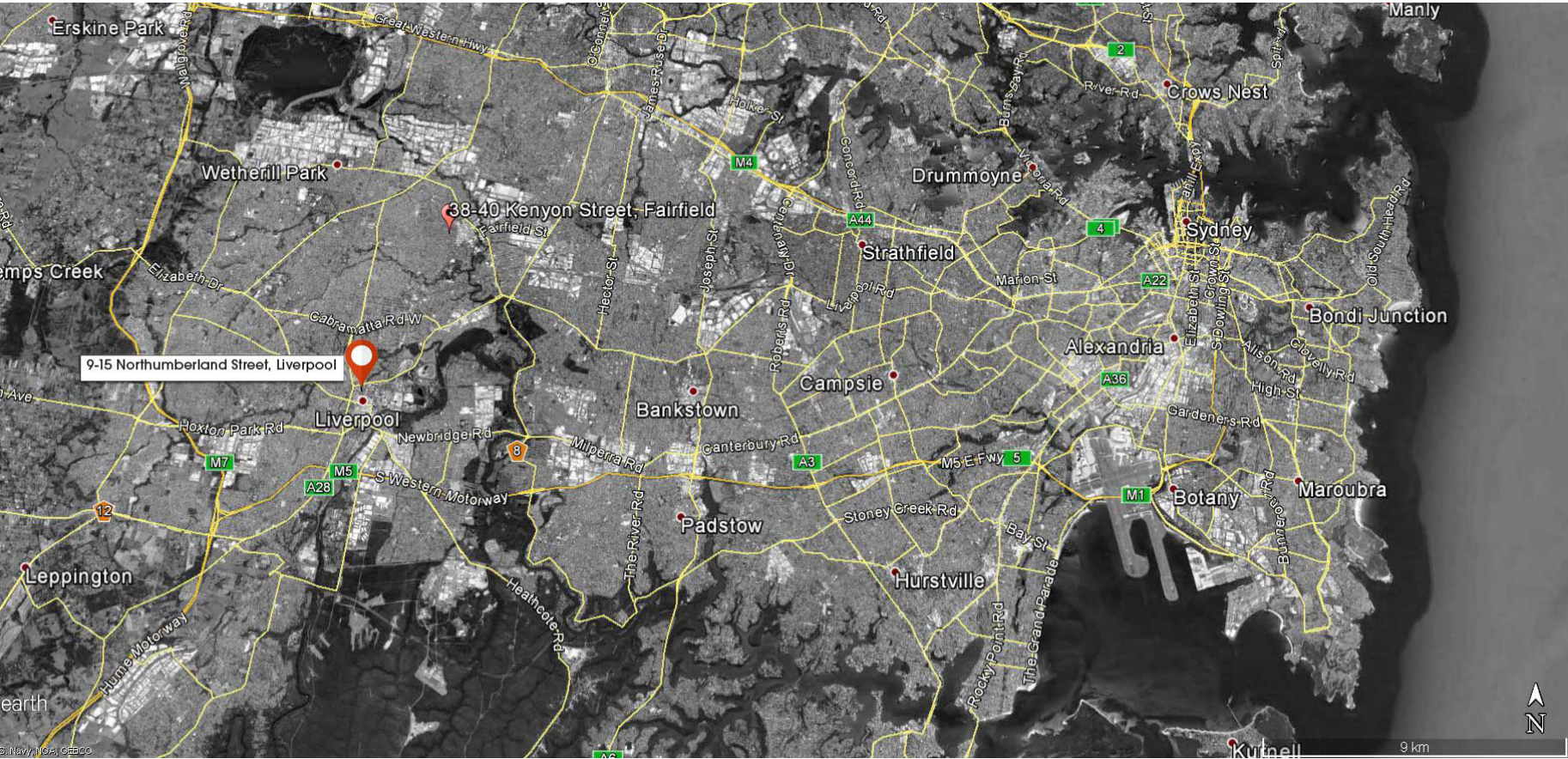
LANDSCAPE CONCEPT DESIGN REPORT

FOR: ANGLICARE
DATE: MAY 2019

CONTENT

01	SUBJECT SITE LOCATION	03
02	SITE ANALYSIS	04
03	SURROUNDING SITE CHARACTER	05
04	DESIGN INTENT	06
05	LANDSCAPE MASTER PLANS	
	• GROUND FLOOR LANDSCAPE PLAN	07
	• LEVEL 1 LANDSCAPE PLAN	08
	• LEVEL 2 LANDSCAPE PLAN	09
	• ROOFTOP LANDSCAPE PLAN	08
06	PLANTING AREA ANALYSIS	11
07	IRRIGATION PLANS	
	• GROUND FLOOR LANDSCAPE PLAN	12
	• ROOFTOP LANDSCAPE PLAN	13
08	MAINTENANCE ACCESS	
	• GROUND FLOOR	14
	• ROOFTOP PLAN	15
09	DETAILS	16
10	FENCING PLAN	17
11	SECTIONS	18-20
12	PRECEDENT IMAGES	21
13	PLANTING PALETTE	
	• TREE PALETTE	22
	• GROUND FLOOR PLANTING PALETTE	23
	• ROOFTOP TERRACE PLANTING PALETTE	24
	MATERIALS PALETTE	25

1.0 SUBJECT SITE LOCATION



SITE INFORMATION

The subject site is approximately 2751m² of land within Liverpool City Centre of the Liverpool City Council. The site comprises lots 9-15 on DP38602 (9-15 Northumberland Street, Liverpool).

The land is currently zoned as high density residential (R4).

2.0 SITE ANALYSIS

SITE VIEW



STREETSCAPE OF NORTHUMBERLAND STREET



LIVERPOOL MEMORIAL PIONEER'S PARK TO THE EAST NORTHUMBERLAND STREET



3.0 SURROUNDING SITE CHARACTER

SITE CHARACTER:

- > The subject site is facing Liverpool Pioneers' Memorial Park
- > Liverpool Pioneers' Memorial Park is a main area of open space of the Liverpool City Centre.
- > Liverpool Pioneers' Memorial Park has heritage significance as former cemeteries and are used for passive recreational use.
- > Mixed native and exotic tree species on street
- > Various layer of Park trees
- > Palm trees in Planting mound



EXISTING STREET TREE CHARACTER :

- > Australian native tree
- > Evergreen foliage



4.0 DESIGN INTENT

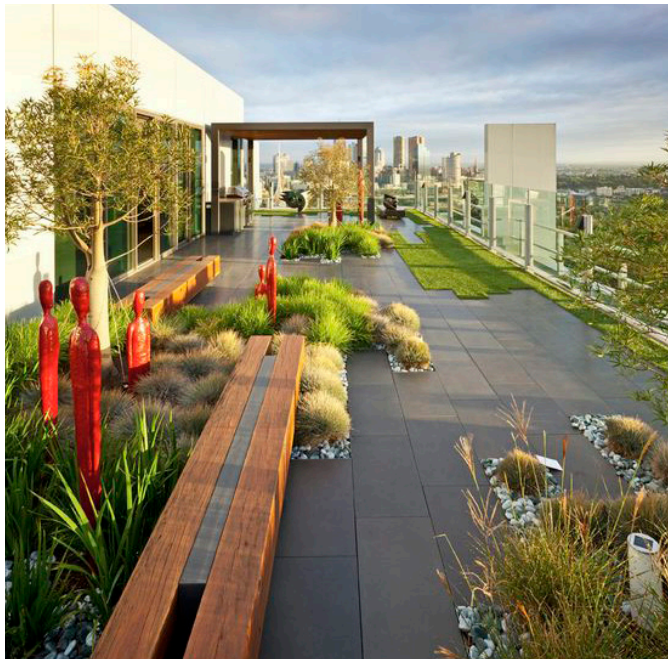
DESIGN INTENT:

The landscape concept for the proposed residential development is based on the surrounding context, response to the proposed architectural, urban and civil layout, and the desired outcomes of Liverpool Biodiversity Management Plan 2012.

The design intent is to contribute positively to the image, identity and overall quality of Liverpool city centre by providing a contemporary, sensitive and appropriate landscape environment.

The key landscape elements comprise:

- > Provide high quality outdoor amenities for residents including a rooftop lounge area to Building 1.
- > High quality recreation spaces including spaces for respite, exercise, dining and festivities.
- > Provide leafy streets and green spaces.
- > A contemporary textually appropriate softscape planting palette including a variety of native plant species.
- > Creating a safe and accessible space, characterised by open sight lines.



5.0 GROUND FLOOR LANDSCAPE PLAN

LEGEND

- 01 PUBLIC ACCESSIBLE PLAY SPACE
- 02 DAY RESPITE OUTDOOR SPACE
- 03 MASS PLANTING AREA
- 04 LANDSCAPE SEATING AREA
- 05 PEDESTRIAN ENTRY
- 06 ACCESSIBLE RAMP 1:20
- 07 VEHICULAR ENTRY
- 08 STREET TREE PLANTING
- 09 PASSIVE TURF AREA
- 10 DRIVEWAY PAVING - ASPHALT
- 11 SELF-CLOSING GATE FITTED WITH A CHILDPROOF LOCK
- 12 OUTDOOR SPACE
- 13 TREE PLANTING WITHIN KERB BUILDOUTS
- 14 STREET ACCESS TO KIOSK
- 15 LIVERPOOL COUNCIL 'PERIPHERY' PAVING TREATMENT TO PUBLIC DOMAIN



5.1 LEVEL 1 PLAN

LEGEND

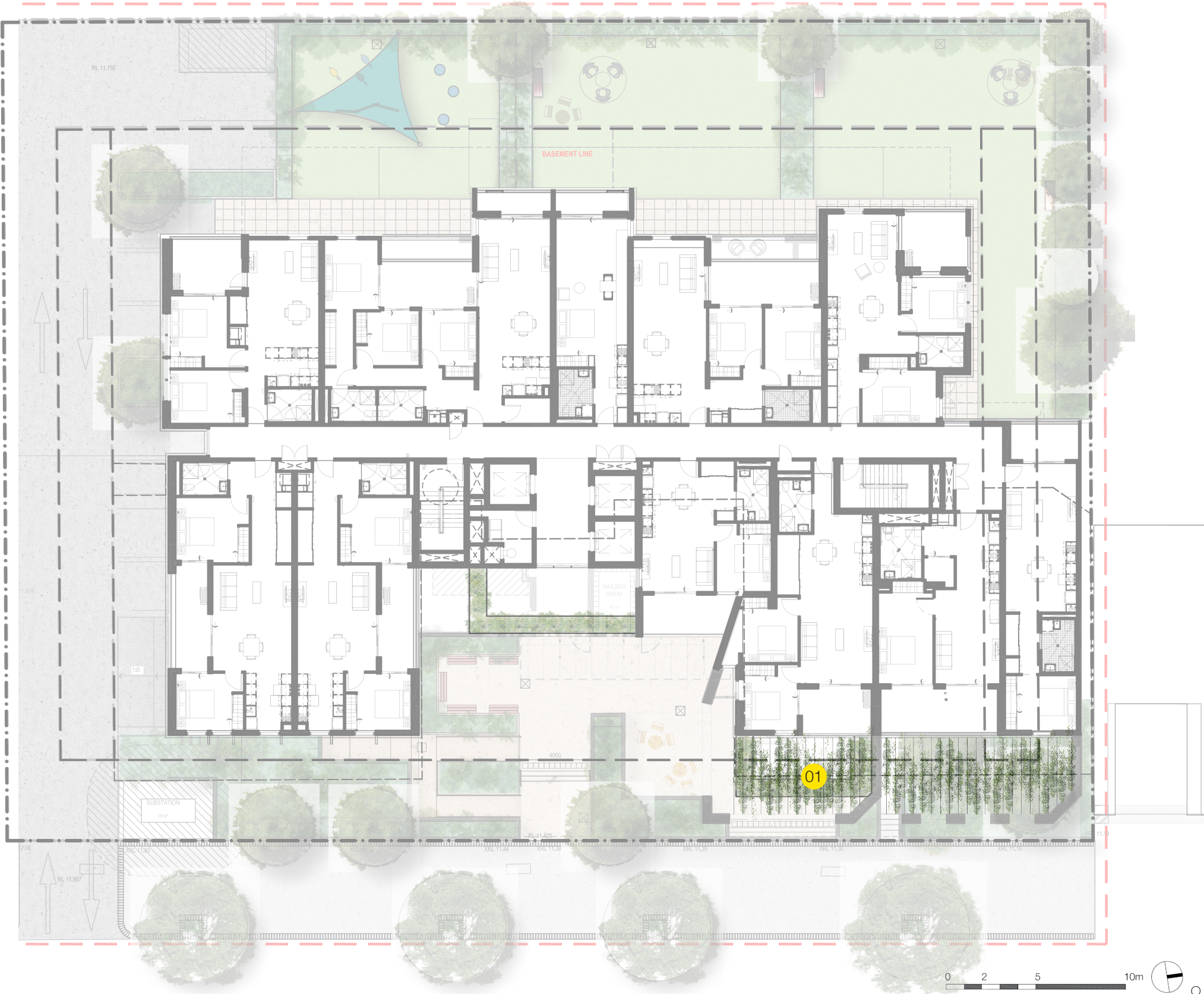
- 01 MASS PLANTING IN RAISED PLANTER
- 02 WIRE CLIMBER TRELLIS TO WALL. TRAIN PLANTS TO GROW FOR CONNECTION TO OVERHEAD WIRES



5.2 LEVEL 2 PLAN

LEGEND

- 01 CLIMBERS ON OVERHEAD WIRE TRELLIS



5.3 ROOFTOP LANDSCAPE PLAN

LEGEND

- 01 ARTIFICIAL GREEN ROOF
- 02 MODULAR PLANTERS : QUATRO CIVIC PLANTER NARROW 2000L X 500W X 1000HMM
- 03 FLEXIBLE RECREATION SPACE COMPRISING INTEGRATED MODULAR PLANTERS, ARTIFICIAL TURF AND PARK STYLE GYM EQUIPMENT



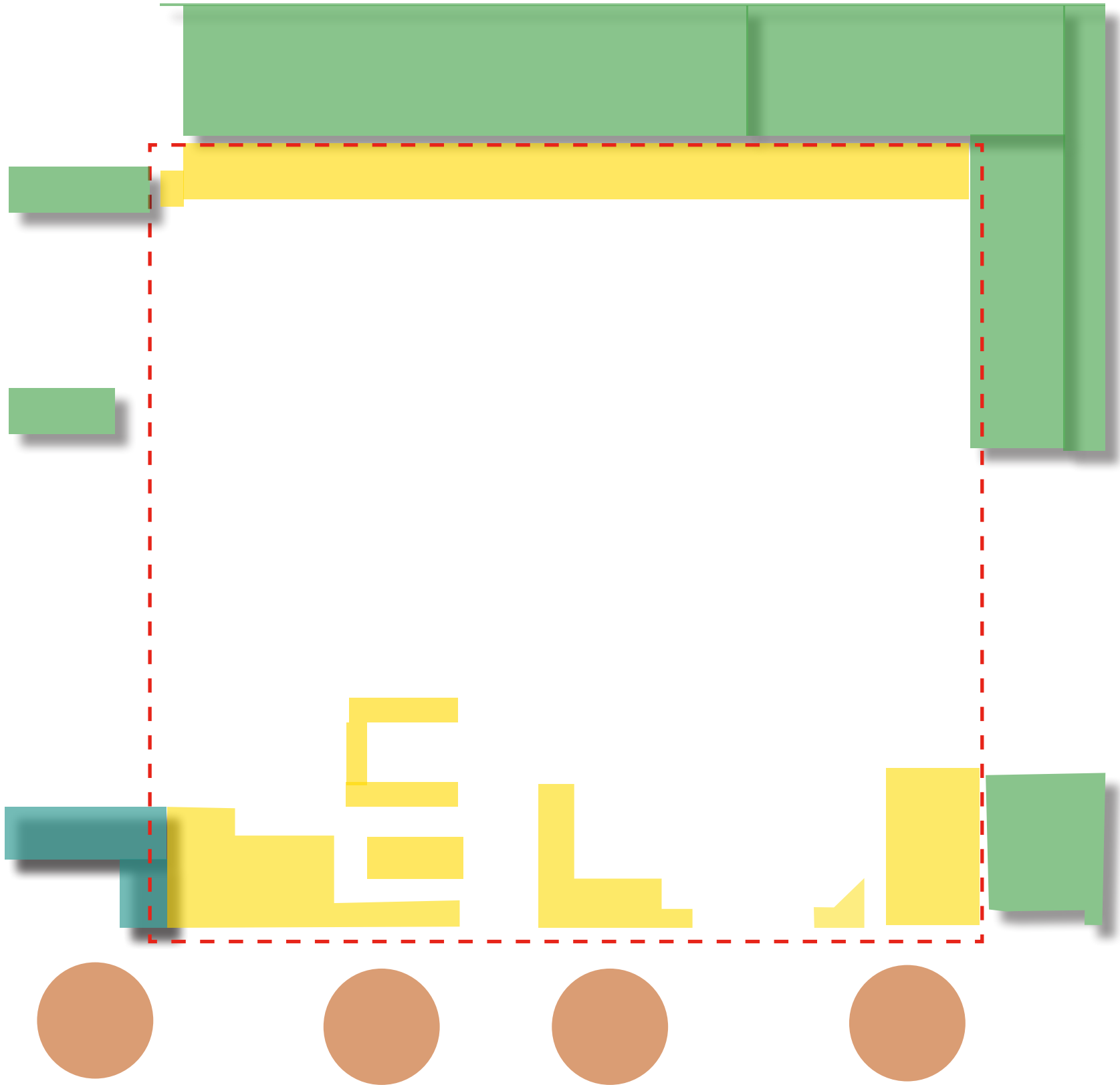
6.0 PLANTING AREA ANALYSIS

PLANTING DESIGN INTENT:

- > To provide an area on site that enables soft landscaping and deep soil planting, permitting the retention and/or planting of trees that will grow to a large or medium size.
- > To limit building bulk on a site and improve the amenity of developments, allowing for good daylight access, ventilation, and improved visual privacy.
- > To provide passive and active recreational opportunities.



LEGEND

- DEEP SOIL AREAS (COMPLIANT) (450.3 SQM)
- DEEP SOIL AREAS (NON-COMPLIANT) (21.7 SQM)
- STREETSCAPE PLANTING (*Harpullia pendula* tulipwood)
- SOFT LANDSCAPE OVER BASEMENT (314.5 SQM)
- BASEMENT LINE

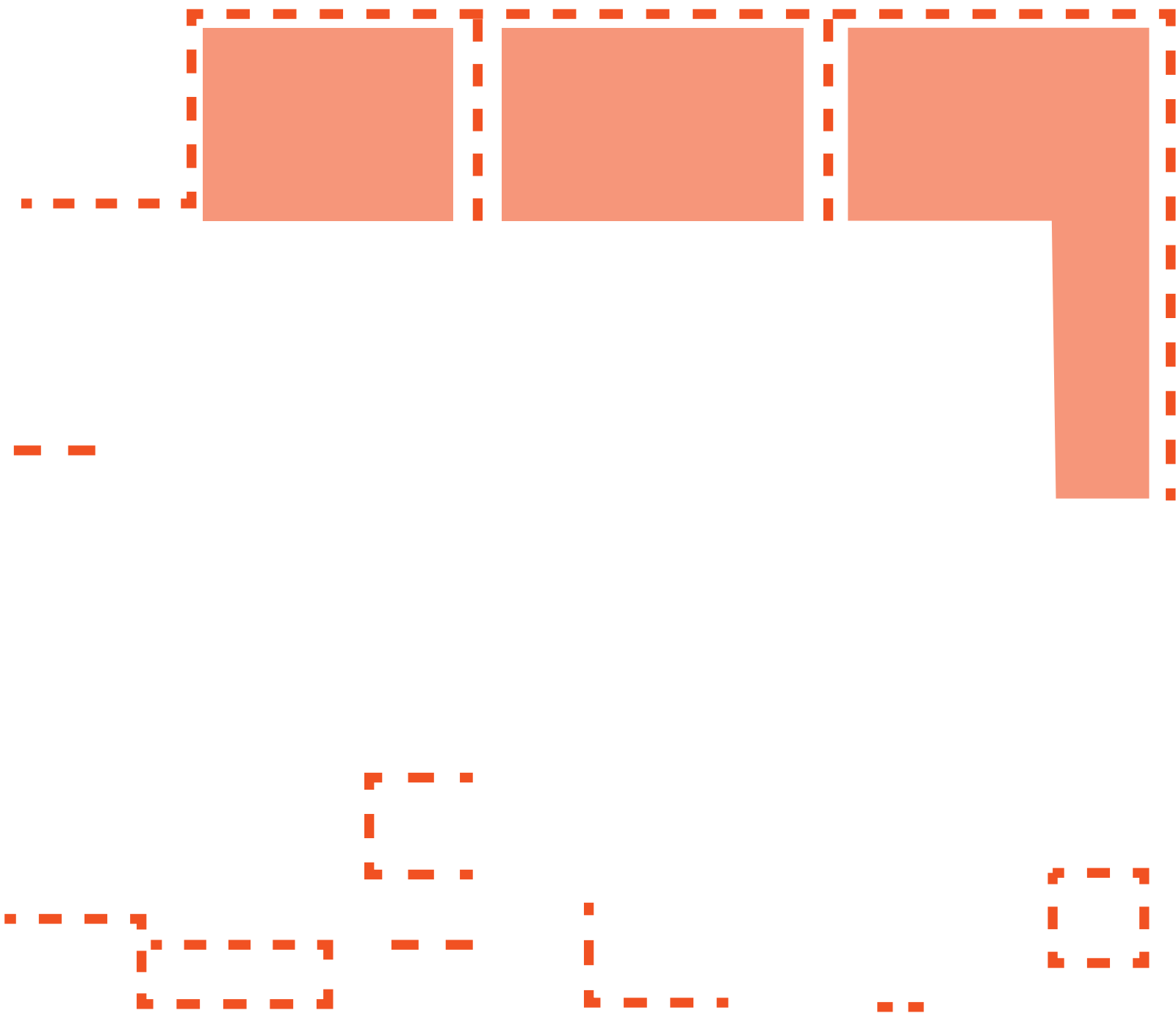


7.0 GROUND FLOOR IRRIGATION AREAS

LEGEND

-  DRIP IRRIGATION TO ALL MASS PLANTING BEDS
-  POP UP SPRINKLER SYSTEM OR SIMILAR TO TURF AREAS

NOTE: IRRIGATION CONTROLLER TO BE LOCATED WITHIN BUILDING AND EASY ACCESS TO BE PROVIDED FOR MAINTENANCE STAFF

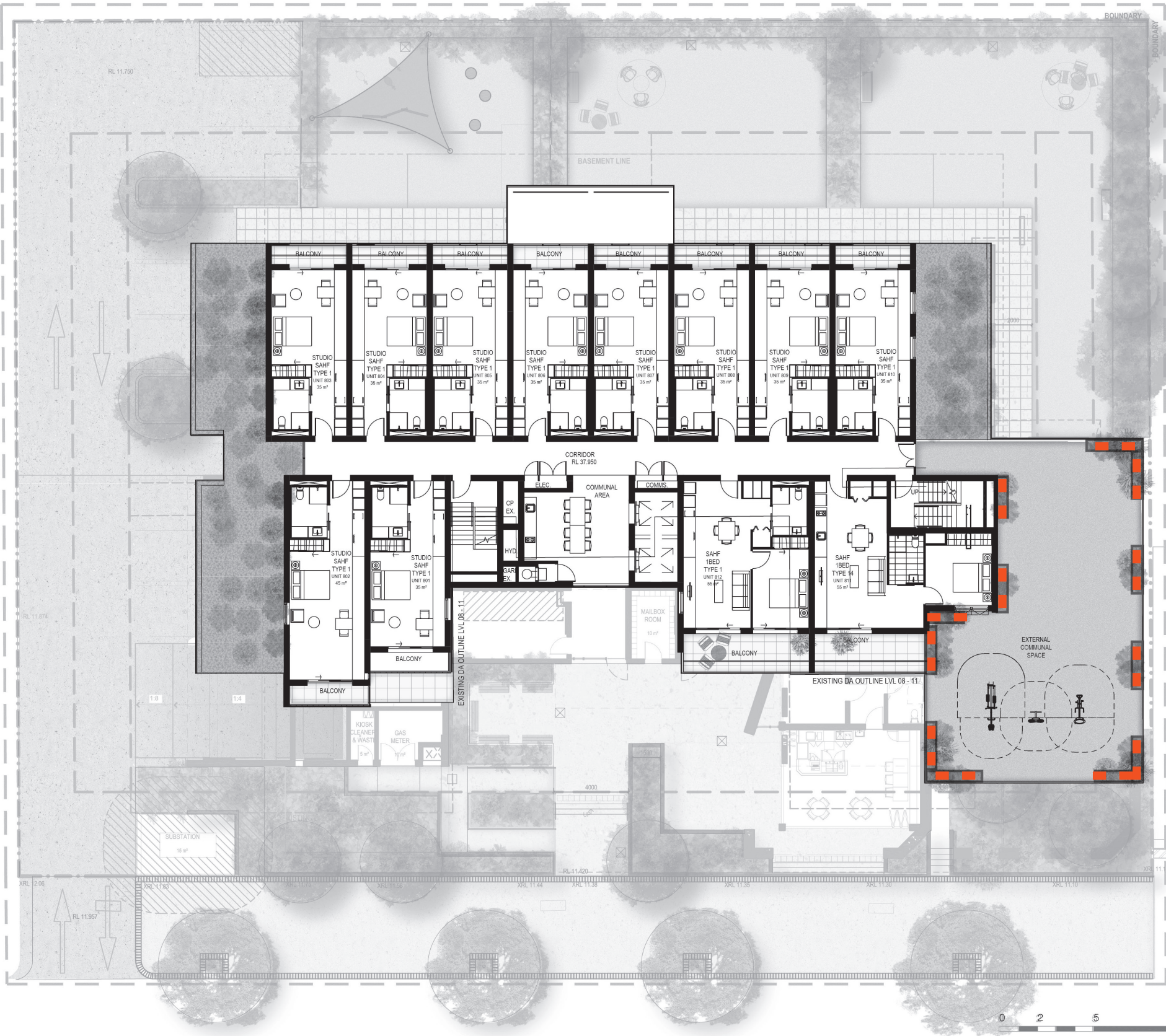


7.1 ROOFTOP IRRIGATION AREAS

LEGEND

■ ■ DRIP IRRIGATION TO ALL MODULAR PLANTERS

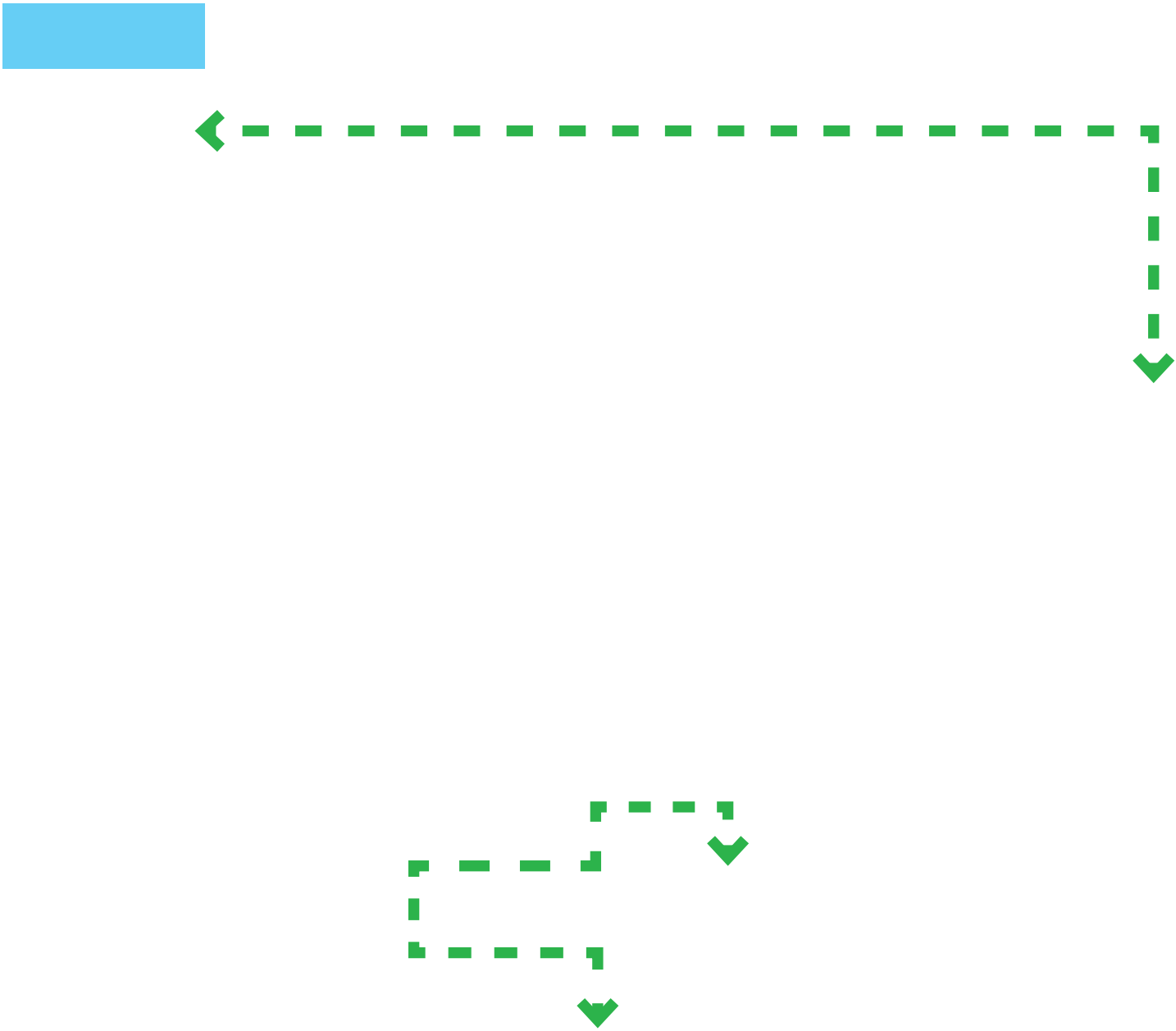
NOTE: IRRIGATION CONTROLLER TO BE LOCATED WITHIN BUILDING AND EASY ACCESS TO BE PROVIDED FOR MAINTENANCE STAFF



8.0 GROUND FLOOR MAINTENANCE ACCESS

LEGEND

-  GREEN WASTE BIN- LEVEL ACCESS
-  LOADING ZONE FOR MAINTENANCE VEHICLE

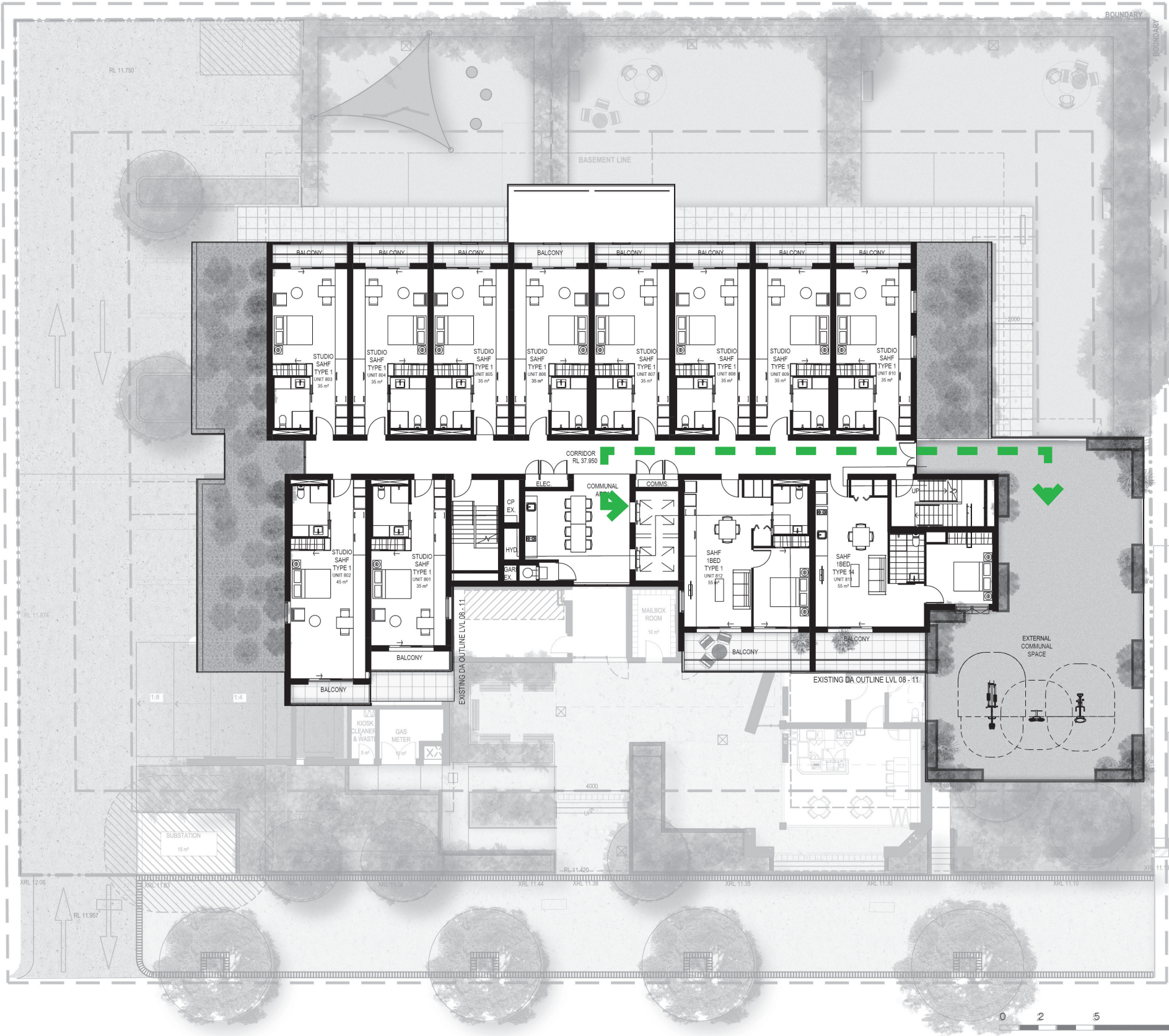


8.1 ROOFTOP MAINTENANCE ACCESS

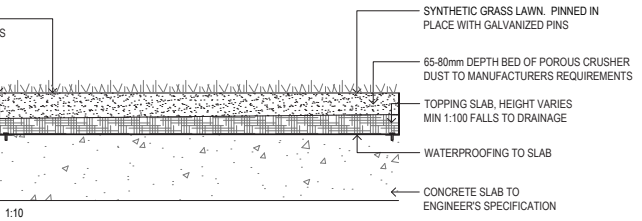
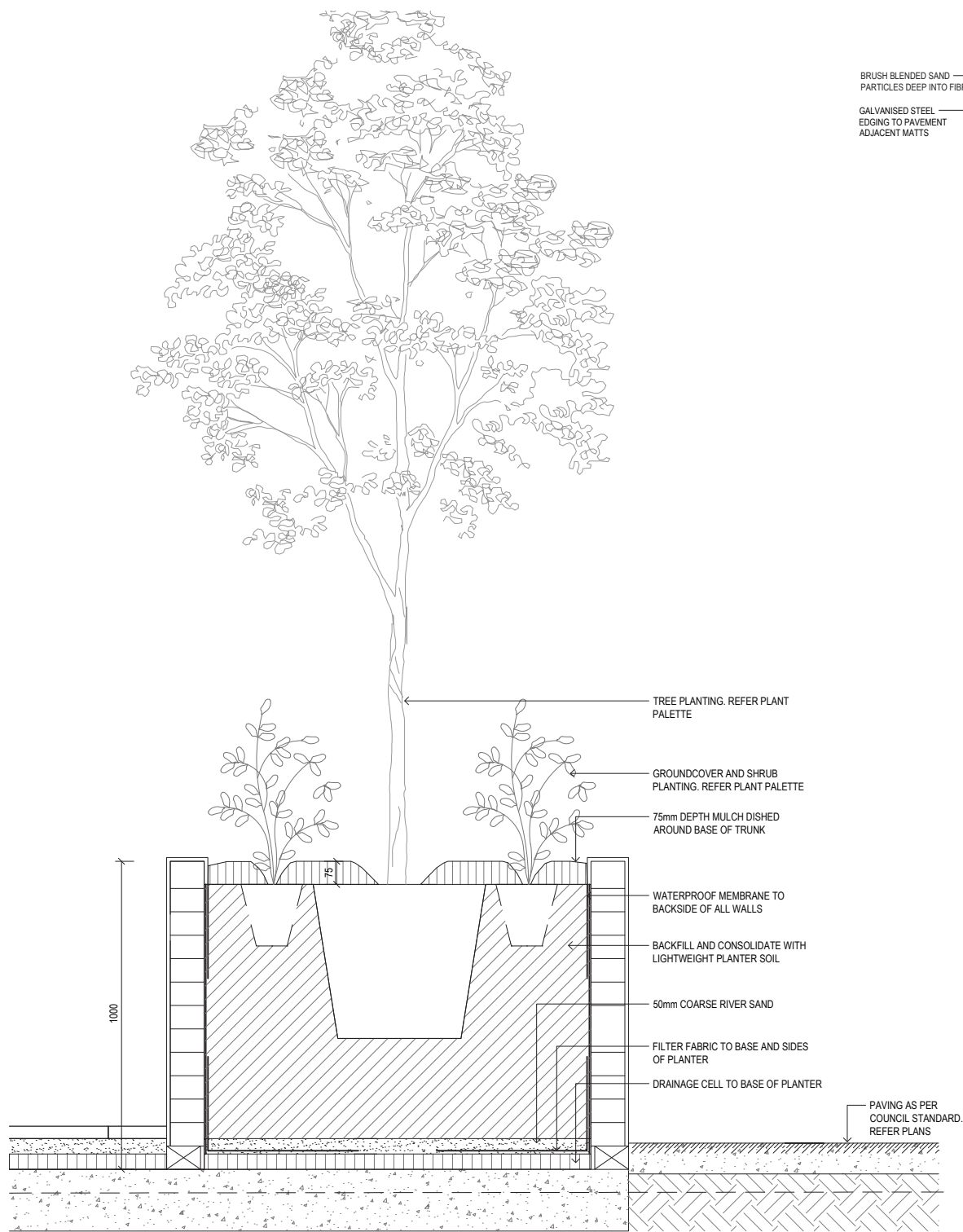
LEGEND

➡ GREEN WASTE BIN TO BE USED.

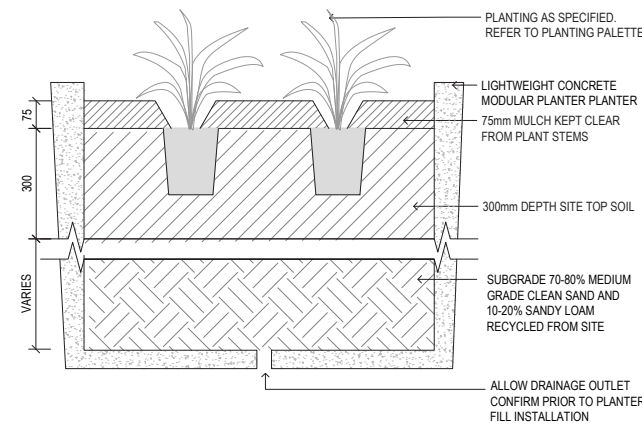
NOTE: MAINTENANCE HOURS TO BE COORDINATED WITH BUILDING MANAGEMENT TO AVOID DISRUPTION TO GYM USERS AND BUILDING ELEVATOR



9.0 DETAILS



DETAIL: ARTIFICIAL TURF ON PODIUM



DETAIL: MODULAR PLANTER

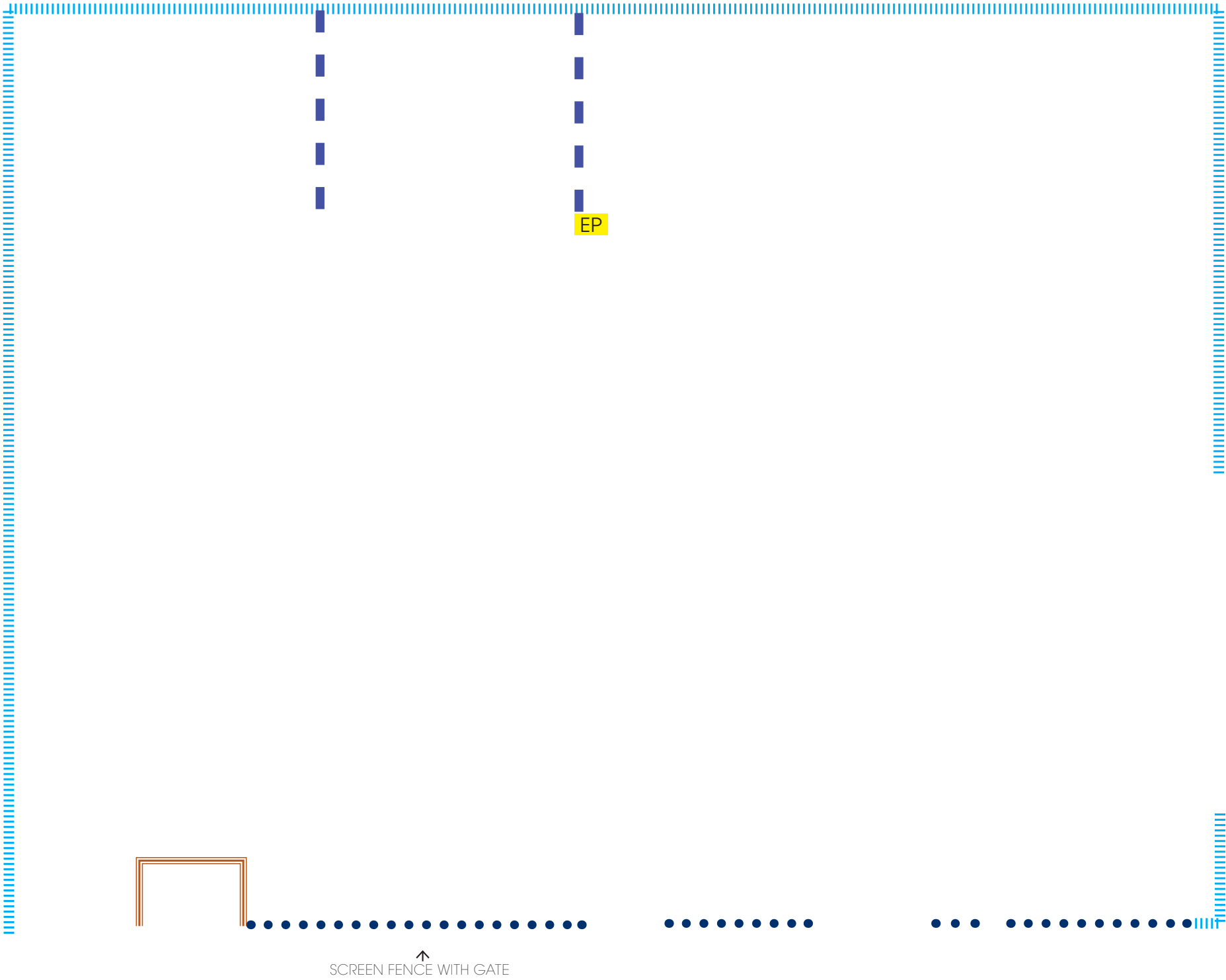
DETAIL: TYPICAL PLANTER ON PODIUM

10.0 FENCING PLAN

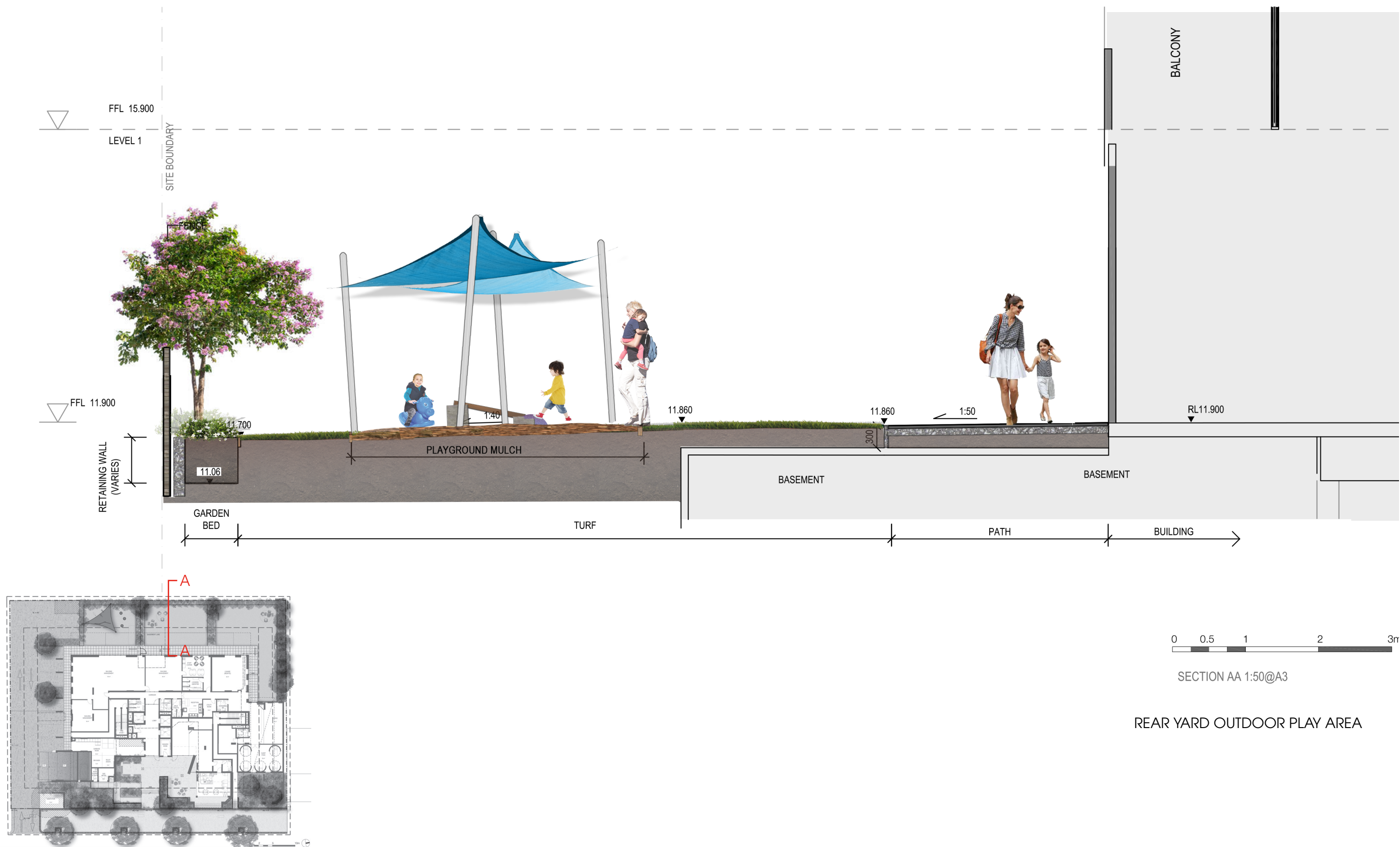
LEGEND

-  ENTRY PORTAL. 1200MM HIGH SELF-CLOSING GATE FITTED WITH A CHILDPROOF LOCK.
-  1500MM HIGH ALUMINIUM FENCE
-  800MM HIGH FEATURE ALUMINIUM FENCE ON TOP OF RETAINING WALL
-  1800MM HIGH TIMBER GOOD NEIGHBOUR FENCE
-  1800MM HIGH SCREEN FENCE

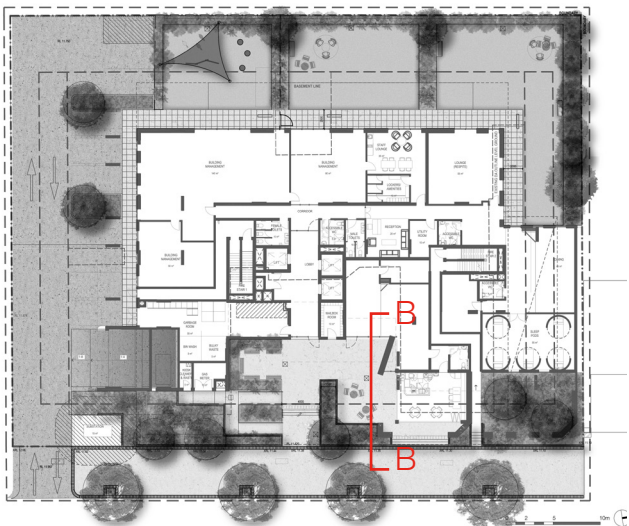
*Fences shall be constructed of materials compatible with the proposed building.



11.0 SECTIONS

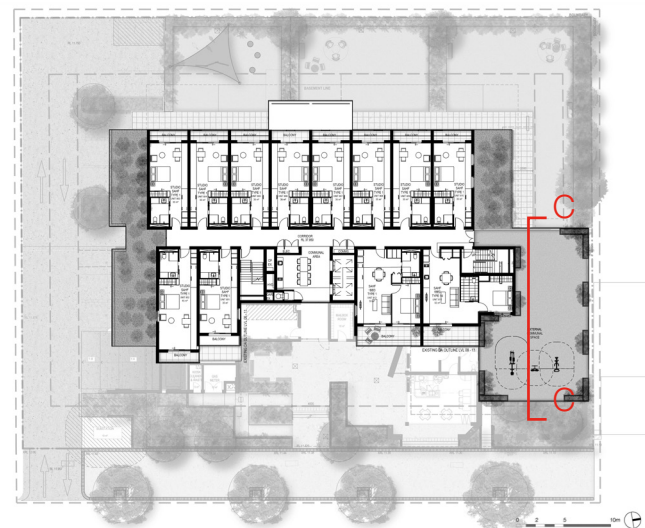
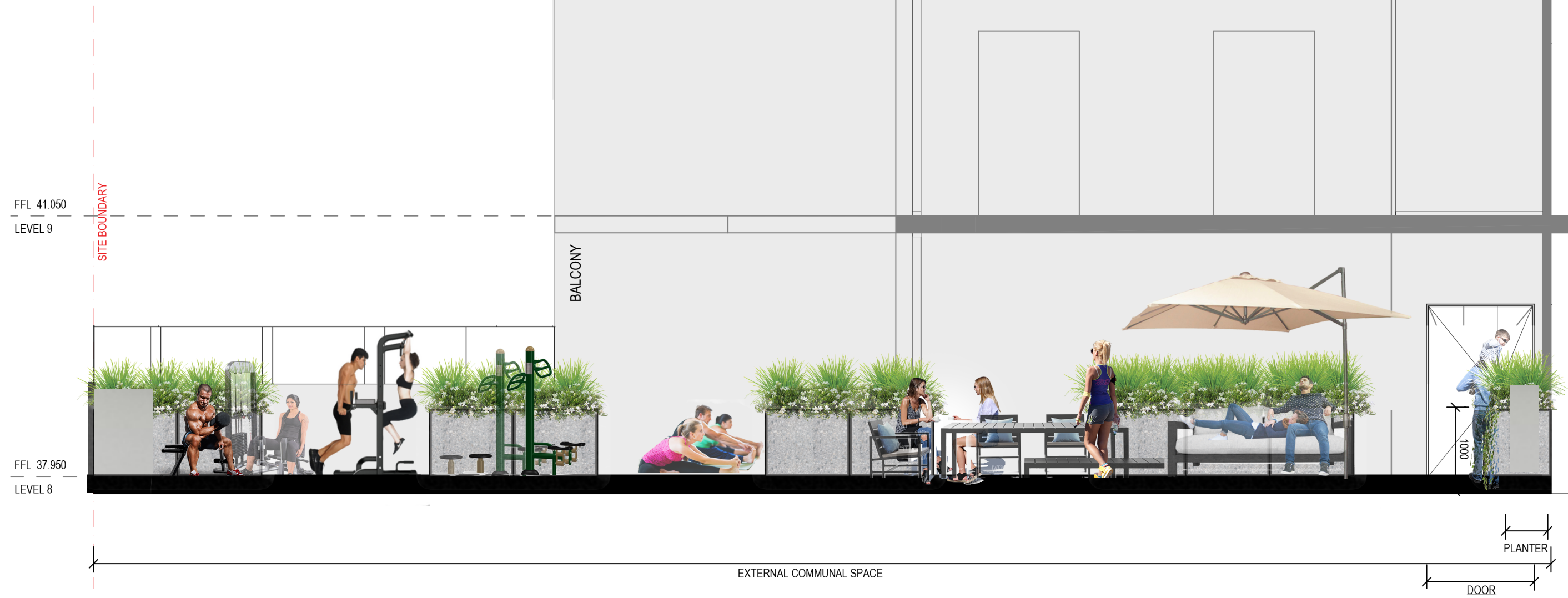


11.1 SECTIONS



FRONT YARD OUTDOOR AREA

11.2 SECTIONS



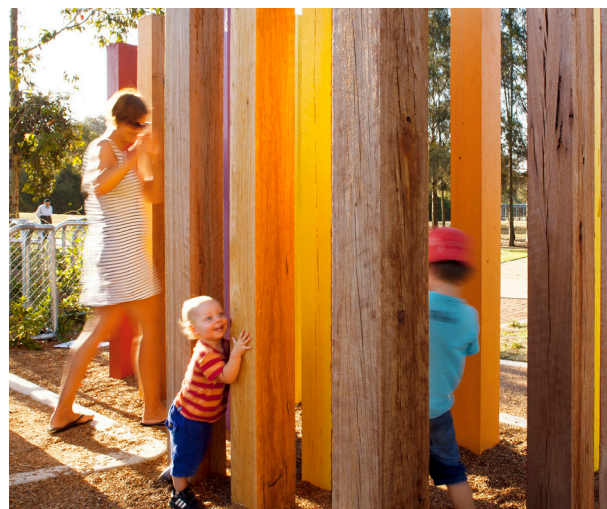
ROOFTOP TERRACE

12.0 PRECEDENT IMAGES

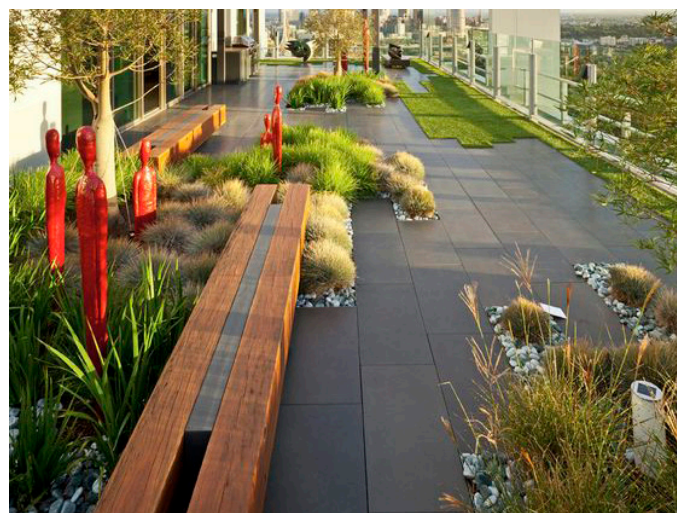
INTERNAL COMMUNAL COURTYARDS



OUTDOOR PLAY SPACE



ROOFTOP RECREATION SPACE & GYM



13.0 PLANTING PALETTE - TREES



TREE SELECTION PRINCIPLES::

- > **Street tree:** The city's 'avenues' –Northumberland St – are planted with medium to tall evergreen trees,such as Tulip Woods. They provide shade for the footpath all year round as well as reinforcing the strong north-south street alignment. *¹
- > **Ground Floor and Rooftop tree:** Trees adjacent to/or within the play area, are to provide shade and allow winter sun entry. Tree species must be appropriate to prevent injury to children. No toxic, spiky or other hazardous plant species. *²*³

SPECIES	COMMON NAME	YR 1	YR 3	MATURITY	
STREET TREE					
1*	<i>Harpullia pendula</i>	Tulipwood	-	-	7-10 m
GROUND FLOOR					
Planted a minimum of 3m from the building (D) = Deciduous					
2*	<i>Melaleuca decora</i>	White Cloud Tree	3 m	5 m	6 - 12 m
3*	<i>Melia azedarch</i>	White Cedar (D)	2 m	4 m	8 - 12 m
4*	<i>Brachychiton acerifolium</i>	Illawarra Flame Tree (D)	2 m	4 m	8 - 12 m
5*	<i>Hymenosporum flavum</i>	Native Frangipani	2 m	4 m	8 - 12 m
Planted a minimum of 1.5m from the building					
6*	<i>Ceratopelum gummiferum</i>	NSW Christmas Bush	2 m	4 m	5 - 8 m
7*	<i>Callistemon hannah ray</i>	Hannah Ray Bottlebrush	2 m	3 m	4 - 5 m

* Plants selected from Liverpool City Council Recommended Plant Species List.

*¹ Refer to *Liverpool Civic Improvement Plan Liverpool Contributions Plan 2007 (Liverpool City Centre)*, December 2007, Page 14-15

*² Refer to *Liverpool Development Control Plan 2008 Part 1, General Controls for all development*, Page 14-15.

*³ Refer to *Liverpool Development Control Plan 2008,Part 4,Development in Liverpool City Centre, 7.7 Child care centre*, Page 82-86.

13.1 PLANTING PALETTE - GROUND FLOOR (PODIUM + DEEP PLANTING)



PLANTING SELECTION PRINCIPLES:

- > The landscaping contains an appropriate mix of shrubs and groundcovers. Avoid medium height shrubs (0.6 – 1.8m) especially along paths and close to windows and doors. *³
- > Tree and shrub planting along side and rear boundaries assist in providing effective screening to adjoining properties. The minimum height of screening to be provided is 2.5 to 3m at maturity.*³
- > Trees over basement carpark to have minimum 1000mm of soil depth and /or 15m³ of soil volume. Refer to page 7

SPECIES		COMMON NAME	YR 1(H)	YR 3(H)	MATURITY (H)
SHRUBS & STRAP LEAF PLANTS					
1*	<i>Westringia longifolia</i>	Westringia	0.5 m	1.5 m	1.5 m
2*	<i>Callistemon 'Captain Cook'</i>	Bottlebrush	0.5 m	1 m	2 m
3*	<i>Grevillea 'Sandra Gordon'</i>	Grevillea 'Sandra Gordon'	0.5 m	1.5 m	3 m
4*	<i>Banksia ericifolia</i>	Heath Banksia	0.5 m	2 m	3 m
5*#	<i>Leptospermum laevigatum</i>	Coast Tea Tree	0.5 m	2 m	3 m
6*	<i>Pittosporum tenuifolium</i>	New Zealand Pittosporum	0.5 m	2 m	3 m
7#	<i>Dianella longifolia</i>	Pale Flax-lily	-	-	1.2-1.3m
8	<i>Calathea zebrina</i>	Zebra Plant	-	-	1m
9	<i>Crinum pedunculatum</i>	River Lily	-	-	1.5-3m
10*	<i>Grevillea 'Robyn Gordon'</i>	Grevillea 'Robyn Gordon'	0.5 m	1.5 m	1.5 m
11	<i>Heliconia rostrata</i>	Lobster Claws	-	-	1.5-2.1 m
12	<i>Strelitzia reginae</i>	Bird of Paradise	-	-	0.5-1 m
GROUND COVER & CLIMBERS					
13	<i>Pratia purpurascens</i>	Whiteroot	-	-	0.3m
14#	<i>Dichondra repens</i>	Kidney Weed	-	-	0.1-0.3m
15	<i>Casuarina glauca 'Cousin It'</i>	Sheoak	-	-	0.15 m
16	<i>Senecio serpens</i>	Blue Chalksticks	-	-	0.1-0.3m

* Plants selected from Liverpool City Council Recommended Plant Species List.

Native plant species

^{*3} Refer to *Liverpool Development Control Plan 2008,Part 4,Development in Liverpool City Centre, 7.7 Child care centre*, Page 82-86.

13.2 PLANTING PALETTE - ROOF TERRACE (PODIUM)



PLANTING SELECTION PRINCIPLES::

- > Landscaping on any podium level or planter box shall be appropriately designed and irrigated. Landscaping on podium levels and planter boxes should be accessible from habitable areas of dwellings or elsewhere as appropriate for gardener access in other forms of development. *3 planters on podium to have minimum 600mm of soil depth. Refer to page 8

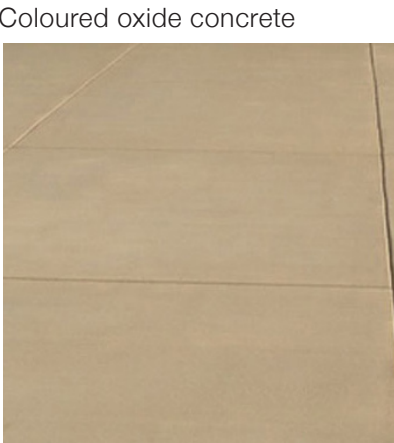
SPECIES		COMMON NAME
SHRUBS & STRAP LEAF PLANTS		
1#	<i>Dodonaea viscosa ssp. cuneata</i>	Wedge-leaved Hop Bush
2#	<i>Hardenbergia violacea</i>	Purple Twining Pea
3	<i>Dianella caerulea 'Little Jess'</i>	Flax Lily
4	<i>Hymenocallis littoralis</i>	Beach Spider Lily
5	<i>Liriope muscari</i>	Giant Liriope
6	<i>Philodendron 'Xanadu'</i>	Philodendron
7	<i>Phyllanthus multiflorus</i>	Waterfall Plant
GROUNDCOVERS & CLIMBERS		
8#	<i>Pandorea pandorana</i>	Wonga Wonga Vine
9#	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush
10	<i>Poa labillardieri 'Eskdale'</i>	Tussock Grass
11	<i>Trachelospermum jasminoides</i>	Star Jasmine
12	<i>Zoysia tenuifolia</i>	Temple Grass

Native plant species

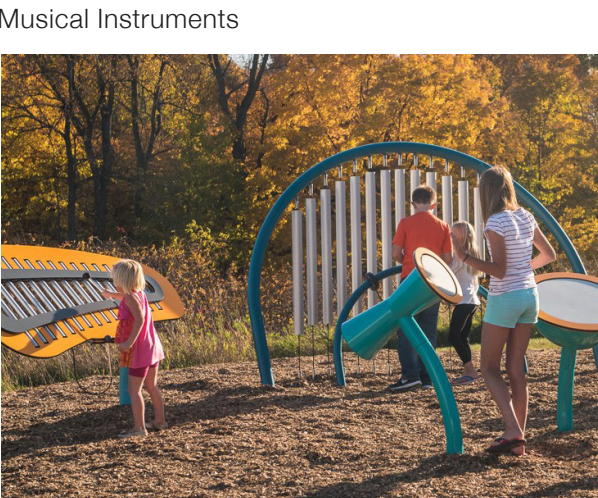
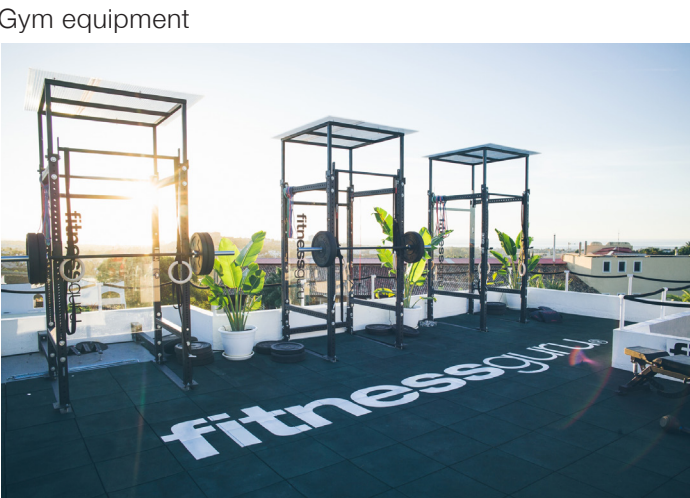
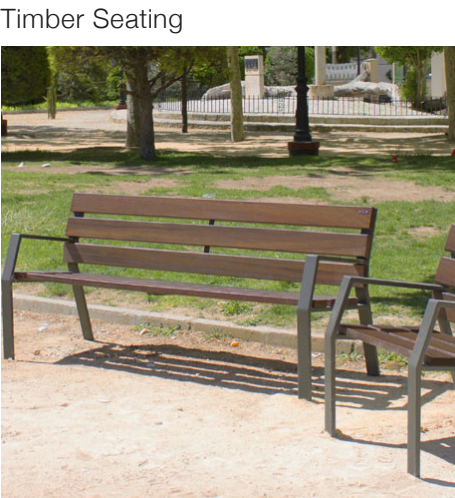
*3 Refer to *Liverpool Development Control Plan 2008, Part 4, Development in Liverpool City Centre, 7.7 Child care centre*, Page 82-86.

14.0 MATERIAL PALETTE

SURFACES



FURNITURE & PLAY EQUIPMENT



FENCING AND SCREENING





www.groupgsa.com
ARN 3990

Sydney

Level 7, 80 William Street
East Sydney NSW 2011
Australia
T +612 9361 4144
E sydney@groupgsa.com

Melbourne

Level 1, 104 Exhibition Street
Melbourne VIC 3000
Australia
T +613 9416 5088
E melbourne@groupgsa.com

Brisbane

Level 14, 100 Edward Street
Brisbane QLD 4000
Australia
T +617 3210 2592
E brisbane@groupgsa.com

Gold Coast

Level 2/194 Varsity Parade
Varsity Lakes QLD 4227
Australia
T +617 3036 4200
E goldcoast@groupgsa.com

Perth

Level 2, 307 Murray Street
Perth WA 6000
Australia
T +618 6313 2125
E perth@groupgsa.com

Beijing

F2-S01-R09, Soho 3Q Guanghualu SOHO2 N.9
Guanghualu, Chaoyang District, Beijing
PR China
T +86 (0)10 5327 4697
E beijing@groupgsa.com

Shanghai

Room 407, No. 71, Xi Suzhou Road Jingan District
Shanghai 200041
PR China
T +86 (0)21 5213 6309
E shanghai@groupgsa.com

Ho Chi Minh City

19th Floor – Havana Tower, 132 Ham Nghi,
Ben Thanh Ward, District 1, Ho Chi Minh City
Vietnam
T +84 8 3827 5385
E hcmc@groupgsa.com

Hanoi

2nd Floor, 5A/111 Xuan Dieu Street, Quang Tay Ward
Tay Ho District, Ha Noi
Vietnam
T +84 24 3266 8025
E hanoi@groupgsa.com