



164-170 Croation Ave, Edmondson Park Landscape DA Design Report

Prepared for: Super star Holding Group Pty Ltd

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Date : 5th July 2021

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SITE IMAGE
Landscape Architects

Landscape Masterplan - 146-170 Croatia Avenue. Edmondson Park



1.1 Introduction



Nearmap aerial of the site and surrounds

Edmondson Park is a suburb of City of Liverpool (and overlapping into the Campbelltown municipality), being located 32 kilometres south-west of the Sydney central business district. Edmondson Park was named in honour of the local resident John Edmondson, who won the first Australian Victoria Cross medal for bravery of World War II. Edmondson Park is part of the South West Growth Centre, with the opening of the railway station in 2015 supporting the adjoining significant development precincts of Ed Square by Frasers Property to the south of the railway, and to the north-west Edmondson Park by Landcom.

The subject site occupies a substantial portion of the new town centre precinct, being north-east of the station it contains 8 residential and mixed use buildings, with a large portion of land extending over the adjoining Maxwells Creek open space (to be dedicated to Council as riparian / parkland open space as part of a continuing corridor that wraps around the core CBD precinct). The Liverpool Council Development Control Plan ‘Edmondson Park-South DCP of November 2012 guides the development of the precinct and this site. Proposals include a hierarchy of roads and shareways; connective public and publically accessible open space corridors; outdoor seating areas to retail; child care and allied open space; and residential buildings and allied private and common open space, including significant open space gardens and amenity provision on building rooftops dedicated to use by residents.

The Edmondson Park South DCP is to be read in conjunction with the Liverpool DCP 2008 and updated codes and policies, and is to coordinate detailing with developed precedent detailing from



Northern town centre axonometric demonstrates the urban forms, railway, and open space context of the site

1.2 DCP and Landscape Context



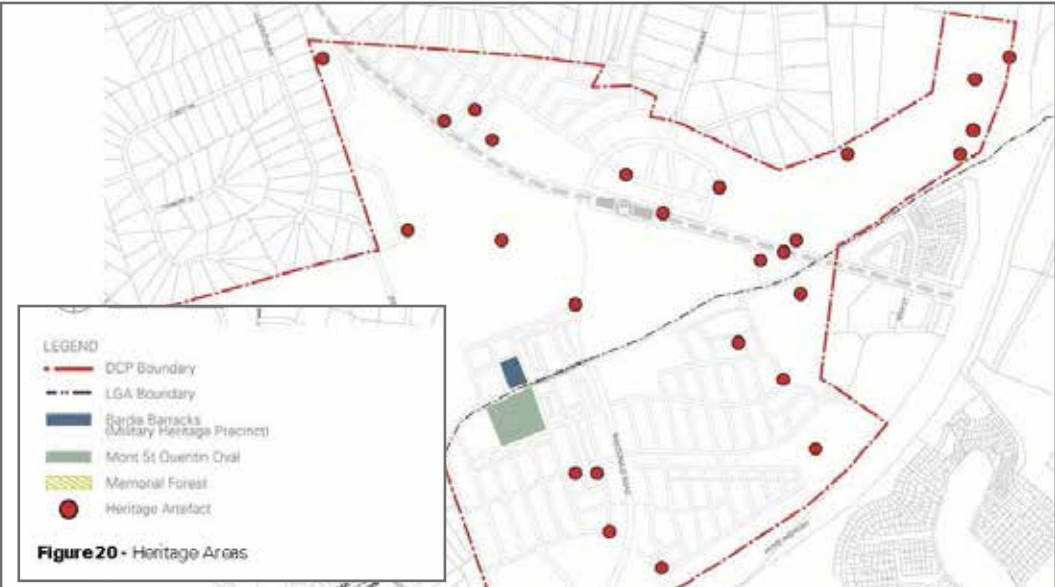
Figure 2 Edmondson Park South Concept Plan



Structure plan shows precinct context AND the Maxwells Creek Urban Park to the north edge of the



Northern town centre axonometric demonstrates the context of the site



Northern town centre axonometric demonstrates the context of the site



Northern town centre a



Figure 18 Indicative Bicycle and Pedestrian Network



Example of interpretive public art - Landcom

The open space context includes direct connectivity with adjoining civic and landscape open space, including the proposed regional park to the east of the site , and connect towards the west to a similar park west of the town centre, with the east-west walkway link part of the civic network connecting these important park areas. As regional parks their objectives include protecting and enhancing ecosystems and biodiversity; providing recreational opportunities, and recognition and conservation of archeological and conservation areas. North-south open space and walkways link the station area with the riparian Maxwells Creek park to the north of the site, with the open space to respond to the civic / natural qualities of each.

In terms of heritage context, the Edmondson Park area has an important Indigenous history. The Darug, Dharawal and Gundangara people occupied the area for thousands of years before the arrival of European settlers. Regarding recent landuse history the area has strong links to Australia’s military history, including Bardia Barracks and Mont St Quentin Oval, which together make up the state heritage listed Ingleburn Military Heritage Precinct. Bardia Barracks was the first purpose-built defence base and training ground during World War Two. The Barracks were also used during the Korean and Vietnam wars. The Landcom precinct areas are exploring opportunities to restore the Barracks and are to work with local military and heritage groups with a connection to heritage interpretation opportunities to incorporate the Indigenous and military history into the area. Many streets feature Indigenous and military names and some public artworks reflect military themes. The

1.3 DCP and Landscape Context



Edmondson Park train station



As noted in the DCP, the Vision for Edmondson Park South sets out desired outcomes for a town centre and community that is different from most parts of western Sydney. It will become a transit oriented community providing a diverse range of higher density housing and a vibrant, mixed use town centre within a well-connected and walkable urban environment. Edmondson Park South will be characterised by urban streetscapes and environmentally responsible development. High quality pathways, direct connections, attractive and safe streets will encourage walking and cycling. The high value natural habitat provides a visual backdrop and usable open space for the residents. New development will integrate with the existing characteristics, surrounding land uses and will take into consideration the heritage significance of the site. The historical and environmental context adds to the sense of place and character of Edmondson Park South. The Town Centre will provide a traditional main street shopping experience with an enjoyable pedestrian environment. The Town Centre will provide an attractive environment for residents, business and visitors (with links to the surrounding parks and residential areas).

The site is within the ‘Town Centre Core’ character area, with apartment buildings, mixed use components. The DA documents incorporate a Public Domain Plan (PDP) which has been developed to be consistent with the streetscape and public domain principles set out in the DCP including:

Street trees are required on all streets and is to:

- contribute to the place making and way finding within Edmondson Park South,
- be durable and suited to the street environment and include a mix of endemic and exotic species,
- be used consistently to distinguish public and private spaces and the street hierarchy,
- generally be uniform species on each street, min 4m on maturity providing continuous tree canopy ;
- maintain adequate lines of sight for vehicles & pedestrians, especially at driveways / street corners,

Street tree species selection shall be undertaken in conjunction with the Council. Species will determine spacing required to create a mature continuous canopy and generous shade. Street tree planting within the road reserve (i.e. carriageway and footpath) is encouraged. Landscaped kerb extensions are encouraged to provide visual relief and to slow traffic.

The location and design of all street furniture is to be incorporated into the design of all public spaces and at key nodes, and will contribute to the Place making for Edmondson Park South, and incorporate Public Art where appropriate.



Northern town centre a

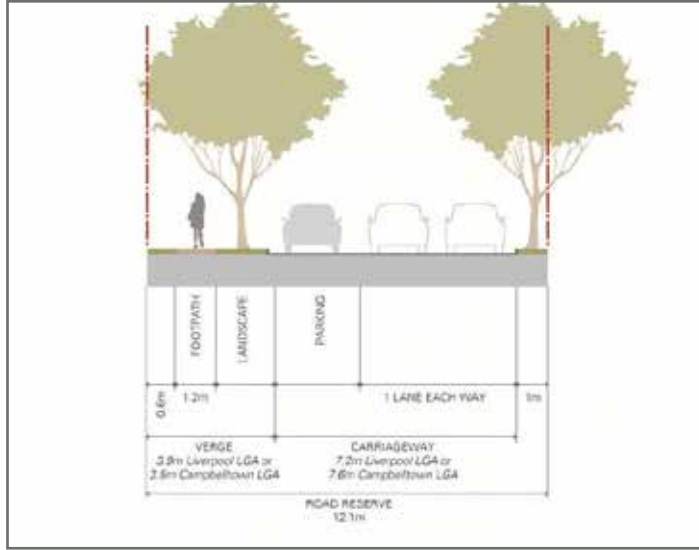


Figure 12 Typical Minor Rd Pk Edge / APZ

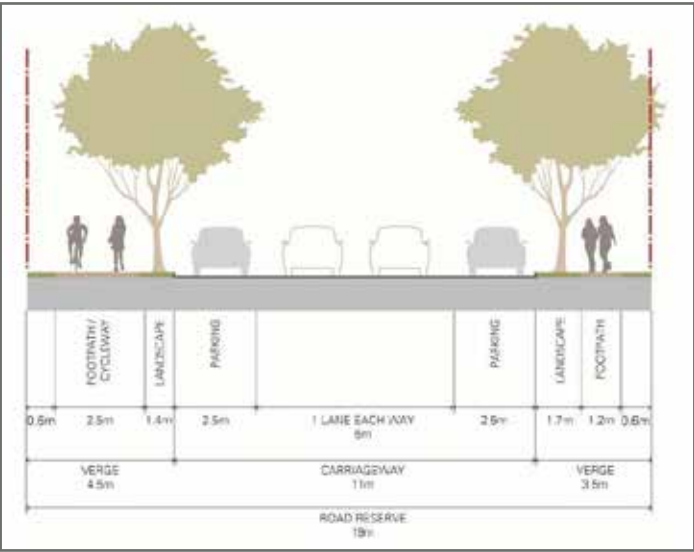


Figure 9 Typical Collector Road

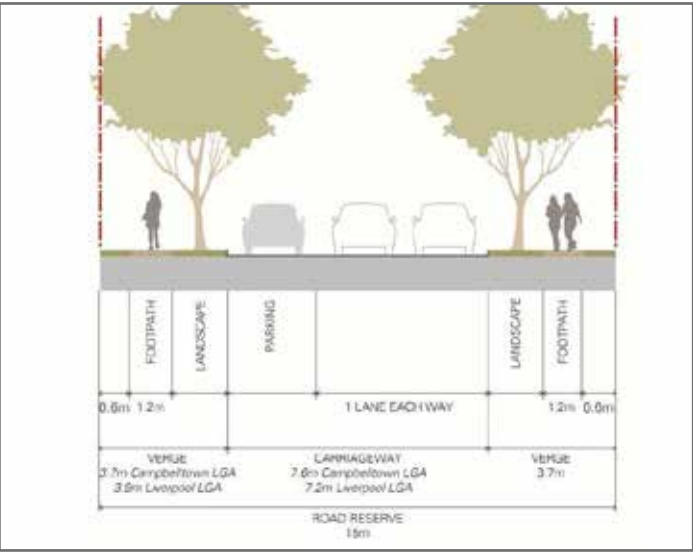
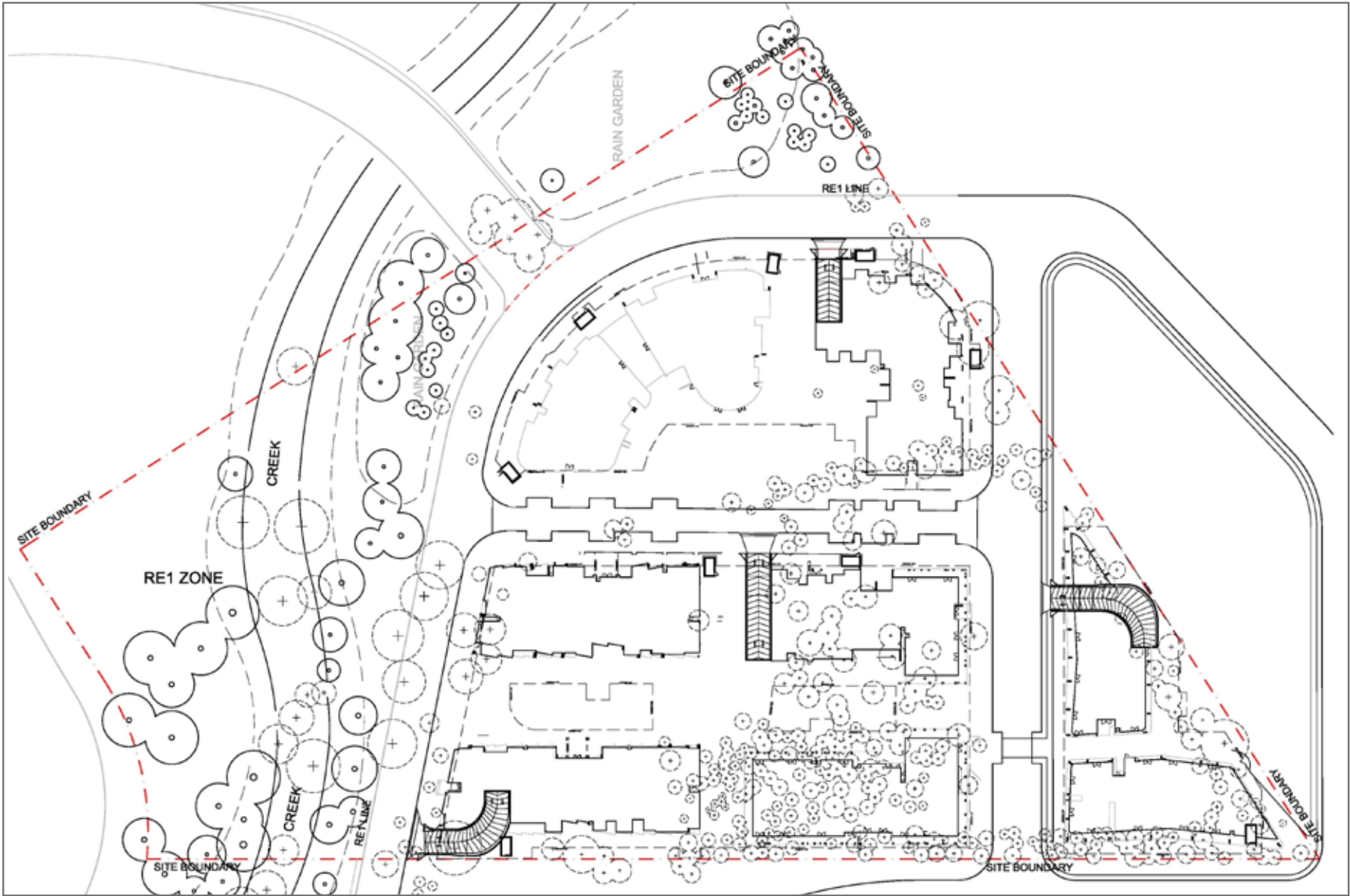


Figure 13 Typical Minor Road

1.4 Existing Vegetation

In accordance with the ADG, existing trees/vegetation are identified in the accompanying analysis plan. Provide details/reasoning for all existing fauna being compromised as part of the development. Nearmap aerial imagery provided the base for site vegetation mapping. Regrowth of sapplings is most prominent across the development site, indicating that the site has been ‘recently’ cleared. The most substantial impact on vegetation is due to earthworks and formation of new creekline through the riparian corridor, and formation of the adjacent ring road. Vegetation on the subject site is principally for prescribed infrastructure works, and tree removal on the development site is considered minor and trees would be isolated and offer little habitat / ecology benefit.



Nearmap aerial imagery utilised for vegetation mapping.

1.5 Ed Square and Edmondson Park precedents



Frasers marketing imagery for Ed Square



Town Square park perspective and aerial below showing under construction



Frasers marketing imagery for Ed Square



Landcom marketing imagery for Edmondson Square



Landcom Masterplan



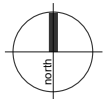
DCP Section 8.0 Edmondson Park Town Centre sets out guidelines to guide detailed design. The masterplan provided is general, and reference is made to achieve continuity with approach to detailing from adjoining areas, with Objectives being

1. To create a compact, vibrant, safe and prosperous town centre.
2. To ensure an appropriate supply, distribution and mix of land uses within the town centre.
3. To encourage higher density living around transport, open space and service nodes.
4. To ensure development within the town centre is compatible with an integrated access network that encourages walking, cycling and public transport use.
5. To ensure that the detailed design of the town centre is coordinated, achieve a high quality urban design outcome and the delivery of amenity.

8.2 More Detailed Provisions (DCP Amendment)

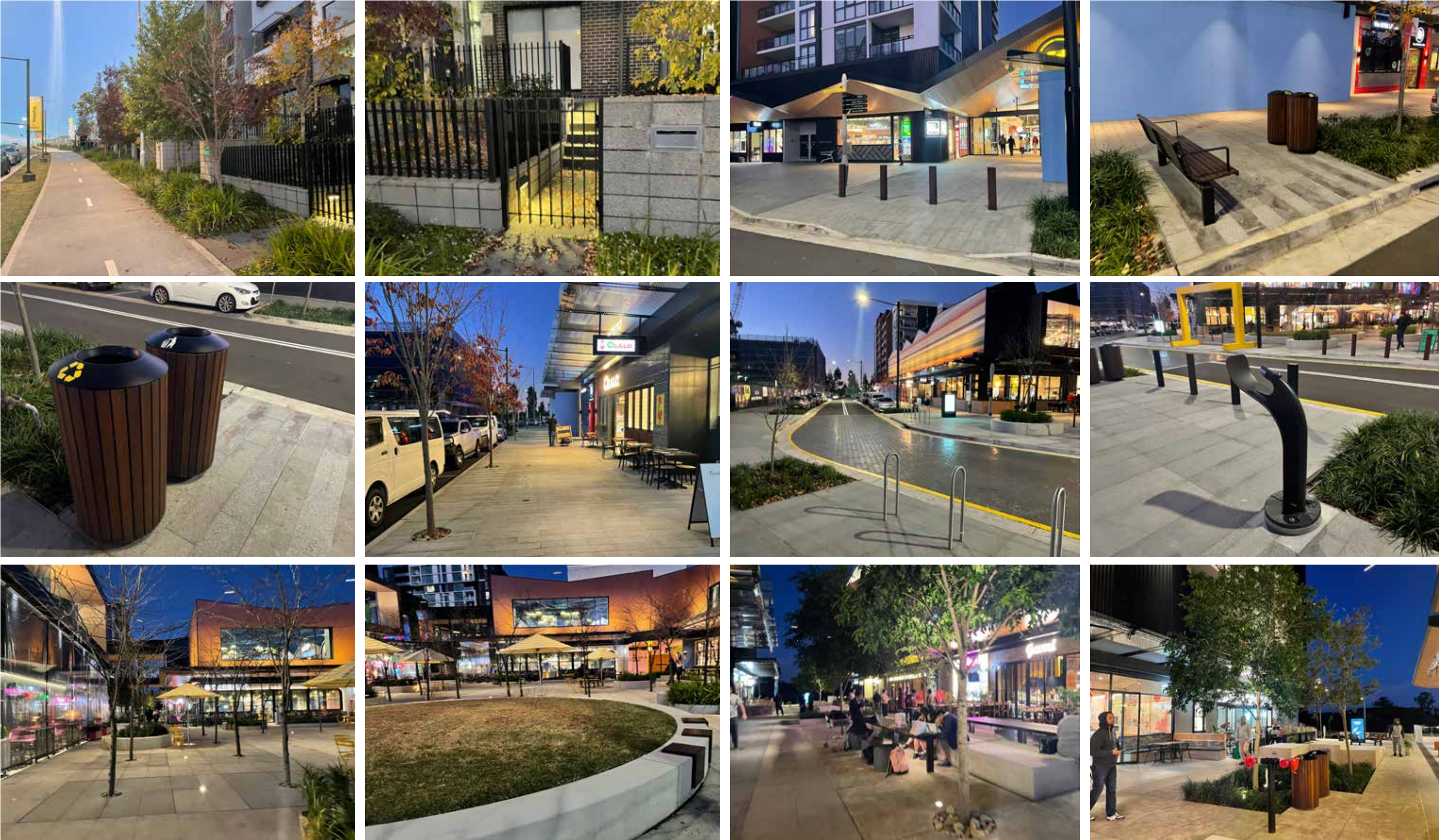
Objectives

1. To require more detailed planning and urban design provisions prior to significant development being undertaken.
2. To ensure that the detailed design of the Town Centre is undertaken in a coordinated manner in order to achieve a high quality urban design outcome.
3. To create a connected main street mixed use Town Centre that includes high density residential close to the station surrounded by medium density attached dwellings and terraces in an urban landscape.
4. To allow for staging of roads and infrastructure, including subdivision into lots suitable for future subdivision



1.6 Ed Square and Edmondson Park precedent public domain

As set out in the DCP and DRP / Council guidance, the public domain detailing of the completed town centre is to be referenced as a basis for public domain selections and treatments. Site specific design development is to occur in response to the features and identity spaces of this project. A selection of images of public domain elements and features are provided for reference.



1.7 DCP and Landscape Context

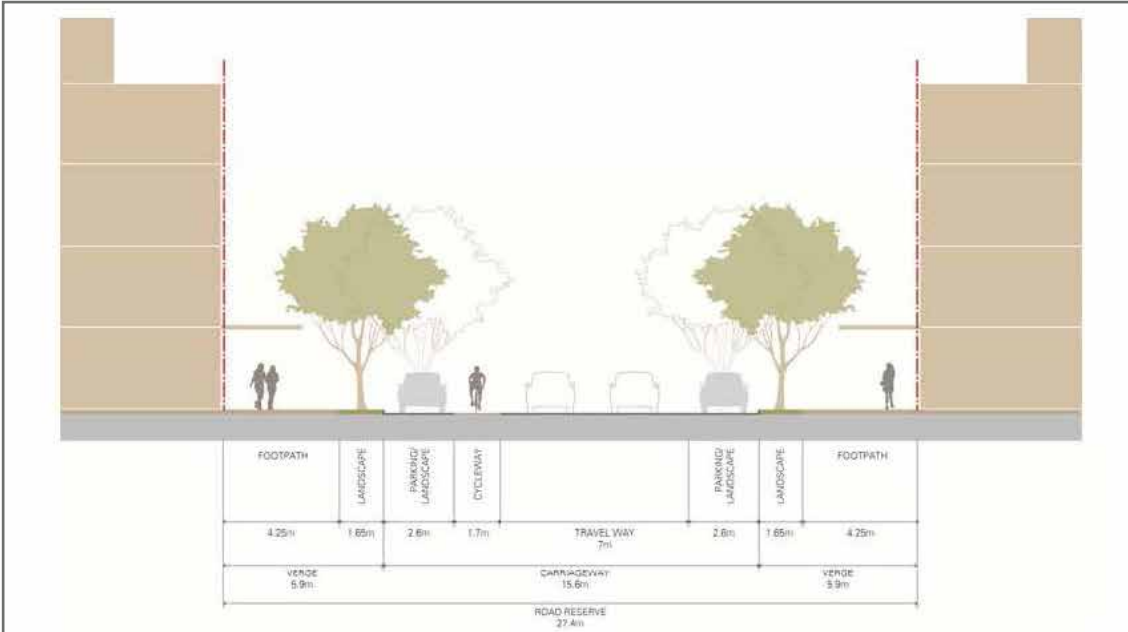


Figure34 - Edmondson Park Town Centre (Indicative Main Street Section)

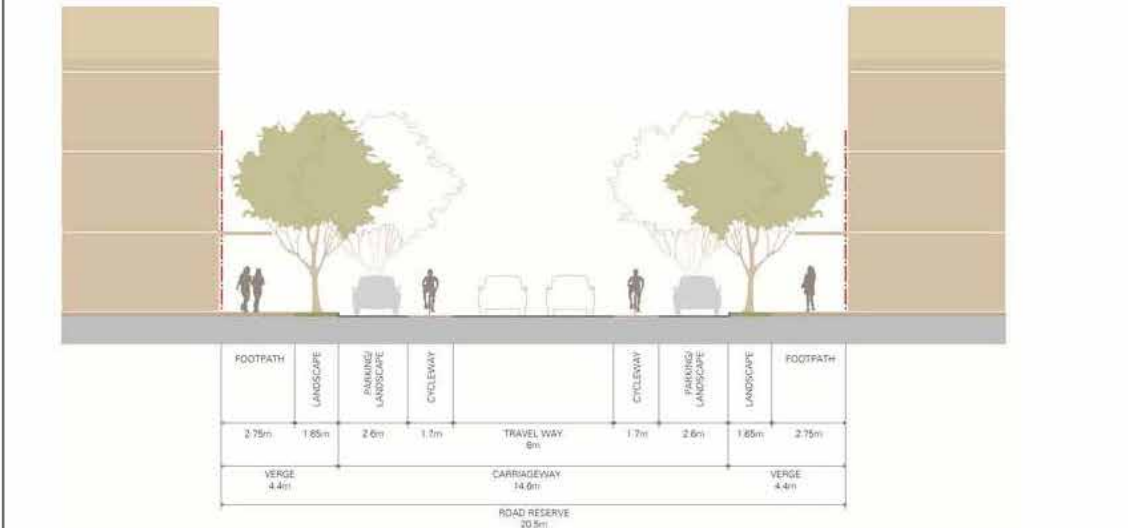


Figure35 - Edmondson Park Town Centre (Indicative Secondary Street Section N-S)

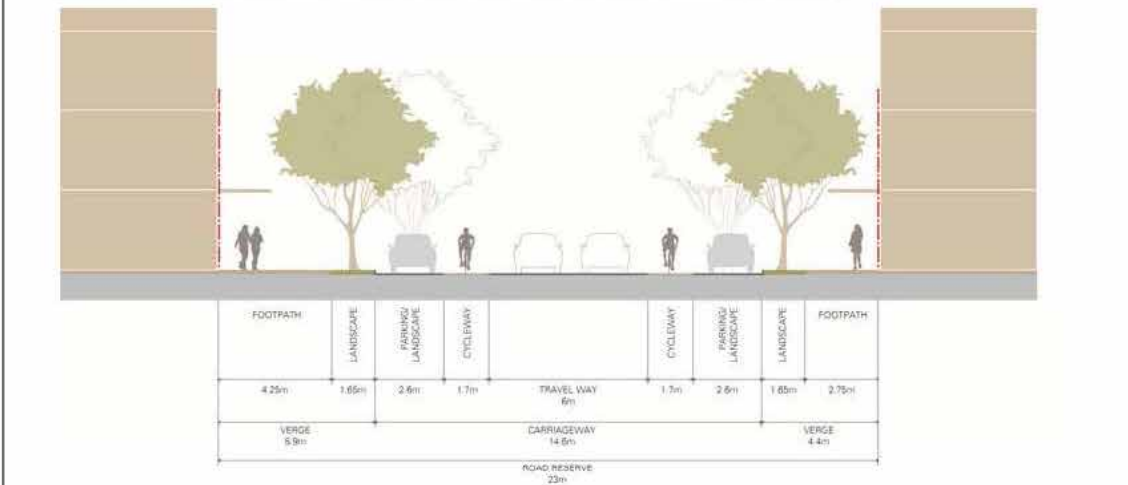


Figure36- Edmondson Park Town Centre Indicative Secondary Street Section (E-W)

The DCP notes the above cross sections are indicative only and are to be reviewed and updated as part of the Town

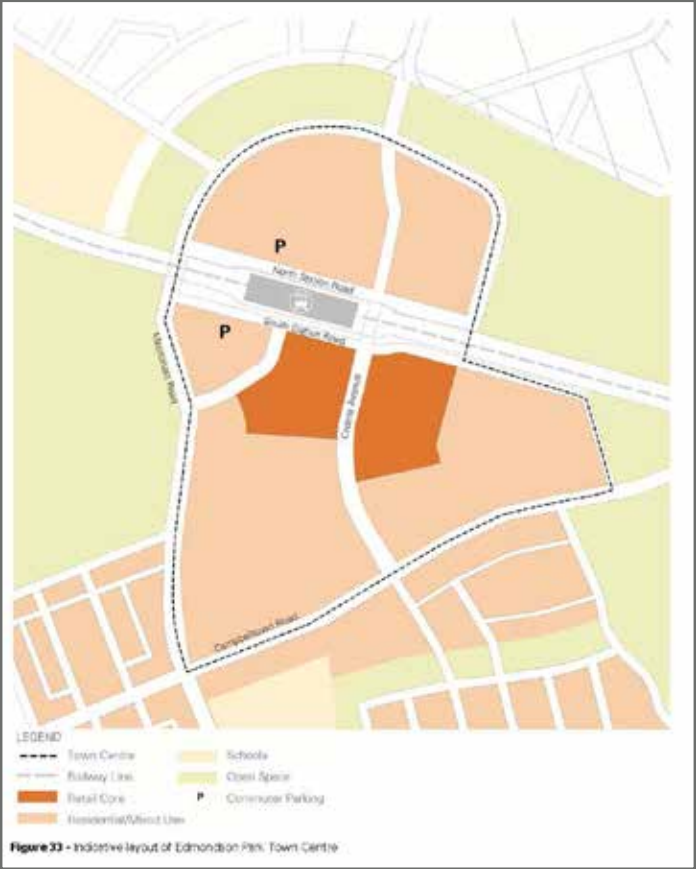


Figure 33 Indicative layout of Edmondson Park Town Centre

8.2 More Detailed Provisions (DCP Amendment)

Further to objectives:

Control

1. Council shall not grant consent for any development, other than development for the purposes of remediation, site preparation, infrastructure and road works, superlot subdivision (as a result of road and infrastructure applications), and environmental landscape works within the Edmondson Town Centre unless it is satisfied that more detailed development controls are in force in the form of a DCP amendment that have regard and incorporate the design principles outlined in subsection (2) below.

Matters to be addressed by this amendment to this Plan are to include the following:

- a) Block layout illustrating built form and land use structure
- b) Building form, envelope and siting guidelines,
- c) Vehicular access, parking areas and design treatment,
- d) Illustrative design treatment of civic spaces and open space, pedestrian and cycle routes and facilities,
- e) Details relating to mandatory and preferred active frontages, building articulation, corner treatments, roof-scapes and architectural expression,
- f) Preferred palette of material, finishes and colours,
- g) Signage and advertising controls
- h) Landscaping guidelines (ie. species),
- i) Town Centre streetscape and public domain guidelines (ie. cross sections, planting, street furniture, paving materials, lighting), and
- j) Water cycle management.

2.1 Landscape Design Response

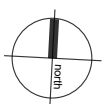


FOR CONSTRUCTION

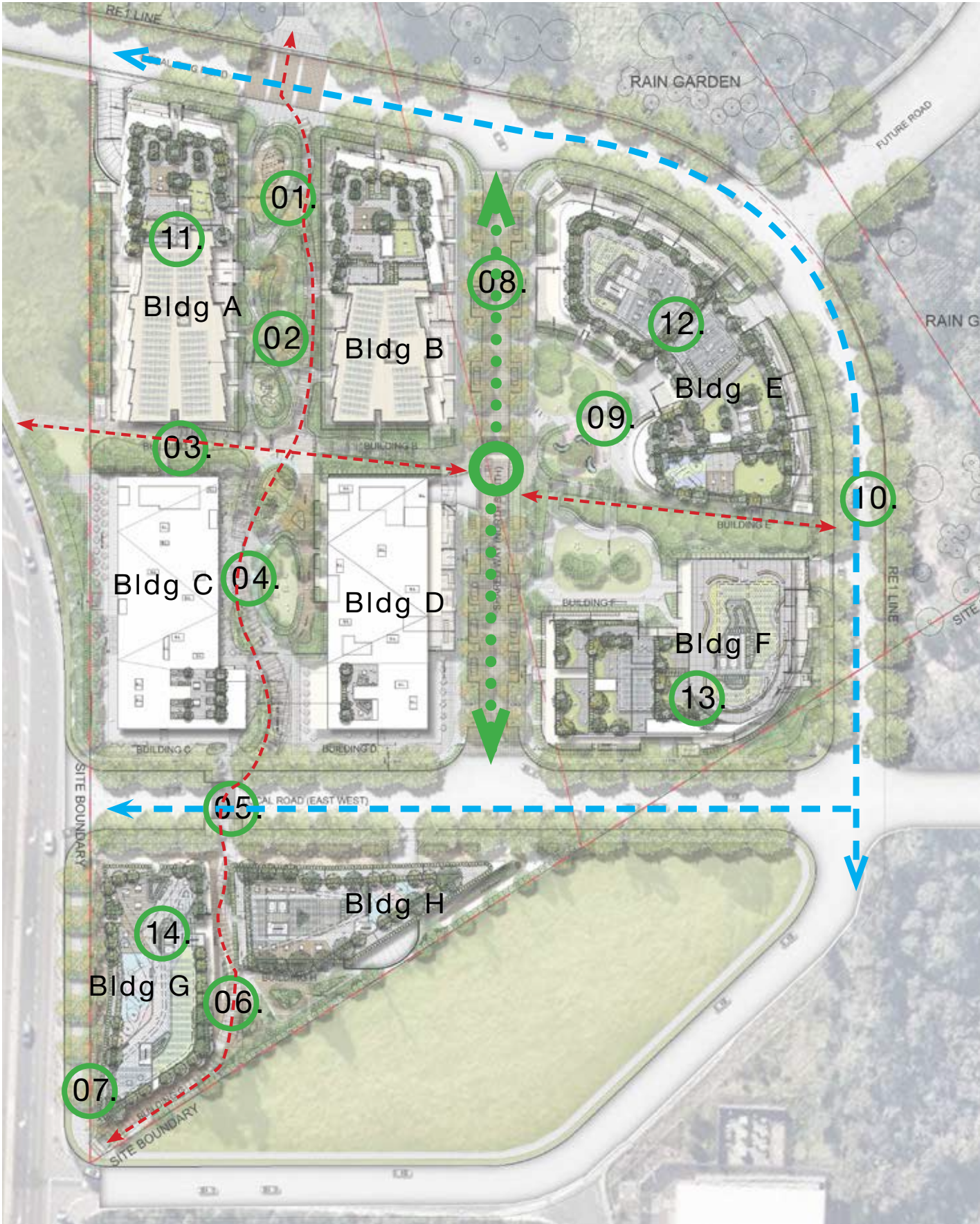
The preparation of design proposals for the precinct has been completed with detailed coordination of civil, architecture, landscape and allied consultants. Council's DCP and relevant landscape and engineering codes and guidelines have been referenced and utilised, and development of a site specific response in the refinement of public domain detailing and common open space landscape treatments.

As nominated by the DCP the proposals assume on-going consultation with Council to ensure proposals meet their requirements and preferences, with Development Application proposals providing a basis for discussion and input and subsequent concept development.

The detailed proposals have been prepared to reflect the DCP requirements, including the overall vision for the Edmondson Park town centre precinct. This includes provision for a range of housing, employment and retail services around the station, with integrated landscape corridors and shareway streets that encourages pedestrian and cycle transport, and aims to create an inviting and comfortable landscape setting encouraging an active and sociable community. Provision of extensive open space also protects the the important drainage and ecological functions of the corridor. Improvements to the creek corridor will include creekline adjustment and revegetation; improving the quality of the natural vegetation within the corridor, shareway bridge crossings, and installing facilities such as paved bicycle and walking paths north-south and east-west linking and unifying development precincts. Along these links there is a range of play, recreation and activity spaces, gathering and leisure areas, outdoor dining terraces, and spaces for contemplation and relaxation. Providing linkages through the creek corridor will make the precinct connected and accessible, promoting more pleasant and healthy forms of travel through the precinct, as well as more opportunities for exercise.



2.2 Landscape Design Principles Discussion



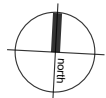
A considerable contribution to the precinct landscape is provided by the dedication of a large part of the subject site to the riparian linear open space along Maxwells Creek. This provides a large scale landscape space, with the walkways and bridge crossings along a shallow incised natural gully with substantial tall mature trees. Council proposals are for the adjustment of the creek alignment, which will be completed as a cohesive upgrading of the corridor continuing to the east and west with the open turning towards the south around the town centre. As a result the north-south and also east-west pedestrian links across this site each cross over the riparian corridor, being part of a cohesive precinct integrated network of open space and walkways. These movement and natural corridors create a strong part of the fabric of the town centre, with this precinct reinforcing their role as continuous threads connecting precincts and placemaking and wayfinding being assisted by distinctive landscape spaces and destinations.

The flowing of landscape spaces and green access corridors between buildings is to provide a comprehensive green setting for buildings, with activation through a mix of civic spaces and a mix of publically accessible and resident access common open spaces. Common open space amenity for residents is also provided through rooftop terrace and garden areas, that include seating areas, barbeque areas, lawns and community gardens, and playground areas with family seating. The following pages provide more detailed illustration and description of the following landscape and civic areas:

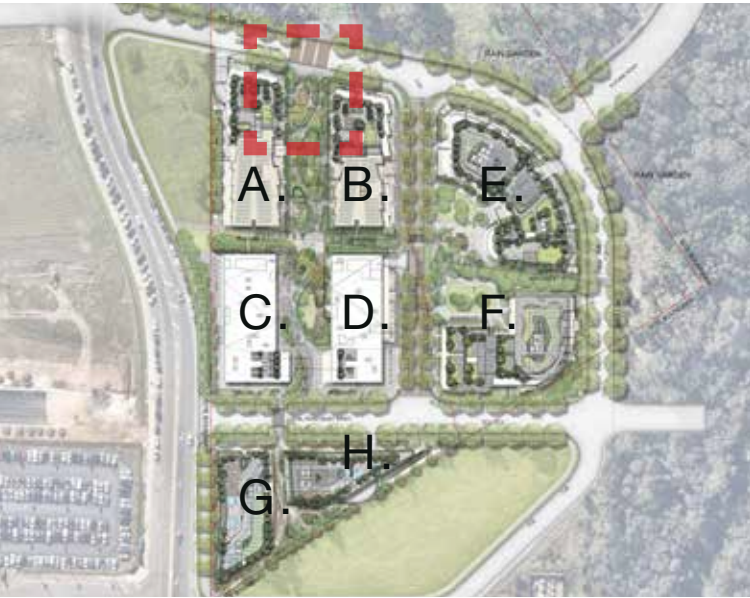
1. North-South link open space deep soil areas and 2. on-slab transition;
3. East-West shareway, and 4. North-South link Retail Interface / Residential COS;
5. Retail Activation of Street / North-South link Interface
6. Summer Garden and link to station; 7. Link to Station and Retail Streetscape
8. Open Lawns Common Open Space; 9. Shareway Road with Amenity Seating Nodes
10. Roadway adjacent Regional / Riparian Park open space;
11. Rooftop Amenity Terraces to Building A and B, , and 12. to Building E;
13. Rooftop Amenity Terraces to Building F, and 14. to Building G.

In support of these precinct plans, pages provide detail of planting and materials / furniture palette, with these subject to refinement aftr dialogue with Council.

The concept designs as illustrated show a strong conective landscape whose sinuous forms respond to the link to the riparian open space to the north and link to the regional parkland to the east. Specific design response is also shown to the strong identity of individual buildings, both in ground level detail and particularly in rooftop gardens and terraces.



3.1 North-South link open space deep soil areas (refer detailed drawings for outlined extent)



Key Plan



Precinct Plan

The north-south link is provided a formal crossing to the Maxwells Creek open space amenity area, and similarly provides a link back to the station and retail areas from northern areas of Edmondson Park. The distinctive series of curved canopies along the eastern side clearly indicated the publicly accessible route, with the barbeque, lawn and seating common open space residential amenity in the western portion, secured by discrete secure gates and planter walls. Extensive canopy tree planting takes maximum advantage of the deep soil in this corridor, providing high level greening, shade and apartment privacy screening.

Pedestrian crossing design subject to Council input, with kerb widening and raised threshold considered suitable to this open space link

Barbeque area with pergola, and contemporary built in reclining benches to the perimeter as a casual seating / meeting point, engaging with the adjacent sloping lawn. The lawn provides general passive amenity.

Public access link through COS marked by overhead canopy and allied seating / flanking planters.

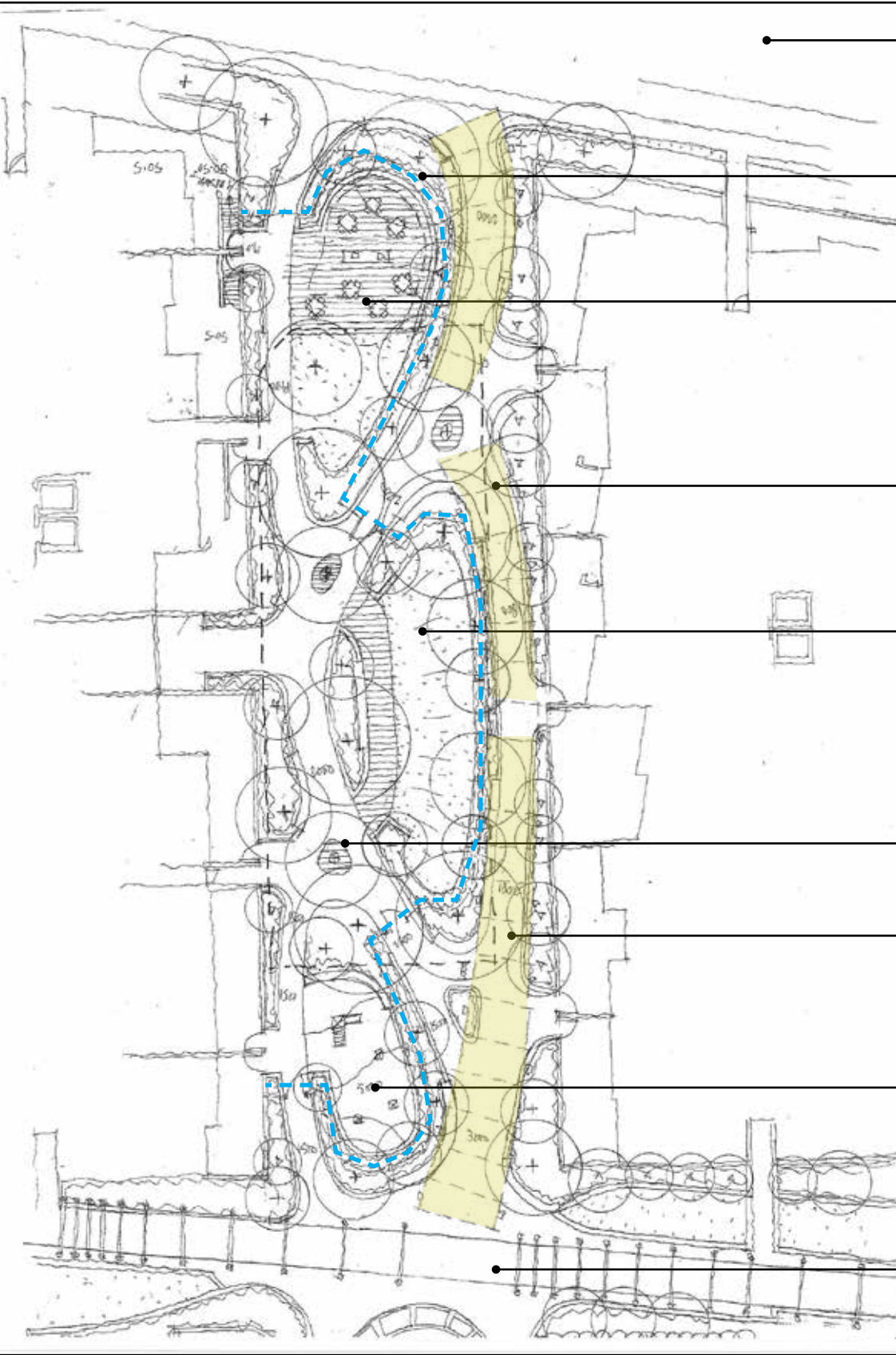
Adjacent private terraces have boundary walls and planter edge and secure gate access, activating the walkway.

The residential common open space is secured by gates and perimeter planters, with the building entry engaging with the variety of different lawn, barbeque and play amenity areas.



Design Imagery

3.2 North-South link open space deep soil areas: concept sketch



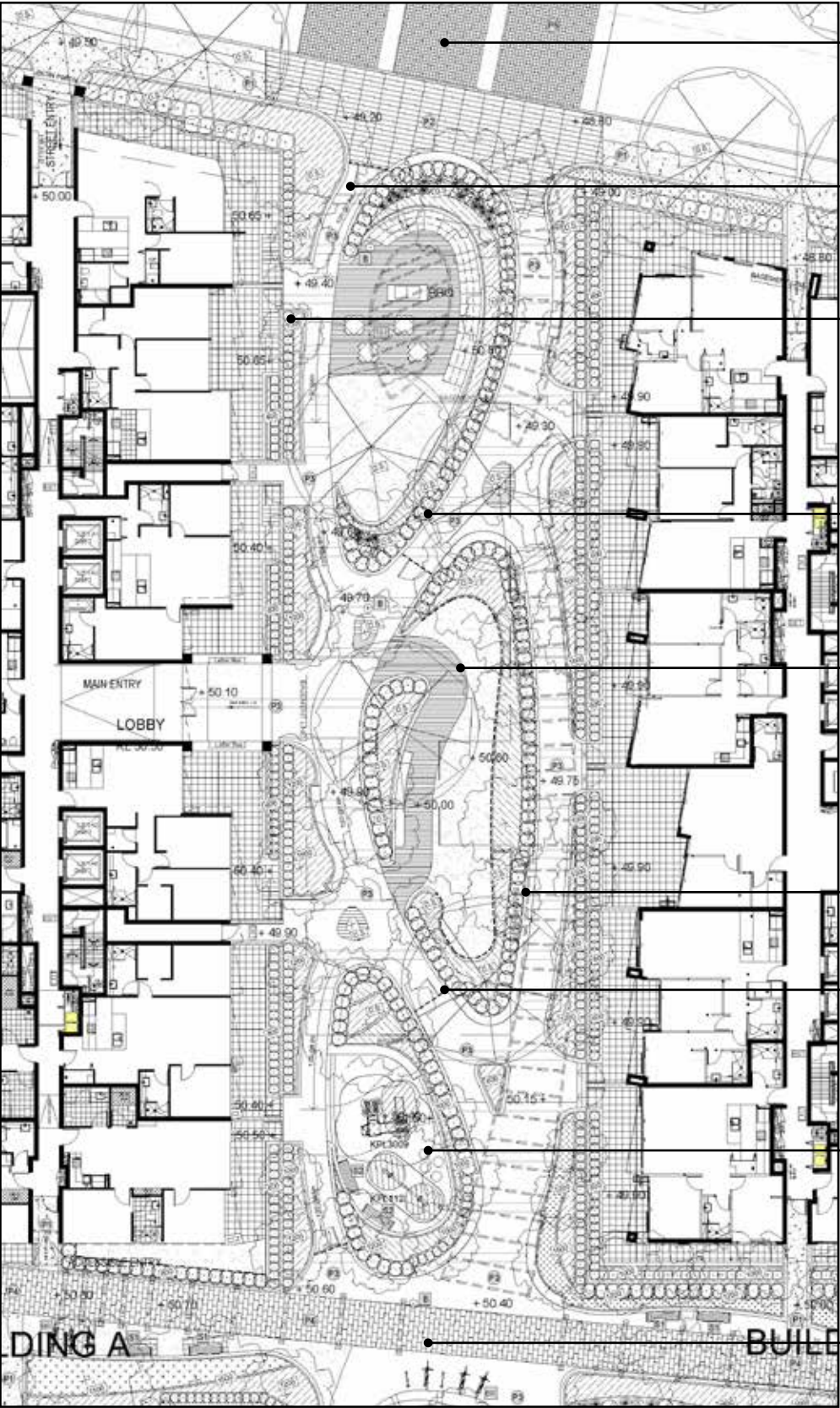
Precinct Plan

- Riparian / woodland open space across road to north of site
- Fence shows delineation of public access open speace link & common open space amenity
- Timber deck to BBQ area with seating and curved canopy over, and adjacent lawn
- Deep soil line shows area allows soil both mounded and flush to support larger canopy trees
- Timber deck seating alcove and enclosed sloping lawn area for passive seating or play
- Deep soil trees in planter with decking flush with paving, and starta-vault soil provision below
- Curved canopies over north-south walkway provide signature elements in space, and assist wayfinding / provide
- Small playground area with softfall and small play elements
- Cross site link east-west intersects with the north-south link with an broader paving node to allow the spaces to engage and create a comfortable interface with identity as a meeting point.



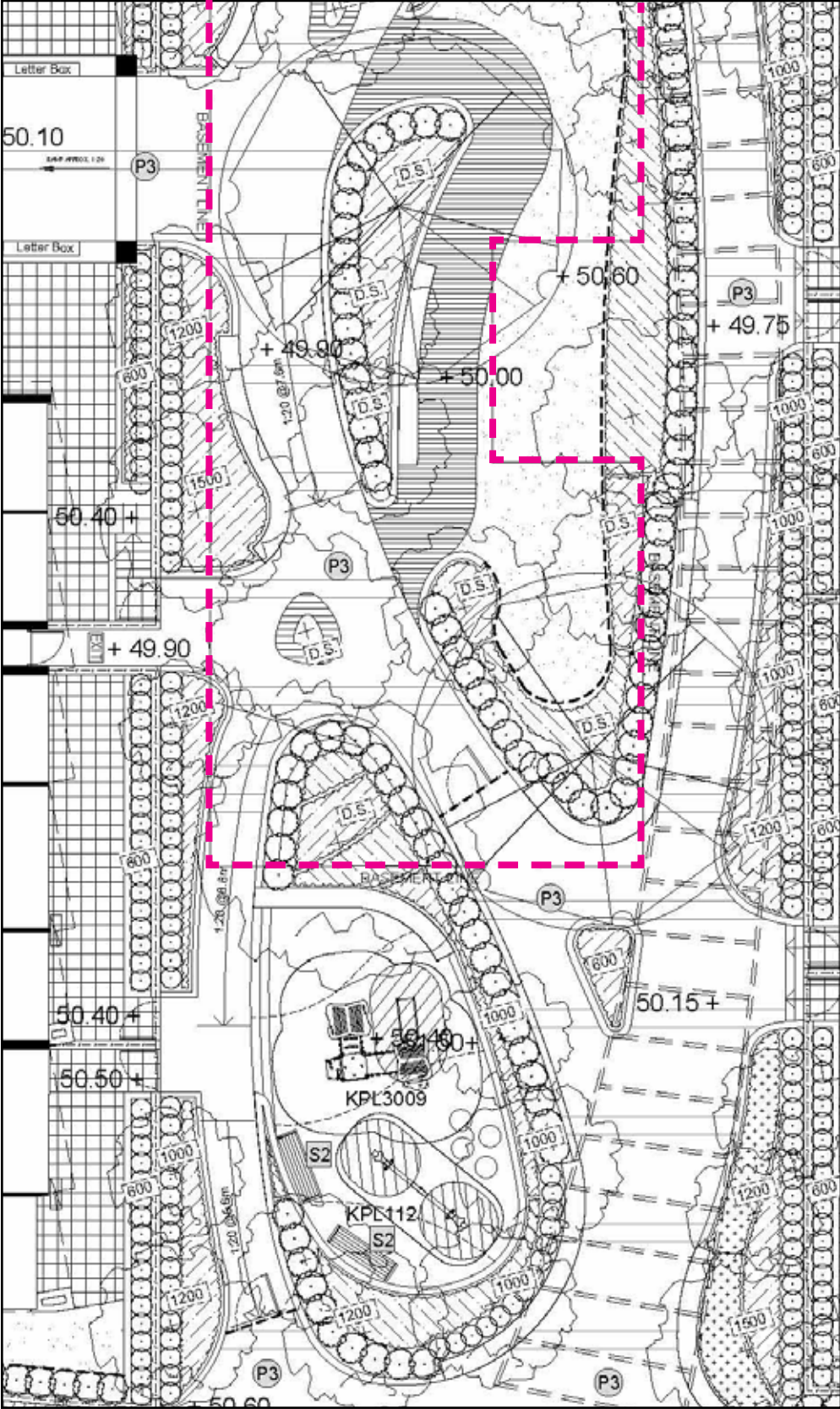
Design Imagery

3.3 North-South link open space deep soil areas: concept sketch



- Strong connectivity to riparian / woodland open space across road to north of site
- Fence shows delineation of public access open space link & common open space amenity area
- Timber deck to BBQ area with seating and curved canopy over, and adjacent lawn
- Deep soil line shows area allows soil both mounded and flush to support larger canopy trees
- Timber deck seating alcove and enclosed sloping lawn area for passive seating or play
- Deep soil trees in planter with decking flush with paving, and start-a-vault soil provision below
- Curved canopies over north-south walkway provide signature elements in space, and assist wayfinding / provide shelter
- Small playground area with softfall and small play elements
- Cross site link east-west intersects with the north-south link with an broader paving node to allow the spaces to engage and create a comfortable interface with identity as a meeting point.

Precinct Plan



Sample of detailed landscape plans, showing deep soil, soil depths, key wall & paving levels, gradients, finishes codes, furniture & structures.

3.4. North-South link open space on-slab transition



Key Plan



Precinct Plan

The north-south link continues with distinct public access to the east side and secure common open space and building lobby entry to the west of the space. The deep soil continues to provide maximum benefit with broad canopy trees for shade and greening. Moving south the deep soil transitions to on-slab with COS amenity change to playground to suit with raised planter surrounds. Paving, canopies and landscape detailing continues unchanged, with a seamless continuation of finishes.

The interface with the East-West link is expressed as a dynamic civic space with paving interface providing engaging contrast, with N-S link continuing beyond.

The residential common open space is secured by gates and perimeter planters, with the building entry engaging with the variety of different lawn, barbeque and play amenity areas.

The broad lawn area has a distinctive slope facing towards the western sun for passive seating, with extensive tree planting in the deep soil providing mottled shade.

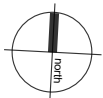
Regular resting point / seating nodes, with paths with secure gates limiting the COS to private use by residents.

Small playground and allied seating area oriented towards the residential common open space, with raised planters addressing the through-site link and allied seating

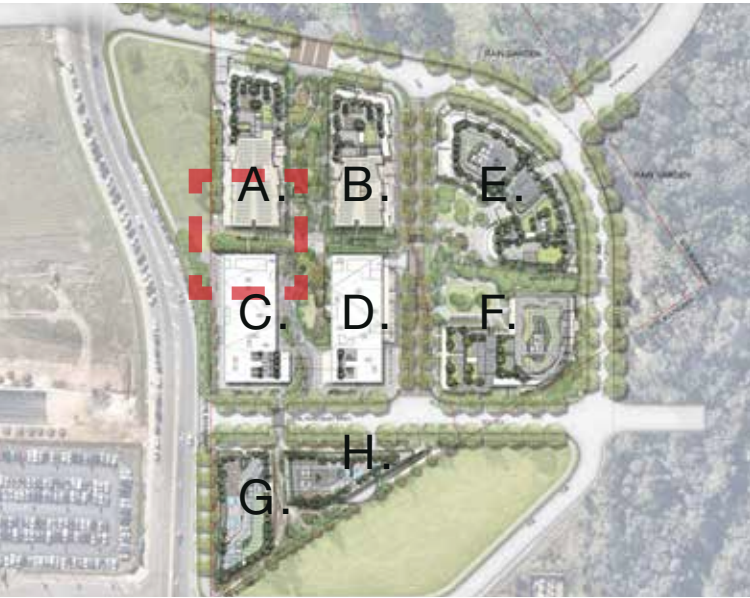
The civic space at the junction of E/W and N/S walkways is to have Public Art to provide identity as part of a series of interpretive works with continuing themes across the precinct.



Design Imagery



3.5. East-West Shareway Cycle / Pedestrian Link



Key Plan



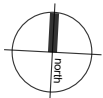
Precinct Plan

The east-west link is an important feature of the greater town centre, providing a civic link between the regional park to the east and the central precinct riparian park, and on to the station and regional park to the west. As such it is a priority civic feature that threads through the various flanking buildings, walkways, streets, and open space. Coordination of shareway with Landcom is to ensure the intermittent canopy has a generally consistent detail. Flanking lawns, planters, seating and engaging interface with walkways and roads provides opportunity for activation, along with identity public art to provide interpretive / wayfinding features.

- Walkway canopy curves with the path journey below, and points to diagonally opposite canopy leading pedestrians to cross-over at this point, to the retail activated west edge continuing south.
- The civic space at the junction of E/W and N/S walkways is to have Public Art to provide identity as part of a series of interpretive works with continuing themes across the precinct.
- Small playground provided as part of residential COS, with adjoining seating areas
- Landscape flanks the east-west pedestrian link with gardens and lawns as suitable through the link
- Retail outdoor seating engages with the north south link to activate the public access corridor



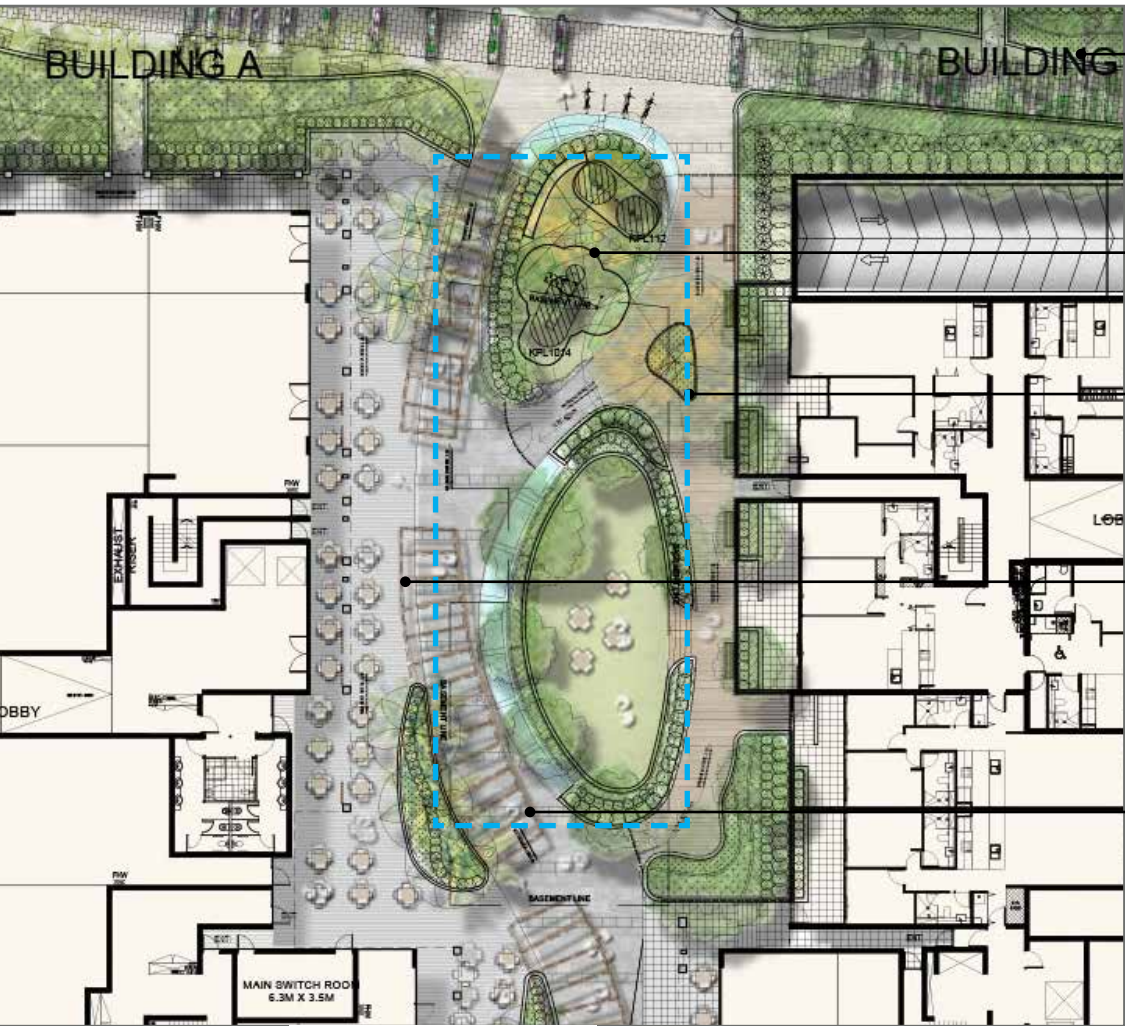
Design Imagery



3.6. North-South link Retail Interface / Residential COS



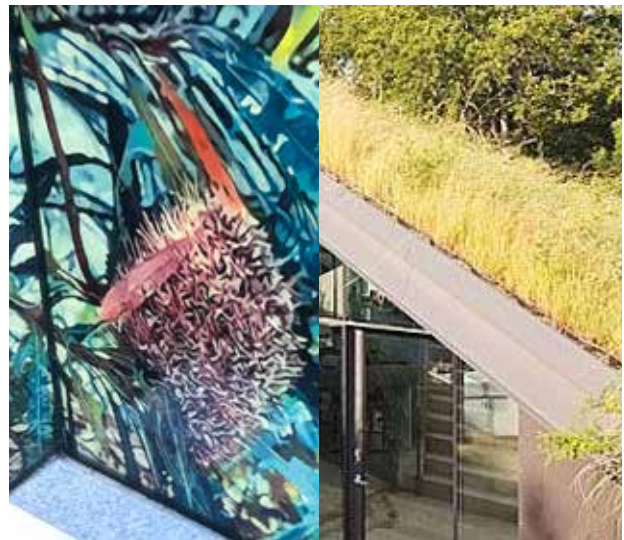
Key Plan



Precinct Plan

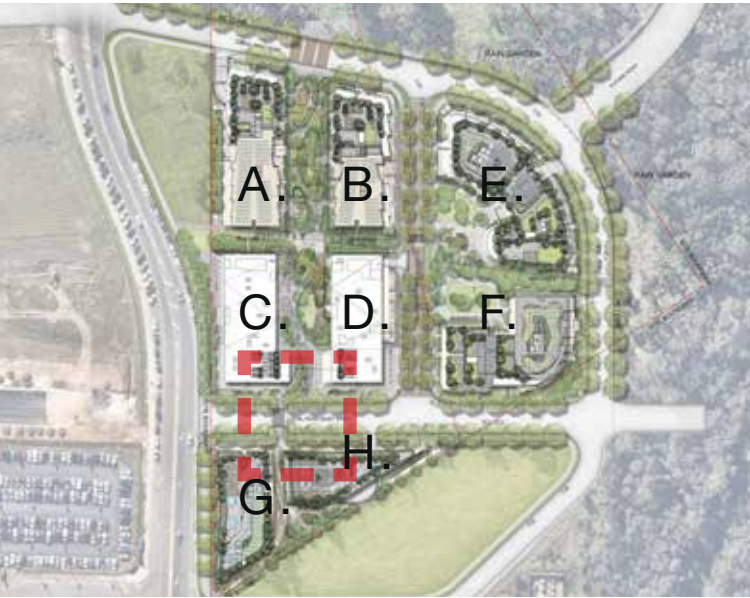
At the the east-west shareway junction, the north-south link uses this civic note to create a diagonal link for pedestrian movement, with the curve of paths and the distinctive overhead canopy clearly signalling this journey. Getting closer to the station there is the commencement and intensification of activating retail and outdoor seating. The sweep of the public access path towards the rtail edge creates a widening of the central landscape, with a broad sloping lawn presenting to the outdoor seating. The common open space area against the private terraces is secured by raised planter edges and gates, with a playground and seating areas providing residential amenity.

- Landscape flanks the east-west pedestrian link with gardens and lawns as suitable through the link
- Small playground provided as part of residential COS, with adjoining seating areas
- Residential courtyards have balance of privacy / overlooking of walkways to provide surveillance & address CPTED.
- Retail outdoor seating engages with the north south link to activate the public access corridor
- Long meandering curves to walkway provides variety and increases pedestrian engagement with the outdoor seating terrace along this retail edge.



Design Imagery

3.7. Retail Activation of Street / North-South link Interface



Key Plan



Precinct Plan

The north-south link meandering journey continues to be marked out clearly by the bold overhead canopy, with it's striking segments reinforcing the curves of the path below. The retail and outdoor seating provisions continue to increase in intensity towards the station, with the east-west road having strong visual and practical activation with strongly branded retail and allied terraces and framing planting. The broad canopies of the street trees creates cooling shade and deciduous species allowing winter sun. Footpath widening is allied with a raised crossing to create strong expression of the pedestrian crossing, and assisting traffic calming.

Long meandering curves to walkway provides variety and increases pedestrian engagement with the outdoor

Overhead canopy provides identity to the walkway and assists wayfinding with clear definition for north-south public access route

Kerb widening and raised threshold crossing, subject to Council engineering dialogue

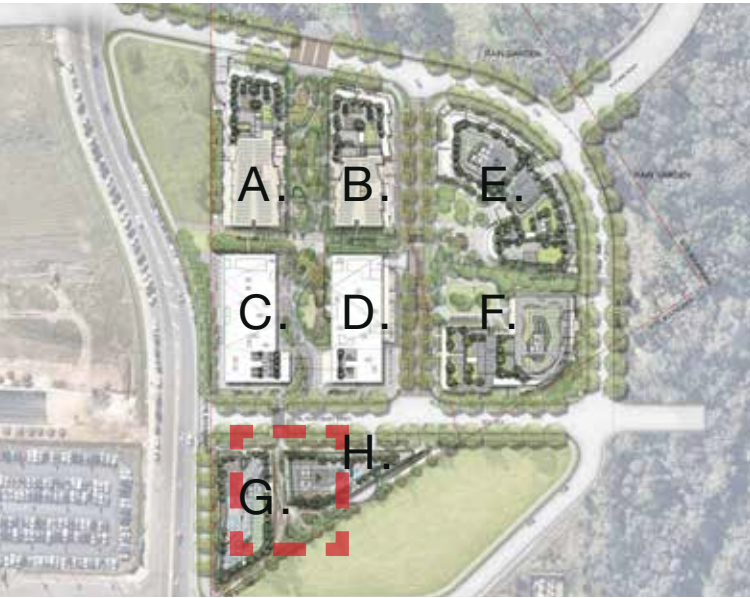
Street trees and public domain detailing to Council code

Low planter edge to the streetfront retail terraces allows views and retail visibility, and provides softening of streetscape and outdoor seating



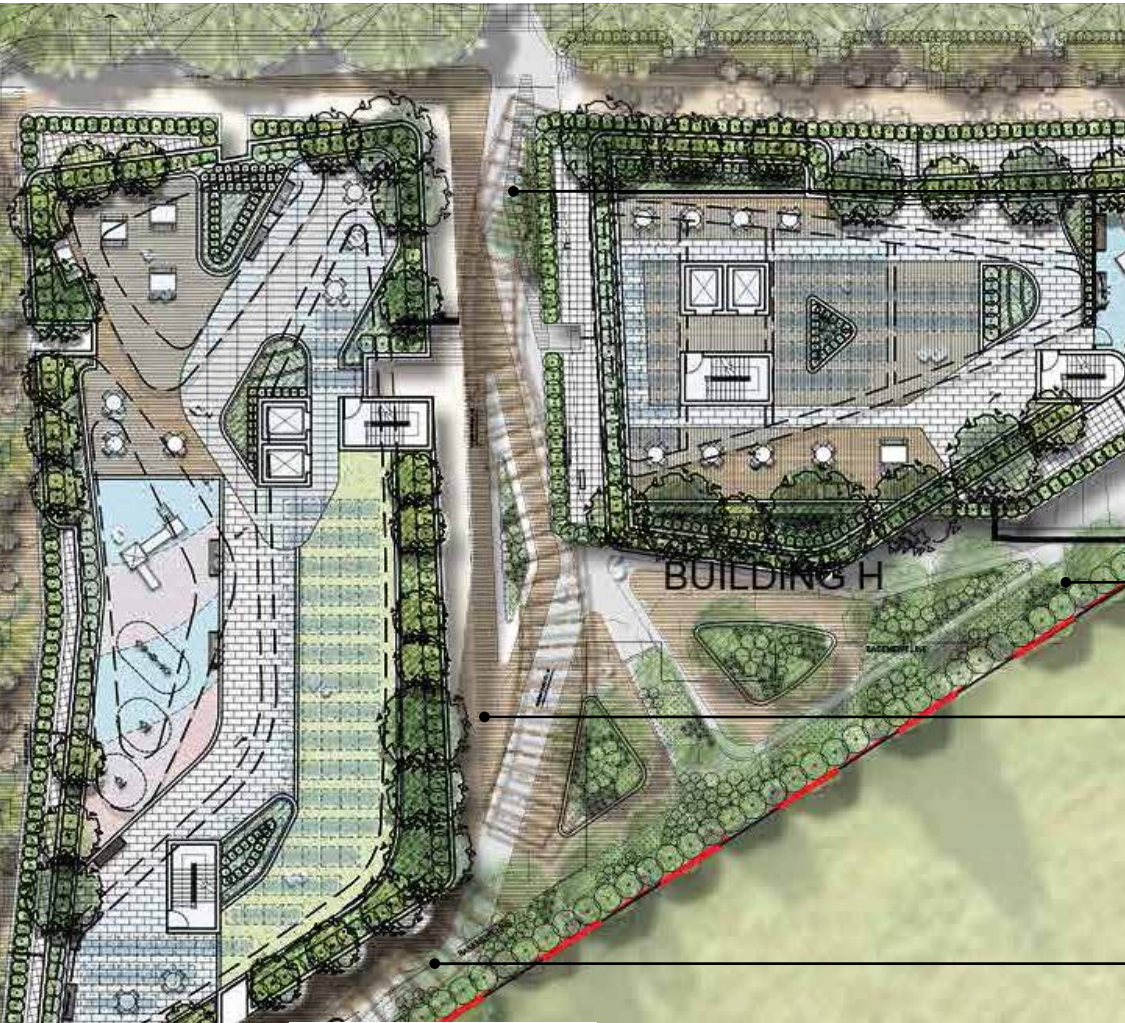
Design Imagery

3.8. Summer Garden and Link to Station



Key Plan

Moving towards the station the north-south link allows sun access to the corridor between the buildings, with trees to reduce wind and provide comfort for outdoor seating. The ‘shaded’ side of the built form, as discussed with the design review panel, affords relief from the summer sun, and the ‘Summer Garden’ naming reflects the cool and lush shade tolerant plant species that create an inviting year-round space. The expressive forms of benches, paving, decking respond to the striking forms of the adjacent buildings, creating an interesting and appropriate gateway type feature expression for the journey to and from the station.



Precinct Plan

Canopy continuation marks the pedestrian journey, with pavement patterns reinforcing the sinuous curving forms of the framing buildings

Boundary screening planting proposed as interim treatment until confirmation of proposals to adjoining sites

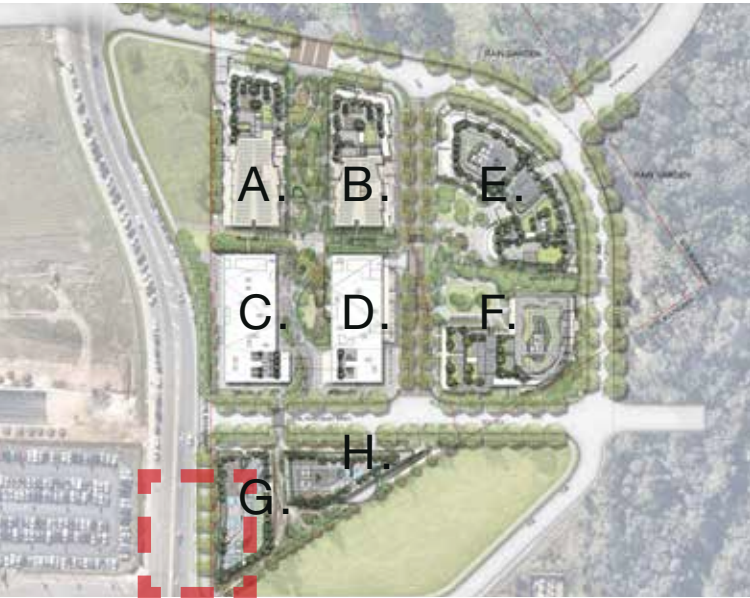
Summer Garden plaza area, with tall canopy trees in deep soil to provide significant landscape scale and identity to this important first destination space on the walkway from the station

The overhead canopy provides visual identity and assists wayfinding at this turning point in the pathway link from the station



Design Imagery

3.9. Link to Station and Retail Streetscape



Key Plan



Precinct Plan

The Soldiers Parade north-south roadway is an important linking road through the town centre, with suitable acknowledgement at this corner with a double row of tree planting. These evergreen trees provide protection to the adjacent retail frontage from the western sun, with planters framing a series of personalised outdoor seating terraces to the visual variety afforded by the series retail outlets. Public Art is used as a visual and interpretive marker for the pedestrian link through this site that commences at this location. It is expected that the adjoining development site south of the pedestrian link will equally provide activation to this walkway link.

- Street trees in accordance with Council requirements, with additional row of trees to provide additional shade to the outdoor seating terrace
- Timber deck terraces with low hedge borders proposed to create series of seating spaces associated with each retail tennancy
- The overhead canopy provides visual identity and assists wayfinding at this turning point in the pathway link from the station
- Public art proposed to corner as series of coordinated interpretive artworks along the north-south link from the station to Maxwells Creek

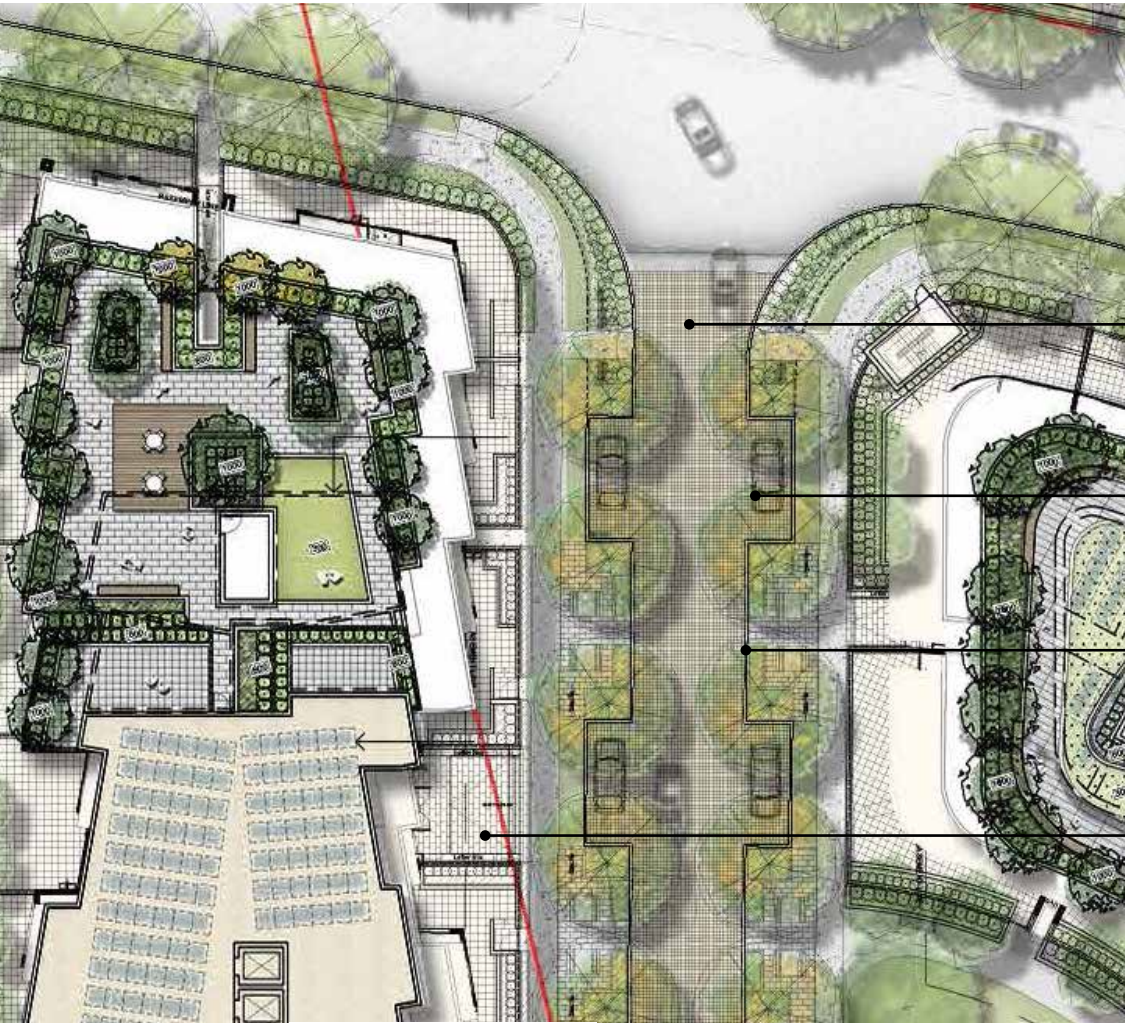


Design Imagery

3.10. Paved Shareway and Seating Alcoves



Key Plan



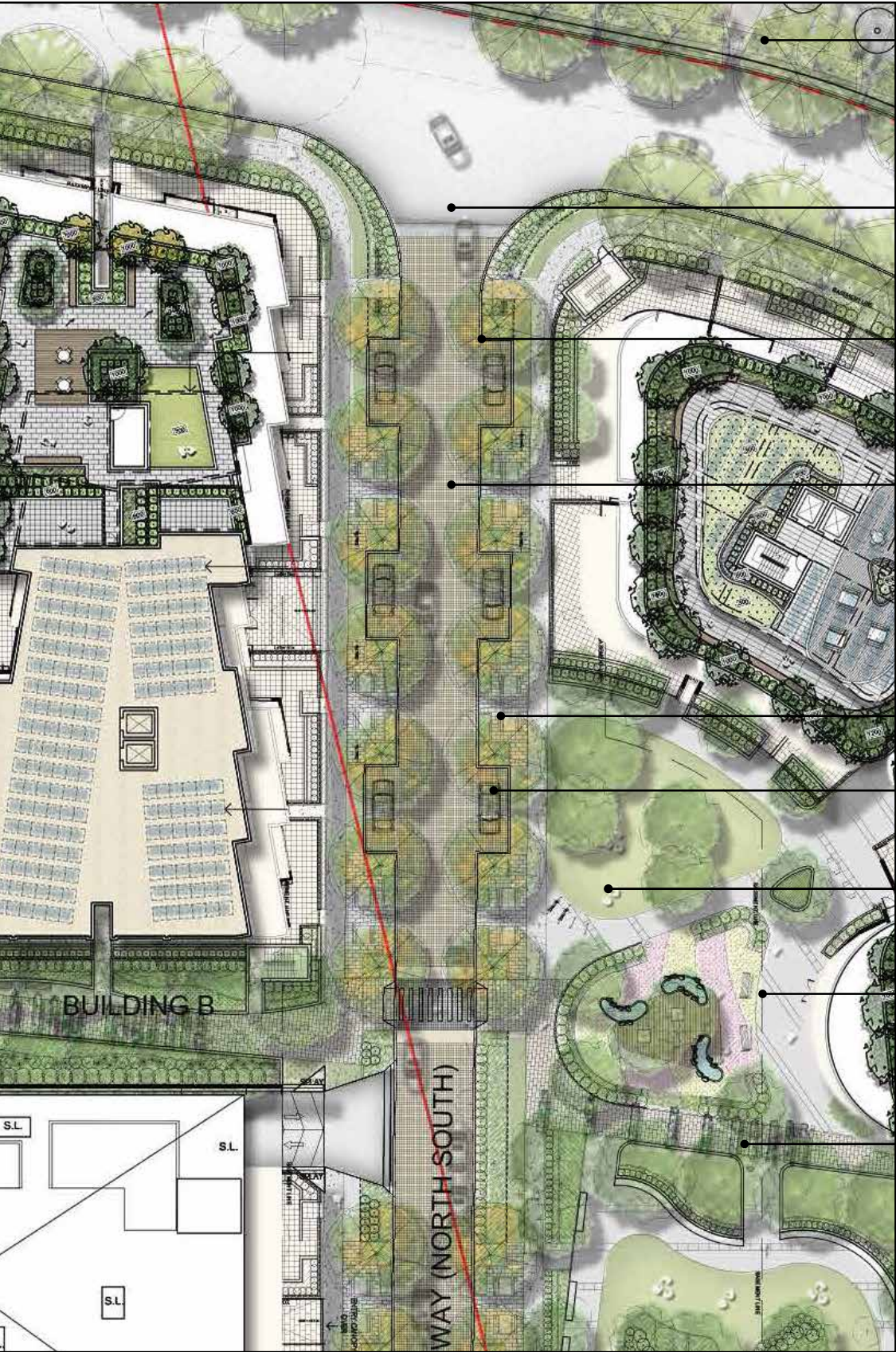
Precinct Plan

The road shareway is a distinctive treatment that is common to the Frasers and Landcom precincts provides a significant pedestrian priority area. Trees in the permeable unit paved road, and limited parking as secondary to tree and low shrub and groundcover planting creates a strong landscape identity for this road. The distinctly defined alcoves for seating acknowledge the road with defined paths flanked by planting to clearly signal the change to 'shared' paving.



Design Imagery

3.11 Shareway / Residential Streetscape



Precinct Plan

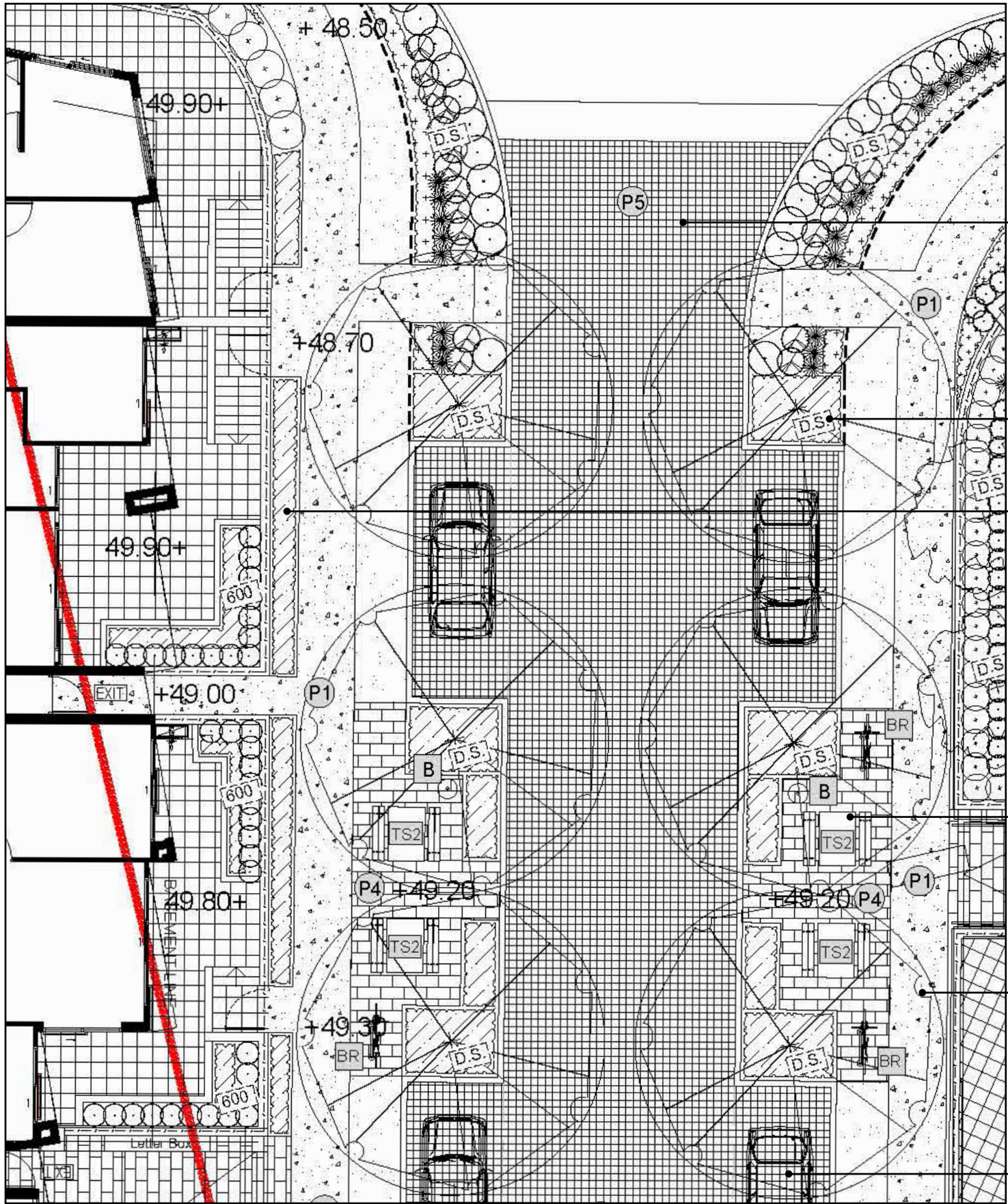
- Riparian / woodland open space to north of site
- Circulation roads have Asphaltic Concrete paving, with distinct narrowing and threshold to shareway.
- Close tree spacings at 8m centres and 7m apart to create intimate streetscape / strong canopy
- Porous interlocking concrete unit pavers highlight shareway character to cars and pedestrians
- Seating alcoves have low planting edges / gap to shareway paving, with strong visibility to drivers. Narrowing of paved shareway can include use of bollards to increase traffic calming / signalling of priority of
- Parking activates / provides amenity but not prioritised in street over resident amenity
- Broad lawn and deep soil planting of broad canopy trees compliments shareway
- Child Care outdoor play area continues the open landscape character / tree canopy
- Cross site links provide green corridors east-west, with intersection with shareway at low velocity pedestrian priority area. Traffic calming bollards, paving and raised crossing threshold.



Design Imagery

Frasers reference marketing imagery

3.12 Shareway Streetscape- Residential Area



Porous interlocking concrete unit pavers highlight shareway character to cars and pedestrians

Close tree spacings at 8m centres and 7m apart to create intimate streetscape / strong canopy.

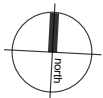
Low street edge planting defines and softens seating areas and street. Planting to edges of footpaths greens views along streetscape

Seating alcoves have low planting edges / gap to shareway paving, with strong visibility to drivers. Narrowing of paved shareway can include use of bollards to increase traffic calming / signalling of priority of pedestrians

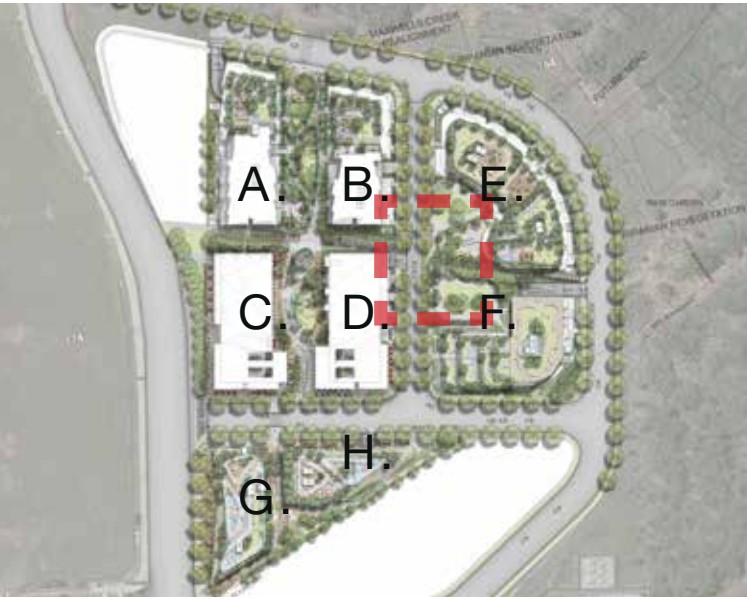
Trees selected for feature colour and summer shade / sun access in winter is provided by Jacaranda trees or similar ornamental trees determined with Council

Parking activates / provides amenity but not prioritised in street over resident amenity

Precinct Plan

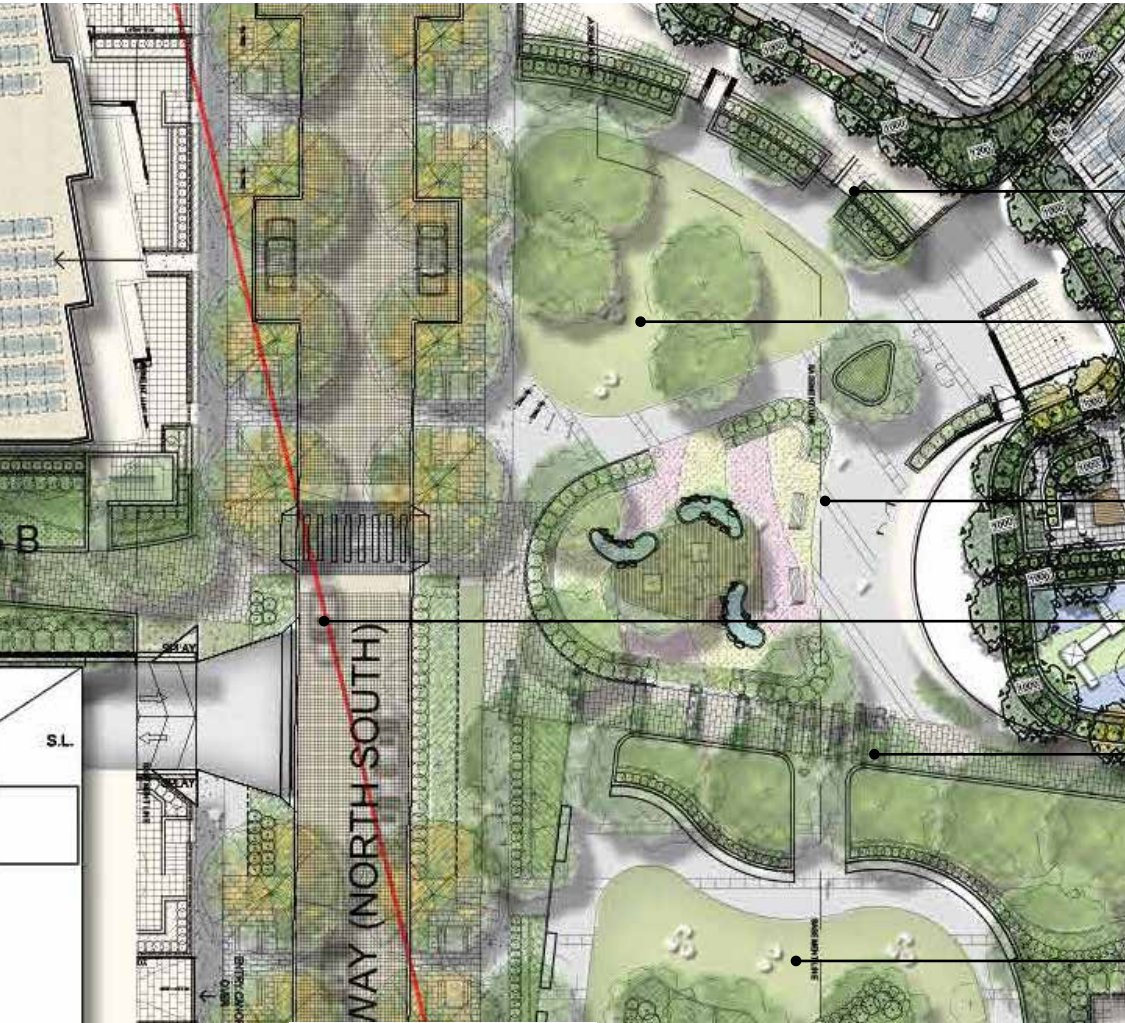


3.13. Shareway Road with Amenity Seating Nodes



Key Plan

Midway along the road shareway, with its’ strong pedestrian priority, is an ideal location to create broad park type lawns to reinforce the green streetscape. The footpath continuing alongside the road assists in providing visual definition of the separate nature of open space amenity. The deep soil has been used to maximum benefit with large canopy trees providing a extensive shade, and providing benefit with recharge of water table through drainage catchment below the lawn. The adjacent outdoor childcare play area reinforces the continuity of open space. Further open lawn COS is provided south of the east-west cross site link, with the walkway allied to this area as an activating edge.



Precinct Plan

- Planters define green edges to private courtyards and open space, with seating addressing the adjacent open lawn
- Deep soil benefit maximised with large canopy trees in broad lawn. The area provides flexible passive and active recreation amenity
- Common open space play area integral to the broad open space to the building forecourt
- Raised pedestrian crossing to clearly define pathway priority over vehicles
- East-west cross site link highlighted by regular portions of pergola, covered by climbers
- The cross site link opens to another open lawn to the south, with seating to a perimeter path



Design Imagery

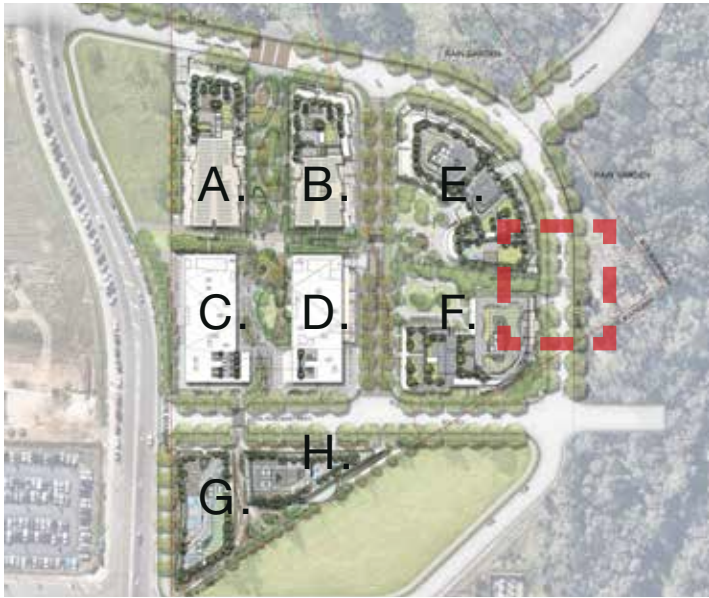
3.14 Proposed Tree Removal / Proposed Trees & Tree Cover

As set out in the DCP and DRP / Council guidance, vegetation on the site has been considered. Tree protection in the riparian area is recommended but note this area is subject to creek realignment and revegetation work by others. Given the site vegetation is substantially regrowth trees and approximately less than 10 years old, and given the zoning and DCP provisions, these trees are proposed removed. Suitable professional firms are to be engaged to trap and suitably relocate fauna existing on the site as part of progressive tree removal.

New tree planting in the riparian area is indicative but considered a reasonable representation of revegetation / creek realignment works. Including the riparian areas, tree canopy area as a prtopotion of site area is approximately 52%. Calculation of tree canopy cover for the development site only demonstrates approximately 45% cover. This exceeds the general guidelines set out in the NSW Government Architect draft guideline which has an overall target of 40% and a target of 25% for medium and heigh density residential areas.

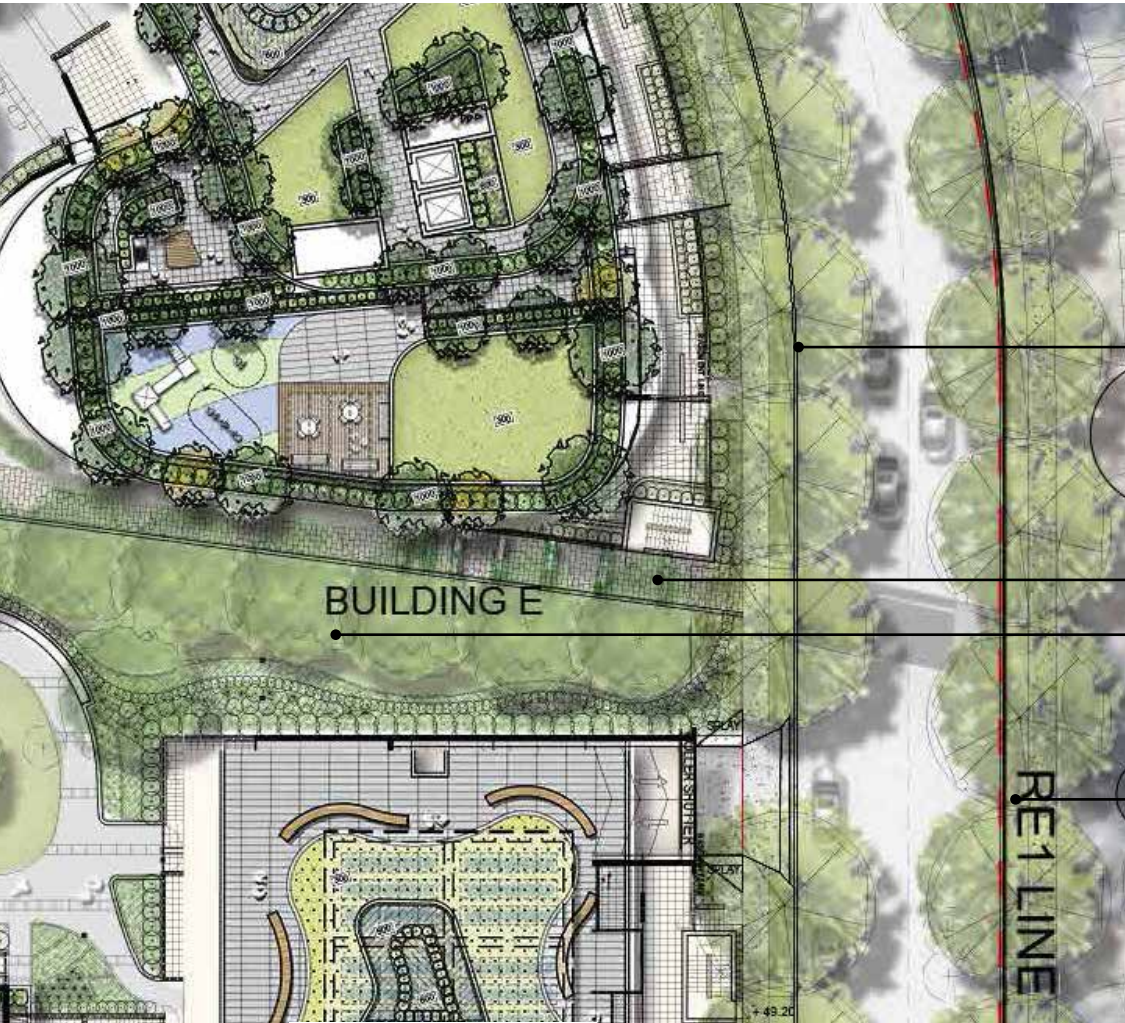


3.15 Roadway Adjacent Regional / Riparian open space



Key Plan

The east-west link across the town centre precinct clearly anticipates a connective pathway link through this adjoining extensive ‘regional park’ nominated open space. The visual character of the park is likely to be broad grassy areas mixed with native grass zones and extensive native canopy trees as a ‘natural’ habitat area with a balance of strong recreational amenity areas. The roadway follows the DCP with a broader landscape verge to the park side, as a logical segue to the park beyond, with the allied footpath linking around to the path link to the north across Maxwells Creek. Continuous canopy trees to each side of the road will extend the canopy of the open space. Bushfire management will be a consideration in the design of the adjoining open space.



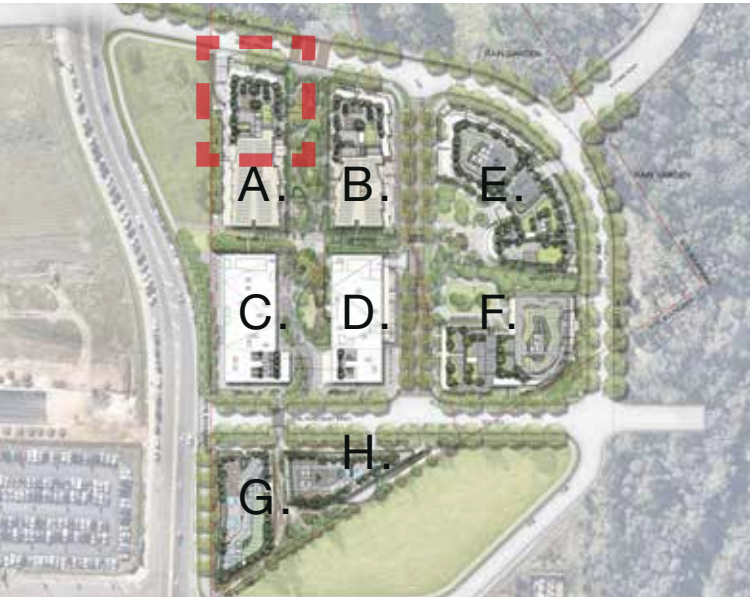
Precinct Plan

- Indigenous canopy trees integrates with adjoining regional park
- East-west cross site link highlighted by regular portions of pergola, covered by climbers
- Broad lawn adjoins the cross site link
- Wider grassy verge on park side in accordance with DCP



Design Imagery

4.1. Building A and B Rooftop Amenity Terraces



Key Plan



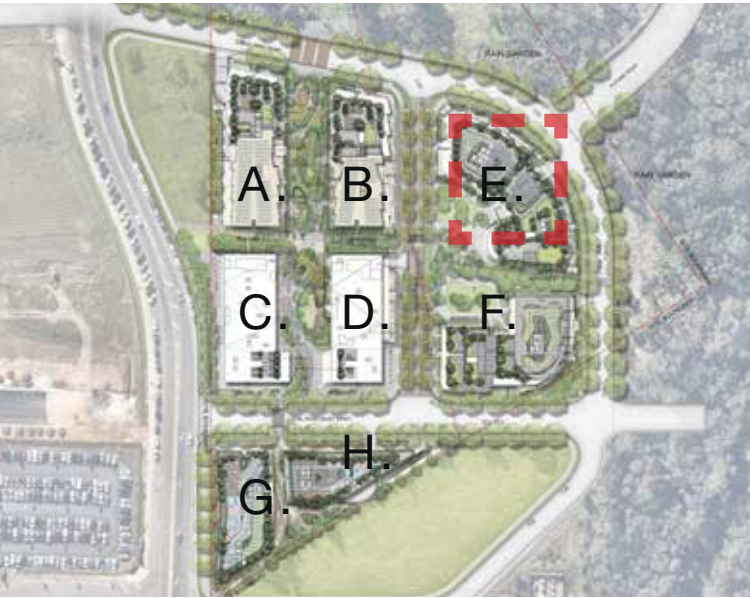
Precinct Plan

The striking angular forms of the architecture are reflected in the forms of the rooftop open space terraces, planters and landscape treatments. The rooftops of Buildings A and B provide a diverse range of seating alcoves, community garden opportunity, pergola covered barbeque areaa, and general amenity lawn areas. The extent of raised planters to both the perimeter and dividing up different spaces with trees and massed shrubs will create an inviting rooftop area providing diverse amenity.



Design Imagery

4.2. Building E Rooftop Amenity Terraces



Key Plan



Precinct Plan

The flowing, elegant design forms of the architecture are reflected in the forms of the rooftop open space terraces, planters and landscape treatments. The terraced rooftops of Building E provide a diverse range of seating alcoves, community garden opportunity, pergola covered barbeque areaa, and general amenity lawn areas. The extent of raised planters to both the perimeter and dividing up different spaces with trees and massed shrubs will create an inviting rooftop area providing diverse amenity.

Lawn areas provide informal passive and active recreation amenity

Solar panels integrated with shade structures

Seating areas formed by feature timber deck shapes, echoing the canopy shape above

Perimeter planters and allied curved bench seating green the edge of the space, reinforcing the design expression of canopies and decking and lawn curves.

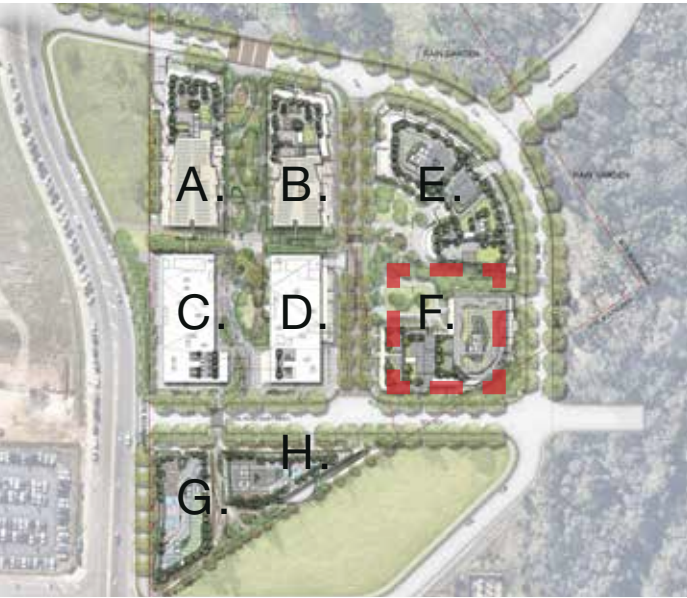
Decking and pergolas define gathering / areas with shade, and built in BBQ, sink and food preparation tabletop

Lawn areas provide informal passive and active recreation amenity



Design Imagery

4.3. Building F Rooftop Amenity Terraces



Key Plan

The contemporary modular design expression of the architecture is reflected by creating a highly contemporary design expression in the rooftop open space terraces, planters and landscape treatments. Given the high level of amenity of the common open space provided at the ground floor and also the adjacent Regional Park to the east, the rooftop aims to create a signature open space with flexible open lawns adjacent extensive bench seating. Curving forms of canopies to seating areas provides shade, with thematic content in printed glass of the structures. The area is to become a identity, active area encouraging social engagement. Private terraces tiered down the building to the west continue the curving forms of the rooftop.



Precinct Plan

- Feature layered detailing of planting and lawn areas provide feature visual setting, and informal passive and active recreation amenity
- Solar panels integrated with shade structures
- Curved seating benches provide a visual feature as part of the lawn and gardens curving layout
- Feature curving canopy extends around lift and stair core, further reinforcing the feature visual qualities of this space as a sculptural destination open space
- Private residential terraces shown to levels below



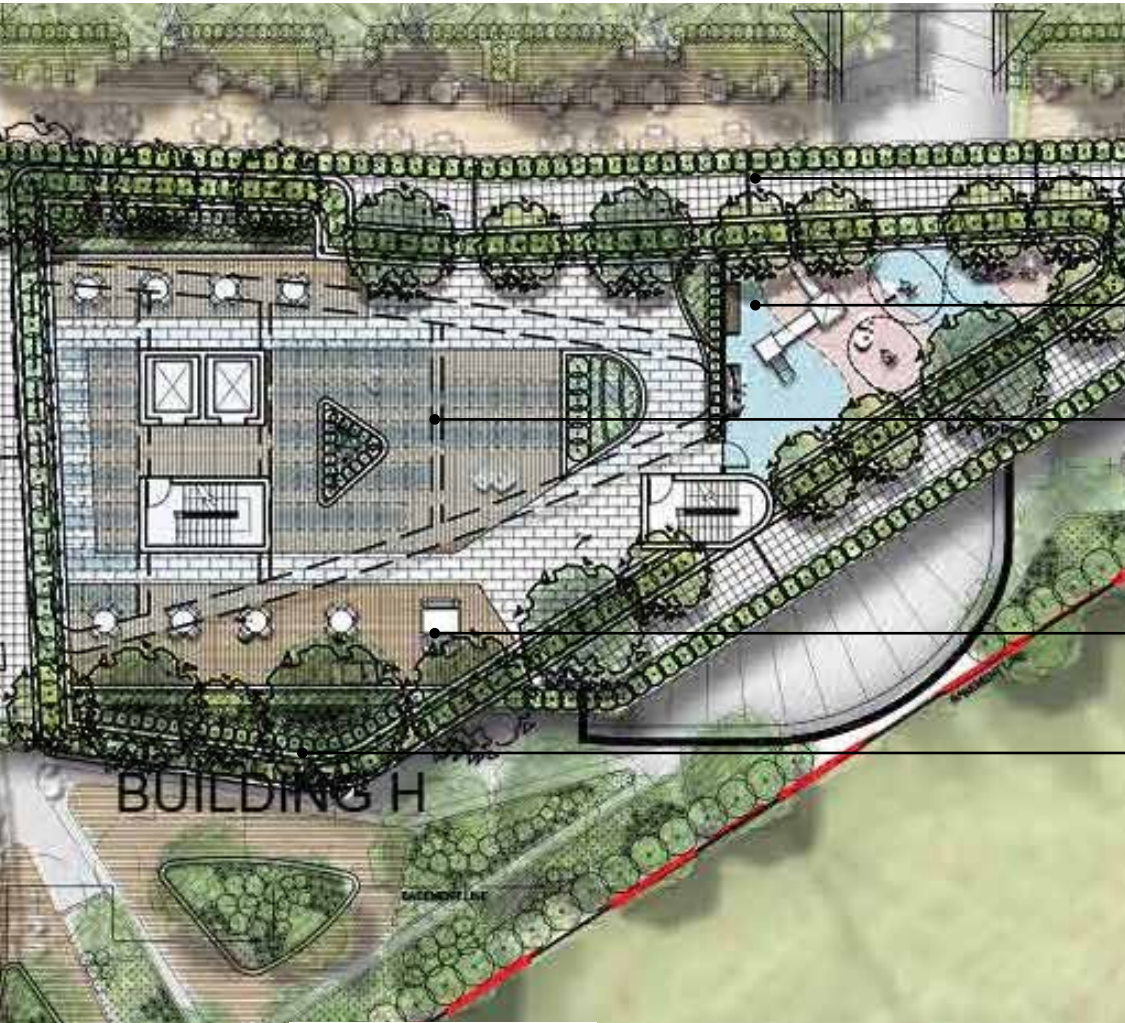
Design Imagery

4.4. Building G and H Rooftop Amenity Terraces



Key Plan

The striking linear, curved forms of the architecture are reflected in the forms of the rooftop open space terraces, planters and landscape treatments. The rooftops of Buildings G and H provide a diverse range of seating alcoves, small playground, pergola covered barbeque areaa, and general amenity lawn areas. The extent of raised planters to both the perimeter and dividing up different spaces with trees and massed shrubs will create an inviting rooftop area providing diverse amenity. The canopy elements are to have select openings for a balance of shade and sun access, and provide signature identity character as an extension of the building design.



Precinct Plan

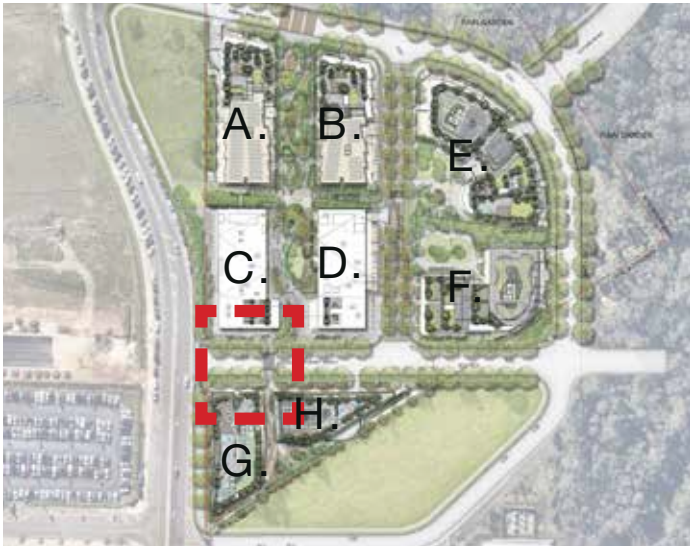
- Private residential terraces shown to levels below
- Small playground alcove with allied parent seating
- Distinctive canopy forms reinforce the building architecture, with combination of solid weather protection and open portions allowing filtered shade
- Decking and pergolas define gathering / areas with shade, and built in BBQ, sink and food preparation tabletop
- Perimeter planters provide greening of the rooftop and edge seen from below, with widening of segments to provide increase soil for small tree planting



Design Imagery

5.1 Landscape Public Domain - Design Development: Landscape Sections (read with following page)

In preparing the detailed plans, sections were prepared to demonstrate relationship of streetscapes, through site links, retail, building entries and public / common open space / private open spaces. The general level change of landforms, and progressive level changes of buildings are demonstrated as being suitably addressed in the detailed design.



Consideration:

Front Setbacks, and Building Separation, and clarification of building front setbacks and undercroft retail setbacks, and building changes to suit

Detailed Aspects:

Architectural sections demonstrate setbacks in response to RFI. In support, landscape sections demonstrate streetscape and public domain relationship, including street trees, lawn edge, footpaths, and defined seating areas. Variety of detailing to define retail seating areas will provide identity to separate tenancies, and create diversity within a managed retail format that provides overall consistency of presentation, signage, weather-proofing panels, and common area edge condition.



Precinct Plan

Retail seating areas defined by paving material change, permanent and temporary ID barriers, level change, and landscape treatments

Road crossing marked by unit paving to distinguish pedestrian / shareway. Formal crossing subject to approval.

Street trees in structural soil trench behind kerbline, with lawn / groundcover / paving finishes to suit specific locations

Broad terrace with planter / landscape to footpath edge, with landscape flanking entry points to defined retail seating areas. Activation of streetscape the key outcome.

Walkway link to station



Green edges to terraces

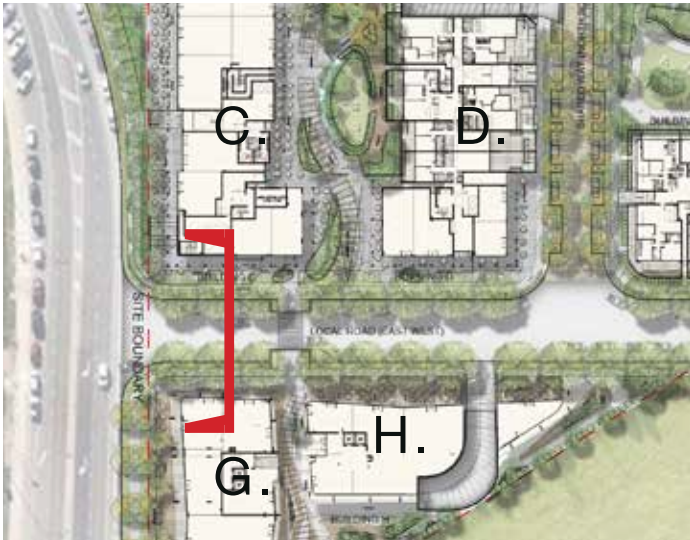


Design Imagery



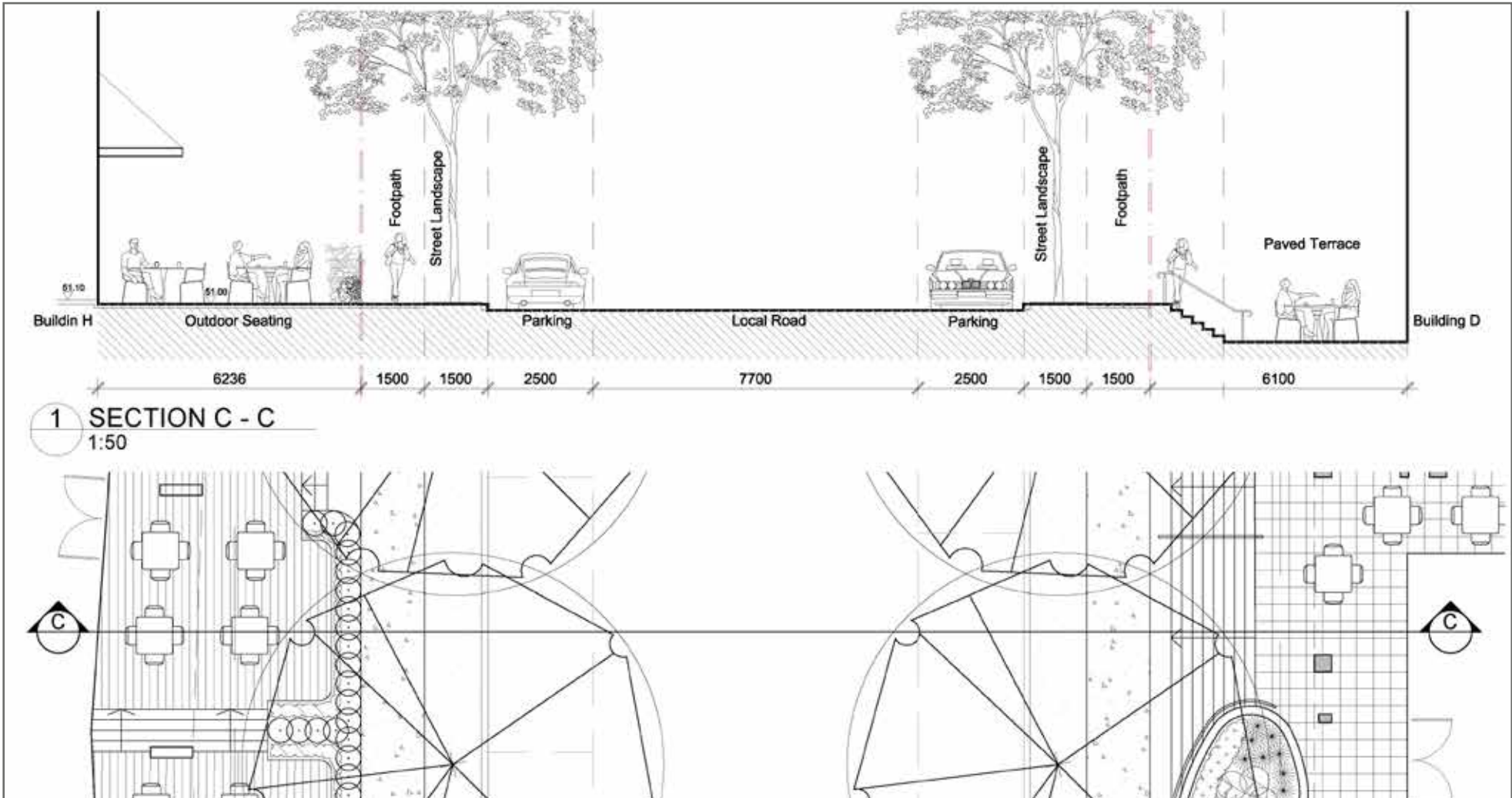
5.2 Landscape Public Domain - Design Development: Landscape Sections

In preparing the detailed plans, sections were prepared to demonstrate relationship of streetscapes, through site links, retail, building entries and public / common open space / private open spaces. The general level change of landforms, and progressive level changes of buildings are demonstrated as being suitably addressed in the detailed design.



Consideration:
Front Setbacks, and Building Separation, and clarification of building front setbacks and undercroft retail setbacks, and building changes to suit

Detailed Aspects:
Transition of street levels along frontages result in some level changes managed with planters and also stairs and ramps where suitable, with slope of street allowing accessible entry point to one end of retail terraces.



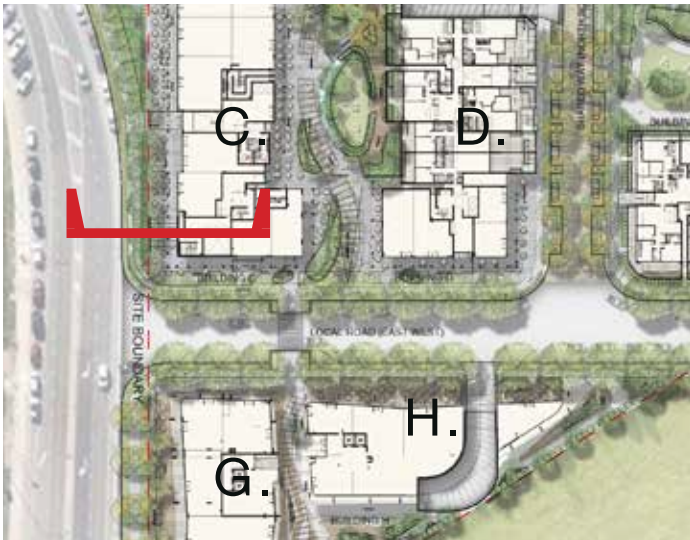
Precinct Plan



Design Imagery

5.3 Landscape Public Domain - Design Development: Landscape Sections

In preparing the detailed plans, sections were prepared to demonstrate relationship of streetscapes, through site links, retail, building entries and public / common open space / private open spaces. The general level change of landforms, and progressive level changes of buildings are demonstrated as being suitably addressed in the detailed design.

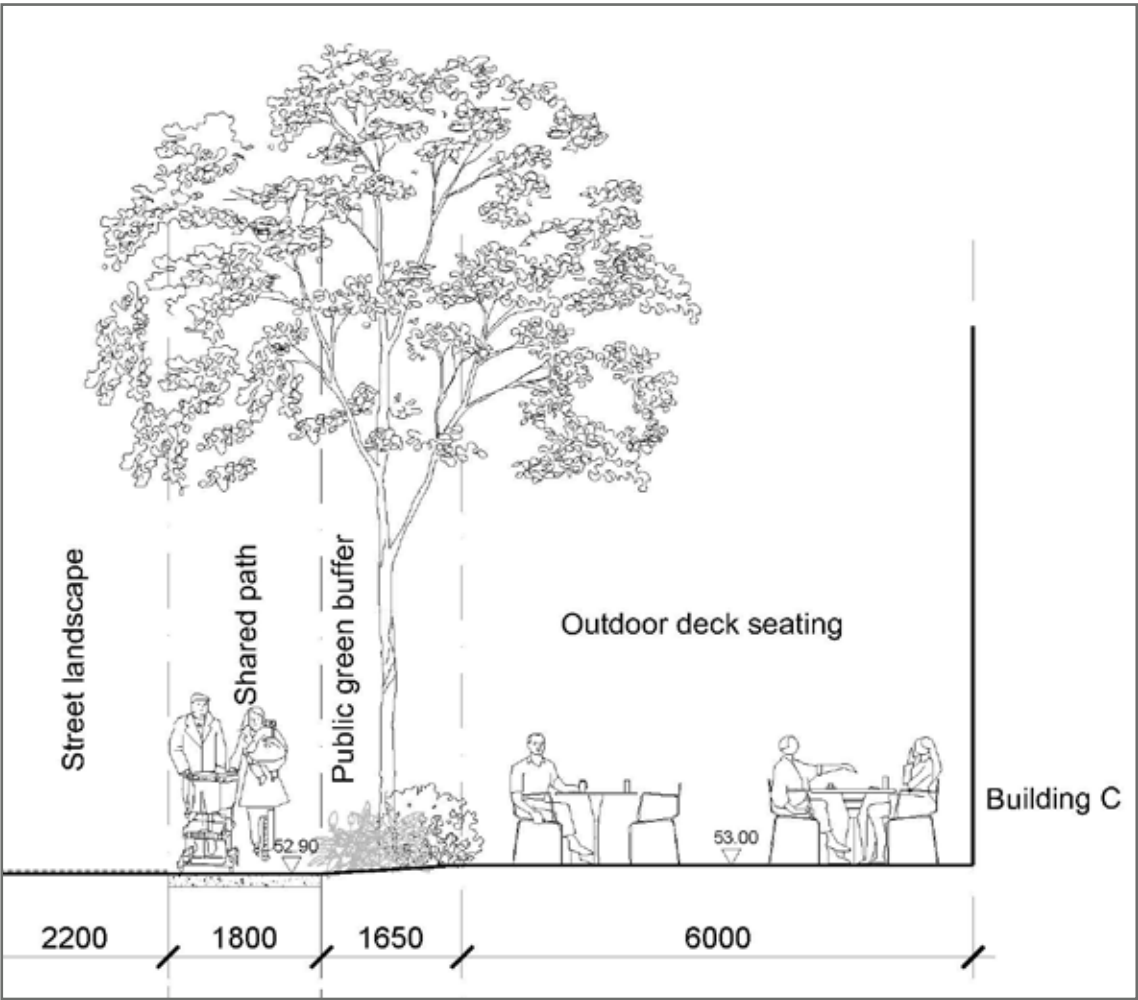
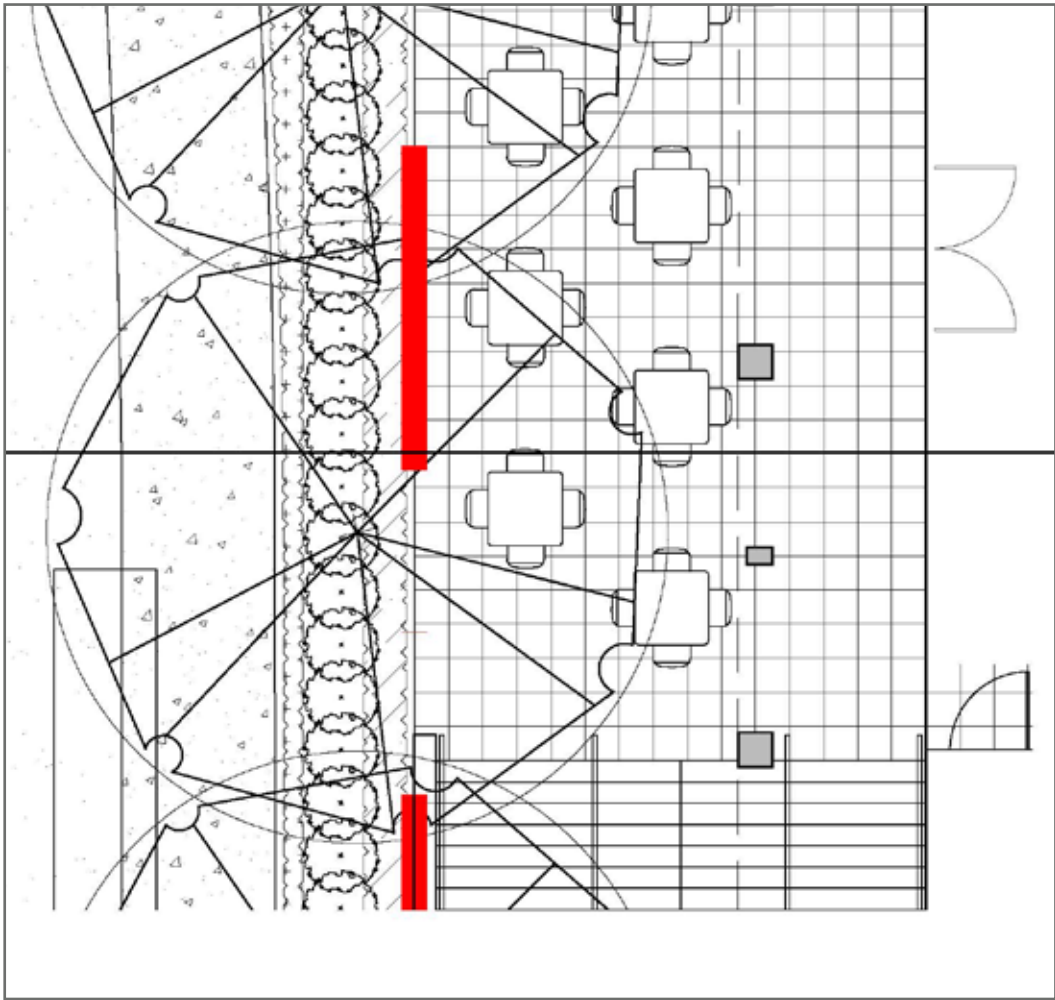


Consideration:

Front Setbacks, and Building Separation, and clarification of building front setbacks and undercroft retail setbacks, and building changes to suit

Detailed Aspects:

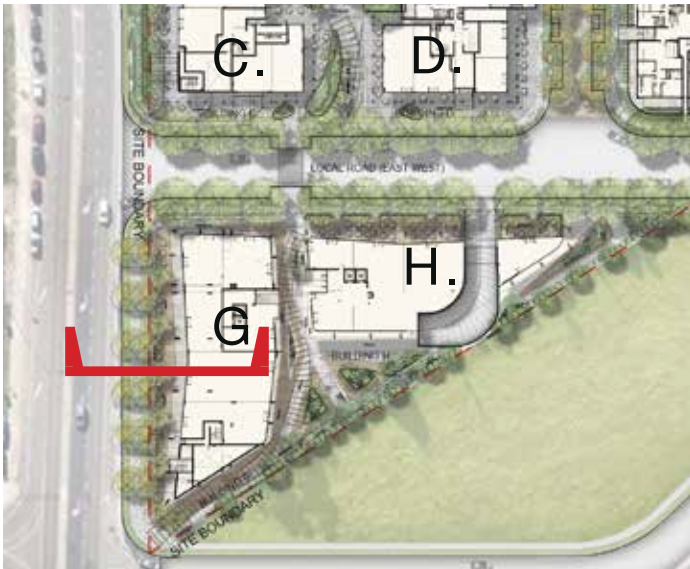
The Building C relationship with Soldiers Parade is generally level, again with the sloping street requiring some transition steps at each end, with retail access from the terrace where level with the street.



Design Imagery

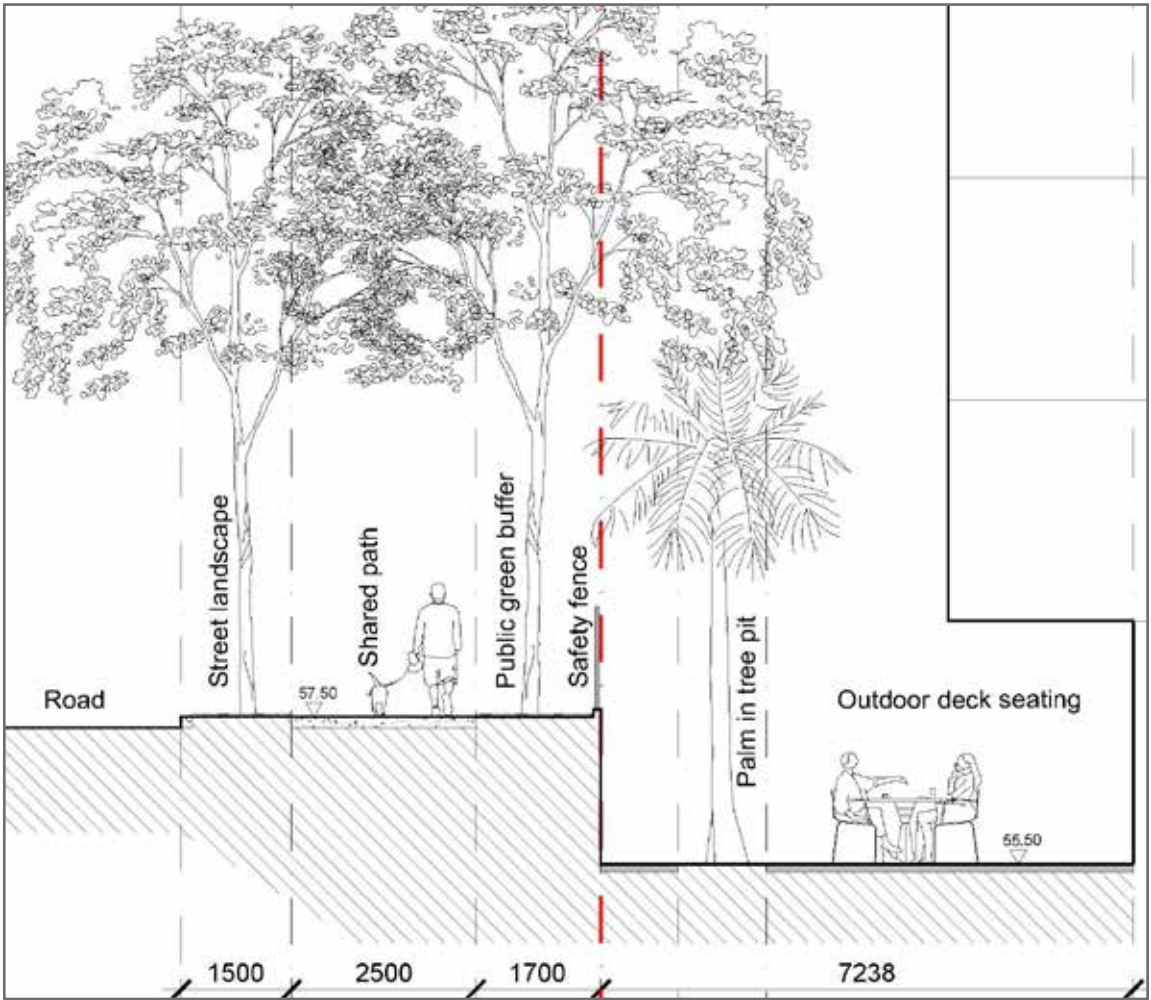
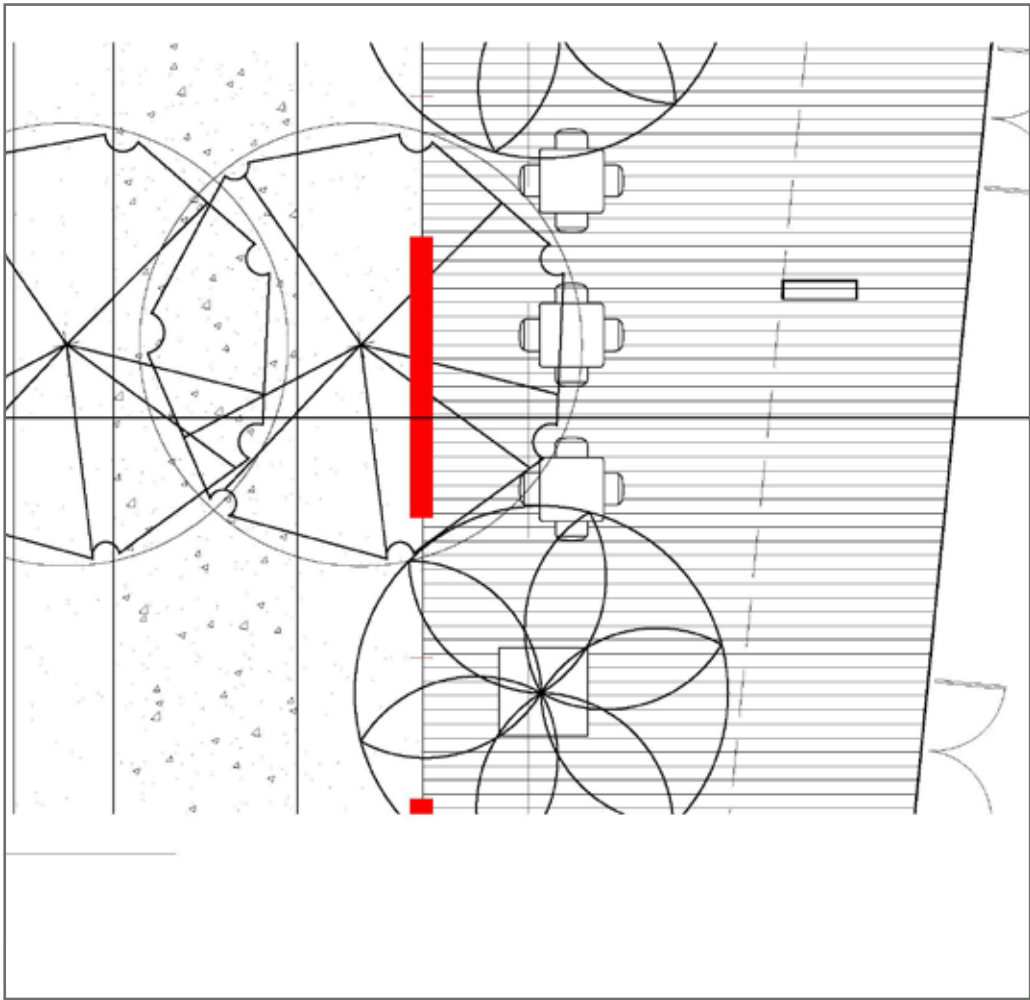
5.4 Landscape Public Domain - Design Development: Landscape Sections

In preparing the detailed plans, sections were prepared to demonstrate relationship of streetscapes, through site links, retail, building entries and public / common open space / private open spaces. The general level change of landforms, and progressive level changes of buildings are demonstrated as being suitably addressed in the detailed design.



Consideration:
Front Setbacks, and Building Separation, and clarification of building front setbacks and undercroft retail setbacks, and building changes to suit

Detailed Aspects:
Further south along Soldiers Parade the steep gradients of the road require a level change from the terrace to the footpath. Suitable detailing of handrail, green edge, undercroft, and access from ends of terrace are addressed.



Design Imagery

5.5 Landscape Public Domain - Design Development: Landscape Sections

In preparing the detailed plans, sections were prepared to demonstrate relationship of streetscapes, through site links, retail, building entries and public / common open space / private open spaces. The general level change of landforms, and progressive level changes of buildings are demonstrated as being suitably addressed in the detailed design.

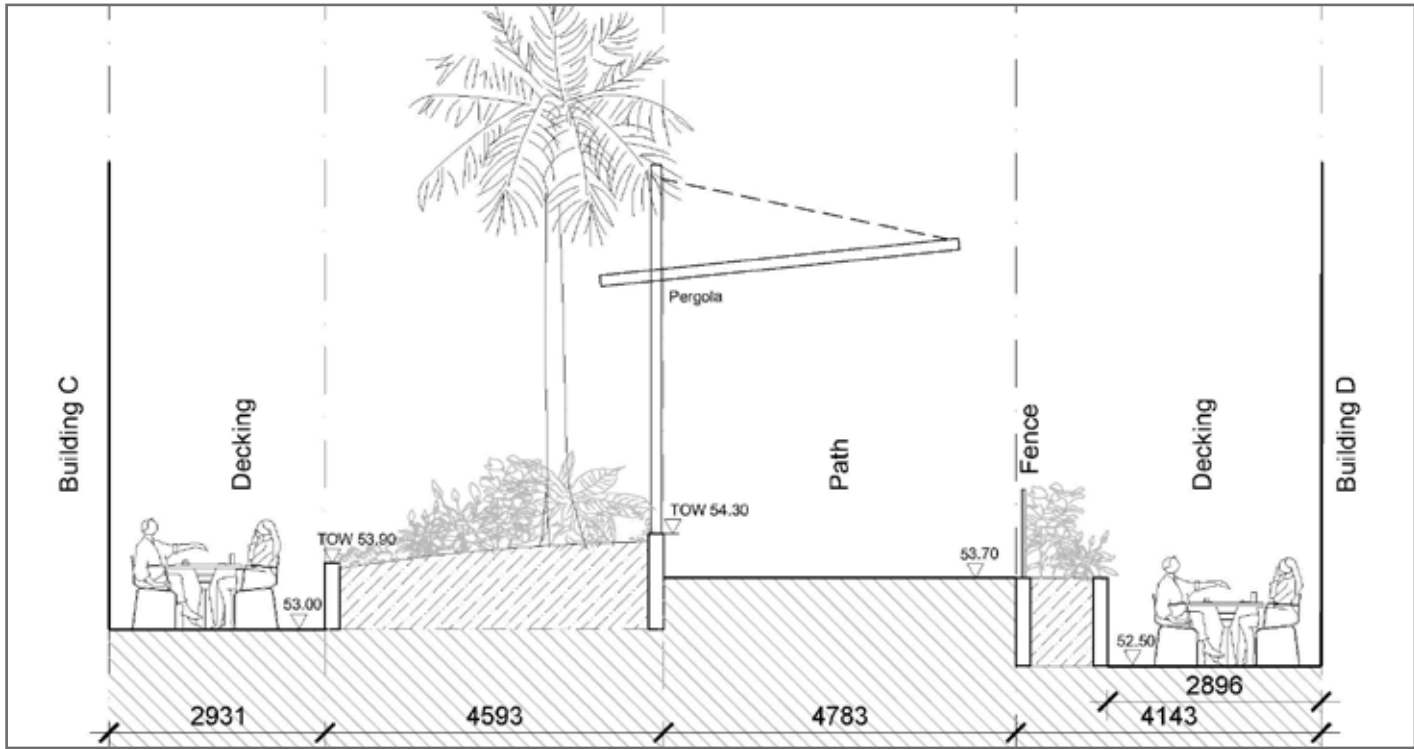
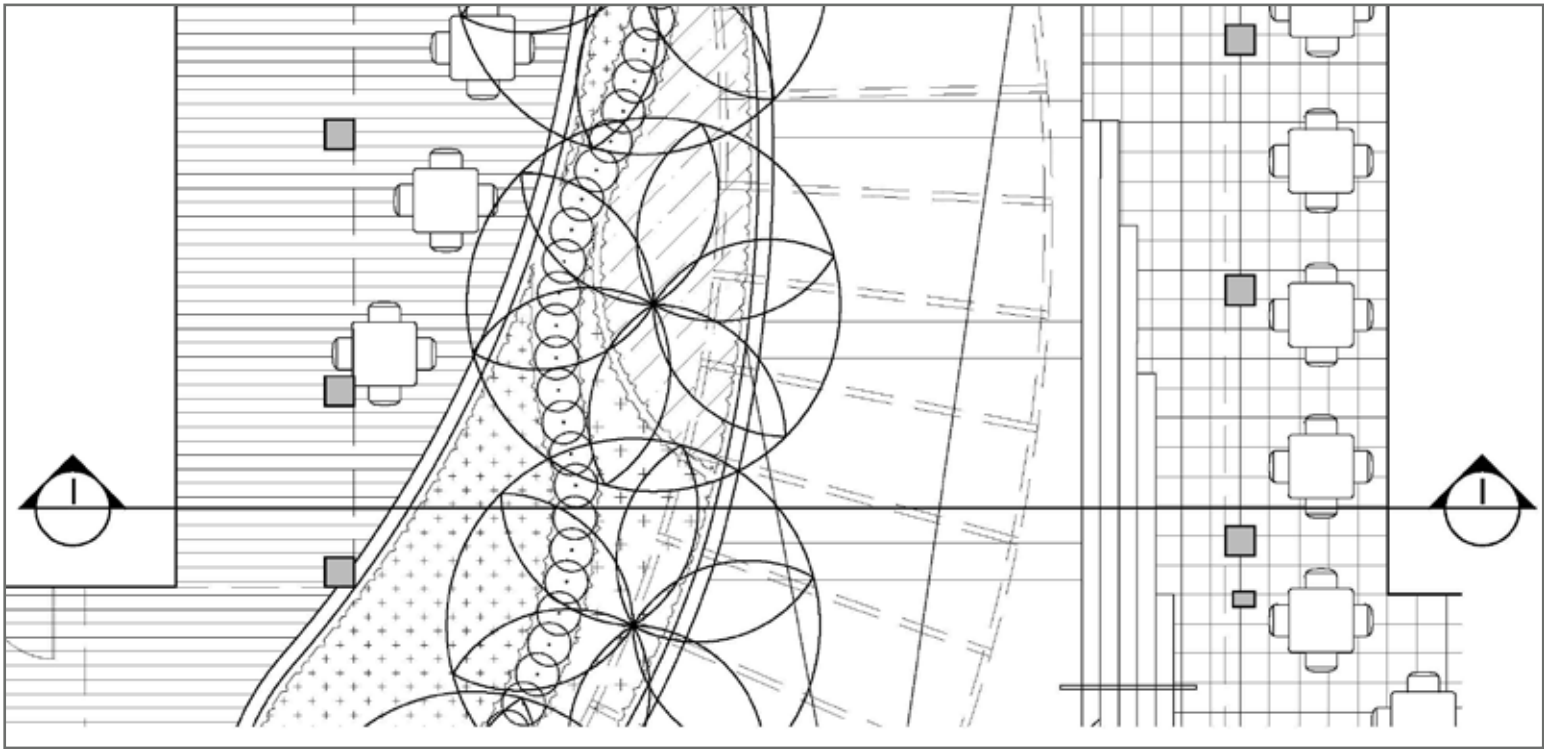


Consideration:

Front Setbacks, and Building Separation, and clarification of building front setbacks and undercroft retail setbacks, and building changes to suit

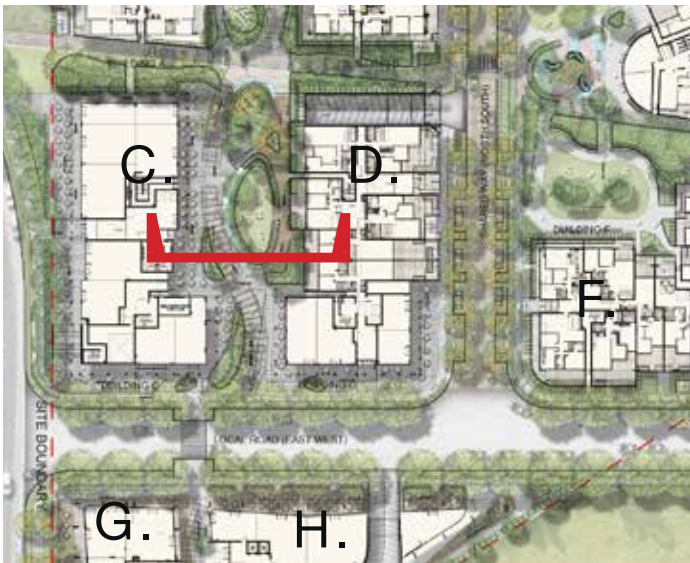
Detailed Aspects:

This gateway location for the main north-south link has emphasis on greening of edges, with flanking retail. The sloping path corresponds with the falling landform, and moving north the path is level with the strongly engaged retail to the west side. The Cabbage Tree Palms (*Livistona australis*) and the climber covered canopy reinforce the north-west journey.



5.6 Landscape Public Domain - Design Development: Landscape Sections

In preparing the detailed plans, sections were prepared to demonstrate relationship of streetscapes, through site links, retail, building entries and public / common open space / private open spaces. The general level change of landforms, and progressive level changes of buildings are demonstrated as being suitably addressed in the detailed design.



Consideration:

Front Setbacks, and Building Separation, and clarification of building front setbacks and undercroft retail setbacks, and building changes to suit

Detailed Aspects:

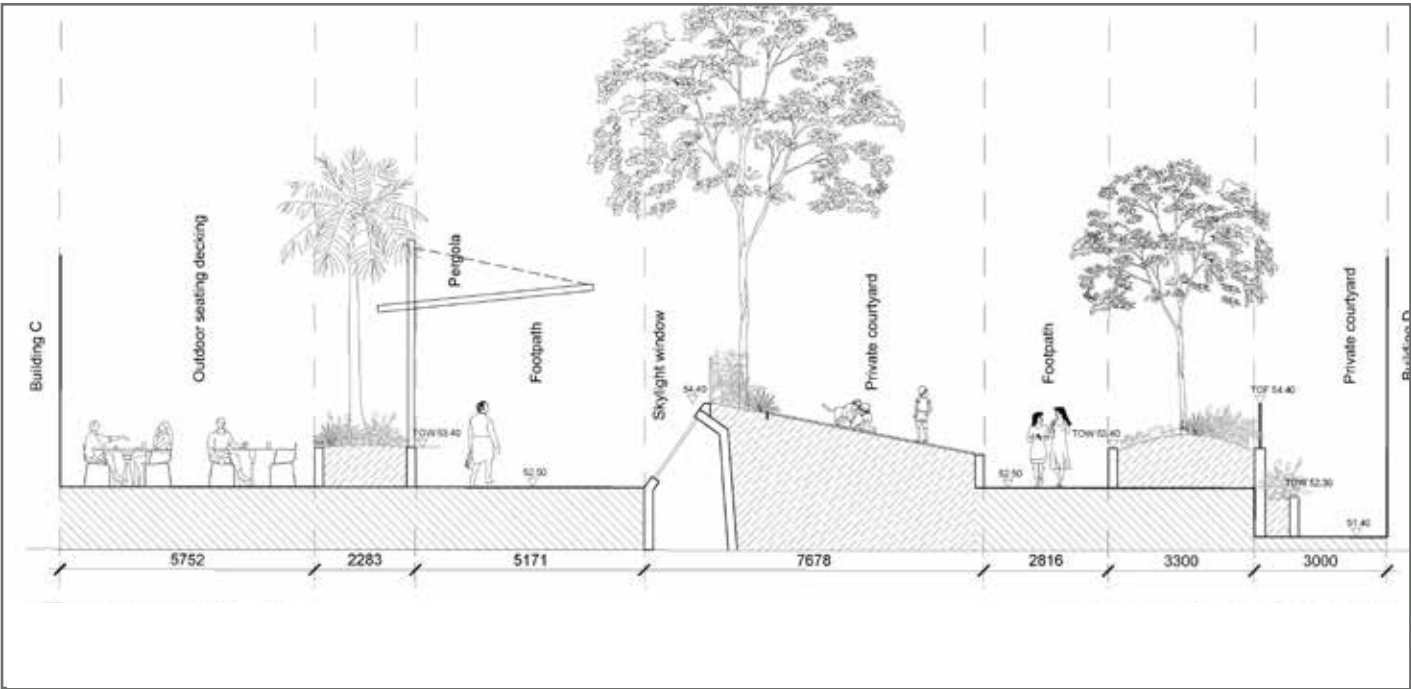
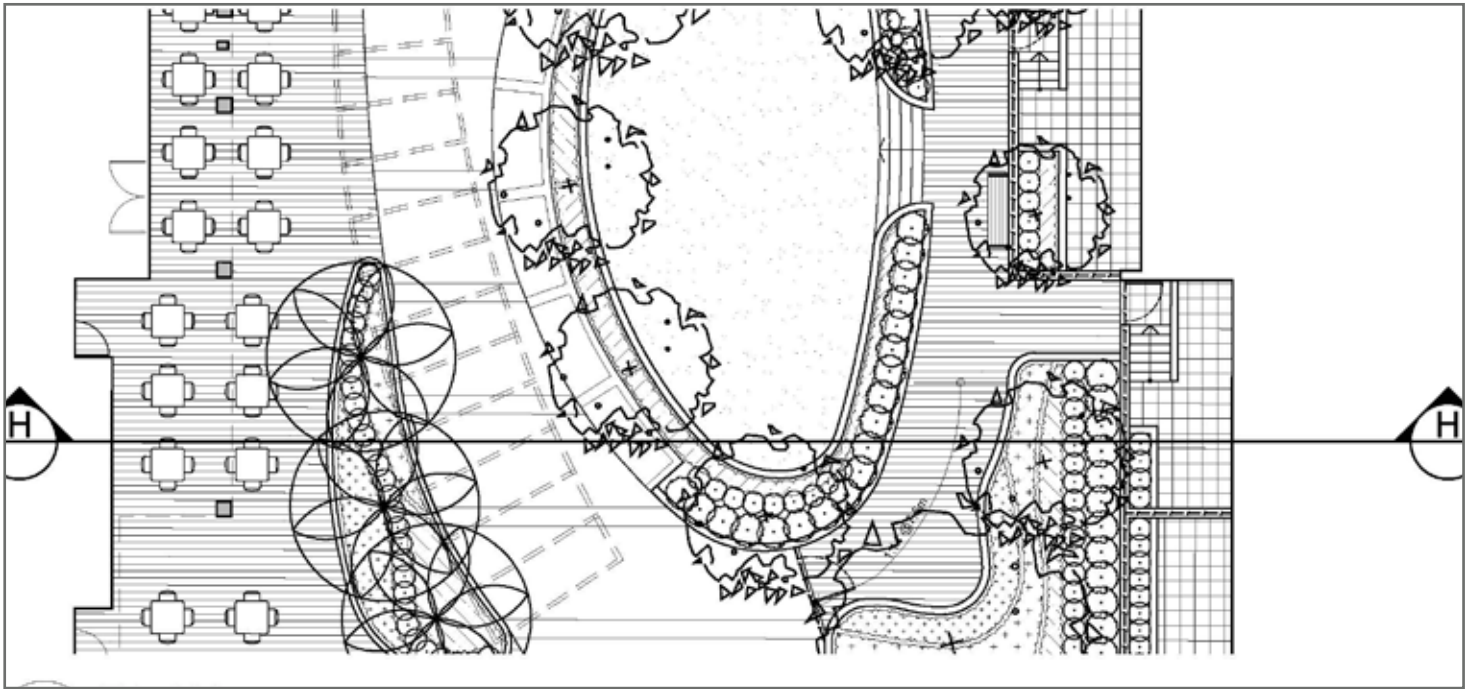
The north-south link progresses north to have broader retail seating terraces to the west.

The shareway link continues to be prominently marked by overhead canopy / pergola

The feature glazed upstand on the east edge of the walkway has skylight glazing / public art endemic plant imagery, providing natural light to the basement, and in the evening is backlit as a feature edge to the walkway.

Gated access to the COS to the east accesses the oval shaped sloping lawn, and private walkway with seating edges.

Private residential courtyards are provided privacy with planters greening the level change to create appealing private terraces.



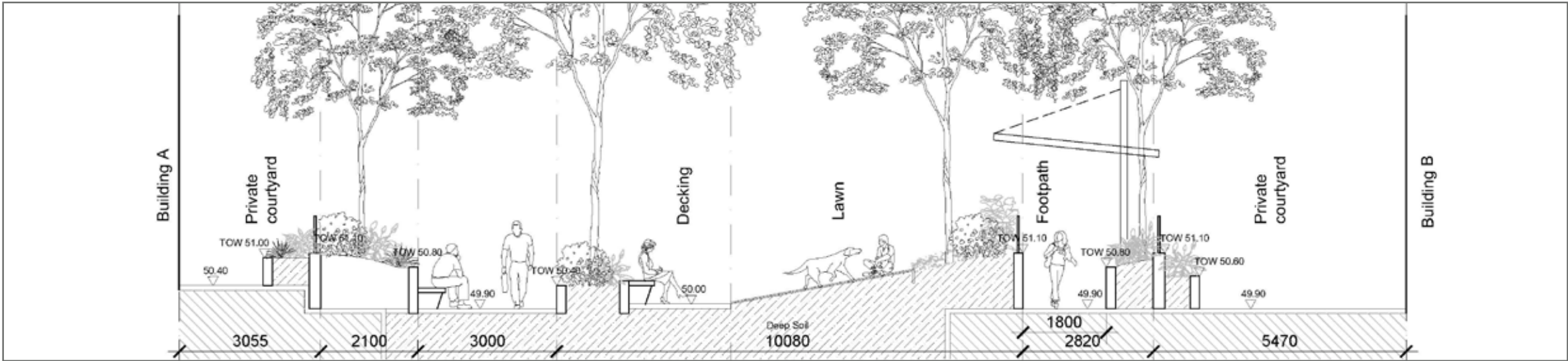
5.7 Landscape Public Domain - Design Development: Landscape Sections

In preparing the detailed plans, sections were prepared to demonstrate relationship of streetscapes, through site links, retail, building entries and public / common open space / private open spaces. The general level change of landforms, and progressive level changes of buildings are demonstrated as being suitably addressed in the detailed design.



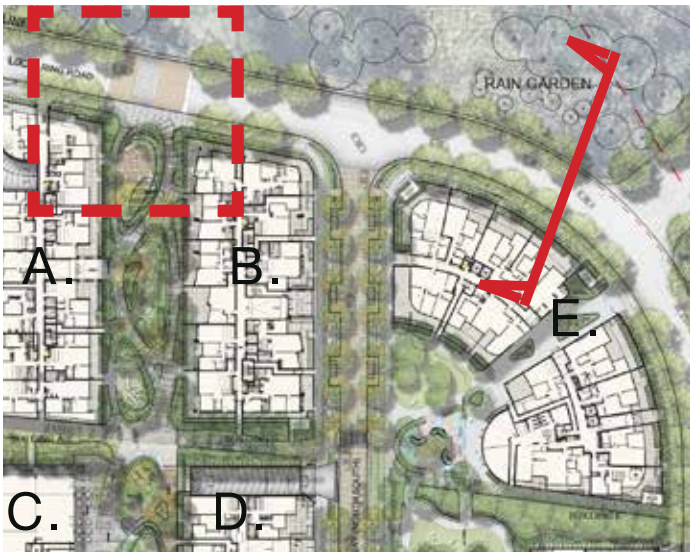
Consideration:
Front Setbacks, and Building Separation, and clarification of building front setbacks and undercroft retail setbacks, and building changes to suit

Detailed Aspects:
The section demonstrates the separation of the common open space from the north south cross site link. Note that the height of the wall against the cross site length quickly reduces to each side of the point of the section. The private open space privacy is also demonstrated



5.8 Landscape Public Domain - Design Development: Landscape Sections

In preparing the detailed plans, sections were prepared to demonstrate relationship of streetscapes, through site links, retail, building entries and public / common open space / private open spaces. The general level change of landforms, and progressive level changes of buildings are demonstrated as being suitably addressed in the detailed design.

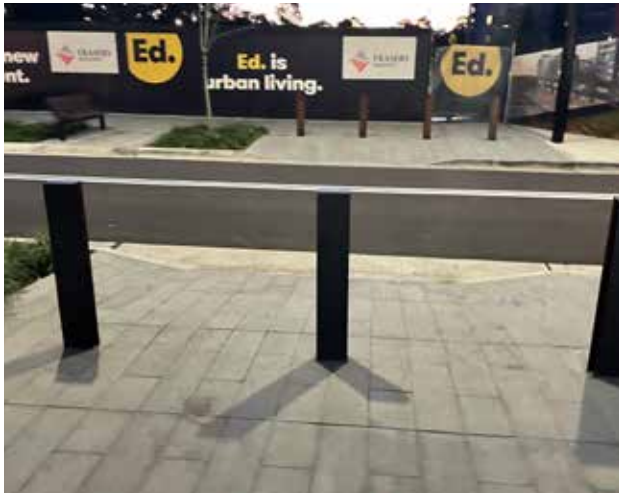
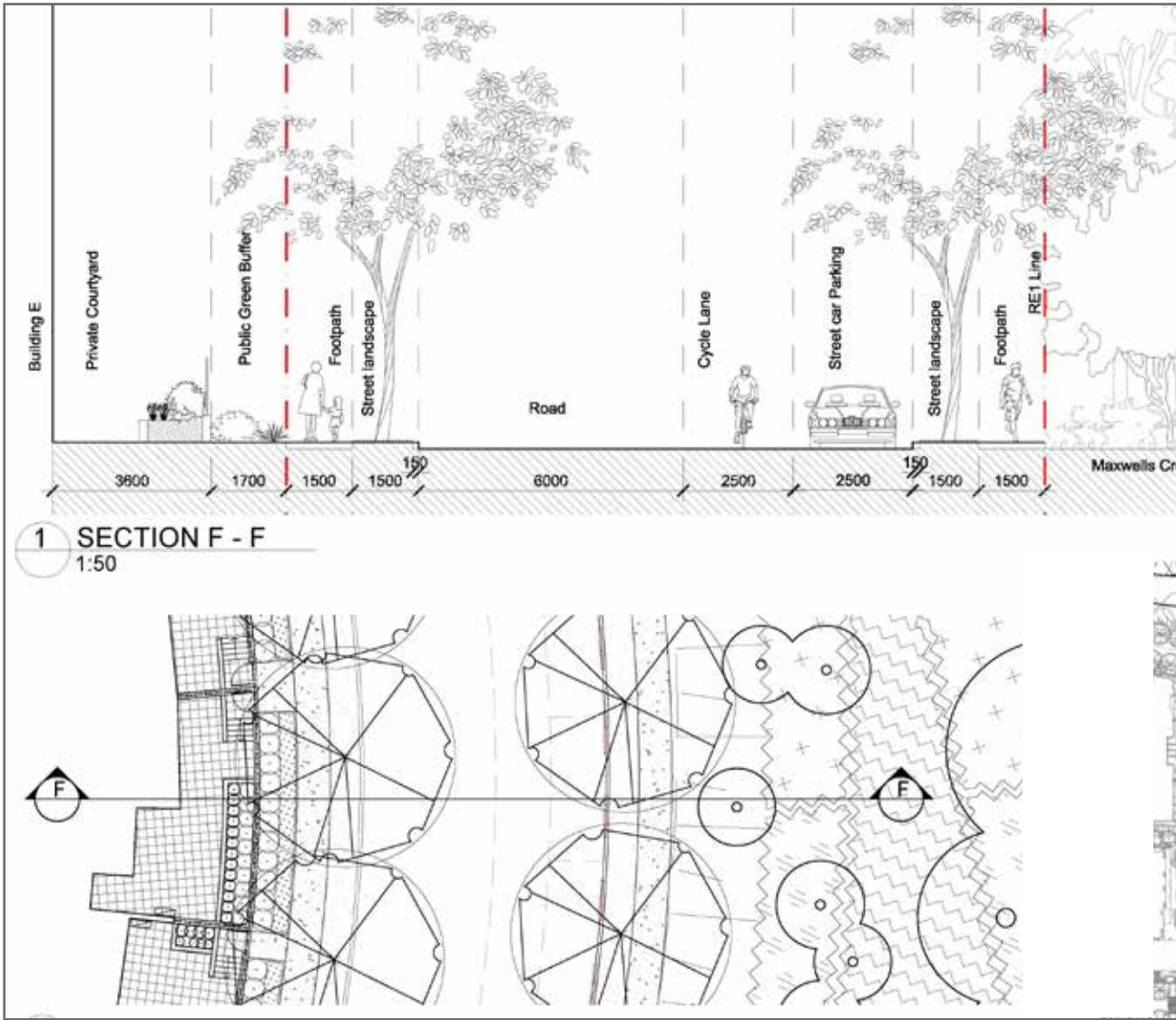


Consideration - Land Engineering Matters

2.5m off road Cycleways and 1.5m footpath to roads as per DCP
Pram crossings at all intersections as close to Kerb TP as possible and in the centre of the kerb return.

Detailed Aspects:

2.5m Cycleways are off-road for shareway cross site link. 2.5m cycleway is on-road for perimeter loop road due to requirement for 8m fire truck access dimension, which precluded swapping.
To suit suitable approval conditions, full details of cycleways and shareways, and associated details of bike parking, end of trip facilities, signage and the like will be provided by a suitably qualified transport consultant.



Ed Park retail crossing - simple paved



Ed Park Station - Marked Crossing, needs approval



Ed Park residential courtyard example



Ed Park Pram ramp laybacks

5.9 Landscape Public Domain - Design Development: Landscape Sections

In preparing the detailed plans, sections were prepared to demonstrate relationship of streetscapes, through site links, retail, building entries and public / common open space / private open spaces. The general level change of landforms, and progressive level changes of buildings are demonstrated as being suitably addressed in the detailed design.



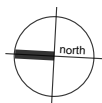
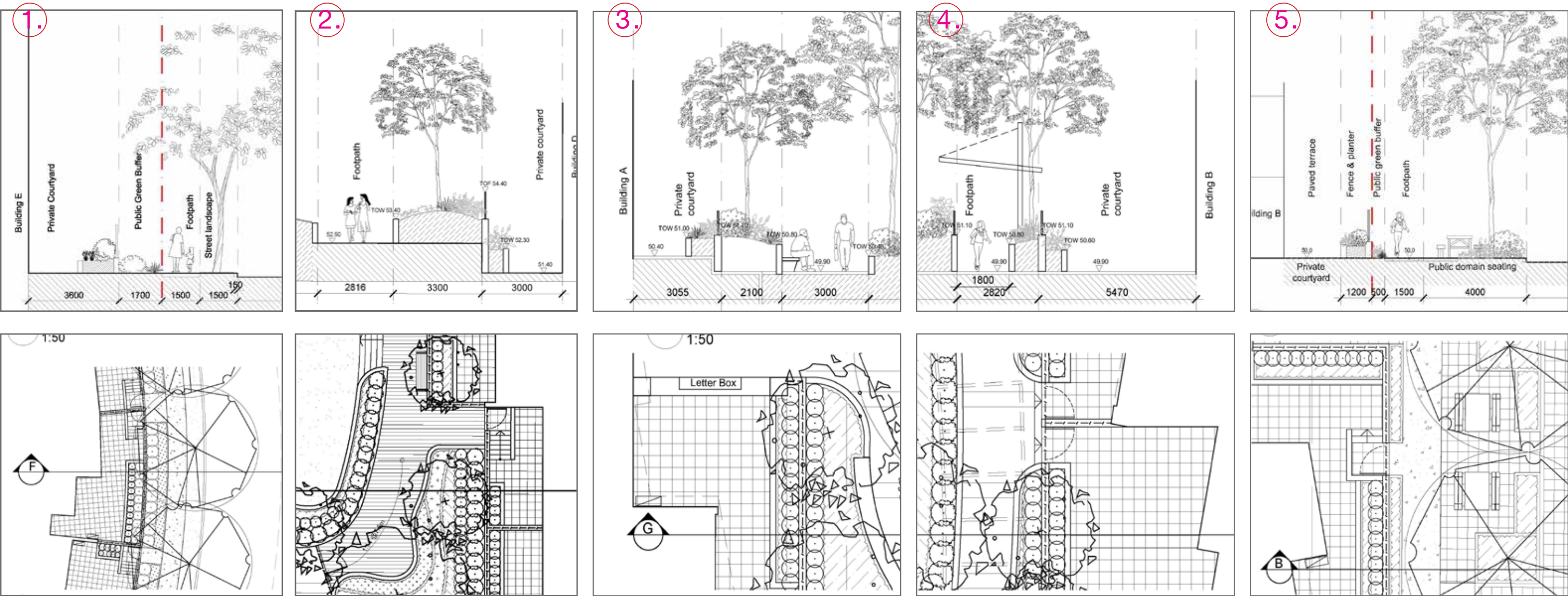
Consideration - Urban Design & Public Domain Matters

e) Landscape

Indication of how ground floor dwellings will engage with the street or adjoining common open space highlighting positive effect on pedestrian safety and security, as well as enhancing the quality of the public domain.

Detailed Aspects:

The plans and sections demonstrate the range of different design responses to create high amenity private open space. There are numerous different issues addressed including level change and proximity to adjacent streets, shareways, cross-site links and common open space areas. Consistent throughout these is the greening of both sides of securing fencing where possible, to create quality external presentation and outlook / living environment in courtyards. The activation of adjacent areas with gates and where suitable overlooking of streets and areas where privacy permits, is to provide surveillance and engagement with the streetscapes and adjoining spaces.



6.1 Landscape Public Domain - Design Development: Landscape Links

In preparing the detailed plans, attention has been given to creating a positive relationships between streetscapes, through site links, retail, building entries and public / common open space / private open spaces. The general level change of landforms, and progressive level changes of buildings are demonstrated as being suitably addressed in the detailed design. w



Consideration - Urban Design & Public Domain Matters:

Consideration has been given to linkages to other developments and riparian zones, enabling pedestrian access and connectivity through the site, including cycling routes.

Detailed Aspects:

The north-south riparian link has been reinforced with full pedestrian crossing and raised threshold shown, but understand this is subject to approval. Fallback is to pave this portion of road and provide clear identification of presence of pedestrians with bollards, lights, signage and other treatments such as public art. A new undercroft pedestrian link to the NE has been introduced. The eastern cross site link termination is notionally a paved roadway portion to highlight pedestrians, along with bollards, lighting, laybacks. Further resolution at DD stage can be completed in response to an approval condition. To suit suitable approval conditions, full details of cycleways and shareways, and associated details of bike parking, end of trip facilities, signage and the like will be provided by a suitably qualified transport consultant.



Red: Pedestrian link; Orange: Shareway; Yellow: Cycleway



Design Imagery

6.2 Landscape Public Domain - Design Development: Landscape Links

In preparing the detailed plans, attention has been given to creating a positive relationships between streetscapes, through site links, retail, building entries and public / common open space / private open spaces. The general level change of landforms, and progressive level changes of buildings are demonstrated as being suitably addressed in the detailed design.



Consideration - Urban Design & Public Domain Matters:

Consideration has been given to linkages to other developments and riparian zones, enabling pedestrian access and connectivity through the site, including cycling routes.

Detailed Aspects:

Between Buildings G and H the north-south shareway link becomes a pedestrian only pathway (activated by retail). Cyclists are to be directed along the road and join the shareway alongside Soldiers Parade, and on to the station.

To suit suitable approval conditions, full details of cycleways and shareways, and associated details of bike parking, end of trip facilities, signage and the like will be provided by a suitably qualified transport consultant.



Red: Pedestrian link; Orange: Shareway; Yellow: Cycleway

Design Imagery

6.3 Landscape Public Domain - Design Development: Landscape Sustainability Principles

In preparing the detailed plans, attention has been given to creating a positive relationships between streetscapes, through site links, retail, building entries and public / common open space / private open spaces. The general level change of landforms, and progressive level changes of buildings are demonstrated as being suitably addressed in the detailed design.

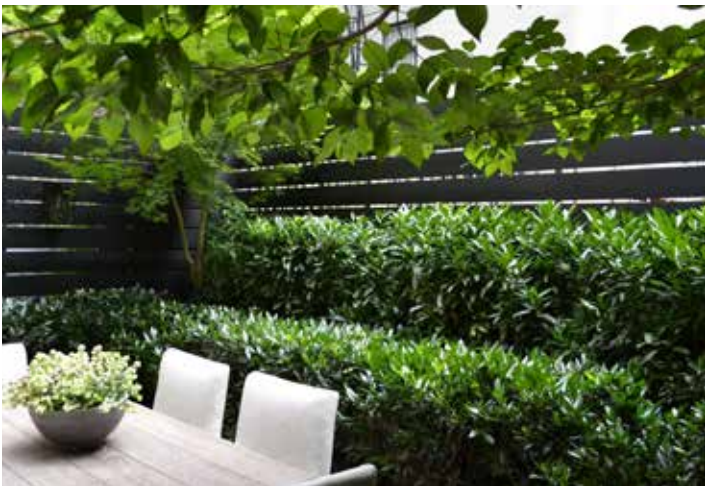


Consideration - Urban Design & Public Domain Matters

Landscape information provided indicates how ground floor dwellings will engage with the street or adjoining common open space, and how these relationships can have a positive effect on pedestrian safety and security, as well as enhancing the quality of the public domain.

Detailed Aspects:

Further to the example plans and elevations, the following reference imagery demonstrates the general intent of providing a greening of both courtyards and streetscapes wherever possible. The range of specific materiality and detail is to be an extension of the architecture of each building, and to create cohesive streetscape frontages.



Design Imagery

6.4 Landscape Public Domain - Design Development: Landscape Sustainability Principles

In preparing the detailed plans, attention has been given to creating a positive relationships between streetscapes, through site links, retail, building entries and public / common open space / private open spaces. The general level change of landforms, and progressive level changes of buildings are demonstrated as being suitably addressed in the detailed design.



Consideration:

Sustainability initiatives demonstrate promotion of stewardship over the precinct’s public domain and shared spaces by inclusive design strategies that enhance safety, social engagement, and usage of these spaces.

Detailed Aspects:

Sustainability related proposals are wide ranging and described in sustainability / architectural / civil and other documents, outlining materiality, WSUD treatments, solar and full range of proposals. Specific to this item, community engagement and educational aspects are part of a suite of treatments and proposals. An example below is the Child Care facility being changed to be community rooms, and the outdoor secure play area is being changed to integrate with the open space to the north and south to create a large open space frontage along the shareway road. A water play area with wetland educational detailing is proposed, with perimeter planting and family seating. The adjacent area has mounded lawns in deep soil with large scale canopy trees. Chess tables provide an active community node along side the new link walkway to the north-east towards the riparian area. Further community engagement / education opportunities will continue to be investigated and incorporated in DD.



- New cross-site link
- Mounded lawn deep soil area with large canopy trees
- Chess tables and chairs provide active meeting point for community
- Educational water play area referencing riparian area
- Shareway with regular roadside seating nodes encouraging social engagement and pedestrian priority over vehicles
- Cross site shareway link
- Permeable paving to shareway recharges groundwater
- Broad lawn with deep soil and tall canopy trees



Design Imagery

6.5 Landscape Public Domain - Design Development: Interpretive & Placemaking Elements

In preparing the detailed plans, sections were prepared to demonstrate relationship of streetscapes, through site links, retail, building entries and public / common open space / private open spaces. The general level change of landforms, and progressive level changes of buildings are demonstrated as being suitably addressed in the detailed design.



Consideration

Consideration has been given and provisions made for providing linkages to other developments and riparian zones, enabling pedestrian access and connectivity through the site, including cycling routes. has be given to inclusion of environmental engagement elements, such as community gardens, adaptable spaces for larger organised events, and educational items. This relates to aligning the design with Item 7, table 2 (part 2.2 Character Areas) of the Edmondson Park South DCP 2012.

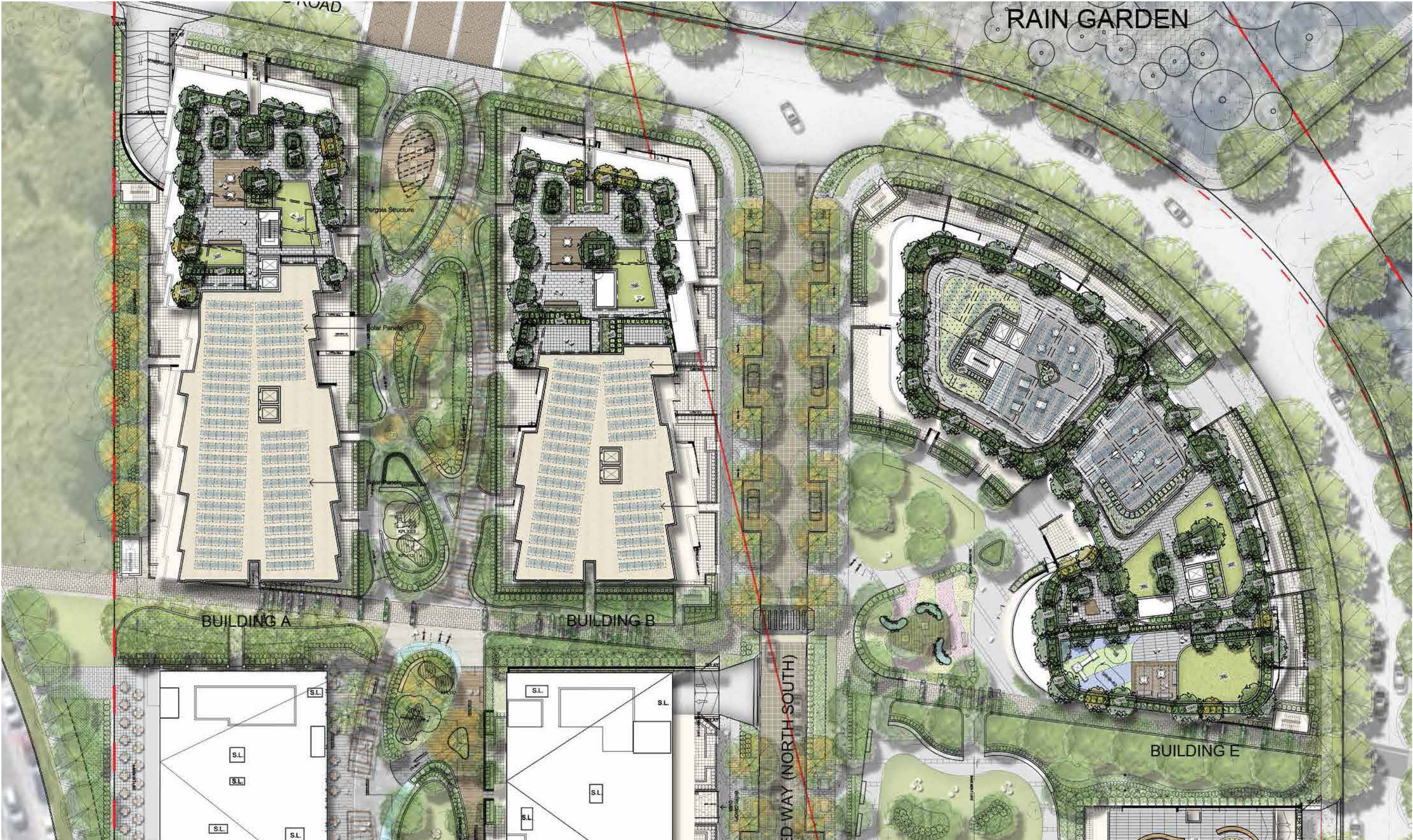
Detailed Aspects:

A matrix of interpretive, placemaking, community engagement, and active landscape sustainability features such as community gardens are included across the site. Strong identity is provided to the east-west cross site link with the strong rhythm of pergolas along the route, and paving bands potential for interpretive text inlays. The detail of environmental engagement elements will continue to be enhanced through the design development of the project.



Design Imagery

7.1 Landscape Masterplan - Northern portion



7.2 Landscape Masterplan- Central portion



7.3 Landscape Masterplan - Southern portion



8. Landscape ADG and LLC Landscape Codes Conformance

Preparation of the landscape design has been completed to achieve a high level of conformance with Liverpool City Council DCP requirements and landscape and public domain codes, and ADG objectives and guidelines. The following summary is provided of key aspects of the application and consideration of these codes, but as a summary does not seek to catalogue compliance on all relevant controls. It does however outline the considerable effort taken to achieve all requirements, and to balance competing requirements where required.

The site planning of streetscapes, built form, and open space has sought to achieve suitable integration and contribution to the landscape character of the streetscape and neighbourhood (ADG Principle 5). The local character and context (ADG 1B, 2G and 3C) is central to the connectivity and improvements to the riparian open space on and extending from this site. In addition, the north south cross site pathway links to the railways station and retail CBD south of the site. Further, the east-west cross site pathway links the Lancom development precincts west of the site with the riparian and open space corridor east of the site. Locating of deep soil in these cross site links, and in the common open space areas to the street frontages reinforces the consistent tree planting across the site. The deep soil areas have plantings of taller canopy trees to provide shade and amenity; assisting reduction of heat-island effect; and providing a significant landscape setting for the buildings.

Assessment of existing vegetation on the site shows that the development areas is comprised of tree regrowth that lacks mature specimen or habitat / ecology trees. Larger trees occur in the riparian portion of the site, which is being dedicated as part of precinct open space and improved with watercourse, regeneration areas, and open space amenity by others.

Communal open space occurs on podium and roof levels (ADG 3D) provides a substantial amenity for residents, with strong diversity of passive, active and general landscape amenity provided. As a Town Centre site, the specific criteria guidelines for public domain, streetscape layouts and setbacks, and other detailed requirements have been incorporated. The quality and diversity, the open space is considered to provide a suitable high level of amenity for residents. Greater than 50% direct sunlight has been achieved to the principal areas of the communal open space between 9am and 3pm in mid winter has been demonstrated in the architectural documents. A broad range of active and passive recreation amenity (objective 3D-2) has been achieved in the various common open space areas.

Deep soil requirement (3E) is met on this site as is shown on Architectural drawings. Tall and medium height trees are located in the deep soil and streetscape areas. Greater than 50% tree cover has been shown to be reasonably achieved, being significantly more than requirement.

Residential courtyards have been designed with regard to activating adjoining open space, with integrated landscape and perimeter walls / fencing to achieve visual softening, and privacy (objective 3F and 4E). Pedestrian access and circulation, and clarity of building entries or wayfinding to entries has been carefully considered in proposals (objective 3G). Car parking in streetscapes is integrated with the public domain in accordance with Council’s public domain requirements, and instruction to create a north-south shareway with parking. Bicycle parking provision will be addressed in the detailed design as part of detail design of shareways, and dedicated cycle lane and connectivity provisions (3J).

Regarding ADG section 4P ‘Planting on Structures’, required soil depths for turf, groundcovers, shrubs, small and medium trees is demonstrated, and note large trees are principally in deep soil areas. Generally, ‘small’ and ‘medium’ trees are proposed in to private open space (residential courtyards), and to on-slab and rooftop common open space areas, with suitable soil volumes appropriate to the landscape outcomes as shown. Tree sizes as indicated on plan demonstrate the intended design outcomes, and soil depth provisions and planter widths are indicated on the plans and details, and based on ADG guidelines and precedent outcomes are suitable to achieve sizes as shown. Published ‘mature height’ tree data is relevant to deep soil areas, and experienced selection of trees for on-slab areas acknowledges canopy widths shown are often less than dimensions in optimal conditions. Selections and locations have taken account of available soil volumes, and restricted tree growth that still provides quality outcomes has been achieved from experience on previous projects.

Water management and conservation strategies (ADG 4V) are incorporated in the landscape design, including water collection and recycling / storage and dripper irrigation, along with selection of low-water use plant species (both native and proven exotic species were appropriate to landscape character). Suitable maintenance specification and scheduling of activities is provided for the on-going management of landscape to achieve design outcomes as described in the landscape documents.

More generally, the following notes outline landscape detailed design provisions to observe LCC landscape codes.

The proposed plant material will be substantially selected from Liverpool Council and relevant authorities approved plant species lists, and for hardiness, low water characteristics, ease of maintenance and proven ability to suit local conditions. 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 garden spaces and courtyard areas where suitable to provide variety and consistency with the character of the locality.

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 800 general depth for small tree planting, and greater depth where wider horizontal dimension allows mounding. Soil volume is to be carefully considered to be appropriate for tree species and to create a suitable mature size for each design location and intended outcome. The detailing of the on-slab planters incorporate 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 ; and falls in slabs to drainage outlets with 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. Definition of secure areas with suitable non-scalable edges and fencing is a key issue addressed in the design given the elevated podium garden areas. Paving materials are generally indicated on the plans and will be developed to be integral with the detailed Architectural proposals. Public footpaths and hardstand areas are to be paved to meet LCC paving standards, details and public domain manual. Street trees and public domain detailing will be developed to meet LCC and relevant Authority codes and requirements .

The use of an irrigation system will aid the successful establishment and long-term development of the landscape. Harvested and recycled water will be suitably utilised, and landscape designed to meet the principles of WSUD.

The installation of the residential landscape gardens and terraces shall be subject to a 52 weeks defects liability period, with a further manual for on-going contract maintenance with strong guidelines and design notes to ensure continuity of landscape design intent. The establishment maintenance 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