



Illoura Place, 28 Elizabeth Street Liverpool
Landscape Design Report_Development Application
October 2021

Landscape/ Contents

- Ground Floor Masterplan
- Through Site Lnk
- Elizabeth Street
- George Street & Service Lane Way
- Level 4 Commercial Terrace
- Level 5 Podium Landscape
- Planting

Landscape/ Introduction

Design Philosophy

The landscape design philosophy for Illoura Place seeks to incorporate the vision of the *Liverpool City Centre Public Domain Masterplan*, *Greener Places* and *Better Places* (Green infrastructure guidelines set by the Government Architect NSW) . This site draws on the need for activation, sustainability, increased through site connection and enhanced usability and livability for residents as well as the public.

Because of the sites prominent location within the heart of the Liverpool CBD, the Elizabeth street frontage plays an important role in activating the public domain. The project team is liaising with the surrounding land owners and stakeholders, undergoing development on the neighbouring properties, to ensure that all three sites have a cohesive design language. This will be established through the use of repeated materiality within pavement and furniture and potentially the public art strategy.

The Elizabeth Street frontage is layered with street tree planting (*Quercus palustris*), integrated seating, raised planters, granite paving with feature cobble and opportunity for outdoor dining to the shop fronts.

The Through Site Link (TSL) connecting Elizabeth Street to the service laneway (running north to south) is framed with vertical greenery and sculptural shade planting to the eastern boundary wall and an articulated architectural facade along the west with varied materiality that carefully draws the eye through to the south of the site. There is a large focus on the feature *Livistona australis* palms to the central planter which break down the scale of the building and provide respite from the grey infrastructure of the city centre. Integrated informal seating is provided along the eastern wall to allow users to sit with a “green backdrop”.

The George Street Frontage is comprised of a paved granite footpath, and street tree planting to kerb extensions with low under planting. Along Illoura Lane, which will be used largely by service vehicles throughout the day, planting along the southern boundary wall is proposed to draw users through the site and identify it as another connection point to adjoining developments. A catenary lighting scheme is also proposed overhead to activate the lane way at night.

The design for the upper levels of the development respond to the needs of the commercial tennants and residents. The level 4 commercial terrace provides an outdoor area with seating opportunities and a planted buffer for wind protection whilst maximising the sunny aspect for the commercial tennants using the space. The level 5 residential podium hosts a communal pool with cabanas and varied seating options, two large flexible turf areas, seating nodes, a covered gathering space for BBQs as well as large private terraces to apartments.



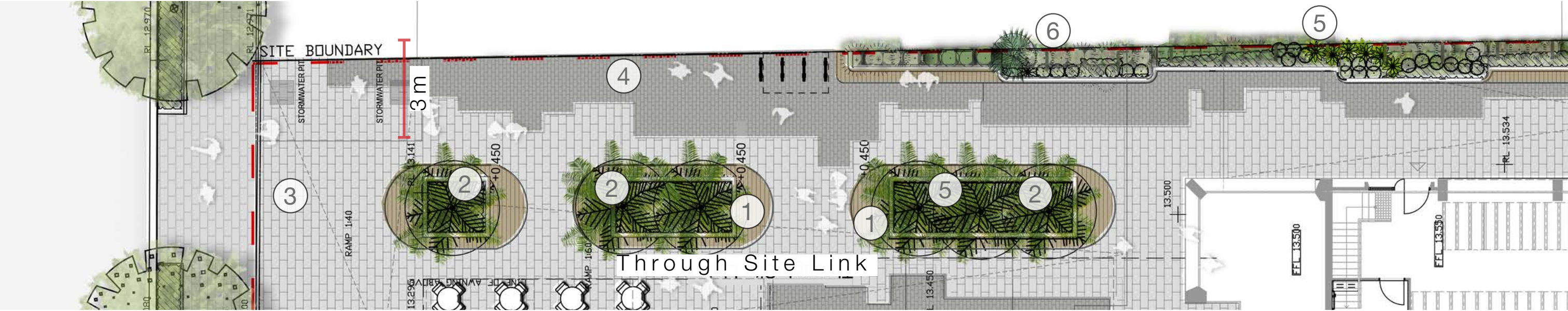
Landscape/
Ground Floor Plan

- 1. Mixed use/ retail along Elizabeth Street Frontage
- 2. Through Site Link
- 3. George Street Public Domain
- 4. Loading Dock
- 5. Service Laneway - link to future development

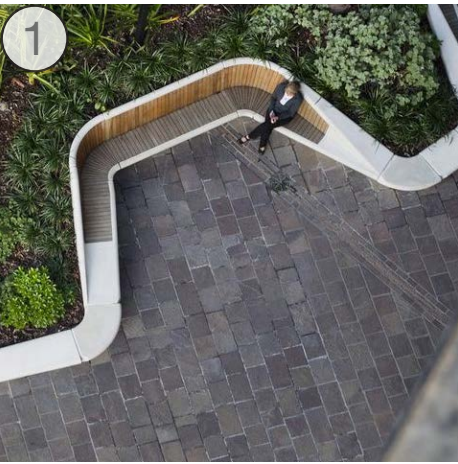


Plan 1:300

Landscape/ Through Site Link



Plan 1:150



Feature planter with seating



Feature avenue of palms



Granite Paving

Small format feature paving



Key Plan



Resilient shade tolerant planting along through site link



Activation through planting and seating

Landscape/
Elizabeth Street



Plan 1:150



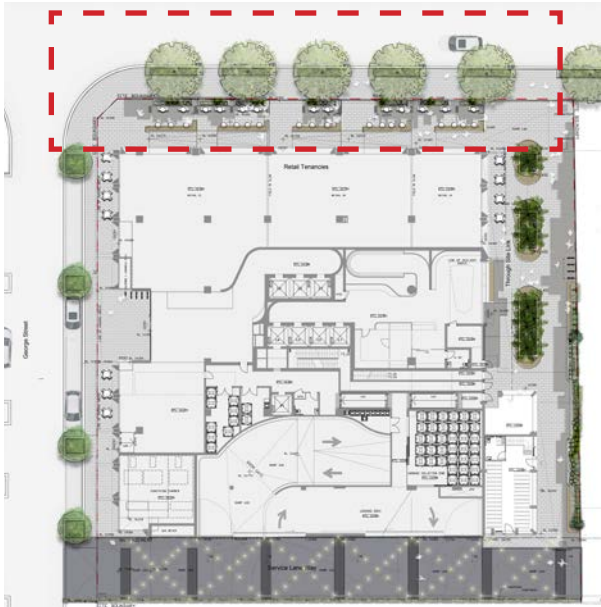
Feature paving to seating



Buffer planting between Elizabeth street and retail tenancies



Informal seating



Key Plan



Street tree planting



Dining

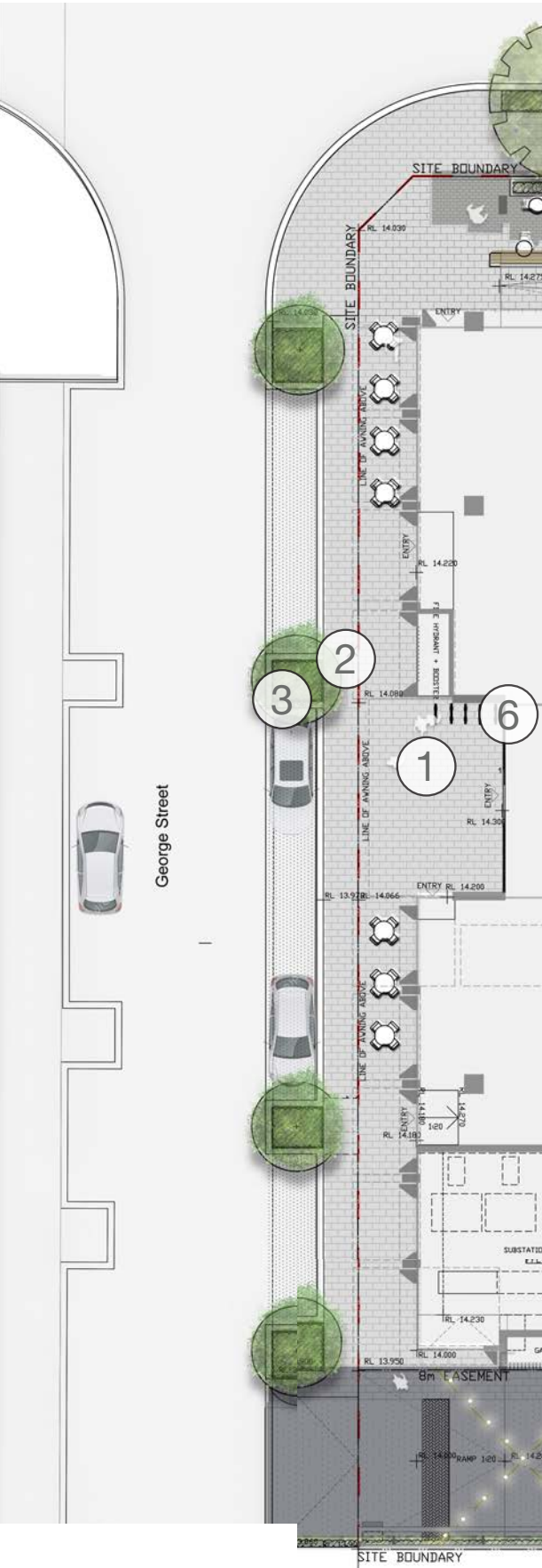


Through site link / public domain paving



Low planting under street trees

Landscape/
George Street & Laneway



Public domain paving



Climbers to laneway boundary wall



Liriodendron tulipifera



Catenary lights to laneway



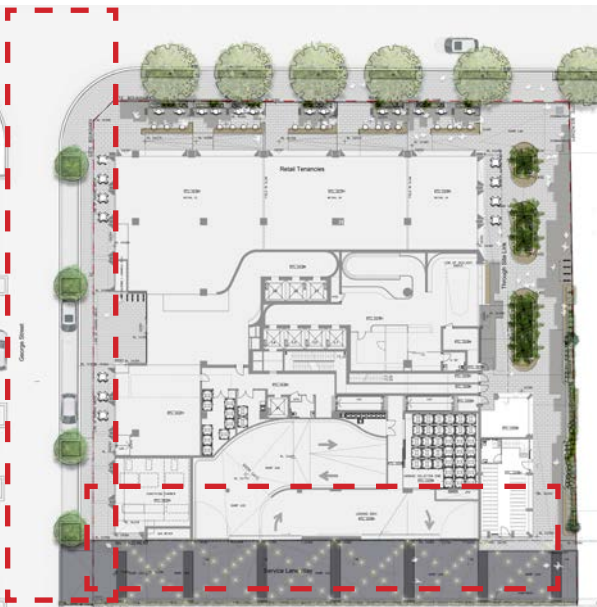
Low planting of *Lomandra tanika* to tree pits



Bicycle Parking



Artists impression

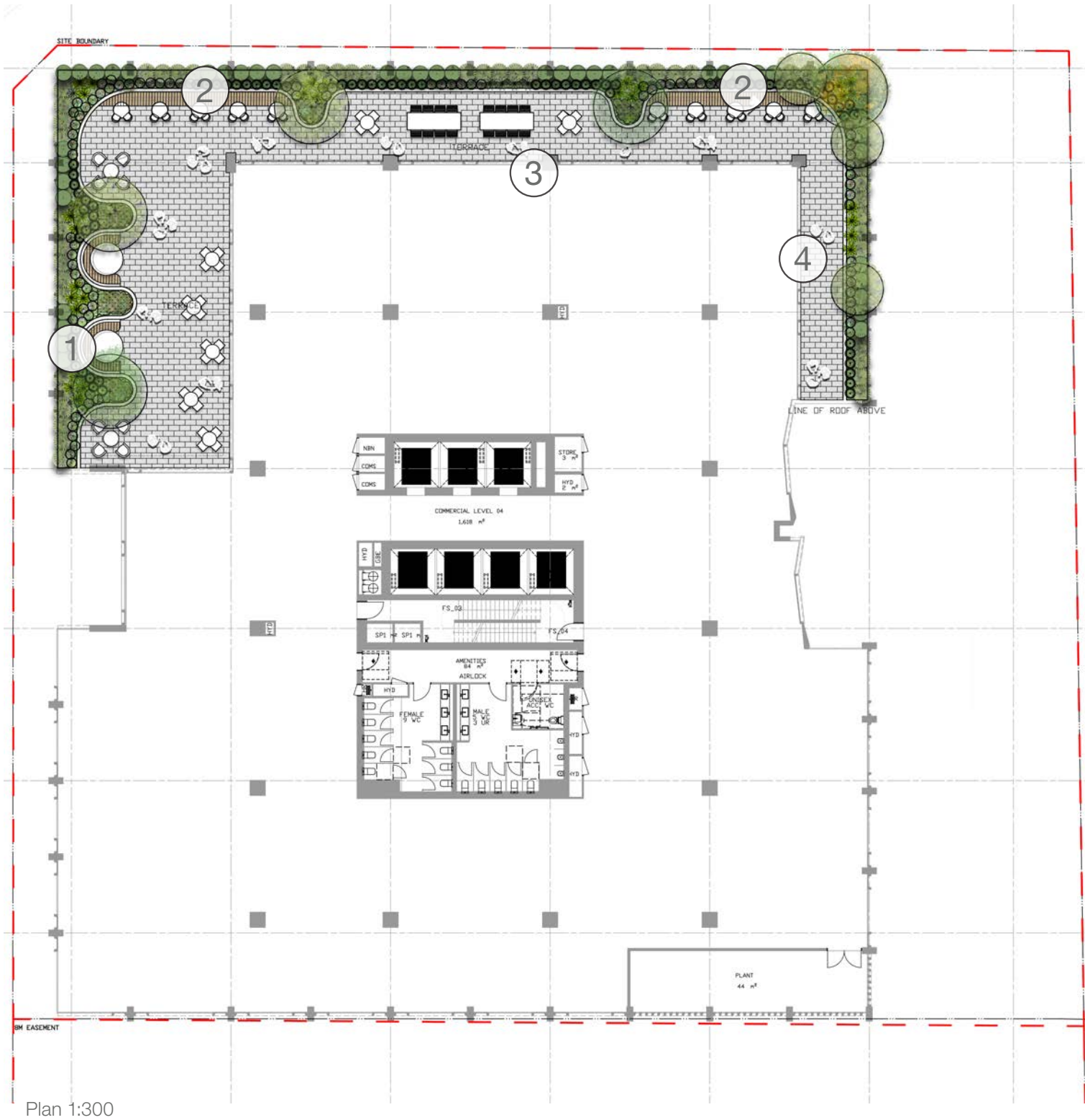
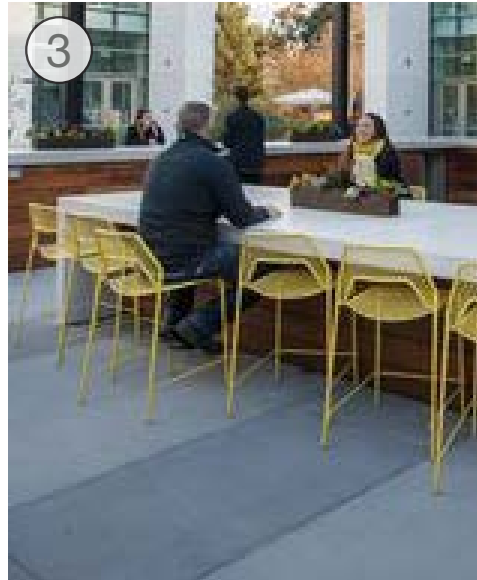
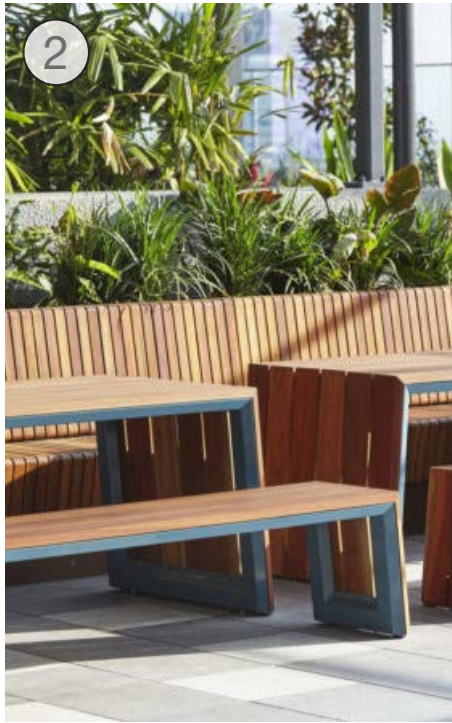


Key Plan

Landscape/
Level 4 Commercial Terrace



Outdoor seating to garden terrace



Landscape/
Level 5 Residential Podium



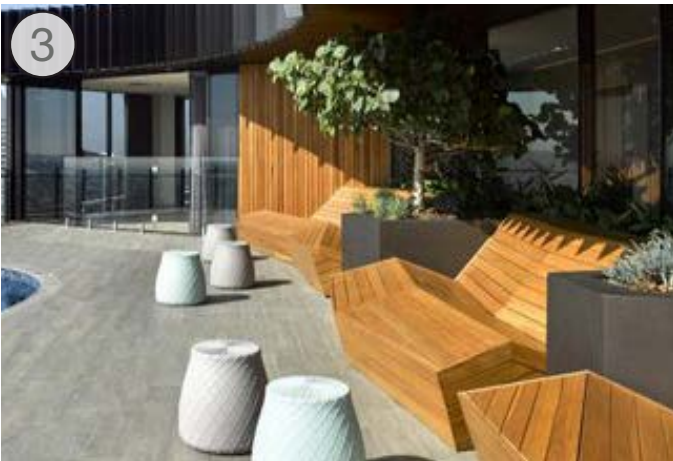
Seating alcoves to pool deck



Open lawn area



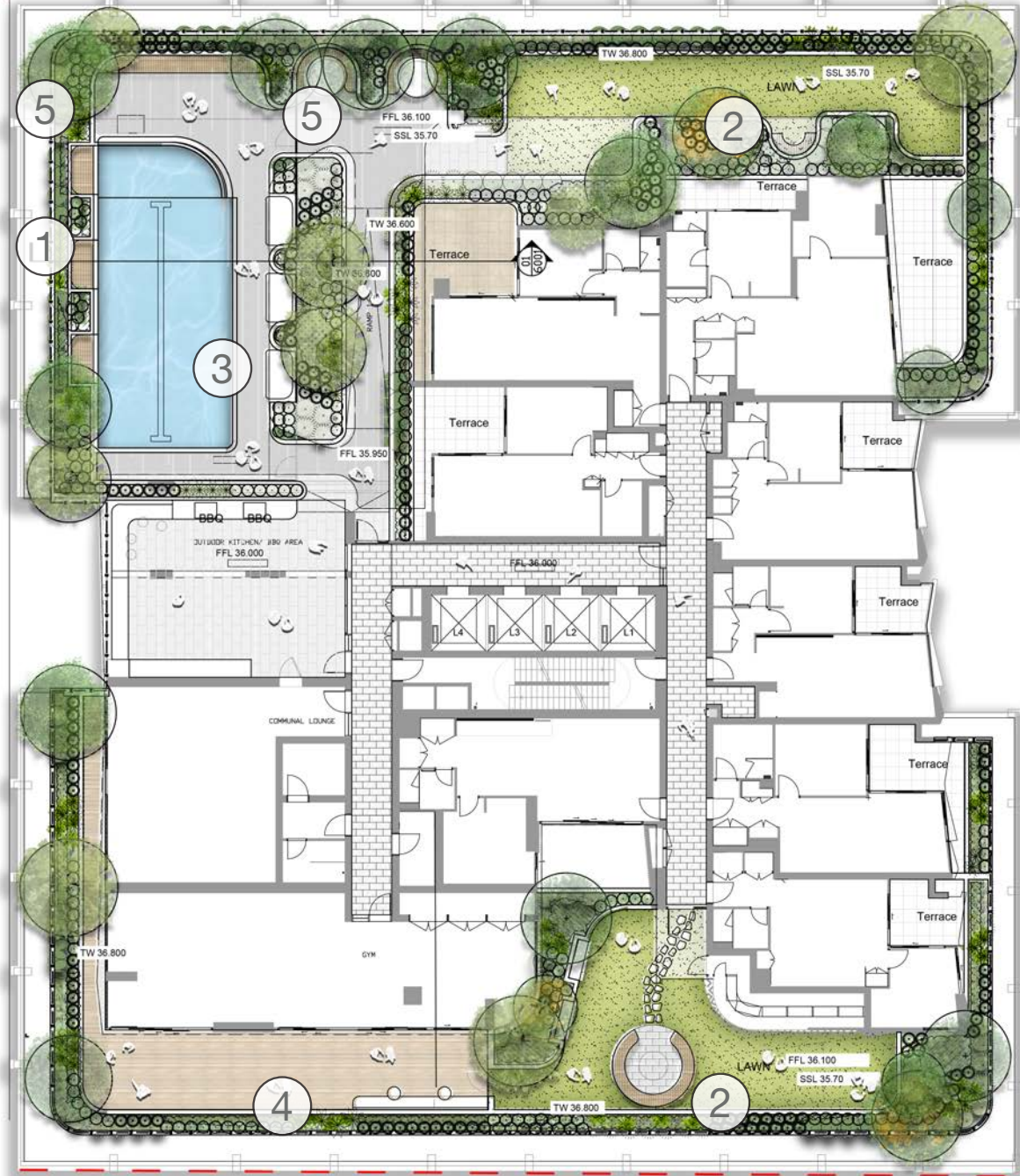
Yoga deck



Pool side covered seating



Wind tolerant tree species



Plan 1:300

