

# MEMORIAL AVE | LIVERPOOL

## DEVELOPMENT APPLICATION (REVISION A) FEBRUARY 2019

### DRAWING LIST

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| LANDSCAPE PLAN - LEVEL 01 CENTRAL COURTYARD     | OC-L-102 | A   |
| LANDSCAPE PLAN - LEVEL 04 COMMUNAL TERRACE      | OC-L-103 | A   |
| LANDSCAPE PLAN - LEVEL 04 TERRACE BALCONY       | OC-L-104 | A   |
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### CONTEXT PLAN

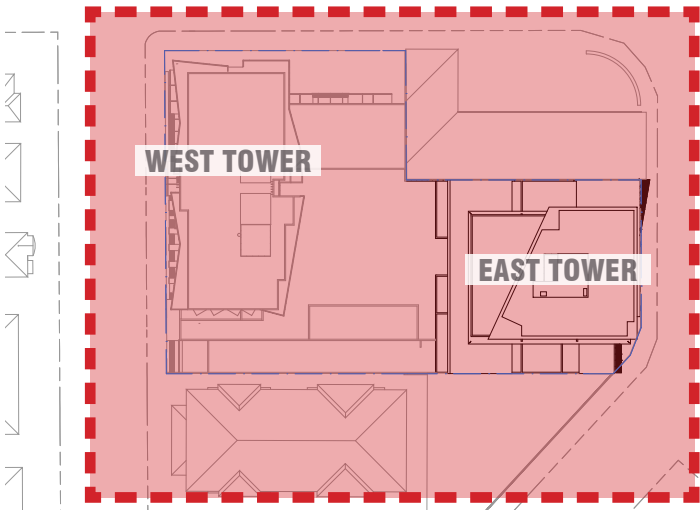




LANDSCAPE PLAN - GROUND FLOOR



KEY PLAN



LEGEND

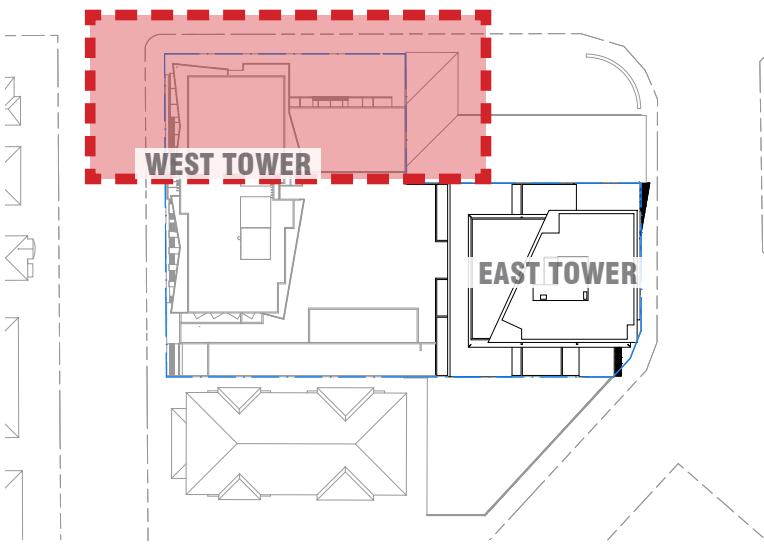
- PUBLIC DOMAIN SPECIFIED CORE PAVING
- FEATURE PAVING
- DRIVEWAY ASPHALT
- BUILDING AWNING
- TIMBER SEAT
- MASS PLANTING
- EXISTING STREET TREE
- PROPOSED NEW TREES:  
*Lophostemon confertus*
- Acer campestre*
- Jacaranda mimosifolia*
- Ulmus parvifolia*
- Magnolia gradiflora* 'Little Gem'
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- SITE BOUNDARY
- 1-1.2m SETDOWN ZONE
- 1. OUTDOOR DINING
- 2. MOUNDED PLANTING WITH TIMBER SEAT
- 3. FLUSH PLANTING
- 4. BUILDING ENTRY
- 5. WEST TOWER ENTRANCE
- 6. EAST TOWER ENTRANCE
- 7. RETAIL FORECOURT
- 8. BASEMENT DRIVEWAY ACCESS
- 9. FEATURE GREEN/ART WALL



LANDSCAPE PLAN - PLAZA



KEY PLAN



LEGEND

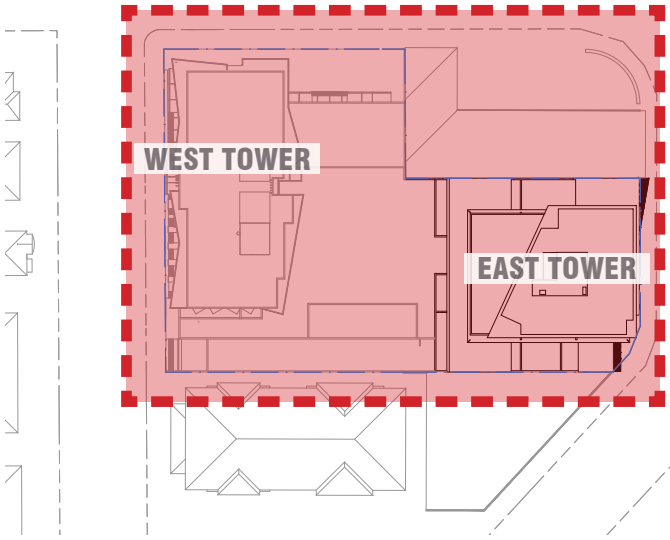
- PUBLIC DOMAIN SPECIFIED CORE PAVING
- FEATURE PAVING
- DRIVEWAY ASPHALT
- BUILDING AWNING
- TIMBER SEAT
- MASS PLANTING
- EXISTING STREET TREE
- PROPOSED NEW TREES:
  - Lophostemon confertus*
  - Jacaranda mimosifolia*
  - Ulmus parvifolia*
- SITE BOUNDARY
- 1-1.2m SETDOWN ZONE
- 1. OUTDOOR DINING
- 2. FLUSH PLANTING WITH TIMBER SEAT
- 3. FLUSH PLANTING
- 4. BUILDING ENTRY
- 5. WEST TOWER ENTRANCE



LANDSCAPE PLAN - LEVEL 01 CENTRAL COURTYARD



KEY PLAN



LEGEND

- PRIMARY TILE PAVING
- PRIVATE TERRACE TILE PAVING
- TIMBER DECK
- TIMBER SURFACE
- SAND
- MULCH
- INSITU CONCRETE PLANTER WALL
- TIMBER SEAT
- MASS PLANTING
- TURF
- PLAY SURFACE
- PROPOSED TREES
- SITE BOUNDARY

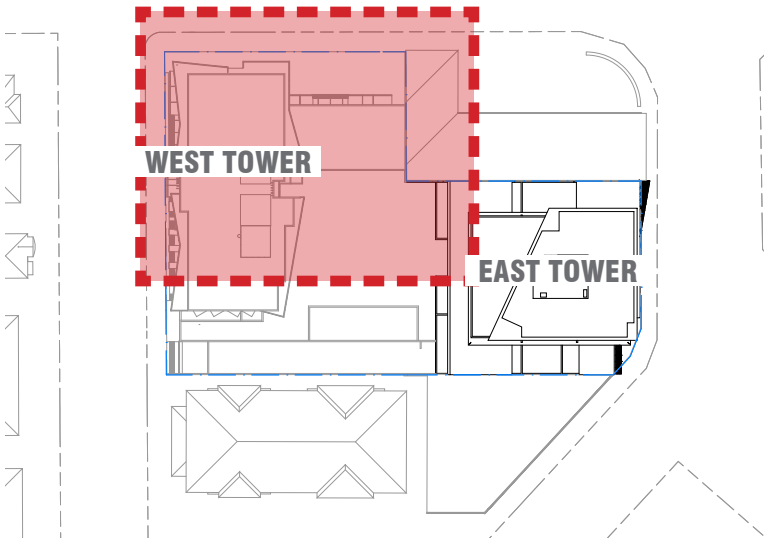
- 1. BUILDING ENTRANCE
- 2. BBQ SEATING
- 3. ADVENTURE PLAY ZONE
- 4. WATER PLAY ZONE
- 5. POOL SEATING
- 6. RAMP ACCESS
- 7. BUFFER PLANTING
- 8. STAIR ACCESS
- 9. PRIVATE COURTYARD
- 10. OUTDOOR GYM FACILITIES
- 11. TIMBER POOL FENCE
- 12. SHADE STRUCTURE
- 13. POOL
- 14. SUNKEN BUFFER PLANTING
- 15. RESTROOM AMENITIES



LANDSCAPE PLAN - LEVEL 04 COMMUNAL TERRACE



KEY PLAN



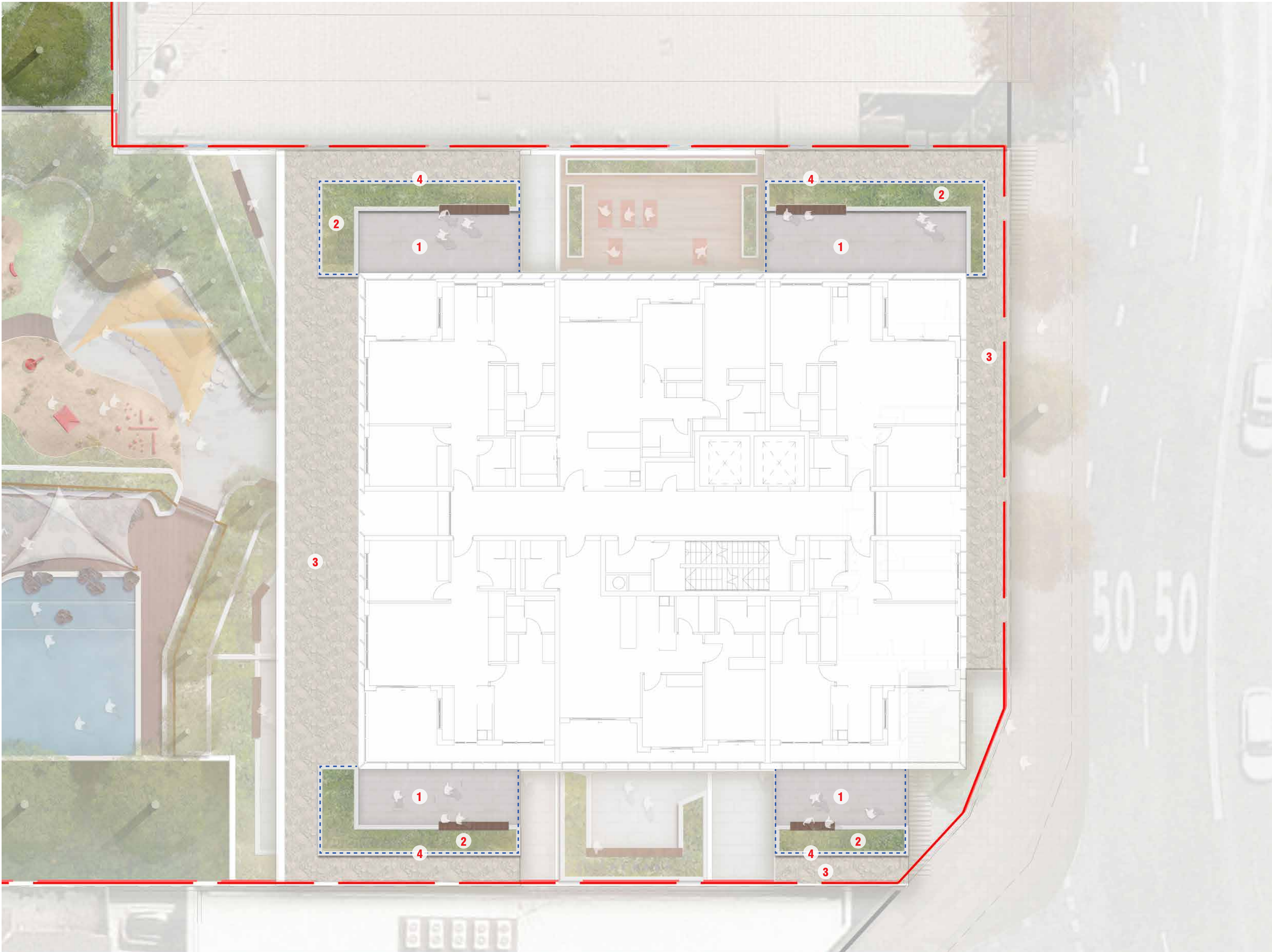
LEGEND

- CENTRAL FEATURE PAVING
- TIMBER DECK
- TIMBER FEATURE SEAT
- INSITU PLANTER WALL
- MASS PLANTING
- ARTIFICIAL TURF
- BUFFER PLANTING
- SITE BOUNDARY

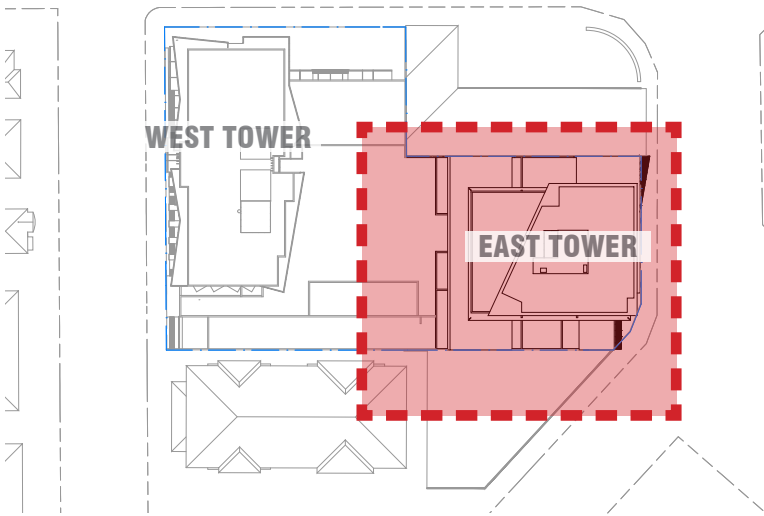
- 1. WEST TOWER ENTRANCE
- 2. RAMP ACCESS
- 3. BUFFER PLANTING
- 4. BBQ AREA
- 5. ADAPTABLE SEATING
- 6. PASSIVE RECREATION
- 7. RAISED DECK
- 8. BALUSTRADE



LANDSCAPE PLAN - LEVEL 04 TERRACE BALCONY



KEY PLAN

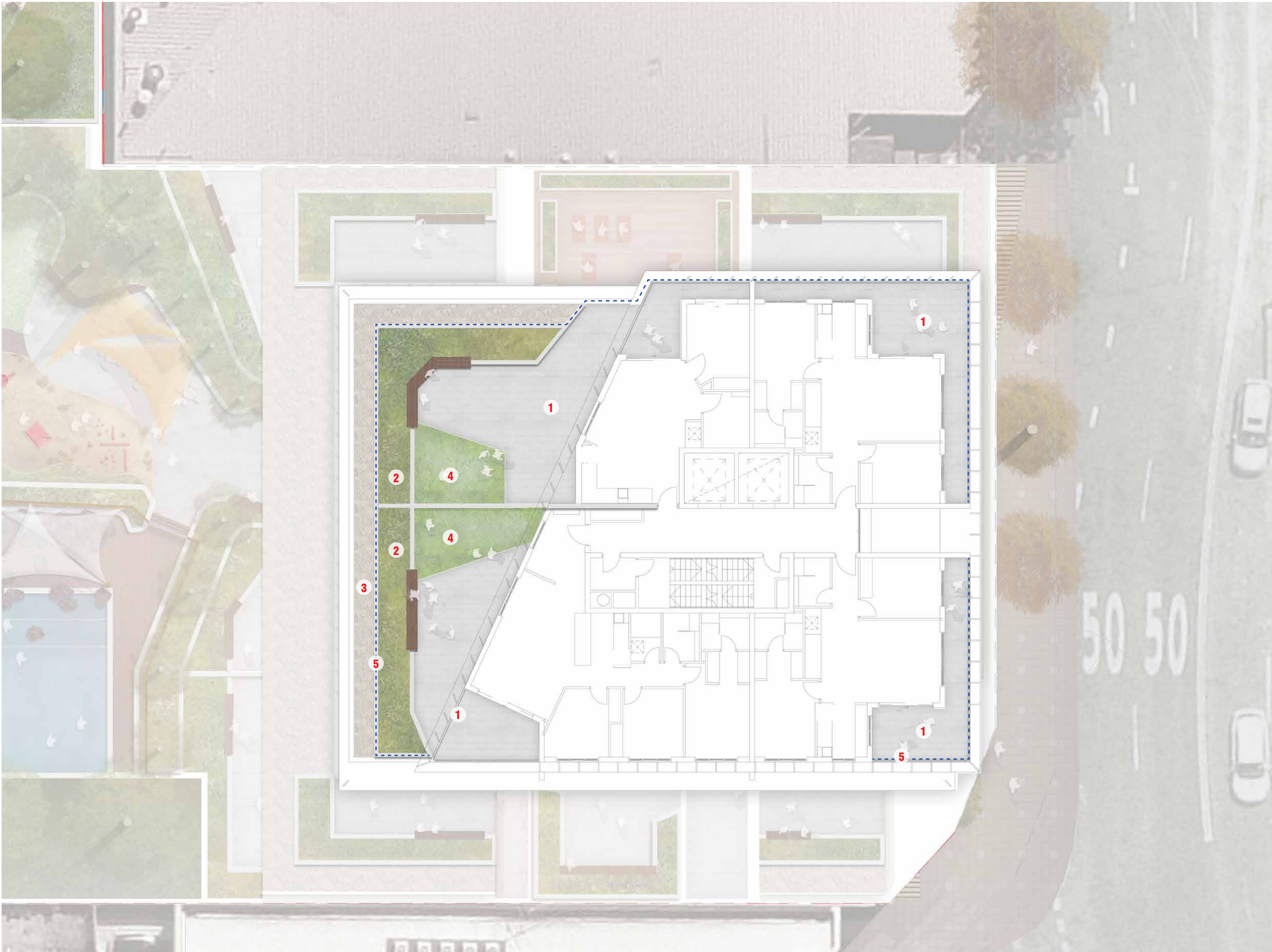


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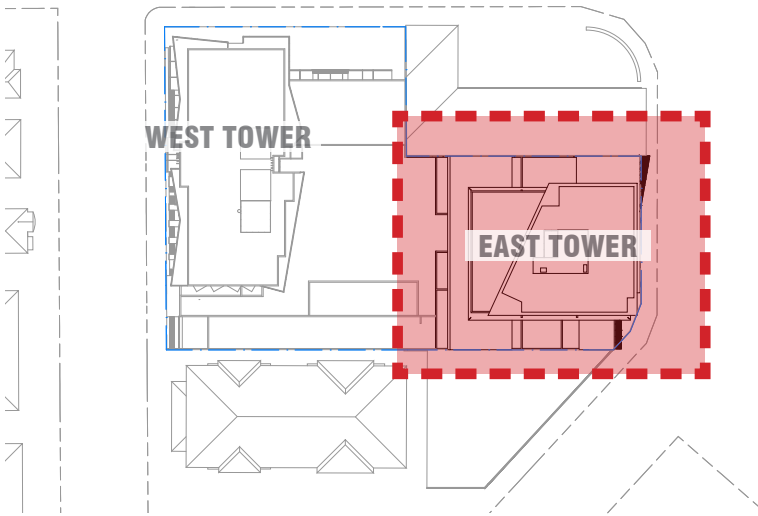
- PRIVATE TERRACE TILE PAVING
- GRAVEL
- INSITU CONCRETE PLANTER WALL
- TIMBER SEAT
- MASS PLANTING
- SITE BOUNDARY
- 1. TERRACE BALCONY
- 2. RAISED PLANTER BED WITH BALUSTRADE
- 3. MAINTENANCE AREA
- 4. BALUSTRADE



LANDSCAPE PLAN - LEVEL 08 TERRACE BALCONY



KEY PLAN



LEGEND

- PRIVATE TERRACE TILE PAVING
- GRAVEL
- INSITU CONCRETE PLANTER WALL
- TIMBER SEAT
- MASS PLANTING
- LAWN
- SITE BOUNDARY
- 1. TERRACE BALCONY
- 2. RAISED PLANTER BED WITH BALUSTRADE
- 3. MAINTENANCE GRAVEL
- 4. ARTIFICIAL TURF
- 5. BALUSTRADE



LANDSCAPE SECTIONS - LEVEL 01 CENTRAL COURTYARD

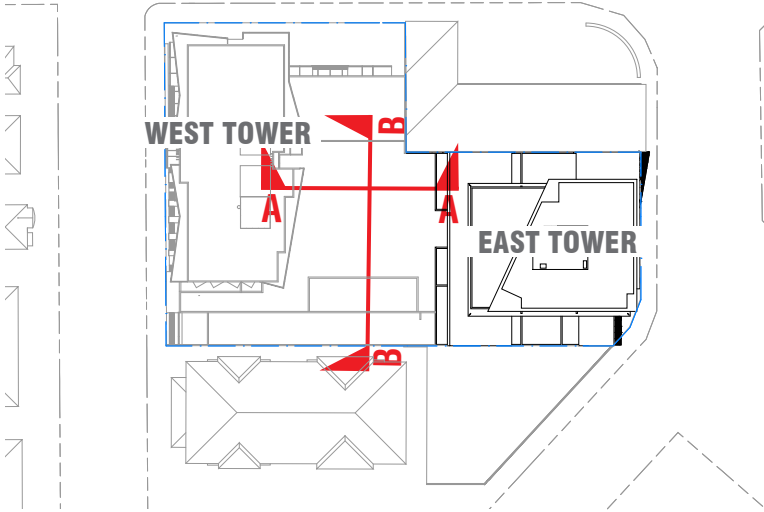


CROSS SECTION A



CROSS SECTION B

KEY PLAN

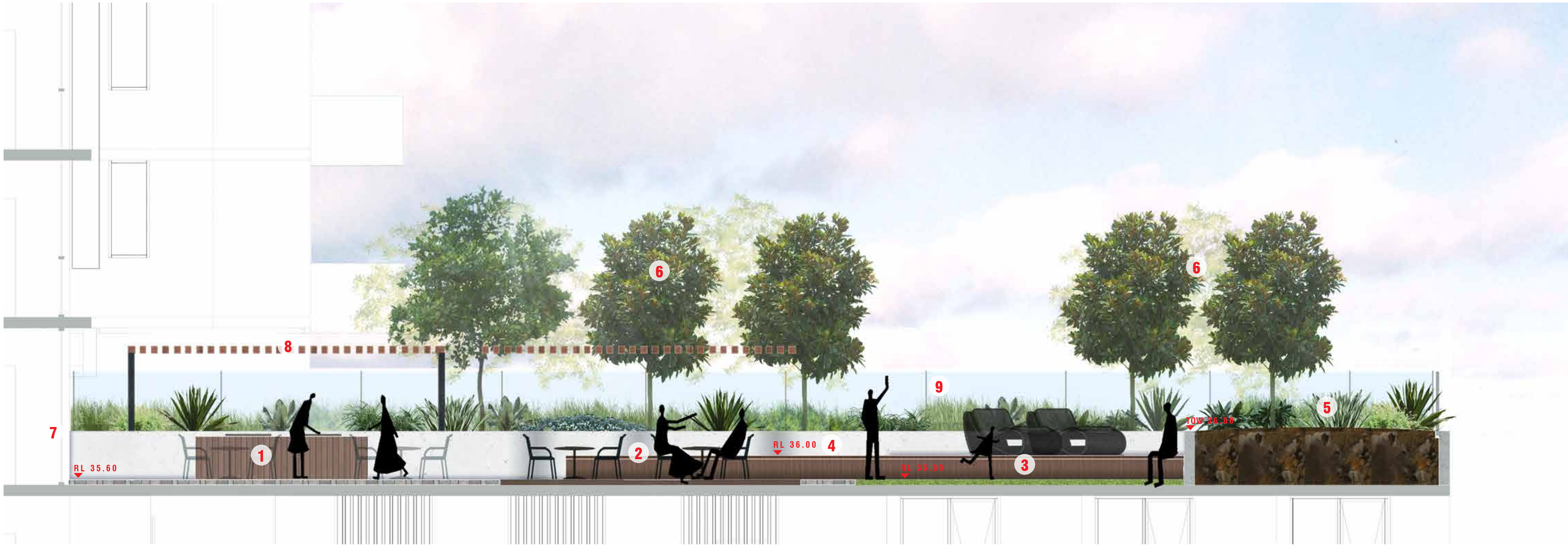


LEGEND

- 1. PRIVATE TERRACE
- 2. RAISED PLANTER BED
- 3. WALKWAY
- 4. ADVENTURE PLAY ZONE
- 5. BBQ AREA
- 6. SEATING AREA
- 7. SHALLOW POOL
- 8. SCREEN / BOUNDARY FENCING
- 9. WATER PLAY
- 10. LAWN
- 11. SHADE STRUCTURE
- 12. RAISED DECK
- 13. POOL FENCE

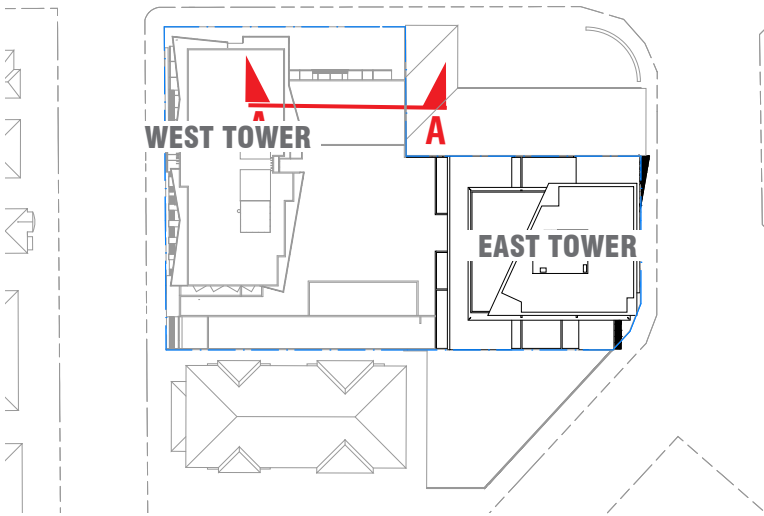


LANDSCAPE SECTIONS - LEVEL 04 COMMUNAL TERRACE



CROSS SECTION A

KEY PLAN



LEGEND

- 1. BBQ AREA
- 2. EATING ZONE
- 3. LAWN
- 4. TIMBER SEAT
- 5. RAISED PLANTER
- 6. SHADE / SCREEN TREES
- 7. BUILDING ENTRY
- 8. TIMBER SHADE STRUCTURE
- 9. BALUSTRADE



# INDICATIVE PLANT SCHEDULE

## INDICATIVE PLANT SCHEDULE

| Botanic Name                               | Common Name             | Native | Mature Height | Mature Spread | Size  | Spacing |
|--------------------------------------------|-------------------------|--------|---------------|---------------|-------|---------|
| <b>Trees</b>                               |                         |        |               |               |       |         |
| <i>Jacaranda mimosifolia</i>               | Blue Jacaranda          | -      | 10m           | 10m           | 75L   | TBC     |
| <i>Acer campestre</i>                      | Field Maple             | -      | 15m           | 10m           | 75L   | TBC     |
| <i>Lophostemon confertus</i>               | Brushbox                | Y      | 15m           | 10m           | 75L   | TBC     |
| <i>Magnolia grandiflora</i> 'Little Gem'   | Dwarf Magnolia          | -      | 4m            | 2.5m          | 75L   | TBC     |
| <i>Ulmus parvifolia</i>                    | Chinese Elm             | -      | 12m           | 10m           | 75L   | TBC     |
| <b>Feature Shrubs</b>                      |                         |        |               |               |       |         |
| <i>Alternanthera dentata</i> 'Little Ruby' | Ruby leaf alternanthera | -      | 0.5m          | 0.5m          | 140mm | TBC     |
| <i>Crinum pedunculatum</i>                 | Spider Lily             | Y      | 2m            | 2.5m          | 10L   | TBC     |
| <i>Verbena bonariensis</i>                 | Argentinian Vervain     | -      | 2.5m          | 0.5m          | 300mm | TBC     |
| <b>Shrubs</b>                              |                         |        |               |               |       |         |
| <i>Helichrysum petiolare</i>               | Licorice Plant          | -      | 0.5m          | 1.5m          | 300mm | TBC     |
| <i>Westringia fruticosa</i>                | Native Rosemary         | Y      | 2.0m          | 1.0m          | 300mm | TBC     |
| <b>Grasses</b>                             |                         |        |               |               |       |         |
| <i>Gaura lindheimeri</i>                   | Butterfly Bush          | -      | 1.2m          | 1m            | 300mm | TBC     |
| <i>Festuca glauca</i>                      | Blue Fescue             | Y      | 0.3m          | 0.3m          | 300mm | TBC     |
| <i>Liriope muscari</i>                     | Lilyturf                | -      | 0.6m          | 0.45m         | 300mm | TBC     |
| <i>Lomandra longifolia</i> 'Tanika'        | Spiny-head mat-rush     | Y      | 0.6m          | 0.65m         | 150mm | TBC     |
| <i>Lomandra longifolia</i> 'Nyalia'        | Spiny-head mat-rush     | Y      | 0.9m          | 0.9m          | 300mm | TBC     |
| <i>Poa labillardieri</i> 'Eskdale'         | Tussock Grass           | Y      | 0.9m          | 0.6m          | 150mm | TBC     |

| CENTRAL COURTYARD                          |                           |   |               |               |       |         |
|--------------------------------------------|---------------------------|---|---------------|---------------|-------|---------|
| Botanic Name                               | Common Name               |   | Mature Height | Mature Spread | Size  | Spacing |
| Trees                                      |                           |   |               |               |       |         |
| <i>Acer buergeranum</i>                    | Trident Maple             | - | 6m            | 3m            | 75L   | TBC     |
| <i>Brachychiton acerifolius</i>            | Illawarra Flame Tree      | Y | 10m           | 10m           | 75L   | TBC     |
| <i>Magnolia Granbdiflora</i> 'Little Gem'  | Dwarf Magnolia            | - | 4m            | 2.5m          | 75L   | TBC     |
| <i>Sapium sebiferum</i>                    | Chinese Tallow Tree       | - | 7m            | 3m            | 75L   | TBC     |
| Feature Shrubs                             |                           |   |               |               |       |         |
| <i>Agave attenuata</i>                     | Agave                     | - | 0.6m          | 0.8m          | 10L   | TBC     |
| <i>Kniphofia</i> sp.                       | Red Hot Poker             | - | 0.6m          | 0.9m          | 300mm | TBC     |
| Shrubs                                     |                           |   |               |               |       |         |
| <i>Acanthus mollis</i>                     | Bear's Breeches           | - | 1m            | 1.5m          | 300mm | TBC     |
| <i>Alternanthera dentata</i> 'Little Ruby' | Ruby leaf alternanthera   | - | 0.5m          | 0.5m          | 300mm | TBC     |
| <i>Correa alba</i>                         | White Correa              | Y | 1m            | 1m            | 300mm | TBC     |
| <i>Crinum pedunculatum</i>                 | Spider Lily               | Y | 2m            | 2.5m          | 10L   | TBC     |
| <i>Cycas revoluta</i>                      | Sago Palm                 | Y | 2m            | 2m            | 10L   | TBC     |
| <i>Helichrysum petiolare</i>               | Licorice Plant            | - | 0.5m          | 1.5m          | 300mm | TBC     |
| <i>Philodendron</i> 'Xanadu'               | Philodendron              | - | 1.0m          | 1.0m          | 300mm | TBC     |
| <i>Phormium tenax</i> 'Atropurpureum'      | New Zealand Flax          | - | 1.8m          | 1.2m          | 10L   | TBC     |
| <i>Sanseveira trifasciata</i>              | Mother In Laws Tongue     | - | 0.5m          | 0.3m          | 10L   | TBC     |
| <i>Senecio mandraliscae</i>                | Blue Chalk Stick          | - | 0.45m         | 0.7m          | 150mm | TBC     |
| <i>Tradescantia pallida</i> 'purpurea'     | Purple heart tradescantia | - | 0.3m          | 0.7m          | 150mm | TBC     |
| Grasses                                    |                           |   |               |               |       |         |
| <i>Gaura lindheimeri</i>                   | Butterfly Bush            | - | 1.2m          | 1m            | 300mm | TBC     |
| <i>Festuca glauca</i>                      | Blue Fescue               | Y | 0.3m          | 0.3m          | 300mm | TBC     |
| <i>Liriope muscari</i>                     | Lilyturf                  | - | 0.6m          | 0.45m         | 300mm | TBC     |
| <i>Lomandra longifolia</i> 'Tanika'        | Spiny-head mat-rush       | Y | 0.6m          | 0.65m         | 150mm | TBC     |
| Turf                                       |                           |   |               |               |       |         |
| <i>Stenotaphrum secundatum</i>             | Palmetto Buffalo          | - | -             | -             | -     | -       |

| COMMUNAL COURTYARD                         |                          |   |               |               |       |         |
|--------------------------------------------|--------------------------|---|---------------|---------------|-------|---------|
| Botanic Name                               | Common Name              |   | Mature Height | Mature Spread | Size  | Spacing |
| Trees                                      |                          |   |               |               |       |         |
| <i>Acer palmatum</i>                       | Japanese Maple           | - | 6m            | 3m            | 75L   | TBC     |
| <i>Sapium sebiferum</i>                    | Chinese Tallow Tree      | - | 7m            | 3m            | 75L   | TBC     |
| Feature Shrubs                             |                          |   |               |               |       |         |
| <i>Alternanthera dentata</i> 'Little Ruby' | Ruby leaf alternanthera  | - | 0.5m          | 0.5m          | 140mm | TBC     |
| <i>Doryanthes palmeri</i>                  | Spear Lily               | Y | 2             | 2.5m          | 300mm | TBC     |
| <i>Verbena bonariensis</i>                 | Argentinian Vervain      | - | 2.5m          | 0.5m          | 300mm | TBC     |
| Shrubs / Grasses / Groundcovers            |                          |   |               |               |       |         |
| <i>Acacia cognata</i>                      | Narrow-Leaf Bower Wattle | Y | 6m            | 6m            | 300mm | TBC     |
| <i>Beschermeria yuccoides</i>              | Mexican Lily             | - | 1m            | 2m            | 150mm | TBC     |
| <i>Casuarina glauca</i>                    | Katjang Karpet           | Y | 0.5m          | 2m            | 150mm | TBC     |
| <i>Carissa macrocarpa</i> 'Emerald Star'   | Natal Plum               | - | 1m            | 1m            | 150mm | TBC     |
| <i>Carpobrotus glaucescens</i>             | Pigface                  | Y | 0.3m          | 2m            | 150mm | TBC     |
| <i>Dianella caerulea</i> 'Cassa Blue'      | Blue Flax Lily           | Y | 0.4m          | 0.9m          | 150mm | TBC     |
| <i>Fittonia albivenis</i>                  | Silver Net Plant         | - | 0.15m         | 1m            | 300mm | TBC     |
| <i>Lomandra longifolia</i> 'Tanika'        | Spiny-head mat-rush      | Y | 0.6m          | 0.65m         | 150mm | TBC     |
| <i>Philodendron</i> 'Xanadu'               | Philodendron             | - | 1.0m          | 1.0m          | 300mm | TBC     |
| <i>Westringia fruticosa</i>                | Native Rosemary          | Y | 2.0m          | 1.0m          | 300mm | TBC     |

| TERRACE BALCONIES                                |                          |   |               |               |       |         |
|--------------------------------------------------|--------------------------|---|---------------|---------------|-------|---------|
| Botanic Name                                     | Common Name              |   | Mature Height | Mature Spread | Size  | Spacing |
| Feature Shrubs                                   |                          |   |               |               |       |         |
| <i>Alternanthera dentata</i> 'Little Ruby'       | Ruby leaf alternanthera  | - | 0.5m          | 0.5m          | 140mm | TBC     |
| <i>Phormium tenax</i> 'Atropurpureum'            | New Zealand Flax         | - | 1.8m          | 1.2m          | 10L   | TBC     |
| Shrubs / Grasses                                 |                          |   |               |               |       |         |
| <i>Acacia cognata</i>                            | Narrow-Leaf Bower Wattle | Y | 6m            | 6m            | 300mm | TBC     |
| <i>Buxus microphylla</i> var. <i>microphylla</i> | Dwarf Japanese Box       | - | 0.5m          | 0.5m          | 150mm | TBC     |



Acacia cognata



Acanthus mollis



Phormium tenax 'Atropurpureum'



Sanseveira trifasciata



Correa alba



Alternanthera dentata 'Little Ruby'



Verbena bonariensis



Poa labillardieri 'Eskdale'



Festuca glauca



Carissa macrocarpa 'Emerald Star'



Helichrysum petiolare



Westringia fruticosa



Fittonia albivenis



Carpobrotus glaucescens



Philodendron xanadu



Xanthorrhoea glauca



INDICATIVE MATERIALS - PALETTE



Concrete & timber seat (Central Courtyard)



Varied textual & colourful planting



Sand for childrens play zone



Mulch for childrens play zone



White material shade sail



Raised timber deck



Timber pool fence battens



Steel balustrade to apartment terrace



Water & stone to pool



Central courtyard concrete paving



Private terrace tile paving



Public domain concrete feature paving



Ambient lighting along instu concrete walls



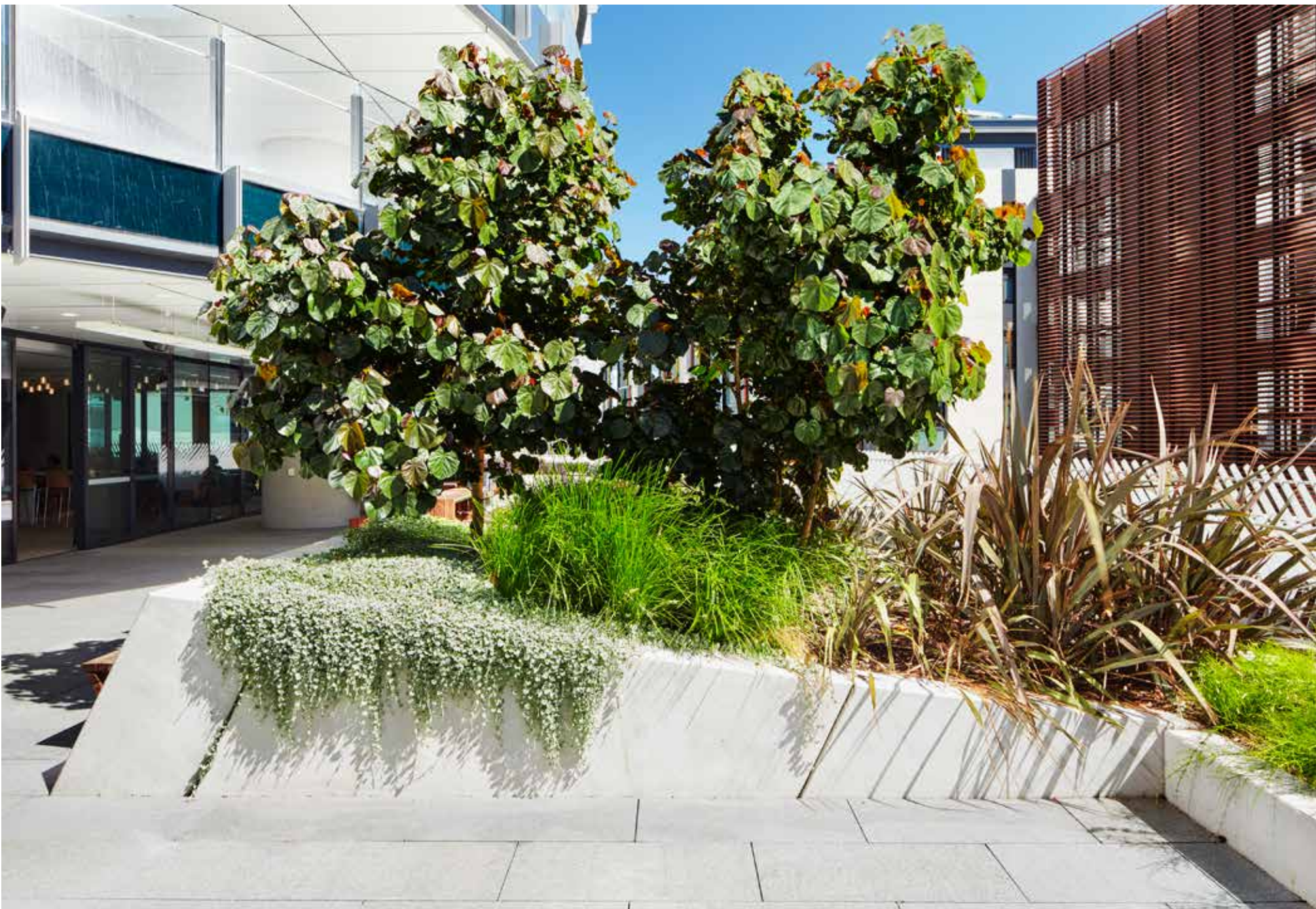
PRECEDENT IMAGES - LANDSCAPE FORM & CHARACTER



Communal terrace sheltered bbq area



Central courtyard water play zone



Central courtyard raised planter bed



Central courtyard adventure play zone



Rooftop terrace lawn and planting



Public domain Plaza flush planting



Terrace planter bed with seat