LIVERPOOL

LANDSCAPE CONCEPT DEVELOPMENT APPLICATION

CNR MACQUARIE, ELIZABETH & GEORGE STREET, LIVERPOOL, NSW, 2170

GEOSCAPES
LANDSCAPE ARCHITECTS

DRAWING REGISTER

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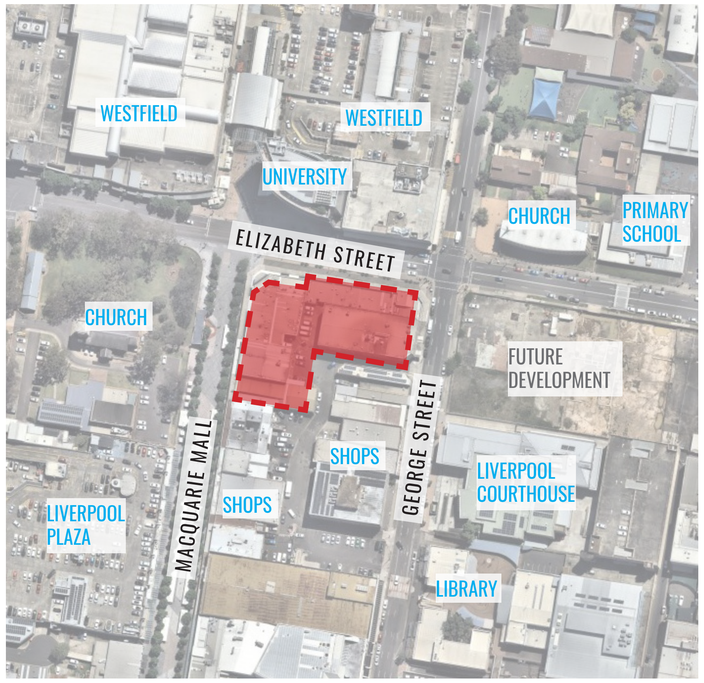
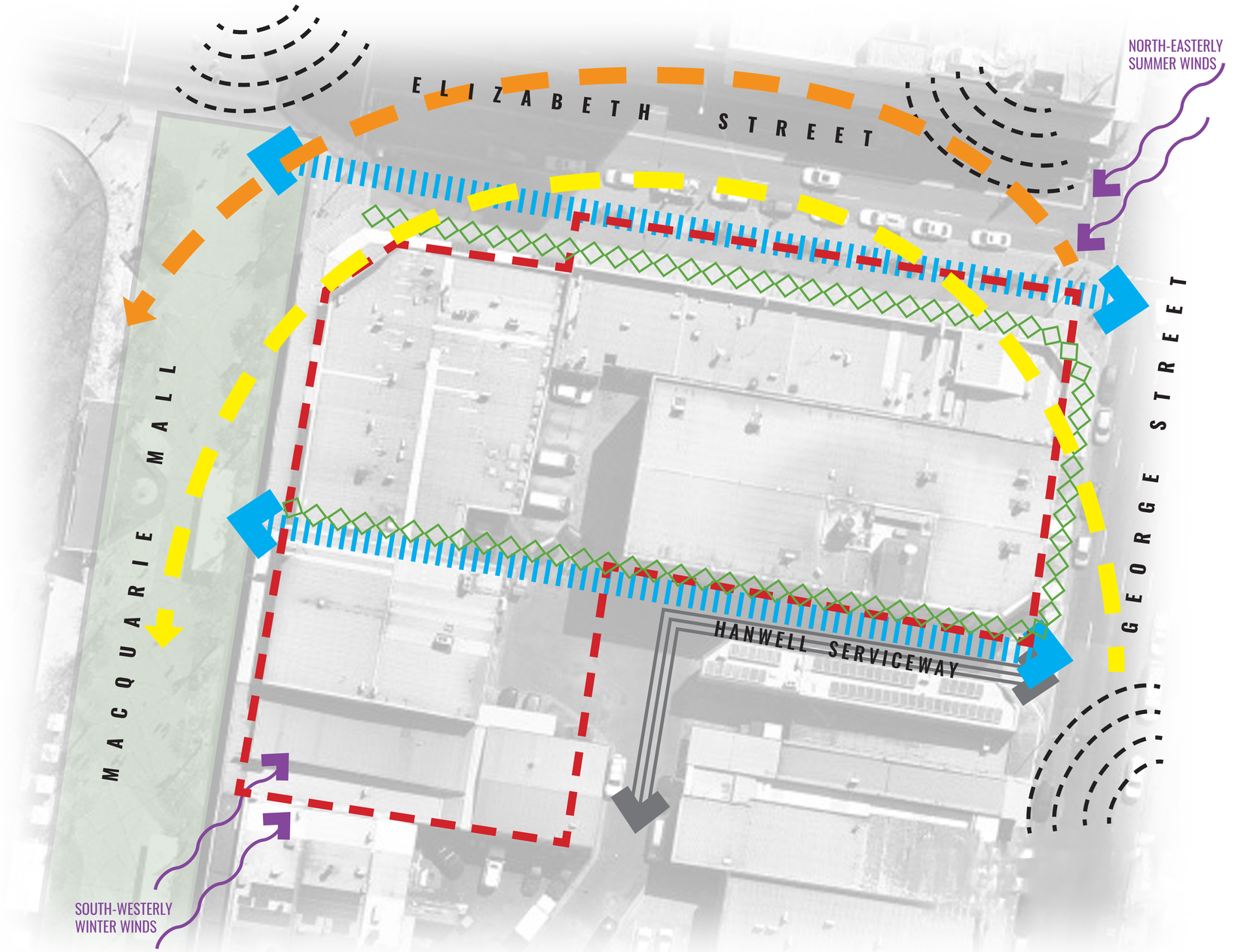
1.0 SITE UNDERSTANDING AND DESIGN VISION

SITE ANALYSIS



The site area is approximately 4546.5m^2 and the Local Government Area is the Liverpool City Council. Located in the heart of Liverpool CBD, the is surrounded by high traffic and pedestrian zones.



LEGEND

- SITE BOUNDARY
- POTENTIAL VISTAS & STREETSCAPE VISUAL CONNECTIONS
- WINTER SUN PATH
- SUMMER SUN PATH
- VEHICULAR ACCESS
- WIND DIRECTION
- LANDSCAPE INTERVENTIONS AND OPPORTUNITIES FOR ACTIVATION
- NOISE
- MACQUARIE MALL

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Drawing Title:
1.1 SITE ANALYSIS

DWG No:
LCD-01

Scale:	Date:	Job Number:	North:
	07.11.23	220607	

Project: COMMERCIAL DEVELOPMENT
Cnr Macquarie, Elizabeth & George Sreets, Liverpool, NSW, 2170

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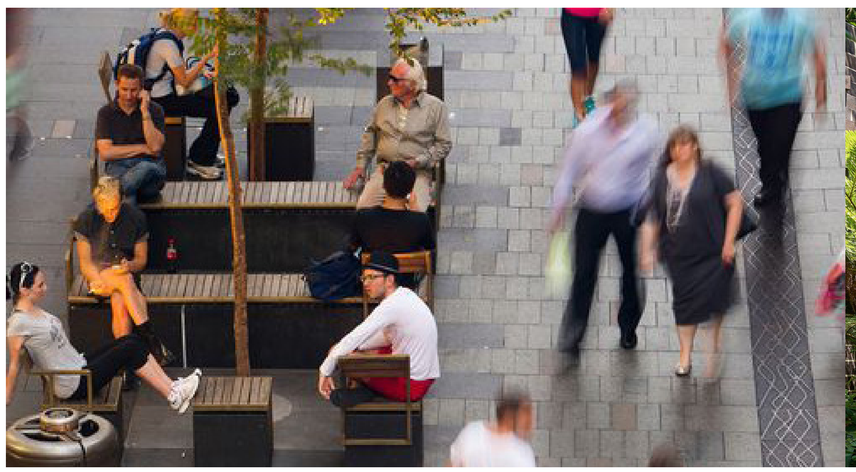
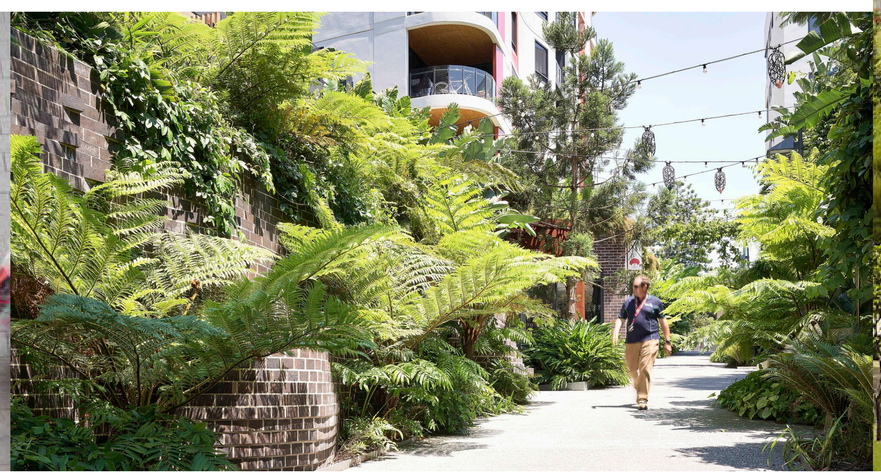
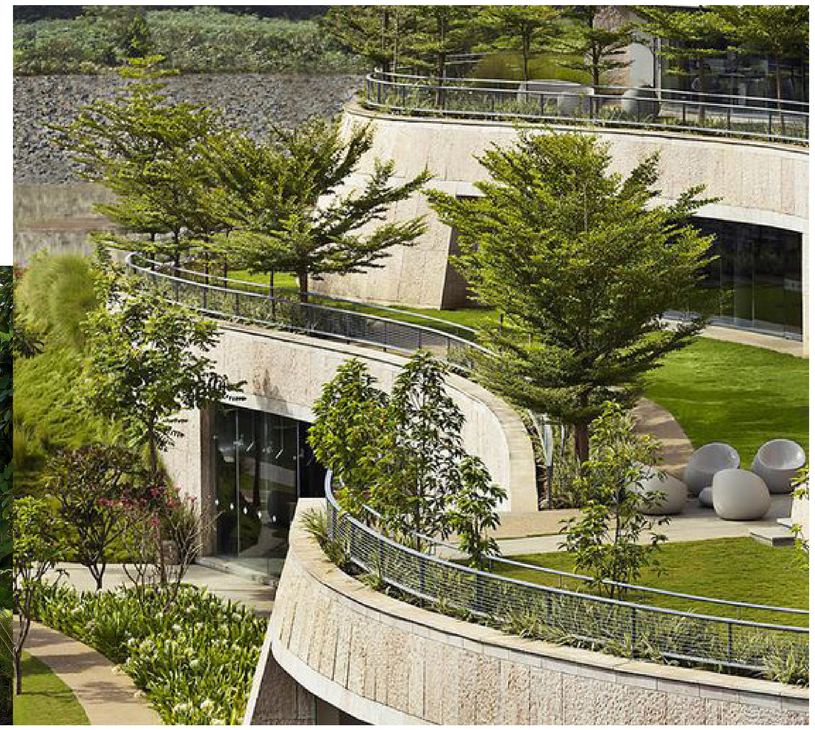
C	07.11.23	Concept DA	PT	BG

DESIGN VISION

As Liverpool City Centre is quickly becoming Sydney's third CBD, it is important for the landscaping to enhance the public domain and spaces within the development. Therefore, the landscape design for the proposed commercial development on the corner of Macquarie Mall, Elizabeth St and George St focuses on the need for activation, connectivity, and sustainability aligning with the visions within Liverpool City Centre Public Domain Master Plan.







PUBLIC DOMAIN STREETSCAPE

- The Elizabeth Street frontage contains street tree planting of Quercus palustris, external landscaped areas and granite paving with dark infill paving. Opportunities for rest, interaction and outdoor dining are provided through the raised planters with integrated seating to activate spaces. Planting identified as 'Heritage' including native and low water species are utilised and follow those identified in the Liverpool City Centre Public Domain Master Plan. This is integrated into the Heritage Milestone to create a connection to the city's history.

- George Street landscape treatments consist of street tree planting (Harpullia pendula) and granite paving with considerations to a future dedicated cycleway connection.

THROUGH SITE CONNECTION

- Connecting Macquarie Mall to George Street and Hanwell Serviceway, the Pedestrian Through Site link becomes an important location for connectivity. The design proposes not only a practical connection but also provides an inviting and unique distinguishable space to the main surrounding streets. The use of materials such as granite paving with dark infill paving, cobblestone paving bands, brick paving and seating complement the built form and provide a cohesive design. Timber is used as a different element to break up surface finishes and provide areas for rest and relaxation.

- The Pedestrian Through Site Link features a series of raised planters with layered shade planting. Energy efficient LED lighting strips are featured in the paving and under seats for wayfinding and to increase safety. To negotiate the level changes, ramps introduced adjacent to Macquaire Mall to become a public space that is inclusive and accessible to all.

PRIVATE COMMUNAL OPEN SPACE

- The upper levels of the development provides future commercial tenants with functional and aesthetic outdoor breakout spaces by responding to their needs. Varied outdoor seating opportunities for individuals and groups are provided for outdoor working, passive seating and dining. To unwind, vibrant gaming spaces, flexible synthetic turf areas and a covered BBQ area are provided. Raised planters with low water use species and a predominantly native planting palette are utilised to define the space and allow for shade and buffer planting from prevaling winds. The hard materials used on the ground floor and public domain are repeated throughout each level and are designed to compliment the curved edges of the built form.

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Drawing Title:
1.2 DESIGN VISION

DWG No:
LCD-02

Scale:	Date:	Job Number:	North:
	07.11.23	220607	

Project:
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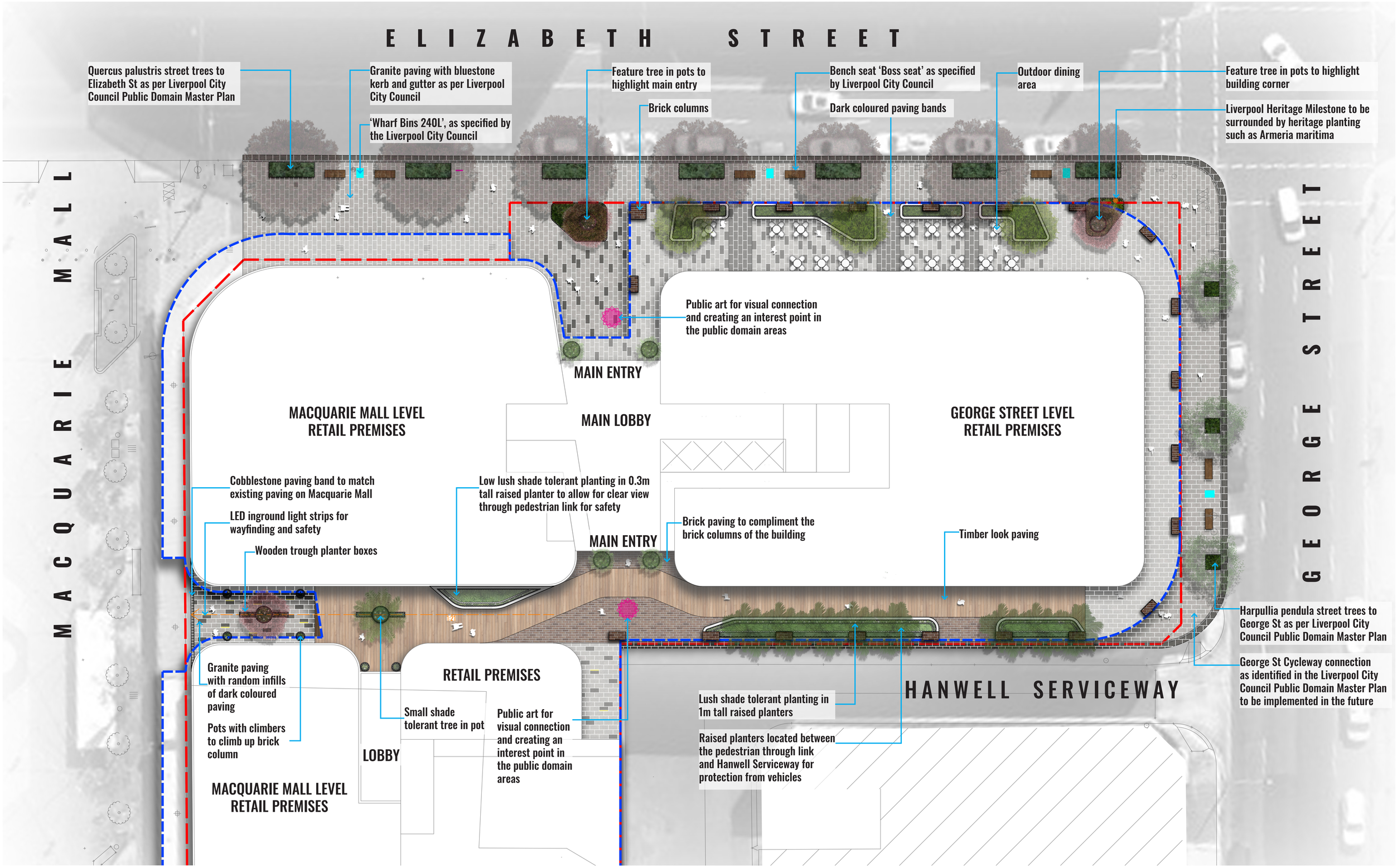
2.0 DESIGN RESPONSE



PUBLIC DOMAIN MASTER PLAN

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Drawing Title:

2.1 PUBLIC DOMAIN PLAN

DWG No:

LCD-03

Scale:	Date:	Job Number:	North:
1:150 @ A1 1:300 @ A3	07.11.23	220607	

Project:

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CONCEPT DEVELOPMENT APPLICATION

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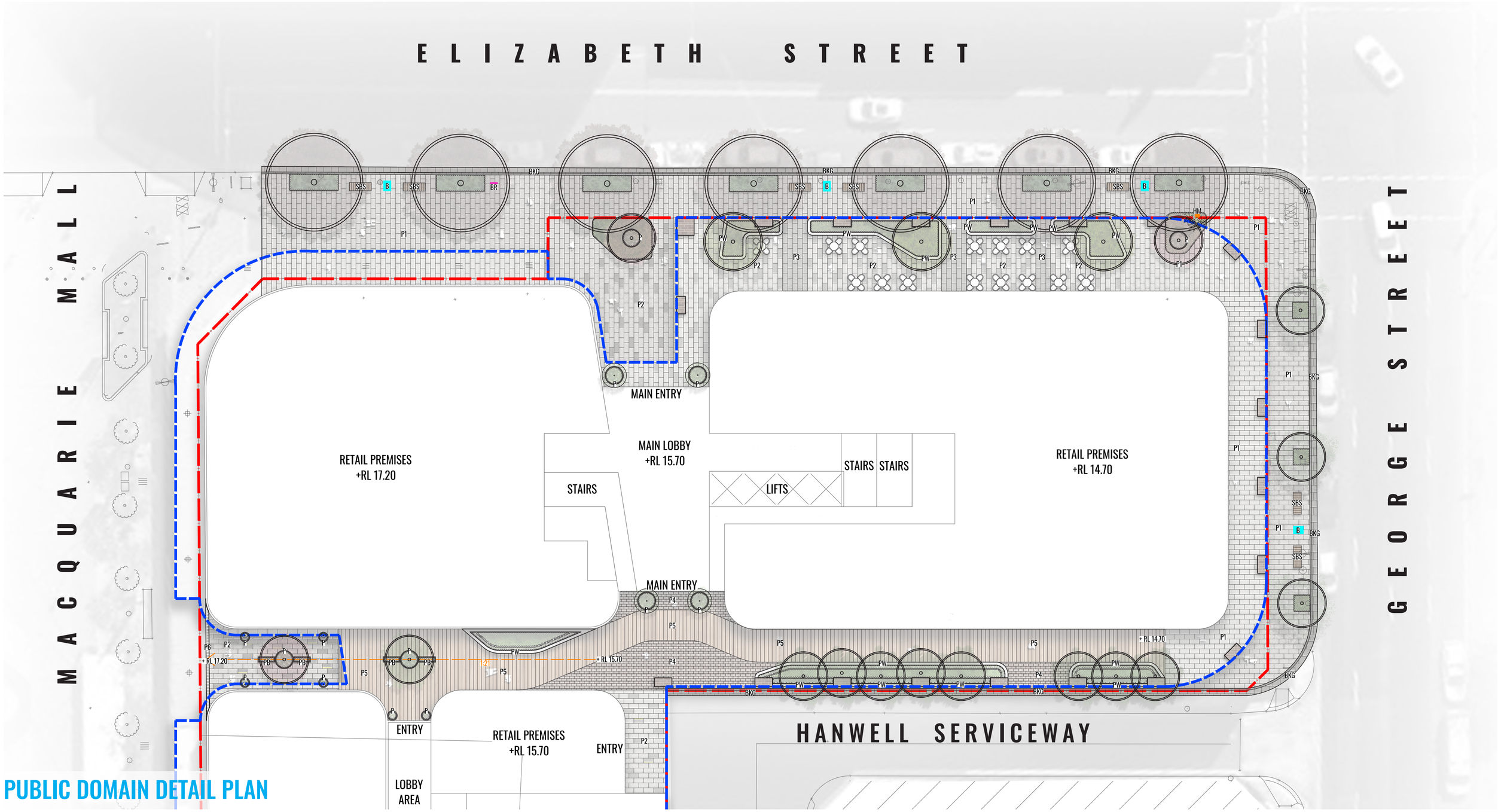

PUBLIC DOMAIN DETAIL PLAN

LEGEND

- SITE BOUNDARY
- PROPOSED TREE PLANTING
- SHRUBS / GROUNDCOVER PLANTING
- STREET TREE - QUERCUS PALUSTRIS (PIN OAK)
- STREET TREE - HARPULLIA PENDULA (TULIPWOOD)
- P1 CORE PAVING - GRANITE (EXFOLIATED FINISH)
- P2 GRANITE PAVING WITH DARK INFILL PAVERS
- P3 DARK GRANITE PAVING
- P4 BRICK PAVING (COLOUR TO MATCH BRICK COLUMNS)
- P5 TIMBER DECKING
- P6 100x100 COBBLESTONE PAVERS
- BKG BLUESTONE KERB & GUTTER
- B BIN - 'WHARF BIN' BY STRABE
- BR BIKE RACK - 'LINEAR BICYCLE STAND' BY STREET FURNITURE AUSTRALIA
- SBS STREET BENCH SEAT - 'BOSS SEAT' BY STRABE
- HM HERITAGE MILESTONE
- 1:20 GRADIENT
- PW PLANTER WALL
- POTS
- PB WOODEN TROUGH PLANTER BOXES
- IN GROUND LIGHTING STRIPS
- LINE OF BUILDING OVER
- OUTDOOR DINING SEATS

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Drawing Title:
2.2 PUBLIC DOMAIN DETAIL PLAN

DWG No: **LCD-04**

Scale:	Date:	Job Number:	North:
1:150 @ A1 1:300 @ A3	07.11.23	220607	

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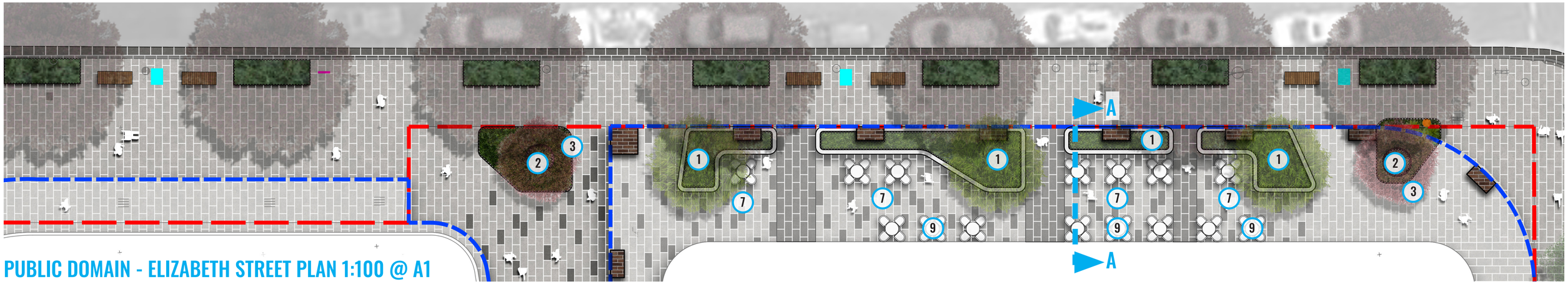
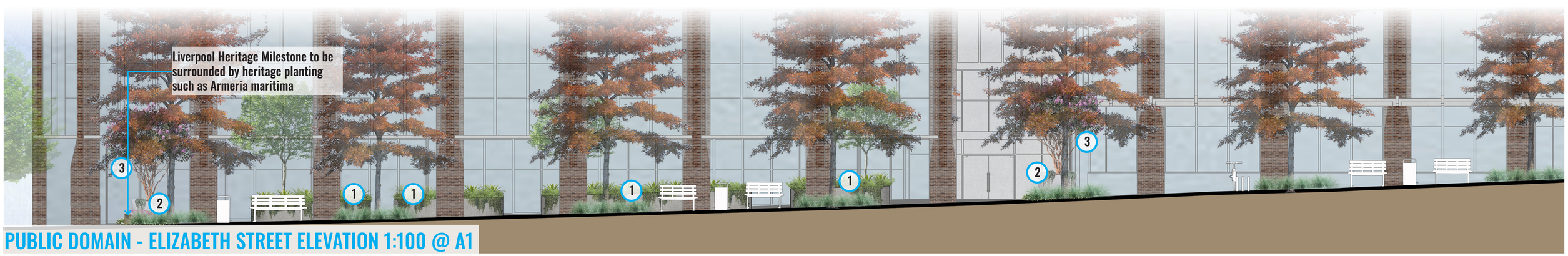
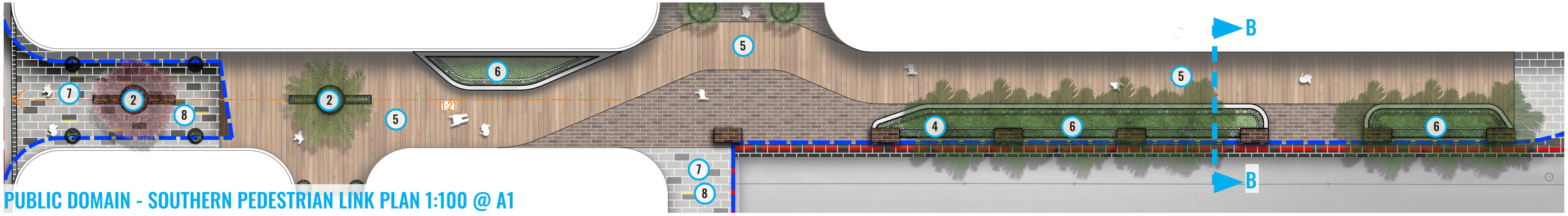
C	07.11.23	Concept DA	PT	BG



PUBLIC DOMAIN - ELIZABETH STREET PLAN 1:100 @ A1



PUBLIC DOMAIN - ELIZABETH STREET ELEVATION 1:100 @ A1



PUBLIC DOMAIN - SOUTHERN PEDESTRIAN LINK PLAN 1:100 @ A1



PUBLIC DOMAIN - SOUTHERN PEDESTRIAN LINK ELEVATION 1:100 @ A1

REFER TO LDA-07 FOR NUMBER LEGEND

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Drawing Title:

2.3 PUBLIC DOMAIN ELEVATIONS

DWG No:

LCD-05

Scale:	Date:	Job Number:	North:
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CONCEPT DEVELOPMENT APPLICATION

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SECTION AA - ELIZABETH STREET 1:100 @ A1



ELIZABETH STREET | KERB & GUTTER | 1350mm STREET PLANTING | 2100mm PEDESTRIAN FOOTPATH | 1440mm PLANTER | 4300mm OUTDOOR DINING

SECTION BB - SOUTHERN PEDESTRIAN LINK 1:100 @ A1



2700mm PEDESTRIAN WALKWAY | 2000mm PLANTER | KERB & GUTTER | HANWELL SERVICEWAY

REFER TO LDA-07 FOR NUMBER LEGEND

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Drawing Title:

2.4 PUBLIC DOMAIN SECTIONS

DWG No:

LCD-06

Scale:	Date:	Job Number:	North:
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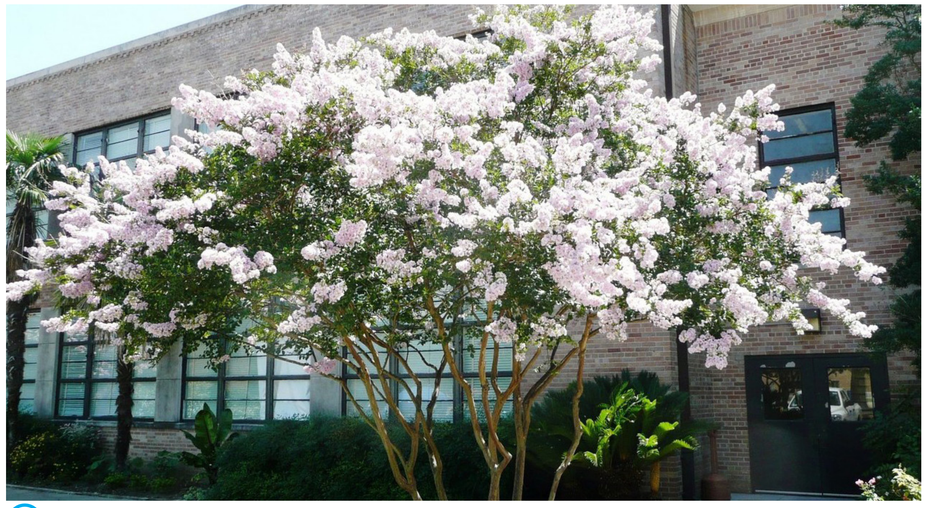
C	07.11.23	Concept DA	PT	BG



1 Raised Planters



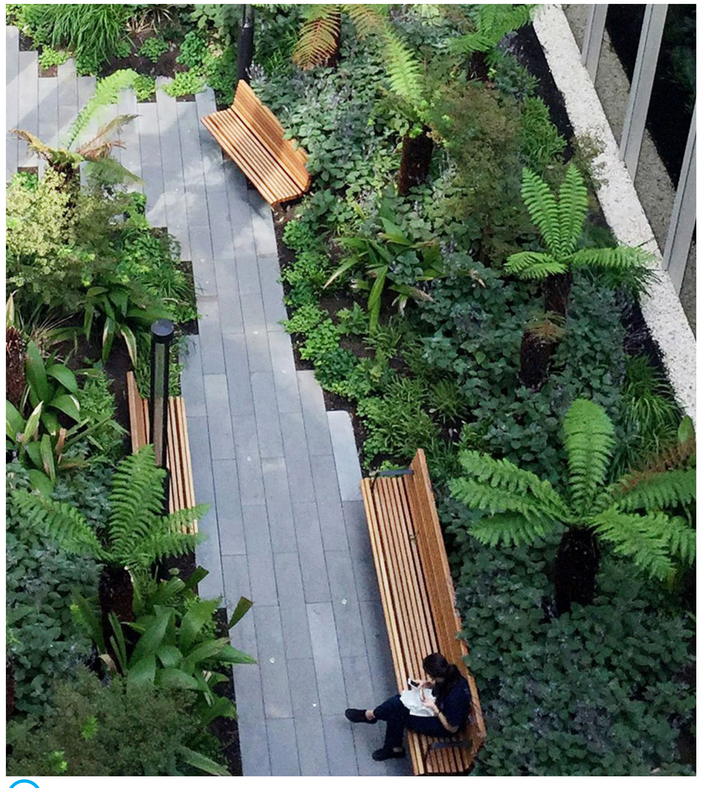
2 Pots For Tree Soil Depth



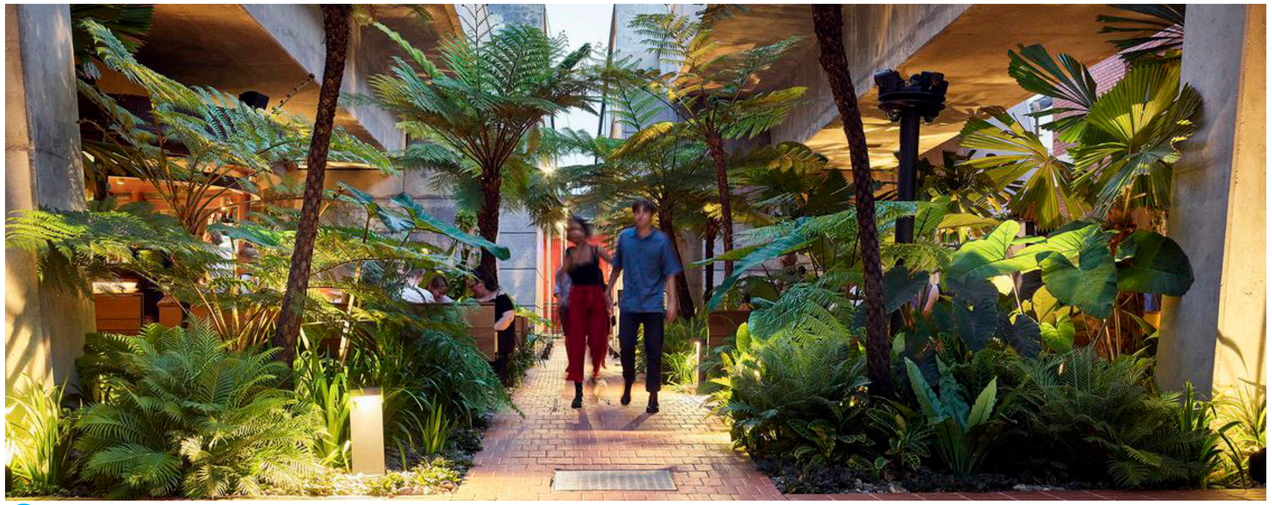
3 Feature Tree Highlighting Entries



5 Timber Look Paving



6 Lush Shade Tolerant Planting



4 Green Pedestrian Laneway Link



7 Granite Paving with Darker Coloured Infill Paving



8 Inground LED Lighting Strips



9 Outdoor Dining

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Drawing Title:

2.5 PUBLIC DOMAIN PRECEDENT IMAGERY

DWG No:

LCD-07

Scale:	Date:	Job Number:	North:
N/A	07.11.23	220607	N/A

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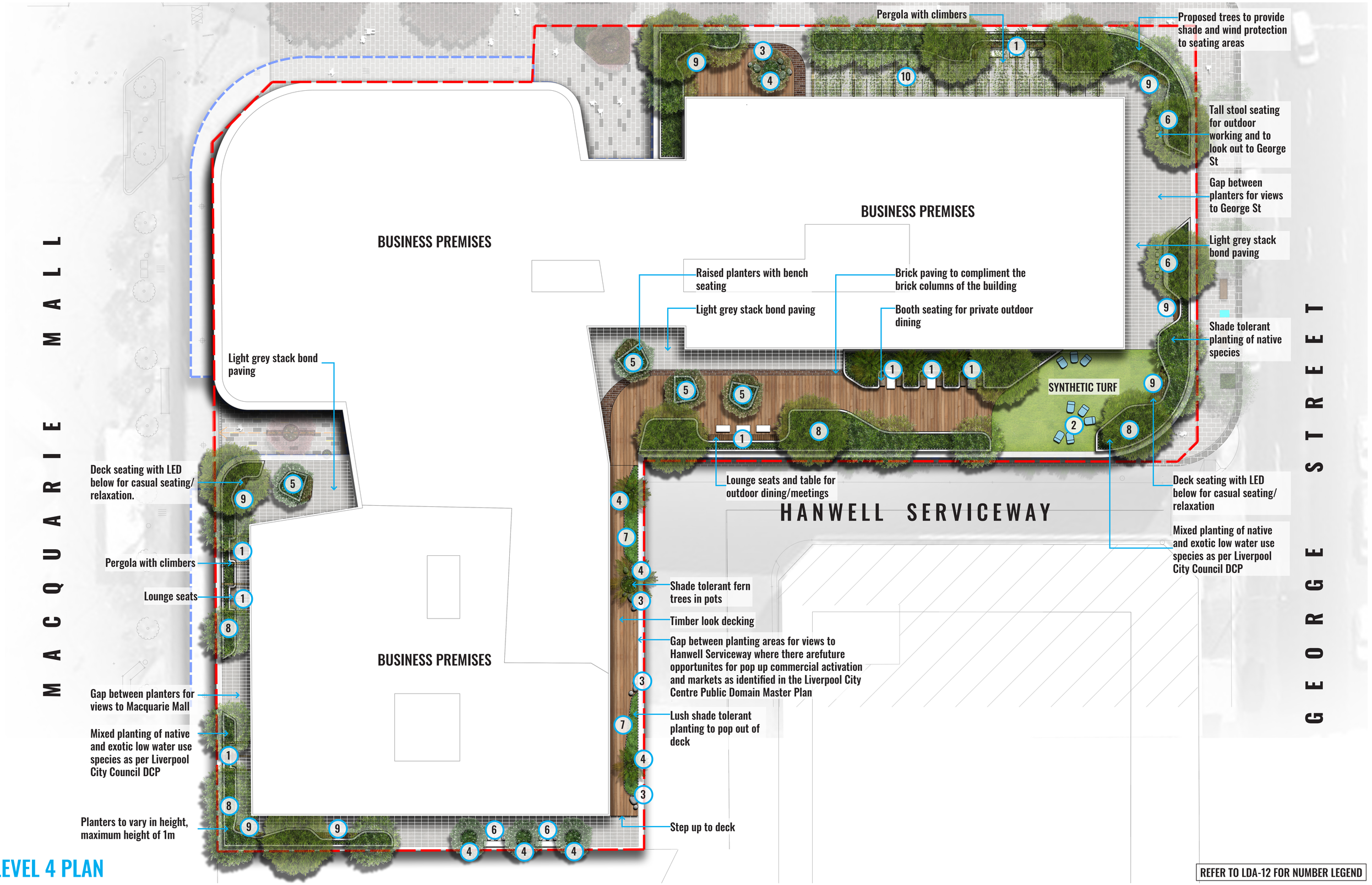

LEVEL 4 PLAN

REFER TO LDA-12 FOR NUMBER LEGEND

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Drawing Title:
2.6 LEVEL 4

DWG No:
LCD-08

Scale:
1:150 @ A1
1:300 @ A3

Date:
07.11.23

Job Number:
220607

North:

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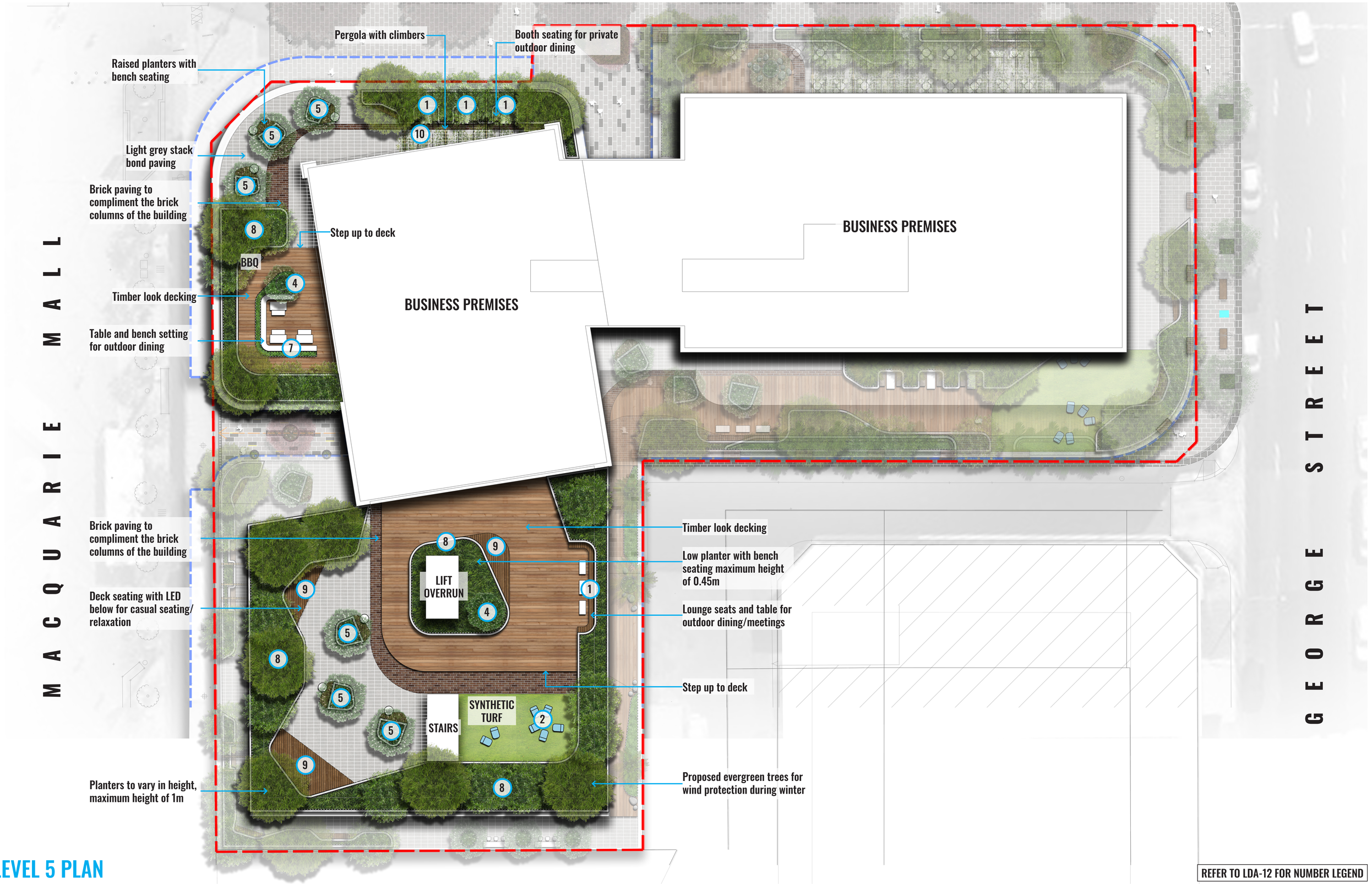

LEVEL 5 PLAN

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Drawing Title:
2.7 LEVEL 5

DWG No:
LCD-09

Scale:
1:150@ A1
1:300 @ A3

Date:
07.11.23

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220607

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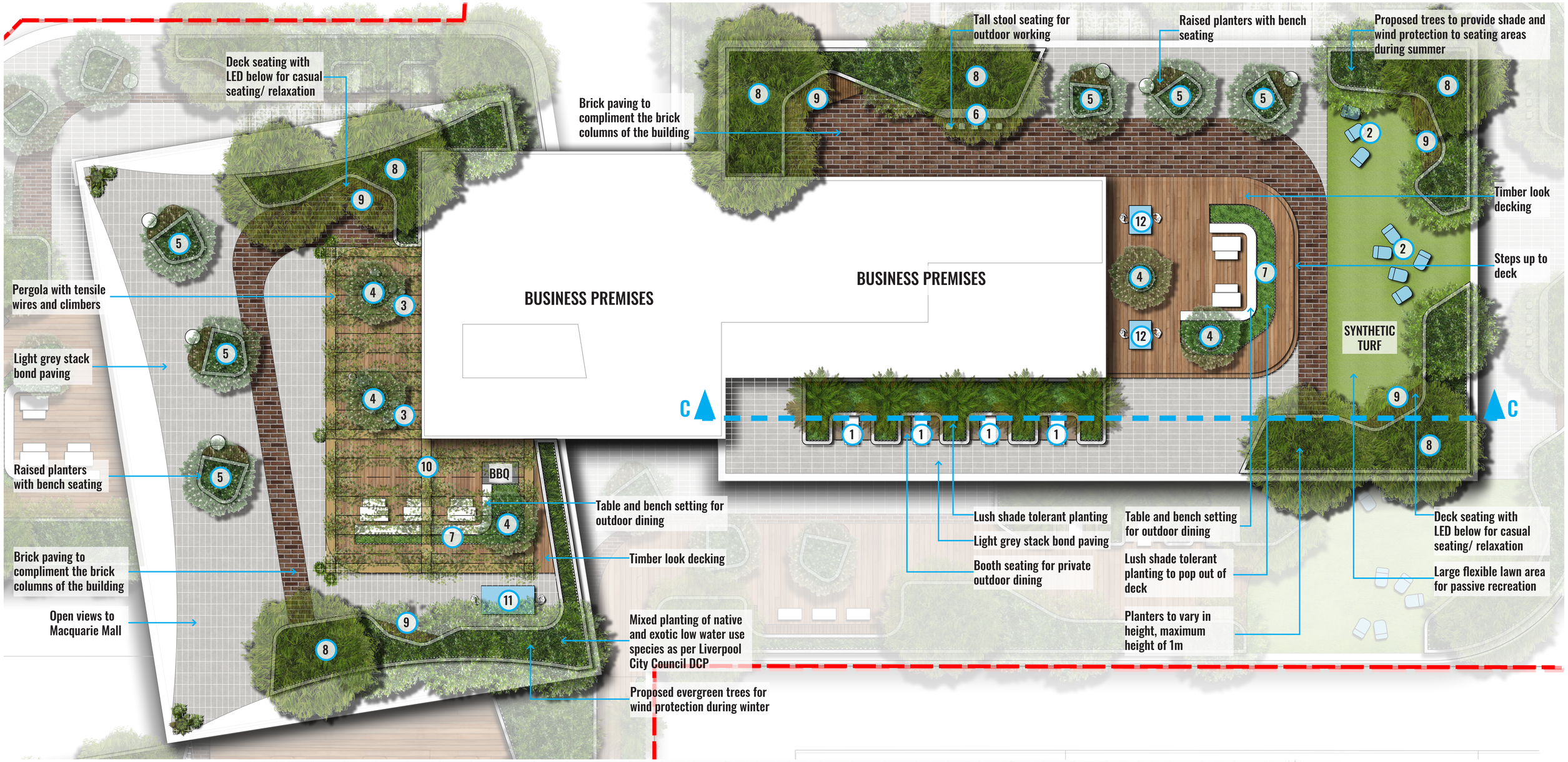
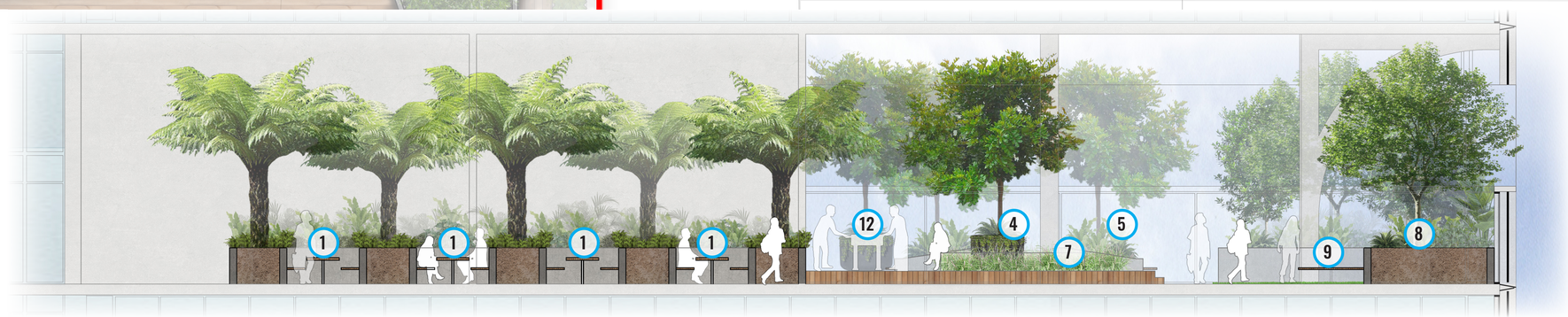


LEVEL 16 PLAN



SECTION CC - 1:75 @ A1

REFER TO LDA-12 FOR NUMBER LEGEND

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Drawing Title:

2.9 LEVEL 16

DWG No:

LCD-10

Scale:	Date:	Job Number:	North:
1:100@ A1 1:200 @ A3	07.11.23	220607	

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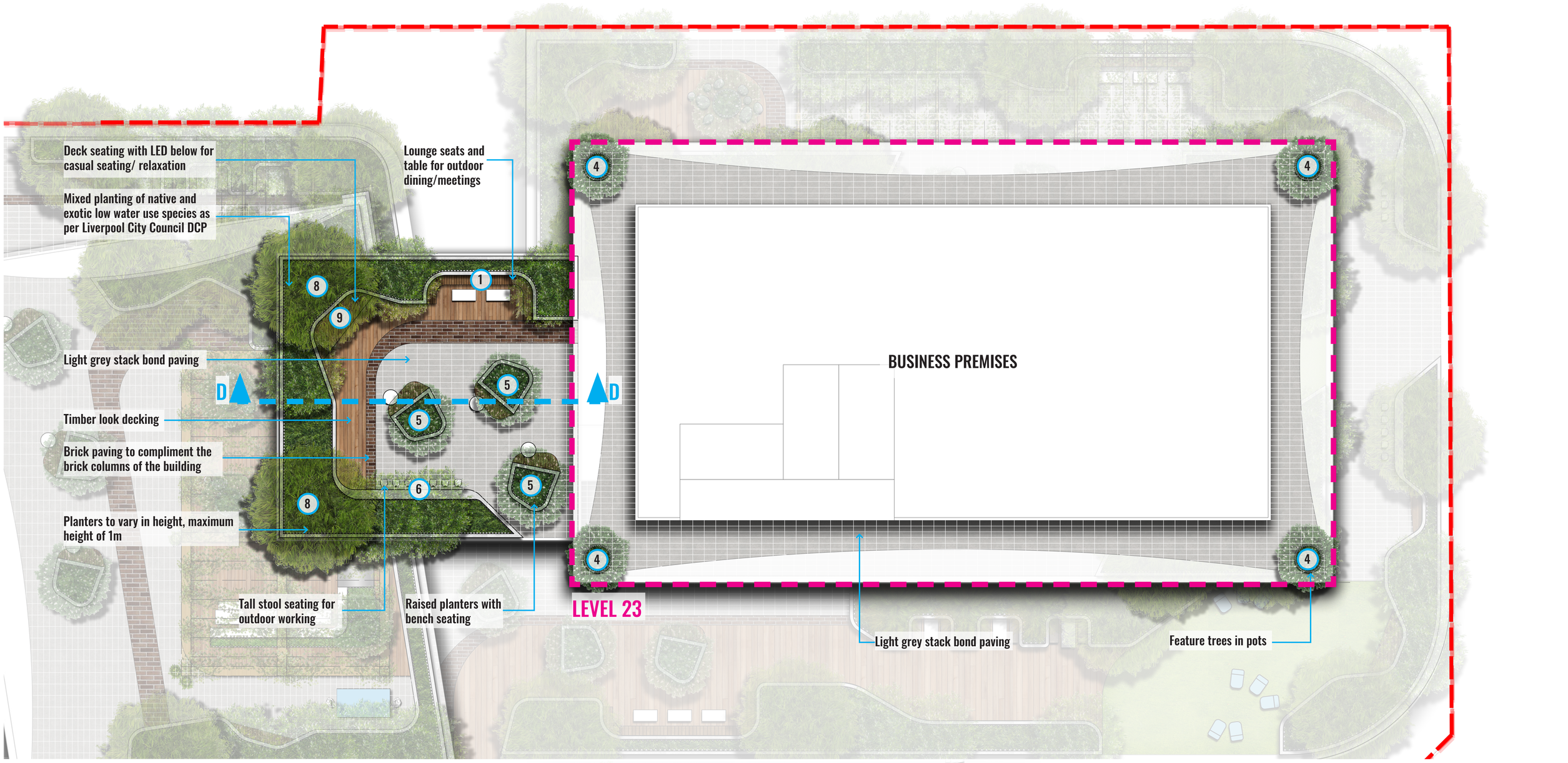
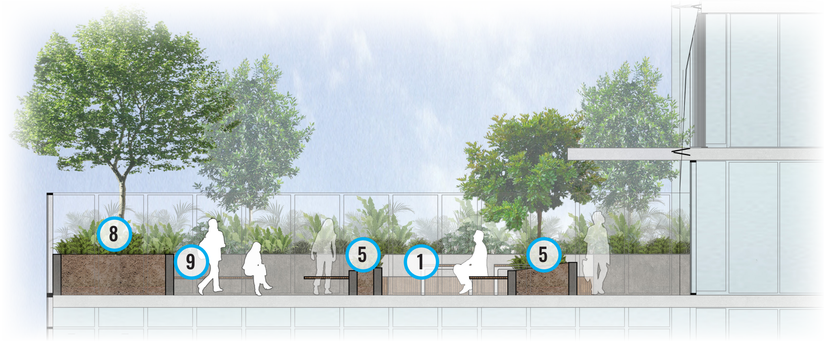


LANDSCAPE PLAN - LEVEL 20 & 23



SECTION DD - 1:75 @ A1

REFER TO LDA-12 FOR NUMBER LEGEND

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Drawing Title:

2.10 LEVEL 20 & 23

DWG No:

LCD-11

Scale:	Date:	Job Number:	North:
1:100@ A1 1:200 @ A3	07.11.23	220607	

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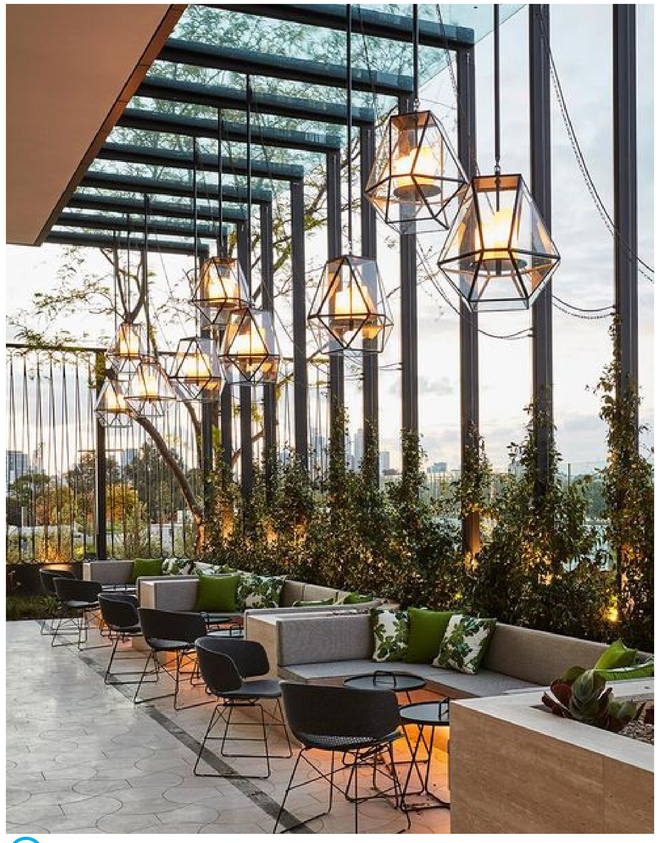


1 Booth Seating



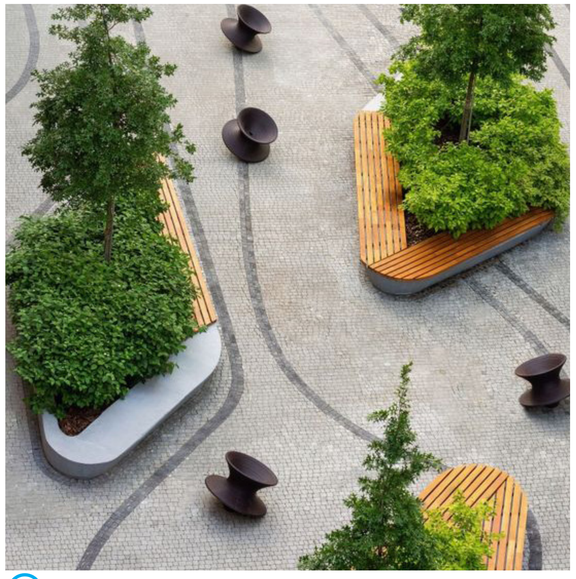
2 Movable Beanbag Lounge Seats



3 Pebble Seats



4 Feature Pots



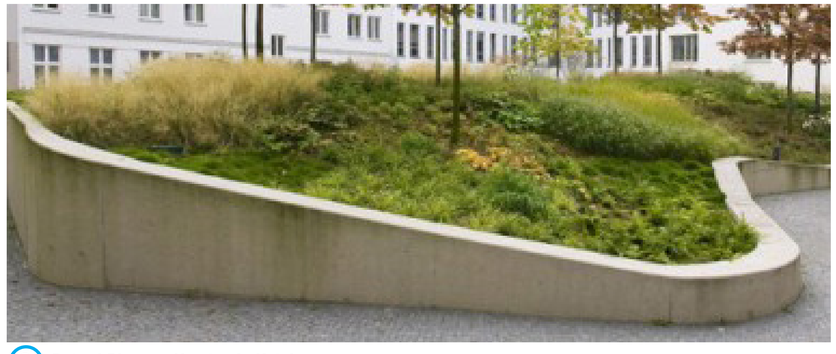
5 Raised Planters with Timber Bench Seating



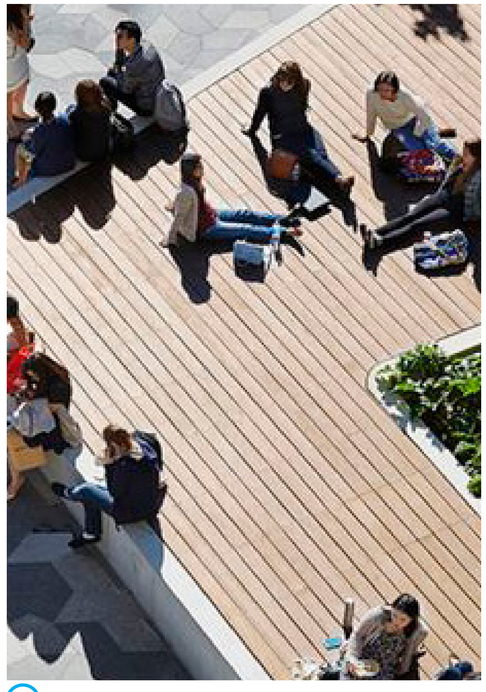
6 High Table and Chairs



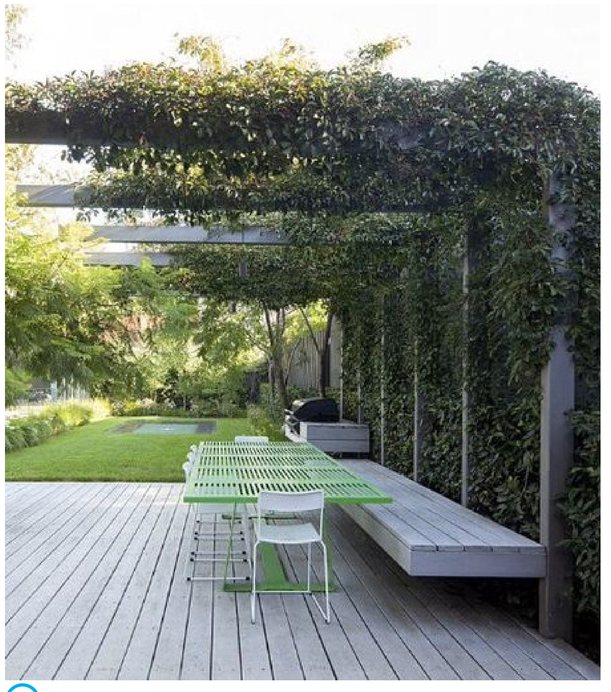
7 Low Planting In Deck



8 Raised Planters Varying In Height



9 Deck Seating



10 Pergola With Tensile Wires and Climbers



11 Table Tennis



12 Foosball

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DEEMHIRE & SYNDROM PTY LTD
F.B.D.M. INVESTMENTS PTY LTD

Drawing Title:

2.11 ROOFTOP PRECEDENT IMAGERY

DWG No:

LCD-12

Scale:	Date:	Job Number:	North:
N/A	07.11.23	220607	N/A

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CONCEPT DEVELOPMENT APPLICATION

Revision				
Rev	Date	Description	Drawn	Checked
A	25.11.22	Concept DA	PT/RJ	BG
B	06.11.23	Concept DA	PT	BG
C	07.11.23	Concept DA	PT	BG

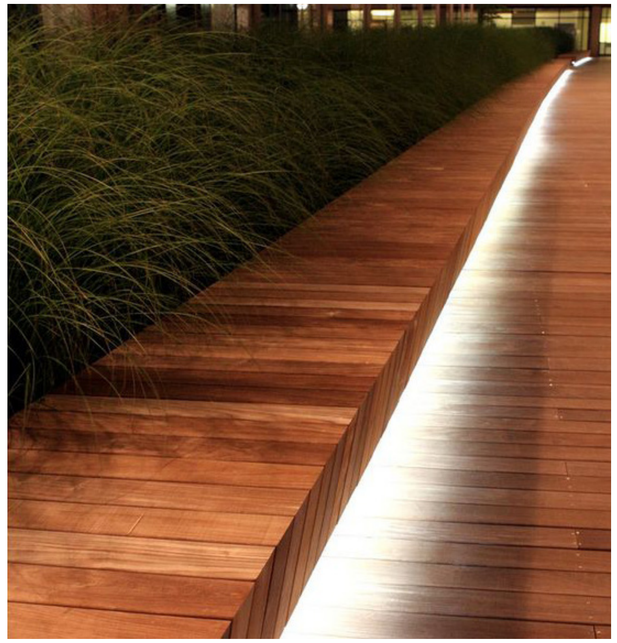
3.0 MATERIALS AND PLANTING



Granite Stackbond Paving



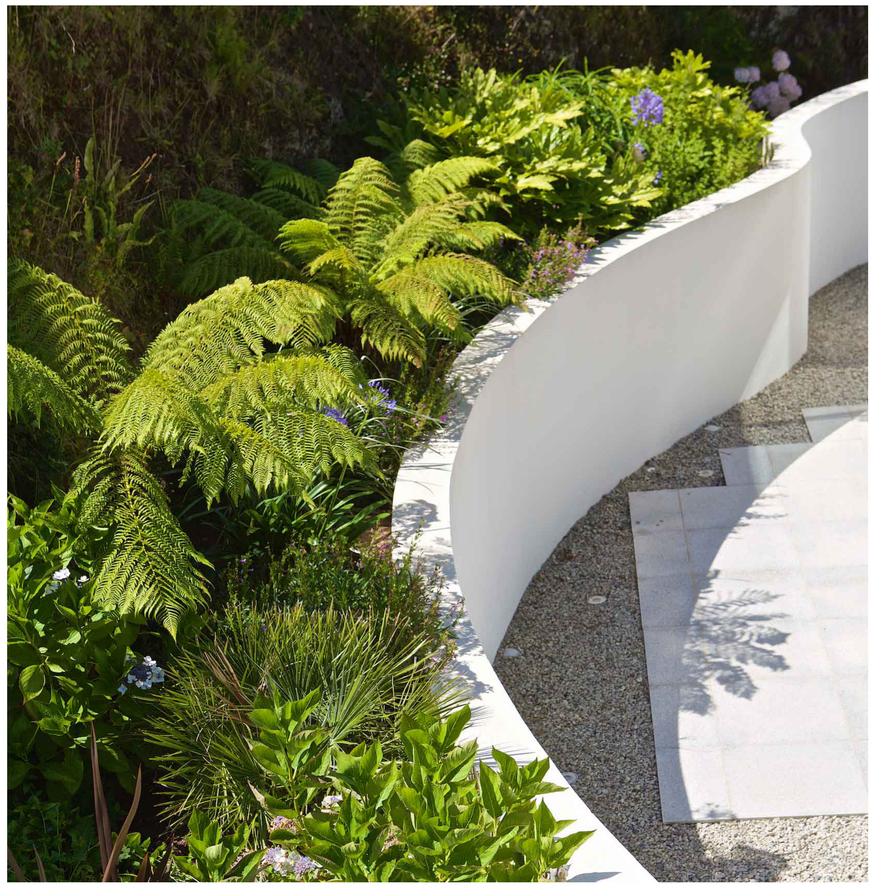
Timber



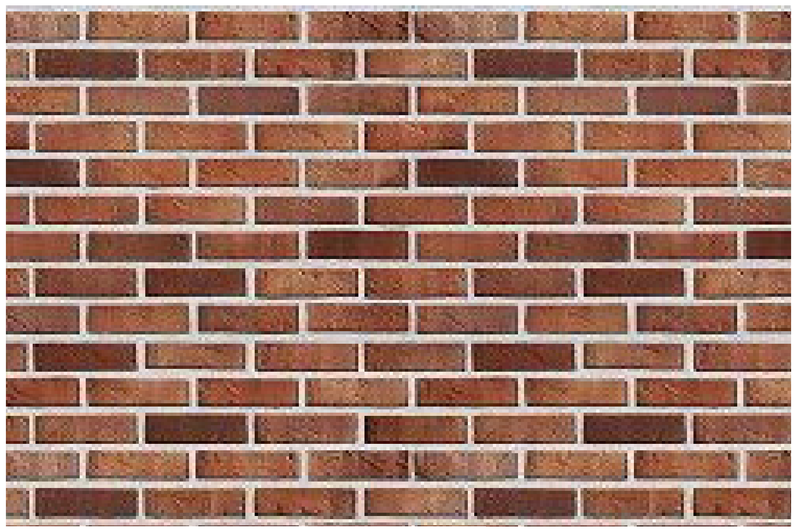
Timber Bench



Synthetic Turf



Concrete Planter



Brick



LED Lights

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Drawing Title:

3.1 MATERIALS PALETTE

DWG No:

LCD-13

Scale:	Date:	Job Number:	North:
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C	07.11.23	Concept DA	PT	BG



Quercus palustris



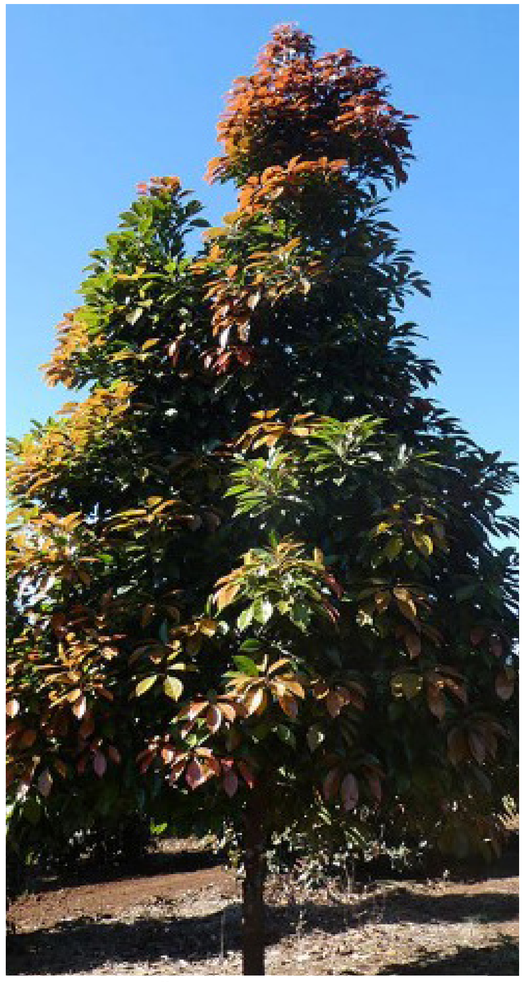
Harpullia pendula



Dicksonia antarctica



Calochlaena dubia



Elaeocarpus eumundii



Lagerstroemia indica



Armeria maritima



Asplenium nidus

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Drawing Title:

3.2 PLANTING PALETTE - PUBLIC DOMAIN

DWG No: **LCD-14**

Scale:	Date:	Job Number:	North:
N/A	07.11.23	220607	N/A

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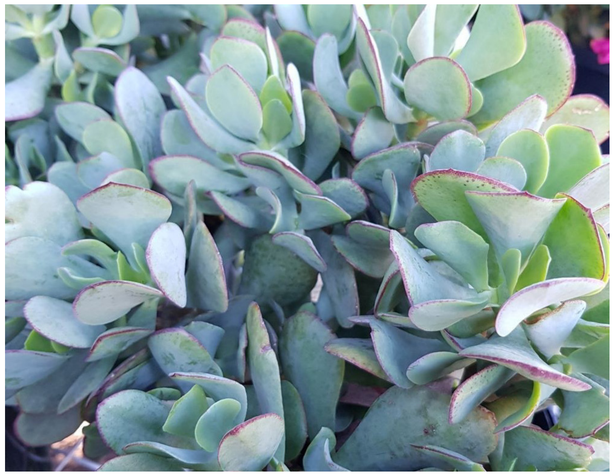
C	07.11.23	Concept DA	PT	BG



Lomandra ‘Tanika’



Crassula ‘Bluebird’



Pandorea jasminoides



Tristaniopsis laurina



Dichondra ‘Silver Falls’



Cupaniopsis anacardioides



Banksia spinulosa ‘Birthday Candles’



Grevillea ‘Canberra Gem’



Westringia ‘Grey Box’

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Drawing Title:

3.3 PLANTING PALETTE - ROOFTOPS

DWG No:

LCD-15

Scale:	Date:	Job Number:	North:
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Project: COMMERCIAL DEVELOPMENT
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C	07.11.23	Concept DA	PT	BG

4.0 TYPICAL DETAILS

MAINTENANCE PLAN

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. The landscape contractor shall attend the site on a **weekly basis** to maintain the landscape works commencing from practical completion.

Rubbish Removal
The Landscape Contractor shall undertake rubbish removal from the site on a **weekly basis** to ensure the site remains in tidy condition.

Weed Eradication
Weed growth that may occur in grassed, planted or mulched areas is to be removed using environmentally acceptable methods i.e. non-residual glyphosate herbicide (e.g. 'Roundup', applied in accordance with the manufacturer's direction.

Tree Replacement
Trees shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress prior to handover to the client. Any trees or plant that die or fail to thrive, or are damaged or stolen will be replaced. Replacement material shall have the initial maintenance period extended in accordance with the landscape contract conditions. Trees and plant materials shall be equal to the minimum requirements of species specified and approved material delivered to site. Should the condition decline from the approved sample the Superintendent reserves the right to reject the tree / plants.
Frequency: as required.

Stakes
Adjust and/or replace stakes and ties where required. Remove staking and guying when instructed by the Superintendent

Pruning
Selective pruning may be required during the establishment period to promote a balanced canopy structure. These activities shall be carried out to the best horticultural and industry practice. All pruned material is to be removed from site.

Mulched Surfaces
All planter beds and garden areas shall have a minimum depth of 75mm organic mulch. All mulch is to be free of deleterious matter such as soil, weeds, sticks and should conform to AS 4454.
Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstate depths to a uniform level of 75mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Top up mulch levels prior to handover to client & estate management.

Watering
Implement an appropriate hand watering regime in areas not irrigated in association with current watering programme to maintain plant health and vigour. The program shall reflect seasonal conditions and plant species.
Frequency: Weekly or as required.

Soil In Natural Ground
Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Organic Garden Mix' as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Native Low 'P' Mix' as supplied by Australian Native Landscapes. Soil to conform to AS4419 refer to typical detail.

Pest and Disease Control
The Landscape Contractor shall spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer's directions.
Frequency: weekly inspection

Fertilising
Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.

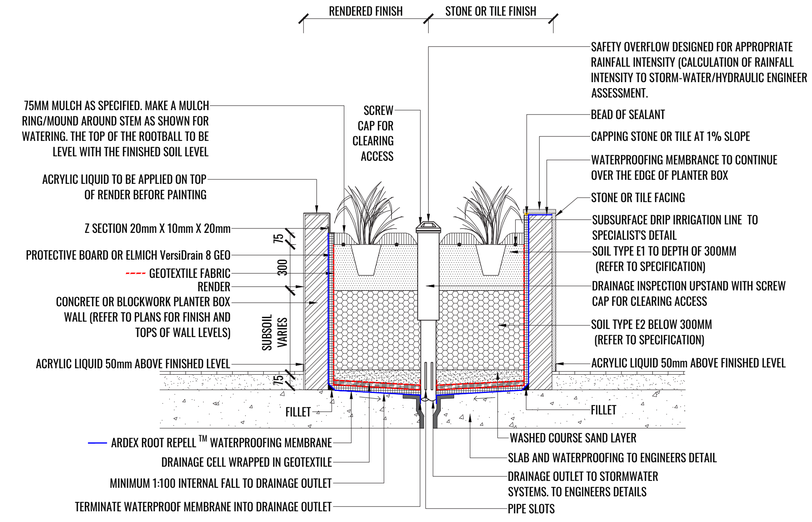
Irrigation
A sub surface dripper style, electrically automated self timed irrigation system is recommended to be supplied to all garden bed areas and planter container. Regular checks are to be made to ensure continued successful operation. The Landscape Contractor shall be responsible for coordination and engagement of a specialist irrigation designer and installation contractor to design, supply and install an automatic subterranean drip irrigation system to all raised planter beds.

The irrigation system will need to provide designated landscaped areas with enough water for vigorous healthy plant growth. As a general rule landscaped areas will need 20-25mm, species dependant, of water per week. The landscape Contractor will need to monitor natural rainfall using a rain switch in order to set irrigation flow rates accordingly on a monthly basis.

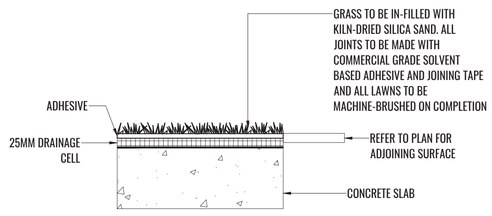
Standards
All grown or purchased plant stock must conform to all the conditions and requirements given in NATSPEC Guide: Specifying Trees. Soils to be in accordance with AS4419, mulching composts and conditioners to be in accordance with AS4454. Soils should conform to best practice specifications as listed in the Landscape Soils Handbook (Simon Leake & Elke Haege 2017).

TYPICAL LANDSCAPE DETAILS

PLANT SIZE AND QUALITY TO BE TO NATSPEC STANDARD. SPECIES IS TO BE AS PER PLAN AND PLANT SCHEDULE. ENSURE ONLY HEALTHY AND VIGOROUS, DISEASE FREE, WELL MAINTAINED PLANTS ARE USED.
TAKE CARE TO ENSURE FOLIAGE, BRANCHES, STEMS AND ROOT CROWNS ARE NOT DAMAGED BEFORE, DURING AND AFTER PLANTING.
ENSURE OPTIMUM MAINTENANCE AND ESTABLISHMENT OF TREES/SHRUBS OCCURS AS SOON AS THEY ARE AT SITE



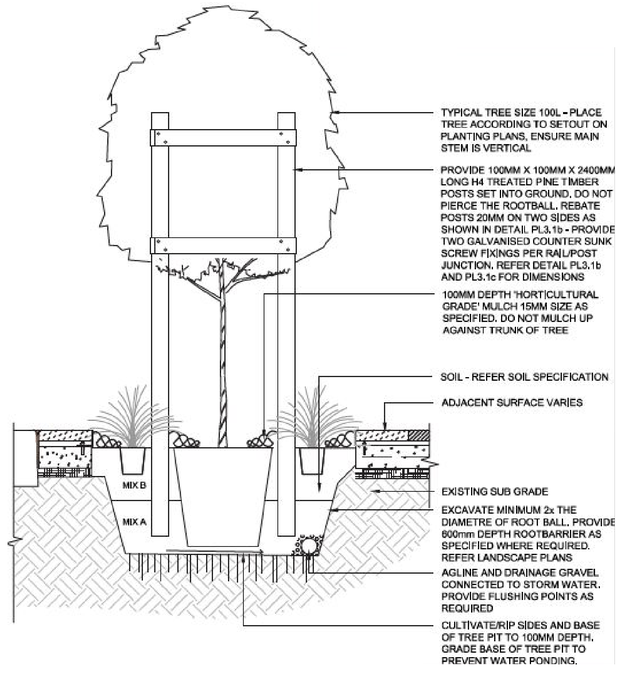
1 **TYPICAL RAISED PLANTER BOX DETAIL**
SCALE 1:20



ENSURE SYNTHETIC TURF IS FLUSH WITH ADJOINING SURFACE
REFER TO ARCHITECTS DOCUMENTATION FOR FINISHED SURFACE LEVELS

2 **SYNTHETIC TURF OVER SLAB TYPICAL DETAIL**
SCALE 1:10

EXAMPLE PUBLIC DOMAIN DETAIL



3 **EXAMPLE STREET TREE DETAIL**
SCALE 1:20

NOTE:
STANDARD DETAILS FOR THE PUBLIC DOMAIN FROM LIVERPOOL CITY COUNCIL ARE STILL IN DEVELOPMENT

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4.1 SPECIFICATIONS & TYPICAL DETAILS
DWG No: **LCD-16**

Scale:	Date:	Job Number:	North:
AS SHOWN	07.11.23	220607	N/A

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