



ARCADIA

Phase B Liverpool Civic Place Landscape SSDA Design Report

Prepared for Built
March 2024

We recognise the First Nations People of Australia and celebrate their continuing cultural practice and connection to Country.

We acknowledge the Cabrogal People of the Darug language group Elders, past and present who are the traditional custodians of this site.

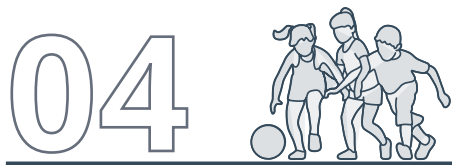
Waramiwellamabamiyui

It is good to see you all, people (Darug)

Bereewagal, naaniyaYura ngure dyi ngurang guruga

People who come from afar, I see all of you Aboriginal people camped here, at this place, long ago (Dharawal)

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Executive Summary

This Landscape Design Report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of Built Development Group (Built) in support of a State Significant Development Application (SSDA) for a build-to-rent residential development within Phase B of the Liverpool Civic Place development located at 52 Scott Street, Liverpool. It follows the lodgement of a concurrent Amending DA (DA-72/2024) that seeks to allow for residential flat buildings and shop top housing uses to be permitted in the Phase B envelope through amending the approved Concept DA (DA-585/2019) which establishes the land uses, building envelopes, public domain and a multi-level common basement across the site.

This SSDA seeks approval for:

- + Construction and use of a 29 storey build-to-rent residential development, comprising:
 - + 320 dwellings;
 - + ground floor lobby and retail tenancies;
 - + internal amenity spaces throughout the building to service the build-to-rent residential use; and
 - + Upper ground, level 9 podium rooftop and tower rooftop communal open spaces.
- + Construction and use of three basement levels;
- + Landscaping and public domain works; and
- + Extension and augmentation of services and infrastructure as required.

This DA reflects the staged planning approval pathway for the Liverpool Civic Place redevelopment which has included four previously approved DAs and one DA currently under assessment:

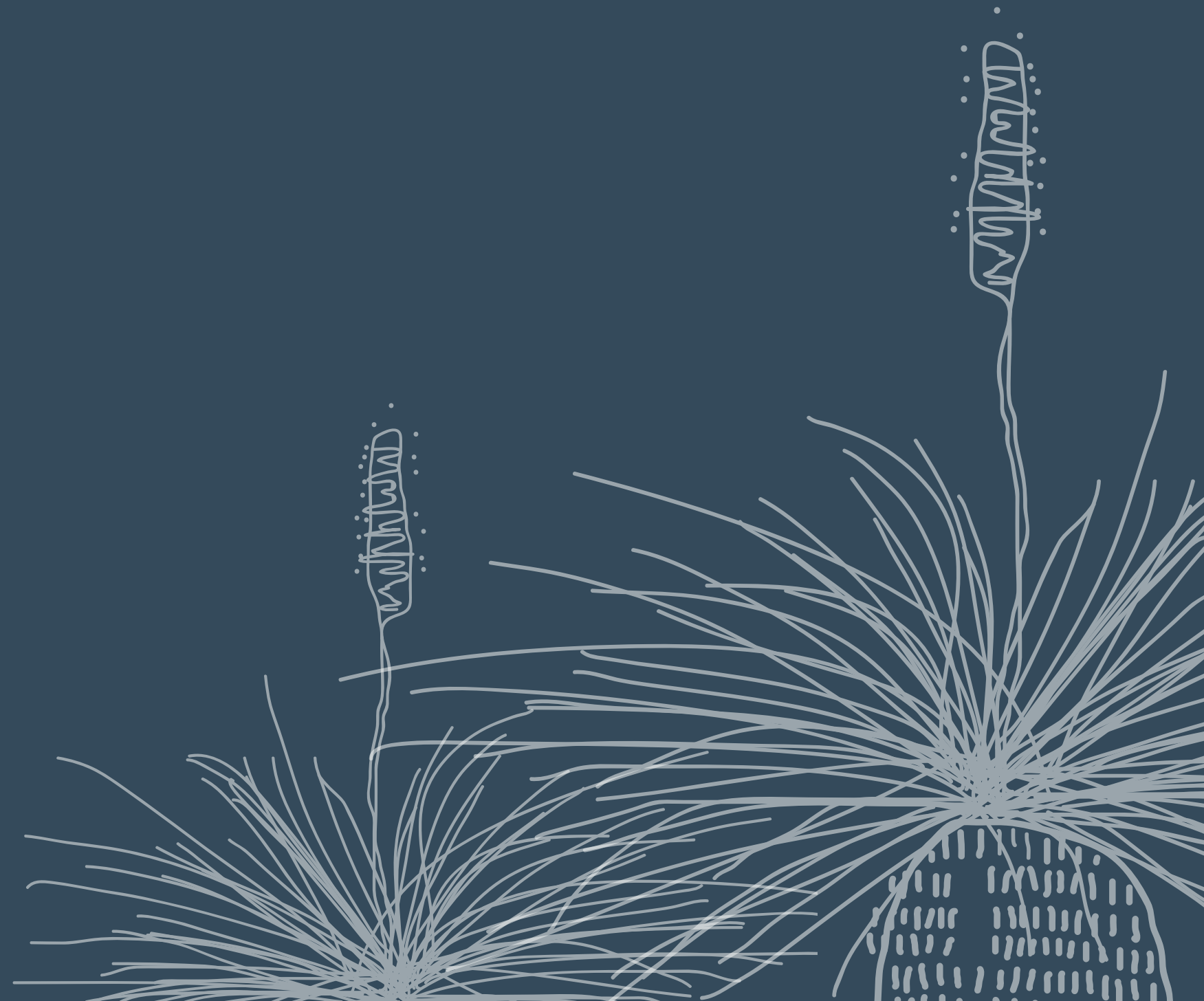
- + Concept DA (DA-585/2019)
- + Amending DA (DA-72/2024)
- + Early Works DA (DA-906/2019)
- + Phase A Detailed DA (DA-836/2020)
- + Phase B/C Detailed DA (DA-1080/2020)

(image left generated and supplied by Scott Carver)



01

SITE UNDERSTANDING



Darug Land

For over 40,000 years the river and surrounding areas of present-day Liverpool have been inhabited by the Cabrogal people of the Darug Nation. The Cabrogal people (of the Darug “wood tribe” Nation) shared the area around the Georges River and Cabramatta Creek with the Dharawal or “coast tribe”. This clan group was named after the cohbra grubs (freshwater worm) that they harvested at the banks of the Georges River.

The main contact between other tribes (Dharawal and Gandangara) was during ceremonial gatherings. There were linguistic and cultural differences, as well as economic ones.

The significance of the Georges River which sustained life for eons; providing clean water, food and shelter now cements a set of design principles and a continued story of water story that speaks to both the project’s landscape and built form development.



Geological Influences

The Georges River catchment is comprised of 3 key geological tyologies - Hawksebury sandstone, Wianamatta Shales and Quaternary sediments.

Our development site on the Blacktown soil group which overlays Wianamatta Group Ashfield Shale. Areas along the river nearby our site also show quaternary alluvial sediments and outcroppings of Hawsebury Sandstone.

Historically, the rich shale and alluvial sediment based soils were prized for their agricultural value whereas areas with a strong sandstone base such as Salt Pan Creek to our sites north east were much harder to farm. For this reason, these plateaus became a refuge for First Nations Community during the encroachment of colonisation and sites, such as Salt Pan Creek hold stories of resilience and community to this day.

KEY

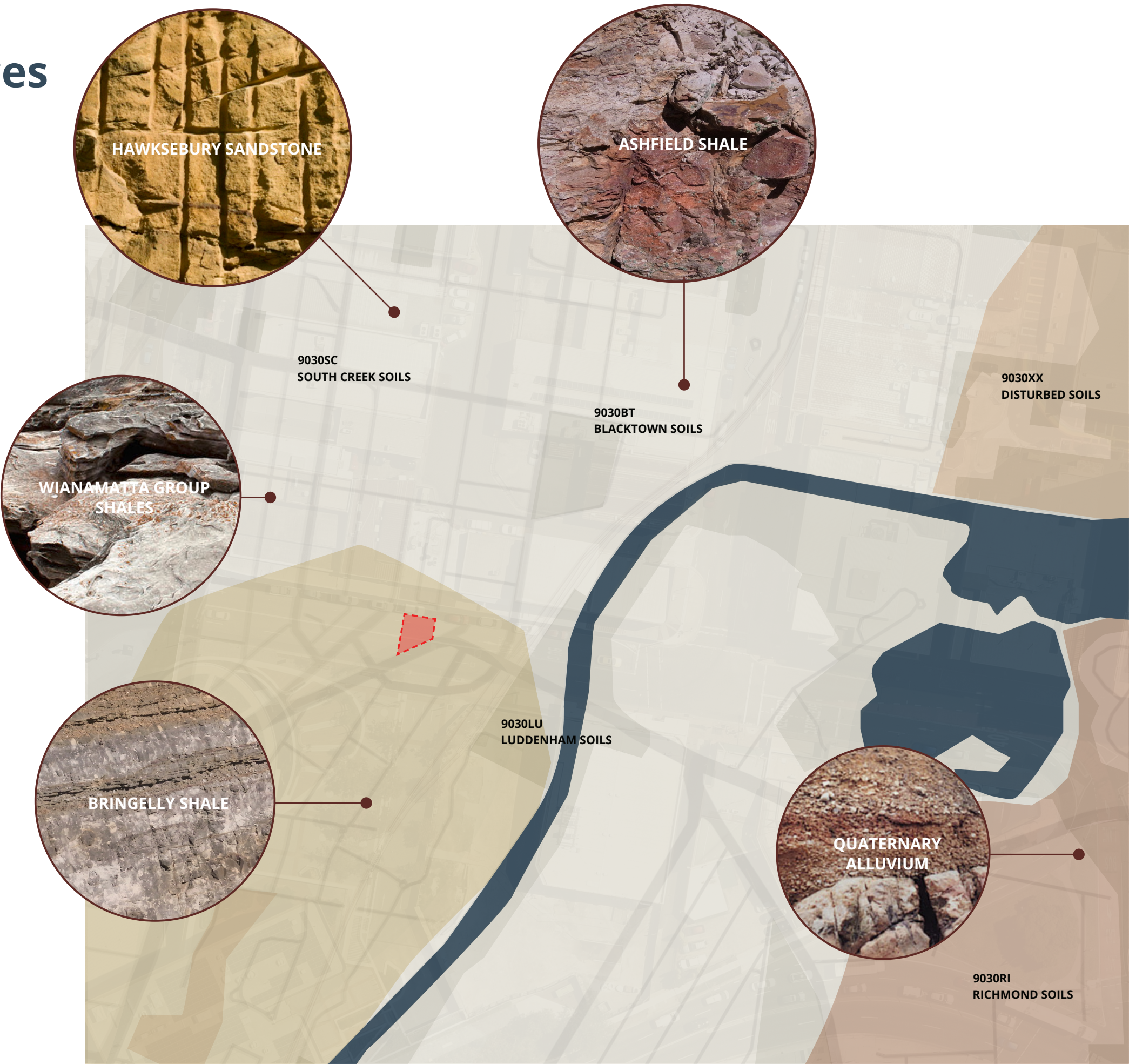
9030SC
SOUTH CREEK SOILS

9030LU
LUDDENHAM SOILS

9030RI
RICHMOND SOILS

9030BT
BLACKTOWN SOILS

SITE



Hydrological Influences

The Tucoerah or Georges River is a driving force in Liverpool. Divided in 1836 by the development of the Liverpool Weir, it is now the meeting of fresh and salt water or “Guraban” in Dharawal Language.

The Tucoerah Rive was the catalyst of Liverpool’s development, driving industry, connectivity and immigration to the region and resulting in the diverse and historically rich city within which our site sits today. It has experienced flood tides of up to 10m in past, with a once in 100 year flood level marked as innundating a majority of Moore Point.

Today the river is largely innaccessible to the public but in tandem with the proposed lighthouse park redevelopment and Moore Point Proposal, our site has the opportunity to reconnect to the important story of this river.

KEY

SALTWATER ESTUARY ON THE GEORGES RIVER

GEORGES RIVER FRESHWATER

1/100 YEAR FLOOD LINE

DHARAWAL WORD

DHARUG WORD

SITE



Local Ecology

Flora

The areas directly adjacent to our development site are ecologically fragmented by years of industry, development and subsequent clearing. However, along the Tucoerah River and nearby green spaces, we see 4 key Plant Community Types (PCT's).

These are:

1. PCT 835

Forest Red Gum - Rough Barked Apple Grassy Woodland on alluvial flats of the Cumberland Plain, Sydney Basin bioregion

2. PCT 1808

Common Reed on the margins of estuaries and brackish lagoons along the New South Wales coastline






3. PCT 849

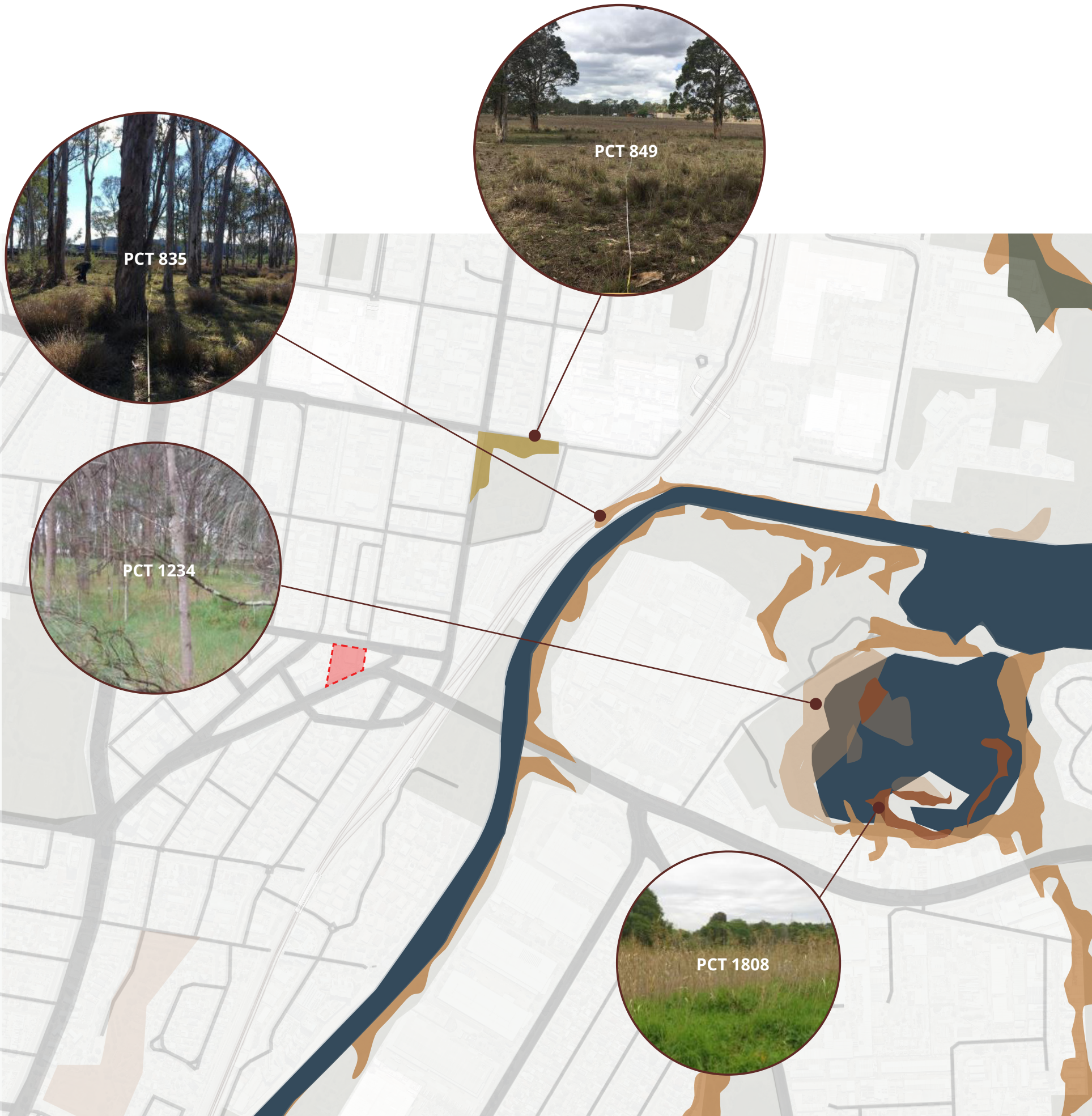
Grey Box Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion

4. PCT 1234

Swamp Oak Swamp Forest fringing estuaries, Sydney Basin bioregion and south east corner bioregion

KEY

-  PCT:835
-  PCT:1808
-  PCT:849
-  PCT:1234
-  SITE



Local Ecology

Fauna

Whilst Liverpool is a highly developed urban centre, there remains areas of fragmented habitat throughout the city and alongside the river corridor.

On our site, species including the “Marragawan” or Eastern Brown Snake, the Australian white ibis and “Warin” or rainbow lorikeet.

Adjoining our site we see the endangered Green and Golden Bell Frog (Littoria aureas) and the vulnerable Grey Headed Flying Fox (Pteropus poliocephalus) and Little Lorikeet (Glossopsitta pusilla) alongside other species such as the Magpie and “Muruduwin” or Superb Fairy Wren.

These species form a part of the sites story and are inherently connected to the landscape around them. Understanding and represneting this interconnectivty through our sites design provides the opportunity to reconnect to the unique identity of place.

KEY -

BIODIVERSITY CONSERVATION ACT 2016 STATUS

ENDANGERED

VULNERABLE

UNLISTED

SITE

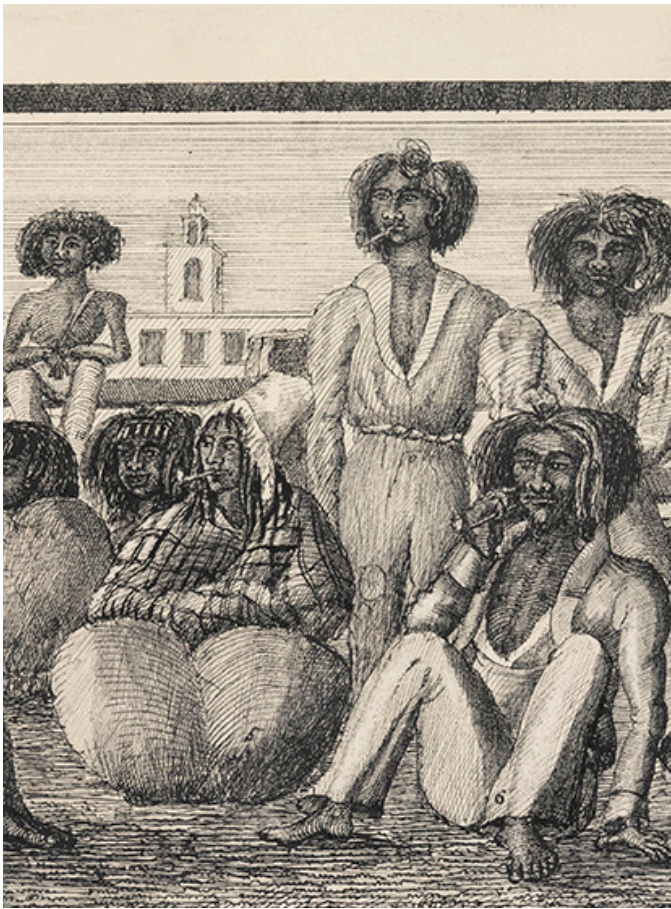


Site Context

Colonial History

PRE-COLONIAL HISTORY

Liverpool/ Gungalung was first home to the Cabrogal and Dharawal People who lived alongside the Tucoerah/ Georges River. Many First Nations Communities were dispossessed from their land on the advent of colonial settlement and were sent to live at missions in neighbouring suburbs like Herne Bay and Green Valley.



COLONIAL HISTORY (1800 - 1900'S)

On November 7, 1810 Governor Lachland Macquarie founded Liverpool, naming it after the Earl of Liverpool. Liverpool is Australia's 4th oldest town and was the first free planned settlement in the nation.

During the 1820's - 1840's Liverpool saw significant growth as the Hospital was built and local tanneries, brickworks and sawmills were developed, attracting more income and more employees to the area.



In 1836 the Liverpool Weir was developed alongside the Landsdowne bridge, disrupting the flow of water in the river for redirection into the local agricultural pastures. The Landsdowne bridge allowed greater connectivity to the region and allowed further expansion of the burgeoning local industry.



Industry grew further between the 1850's to 1900's with the development of the paper mill in 1868, the railway bridge in 1869, the gasworks in 1890 and a wool mill in 1910.

Following this, Lighthorse park became home to internment camps during WW1 and industry fell into a lull during WWII and The Great Depression.

As a response to the hardship of the Great Depression, Liverpool saw another era of significant growth post 1940's as the sand quarry opens at Moorebank and the first Woolworths and other retail businesses open.



This saw a shift towards the dominant retail based industry we see in Liverpool today.

Site Context

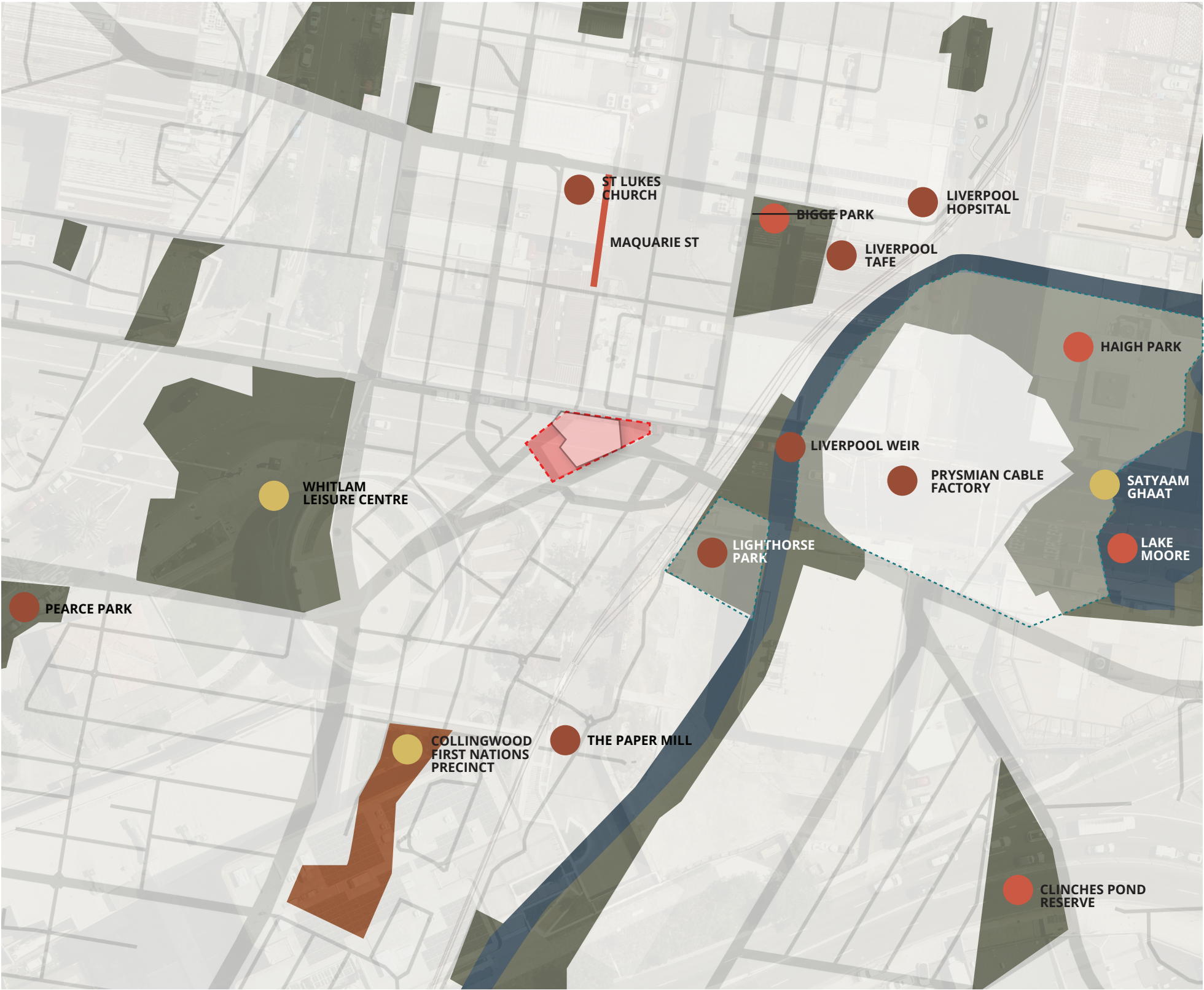
City of Liverpool - Today

Liverpool is a city catalysed by the Georges River and is today home to a range of key open space, urban and community assets which connect to the key historical stories of this place.

As one of Sydney's key industrial cities, Liverpool is today home to the Prysmian Cable factory, Liverpool Weir and adjoining Landsdowne bridge pylons which are soon to be reconsidered in the Moore Point Redevelopment Project by Coronation. To the south of our site, the Paper Mill is a modern residential and entertainment precinct which engages with the historical paper mill site and to the north, sits Liverpool Tafe, which is housed by the old Liverpool Hospital Building. However, the First stories of Liverpool are those of the Cabrogal peoples, and today their connection to Land and Waters is represented in the Collingwood First Nations Precinct.













There is rich opportunity within this project to engage with these layers of history whilst embracing the flux of Liverpools future growth.









- KEY
- COMMUNITY POI
 - OPEN SPACE POI
 - URBAN FORM POI
 - SITE
 - ADJOINING DEVELOPMENT PROPOSALS



Site Context

Connectivity

From Cabramatta		
		
30 MINS	12 MINS	20 MINS
From Parramatta		
		
40 MINS	34 MINS	55 MINS
From Bankstown		
		
45 MINS	20 MINS	50 MINS
From Sydney CBD		
		
1HR 15 MINS	40 MINS	2HR 30 MINS

KEY	
	TRAIN STATION
	BUS STOP
	TRAIN LINE
	MAJOR HIGHWAY
	KEY CONNECTING ROAD
	PROPOSED PEDESTRIAN CONNECTIONS
	ADJOINING DEVELOPMENT PROPOSALS
	SITE



Site Context

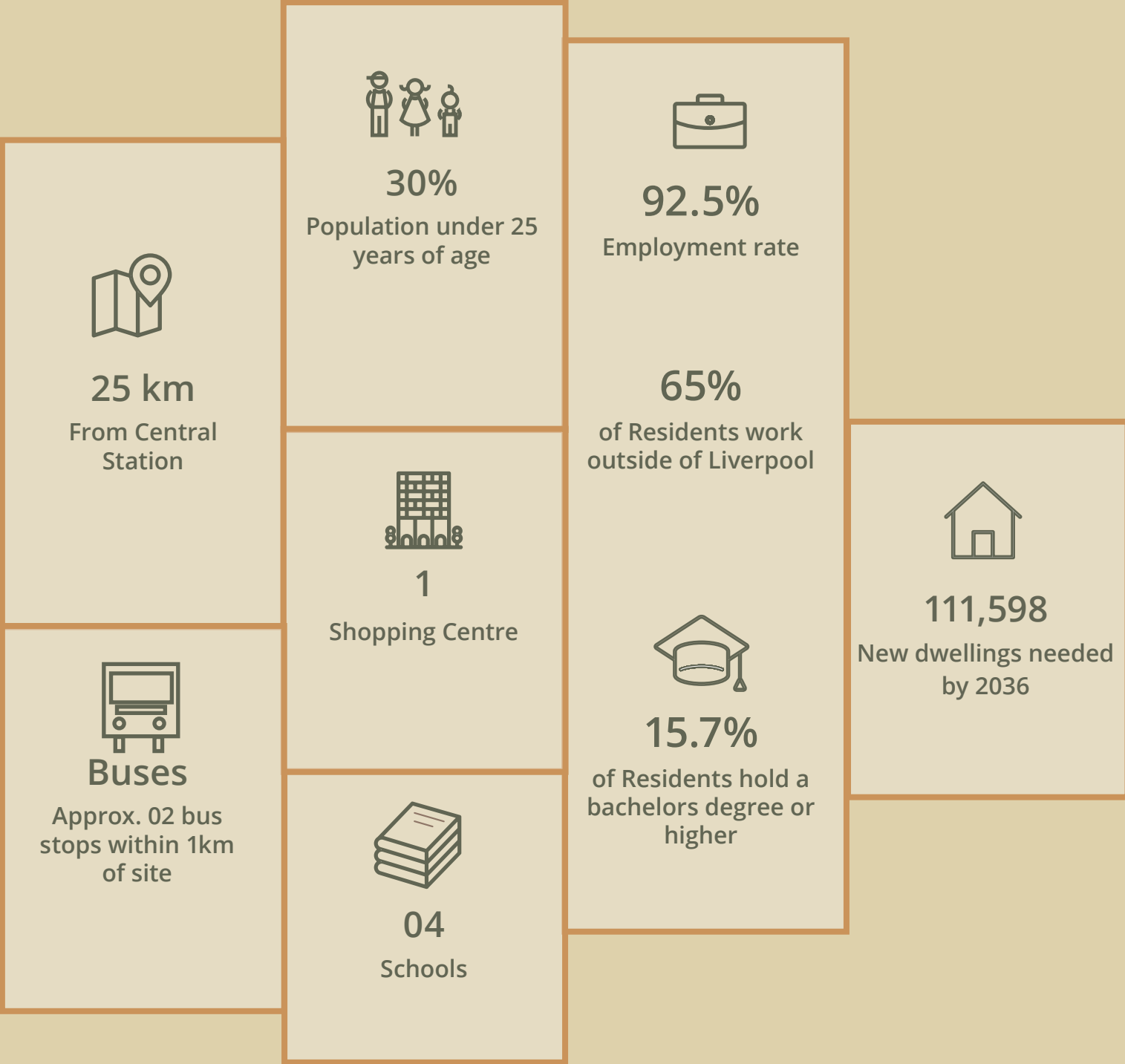
Liverpool City Demographics

Liverpool is a culturally diverse city, catalysed by years of immigration to the various industries that arose along the Georges River.

Today the cities diversity is visible in the shopping streets and public spaces and creates a rich tapestry of cultural themes that is unique to the Australian city.

However Liverpool is a city in flux, currently experiencing greater financial stress than the rest of greater Sydney it is expecting high levels of population growth in the next 10 years with a projected population growth of 358,871 by 2036.

Alongside this, there will be demand for an additional 111,190 dwellings - and for innovative, creative and community centred public spaces to support this developing river city.



Australia, Liverpool / Gunyalung, NSW

Suburb Statistics

	Population	Children (0-17)
	239 755	36,619
	Median Age	Elderly (60+)
	33 years old	38,578

Local Government Area (LGA)

	City of Liverpool
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Cultural Profile

	Australia	First Nations
	Other	1.6%
	Iraq	Vietnam
	6.1%	3.6%
		India
		2.8%

02

VISION



Vision Statement

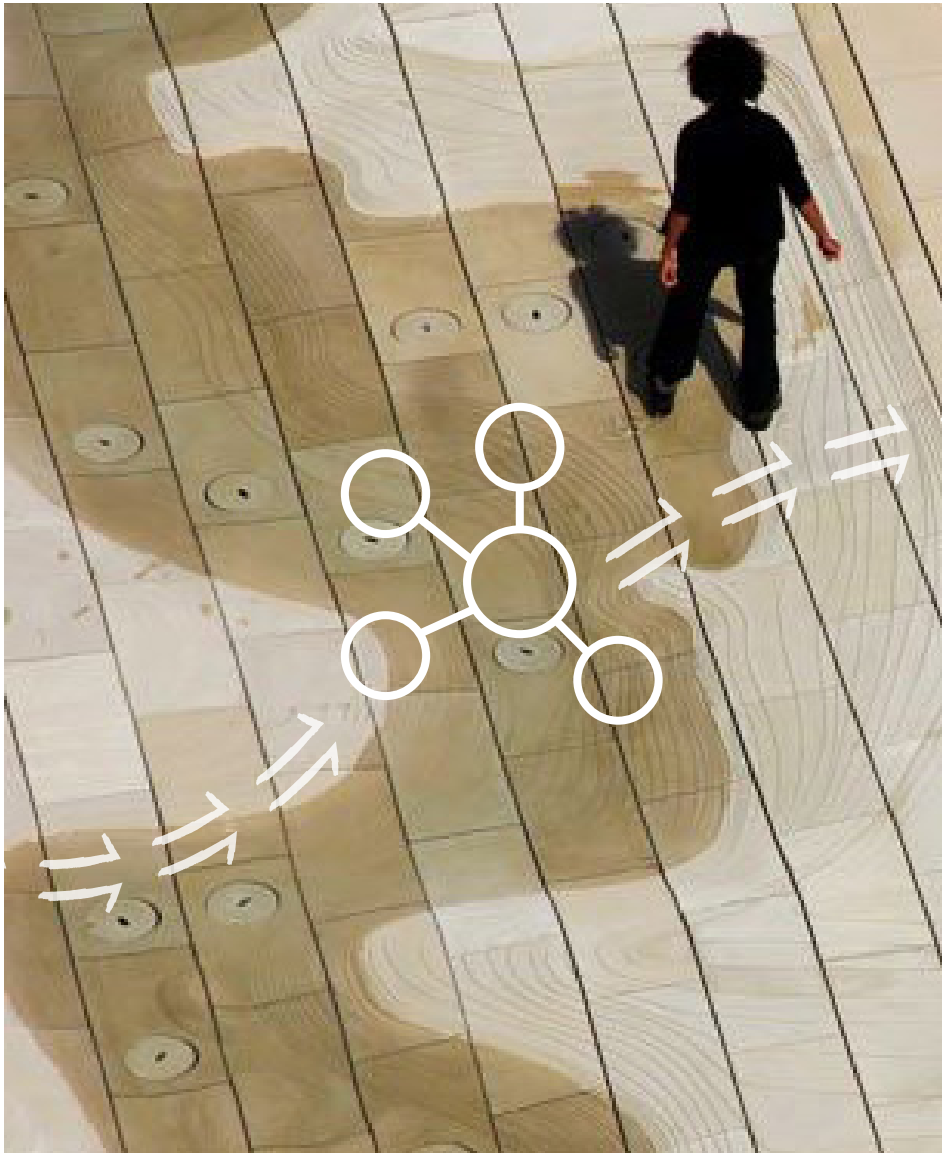
Gunyungalong /
Liverpool

“Common ground that merges
Cabrogal and European Cultures.
A fine grain, human scaled
landsape that invites all walks
of life to come to, reflect and
retreat from the frenetic pace of
the city”.

Landscape Vision



Celebrate Cabrologal County



Create a Vibrant and Connected Ground Plane



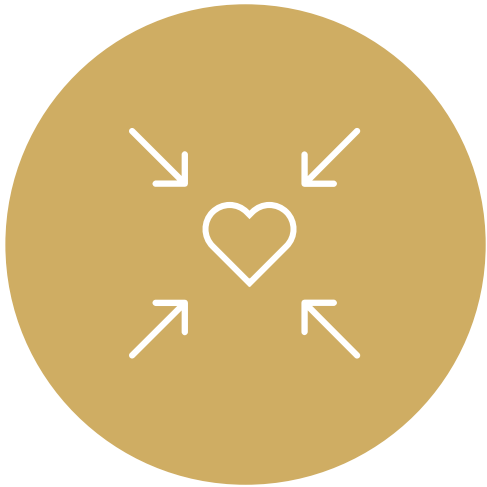
Connect to Local Ecology

Design Principles



Convey a Tranquil Water Story

The design seeks to reflect and acknowledge its connection to the Georges River. “Badu” (water) is reflective and life nourishing. Water will be an integral feature on-site, emerging in different forms from ground level and up to the communal Podium spaces.



Create a Welcoming and Distinct Arrival

Our development will become a place of destination that welcomes people in and invites them to stay and connect.

A brand-new public forecourt with a vibrant ground plane of paving, bespoke seating and planting will provide vital tension to this entry and activate the north-eastern corner of this community precinct.



Create Sanctuary in an Urban Setting

Landscape spaces at ground and podium level will be diverse in its offering; sometimes tranquil and protected, other times open to the sky (Birrong) and flexible in its nature.

The podium landscape is established through a series of interconnected landscape “rooms” comprising of differing scale and use. These “rooms” provide a connection back to nature through quality materials and vegetation.



Connect to Cabrogal Country

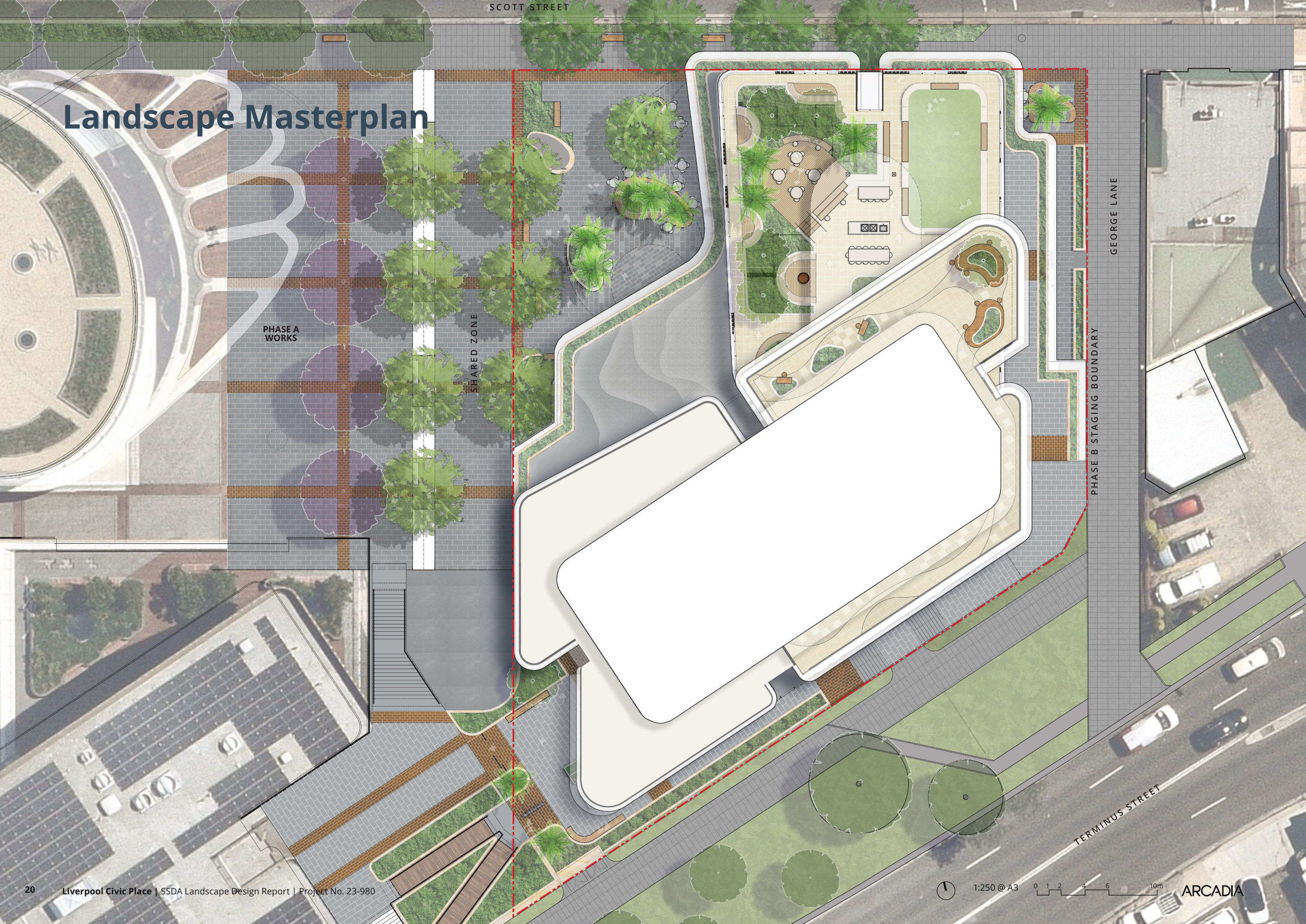
Sky Country – Birrong. Eora – People. The design seeks to bring people into the space and create spaces that connects back to “Birrong” and honour other elements of Cabrogal Country. Our connectedness to Country is celebrated through materials, planting and landscape design moves that allows Country to exist, and us to exist with Country.

03

LANDSCAPE MASTERPLAN



Landscape Masterplan



Masterplan Analysis

Landscape Typologies

Legend

- Scott Street Arrival (595 M²)**
Water interpretation
Feature planting and dynamic paving to create a distinct arrival
Planters to frame arrival threshold
Bespoke seating areas
- Public Domain Upgrades**
New granite paving
New verge planting
New street trees
- Upper Ground River Terrace (233 M²)**
Outdoor seating
Fitness zone flex zone
- Upper Ground Planters (64 M²)**
Inaccessible planting zone
- Level 9 Social Terrace (433 M²)**
Flexible open lawn space for yoga, kick-a-bout, open-air cinema
BBQ and entertainment
Open deck space
Outdoor lounge and fire pit
Small and large gathering spaces
- Level 27 Sky Terrace (202 M²)**
Outdoor sitting areas
Observation areas
Bookable spaces for events

Total COS for Residents 868 M²
Total COS (including GF) 1463 M²

PHASE A WORKS

SHARED ZONE

Scott Street Arrival

Level 9 Social Terrace

Level 27 Sky Terrace

Upper Ground River Terrace

GEORGE LANE

TERMINUS STREET



Masterplan Analysis

Soil Depth Plan

Legend

- 300mm Soil Depth**
Total Area = 65 m²
Total Volume = 19.5 m³
- 600mm Soil Depth**
Total Area = 70.4 m²
Total Volume = 42.24 m³
- 800mm Soil Depth**
Total Area = 20 m²
Total Volume = 16 m³
- 1000mm Soil Depth**
Total Area = 209.7 m²
Total Volume = 209.7 m³
- Soft Landscaping**
Total Area = 365.1 m²

PHASE A
WORKS

SHARED ZONE

PHASE B STAGING BOUNDARY

GEORGE LANE



TERMINUS STREET



Masterplan Analysis

Tree Canopy Plan

Legend

-  **Tree Canopy (GF/Public Domain)**
Area = 240 m²
-  **Tree Canopy (Podium)**
Area = 100 m²

Tree Canopy Cover
Total Area = 340 m²

PHASE A
WORKS

SHARED ZONE

GEORGE LANE

PHASE B STAGING BOUNDARY

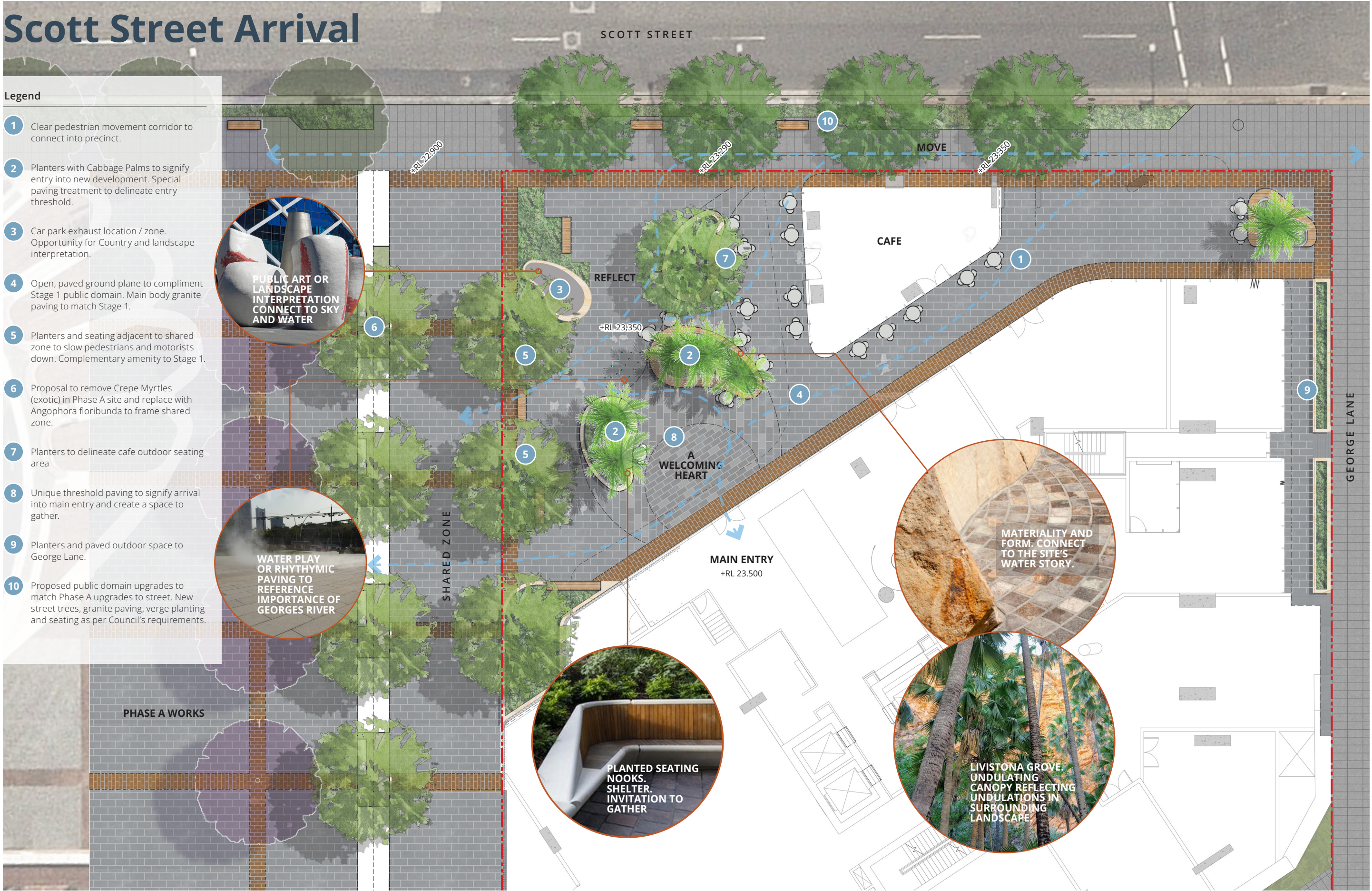
TERMINUS STREET



Scott Street Arrival

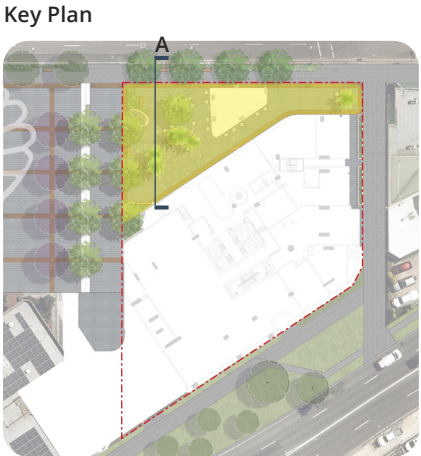
Legend

- 1 Clear pedestrian movement corridor to connect into precinct.
- 2 Planters with Cabbage Palms to signify entry into new development. Special paving treatment to delineate entry threshold.
- 3 Car park exhaust location / zone. Opportunity for Country and landscape interpretation.
- 4 Open, paved ground plane to compliment Stage 1 public domain. Main body granite paving to match Stage 1.
- 5 Planters and seating adjacent to shared zone to slow pedestrians and motorists down. Complementary amenity to Stage 1.
- 6 Proposal to remove Crepe Myrtles (exotic) in Phase A site and replace with Angophora floribunda to frame shared zone.
- 7 Planters to delineate cafe outdoor seating area
- 8 Unique threshold paving to signify arrival into main entry and create a space to gather.
- 9 Planters and paved outdoor space to George Lane.
- 10 Proposed public domain upgrades to match Phase A upgrades to street. New street trees, granite paving, verge planting and seating as per Council's requirements.



Scott Street Arrival

Landscape Section



- Legend
- 1 Bespoke precast planters with integrated seating to create welcoming arrival to entry. Planters set down to allow for increased soil depth.
 - 2 Extend Phase A paving into Phase B site to unify precinct ground plane.
 - 3 Livistona grove planting. Key species identified in Elders engagement session and significant tree of Cabrogal land.
 - 4 Threshold paving to signify entry



Section A - Sectional Elevation through Scott Street and Main Entry

Scott Street Arrival

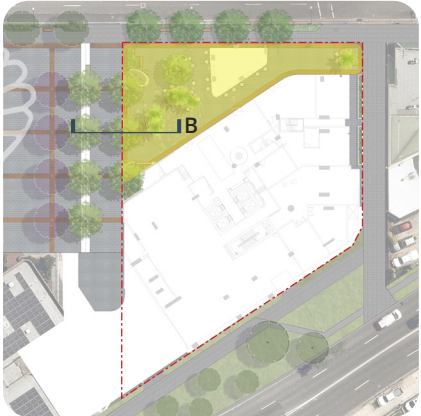
Landscape Section

Legend

- 1 Remove Crepe Myrtles (exotic) and replace with Angophora floribunda along shared zone to create native street tree edge into the precinct. Angophora discussed as key species in Elders engagement session.
- 2 Native planting of local endemic species for connection back local area. Full set down of planters along shared zone to maintain openness to precinct and clear site lines. Planted shared zone edge will encourage pedestrians to transition carefully and slowly across shared zone.
- 3 Interpretive seating elements along shared zone to encourage people to stop and gather.
- 4 Livistona grove planting. Key species identified in Elders engagement session and significant tree of Cabrogal land.



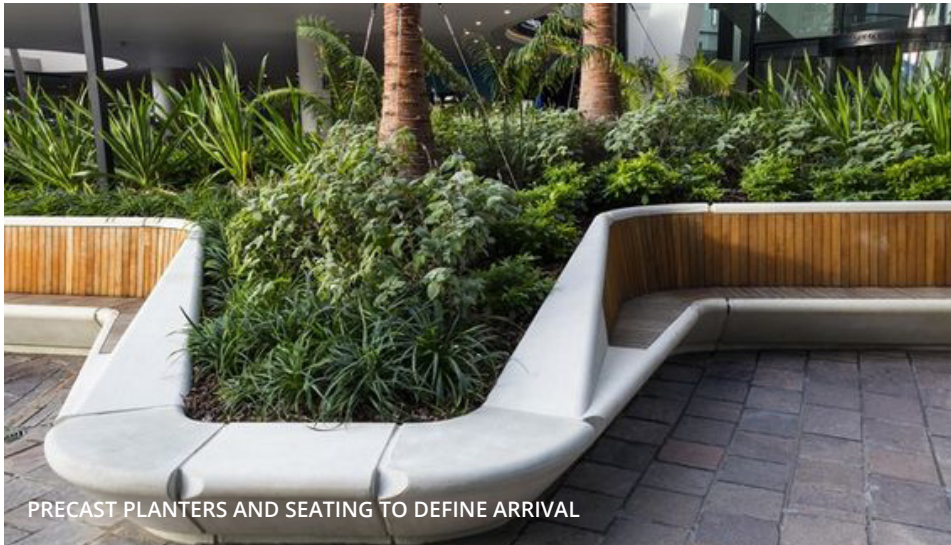
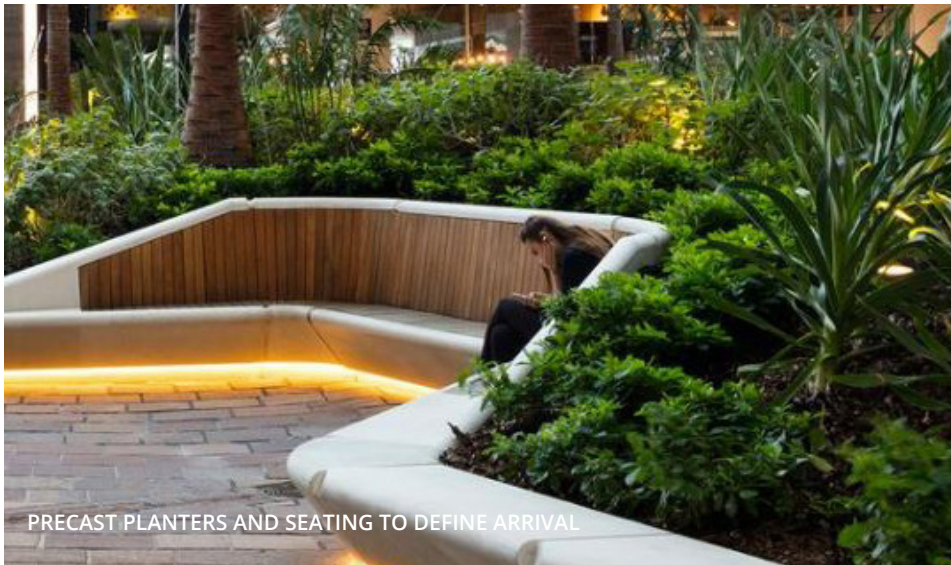
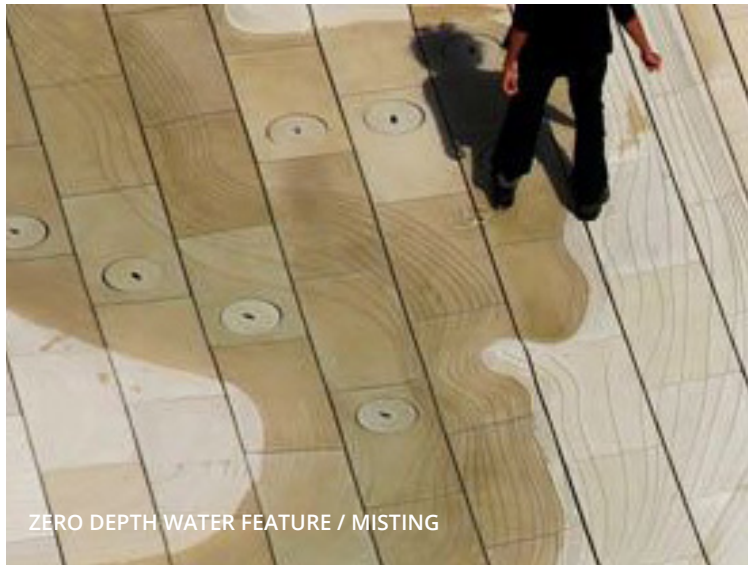
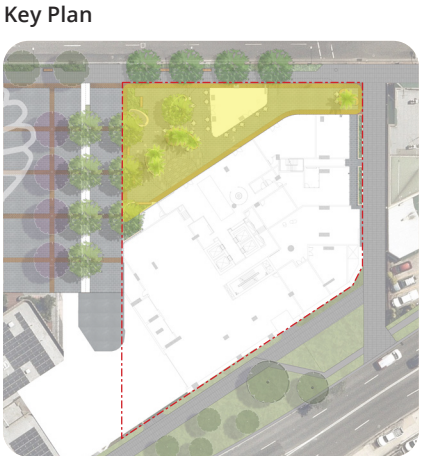
Key Plan



Section B - Sectional Elevation through Stage 1 Shared Zone and Main Entry

Scott Street Arrival

Look and Feel



Upper Ground River Terrace

- Legend**
- 1 Integrate stair access from Stage 1 public domain into upper ground terrace
 - 2 New entry and level access into upper ground terrace
 - 3 Planters and built-in seating to frame edges of terrace. Cascading plants to edges.
 - 4 Flexible paved area for outdoor gym activities
 - 5 Stage 1 brick paving to extend into terrace area.
 - 6 Connection to George Lane and Terminus Street
 - 7 Upper ground (indoor) communal space
 - 8 Proposed Terminus Street public domain upgrades to connect into existing public domain. New pathway and planting to Council's requirements.
 - 9 Existing public domain to be retained (not in scope).



Upper Ground River Terrace

Landscape Section

Key Plan



Legend

- 1 Native planting of local endemic species for connection back local area. Planters and built-in seating to frame edges of terrace. Cascading plants to edges.
- 2 Flexible paved area for outdoor gym and other recreational activities.
- 3 Seating edges to planters
- 4 Terminus Street public domain (out of development scope)



Section A - Sectional Elevation through Terrace

Upper Ground River Terrace

Look and Feel



LAYERED PLANTING TO DEFINE EDGES OF TERRACE



INDOOR AND OUTDOOR GYM AMENITY



FLEXIBLE TERRACE AREA FOR FITNESS CLASSES



INDOOR-OUTDOOR AMENITY

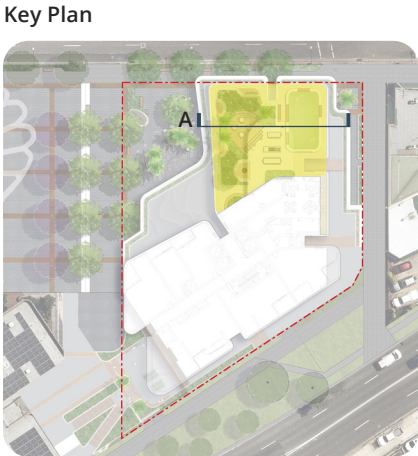
Level 9 Social Terrace

- Legend
- 1 Covered social terrace with BBQ and dining.
 - 2 Elevated open deck for gathering. Seating edge and cocktail tables to social terrace.
 - 3 Elevated eastern family lawn for play, sun lounging and yoga.
 - 4 Outdoor lounge / fire pit area.
 - 5 Expansive planter for tree and understorey planting, necessary for protection from western sun.
 - 6 Glass balustrade to edge with 1m clear paved pathway.
 - 7 Garden nooks along edges (seating for 4 people)
 - 8 Sloped edge to turf for accessibility up to lawn.



Level 9 Social Terrace

Landscape Section



Legend

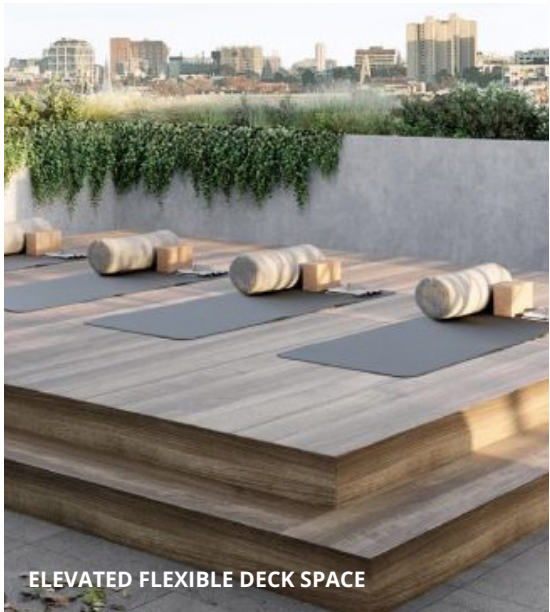
- 1 Native planting of local endemic species for connection back to local area. Contiguous planter to allow for healthy tree canopy growth to podium and increased shade amenity. Bush tucker plants proposed to provide connection back to Country and educate residents on Indigenous species.
- 2 Elevated deck over planting with movable furniture.
- 3 Terraced seating edge to covered BBQ and entertainment area.
- 4 Eastern lawn for flexible activities like yoga, lounging and outdoor cinema. Seating edge to lawn.
- 5 Building edge with clear 1m wide corridor to allow for residents to look out and over the city.



Section A - Sectional Elevation through Elevated Deck, Social Terrace and Eastern Family Lawn

Level 9 Social Terrace

Look and Feel



ELEVATED FLEXIBLE DECK SPACE



FLEXIBLE LAWN SPACE FOR LOUNGING



GARDEN NOOKS



LAWN SPACE FOR YOGA



OUTDOOR LOUNGE AND FIRE PIT

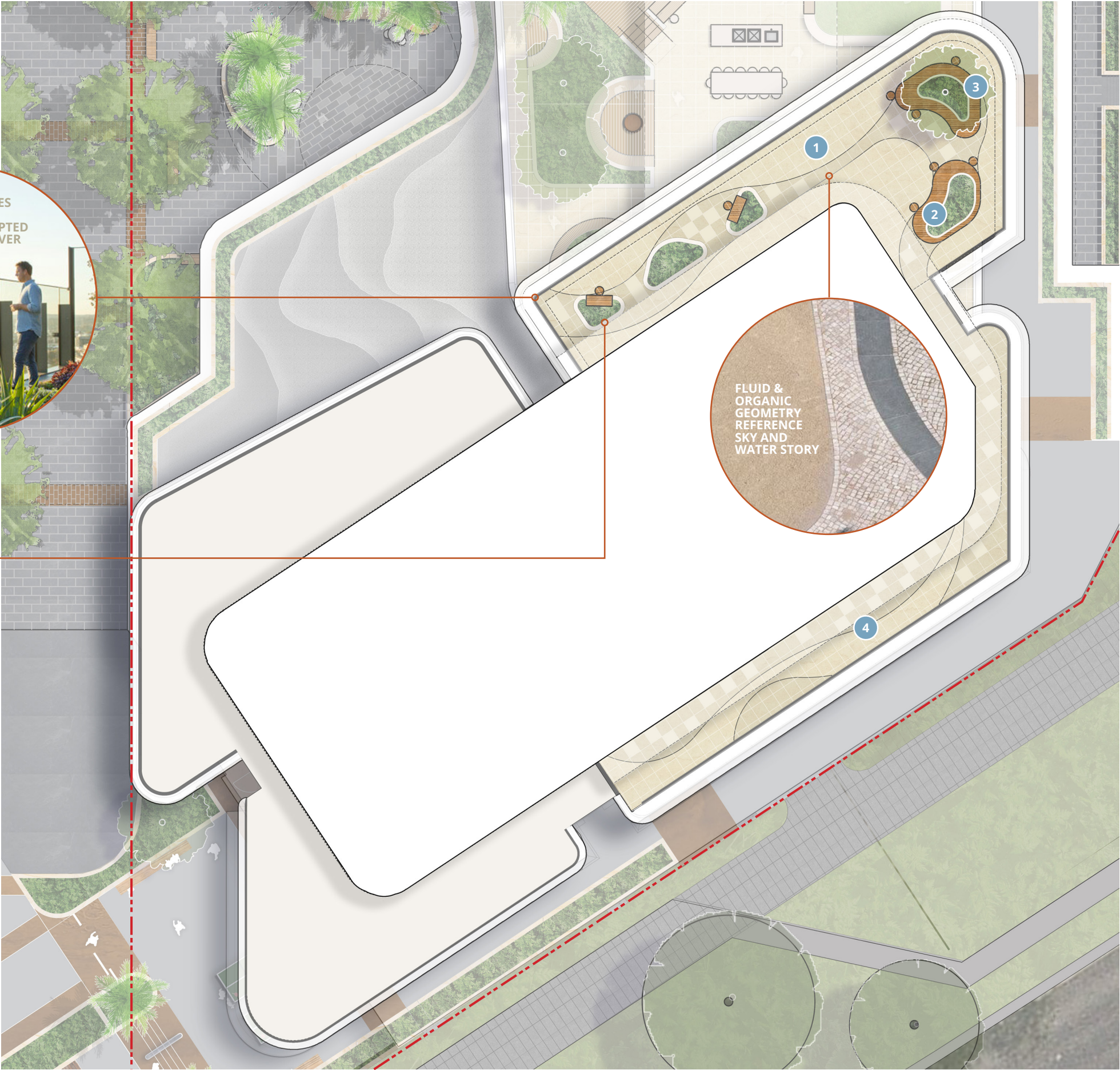
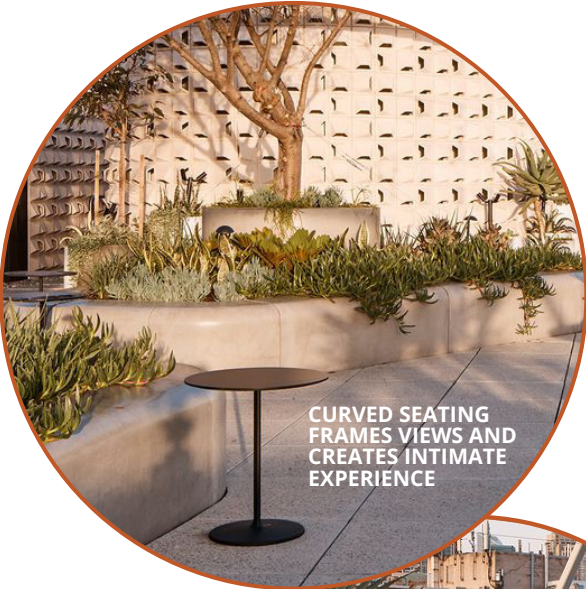


BAR AREA WITH EXTENDED VIEW OVER CITY

Level 27 Sky Terrace

Legend

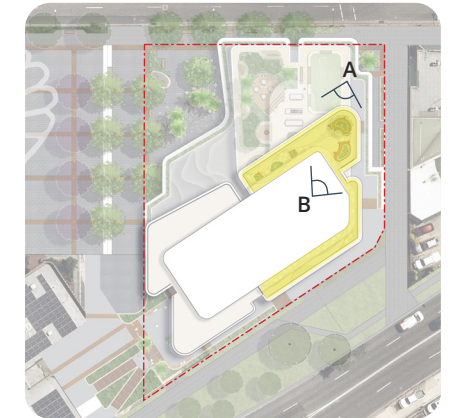
- 1 Large flexible terrace with clear edges overlooking the city
- 2 Raised planters with built-in seating
- 3 Large planter for tree, necessary for protection from afternoon sun.
- 4 Interpretive paving - a nod to the site's river story.



Level 27 Sky Terrace

3D Renders

Key Plan



View A - Looking south-west to Sky Terrace



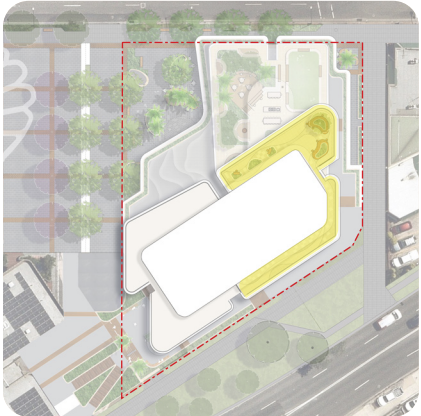
View B - Looking north-east to Sky Terrace from Multi-Purpose Room

*Renders above generated and supplied by Scott Carver

Level 27 Sky Terrace

Look and Feel

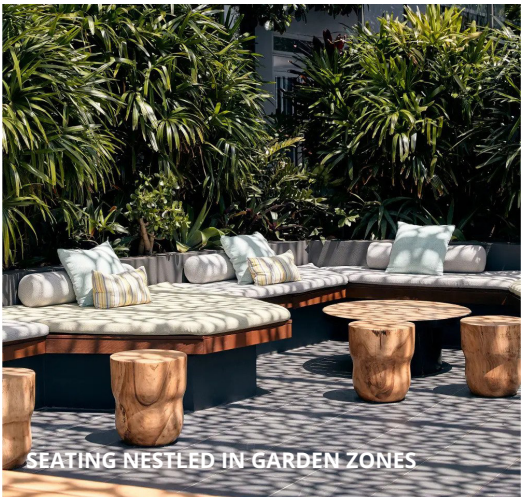
Key Plan



PRECAST PLANTER WITH SEATING TO DEFINE ENTERTAINMET AREAS



CABANAS OVERLOOKING CITY



SEATING NESTLED IN GARDEN ZONES



TIMBER DETAIL



CLEAR GLASS BALUSTRADE EDGES FOR UNOBSTRUCTED VIEWS ACROSS CITY

04

LANDSCAPE STRATEGY



Planting Palette

Scott Street Arrival

KEY: PLANT COMMUNITY AND USES

- PCT:835

PCT: 849

FOOD
- PCT:1808

PCT: 1234

MEDICINE
- TOOLS

Trees




Shrubs








Grasses






Groundcovers






Accents and Climbers




Planting Character

Upper Ground River Terrace

KEY: PLANT COMMUNITY AND USES

PCT:835

PCT: 849

PCT:1808

PCT: 1234

FOOD

MEDICINE

TOOLS

Trees



Livistona australis



Tdjeneunen (Dharawal)



Eleocarpus reticulatus

Shrubs



Asplenium nidus



Westringea fruticosa



Suaeda australis



Alpinia nutans



Philodendron xanadu



Zamia furfuracea



Goodenia ovata



Rhapiolepis indica



Santolina chamaecyparissus

Grasses



Carrex appressa



Lomandra longifolia "breeze"



Pokulbi (Dharawal)



Dianella longifolia

Groundcovers



Anthropodium milleflorum



Dichondra repens



Viola hederacaea



Pratia purpurascens



Trachelospermum jasminoides



Hardenbergia violacea

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ARCADIA

Planting Character

Level 9 Social Terrace

KEY: PLANT COMMUNITY AND USES

PCT:835

PCT: 849

FOOD

PCT:1808

PCT: 1234

MEDICINE

TOOLS

Trees

Tdjeneunen (Dharawal)

Elaeocarpus reticulatus

Melaleuca decora

Shrubs and ferns

Asplenium nidus

Grevillea juniperina

Westringea fruticosa

Alpinia nutans

Philodendron xanadu

Crassula undulatifolia

Agave geminiflora

Bursaria spinosa

Goodenia ovata

Philodendron Rojo Congo

Grasses

Carex appressa

Anthopodium milleflorum

Lomandra filliformis

Groundcovers

Dichondra repens

Dichondra argentea

Pratia purpurascens

Goodenia hederacea

Planting Character

Level 27 Sky Terrace

Vegetation Key

PCT:835

PCT: 849

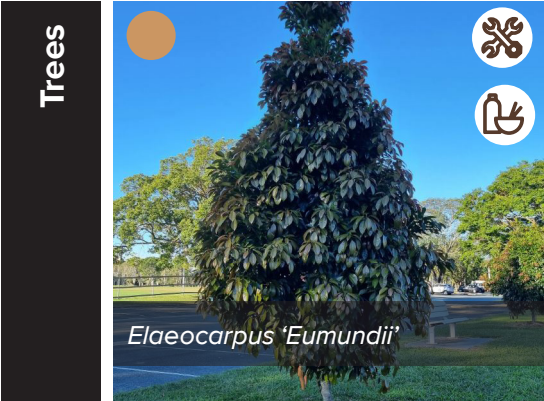
PCT:1808

PCT: 1234

FOOD

MEDICINE

TOOLS



ARCADIA