



A R C H I T E C T S

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RE: Planning proposal (Department Ref: PP-2021-7276): introduce a site-specific clause to enable increased height and floor space ratio (FSR) for the purposes of a health services facility and ancillary uses at 61-71 Goulburn Street, Liverpool.

In response to the condition listed in the Gateway Determination letter received on the 5th of December, the proponent resolved to action a number of amendments on the above proposal. In light of the nature of some requests, specifically those seeking clarification on the impact of the proposal to neighbouring buildings (points b, c, d, e), it was agreed to demonstrate the design is in accordance with the 9 quality principles included in Schedule 1 of the State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development (2002 EPI 530).

The following statement demonstrates that despite the different nature of the potential development, being a health facility, the proposed design has been carried out with the intent to improve and future proof the residential amenity of neighbours and thus responds to the quality criteria listed in the policy.

Architectural and Urban Design Quality Statement

Principle 1: Context and neighbourhood character

Liverpool city centre is undergoing a radical process of densification where low density residential and small commercial facilities are being replaced by slender apartment towers over low rise public access podiums with commercial and services amenities. Several developments in the direct vicinity of the site subject to this planning proposal have already approved as high rise residential building, amongst these 26 Elizabeth St, 133 Bigge St, 64 Bathurst St, 167 Northumberland St and 159 Northumberland St.

This densification aims at creating new town centres where communities can thrive without the long commutes to other established centres. This proposal contributes to this strategy by providing essential healthcare services for these communities, and also generating hundreds of jobs for Liverpool residents both in the hospital and consultancy tower.

The proposal would integrate with the variety of urban forms and densities in the immediate area, including both higher and lower developments in the Liverpool City Centre. The proposal would deliver important social infrastructure to support the health care needs of the local community, commensurate with the densification of the Liverpool City Centre.

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Principle 2: Built form and scale

The development shown within the planning proposal will be proportioned to the growing city centre and a great contribution to the future Liverpool. The suggested building height of approximately 80 metres is in line with the controls of several adjacent and neighbouring sites. Furthermore, the shape of the envelope stepping down to the south, enhances solar access to adjoining residential sites.

The proposed built form and scale poses the opportunity to exhibit design excellence on a key site within the evolving Liverpool City Centre; thus complementing the urban form and fabric of the surrounding City Centre. A solar study shows how the proposal detracts minimally, and in some instances even improves, access to daylight of neighbouring residential properties. Within the study, each interested building has been analysed individually with focus on amenities of the assumed location of living areas, resulting in overall conformity with the SEPP65 controls.

Principle 3: Density

The projected rapid residential growth of Liverpool city centre will demand a consistent and appropriate increase of amenities. These include educational, commercial and healthcare facilities. The location of the subject site is very central to the high-density residential precinct and also across the public hospital on Goulburn Road. The redevelopment of the site for higher density health care services promotes the co-location of complementary facilities within a designed metropolitan centre, and specific health and education cluster. This latter synergy proposes to enhance the quality and capacity of the local health precinct, boosting the demand for jobs in the area.

In addition, it is proposed to dedicate the majority of the ground floor to public access and commercial tenants, stimulating the both daytime and night time economy by occasional visitors and residents. All the functions proposed within the development would be catered by a large 4 storey underground carpark and loading dock, limiting the impact on the local traffic.

Principle 4: Sustainability

Contemporary construction is ever more attentive to sustainability principles being one of the greatest contributor to carbon emissions on our planet. Governments are starting to commit to net carbon 0, other promoting negative carbon policies to slow down the deterioration of our ecosystems. On this wave of change, some Australian hospitals have earned 6 green star rating, other again are replacing traditional concrete construction with hybrid timber, which is more carbon friendly.

These are the type of principles that would also apply to the proposed development, together with the use of further cutting edge and eco-friendly technologies, materials and operation strategies.

Notwithstanding the above, the redevelopment of the subject site for a higher density health services augments the efficient use of the land through the densification and co-location of complementary facility within an established health cluster; thus promoting sustainable land use principles.

Principle 5: Landscape

At ground floor, an increased setback allows for a live green filter between the road and commercial floor, providing shade and comfort for pedestrians and customers. Moreover it creates the opportunity to create a green corridor towards Bigge park.

It is also proposed to dedicate the roof above the podium level to a shared outdoor area with planters and communal facilities like playground and seating. The design proposes to boost the amenity of the high rise portion of the development, improve the visual impact on surrounding neighbouring residential properties and positively contribute to the local habitat.

Principle 6: Amenity

The intended private hospital (subject to a future State Significant Development Application) that would operate on the subject site is a necessary component of the health precinct surrounding the public hospital.

Representatives of the South Western Sydney Local Health District support the proposal and have suggested a physical connection from the private facility to the public, enabling a direct co-operation of surgical floors.

Further from the functionality, the design would in conformity with the Australasian Health Facility Guidelines, a policy that is constantly reviewed and improved to meet users and employers needs and comfort.

Principle 7: Safety

With security on site at all times and overnight access, the premises will generate passive surveillance within the health and residential precincts. Pedestrians will be able to access the facility and take shelter should they feel unsafe. On another aspect, personal safety is provided by the strategic lighting and clear view corridors.

In addition, part of the design process sees the preparation of up to date safety in design reports, which are reviewed by all parties participating in the development including representatives of different user groups, ensuring the inclusion and mitigation of risks related to all aspects of safety.

Principle 8: Housing diversity and social interaction

Modern hospitals are welcoming and inclusive spaces where communities can gather and learn from each other. Commercial functions grant the promotion of social interaction amongst the users to develop a stronger sense of belonging to the neighbourhood and feel part of a diverse and accepting community.

Part of the high rise (upper?) floors could be utilised as educational spaces by schools, universities, introducing a learning place in direct proximity of the public and private hospitals.

Principle 9: Aesthetics

Hospitals large footprints (floorplates?) are dictated by prioritising internal flows and operations. By stepping the elevation at different heights the proposal articulates the bulk in a proportioned manner through stepped built-form, reducing bulk of the overall façade. In addition vertical and horizontal features, voids and recesses, assign an harmonic rhythm to the architectural composition bringing a sense of lightness to the observer.

Conclusively the light weight materials and contemporary composition rejuvenate and enrich the city centre streetscape and exhibit design excellence

Yours faithfully/sincerely,



Marta Citterico – Associate

For Team 2 Architects Pty. Ltd.