

## DESIGN GUIDELINES

### FOR MIXED USE DEVELOPMENT

### AT 1-5 SPEED STREET, LIVERPOOL

## INTRODUCTION

A mixed-use development proposal for a significant gateway site on the corner of Speed St and Terminus St was commissioned by Riverview Liverpool PTY LTD and included Dreamscapes Architects with town planning consultant GAT & Associates, Heritage consultant NBRS, traffic consultant Traffix, and structure design consultant Structural Design Solutions.

An approach has evolved through the collaborative process with Liverpool City Council, and the 2 Design Excellence Panels.

The building envelope proposal generally satisfied raised issues as outlined in the Minutes of the DEP Meeting 16<sup>th</sup> November 2017.

*The panel is generally satisfied that the issues raised in its previous DEP minutes have been reasonably addressed by the amended masterplan DA. However, some of the issues in the previous DEP Minutes including the potential impact upon neighbouring sites are still relevant and need to be considered.*

*Minutes of DEP MEETING 16<sup>th</sup> November 2017*

The Design Panel recommended issues of facade, heritage, glass façade, planting walls and potential for development on the adjacent non-heritage sites to be discussed and developed by the applicant at the DA stage.

*The Panel acknowledges that this is a masterplan DA and would strongly supports the inclusion of a design excellence strategy which may include a competitive process, peer review, and a design report indicating architectural design intent.*

*The Panel strongly recommends the development of Design Guidelines for the site as part of the masterplan DA, these should establish clear design-based criteria for developing and assessing future stages to ensure a high-quality design outcome.*

*Minutes of DEP MEETING 16<sup>th</sup> November 2017*

The purpose of this document is to provide some background and Design Guidelines to inform the overall design excellence strategy.

## CONTEXT

The context of the site was considered carefully and summarised below.

- It is a prominent intersection and a gateway site.
- It is identified as an opportunity site and an extension of the CBD
- It was close to the amenities and opportunities that Liverpool city has to offer
- There was a neighbouring heritage item to the south.
- There is a chance sites could get isolated to the west.
- There is a backdrop of housing affordability, urbanisation, climate change and associated heat island effects.

This report addresses these items as elaborated below under the following topics in order to generate Guidelines.

- Heritage
- Site Planning
- Podium Design (including Streetscape)
- Landscape design
- Façade design

This is a tailored approach to the site that also address the 9 design principles considered by the Panel and apartment design guide:

1. Context
2. Built form and scale
3. Density
4. Sustainability
5. Landscape
6. Amenity
7. Safety
8. Housing diversity + Social Interaction
9. Aesthetics.

## **Heritage (context, built form and scale, aesthetics, amenity, landscape + sustainability)**

### BACKGROUND

The property is located next to a historic house of low to moderate Architectural merit however, it is a place of local cultural significance.

The proposed envelope respects this heritage by reducing its mass and form at its interface. This is achieved by deploying a stepped podium design resulting in two floors at the boundary and a splayed corner to reveal the historic site.

The podium is also proposed to be setback in the order of 500mm from the boundary to allow for landscaping.

The materiality of this interface is proposed as a recessed neutral brick wall with landscape features. Proposed landscaping is in the form of a spilling plant over the brick wall from the podium level such as bougainvillea and a rising climber such as Virginia creeper

### DESIGN GUIDELINE

- a) Any proposal is to be respectful of the Heritage Item and respond with appropriate bulk and scale, materiality, setbacks, landscape and site lines.

## **Site Planning (context, built form and scale, density, Housing diversity + Social Interaction amenity, sustainability,)**

### BACKGROUND

This is a gateway site to the growth precinct of the CBD of Liverpool. The proposed building envelope and functions housed within aim to be future focussed and elastic so as to be capable and resilient into the future.

The 4 levels of the podium are made up of commercial and public benefit spaces. It is designed so as to be flexible and diverse in the size and scale of future tenants.

Setbacks and indicative internal layouts above the podium level are suitable to comply with the Apartment Design Guide. This does not exclude the ability in the future DA to consider a hotel component, student housing, serviced apartments or the like, so as to respond to future demands and the market place.

There is concern of site isolation for 32-36 Terminus street, as the future development on that site will be solely relied on access from arterial road. Although those lots can potentially amalgamated with adjoining Liverpool Telecom exchange station, an alternative access from Liverpool street should be considered.

The development potential of 32-36 Terminus street should be also protected. Under the new LEP amendment 52, the site has FSR control of 2.5 : 1. Therefore, blank wall and zero-setback to the podium levels should be applied to 1-5 Speed street site to allow the neighbouring site to build abutting to the boundary.

#### DESIGN GUIDELINE

- b. The vehicle access from speed street to the neighbouring site 32-36 Terminus street should be considered.
- c. Podium design and upper level design should consider future development on neighbouring site. Podium level should be zero-setback with blank wall to ensure the full site development for the neighbour.

#### **Podium Design (context, built form and scale, density, housing diversity + social interaction amenity, sustainability, aesthetics, safety and landscape)**

#### BACKGROUND

A successful podium design considers program (functions/uses), aesthetics, amenity and economics in somewhat equal measures.

The program was considered to be made up of a saturated mix of many elements and functions.

This included landscape opportunities, retail opportunities, lobby spaces, urban streetscape spaces, commercial spaces, sport, health and leisure spaces, childcare and play spaces and housing.

The street level design was informed by the classic high street typology of a continuous protected, shaded street edge. This is achieved through the upper floors of the podium overhanging the street by 2.5m.

Deeper indentations provided at the entrance lobby and the South Western corner are deployed to help facilitate street dining, safety and social interactions. Larger shade trees on the street are proposed in the SW corner to further facilitate amenity and aesthetics.

The facade of the podium was proposed as a continuous curtain wall of cast glass with large openings to reveal balconies, breezeways and landscape windows. This has the effect of a floating luminous monumental podium.

An east west breezeway cut through the site to help naturally ventilate large areas of the podium. This breezeway was bookended by green spaces to provide a degree of natural filtration and evaporative cooling

The proposed double cast glass skin was proposed to give a level of acoustic and visual privacy from the busy corner.

The podium identifies multiple locations for landscape opportunities on all levels.

#### DESIGN GUIDELINE

- d. The Podium design should be responsive to the site in terms of public amenity. It should provide continuous shade and rain protection and ameliorate traffic noise.
- e. Public spaces and setbacks should dilate to allow for street dining and major entrances
- f. There should be deep openings to facilitate natural ventilation .
- g. A diverse mix of functions in the podium is encouraged to help create a dynamic streetscape

**Landscape Design** (context, built form and scale, social Interaction, amenity, sustainability, aesthetics and landscape)

#### BACKGROUND

Landscape is central to the podium design. It is utilised for its ability to do the following

1. Cooling and provide shade
2. Aesthetics
3. Identity
4. learning opportunities at the childcare level
5. Health as a reflective respite
6. Help form green links through the city for fauna.

## DESIGN GUIDELINE

- h. Landscaping at all levels of the podium should be deployed
- i. Landscaping is an essential element to the amenity and aesthetics of the podium
- j. Landscaping can take the form of planter boxes large enough to hold significant trees on multiple levels, street trees, spilling plants, climbing plants and large gardens.

## **Façade Design (context, built form and scale, amenity, sustainability, aesthetics, safety and landscape)**

### BACKGROUND

The proposed design above podium level considered the exposed nature of a tall building in Western Sydney.

It identified that if the building were a person it would need a good cover of sunblock and probably a large dob of zinc on its nose.

This was translated architecturally through a transitioning of pigment, reflectivity or shading to the glass in response to its exposure.

This results in the building being a solar register of its exposure. Where the glass is more shaded like at the lower levels and onto the south the glass is clearer. As the glass gets more exposed at higher levels and to the north the glass becomes more pigmented, reflective or shaded.

The building responded to the solar exposure of the different orientations.

### DESIGN GUIDELINE

- i) The residential tower should respond to solar conditions by minimising energy on costs to the operation of the building.
- J) The tower can be expressed as a balance of art and science in the way that it handles the pragmatics of solar shading.
- K) Naturally ventilated corridors should be deployed where possible.

## CONCLUSION

### Design Principles

- a) Any proposal is to be respectful of the Heritage Item and respond accordingly.
- b) The vehicle access from speed street to the neighbouring site 32-36 Terminus street should be considered.
- c) Podium design and upper level design should consider future development on neighbouring site. Podium level should be zero-setback with blank wall to ensure the full site development for the neighbour.
- d) The Podium design should be responsive to the site in terms of public amenity. It should provide continuous shade and rain protection and ameliorate traffic noise.
- e) Public spaces and setbacks should widen to allow for street dining and major entrances
- f) There should be continuous breezeways through the podium.
- g) A diverse mix of functions in the podium is encouraged to help create a dynamic streetscape and socially active podium.
- h) Landscaping at all levels of the podium is encouraged
- i) Landscaping is an essential element to the amenity of the podium
- j) Landscaping can take the form of planter boxes large enough to hold large (10m+) trees on multiple levels, street trees, spilling plants, climbing plants and large gardens.
- k) The residential tower should respond to solar conditions by minimising energy on costs to the operation of the building.
- l) The tower can be expressed as a balance of art and science in the way that it handles the pragmatics of solar shading.
- m) Naturally ventilated corridors that service the apartments should be deployed where possible.