



WESTFIELD LIVERPOOL

VISION DOCUMENT

PREPARED FOR
SCENTRE GROUP
JULY 2019

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INTRODUCTION

BACKGROUND

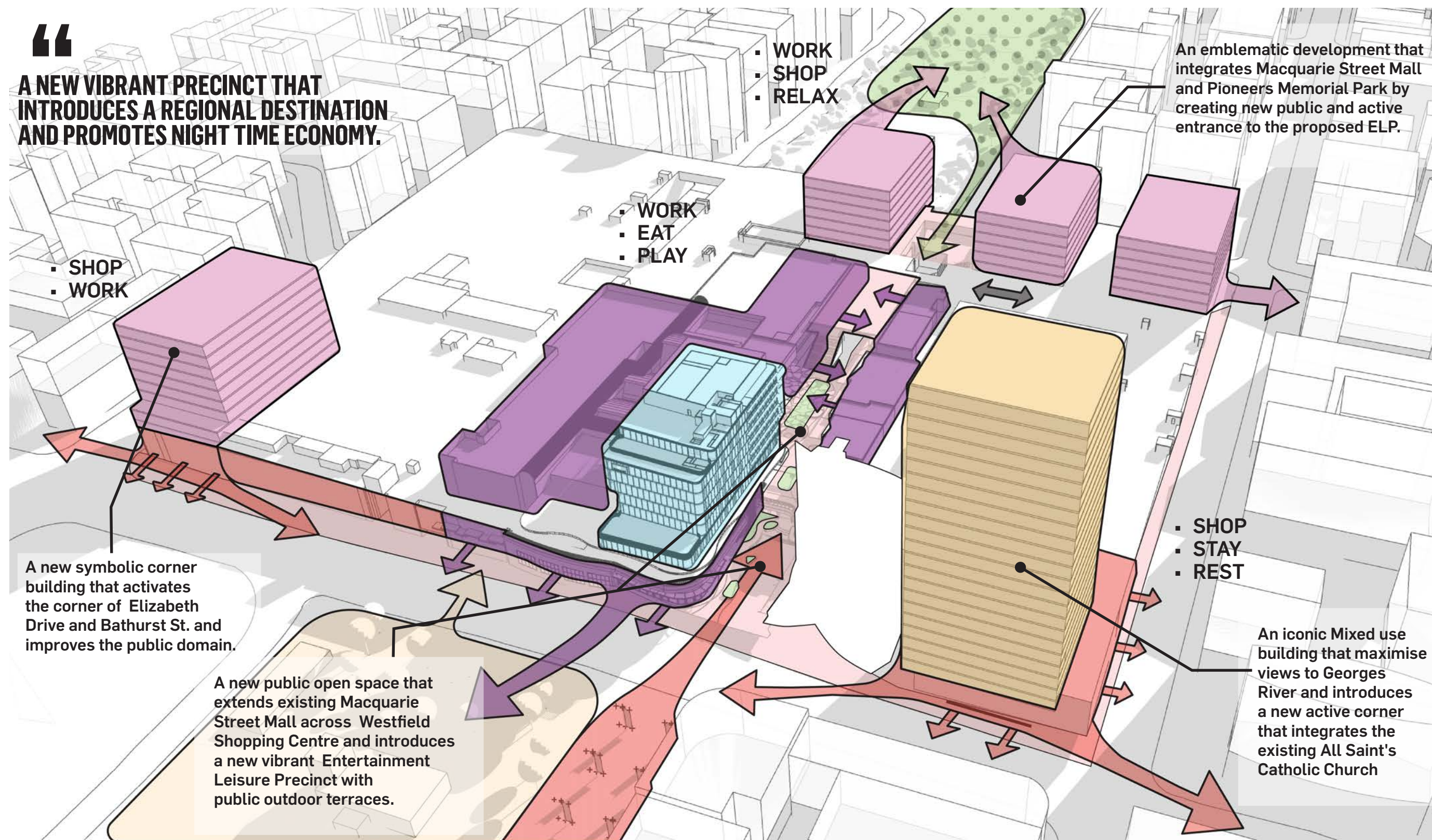
Westfield Liverpool has long been a central and defining element of the Liverpool City Centre. However, the initial design resulted in a built form which has internally focused movement patterns and activation that does not always engage with the surrounding streets. This Vision document seeks to ensure that over time, Westfield Liverpool transitions to become a more integrated and outward facing piece of the puzzle that makes up the City Centre. Scentre Group have a shared vision to transform Westfield Liverpool into a living centre that contributes to the life and activity of the City Centre. From a metropolitan centre to a diversified and dense central business district. Westfield Liverpool has an opportunity to contribute to the connectivity, permeability and strength of Liverpool as an attractor for residents, business and visitors alike as Sydney's third CBD.

Purpose of this document

This Vision Document has been prepared on behalf of Scentre Group alongside the Development Application for a new seven storey commercial tower and integrated dining, entertainment and leisure precinct at Westfield Shopping Centre, Liverpool. The purpose of the document is to articulate the key urban design considerations, including urban context, existing operational constraints, future development and investment opportunities, that has informed the proposed development. This document also provides some early thoughts towards the establishment of an overarching vision and enduring design principles for the ongoing investment and development of the site in the future.

“

A NEW VIBRANT PRECINCT THAT INTRODUCES A REGIONAL DESTINATION AND PROMOTES NIGHT TIME ECONOMY.



1.0 CONTEXT

1.1 CONTEXTUAL SNAPSHOT

Westfield Liverpool is located in the heart of Liverpool City Centre, less than a 10 minute walk from Liverpool train station. It occupies three city centre blocks and is bound by streets on all four sides, being Campbell Street in the north, Bathurst Street in the west, George Street in the east and Elizabeth Drive in the south. The main pedestrian entrance to the centre is located off Elizabeth Drive and sits immediately opposite Macquarie Street Mall, the main pedestrian and retail spine within the city centre.

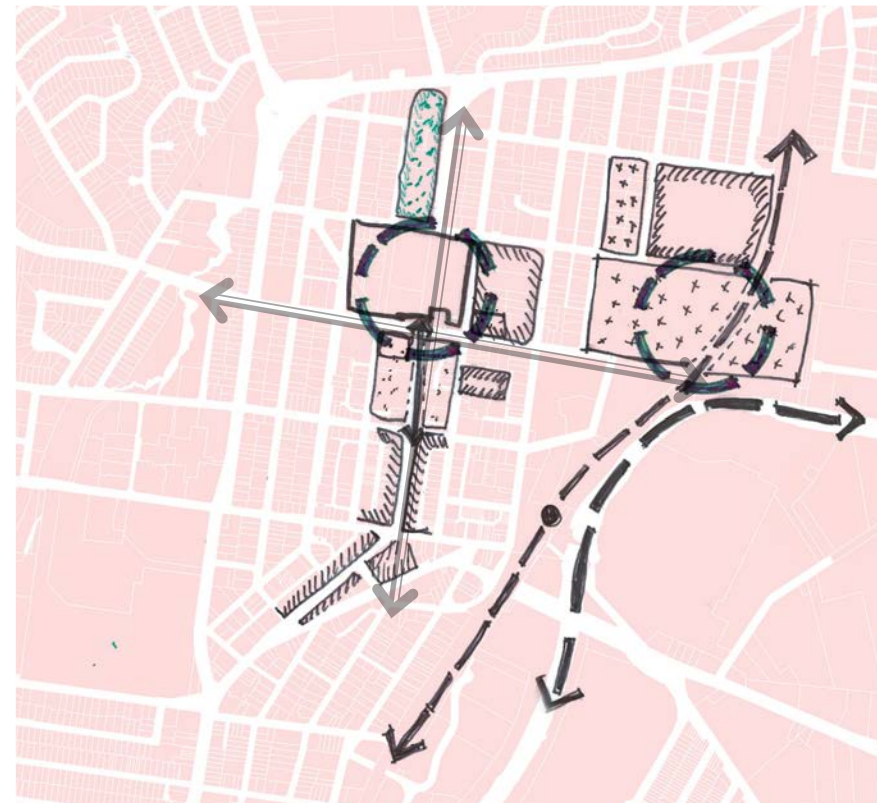
The vision for Liverpool City Centre is articulated through a number of documents including:

- **The Western District Plan:** Protect and develop the commercial core including, developing smart jobs around the health and education precinct and building on the centre's administrative and civic role. An improved public domain, links to the Georges River, better public transport and a vibrant mix of uses to support lifestyle, entertainment and night-time economy activity.
- **Liverpool Place Strategy** (prepared by the GSC as part of the Liverpool Collaboration Area): Liverpool is a rejuvenated river city, offering diverse and growing residential and employment opportunities. Major health, education and retail precincts, and a network of open spaces and parklands alongside the Georges River, create a rich mix of jobs and workplaces, public spaces, shops and entertainment.
- **Liverpool City Centre Revitalisation Strategy:** Encourage the development of a well-integrated and thriving city centre that attracts a greater level of private investment as well as residents, workers and visitors making maximum use of the city. Five key projects were identified by Council to realise revitalisation.

Westfield Liverpool is one of a number of strategic sites within the city centre providing essential city-shaping services and facilities including:

- Liverpool Hospital
- The Ingham Institute of Applied Medical Research
- The clinical schools of the University of NSW and Western Sydney University
- South West Private Hospital
- South Western Sydney TAFE.

Additionally, Liverpool City Centre includes a number of significant heritage elements in the vicinity of the site including Bigge Park and Apex Park to the east and west of the site along Elizabeth Drive, St Luke's Anglican Church immediately opposite the site on the corner of Macquarie Street Mall and Elizabeth Drive and concentrations of heritage buildings along Macquarie Street Mall. Apex Park.

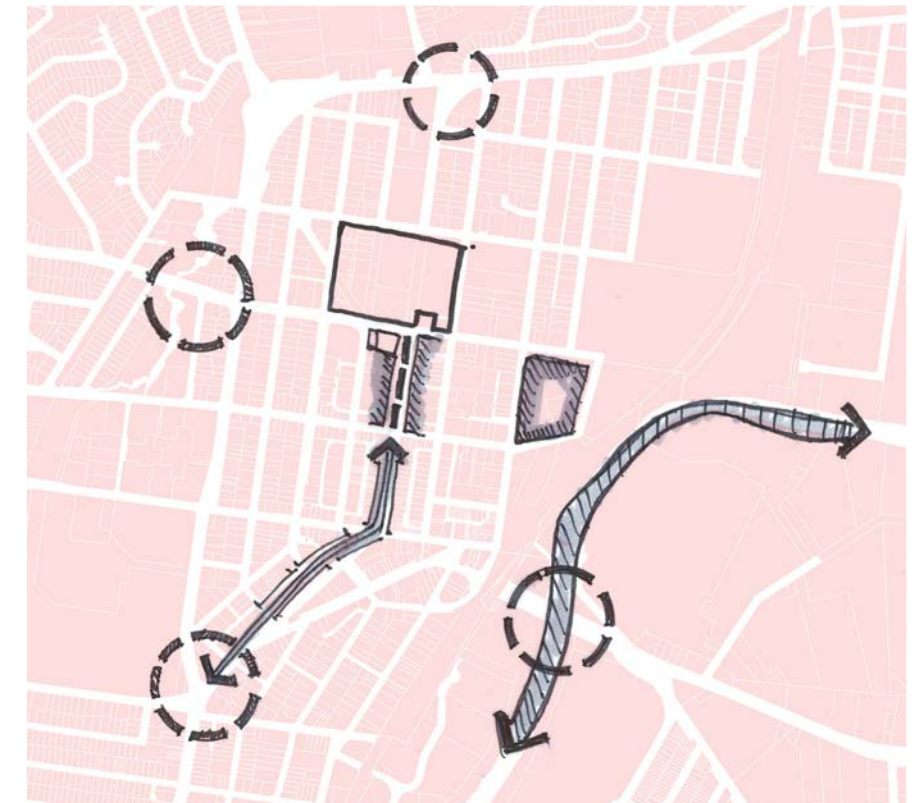


A CONNECTED GRID ANCHORED BY DESTINATIONAL PRECINCTS

Liverpool City Centre is defined by its historically significant grid layout. The rectangular grid created the bones for an engaging, walkable city. This grid is permeated by a network of fine grain lane ways and connections and in parts of the city, this grid is intersected with major regional facilities, significant open spaces and the curved form of the Georges River.

The sites of Westfield, Liverpool Hospital, Bigge Park and Liverpool Girls High School all sit beyond the bounds of a single city centre block. Understanding how the movement patterns of the city centre intersect with these significant sites offers opportunities to provide new experiences and varied journeys that celebrate distinctive precincts within the city centre.

Key insight: The focus for short term investment presents significant opportunity to build on the recent success of Macquarie Street Mall, extending the spine and offering a different focus to complement not compete with the Mall.

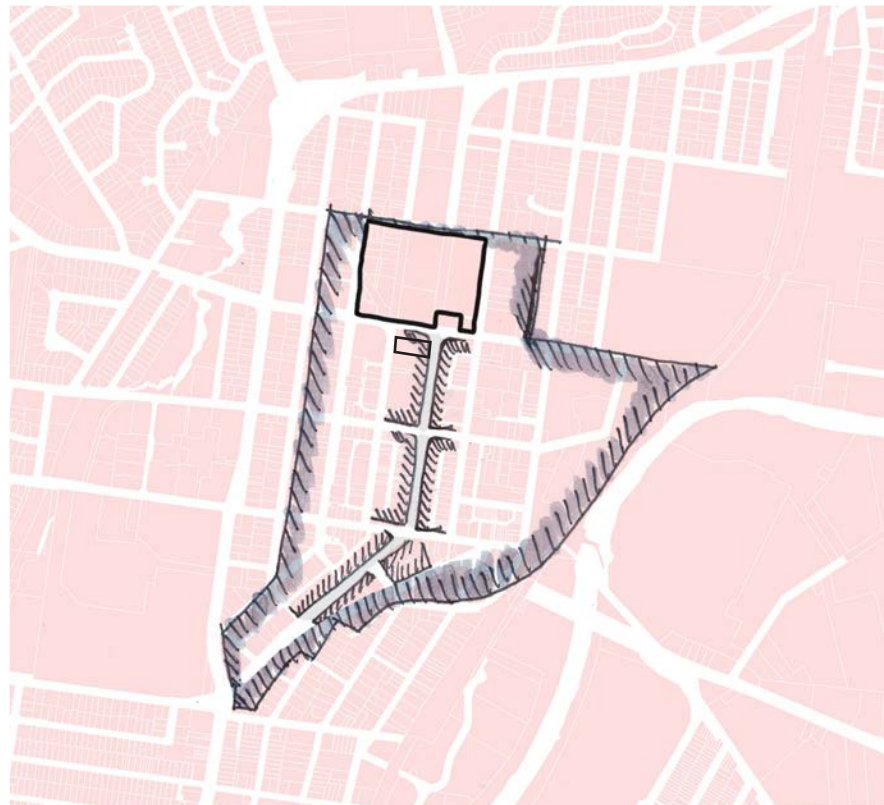


5 GREAT PLACES DEFINE THE CITY CENTRE

In 2013 Liverpool City Council identified five city centre revitalisation projects to boost economic activity, create jobs and re-position Liverpool as the vibrant and dynamic capital of Sydney's South West. These five projects included Macquarie Street Mall, Bigge Park, Eat Street, five Gateways to the city centre and linkages to Georges River.

The investment in revitalisation of the city centre has redefined the experience of the city centre with some of its greatest assets.

Key insight: The focus for short term investment presents significant opportunity to build on the recent success of Macquarie Street Mall, extending the spine and offering a different focus to complement not compete with the Mall.

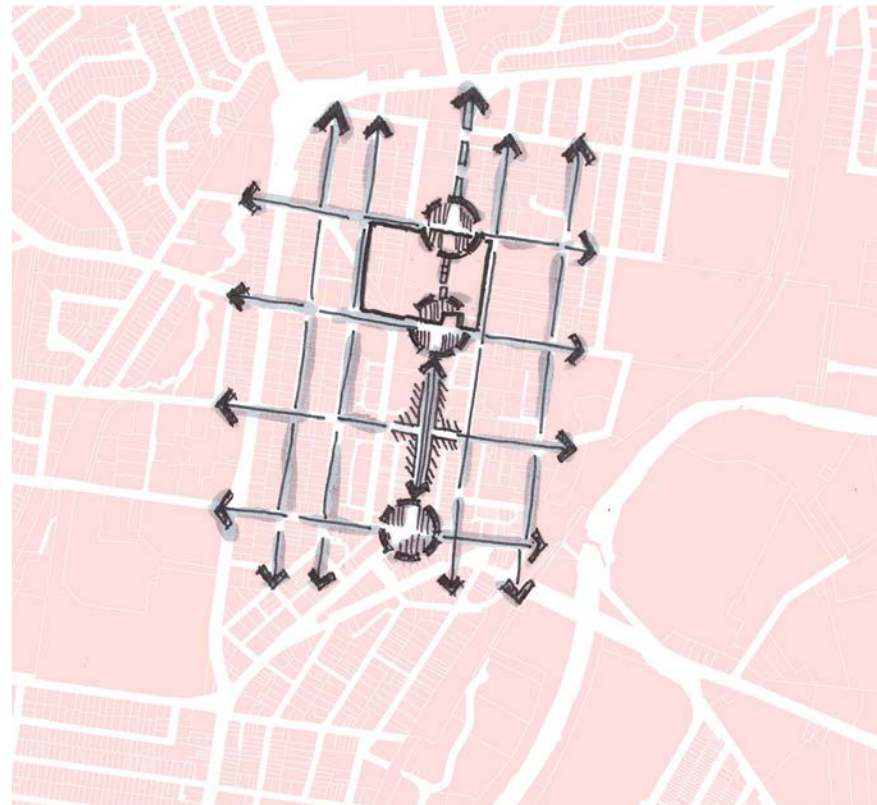


THE RETAIL HEART OF THE CITY

Westfield Liverpool is located in the heart of Liverpool City Centre, within its city centre core. Westfield, together with the adjacent Macquarie Street Mall, form the city's central shopping district, offering a varied, destination retail experience.

The existing Westfield Liverpool is anchored by major department, discount department and supermarket stores including Myer, Big W, Target, Coles and Woolworths. They are complemented with over 330 speciality stores, food and beverage offer and an Event Cinemas complex. The recent revitalisation of Macquarie Street Mall has seen renewed activation along its length and increased opportunities for temporary events.

Key insight: The focus for short term investment presents significant opportunity to build on the recent success of Macquarie Street Mall, extending the spine and offering a different focus to complement not compete with the Mall.

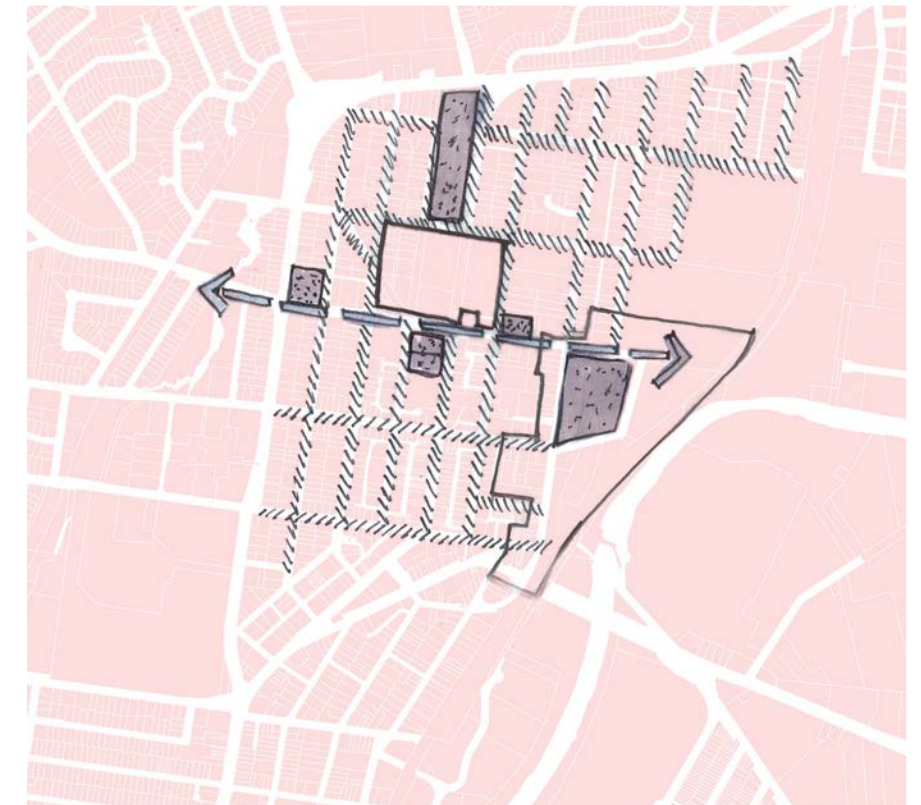


MACQUARIE STREET GREEN SPINE

Immediately to the north of Westfield is Liverpool Pioneers Memorial Park, a linear open space including cemetery. Extending from Campbell Street to the Hume Highway, the eastern boundary of the park is aligned to the axis of Macquarie Street Mall as well as Hargrave Park to the north.

The Liverpool Collaboration Area Place Strategy identifies the opportunity to realise a green connection along this north-south spine as part of the wider Liverpool City Centre green grid strategy.

Key insight: Consider opportunities to extend the 'green grid connection' across Elizabeth Drive in alignment with the Macquarie Street spine. This could include extending visual and physical openness as part of the Westfield experience as well as bringing green planting elements into the upper levels of the built form.



ELIZABETH DRIVE HERITAGE AXIS

Elizabeth Drive forms one of the five gateways into the city centre and passes immediately to the south of the city centre. Along its length are a number of heritage significant elements of the city centre including Apex Park, St Luke's Anglican Church, All Saints' Catholic Church, Bigge Park and TAFE NSW Liverpool. The street itself also forms part of the heritage listed city centre grid.

Of most significance to the Westfield site is St Luke's Anglican Church and the landscape grounds within which it sits. As distinctly different to the surrounding urban forms which frame the street grid, the church is a building in landscape forming relief in the urban core.

Key insight: The response of future buildings for Westfield, along with that for buildings within Macquarie Street Mall, Liverpool Plaza and the vacant site at the corner of Bathurst Street, Elizabeth Drive and Northumberland Street which frame the church, needs to have regard for the setting of the site.

2.0 OPPORTUNITIES & CONSTRAINTS

SITE CONSTRAINTS

WORKING WITH AN EXISTING AND OPERATING CENTRE

Understanding the existing operational constraints of the Westfield centre and its relationship to the immediate context will help to inform a contextual response to the current challenges and future opportunities. The following analysis demonstrates constraints based on existing:

- Pedestrian Access & Movement
- Large Tenancies & Long-Term Leases
- Service & Parking

Opportunities for future development, in both the short term and long term are investigated through:

- Public Domain Interface & Active Frontages
- Short Term Entertainment & Leisure Precinct
- Long-Term Redevelopment Opportunities.

PEDESTRIAN ACCESS & MOVEMENT

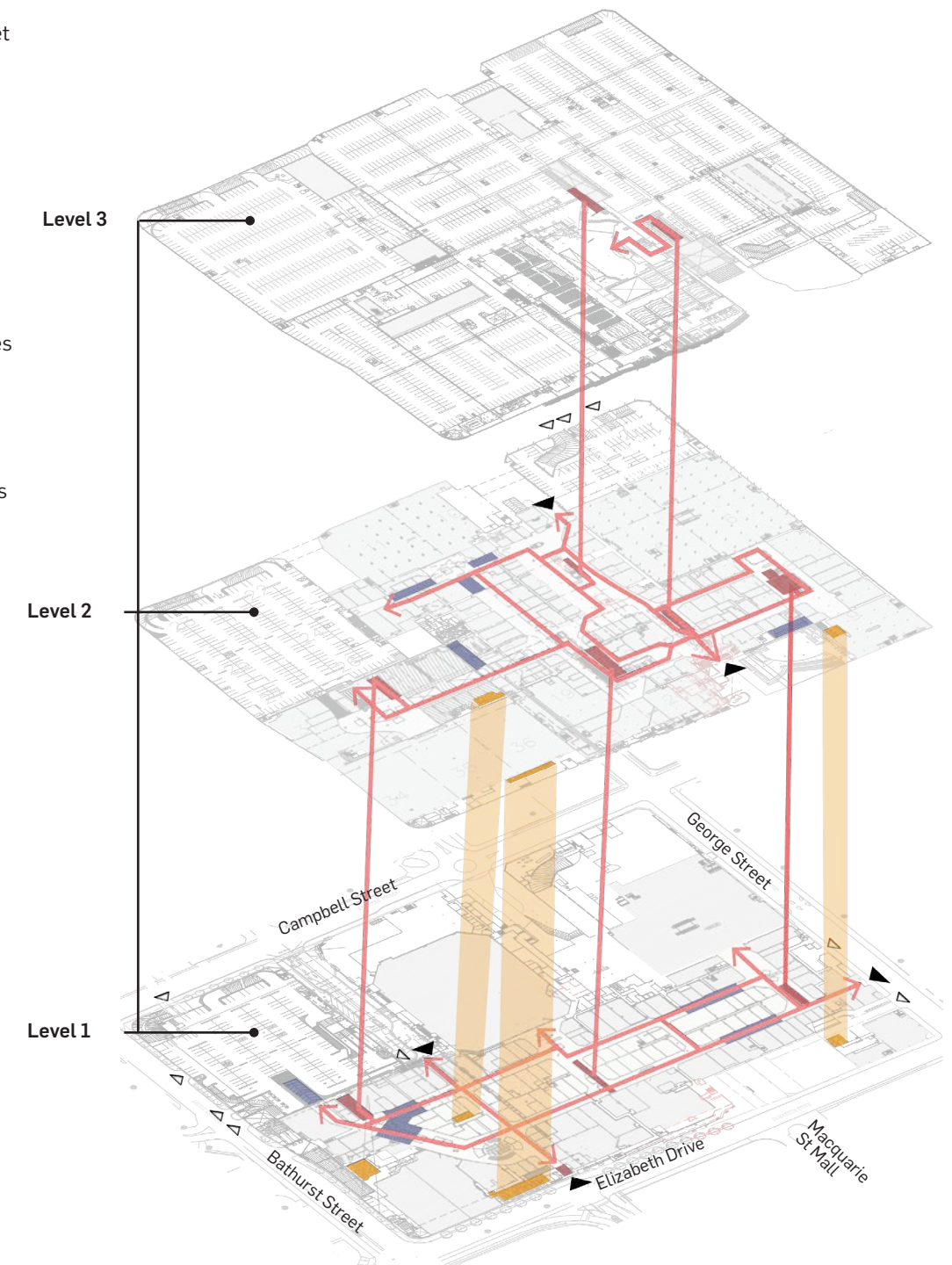
The existing Westfield shopping centre can be accessed from five separate locations within the surrounding street network. This includes along two entrances along Elizabeth Drive, and one each on George Street, Campbell Street and the internal laneway off Campbell Street.

The change in levels within the surrounding street network impacts the ability for the existing centre to interact with the street. This is especially noticeable along Elizabeth Drive where the existing two entrances require steps to access two different levels. Within the centre there are multiple internal ramps created to solve this issue.

Internal circulation within the centre is aligned east-west along level 1 which runs counter to the street grid. Level 2 circulation is more convoluted with a network on connections creating a series of smaller loops.

Pedestrian Access & Movement

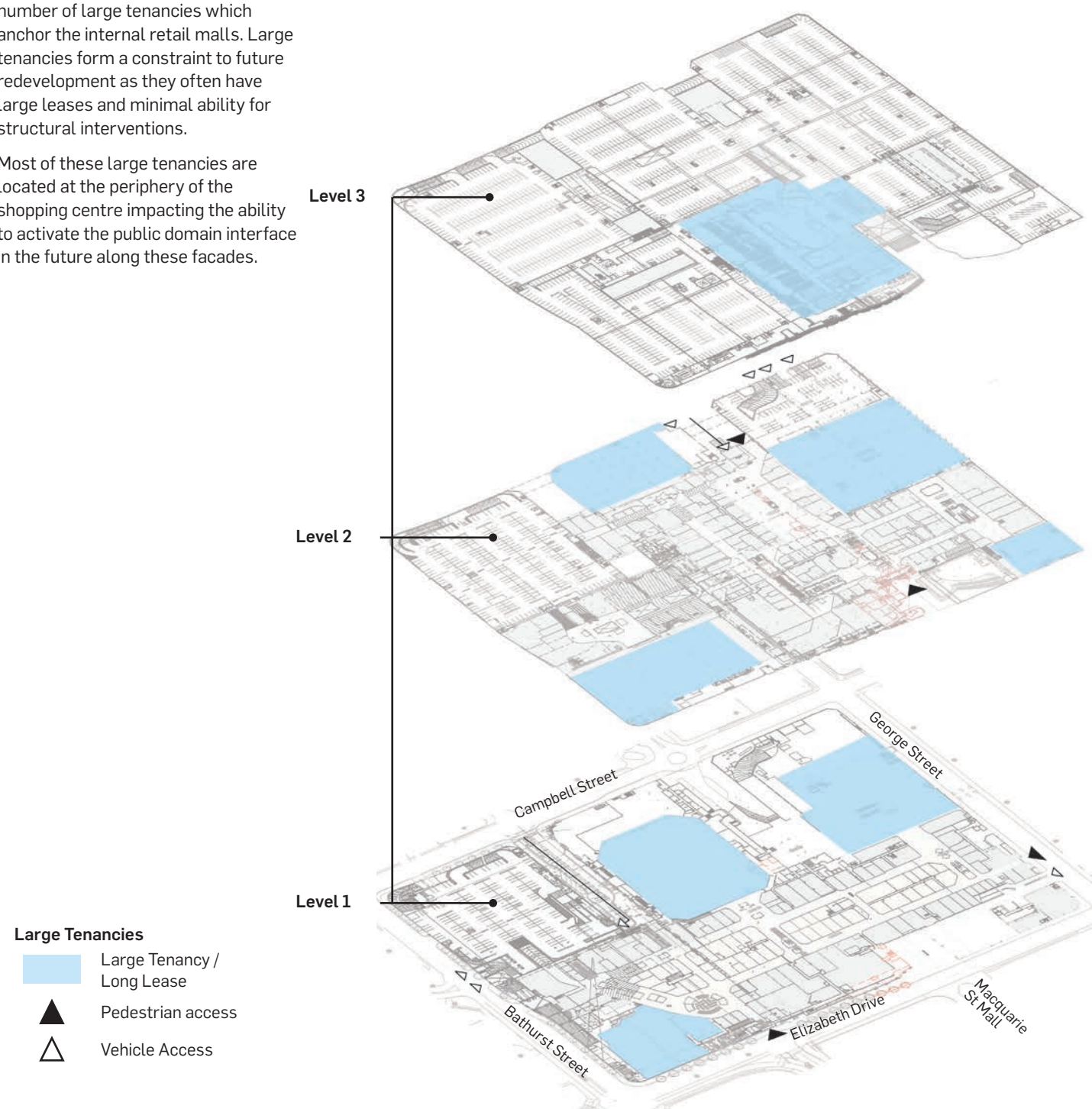
- Vertical circulation
- Pedestrian access
- Pedestrian circulation
- Vehicle Access
- Escalators
- Internal Pedestrian Ramp



LARGE TENANCIES & LONG-TERM LEASES

The shopping centre includes a number of large tenancies which anchor the internal retail malls. Large tenancies form a constraint to future redevelopment as they often have large leases and minimal ability for structural interventions.

Most of these large tenancies are located at the periphery of the shopping centre impacting the ability to activate the public domain interface in the future along these facades.

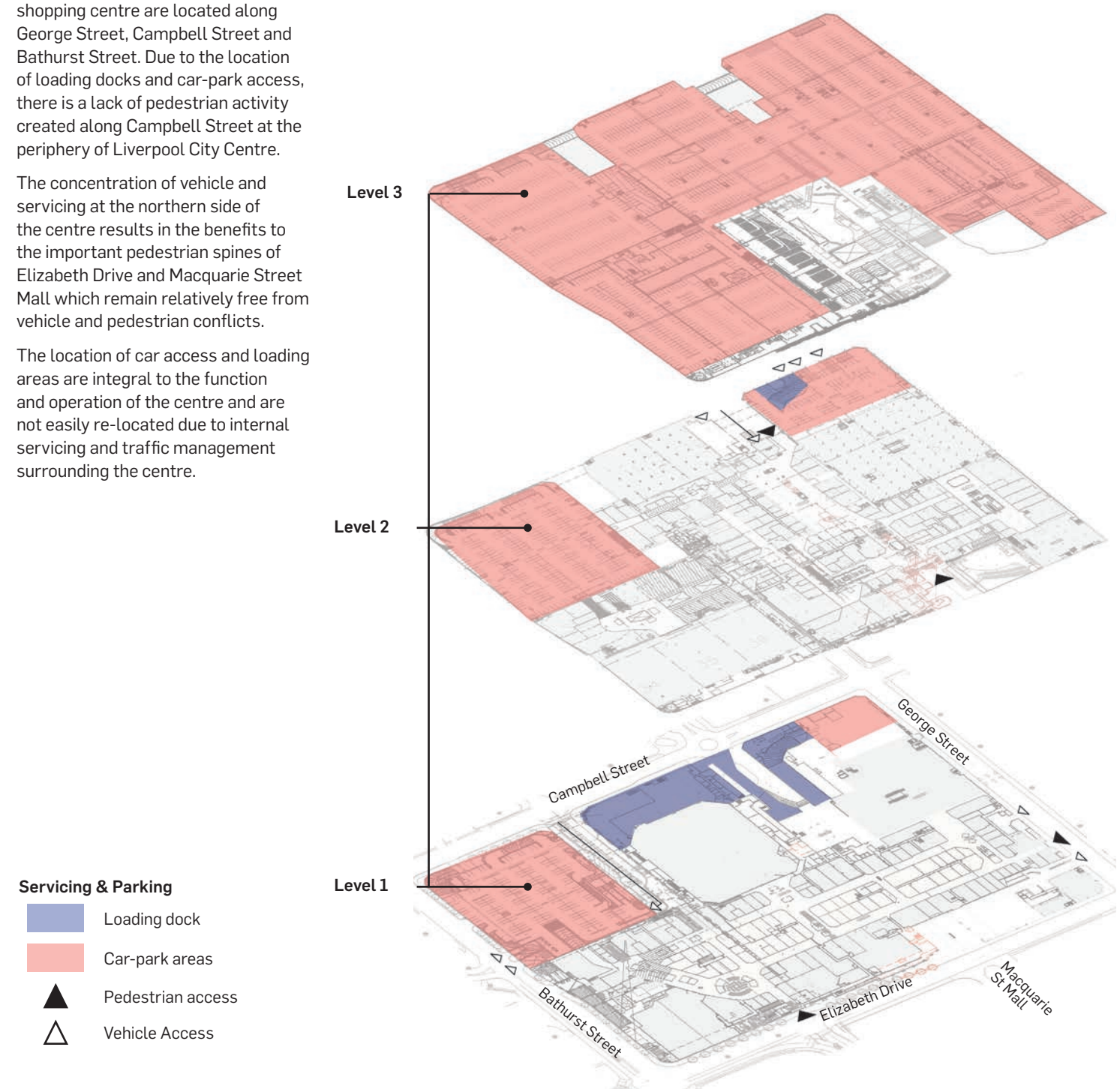


SERVICING & PARKING

Servicing and vehicular access to the shopping centre are located along George Street, Campbell Street and Bathurst Street. Due to the location of loading docks and car-park access, there is a lack of pedestrian activity created along Campbell Street at the periphery of Liverpool City Centre.

The concentration of vehicle and servicing at the northern side of the centre results in the benefits to the important pedestrian spines of Elizabeth Drive and Macquarie Street Mall which remain relatively free from vehicle and pedestrian conflicts.

The location of car access and loading areas are integral to the function and operation of the centre and are not easily re-located due to internal servicing and traffic management surrounding the centre.



SITE OPPORTUNITIES

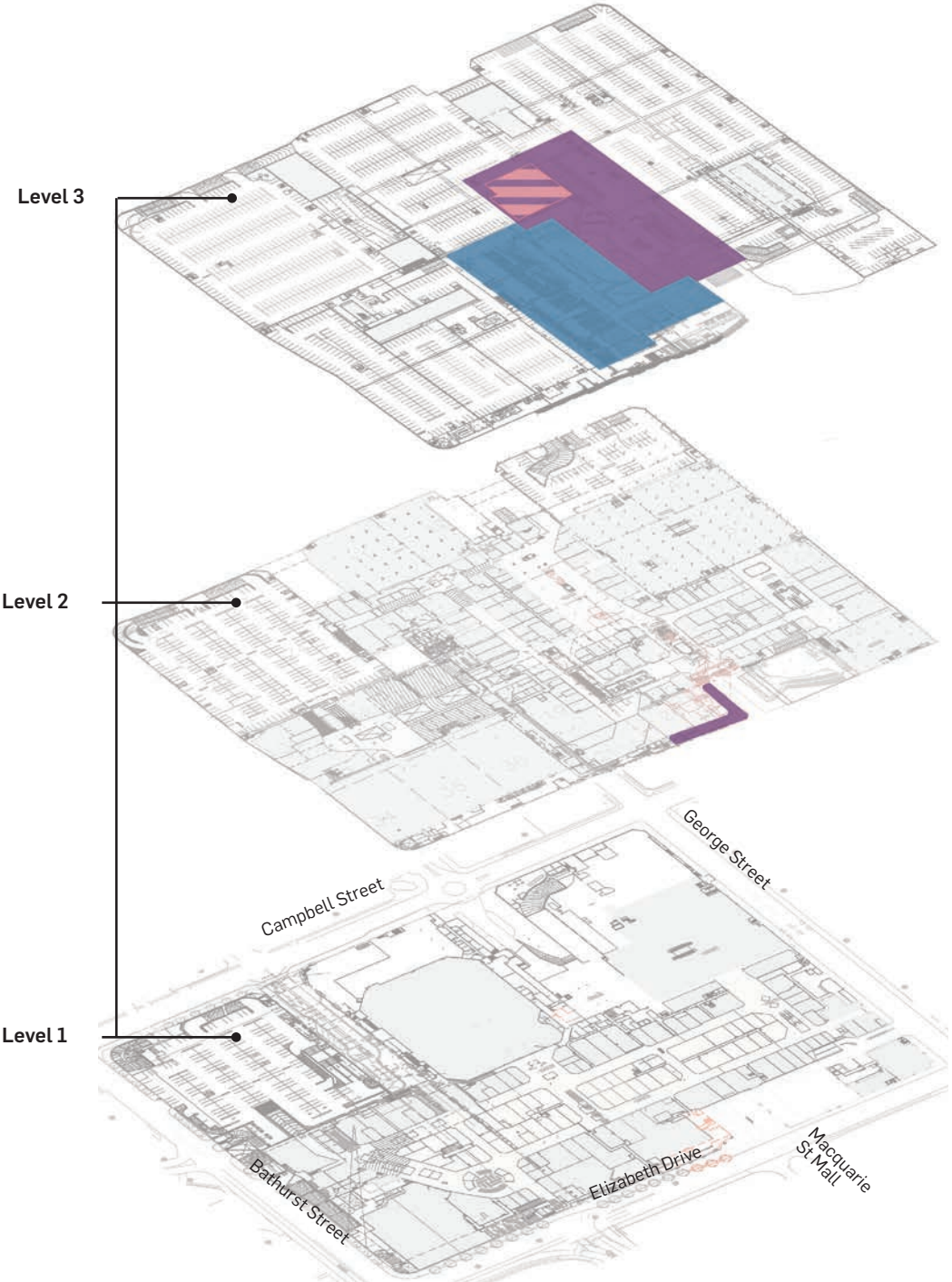
STAGE 1: DINING, ENTERTAINMENT & LEISURE PRECINCT

Proposed Stage 1 builds on recent revitalisation of Macquarie Street Mall and the recent development of the university building on the corner.

A new Dining, Entertainment & Leisure precinct will enhance the Council's vision to create a vibrant night time economy and extend public life for 18-hour day within Liverpool's City Centre. This elevated destination presents an opportunity to extend the visual and physical permeability of Macquarie Street Mall to an elevated, outdoor terrace.

Leisure & Entertainment Precinct

-  Food & Beverage
-  Indoor Recreation Area
-  Cinema Area



FUTURE REDEVELOPMENT OPPORTUNITIES

As part of the future vision for Liverpool City Centre, short, medium and long-term redevelopment opportunities have been identified for mixed-use development.

These opportunities have been identified considering existing operational constraints and wider city centre context. The important pedestrian spines of Macquarie Street and Elizabeth Drive present the key opportunities for tower forms to be accommodated providing street addresses, accommodating servicing requirements and the delivered the benefits of renewed street activation.

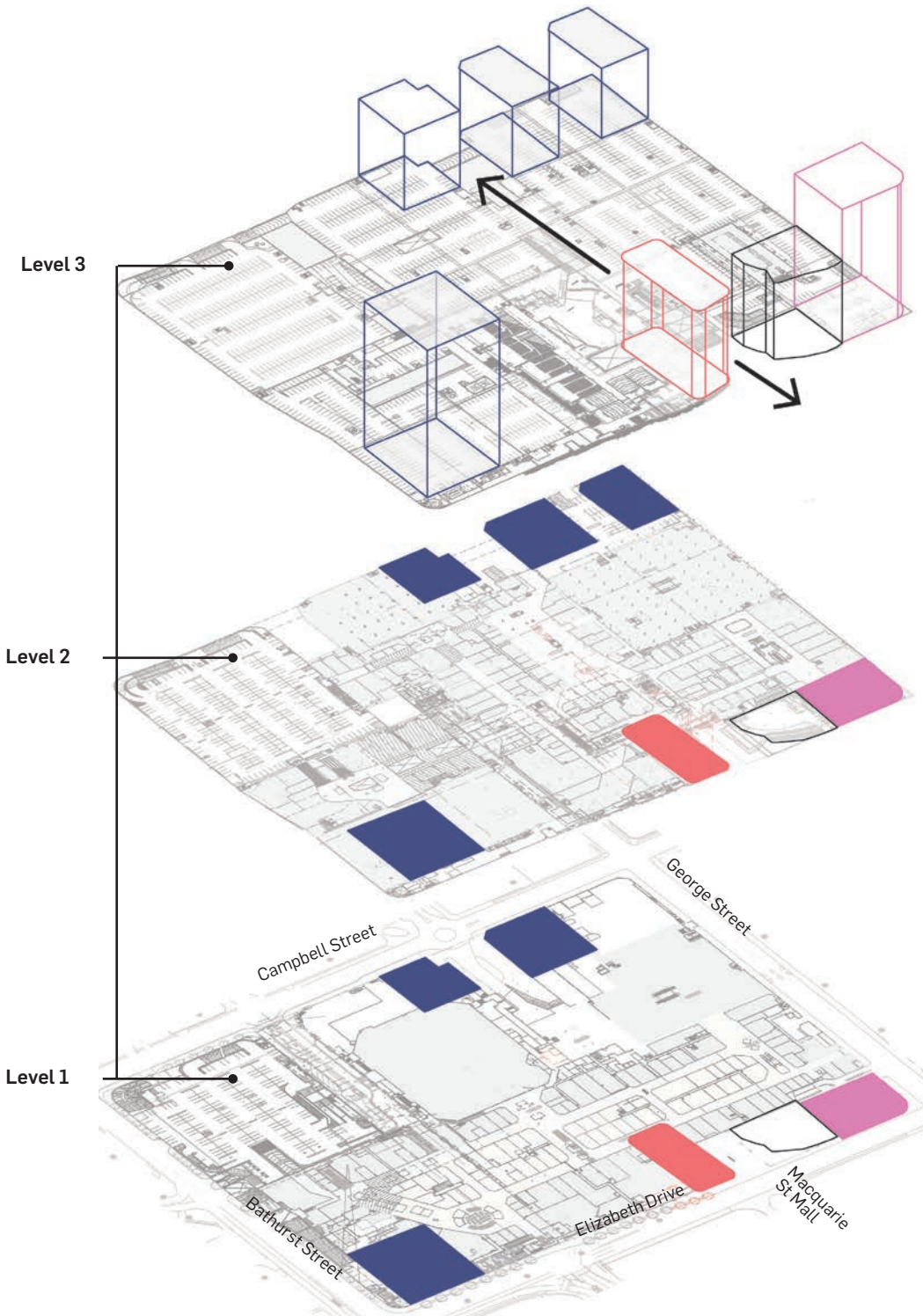
- Long - Term Redevelopment

Stage 1 Redevelopment

Medium term redevelopment

Long Term redevelopment

Western Sydney University Building



PUBLIC DOMAIN INTERFACE & ACTIVE FRONTAGES

As discussed in the constraints analysis, the existing design and operations of the centre result in a number of large tenancies, loading docks and carparking areas which are located adjacent to the local street network.

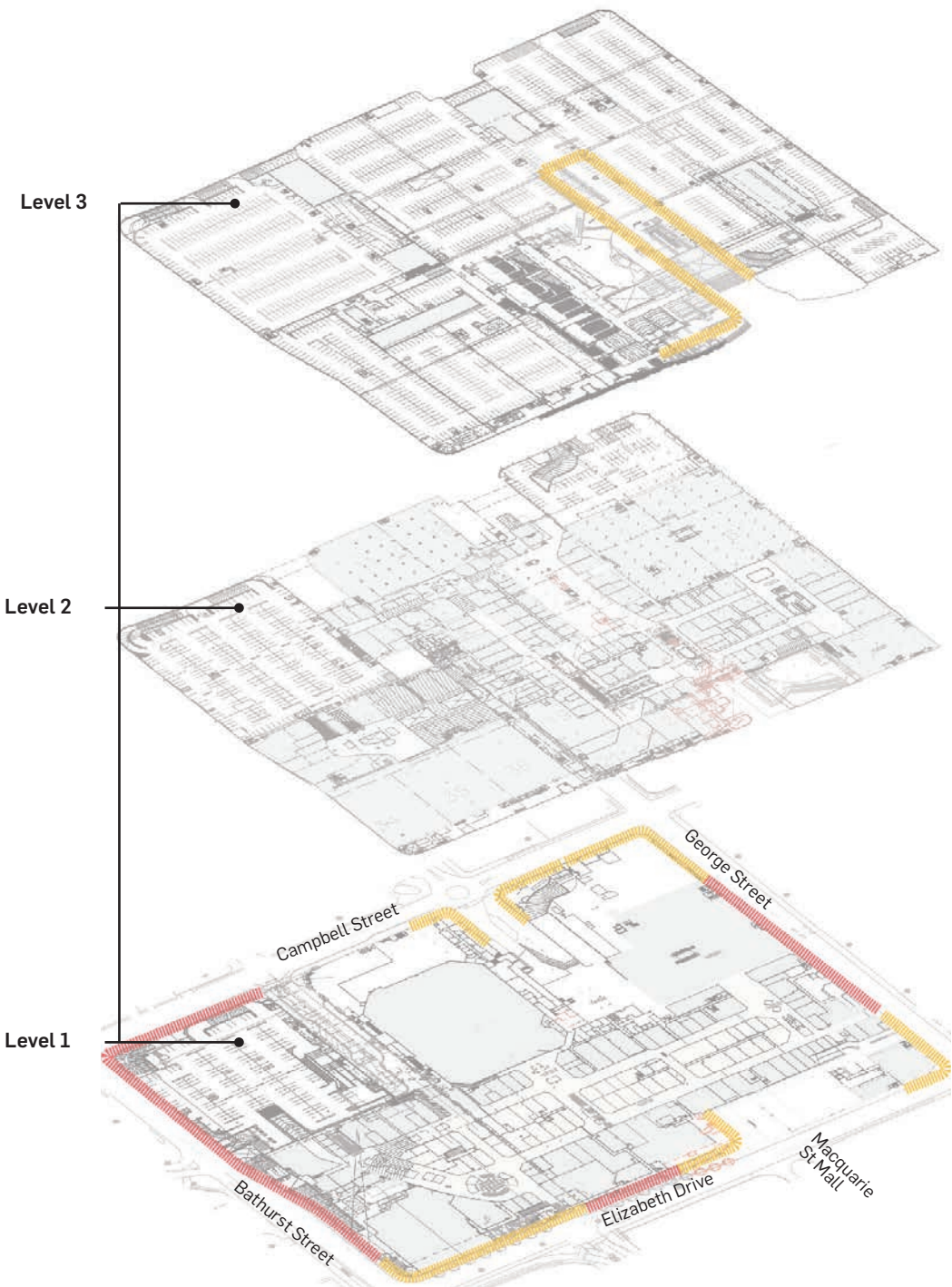
However, redevelopment opportunities in the short and long term unlock the ability to consider redesigning the interface between building and the surrounding streets. In these locations, active frontages will be considered to activate streets and improve the interface between the centre and the adjoining public domain.

The remaining facades present the opportunity to introduce public art / facade improvements to improve the streetscape conditions.

- Public Domain Interface

Facade Improvements

Existing and Potential Active Frontages





3.0 TOWARDS A MASTER PLAN

3.1 STAGE 1 - DINING, ENTERTAINMENT AND LIFESTYLE PRECINCT VISION



A VIBRANT, ACTIVE AND GREEN INSERTION, THE DINING, ENTERTAINMENT AND LEISURE PRECINCT INCLUDES OUTDOOR TERRACES THAT CREATE A NIGHT-TIME ECONOMY DESTINATION ANCHORING THE NORTHERN EXTENT OF MACQUARIE STREET MALL.

Westfield Liverpool's Entertainment and Lifestyle Precinct extends the visual and physical permeability of Macquarie Street Mall pedestrian spine through the heart of the centre. A multilevel people's place, it brings natural daylight, open air and public green landscape elements through the centre to create a recognisable way-finding element.

Elevated terraces offer a variety of experiences and new perspectives with which to provide visual connection back to the activity and energy of the mall.

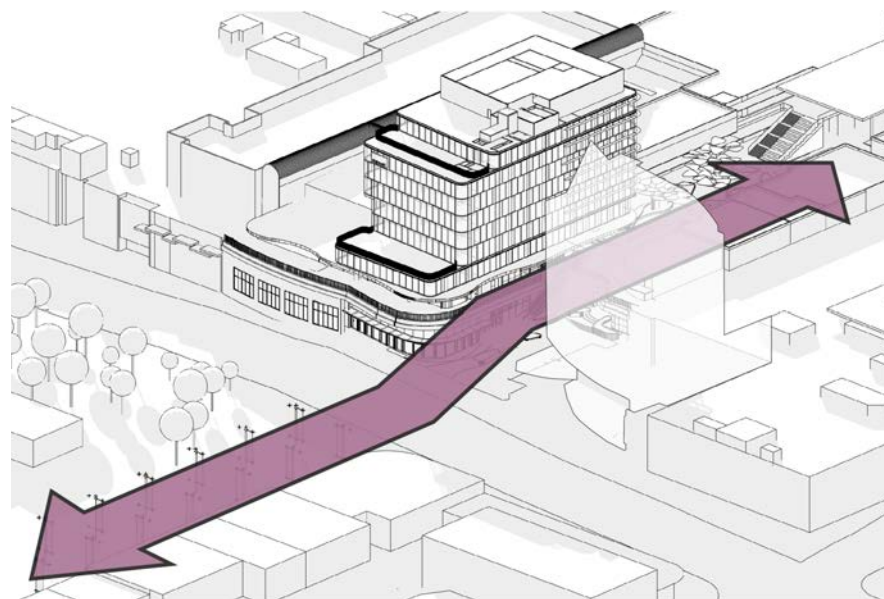
A new public front door extends the mall across Elizabeth Drive to create an outdoor meeting place and public plaza before transitioning to the centre.

New urban greenery extends the character of an urban green spine along the elevated terrace and provides public connectivity to Liverpool Pioneers Memorial Park.

A new commercial tower anchors the precinct bringing additional workers into the centre and providing a visual reference and way-finding device on the corner of two of the city's key axis.

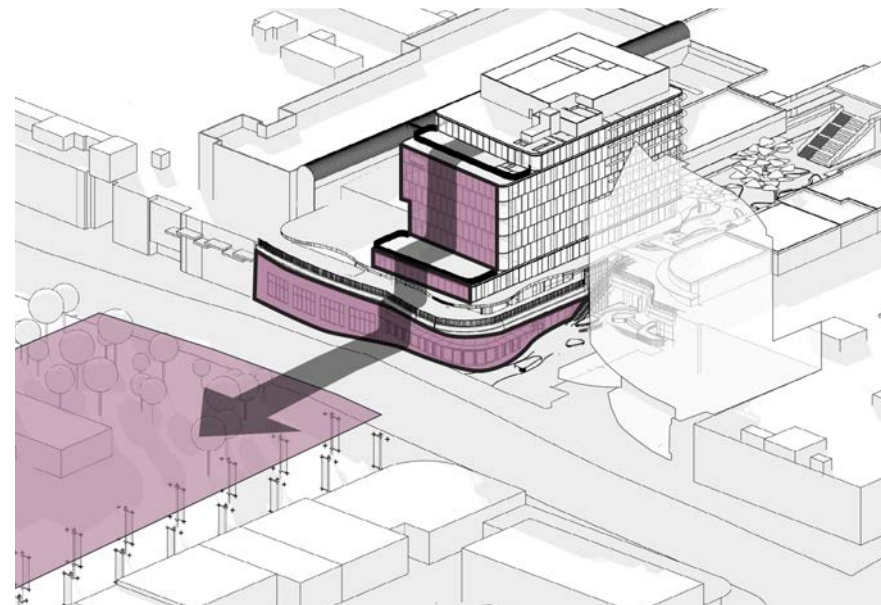


3.2 ENDURING DESIGN PRINCIPLES - EARLY THOUGHTS



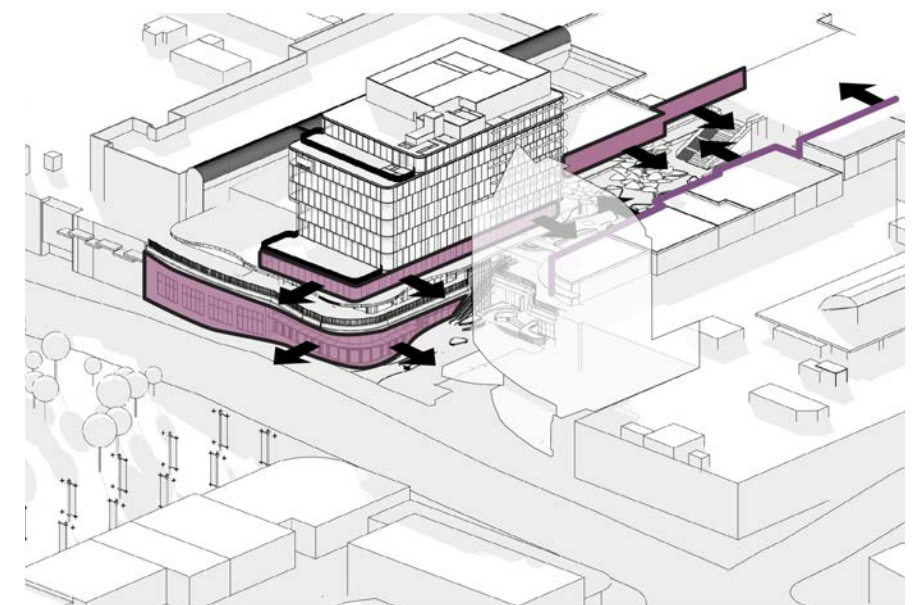
EXTEND MACQUARIE STREET MALL

The subject precinct provides an opportunity to extend the existing Macquarie Street Mall as a pedestrian spine that would connect the future DELP precinct as a key redevelopment for a cultural and a night-time community within Liverpool's City Centre. This elevated extension to Macquarie Street Mall would make access to the existing shopping centre seamless and more vibrant.



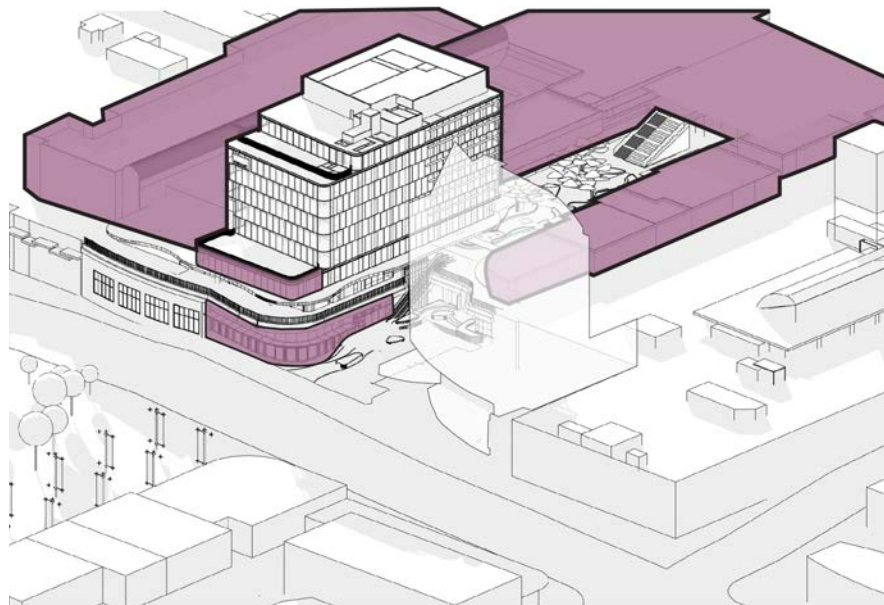
BUILT FORM RESPONSE HERITAGE PLACES

The proposed development contributes to a new urban character along Elizabeth Drive whilst massing ensures solar access is improved (compared to a compliant scheme) to the heritage listed St Luke's Anglican church and grounds. A terraced design provides a stepped building form and extends urban greenery vertically.



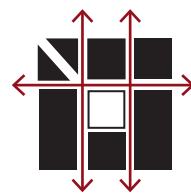
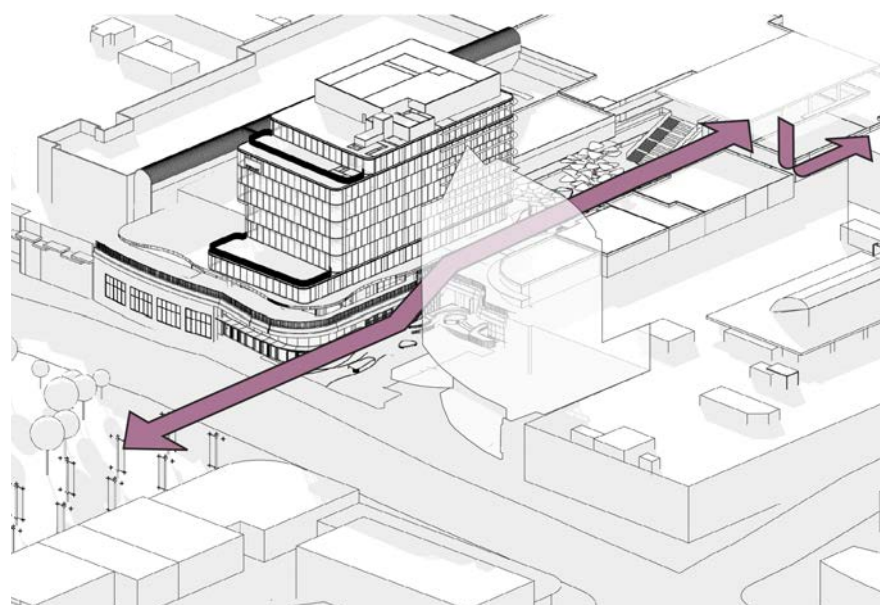
PLACE MAKING & STREET ACTIVATION

New terraced development would offer a variety of experiences and visual integration of Macquarie Street Mall and the proposed DELP. Active edges to the ground level public domain and upper level dining terrace provide improved casual surveillance and safety to extend the night-time economy precinct.



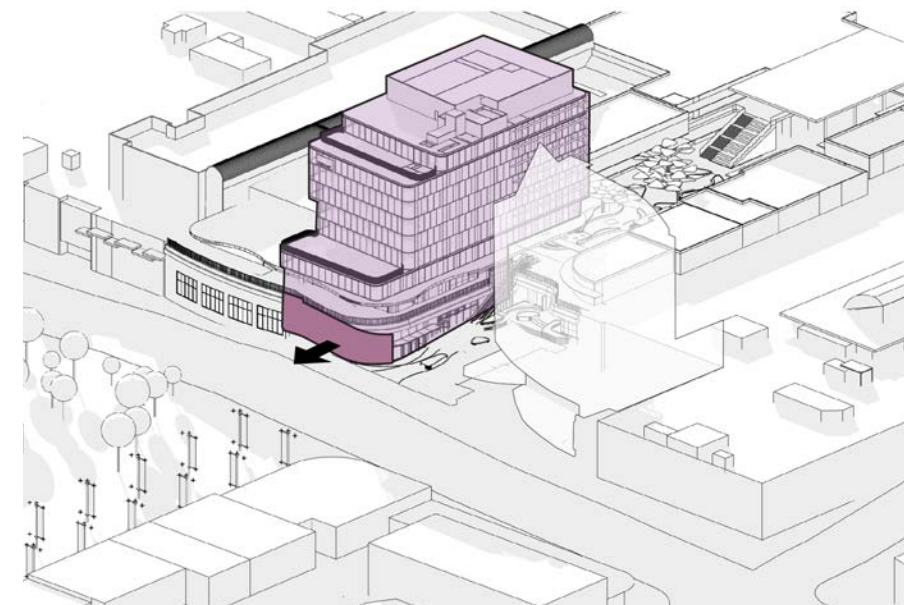
NIGHT TIME ACTIVATION

The new entertainment and leisure precinct would incorporate night time uses that would be aligned to the council's vision to improve night time economy within the City centre area. This new DELP will ensure a 24-hour community precinct that promotes eyes on the street and passive surveillance.



NEW PEDESTRIAN THROUGH LINK

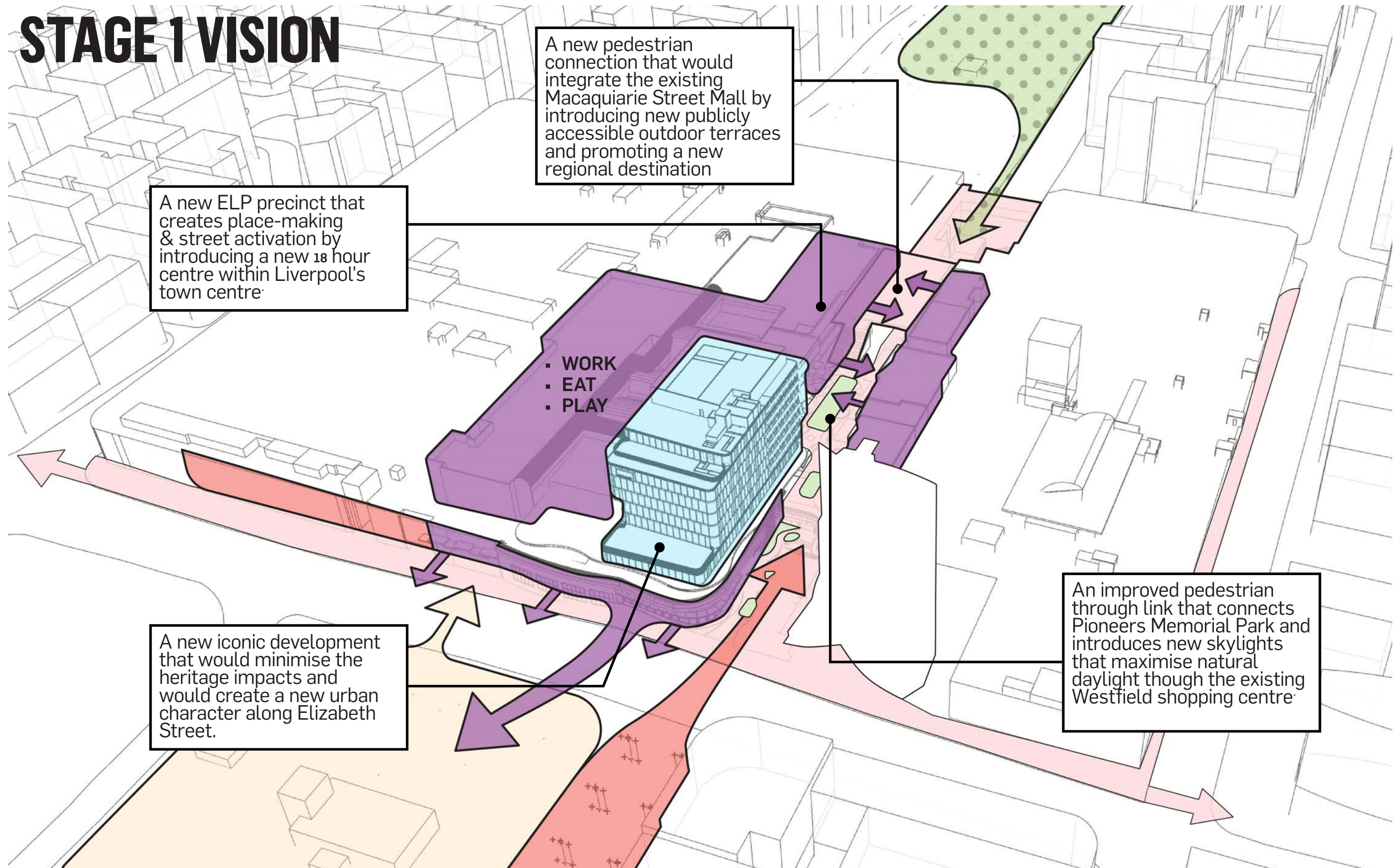
A through-link site is considered as part of the future vision for the Westfield site to recover the Hoddle Grid and improve the pedestrian connection to Pioneers Memorial Park. A through-link site is proposed to enhance the pedestrian experience through the shopping centre by introducing skylights and a greenery precinct with active frontages that will enhance pedestrian experience.



A COMMERCIAL ADDRESS

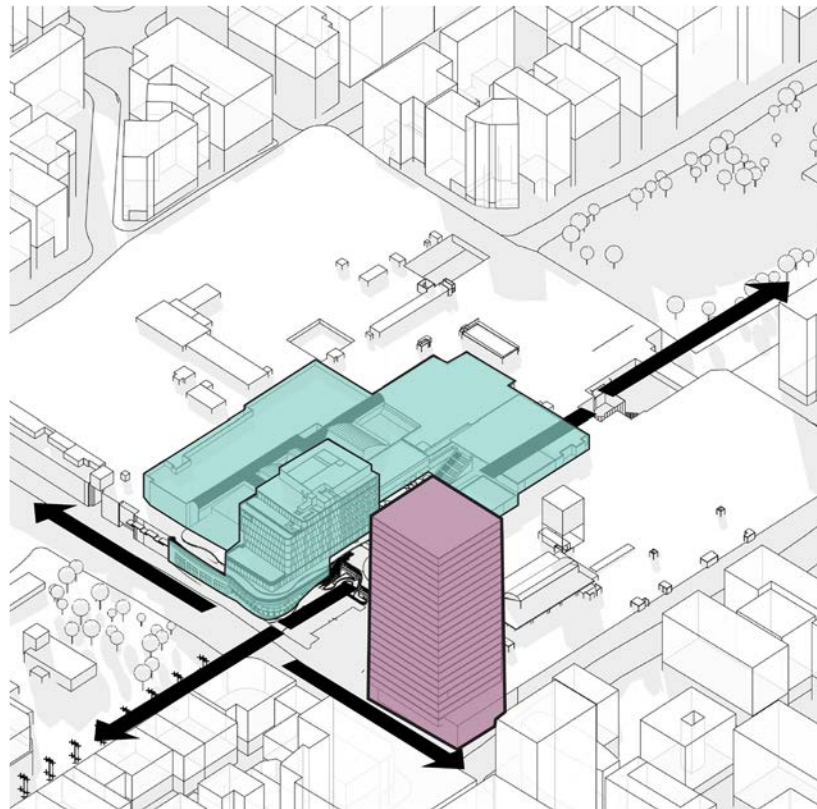
A new commercial tower activates the corner of Macquarie Street Mall and Elizabeth Drive. The commercial foyer addresses the street frontage of Elizabeth Drive providing an essential street address and commercial front door whilst allowing active retail uses to activate the extension of Macquarie Street Mall.

STAGE 1 VISION



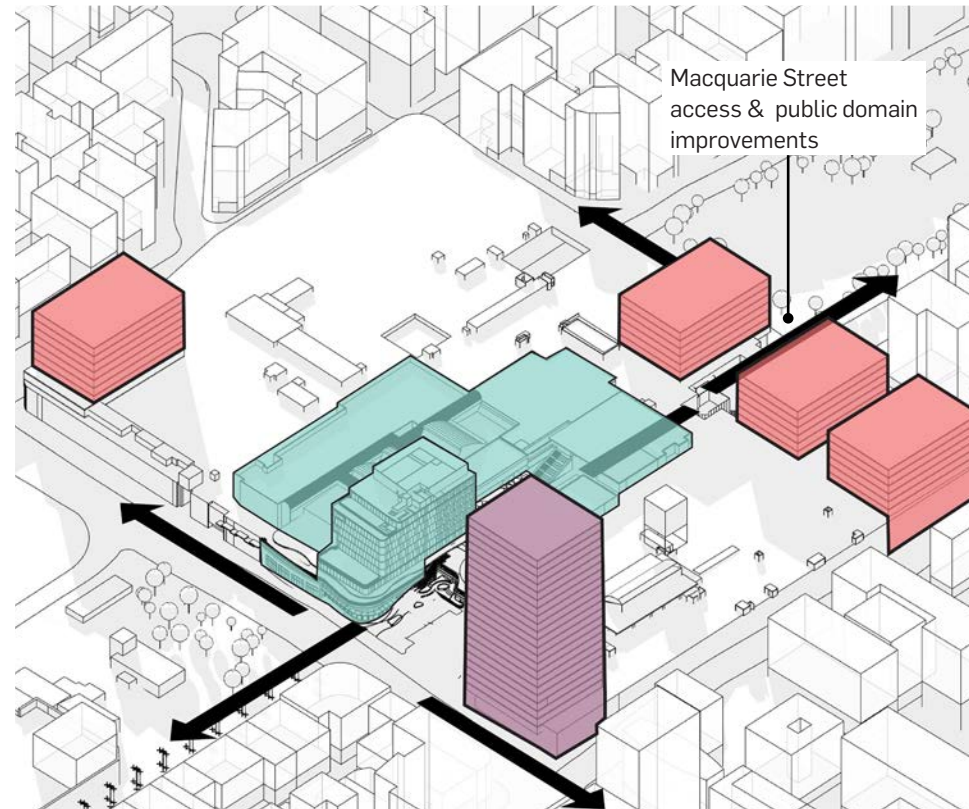


3.3 FUTURE INITIATIVES



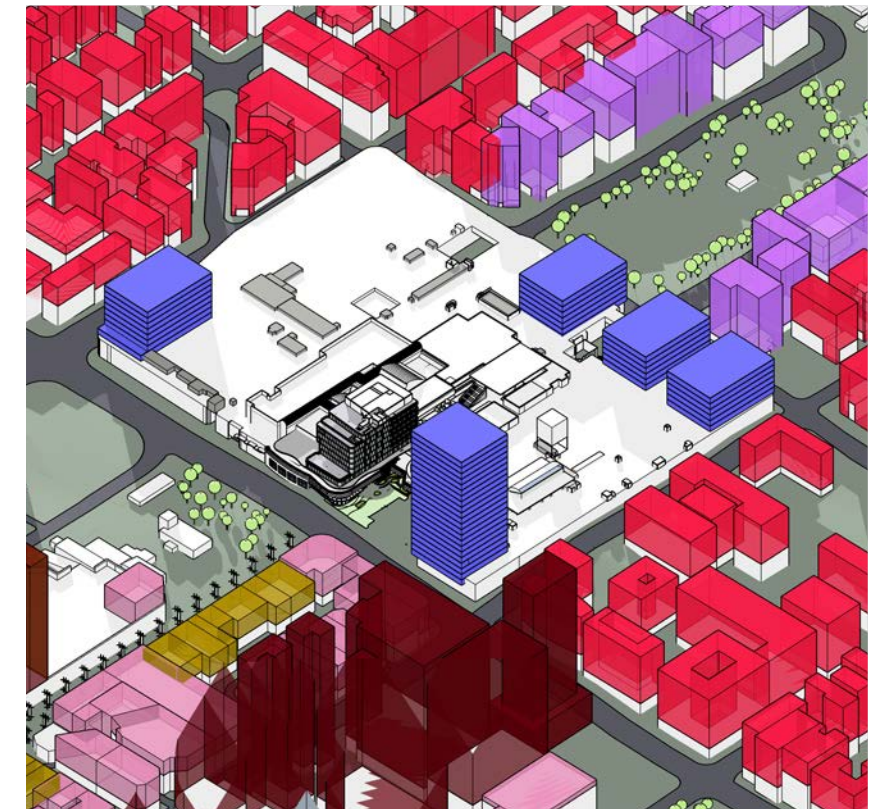
STAGE 2

A new tower on the corner of Elizabeth Drive and George Street completes the urban block. This development re-imagines the George and Elizabeth Drives corner and continues the focus of existing investment along this key spine towards Bigge Park and the hospital. The future development presents a mixed use opportunity including commercial and short-stay accommodation with an active retail corner.



STAGE 3+

Ongoing investigations into longer term redevelopment opportunities will continue to focus on the important pedestrian spines of Elizabeth Drive and Macquarie Street Mall. Existing redevelopment opportunities are identified on corner sites due to the ability for these locations to accommodate servicing requirements, provide street addresses to tower forms and present the opportunity to improve activation on key corners.



FUTURE CONTEXT

Scentre Group acknowledge Liverpool City Council's vision to be the best place it can be, for those already here and those yet to arrive. This means ensuring that Liverpool continues to grow and develop into a bustling hub where people come to live, work, learn and shop in a destination that is rich in culture and activity.

As a major landholder, Scentre Group share this vision, and also the responsibility to ensure that future expansion and improvements to the Westfield Liverpool Shopping Centre appropriately integrate and support the ongoing development of Liverpool City Centre.

3.4 STAGE 1 PROPOSED DESIGN

The Stage 1 redevelopment proposal for Westfield Liverpool is focused on immediate opportunities to extend the experience of Macquarie Street Mall along the street axis as part of the Westfield Liverpool experience. The immediate opportunity is to strengthen the city's night-time economy offer through an expansion of the existing dining precinct across multiple levels.

The following section of this report articulates the key changes to the existing centre as part of the Stage 1 proposal whilst also considering future opportunities that are currently constrained by existing operational factors of the centre.

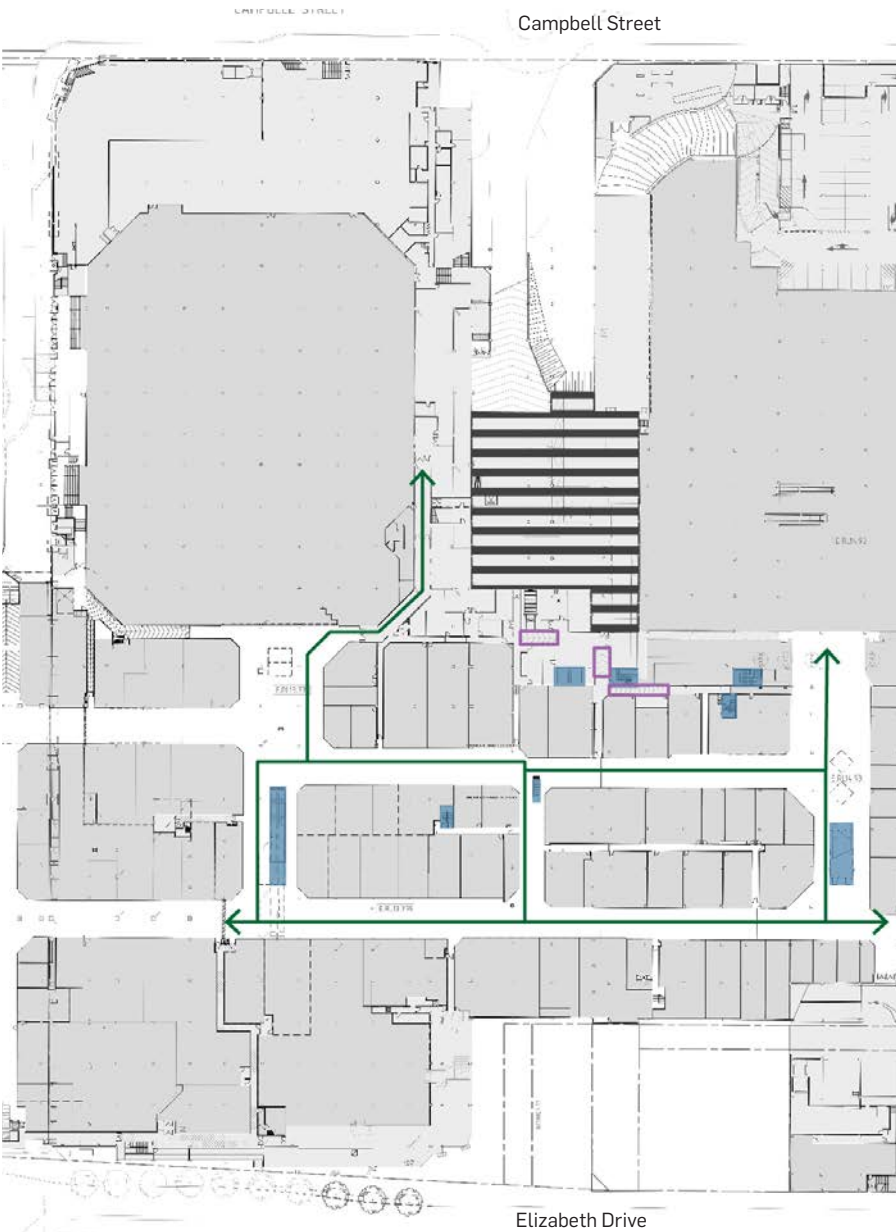
EXISTING LEVEL 1: LOWER GROUND AT CAMPBELL STREET AND ELIZABETH DRIVE ALONG MACQUARIE STREET AXIS.

The existing Level 1 is located below ground with no direct pedestrian access from either Campbell Street or Elizabeth Drive.

Currently the primary pedestrian movement axis at this level is east-west with only short north-south pedestrian connections.

Access to the lower level is via vertical transport. An existing major loading dock is also located and accessed off the Campbell Street address.

LEVEL 1 - EXISTING FLOOR PLAN

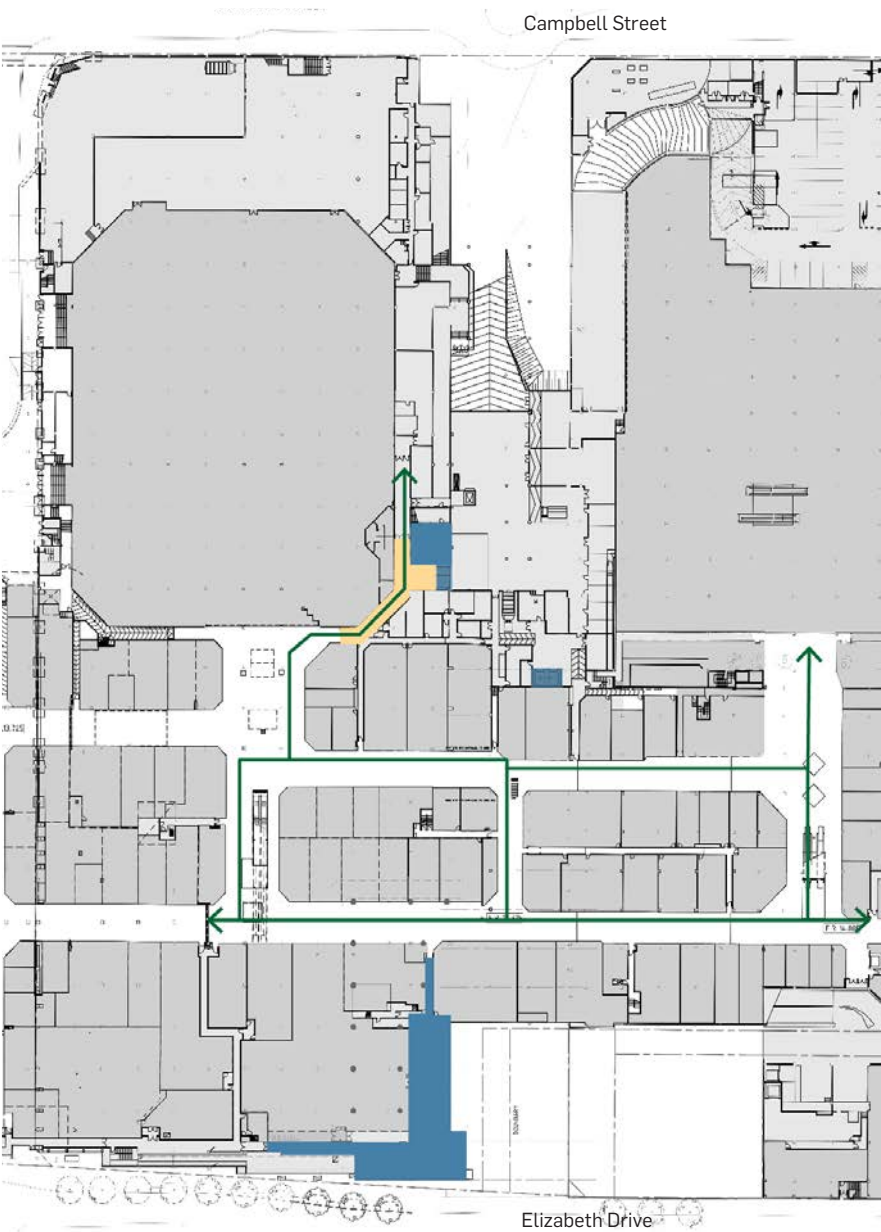


- Existing Level 1**
- Loading Dock (Redevelopment Constraint)
 - Existing Vertical Circulation
 - Existing Internal Ramps
 - Internal Pedestrian Circulation

PROPOSED LEVEL 1: LOWER GROUND AT CAMPBELL STREET AND ELIZABETH DRIVE ALONG MACQUARIE STREET AXIS.

There are no major changes to the proposed Level 1. The primary interventions relate to vertical transport changes as part of the redevelopment above.

LEVEL 1 - PROPOSED FLOOR PLAN



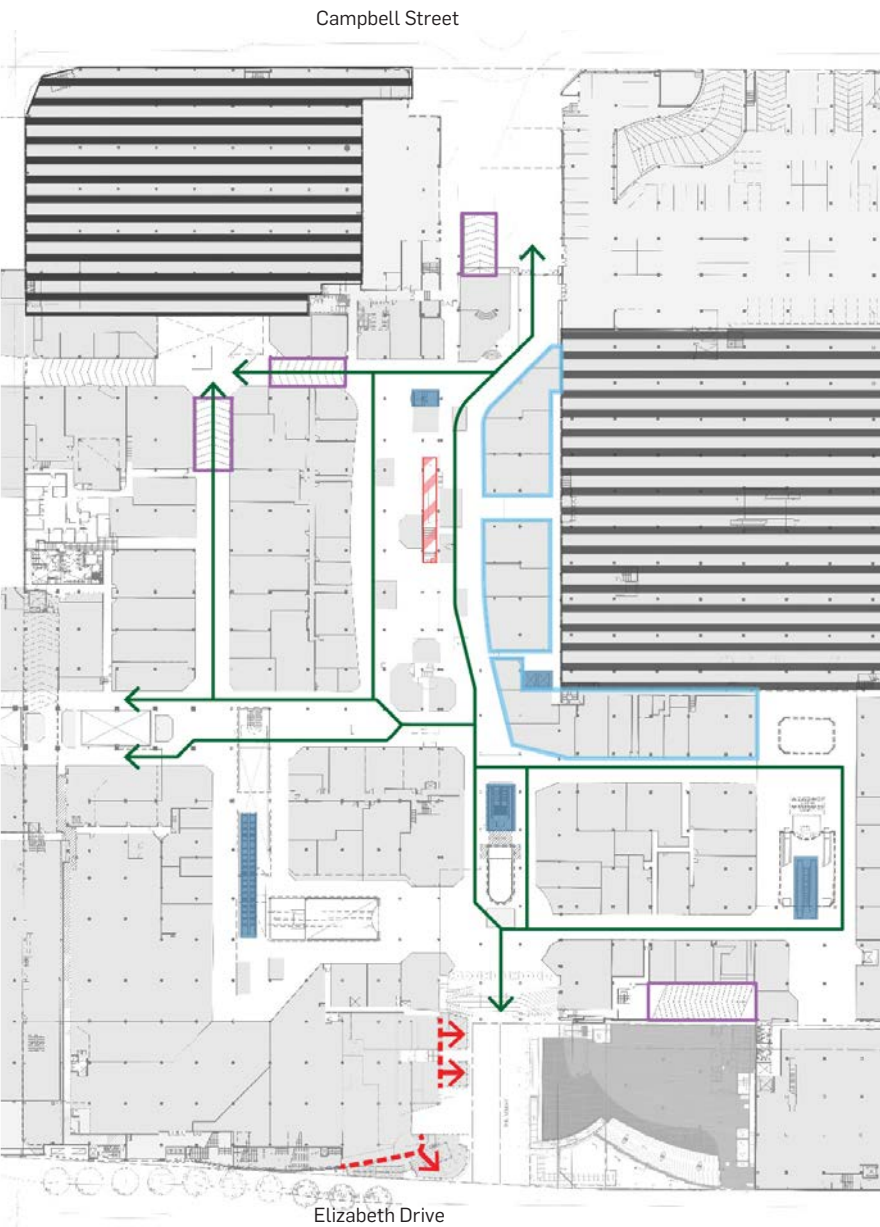
- Proposed Level 1**
- Proposed Vertical Circulation/upgrades
 - Proposed Works
 - Proposed Landscape
 - Internal Pedestrian Circulation

EXISTING LEVEL 2: GROUND AT CAMPBELL STREET AND ELIZABETH DRIVE ALONG MACQUARIE STREET AXIS.

The existing ground level is located above street level. As a result, stairs and a ramp are required at the Elizabeth Drive and Campbell Street entrances respectively to negotiate the change in level. The presence of a retail level below further constrains any intervention into the change in levels.

There is a existing connection through the centre. The alignment of this connection is influenced by an existing large tenancy occupied by Myer which has a long lease (to 2036). Myer has recently (2015) undertaken a downsize in the tenancy to reflect changes in department store trends in retail. The long lease on this tenancy further constrains the small retail tenancies to the west and south which provide active uses along what would otherwise be a blank wall.

LEVEL 2 - EXISTING FLOOR PLAN



- Existing Level 2**
- Long Lease Tenancy (Redevelopment Constraint)
 - Small Tenancy (Redevelopment Constraint)
 - Existing Vertical Circulation
 - Existing Semi-Active Frontage (level separation)
 - Internal Pedestrian Circulation
 - Internal Ramps
 - Demolition Works

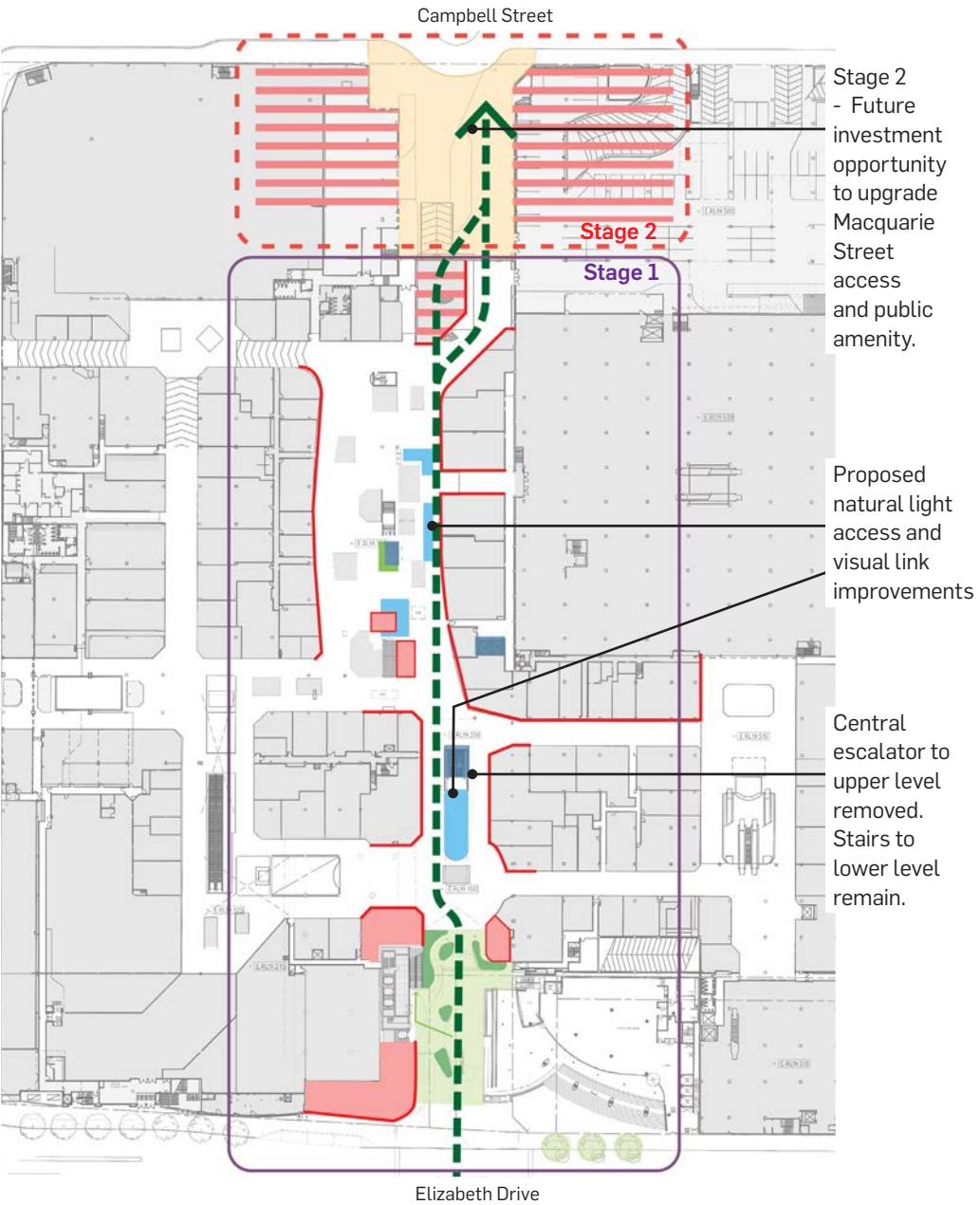
PROPOSED LEVEL 2: GROUND AT CAMPBELL STREET AND ELIZABETH DRIVE ALONG MACQUARIE STREET AXIS.

Proposed changes at ground level focus on three key interventions:

- A new arrival:** Upgrade of the public realm arrival on the northern side of Elizabeth Drive extends the existing Macquarie Street Mall materials through to the Westfield site and introduces green landscaping elements as part of the green spine experience. New retail tenancies provide street level activation at the renewed plaza.
- Natural Light:** Within the internal connection, a series of skylights are introduced along the connection to bring natural light into the centre along the Macquarie Street Mall alignment.
- Vertical Connections:** Improved vertical connections at the arrival plaza and within the centre provide clearer sight lines along the connection. This includes removal of a central escalator inside the arrival hall.
- Future Opportunities:** Future redevelopment opportunities at the northern end of the street axis present the opportunity to complete the connection to align the redevelopment above.

- Proposed Level 2**
- Proposed New Retail Tenancy
 - Future Re-development & Public Domain Opportunities
 - Active Frontages
 - Internal Pedestrian Circulation
 - Upgraded Public Realm (Macquarie Street Extension)
 - Landscape Planting
 - Proposed Skylights

LEVEL 2 - PROPOSED FLOOR PLAN

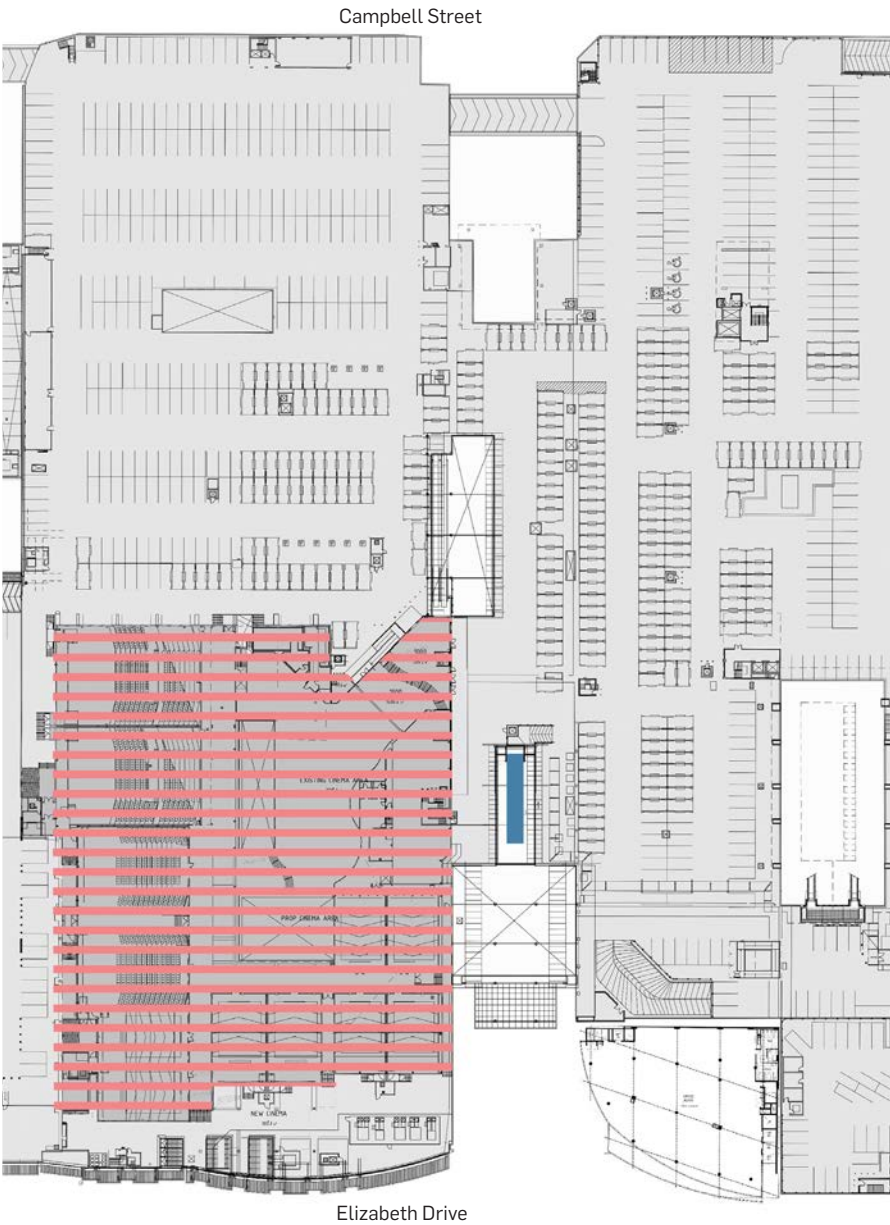


EXISTING LEVEL 3: ABOVE GROUND AT CAMPBELL STREET AND ELIZABETH DRIVE ALONG MACQUARIE STREET AXIS.

The existing Level 3 is located above ground with pedestrian access available from a escalator located within the entrance of the centre off Elizabeth Drive. The main use located at the upper level is the existing Cinema complex.

It has been identified that there is an opportunity for the cinema offer to be enhanced and expanded along with a wider night-time economy offering including dining, entertainment and leisure precinct.

LEVEL 3 - EXISTING FLOOR PLAN



- Existing Level 3
- Potential Upgrade
 - Existing Vertical Circulation

PROPOSED LEVEL 3: ABOVE GROUND AT CAMPBELL STREET AND ELIZABETH DRIVE ALONG MACQUARIE STREET AXIS.

Level 3 forms the major opportunity for investment in the centre. The dining precinct is located directly above the existing food and beverage offer located at street level (level 2). Proposed changes at Level 3 focus on three key interventions:

- **An outdoor dining terrace:** Unlocking the rooftop to create an outdoor, open air dining and entertainment precinct will strengthen the night-time economy offering within the city centre by creating a new destination. The elevated connection provides an opportunity to look back along the Macquarie Street Mall.
- **Green landscape setting:** The upper level includes lush central landscape gardens to extend the Green Public Spine up on-top of the public open space surrounded by the ELP.
- **Natural Light:** A series of skylights are introduced along the connection to bring natural light into the centre along the Macquarie Street Mall alignment.
- **Vertical Connections:** Improved vertical connections at the arrival plaza provide seamless connection from Macquarie Street to the upper level precinct.

- Proposed Level 3
- Outdoor Area
 - Proposed Shops & Active Frontages
 - Existing Internal Ramps
 - Proposed Landscape
 - Internal Pedestrian Circulation
 - Existing Active Frontages
 - Future Development & Public Domain Opportunities
 - Proposed Skylights

LEVEL 3- PROPOSED FLOOR PLAN



- Stage 2: Future investment opportunity to upgrade Macquarie Street access from Pioneers Memorial Park
- Proposed visual connection through wall
- Relocated pedestrian access
- Proposed public accessible open space (18 hours) & kids playground area.
- Proposed new escalator to integrate Macquarie Street Mall and the new ELP precinct.

