

## Architectural Design Statement

### Westfield Liverpool – Dining, Entertainment and Leisure Retail Precinct and Commercial Tower

August 2019

Following the creation of Scentre Group ('SCG') in July 2014, all areas of the business have been challenged to consider how we can better deliver our company purpose, **"creating extraordinary places, connecting and enriching communities"**. With this in mind SCG have a vision to transform Westfield Liverpool into a vibrant centre that contributes to the life and activity of the Liverpool CBD. As Liverpool evolves into a diverse and increasingly dense central business district, there is the opportunity for Westfield Liverpool to contribute to the success of Liverpool as Sydney's 'third' CBD by delivering a dining, entertainment and leisure precinct and A-grade commercial office tower that attracts residents, businesses and visitors to the city centre.

SCG seeks to create a vibrant, active and green insertion within the evolving Liverpool CBD. The dining, entertainment and leisure precinct includes outdoor public terraces that will create a vibrant night-time destination anchoring the northern extent of Macquarie Street Mall. The Entertainment and Lifestyle Precinct will visually and physically extend the Macquarie Street Mall pedestrian spine through the heart of the centre. The proposal is considered a 'multi-level' people place that brings natural daylight, open air and green landscape elements through the centre to create a recognisable and engaging community gathering place. Elevated outdoor terraces offer a variety of experiences and new perspectives whilst reinforcing the visual connection between the shopping centre and Macquarie Street Mall. The external public domain works seek to create a new 'front door' to Westfield Liverpool whilst providing a seamless connection to Macquarie Street Mall on the southern side of Elizabeth Drive integrating the centre with the CBD. New urban greenery on the outdoor terraces establishes an urban green spine providing acknowledgement of the site context.

A new commercial tower anchors the precinct bringing additional worker activity and use diversity into the centre and providing a visual anchor point to the corner of two of the city's key axis.

#### EXTEND MACQUARIE STREET MALL

The proposal provides an opportunity to extend the existing Macquarie Street Mall to the northern side of Elizabeth Drive, connecting to what will become a key cultural and night-time destination in Liverpool City Centre. The extension to Macquarie Street Mall is anticipated to support improvements in creating a stronger outward connection between the centre with the city.

#### BUILT FORM RESPONSE HERITAGE PLACES

The proposed development establishes a new urban character along Elizabeth Drive whilst respecting items of heritage significance, specifically St Luke's Church and Grounds. When compared to a fully compliant envelope, the proposal improves solar access to the church and grounds. This has been achieved by creating a stepped façade that gradually sets the tower form back from Elizabeth Drive to minimise the degree of overshadowing to the heritage item while providing a street wall of close to 20m to reinforce the urban frame of the street.

#### PLACE MAKING & STREET ACTIVATION

The proposed outdoor terraces offer a variety of experiences and assists with the visual integration of Macquarie Street Mall and the proposed dining, entertainment and leisure precinct. Active edges to the ground level public domain and upper level dining terraces improve casual surveillance over the public domain and increase safety to extend the night-time precinct.

#### NIGHT TIME ACTIVATION

The new dining, entertainment and leisure precinct will incorporate night time uses that would be aligned to the council's vision to improve night time economy within the City centre. This new

precinct will create a 24-hour community precinct that promotes eyes on the street and passive surveillance.

### **PEDESTRIAN THROUGH LINK**

An internal through-site link is considered as part of the future vision for the Westfield site to acknowledge and pay respect to the Hoddle Grid and improve the pedestrian connection to Pioneers Memorial Park. A through-site link is considered to enhance the pedestrian experience through the shopping centre by introducing water-lights, skylights and greenery along with active frontages that will enhance the pedestrian experience.

### **A COMMERCIAL ADDRESS**

The new commercial tower activates the extension of Macquarie Street Mall while allowing retail uses to extend around the corner activating Elizabeth Drive. The introduction of office users to the north of Elizabeth Drive will further enhance the precinct in collaboration with the Western Sydney University building, diversifying the occupation of the centre and adding additional movement patterns and times of activation to enhance the life of the centre and the broader CBD.



*Artist impression only - Perspective looking north from Macquarie Street mall*

## **General Summary of the Proposed Scope**

SCG's proposal will offer approximately 7,980 sqm of incremental GFA of retail over 4 levels and approximately 9,827m<sup>2</sup> GFA of commercial tower over 7 levels include basement level.

### **Level 1 Retail (Basement level):**

- Convert a portion of retail area into commercial area for loading and end of trip facilities and general back of house area. Excavation and structural upgrade works for the new tower and associated new vertical transports.

### **Level 2 Retail (Ground level):**

- Proposed two new kiss and ride layby bays on Elizabeth Drive and relocation of the existing bus stop to the West of pedestrian crossing.
- Plaza and landscape upgrade, utilising matching finishes to Macquarie Mall, to centre entry forecourt.
- Lowering of retail to ground level creating plaza activation.
- New commercial lobby and address in the heart of the plaza.
- New external vertical transport, and modification to existing internal vertical transport, enhancing seamless access to new retail level 3 and amplifying the Macquarie street South and North connection.
- Bathurst/Campbell St and George/Campbell St corner carpark upgrade to facilitate new internal express ramp up to existing level 3 rooftop carpark.

### **Level 2 Mezzanine**

- Bathurst/Campbell St and George/Campbell St corner carpark upgrade to facilitate new internal express ramp up to existing level 3 rooftop carpark.

### **Level 3**

- Modification to existing cinema and retail on level 3.
- New reconfigured and refurbished cinema to include Gold Class offering.
- New retail focusing on dining, leisure and recreation- Open expansive area of landscape, open space and kids play for public use and community activities/events.
- New family friendly Tavern activating back to Macquarie Mall.
- Modification to existing rooftop carpark.
- New Recreation Facilities (indoor) with Ancillary Amusement offer connected to the proposed rooftop Dining Precinct.

### **Level 4**

- New Recreation Facilities (indoor) and Retail Premise.

### **Level 4 and above**

- Typical floor levels of the new commercial tower.
- Terraces and associated rooftop plant rooms.

## **Commercial Tower**

Fitzpatrick + Partners were invited to collaborate with SCG on the development of an A grade 5 Star NABERS and Green Star quality commercial building at the Macquarie Street entrance to the retail centre.

On an urban scale the new tower acts as a partner development with the recently occupied Western Sydney University building. Together they reinforce the urban grid of Liverpool and showcase the reworked retail entry condition acting as a gateway threshold between Macquarie Street and the centre. As an additional use to the centre the office building adds vitality and

diversity of occupation and movement. The use supports council's intentions for the growth of the CBD and the building location reinforces the Urban framework of the broader CBD with a corner building on the prominent intersection of Elizabeth Drive and Macquarie Street.

Responding to the urban context of St Luke's Church to the south of the building, the tower design proposition is defined as a simple series of horizontal volumes in a stepping relationship with the street which sees the ground plane retail base and first office level address the street wall to a height of less than the allowed 20m. The main office form is setback more than 9m to minimise solar impacts to the church grounds opposite. Then the upper levels are setback for the same purpose providing a second terrace facing down Macquarie Street.

The tower forms are described as a series of slipped rectangular forms with soft curved corners defined by a strong horizontal line that allows the slip to occur. They reflect a sophisticated glass façade interspersed with vertical spandrels where needed on the east and west facades to improve energy performance. The north façade is further enhanced with a series of horizontal sunshades at ceiling height that block high angle summer sun.

The building is orientated around an eastern core which provides an engaged side core floor plate to the office levels while allowing for a lobby facing the Macquarie Street entry to the centre mixing the life of the tower with the retail levels and public domain.

#### **Design Excellence Statement – Liverpool LEP clause 7.5**

| <b>LEP DESIGN EXCELLENCE CRITERIA</b>  | <b>RESPONSE</b>  |
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| <p><i>(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</i></p> <p><i>(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,</i></p> | <p>The additions to the centre form two major components (i) the entry plaza, new centre entry and office building as urban interface and (ii) the dining, entertainment and leisure precinct as a new urban destination.</p> <p>The urban interface elements include a high quality urban marker in the new office building together with a reconfigured urban realm which will greatly enhance the entry experience of all users of the centre. The materiality and detailing reflect the important public facing location and provide an architectural design that is dynamic and contemporary.</p> <p>Comprehensive analysis of the site and context has been undertaken. The location of the activation is carefully crafted via the amplification of the strength of the Macquarie Street entrance, thus the rise of the complementary tower on the west of the axis. This will create a highly desirable hub with diverse offerings for the community.</p> <p>The dining, entertainment and leisure precinct creates a new urban gathering space in the CBD and seeks to become a major new destination in the heart of Liverpool. The proposed retail environment is founded on a quality outdoor environment brought to life by a diversity of dining, leisure and recreation activities from an upgraded cinema offering and</p> |

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|  | <p>children's playground to F+B offerings. The architectural framework seeks to bring together these uses in a cohesive precinct.</p> <p>The introduction of both components of the redevelopment will enhance the quality and amenity of the centre both as it interfaces with the public domain and through the increase in the communal outdoors space it offers.</p>  |
| <i>(c) whether the proposed development detrimentally impacts on view corridors,</i>   | <p>The proposal does not impact view corridors. The proposal improves the view along both Elizabeth Drive and Macquarie Streets by offering a contemporary corner building to anchor the intersection and indicate the main entry to the centre, as such it provides a landmark within the Liverpool cityscape.</p>   |
| <i>(d) whether the proposed development detrimentally overshadows Bigge Park, Liverpool Pioneers' Memorial Park, Apex Park, St Luke's Church Grounds and Macquarie Street Mall (between Elizabeth Street and Memorial Avenue),</i> | <p>There are no overshadowing impacts on Bigge Park, Liverpool Pioneer's Memorial Park or Apex Park.</p> <p>Whilst the proposal creates some additional shadow when compared to the existing scenario, it is considered that the proposal does not create excessive overshadowing impacts to St Luke's Church grounds and Macquarie Street Mall during the winter months. This has been achieved through a well-considered and articulated built form outcome that seeks to provide a tiered design. When compared to a compliant building envelope, the proposed tower form results in a lesser shadow impact.</p> <p>Whilst the proposal exceeds the height of buildings control, the elements of the building that are above the 35m height limit are well setback so as not to create any additional overshadowing impacts.</p> <p>The footprint of the overshadowing has been minimised by creating a slimmer profile and building setback from Elizabeth Drive which in turn casts a reduced footprint of shadow in comparison to the adjacent development. The architecture has been crafted in careful consideration to all key aspects of design excellence.</p> <p>Refer to architectural DA drawing page no. 05.01, and 05.02 and the Shadow and Façade Study submitted at Appendix V. The overshadowing effect and duration are also comparable to the adjacent approved and completed development currently tenanted by Western Sydney University.</p> |
| <i>(e) any relevant requirements of applicable development control plans</i>   | <p>The design process has been a collaborative and transparent process where the requirements</p>   |

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|  | <p>of Liverpool LEP &amp; DCP have been acknowledged in the design process and Pre-DA meetings conducted with the Council as part of the consultative process. The outcome of the Pre-DA meeting, Council's written response to the DA submitted, and Design Excellence Panel review has been thoroughly considered and has guided our current amended design.</p>  |
| <i>(f) how the proposed development addresses the following matters:</i> | f) – (below)  |
| <i>(i) the suitability of the site for development,</i>                  | <p>i. Westfield Liverpool has been a major component of the retail life of Liverpool for its entire lifespan and the proposed changes look to enhance this offering through the addition of complementary uses in line with our company purpose, "creating extraordinary places, connecting and enriching communities". The enhancement of the centre through office, dining, entertainment and leisure functions are considered not only suitable but highly desirable additions to the centre of Liverpool and to the Westfield precinct.</p>   |
| <i>(ii) existing and proposed uses and use mix,</i>                      | <p>ii. Currently, Westfield Liverpool trades as a major regional shopping centre, catering for the needs of the community. The proposed development will elevate the existing Centre to become a Living Centre, which offers a new dimension to the existing centre by providing much needed commercial floor space and uses that contribute to developing a night-time economy within Liverpool's CBD.</p> <p>This is very fitting in the context of Liverpool becoming the gateway of the Greater Western region of Sydney and will significantly benefit the greater community.</p>  |
| <i>(iii) heritage issues and streetscape constraints,</i>                | <p>iii. The primary heritage relationship for the proposed works is the grounds of St Lukes Church to the south of Elizabeth Drive and the proposed commercial office development. The office tower has been designed as a series of slipped rectangular forms that seek to reinforce the street wall and setback above to minimise overshadowing of the church grounds. Through careful articulation of the built form the development achieves less overshadowing than a complying built envelope as it orientates itself north south along Macquarie Street rather than East West along Elizabeth Drive. By so doing the development offers both the corner marker and street wall appropriate to Elizabeth Drive and minimised overshadowing of the church grounds opposite. For additional heritage related information please refer to the Statement of Heritage Impact Report.</p> |

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| <i>(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,</i> | iv. The proposed tower on the North West corner of Elizabeth Drive and Macquarie Street works in partnership with the recent University of Western Sydney tower on the North East corner to frame the northern end of Macquarie Street. Together the buildings act to frame the entry condition to the centre and provide a pedestrianised entry forecourt to both the existing centre and the proposed dining, entertainment and leisure precinct above it.  |
| <i>(v) bulk, massing and modulation of buildings,</i>  | v. The office tower and its retail base form the North West corner of the intersection of Macquarie Street and Elizabeth Drive, providing a street wall form of just less than the maximum 20m in height with active uses on multiple levels. The form of the building steps back from Elizabeth Drive to minimise overshadowing and to create a series of terrace levels that allow additional outdoor areas at both public and office levels adding life and vitality to the street. The architectural device used to allow the forms to slip north as they go up is a series of horizontal recessed joints between forms. Refer to 3D perspective on architectural DA drawing 02.14. The bulk and massing of the building is thus modulated in response to context while still providing a cohesive and dramatic addition to the city skyline. |
| <i>(vi) street frontage heights,</i>   | vi. Street frontage height is approximately 17 metres from the street level at zero setback from the boundary. The tower (to roof plant) is 45 metres tall from the street level.   |
| <i>(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,</i><br><br><i>(viii) the achievement of the principles of ecologically sustainable development,</i>   | vii & viii. The design of the office building in particular is designed to achieve a minimum performance of 5 Stars in both NABERS energy and Green Star which relates to Australian Best practice as a rating. The design of the building features a highly efficient façade with extensive use of insulated panels and external shading to optimise views and outlook while maximising the energy performance of the building. The facades will be designed with a maximum reflectivity of 20% on all glass surfaces to minimise any reflectivity issues. For additional detail and sustainability features please refer to ESD and Energy Efficiency Report prepared by Cundall.<br><br>For a more detailed commentary on overshadowing please Refer overshadow response to point (d).   |



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| <p>(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,</p> | <p>ix. Pedestrian circulation will be upgraded with easier access to multi-level entries, such as the level 2 and level 3 new precinct which facilitates permeable circulation. End of trip facilities are proposed with adequate bike storage and other facilities designed as per the ESD guidelines.</p> <p>Existing circulation axis' are maintained and the proposal will enhance this via various strategies.</p> <p>Traffic circulation in the Centre will be improved by the introduction of an internal express ramp. Supporting detail on carpark &amp; loading services allowance information can be found in the traffic report provided.</p>   |
| <p>(x) the impact on, and any proposed improvements to, the public domain.</p>             | <p>x. The proposed development aims to improve the engagement Westfield has with the public domain, provide greater offerings for the community and enhance the public domain. This will be achieved through the redesign of the entry plaza that forms the end of Macquarie Street and the front door to the centre as well as through the aforementioned dining, entertainment and leisure precinct on top of the centre which will provide a multitude of offerings including;</p> <ul style="list-style-type: none"> <li>• An open expansive area of landscape, open space and kids play area for public use and community activities/events.</li> <li>• New Recreation Facilities (indoor) with Ancillary Amusement offer connected to the proposed rooftop Dining Precinct.</li> <li>• New reconfigured and refurbished cinema to include Gold Class offering.</li> <li>• New retail focusing on dining, leisure and recreation uses.</li> <li>• A family friendly Tavern activating the upper level looking south down Macquarie Mall.</li> <li>• Modification to existing rooftop carpark.</li> </ul> |

## Conclusion

The proposed additions to Westfield Liverpool have been founded in our company purpose, **"creating extraordinary places, connecting and enriching communities"**, as such it aims to enhance the vision of the city as a destination by creating an extraordinary place that connects and enriches the community of Liverpool. The proposed architecture is dynamic and contemporary, whilst consistent with the evolution of Liverpool's 'metropolitan lifestyle' it will be a proud statement and destination in the local region.

SIGNATURE:  .....

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(ARCHITECTS FOR THE COMMERCIAL TOWER)