



Liverpool Civic Place Phase B/C - Stage 2 DA - Design Statement

DESIGN STATEMENT — REV 2 —21/10/2021

We would like to acknowledge the original inhabitants of the Liverpool area, the Darug and Tharawal people. As traditional custodians of this land, we recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.



Contents

04

Part 1.0 — Overview

06

Part 2.0 — Site Analysis

12

Part 3.0 — Design Principles & Key Concepts

25

Part 4.0 — Public Domain & Landscape

43

Part 5.0 — Commercial Tower

56

Part 6.0 — Hotel

66

Part 7.0 — Public Art Strategy

70

Part 8.0 — Pedestrian, Bicycle and Vehicle Access Strategy

73

Part 9.0 — Design Compliance

| | | | |
|---------------|----------|---------------------------------|----------|
| Project Name | | Liverpool Civic Place Phase B/C | |
| Project Code | | BLCP23 | |
| Document Name | | Stage 2 DA Design Statement | |
| Document ID | | | |
| Revision | Date | Comment | Approved |
| 0 | 27.11.20 | Draft | JL |
| 1 | 10.12.20 | For Approval | JL |
| 2 | 21.10.21 | For Approval | JL |





1.0 Overview

1.0 Overview

1.1 Introduction

This Architectural Design Statement is submitted to Liverpool City Council (Council) on behalf of Built Development Group in support of a Stage 2 Development Application (DA) for Phase B and C of the Liverpool Civic Place development located at 40-42 Scott Street, Liverpool.

It follows the approval of a Concept Proposal / Stage 1 DA (DA-585/2019) for the broader Liverpool Civic Place master plan that has determined land uses, building envelopes, public domain and a multi-level common basement across the site. The full Liverpool Civic Place site, subject to the Concept Proposal / Stage 1 DA approval is illustrated at **Figure 1**, however the scope of this Stage 2 DA is limited to Phase B and C, (refer to **Figure 2**) with the exception to embellishments to the Terminus Street pocket park.

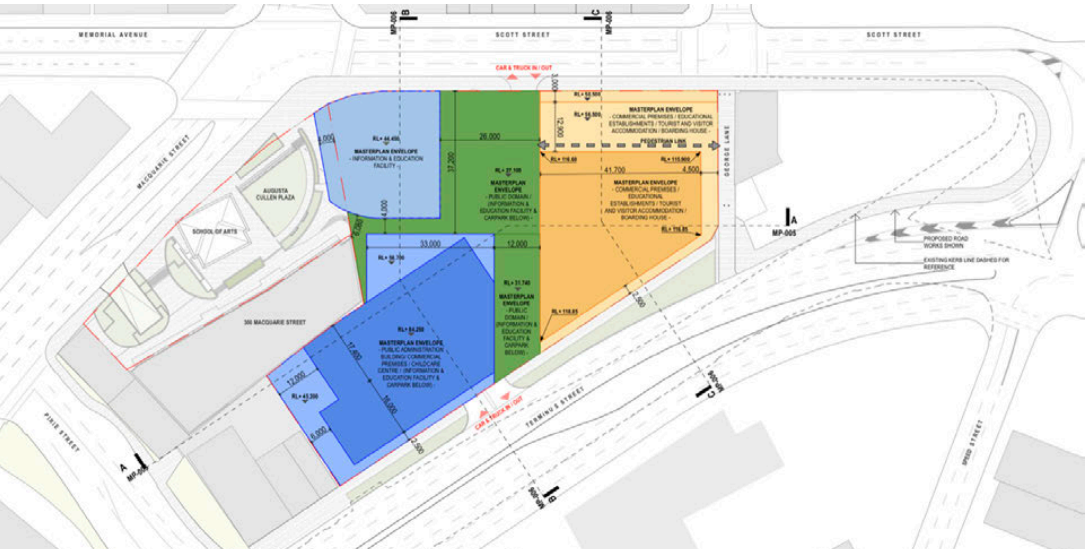


Figure 1 Liverpool Civic Place Master Plan Site
Source: FJMT

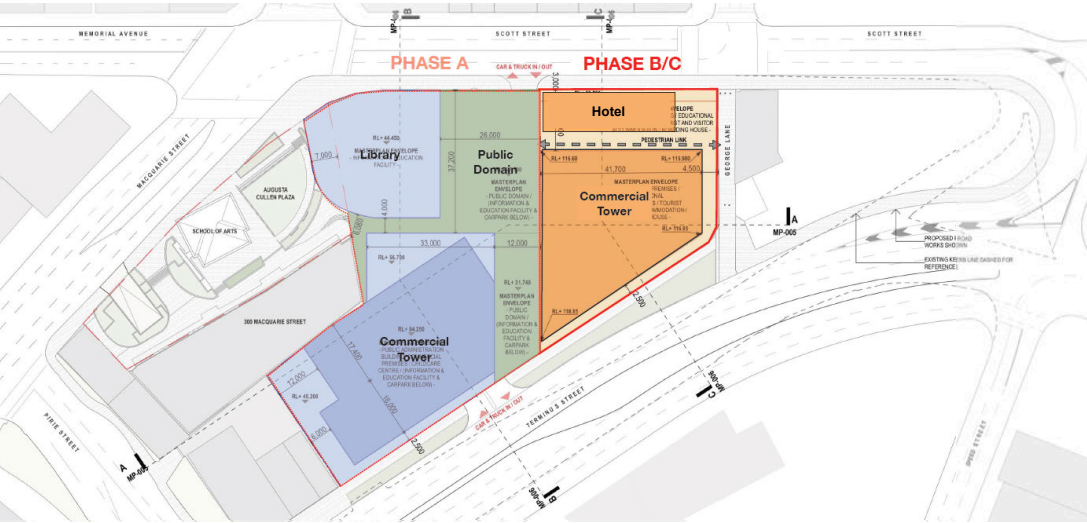


Figure 2 Liverpool Civic Place Stage 1 site (subject site)
Source: FJMT

1.2 This Stage 2 DA seeks approval for:

- Construction and use of a nine (9) storey building to be operated as a hotel comprising:
 - ground floor lobby and retail tenancies;
 - eighty-four (84) rooms;
 - shared facilities including living, kitchen and dining areas, a gym, rooftop terrace and a laundry.
- Construction and use of a twenty-two (22) storey commercial office building, comprising:
 - ground floor lobby and retail tenancies;
 - nineteen (19) commercial office levels; and
 - mid level and rooftop plant.
- Construction and use of four basement levels;
- Landscaping and public domain works including:
 - provision of a pocket park fronting Scott Street and George Lane;
 - embellishment of the elevated pocket park fronting Terminus Street; and
 - provision of a through-site link, connecting George Lane to the central public plaza.
- 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 two previously approved DAs and a third DA currently under assessment, as outlined below:

Concept DA DA-585/2019:

The planning approval pathway for the Liverpool Civic Place development commenced in in 2019, with the submission of a Concept Proposal / Stage 1 DA for the Liverpool Civic Place master plan. On 31 August 2020, the Concept Proposal / Stage 1 DA (DA-585/2019) was approved by the Sydney Western City Planning Panel. The Concept Proposal / Stage 1 DA consent sets out the future development concept of the site, including the approved land uses, building envelopes, an expanse of public domain and a common basement. The Concept Proposal / Stage 1 DA did not approve any physical works.

Early Works DA DA-906/2019:

Development Application DA-906/2019 was approved by the Sydney Western City Planning Panel on 29 June 2020. The development consent relates to demolition of all structures, select tree removal and bulk earthworks including shoring through the use of piles. Early works commenced on site in September 2020 and are scheduled for completion in August 2021.

Phase A Stage 2 DA DA-836/2020:

DA-836/2020 was submitted to Council on 8 October 2020 and is currently under assessment (at the time of writing). The proposed development relates to Phase A of the Liverpool Civic Place redevelopment for the construction and use of a public library, as well as a mixed use building containing commercial office floor space, and public administration floor space to be occupied by Council. The proposal also comprises significant public domain works, including a public plaza and part of the site's five level common basement.



2.0 Site Analysis

Site Analysis

Liverpool Civic Place lies at the intersection between the primary CBD axis and access to the river. Over time contact with the river has faded, partly because of the railway but also the polluted and degenerated state of the water and its surrounds. Liverpool Civic Place can act not only as a catalyst for urban regeneration but a rediscovery of place and a conduit to a revitalised riverbank.

2.1 Location

Located at the intersection of the Georges River and the Cumberland Plain, Liverpool has a long and diverse history. As the fourth oldest settlement in Sydney, Liverpool retains a range of heritage streetscapes and buildings. Today Liverpool is the home to a highly diverse community with over 50% of the population living in apartment dwellings.

Near the confluence of two rivers and the head of the navigable portion of the Georges River, the location of Liverpool is historically significant. Its site offered access to rich farmland and water for industry. Prior to colonisation the Georges River was a significant focus of the original custodians, the Darug, Gandangara and Tharawal, for fishing and meeting.

2.2 Site

The site is located at 40-42 Scott Street, Liverpool within the Liverpool City Council Local Government Area (LGA) as illustrated at **Figure 3**.

The site is located at the southern fringe of the Liverpool CBD. The site is approximately 300m south west of the Liverpool Railway Station and is also in the vicinity of a number of regionally significant land uses and features including Liverpool Hospital, Westfield Liverpool, Western Sydney University Liverpool Campus, the Georges River and Bigge Park public open space as illustrated at **Figure 3**.

The combined phase A + B/C site is currently occupied by a commercial 2 storey gymnasium and associated carpark as well as small unoccupied commercial premises. The site is highly visible from all the surrounding streets and from the city centre zone of Macquarie Street. The footprint area of the stage B/C envelope is 2440 sqm.

North- The northern boundary to Scott street consists of typical shop front arrangements. The fine grain city grid characterises the streets with the historic 'Hoddle grid' layout providing permeability via smaller laneways and service corridors.

South - On the south side, the boundary is at some distance from the street creating a landscaped set back condition, although this will be reduced with the future road widening. Across Terminus Street, a buffer of commercial use offers a transition to residential uses beyond (primarily 3-4 storey walk ups).

East - To the east, there are currently low scale, 2 and 3 storey commercial buildings.

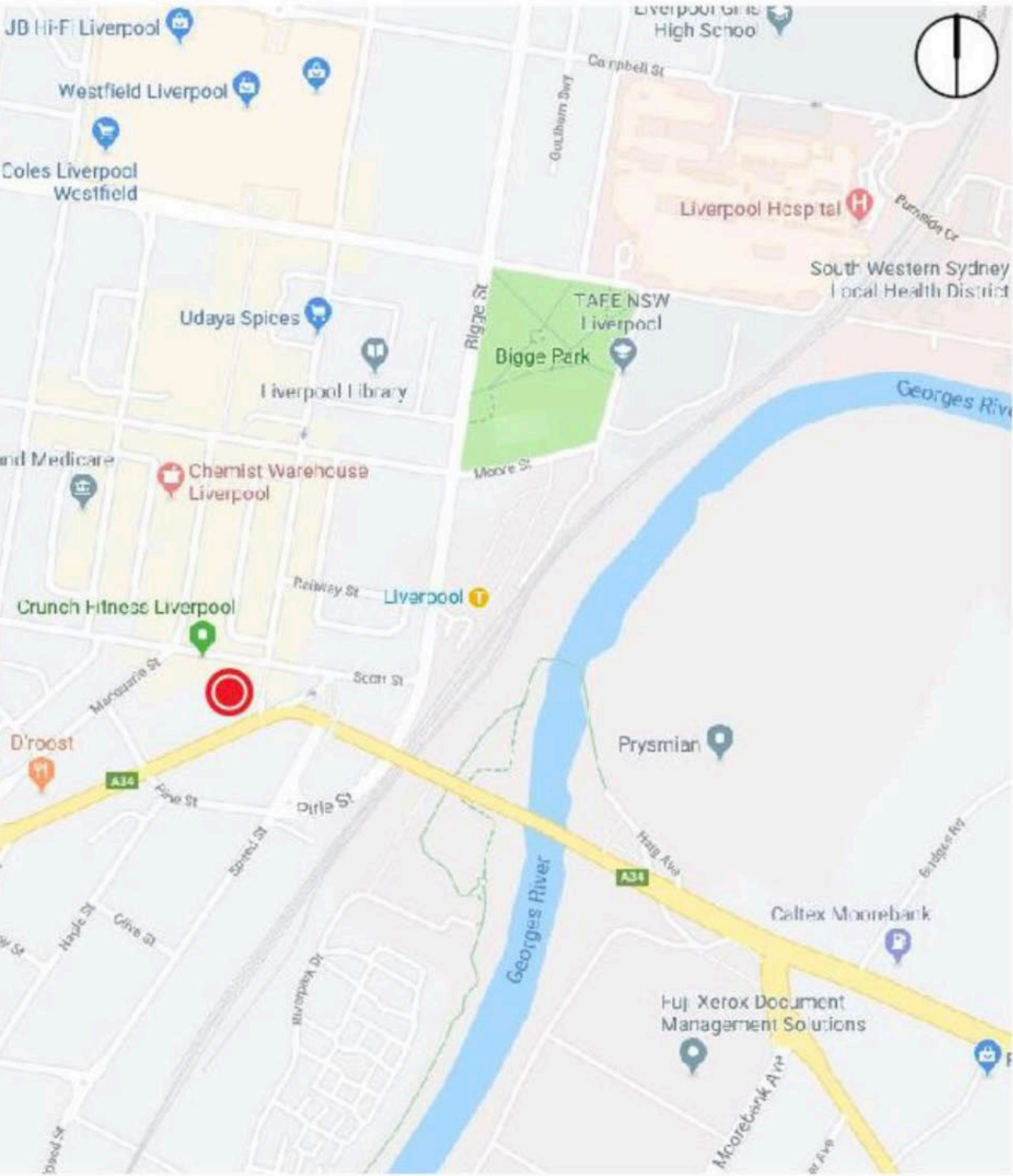
West - To the west, a new mixed use development of 9 storeys has reached completion with 9 storey blank party walls aligned to the boundaries with the site. The new development has created an open civic space of approximately 1650sqm fronting Macquarie Street and Memorial Avenue and creating a generous setting around the heritage Memorial Arts Building.



/ Figure 1
Liverpool Location



/ Figure 2
Site aerial photo



 The Site

/ Figure 3
Site Location
Source: Google and Ethos Urban



Site Analysis

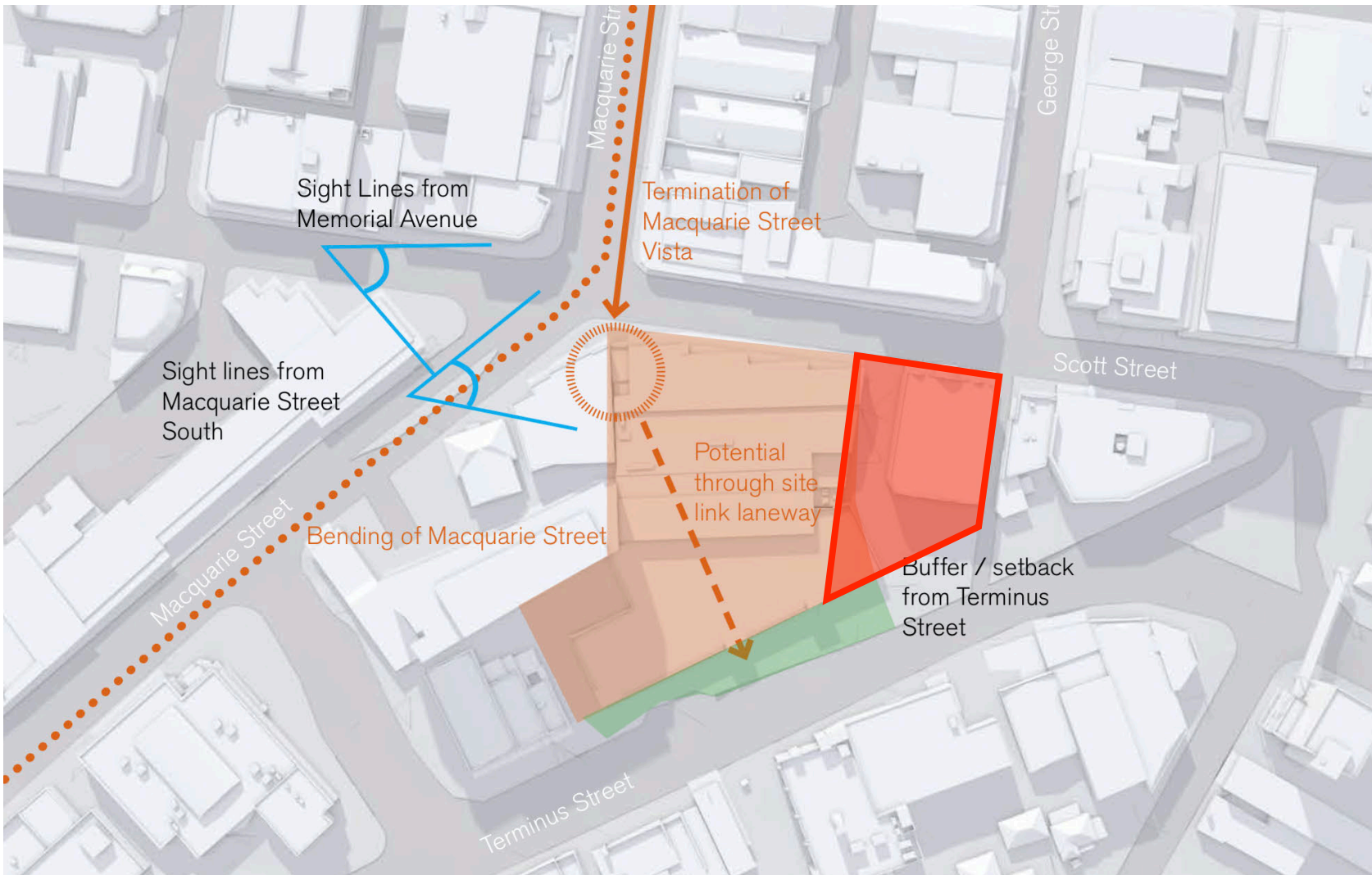
2.3 Adjoining Uses

The site lies on the cusp between commercial / city centre and residential uses. Schools, TAFE, Liverpool Hospital and Shopping Malls are within 10-15 minutes walk from the site. Its proximity to the river, sporting facilities and parklands also provides opportunity for greater amenity and recreation.

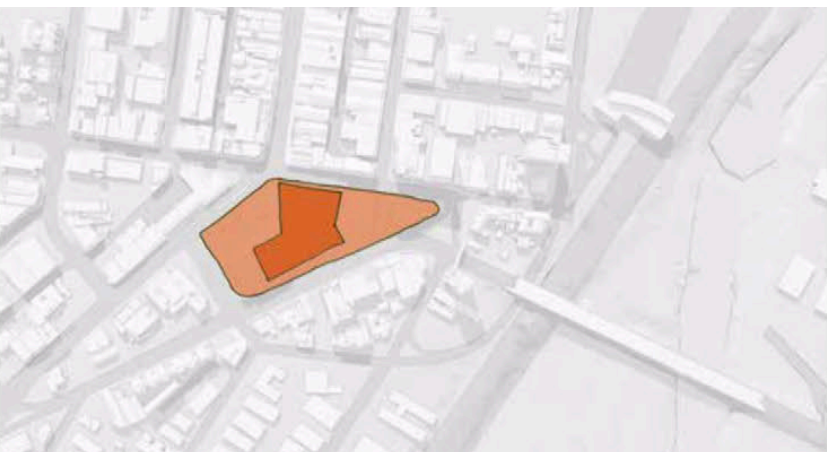
2.4 Site access and transport

The site is conveniently located within the city centre in close proximity to trains and bus services.

A key to Liverpool's City Planning Strategy is to create a walkable city. The site is easily accessed by public transport with Liverpool Station within 5 minutes walk and Scott Street on a primary bus route. The primary pedestrian zones of the city are connected with the site and there is opportunity to extend pedestrian paths through the site to connect the CBD more directly with southern residential precincts. Access to the site by car is via Terminus Street which is an arterial road feeding to the M5. As a 'ring road' it avoids the requirement to enter the CBD. The site can assist in clearly defining pedestrian and vehicular routes at the southern end of the city centre.



/ Figure 1
Site potential



/ Figure 2
Site location - triangular deep block



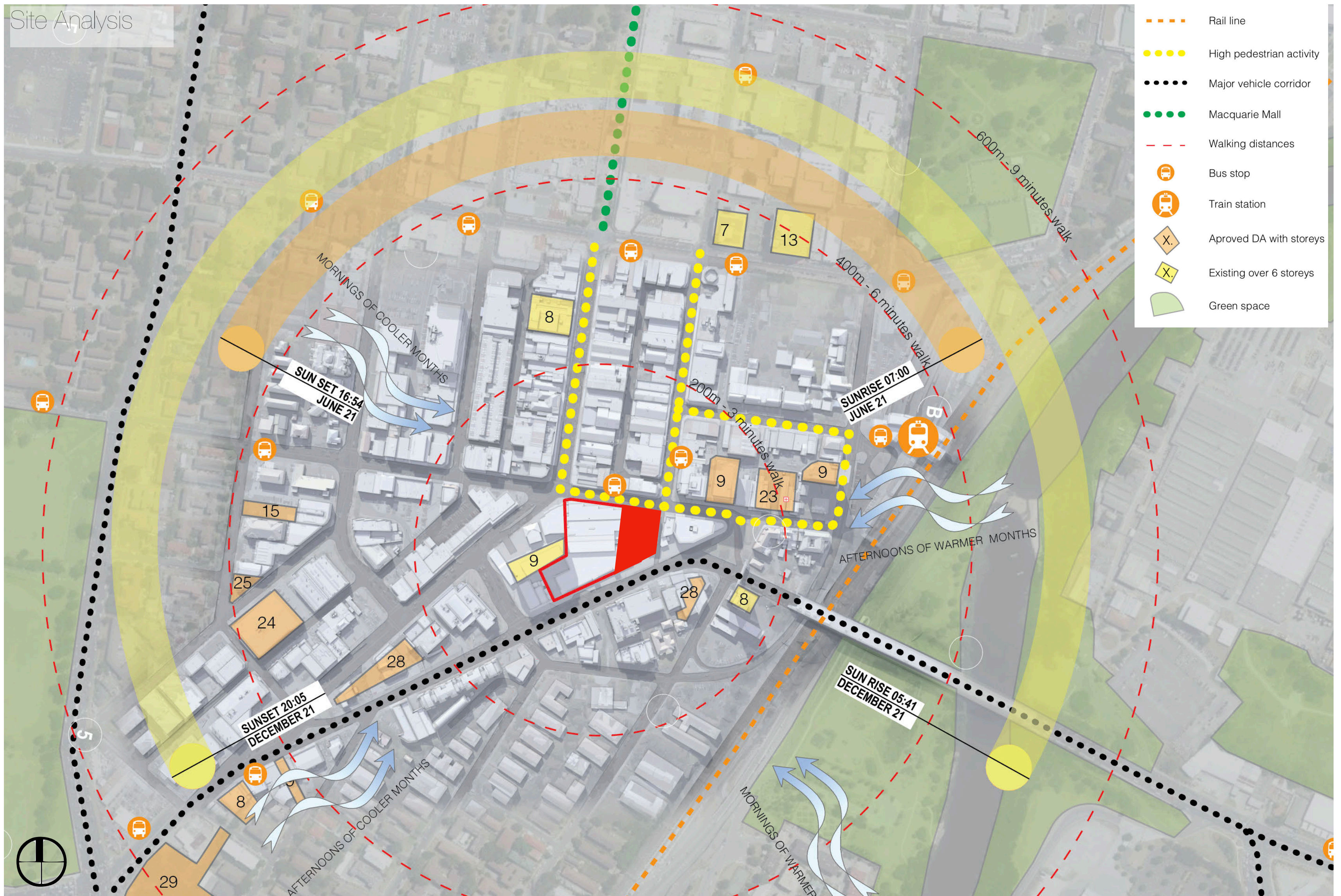
/ Figure 3
Turning of Macquarie Street and Terminus Street



/ Figure 4
Rectangular blocks and triangular blocks



/ Figure 5
Huddle grid and larger footprints



3.0

Design Principles & Key Concepts



3.1 Architectural Vision

3.2 Key Concepts

3.2.1 Building Envelope from Masterplan to Detailed Design

3.2.2 Reduced Bulk and Scale of Tower

3.2.3 Extension of the Upper Civic Plaza

3.2.4 Through Site Connectivity





/ Masterplan Proposed Phasing

A state-of-the-art civic and culture hub colocated with flexible contemporary workplace, council's new headquarters and the exciting city library combine to create a critical mass of activity around a revitalised Civic Space.

The Civic Space and Community facilities will create 'stay- a-while' space for the community, residents and workers to dwell. Like an eddy in the river, Liverpool Civic Place will create a new focus for activity within Liverpool with a distinct and iconic character.



3.1 Revitalise and Regenerate

Urban and social regeneration go hand in hand. By building high quality public space and facilities for the community, the aspirations of that community are represented in physical form. Key to social regeneration are the principles of social capital whereby people are connected through networks, have ways to participate, have access to learning and programs, and feel a strong sense of community and belonging. High quality libraries and community spaces are a logical investment for communities in transition to higher density. Increasingly the 'critical mass' of social capital investment can be achieved through colocation. The plans of council to relocate on site reflects a commitment to the potential of the Liverpool community, reinforcing the trend towards hybrid precincts with a number of interlinked uses. Importantly, the precinct also offers hotel accomodation which will be supported by community infrastructure and on-site worker population activating the area by day and night.

/ Town Centre and High Street

- Renew the vibrancy of Macquarie, Scott and George Streets by providing a southern anchor.
- Renew a Civic Presence (as previously existed at the old Town Hall) in the CBD.
- Renew and extend the sense of permeability and fine grain shop front into the site.
- Bring greater life to Liverpool's CBD by short term residents (hotel), library visitors and workers.

/ Built Form

- Renew a language of high quality Civic, Community, Commercial, Retail and Boarding House use.
- Reinstate a sense of civic pride through civic and community space of design excellence.

/ Enhance open space

- Transform the recently constructed open space with civic and community use and extended public realm
- Connect open space to Scott Street but allow a set back to mitigate traffic impact.
- Offer improved access to and permeability through the site and activated laneways.
- Offer high quality landscaped elements which improve the outdoor experience and create a 'stay a while' place.

/ Create a vibrant destination precinct

- Provide a mix of complementary uses which create a vibrant new precinct within Liverpool's city centre.
- Draw large populations to the site activating surrounding streets as well as the precinct itself.

3.2 Connection

Liverpool Civic Place will provide connection. Urban networks will be reinforced through the site, including the Hoddle Grid, clearly connecting Macquarie Street and George St Serviceway with areas to the south of Scott Street. It will offer a place for the community to connect through high quality open space and via the learning hub. The council will have the opportunity to connect with commerce, visiting library users and with short term residents in the hotel building. A series of connected public and community services will offer the convenience of a one stop shop. This amenity, located in one precinct, will provide a strong driver for the surrounding residential market seeking to live in a CBD environment. As mentioned in Council's community strategy, many recent migrants are attracted to denser urban environments to reside in, where more opportunities and services are within arms reach. This project will be an exemplar of this preference; with retail, hotel, open space and shared facilities on the same site and a range of services, transport and recreational facilities within walking distance.

/ Civic Space to Liverpool City

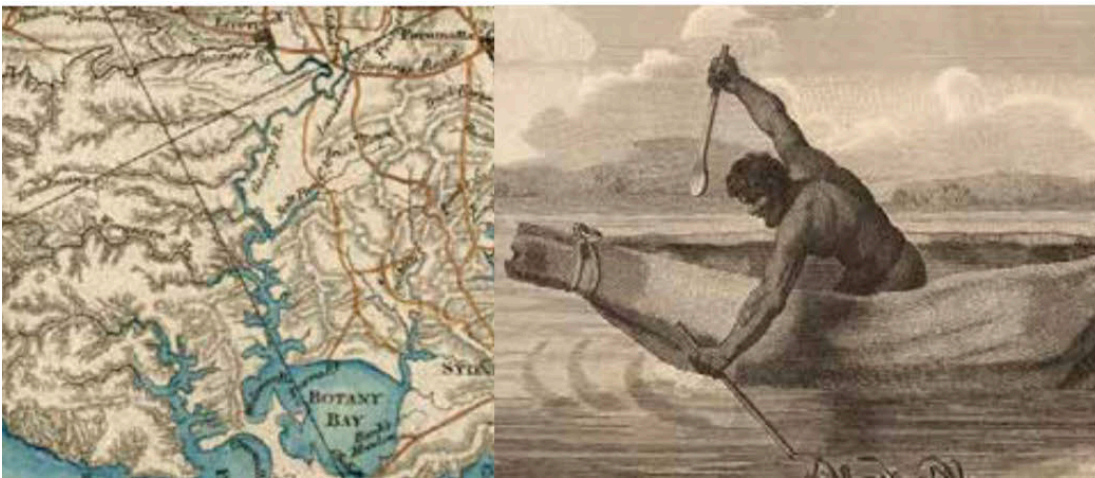
- Create an identifiable civic and community precinct - a critical element in good city design
- Ensure good visibility of the precinct from existing streets
- Connect with and expand the newly created civic space to the west by offering additional and more varied open space, adjacent areas of laneway activation and connection with civic uses.

/ Liverpool with a range of community, council and civic facilities

- Create a one stop shop for learning, civic and community uses
- Break down the barriers between council officers, customer service and library facilities
- Provide a diverse range of venues for the community to meet, gather, learn and spend time

/ Liverpool with its southern precincts

- Allow for direct pedestrian access between Liverpool CBD and its southern residents.



Design Principles

Architectural Vision

3.3 Community

Liverpool Civic Place will provide a venue that supports community and neighbourhood collaboration through a range of functions and versatile spaces, reflecting the needs of Liverpool and its diverse demographic. The library will help make Liverpool a good place to be, by day and by night, for all people who appreciate community and culture.

A new community using the hotel will mix with local residents personifying the democratic right for all people to be educated - a new life within reach. An injection of workers will also improve the activity and economy of Liverpool's CBD.

The hotel will be at the vanguard of creating an inner-city Liverpool community who will inhabit the CBD both day and night, and drive economic transition.

/ Civic Space to Liverpool City

- Create an identifiable civic and community precinct - a critical element in good city design
- Ensure good visibility of the precinct from existing streets

/ Public Domain

- The new civic plaza creates relief from the retail and commercial streetscapes of the CBD.
- Civic and community spaces which will be seamlessly connected to the open space.
- The scheme will transform the urban streetscapes with improved and expanded public domain and aligned civic and community use
- High quality landscaped elements and materials will extend and improve existing public domain with seating, planting and venues for small and large groups
- The landscape design will be an exemplar of good public realm
- The project will embrace environmental principles of passive design, water sensitivity, biodiversity,
- healthy living and indoor air quality, and responsible specification of materials
- Incorporate heritage and art interpretive overlay

3.5 Transition

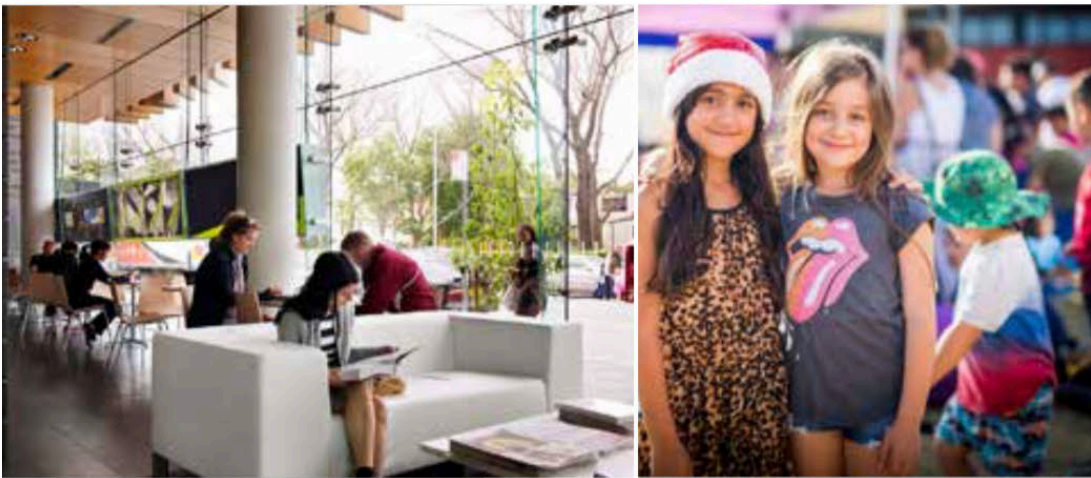
Liverpool will experience a dramatic increase in population over the next 20 years transforming the density and scale of the city centre and requiring significant infrastructure and support services. As one of the first developments to respond to this transition, Liverpool Civic Place will:

- act as a benchmark for future development
- break down the precinct into a variety of scales providing transition between current and future heights
- acknowledge the human, welcoming scale required for community facilities (and inherent in heritage streetscapes to the north), the future street wall datum and the aspiration for high density living
- provide social infrastructure which assists in reinforcing community and providing relief and support to high density housing occupants
- create a new hybrid precinct typology which is both self sustaining and attractive as a destination
- support visitation to Liverpool's CBD, its business and residents by offering a building with hotel-use

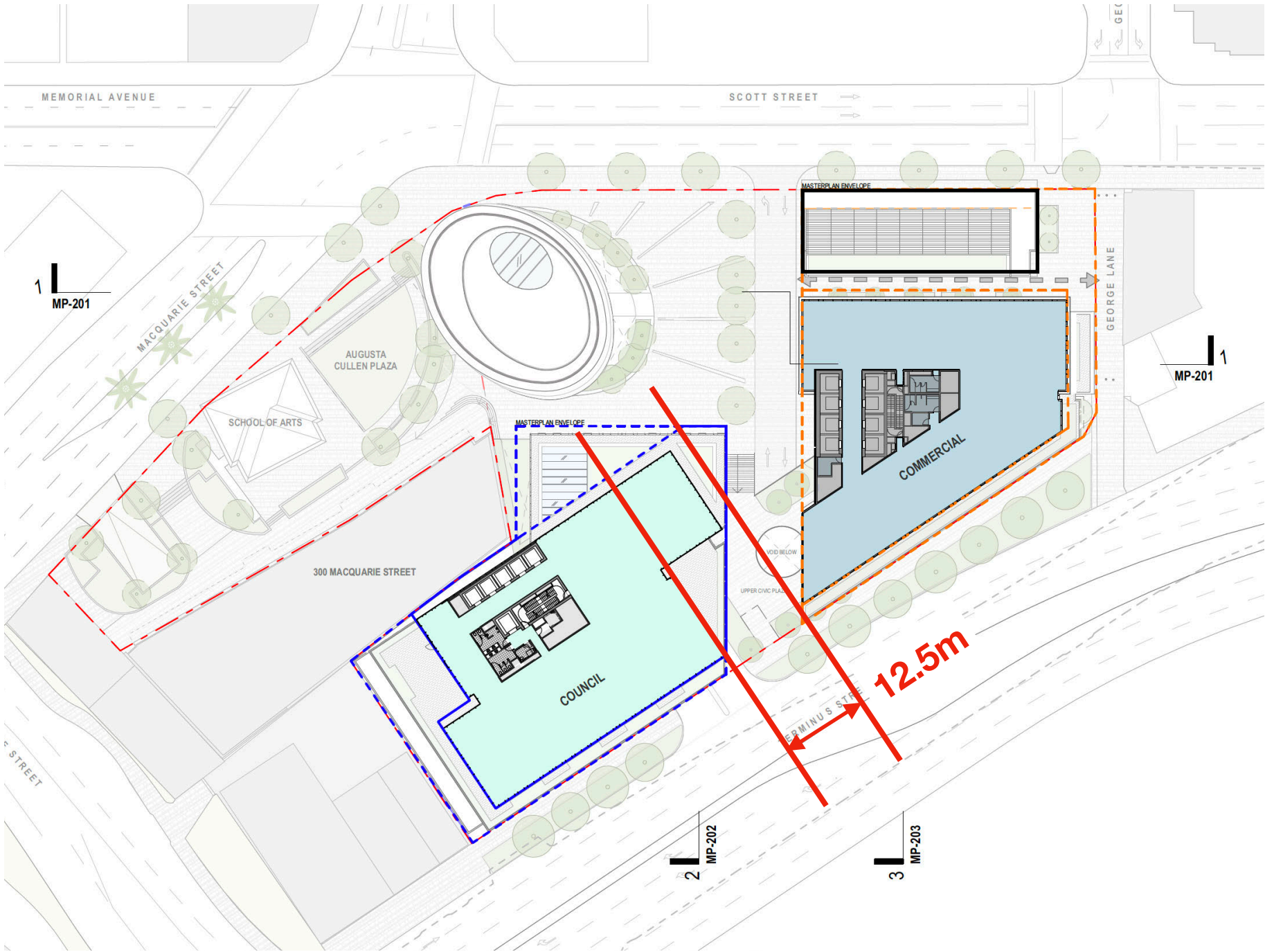
3.6 Gateway and Icon

The precinct will become a southern gateway into Liverpool's CBD. Its taller forms will assist in way-finding to the civic precinct from a range of vantage points. At street level the library will be a distinct marker of civic use within a retail and commercial environment and a destination linking commercial and residential precincts. The precinct will

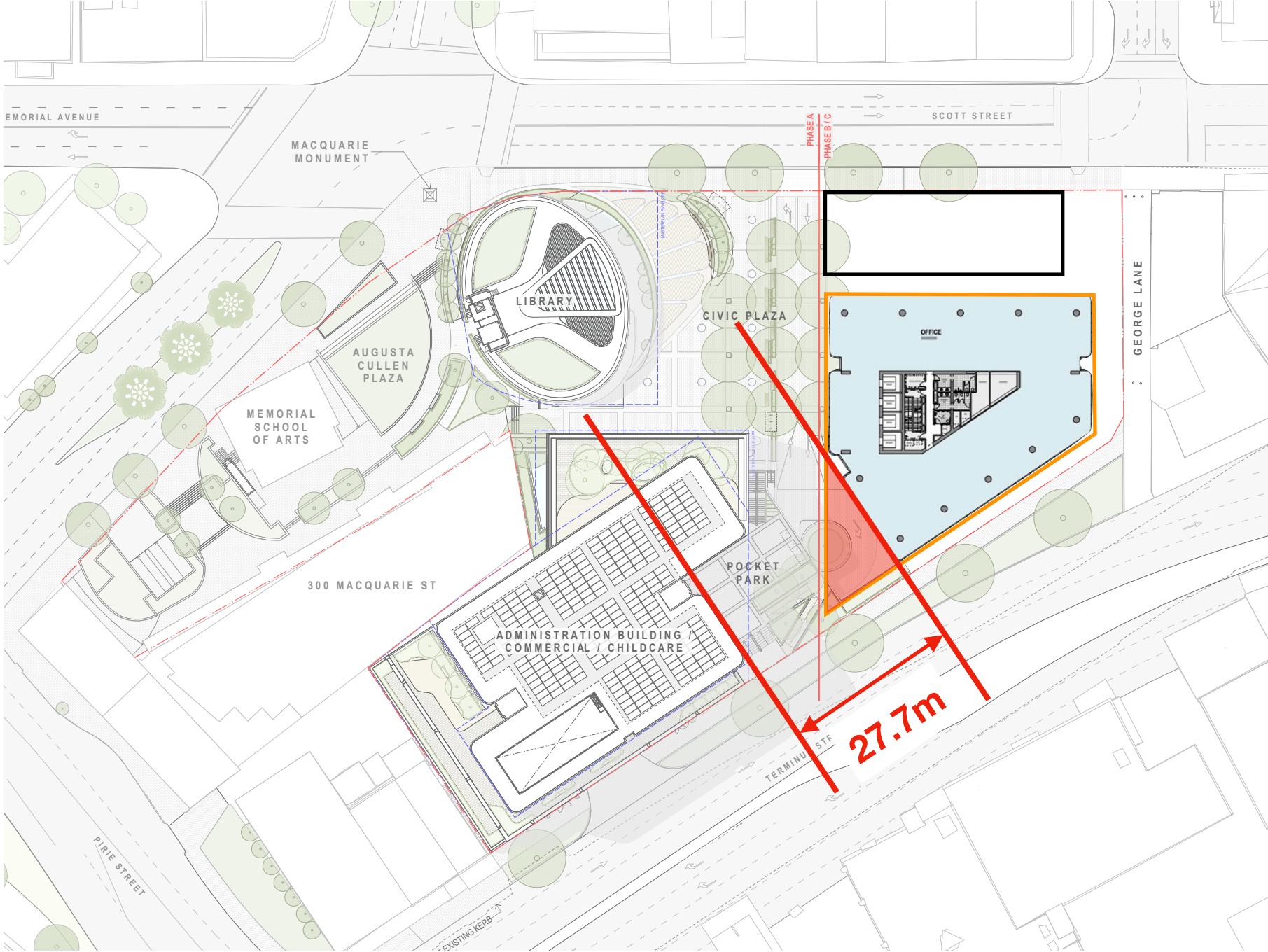
- provide highly visible civic and community facilities
- create identifiable form which will be visible from a distance
- provide a 'terminating vista' along Macquarie Street
- offer a variety of means to reflect the character and aspirations of the community such as public art and place making
- transition in scale from lower lying commercial areas reflecting its social and civic significance
- offer design excellence to convey the Liverpool Community's value
- create a visible gateway precinct at the southern end of Liverpool's CBD which will be highly visible from arterial roads (across the Georges River), from the train station and from Liverpool's 'high streets'



Key Concepts
Building Envelope from Masterplan to Detailed Design

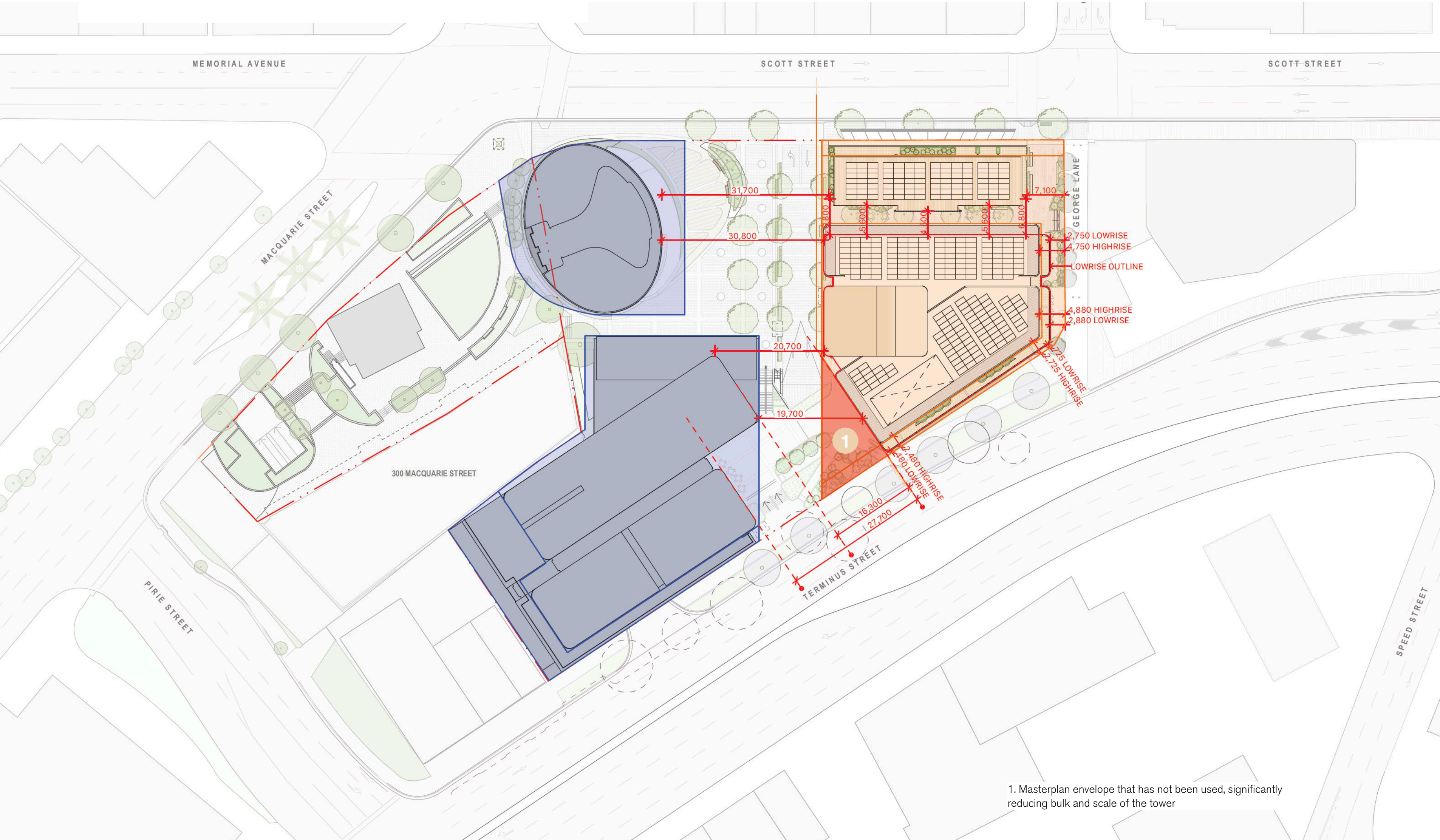


/ Master plan illustrative scheme commercial tower floor plan



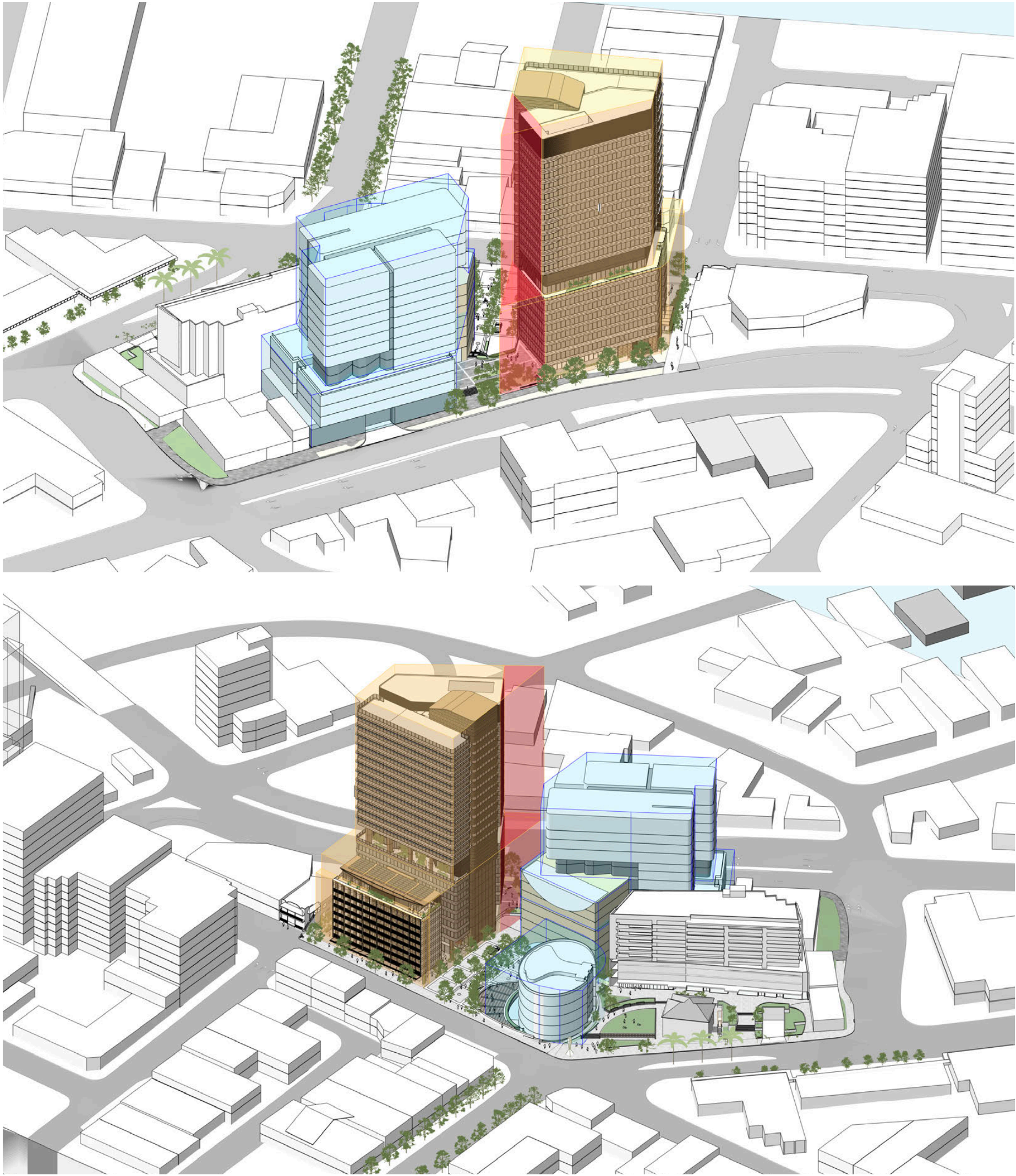
/ Detail design tower floor plan with greatly increased building separation to Council Chambers building

Key Concepts
Building Envelope from Masterplan to Detailed Design



1. Masterplan envelope that has not been used, significantly reducing bulk and scale of the tower

Key Concepts
Building Envelope from Masterplan to Detailed Design



/ Red indicates reduced bulk and scale

Key Concepts
Reduced Bulk and Scale

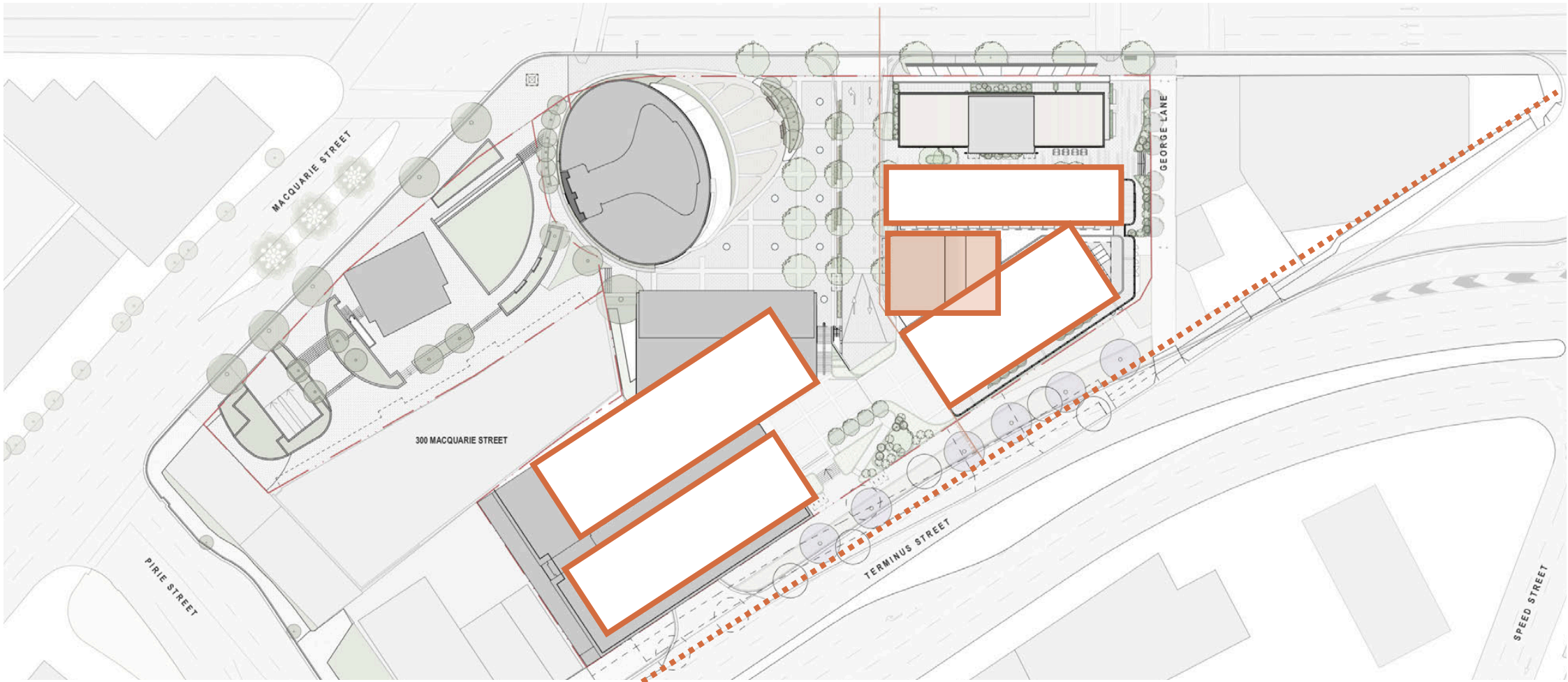


/ Master plan illustrative scheme massing - Western Elevation



/ Detail design tower form is significantly less bulky, particularly to the western elevation facing council assets

Key Concepts
Reduced Bulk and Scale



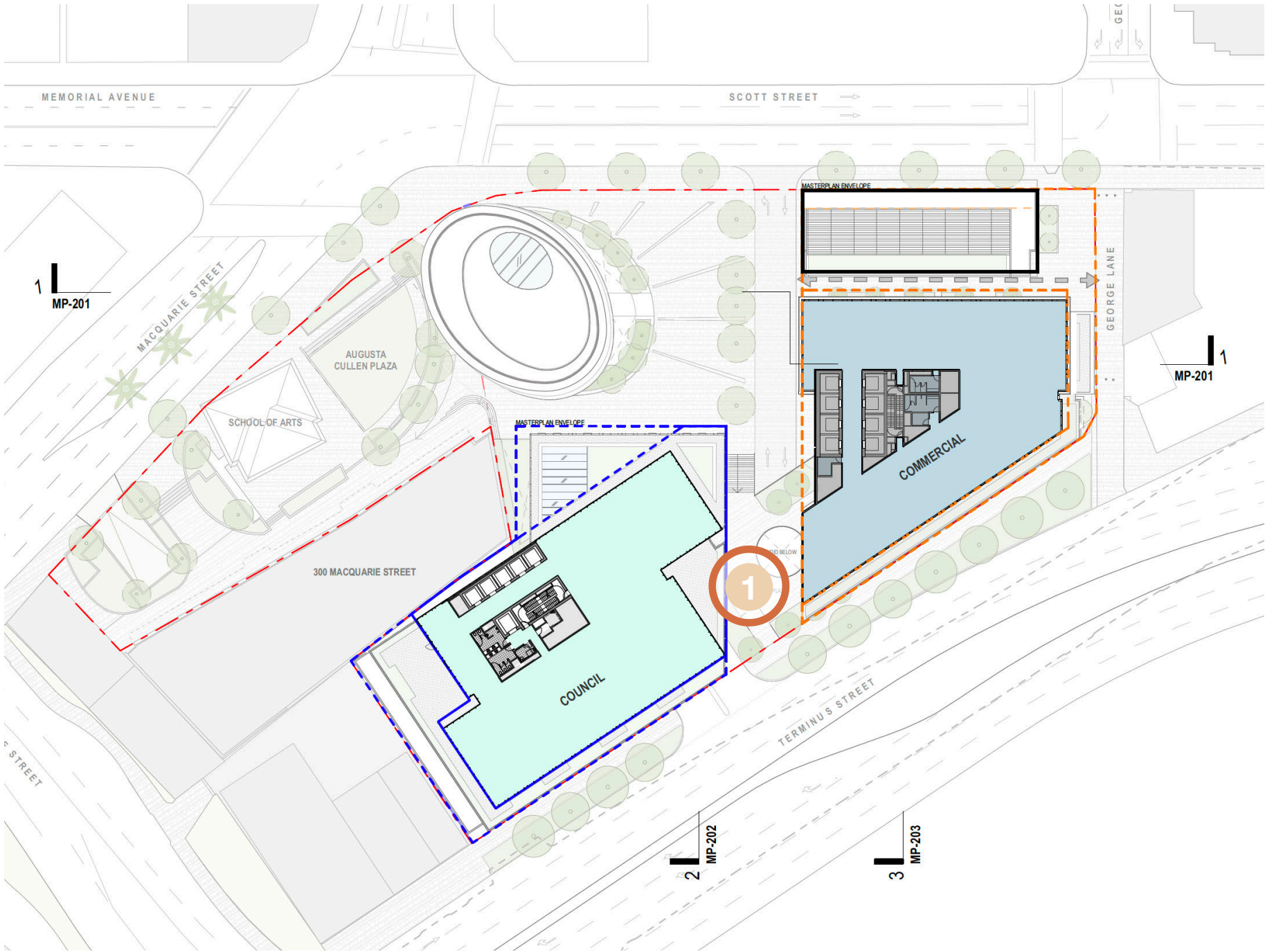
/ Southern wing of commercial tower is aligned parallel with Terminus street, giving a better relationship to the council building while reducing visual bulk and increasing building separation



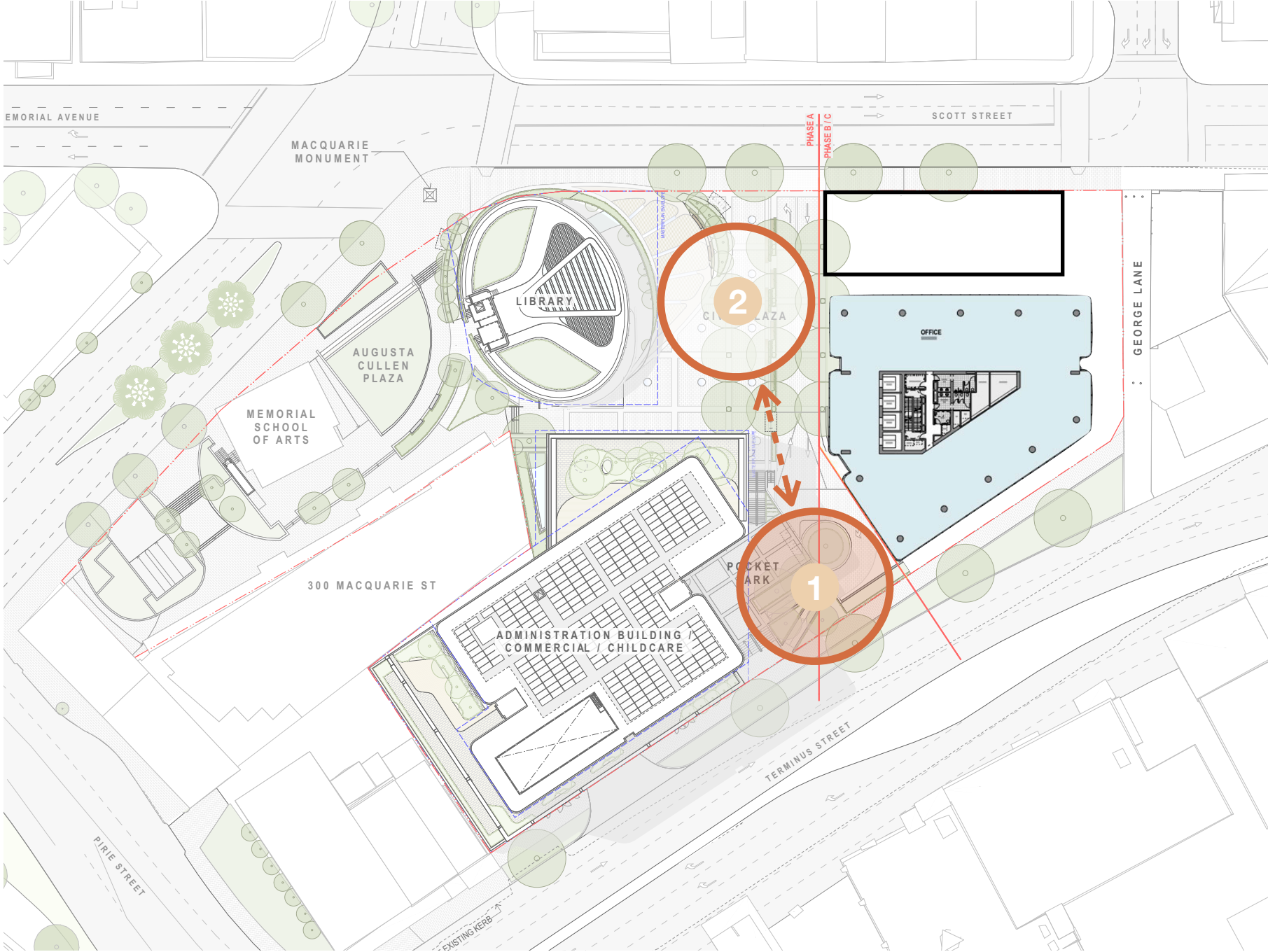
/ Tower is expressed with north and south facing wings, the core reduced in scale to a thin vertical element incorporating glazing.

Key Concepts

Extension of the Upper Civic Plaza (Terminus Street)



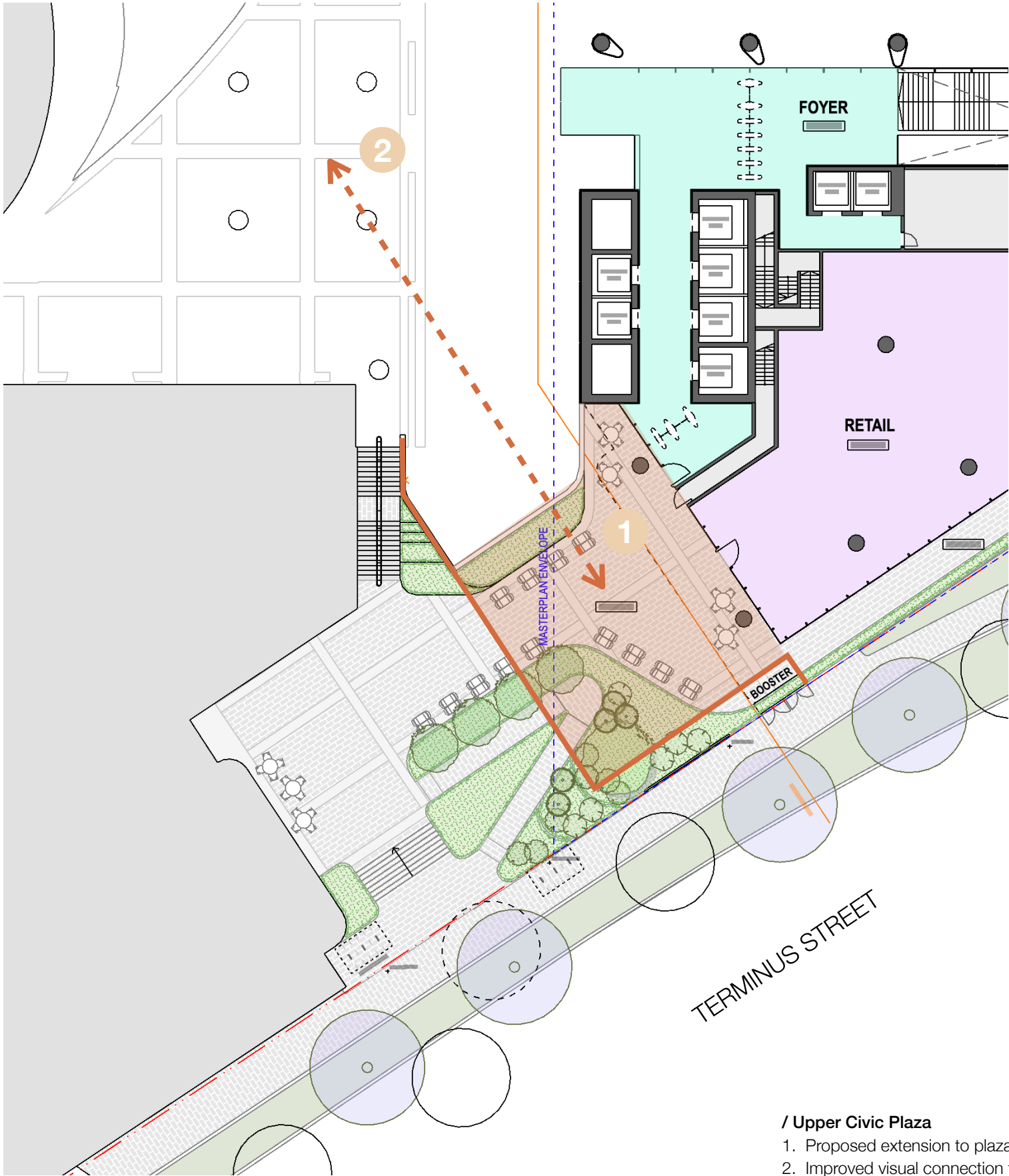
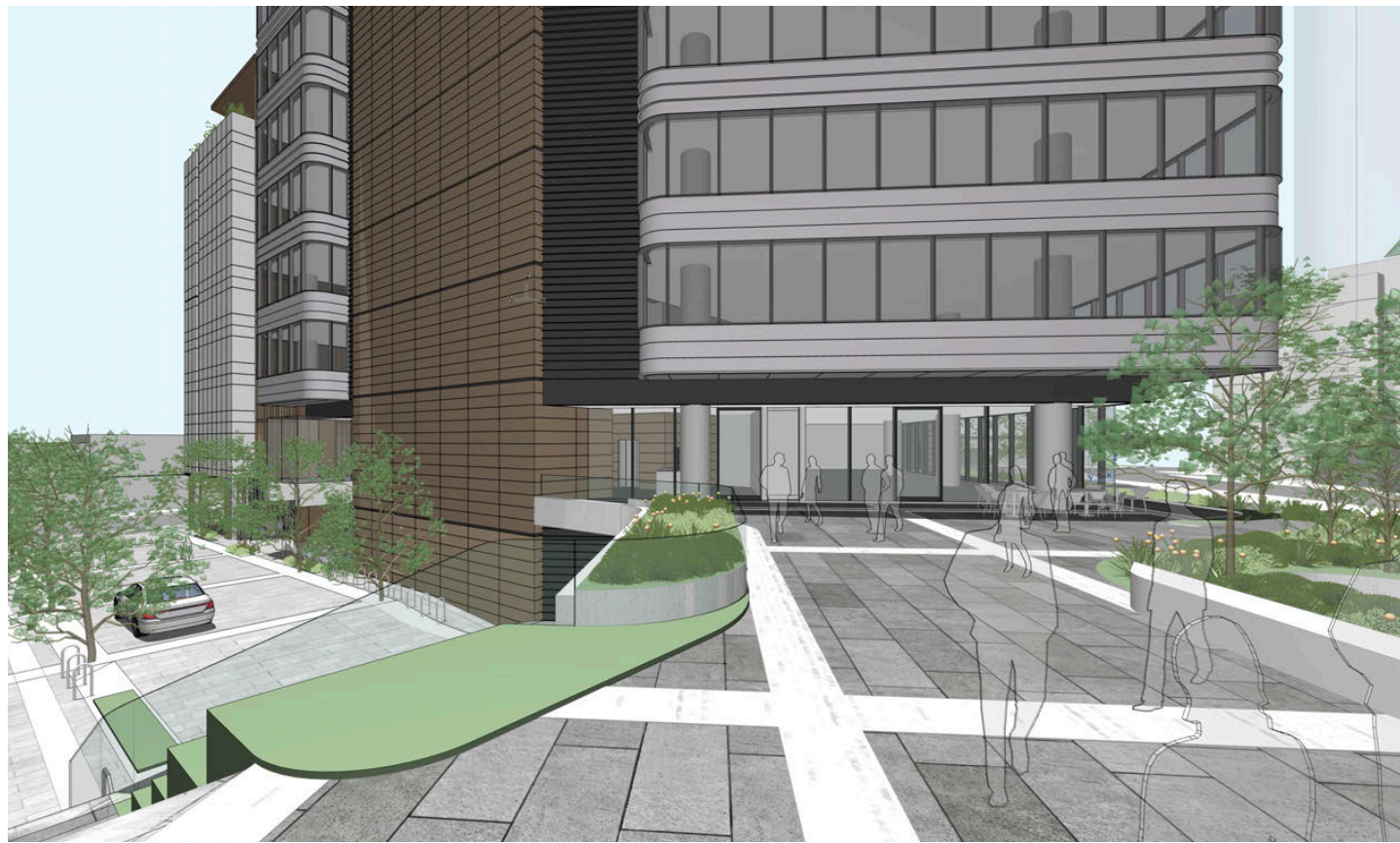
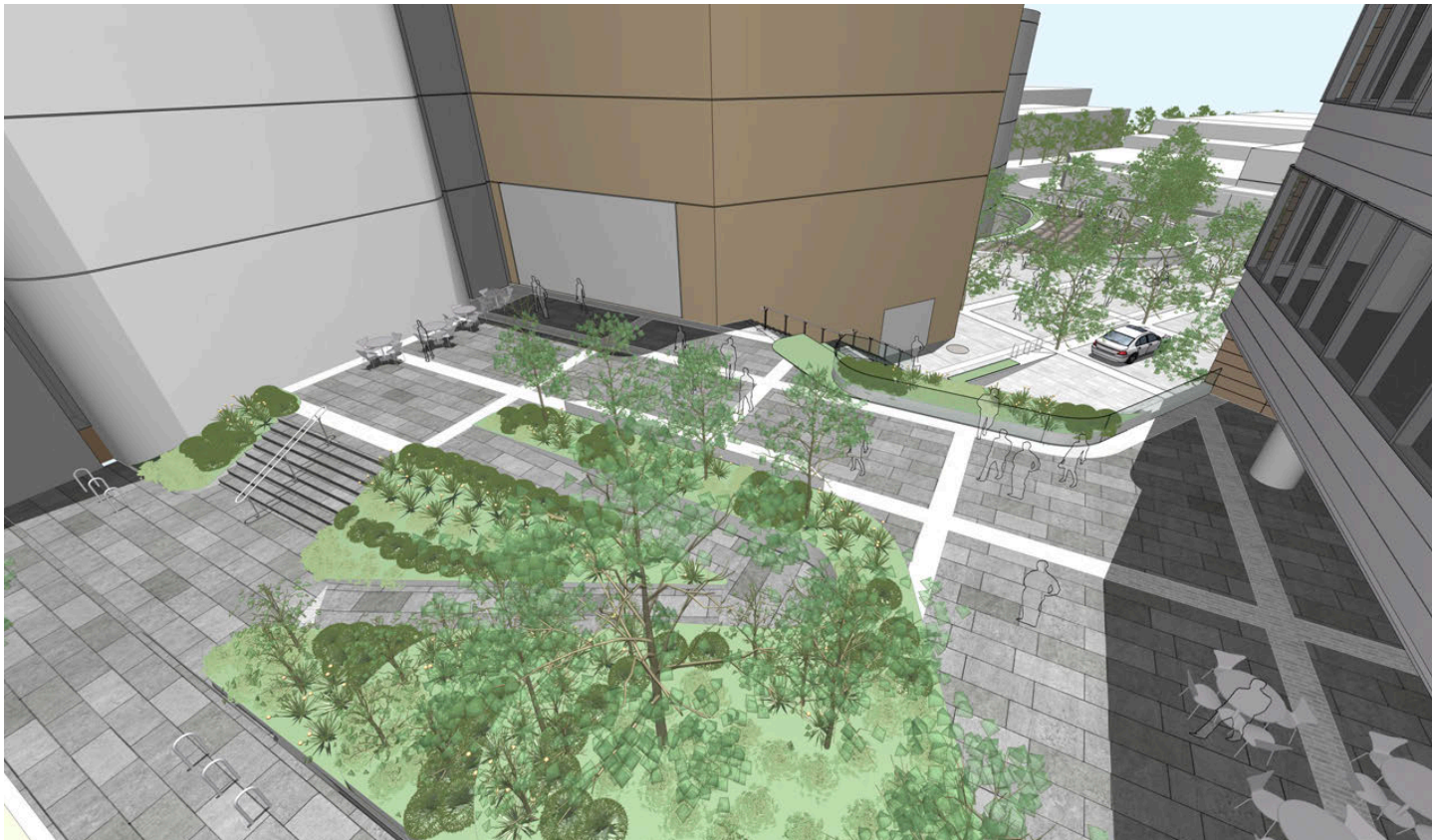
/ Upper civic plaza as per Master plan illustrative scheme



/ Detail design proposes significant extension of the upper civic plaza, open to sky. Provides a clearer visual link between the upper and lower plaza, with additional vistas back to the civic square and Macquarie Street from Terminus.

- / Upper Civic Plaza**
1. Upper Civic Plaza (Terminus Street pocket park)
 2. Civic Plaza

Key Concepts
Extension of the Upper Civic Plaza (Terminus Street)



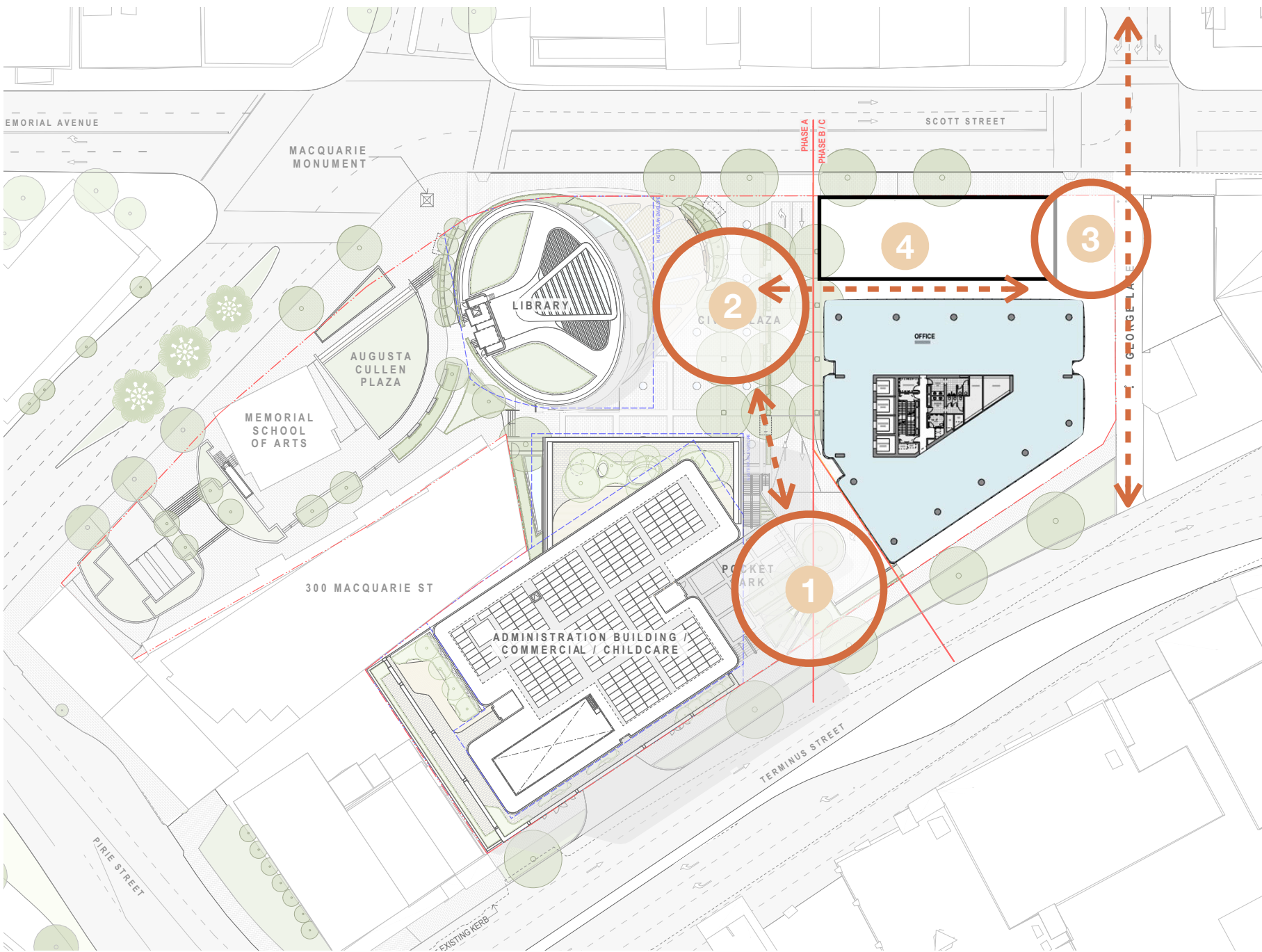
/ Upper Civic Plaza
1. Proposed extension to plaza highlighted
2. Improved visual connection to Civic Plaza

Key Concepts Through Site Connectivity

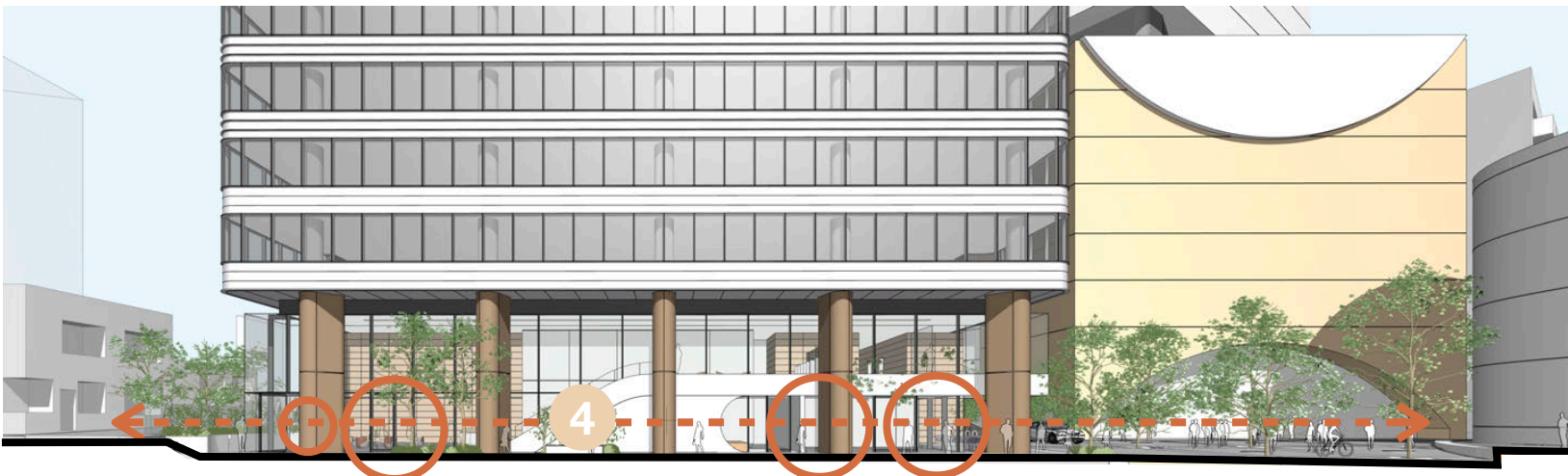


/ Through Site Connections

- 1. Upper Civic Plaza (Terminus Street pocket park)
- 2. Civic Plaza
- 3. Scott Street Pocket Park
- 4. Pedestrian Laneway



/ Detail design retains Scott Street pocket park and the east/ west pedestrian laneway through the site






/ Detail design retains Scott Street pocket park and the east/
west pedestrian laneway through the site

4.0 Public Domain & Landscape





4.1 Site Planning and Context

4.2 Landscape Design Philosophy

4.3 Design Principles

4.4 Site Analysis

4.5 Landscape Plan - Character Zone

4.6 Modes and Activation

4.7 Planting Palette

4.8 Sustainability

[DCP – Public Domain]

The DCP outlines specific landscape objectives and controls including the following:

- The design should consider options to retain existing trees;
- The planting palette should principally include native species, deciduous trees could be considered for microclimate / solar access reasons;
- Where possible, incorporate permeable paving options;
- Ensure air and water is available to tree root zones
- Minimum topsoils and mulch profiles and minimum pot size of 45L for trees are stipulated; and
- Achieve strong and consistent landscape in private open space areas to contribute to a high level of amenity and a cohesive image for the cbd.

[Comments]

The landscape design has considered and incorporated the DCP objectives, controls & specifications. Specifically the following items have been captured in the design:

Through the collaborative design approach, the landscape design is integrated with the wider Architecture and Urban Planning for the site and reflects the design objectives of the Liverpool CBD Streetscape and Paving Manual 2018. This is consistent for Stage A and Stage B/C and reflects a whole-of-site integrated design.

The design has considered stormwater run-off and passive irritations options, microclimates and solar performance within the development.

The design also reinforces the DCP objectives for pedestrian amenity including: providing through-site links at ground level, active street frontages and a positive relationship between the building and the public domain.

[DCP – Communal Open Space]

A communal rooftop space is located on Level 8 of the hotel development. The space meets the requirements of the DCP in achieving a space with partial cover from the weather, that is connected to an indoor kitchen with provision for an outdoor BBQ.

Raised planting to the western perimeter provides screening / amenity and a sense of privacy within the public space. Raised planters to the northern frontage of this level also provide screening to views from Level 8 private rooms.

The planting achieves soft-surface area of 30% of the Level 8 floor level (DCP target 50%). Additional planting would compromise access to the space and reduce its functionality.

The development includes another publicly accessible space in the Scott Street Arrival Plaza which offers additional 90m2 communal space with 22% soft-surface. We feel this is a commitment to the DCP objective to ensure that access to communal open space areas are designed to meet the needs of residents.



/ Indigenous inspired planting platte



/ Chacracter image - through site link



/ Character image - communal rooftop

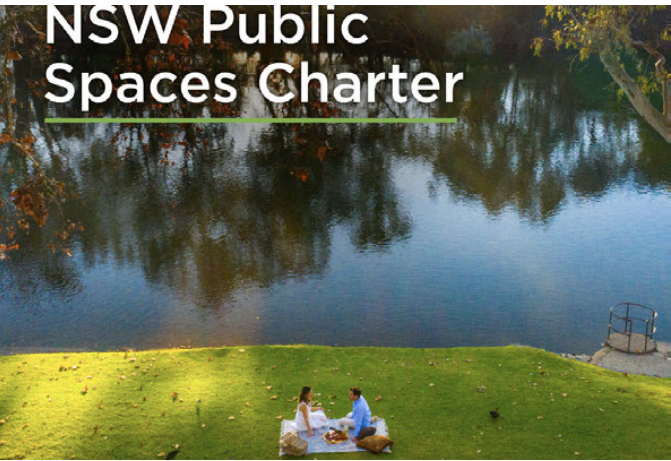


/ Character omage - public plaza

[Draft NSW Public Space Charter]

The NSW Government has developed the Draft Charter for Open Space to guide the design and deliver accessible and quality places for the community.

The Draft Charter consists of 10 principles. Each principle has been described in the adjacent table to demonstrate how it has been addressed / incorporated in the Landscape Concept for the site.



/ Image Caption

| Principle | Represented in the Design |
|----------------------------|---|
| Open & Welcoming | <p>The landscape concept has focused on pedestrian connection, visual permeability and the sense of arrival and welcome. In particular, the strong connection from the Train Station has been present in the design of the Arrival Plaza and Commercial Lobby entrance.</p> <p>The Public Open Space is: Accessible by train (Liverpool Train Station is located approx. 600m away); Located within a bicycle network comprising of off-road paths as well as on-road cycle paths; and Supported / connected by a strong pedestrian network that is the City Centre.</p> |
| Community focused | <p>Opportunities for community engagement, activation and shared uses are present in the design. These include the connection to the adjacent community facilities, permanent retail & special event activation opportunities.</p> |
| Culture & Creativity | <p>The historical laneway culture of LCC and the ongoing connection to the Georges River have been celebrated and incorporated into the design concepts.</p> |
| Local Character & Identity | <p>This creates a community connection and sense of the place that will support future connections/ celebrations.</p> |
| Green & Resilient | <p>The Design has committed to providing additional tree canopy cover through the proposed avenues of laneway trees. The proposal includes the collection of rainfall runoff for passive irrigation and, where possible, permeable paving to the tree surrounds.</p> |
| Healthy & Active | <p>The concept proposes the inclusion of softscape to typically hardpaved areas (such as laneways and plazas) - amenity planting softens the laneways and encourages community engagement with outdoor spaces.</p> <p>The focus to provide green views from inside to out also aims to encourage a link to nature and an incentive to go outside.</p> |
| Local business & economies | <p>The design allows for farmers markets, community markets & pop up business ventures as well as permanent retail areas with good solar access adjacent public plazas.</p> |
| Safe & Secure | <p>Maintain clear sight lines has been a driver of the design with a focus on legible spaces, visibility, wayfinding and comfortable pedestrian movement.</p> |
| Designed for People | <p>Multifunctional spaces and activation are key objectives to the design of the Public Open Space.</p> |
| Well Managed | <p>The space has been designed to be easily accessed for maintenance and to be well lit at night.</p> |

Site & Planning Context

The Public Domain Masterplan & Street Trees

[Public Domain Masterplan]

The Public Domain Masterplan sets out a number of design objectives and core landscape treatments for the

Including the following interventions relevant to the Stage A and Stage B/C:

- Introduce pedestrian priority at the entrance to Liverpool Civic Place (proposed pavement: Driveway paving cobblestones);
- Scott Street Verge - proposed pavement Granite Core Paving, new WSUD Street Trees; and
- George Lane - proposed feature paving - Specific laneway hardscape style of small format pavers that are of a similar material, colour and texture to the core paving typology, laid in a herringbone pattern.

The adjacent plan shows existing site trees to be retained along with the street tree strategy identified in the Masterplan

| KEY | MATERPLAN STREET TREES |
|-------------|--|
| <div></div> | Fraxinus Pennslyvanica (Urbanite Ash) |
| <div></div> | Harpulia pendula (Tulip Wood) |
| <div></div> | Jacaranda mimosifolia (Blue Jacaranda) |
| <div></div> | Liquidambar stryaciflua (Sweet Gum) |
| <div></div> | Lophostemon confertus (Brush Box) |
| <div></div> | Robinia pseudoacacia (Black Locust) |
| <div></div> | Existing tree to be retained |



/ Image Caption

Landscape Design Philosophy

[Design Narrative]

The landscape concept is inspired by the connection of the Liverpool town centre with the Georges River

Rivers are fundamental to urban history. As cities grow the natural forms of the land are replaced with built forms.

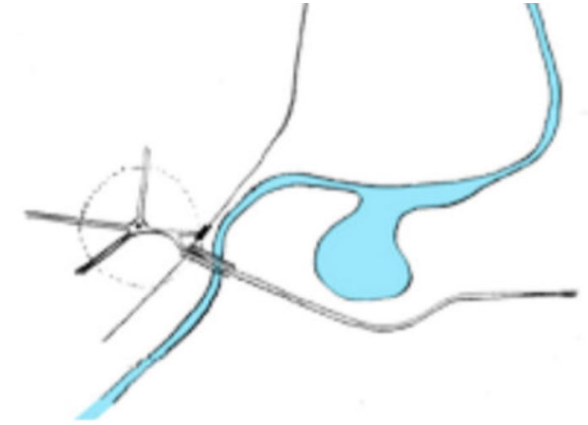
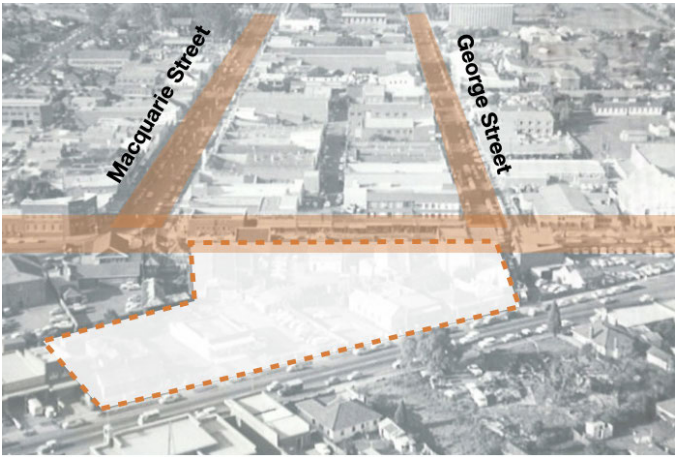
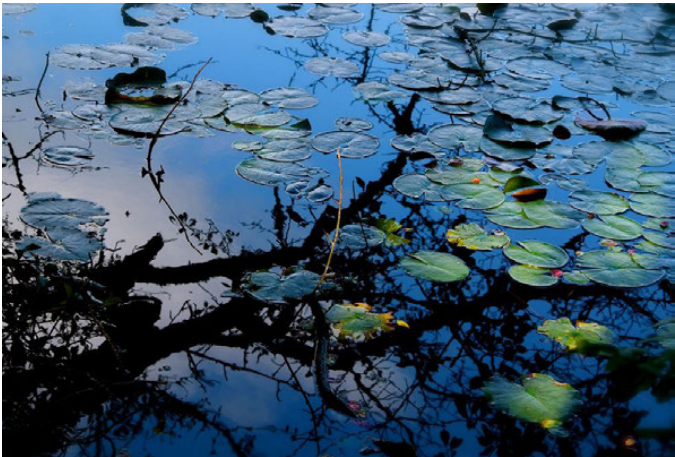
The hardscape pattern from the Scott Street entry features linear brick forms arranged in a meandering pattern embedded in the granite pavement.

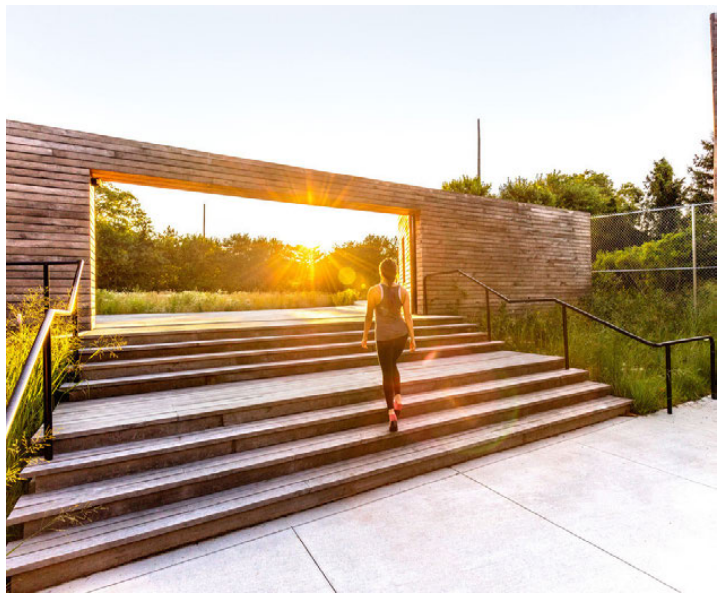
The movement of the brick bands represent meandering, organic river forms that eventually emerge as the Civic Grid, City Weave of the Liverpool Civic Place.

The feature banding is also an opportunity to link the materiality of George Lane with the Civic Grid, as a gentler introduction to the strong brick frame that characterises the civic space.

The meandering pattern is also visual cue to highlight the pedestrian connection to George Lane.

Additional layers of unique interpretation could include and subtle steel inlays and / or sandblasted motives and wayfinding.





Principle 1 — Arrival
— Enhance the sense of arrival & connection for visitors to the site



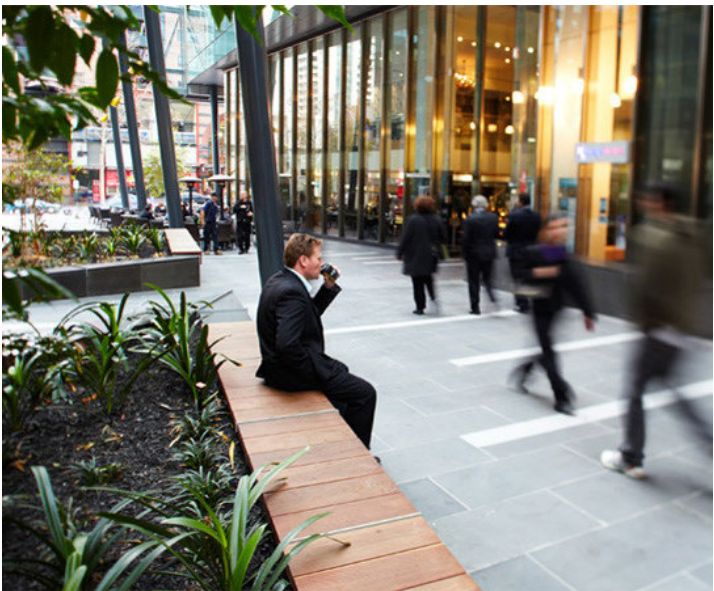
Principle 2 — Invite & welcome
— Prioritise amenity and visual connection to encourage & invite



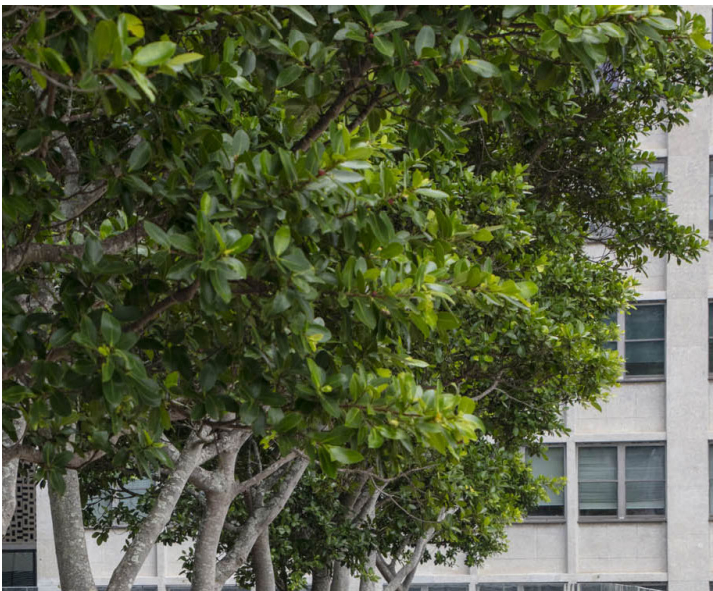
Principle 3 — Activation
— Create an activated destination: maximise seating opportunities (fixed & move-able) & create multifunctional spaces that encourage community events



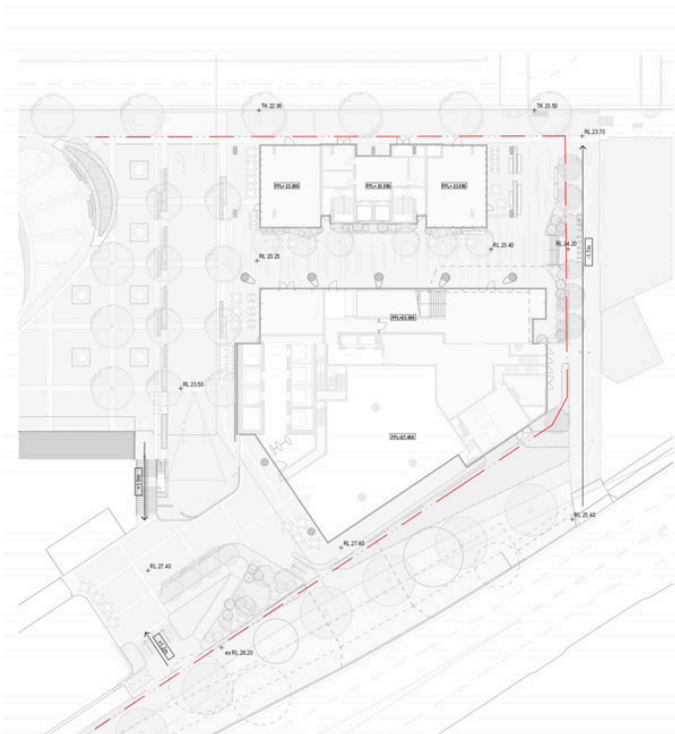
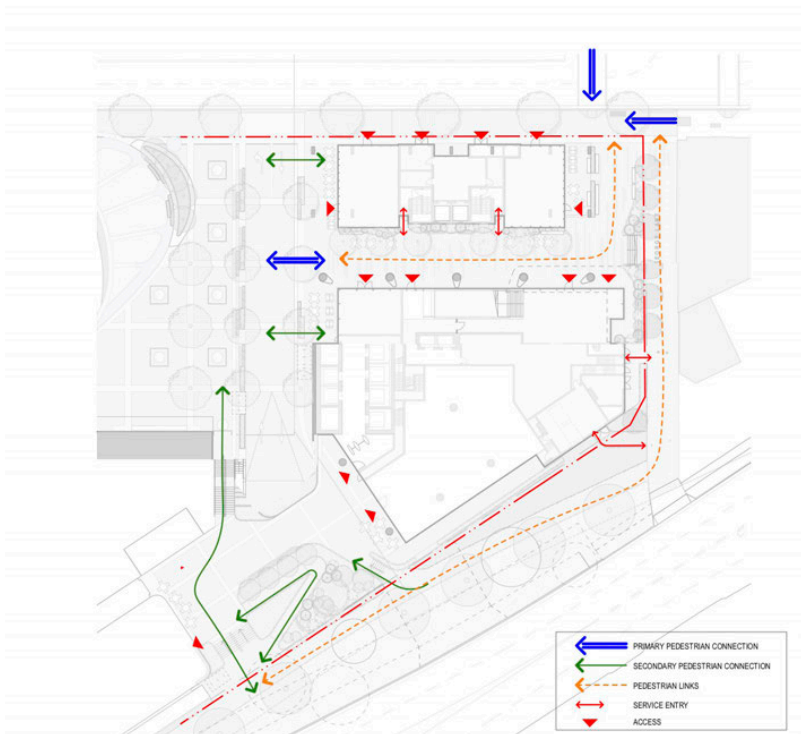
Principle 4 —
— Enhance internal views and connection to the landscape by providing amenity garden planting at key locations



Principle 5 — Connect
— Maximise connection, activation and seating / gathering opportunities



Principle 6 — Shelter & Protect
— Use landscape treatments to maximise screening from the street and protection from wind effects



Connectivity

- Pedestrian connection from Scott Street (and the connection to Liverpool train station) is an important design consideration for the public domain
- Movement through the Pocket Park is key to activating the Terminus Street connection

RESPONSE

The hardscape design creates an open & permeable Scott Street arrival threshold

The Terminus St stair has widened and shifted east to enable a shared connection to larger outdoor space

Levels

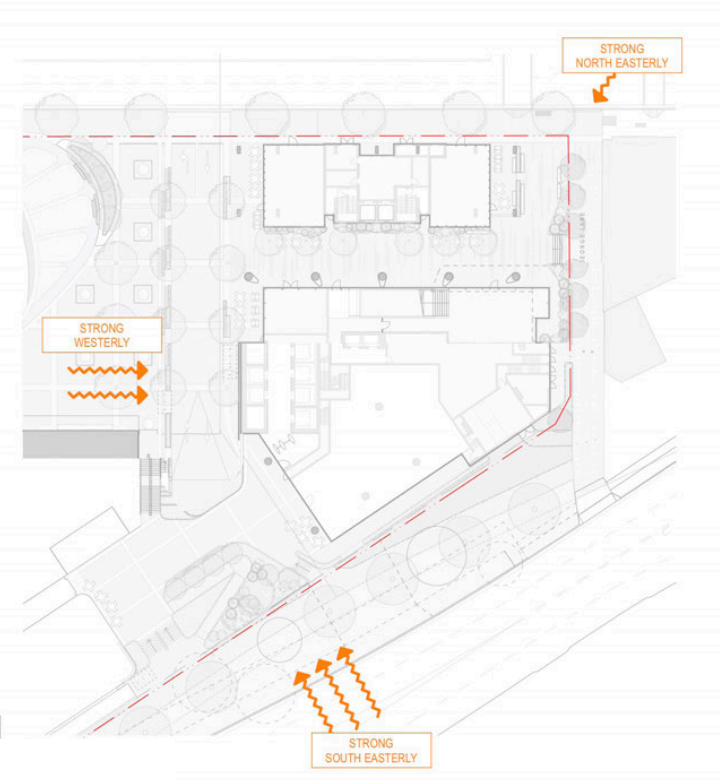
- The Scott Street Arrival Plaza, the Civic Plaza and the East-West Lane are relatively flat spaces
- George Lane rises at a grade of 1:28 from Scott St and is 1.7m higher at Terminus Street
- The Pocket Park is 1.2m above Terminus Street

RESPONSE

A new stair to George Lane provides a direct connection from the East-West lane. Flanking gardens address level changes and provide amenity

Terraced gardens adjacent the pedestrian ramp reduce the sense of scale of the Pocket Park Podium

Site Analysis

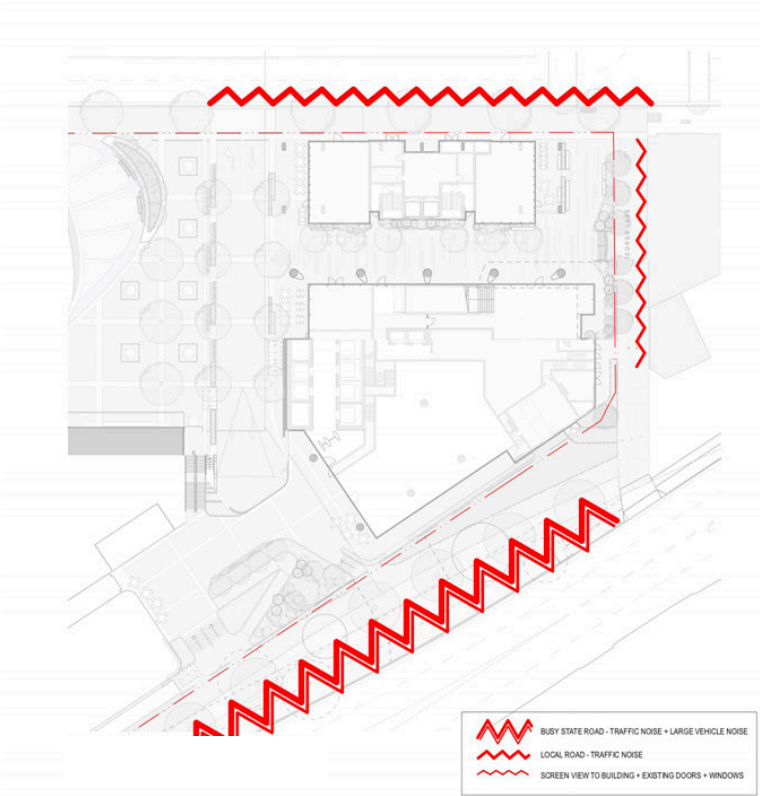


Wind

- The site is exposed to wind effects from the west and southeast predominantly and also from the northeast
- Terminus Park is expected to experience funneling wind effects due to the prevailing south-easterly winds.

RESPONSE

An avenue of trees and garden planting including dense medium shrubs is proposed along George Lane to provide buffer from wind effect
Terraced gardens with sufficient area and depth have been designed along Terminus St to enable dense planting and some medium / large podium trees - this is in line with the Wind Consultant's initial report.

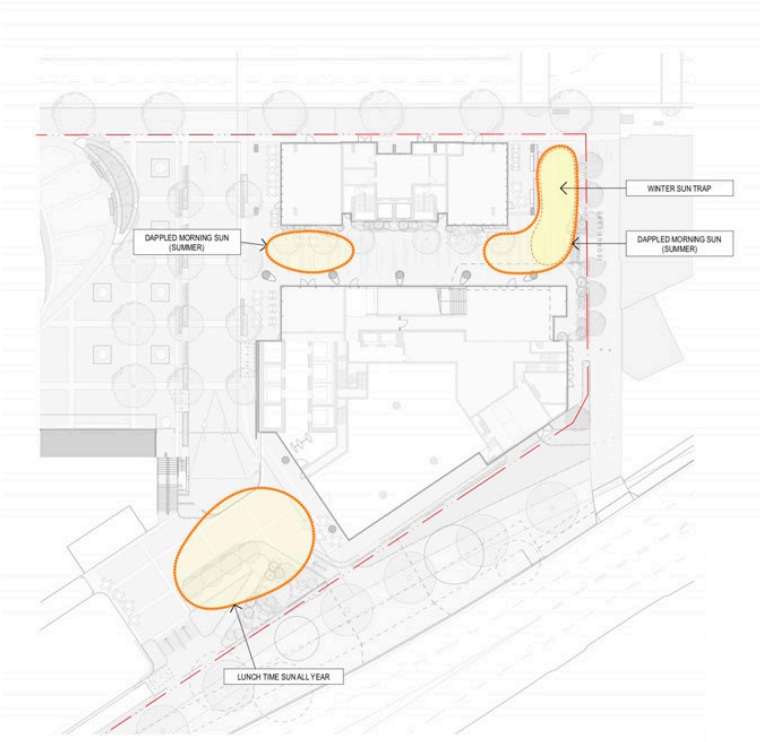


Screening / Traffic / Noise

- The site is bounded by Terminus Street - a State road with 2 lanes each way - 60km /hr traffic control and Scott Street - a local road, 1 lane each way - 50km / hr
- The existing heritage building (currently operating as a dental surgery) presents a series of doors and windows fronting the east of the site

RESPONSE

Dense planting to Terminus Street will screen views and assist with noise buffering.
Perimeter planting and laneway trees to George Lane provide low & high level screening, maintaining visual permeability under the canopy.



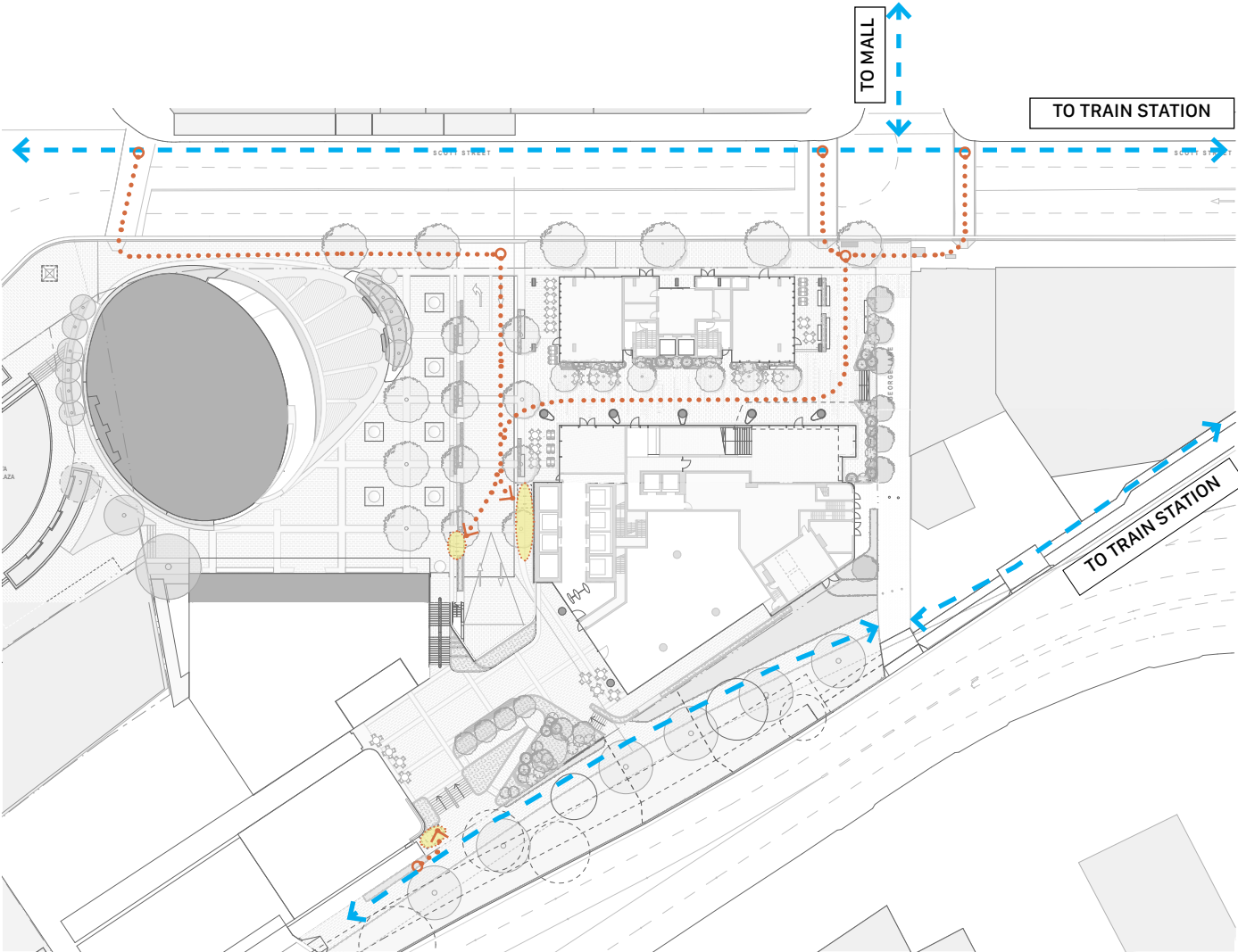
Solar

- Sun studies for the site have shown that the Scott Street Arrival Plaza is shaded in the afternoon during summer, in Winter it is a morning suntrap.
- The Pocket Park receives a glimpse of sun during lunchtimes year round - the direction of sun is from the north
- The East West lane is mostly shaded in summer and receives dappled morning light at the eastern and western extents in winter

RESPONSE

Deciduous Laneway trees are proposed to maximise winter sun trap opportunities
Maintain an evergreen canopy of trees in the Pocket Park to provide better screening effects without impacting winter solar access. Consider options for moveable shade structures / umbrellas to provide shade during summer lunchtime.

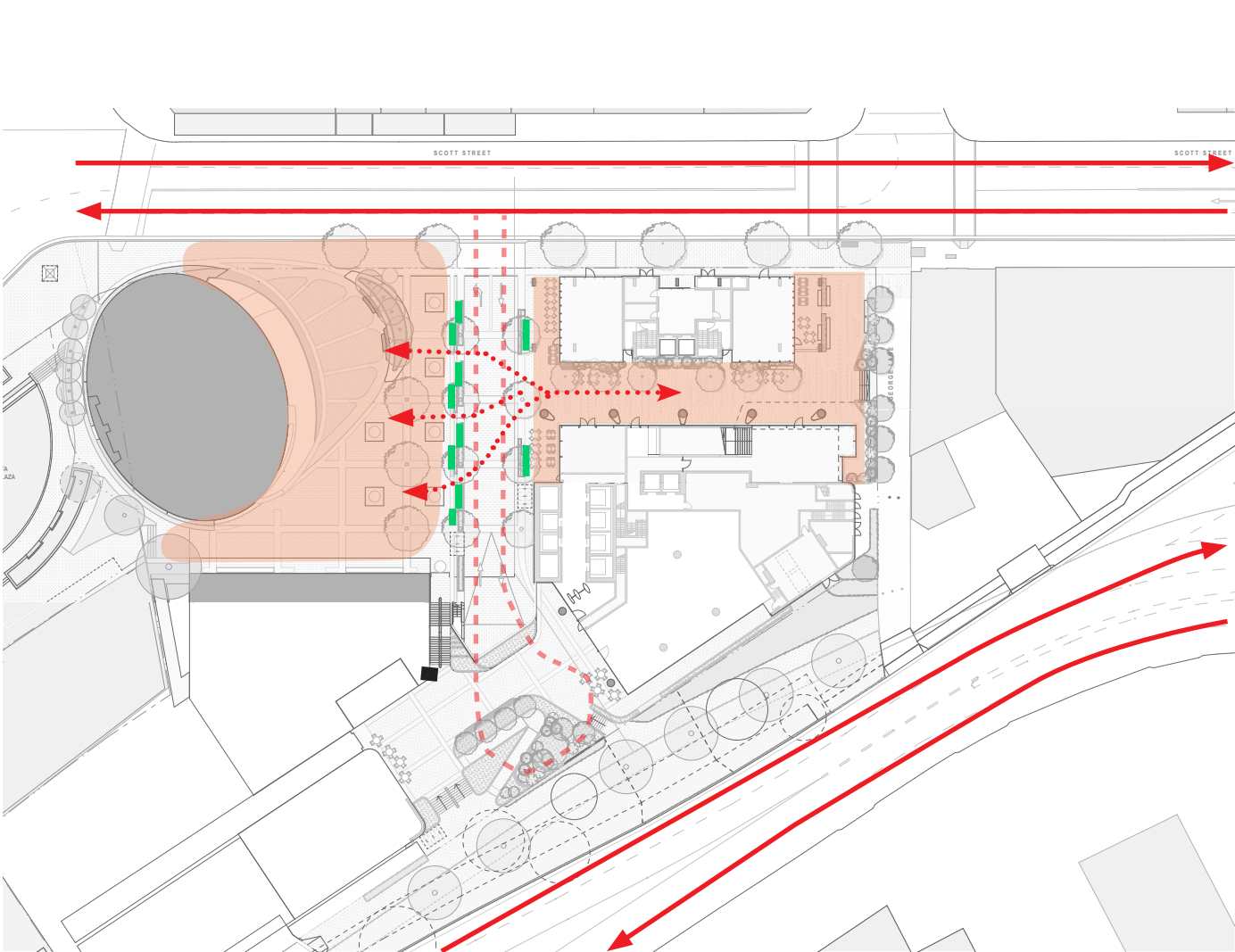
Site Analysis



- ← - - - → PROPOSED MAIN BIKE ROUTES
- - - - ○ BIKE LINKS TO PUBLIC BIKE PARKINGS
- PUBLIC BIKE PARKINGS

Bicylce Movement

- Bike Parking for public visitors has been located adjacent Terminus Street & on the southern edge of teh Civic Plaza
- 147 bike parks are located in the basement to serve the Co-Living residents and residential / commecial tenants



- EXISTING MAIN VEHICULAR CONNECTION
- - - PROPOSED VEHICULAR LINK TO PARKING
- URBAN FURNITURE AND PLANTING FOR SAFETY
- PEDESTRIAN AREAS

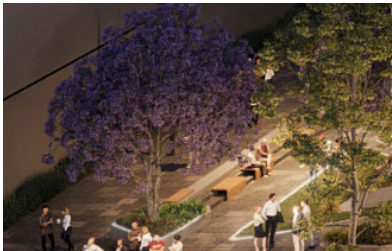
Shareway Zone & Pedestrian Safety

- Pedestrian safety has been addressed in the design by delineating the shareway with planting and custom seating
- the design reflects the treatment on the western side of the sharway and provides a calming function & visual cue, signifying the arrival at the shareway & a reminder to check the path of travel
- Pedestian movement can occur with ease connecting the East West Lane with the Library & the Council building



Landscape Zones

- 1. Scott Street Arrival Plaza
Open, connected, sense of arrival, multifunctional, pedestrian priority
- 2. George Lane Interface
Tree- lined avenue (tree grated), walkable, inviting, unique identity
- 3. Central Laneway
Visually permeable, amenity planting / green views, gentle meander , passive irrigation
- 4. Pocket Park
Extended plaza space, increased activation
- 5. Terminus Street Frontage
Terraced landscape, vegetative screening, new trees to mitigate wind effects and create sheltered pocket park



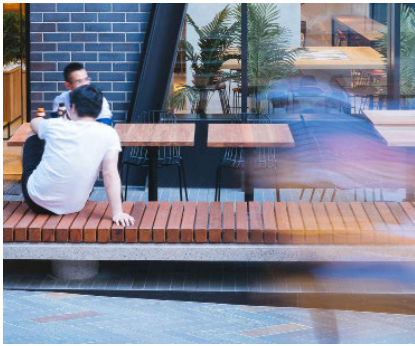
Modes & Activation
Day time week day - Scott St Plaza & Central Lane



4 On the way to work, meander through the lane to the Commercial building, the Library or the Council Chambers

Morning tea - enjoy the eastern morning sunshine filter through the trees. Seating areas can spill out into the central lane and Scott St Plaza

1



/ Retail Opportunities

Lunchtime coffee / morning business meeting
Waiting for friends visiting the library
Watch the world go by

2



/ Integrated Seating

Mid morning break, short stop-off in the lane, take advantage of the cool summer shade

3



/ Meet & Gather

Modes & Activation
Day time week day - Pocket Park



1



/ Bike Parking / Cafe Visit

On the way to work. Bike parking, walk up to the Council Entry, stop for a coffee, head to the Library

2



/ Lunchtime Terrace

Lunchtime meeting, views over to the Civic Grove and active plaza below

3



/ Meals & Gathering

Evening restaurant, group drinks on the Upper Terrace

Modes & Activation
Community Events & Shared Use



Laneway Pavement Art Event

- Central Laneway event - seasonal summer festival
- Street Performer, busker, music, active, energy
- Markets - food & wine, pop up food trucks, noodle market



/ Festival / face painting / street performers

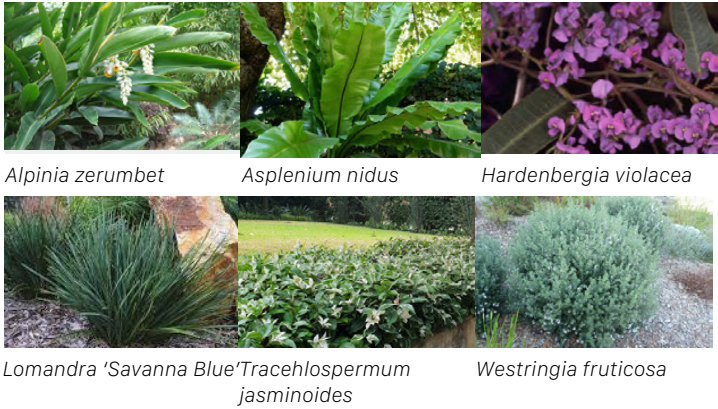
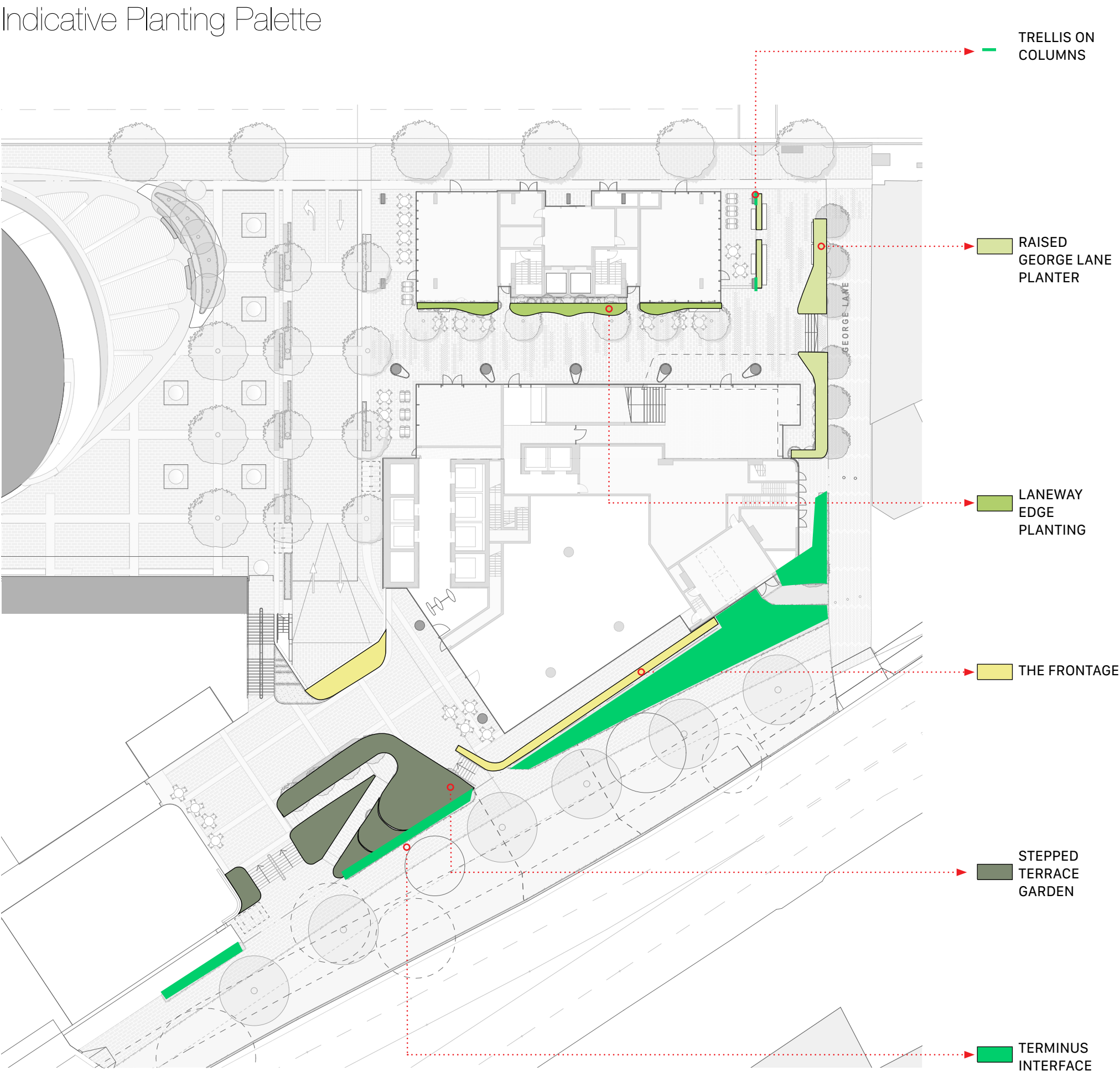


/ Laneway Markets

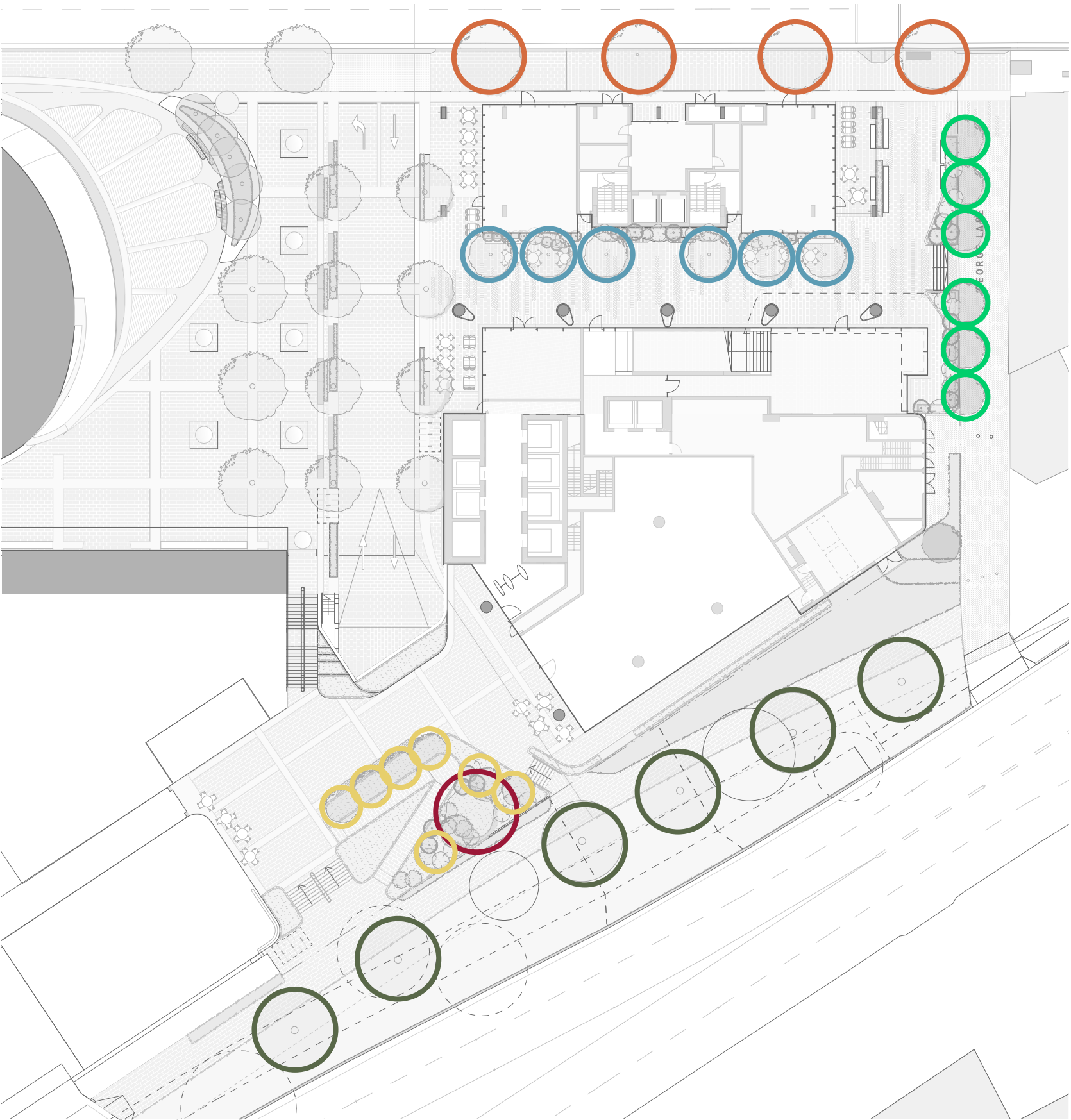


/ Pavement Art Festival

Indicative Planting Palette



Indicative Planting Palette



TREE PALETTE

 EAST - WEST LANE TREES (DECIDUOUS)



Koelreutaria bipinnata *Ulmus parvifolia*

 POCKET PARK TREES



Cupaniopsis anacardioides

 THE POCKET PARK / TERRACE TREE



Ficus hillii

 GEORGE LANE (DECIDUOUS)



Robinia pseudoacacia *Zelkova serrata* *Ulmus parvifolia*

 SCOTT STREET





Liquidambar (masterplan)

 TERMINUS STREET



Jacarandas (masterplan)

PROPOSED ALTERNATIVES (Scott & Terminus)



Corymbia maculata *Lophostemon confertus*

fjmtstudio / architecture / interiors / urban / landscape / community

[Urban Tree Canopy Cover]

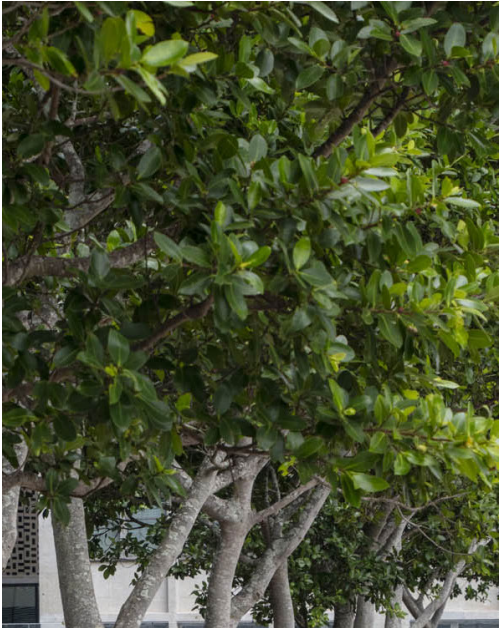
Tree Canopy cover is an important component of the project to address climate change resilience & reduce the heat island effect.

[Softscape & the Urban Heat Islands Effect - UHIE]

The Design has committed to providing additional tree canopy cover through the proposed avenues of laneway trees.

The landscape design also includes a large planted area in the Terminus St terraced gardens as well as a number of garden.

Through the incorporation of soft/ porous surfaces as well as trees, the design aims to mitigate the heat absorptivity of the hardscape areas and increase the Carbon Dioxide uptake and counter the UIHE.



/ Urban Tree Canopy

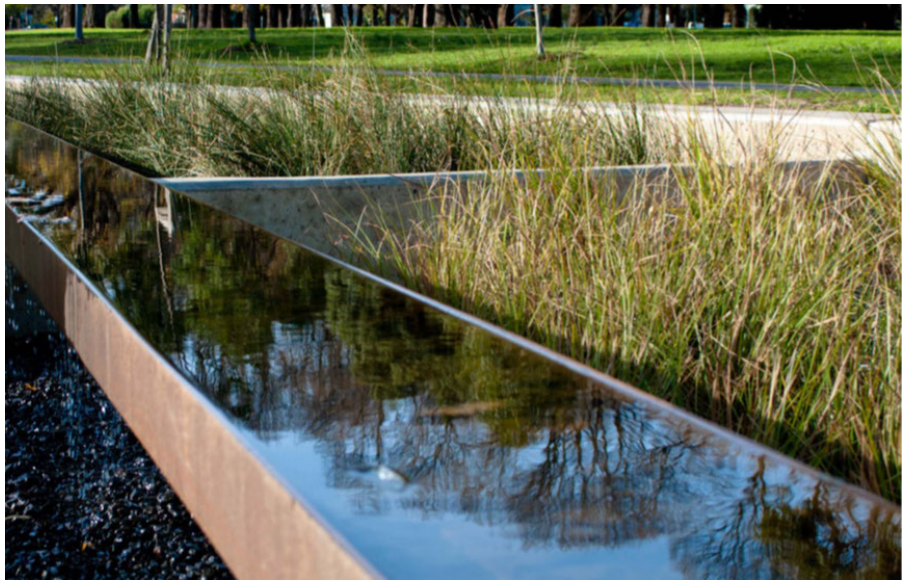
[ESD & WSUD]

Ecological principles are integrated into the landscape design with the primary focus on water. Principles such as water sensitive urban design (WSUD), plant selection process and site micro climatic analysis inform the layout, materials selection and environmental response.

The Central laneway concept proposes to collect rainfall runoff and direct it to tree planting for passive irrigation. Further coordination with Civil and Hydraulic specialists will further the concept to ensure any additional flows are connected back to the stormwater system.

Where possible, and appropriate to the public domain setting, permeable paving to the root zones of trees planted on grade will be provided. This could include trees in George Lane.

The planting palette will include hardy, low water use indigenous plants suited to the harsh urban environment. Locally endemic species are also more resistant to disease and provide ongoing contribution to the biodiversity of the local region.



/ Water Sensitive Urban Design



5.0

Commercial
Tower



5.1 Workplace

5.2 Programme

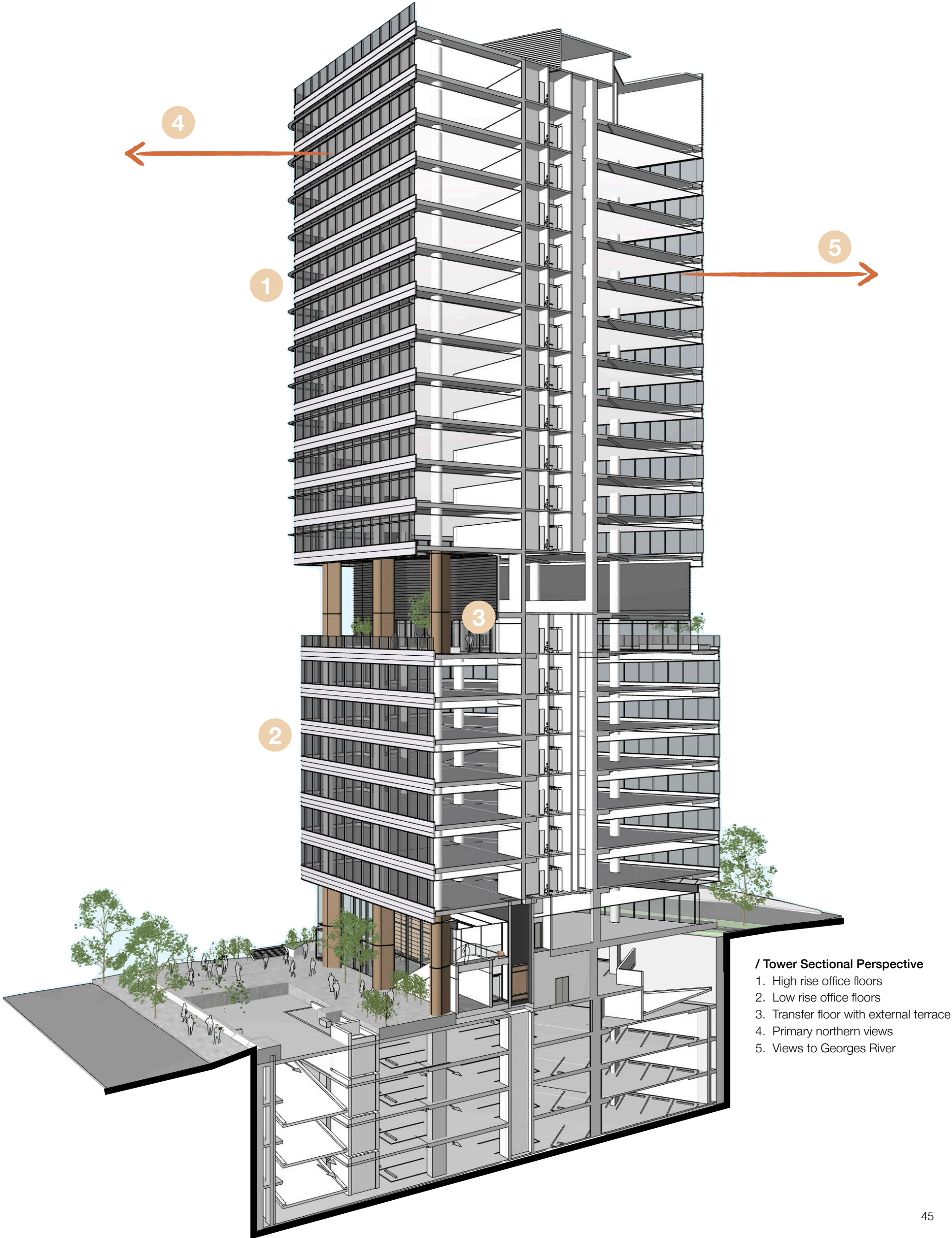
5.3 Material and Quality

Commercial Tower
5.1 Workplace

Workplace

The commercial tower consists of 19 total floors of high quality office workplace. This is split into 7 low-rise floors and 12 high-rise with a generous, north facing external terrace positioned at the lifting transfer floor between the two rises.

Continuous glazed facade wraps the perimeter of the building, with additional glazing height on the north to take advantage of the primary view aspect. Horizontal sunshades are included on this elevation to mitigate heat gain.



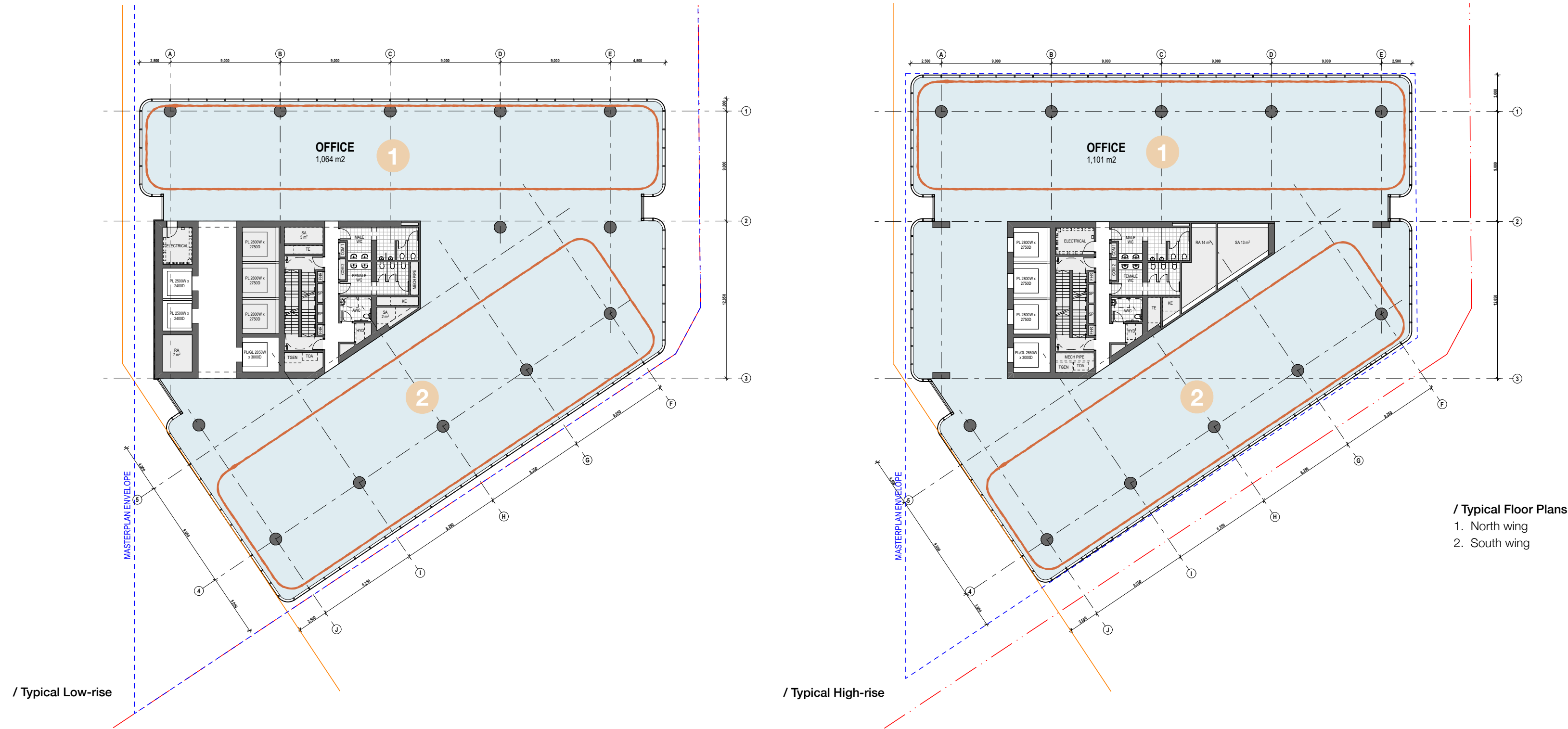
Commercial Tower
5.1 Workplace

Workplace

Low-rise floor plates have an offset side core, positioned to the west. The high-rise plan is a centre core arrangement. The core location reduces the extent of west facing glazing assisting in managing heat load from afternoon sun.

Two wings of office space sit to the north and south of the core which allows the floor to be easily subdivided into multiple tenancies, or different workplace teams in a single tenant scenario.

Office floor plates are all typical with the exception of the level 07 terrace and half floor at L21. Low-rise floors measure 1,064m² and high-rise 1,101m² of NLA which far exceeds PCA A Grade.



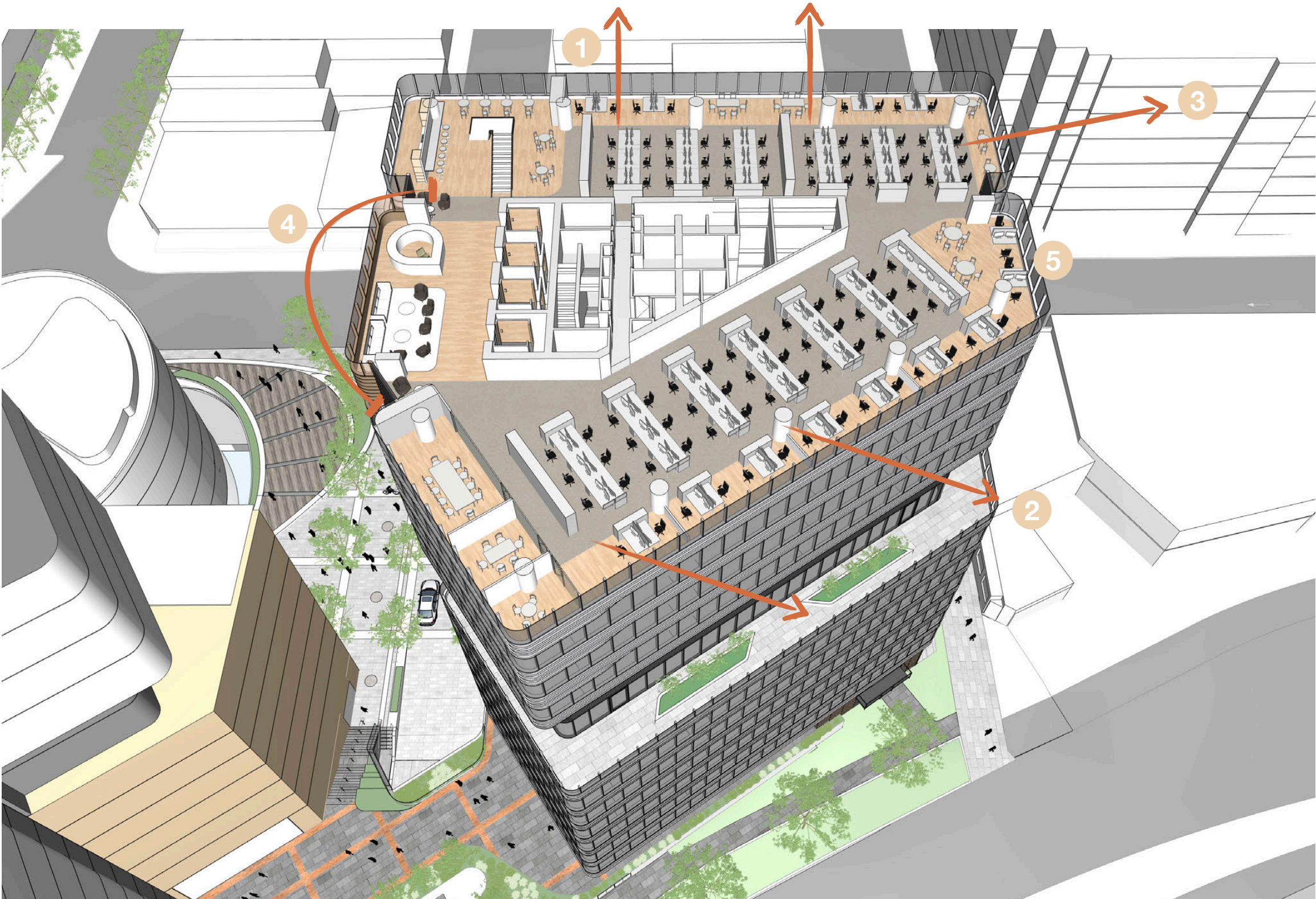
Commercial Tower

5.1 Workplace

Workplace

The floor plate offers a high level of flexibility and functionality, adaptable for either single or multiple tenants per floor. In subdivided mode the floor plate offers each tenant access to views and daylight and a simple arrival experience. A very compact circulation path wraps the cores allowing access to lift lobbies, bathrooms and fire stairs from each tenancy.

The depth of space from facade to core is 12m on both the north and south wings at high-rise, which is considered ideal for daylight penetration into the floor and creates large zones of contiguous workspace.



/ 3D cutaway - High-rise with indicative fitout

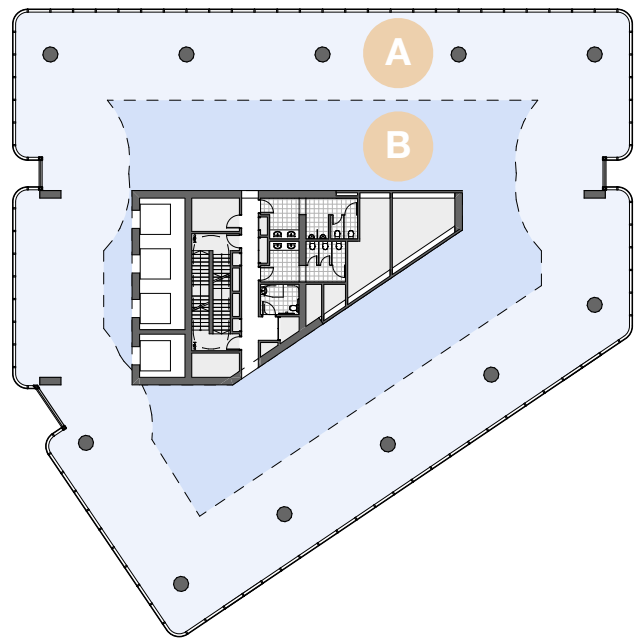
- 1. Views north over Liverpool city core
- 2. Views to Georges River
- 3. Views to Georges River and Sydney CBD

- 4. Core and reduced glazing positioned to west side of building providing protection from afternoon sun
- 5. Continuous glazed facade allowing key views and daylight penetration

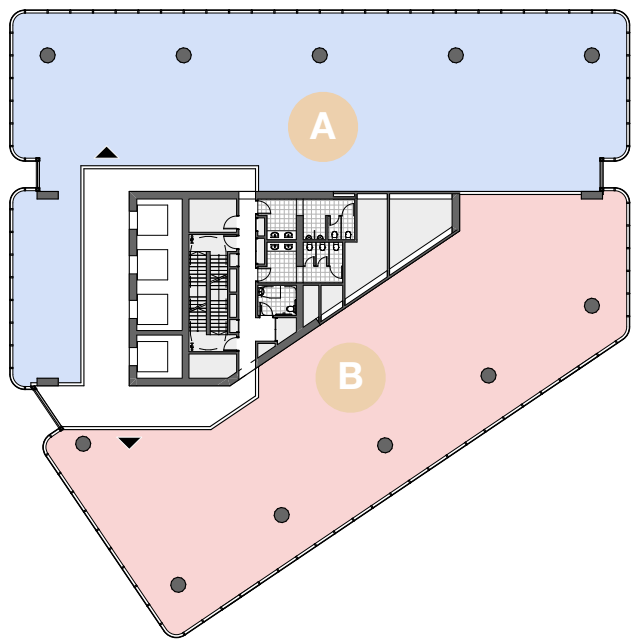


Reference Images

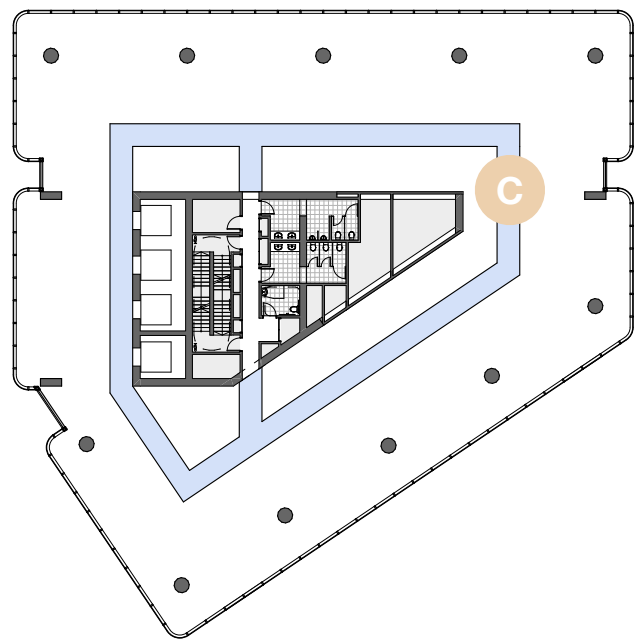
Commercial Tower
5.1 Workplace



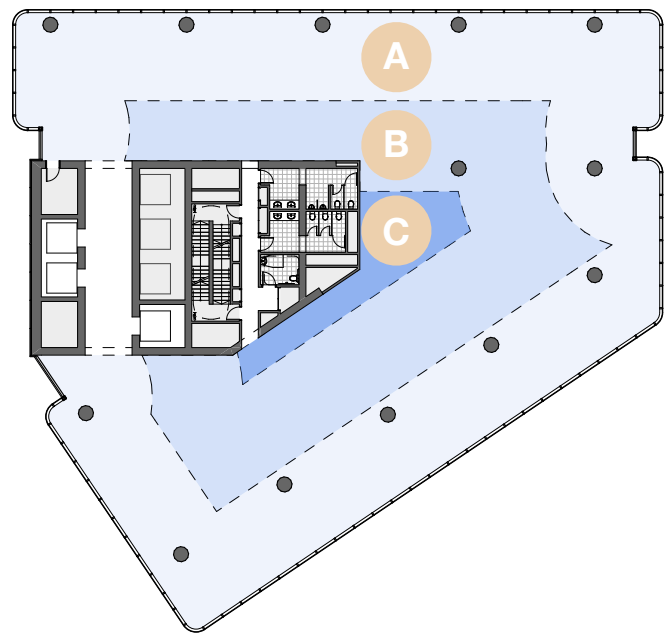
/ Depth of space analysis - High-rise
A - 0 to 6m = 67.7%
B - 6 to 12m = 32.3%
C - >12m = 0%



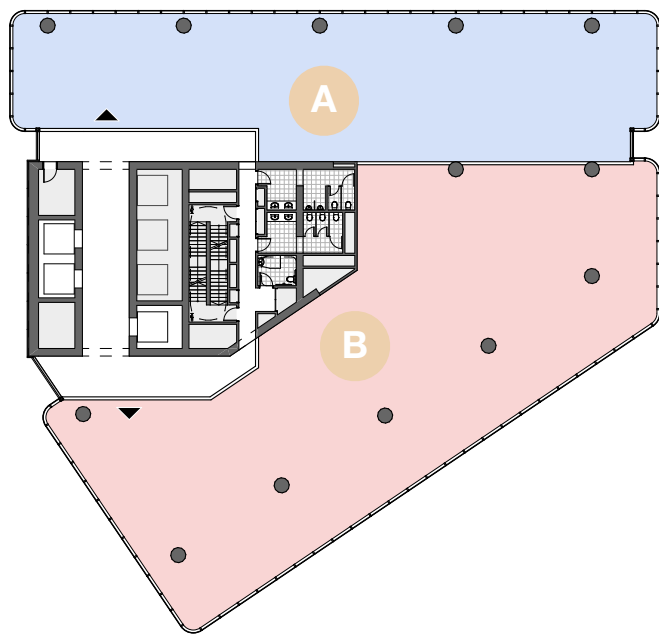
/ Indicative Subdivision Plan - High-rise
Tenancy A - 522 Sq.m
Tenancy B - 478 Sq.m



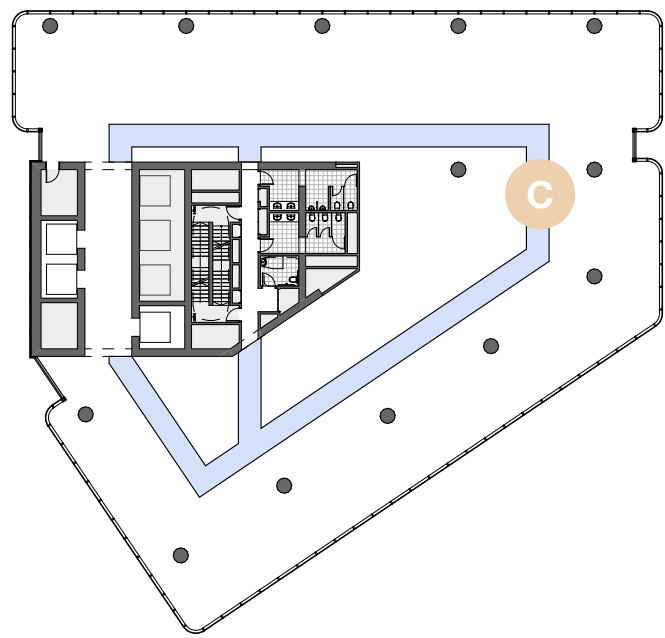
/ Tenant Efficiency Plan - High-rise
Circulation - 137 Sq.m
Efficiency = 87.5%



/ Depth of space analysis - Low-rise
A - 0 to 6m = 62.3%
B - 6 to 12m = 32.5%
C - >12m = 5.2%



/ Indicative Subdivision Plan - Low-rise
Tenancy A - 388 Sq.m
Tenancy B - 603 Sq.m



/ Tenant Efficiency Plan - Low-rise
Circulation - 121 Sq.m
Efficiency = 88.5%

Commercial Tower

5.2 Programme

Programme

The commercial office tower consists of 19 levels of PCA A grade workspace. Its primary address is 40 Scott Street, and access to the entry foyer is via the new pocket park.

/ Parking

- Private basement carpark accessible from Scott Street via shared-way
- Loading dock at lower ground, accessible from Scott Street via shared-way

/ End of Trip Facilities and Bike Parking

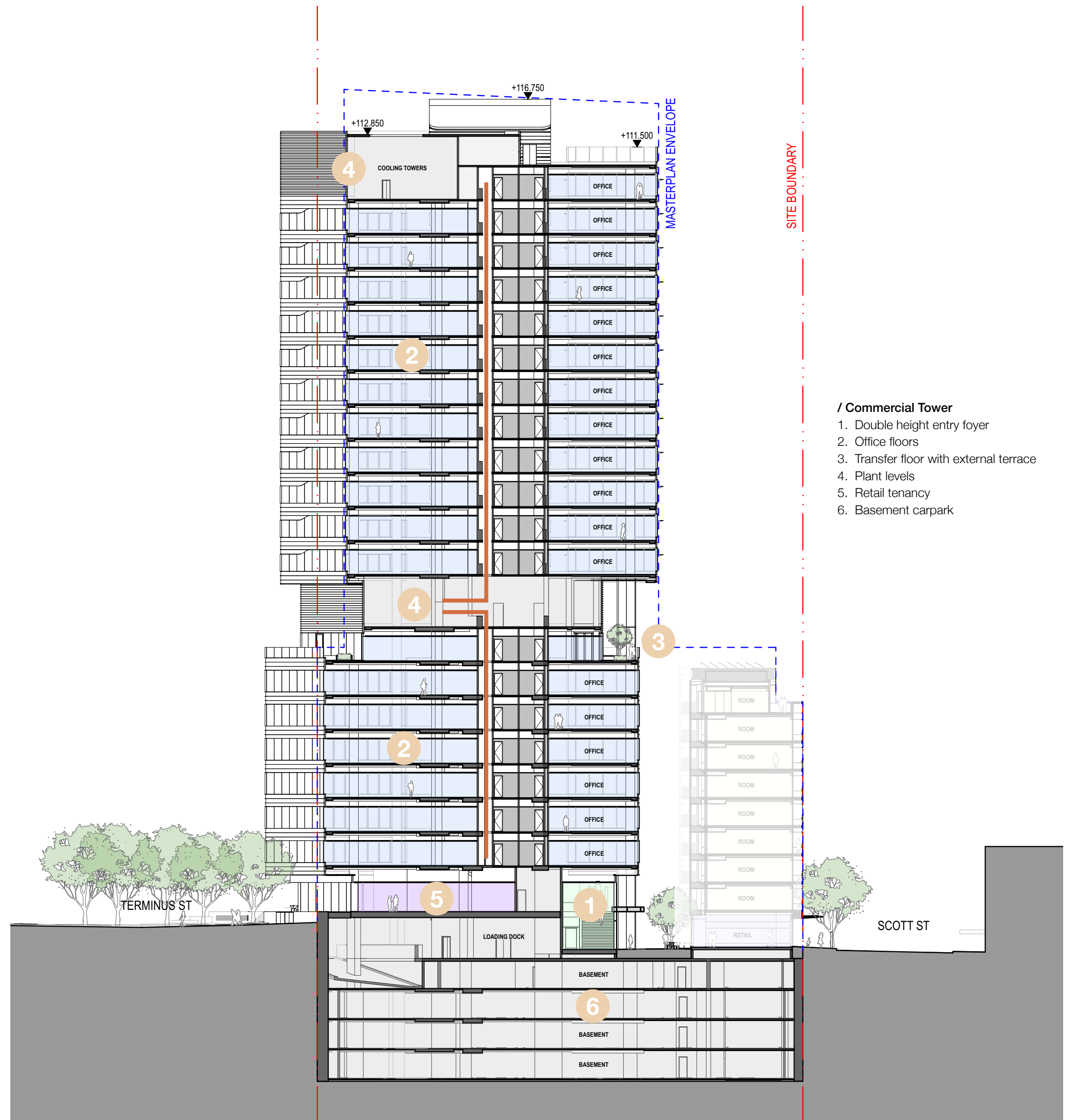
- Located on B1 level and accessible via shuttle lift and public lobby in lower ground foyer, or by riding down the carpark ramp.

/ Retail and Terraces

- Retail tenancies at both lower and upper ground providing activation to both the new laneway and the upper civic plaza.
- Major elevated green space and breakout terrace at L7, north facing and affording expansive views across the Liverpool district.

/ Plant

- Plant rooms are carefully integrated, the major AHU plant at mid tower is set back providing an articulated waist to the building form.
- A half floor of roof plant allows the primary northern volume to devoted to office space and remain entirely glazed.



/ Commercial Tower

1. Double height entry foyer
2. Office floors
3. Transfer floor with external terrace
4. Plant levels
5. Retail tenancy
6. Basement carpark

Commercial Tower
5.2 Programme

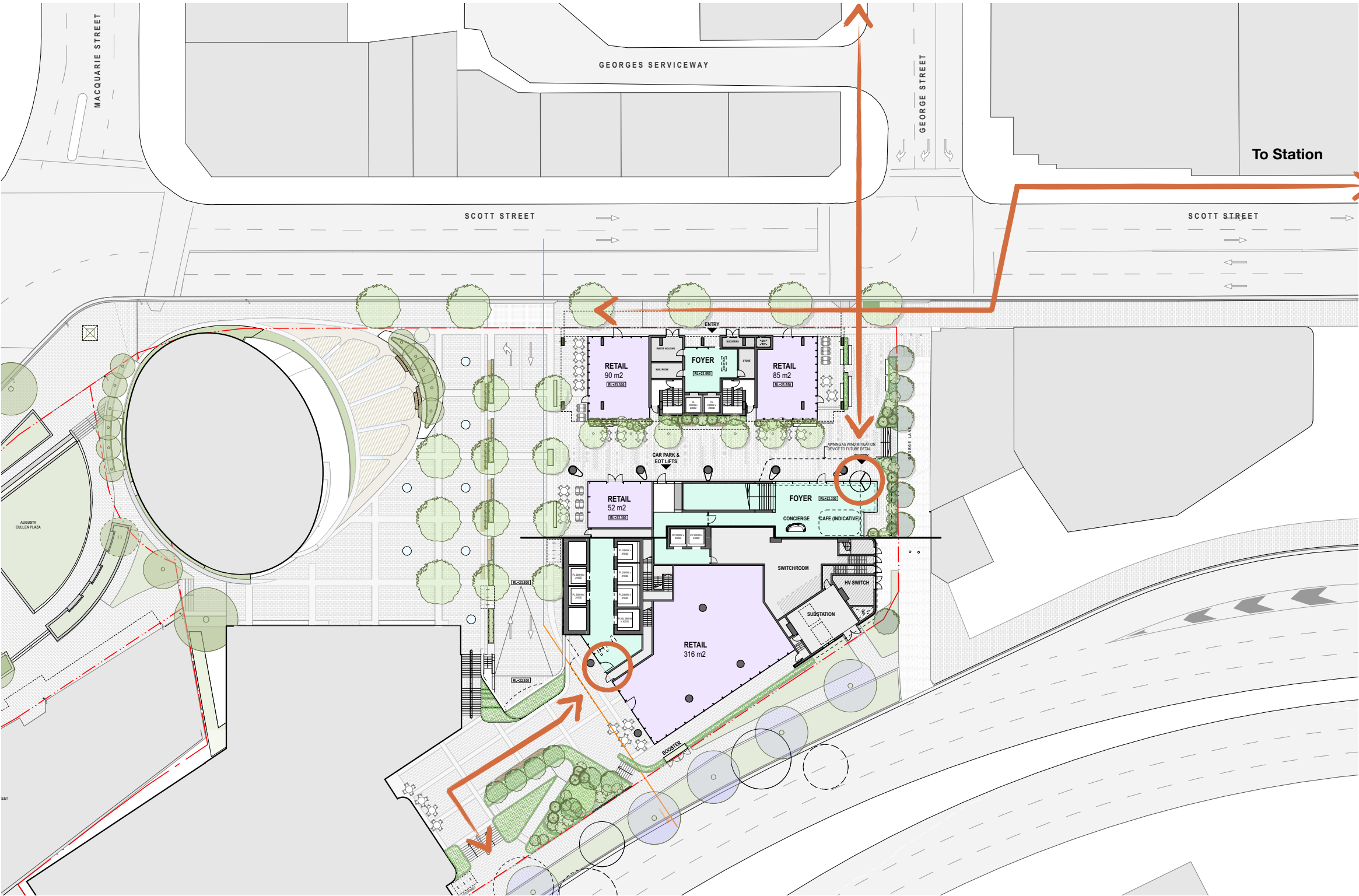


Arrival and Address

The tower entry foyer is positioned on the George Street axis and pedestrian desire path from the train station, accessed through the new Scott Street pocket park.

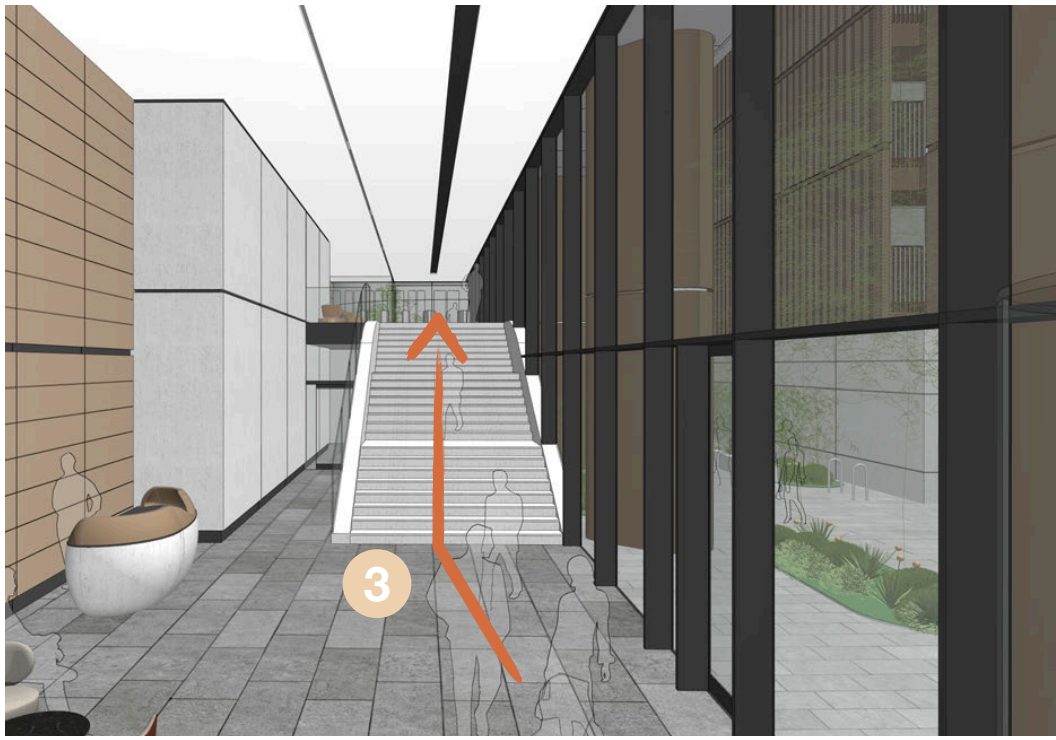
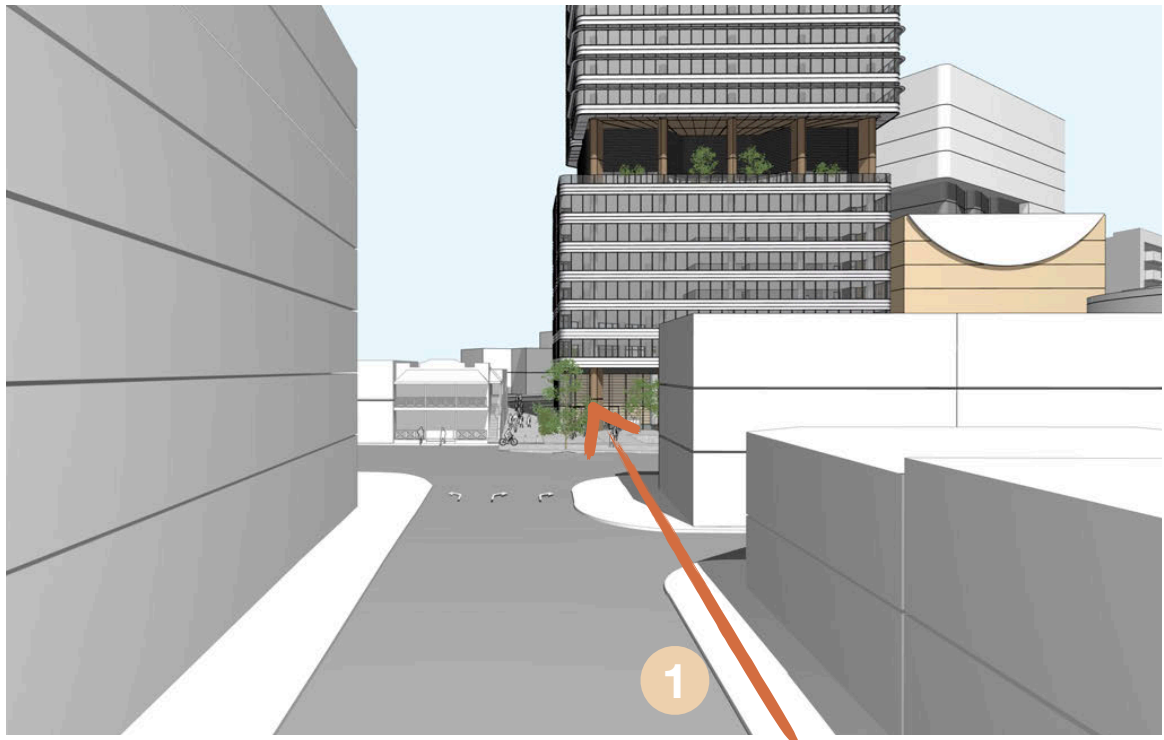
This creates a clear commercial address for occupants and visitors, legible from Liverpool's commercial/retail core to the north.

After arriving in the double height foyer space, a grand stair takes building users to the upper ground level where lifts are accessed to the tower levels. A secondary entry from the upper civic plaza on Terminus Street is also provided.



/ Arrival Sequence

- 1. Entry from above George Street
- 2. Pocket park fronts the foyer
- 3. Lifts accessed at upper ground level



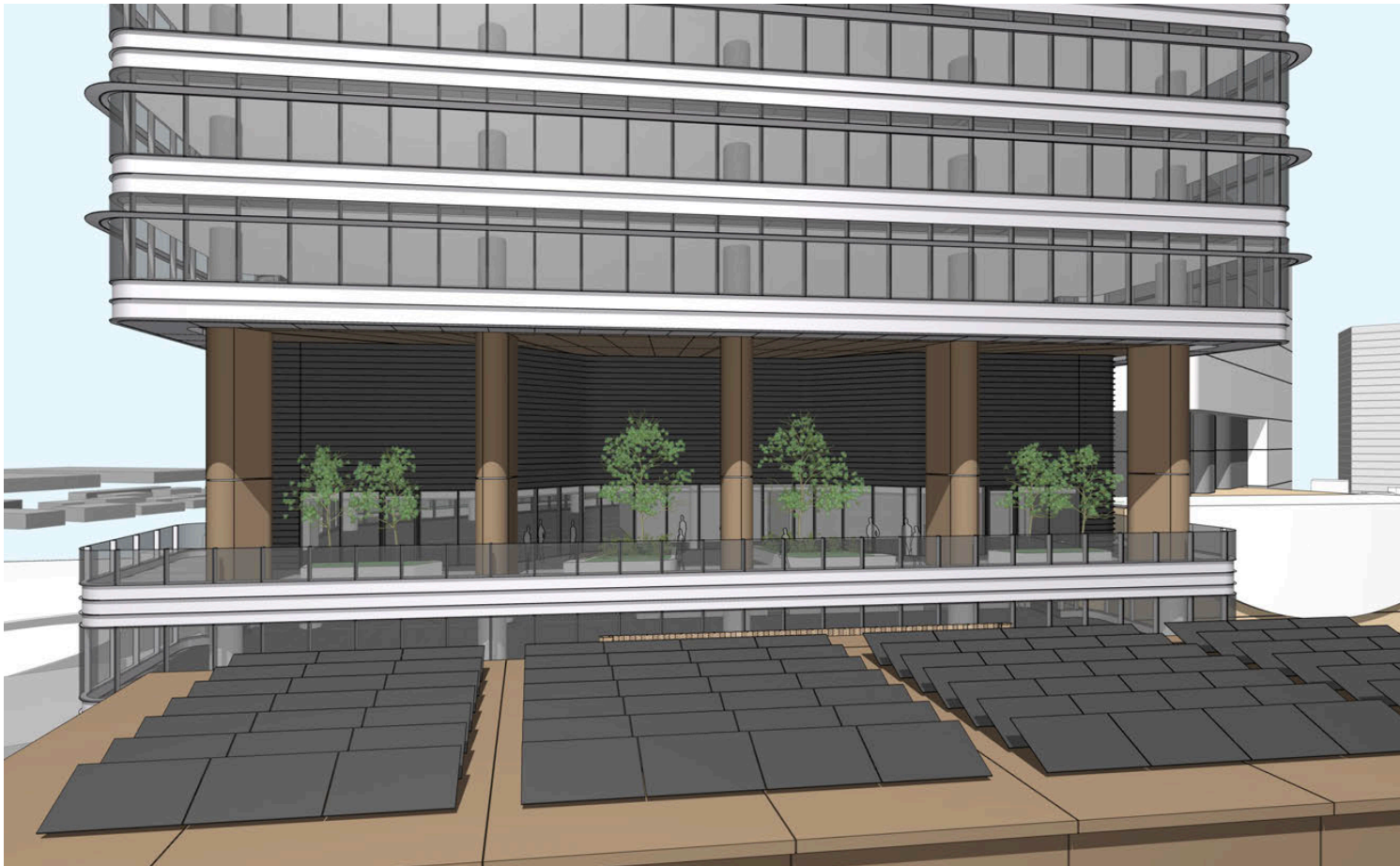
Commercial Tower
5.2 Programme

Breakout Terrace and Elevated Green Space

Level 7 offers a major breakout terrace and landscaped green space, affording expansive views across the Liverpool district, it is envisioned this space will allow for informal meetings amongst large scale planting and seating.

The terrace wraps the North, East and South sides of the tower with the largest external space situated on the North giving it excellent access to natural sunlight. The double height scale allows for significant tree planting for shade, while other areas will remain cleared to open up to the views.

The buildings structural columns are expressed and wrapped in bronze profiled cladding and a feature soffit also in bronze tones gives the space warmth and interest.



Commercial Tower
5.2 Programme

Activated Retail Edges

Retail tenancies are spread across the lower and upper ground floors providing activation throughout the precinct. These have been designed such that they address key external spaces, being the Scott Street pocket park, the Civic Plaza and the pedestrian laneway

Integrated End of Trip Facilities

A bike store and end of trip facilities is provided meeting green star and Liverpool DCP standards at B1. This can be accessed by either the carpark ramp or dedicated lifts connecting to the commercial foyer and external grade levels.



/ Ground Plane
1. End of trip facilities and bike store
2. EOT lift access
3. Retail edges across the ground plane

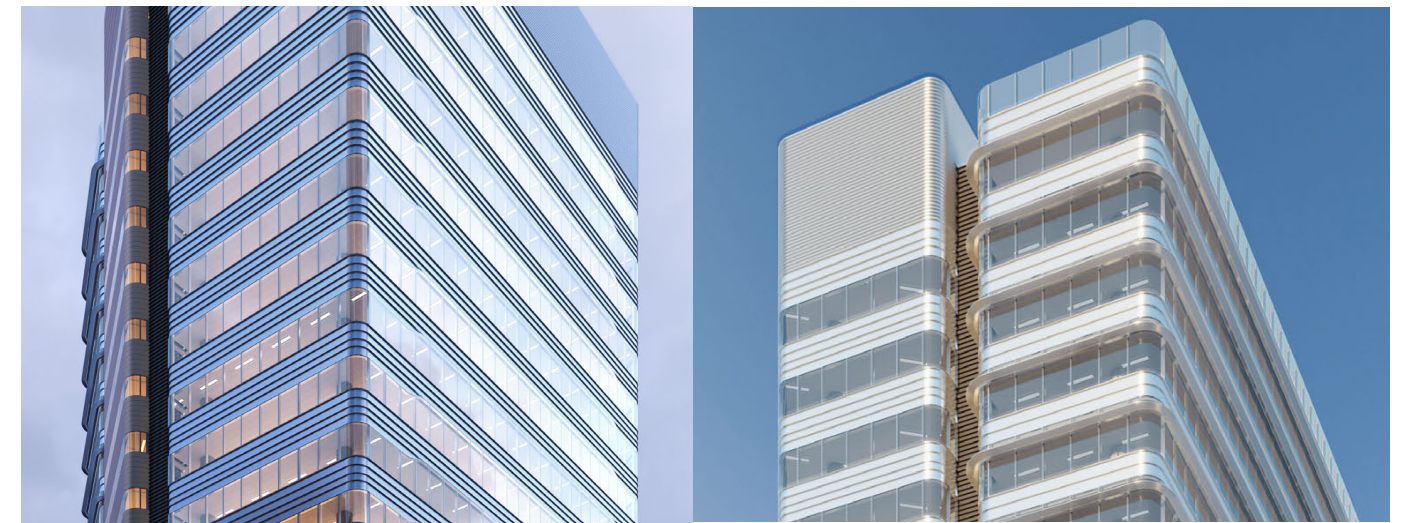
Commercial Tower

5.3 Material and Quality

5.3 Material Palette

The commercial tower material palette and detailing has two parts, intentionally different to help reduce the bulk and scale of the building. The tower is conceived as having two primary 'wings' facing north and south and floating above the ground plane. These elements are clearly related and employ a neutral-toned scheme as a counterpoint to the council chambers.

The core element and podium cladding pick up on the warm stone and masonry tones predominant in Liverpool and seeks to fit in comfortably with the wider precinct. .



Neutral-toned primary wings

Floating above the ground plane, the tower is conceived as having two wings, with soft, curved edges and neutral toned glazing and aluminium sunshades/spandrels taking the form of ribbons.



Liverpool Town Hall



Liverpool Hospital



St Luke's Church, Macquarie Street, Liverpool



Memorial School of Arts, Macquarie Street, Liverpool



Warm-toned core volume and podium

Warm bronze tinted glazing and earthy terracotta tones are applied to the west facing core element, grounding the tower in the wider precinct and the Liverpool area.

Commercial Tower
5.3 Material and Quality



Scott Street looking east



Terminus Street looking east

/ Facade Types

- 1. Tower - Facade Type 1
- 2. Tower - Facade Type 2
- 3. Tower - Facade Type 3
- 4. Terracotta Core Cladding
- 5. Aluminum louvres

Commercial Tower

5.3 Material and Quality

5.3.1 North Facade, Upper Volume (Facade Type 1)

The facade consists of a conventional curtain wall system with panels 1.5m wide and 3.75m high, composed of straight with curved corner panels. The vision panel is maximised at 2500mm high to take advantage of views and a 1250mm insulated spandrel zone is expressed as silver horizontal ribbons. A single 600mm wide aluminium sunshade is provided to reduce the heat load.

JV3 modelling for Section J 2019 has determined a U-value of 2.3 and SHGC of 0.23.

The conventional facade system has been proposed to achieve the architectural intent of being a tower of two primary 'wings' which are clearly related but responsive to their environment. The facade is a durable, cost effective and low maintenance system maximising amenity and external views.

System:

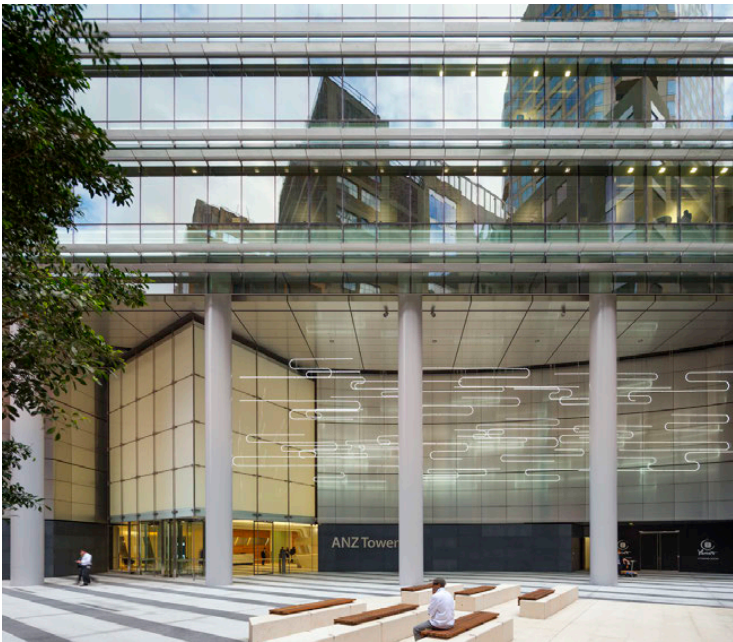
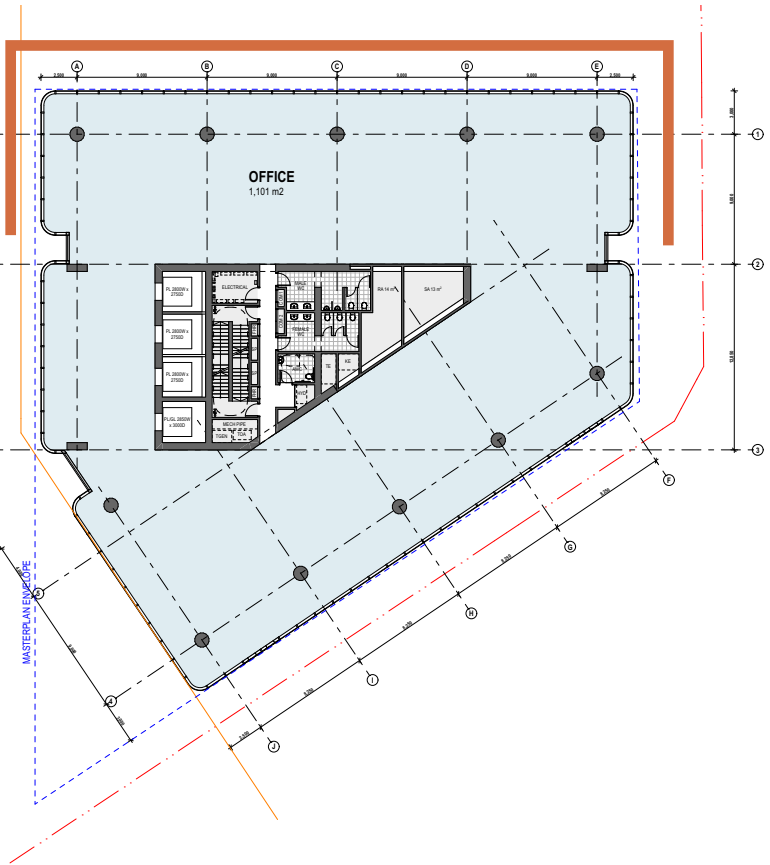
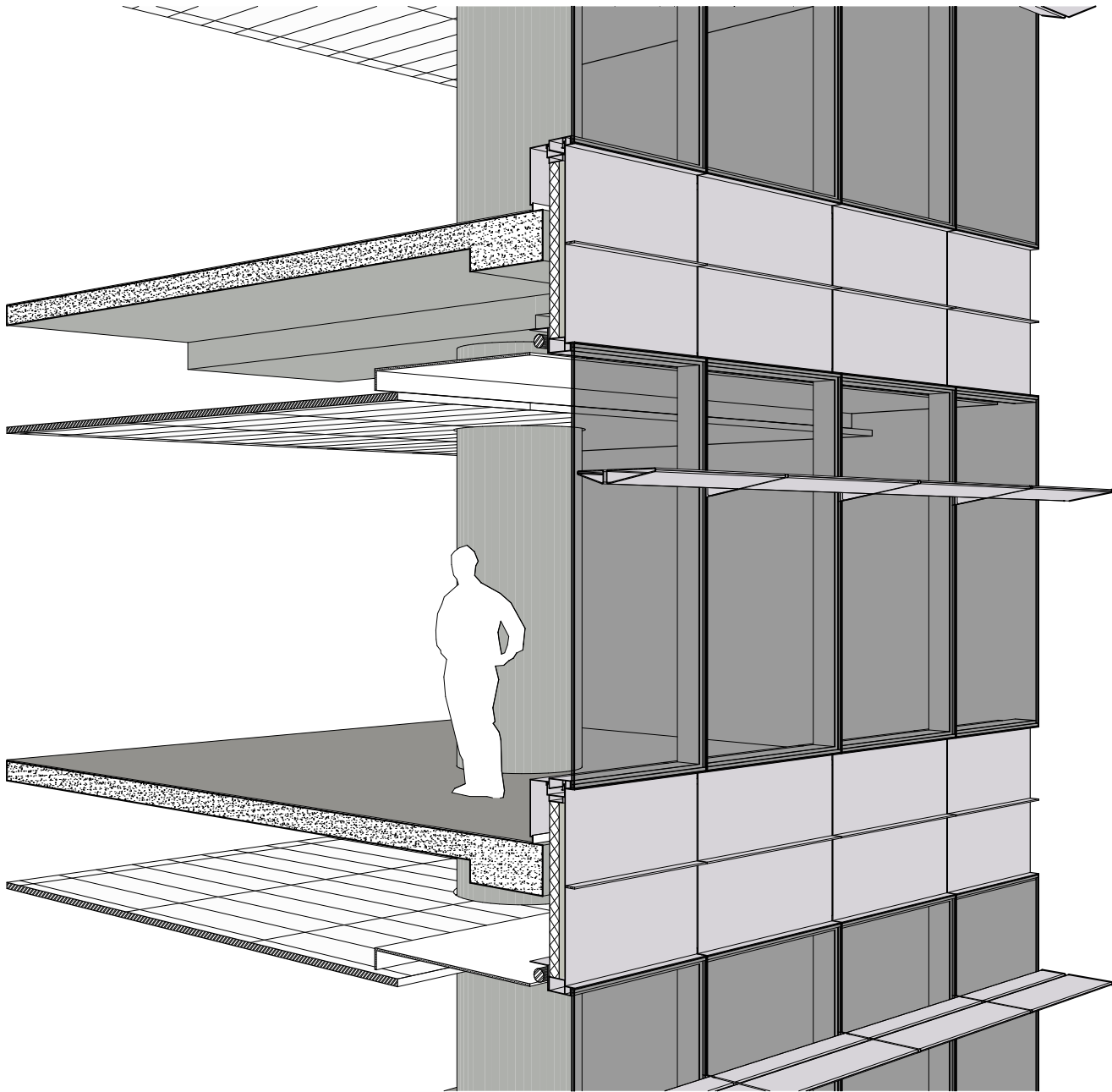
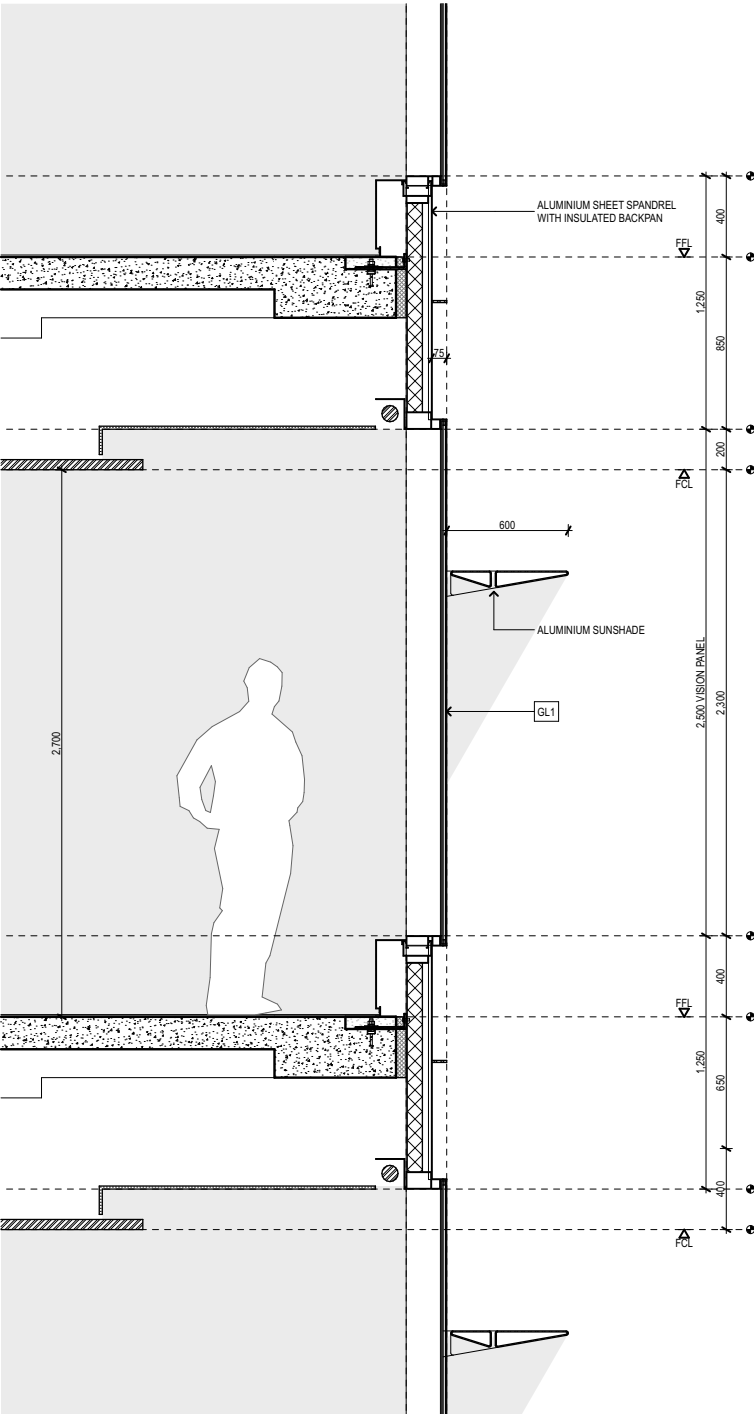
Curtain Wall System: 1500mm

Vision panel: 2500mm

Depth: nom. 180mm

External glass: Neutral grey, Low-E coated double glazed unit

Framing and Spandrel Finish: Silver



Commercial Tower
5.3 Material and Quality

5.3.2 Typical Tower Facade (Facade Type 2)

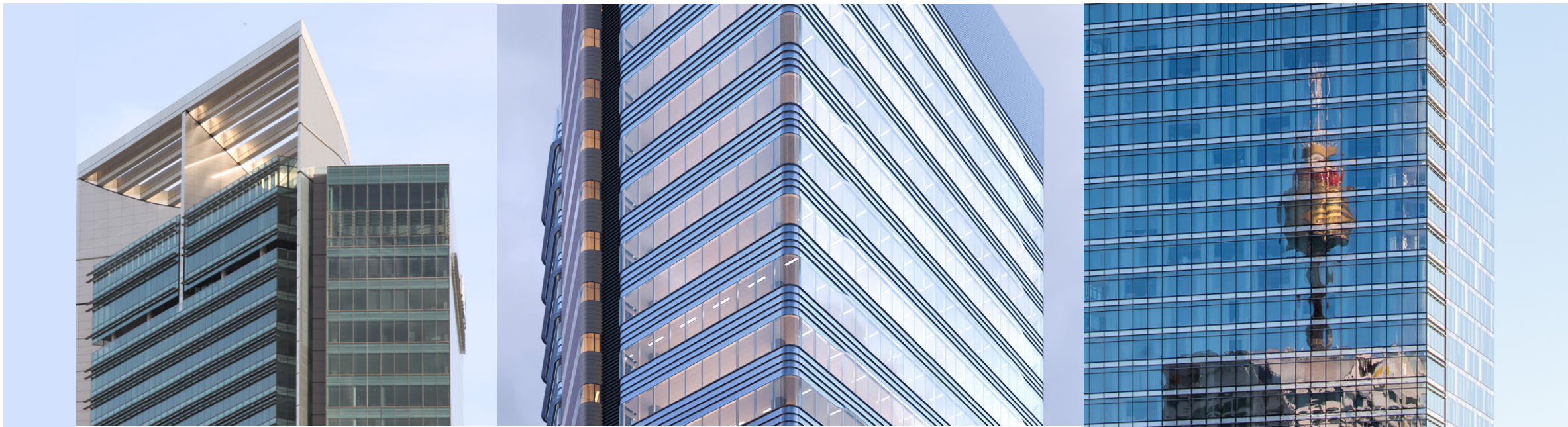
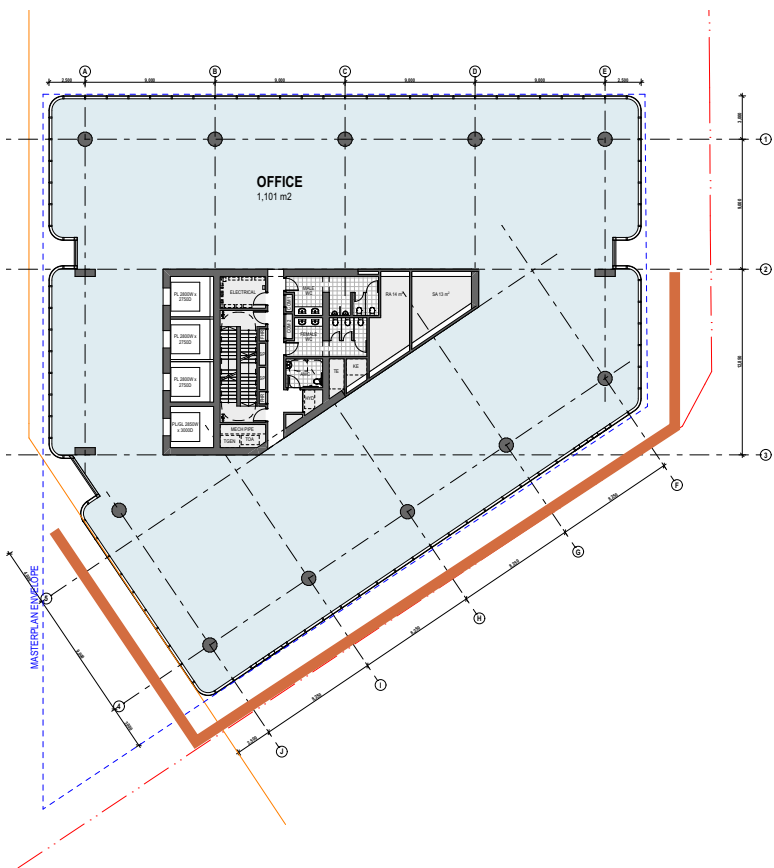
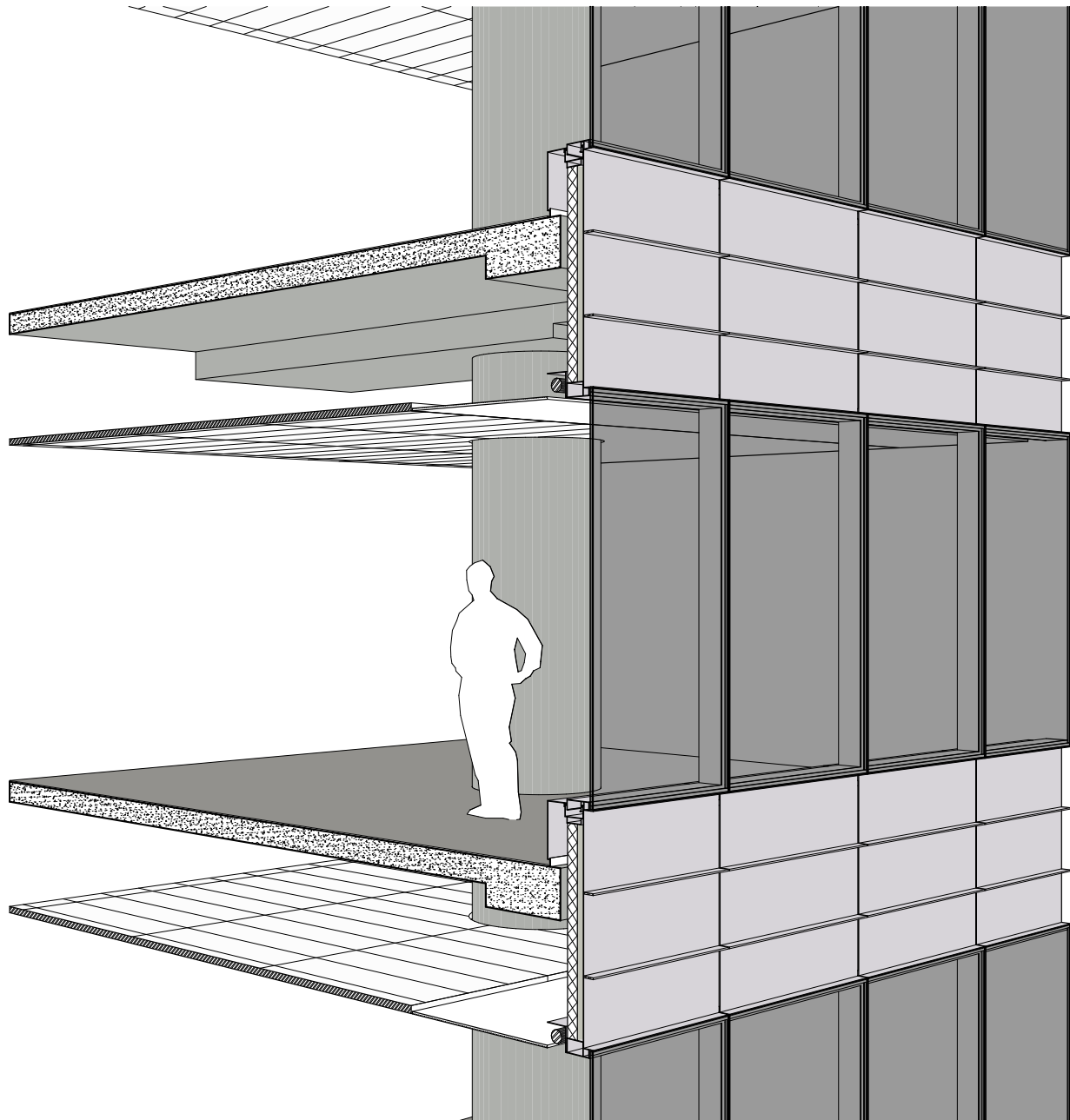
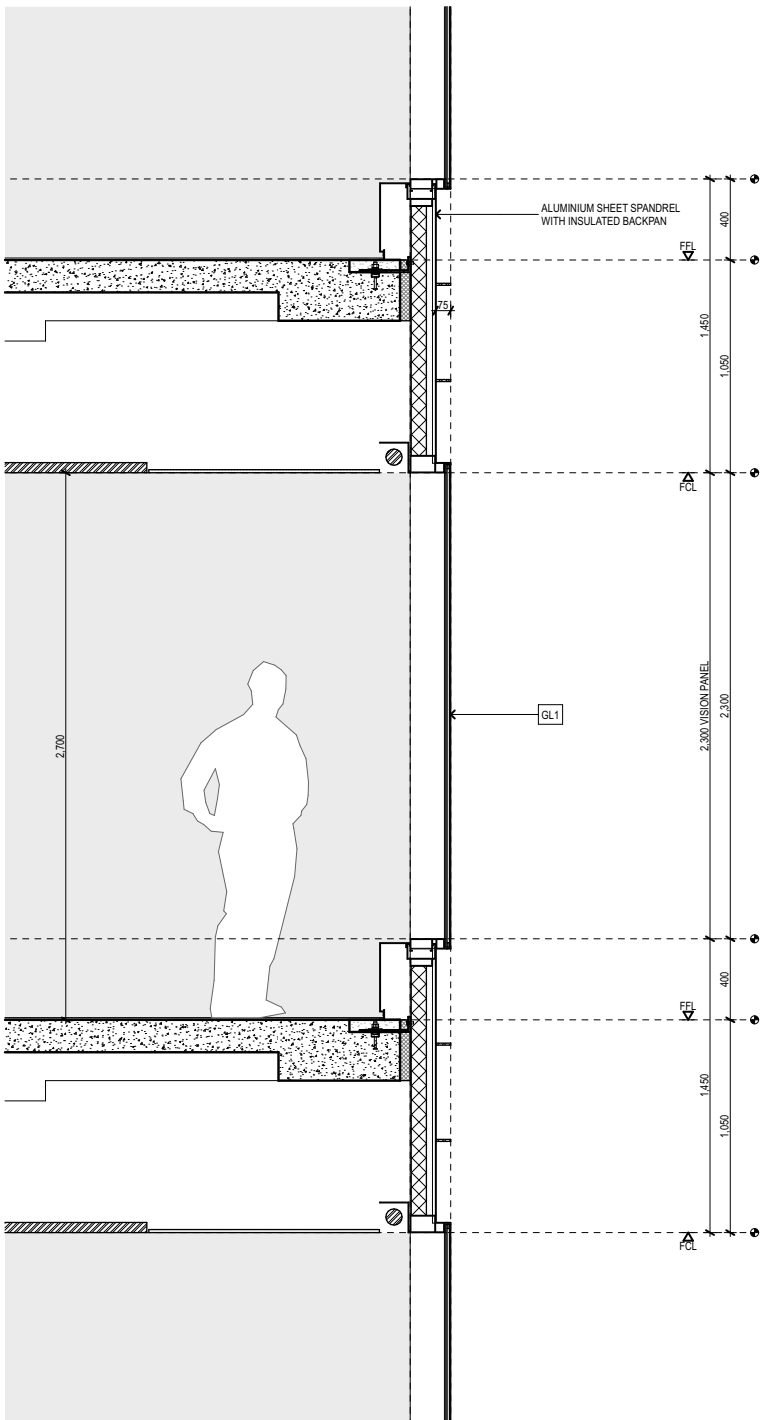
The facade consists of a conventional curtain wall system with panels 1.5m wide and 3.75m high, composed of straight with curved corner panels. The height of the vision panel is typically 2300mm in locations where there is little solar load (i.e the lower volumes which are overshadowed). On the southern upper volume the glazing height varies dependant on the elevation as a response to solar conditions. The east and west elevations have 1800mm high vision panel which transitions to 2300mm on the south providing a level of articulation to the form.

JV3 modelling for Section J 2019 has determined a U-value of 2.3 and SHGC of 0.23.

The conventional facade system has been proposed to achieve the architectural intent of being a tower of two primary 'wings' which are clearly related but responsive to their environment. The facade is a durable, cost effective and low maintenance system maximising amenity and external views.

System:

- Curtain Wall System: 1500mm
- Vision panel: Typically 2300mm, 1800mm at east and west high returns.
- Depth: nom. 180mm
- External glass: Neutral grey, Low-E coated double glazed unit
- Framing and Spandrel Finish: Silver



Commercial Tower
5.3 Material and Quality

5.3.3 West Facade, Upper Volume (Facade Type 3) and Core Cladding (Facade Type 4)

The west facing facade consists of two parts. At low rise the concrete core is clad with terracotta tiles, while at high rise as the core has dropped off allowing a continuous glazed facade to the perimeter of the floor plate. Due to the heat load from western sun the height of glazing is reduced to a 1300mm vision panel, with a 2450mm insulated spandrel zone.

The intent is that this facade reads as a separate element to the main 'wings' of the building and as such bronze glazing and aluminium is proposed, similar to that of the neighbouring council chambers building which this facade looks across.

JV3 modelling for Section J 2019 has determined a U-value of 2.3 and SHGC of 0.23.

System:

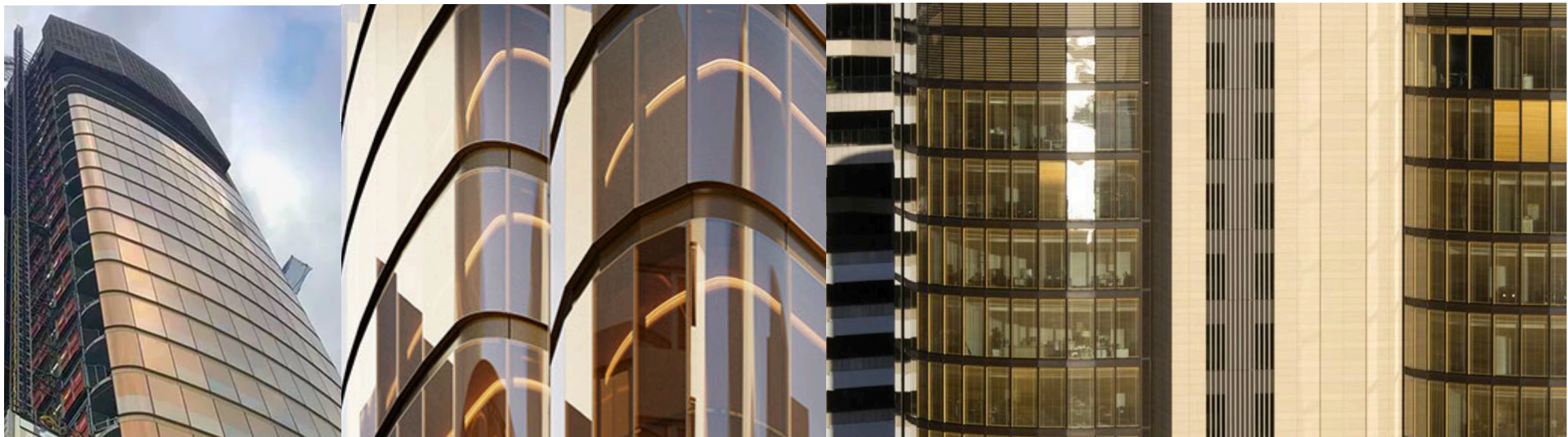
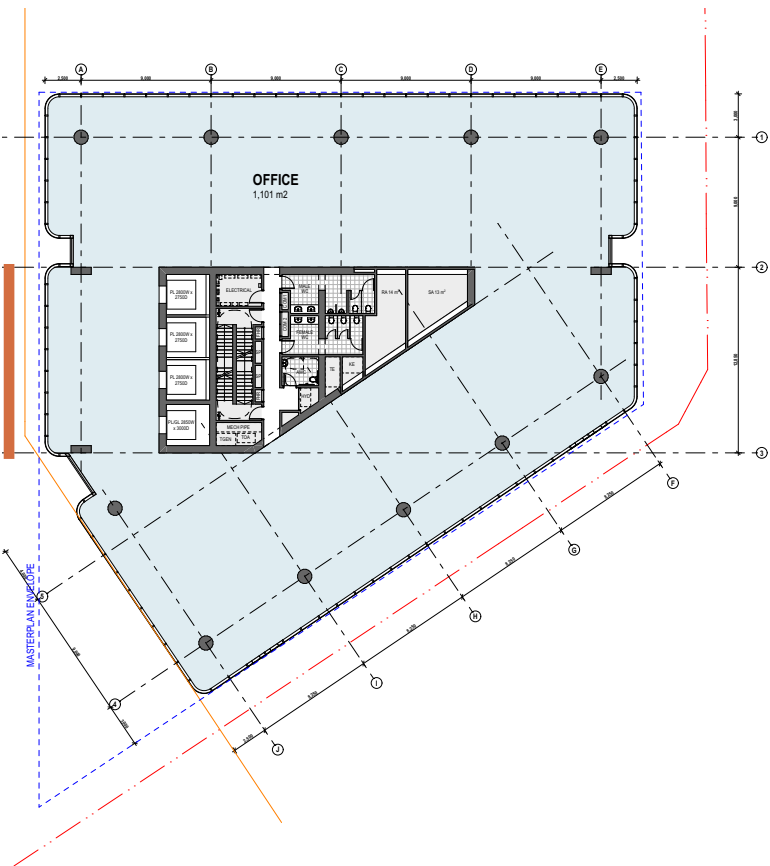
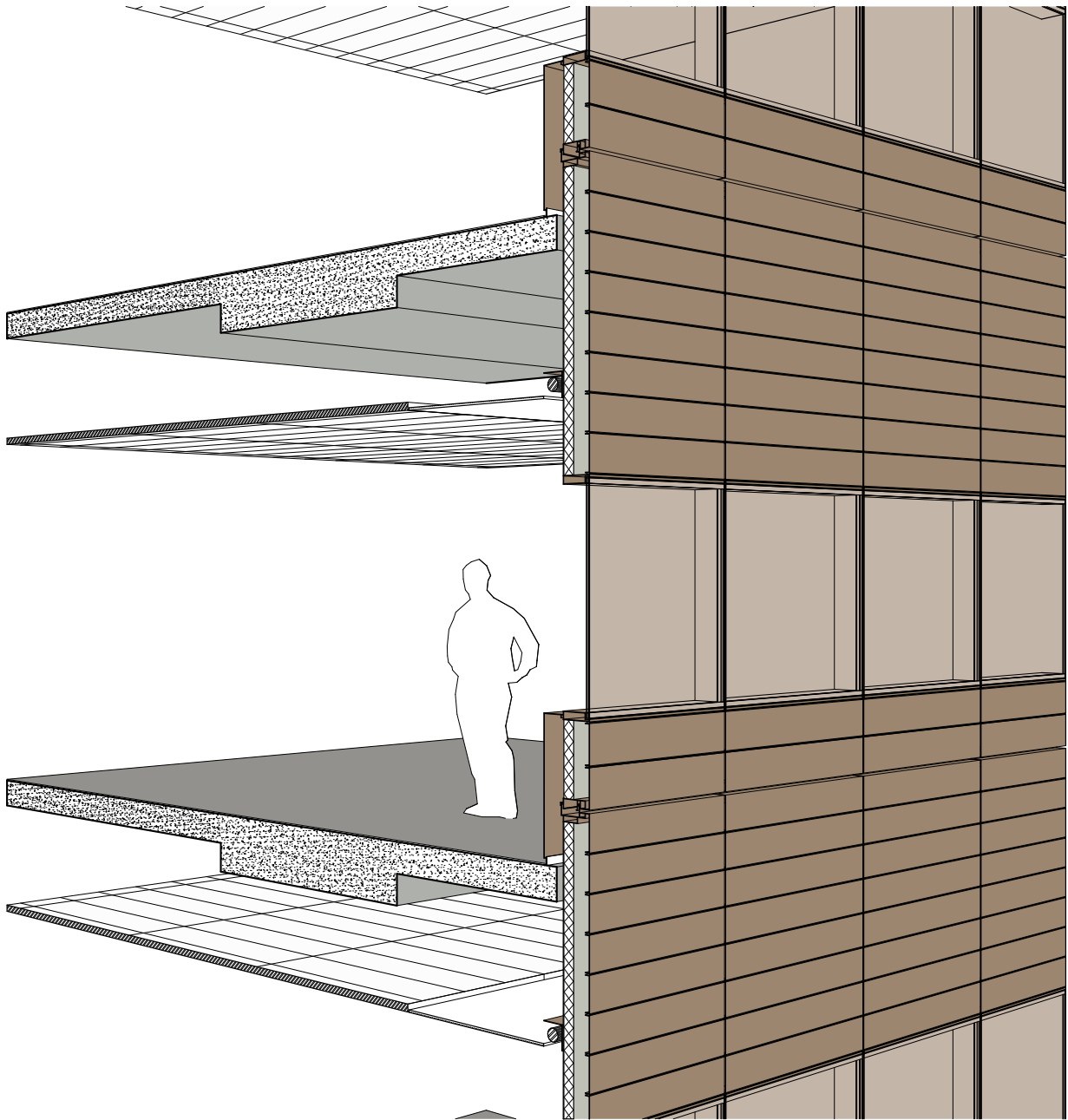
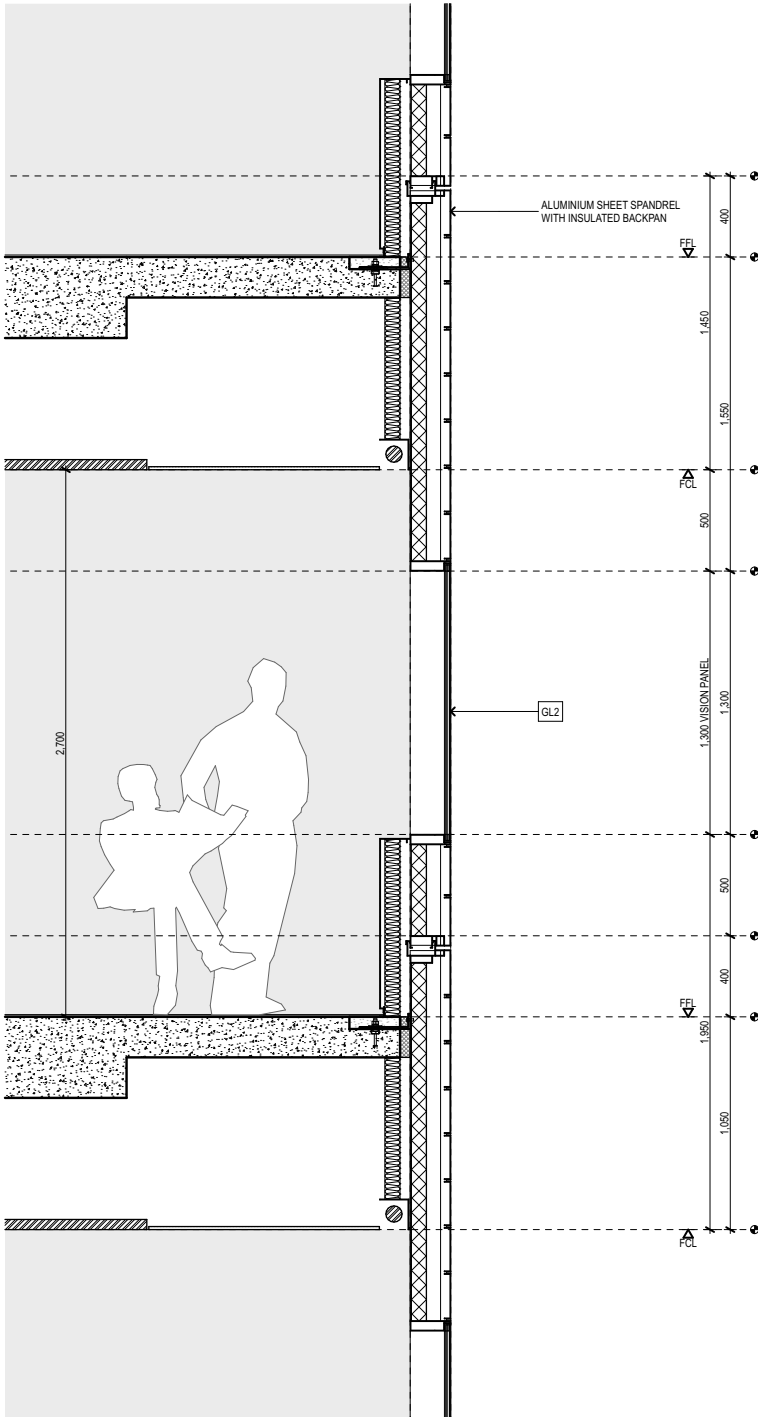
Curtain Wall System: 1500mm

Vision panel: 1300mm

Depth: nom. 180mm

External glass: Bronze, Low-E coated double glazed unit

Framing Finish: Bronze



6.0

Hotel



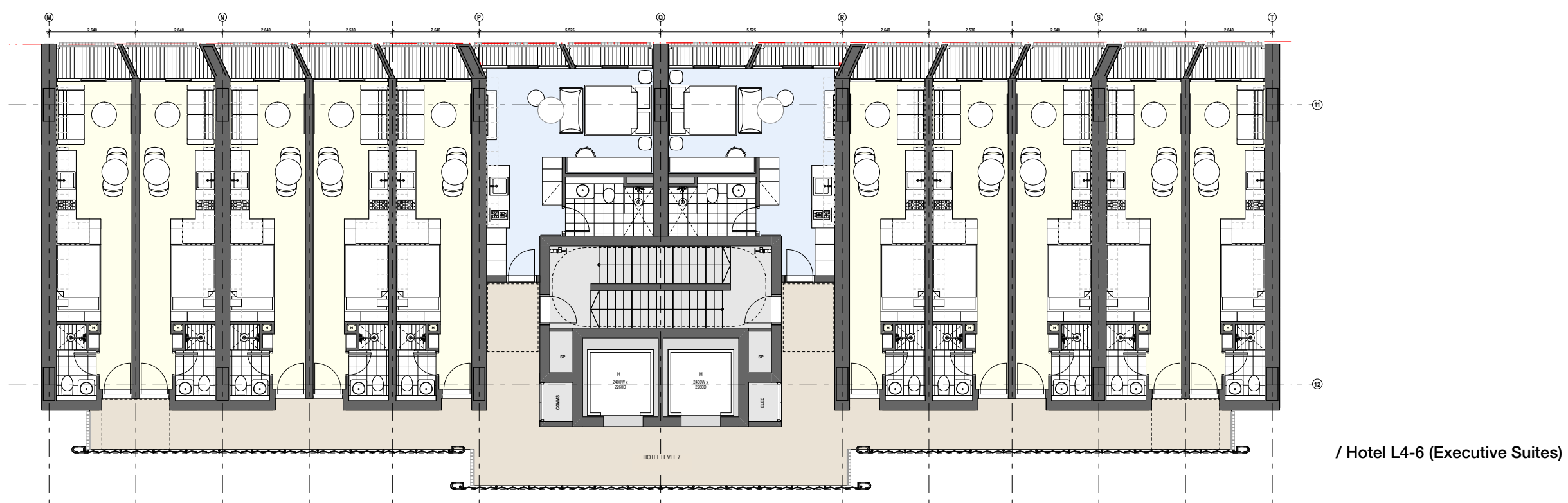
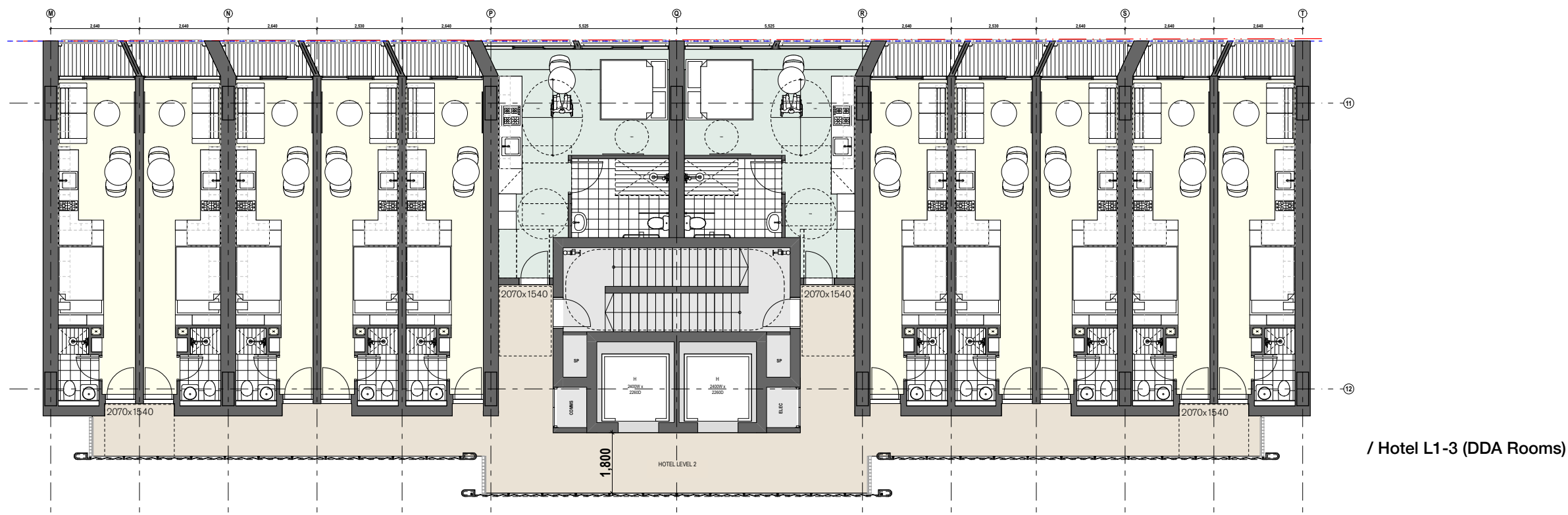
6.1 Overview

6.2 Room Types

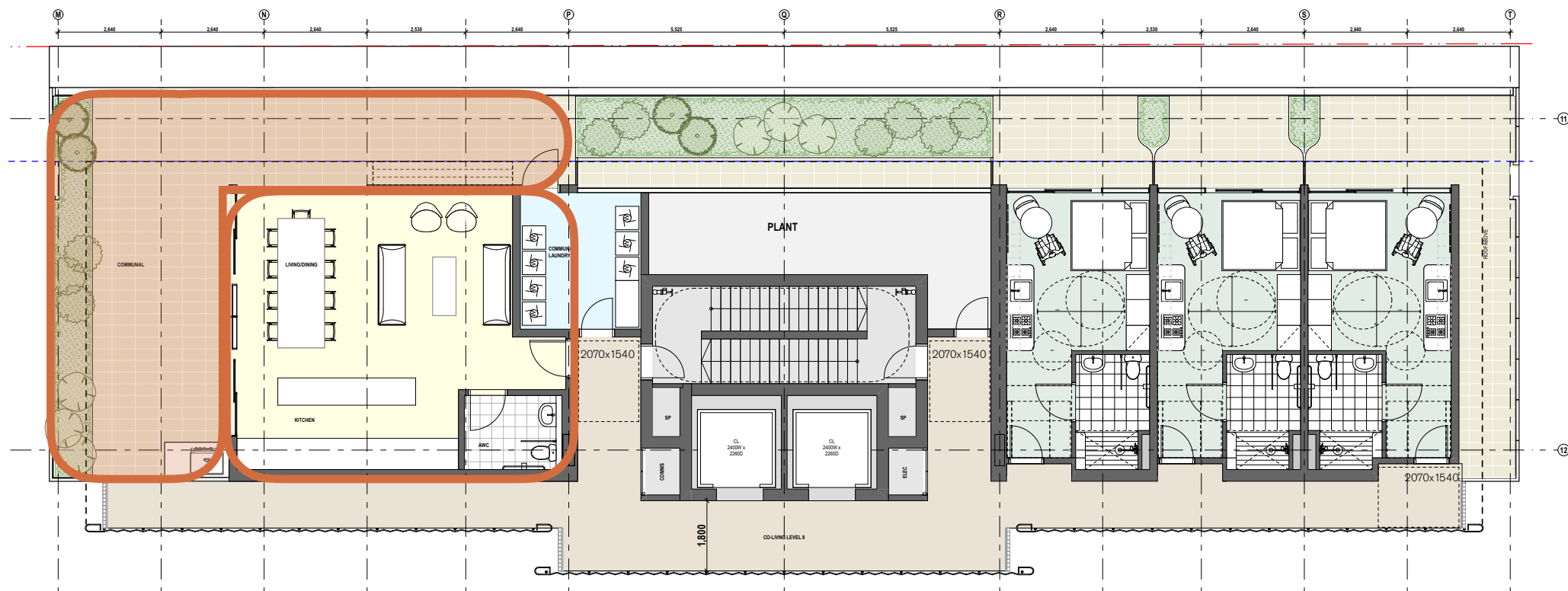
6.3 Material and Quality



Hotel
6.1 Overview



Hotel
6.1 Overview

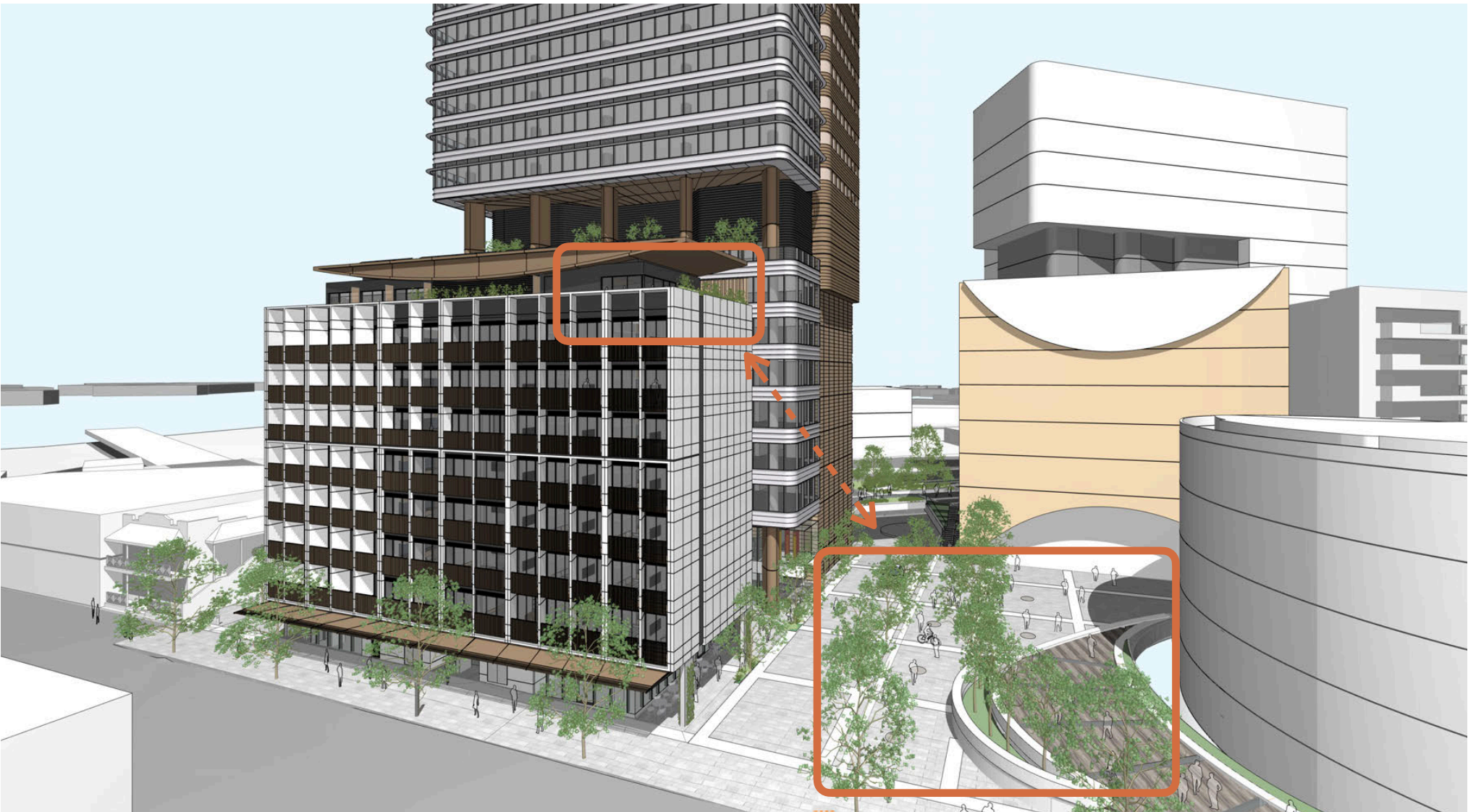


/ Hotel L7 Shared Facilities and Terrace

Shared Facilities 55sqm (Internal)

External Terrace 70sqm (External)

Total Facilities: 125sqm (Total)



Hotel
6.1 Overview



/ Scott Street awning compliant with Liverpool DCP requirements

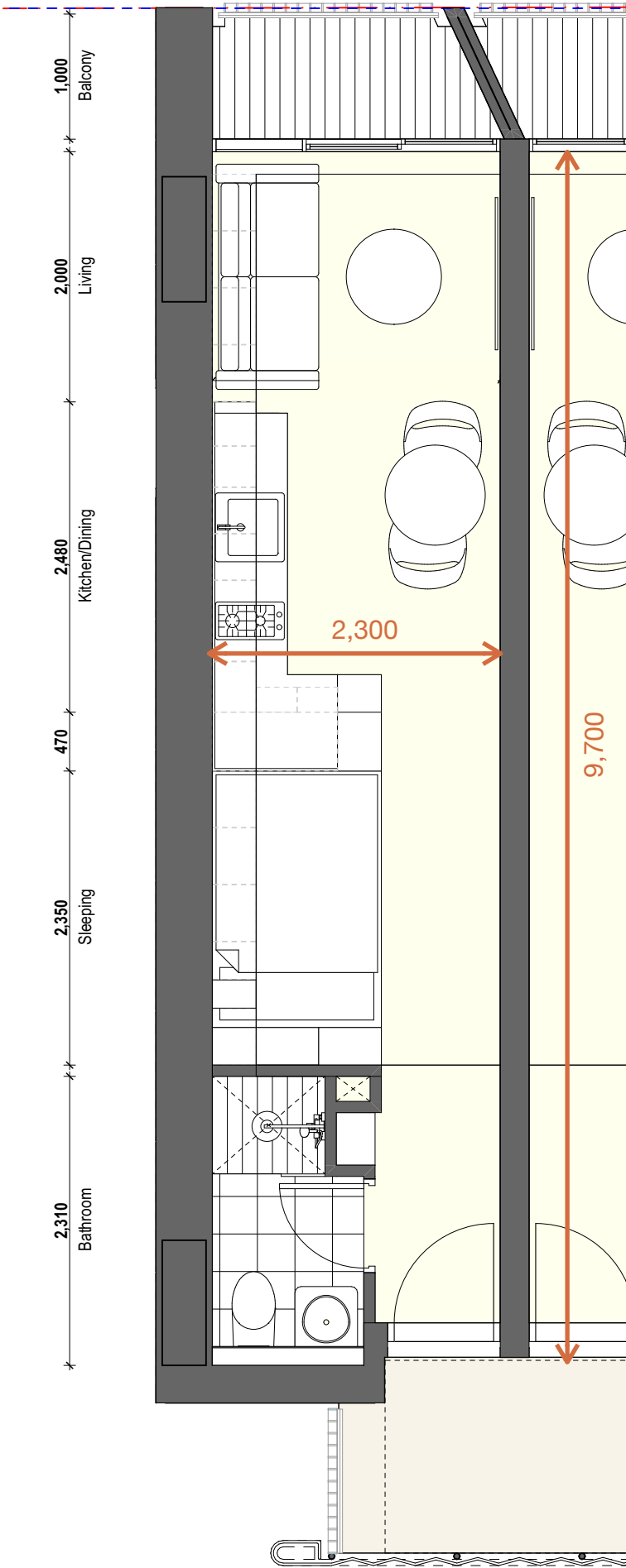
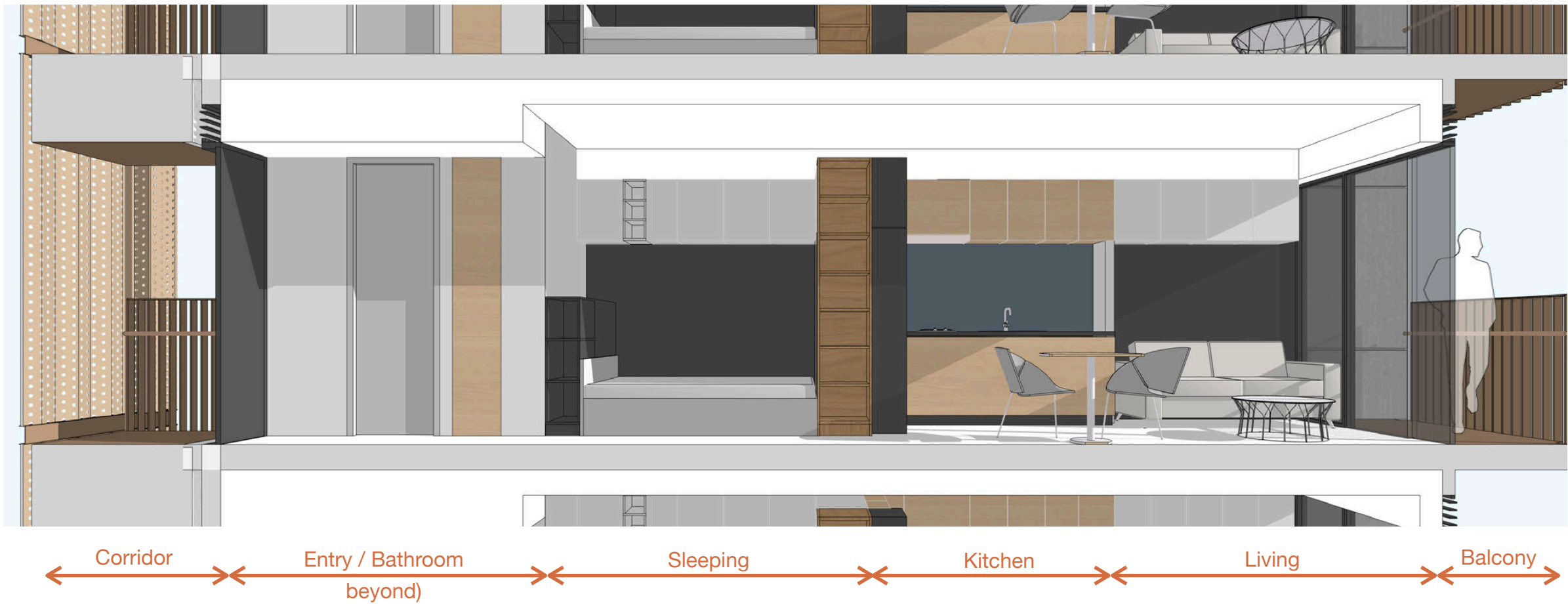
Hotel

6.2 Room Types

6.2.1 Typical Studio

Typical studio rooms make up the majority of the apartment mix. They provide 22sqm of internal space along with a 2sqm balcony. All rooms are north facing and allow for cross ventilation.

Living spaces are prioritised by being positioned at the north end with the best access to natural daylight, with sleeping and bathrooms further back in the plan.

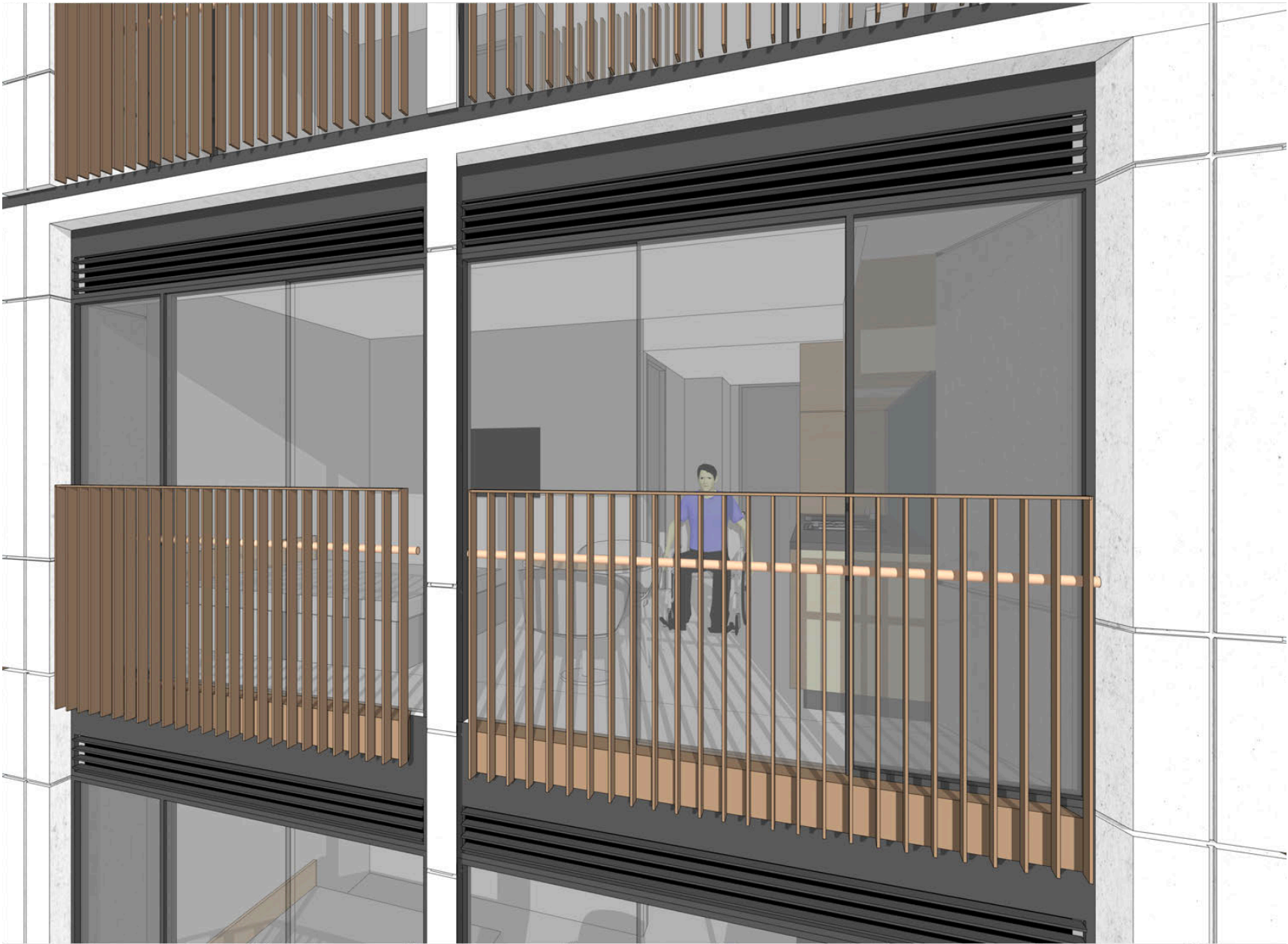
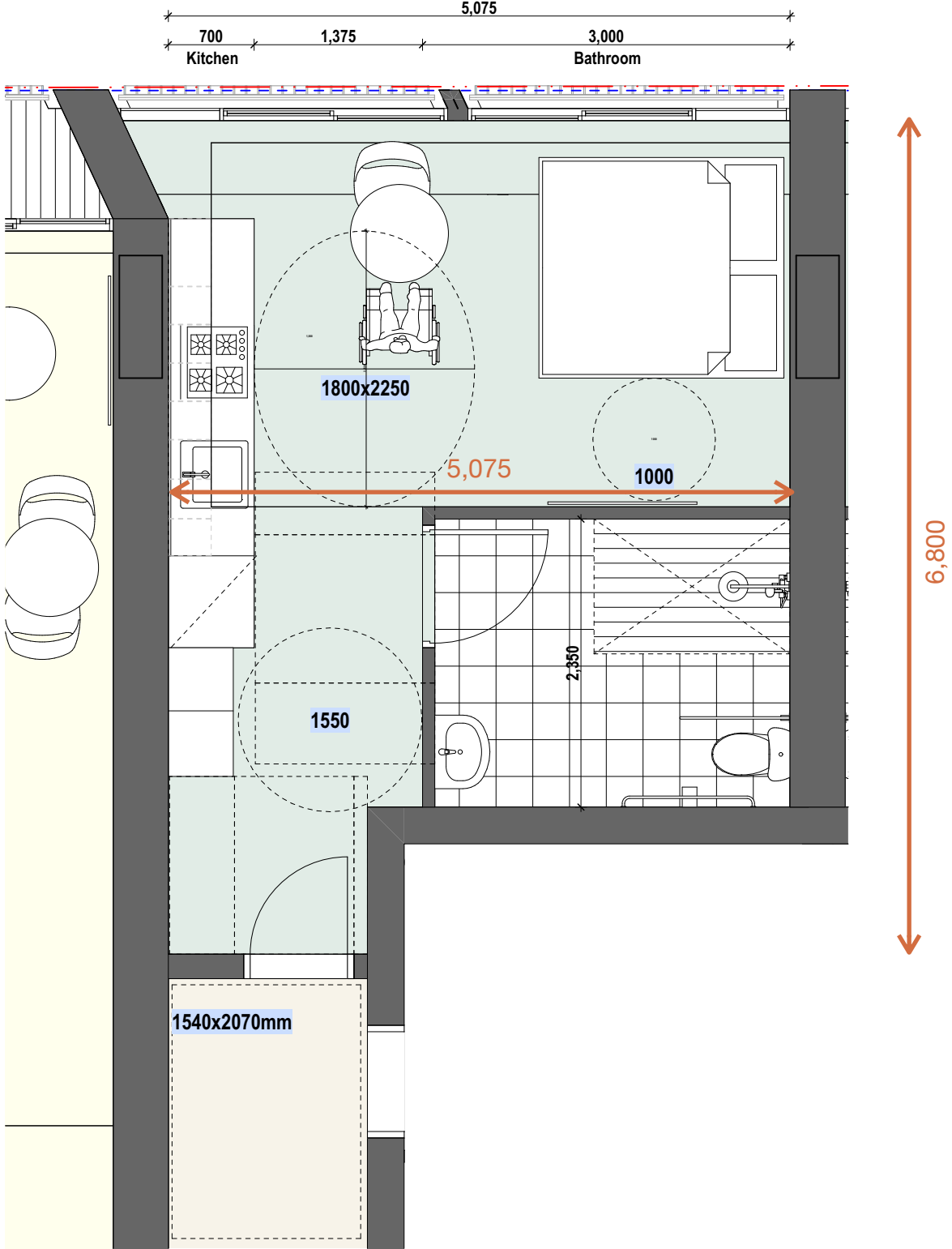


Hotel

6.2 Room Types

6.2.2 Adaptable Room

9 Adaptable rooms are provided (>10% of total rooms per DCP) spread over levels 1,2, 3 and 7. Typically these provide 31sqm of internal space and comply with DDA standards.

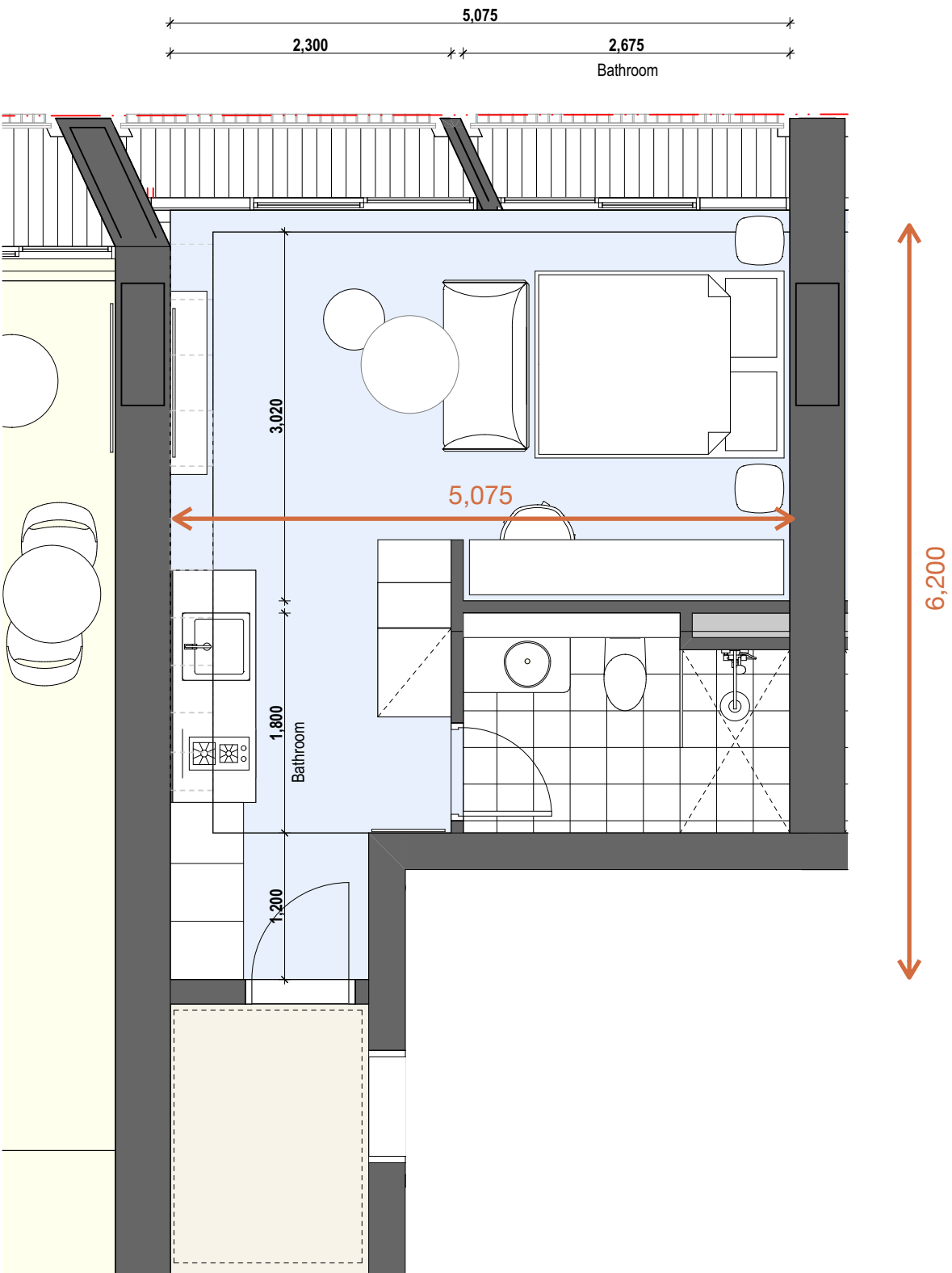


Hotel
6.2 Room Types

6.2.3 Executive Suite / Family Room

6 larger than typical rooms are provided which feature 28sqm of internal space and an additional 4sqm of balcony space.

It is envisioned that these rooms could be fit out as either a more spacious suite, or include a second children's bed as a family room dependant on the requirements of the operator.





Scott Street North Facade



South Facade - Pedestrian Laneway

- / Facade Types
- 1. Glazing behind metal palisade balustrade
 - 2. Precast walls and blades
 - 3. Perforated metal screen - Bronze
 - 4. Retail Glazing

Hotel
6.3 Material and Quality





7.0 Public Art Strategy

Public Art Strategy
7.1 Integrated Artwork Opportunities

/ Integrated and collaborative Artwork Strategy

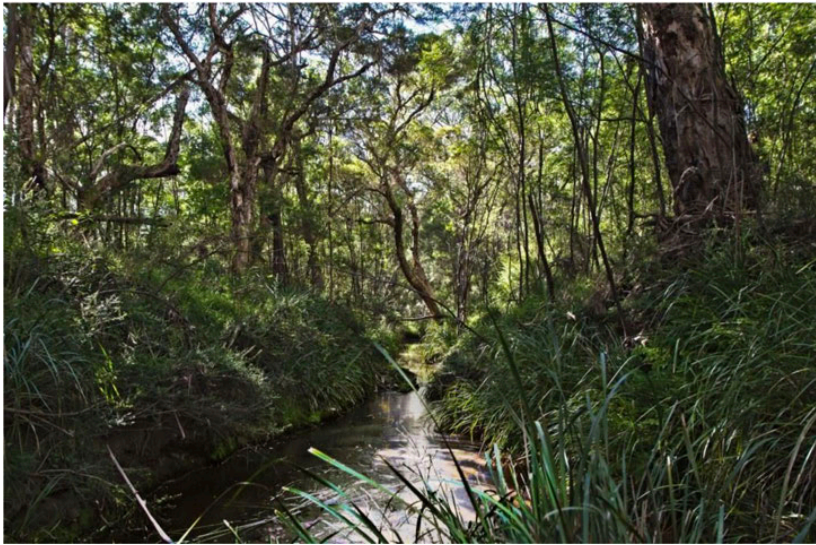
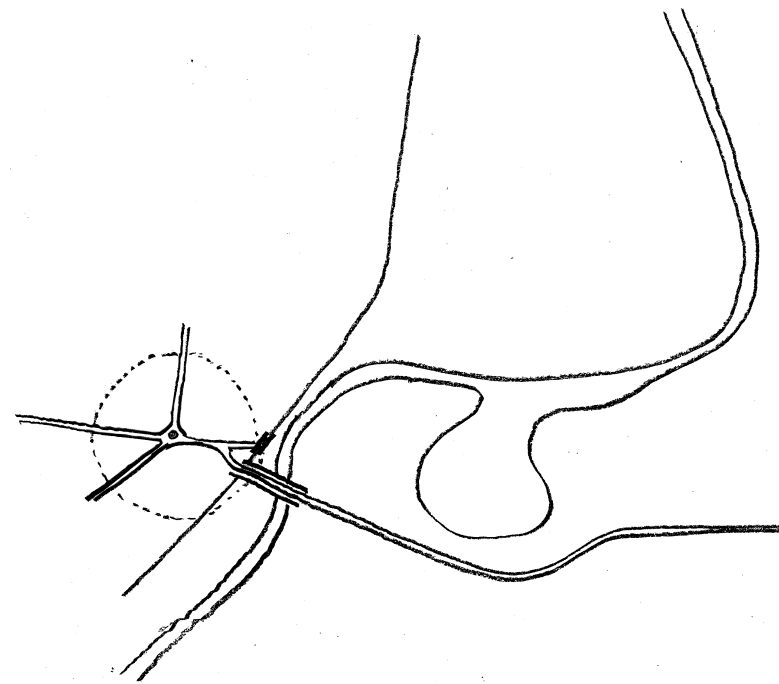
The Liverpool Civic Place Art Strategy is an integral part of delivering a highly place specific and community focussed precinct. The works will result out of collaboration with the community and local creatives, delivering artistic excellence which responds to the aspirations of Liverpool's community and their value.

The development of the works will reinforce local networks and celebrate the distinct character, culture and environment of Liverpool and its surrounds.

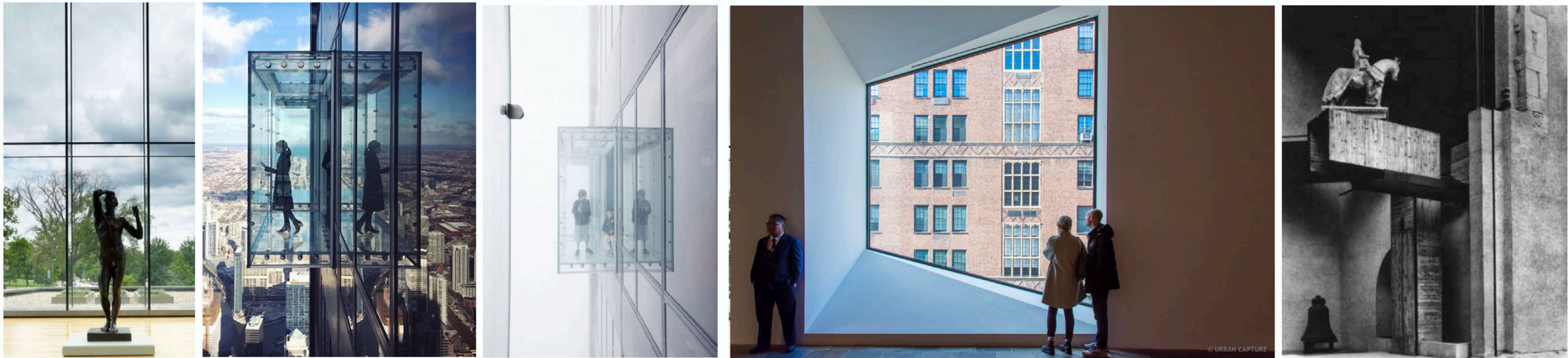
The strategy acknowledges the strong creative culture which exists in Liverpool and is supported by the council, particularly through the Casula Powerhouse Arts Centre.

Site and River

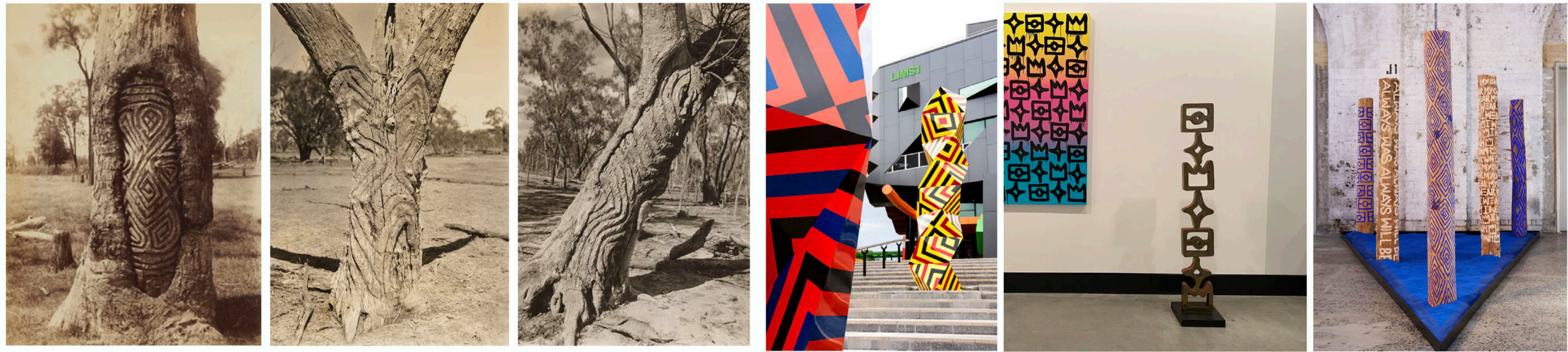
The confluence, end of navigable portion of river, eddy



Public Art Strategy
7.1 Integrated Artwork Opportunities



/ Public Art Box
Heritage of gallery picture windows to orient visitors to site
Suspended in the city, elevating the art



/ Significance of Place
Carved tree an important indicator of place
Contemporary place identifiers

Public Art Strategy
7.1 Integrated Artwork Opportunities



/ Locations of Artwork
1. Commercial Foyer 'Public Art Box'



8.0 Pedestrian, Bicycle and Vehicle Access Strategy

Pedestrian, Bicycle and Vehicle Access Strategy

8.1 Overview

8.1.1 Vehicle Access Overview

The vehicle access strategy is consistent with the approved Stage 1 Masterplan, with both the private carpark and loading dock accessed via the shared zone from Scott Street. The commercial tower loading dock is at lower ground level such that the ramp to the basement is for cars and bikes only.

The roundabout and traffic flow conditions at the south end of the shared zone between phase A and B/C has been redesigned to accomodate truck swept paths.

Please refer to the Traffic Impact Assessment by PTC consultants for more information on traffic generation rates, detailed swept path assessments as well as carpark signage and line marking.

8.1.2 Shared Zone

The shared zone is a pedestrian priority area with the following strategies employed to achieve pedestrian safety.

- A low speed limit signposted at the entry
- Barriers and furniture are provided either side of the zone which both prevents errant vehicles from staying off the road, and provides a visual cue and physical protection to pedestrians.
- Signage and treatment to the paving to clearly demarcate the road is proposed to provide further signals to pedestrians crossing east/west

A traffic and pedestrian management plan will be developed at detailed design phase.

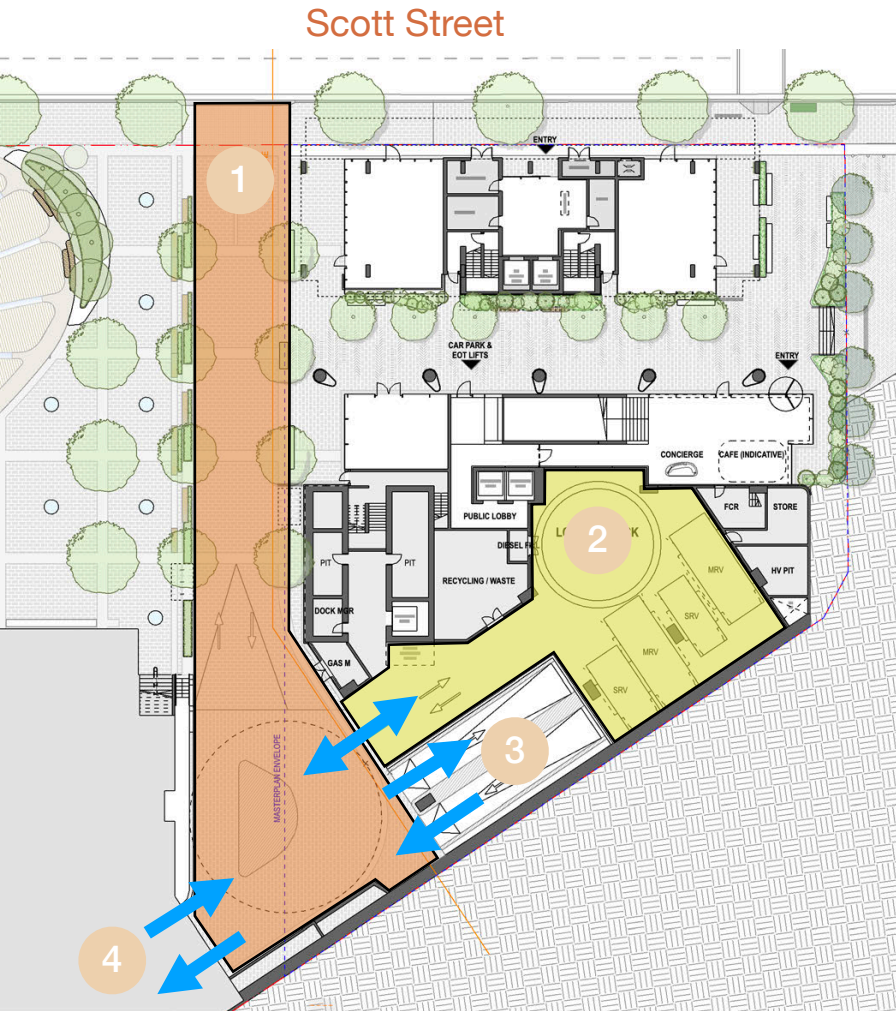
8.1.3 Parking provision summary

| | car spaces | motorcycle |
|-------|------------|------------|
| B1 | 13* | 0 |
| B2 | 45 | 4 |
| B3 | 45 | 4 |
| B4 | 45 | 4 |
| total | 150 | 12 |

*includes 4 accessible spaces

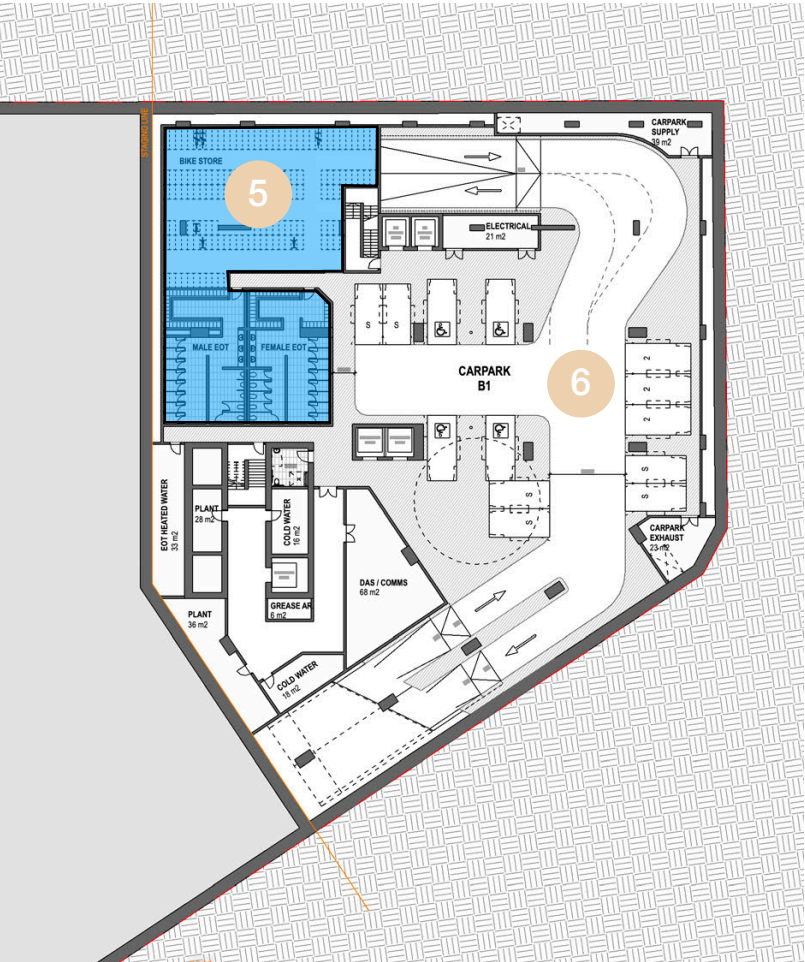
End-of-Trip summary

| | car spaces |
|---------------------------------|------------|
| secure bicycle parking | 147 |
| secure lockers | 148 |
| visitor bicycle parking | 30 |
| showers | 16 |
| accessible end of trip facility | 1 |



Lower Ground (via Scott Street)

- / Shared Zone (7m wide)
 - left in, left out (no right turn-out permitted)
 - flushed paving, clearly demarcated with colour and texture
 - pedestrian priority prioritised with appropriate signage
- / Private carpark entry
 - access via shared zone
 - direct access to/from basement levels
- / Loading dock
 - entry and exit via left in and right out
 - 1 x council waste truck loading bay
 - 2 x MRV bay
 - 2 x SRV bay
 - access to goods lift, waste and recycling room
- / Dock manager's office



Basement 1

- / Private carpark, with:
 - access to public lobby in commercial foyer via lifts
 - access to hotel via lifts (swipe card)
 - 4 accessible car spaces
 - generally class 2 spaces with >5.8m aisles
- / End-Of-Trip facilities
 - secure bicycle storage
 - shower & locker facilities (female and male)
 - accessible shower & locker facilities (unisex)

/ Vehicles and Bikes overview

1. Shared Zone
2. Commercial Tower Loading Dock
3. Phase B/C Private Carpark Entry
4. Phase A Private Carpark Entry
5. Bicycle Parking and EOT
6. Private Carpark



Basement 2/3/4

- / Private carpark, with:
 - access to public lobby in commercial foyer via lifts
 - access to hotel via lifts (swipe card)
 - generally class 2 spaces with >5.8m aisles

Pedestrian, Bicycle and Vehicle Access Strategy

8.2 Bicycle Access

8.2.1 End of Trip Facilities Access

The end of trip facilities are located in the basement on level B1. There are two options on how riders can access

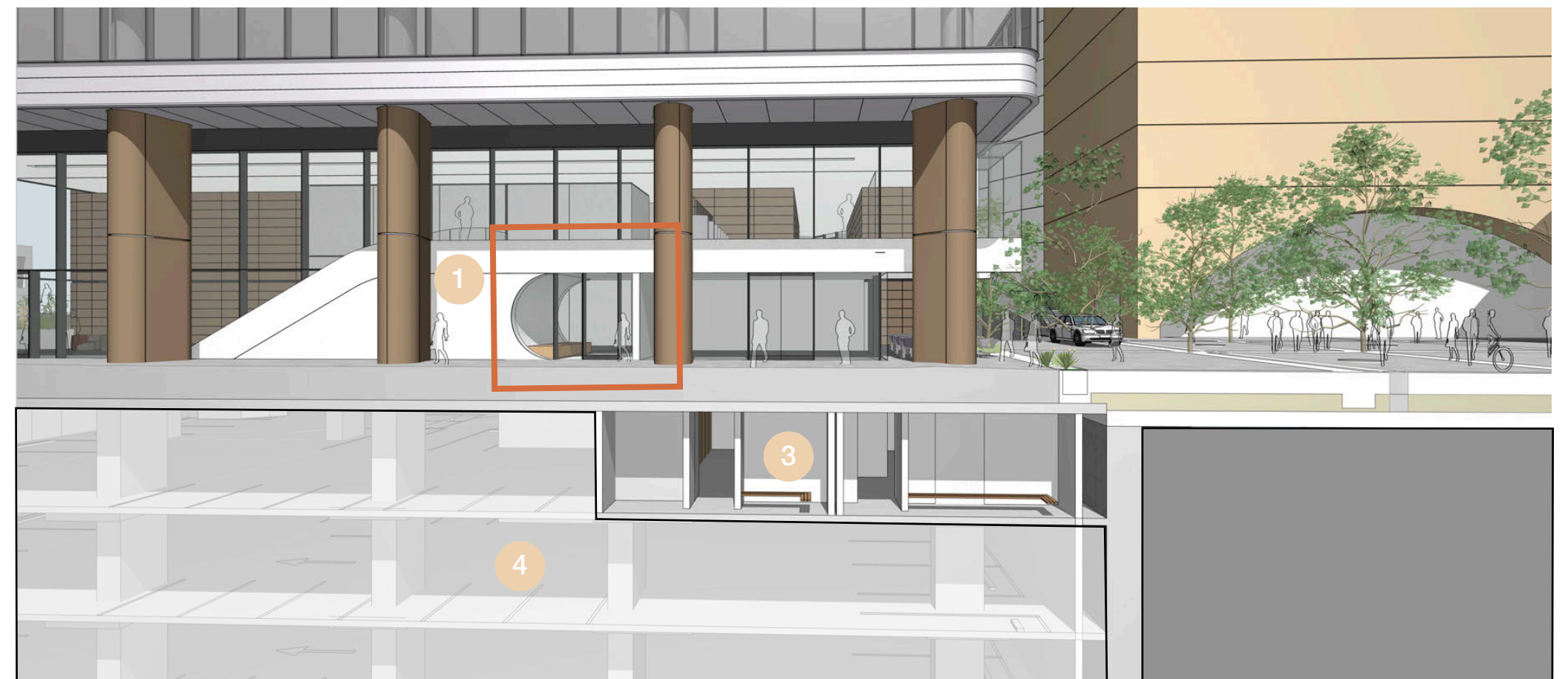
1. Lift Access

A public lift lobby is provided adjacent to the main commercial foyer. This provides direct access from the laneway to the carpark lifts. Riders then travel one level down where they can securely store their bike and take advantage of end of trip facilities.

Importantly, the configuration of the public lift lobby at ground floor allows access into the main commercial foyer without the need to exit the building again, and separates the movement of incoming/outgoing bikes from this space.

2. Ramp Access

The shared zone also provides an alternative entry path to the bike parking and end of trip facilities down the carpark ramp. Riders would return to the surface via the carpark lifts.



/ Bicycle/EOT Access

1. Carpark/ EOT Lift Lobby
2. Carpark Lifts
3. Bicycle Parking and EOT
4. Carpark



9.0 Design Compliance

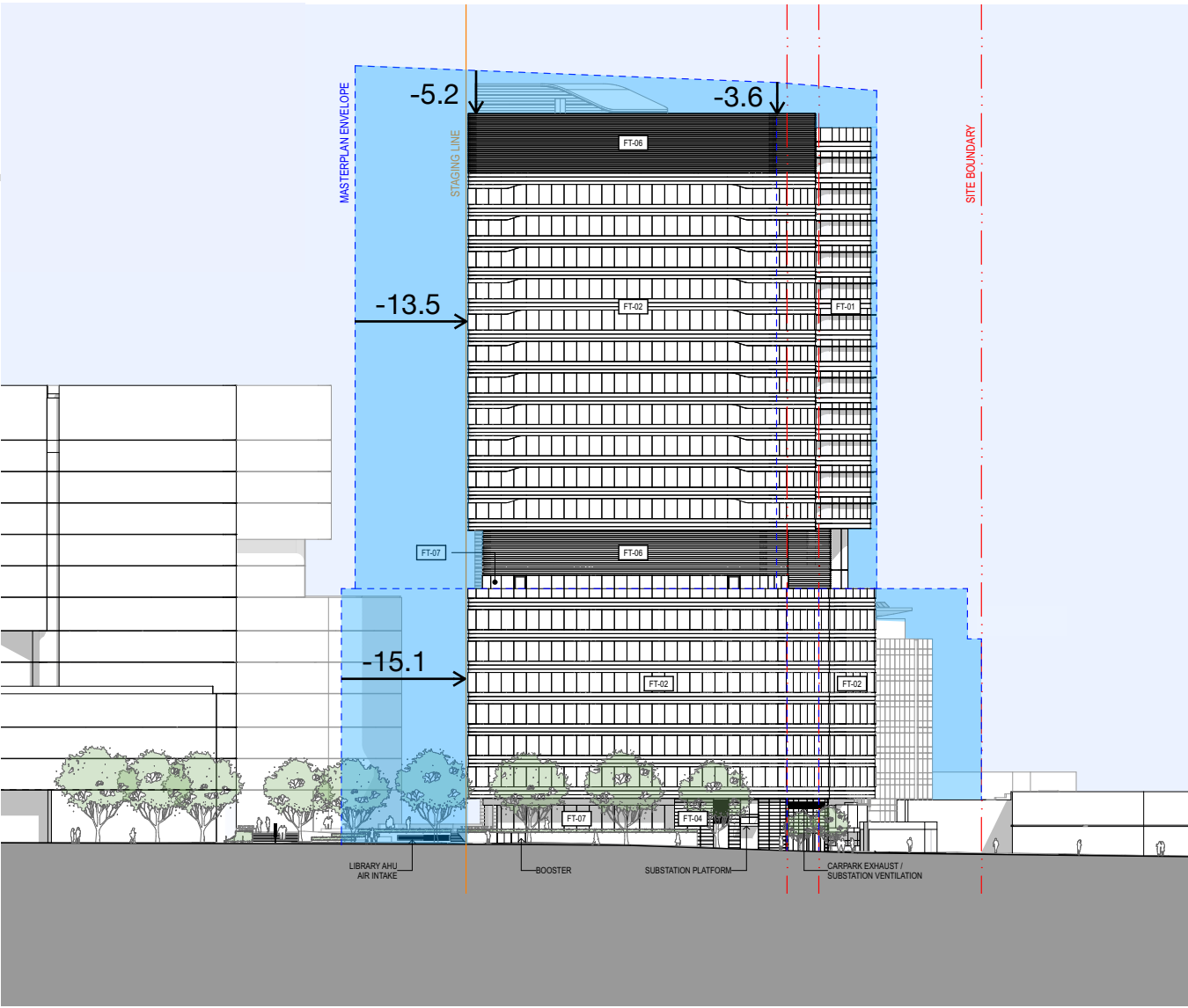
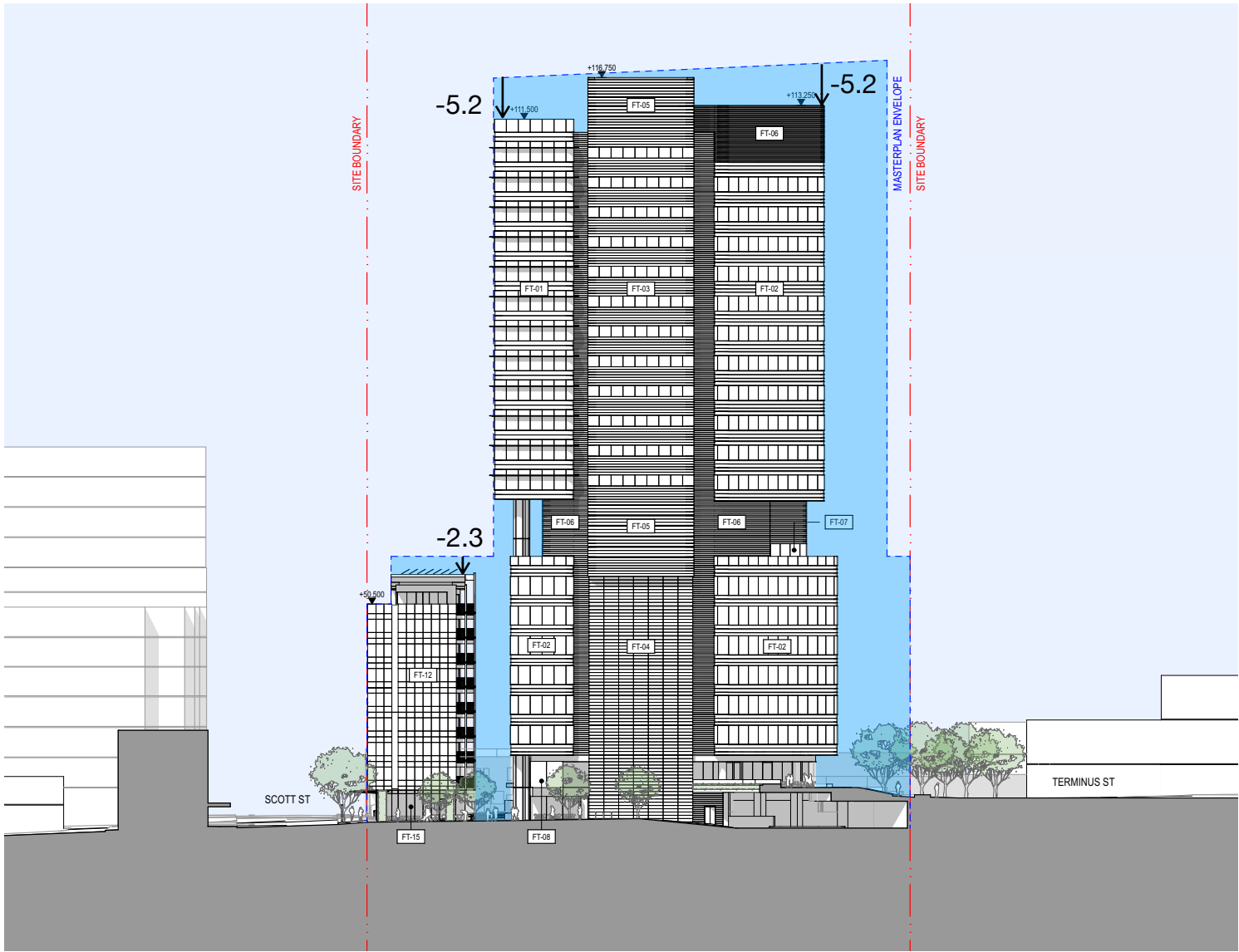
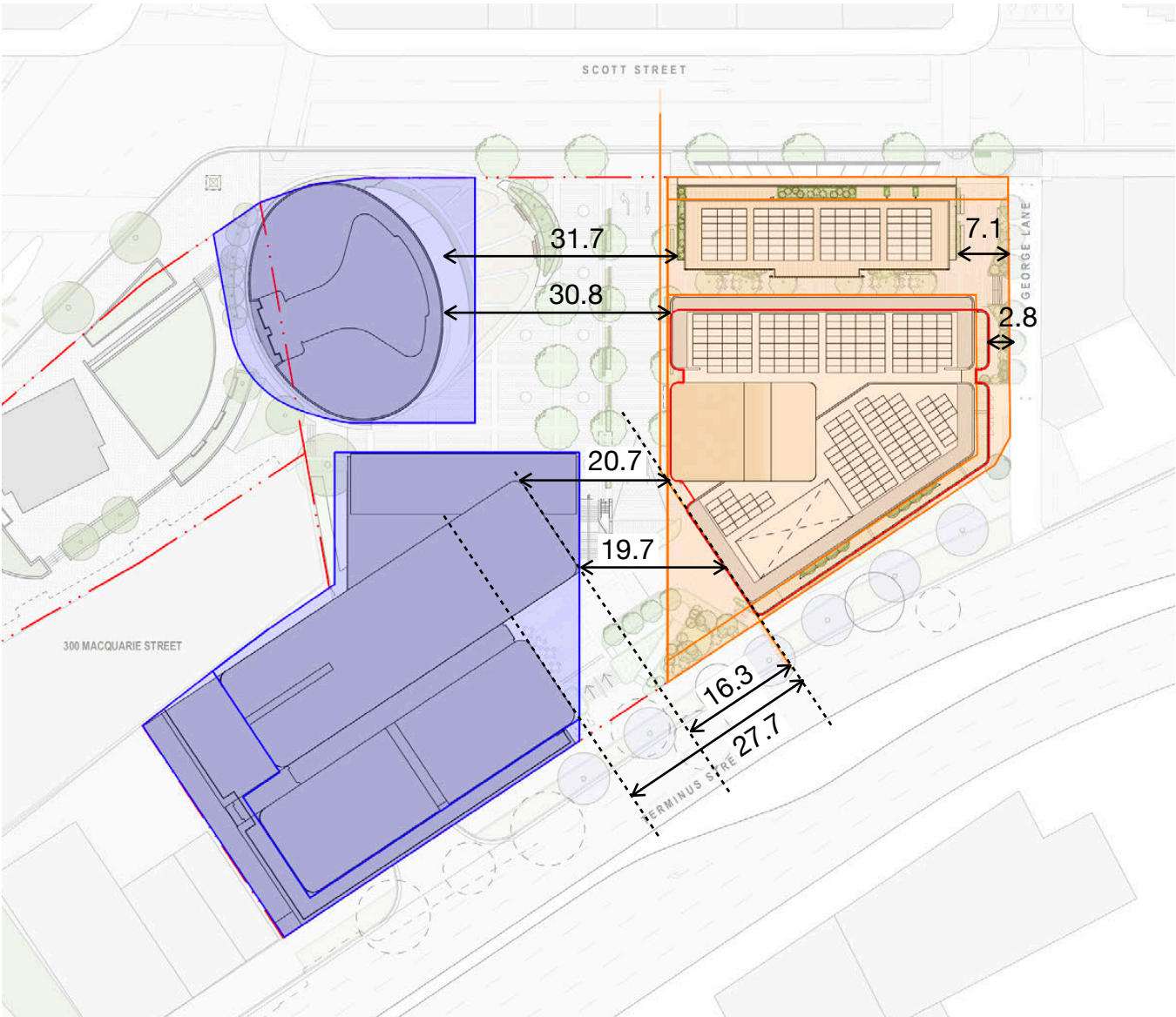
Design Compliance

9.1 Envelope Compliance

- 9.1 Envelope Compliance
- 9.2 Overshadowing - Winter Solstice
- 9.3 Overshadowing - Equinox
- 9.4 Overshadowing - Summer Solstice
- 9.5 Street Interfaces - Scott Street
- 9.6 Street Interfaces - Terminus Street

9.1 Envelope Compliance

There is no building floor space proposed above or below ground outside of the approved Concept DA envelopes. Separation to both the library and council chambers building has increased from that of the masterplan envelope and illustrative scheme, the proposed detail design separations described by the diagram to the right.

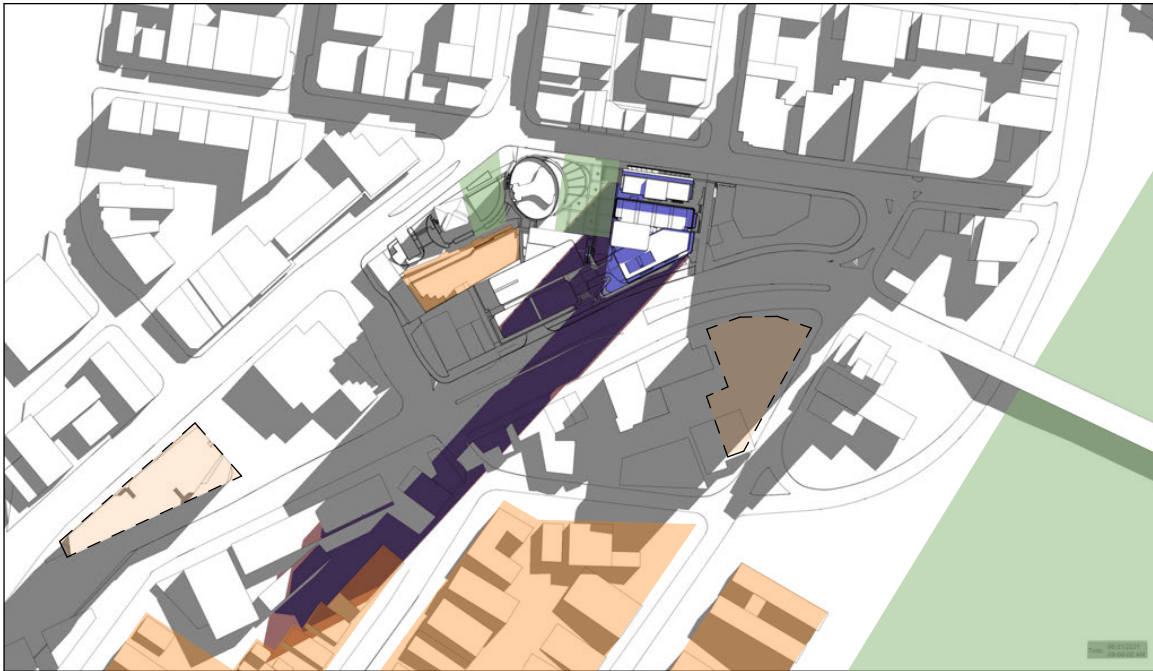


Design Compliance

9.2 Overshadowing Winter Solstice

9.2 Overshadowing - Winter Solstice

The proposed Phase B commercial tower is 5.2m shorter than the approved Concept Master Plan tower envelope on its south side, and does not use part of the envelope in plan. This means there is significantly less overshadowing to the surrounding precinct as demonstrated in this set of diagrams where pink represents areas that will now benefit from no additional overshadowing.



June 21, 09:00



June 21, 10:00



June 21, 11:00



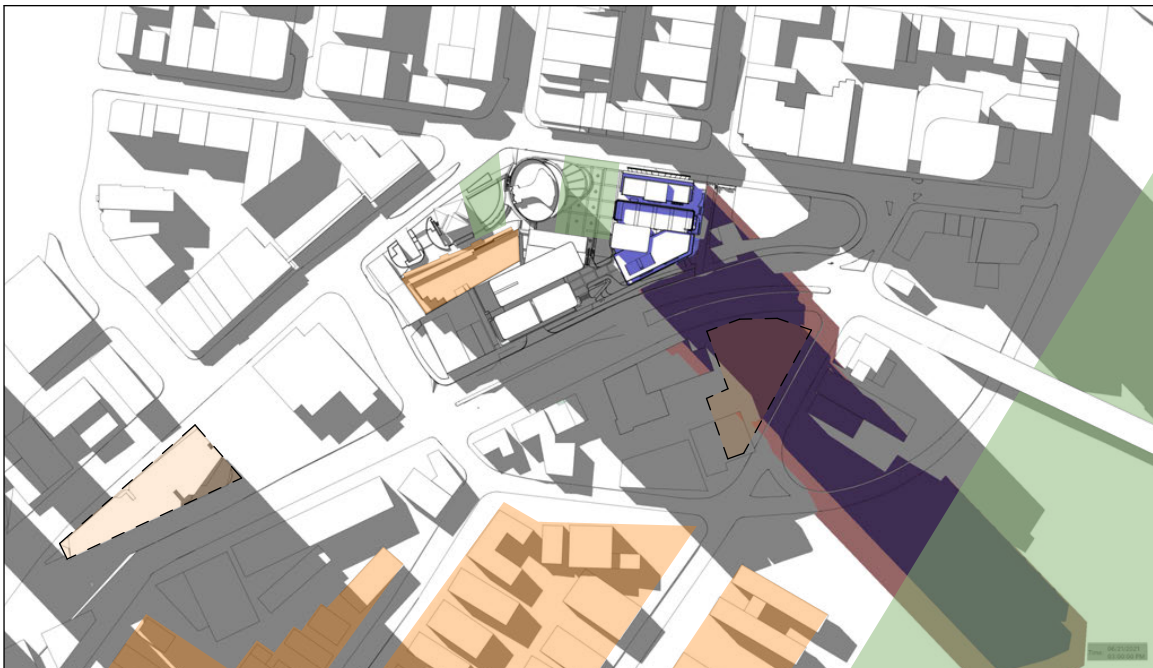
June 21, 12:00



June 21, 13:00



June 21, 14:00



June 21, 15:00

- EXISTING SHADOWS
- APPROVED MASTERPLAN ENVELOPE SHADOWS
- PROPOSED DETAILED SCHEME (PHASE B/C) SHADOWS
- EXISTING PUBLIC OPEN SPACE ZONING
- EXISTING RESIDENTIAL ZONING
- PROPOSED FUTURE RESIDENTIAL BUILDING

Design Compliance
9.3 Overshadowing Equinox



September 23, 09:00



September 23, 10:00



September 23, 11:00



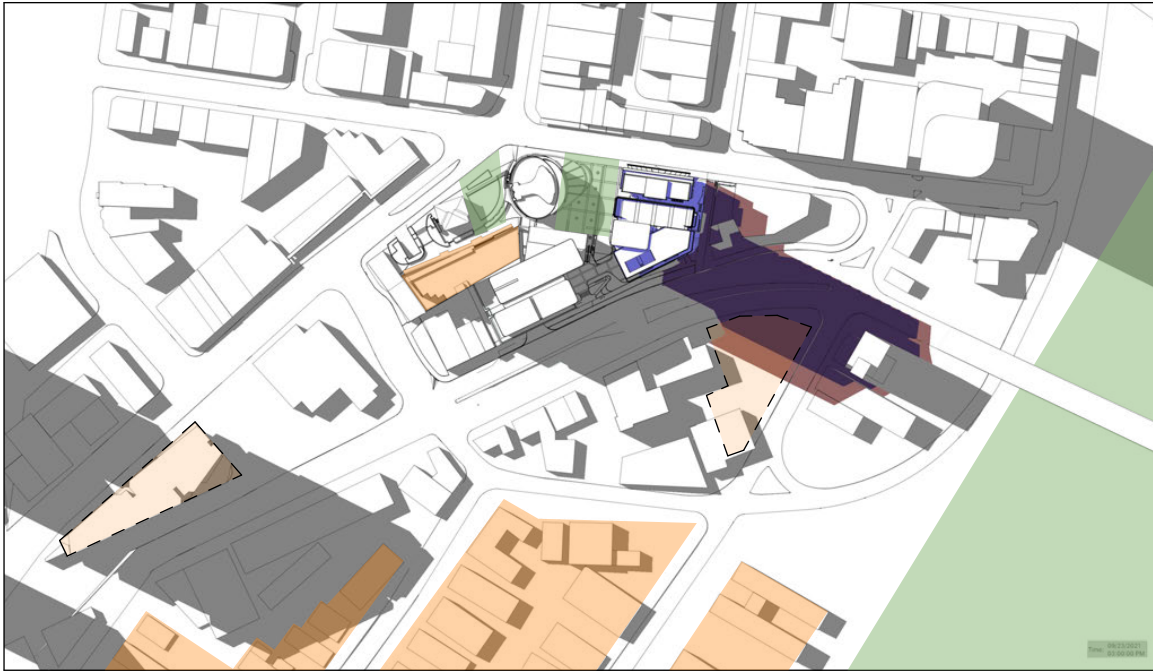
September 23, 12:00



September 23, 13:00



September 23, 14:00



September 23, 15:00

- EXISTING SHADOWS
- APPROVED MASTERPLAN ENVELOPE SHADOWS
- PROPOSED DETAILED SCHEME (PHASE B/C) SHADOWS
- EXISTING PUBLIC OPEN SPACE ZONING
- EXISTING RESIDENTIAL ZONING
- PROPOSED FUTURE RESIDENTIAL BUILDING

Design Compliance
9.4 Overshadowing Summer Solstice



December 21, 09:00



December 21, 10:00



December 21, 11:00



December 21, 12:00



December 21, 13:00



December 21, 14:00



December 21, 15:00

- EXISTING SHADOWS
- APPROVED MASTERPLAN ENVELOPE SHADOWS
- PROPOSED DETAILED SCHEME (PHASE B/C) SHADOWS
- EXISTING PUBLIC OPEN SPACE ZONING
- EXISTING RESIDENTIAL ZONING
- PROPOSED FUTURE RESIDENTIAL BUILDING

Design Compliance

9.5 Scott Street Interface

9.5 Scott Street Interface

/ Scott Street Pocket Park / Arrival Plaza

Positioned along the George Street axis, a new generous and open-to-the-sky pocket park is proposed. This space acts as an entry garden to the wider site, with a large volume of pedestrian movement coming from the train station to the North-East. By leaving this space open, the commercial lobby receives a street address and visible entry point from Scott Street which assists with way finding. Refer to chapter 4 for more detail on the Pocket Park.

/ Foot path

The Scott Street streetscape proposes a perimeter footpath connecting to the existing footpath along Scott Street. The hotel building line is set back approximately 1m from the site boundary at the ground floor, proving a generous paved footpath of 4.8m.

/ Shared way and crossover

The driveway is nominated as a ‘share way’, with pedestrians taking priority over vehicles. The shared way is conceived as an extension of the plaza with tree lined, pedestrian oriented and legible ground plane. Providing access for private vehicles only, the shared way enjoys reduced traffic outside of peak hours. Refer to section 8.1.2 for more detail on the shared way.

/ Street Awning

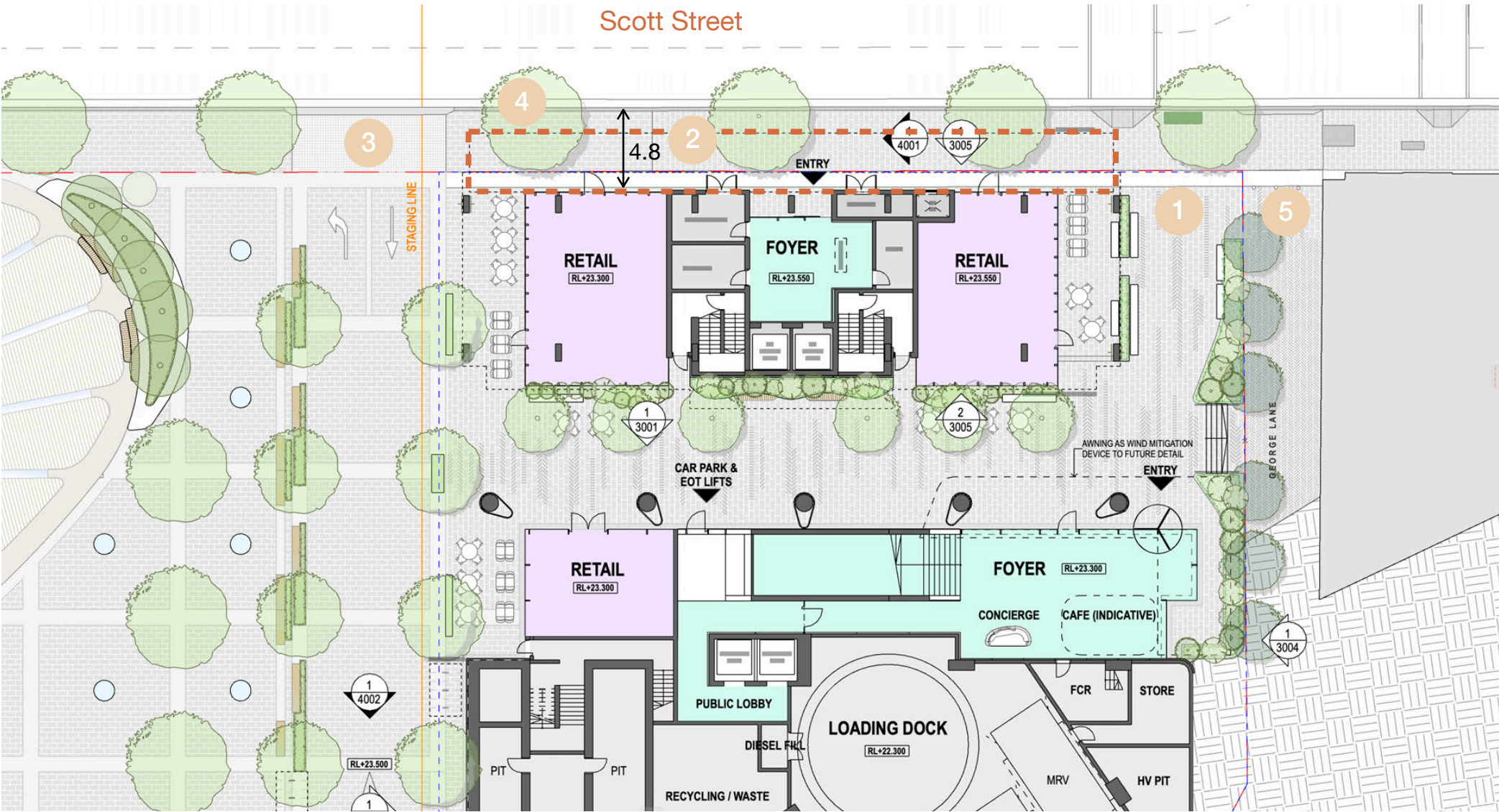
The proposed awning attached to the hotel building along Scott Street increases the usability and amenity of the public footpath by protecting pedestrians from sun and rain.

The proposal creates a consistent and sheltered street frontage for pedestrian activity, linking between the pocket park and Civic Plaza.

The awning satisfies the controls set out by the Liverpool Council DCP 2008 Part 4.3.7. It is integral with the building design and is setback from the kerb for greater than the minimum required 1.2m, to allow for clearance of street furniture, trees and other public amenity elements.

/ George Lane

While not technically part of the development site (sitting immediately to the east), upgrades are proposed to George Lane to ensure the quality of this important pedestrian link are consistent with the wider precinct. Refer to chapter 4 for more detail on the landscaping proposal.



/ Scott Street Interface

- 1. Scott Street Pocket Park
- 2. Footpath
- 3. Shared way and crossover
- 4. Street Awning
- 5. George Lane

Design Compliance

9.6 Terminus Street Interface

9.6 Terminus Street Interface

/ Terminus Street Pocket Park

It is proposed that the phase A pocket park is extended to the east, greatly increasing its size and resulting in a generous and open-to-sky space, with improved visual connectivity through to the lower civic plaza.

The park is accessed and activated by the north-south through-site link, and is adjacent to a large retail tenancy and secondary commercial lobby access under the tower.

The stair and DDA ramp access from Terminus Street has been reworked to make advantage of the larger available area. Lift access between the upper and lower levels is provided in the phase A building, providing safe and equitable access which is proposed to be accessible 24 hours a day.

Refer to chapter 4 or more detail on the Pocket Park.

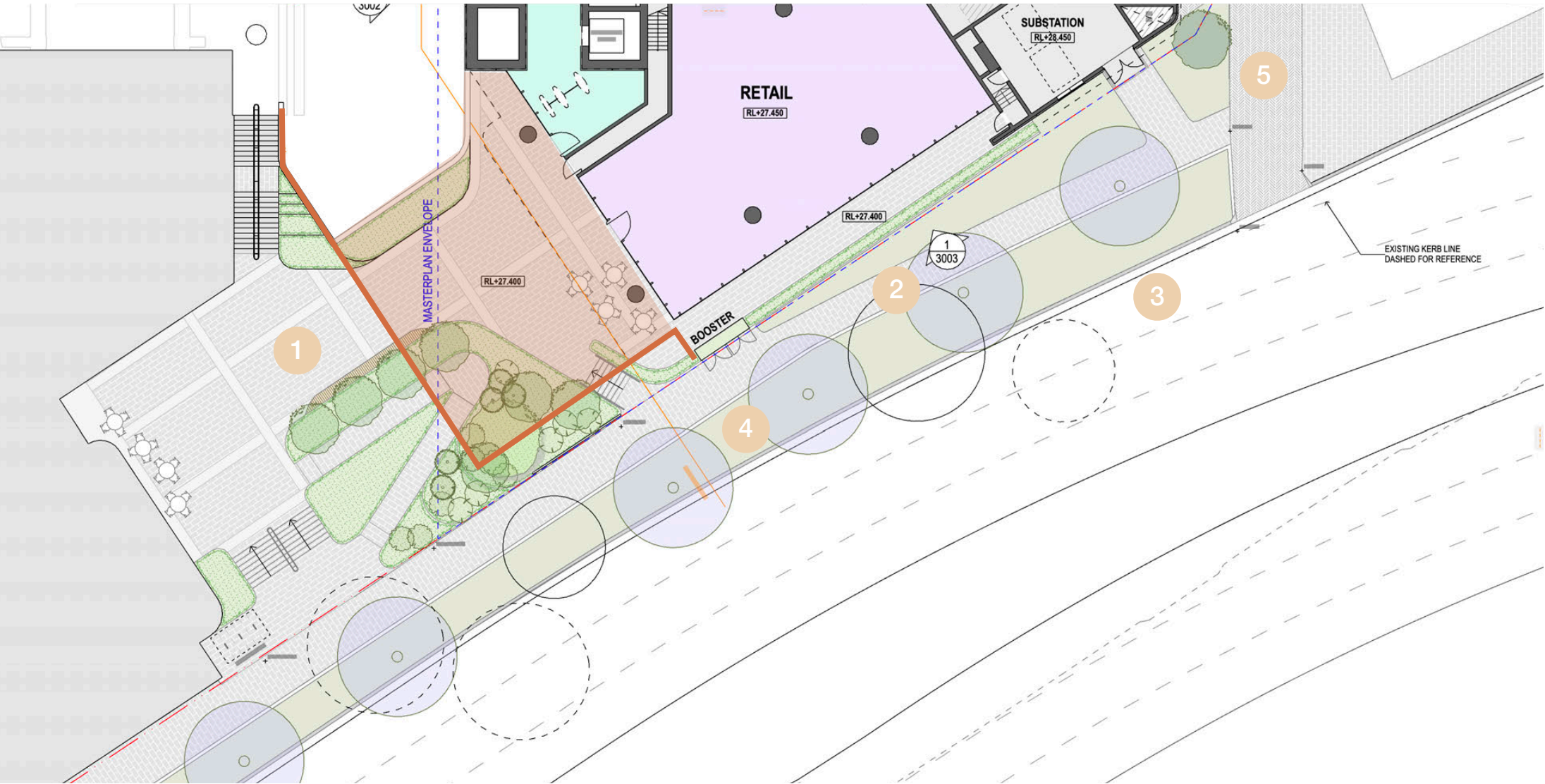
/ Retail tenancy activation

A new large retail tenancy has been incorporated into the Terminus street frontage, accessed off the Terminus street Pocket park. Ideally positioned adjacent to the through site link connection, this facility will increase activation to the area and complement the other facilities surrounding which include the entry and additional retail in the council chambers building.

/ Foot path

A 5.7m minimum verge is designed to accommodate the future kerb alignment. The architectural plan to the right shows the strategic layout for the 6-lane road configuration of Terminus Street after future road widening, as proposed by the RMS.

A planting zone of minimum 3.0m width will include Jacaranda trees as per Liverpool City Centre Public Domain Masterplan, and a grassed area required for use by fire truck access to the booster assembly. The verge also allows for a continuous shared bicycle and footpath.



/ Terminus Street Interface

1. Terminus Street Pocket Park
2. Footpath
3. Future Road Widening
4. Planting/Grassed zone
5. George Lane



Sydney

Level 5, 70 King Street,
Sydney NSW 2000 Australia
t+61 2 9251 7077

Melbourne

Level 2, 56 Hardware Lane,
Melbourne Vic 3000 Australia
t+61 3 9604 2500

UK

Level 1, 8 St Aldates
United Kingdom OX 1 1BS
t+44 1865520 420

Find us on Instagram and LinkedIn: @fjmtstudio

www.fjmtstudio.com

Francis-Jones Morehen Thorp Pty Ltd BN 28 101 197 219
Nominated architect Richard Francis-Jones ARBNSW 5301
Francis-Jones Morehen Thorp Ltd Company no 7384142 RB 078103G

