# ILLOURA PLACE URBAN CONTEXT REPORT

PREPARED FOR

**ALTIS** 

16 AUGUST 2021 FINAL DRAFT

# **EXECUTIVE SUMMARY**

#### PROPOSED DEVELOPMENT

The proposal's primary objective is to deliver key worker homes, workspaces, ground-floor retail and activation to address Liverpool's rapid growth change as the Sydney's Third CBD within the Western Parkland City

28 Elizabeth Street - a large vacant site, on Liverpool's primary corridor and Future Green Boulevard will deliver quality new homes and provide activated retail on ground level. It will create a centrepoint and landmark location in the centre of Liverpool that reflects the cultural vibrancy of Liverpool and establish a new standard of living in that new and old residents can be proud of.

The site will contain a tower on podium building comprising of

Ground floor retail

Commercial podium

A residential tower comprising of private apartments and key worker housing.

#### **KEY DIRECTIONS**



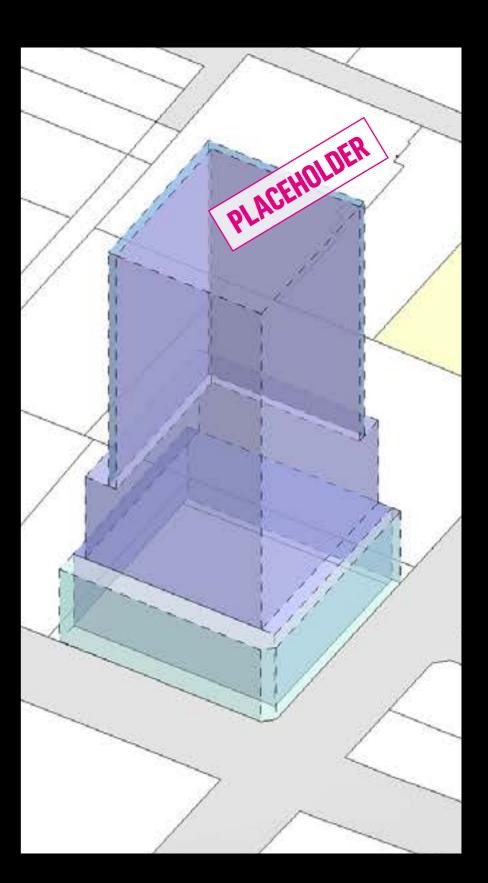














For ease of reference our report is structured as follows

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#### ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Traditional Owners of the country on which we meet and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

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### **INTRODUCTION**

#### **PROJECT OVERVIEW**

Urbis was engaged by Altis Bulky Retail Pty Ltd as trustee for Altis ARET Sub Trust 20 (Altis) to prepare this Urban Context Report as part of the Development Application (DA) for the property at 28 Elizabeth Street (The Site), within Liverpool CBD.

Insert project overview from SEE report.

#### **PURPOSE OF THIS REPORT**

The purpose of this report is to provide an overview of the urban design considerations that have informed the preparation of this DA. This includes:

- An understanding of the existing site conditions and immediate surrounding context:
- An understanding of the emerging future context to, and key outcomes identified for, the site as informed by existing planning directions, planning development controls, design guidance and proposed development in the vicinity of the site;
- Identification of key directions for the development of the site based on the synthesis of the above.
- Analysis of the proposed scheme prepared by the architects against the key directions for the site to demonstrate integration of key contextual considerations.

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Report Ref 01RPT\_28ElizabethSt\_UrbanContextReport

Report Revision REV C
Purpose FINAL DRAFT

Prepared by Urbis for Altis

#### **SITE LOCATION**

The Site is situated at 28 Elizabeth Street, Liverpool NSW 2170 in Sydney's southwest. It occupies a prominent position within the Liverpool City Centre on the corner of Elizabeth and George streets.

The Site is located within a 10 minute walk from Liverpool Station being the major rail interchange of the T2 Inner West and Leppington, T3 Bankstown and T5 Cumberland railway services connecting Western Sydney, Sydney CBD and Parramatta. A bus interchange is located next to the train station with regular services to all parts of Greater Sydney.

The site is situated at the heart of the CBD between major retail, educational and health facilities including:

- Westfield Liverpool to the immediate north-west of the site on the opposite corner of Elizabeth and George streets;
- Macquarie Street Mall precinct to the west running north-south from Elizabeth Street to Moore Street;
- Western Sydney University located to the north-west of the site within the Westfield urban block alogn the Elizabeth Street spine;
- TAFE Liverpool Campus to the east along the southern side of the Elizabeth Street spine; and
- Liverpool Hospital to the east on the northern side of the Elizabeth Street spine.

The site is also locate within walking distance of key public domain spaces within the city centre including:

- Bigge park located to the east of the site adjacent to the TAFE Liverpool Campus;
- Macquarie Street Mall to the west;
- Liverpool City Library Plaza to the south along George Street; and
- Liverpool Pioneers Memorial Park to the north beyond Westfield Liverpool.

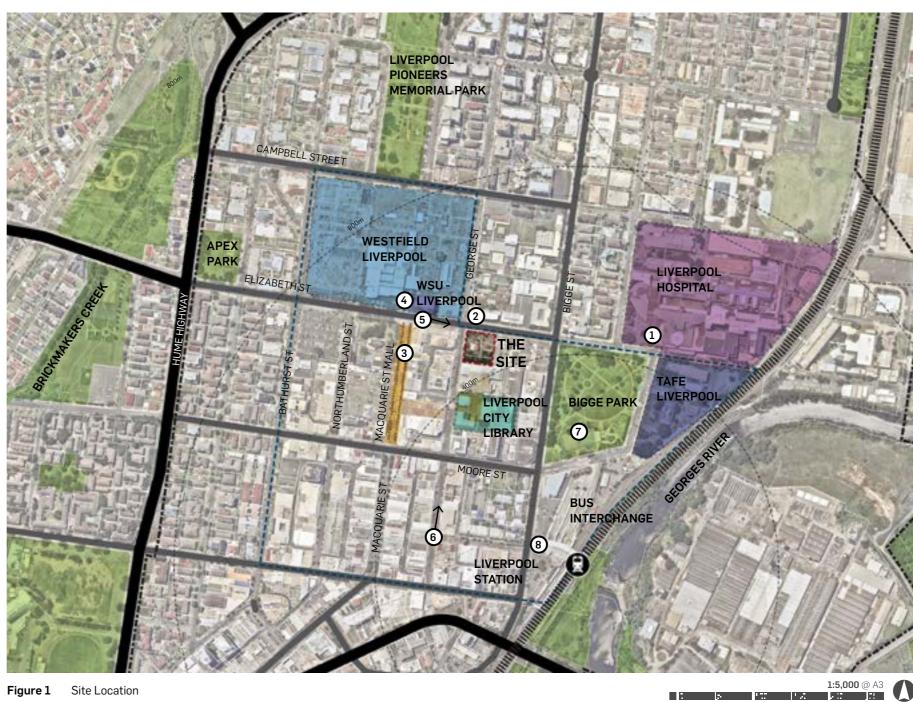
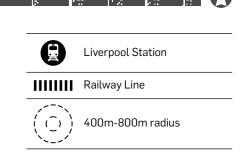
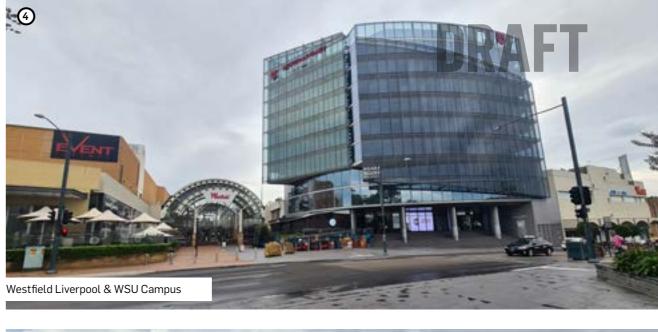


Figure 1 Site Location

#### **LEGEND** Liverpool City Centre Boundary Liverpool City Centre Core Area The Site Photo Reference





















#### SITE DESCRIPTION

#### **About The Site**

The Site is currently a vacant parcel of land almost square shaped with dimensions of 56m (east-west) by 59m (north-south) and with an area of approximately 3,609 sqm. It is bound by the following streets and interfaces:

- Elizabeth Street along the northern boundary;
- George Street along the western boundary;
- Liverpool Police Station and Court House along the southern boundary;
- 26 Elizabeth Street property on the eastern boundary which is currently a vacant site with a recent DA approval for a 34 storey hotel.

#### **Legal Description**

The legal property description of the site currently comprises 4 lots illustrated on *Figure 2* and currently identified as:

- Lot 1 in DP 516633,
- part Lot 2 in DP 700219,
- part Lot 3 in DP 700219, and
- part Lot 4 in DP 592346.

The existing 4 lots will be consolidated into a newly created Proposed Lot 1 of the Proposed (Unregistered) Plan of Subdivision (PPS) which was approved under DA-369/2015 on 28th September, 2015. The purpose of the proposed plan of subdivision was to consolidate the existing lots within the urban block into 3 lots along the Elizabeth Street frontage and create an 8m wide easement along the southern boundary of each of the three lots for services and a right-of-way forming a laneway connection from George Street to Bigge Street. (refer to *Figure 3* below). The following plan and site photos illustrate the existing condition of The Site and immediate surrounding context.

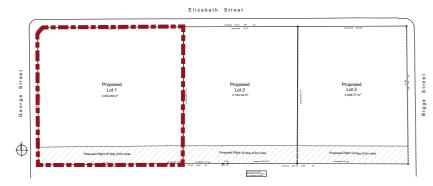


Figure 3 Proposed Plan of Subdivision DA-369/2015

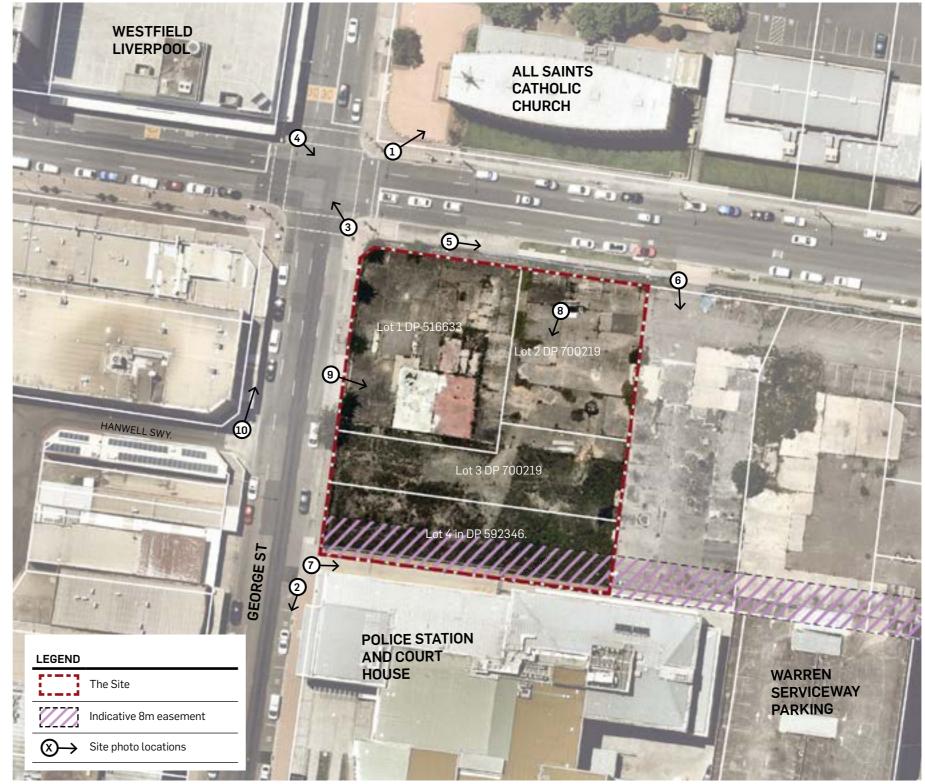
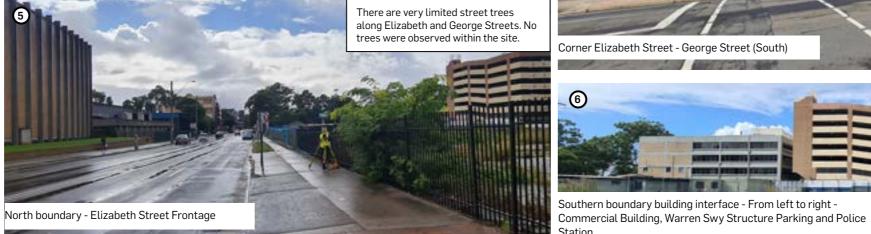


Figure 2 Existing Site Plan





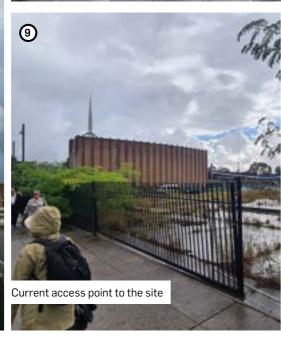






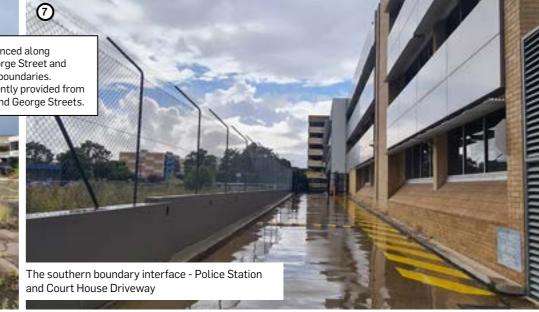


northbound





6



### PLANNING CONTEXT

Planning in Greater Sydney is underpinned by a series of cascading strategic planning documents which align land use, transport and infrastructure between three tiers of government and across State agencies for the first time in a generation. This is supported by site specific planning controls. Together these documents set out the existing and future planning context and considerations for any future development of a site.

This section of the report provides a summary of the key strategic planning directions relevant to the Liverpool CBD context as contained within:

- The Western City District Plan.
- Liverpool Local Strategic Planning Statement (LSPS)
- Liverpool Public Domain Master Plan 2020 (LCCPDMP).

Additionally, a summary of the statutory development controls and built form guidance which underpin the built form implications for the site have been provided as contained within:

- Liverpool Local Environmental Plan 2008 (LLEP 2008);
- Liverpool Development Control Plan 2008 (LDCP 2008); and
- The Apartment Design Guide (ADG).

### STRATEGIC PLANNING DIRECTIONS

#### GREATER SYDNEY REGION PLAN - A METROPOLIS OF THREE CITIES

In March 2018, the Greater Sydney Commission (GSC) released the Greater Sydney Region Plan (the Region Plan) articulating a 40-year vision to transform Greater Sydney into 'A Metropolis of Three Cities' - the Western Parkland City, The Central River City and the Eastern Harbour City.

The Region Plan establishes the framework for the 20-year plan to rebalance growth and deliver its benefits more equally and equitably to residents across Greater Sydney as set out in the five (5) District Plans. It is built upon a vision where "most residents live within 30-minutes of their jobs, education and health facilities, services and great places".

#### WESTERN CITY DISTRICT PLAN

In 2019, five District Plans were finalised to provide a framework for Councils to plan and deliver growth and change over the next 20 years in alignment with place based outcomes. The District Plans bridge the gap between regional and local planning outcomes.

Liverpool is located within the Western City District Plan anchored by four Metropolitan Cluster Centres being the existing centres of Liverpool, Penrith and Campbelltown-Macarthur and the future Western Western Sydney Airport and Badgerys Creek Aerotropolis.

The Western City District is characterised by the World Heritage Listed landscapes which form the backdrop to this city, and the established once regional centres that combine unique landscapes with heritage character and rapid growth. The development of Australia's first 21st century international airport will drive population growth, transport investment and create new jobs and economic opportunities.

Liverpool sits on the banks of the Georges River which presents an opportunity for it to become a true river city. It also benefits from its strategic proximity to the new airport - as the closest Metropolitan Cluster Centre.

#### **Liverpool City Centre Outcomes**

The following outcomes are identified for Liverpool City Centre in this plan:

- It is one of four Metropolitan Cluster Centres.
- It is one of three Health and Education Precincts home to Liverpool Hospital, the Ingham Institute of Applied Medical Research and the clinical schools of the University of NSW and Western Sydney University, South West Private Hospital and South Western Sydney TAFE.
- It is identified as a **Collaboration Area** which including Liverpool's Central Business District (CBD); the health and education precinct; nearby residential and industrial land areas; the Warwick Farm Precinct; the Moorebank Intermodal Terminal, which is under-construction; and the draft Georges River Master Plan. (Refer to 'Liverpool Place Strategy' for more detail).
- Will benefit from key transport infrastructure investment identified in *Future Transport 2056* including:

- Extension of Sydney Metro City & Southwest between Bankstown and Liverpool.
- Potential extension of the Liverpool to Parramatta
   T-way as an east-west link.
- M5 extension between Liverpool and the Outer Sydney Orbital and infrastructure upgrades to support Western Sydney Airport.
- Rapid bus connections between Liverpool and Western Sydney Airport – Badgerys Creek Aerotropolis.

#### **Outcomes for Illoura Place**

- The site is located between the Liverpool CBD and the Health and Education Precincts.
- Elizabeth Street connects to the hospital, shopping centre, tafe and Georges River.



+5,000 - 8,000 additional jobs by 2036 in Liverpool City Centre

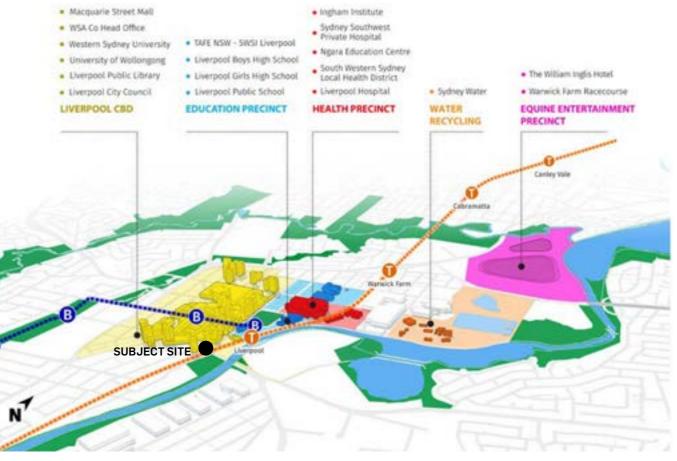


Figure 4 Liverpool Collaboration Area (Source: Greater Sydney Region Plan 2018)

#### LIVERPOOL PLACE STRATEGY

In September 2018, The Greater Sydney Commission led the collaborative preparation of the Liverpool Place Strategy with input and development by key stakeholders.

Specifically, the Place Strategy:

- establishes a vision for the Liverpool Collaboration Area, based on the community's vision expressed in Our Home Liverpool 2027 and the Western City District Plan
- identifies impediments and opportunities
- sets priorities for the Collaboration Area
- identifies actions to deliver the vision.

The following is a summary of the key outcomes for the Place Strategy as it relates to the Illoura Place project at 28 Elizabeth Street.

#### Vision

By 2036, Liverpool is a rejuvenated river city, offering diverse and growing residential and employment opportunities. Major health, education and retail precincts, and a network of open spaces and parklands alongside the Georges River, create a rich mix of jobs and workplaces, public spaces, shops and entertainment.

#### **Shared Objectives**

Liverpool is a place ...

- with a distinctive and welcoming character where people want to live, work, invest, study and play, and the premier edge city for Western Sydney Airport
- that is connected by coordinated transport and supported by quality infrastructure
- with a vibrant, mixed use, walkable and connected City
   Centre with activity and intensity both day and night
- undergoing rapid economic growth with outstanding job opportunities underpinned by global leadership in health, education, research and innovation
- that is a true river city which embraces a healthy Georges River, connected to areas of parkland and open space
- differentiated by collaboration, featuring a great number of shared facilities, co-location opportunities and incidental opportunities for interaction
- with diverse housing a range of types, sizes, tenure and price points from executive housing through to key workers and students.

#### **Outcomes for Illoura Place**

- The site is located in the Liverpool City Centre Core which is the primary commercial centre for Liverpool and a mixed use central business district accommodating high-order retail, commercial office, government services, schools and TAFE, and residential apartments.
- Taking advantage of the flat terrain and existing strong street grid in the CBD to encourage and facilitate increased walking, cycling and active mobility. This will be achieved by the balancing of movement and place functions, improved walking and cycling connections and the managing of through traffic more effectively.
- Improved bus connections including along Elizabeth Street.
- The site sits at the nexus of the Retail and Commercial Mixed-Use precinct and the Health and Education precinct.
- Key place outcomes for the site are underpinned by a walkable, pedestrian-centred mixed-use precinct with high-quality open space. This includes Green Grid connections along Elizabeth Street, working towards the urban tree canopy target and incorporating low-carbon and integrated water management strategies into developments.

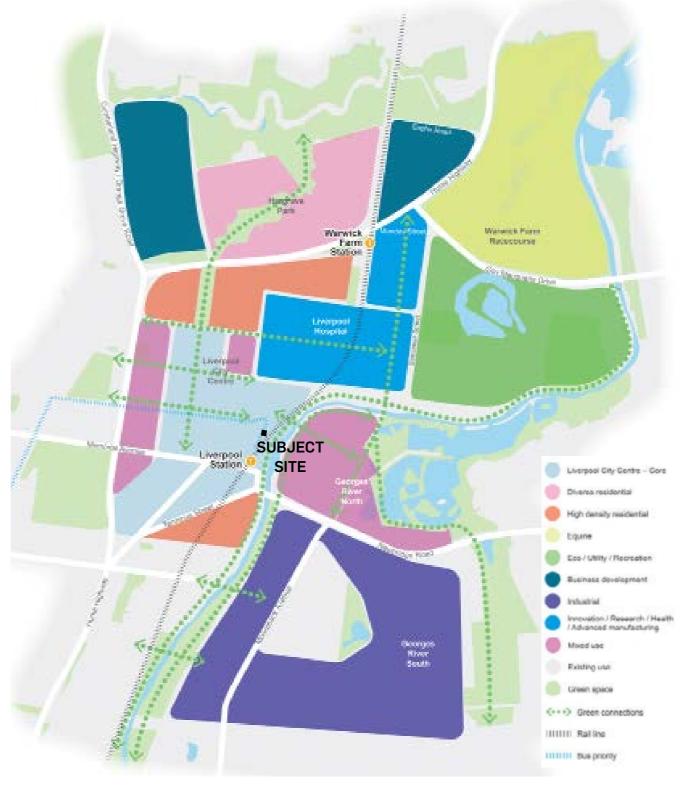


Figure 5 A Place Strategy for Liverpool (Source: Collaboration Area – Liverpool Place Strategy 2018)

#### LOCAL STRATEGIC PLANNING STATEMENT

In 2020, the GSC endorsed the Liverpool City Council's Local Strategic Planning Statement (LSPS) - Connected Liverpool 2040 - in line with the Central City District Plan.

It provides a land use vision for the Liverpool Local Government Area (LGA) to 2036 and identifies planning priorities and actions for the next five years. It is also supported by a suite of six strategies which provide a robust evidence base around housing, recreation, centres, transport, environment and rural lands.

#### Vision

The Vision for Liverpool is:

"A vibrant place for people that is community focused, walkable, public transport-oriented, sustainable, resilient and connected to its landscape. A place that celebrates local diversity and history, and is connected to other Sydney centres. A jobs-rich city that harnesses health, research, education, innovation and growth opportunities to establish an inclusive and fair place for all."

#### **Growth Projections**

The Liverpool LGA is set to grow by almost 60% from 2016-2036 including:

- Liverpool LGA's population to grow to 358,871 by 2036.
- Liverpool City Centre is a major housing growth area (forecast 10,000-20,000 new homes up to 2036).
- Growth target of 2500 new jobs a year to 2029.

#### **Planning Priorities**

- A vibrant, mixed-use and walkable 24-hour City Centre with the Georges River at its heart.
  - Ensure Liverpool City Centre is a vibrant, mixed-use, pleasant and walkable city by providing a high-quality public realm and open spaces; fine grain and diverse urban form; a diverse land use and housing mix, high amenity and walkability; and recognising and celebrating the character of the place and its people.
  - Foster a 24-hour economy with a lively and well integrated mix of activities.

The following LPP also have relevance for Illoura Place:

- LPP 7 Housing choice for different needs, with density focused in the City Centre and centres well serviced by public transport.
- LPP 9 Safe, healthy and inclusive places shaping the wellbeing of the Liverpool community.
- LPP 11 An attractive environment for local jobs, business, tourism and investment.
- LPP 12 Influence travel behaviours to promote sustainable choices.
- LPP 15 A green, sustainable, resilient and water-sensitive city.

#### **Outcomes for Illoura Place**

- The site is located in the Liverpool City Centre -Commercial Core / Mixed Use area. Key outcomes for the city centre are:
  - vibrant, mixed-use, pleasant and walkable with high-quality public realm and open spaces;
  - fine grain and diverse urban form;
  - a diverse land use and housing mix,
  - high amenity and walkability;
  - recognising and celebrating the character of the place and its people; and
  - 24-hour economy with a lively and well integrated mix of activities.
- Moore Street, the east-west connection south of the site is identified as a Transit Way.



+10,000 - 20,000

additional dwellings by 2036 in Liverpool City Centre

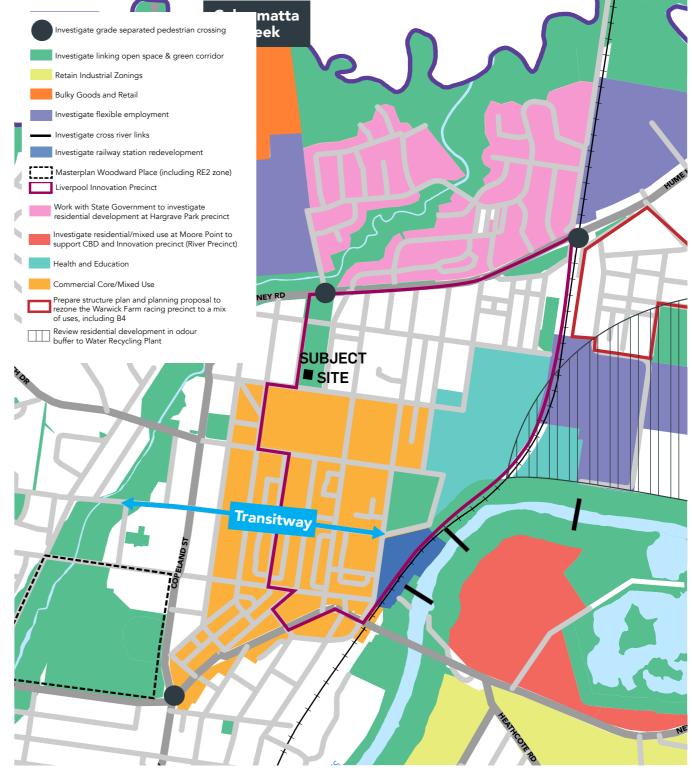


Figure 6 Liverpool City Centre & Surrounding Area (Source: Liverpool LSPS)

#### **LOCAL PLANNING CONTROLS**

#### LIVERPOOL LOCAL ENVIRONMENTAL **PLAN 2008 (LLEP 2008)**

The following table and illustrated on the plans identify the LEP planning controls applicable to The Site.

Table 1 LLEP 2008 Development Controls for Illoura Place

Total Site Area (sqm)	3,609
Land Use Zone	B4 Mixed Use
PLANNING CONTROLS	
Maximum Floor Space Ratio (n:1)	10.0
Maximum Allowable Gross Floor Area (GFA) (sqm)	36,090
Maximum Height of Building (m)	NA*
BUILDING SEPARATION	
Built form between 25m-45m height (m)	12.0
Built form between >45m height (m)	28.0

#### \* Note on Height

Whilst the site does not have maximum height of building control, there are limitations on the allowable height for the site due to:

#### Confirm

- The Bankstown Airport Obstacle Surface (OLS) contour from at RL 126; and
- Applicability The Procedures for Air Navigation Services Aircraft Operations (PANS OPS) surface is at AHD 135.9m.
  - It is noted that 28 Elizabeth Street is located outside the Liverpool Hospital Helicopter Flight Path. A second flight path is identified in Liverpool Health And Academic Precinct Main Works Submission Aviation Flight Path Report. The 26 Elizabeth Street DA was assessed by Civil Aviation Safety Authority, Air Services Australia, Bankstown Airport Limited, and Council, and it is confirmed that the adjacent site is not impacted by the helicopter flight path.

#### Heritage

Future development of 28 Elizabeth Street will need to consider potential impacts to key heritage items within the vicinity of The Site including:

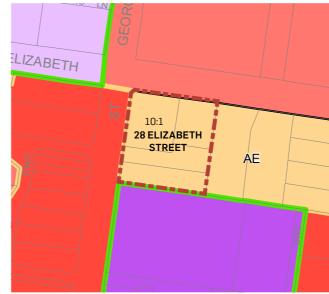
- All Saints Roman Catholic Church (Elizabeth and George Streets) (item 85);
- Bigge Park (corner Elizabeth and Bigge Streets) (item 82);
- Bigge Park Conservation Area; and
- Plan of Town of Liverpool (Hoddle 1827) (Streets in the area bounded by the Hume Highway, Copeland Street, Memorial Avenue, Scott Street, Georges River and Main Southern Railway Line (excluding Tindall Avenue and service ways)) (item 89).

#### **LAND ZONING**



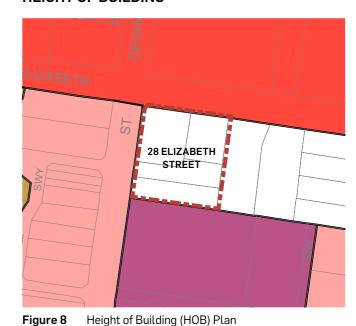
Figure 7 Land Use Zoning (LZN) Plan The Site is currently zoned B4 Mixed Use

### **FLOOR SPACE RATIO**



Floor Space Ratio (FSR) Plan The Site has maximum permissible FSR of 10:1

#### **HEIGHT OF BUILDING**



The Bankstown Airport PANS-OPS dictates the maximum permissible height of The Site being RL 126.49

#### **HERITAGE**



Figure 10 Heritage (HER) Plan

#### **KEY SITES MAP**

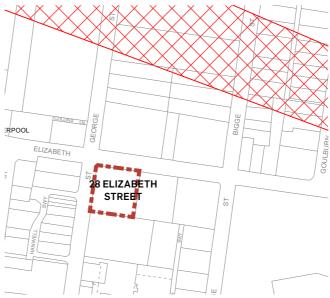
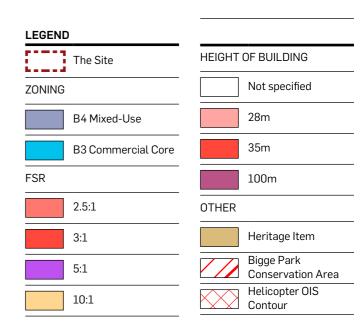


Figure 11 Key Sites Plan and Liverpool Hospital Helicopter Flight Path





### LIVERPOOL DEVELOPMENT CONTROL PLAN 2008 (LDCP 2008) & APARTMENT DESIGN GUIDE (ADG)

This section summarises the Liverpool Development Control Plan 2008 (LDCP 2008) and the Apartment Design Guide (ADG) side by side in table format to confirm alignment and highlights any discrepancies in the built form controls. For ease of reference, the discrepancies are indicated in blue shading below.

 Table 2
 Building and Design Guidance Summary

DESIGN CRITERIA/ OBJECTIVES	LIVERPOOL DCP 2008	APARTMEN GUIDE	IT DESIGN
BUILDING FLOOR PLATES			
Residential tower max elevation length	45m		
Residential tower max GFA/ level	700 sqm		
Commercial tower max elevation length	45m		
Commercial tower max GFA/ level	1,000 sqm		
STREET SETBACKS			
Street front setback - Elizabeth Street (GF)	6m		
Street front setback - George Street (GF)	2.5m		
BUILDING SETBACKS (TOWER O	N PODIUM TYPOLOGY)		
Podium front setback (up to 21m high)	0m		
Podium side setback (if adjoining development built to boundary)	0m		
Podium rear setback - laneway (up to 14m high)	6m from laneway centreline		
Podium rear setback - laneway (above 14m high)	6m		
Tower above podium front setback	6m		
Tower above podium side setback	12m		
Stand alone building - side setbacks	refer to (ADG) building separation below		
BUILDING SEPARATION			
		between non- habitable rooms	between habitable rooms
up to 12m/ ~4st		min. 6m	min. 12m
between 12-25m/ ~5-8st		min. 9m	min. 18m
more than 25m/ >8st.		min. 12m	min. 24m

DESIGN CRITERIA/ OBJECTIVES	LIVERPOOL DCP 2008	APARTMENT DESIGN GUIDE
MIN. FLOOR TO CEILING HEIGHT		
Min. floor to ceiling height (GF)	3.6m	3.3m
Min. floor to ceiling height (commercial above ground level)	3.3m	
Min. floor to ceiling height (residential above ground level)	2.7m	2.7m
Non-habitable room	-	2.4m
BUILT FORM HEIGHT		
Max podium height (street frontage)	21m	
Max podium height (laneway frontage)	14m	
HOUSING MIX		
Studio/ 1BR units	min. 10%	
3+ BR units	min. 10%	
Adaptable dwellings (AAHS compliant)	min 10%	
SITE COVERAGE		
Site Coverage (Existing Mixed Use Zone)	75%	
DEEP SOIL ZONE		
Minimum Area Provision	As per ADG	Min. 7% of Site Area, min. 6m width dimension
PUBLIC OPEN SPACE		
Existing Open Space Solar Access- Bigge Park, Macquarie Street Mall & Liverpool City Library Plaza	70% area receives minimum of 3 hours of sunlight between 10am and 3pm in mid winter	
New Public Open Space Solar Access	50% area receives minimum of 3 hours of sunlight between 10am and 3pm in mid winter	

#### **Outcomes for Illoura Place:**

- There are discrepancy between the front setbacks control within the DCP being:
  - Street Setback 6m for Elizabeth Street & 2.5m for George Street
  - Tower on Podium typology front setback 0m
- The LEP requires a building separation of min. 28m (>45 height) whilst the ADG requires a min. 24m (>25m height).

DESIGN CRITERIA/ OBJECTIVES	LIVERPOOL DCP 2008	APARTMENT DESIGN GUIDE				
COMMUNAL OPEN SPACE						
Minimum Area Provision	As per ADG	Min. 25% of Site Area				
Solar Access	As per ADG	Min. 50% area receives 2 hours sunlight between 9AM - 3PM in mid- winter				
PEDESTRIAN PERMEABILITY/ TI	HROUGH SITE LINK					
Min through site links width - shared pedestrian and vehicular (open to sky)	6.0m					
Min through site links width - pedestrian way (open to sky)	3.0m					
Min through site links width - pedestrian arcades	5.0m, double storeys high					
ACTIVE STREET FRONTAGE						
Active Street Frontage Location	On the ground level of all commercial or mixed use buildings, including adjacent through-site links					
LANE / SERVICEWAYS AND BUIL	DING INTERFACE					
Active uses and / or entries	at ground level (where possible)					
AWNINGS						
Continuous frontage awnings location	along Elizabeth and George Streets					
STREET INTERSECTIONS AND CORNER BUILDINGS						
	Address all street frontages in the design of corner buildings					
	Design corner buildings to respond to the character of the intersection					

#### LIVERPOOL CITY CENTRE PUBLIC **DOMAIN MASTER PLAN 2008 (LCCPDMP** 2020)

Liverpool Public Domain Master Plan (LCCPDMP) was released in 2020 and is a long term planning document that guides the future growth and development of public and shared spaces in Liverpool City Centre. The Master Plan provides a framework for the public domain in the City Centre and identifies a program of projects.

#### Vision

"The Master Plan for the Liverpool city centre aims to create a rejuvenated and revitalised river city which is vibrant and active, and aspires to achieve a high quality public realm for the community, using **sustainable design principles** and best industry practices. It aims to establish a more coherent, cohesive and integrated urban core which is greener, healthier, inclusive and accessible for the city's residents, businesses and visitors. The Master Plan establishes the foundation for a **high quality built environment that is safe and liveable**, and leverages off the new Western Sydney (Nancy-Bird Walton) International Airport and Aerotropolis, supporting growth & businesses to promote an 18 hour economy within the city centre."

#### **Principles**

There are six key principles underpinning the outcomes of the master plan:

- Improve Connectivity
- Enhance Liveability
- Increase Productivity
- Achieve Sustainability
- Deliver Governance.

#### **Outcomes for Illoura Place**

Specific outcomes in the master plan of relevance to Illoura Place are:

- Located in the City Centre Core character area. Proposed paving materials for both streets are to be designed in accordance with the 'Core Paving' materials palette and Paving Typology Plan including:
  - New granite core paving with blue stone kerb.
  - New furniture, fittings and fixtures.
  - Introduce pedestrian priority crossings at driveways and entries to serviceways.
  - Sufficiently conceal services in new developments (e.g. substations behind screens/within basements, and towards the 'back' of the development).
  - Provide street awnings designed around street tree canopies for weather protection for pedestrians.
- A reduction in traffic speed from 40km/hr to 30km/hr to promote safety and a pedestrian environment.
- 'Historic interpretation' of a former riparian corridor which runs diagonally across the site across the Elizabeth and George street corner in a variety of ways such as incorporating public art, WSUDs, heritage interpretation and landscape & public domain treatment in the streetscape.
- 2,055 potential off-street parking spaces is proposed south of site (within the block) which will increase traffic and footfall through the block.
- Consider solar access on upgraded plazas and forecourts including future upgraded Liverpool City Library public open space.

#### The Structure Plan



Figure 12 LCCPDMP Structure Plan



#### **Historic Creek Line**



Figure 13 LCCPDMP Hydrology Typology Plan



#### **Elizabeth Street Master Plan**

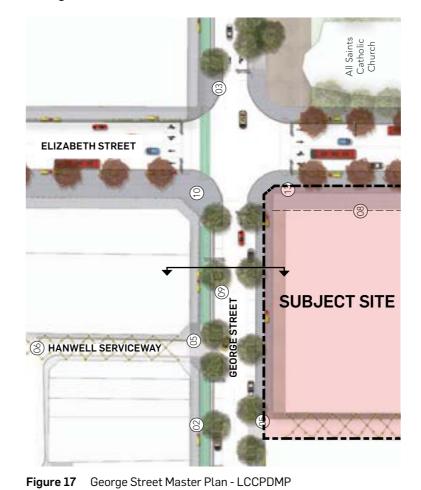


Figure 16 Elizabeth Street Master Plan - LCCPDMP

#### **Outcomes for Elizabeth Street**

- Identified as a Primary Green Boulevard and a Primary Green Link.
- Maintain building setbacks, as per applicable DCP controls and provide driveway and service access via. a new laneway to the rear.
- 6 Increase active transport priority along Elizabeth Street.
- 8 Ensure that new developments sufficiently conceal services (e.g. substations behind screens/within basements, and towards the 'back' of the development).
- Ensure new developments have street awnings to provide weather protection for pedestrians. Design awnings around street tree canopies.
- Install new street tree planting, as per the Street Tree Master Plan, with WSUD planting detail and structural soil tree root zones. Species is *Quercus palustris* (Pin Oak).

#### George Street Master Plan



**Outcomes for George Street** 

- Design and install dedicated north-south cycleway connection along George
- 2 Install new furniture, fittings and fixtures
- Introduce pedestrian priority crossings at driveways and entries to serviceways.
- Install tree plantings between car parking bays to improve street character and achieve organised on-street parking.

  Species is Harpulia pendula (Tulip Wood).



Figure 14 Elizabeth Street Indicative Section - LCCPDMP



Figure 15 George Street Indicative Section - LCCPDMP



#### **SUMMARY OF PLANNING DIRECTIONS**

■ XX

#### **Summary of Planning Directions for Illoura** Place

- Elizabeth Street is identified as a Green Connection.
- Provide high-quality public realm and open spaces.
- Diverse land use and housing mix.
- 24-hour economy with well-integrated mix of
- New planning controls facilitate mixed use development and contribute a functional, highamenity city centre.
- Housing diversity for young families, multigenerational families, affordable dwellings, housing for downsizers, seniors, and those who want to age in

# SITE & LOCAL CONTEXT ANALYSIS

This section provides an analysis of the existing and future local context and existing site conditions. This analysis sets out the key opportunities and constraints for the site redevelopment as well as the anticipated future character of the surrounding area.

This analysis incorporates the outcomes identified in the planning context and includes:

- City Grid and Landform
- Landscape and Public Domain
- Access and Movement
- Built Form.

The outcomes of these analyses informs the key directions for 28 Elizabeth Street.

#### **CITY GRID & LANDFORM**

The natural topography of Liverpool City Cetre is relatively flat facilitating a predominantly orthogonal street grid within the city centre core. Originally laid out by the surveyor James Meehan in 1819 after Governor Macquarie founded Liverpool as a colony in 1810. Robert Hoddle's survey of Liverpool was published in 1827 and this grid typolgy of 1.61 km  $\times$  0.80 km is known to this day as the 'Hoddle Grid'.

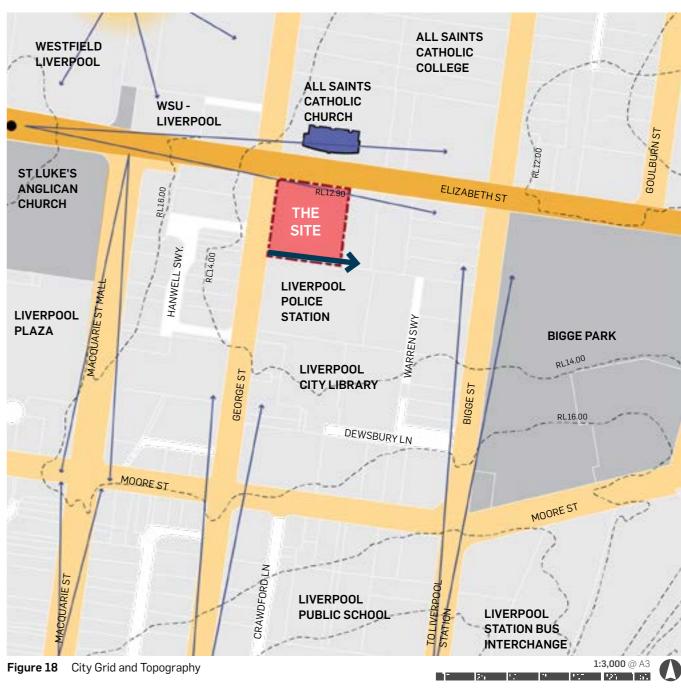
The basic north-south and east-west street layout of the cty centre then distorts in response to the topography towards the south and east towards the Georges River. Moore Street south of Bigge Park illustrates this in the vicinity of the site.

The subject site is located at the elevation of RL 12.9 and is situated on the north-western corner of the urban block formed by Elizabeth, George, Moore and Bigge streets. These streets are form part of the 'Hoddle Grid' and are identified as the heritage item "*The Town Plan of Liverpool*" in the Liverpool LEP. The topography gently rises towards the west and the north of the site with local views frames along the street alignments. The All Saints Catholic Church located on the north-eastern corner of George and Elizabeth streets is heritage listed in the LEP and forms a key visual marker in the city grid due to its distinctive building form set back in landscape within the urban block.

The orthogonal street grid is permeated by a finer grain network of lanes and serviceways. A new serviceway will be created along the southern boundary of the site connecting George Street to Bigge Street as part of the new lot subdivision.

#### **KEY DIRECTIONS**

- Consider public domain corridor views along streets in the design of the built form.
- Reinforce the urban grid in the built form response to reinforce the All Saints Catholic Church as a visual marker.



LEGEND



New serviceway on Site

Key View Points

Visual Corridor

Contour (2m interval)



High Points

#### LANDSCAPE AND PUBLIC DOMAIN

#### **URBAN CONTEXT ANALYSIS**

The site is located mid-way between the city's primary open space being Bigge Park and civic spine being Macquarie Street Mall. Both have been recently revitalised and are magnets for the community with programmed events, experiences, active and passive recreation. Maintaining solar access is an important element in the ongoing usability and amenity of these spaces.

Outside of these revitalised spaces, there is a lack of cohesion in the landscape and public domain treatment within the city centre. The landscape and public domain upgrades identified in the LCCPDMP 2020 identifies four public domain outcomes for the site comprising:

- A Green Boulevard on Elizabeth Street
- Active spine on George Street.

Additionally, although not mentioned in the LCCPDMP 2020, the following are identified in other background investigations

- Through the approved DA for amalgamation and subdivision of the lots along Elizabeth Street - A serviceway along the southern boundary connecting George Street to Bigge Street; and
- within the Liverpool DCP A 6m wide pedestrian link along the eastern boundary connecting Elizabeth Street to the shareway.

A number of sites offer publicly accessible, private open spaces through the delivery of a 'buildings in landscape' typology which permeate the otherwise urban grid building character. In the vicinity of the site these include:

- St Lukes Anglican Church on the south-western corner of Elizabeth Street and Macquarie Street Mall;
- All Saints Catholic Church on the north-eastern corner of Elizabeth and George streets.
- Liverpool Courthouse and the City Library to the south of the site on George Street. This is currently subject to a redevelopment proposal with an expanded public civic space.

The Liverpool Courthouse and City Library public domain is only one of these located to the south of the site. Future development of The Site will need to consider and minimise solar impacts to this space.

#### **KEY DIRECTIONS**

- Deliver public domain upgrades in accordance with the LCCPDMP 2020 including core paving materials, street tree plating and street furniture.
- Design the new serviceway along the southern boundary of the property in accorance with the serviceway outcomes within the LCCPDMP 2020.
- Design the new north-south pedestrian link along the eastern boundary of the site in accordance with the DCP and incorporating relevant outcomes from the LCCPDMP
- Implement Interpretation of the historial creek line within public domain / streetscape in accordance with LLCCPDMP 2020.
- Implement Water Sensitive Urban Design (WSUD) principles to optimise the use of surface runoff, improve overall water quality and support aquatic biodiversity.
- Incorporating water features into the city centre to provide increased visual amenity and maximise public opportunities to engage with water.

#### **LEGEND**

The Site



Primary Green Boulevard - Elizabeth Street



Primary Pedestrian Priority Street and Spine-Bigge Street & Macquarie Street -



Active and Public Transport Corridor - Moore Street

#### HISTORICAL CREEK & HERITAGE INTERPRETATION



Historical Creek Line



Historical Creek Line Interpretation (Potential



Water Sensitive Urban Design (WSUD) Interventions

#### KEY PUBLIC DOMAIN - SOLAR ACCESS CONSIDERATION

Key Open Space (Green) - 70% Area receives 3hrs sunlight in mid-winter



Key Open Space (Plaza) - 70% Area receives 3hrs sunlight in mid-winter

Building On Landscape

#### STREETSCAPE & LANEWAY



N-S Streets Upgrade



E-W Streets Upgrade



Serviceway (LCCPDMP)



Proposed Through Site Links (DCP)

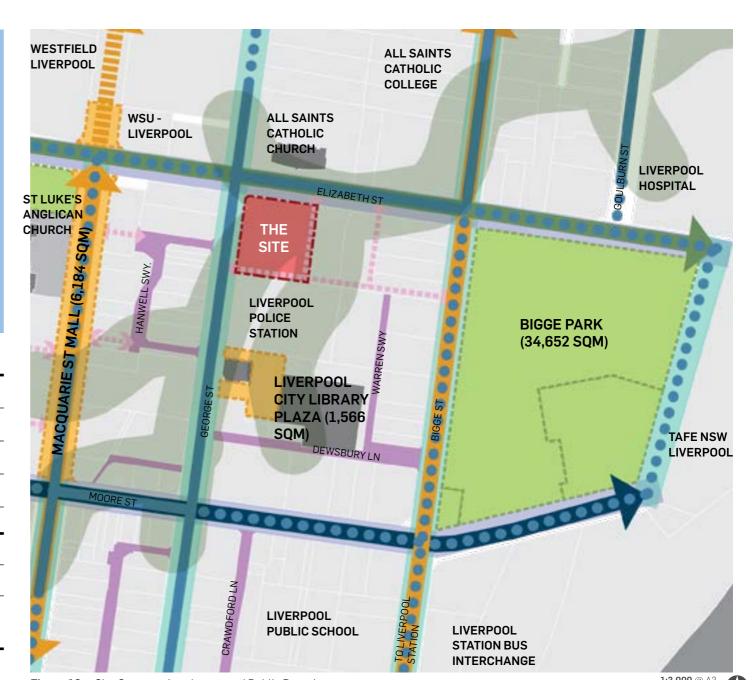


Figure 19 Site Context - Landscape and Public Domain



#### SITE OUTCOMES - LANDSCAPE AND PUBLIC DOMAIN

The following diagram summarises the landscape and public domain outcomes for The Site based on the urban context analysis and LCCPDMP.

#### LEGEND The Site Elizabeth Street & George Street Streetscape and Public Domain **Upgrade** - paving materials **Dedicated Cycleway** - George Street Elizabeth Street Proposed Street Trees - Quercus palustris (Pin Oak) within public domain George Street Proposed Street Trees - Harpulia pendula (Tulip wood) builds outs within parking lane Serviceway - Proposed 8m wide pedestrian, vehicular and service access connecting George Street to Bigge Street. Publicly accessible through site link paving treatment - 6m wide pedestrian link connecting Elizabeth Street and southern serviceway Ground level front setback 6m - Elizabeth Street 2.5m - George Street Streetscape/ Public Domain within street setback Potential Heritage Interpretation within public domain - materials, public

Potential public art along the eastern blank wall interface

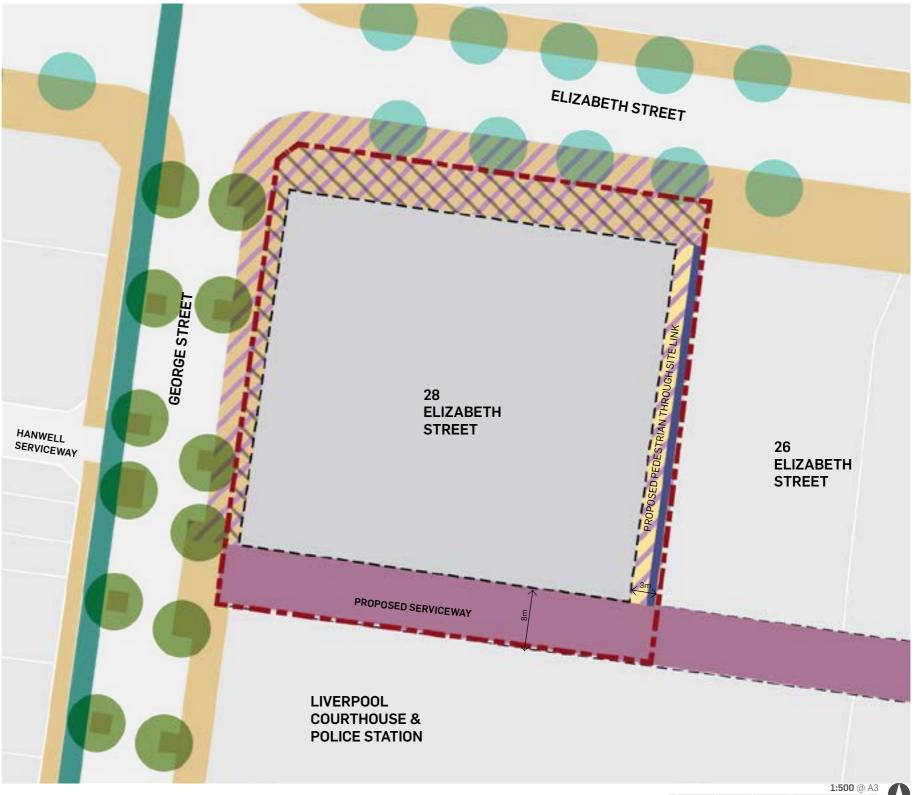
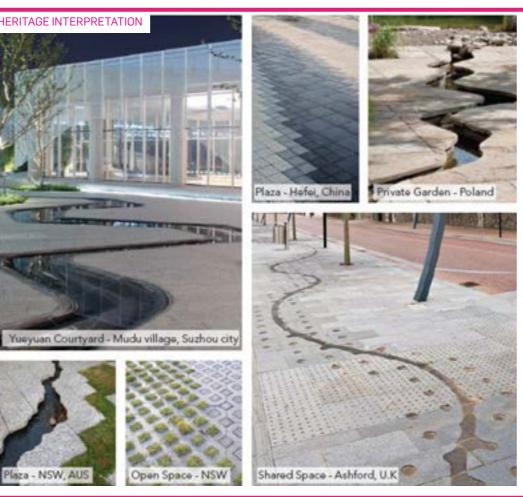


Figure 20 Site Analysis -Landscape and Public Domain

#### LANDSCAPE AND PUBLIC **DOMAIN LOOK AND FEEL**

The following images extracted from the LCCPDMP identify the proposed look and feel for the Liverpool City Centre Core.













































#### **ACCESS & MOVEMENT**

The site is located within walking distance of Liverpool Railway Station which is a transit hub for the city centre, as both a bus and rail interchange, and a taxi pickup zone. Additionally, The Site is located along key bus routes along both Elizabeth and George streets. An existing bus stop is located in front of the site on Elizabeth Street.

The core commercial area currently has a speed limit of 40km/ hr with plans to lower the speed limit to 30km/hr identified in the LLCCPDMP2020. Elizabeth Street is currently a two-way street (east-west) and George Street is currently a one-way street, south-bound. The intersection of Elizabeth and George Streets is identified as a "Prominent Accident Location'.

Both Elizabeth and George streets are highly used by pedestrians. Elizabeth Street is the primary east-west pedestrian connection between major facilities in the city centre and therefore would have the highest volume. George street is secondary to Macquarie Street Mall further to the west in terms of north-south connections. Upgrades are identified for Elizabeth and George Streets including on-road street painted cycleways and cyclist priority at intersections.

Existing on-street parking is located on the eastern side of George Street. No parking is proposed along Elizabeth Street while parking is proposed along the western side of George Street with frontage to the site. 2,055 potential off-street parking spaces has been identified south of site (within the urban block) - no detail on the timing and implementation of these spaces are yet known. There is opportunity to increase car-share spaces within the city centre core with only 3 'GoGet' cars available east of the core on Holsworthy Street.

The proposed serviceway along the southern boundary will provide the only location for vehicle access and servicing to the site. A port-cocher is proposed for the site to the east at 26 Elizabeth Street accessed off the serviceway.

The north-south link will be pedestrian only. Given the location of this, and the existing street corner frontage of two facades of the building already, it is anticipated that this will primarily service the site with the link further to the east providing a more direct connection to Warren Serviceway.

#### **KEY DIRECTIONS**

- Deliver Elizabeth Street as the primary pedestrian spine, maximising comfort through shade, landscape, activation and public art to capture bus users and passing foot traffic and cyclists. Integrate the bus stop along Elizabeth Street with the streetscape upgrades.
- Deliver George Street as the secondary pedestrian spine. Consider this as the location for the commercial lobby
- Provide pedestrian priority crossing at the proposed southern sharedway access point off George Street.
- Provide vehicular and service access from the proposed serviceway along the southern boundary.
- Deliver the eastern pedestrian link.

#### **LEGEND**



The Site



Collector Road (2 way)



Local Road (2 way)





Local Road (1 way) Laneway/ Serviceway



**Prominent Accident Location** 



Existing Vehicular Access Points



Proposed 30 km/h traffic zone

#### **ACTIVE TRANSPORT NETWORK**

**Existing Bicycle Routes** 



Proposed Bicycle Routes



Main Pedestrian Spine



Pedestrian Connections (Streets and Arcades) -LCCPDMP



Through Site Links - DCP



Pedestrian Footpaths/Sidewalks - Highly Used

#### PUBLIC TRANSPORT NETWORK



Bus Stop



Bus Interchange

#### PARKING FACILITIES



Off-Street Parking Facilities

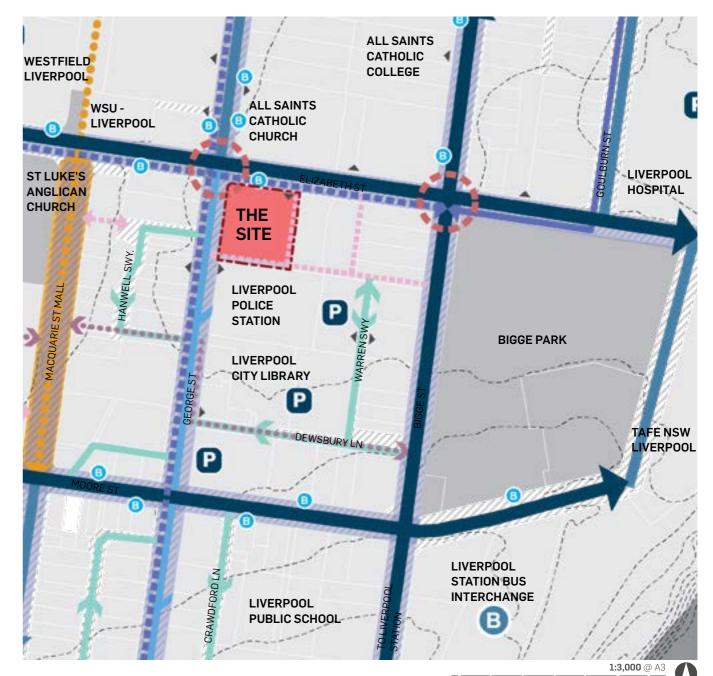


Figure 21 Site Context - Access and Movement

#### SITE OUTCOMES - ACCESS & MOVEMENT

#### LEGEND

The Site



Elizabeth Street - Two ways primary east-west collector street & key bus



**George Street -** One way north south secondary street



Bus Stop



Proposed Dedicated Cycleway along George Street

#### SITE ACCESS AND MOVEMENT



**Southern Serviceway -** Proposed 8m wide pedestrian, vehicule and service access connecting George Street and Bigge Street to the East.



Eastern Pedestrian Through Site Link - 6m pedestrian link connecting Elizabeth Street and Southern serviceway



Primary Pedestrian Access - Primary pedestrian access along Elizabeth and George Streets



**Secondary Pedestrian Access** 

Secondary pedestrian access along Eastern Pedestrian Through Site Link



Vehicular/ Service Access

Vehicular/ service access from the Southern Sharedway



Pedestrian Priority Crossing at Southern Sharedway access point

#### PARKING STRATEGY

On Street Parking along George Street



Potential GF & basement parking within the site

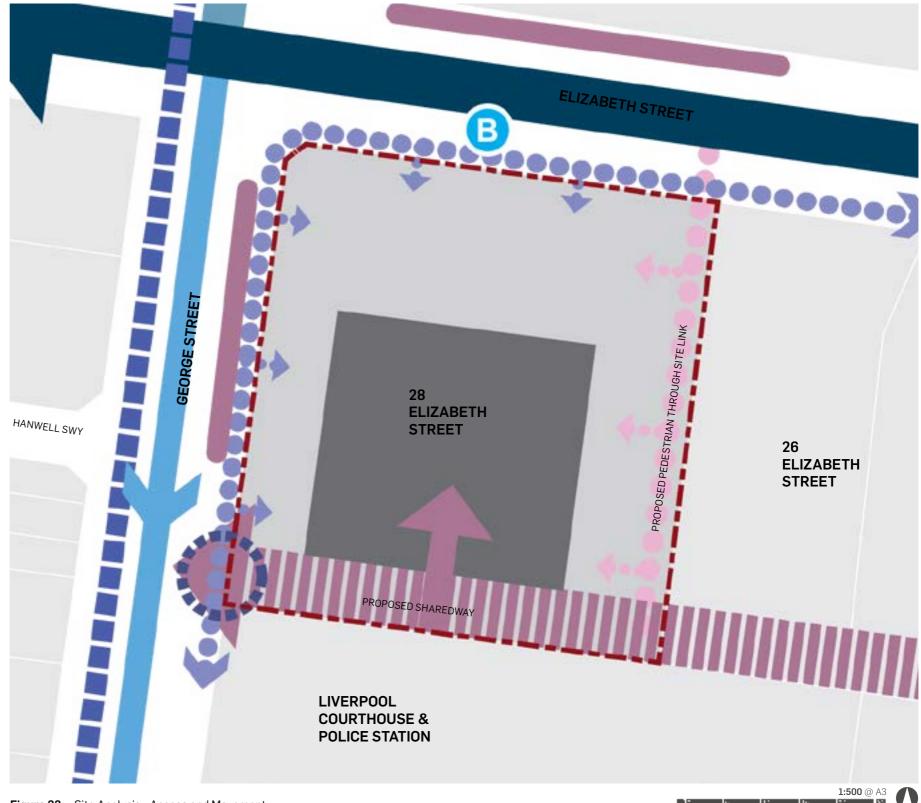


Figure 22 Site Analysis - Access and Movement

#### **BUILT FORM**

#### **LOCAL CONTEXT ANALYSIS**

#### Heritage

In addition to the heritage listed Hoddle Grid, four heritage items are proximate to the site comprising of:

- All Saints Catholic Church on the north-eastern corner of Elizabeth and George streets directly opposite the site.
- St Lukes Anglican Church, 150m west of the site fronting Macquarie Street Mall and Elizabeth Street.
- Bigge Park located 200m east of the site along Elizabeth Street.
- Liverpool Public School 250m south of the site fronting Moore Street.

In additional to the Heritage listed items, the eastern extent of the city centre is identified as "Bigge Park Heritage Conservation Area". This area is part of the original 19th century plan for the Town of Liverpool.

#### **Built Form Typologies**

The site is located in the The Liverpool City Centre - Core area which is defined as the primary commercial centre for Liverpool and a mixed use central business district. The existing surrounding built form is typified by older building stock within the city centre core. The built form typologies within the city centre reflect the varied types of uses including high order retail, commercial offices, university campuses, government services and some newer buildings comprising residential apartments with activated ground floor uses.

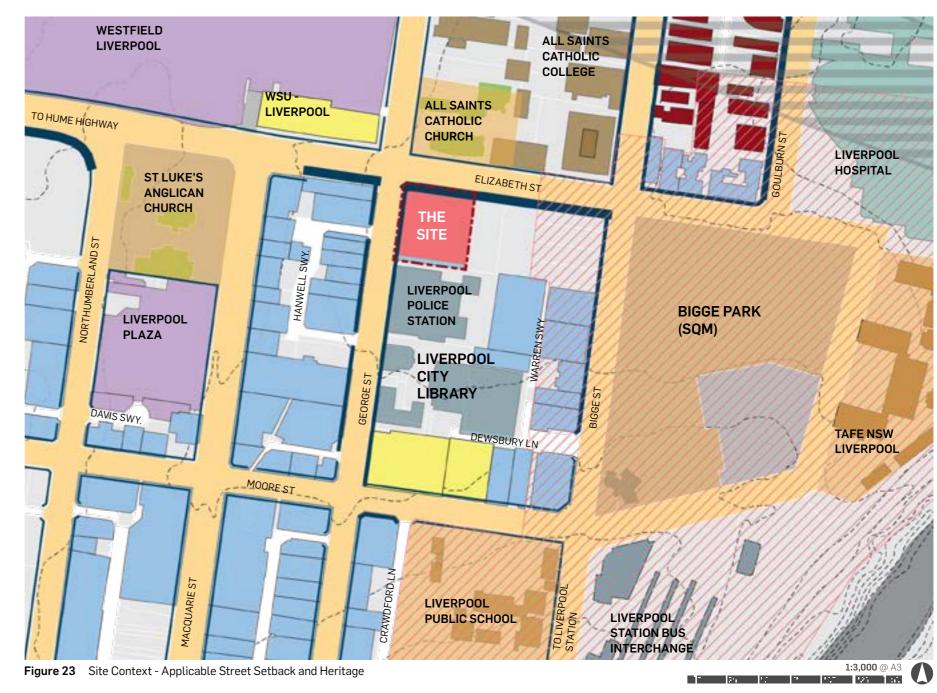
The Site is located within an urban block that comprises:

- Three vacant sites along Elizabeth Street with DAs submitted on the other two and an approved serviceway along the southern boundary.
- Predominantly larger footprint urban buildings which take up the majority of the property holding and are built to kerb along the streetscape.
- Civic building typologies for the existing Courthouse, Police Station and City Library sites with generous public domain and civic space.

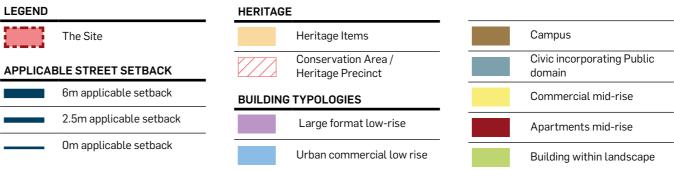
Immediately surrounding built form includes:

- Opposite the site, on the north-eastern corner of Elizabeth and George street intersection, is All Saints Catholic Church which is a 'building in landscape' typology.
- Westfield is a large-format retail box which occupies a large block within of the City Centre Core. The interfaces along Elizabeth and George Street comprise mostly vehicular access/egress and blank walls with some ground floor tenancies comprising of medical offices and a cafe addressing Elizabeth Street.
- The south side of Elizabeth Street, rounding the western side of George Street features single-storey retail uses, also of older building stock.
- Opposite the site to the west is 131-135 George Street which is a four-storey, brick commercial building constructed in the 70s.

There are a few recently constructed, modern buildings in the city centre in proximity to the site, including the Western Sydney University Liverpool Campus building completed in 2018 (north-west of the site) and the Liverpool Police headquarters completed in 2016 and an addition in 2021 (south of the site).



Helicopter flight path





#### **Building Heights**

Liverpool City Centre is going through rapid change across a large area and therefore existing building heights do not represent the desired future character of the area. The LEP height controls along with existing development activity provide a better reference point for understanding the emerging building height outcomes.

There is no maximum height of building (HOB) specified for the three properties along the Elizabeth Street frontage.

Height is to be determined by consideration of:

- The remainder of the block to the south has a maximum height of 100m.
- OLS contour and PAN-OPS contour circa 126.49 were identified for the DA of the adjacent site at 26 Elizabeth Street.
- More recent mixed-use developments have been built in the east, south-east and south which are all outside of the city centre core, distance away form its vibrant hub. This also creates a visual gap within the city-centre skyline, where typically taller buildings would be located.
- Consideration of solar amenity impacts of any proposed building on Bigge Park and the civic space proposed in the new Liverpool City Library precinct.

#### **Active Frontages and Setbacks**

The applicable setbacks for streets are set out in the Liverpool DCP and apply to individual street frontages within blocks however the built outcomes do not always reflect this as follows:

- Westfield has a consistent built setback of 0m to the boundary as set out in the DCP.
- Along the northern side of Elizabeth Street, the applicable setback is 0m.
   Opposite the site, the existing buildings between George Street and Bigge Street are all setback approximately 6m.
- Along the southern side of Elizabeth Street (to the east), the applicable setback is 6m. The existing buildings provide this setback.
- The eastern side of George Street has an applicable setback of 2.5m. The recently constructed Liverpool Police Station and Courthouse south of the site has a varied setback ranging from 0m to 8m and 12m. The Library precinct also has built to boundary elements and civic spaces interspersed.

#### **Active Frontages & Awnings**

Active street frontages are presently focused on Macquarie Mall, in particular the food and beverage offer. Beyond this, there is a distinct lack of activation along the site on both sides of Elizabeth Street as you walk from the east from the Hospital and Bigge Park and down along George Street.

Active frontage and continuous awnings are envisaged along the Elizabeth and George street frontages in the LCCPDMP 2020. Uniformity in the look and feel of awnings should be given with regard to the proposed developments along the Elizabeth Street frontage of the urban block in regard to:

- Form, design, material, colour, height, length, width and fascia depth;
- Lighting types underneath awnings in terms of size and colour; and
- Location of signage located on and/or underneath awnings, within the city centre.

It is noted there is no awning along the street frontage for the Police Station and Courthouse building immediately to the south of the site.

#### **KEY DIRECTIONS**

- Optimise this prominent corner with a landmark city centre building at the hub of the CBD, employment, civic, health and education precincts.
- 6m street setback along Elizabeth Street and 2.5m along George Street.
- Maximum height of building determined by Bankstown Airport PAN OPS contour of circa RL.126.49 (26 Elizabeth Street development)
- The Site is not impacted by Liverpool Hospital Helicopter Flight Path as identified in the LEP.
- Consider visual corridor along George Street to All Saints Catholic Church.
- Improve the ground plane by supercharging active uses such as retail and cafés along Elizabeth Street and the pedestrian link along the eastern boundary.
- Align proposed public domain improvements with character areas within the city centre (i.e. establishing distinctive qualities that create an identity of a place and is reflected by the look and feel of each area);
- Ensure the development supports and enhances the identity of its character area being the City Centre Core and align with the adjacent zone being 'Mixed Use' on the northern side of Elizabeth Street.

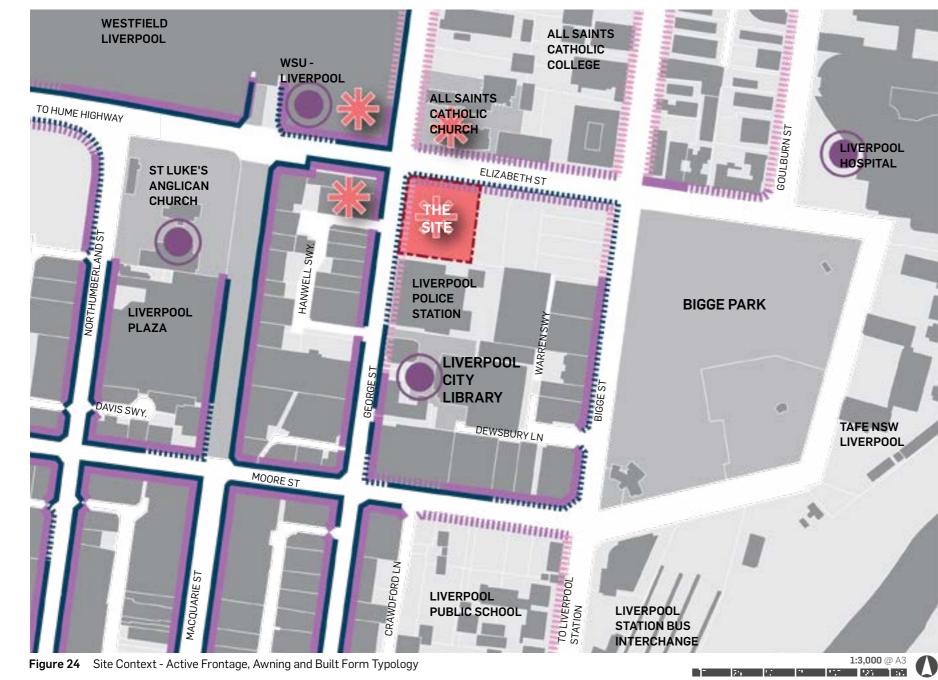


Figure 24 Site Context - Active Frontage, Awning and Built Form Typology

**LEGEND ACTIVE FRONTAGE & AWNINGS Existing Awning** The Site **Proposed Continuous Existing Building Footprint** Awning (DCP) **Existing Active Frontage** 

Proposed Active Frontage -Main Street (DCP) Proposed Active Frontage - within Mixed Use, Commercial Core & Neighbourhood Zones (DCP) LANDMARK & CORNER SITE IMPORTANCE



Corner Sites



Key Landmarks within the Liverpool City Centre

#### **EMERGING DEVELOPMENTS**

The following table identifies the proposed developments within Liverpool City

	SITE	DEVELOPMENT
1	25 George Street	DA for construction of a commercial tower and a new entertainment and leisure precinct at the existing Westfield Shopping Centre. ON ELIZABETH STREET
2	26 Elizabeth Street	DA for 35-storey mixed use development over 4 levels of basement car parking comprising:  345 car parking spaces;  4,804m² of commercial space;  3,595m² of hotel living within Level 3 to Level 8 (113 hotel apartments); and  18,138m² residential living with in Level 9 to Level 34 (194 residential apartments).
3	167 Northumberland Street	Concept DA to establish building envelopes for mixed use development, incorporating a 32-storey tower with 2 levels of basement parking, retail / commercial floorspace and serviced apartments.
4	203-209 Northumberland Street & 64 Bathurst Street	Construction of a 21 storey mixed-use building with 5 levels of basement for parking, storage, and plant. Four (4) retail tenancies on the ground floor facing Bathurst Street, four (4) storey podium comprising two (2) commercial tenancies with a courtyard, a mezzanine and communal open space for residents and a seventeen (17) storey tower with 66 residential units (as amended)
<b>⑤</b>	277 Bigge Street & 11-23 Scott Street	Construction of a 23 storey commercial building including the conservation and adaptive reuse of the heritage item, ground floor retail spaces and the demolition of existing structures-
6	25 – 33 Scott Street	Commercial office which comprises one 15-storey tower, including 4 basement car parking levels, 10 commercial office floors, and roof top garden.
0	41 – 43 Forbes Street	DA for construction of a 9-storey shop-top housing development comprising of 3 ground floor commercial suites ('neighbourhood shops' with a total area of 100sqm), 45 residential units (including 23 affordable units), two levels of basement parking and associated landscaping.
3	52 Scott Street	Liverpool Civic Place  DA for mixed use development comprising:  22 storey commercial office building;  New Council offices and Council Chambers;  A new city library and community hub;  A childcare facility;  A new civic plaza; and  Council and public parking.
0	7 – 13 Norfolk Street	Construction of a 25 storey mixed use residential and commercial building with four basement levels of car parking and demolition of existing structures
<b>•</b>	387 Macquarie Street	Construction of a mixed use building comprising of 3 levels of basement, with ground floor comprising of 6 commercial tenancies and residential lobby and 162 residential units above.



	SITE	DEVELOPMENT
0	100 Castlereagh Street	
12	77 – 79 Bathurst Street, 70 Memorial Avenue and 90 – 94 Castlereagh Street	DA for mixed use development comprising a 4-storey commercial, retail, food use and residential podium including a two-level restaurant, two residential towers at a total of 17 levels and 23 levels in height comprising a total 264 units, above 3 levels of basement car parking and associated landscaping and services
13	149-151 Terminus Street	Concept DA for mixed use development including commercial, business/retail and residential floor space, child care centre, and parking.
4	1-5 Speed Street	Concept DA for mixed use development including commercial, business/retail, medical facility, child care centre and residential uses, and parking.
15	431 Macquarie Street	Concept DA for mixed use - two commercial buildings over five levels of basement car parking. Building A is a 13-storey commercial development and Building B is a 22-storey hotel development.
16	420 Macquarie Street	Mixed-use development comprising 438 residential apartments, 376 sqm commercial/retail tenancies and communal facilities within $2 \times 29$ storey towers and $1 \times 6$ storey residential flat building including below and above-ground car parking for 507 cars.

#### **KEY DIRECTIONS**

- Recent residential is outside the core area of the CBD further away from services, retail, etc.
- The site is at the heart of the City Centre Core which will inject a community into an area with little activation outside of business hours. This will and activate the centre at all times, facilitating vibrancy, a night-time economy and 'eyes on the street'.
- Land use is optimised for key worker housing given the site is immediate to the Health, Education and Justice Precincts.

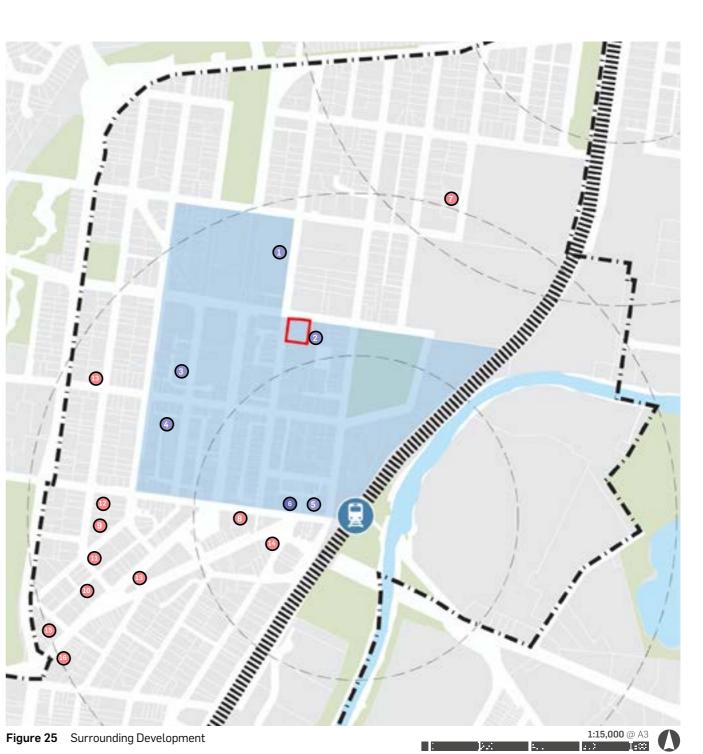


Figure 25 Surrounding Development

#### **LEGEND**



The Site



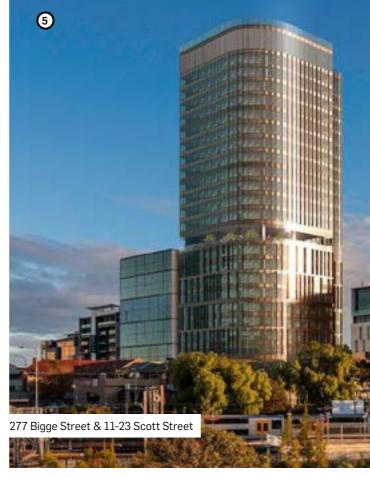
Liverpool CBD Core Area

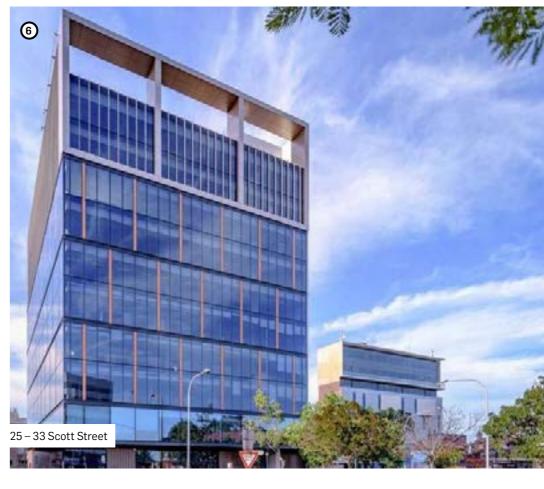
Surrounding Development  $\otimes$ within Core Area

Surrounding Development **(** Outside Core Area

#### PROPOSED SURROUNDING DEVELOPMENT WITHIN LIVERPOOL CBD CORE AREA













Om Streetwall Setback (Tower on

#### SITE OUTCOMES - BUILDING ENVELOPE

#### Adjoining Property - 26 Elizabeth Street

The adjoining 26 Elizabeth Street development proposed the following building envelope approach:

#### Podium setback

Reversed Elizabeth Street podium front setback - 6m at the ground level and 2m at the top podium level

2 Compliant western side setback of 0m podium setback

#### Tower setback

Compliant western lower tower side setback of 0m between up 21m to 45m height;

Reduced upper tower western setback beyond 45m high to 12m. This still satisfy the min. 24m building separation with the adjoining site;

#### Through Site Link

Provide 8m wide easement of shared pedestrian and vehicle access along the southern boundary

6 Provide 6m wide shared through site link along the eastern boundary that serves as the hotel drop off zone.

The Council's assessment report identifies the following assessment in regards to the setback controls of 26 Elizabeth Street:

- Building separation of 12 metres for parts of the building between 25 and 45m (Levels 7 to 14) is achieved as the development is at least 6 metres setback from the side boundaries.
- However, building separation of 28 metres for part of the building above 45 metres (Levels 14 to 34) is not achieved as the development proposes a minimum 12m setback rather than 14m.
- The proposed development does not contravene the development standard as there are no buildings greater than 45 metres in the vicinity of the site.
- The proposed building setback is complaint with the ADG requirements for building separation (minimum separation distances for buildings above 9 storeys is 24 metres between habitable rooms/balconies);
- In the event that adjoining properties be developed with similar setbacks, the building separation provided would be satisfactory.

These assessment provides key directions to 28 Elizabeth Street in identifying the building envelope approach and setback controls.



**LEGEND** 

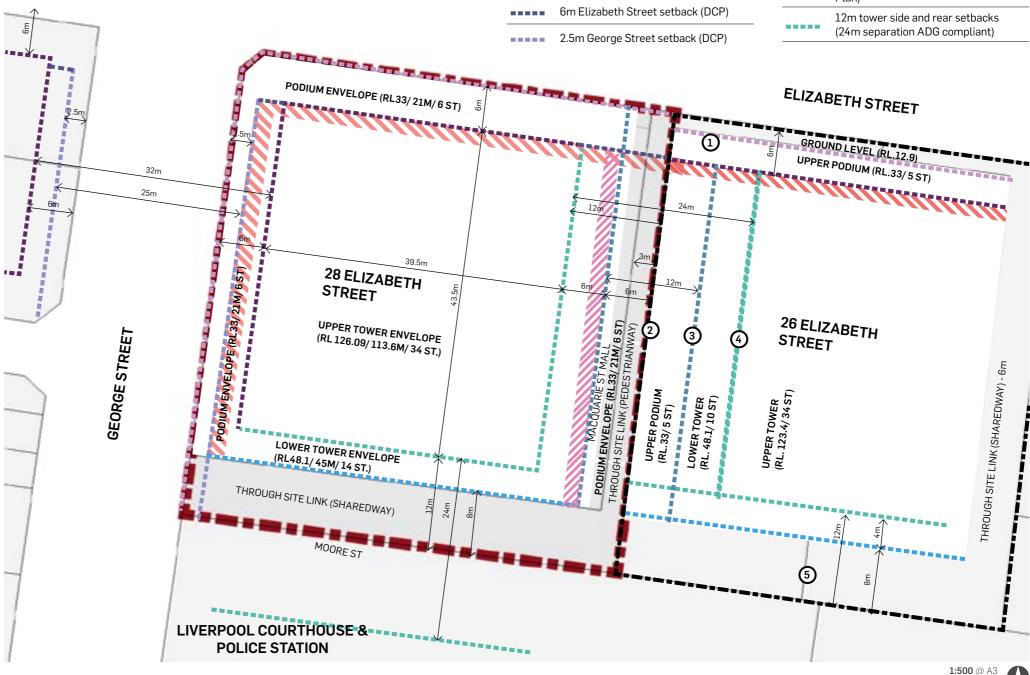


Figure 26 28 Elizabeth Street Built Form Analysis

#### **Illoura Place Outcomes**

The following diagram illustrates the built form outcomes for the site based on the synthesis of the existing planning controls, existing planning and public domain design guidance and the finding of the local context and site analysis. This includes:

- LEP and DCP Controls;
- ADG Building Separation controls;
- Liverpool City Centre Public Domain Master Plan 2020; and
- 26 Elizabeth Street approved building envelope approach.

#### These are:

- The 8m easement along the southern boundary of the site to be designed as a serviceway in accordance with the LCCPDMP 2020.
- Provision of a 3m wide pedestrian through site link along the eastern boundary designed as a path typology (open to sky) and incorporating public domain materials as per Elizabeth Street typology.
- Adopt the reverse podium setback strategy similar to 26 Elizabeth Street comprising:
  - 6m ground floor setback along Elizabeth Street;
  - 2.5m ground floor setback along George Street;
  - Om on the upper podium levels on both Elizabeth and George Streets.
  - Consistent 8m ground floor and podium setback from rear boundary to accommodate the easement.
  - Consistent 3m ground floor and podium setback from eastern (side) boundary to accommodate pedestrian through site link.
- 6m front setback for tower above the podium in accordance with LDCP.
- Adopt consistent tower side and rear setbacks as 26 Elizabeth Street and in accordance with the ADG being:
  - 6m side setback between 21m-45m height;
  - 12m side setback for >45m height; and
  - 12m rear setback whole tower.



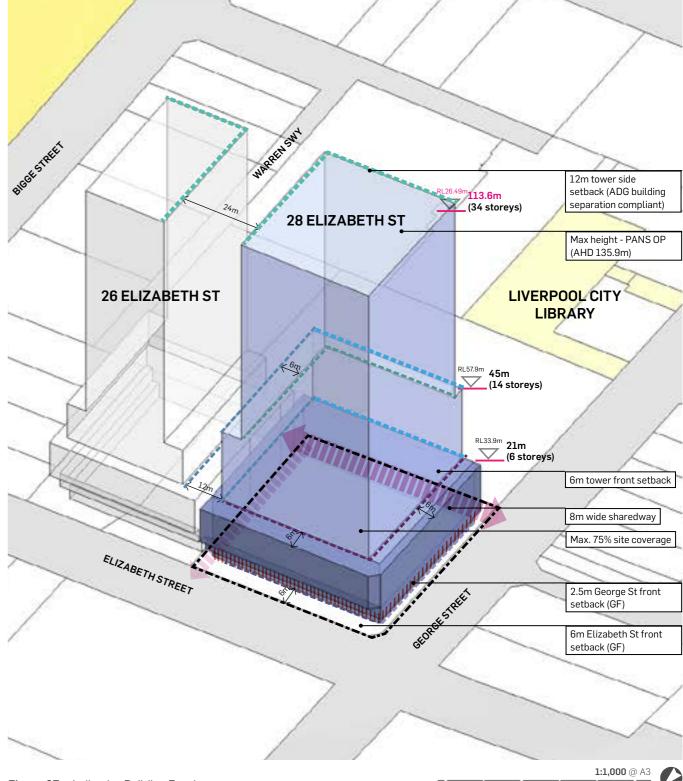


Figure 27 Indicative Building Envelope

#### SITE OUTCOMES - ENVIRONMENT AND COMFORT

The following key environmental factors are key considerations for the site:

- The site is north and west facing to the streets. Key solar access will come from the north and western facades, with some eastern facades receiving some sunlight depending on shadows from the adjoining development.
- Cooling breezes occur from the east during summer with cold winter winds coming from the south-west.
- Traffic noise and pollution occur along the George and Elizabeth frontages noting that ongoing traffic calming and reduction of speed and through traffic will provide some mitigation and / or reduction in the future.
- Urban heat mapping identifies that the majority of Liverpool City Centre, including the site experiences temperatures more than 9°C warmer than baseline temperature than the surrounding environment. Bigge Park ranges from baseline to cooler than baseline. There is a low amount of urban canopy in the immediate area with little pedestrian protection and comfort along busy road corridors.

#### **KEY DIRECTIONS**

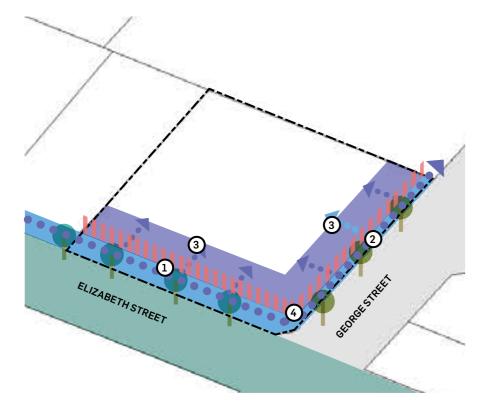
- Located podium communal amenity spaces to the northern extent of the site to optimise solar amenity.
- Provide a continuous awning, shade and street planting to ensure pedestrian comfort and reduce solar heat gain along Elizabeth and George Streets.
- Elizabeth Street will have optimal climate conditions in winter months with solar access and protection from cold winds.
- Consider tower interfaces to adjacent development and provide architectural elements that mitigate overlooking and acoustic privacy.
- Consider solar protection of the western facade for summer months.
- Improve air quality and mitigate noise by increasing softscaping elements such as canopy cover and incorporate the planting of trees and vegetation within the Elizabeth Street forecourt, on podium and within balcony gardens.
- Champion passive and sustainable design to maximise the building for climate in response to Liverpool's inland climatic conditions and site orientation.

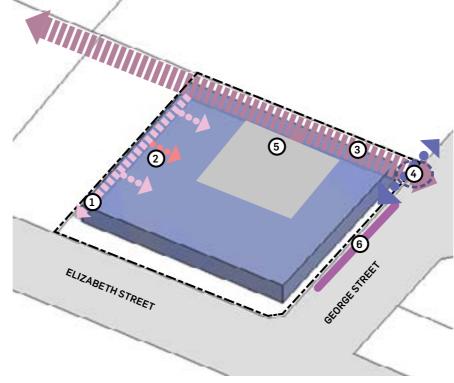
#### LEGEND 28 Elizabeth Street Continuous Awning Along Elizabeth and George Potential location for rooftop communal open space with northern aspect Indicative prevailing wind direction Indicative sun angle in mid winter from 9AM to 3PM Indicative Tower envelope Optimise cross ventilation within the residential Indicative traffic noise along Elizabeth Street

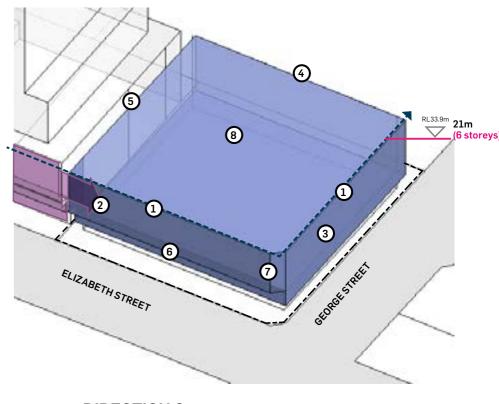


Figure 28 Site Implications - Environment and Comfort

### **KEY DIRECTIONS**







#### **DIRECTION 1**



### CELEBRATE ELIZABETH STREET AS A GREEN BOULEVARD & GEORGE STREET A GREEN LINK

#### **KEY DIRECTIONS**

- Deliver the Elizabeth Street green boulevard in accordance with the LCCPDMP
- 2 Deliver of George Street green pedestrian and cycle priority street in accordance with the LCCPDMP
- Maximise activation of the streetscape and public domain through the location of direct access to retail tenancies and commercial lobbies to streetscape frontages.
- Provide heritage interpretation of the historical creek alignment in both the streetscape and architecture through public art and materials strategy.
- Provide protection from the element within the public domain through continuous awning along the Elizabeth and George Streets streetscapes.

#### **DIRECTION 2**



### PRIORITISE PEDESTRIANS AND REDUCE VEHICLE CONFLICTS

#### **KEY DIRECTIONS**

- Provide a minimum 3m wide pedestrian through site link along the eastern boundary.
- Facilitate residential lobby access off the more intimate pedestrian through site link.
- Provide an 8m wide shared pedestrian, vehicle and service access along the southern boundary connecting George Street and Bigge Street.
- Design the serviceway threshold across George Street to provide priority movement to pedestrians along the footpath.
- **5** Locate vehicular parking and service access off the serviceway along the southern boundary.
- Provide on-street parking along George Street.

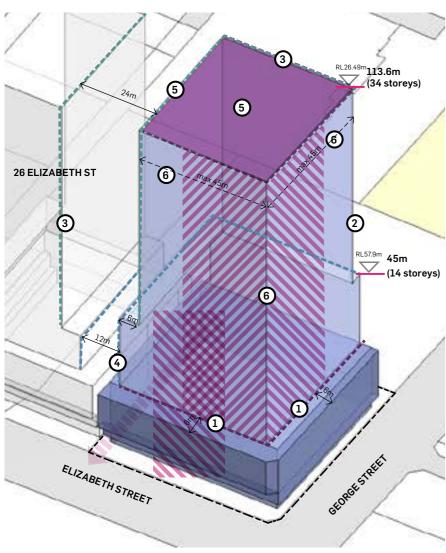
#### **DIRECTION 3**

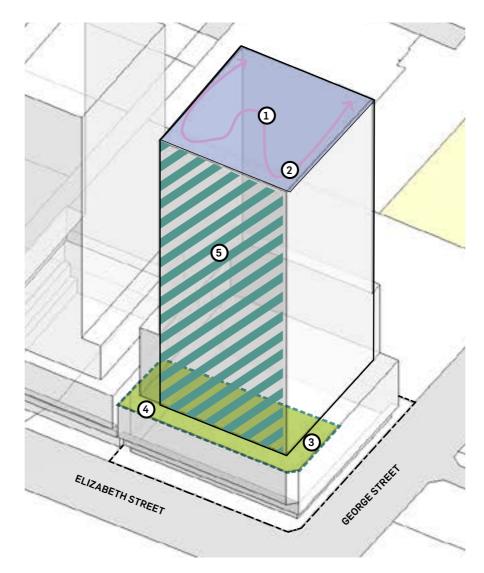


### ADOPT CONSISTENT REVERSED SETBACK STREETWALL APPROACH FOR URBAN BLOCK

#### **KEY DIRECTIONS**

- Ocontinue 21m streetwall height along the full length of Elizabeth and George streets.
- Adopt reversed setback podium form principles from adjoining site along Elizabeth Street.
- 3 Extend reversed setback podium form principles around to George Street Frontage.
- Adopt built to boundary southern boundary setback from adjoining site for ground floor and full height of podium.
- Mirror podium setbacks eastern to side boundary.
- 6 Utilise podium to provide protection from the elements within the public domain.
- 7 Consider chamfering the corner of the podium at Elizabeth & George streets.
- 8 Achieve maximum 75% site coverage for the podium form.









### DEFINE THE TOWER FORM AND CELEBRATE THE URBAN CORNER

#### **KEY DIRECTIONS**

- Adopt a consistent 6m tower setback to the boundary with 26 Elizabeth Street being and extend around George Street.
- Adopt a consistent 8m rear tower setback to the boundary with 26 Elizabeth Street essentially a 0m setback to serviceway.
- Reflect stepped tower side setbacks with those of 26 Elizabeth Street:
- 4 Deliver a slender tower form
- Respond to the urban block corner site and opposite heritage building through massing and articulation.

#### **DIRECTION 5**



### ARTICULATE TOWER FORMS TO OPTIMISE AMENITY OUTCOMES AND RESPOND TO NEARBY HERITAGE BUILDING

#### **KEY DIRECTIONS**

- Configure the tower form to maximise the internal amenity and solar access to residential units.
- Provide building depth and articulation to optimise cross ventilation within residential units.
- Provide a min. 25% site area rooftop podium communal open space fronting Elizabeth Street to optimise solar access.
- Potential to facilitate a min. 1.5m planter box with min. 7% area and 6m width whereby deep soil zone can not be provided within the ground level.
- Facade and vegetation buffer treatment to mitigate noise along Elizabeth Street.





#### **DIRECTION 6**

### MAXIMISE CITY CENTRE AMENITY TO KEY PUBLIC DOMAIN SPACES W

#### **KEY DIRECTIONS**

Minimise the shadow impact of the proposed built form to the surrounding key public domain within Liverpool City Centre. Ensure 70% of the area of each existing key public domain receives a minimum 3hrs sunlight in mid winter between 9am-3pm. This includes:

Bigge Park

2 Macquarie Street Mall

3 City Library Plaza

In addition, ensure the DCP objectives of increasing solar access to public domain along Elizabeth and George Streets is achieved.

## ASSESSMENT OF ILLOURA PLACE

### DESCRIPTION OF THE PROPOSAL

Turner Architects, in conjunction with Site Image Landscape Architects, have prepared an architectural scheme for Development Approval on the site. This section of the report is to assess how the final design aligns with the key directions for the site established in this report through the synthesis of existing planning controls, design guidance and the analysis of the urban context and site opportunities and constraints.

The proposed development for the site comprises a tower on podium building form including:

- Integration of the site into the City Centre Core public domain through:
  - Streetscape upgrades of Elizabeth and George streets;
  - Provision of a serviceway along the southern boundary of the site that will provide connection from George Street to Bigge Street;
  - Dedication of an open air public domain through site link
     Illoura Lane from Elizabeth Street to the serviceway at the rear.
- Ground floor retail tenancies with residential and commercial lobby entrances, vehicle loading and servicing off the serviceway and access to basement parking off the serviceway.
- A four-storey commercial podium (Level 01-04) including private outdoor terrace for commercial tenants on podium level 4.
- A 29-storey residential tower (Level 05 -33) comprising a mix of key worker housing including communal open space including amenities on podium level 5.

A summary of the proposed development is shown in table below

Table 3 Development Summary

Total site area (sqm)		3,609
Built Form	Levels#	GFA (m²)
Street wall Retail	1	1,020
Commercial Podium	4	8,003
Residential Tower	29	27,067
TOTAL GFA (SQM)		36,090
FSR (n:1)		10:1
Basement Parking	6	548 spaces
Max Height	34 St./ 11	4m / RL 128.275



Figure 29 Site Perspective - Corner of Elizabeth Street and George Street

#### PROJECT ALIGNMENT

- The maximum building height including lift overrun is at AHD 128.275m, which is under PANS OPS surface at AHD 135.9m. The proposal is seeking to achieve a height above the Bankstown Airport Obstacle Limitation Surface (OLS) contour at AHD 120m.
- Proposed FSR is compliant with current control.



Figure 30 Perspective - Elizabeth Street - Site Through Link



Figure 33 Perspective - Corner of Elizabeth Street and Rear Lane

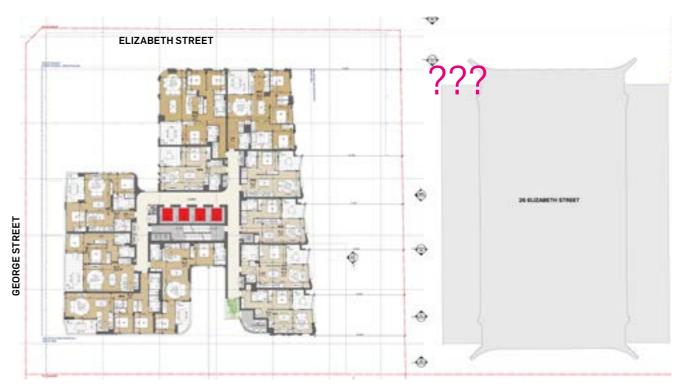


Figure 31 Typical tower plan

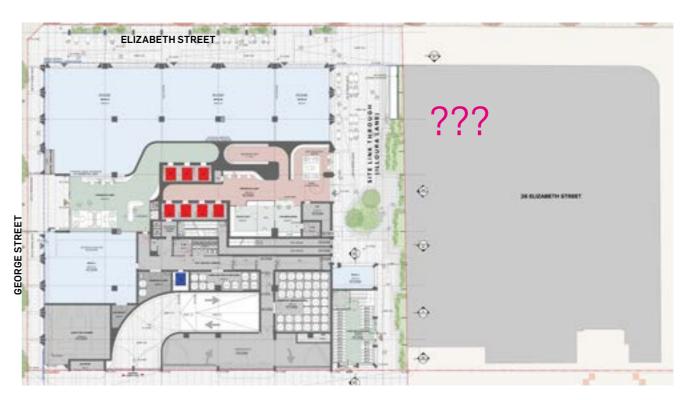


Figure 32 Ground floor plan



#### **DIRECTION 1**



### φ CELEBRATE ELIZABETH STREET AS A GREEN BOULEVARD & GEORGE STREET A GREEN LINK

#### STREETSCAPE UPGRADES

DIRECTION	SOURCE	REQUIREMENT	PROPOSED SCHEME	COMMENTS	
DELIVER THE ELIZABETH STREET GREEN BOULEVARD IN ACCORDANCE WITH THE LCCPDMP					
Ground level setback	DCP + Streetscape Master Plan	6m	6m	<ul> <li>Compliant setback to accommodate streetscape / public domain upgrade for street activation.</li> </ul>	
Elizabeth Street tree planting	Streetscape Master Plan	Quercus palustris (Pin Oak) within streetscape	<ul><li>Volume planting around seats</li><li>Street tree planting</li></ul>	<ul> <li>Landscaping supports the public realm experience.</li> <li>Plantings provide a break in the urban street scape, while providing animation to the street front.</li> </ul>	
Paving palette and streetscape activation	Streetscape Master Plan	Install new furniture, fittings and fixtures.	<ul> <li>Feature paving to seating</li> <li>Integrated seating and outdoor dining furnitures</li> </ul>	<ul> <li>Well defiend space identities underline the street importance.</li> </ul>	
DELIVER THE G	EORGE STREET G	REEN PEDESTRIAN A	ND CYCLE PRIORITY STREET	IN ACCORDANCE WITH THE LCCPDMP	
Ground level setback	DCP + Streetscape Master Plan	2.5m	2.5m	Compliant setback to accommodate streetscape / public domain upgrade for street activation.	
	Streetscape	2.5m  Harpulia pendula (Tulip wood) tree plantings between on-street car parking bays along George Street.	2.5m  Street tree with low planting	accommodate streetscape / public domain upgrade for	
setback  George Street	Streetscape Master Plan Streetscape	Harpulia pendula (Tulip wood) tree plantings between on-street car parking bays along George	Street tree with low	accommodate streetscape / public domain upgrade for street activation.  Provide streetscape upgrade for supporting increased use	
George Street tree plantings  Paving palette and streetscape activation	Streetscape Master Plan  Streetscape Master Plan  Streetscape Master Plan	Harpulia pendula (Tulip wood) tree plantings between on-street car parking bays along George Street.  Install new furniture, fittings and fixtures. Secondary activation  TREETSCAPE AND PI	Street tree with low planting  Provide bicycle parking Install outdoor dining with distinguished pavings	accommodate streetscape / public domain upgrade for street activation.  Provide streetscape upgrade for supporting increased use and activation.  Bicycle parking serves the commuter identity of the street and captures cyclists along the	

	Commercial Lobbies	Site Opportunities	Not specified	<ul> <li>Fully direct access to a retail tenancy with glazing façades</li> <li>Commercial lobby to upper levels off George Street</li> </ul>	<ul> <li>Demonstrate George Street as secondary activation street with commuter movement.</li> <li>Allows for public accessibility to the ground floor retails and private entry into the building</li> </ul>		
4	PROVIDE HERITAGE INTERPRETATION OF THE HISTORICAL CREEK ALIGNMENT IN BOTH THE STREETSCAPE AND ARCHITECTURE THROUGH PUBLIC ART AND MATERIALS STRATEGY.						
	Heritage interpretation of historical creek	Site Analysis	Not specified	Interpret historical creek line into landscape and public domain along Elizabeth and George Street			
5	PROVIDE PROTECTION FROM THE ELEMENT WITHIN THE PUBLIC DOMAIN THROUGH CONTINUOUS AWNING ALONG THE ELIZABETH AND GEORGE STREETS STREETSCAPES.						
	Awnings and signage	DCP + LLCCPDMP 2020 + ADG	Continuous Awning Along Elizabeth and George Streets	Awnings have been integrated into the facade design and provided along active street frontages where appropriate.	<ul> <li>Awnings are well located and complement and integrate with the building design</li> </ul>		



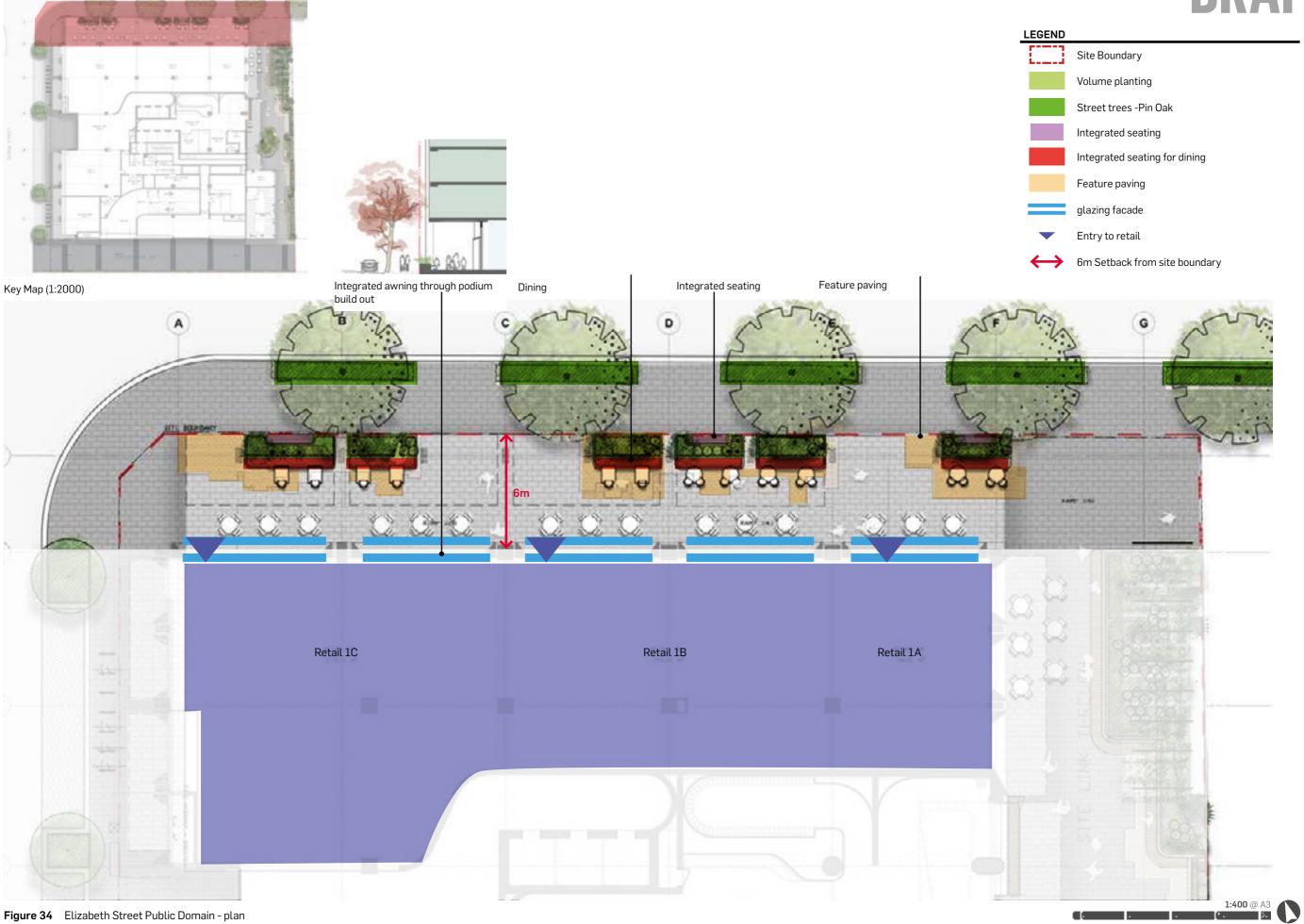
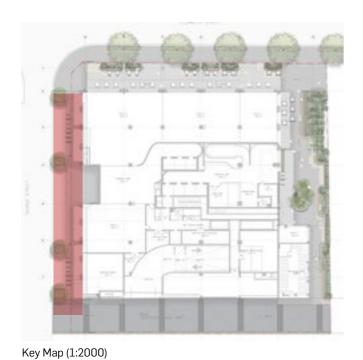
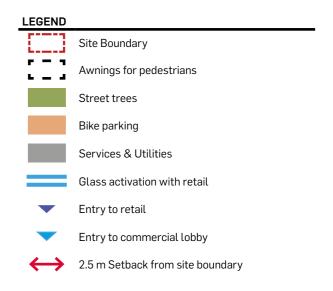
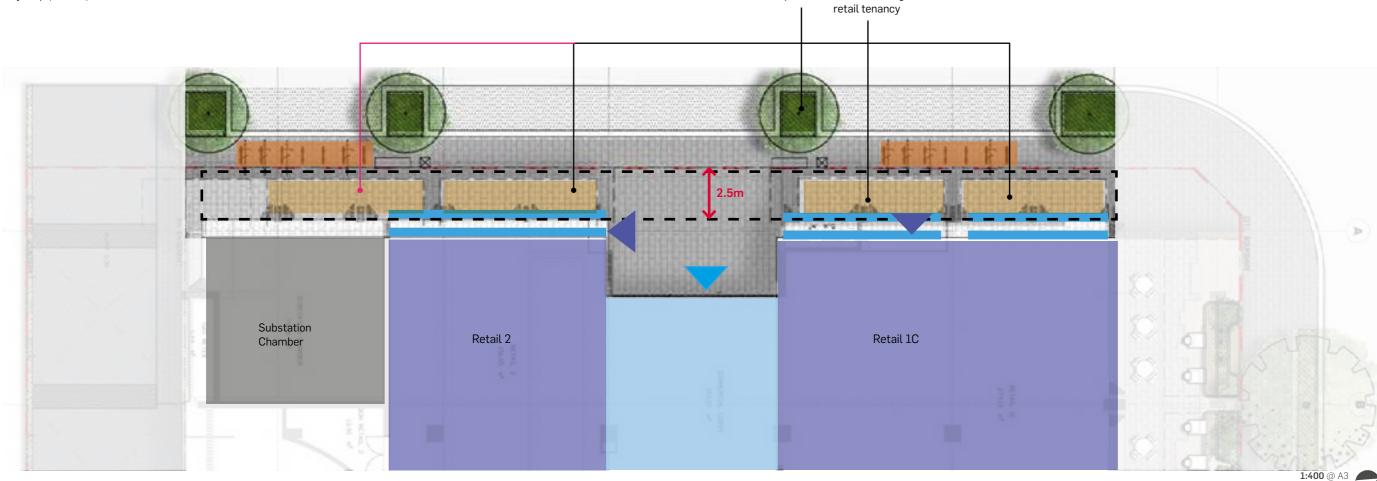


Figure 34 Elizabeth Street Public Domain - plan







Tulip Wood Outdoor dining for

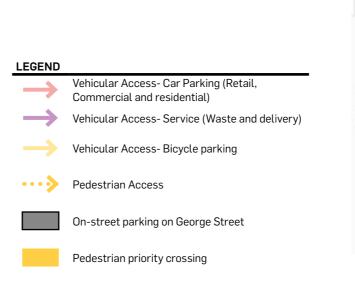
Figure 35 George Street Public Domain - plan

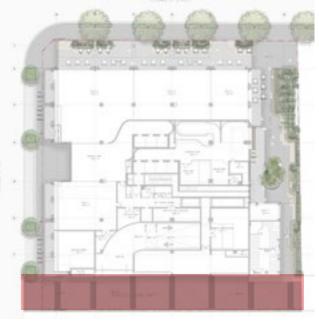
## **DIRECTION 2**

## **PRIORITISE PEDESTRIANS AND** REDUCE VEHICLE CONFLICTS

### PEDESTRIAN CONNECTIONS & VEHICLE ACCESS

	KEY DIRECTION	SOURCE	REQUIREMENT	PROPOSED SCHEME	COMMENTS
D	PROVIDE A MINII	MUM 3M WIDE PE	DESTRIAN THROUG	GH SITE LINK ALONG THE EAS	TERN BOUNDARY.
	Eastern Pedestrian Through Site Link	DCP	3m Open to the sky	<ul> <li>12m (min. 4.4m)</li> <li>Open to the sky</li> <li>Planting and artwork with a micro-cafe space</li> </ul>	<ul> <li>Ensure a clear sight lines to the rear service lane.</li> <li>Brings passive animation and soft surfacing</li> </ul>
2)	FACILITATE RES	IDENTIAL LOBBY	ACCESS OFF THE M	MORE INTIMATE PEDESTRIAN	THROUGH SITE LINK.
	Residential lobby access		Not specified	<ul><li>Clearly defined lobby entry</li><li>Fire egress provision</li></ul>	Provides secured and semi- private entry into the building.
3	PROVIDE AN 8M CONNECTING GE	WIDE SHARED PE ORGE STREET AI	DESTRIAN, VEHICL ND BIGGE STREET.	E AND SERVICE ACCESS ALC	ONG THE SOUTHERN BOUNDARY
	Service Lane Way	DCP	8m	<ul> <li>One way off from</li> </ul>	<ul> <li>Minimised opportunities for</li> </ul>
		LCCPDMP	Shared	George Street to Bigge Street	vagrancy.
		Approved subdivision DA	pedestrian, vehicle and service access	<ul> <li>Quality finishes and materials</li> </ul>	$\checkmark$
			Serviceway design principles		
4)	DESIGN THE SER ALONG THE FOO		HOLD ACROSS GEO	RGE STREET TO PROVIDE PR	IORITY MOVEMENT TO PEDESTRIANS
	Serviceway threshold	LCCPDMP	Pedestrian priority serviceway threshold	Priority crossing access point	Provides a clear and safe entry route for bicyclist to the end of trip facilities.
5)	LOCATE VEHICU	LAR PARKING AN	D SERVICE ACCESS	OFF THE SERVICEWAY ALON	NG THE SOUTHERN BOUNDARY.
	Service	DCP	xx	Loading and service access	Helps to maintain the street
	/ loading facilities	LCCPDMP		at ground level	activation along Elizabeth and George Street.
	Vehicle parking	DCP	xx	Vehicle access to basement parking	
6)	PROVIDE ON-STI	REET PARKING AI	ONG GEORGE STR	EET.	
	On street parking	LCCPDMP	xx	Install street tree planting and streetscape upgrade	Improve street character and achieve organised on-street parking on the eastern side of





Key Map (1:2000)

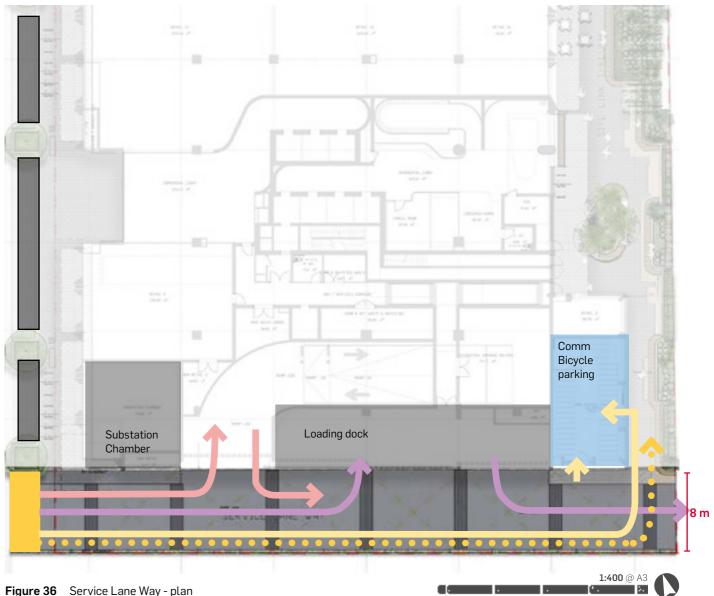


Figure 36 Service Lane Way - plan



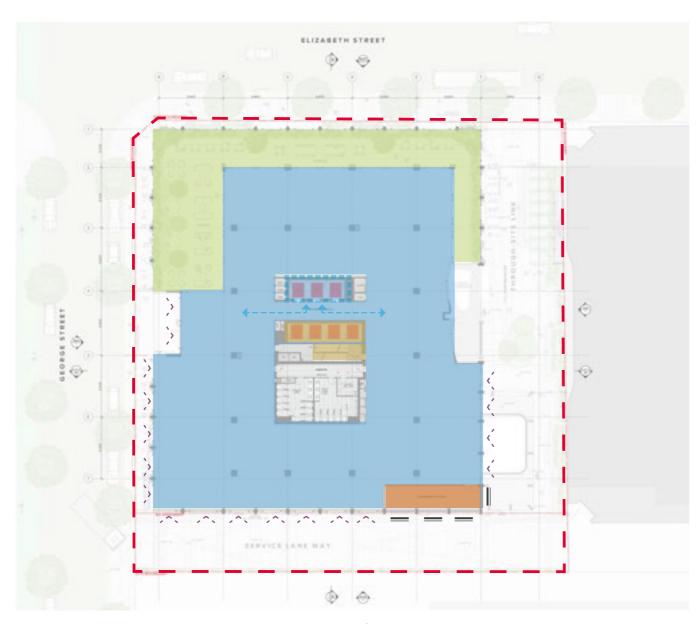
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## **DIRECTION 3**

## ADOPT CONSISTENT REVERSED SETBACK STREETWALL APPROACH FOR URBAN BLOCK

### PODIUM BUILT FORM

PODIUM BUILT FO	JRM				ELIZABETH STREET
KEY DIRECTION	SOURCE	REQUIREMENT	PROPOSED SCHEME	COMMENTS	
① CONTINUE 21M ST	REETWALL HEIG	HT ALONG THE FUL	LL LENGTH OF ELIZABETH	I AND GEORGE STREETS.	<u>linialalan</u> ia a
Max podium height (street frontage)	DCP		21.8m 5 storeys	Maintains a continuous perimeter podium form at 21m streetwall height. This maintains a consistent expression along Elizabeth and George Streets.	
2 ADOPT REVERSED ACCENTUATING TH		JM FORM PRINCIPL	ES FROM ADJOINING SITI	E ALONG ELIZABETH STREET WHILST	
Front setback - Ground Floor	DCP	6m	6m	✓	
Street front setback - upper podium levels	Adjacent Development	0m	0m	Provides a seamless transition from immediate context.	
3 EXTEND REVERSE	D SETBACK POD	IUM FORM PRINCIP	LES AROUND TO GEORGE	STREET FRONTAGE.	
Front setback - Ground Floor	DCP	2.5m	2.5m	✓	
Street front setback - upper podium levels	Adjacent Development	0m	0m	Provides a seamless transition from immediate context.	
ADOPT BUILT TO B HEIGHT OF PODIUM	OUNDARY SOUTI 1.	HERN BOUNDARY S	SETBACK FROM ADJOININ	IG SITE FOR GROUND FLOOR AND FULL	
Podium rear setback	LCCPDMP	8m	8m	✓	
5 MIRROR PODIUM S	ETBACKS EASTE	ERN TO SIDE BOUNI	DARY.		200 200 200 200 200 200 <del></del>
Podium side setback	Adjacent Development	3m	Min. 4.4m Up to 12m	+	SERVICE LANE WAY
6 UTILISE PODIUM T	O PROVIDE PROT	ECTION FROM THE	ELEMENTS WITHIN THE I	PUBLIC DOMAIN.	• •
Communal Open Space and Landscape			<ul> <li>Communal open space and community amenities are facilitated on podium level 5</li> <li>Landscape facade and vegetation buffer is provided on level 4 and 5</li> </ul>	<ul> <li>Communal open space fronting Elizabeth Street to optimise the solar access.</li> <li>Landscape facade helps to mitigate noise impact along Elizabeth Street and adds steetscape value by reducing the bulk of the streetwall with softscape.</li> </ul>	LEVEL 1-3 PODIUM (COMMERCIAL GFA 2,068M² PER LEVEL)  LEGEND  Site Boundary  Commercial area  Vertical circulation  Blank wall Visual activation to street
7 CONSIDER CHAMF	ERING THE CORN	NER OF THE PODIUM	M AT ELIZABETH & GEORG	SE STREETS.	Lift access to commercial floor
					Service plant

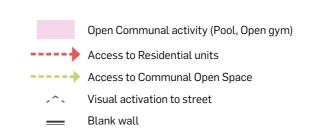


LEVEL 4 PODIUM (COMMERCIAL GFA 1,661M²)





**LEVEL 5 PODIUM** 





## PODIUM BUILT FORM

KEY DIRECTION	SOURCE	REQUIREMENT	PROPOSED SCHEME	COMMENTS				
Site Area			3,609m²					
ACHIEVE MAXIMUM 75% SITE COVERAGE FOR THE PODIUM FORM.								
Site Coverage (Existing Mixed Use Zone)	DCP	2,707m² (75%)	2,145m² (59%)	Area of Ground Level Building Footprint is within the maximum of site coverage				
			2,402m² (67%)	Area of Ground Level Incl. Elizabeth St Overhang is within the maximum of site coverage				



### LEGEND



Ground Level Incl. Elizabeth St Overhang

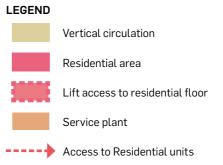
Ground Level Building Footprint



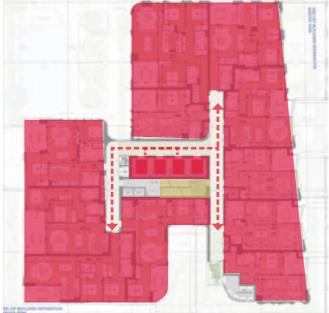
## **TOWER BUILT FORM**

	KEY DIRECTION	SOURCE	REQUIREMENT	PROPOSED SCHEME		COMMENTS	
1	ADOPT A CONSISTENT 6M TOWER SETBACK TO THE BOUNDARY WITH 26 ELIZABETH STREET BEING AND EXTEND AROUND GEORGE STREET.						
	Front setback	DCP	6m	6m	<b>√</b>	Consistent to the boundary with 26 Elizabeth Street being and extend around George Street	
2	2 ADOPT A CONSISTENT 8M REAR TOWER SETBACK TO THE BOUNDARY WITH 26 ELIZABETH STREET - ESSENTIALLY A 0M SETBACK TO SERVICEWAY.						
	Rear setback- laneway (above 14m high)	DCP	6m	0m	A	Consistent to the boundary with 26 Elizabeth Street	
3	REFLECT STEPPED	TOWER SIDE	SETBACKS WITH TH	OSE OF 26 ELI	ZABETI	H STREET, BEING:	
	Building separation	DCP	12m between 25m-45m height	14m	+	Complied with wider separation	
			28m for >45m height	24m	A	Acceptable reduced separation to adopt 26 Elizabeth Street controls and in accordance with ADG,	
4	4 DELIVER A SLENDER TOWER FORM.						
	Maximum elevation length	DCP	45m	42m	✓		
	Residential tower max GFA/ level	DCP	700 sqm	944 sqm	A		





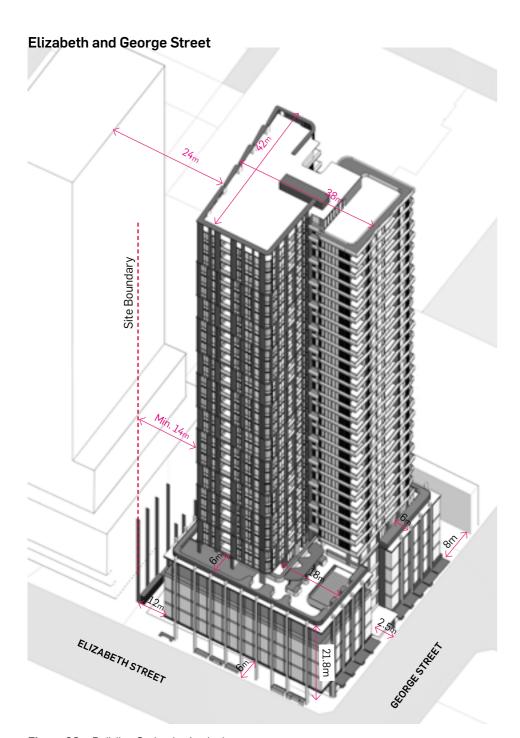


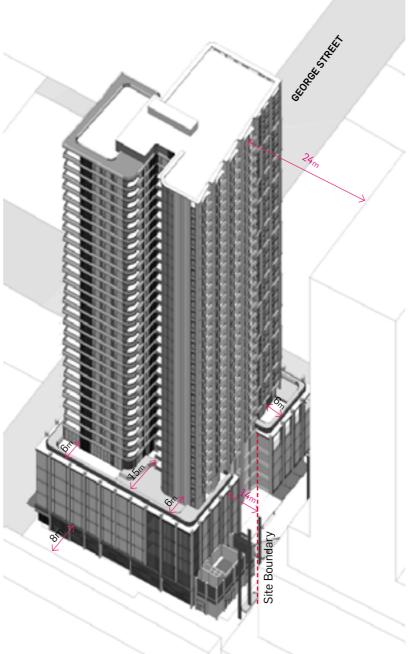


Level 33 (GFA XXm²)



Figure 39 Typical floor-plate for residential tower





Illoura Lane & Service laneway

Figure 38 Building Setbacks Analysis



### **HERITAGE RESPONSE**

KEY DIRECTION SOURCE PROPOSED SCHEME COMMENTS

RESPOND TO THE URBAN BLOCK CORNER SITE AND OPPOSITE HERITAGE BUILDING THROUGH MASSING AND ARTICULATION.

Podium materiality

Heritage Assessment

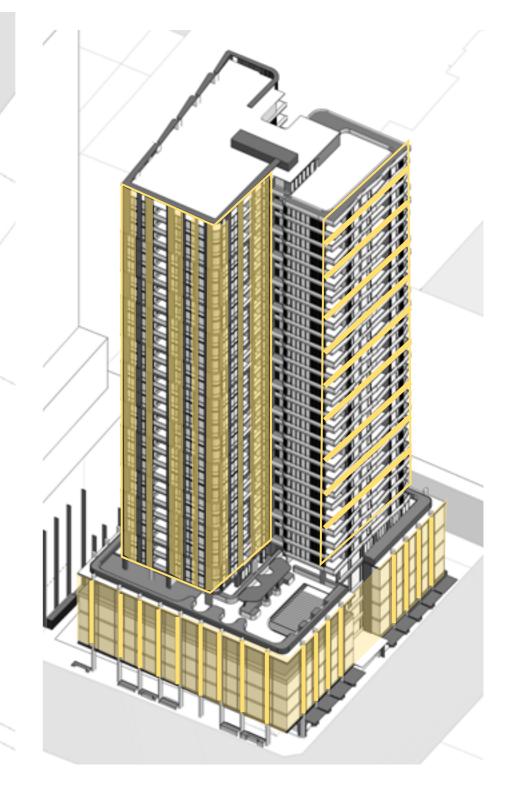
provide contrasting materiality of the podium and tower above

Podium form

Refined primary column with flanking secondary fins echo the architectural notes of All Saints Catholic Church opposite. The podium is sympathetic in its scale, form and materiality and responds to the adjoining proposed tower/ podium design and the proximate heritage item.

align with the setback of the adjoining podium and the heritage items, which is a respectful approach to the immediate context of the site







### **DIRECTION 5**

## ARTICULATE TOWER FORMS TO OPTIMISE AMENITY OUTCOMES AND RESPOND TO NEARBY HERITAGE BUILDING

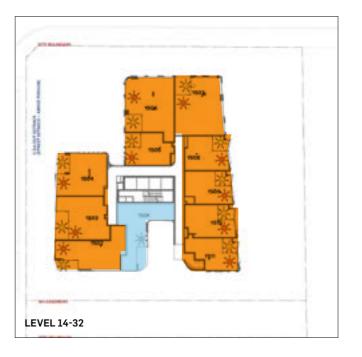
## SOLAR AMENITY TO RESIDENTIAL APARTMENTS

KEY DIRECTION	SOURCE	REQUIREMENT	PROPOSED SCHEME		COMMENTS
Total # Apartments			312		
1 CONFIGURE THE TOW	ER FORM TO N	MAXIMISE THE INTER	NAL AMENITY AN	D SOLA	R ACCESS TO RESIDENTIAL UNITS.
# Apartments which receive at least 2 hours solar amenity between 9am-3pm	ADG	>70%	284 (91%)	<b>√</b>	The proposal significantly exceeds the solar amenity requirements for residential apartments.
# Apartments which receive at 0 hours solar amenity between 9am-3pm	ADG	<15%	28 (9%)	✓	Meets requirements

## LEGEND Site Boundary Apartment achieving 2 hours solar access Apartment receiving NO direct sunlight







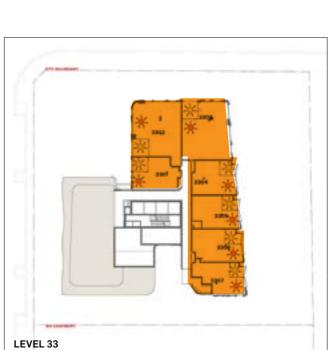


 Table 5
 Apartment Solar Amenity Calculation

	# APARTI >2HRS AMEI	MENTS SOLAR	APARTI <2HRS AME	MENTS SOLAR	_	L#OF MENTS
LEVEL	PER LEVEL	TOTAL	PER LEVEL	TOTAL	PER LEVEL	TOTAL
Level 5	7	7	1	1	8	8
Level 6-13 (8 levels)	10	80	1	8	11	88
Level 14-32 (19 levels)	10	190	1	19	11	209
Level 33	7	7	0	0	7	7
TOTAL # OF APARTMENTS		284		28		312
% OF TOTAL APARTMENTS		91%		9%		100%

Figure 40 Residential apartment solar amenity analysis by level



### **SUN EYE DIAGRAM**

This series shows the 'view from the sun' analysis to understand shadow impacts from and to the site for the purposes of assessing residential solar amenity on existing, approved and proposed residential developments at winter solstice from 9am-3pm in 1-hour intervals.

There are no existing residential developments in the vicinity of the site that will be affected by shadows cast from the proposed development. The proposed/approved? developments to the east of the site fronting Elizabeth Street also propose residential development within the tower form. This analysis considers the impacts between these developments and the proposed Illoura Place development.

The findings of this analysis are:

- There are no shadowing impacts to residential tower forms of either proposal from 9am to 1pm.
- 28 Elizabeth Street will overshadow part of the western facade of the residential tower of 26 Elizabeth Street from just after 2 pm to 3pm. This ranges from 25% to 45% of the facade.
- Need conclusions about how each tower meets 70% and 15% requirements of ADG. - Architect to give detail breakdown. - ML, is this duplicated from previous?





10AM



11AM



12PM



1PM



2PM



3РМ



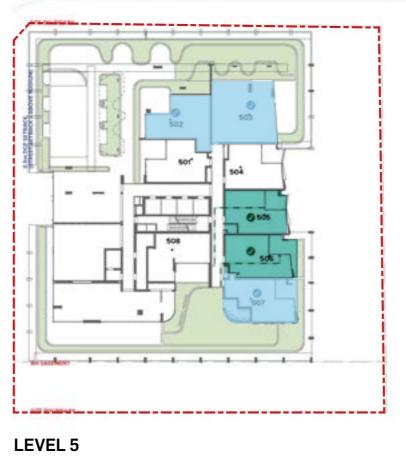




## RESIDENTIAL APARTMENT NATURAL VENTILATION

KEY DIRECTION	SOURCE	REQUIREMENT	PROPOSED SCHEME	CC	OMMENTS
Total # Apartments	,		312		
Total Apartment in the	first nine storey	rs of the building	41		
PROVIDE BUILDING D	EPTH AND AR	TICULATION TO OPTIN	IISE CROSS VENT	LATION WITHIN RESIDE	ENTIAL UNITS.









## **SITE AMENITY PROVISION**

KEY	DIRECTION	SOURCE	REQUIREMENT	PROPOSED SCHEME		COMMENTS
	Total Site Area (sqm)			3,609m²		
3	PROVIDE A MIN. 25% OPTIMISE SOLAR AC		OOFTOP PODIUM C	OMMUNAL OP	N SPA	CE FRONTING ELIZABETH STREET TO
	Provision of Communal Open Space for residential apartments	ADG	Minimum 25% of site area	789m² (22%)	<b>√</b>	Located on Level 5 - accessible only to residents to a range of internal and external communal spaces. This includes a lawn and seating area, BBQs, swimming pool, gym and yoga deck and communal lounge, dining and kitchen facilities.
				159m² (4%)		Located on Ground Floor - within the publicly accessible domain at the entrance to the residential lobby. NOTE - should be excluded from COS calculation - suggest response as per below.
	Publicly Accessible Domain	Site Opportunity	None required	159m² (4%)	+	Located on Ground Floor - In excess of the minimum 4.4m publicly accessible, open to the sky pedestrian through block link which is required in DCP, the development proposes an additional 159m² of publicly accessible domain adjacent to this to provide a more occupiable space. This includes:  up to 12m wide open to the sky space feature paving around seating landscape with seating area in front of residential lobby spill out dining space from the retail units
	Private Terrace - Commercial	Site Opportunity	None Required	xxm²	+	Located on Level 4 - Provision of wrap-around open air and landscaped terrace as private amenity space for commercial tenancy provides activation of the upper podium level and incorporates landscaping along the facade edge.
	Communal open space that receives at least 2 hours sunlight between 9AM - 3PM in mid-winter		Minimum of 50% of provision	716m² (75.5%)	✓	Arch to provide detailed breakdown of areas achieving solar access on GF and level 5 - clarification of not using GF.

Figure 41 Communal open space solar access

Ground level



LEGEND

Communal Open Space
Extent
Communal Open Space
Achieving 2hrs Solar

Achieving 2hrs Solar
Communal Open Space less

than 2hrs Solar





## **DEEP SOIL AREA NOT SPECIFIED**

## **SITE AMENITY PROVISION**

KEY	DIRECTION	SOURCE	REQUIREMENT	PROPOSED SCHEME	COMPLY	COMMENTS
4		FACILITATE A MIN	. 1.5M PLANTER BOX WITH MII LEVEL.	N. 7% AREA AND 6M WIDTH W	VHEREBY D	EEP SOIL ZONE CAN NOT BE
	Minimum area of deep soil provision	ADG	Minimum 7% of site area Minimum width of 6m	346.1m² (10%)	<b>√</b>	Deep soil provision is located within communal open space on Level 5.
<u>5</u>	FACADE AND VE	GETATION BUFFI	ER TREATMENT TO MITIGATE N	NOISE ALONG ELIZABETH ST	REET.	
	Vegetation buffer	ADG	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Ample landscaping and perimeter raised glazing is provided at Level 4 & 5.	✓	Residential uses begin at level 5 and wrap with landscape buffer to mitigate noises sources



Figure 42 Ground level public domain

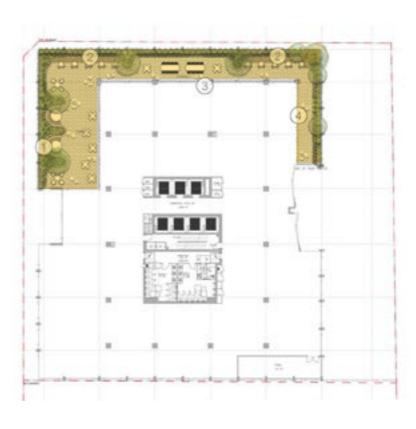


Figure 43 level 4 Private open space





Figure 44 level 5 communal open space - 789m<sup>2</sup>





### **DIRECTION 6**



# MAXIMISE CITY CENTRE AMENITY TO KEY PUBLIC DOMAIN SPACES

## SHADOW IMPACTS TO KEY CITY CENTRE PUBLIC DOMAIN SPACES

The Liverpool DCP requires that 70% of the area of each key public domain space receives a minimum 3hrs sunlight in mid winter between 10am-3pm.

Analysis of the shadow impacts of the proposed scheme reveal the following outcomes for the three key public domain spaces in the vicinity of the site:

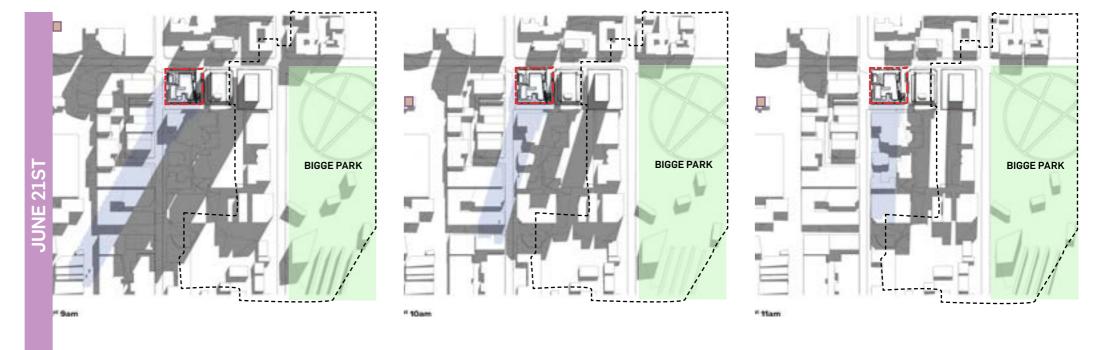
Pub	lic Domain	Shadow Impacts
1	Bigge Park	Shadows from the proposed built form only cast shadow across Bigge Park from 2pm-3pm
2	Macquarie Street Mall	хх
3	Liverpool City Library Plaza	xx

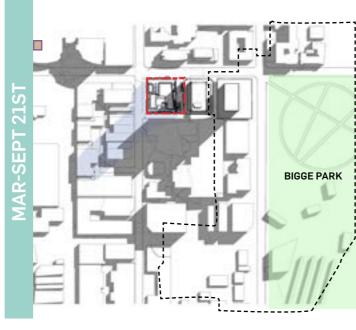
ARCHITECTS - PLEASE ALSO HIGHLIGHT THE LIVERPOOL CITY LIBRARY PLAZA AREA AND MACQUARIE STREET MALL

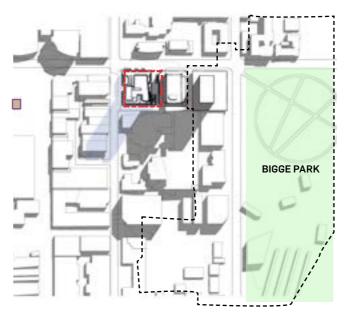
WE NEED TO CLEAN UP THE BLUE SHADOW SO IT DOES NOT OVERLAP THE SHADOWS OF THE OTHER ADJACENT BUILDINGS - ML PLEASE CONFIRM STATUS OF THESE.

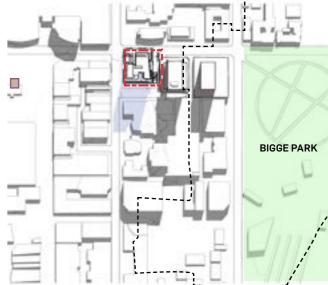
# **UPDATED BY ARCH**

9AM 10AM 11AM









Existing built form shadow

Additional shadow cast by potential built form in accordance with the heights of the Strategy.

Public open space

Heritage Conservation Area

Heritage Listed Items- St Luke's Anglican Church

28 Elizabeth Street

Figure 45 Shadow impact comparison study

12PM 1PM 2PM 3PM

