



Liverpool Civic Place

LIVERPOOL CIVIC PLACE - PHASE B AMENDING CONCEPT DA REPORT

52 Scott Street, Liverpool

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Document Control:

Revision A

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01

HISTORY & CONTEXT

1.1

HISTORY & CONTEXT

Purpose of Document

The purpose of this report is to capture the proposed amendments to the permissible uses within the Phase B phase of the Concept DA to allow for residential uses.

As part of this, a reference design has been prepared to demonstrate how the proposed additional/change of use can be sufficiently accommodated on the Phase B/C site. The reference design identifies some minor modifications to the approved envelope to accommodate the residential reference design. The following pages provide supporting information to capture the scope of the changes to the envelope and use.



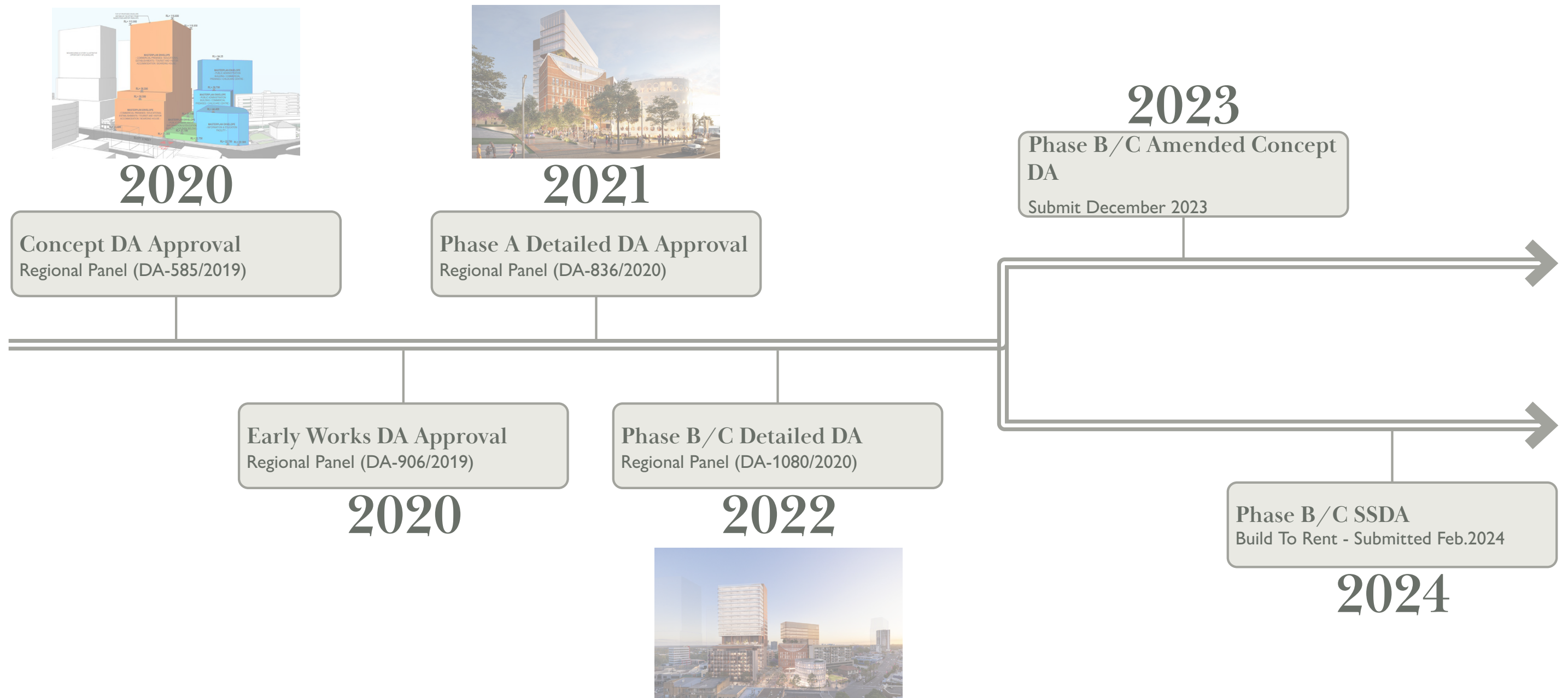
1.2

HISTORY & CONTEXT

Planning History

The site has a long planning history of which the original Concept DA forms a part of. Since the original Concept DA was approved in 2020, a detailed DA as well as full construction of Phase A has been delivered. A detailed DA was also approved for the Phase B site to provide commercial and co-living uses, however this consent has been found to be unviable due to a change in market conditions. The project is now seeing an amendment to the approved Phase B the Concept DA due to changes in market conditions to allow for residential uses where an SSDA pathway will subsequently be pursued for detailed building approval.

A timeline of the approvals received for the Liverpool Civic Place project, as well as the anticipated timeline for the subject DA and the future detailed SSDA is provided below.



Planning Control Summary

The site is subject to some additional planning provisions (Clause 7.5A of the Liverpool LEP 2008) that provide uplift to the site's base controls as a result of its strategic location within Liverpool City Centre, and it being identified as 'Area 8' on the Floor Space Ratio Map, comprising a site area of greater than 1,500m², and having two or more street frontages. These additional provisions affect building height and FSR. The base controls relating to the site are summarised below, with the additional provisions subject to Clause 7.5A of the Liverpool LEP 2008 identified under the 'additional provisions' subheading, including an incentive height and FSR which apply to the site as it meets all the criteria.

CONTROL SUMMARY

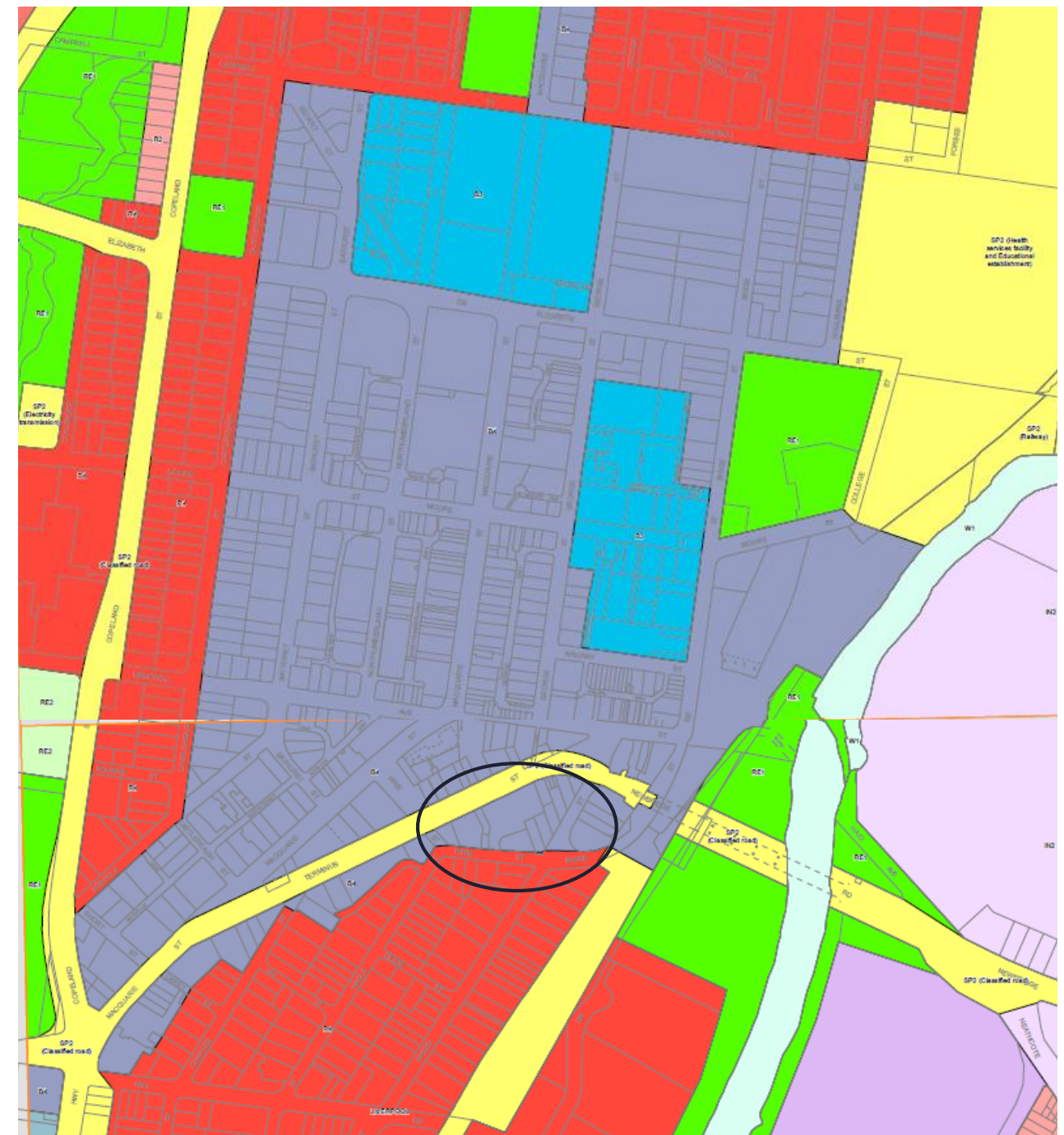
- Zoning - MU1
- Southern edge of Liverpool CBD
- Outside of Commercial office core E2 Commercial Centre
- Height - 28m
- FSR - 3:1

ADDITIONAL PROVISIONS

- Brought about through LEP amendment #52 – Strategic upzoning of the City Centre for sites greater than 1,500m² – **B4 Mixed Use**
- Clause 7.5A(2) of the Liverpool LEP 2008 allows for development on the site to exceed the mapped maximum building height and FSR if the development is made up of at least 20% of the following uses:

'centre-based child care facilities, commercial premises, community facilities, educational establishments, entertainment facilities, functions centres, hotel or motel accommodation, information and education facilities, medical centres or public administration buildings'

- Clause 7.5A(3) requires a development control plan to be prepared for development benefitting from the clause (or Concept DA in lieu).
- Incentive height: **No height limit**
- Incentive FSR: **10:1**



Urban Design Principles

The urban design principles remain unchanged from the original Concept DA. The proposed addition of residential use seeks to strengthen and build upon these principles through the introduction of a residential living component to Phase B/C of the masterplan.

1. Civic Heart

Where once Liverpool had a highly visible Town Hall, the city has lacked a strong civic presence for many years. This site provides the opportunity for a new civic focus.



2. Site Significance

The Memorial School of Arts Building offers a long history of education, library use and social benefit



3. Connectivity + Permeability

A new city through site link will extend the Macquarie Street axis through the site.



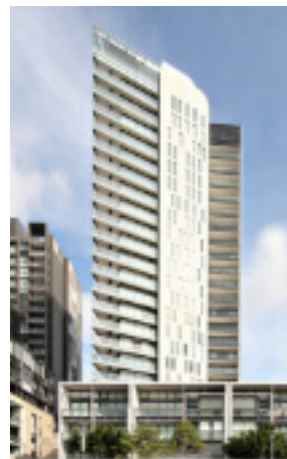
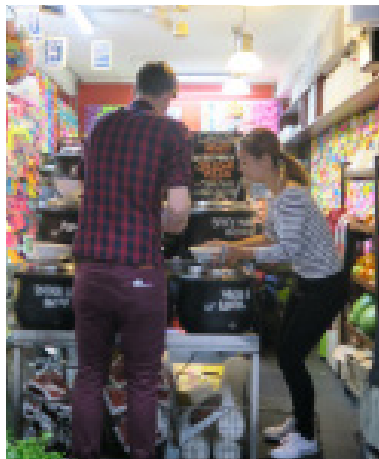
4. City Quarter, City Campus

Liverpool Civic Place will create a new civic, tourist, community and commercial precinct at the southern end of the CBD.



5. Human scale, City Scale

Scott Street marks the transition from CBD fine grain grid to larger peripheral blocks. The proposal can offer a transition between these geometries.



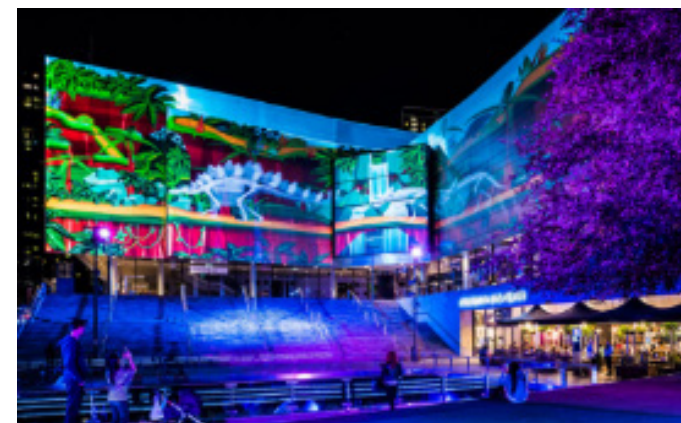
6. Day Time, Night Time activation

Macquarie Place will become a focus of civic life, a node at the end of Macquarie Street (Eat Street) and a vibrant intersection of many paths.



7. Cultural Overlay and Social Capital

Liverpool Civic Place will connect the people of Liverpool with a range of cultural, learning and recreational opportunities.



8. A sustainable Liverpool

As a benchmark of sustainable design, Liverpool Civic Place will be a catalyst for improved environmental design across a range of typologies offering a high amenity environment to stay, gather and work.



Approved Masterplan Summary

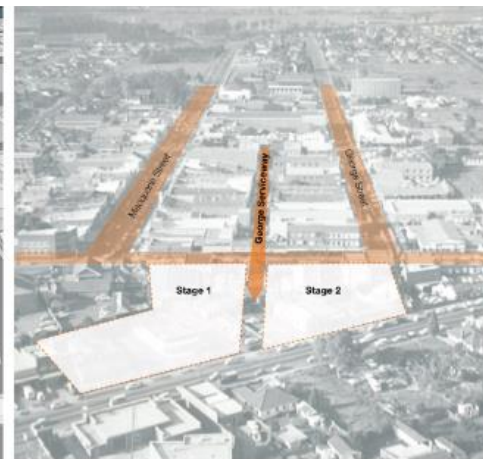
The approved masterplan established an urban design response that will be maintained and supported through any future proposals. Principles around massing breakdown, alignment to street grids and separation to potential future developments will remain within any future proposal.

The masterplan is divided into two Phases. Phase A has achieved practical completion and the Library is now operational.

This application focuses on Phase B, to round out the vision and delivery of the Masterplan for Liverpool Civic Place.



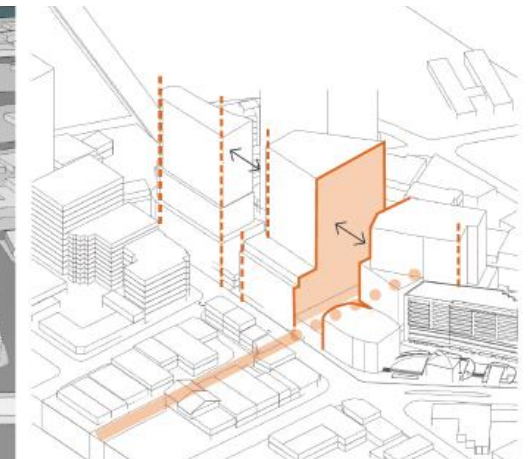
Northwestern aerial perspective of the LEP site envelope.



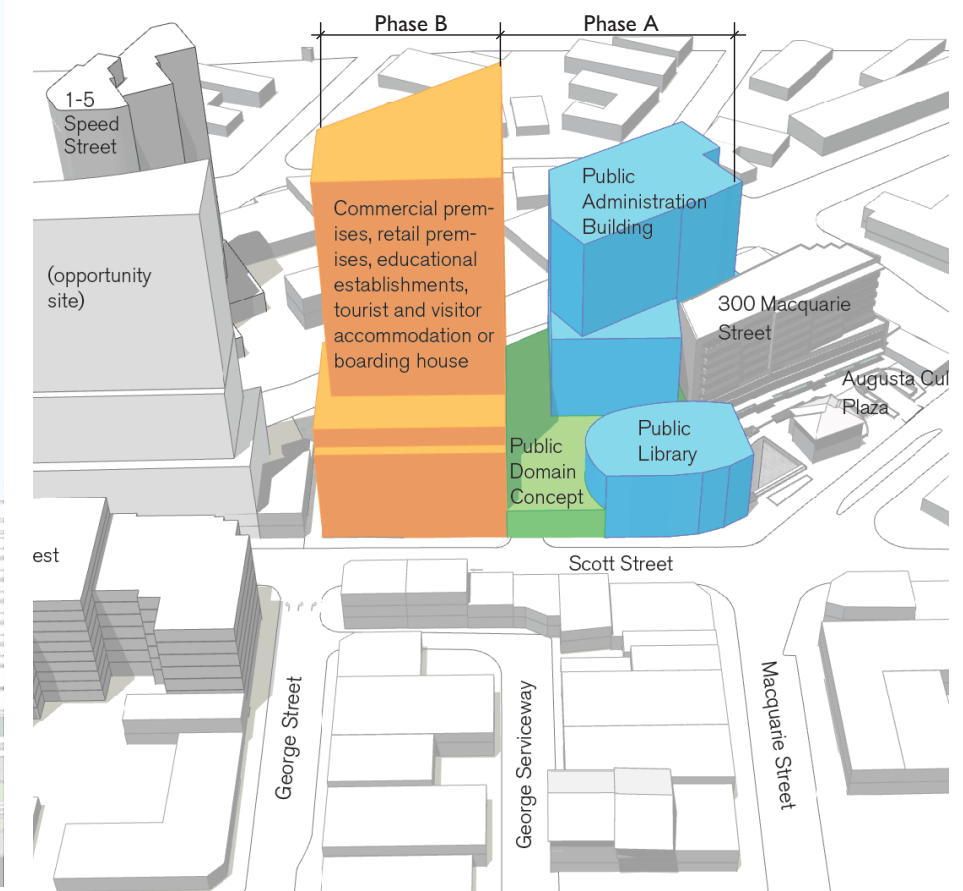
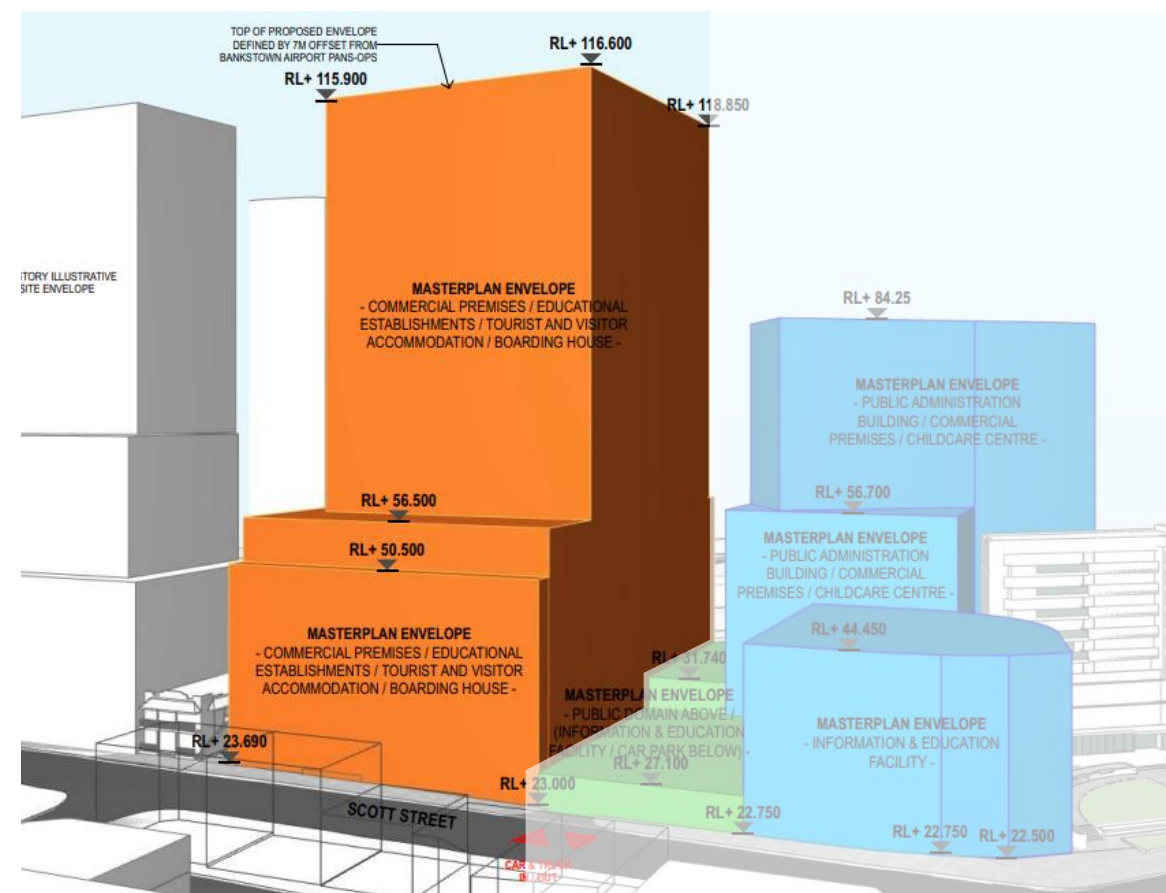
Historical photograph identifying The Site in relation to the 'Hoddle Grid' to the north, and the opportunity to recognise the George Serviceway as a potential future link.



An alignment with the grid and serviceway splits the LEP envelope into two slenderly proportioned forms.



Including the opportunity site to the east, the serviceway alignment divides The Site into a series of complimentary tower forms.



1.6

HISTORY & CONTEXT

Current Site Condition

The Phase A works have reached practical completion. The Library is now operational with the Council building and Commercial building expecting to be operational in early 2024.



View 01



View 02



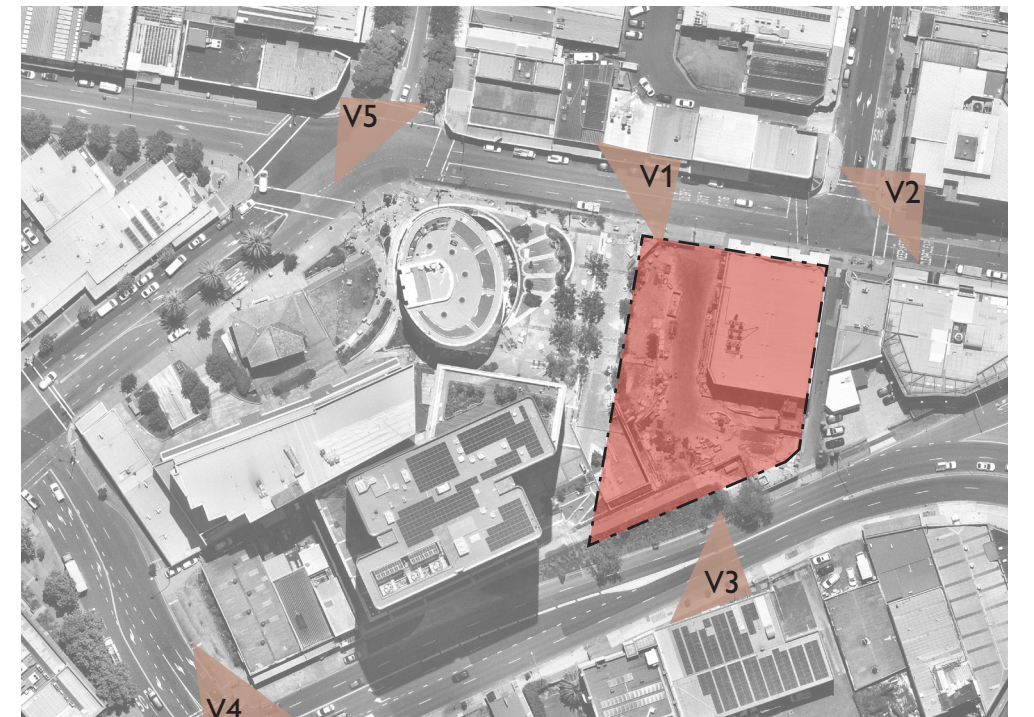
View 03



View 04



View 05



02

RESIDENTIAL PROPOSITION

2.1

RESIDENTIAL PROPOSITION

Why Residential?

The proposed introduction of a residential use within Phase B of the masterplan will close the loop by providing a living component to the precinct. This will promote a number of benefits for the precinct including activation into the night to support night time economy, improved passive surveillance and foster social connections and a sense of place by building a community.



- / Completes Liverpool Civic Place in a more holistic manner by including a “living” component to balance the library, the council building, the mixed use Council and commercial office tower and public domain
- / Living and retail component increases activation of the ground plane and precinct



- / The Residential use creates an opportunity for an 18hr Economy capture to support the Liverpool community
- / Improves public safety through passive surveillance into the night





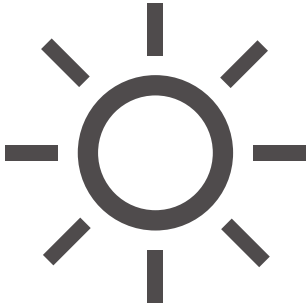






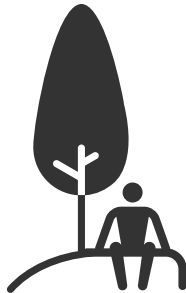
- / A residential use creates a stronger sense of community
- / A residential use will create a stronger community connection to Liverpool Civic Place with high quality public domain throughout the precinct



- / Residential uses have high amenity and communal inclusion, and also bolster the local communal offering
- / Residential use will bring additional high quality housing stock to the market

Residential Targets

The proposed residential use will have specific targets that aim to compliment the high quality precinct that has been established as part of Phase A. The proposal will target around 300-350 units with a diversity of typologies. Ambitious sustainability targets have been established to benefit both the residents and the community while also providing additional public amenity at the ground plane to strengthen Civic Place within Liverpool CBD.

|  |  |  |  |  | | | | | | | | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----|----|-------|-----|----|-------|-----|----|-------|---|---|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <div>300-350</div> <div>Dwelling Mix</div> <table><tr><th>Dwelling Mix</th><th>Total</th><th>% Mix</th></tr><tr><td>Studio</td><td>66</td><td>21</td></tr><tr><td>1 Bed</td><td>140</td><td>44</td></tr><tr><td>2 Bed</td><td>105</td><td>33</td></tr><tr><td>3 Bed</td><td>9</td><td>3</td></tr></table> | Dwelling Mix | Total | % Mix | Studio | 66 | 21 | 1 Bed | 140 | 44 | 2 Bed | 105 | 33 | 3 Bed | 9 | 3 | <div>3-4m²</div> <div>Amenity / Unit</div> <div>[Target of between 3 - 4m² of amenity per unit for residents]</div> | <div>70%</div> <div>Solar Access</div> <div>[ADG minimum 70% of dwellings]</div> | <div>60%</div> <div>Cross Ventilation</div> <div>[ADG minimum 60% of dwellings]</div> | <div>Carparking</div> <div>Total Car Parking</div> <div>[Allocation of car, motorbike and bicycle parking distributed per use]</div> |
| Dwelling Mix | Total | % Mix | | | | | | | | | | | | | | | | | |
| Studio | 66 | 21 | | | | | | | | | | | | | | | | | |
| 1 Bed | 140 | 44 | | | | | | | | | | | | | | | | | |
| 2 Bed | 105 | 33 | | | | | | | | | | | | | | | | | |
| 3 Bed | 9 | 3 | | | | | | | | | | | | | | | | | |
|  |  |  |  |  | | | | | | | | | | | | | | | |
| <div>ESD Targets</div> <div><ul style="list-style-type: none">5 Star Greenstar<ul style="list-style-type: none">NATHERSWELLS RatingsFull ElectrificationCircular Design Principles</div> | <div>Retail / F+B</div> <div>Active retail and F&B offerings across the ground plane and public domain.</div> | <div>Communal Outdoor</div> <div>Resident access to communal outdoor rooftop spaces as well as public domain and pocket parks.</div> | <div>Residential Amenity</div> <div><ul style="list-style-type: none">Wellness/GymOutdoor BBQCo-workingPrivate Dining</div> | <div>Public Domain</div> <div>Increase to masterplan public domain offering with activation through retail uses at ground levels</div> | | | | | | | | | | | | | | | |

03

PHASE B/C PROPOSAL

3.1

PHASE B/C PROPOSAL

Contextual Analysis

The Phase B site sits on the southern edge of the Liverpool CBD anchoring the south with the Westfield, University and hospital to the north. The Hoddle Grid connecting the north and south sets up the key pedestrian links into the site in addition to access from Liverpool Station to the north-east. The Site sits at the junction of the Hoddle Grid and the triangular urban blocks of the south creating unique design response opportunities to Scott Street and Terminus Street.

Liverpool is full of ambition. With world-class precincts in education, health, research and innovation, this is drawing talent in key knowledge-intensive industries, catalysed by Liverpool's strategic location and proximity to the Western Sydney International Airport and well-connected CBD, close to the amenity of the Georges River.

Council's proposed mixed-use Liverpool Civic Place development, in partnership with Built Development, will anchor and activate the southern end of Liverpool CBD, providing new public spaces, community facilities and job opportunities for our growing city.

On completion, Liverpool Civic Place will include:

- New Council offices and Council Chambers;
- A new city library and community hub;
- A childcare facility;
- A new activated civic plaza; and gallery
- Council and public parking.
- Mixed use Build To Rent building

- A** PHASE A ZONE
- B** PHASE B/C SUBJECT SITE
- HIGH PEDESTRIAN ACTIVITY ZONE
- ↔ THROUGH SITE LINKS
- MAJOR VEHICLE CORRIDOR
- MACQUARIE MALL
- BUS STOP
- T** LIVERPOOL TRAIN STATION
- ||||| RAILWAY LINE
- APPROVED DA WITH STOREYS
- EXISTING OVER 6 STOREYS
- GREEN SPACE
- LIVERPOOL HEALTH & ACADEMIC PRECINCT

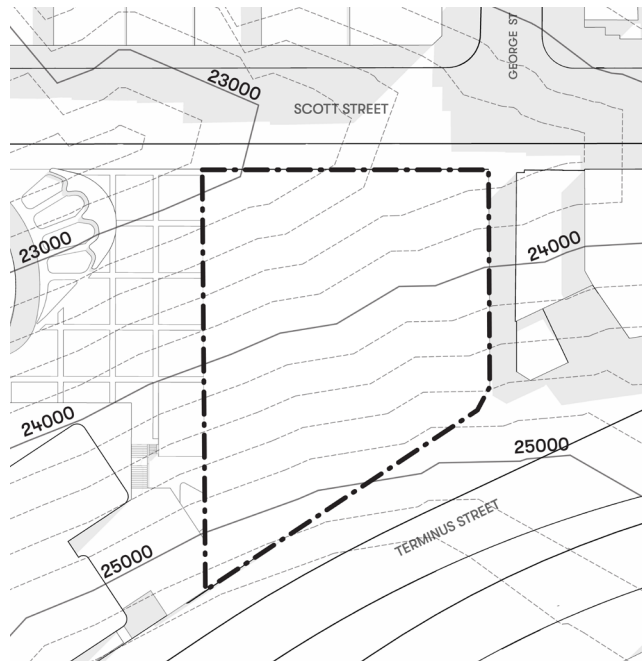


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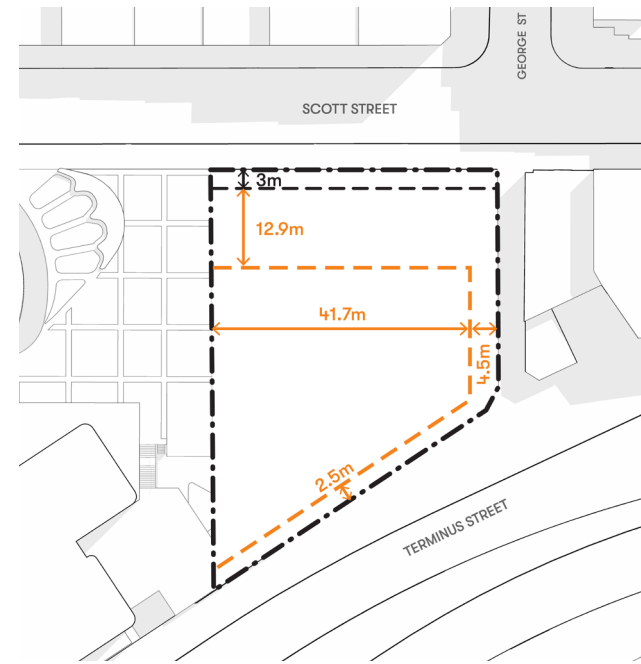
PHASE B PROPOSAL

Site Analysis

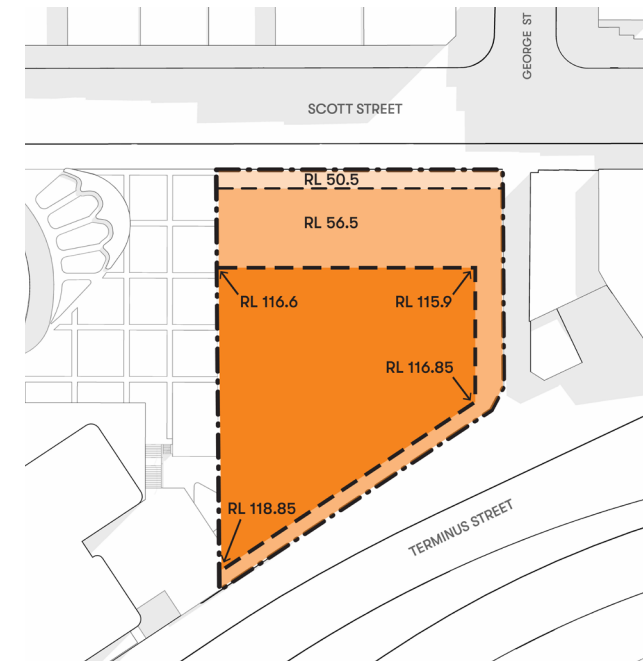
Site specific analysis identifies some key opportunities and constraints for site specific design responses. The key opportunities being the pedestrian connections within and across the site to promote permeability, fantastic views from the higher levels of the site across the Georges River and surrounding suburbs, access into the landscape public domain and providing active frontages across the public domain.



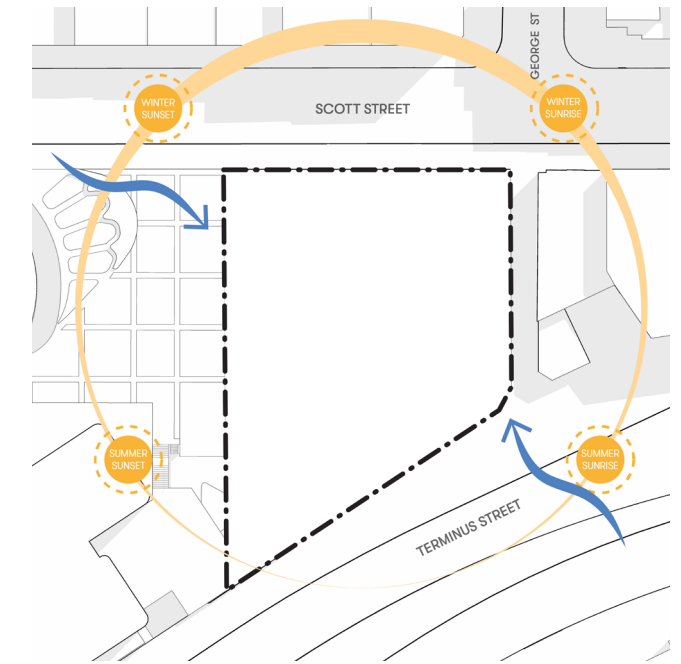
01/ SITE CONTOURS



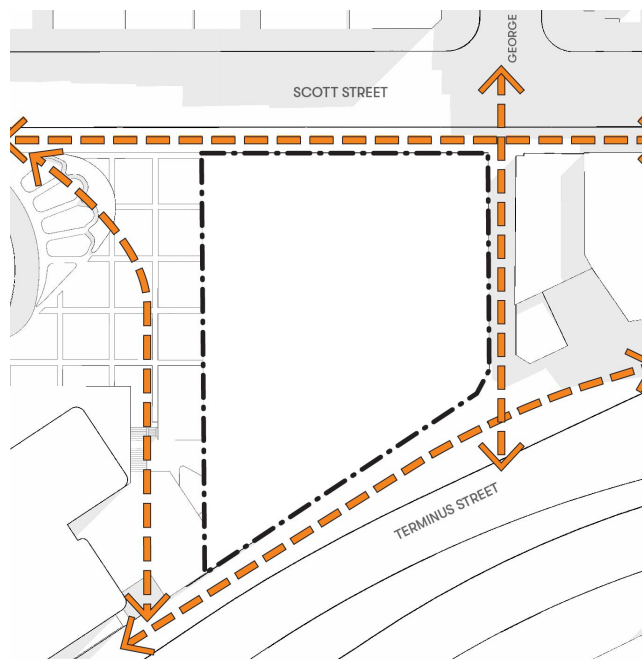
02/ SETBACKS



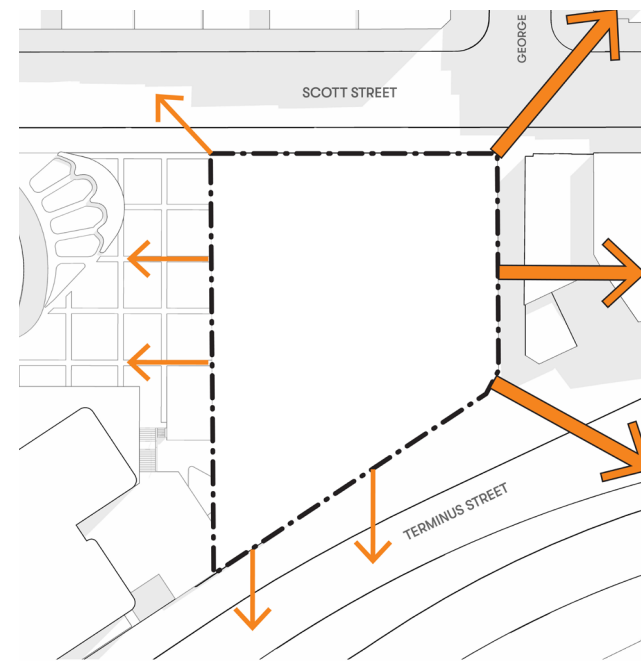
03/ APPROVED ENVELOPE & HEIGHT



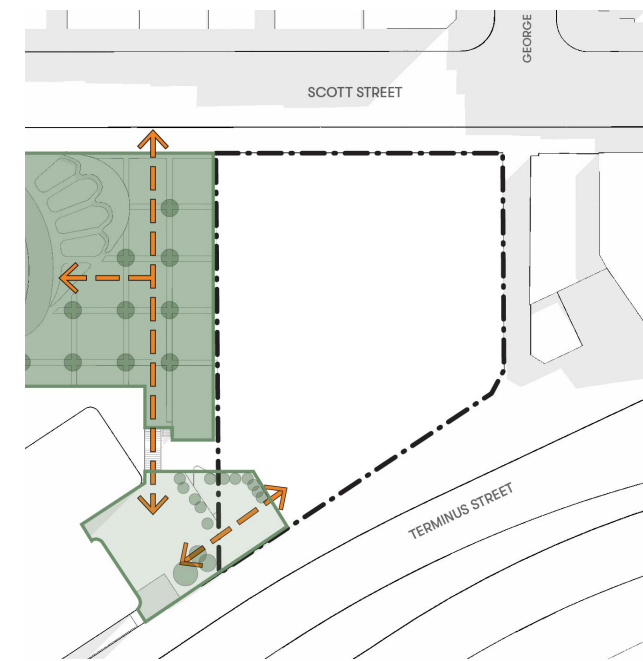
04/ SOLAR & WIND



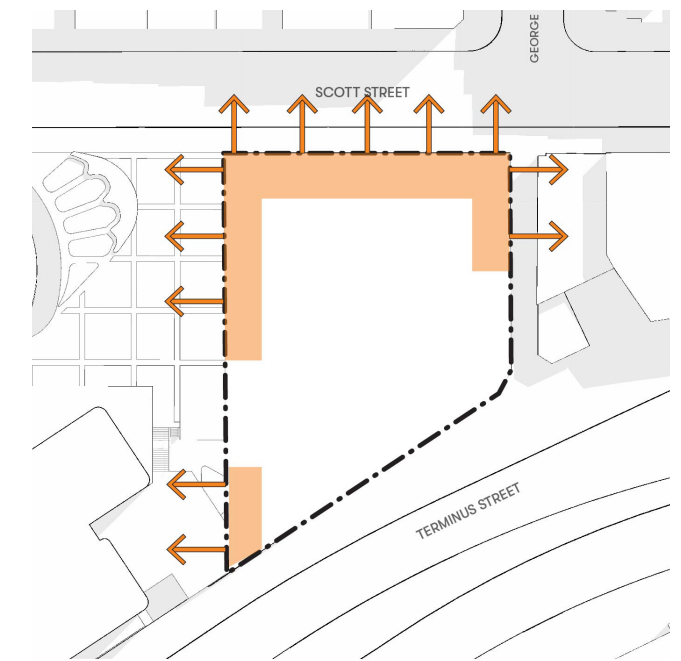
05/ PEDESTRIAN CONNECTIONS



06/ PRIMARY VIEWS



07/ LANDSCAPE CONNECTION



08/ ACTIVE FRONTAGES

3.3

PHASE B PROPOSAL

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Country Context

The connection to country research, outcomes established during the masterplan, & Phase A works will be reflected upon and extended into the Phase B Works. This will ensure a continuation of storytelling & deep connection to Cabrogal Country.

/ Walk Country

Listening and learning from a diverse range of perspectives to understand cultural significance and values associated with the land.

/ Integration

Integrating the DNA of the traditional lands into the built and natural forms of the development.

/ Engagement

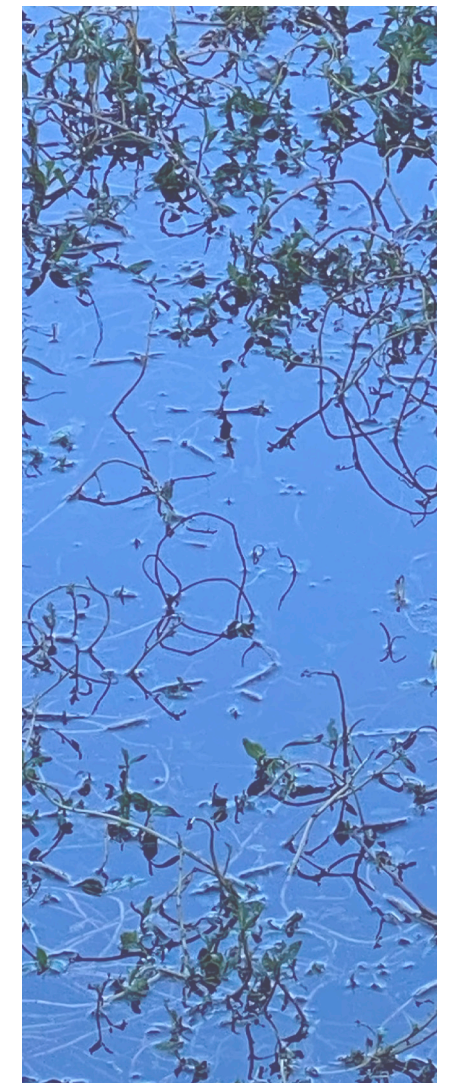
Actively listen to traditional knowledge holders, stakeholders, and local voices of the Cabrogal lands, and surrounds. We will continue this engagement throughout the remaining phases and development.

/ Connection

Create a strong connection to country by understanding cultural meaning and recognizing the respect the historical and ongoing connection of Aboriginal people to the land, fostering a sense of place and identity for the community.

/ Identity

By actively engaging with Traditional knowledge holders and stakeholders, we can authentically represents the voices and aspirations of the Aboriginal community. This inclusive approach not only strengthens the cultural fabric of the project but also fosters reciprocity and mutual respect among all.



3.4

PHASE B PROPOSAL

Cabrogal Country

The Georges river has sustained life for the Cabrogal, a place to gather, a place to learn, share and understand culture and continue cultural practices , a place of nurture, which is filled with endemic species of medicinal plants and also sustenance. A habitat for many creatures, including the engaged Koala which calls this area home. Our designs will reflect the natural landscape, rivers - also winds, and earth stories and perspective which are unique to the site.



GEOLOGY

Wianamatta Shale
Quaternary (Estuarine and river sands and gravels laid down by flood)
Tertiary



HYDROLOGY

Georges River
Lake Moore
Brickmakers Creek
Cabramatta Creek
Horseshoe Pond
Clinches Pond



FLORA

Cumberland plain woodland (cpw)
Shale sandstone transition forest (sstf)
Sydney coastal river-flat forest (scrf)

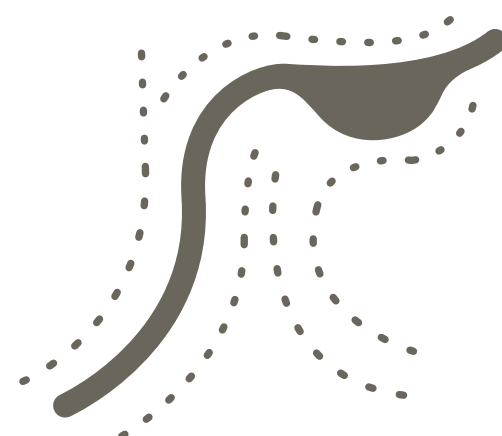


FAUNA

Pink cockatoo (*Cacatua leadbeateri*)
Glossy black-cockatoo (*Calyptorhynchus lathami*)
Sooty owl (*Tyto tenebricosa*)
Brolga (*Grus rubicunda*)
Regent honeyeater (*Xanthomyza phrygia*)

Conceptual Principles

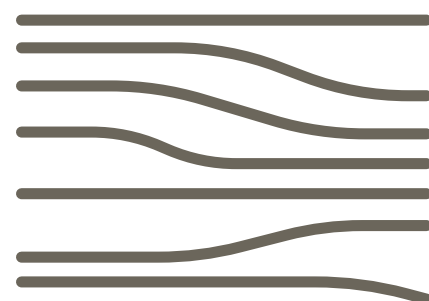
The principles established during the Masterplan & Phase A works will underpin the approach & influence the proposed Phase B works. This culminated in the establishment of special Phase B conceptual principles that tie in with the overall precinct vision & Masterplan aspirations.



THE RIVER

The Georges river has sustained life and communities for millennia, and formed part of a water highway of tributaries, particularly for the Cabrogal People, who occupied the area we know today as Liverpool. Colonial settlers also appreciated the benefits of the river and established communities in and around the plains that cradled it.

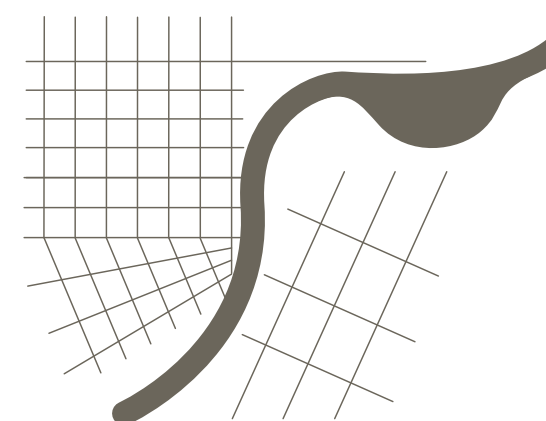
As a conceptual principle, The River will influence the element of water as a philosophical idea, the natural lines of habitat, and the underpinning of life.



LAYERING

Layering represents an important journey of discovery and connection from both a physical and philosophical perspective. The formation and movement of the geomorphological striations in the land to the representation of time, culture and history.

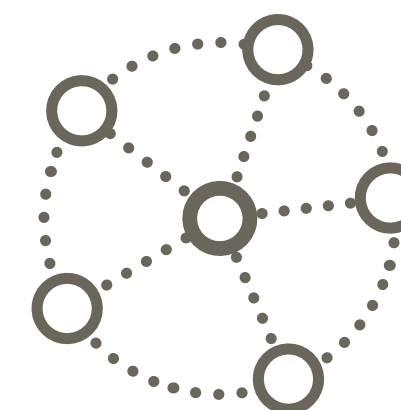
As a conceptual principle, Layering will drive the physical building moves, the details, the materiality, it will also represent the layering of culture, both past and present



URBAN GRID

The Urban Grid is the physical foundation of any city and is influenced by many factors, such as topography, a landmark, a waterway, climate, and the like. Growth and density, driven by economic and social aspects, evolve the urban framework through the principles set by the Urban Grid.

As a conceptual principle, the Urban Grid that defines Liverpool, the northern rectilinear Hoddle grid, the southern triangular urban blocks, and the newly created central Civic Place will form the underlying principle that drives how the built form sits upon the site and broader framework of the city.



PLACEMAKING

Placemaking can strengthen the connection between people and places. It becomes the heart of the community through the creative patterns of use driven by the physical, cultural, and social identities that define place.

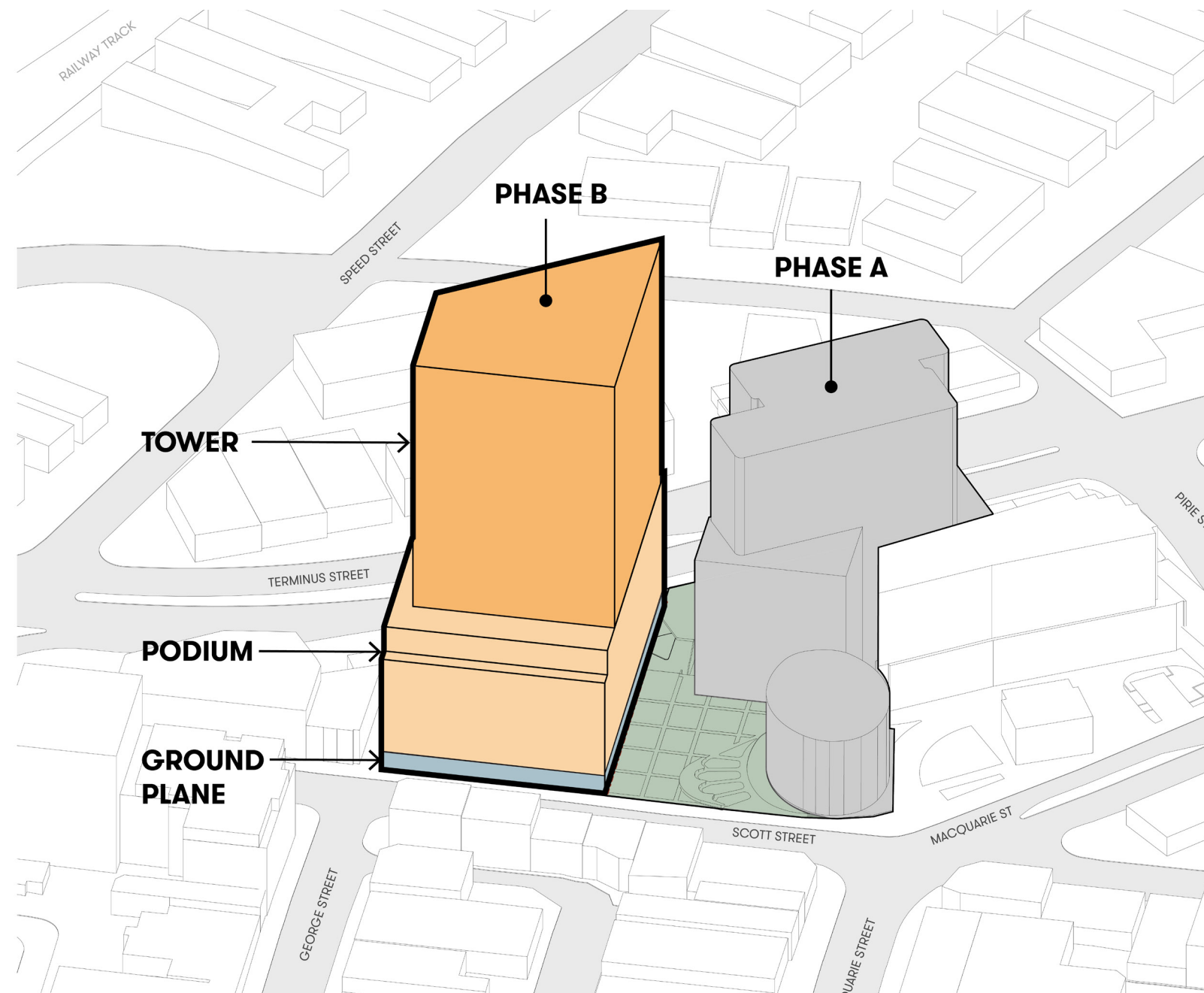
As a conceptual principle, Placemaking will expand on the newly created Civic Place and will drive community engagement and social connection and form part of the experiential journey. It will be underpinned by the desire to share knowledge, to connect, listen and learn.

3.6

PHASE B PROPOSAL

Current Allowable Envelope

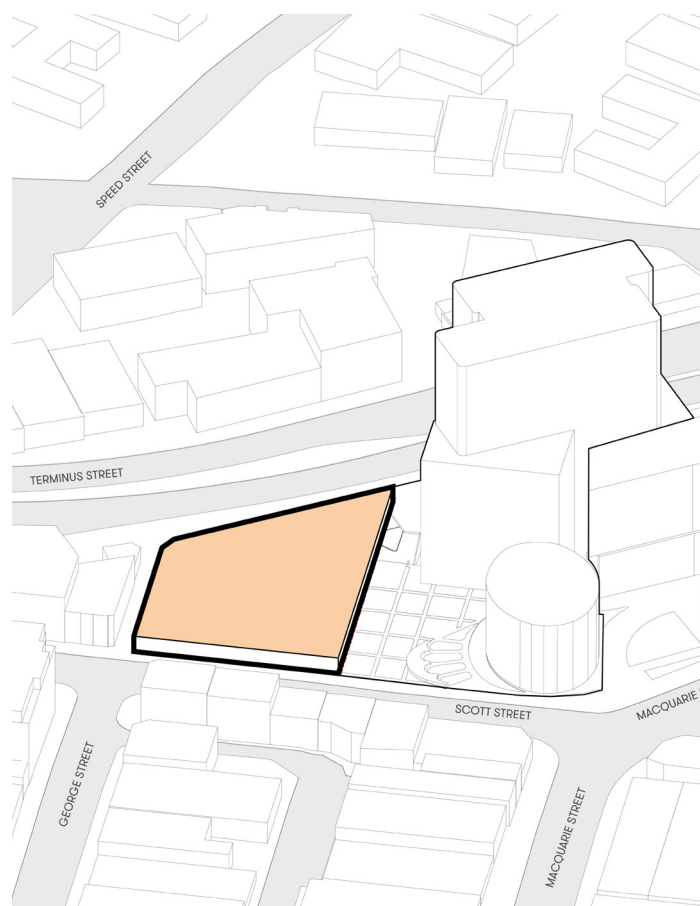
With the advancement of a residential scheme, this will result in minor protrusions to the existing approved Phase B envelope. As a result, this necessitates the proposal to slightly extend the envelope, and will be delivered as part of a separate future detailed development application.



Current Allowable Envelope

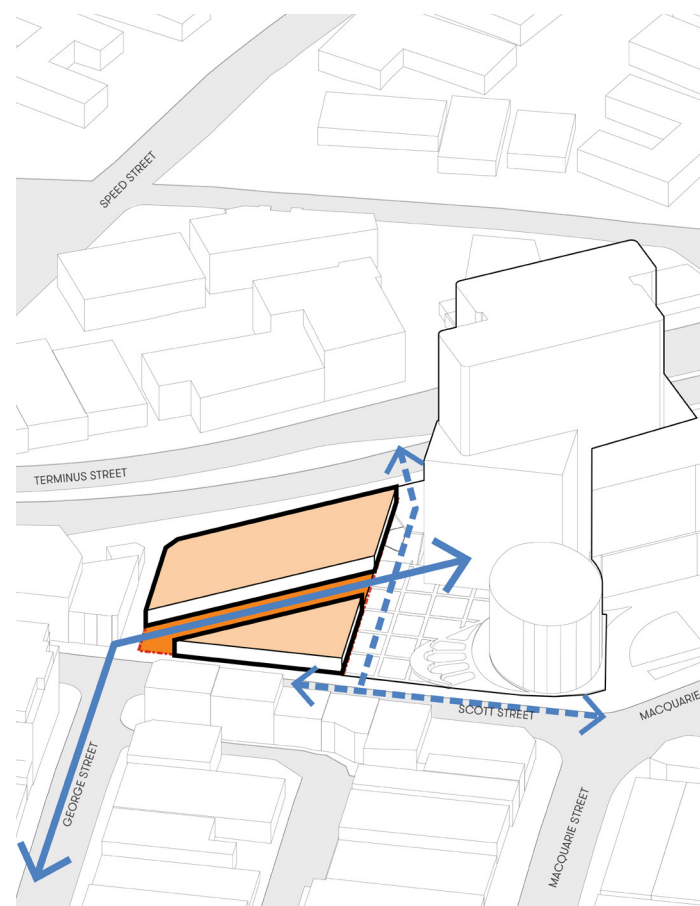
The current allowable envelope has been divided into three portions, Ground, Podium and Tower. The envelope forms part of the overall Liverpool Civic Place Masterplan, and takes into consideration tower separation, overshadowing and a variety of typologies.

Massing Articulation - Ground Plane



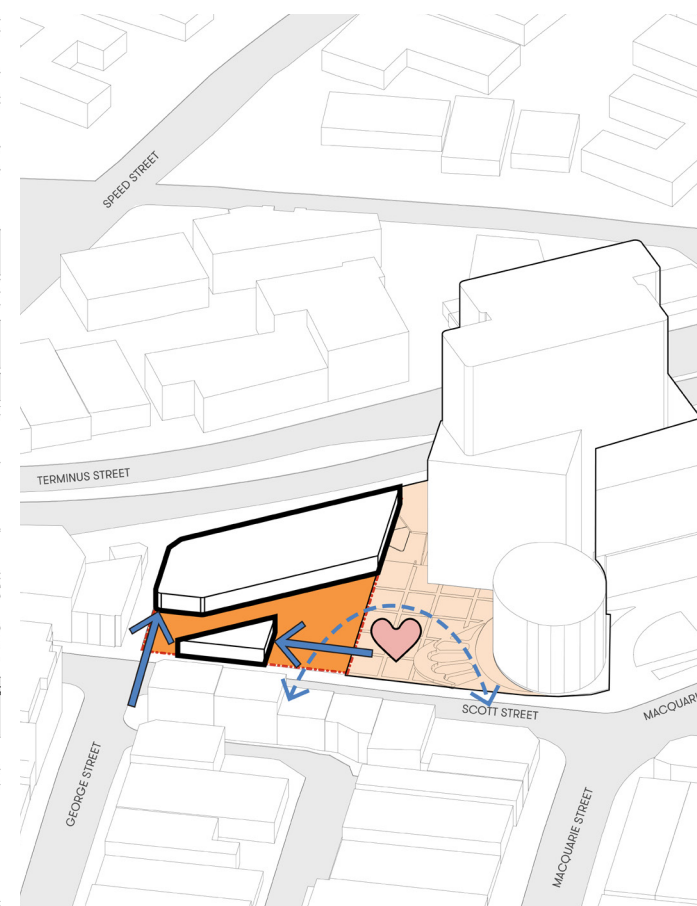
Ground Plane Envelope

- / Allowable envelope fills the entire Phase B site.



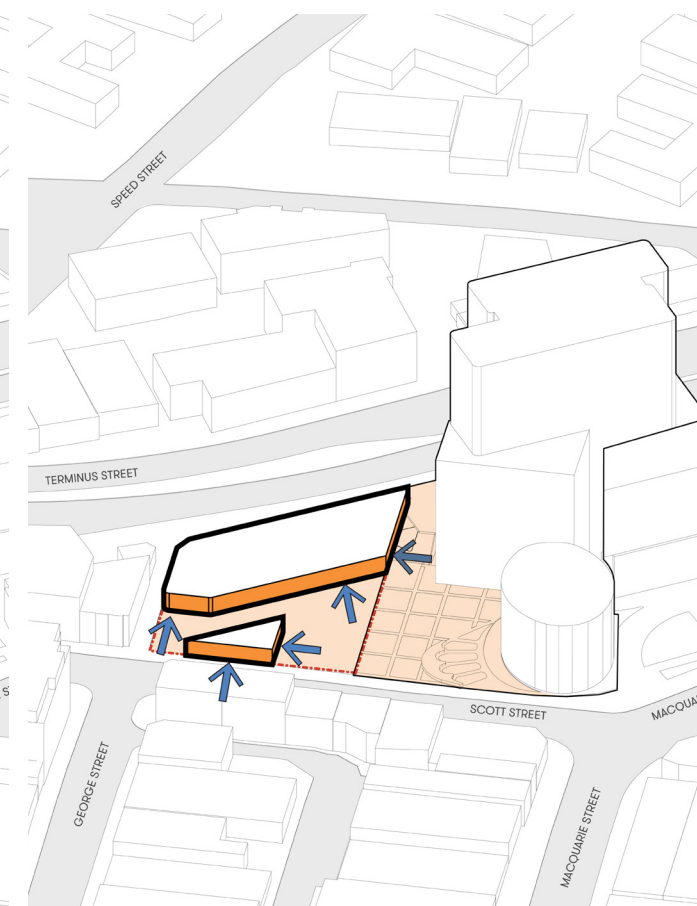
Urban Links & Connectivity

- / George Street is one of the key North – South links for Liverpool CBD and leads to the University and station.
- / Capture George Street pedestrians and connect to the centre of Civic Place
- / Ensure continuous flow between Terminus and Scott Streets



Expand Civic Place

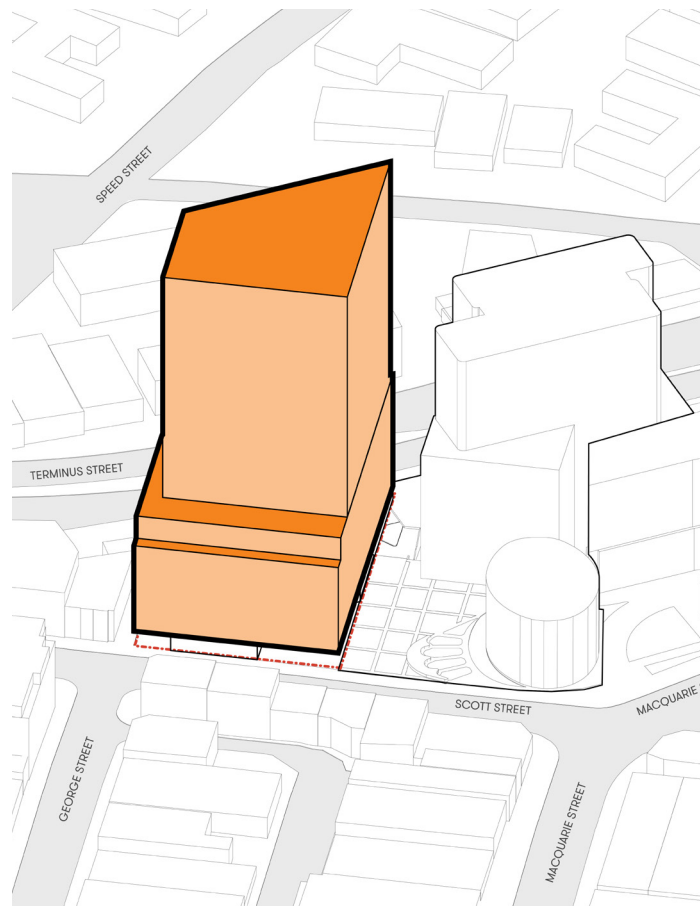
- / Provide public domain that feeds into and expands the existing Civic Place, the heart of the precinct.
- / Provide a pocket park at the intersection of George St, Scott Street and George Lane to announce the site and funnel pedestrians through the link.



Activation of Civic Space

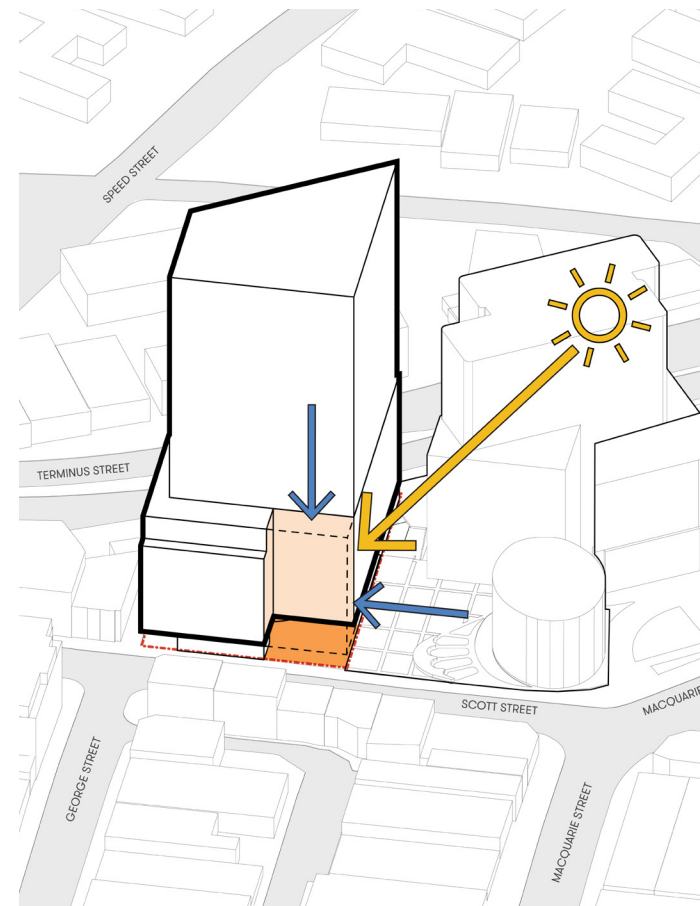
- / Provide opportunity for a variety of activation along the perimeter of the newly expanded Civic Space
- / Activation to compliment existing activation on Civic Place

Massing Articulation - Tower & Podium



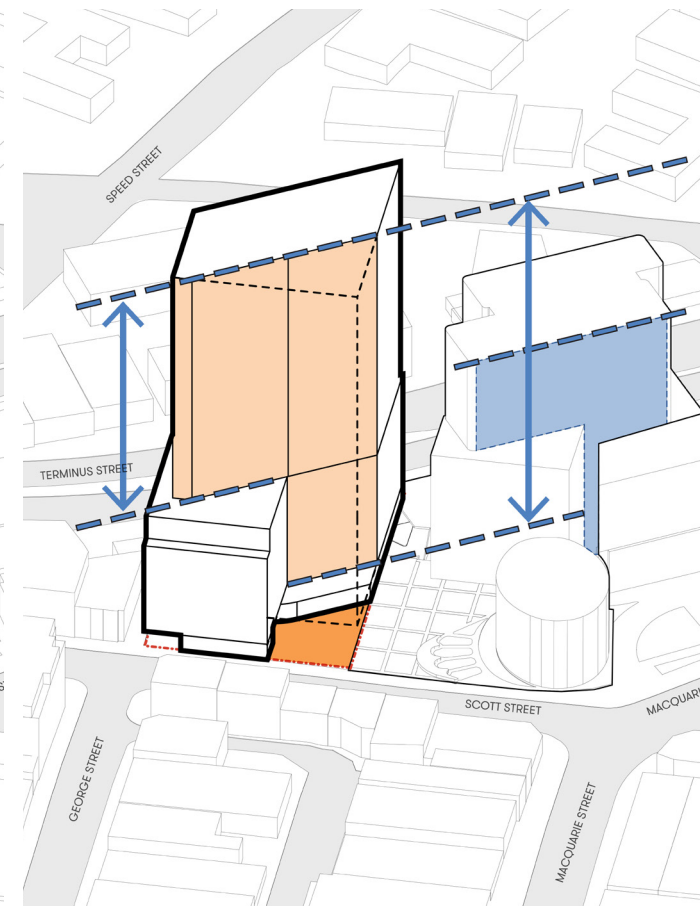
Tower & Podium Envelope

- / Podium envelope fills the entire Phase B site up to a height that aligns with the Phase A Commercial tower and Council building podium.
- / Tower envelope is slightly set back off George Lane and Scott Street and rises to a maximum height determined by Bankstown Airport OLS.



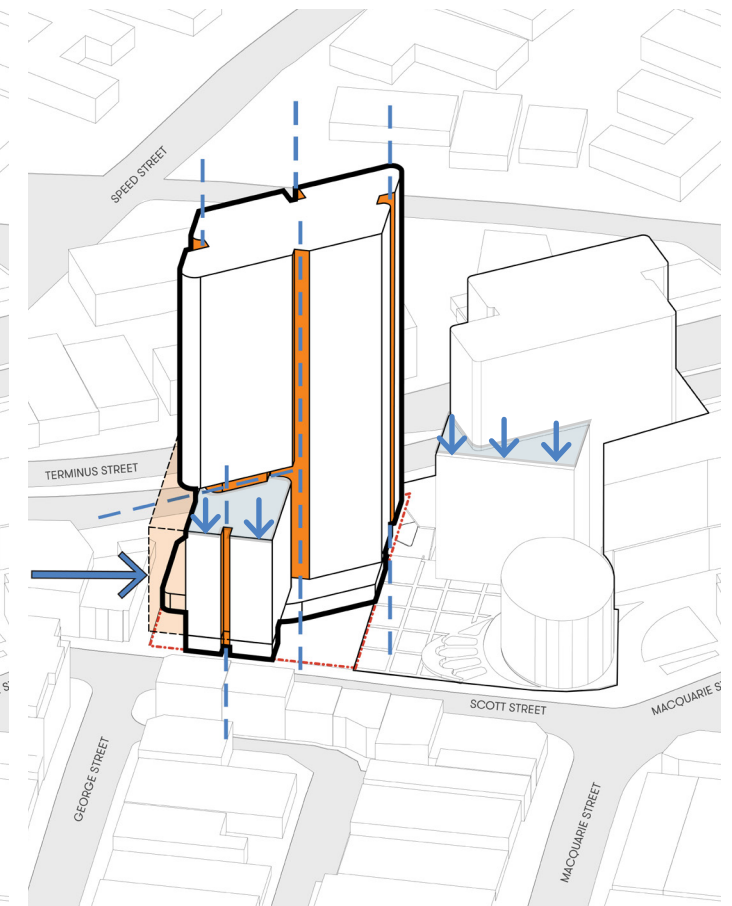
Civic Space Gesture

- / Remove podium massing around the proposed public domain, connecting and gesturing towards the existing Civic Place.
- / Improve solar access and amenity to existing council building, and Civic Place
- / Expand Civic Place street presence
Remaining podium massing results in an efficient residential floorplate



Masterplan Built Form Alignment

- / Align tower and podium massing to the dominant Masterplan building angle.
- / Improve solar access and amenity to existing commercial tower, council building, and Civic Place
- / Improve tower separation and view sharing with existing commercial tower and council building.
- / Remaining tower massing results in an efficient residential floorplate



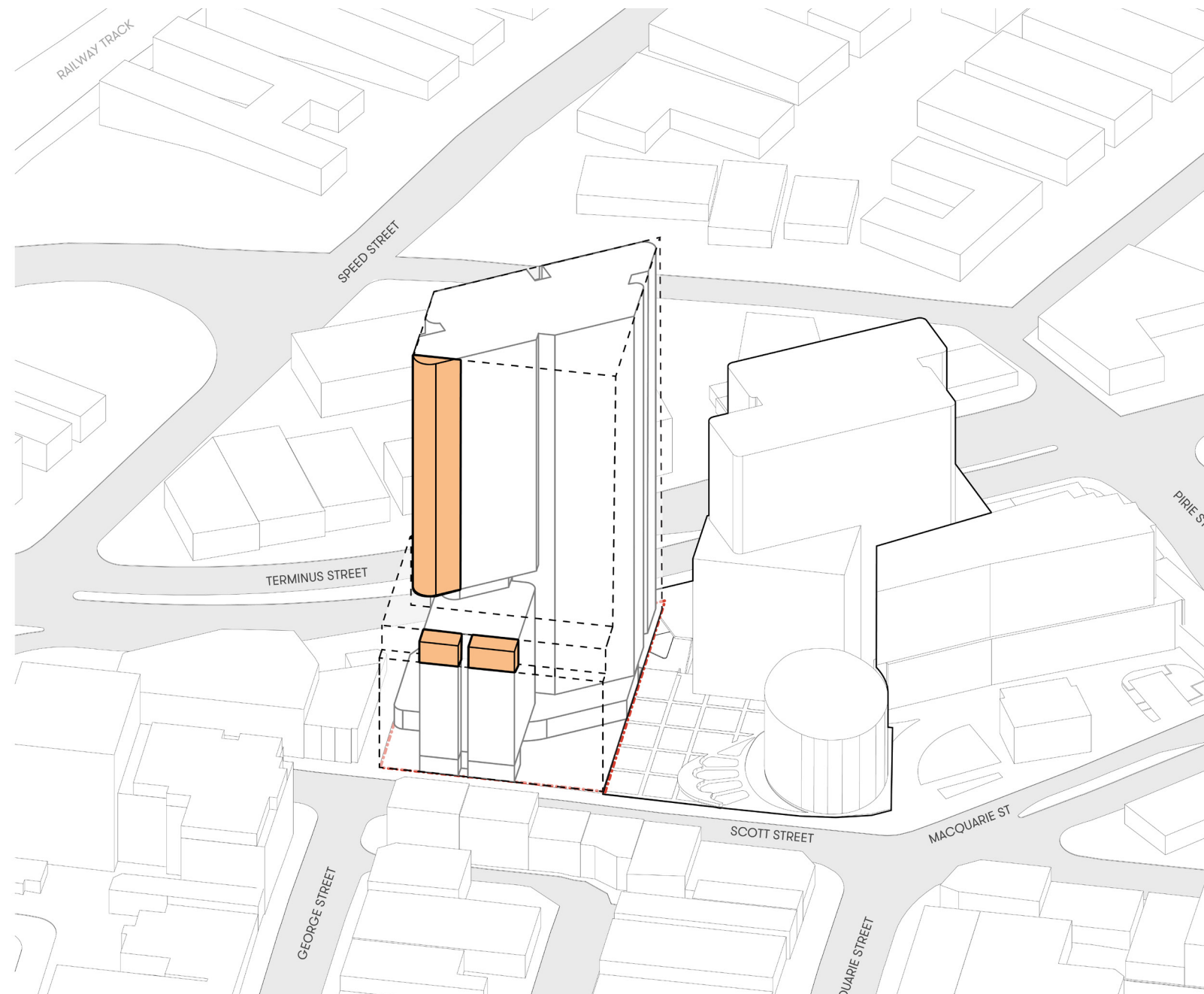
Articulation & Separation

- / Podium separation with Eastern neighbour increased for improved amenity and solar access
- / Vertically expressed building slots to improve the overall scale and proportions of the tower and podium massing.
- / Western tower and podium massing expressed as a single vertical element to anchor the existing Civic Place and proposed public domain.
- / Horizontal expression between the eastern tower and podium massing to align with the existing Masterplan podium datum.

3.9

PHASE B PROPOSAL

Envelope Modifications



Proposed Built Form & Approved Envelope

The proposed built form for a residential use would result in minor protrusions from the current approved envelope. The amended concept DA is seeking modifications to the envelope to accommodate these protrusions to allow for an efficient residential floorplate design.

04

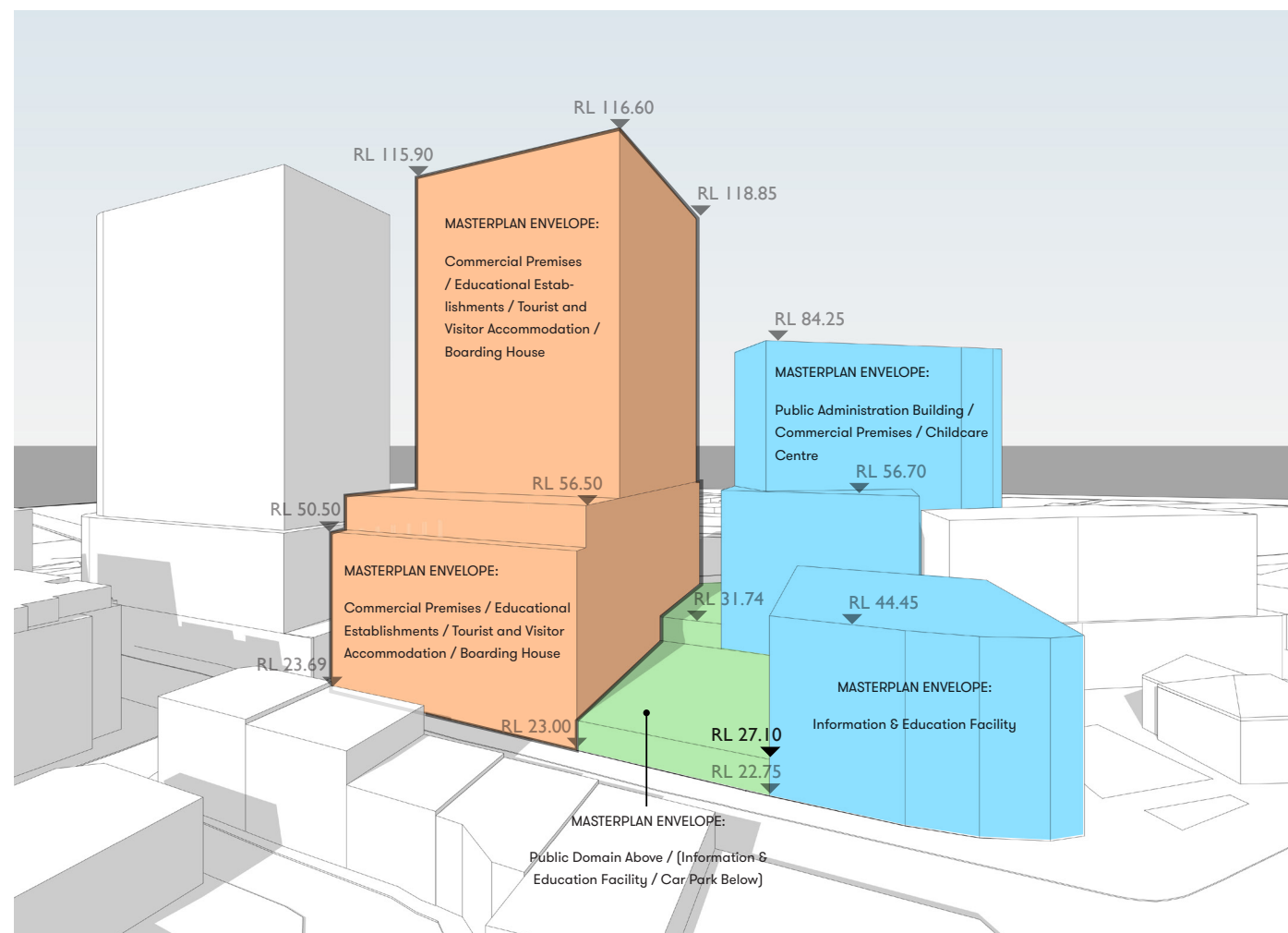
PROPOSED ENVELOPE AMENDMENTS

4.1

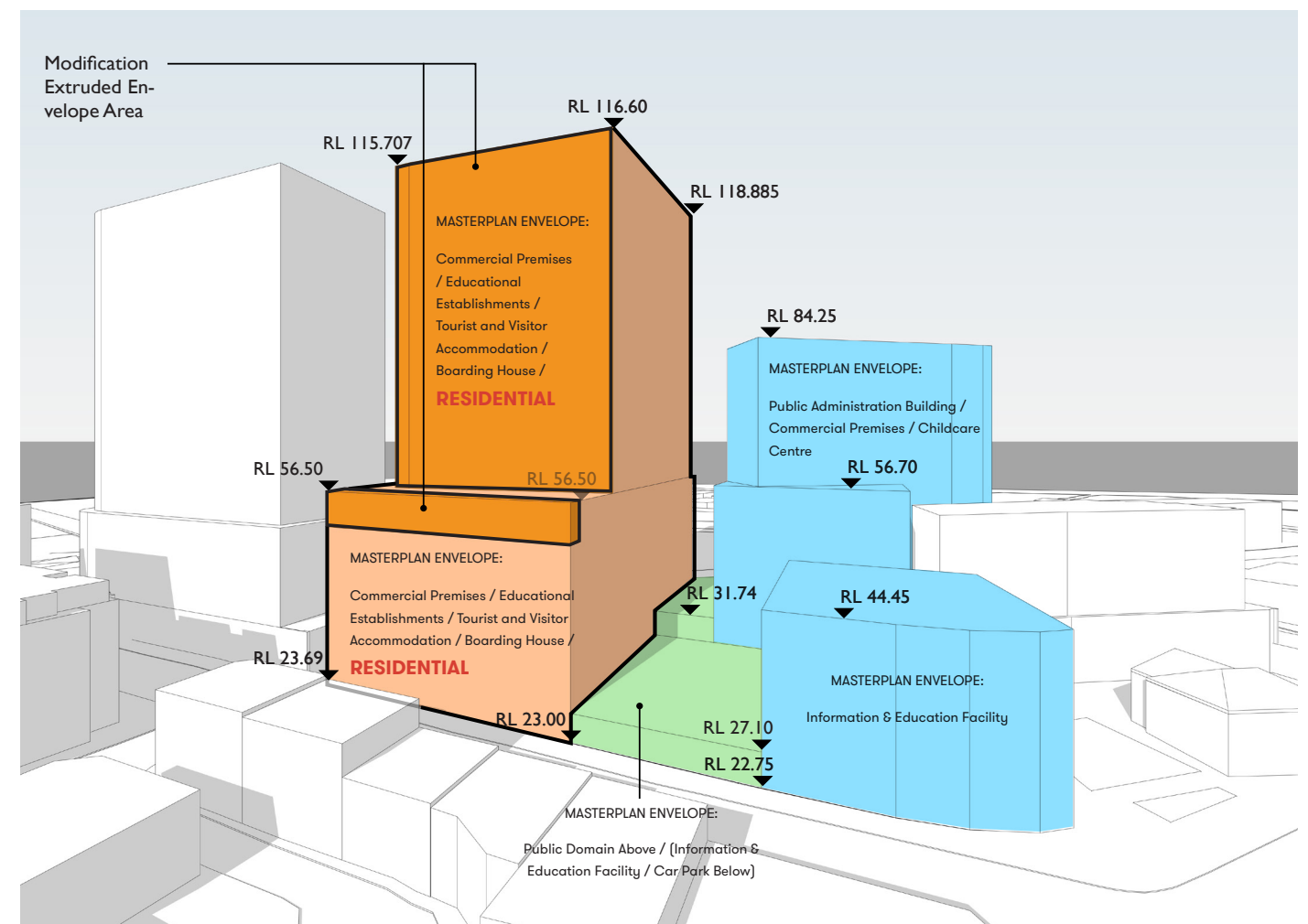
PROPOSED ENVELOPE AMENDMENTS

Scope of Change

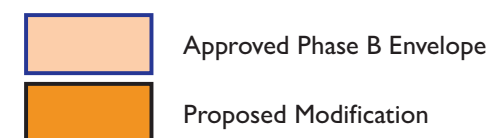
The urban design principles remain unchanged from the original Concept DA. The proposed change of use/addition of use seeks to strengthen and build upon on these principles through the introduction of a living component to the masterplan. Specifically, this involves the addition of a 'residential' use within the Phase B Envelope, as shown in the proposed envelope below.



Approved Envelope



Proposed Envelope

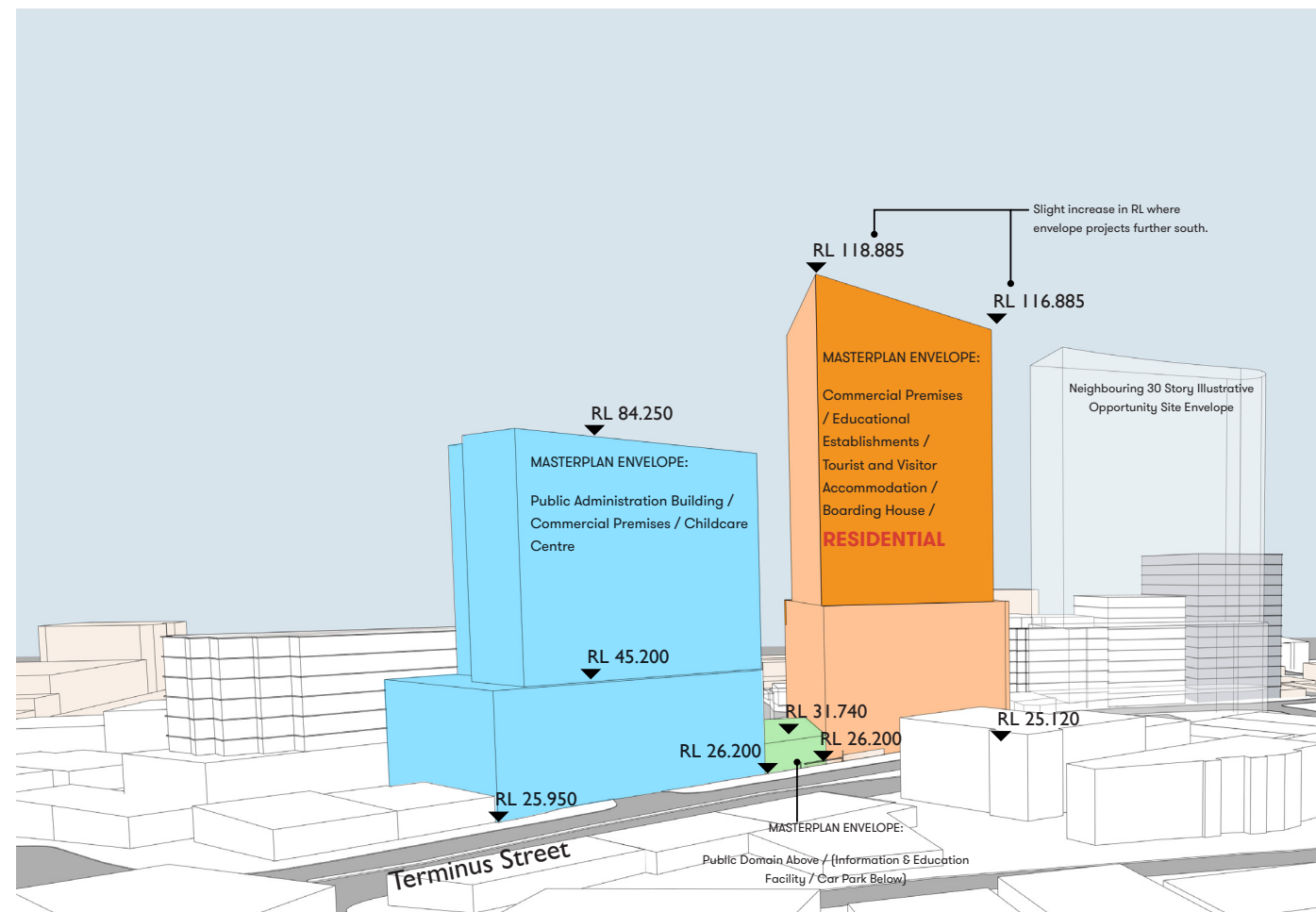


4.1

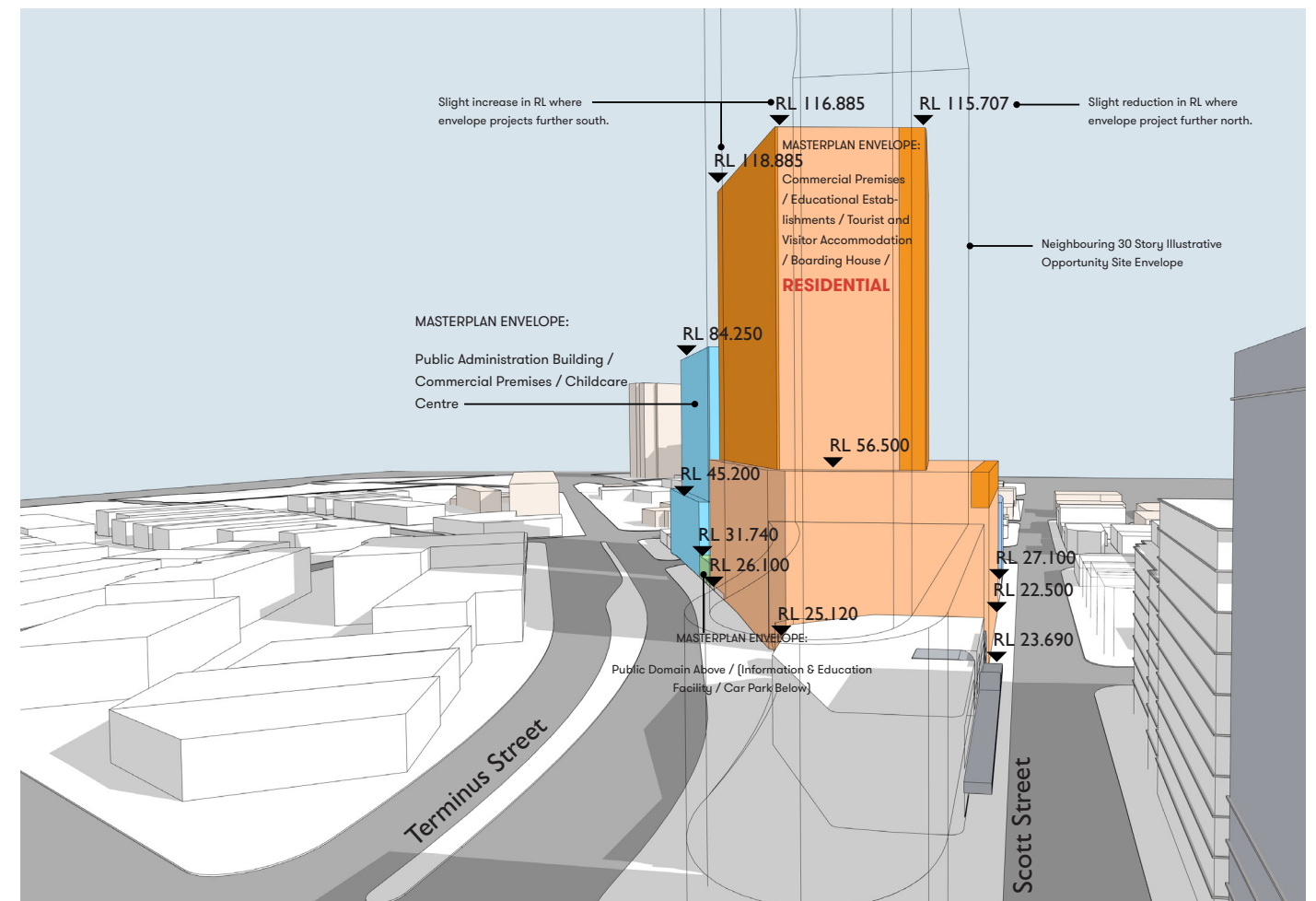
PROPOSED ENVELOPE AMENDMENTS

Scope of Change

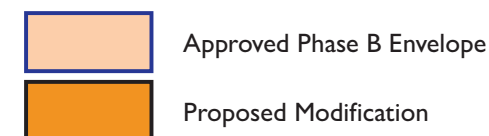
Due to the minor modifications to the extent of the envelope in plan, the RL's of the very top of the envelope have slightly adjusted. These adjustments are due to the slope of the top plane of the envelope in relation to the Pan Ops offset. As the envelope moves out to the north the RL slightly decreases. As the envelope moves to the south the RL slightly increases.



Envelope Perspective South



Envelope Perspective East

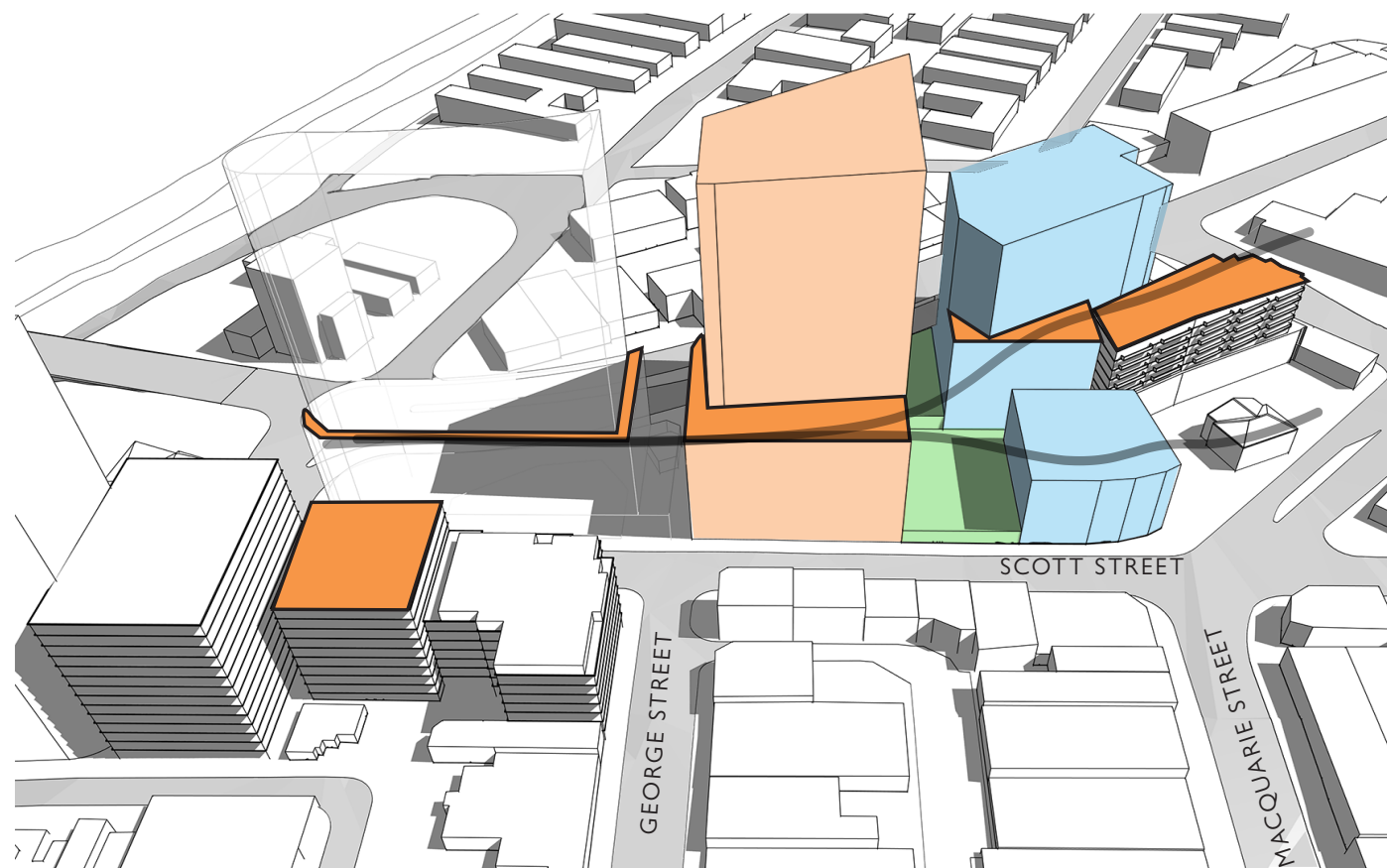


4.2

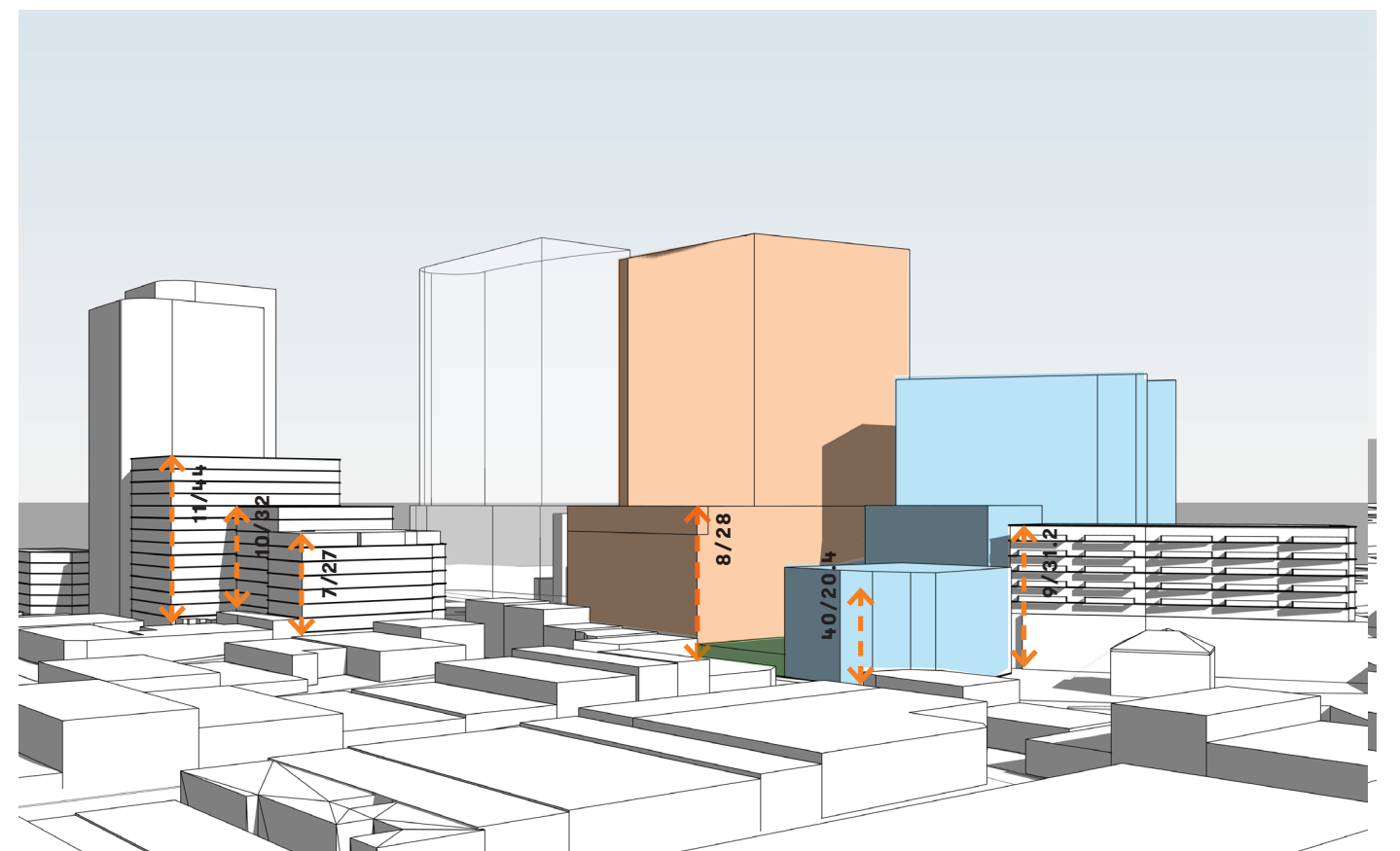
PROPOSED ENVELOPE AMENDMENTS

Streetwall Alignments

The proposed modification to the envelope responds to the existing streetwall heights along Scott Street and the Phase A works of the masterplan. A consistent streetwall datum is created along Scott Street while also maintaining the gradation of podium heights that step down from Phase B to the new library towards the existing School of Arts building.



Establishing a consistent streetwall height along Scott Street while maintaining the gradation of height down towards the School of Arts building.



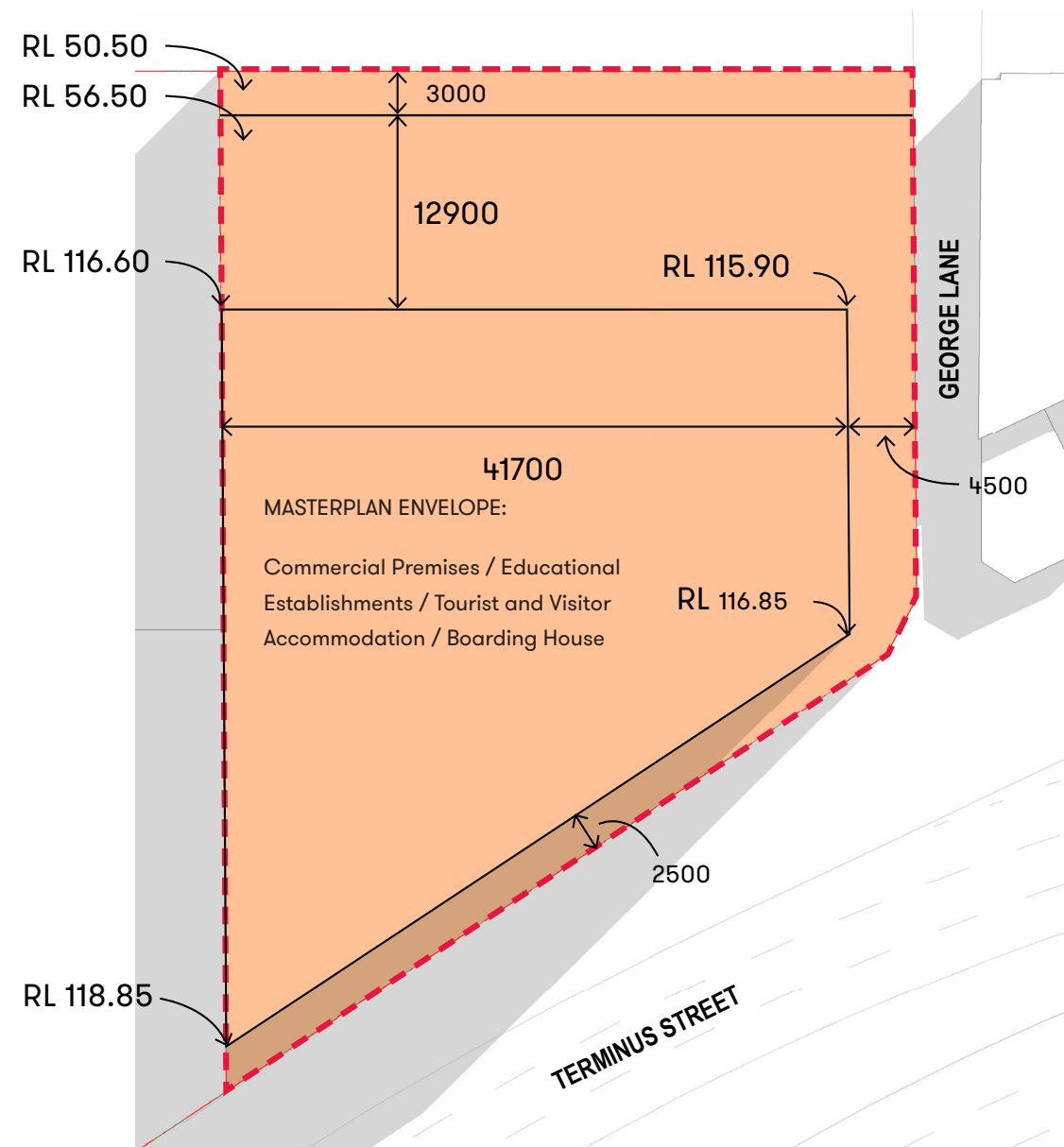
Scott Street streetwall heights of existing and future built form. X/Y = storeys / Streetwall parapet heights in metres. Heights shown for site context are approximate.

4.3

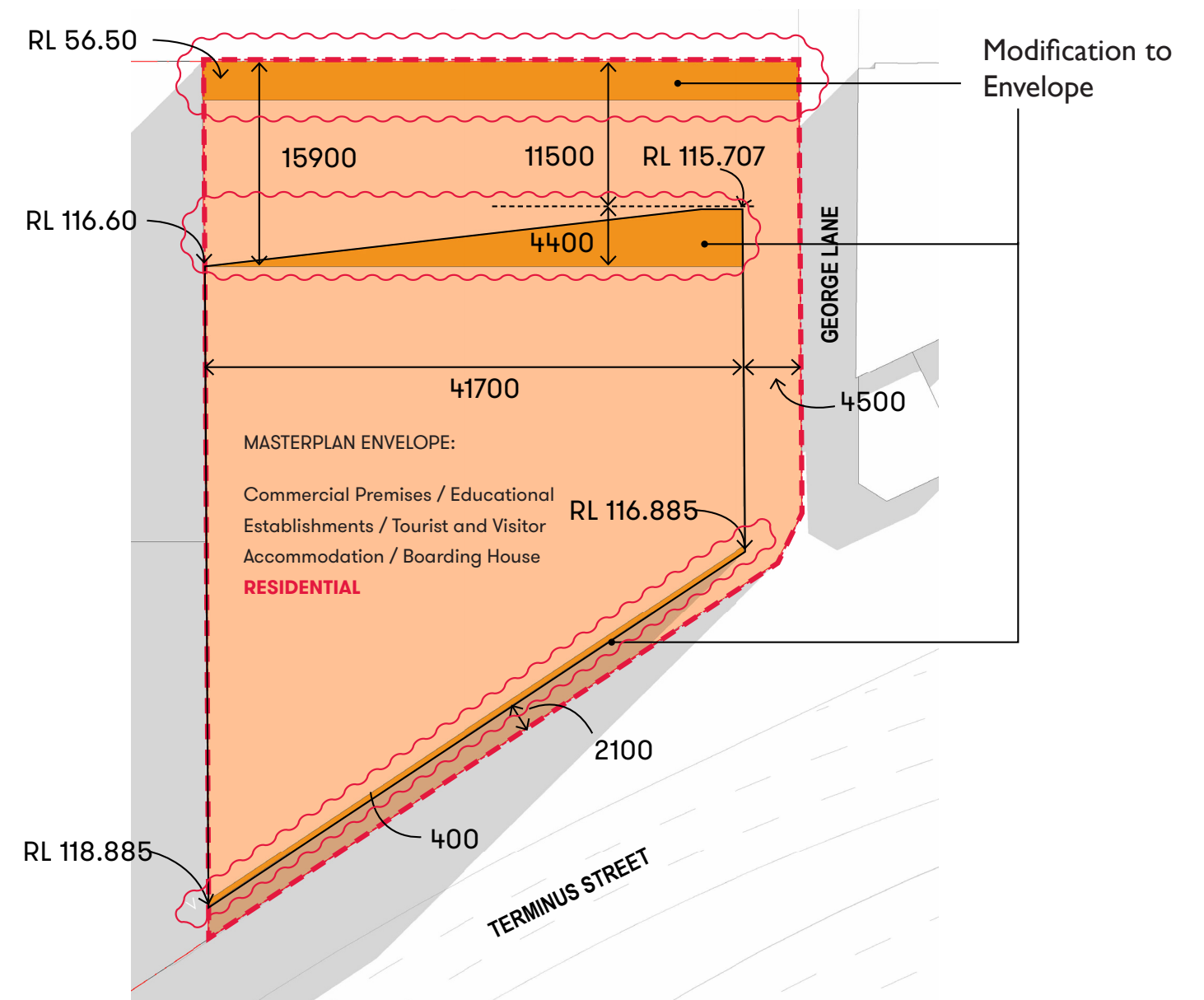
PROPOSED ENVELOPE AMENDMENTS

Amended Envelope Plan

The proposed change of a minor extension to the building envelope will allow for the accommodation of a residential built form, as part of a future detailed development application.



Approved Envelope - Overall Plan

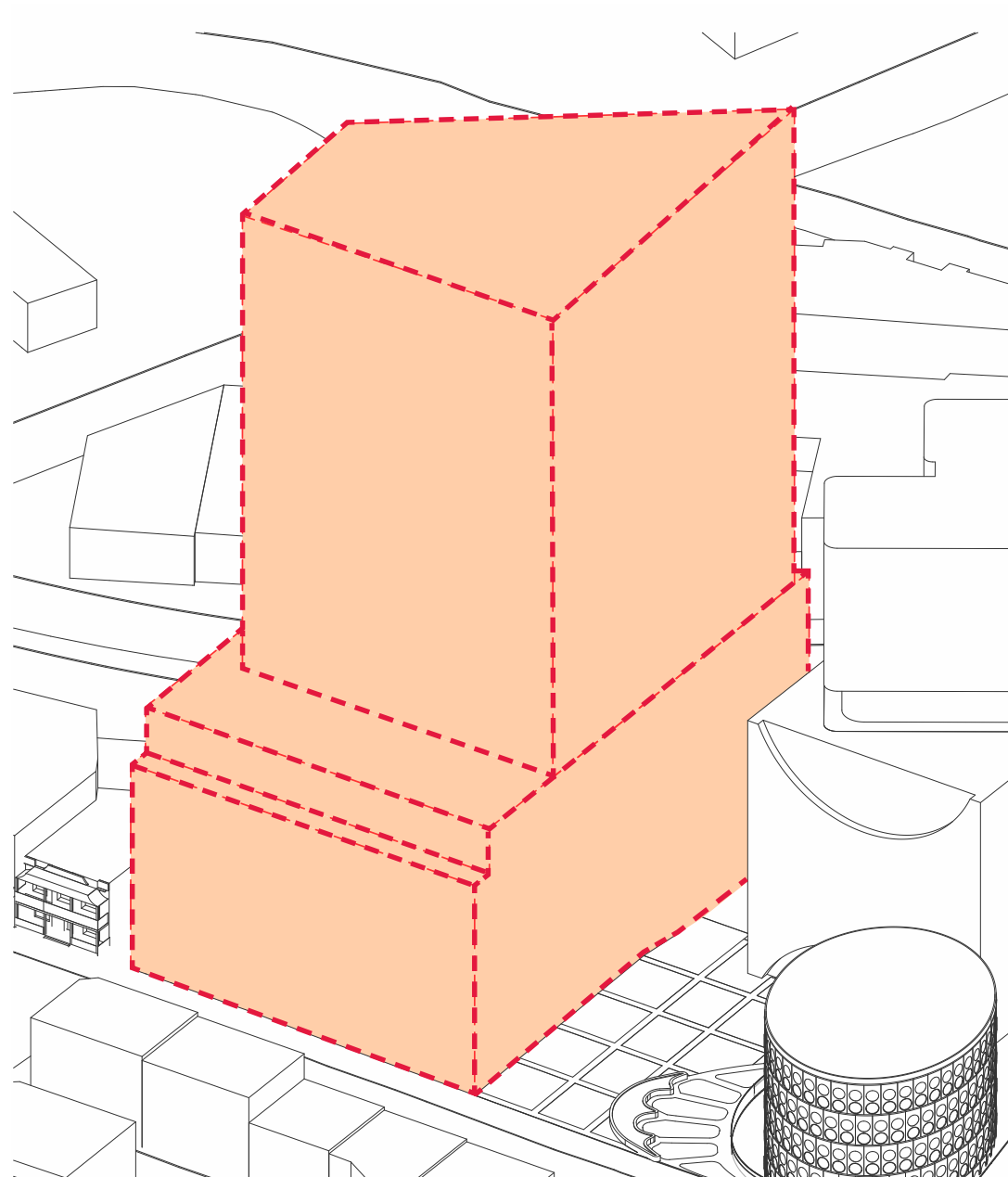


Proposed Modification - Overall Plan

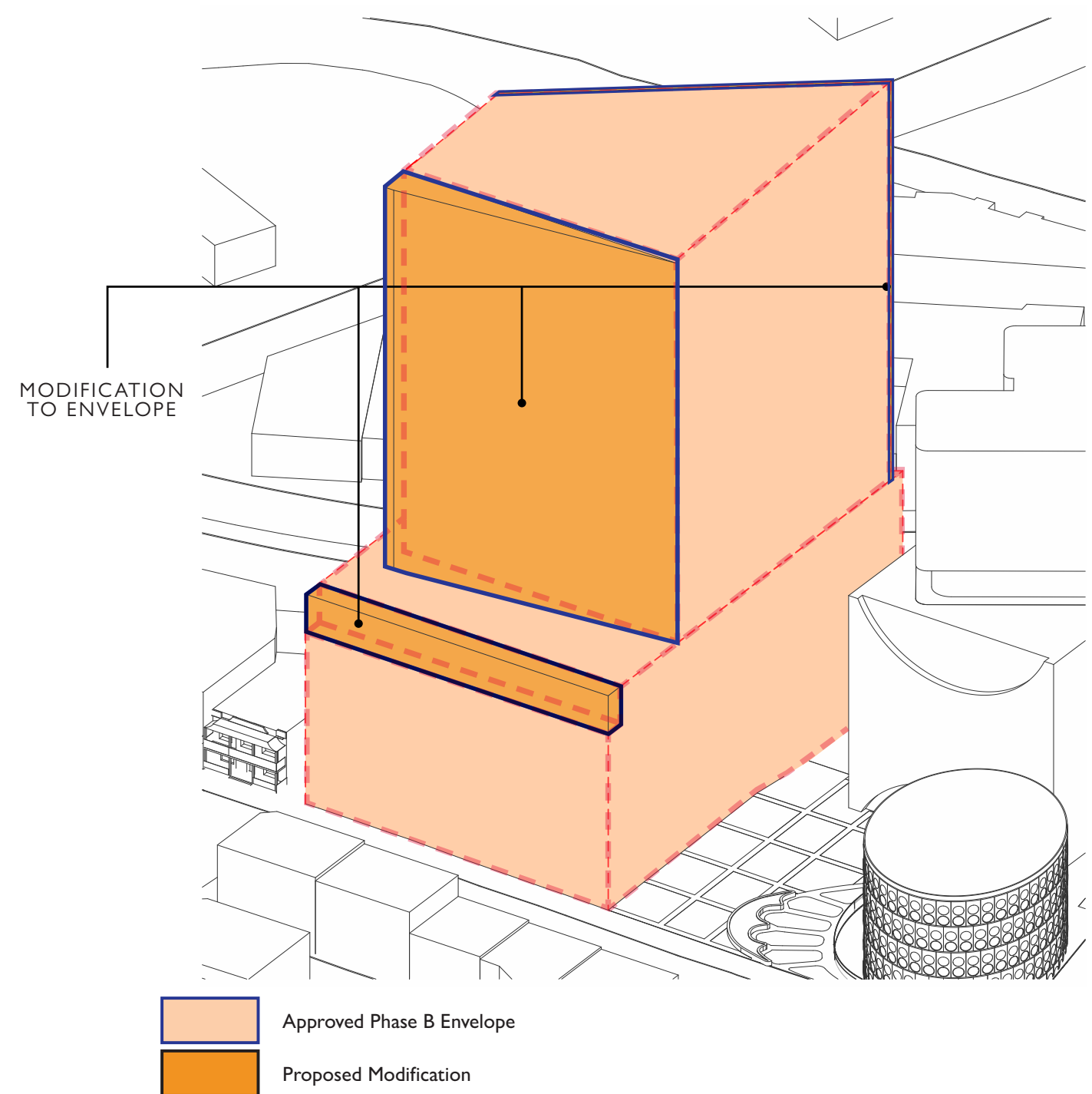
4.4

PROPOSED ENVELOPE AMENDMENTS

Envelope Axonometric



Approved Envelope - Isometric



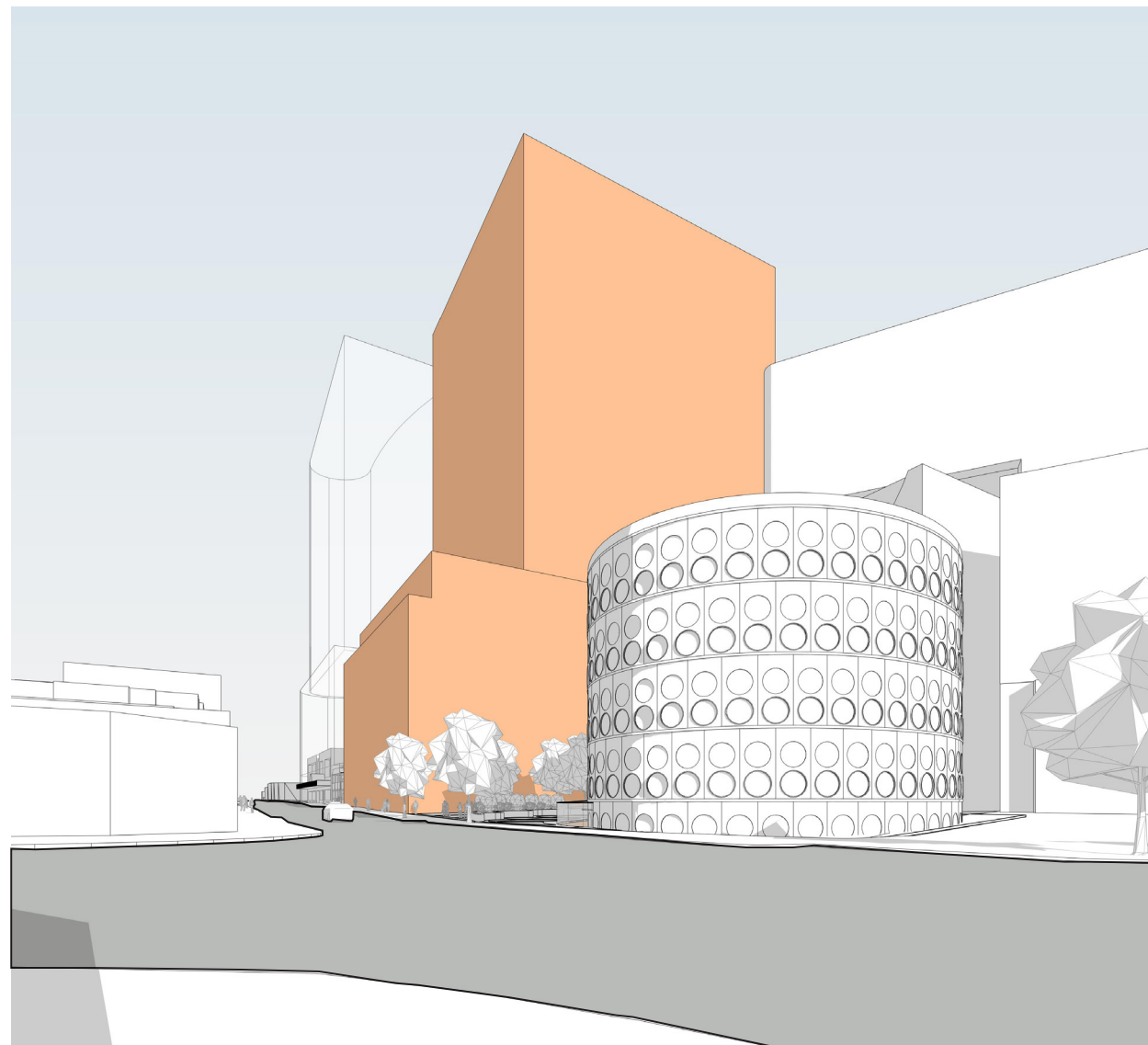
Proposed Modification - Isometric

4.5

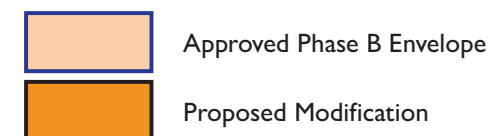
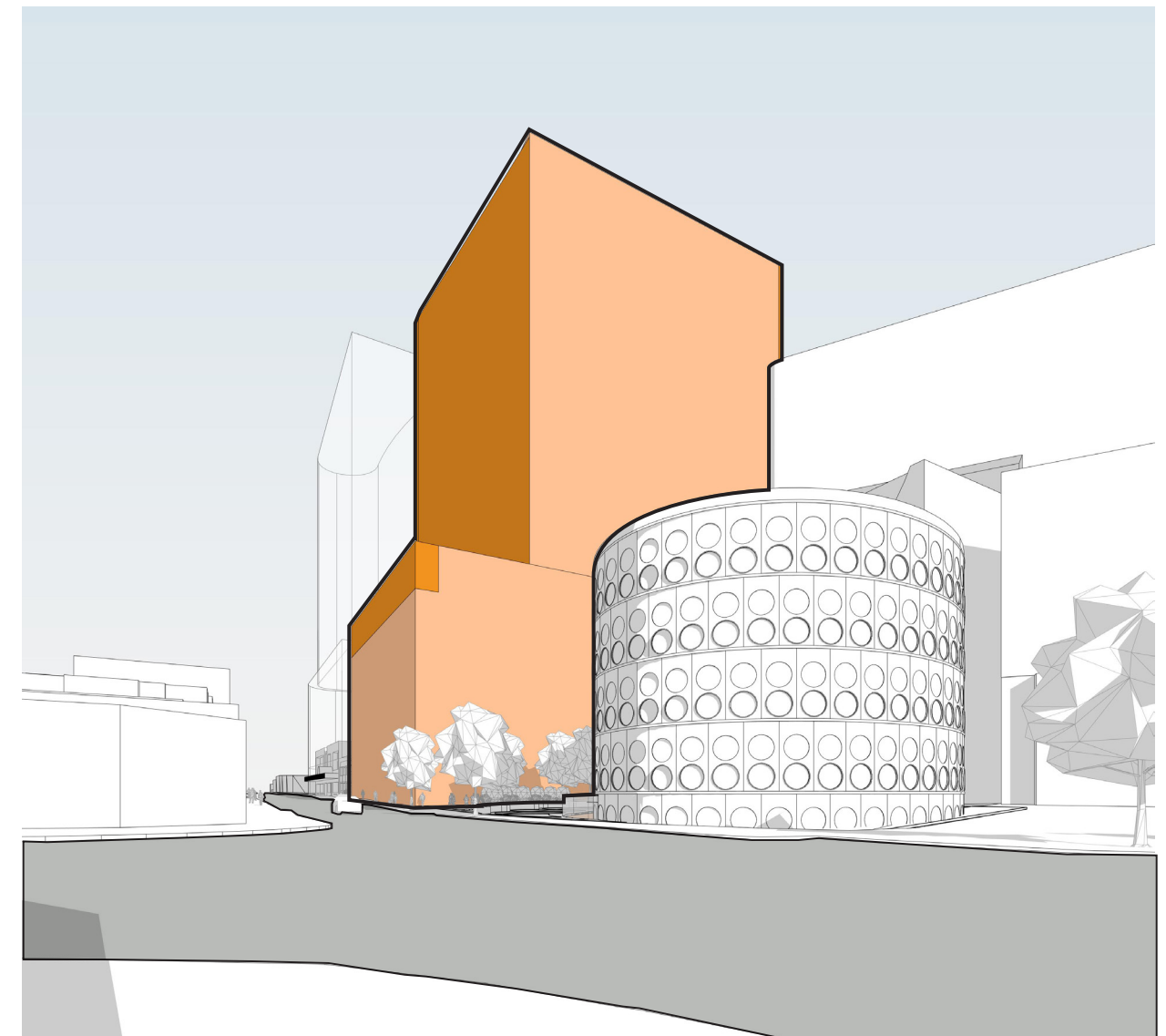
PROPOSED ENVELOPE AMENDMENTS

scott
carver

Scott Street View 01



Approved Envelope - Scott Street View 01

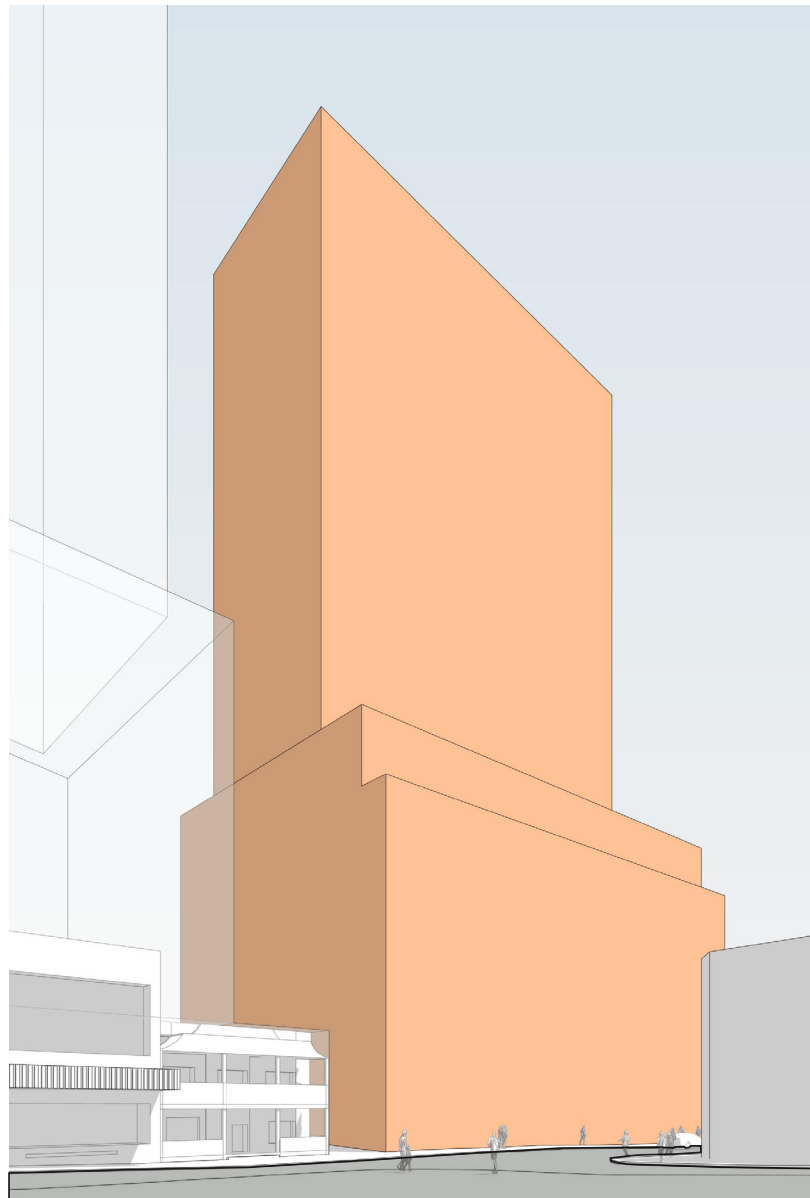


Proposed Modification - Scott Street View 01

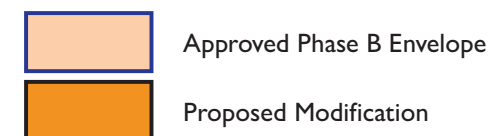
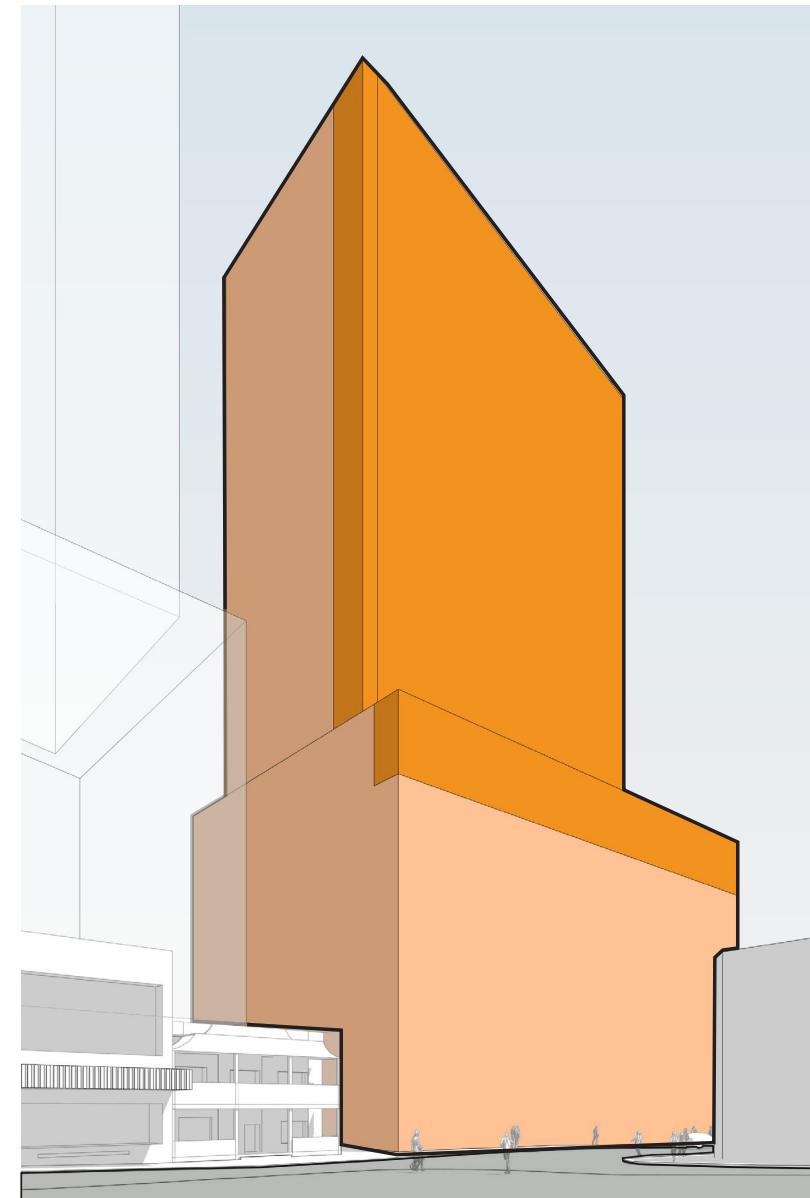
4.6

PROPOSED ENVELOPE AMENDMENTS

Scott Street View 02

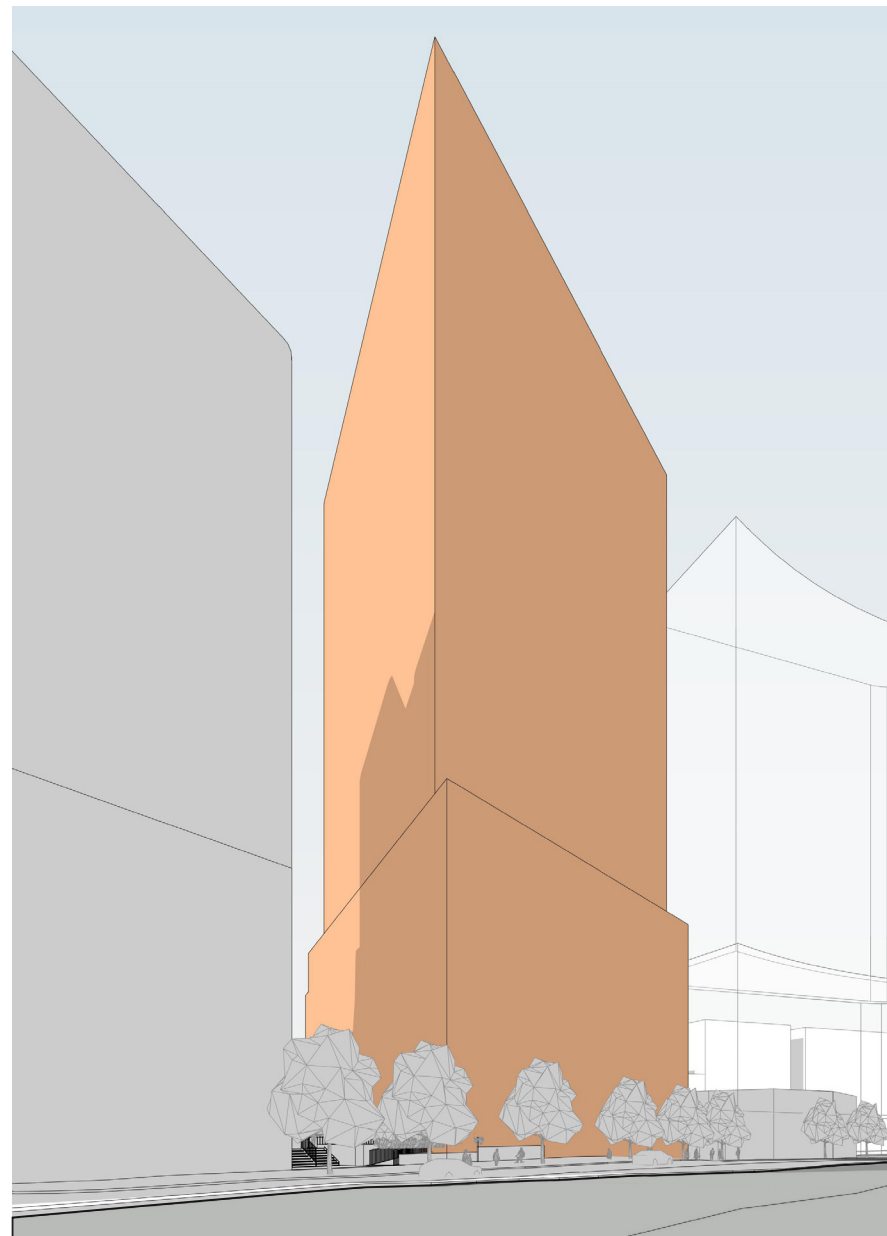


Approved Envelope - Scott Street View 02

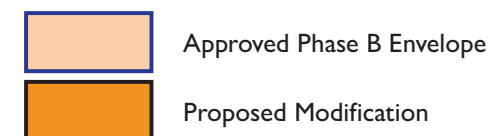
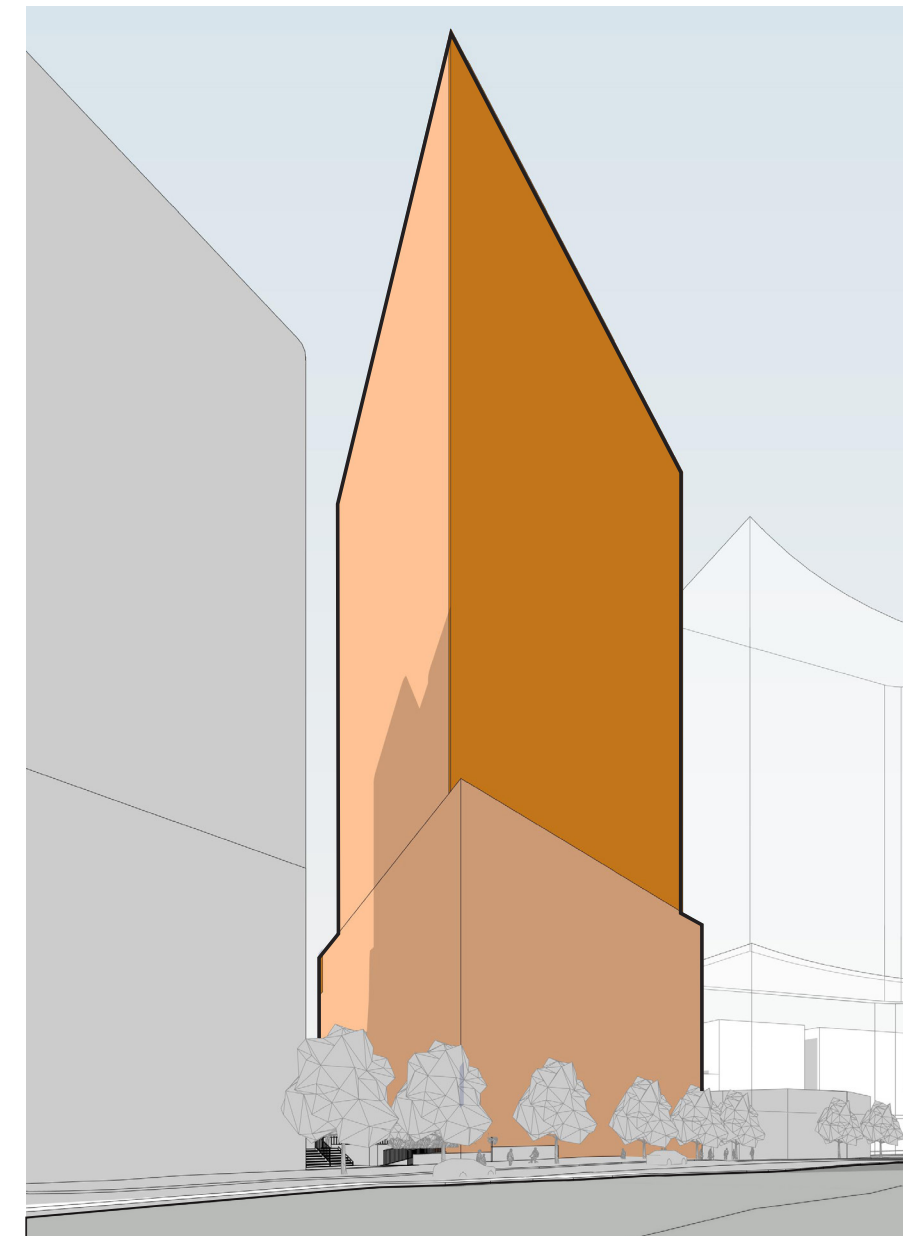


Proposed Modification - Scott Street View 02

Terminus Street View 01

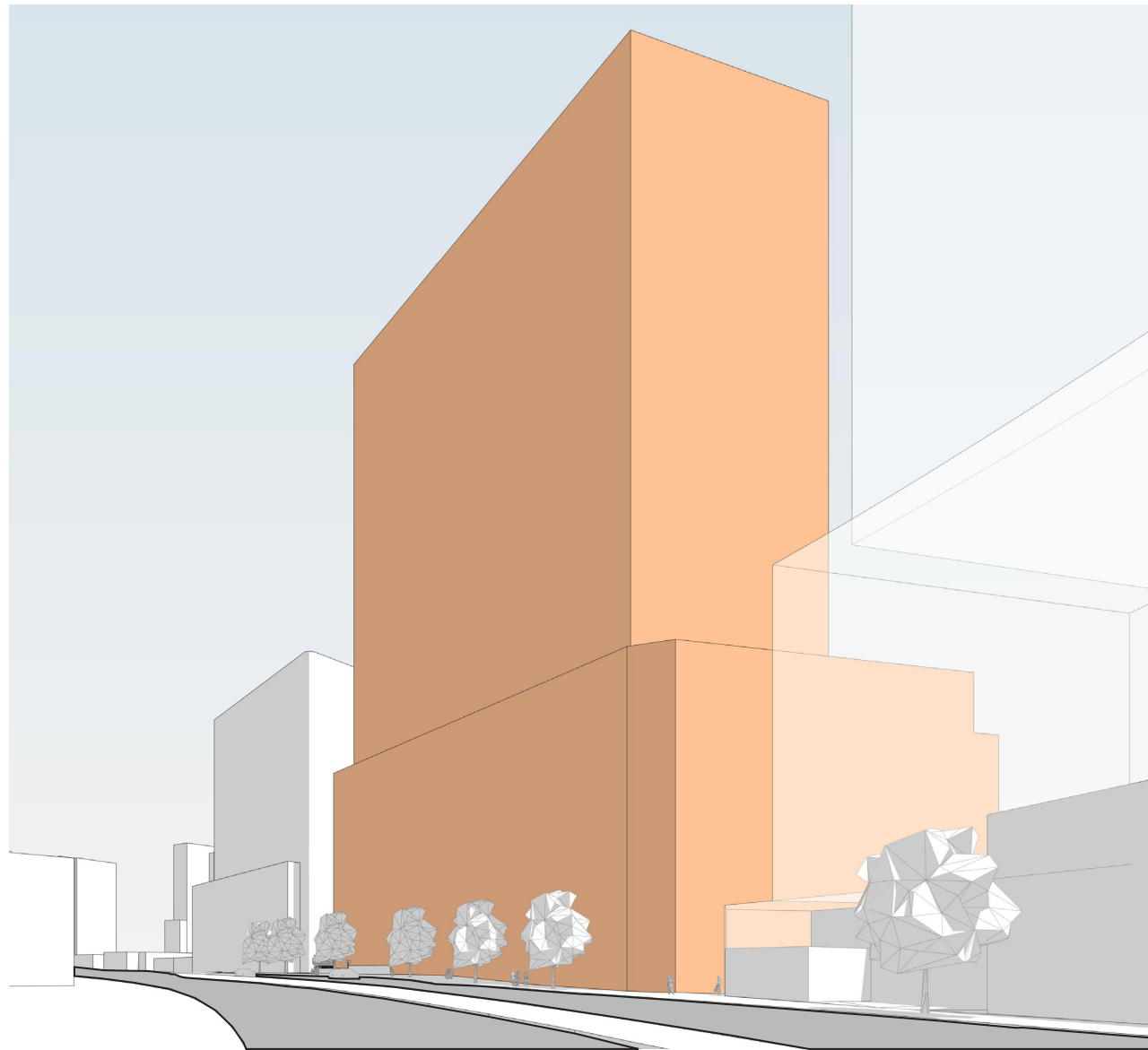


Approved Envelope - Terminus Street View 01

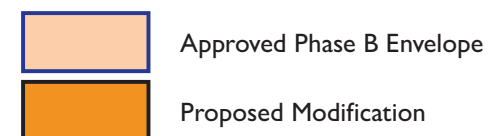
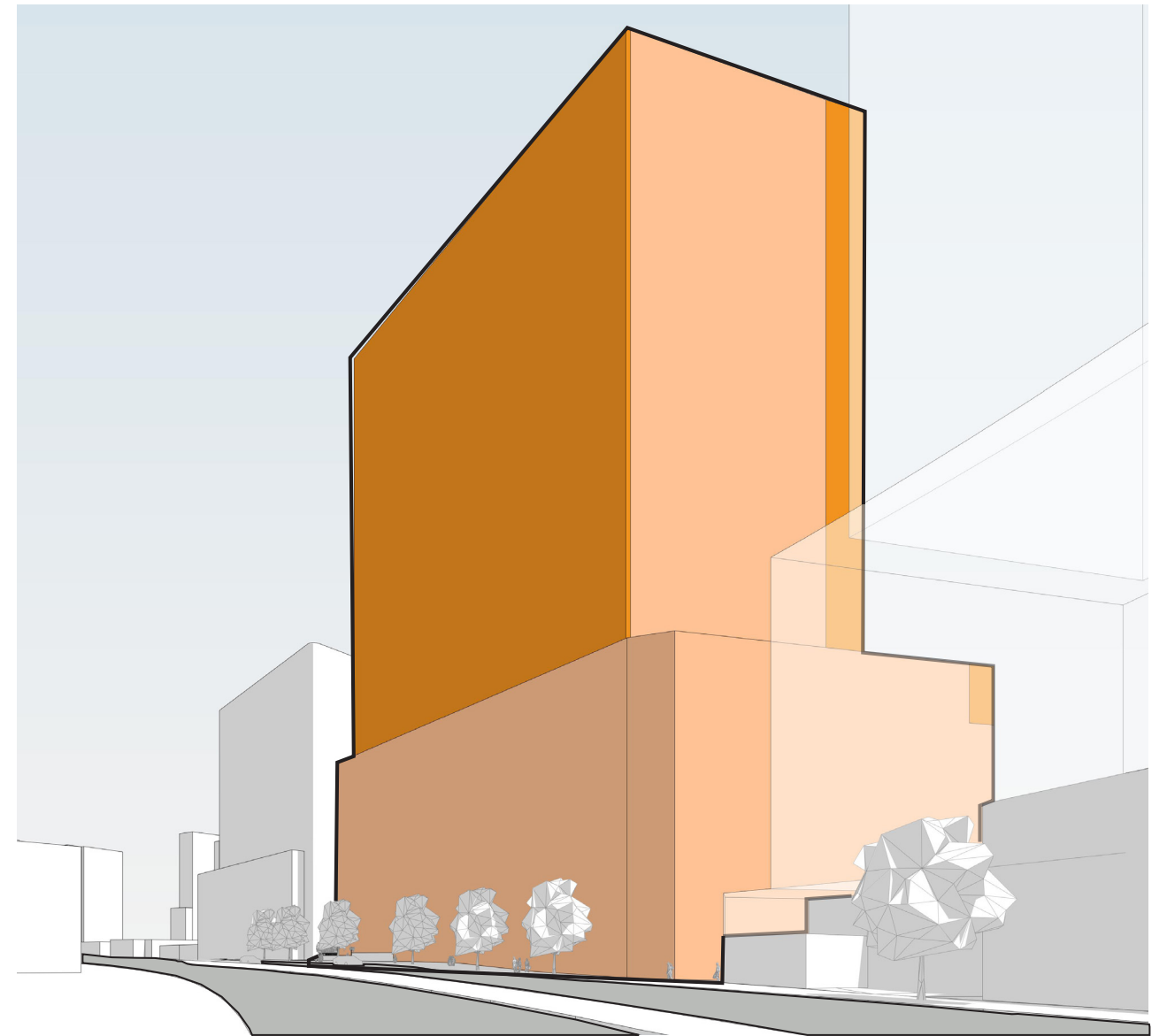


Proposed Modification - Terminus Street View 01

Terminus Street View 02



Approved Envelope - Terminus Street View 02



Proposed Modification - Terminus Street View 02

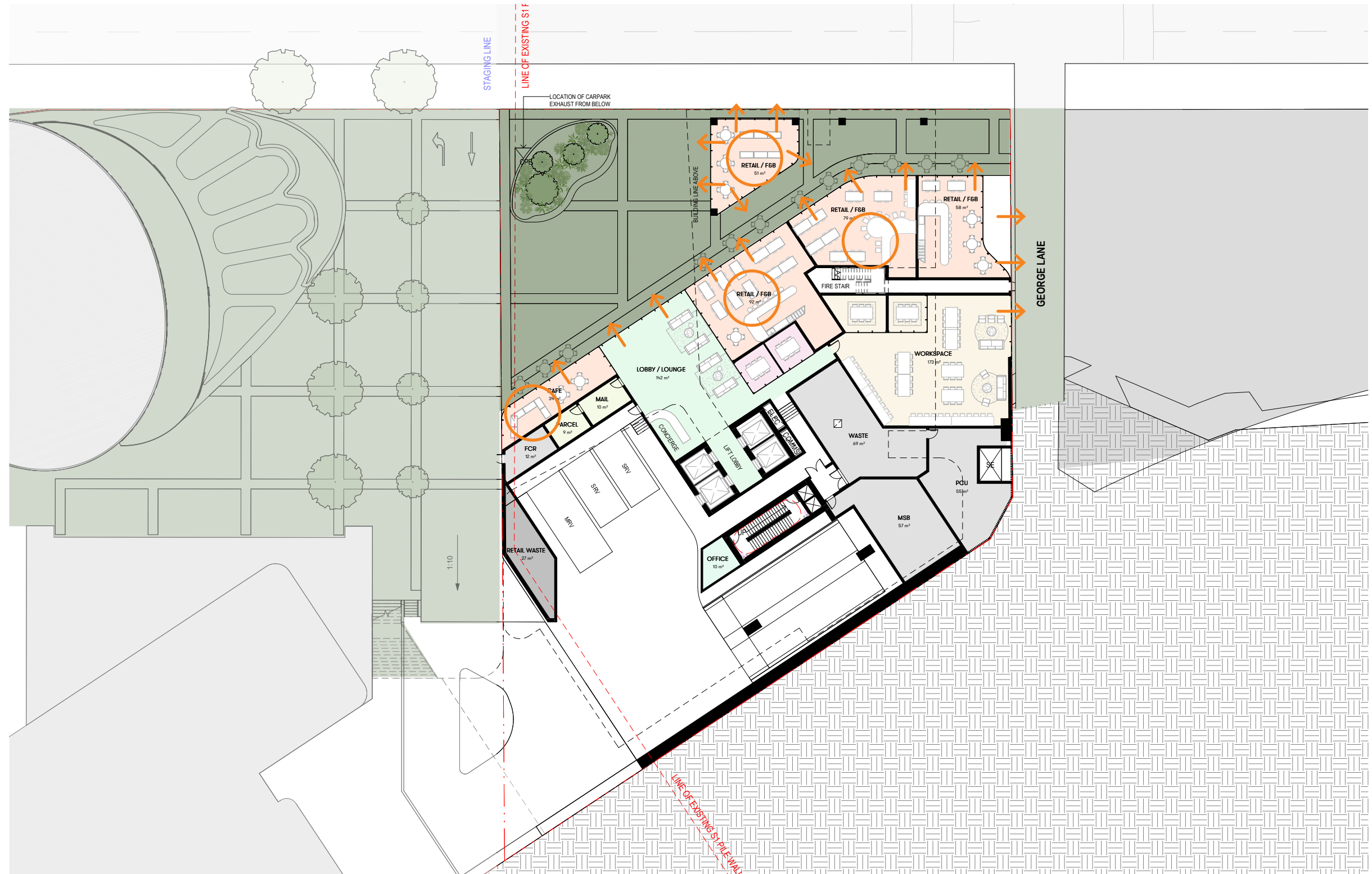
05

REFERENCE DESIGN

5.1

REFERENCE DESIGN

Lower Ground



5.1

REFERENCE DESIGN

Upper Ground



5.1

REFERENCE DESIGN

Typical Level 01 - 05



5.1

REFERENCE DESIGN

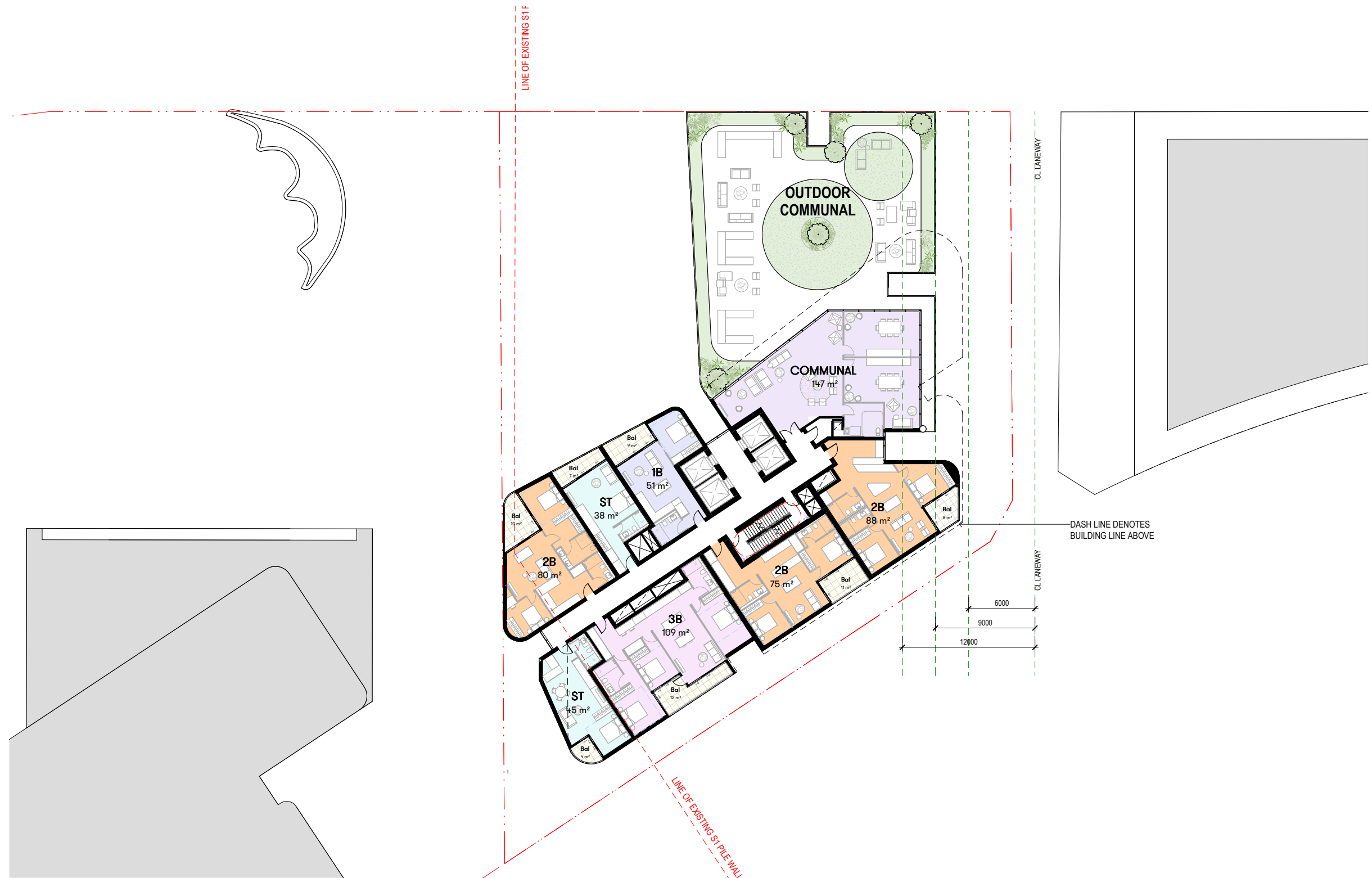
Typical Level 06 - 08



5.1

REFERENCE DESIGN

Level 09

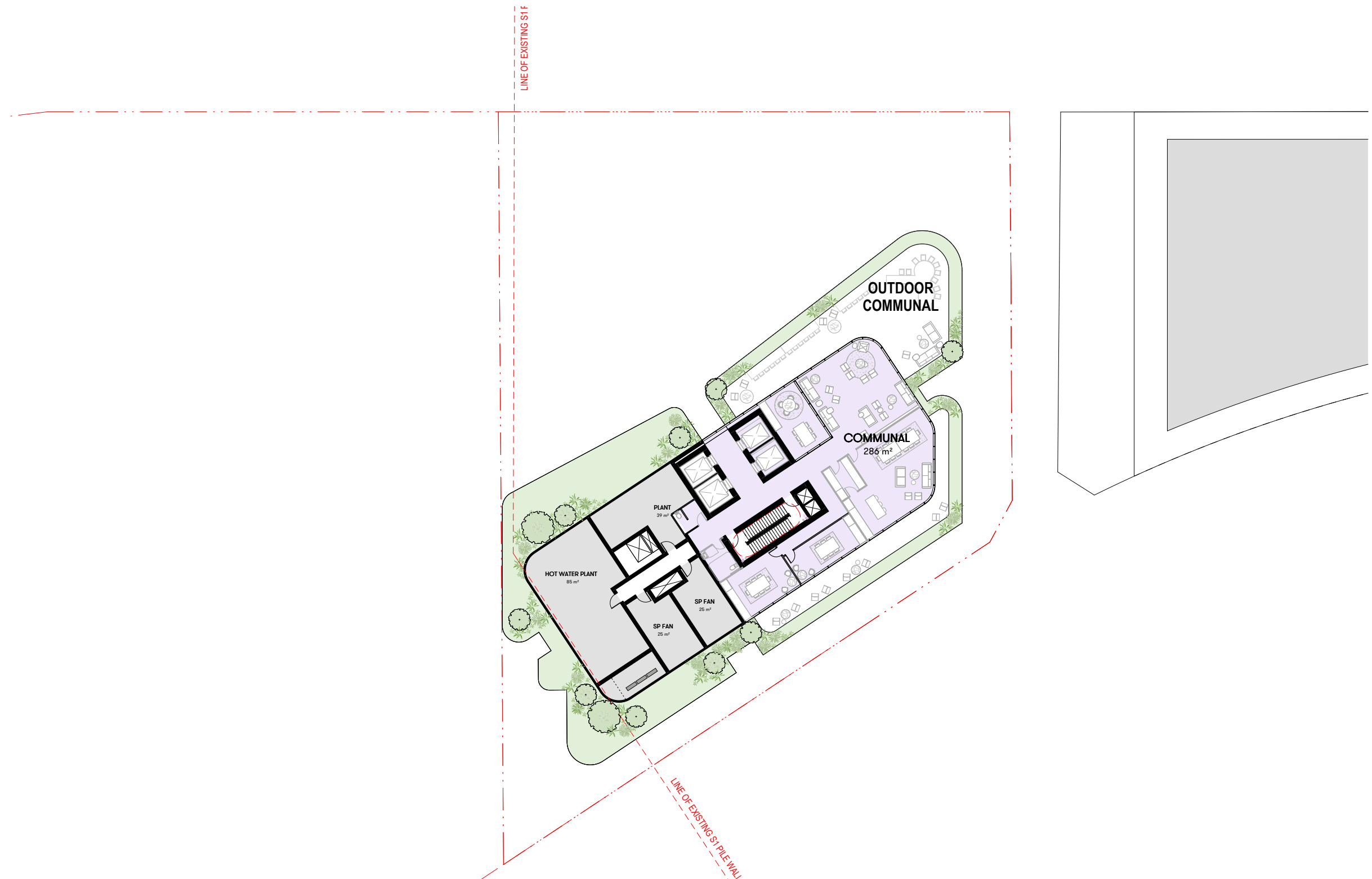


Typical Level 10 - 26

5.1

REFERENCE DESIGN

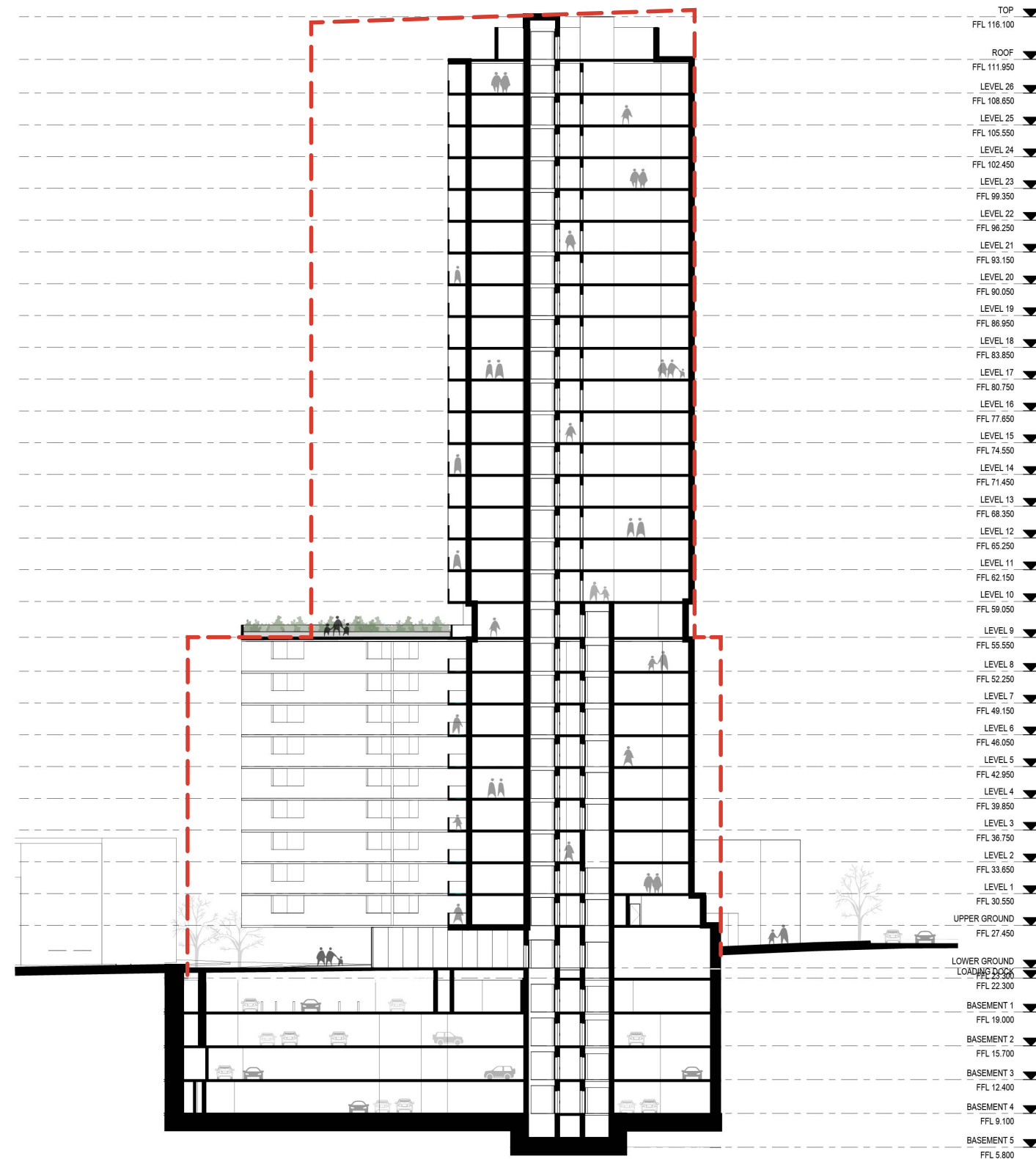
Level 27 Rooftop



5.2

REFERENCE DESIGN

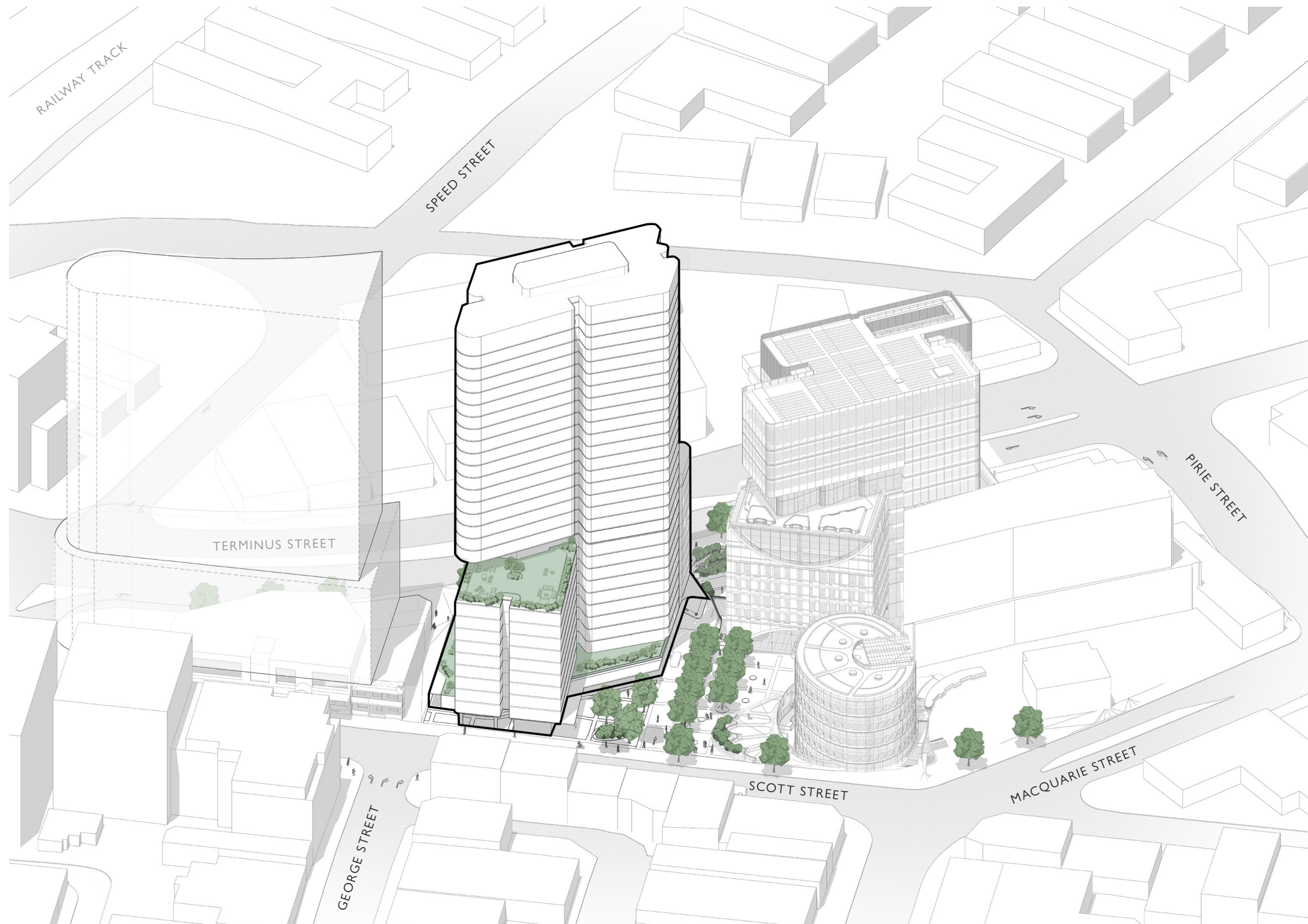
Building Section



5.3

REFERENCE DESIGN

Overall Aerial View



5.4

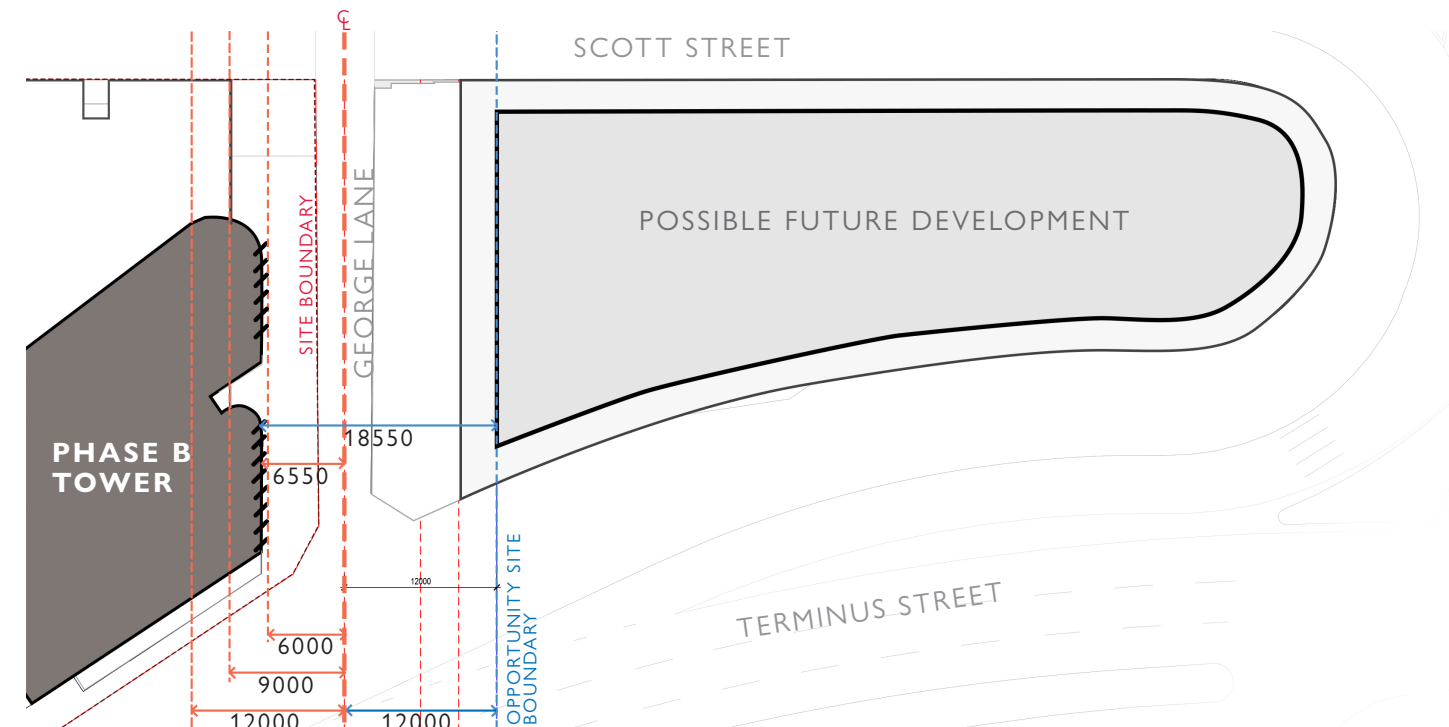
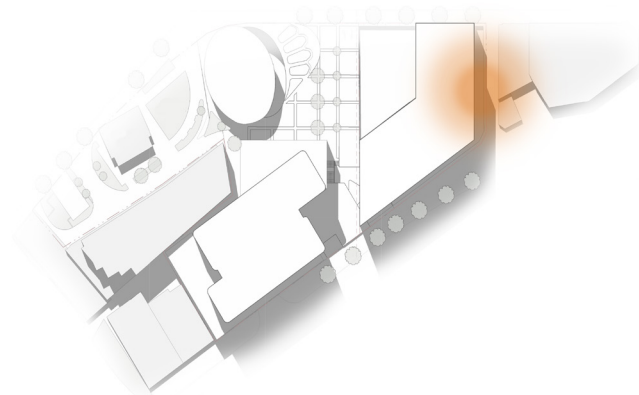
REFERENCE DESIGN

Eastern Separation

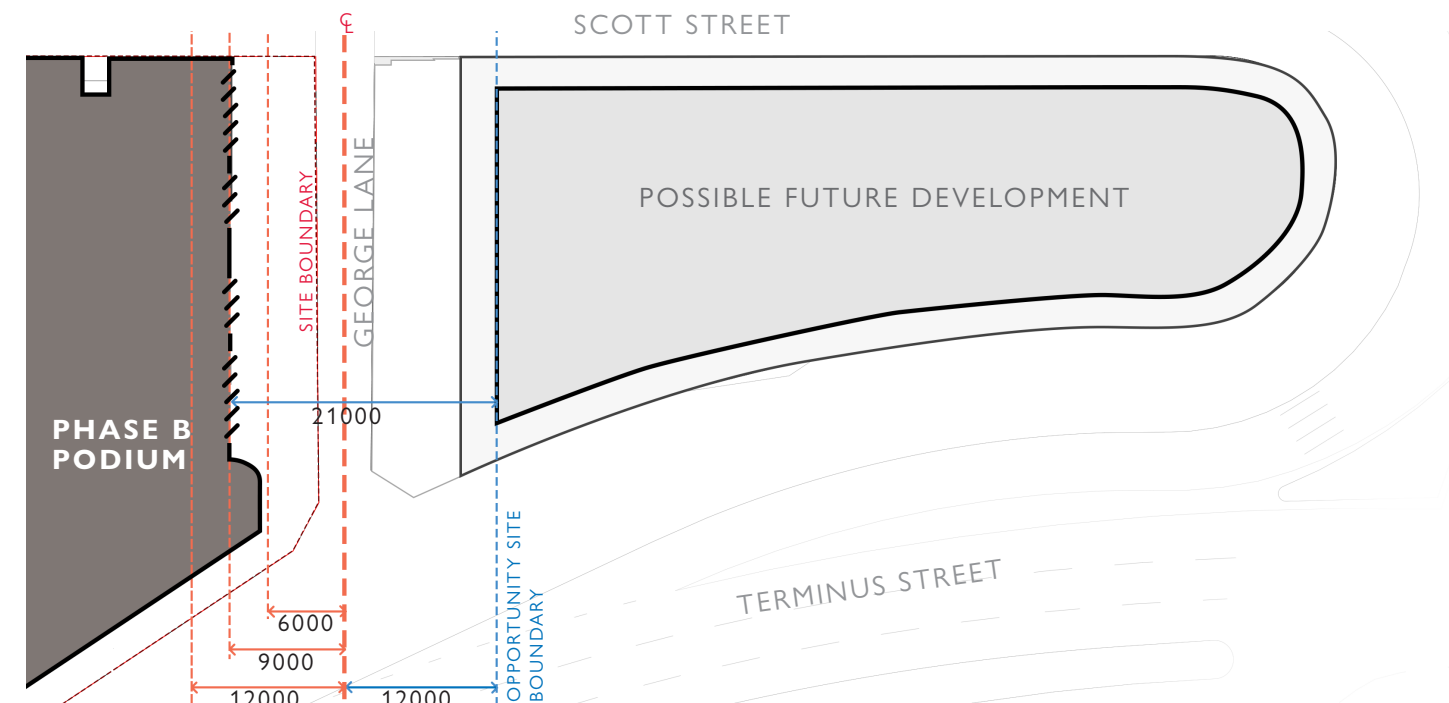
FUTURE DEVELOPMENT SEPARATION

Building separation is achieved to the eastern boundary to ensure visual privacy for residents of both the Phase B site and any possible future development on the adjacent site.

The podium levels of the reference design achieves 18m separation distance per the ADG. In the tower levels, primary orientation of units to the north and south also helps to ensure sufficient privacy is achieved. The reference scheme design also utilises directional tapering and integrated privacy screening to protect the privacy of residents in both Phase B reference design and any potential future development on the eastern side of the site. These design elements aim to ensure consistency with ADG guidelines and enhance overall amenity.



Phase B & Possible Future Development - Tower



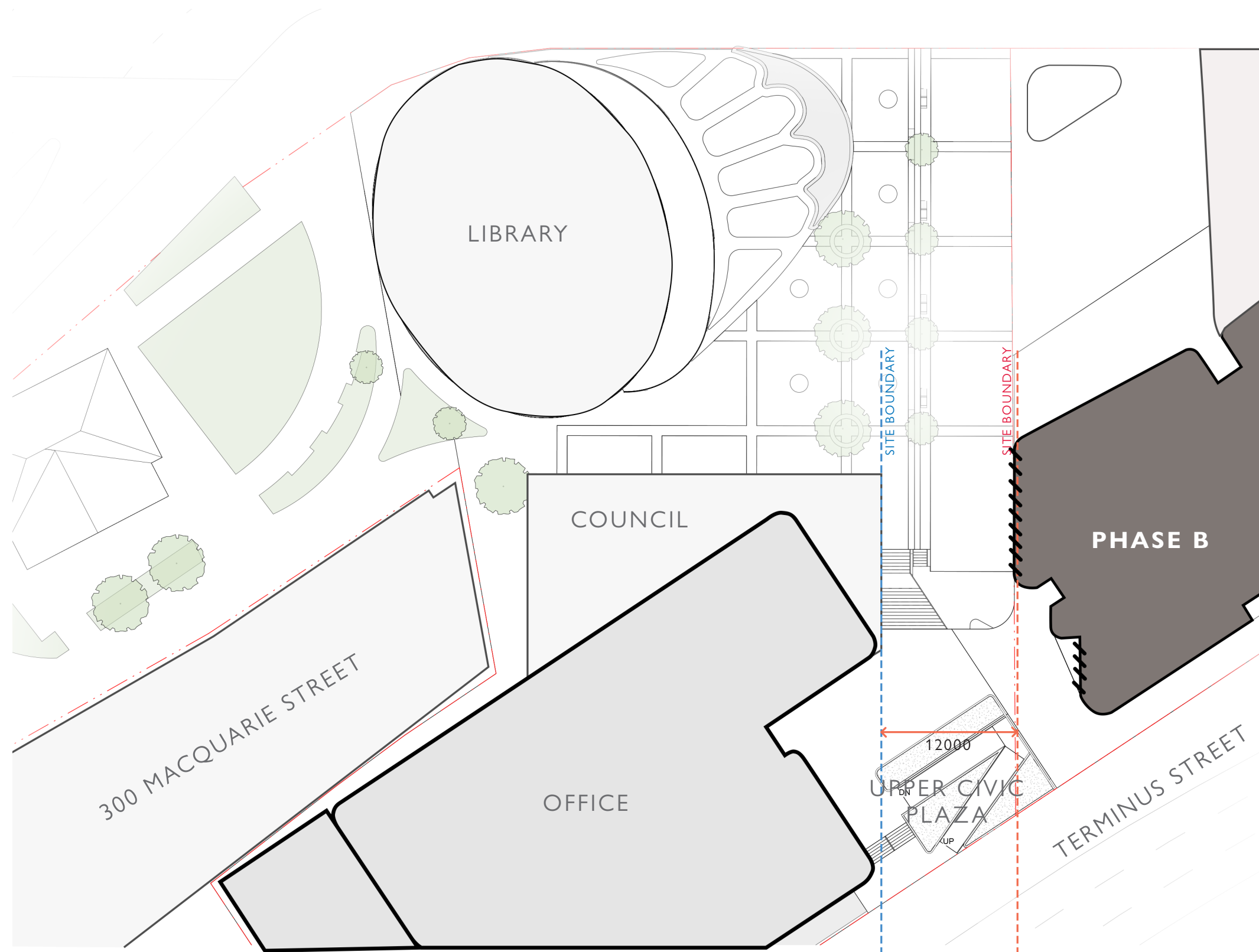
Phase B & Possible Future Development - Podium

Western Separation

PHASE B SEPARATION

The through-site link connecting Terminus Street with Scott Street is a 12m wide opening between Phase A's Council Administration Building and Phase B reference scheme design.

Apartment layouts are carefully designed in the reference scheme to allow for daylight capture while also ensuring sufficient privacy is achieved for residents from the adjacent Commercial building. The use of integrated privacy screens and apartment orientation are used to ensure consistency with ADG guidelines and enhance overall amenity.

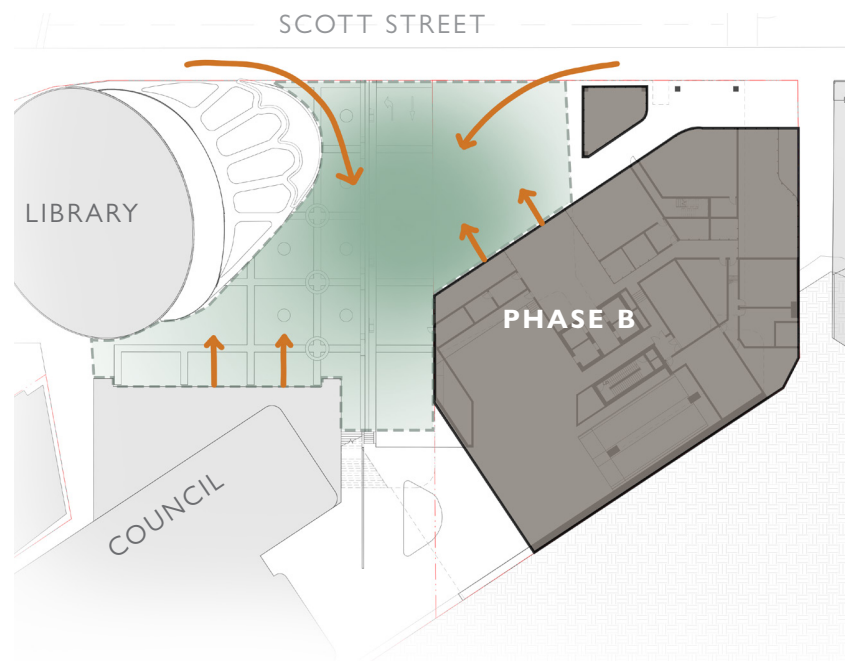


5.6

REFERENCE DESIGN

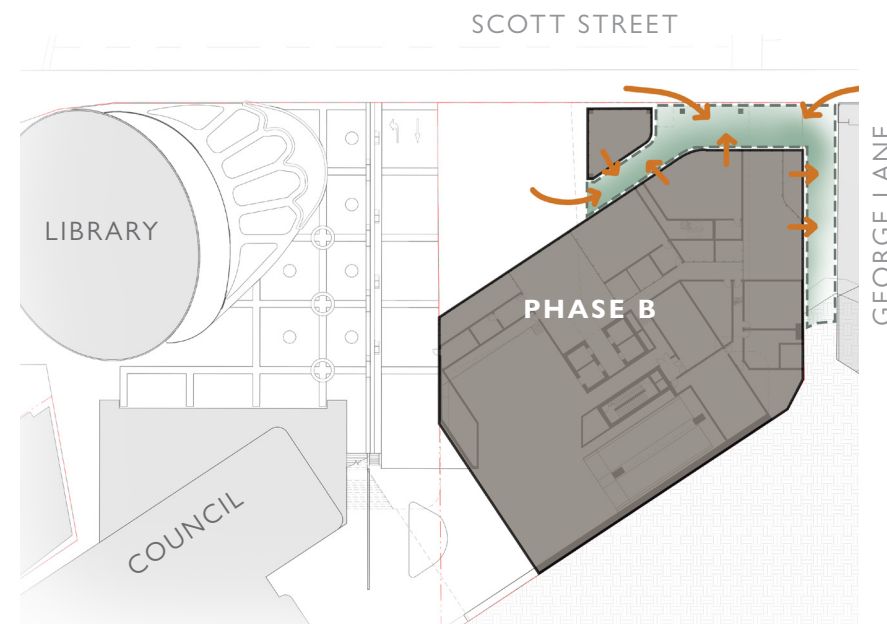
scott
carver

Civic Square Response



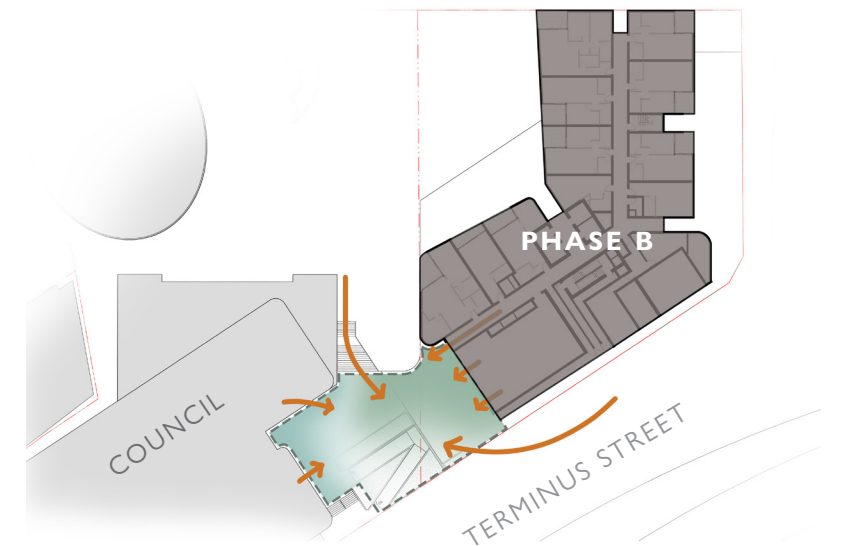
Lower Ground Plan

The reference design carves out the ground plane to create relief and gravitas by extending civic place across into the Phase B site. The public domain is shaped to account for the natural pedestrian desire lines and improve connectivity and permeability across the site. The ground plane is further enhanced by the integration of publicly accessible retail and F&B spaces that provide activation to the plaza space to support the 18 hour economy and improve passive surveillance.



Lower Ground Plan

Setbacks to the north eastern corner of the site provide relief to Scott Street and George Lane. This relief acts as a definition and arrival point to the precinct capturing pedestrians arriving from Liverpool train station from the east. The ground plane uses and interface of the site with George Lane provide activation to improve the experience and amenity to help reinvigorate George Lane.

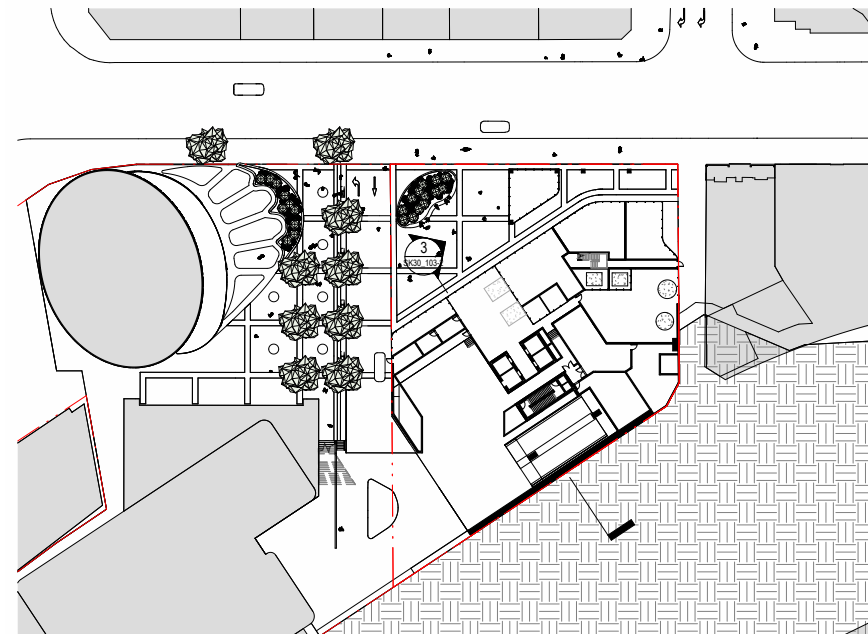


Upper Ground Plan

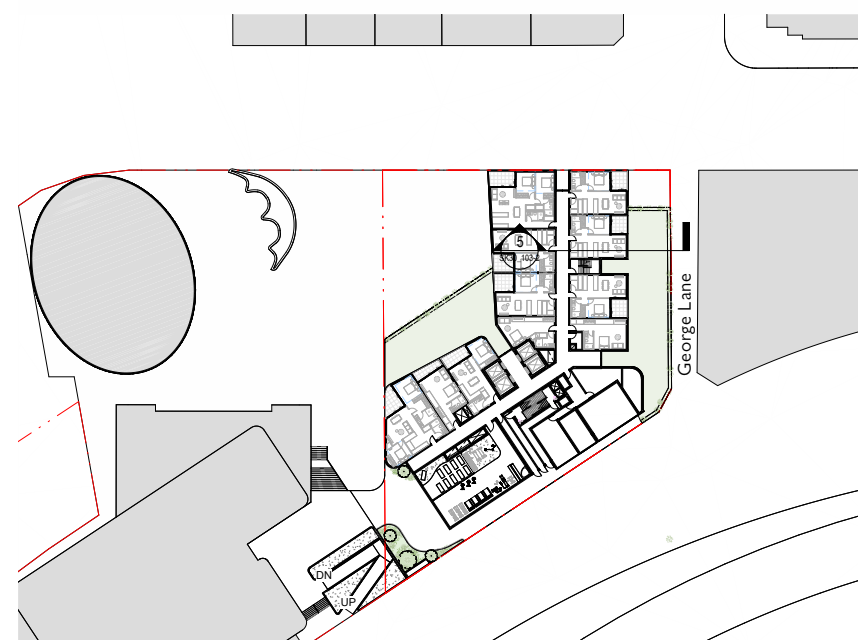
The natural contours of the site result in a level difference between Terminus Street and Scott Street. The shaping of the built form on Terminus Street allows for an extension to the pocket park that has been established as part of Phase A. This pocket park acts as a gateway into the precinct from the south. Communal/public uses have been clustered around the park space to provide activation and a secondary arrival point for residents.

Residential Interface with Public Space

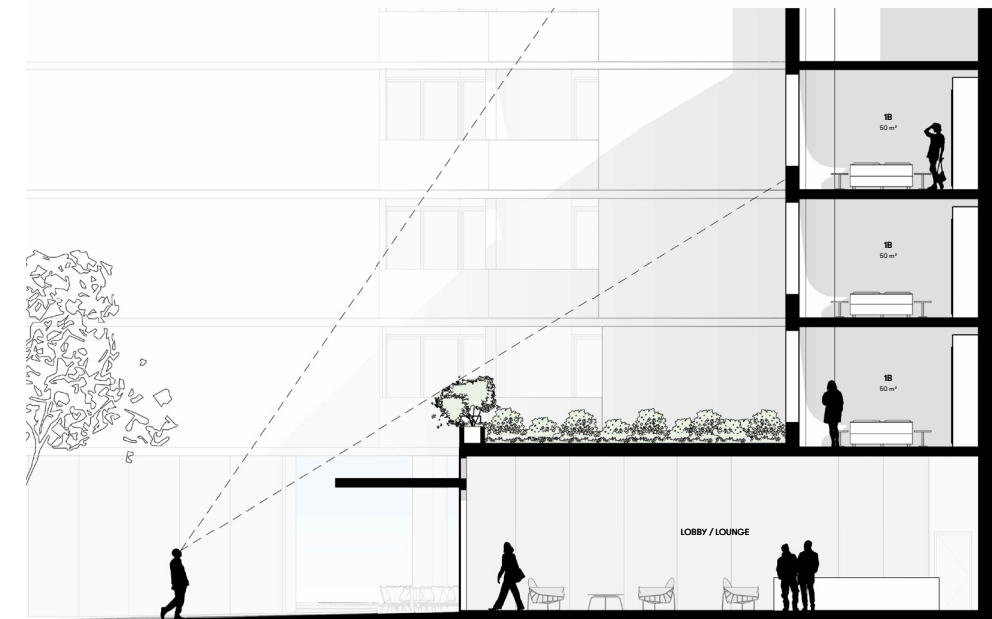
Residential privacy and acoustic treatment has been developed with the use of the public space and amenity of residents in mind. Providing a layered stepped approach separating the civic space from the residential apartments improved privacy, acoustics and resident amenity is achieved to ensure there is no privatisation of the public space.



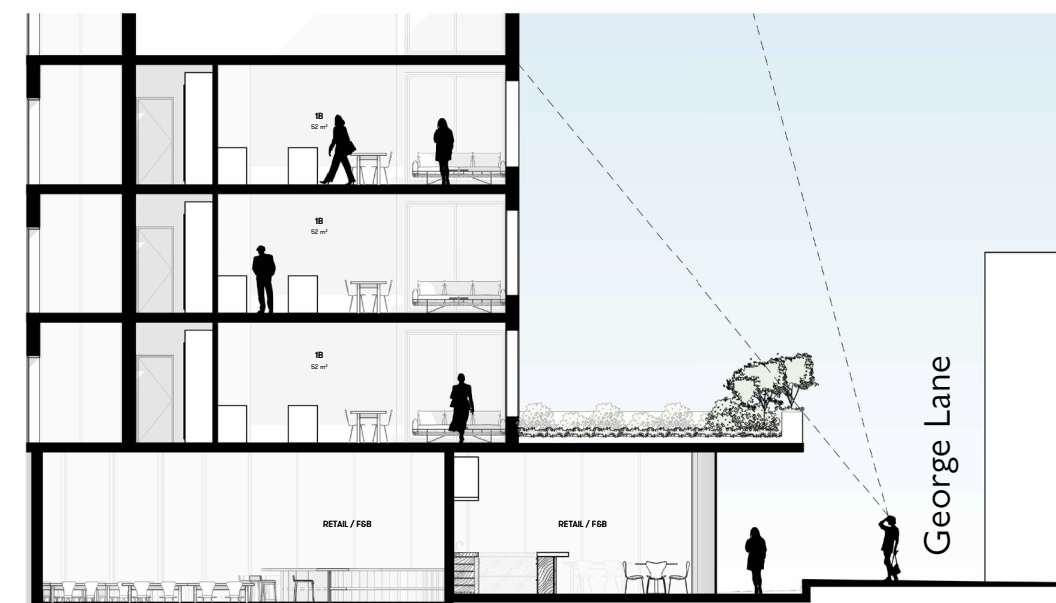
Lower Ground Floor Plan



Upper Ground Floor Plan



A tiered podium and awning arrangement provides both physical and visual separation between the Civic space and residential units. This approach achieve improved acoustic separation while maintaining good privacy to lower residences



A tiered podium and awning arrangement provides both physical and visual separation between George Lane and residential units.

5.8

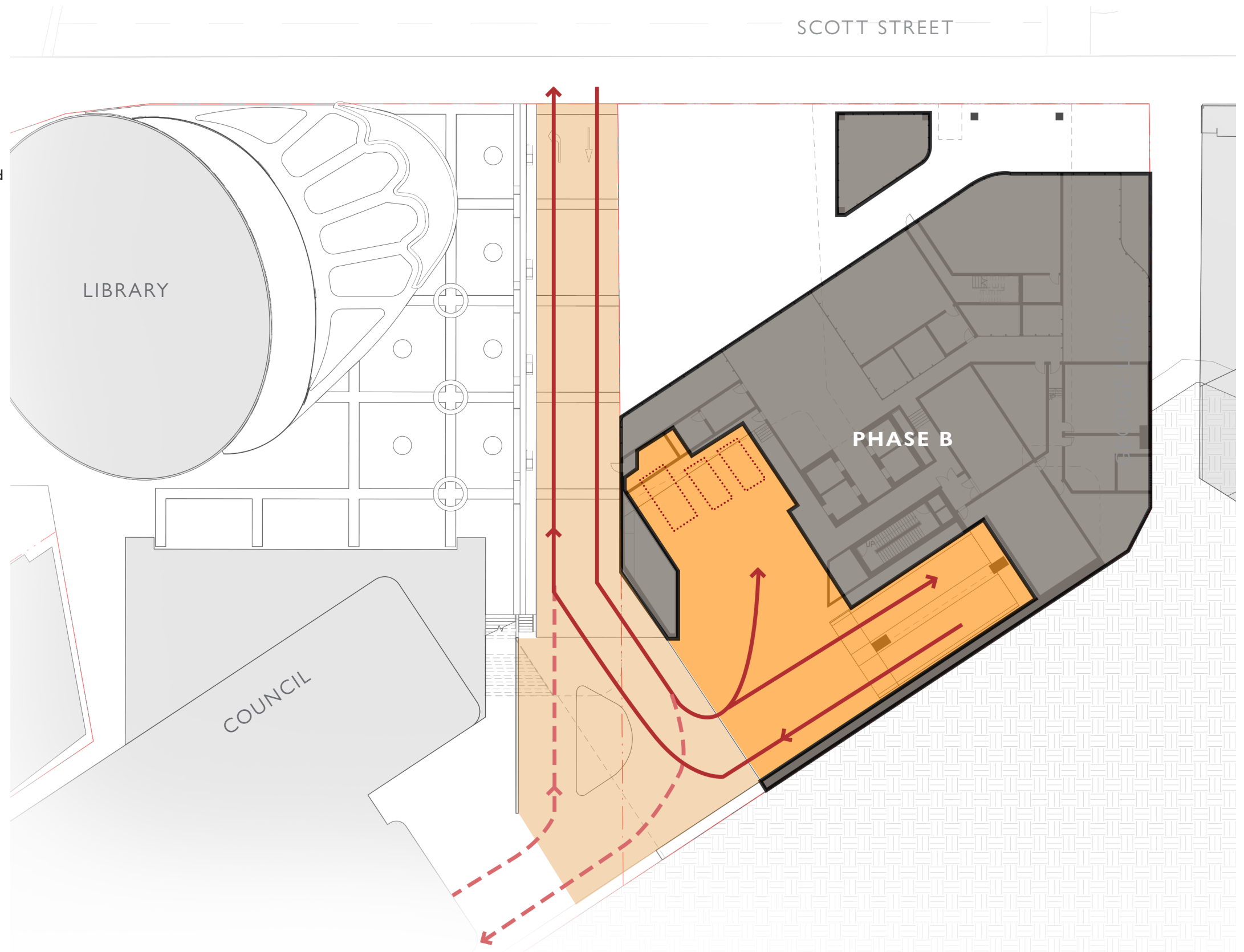
REFERENCE DESIGN

Vehicle Access

Vehicle movements on the site have been analysed as part of the amended Traffic Impact Assessment. The analysis provided demonstrates the proposed residential use and reference design result in a reduced or equal amount of traffic generation in comparison with the currently approved detailed Stage 2 DA for Commercial use.

The vehicle movement strategy utilises the central accessway off Scott Street that has already been constructed as part of Phase A. All vehicles will enter and egress from the site in a forward direction.

The vehicle movement design is consistent with the approved Detailed Stage 2 DA for Commercial use.



← - - Phase A Vehicle Movements
 ← — Phase B Vehicle Movements

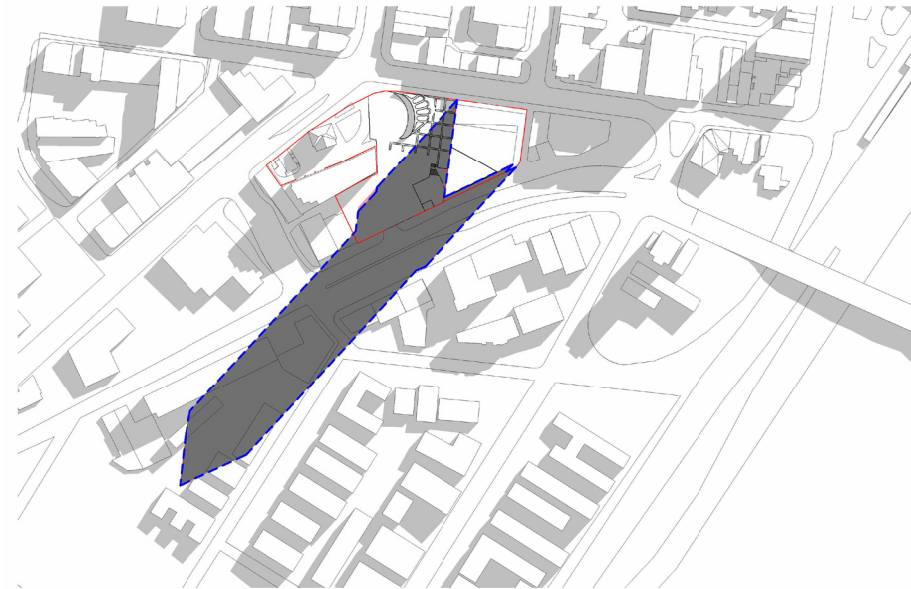
Lower Ground Floor

5.9

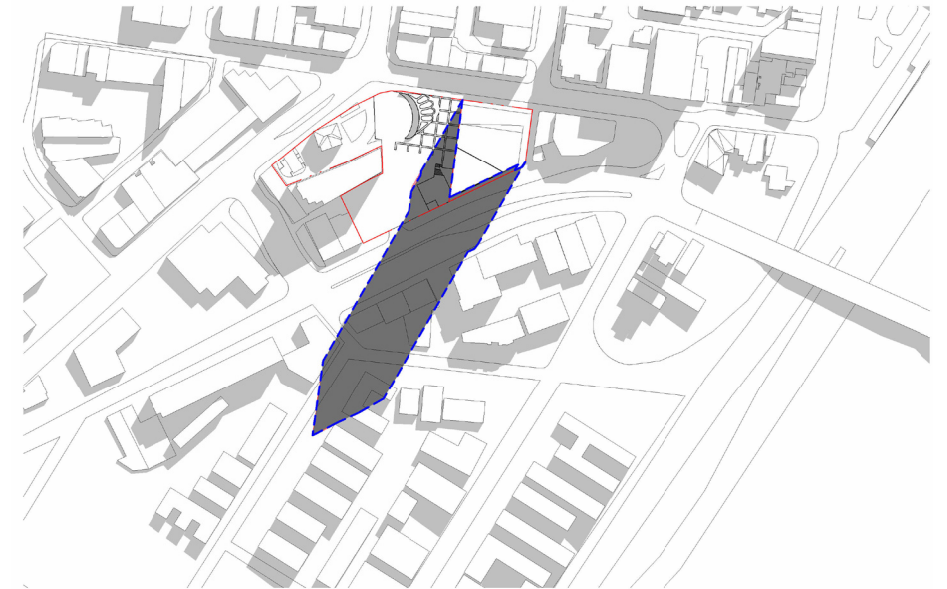
REFERENCE DESIGN

Overshadowing Analysis

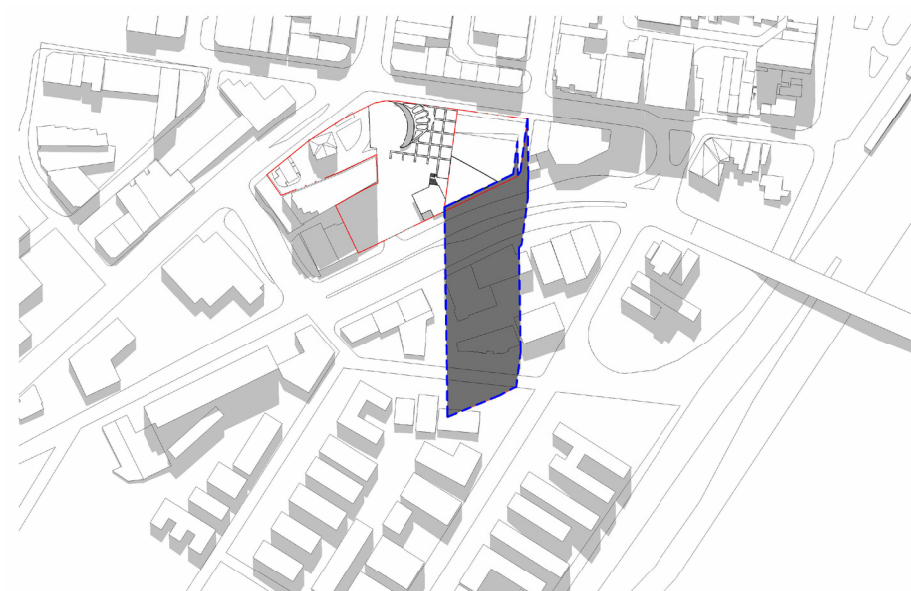
The modifications to the envelope result in no increases to the overshadowing of surrounding areas between 9am and 12pm. While the envelope marginally increases, the reference design involves significant reductions to the envelope which would result in significant reductions in overshadowing to surrounding areas.



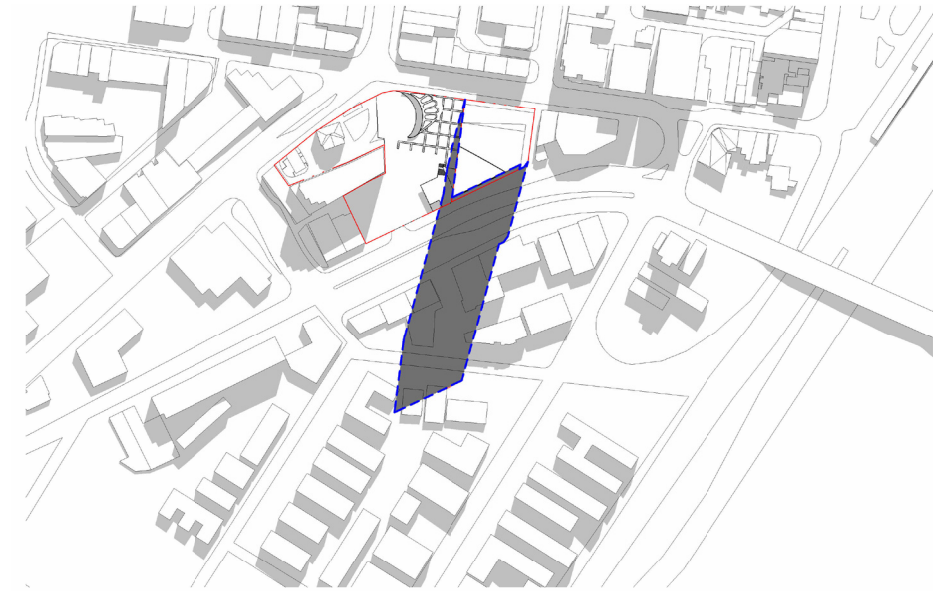
PROPOSED ENVELOPE - WINTER - 9.00 AM
1:2000



PROPOSED ENVELOPE - WINTER - 10.00 AM
1:2000



PROPOSED ENVELOPE - WINTER - 12.00 PM
1:2000



PROPOSED ENVELOPE - WINTER - 11.00 AM
1:2000

SHADOW PLAN LEGEND

- APPROVED SHADOW OUTLINE
- INCREASE IN SHADOW AREA

5.9

REFERENCE DESIGN

Overshadowing Analysis

The modifications to the envelope result in minor increases to the overshadowing of surrounding areas from 1pm to 3pm. While the envelope marginally increases, the reference design involves significant reductions to the envelope which would result in significant reduction in overshadowing to surrounding areas.



PROPOSED ENVELOPE - WINTER - 01.00 PM
1:2000



PROPOSED ENVELOPE - WINTER - 02.00 PM
1:2000



PROPOSED ENVELOPE - WINTER - 03.00 PM
1:2000

SHADOW PLAN LEGEND

- APPROVED SHADOW OUTLINE
- INCREASE IN SHADOW AREA

06

SEPP 65 ADG
ASSESSMENT TABLE

SEPP 65 ADG Assessment

The below SEPP 65 review has been based on the reference design. A detailed DA submission will determine the final response to SEPP 65 and ADG principles.

| PART 3: SITING THE DEVELOPMENT | | |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 3A - Site Analysis | | |
| 3A-1 | Objective: Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context. | |
| | Comments | Consistency |
| | The principles of the original Approved masterplan and siting of the building remain unchanged. The building has been positioned to take advantage of the opportunities and constraints of the site. | YES |
| 3B - Orientation | | |
| 3B-1 | Objective: Building types and layouts respond to the streetscape and site while optimising solar access within the development. | |
| | Comments | Consistency |
| | The reference design has been carefully orientated to optimise solar access while responding appropriately to the masterplan and surrounding context. Taller portions of built form are to the south and step down towards the north to Scott Street. | YES |
| 3B-2 | Objective: Overshadowing of neighbouring properties is minimised during mid winter. | |
| | Comments | Consistency |
| | Overshadowing analysis of surrounding areas has been assessed based on the impact of the envelope. The reference design sits primarily within the approved envelope and proposes significant reductions to the envelope. These reduction also reduce overshadowing impacts to surrounding areas. | YES |
| 3C - Public Domain Interface | | |
| 3C-1 | Objective: Transition between private and public domain is achieved without compromising safety and security. | |
| | Comments | Consistency |
| | Clear and legible transitions between public and private are achieved. Clear sightlines and connectivity across the site allow for good passive surveillance and a safe environment. No apartments are located on street level. | YES |

| 3C-2 | Objective: Amenity of the public domain is retained and enhanced | |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| | Comments | Consistency |
| | The reference design demonstrates the high degree of amenity in the public domain. This is achieved by introducing active uses within the ground plane to enhance the public offering. The reference design reduces the extent of built form at the ground levels providing additional public spaces to give gravitas to the already established Liverpool Civic Place. | YES |
| 3D - Communal and Public Open Space | | |
| 3D-1 | Objective: An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. | |
| | Comments | Consistency |
| | Multiple landscaped communal open spaces are provided throughout the development to give residents access to a diverse offering of high quality outdoor spaces. | YES |
| | Design Criteria 1: Communal open space has a minimum area equal to 25% of the site | |
| | Comments | Consistency |
| | This includes the public domain at Lower Ground level, the outdoor terrace at Upper Ground, the landscaped rooftop on Level 09, and the communal rooftop on the combination of all these spaces on the site equates to a total of 1,411m ² or 58% of site area. | YES |
| | Design Criteria 2: Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter). | |
| | Comments | Consistency |
| | 2 hours of solar access is achieved to the principal usable area of communal open space | YES |

| | | |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 3D-2 | Objective: Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting. | |
| | Comments | Consistency |
| | High quality communal open space is provided with a diverse range of uses available to residents. | YES |
| 3D-3 | Objective: Communal open space is designed to maximise safety. | |
| | Comments | Consistency |
| | Communal open space is designed to be safe for all users. Spaces will be well lit at night and are positioned through out the development with good viability from residential apartments. | YES |
| 3D-4 | Objective: Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood. | |
| | Comments | Consistency |
| | Public open space provided in the Civic Place Plaza enhances the neighbourhood by providing a community gathering space that is connected to civic uses such as the Library and Council buildings. | YES |

| 3E - Deep Soil Zones | | |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 3E-1 | Objective: Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality. | |
| | Comments | Consistency |
| | The site is within the Liverpool city centre and there are non-residential uses at the ground level which along with the extent of excavation required to accommodate the basement parking levels, restricts the ability to provide deep soil. Notwithstanding this, in lieu of deep soil, significant planting on structure will be provided to ensure a well landscaped environment is still accessible to all residents to ensure a high level of residential amenity is achieved. A future detailed SSDA will also include acceptable stormwater management in line with the related design guidance. | YES |
| | Design Criteria 1: Deep soil zones are to meet the following minimum requirements: Site Area = <650sqm no minimum dimension DSZ is 7% of site area Site Area = 650sqm - 1,500sqm 3m minimum dimension DSZ is 7% of site area Site Area = >1,500sqm 6m minimum dimension DSZ is 7% of site area | |
| | Comments | Consistency |
| | Planting on structure will be developed as part of landscape documentation for the detailed SSDA submission. | YES |

| 3F - Visual Privacy | | |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 3F-1 | Objective: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. | |
| | Comments | Consistency |
| | Visual privacy is achieved through building separation and apartment orientation. Where some secondary facades fall within the separation distances additional privacy screening and window orientation is utilised to achieved privacy. | YES |
| | Design Criteria 1: Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: - up to 4 levels 6m (habitable rooms and balconies) 3m (non-habitable rooms) - 5-8 levels 9m 4.5m - 9+ levels 12m 6m | |
| | Comments | Consistency |
| | 9/18m building separation is achieved for all levels up to level 09. Level 10 and above achieves privacy through orientation and screening to secondary spaces. | YES |

| | | |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| | Design Criteria 2: Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties. | |
| | Comments | Consistency |
| | Separation criteria are achieved. | YES |
| 3F-2 | Objective: Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space. | |
| | Comments | Consistency |
| | Building orientation and facade features will be used to ensure privacy is achieved without compromising access to daylight and air. | YES |

| 3G - Pedestrian Access and Entries | | |
|------------------------------------|------------------------------------------------------------------------------------------------------|-------------|
| 3G-1 | Objective: Building entries and pedestrian access connects to and addresses the public domain | |
| | Comments | Consistency |
| | A single building entrance is accessed off the primary civic space on Scott Street. | YES |

| | | |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 3G-2 | Objective: Access, entries and pathways are accessible and easy to identify | |
| | Comments | Consistency |
| | Entries to the buildings are fully accessible with paths of travel provided from the public domain and street. | YES |
| 3G-3 | Objective: Large sites provide pedestrian links for access to streets and connection to destinations | |
| | Comments | Consistency |
| | Pedestrian linkages are provided connecting Scott Street and Terminus as well as to George Lane. The proposed design reinforces the established pedestrian connectivity already established as part of the Phase A works. | YES |

3H - Vehicle Access

| | | |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 3H-1 | Objective: Car park access should be integrated with the building's overall facade. Design solutions may include: <ul style="list-style-type: none"> - the materials and colour palette to minimise visibility from the street - minimise voids in the facade - where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed. | |
| | Comments | Consistency |
| | All parking and loading access has been designed to be integrated into the architectural built form. Spatial provisions for these access points minimise visual impact and are designed in accordance with traffic engineering and transport authority requirements. | YES |

3J - Bicycle and Car Parking

| | | |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 3J-1 | Objective: Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. | |
| | Comments | Consistency |
| | Car parking is provided to reflect proximity to transport and market demands. Traffic generation will not exceed that in the already approved commercial DA. Refer to Traffic Report. | YES |
| 3J-2 | Objective: Parking and facilities are provided for other modes of transport. | |
| | Comments | Consistency |
| | Bicycle provision have been made for staff and visitors in accordance with the relevant controls. Refer to Traffic Report. | YES |

| | | |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 3J-3 | Objective: Car park design and access is safe and secure | |
| | Comments | Consistency |
| | Retail, residential and commercial parking designed in accordance with the requirements of AS2890.1. Refer also to commentary within the Traffic Report. | YES |
| 3J-4 | Objective: Visual and environmental impacts of underground car parking are minimised. | |
| | Comments | Consistency |
| | Other than the vehicle entries, no part of the residential, commercial or retail parking is visible. | YES |
| 3J-5 | Objective: Visual and environmental impacts of on-grade car parking are minimised | |
| | Comments | Consistency |
| | All residential parking is provided in basement parking. | N/A |
| 3J-6 | Objective: Visual and environmental impacts of above ground enclosed car parking are minimised. | |
| | Comments | Consistency |
| | All residential parking is provided in basement parking. | N/A |

| PART 4: DESIGNING THE BUILDING (AMENITY) | | |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 4A - Solar and Daylight Access | | |
| 4A-1 | Objective: To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. | |
| | Comments: | Consistency |
| | | YES |
| | Design Criteria 1: Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. | |
| | Comments: | Consistency |
| | Over 70% of apartments receive 2 hours of sun between 9am and 3pm. | YES |
| | Design Criteria 2: In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter. | |
| | Comments: | Consistency |
| | | N/A |
| | Design Criteria 3: A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter. | |
| | Comments: | Consistency |
| | 20% of apartments receive no direct sunlight between 9 am and 3 pm at mid winter. This is a constraining factor of the orientation of the site. South facing apartments have access to views across the Georges River to improve amenity of apartmetns. | YES |
| 4A-2 | Objective: Daylight access is maximised where sunlight is limited. | |
| | Comments: | Consistency |
| | All apartments have habitable rooms receiving daylight which exceeds the minimum required by the BCA. | YES |

| 4A-3 | Objective: Design incorporates shading and glare control, particularly for warmer months. | |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| | Comments: | Consistency |
| | Balconies provide shading to a significant number of living rooms and bedrooms. Where living areas are located on the outside face of the façade, maximising solar access, glazing is to be provided in accordance with the BASIX requirements to minimise solar heat gain. Glare control to be by provision of internal blinds. A detailed BASIX/ESD assessment reports will be prepaed to demonstrate compliance as part of future detailed DA submission. | YES |
| 4B - Natural Ventilation | | |
| 4B-1 | Objective: All habitable rooms are naturally ventilated | |
| | Comments: | Consistency |
| | Provided greater than 5% of floor area opening to all habitable rooms that meets min BCA's requirement. | YES |
| 4B-2 | Objective: The layout and design of single aspect apartments maximises natural ventilation. | |
| | Comments: | Consistency |
| | Apartments depths have been designed to ensure primary living spaces are all within close proximity to openings. | YES |
| 4B-3 | Objective: The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. | |
| | Comments: | Consistency |
| | Over 60% of apartments are naturally cross ventilated. The remaining apartments have utilised design solutions of single aspect apartments to maximise natural venitlation. | YES |
| | Design Criteria 1: At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. | |
| | Comments: | Consistency |
| | Over 60% of apartments in the first 9 levels [Level 1 – 8 inclusive] are cross ventilated. Refer architectural drawings. | YES |
| | Design Criteria 2: Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line | |
| | Comments: | Consistency |
| | No cross through apartments provided | N/A |

| 4C - Ceiling Heights | | |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 4C-1 | Objective: Ceiling height achieves sufficient natural ventilation and daylight access | |
| | Comments: | Consistency |
| | | YES |
| | Design Criteria 1: Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <ul style="list-style-type: none"> - Habitable rooms - 2.7m - Non-habitable - 2.4m - For 2 storey apartments -2.7m for main living area floor - 2.4m for second floor, where its area does not exceed 50% of the apartment area - Attic spaces - 1.8m at edge of room with a 30 degree minimum ceiling slope - If located in mixed used areas - 3.3m for ground and first floor to promote future flexibility of use | |
| | Comments: | Consistency |
| | Proposed minimum 3.1m floor to floor heights facilitate the required 2.7m ceiling height for habitable rooms and 2.4m for non-habitable rooms. | YES |
| 4C-2 | Objective: Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms | |
| | Comments: | Consistency |
| | | YES |
| 4C-3 | Objective: Ceiling heights contribute to the flexibility of building use over the life of the building | |
| | Comments: | Consistency |
| | | N/A |
| 4D - Apartment Size and Layout | | |
| 4D-1 | Objective: The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. | |
| | Comments: | Consistency |
| | | YES |

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|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| | Design Criteria 1: Apartments are required to have the following minimum internal areas: Apartment type / Minimum internal area Studio / 35m ² 1 bedroom / 50m ² 2 bedroom / 70m ² 3 bedroom / 90m ² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each | |
| | Comments: | Consistency |
| | Proposed apartments internal areas meet or exceed the minimum ADG requirements. | YES |
| | Design Criteria 2: Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms | |
| | Comments: | Consistency |
| | All habitable rooms are provided with windows exceeding the minimum ADG and BCA criteria. | YES |
| 4D-2 | Objective: Environmental performance of the apartment is maximised | |
| | Comments: | Consistency |
| | Passive design principles are pursued to maximise environmental performance of apartments. | YES |
| | Design Criteria 1: Habitable room depths are limited to a maximum of 2.5 x the ceiling height (in the case of a 2.7m ceiling height, this would be 2.7x2.5 = 6.75m) | |
| | Comments: | Consistency |
| | In open plan layouts, where the living, dining and kitchen are combined, maximum habitable room depth is no more than 8m from a window. | YES |
| | Design Criteria 2: In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window | |
| | Comments: | Consistency |
| | As above | YES |

| | | |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 4D-3 | Objective: Apartment layouts are designed to accommodate a variety of household activities and needs | |
| | Comments: | Consistency |
| | Design is consistent with objective 4D-3 | YES |
| | Design Criteria 1: Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space) | |
| | Comments: | Consistency |
| | Consistent | YES |
| | Design Criteria 2: Bedrooms have a minimum dimension of 3m (excluding wardrobe space) | |
| | Comments: | Consistency |
| | Consistent | YES |
| | Design Criteria 3: Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments | |
| | Comments: | Consistency |
| | Consistent | YES |
| | Design Criteria 4: The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts | |
| | Comments: | Consistency |
| | Consistent | YES |
| 4E - Private Open Space and Balconies | | |
| 4E-1 | Objective: Apartments provide appropriately sized private open space and balconies to enhance residential amenity | |
| | Comments: | Consistency |
| | Consistent. Where minor departures to balcony space provisions exist, a large proportion of additional communal amenity space has been provided. | YES |

| | | |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| | Design Criteria 1: All apartments are required to have primary balconies as follows: Dwelling type/Minimum area/Minimum depth Studio apartments/4m ² /na 1 bedroom apartments/8m ² /2m 2 bedroom apartments/10m ² /2m 3+ bedroom apartments/12m ² /2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m | |
| | Comments: | Consistency |
| | Consistent. Where minor departures to balcony space provisions exist, a large proportion of additional communal amenity space has been provided. | YES |
| | Design Criteria 2: For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m | |
| | Comments: | Consistency |
| | No ground level apartments are provided. | YES |
| 4E-2 | Objective: Primary private open space and balconies are appropriately located to enhance liveability for residents | |
| | Comments: | Consistency |
| | All primary private open space and balconies are accessed from living spaces | YES |
| 4E-3 | Objective: Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building | |
| | Comments: | Consistency |
| | Balcony design is a significant contributor to the overall aesthetic of the building. | YES |
| 4E-4 | Objective: Private open space and balcony design maximises safety | |
| | Comments: | Consistency |
| | Balconies and balustrades designed to comply with BCA requirements. | YES |

| 4F - Common Circulation and Spaces | | |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 4F-1 | Objective: Common circulation spaces achieve good amenity and properly service the number of apartments | |
| | Comments: | Consistency |
| | Common circulation spaces are of generous width and provided abundant access to light and ventilation. | YES |
| | Design Criteria 1: The maximum number of apartments off a circulation core on a single level is eight. | |
| | Comments: | Consistency |
| | Consistent. Average number of apartments off a circulation core on a single level is slightly higher than a typical Build to sell product. The BTR product has varying mix requirements as well as operator requirements that result in the need for additional apartments off one core. The design responds to this by providing increased access to natural daylight cross ventilation to corridors and additional communal break out space within the corridor. | YES |
| | Design Criteria 2: For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 | |
| | Comments: | Consistency |
| | The number of apartments per lift is slightly higher than the ADG criteria. The VT Strategy has been designed by a vertical transport expert and is in line with operator expectations. | YES |
| 4F-2 | Objective: Common circulation spaces promote safety and provide for social interaction between residents | |
| | Comments: | Consistency |
| | Consistent | YES |
| 4G - Storage | | |
| 4G-1 | Objective: Adequate, well designed storage is provided in each apartment | |
| | Comments: | Consistency |
| | Storage as required is accessed from circulation off living spaces. | YES |

| | Design Criteria 1: In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type /Storage size volume Studio apartments/4m3 1 bedroom apartments/6m3 2 bedroom apartments/8m3 3+ bedroom apartments/10m3 At least 50% of the required storage is to be located within the apartment | |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| | Comments: | Consistency |
| | A minimum of 50% of required storage is proposed inside the apartment and the other 50%+ located in residential basement parking levels, exceeding minimum volume requirements. Storage requirements may vary based on operator requirements. | YES |
| 4G-2 | Objective: Additional storage is conveniently located, accessible and nominated for individual apartments | |
| | Comments: | Consistency |
| | Additional storage is proposed in the residential parking basement and will be allocated to specific apartments. | YES |
| 4H - Acoustic Privacy | | |
| 4H-1 | Objective: Noise transfer is minimised through the siting of buildings and building layout | |
| | Comments: | Consistency |
| | Refer the Noise Impact Assessment. Apartments affected by noise will utilise methodologies to ensure residents have access to fresh air while also maintaining internal noise amenity. | YES |
| 4H-2 | Objective: Noise impacts are mitigated within apartments through layout and acoustic treatments | |
| | Comments: | Consistency |
| | Open plan apartment arrangement groups kitchen and living spaces together. Where possible, bedrooms and bathroom spaces generally have offset entries and openings with respect to primary living spaces. | YES |

| 4J - Noise Pollution | | |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 4J-1 | Objective: In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings | |
| | Comments: | Consistency |
| | Refer the Noise Impact Assessment. Apartments affected by noise will utilise methodologies to ensure residents have access to fresh air while also maintaining internal noise amenity. | YES |
| 4J-2 | Objective: Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission | |
| | Comments: | Consistency |
| | Refer the Noise Impact Assessment. Apartments affected by noise will utilise methodologies to ensure residents have access to fresh air while also maintaining internal noise amenity. | YES |
| 4K - Apartment Mix | | |
| 4K-1 | Objective: A range of apartment types and sizes is provided to cater for different household types now and into the future | |
| | Comments: | Consistency |
| | Consistent | YES |
| 4K-2 | Objective: Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission | |
| | Comments: | Consistency |
| | Consistent | YES |
| 4L - Ground Floor Apartments | | |
| 4L-1 | Objective: Street frontage activity is maximised where ground floor apartments are located | |
| | Comments: | Consistency |
| | No ground floor apartments proposed. Ground floor activation achieved through retail and communal uses. | YES |
| 4L-2 | Objective: Design of ground floor apartments delivers amenity and safety for residents | |
| | Comments: | Consistency |
| | No ground floor apartments proposed | N/A |

| 4M - Facades | | |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 4M-1 | Objective: Building facades provide visual interest along the street while respecting the character of the local area | |
| | Comments: | Consistency |
| | Building facade design will promote passive principles while providing a contextual response with visual interest. The final facade design will form part of a detailed SSDA Submission. | YES |
| 4M-2 | Objective: Building functions are expressed by the façade. | |
| | Comments: | Consistency |
| | Building functions are visually expressed through the articulation of fenestration and solidity on the facade. | YES |
| 4N - Roof Design | | |
| 4N-1 | Objective: Roof treatments are integrated into the building design and positively respond to the street | |
| | Comments: | Consistency |
| | Roof edges to the multi-storey building is expressed as horizontal datum completing the geometric form of the buildings. | YES |
| 4N-2 | Objective: Opportunities to use roof space for residential accommodation and open space are maximised. | |
| | Comments: | Consistency |
| | Communal open space is provided at podium level and the roof level of the tower. Access control arrangements will permit all residents access to these spaces. | YES |
| 4N-3 | Objective: Roof design incorporates sustainability features | |
| | Comments: | Consistency |
| | Photo-voltaic panels incorporated on the roof areas as well as green roofing and landscape integration. | YES |
| 4O - Landscape Design | | |
| 4O-1 | Objective: Landscape design is viable and sustainable | |
| | Comments: | Consistency |
| | A detailed landscape design will form part of a future SSDA Submission. | YES |

| | | |
|------|-------------------------------------------------------------------------------|-------------|
| 4O-2 | Objective: Landscape design contributes to the streetscape and amenity | |
| | Comments: | Consistency |
| | A detailed landscape design will form part of a future SSDA Submission. | YES |

| 4P - Planting on Structures | | |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------|-------------|
| 4P-1 | Objective: Appropriate soil profiles are provided | |
| | Comments: | Consistency |
| | A detailed landscape design will form part of a future SSDA Submission. | YES |
| 4P-2 | Objective: Plant growth is optimised with appropriate selection and maintenance | |
| | Comments: | Consistency |
| | A detailed landscape design will form part of a future SSDA Submission. | YES |
| 4P-3 | Objective: Planting on structures contributes to the quality and amenity of communal and public open spaces | |
| | Comments: | Consistency |
| | A detailed landscape design will form part of a future SSDA Submission. | YES |

| 4Q - Universal Design | | |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 4Q-1 | Objective: Universal design features are included in apartment design to promote flexible housing for all community members | |
| | Comments: | Consistency |
| | The proposal achieves the required 20% silver liveable apartment criteria. | YES |
| 4Q-2 | Objective: A variety of apartments with adaptable designs are provided | |
| | Comments: | Consistency |
| | The proposal incorporates 10% adaptable apartments in accordance with LEP requirements. | YES |
| 4Q-3 | Objective: Apartment layouts are flexible and accommodate a range of lifestyle needs | |
| | Comments: | Consistency |
| | Consistent. | YES |

| 4R - Adaptive Reuse | | |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 4R-1 | Objective: New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place | |
| | Comments: | Consistency |
| | No existing buildings are proposed for residential accommodation. | N/A |
| 4R-2 | Objective: Adapted buildings provide residential amenity while not precluding future adaptive reuse. | |
| | Comments: | Consistency |
| | No existing buildings are proposed for residential accommodation. | N/A |

| 4S - Mixed Use | | |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 4S-1 | Objective: Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement | |
| | Comments: | Consistency |
| | Reference design identifies use of ground floor spaces as retail, and communal work space to activate the ground plane. | YES |
| 4S-2 | Objective: Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents | |
| | Comments: | Consistency |
| | The residential lobby is clearly identified and address the street and link to George lane corner. Good visibility from the public domain is achieved across the ground plane. Communal spaces on the podium roof is accessible to residents only and provides further passive surveillance over public areas. | YES |

| 4T - Awnings and Signage | | |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 4T-1 | Objective: Awnings are well located and complement and integrate with the building design | |
| | Comments: | Consistency |
| | Proposed awnings for GF retail provide shade and weather protection over public areas, increasing protected active retail frontages. | YES |
| 4T-2 | Objective: Signage responds to the context and desired streetscape character. | |
| | Comments: | Consistency |
| | Signage will be designed to seamlessly integrate into the already established signage and way-finding strategy of phase A. Signage subject to future Development Application in accordance with Council Policies. | YES |

| 4U - Energy Efficiency | | |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 4U-1 | Objective: Development incorporates passive environmental design | |
| | Comments: | Consistency |
| | Minimum requirements for natural light to habitable rooms required by the BCA are typically exceeded. Passive design principles will be employed as part of the development of the facade in future SSDA Submission. Future ESD and BASIX Assessment Reports will be prepared as part of the SSDA Submission. | YES |
| 4U-2 | Objective: Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer | |
| | Comments: | Consistency |
| | Passive design principles will be employed as part of the development of the facade in future SSDA Submission. Future ESD and BASIX Assessment Reports will be prepared as part of the SSDA Submission. | YES |
| 4U-3 | Objective: Adequate natural ventilation minimises the need for mechanical ventilation | |
| | Comments: | Consistency |
| | The proposal exceeds the required 60% of apartments below 9 storey's acting as cross ventilated apartments. | YES |
| 4V - Water Management and Conservation | | |
| 4V-1 | Objective: Potable water use is minimised | |
| | Comments: | Consistency |
| | Future ESD and BASIX Assessment Reports will be prepared as part of the SSDA Submission. | YES |
| 4V-2 | Objective: Urban stormwater is treated on site before being discharged to receiving waters | |
| | Comments: | Consistency |
| | Future Civil and stormwater Assessment Reports will be prepared as part of the SSDA Submission. | YES |
| 4V-3 | Objective: Flood management systems are integrated into site design | |
| | Comments: | Consistency |
| | Site is not identified as flood affected. | N/A |

| 4W - Waste Management | | |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 4W-1 | Objective: Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents | |
| | Comments: | Consistency |
| | Waste facilities and collection will be contained within the building footprint. | YES |
| 4W-2 | Objective: Domestic waste is minimised by providing safe and convenient source separation and recycling | |
| | Comments: | Consistency |
| | A Waste Management Plan will be prepared as part of future detailed SSDA Submission. | YES |
| 4X - Building Maintenance | | |
| 4X-1 | Objective: Building design detail provides protection from weathering | |
| | Comments: | Consistency |
| | Enduring, low maintenance materials utilised. | YES |
| 4X-2 | Objective: Systems and access enable ease of maintenance | |
| | Comments: | Consistency |
| | A facade access report will be prepared as part of future detailed SSDA Submission. | YES |
| 4W-2 | Objective: Material selection reduces ongoing maintenance costs | |
| | Comments: | Consistency |
| | Enduring, low maintenance materials utilised. A digital materials board will be prepared as part of future detailed SSDA Submission. | YES |



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