

THE GRAND LIVERPOOL **402 Macquarie Street - Development Application**

HOUSING SEPP PART 4 - ADG DESIGN PRINCIPLES STATEMENT

Principle 1: Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Comment:

The subject site is in the south-west sector of Liverpool City Centre, which stretches along Macquarie Street to the Hume Highway. Macquarie Street is a primary entry corridor into Liverpool city centre, as it leads from the Hume Highway to the new Liverpool Council Library at the heart of the Liverpool civic precinct. The entry to the city centre along Macquarie Street has a ceremonial quality as it is lined by widely spaced towers and is terminated with arrival at the civic precinct.

This is a prominent corner site along the Macquarie Street corridor. The ceremonial character of Macquarie Street is reinforced by the proposed 2 storey colonnade and awning. The footpath is widened under the colonnade, giving an expansive pedestrian environment lined by street trees. The active street frontages along Macquarie Street and throughout the City Centre are an asset that should be maintained and expanded.

The site is on the corner of Carey Street and Macquarie Street. The design features curved corners on the podium and tower that address the Hume Highway when viewed from a distance.

Whilst the podium and tower typology relate to neighbouring buildings, this development is distinctively different through its exceptional forms and materials. The colonnade is a grand civic

gesture. The tower is a slender, well proportioned and curvilinear form that sets a new benchmark for tower design in Liverpool.

The proposed development is mindful of its context at a range of scales. At the regional scale, this proposal relates to the topography of the area and the nearby Georges River. The river as a distinctive natural feature is evoked in the proposed public artworks at the top of the tower and at street level in Carey Street. The waterway and riverine landscape that support local wildlife in the form of fish and birds are the themes of the artworks.

At the scale of the city the architectural design celebrates arrival into the city centre with an elegant tower and a colonnade. At the scale of the main street it links up with its neighbouring podium building to create an appropriately scaled street wall on this wide street corridor. At the smaller scale of Carey Street it provides landscaping and a generously scaled public artwork. At the scale of Charles Street, the proposal has a podium that is in scale with its neighbours and sufficiently set back to sit comfortably in its built form context.

Principle 2: Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Comment:

The proposed built form defines the public domain of Macquarie Street and Carey Street, contributing to their character in the City Centre zone with active street frontages and a continuous podium. The brick podium contains a two-level gym, a hotel with ground floor lobby and conference room and upper level offices and hotel rooms, creating a continuous street frontage that defines the public domain.

The 8 storey podium relates to the scale of the existing adjacent building to the north-east of the subject site at 170 Terminus Street, by matching the overall building height and setting back the top 2 storeys of the hotel podium at the north-eastern frontage. The hotel podium on the corner of Carey and Macquarie Streets does not set back, extending up for the full 8 storeys to create a distinctive corner feature.

The residential tower above creates a corner landmark with a 23 storey tower. The height of the residential tower relates to nearby residential towers. The tower is designed with varied balcony depths incorporating external screening to assist with solar control and to provide a fluid rhythm to the facade.

From the Macquarie Street corner the proposal navigates the steep slope of Carey Street with a combination of landscaped planters, brick columns and a large public artwork that is prominently sited at the vehicle entry to the site, opposite existing apartment buildings.

The setbacks from the rear boundary with 5-7 Charles Street and 1 Charles Street comply with the ADG and provide substantial separation between the proposed building and the existing 3 storey apartment buildings. The outdoor dining area at Level 0 is separated from the adjoining properties with a wide band of perimeter planting. The height of the boundary wall has been minimised by stepping the wall and providing a stepped linear landscaped planter box. A glass balustrade on the upper level further reduces the visual prominence of the boundary transition between properties.

Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population.

Appropriate densities can be sustained by existing or proposed infrastructure, public transport, and access to jobs, community facilities and the environment

Comment:

The proposal complies with the GFA and FSR densities that were approved in the Concept Development Application for this site. This density has been measured and confirmed by an independent surveyor, as required by Liverpool City Council.

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

Comment:

The proposed design creates positive environmental, social, and economic outcomes by providing:

- An environmentally sensitive design to the hotel levels with the use of face brickwork which has low embodied energy and well controlled thermal bridging;
- An apartment tower with extensively shaded facade openings to minimise energy use and air conditioning;

- Thermally treated tower facades that avoid thermal bridging and minimise energy use and air conditioning;
- Compliance with Section J of the NCC regarding maximum window sizes to avoid excessive heat loss in the hotel;
- Compliance with BASIX regarding window sizes in the residential apartments;
- Excellent apartment ventilation with all residential levels located above level 9;
- Natural light and ventilation to hotel and residential corridors;
- The extensive integration of landscape at ground level, on the street awning, at podium level and tower roof level;
- Rainwater tank to water landscape and wash cars;
- Extensive communal open space and communal room for tower residents to socialise on the Level 8 podium;
- A local community hub with publicly accessible gym, restaurant, conference and bar facilities;
- A substantial contribution to the local community and economy with an international brand hotel with a range of facilities and amenities.

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features, which contribute to the local context, co-ordinating water and soil management, solar access, microclimate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long-term management.

Comment:

The project team of architects and landscape architects have closely integrated landscape and built form throughout the proposal. Extensive landscaping is provided to :

- The public domain, in the form of a public domain plan including street trees, street furniture and paving in accordance with Council's suite of landscape elements in Liverpool City Centre;
- On Ground Floor Level, in planters in the Carey Street setback, at the hotel entry and in a wide band along the rear property boundary as a buffer to the neighbouring properties in Charles Street;
- On the Macquarie Street concrete awning, allowing landscape to be viewed from passing traffic on Macquarie Street and around the Hotel, Apartments and Gym entries.
- On Level 1 planter boxes overlooking the Hotel outdoor dining area;
- On Levels 2-5 as green walls adjacent to the Hotel and Gym entries;
- On the Level 8 Residential Communal Open Space and Hotel Alfresco area, including outdoor BBQ facilities, seating, perimeter planting and supertrees;

- On the Level 30 residential roof terrace including outdoor seating and perimeter planting

Supertrees are an innovative landscape solution to providing tall landscape canopies in areas of high wind. A resilient steel structure acts as a climbing frame for numerous plants to provide greenery without being deformed. These supertrees are located at the base of the residential tower on the Level 8 communal open space and in the hotel courtyard on ground level.

The landscaping on all levels complements the architectural character of the proposal to provide an attractive landscaped setting for the development.

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

Good amenity is provided for neighbours and residents through appropriate setbacks, built forms, apartment layouts and window placements.

Comment:

Amenity for hotel guests is maximised through the provision of balconies with brick balustrades on hotel rooms, to deflect noise and pollution from Macquarie Street. Windows are provided at the ends of hotel and apartment corridors to introduce natural light and ventilation to the corridors.

Amenity for apartment occupants is of a high standard, with excellent cross ventilation and minimal noise intrusion, as the apartments are more than 9 storeys from the ground. Apartments are open plan and maintain a good unit depth to facilitate good cross ventilation and solar access to habitable rooms. All apartment and room sizes comply with the ADG. The proposed design meets and exceeds the ADG requirements for solar access and cross ventilation. More than 70% of the apartments receive two hours of solar access on 21 June. Corner balconies are provided for many apartments, allowing for expansive views out from the tower.

Residential amenity includes indoor and outdoor communal facilities on Levels 8 and 30. Lounges, informal work stations and an outdoor kitchen provide a range of opportunities.

The amenity of neighbouring buildings is maintained through substantial building separation distances and the provision of solar access. A Susceptibility to Change analysis was provided at Concept DA stage and is re-submitted with this DA to demonstrate that the future development of neighbouring properties will have the ability to comply with ADG solar access design criteria.

Principle 7: Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

Comment:

A CPTED study and report has been submitted to demonstrate that the proposal achieves crime prevention standards in accordance with CPTED principles of surveillance, access, territorial reinforcement and space management. Clear lines of site are provided to the residential, hotel and gymnasium entries. Access points are clearly defined and well controlled through electronic systems.

Controlled vehicular access to the development is provided by secured car park access from Carey Street with direct access from the car park to the main lobby for residents, the audio intercom system located at the main entries and the car park entry to communicate with residents, and key card access for residents. Common areas are to have appropriate lighting for security after dark.

The colonnade and Macquarie Street public domain will be well lit. All spaces related to the hotel at ground and podium levels are overseen and managed by hotel staff. Passive surveillance of surrounding streets will be provided from hotel rooms. The Level 8 outdoor terraces for the Hotel and Apartments are separated to ensure that access is controlled between the two different uses.

Principle 8: Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

Comment:

Social interaction will occur at many levels of the proposed development, with 198 hotel rooms, 168 residential apartments, a hotel lobby, conference room and restaurant, gymnasium, podium terrace bar, podium terrace residents' communal lounge and open space and tower roof residents' communal lounge and open space. Many opportunities are provided for the building occupants to socialize and for residents and workers from the local neighbourhood to work out at the gym, to dine at the restaurant or to enjoy the alfresco bar on the podium terrace.

The dwelling mix has been determined with regards to current and projected future market demands, and therefore the proposed development is considered to respond appropriately to the social context and needs of the local community. A mix of 3 bedroom, 2 bedroom and 1 bedroom apartments provide for a range of household types and sizes.

This design provides adaptable apartments and SDA HPS apartments. Special Disability Accommodation is provided for people with a need for High Physical Support. These apartments are for people with extreme functional impairment or very high support needs. A dwelling is also provided for a carer to attend to the needs of these residents.

Increased housing in this area will fulfil the aims of urban consolidation by providing housing close to transport links and services along main transport routes. Readily accessible to Sydney and the future Second Sydney Airport, Liverpool is an area with the potential for high apartment demand. Providing residential development in this area will fulfil the need for apartments which take advantage of this desirable location.

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Comment:

The aesthetics of this design express the idea of an urban, space defining podium building topped by a sculptural residential tower. The brick podium provides a premium brand image for the international hotel offering while allowing for low maintenance and the material to age gracefully. The brickwork is variegated in colour to provide visual detail and reduce the building scale. The podium is well articulated with recesses at building entry points. Curved corners in brickwork soften the built form and create welcoming entrances to the building and a distinctive street corner form.

The residential tower is well proportioned, slender and elegant, with curved corners to soften the overall form. The facades are well articulated, with expressed horizontal slabs and horizontal sun screening on every level. Timber-look aluminium sunscreens provide visual warmth and texture. Vertical recesses extend up the ends of the tower, visually lightening the building and softening the form with curved corners. Thermal high performance, lightweight materials set a new standard for towers in the vicinity of the site, which are primarily painted concrete. The proposed colour palette is warm in comparison to the stark white of nearby towers. The attention to detailed design and high quality, sustainable materials, sets this proposal apart as an exemplary project for Liverpool.