



CDArchitects

2 CHARLES STREET & 134 TERMINUS STREET, LIVERPOOL

MASTERPLAN REPORT
J24612D - 09/07/24

2 CHARLES STREET - 134 TERMINUS STREET

MASTERPLAN REPORT



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PROPOSED RESIDENTIAL DEVELOPMENT

134 TERMINUS STREET - 2 CHARLES
STREET, LIVERPOOL, NSW, 2170

Drawing Title
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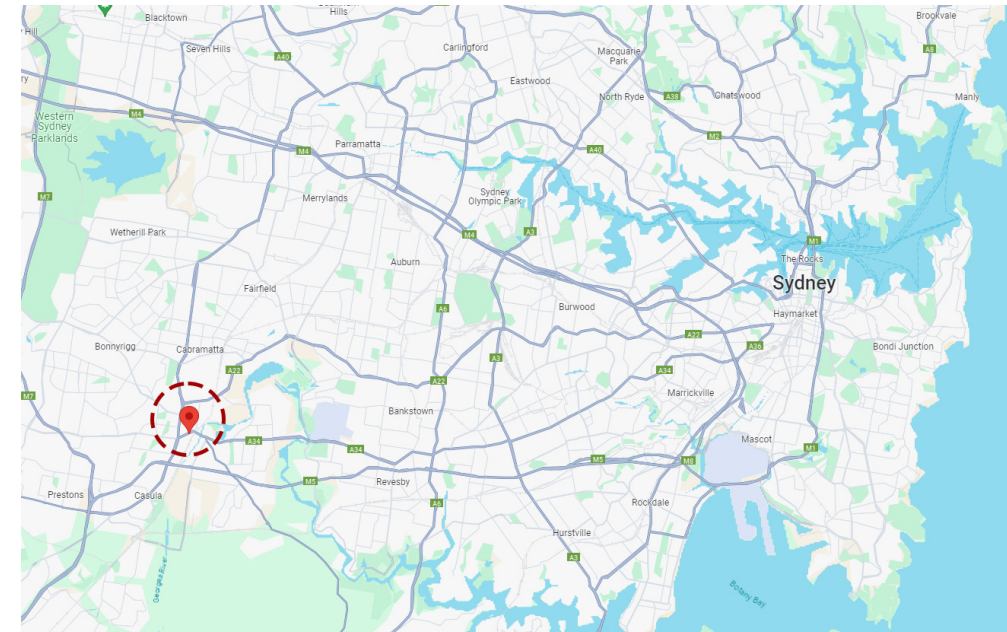
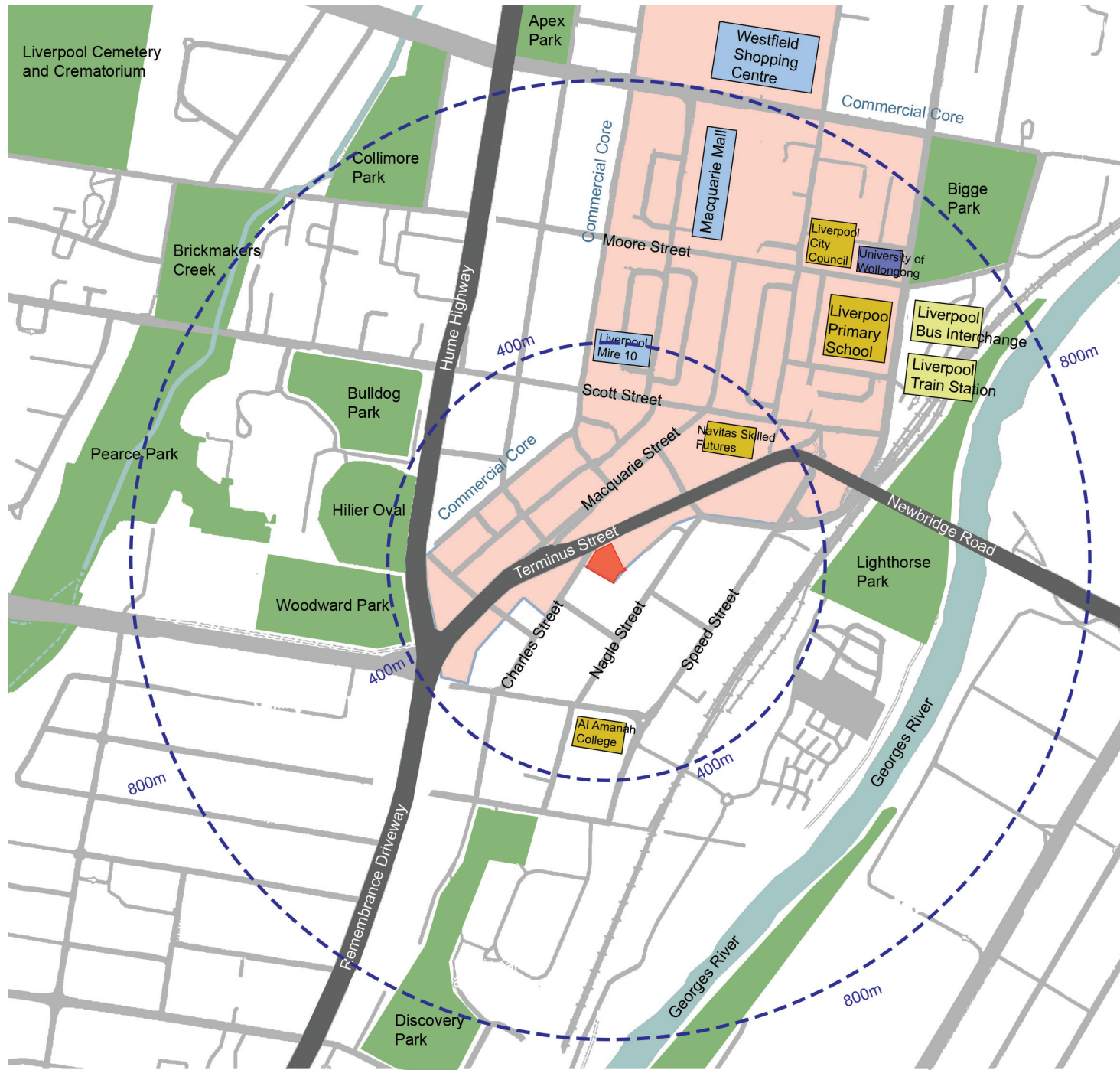
01

EXISTING URBAN CONTEXT &
SITE ANALYSIS

1.01

01 EXISTING URBAN CONTEXT & SITE ANALYSIS

SITE CONTEXT / SITE LOCATION



Source: (<https://www.google.com.au/maps>)

The proposed site is situated within Liverpool City's commercial core, which is 27km south-west of Sydney city. The proposed site benefits from various modes of public transport and is well connected to major roads including the M5 motorway and Hume Highway. Liverpool Railway Station, bus terminal, Westfield Shopping Centre, Macquarie Mall, Liverpool Hospital and educational institutions are also located within walking distance of the site. Additionally, the proposed site features several parks which are within close proximity, this includes Bigge Park, Lighthorse Park and the Georges River which is located on the eastern edge of the CBD.

- Commercial Core
- Retail Centres
- Tertiary Education Institutions
- Education Institutions
- Transportation Hub
- Parks
- Distance (metres)

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EXISTING SITE CONDITIONS

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Source: (<https://maps.six.nsw.gov.au/>)

The proposed site is located at a corner intersection between Terminus and Charles Street. The site is also located within the commercial core of Liverpool CBD, with existing two-storey retail buildings and three-storey residential buildings surrounding the boundary of the site.

Education institution and commercial buildings are located north of the site, with recent developments in the vicinity comprising of an assortment of high-rise residential and mixed use buildings. There has also been a number of recent masterplan submissions surrounding the proposed site.

Liverpool train station and bus interchange are located 600m from the site.

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EXISTING SITE CONDITIONS

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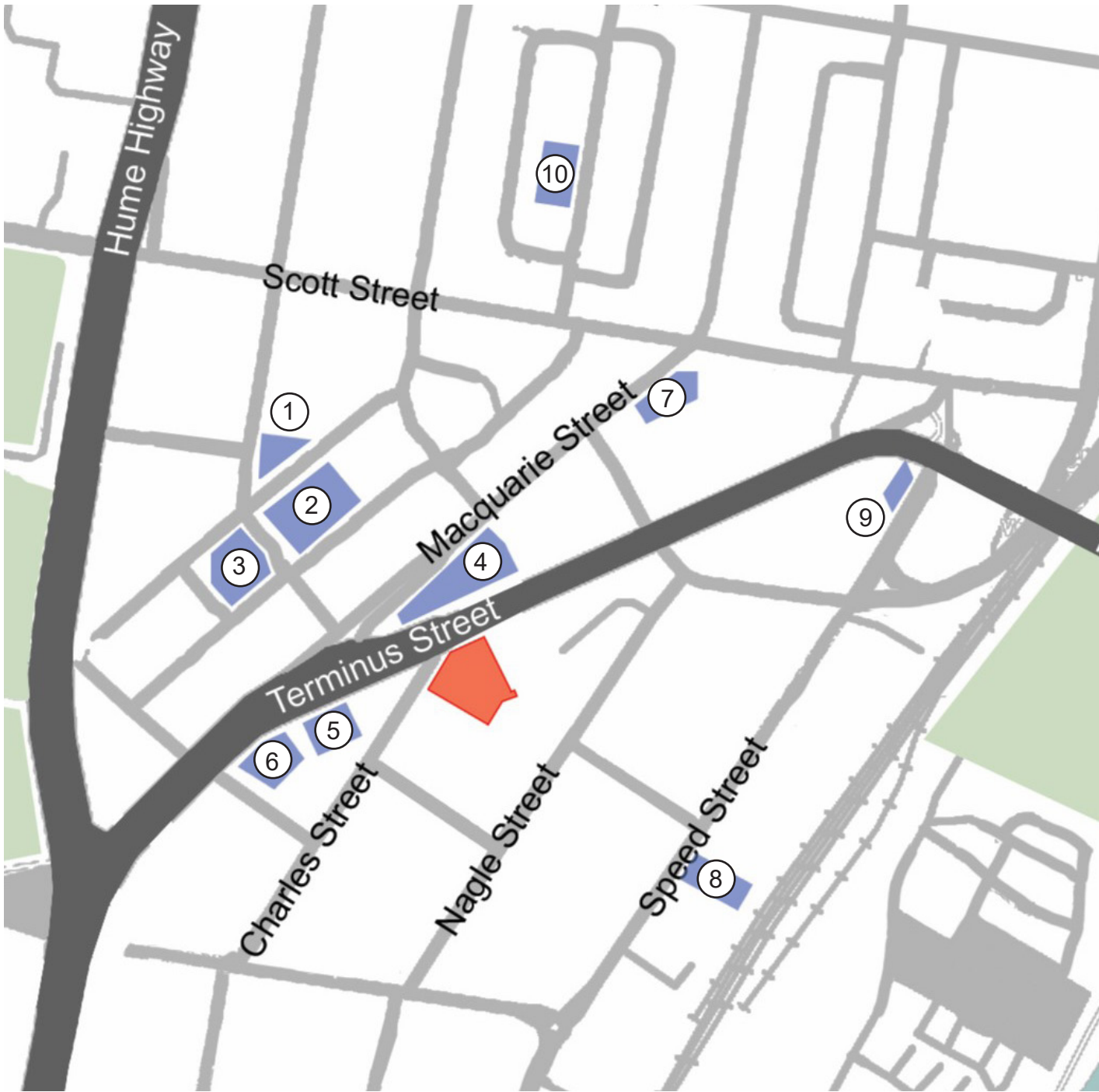
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01 EXISTING URBAN CONTEXT & SITE ANALYSIS
FIGURE GROUND STUDY



The site is located within the commercial core of Liverpool CBD, which comprises of a large number of small footprint buildings as well as consolidated lots featuring buildings with larger floor plates.

The subject site comprises of two allotments with a total area of 1937sqm. The lands area, proportions, location within the CBD and exposure to two street frontages (2 Charles Street and 134 Terminus Street) makes it well suited to a large footprint development.

Several recently approved DA projects are also located north and west of the site.

	Approved DA with Storeys
1	7 Norfolk St - DA496/2016
2	100 Castlereagh St - DA-454/2006
3	123 Castlereagh St - DA684/2014
4	149-151 and 369 Macquarie St - DA1257/2016
5	166-176 Terminus St - DA48/2015
6	402 Macquarie St - DA1262/2022
7	52 Scott St - DA-585/2019
8	48 Speed St - DA989/2016
9	1-5 Speed Street - DA284/2017
10	167 Northumberland Street - DA-82/2020

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FIGURE GROUND STUDY

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01 EXISTING URBAN CONTEXT & SITE ANALYSIS

PRECINCT CHANGES



The site is located in a mid-rise area in the study area highlighted in the Liverpool LEP 2008. Higher density is permitted on the subject site if certain conditions can be satisfied, namely:

- 1. Minimum lot area of 1,500sqm;
- 2. Two or more street frontages;

The subject development conforms with both of the requirements which makes it a suitable site.

-  High Density Residential
-  Midrise (Area 8)
-  Mixed Use

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PRECINCT CHANGES

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01 EXISTING URBAN CONTEXT & SITE ANALYSIS

EXISTING BUILDING USES

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The site is surrounded by High Density and Mixed Use buildings. Surrounding uses include:

- High Density Residential
- Mixed Use Buildings
- Infrastructure

- Mixed Use Buildings
- High Density Residential
- Infrastructure

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ENVIRONMENTAL ANALYSIS

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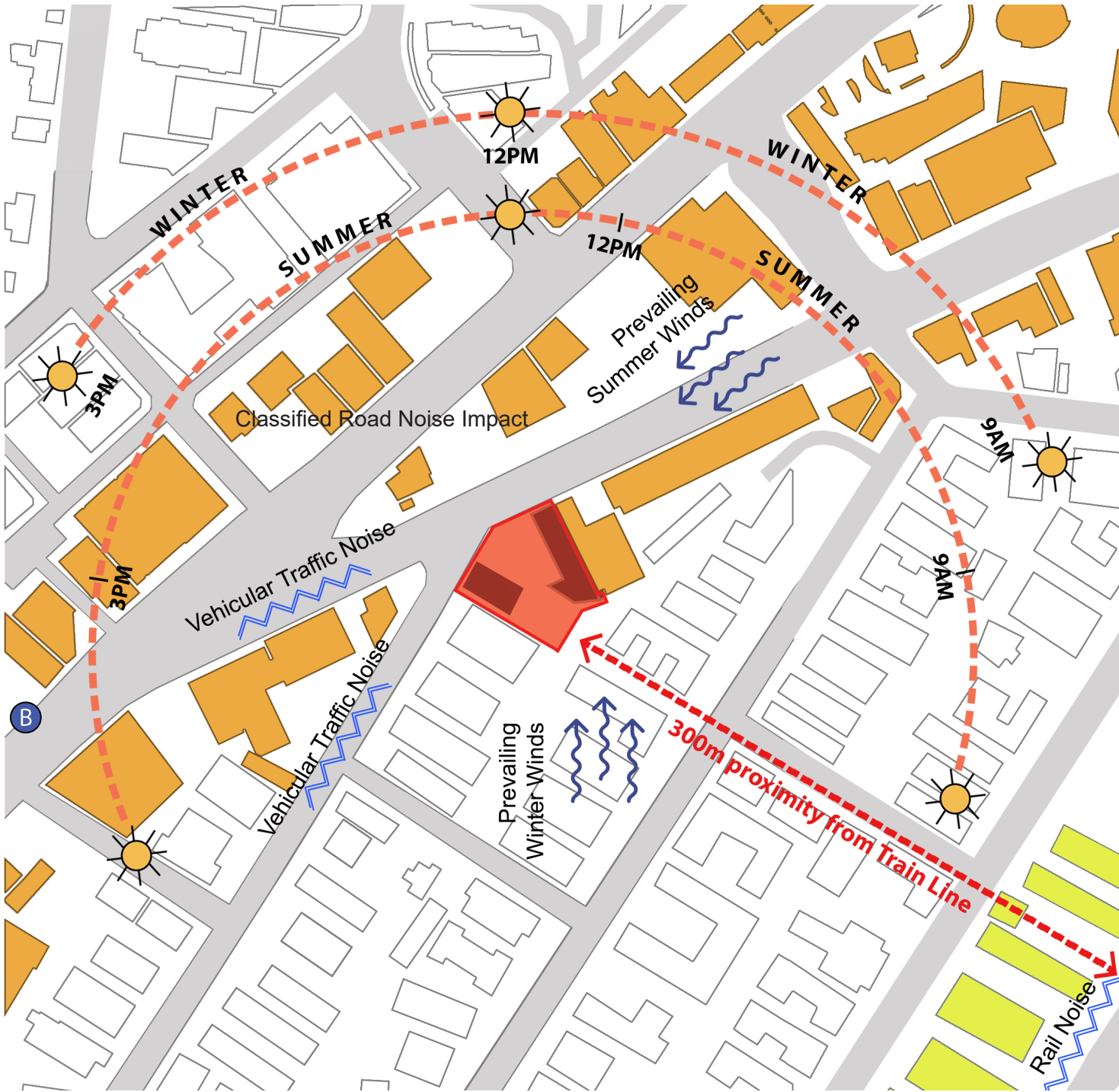
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The site benefits from a desirable northern aspect and is surrounded by low-rise buildings to the north, south, east and western boundaries. High-rise buildings are located at the far northern part of the site.

The site does not currently experience significant overshadowing from existing buildings.

The property is unlikely to be affected by operational noise from railway traffic as there is a considerable distance between the train line and the property but may be affected by operational noise from major vehicular traffic coming from Terminus Street.

- Operational Noise - Near Major Vehicular Traffic
- Operational Noise - Near Railway Traffic
- Bus Stop

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ENVIRONMENTAL ANALYSIS

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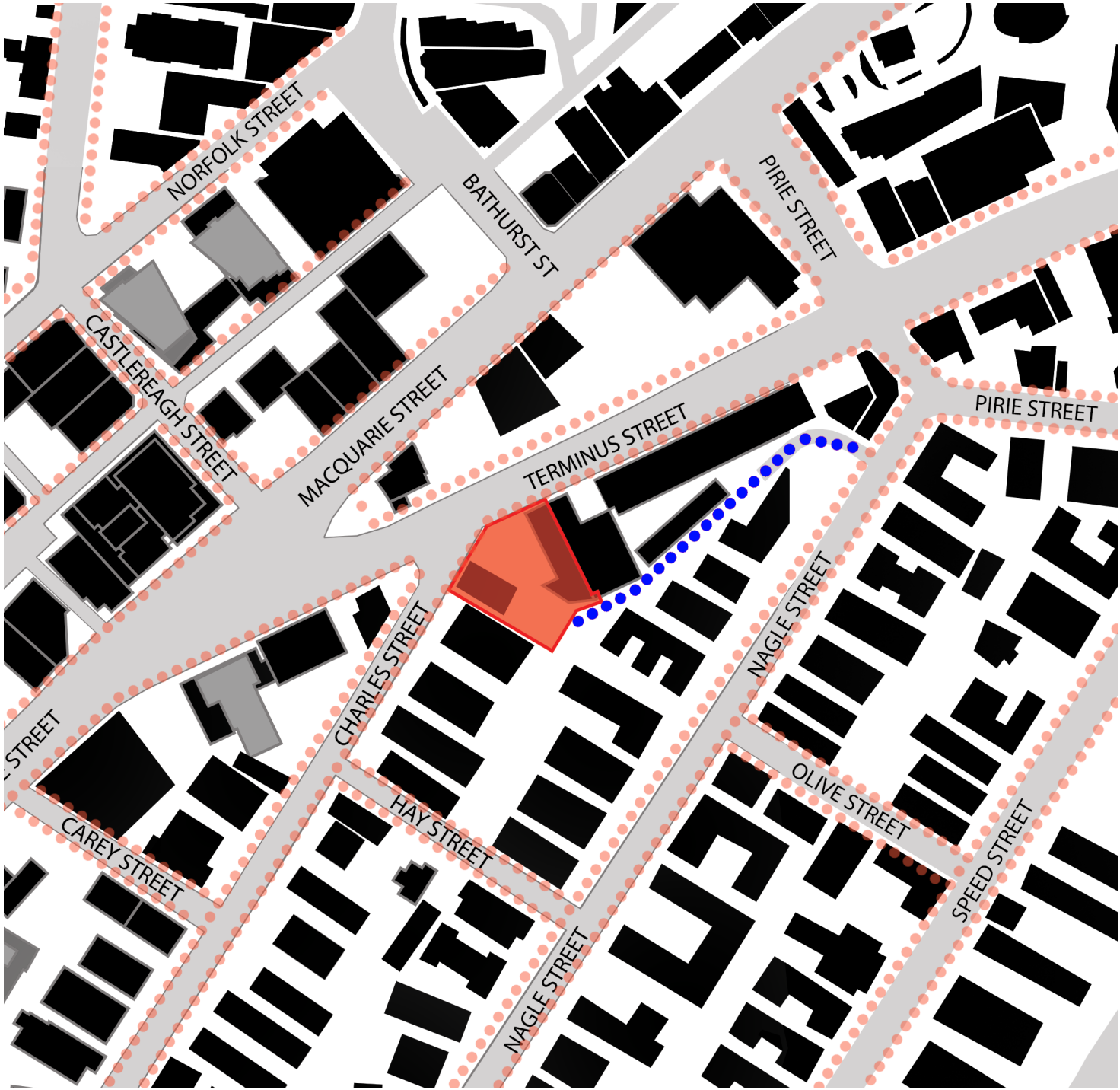
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01 EXISTING URBAN CONTEXT & SITE ANALYSIS

PEDESTRIAN ROUTES & LINKS



The site is located within the commercial core of Liverpool CBD. The surrounding area is rich in pedestrian activity along it's retail lined main streets, in particular Macquarie Mall and Westfield Shopping Centre which are located north of the site. Macquarie Mall provides a direct link to Westfield Shopping Centre and there are numerous through-site links connecting Macquarie Mall to Terminus Street, which extends down to the site.

- Existing Pedestrian Routes
- Existing Pedestrian Links

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TRANSPORT ANALYSIS

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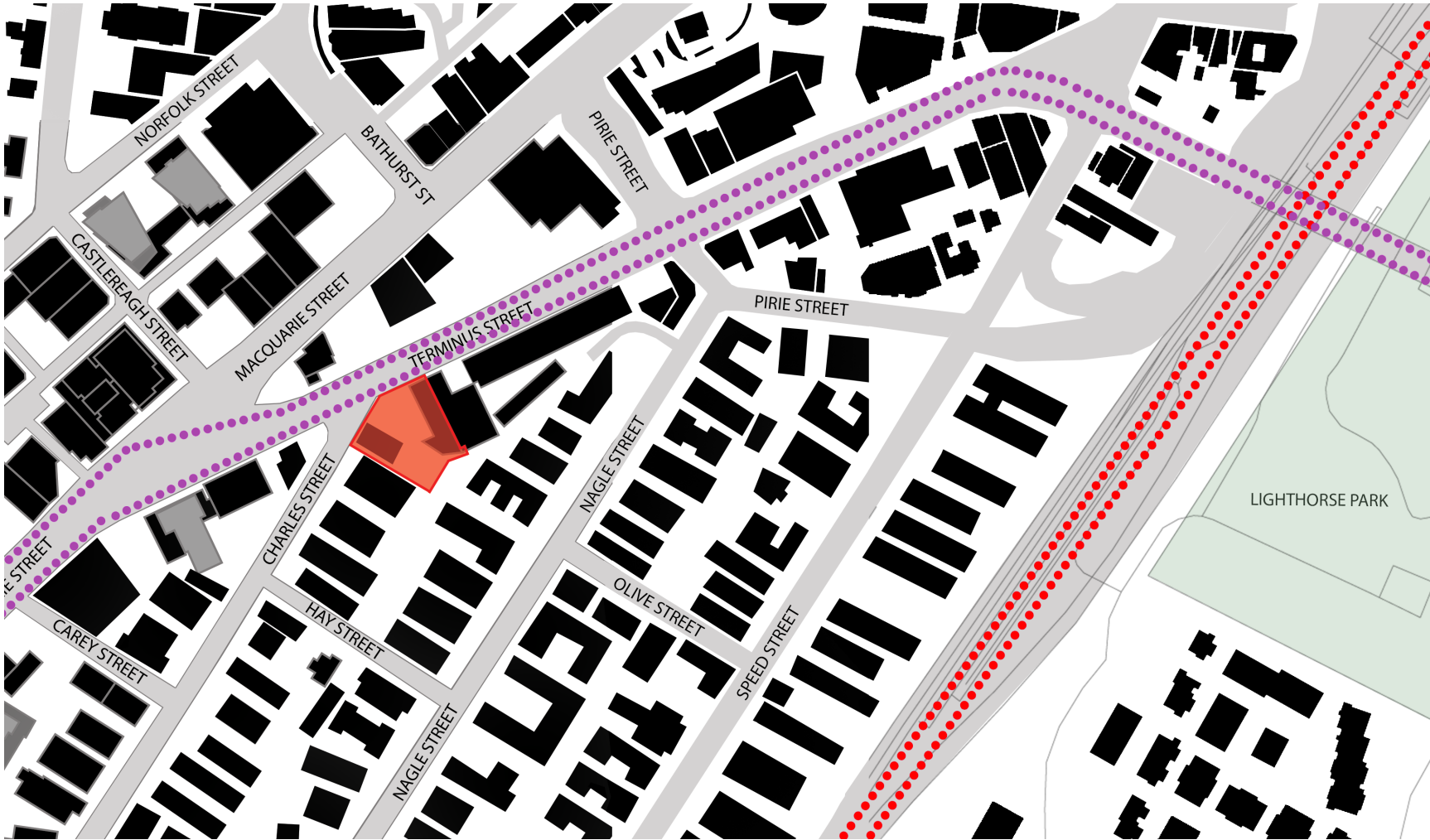
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The site benefits from various modes of transportation including:

- Liverpool to Parramatta bus transit way
- T2 Inner West and Leppington Line, the T3 Bankstown Line and the T5 Cumberland rail lines.

The site is also within close proximity to major arterial roads, this consists of the M5 Motorway and the Hume Highway.

- Bus Routes
- Rail Line

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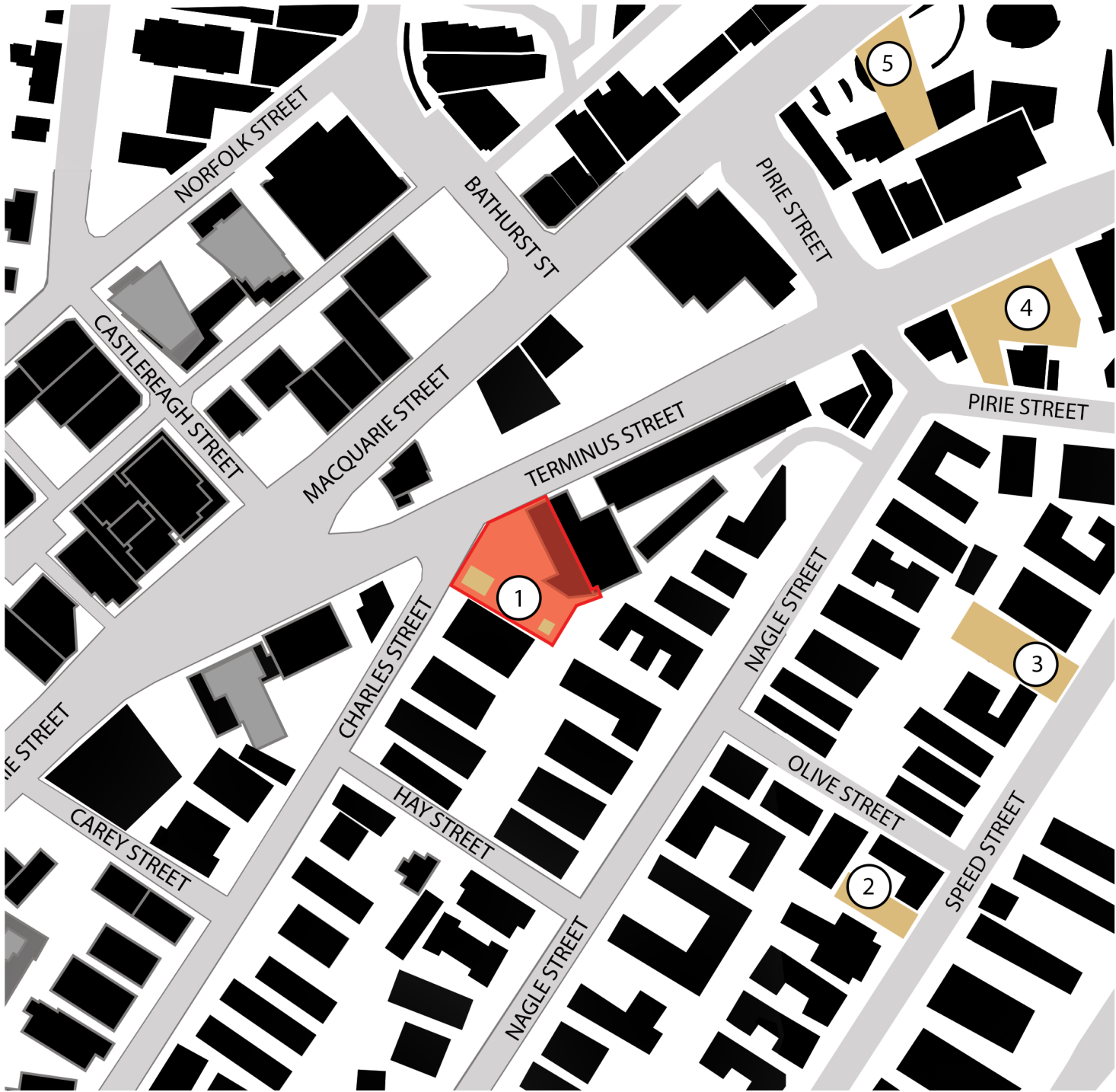
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01 EXISTING URBAN CONTEXT & SITE ANALYSIS

HERITAGE ITEMS



The surrounding site’s local environment features a rich history and heritage context. The site is also surrounded by numerous heritage buildings. The following local heritage items are located within walking distance of the site:

- ① Item - General
2 Charles St Cottage
- ② Item - General
29 Speed St Cottage
- ③ Item - General
17 Speed St Cottage
- ④ Item - General
9 Pirie St Property
- ⑤ Item - General
Memorial School of Arts

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HERITAGE ITEMS

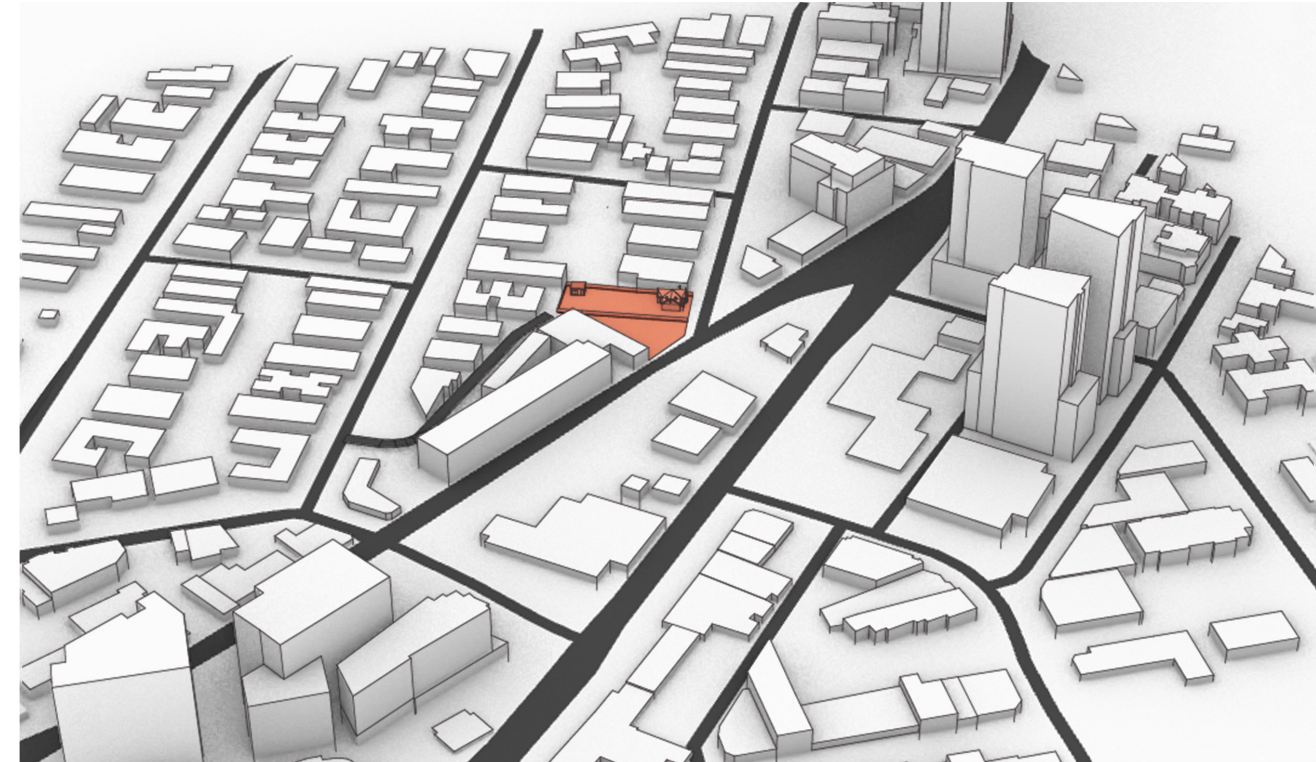
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3D View One



3D View Two

1.11

01 EXISTING URBAN CONTEXT & SITE ANALYSIS

EXISTING URBAN MASSING

A mixture of building forms ranging from single storey commercial buildings to mid-rise commercial and mixed use buildings surrounds the proximity of the site.

High-rise apartments and mixed-use buildings are also located further north-west of the site.

References

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PROPOSED RESIDENTIAL DEVELOPMENT

134 TERMINUS STREET - 2 CHARLES STREET, LIVERPOOL, NSW, 2170

Drawing Title
EXISTING URBAN MASSING

Project Stage

DA Submission

Job no.	Drawing no.	Rev.
J24612D		

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01 EXISTING URBAN CONTEXT & SITE ANALYSIS

STREETSCAPE PHOTOS

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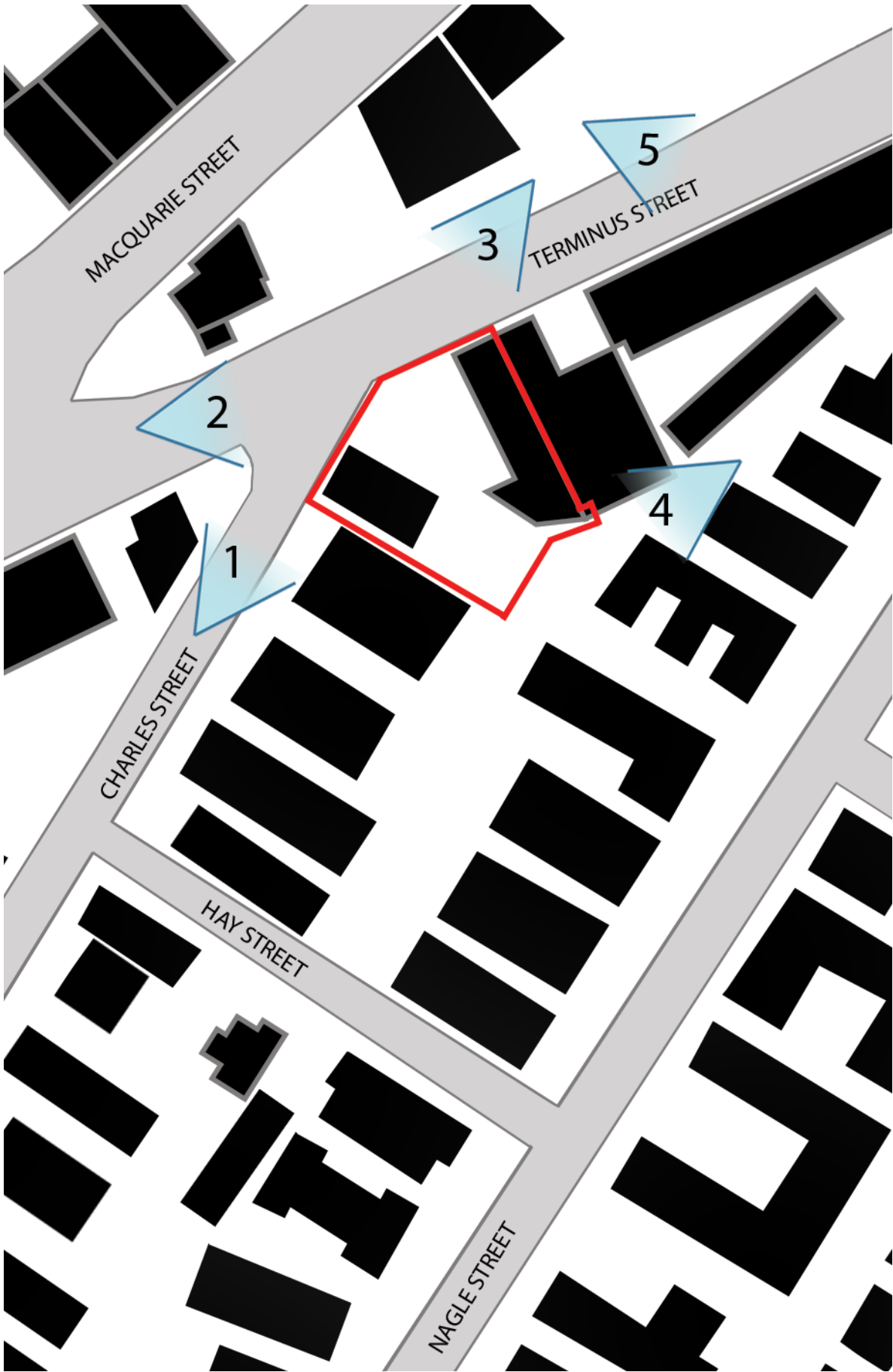
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View 1



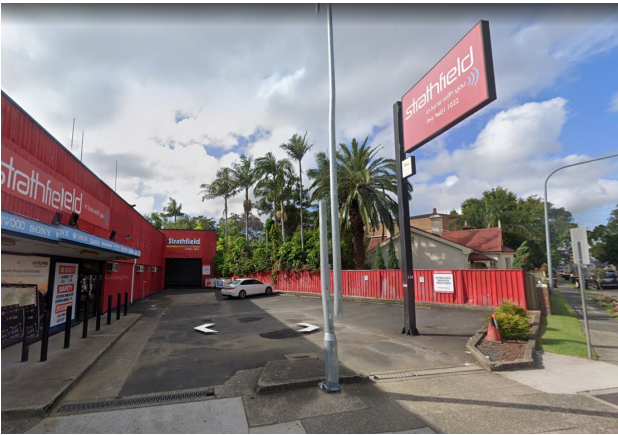
View 4



View 2



View 5



View 3

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Drawing Title
STREETSCAPE PHOTOS

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02

CONTROLS

2.01

02 CONTROLS LEP CONTROLS

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Under the Liverpool 2008 LEP the site has the following controls:

Zoning- MU1 Mixed Use

Under the 2008 LEP the MU1 Mixed use zoning has the following objectives:

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To allow for residential and other accommodation in Liverpool city centre, while maintaining active retail, business or other non-residential uses at street level.

Permitted land use with consent:

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; Home businesses; Horticulture; Hostels; Information and education facilities; Light industries; Local distribution premises; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Water recreation structures

Height Of Building

Under the 2008 LEP the allotment has a height limit of 28 metres

Floor Space Ratio

Under the 2008 LEP the allotment has a 3.0:1 ratio.

This equates to GFA area of 5,811 sq../m (1,937sq/mx3).

Additional Provisions Relating to Certain Land At Liverpool City Centre

Pursuant to clause 7.5A of the Liverpool LEP 2008 the following additional provisions to the land apply

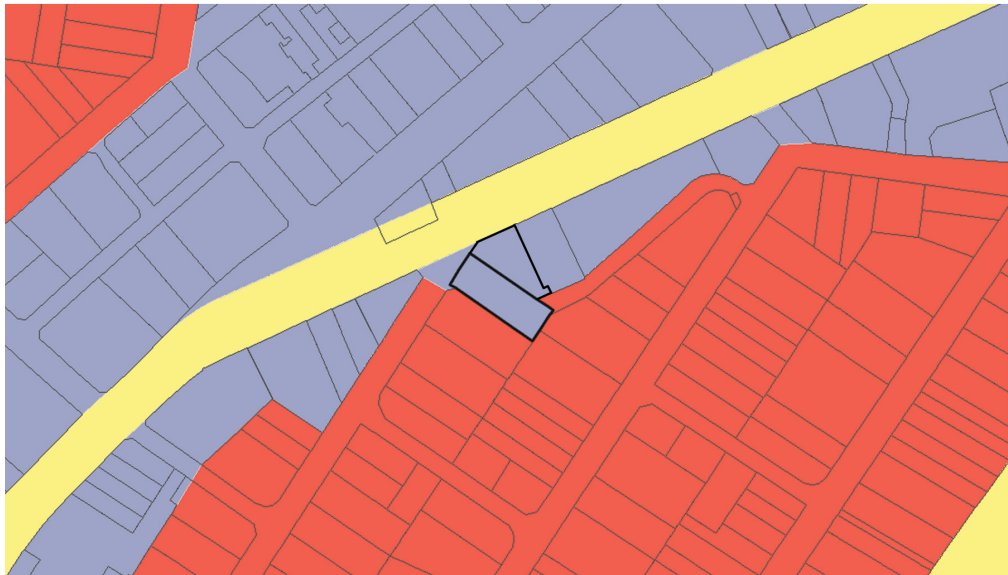
Clause 7.5a (2a)

The height of the building may exceed the height shown for the land on the Height of Building Map

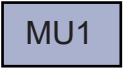
Clause 7.5a (2b)

The maximum floor space ratio may exceed the amount shown on this land identified as Area 8 on the map but may not exceed a ratio of 10:1

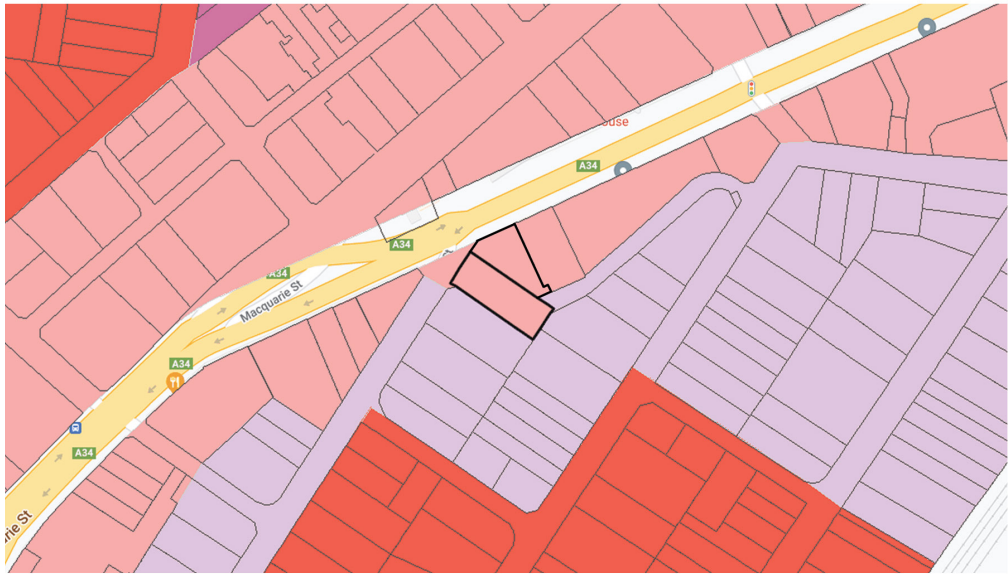
These additional controls equates to an amended potential FSR area of 10:1 or 19,370 sq../m.



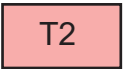
ZONING



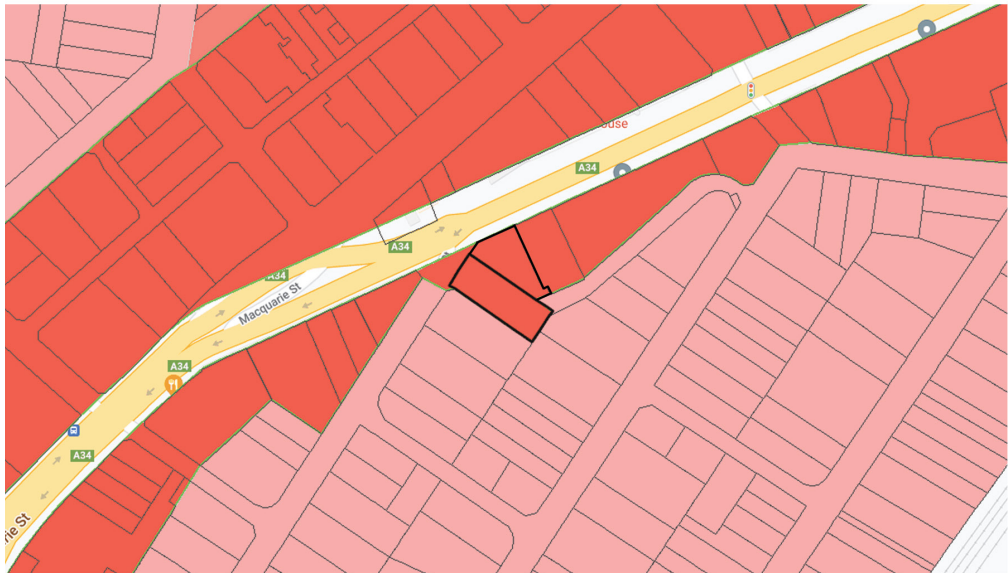
Mixed Use Buildings



HEIGHT OF BUILDING



28.0m



FLOOR SPACE RATIO



3.0

Source: (Liverpool 2008 LEP)

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Drawing Title
LEP CONTROLS

Project Stage

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7.3 Car parking in Liverpool city centre

Development consent must not be granted to development on land in the Liverpool city centre that is in Zone E2 Commercial Centre or MU1 Mixed Use that involves the erection of a new building or an alteration to an existing building that increases the gross floor area of the building unless—

- (a) at least one car parking space is provided for every 200 square metres of any new gross floor area that is on the ground floor level of the building, and
- (b) in respect of any other part of the building—
 - (i) at least one car parking space is provided for every 100 square metres of any new gross floor area that is to be used for the purposes of retail premises, and
 - (ii) at least one car parking space is provided for every 150 square metres of any new gross floor area that is to be used for any other purpose.

Despite subclause (2), development consent may be granted to a development with less or no on site car parking if the consent authority is satisfied that the provision of car parking on site is not feasible.

In this clause, the following are to be included as part of a building's gross floor area—

- (a) any area of the building that is used for car parking and is at or above ground level (existing), except to the extent permitted by a development control plan made by the Council,
- (b) any area of the building that is used for car parking below ground level (existing), except where the car parking is provided as required by this clause.

Council owned public car parking and parts of a building used for residential purposes must not be included as part of a building's gross floor area for the purposes of this clause.

7.4 Building separation in Liverpool city centre

Development consent must not be granted to development for the purposes of a building on land in Liverpool city centre unless the separation distance from neighbouring buildings and between separate towers, or other separate raised parts, of the same building is at least—

- 12 metres for parts of buildings between 25 metres and 45 metres above ground level (finished) on land in Zone E2 Commercial Centre or MU1 Mixed Use, and
- 28 metres for parts of buildings 45 metres or more above ground level (finished) on land in Zone E2 Commercial Centre or MU1 Mixed Use.

7.5 Design excellence in Liverpool city centre

Development consent must not be granted to development involving the construction of a new building or external alterations to an existing building in the Liverpool city centre unless the consent authority considers that the development exhibits design excellence.

In considering whether development exhibits design excellence, the consent authority must have regard to the following matters—

- (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
- (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,
- (c) whether the proposed development detrimentally impacts on view corridors,
- (d) whether the proposed development detrimentally overshadows Bigge Park, Liverpool Pioneers' Memorial Park, Apex Park, St Luke's Church Grounds and Macquarie Street Mall (between Elizabeth Street and Memorial Avenue),
- (e) any relevant requirements of applicable development control plans,
- (f) how the proposed development addresses the following matters—
 - (i) the suitability of the site for development,
 - (ii) existing and proposed uses and use mix,
 - (iii) heritage issues and streetscape constraints,
 - (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
 - (v) bulk, massing and modulation of buildings,
 - (vi) street frontage heights,
 - (vii) environmental impacts such as sustainable design, waste and recycling infrastructure, overshadowing, wind and reflectivity,
 - (viii) the achievement of the principles of ecologically sustainable development,
 - (ix) pedestrian, cycle, vehicular and service access, circulation and requirements,
 - (x) the impact on, and any proposed improvements to, the public domain.

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134 TERMINUS STREET - 2 CHARLES STREET, LIVERPOOL, NSW, 2170

Drawing Title
LEP CONTROLS

Project Stage
DA Submission

Job no.
J24612D

Drawing no.

Rev.

Drawn by
HL

Checked by
RJ

Approved by
ZC

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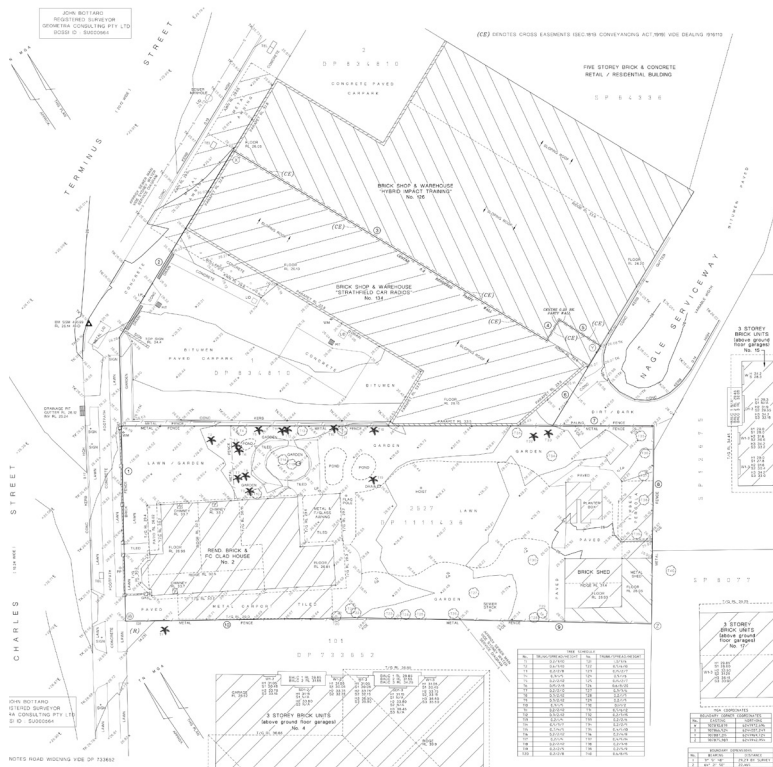
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Figure 4-2 - Precincts

Source: (Liverpool 2008 LDCP)



Survey Plan

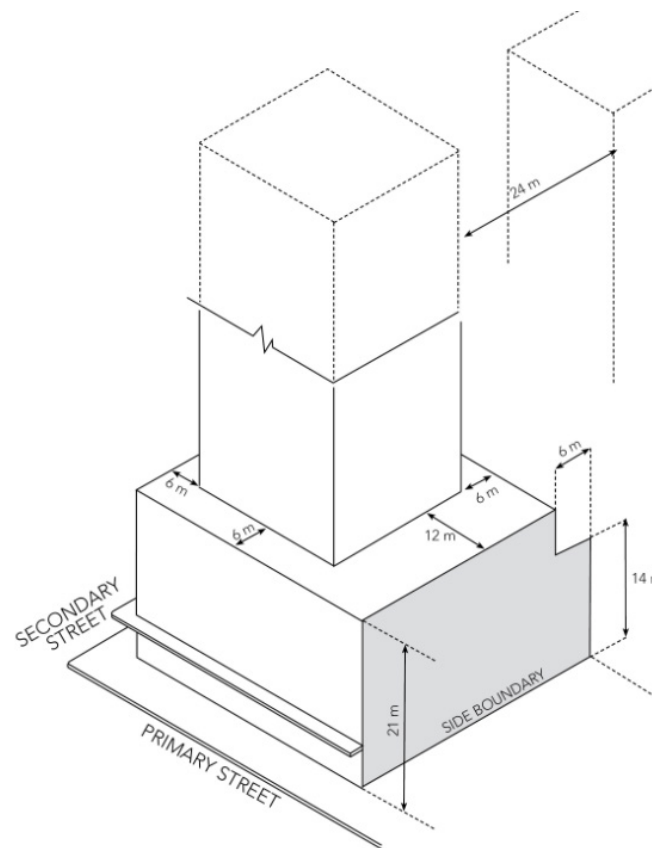


Figure 4-8 Tower on Podium/ Corner

Source: (Liverpool 2008 LDCP)

MID RISE SITE

The site is classified as a Mid Rise Site under Part 4 of the LDCP 2008. Mid Rise Sites are capable of more development then fine grain sites and are an important typology due to their short street frontages and diverse range of use.

The allotment is located within area 8 of the Floor Space Ratio Map and the LLEP 2008 permits additonal provision for such sites.

The requirements for additional provision include

- That the lot is situated within “Area 8”, “Area 9” or “Area 10” on the Floor Space Ratio Map; and
- Has a lot size exceeding 1500m2; and
- Has two or more street frontages.

ADDITIONAL CONTROLS PURSUANT TO CLAUSE 7.5A

A summary of the addition DCP controls for the implementation of clause 7.5a are as follows:

Requies the submission of a site specific DCP.

Must include one of either a recreation area, recreation facilities, commnuity facilities, information and education facilities, through site links or public car parks to yeild a public benefit.

The concept development application lodged pursuant to clause 7.5A of LLEP 2008, must demonstrate how the proposal addresses all matters described in 7.5A(4) (a-m).

Locate non-residential uses at ground level that address all street frontages.

Develop a maximum of two levels of above-ground car parking.

Construct buildings according to the requirements illustrated in **Figure 4.7**, **Figure 4.8** or **Figure 4.9**, depending on the location of the site.

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Drawing Title
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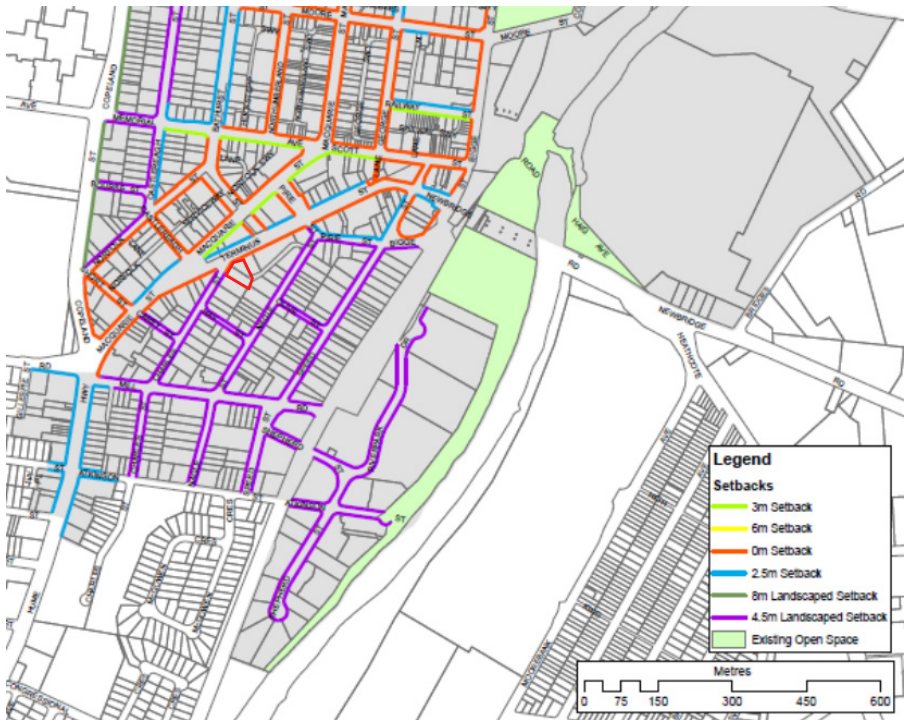


Figure 4-10 - Street Setbacks

Source: (Liverpool 2008 LDCP)

Table 4-1 Side and rear boundary setbacks		
Enterprise Corridor, Neighbourhood Centre and Existing Mixed Use areas	Setbacks	
	Side	Rear
Podium up to six levels :		
- If adjoining development built to boundary	0m	0m
- If adjoining stand-alone development	ADG	ADG
Stand-Alone Buildings		
- Building height up to 12m	ADG	6m
- Building height 12-25m	ADG	9m
- Building height over 25m	ADG	12m

Figure 4-1 - Side and Rear Boundary Setbacks

Source: (Liverpool 2008 LDCP)

BUILDING FLOOR PLATES

Liverpool DCP provides limitation on the size of tower floor plates to allow increased internal amenity, natural light and ventilation. LDCP controls for floor plate sizes are as follows:

1. Design the floor plate sizes and depth of buildings for Fine Grain and Midrise sites as indicated in the building envelopes.
2. Provide a maximum GFA of 700m2 per level for residential towers with maximum length of elevation of 45m.
3. Comply with ADG standards for building depth and number of apartments.
4. Provide a maximum GFA of 1,000m2 per level for commercial towers with maximum length of elevation of 45m. Where sites are greater than 2,000m2 a proportionally larger GFA per floor may be considered.

ADG APARTMENT SIZE & LAYOUT

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

- Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)
- Bedrooms have a minimum dimension of 3m (excluding wardrobe space)
- Living rooms or combined living/dining rooms have a minimum width of:
 - 3.6m for studio and 1 bedroom apartments
 - 4m for 2 and 3 bedroom apartments

STREET ALIGNMENTS & SETBACKS

The public domain of the city is predominantly defined by the street network and buildings which align it. The quality of the public environments is linked to the street setbacks. These setbacks can be utilised for outdoor business/public activities.

The LDCP allocates a setback of the following:

- 0 (nil) metres to the Terminus St Frontage
- 0 (nil) metres to the Charles Street frontage

SIDE AND REAR SETBACKS

Side and rear setbacks can assist with ventilation, solar access, privacy and acoustic amenity. LDCP controls for side and rear setbacks area as follows:

1. All residential and commercial buildings must comply with the separation distances in SEPP 65 and the ADG unless otherwise agreed with Council in an approved concept development application.
2. For existing buildings that do not comply with the setback requirements identified in control 1 above, appropriate screening must be installed should the building be refurbished or converted.
3. Buildings with a rear or side boundary to the rail corridor are to provide a minimum setback of 12m. The setback is to be appropriately landscaped.
4. Buildings on land zoned B6 - Enterprise Corridor and B1-Neighbourhood Centre located in the Liverpool city centre, to have setbacks consistent with Table 4-1 below.
5. Construct buildings across the site facing the street and the rear boundaries rather than facing side boundaries.

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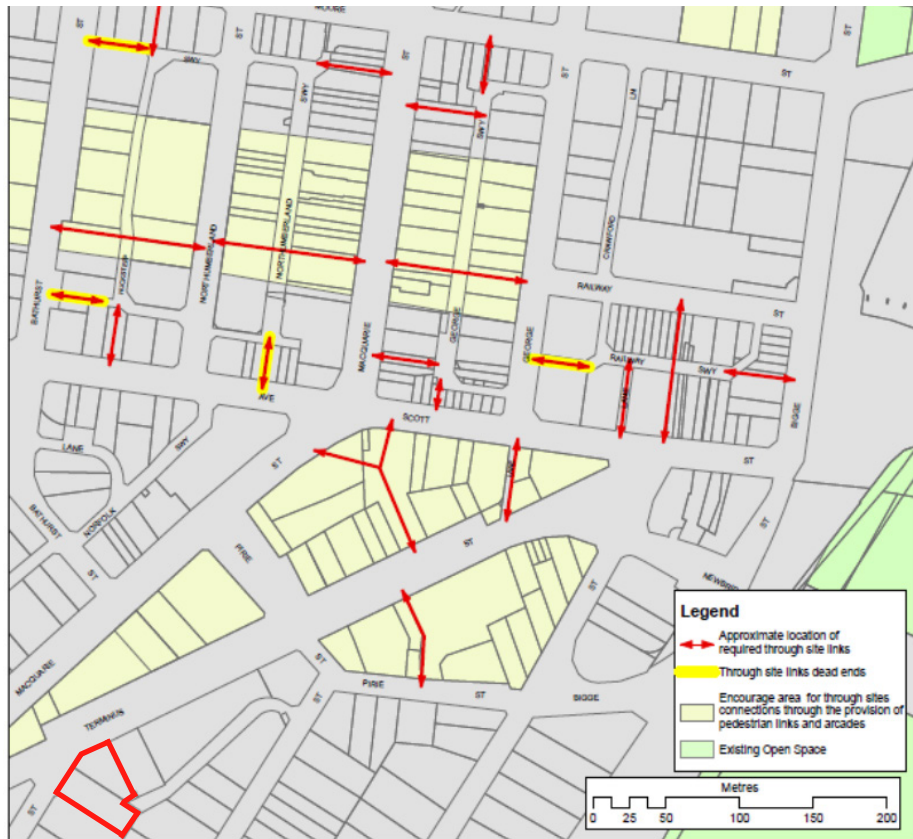


Figure 4-12 - Through Site Links Source: (Liverpool 2008 LDCP)

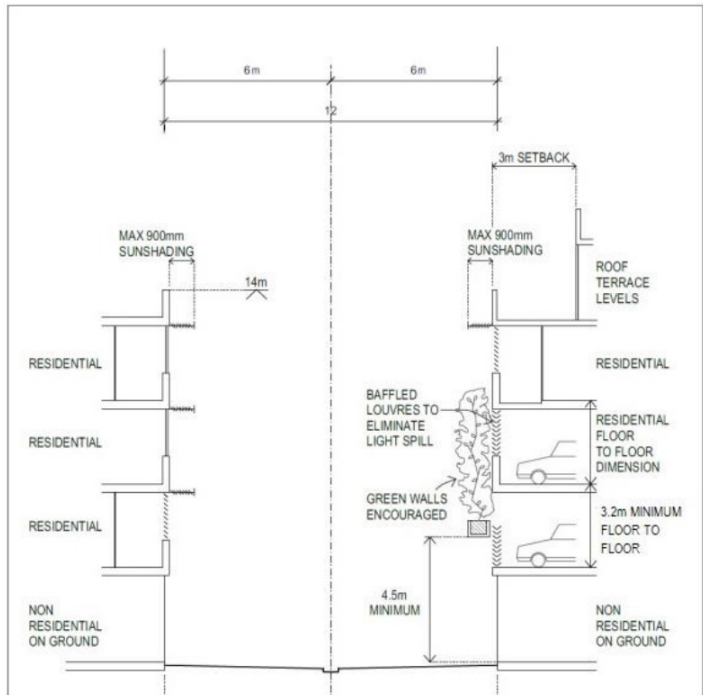


Figure 4-11 - Laneways and Serviceways Setbacks Source: (Liverpool 2008 LDCP)

PEDESTRIAN AMENITY

Liverpool DCP regards through site links as an integral component of the pedestrian movement system providing access to street frontages, serviceways and parking areas. Liverpool DCP stipulates the following controls for pedestrian permeability:

1. Design through-site links to have direct sight lines.
2. Locate through-site links as shown in **Figure 4-12**.
3. Locate through-site links within “through site link encouragement areas” (as identified in **Figure 4-12**) opposite other through site links.
4. Extend existing dead end lanes (as identified in in **Figure 4-12**) through to the next street as redevelopment occurs.
5. Connect new through site links with existing and proposed through site links, serviceways, shared zones, arcades and pedestrian ways.
6. The siting of new through site links may be varied where new links cannot be directly aligned with existing links.
7. Retain existing, publicly and privately owned, through-site links.
8. Locate active uses on through site links where possible.
9. Nominate sites for through-site links, shared zones etc. that may be acquired by Council or may be dedicated to Council at no cost as part of a concept development application.
10. Vehicular access shall be provided from secondary streets or laneways only. Vehicular access will not be allowed from the primary street.

Pedestrian Arcades and Through Site Links must:

- a) Be a minimum width of 5m and clear of all obstructions (including columns, stairs, and escalators).
- b) Provide public access at all business trading times.
- c) Be at least 2 storeys high.
- d) Have access to natural light for at least 50% of their length, where appropriate.
- e) Incorporate clear glazed entry doors comprising at least 50% of the entrance where air conditioned, and to be accessible at least 18 hours per day, 7 days per week.
- f) Display signage at street entries indicating public accessibility and the street to which the through site link connects

LANE/SERVICeways AND BUILDING INTERFACE

Liverpool Council DCP envisages laneways and service ways developing into niche independent retail businesses whilst still servicing the back of house functions. Activating these service lanes can assist in providing safer pedestrian and vehicular environment.

Liverpool DCP stipulates the following controls to help facilitate safer use of laneways and service lanes.

1. Set back all levels above ground of buildings 6m from the centre line of the lane/serviceway so that residential uses can be accommodated on opposite sides of the serviceway, as described in **Figure 4-11**.
2. Provide active uses and/or entries at ground level where possible.
3. Screen or sleeve above ground car parking with green walls or other screening devices.
4. Electricity substations (where required) shall be situated within the building or its basement.
5. Vehicular entry points must be of high quality design. The impact of vehicular entry points on pedestrians must be minimised.
6. Garbage collection points, fire services and other service requirements are to be integrated into the design of the building

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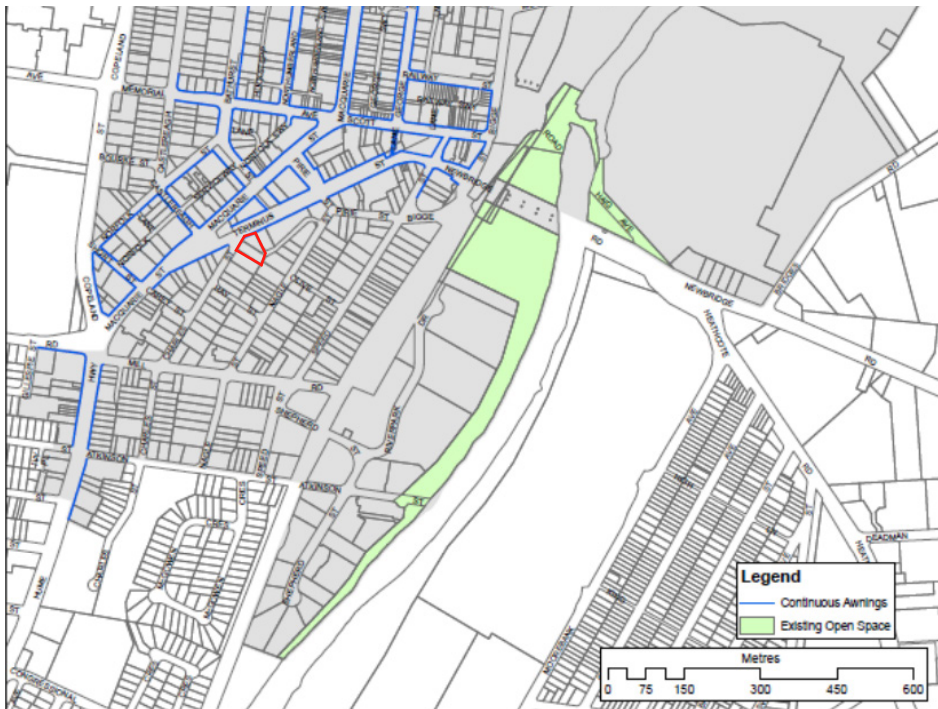


Figure 4-13 - Awnings

Source: (Liverpool 2008 LDCP)

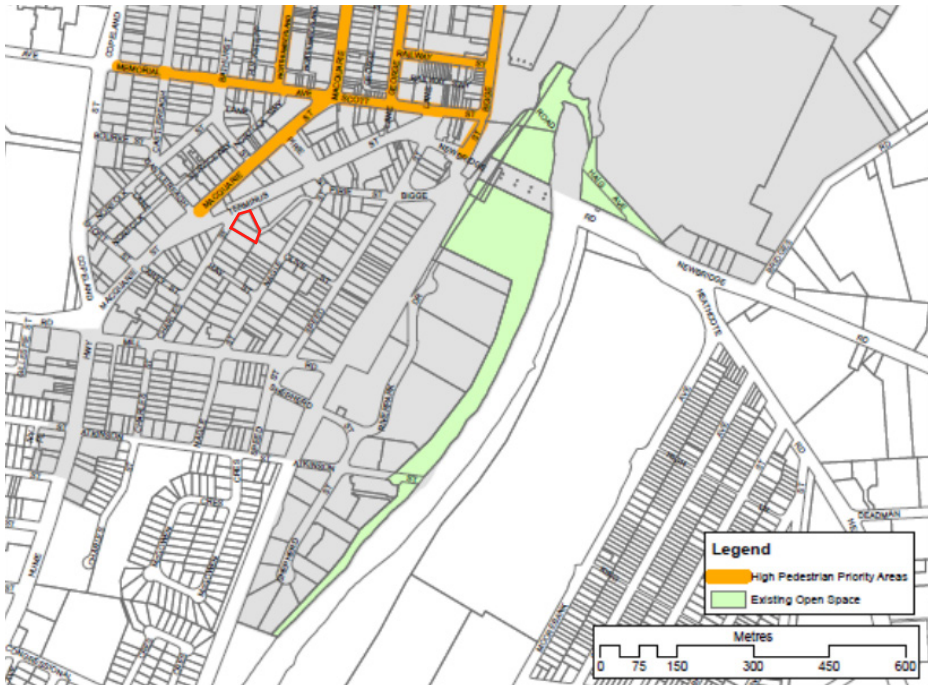


Figure 4-15 - High Pedestrian Priority Areas

Source: (Liverpool 2008 LDCP)

AWNINGS

Awnings increase the usability and public amenity through protection from the sun and rain. Liverpool's DCP has the following controls for Awnings:

1. Provide street frontage awnings for all new developments on streets identified in **Figure 4-13**.
2. Awnings must be:
 - a) horizontal in form;
 - b) minimum 2.4m deep (dependent on footpath width);
 - c) minimum soffit height of 3.2m and maximum of 4m;
 - d) stepped to accommodate sloping streets;
 - e) integral with the building design;
 - f) slim vertical faciae or eaves (generally not to exceed 300mm height); and
 - g) setback 1.2m from kerb to allow for clearance of street furniture, trees, and other public amenity elements.
3. Match awning design to building facades, so that they maintain continuity and are complementary to those of adjoining buildings.
4. Include appropriate sun shading device for the outer edge of awnings along east-west streets if required. These blinds must not carry advertising or signage.
5. Provide lighting recessed into the soffit of the awning to facilitate night use and to improve public safety.
6. Maintain a minimum clearance of 2.8m from the level of the pavement to the underside of awning signage.
7. Provide all residential buildings in areas not identified for continuous awnings in **Figure 4-13** with awnings or other weather protection at their main entrance area.

STREET INTERSECTIONS AND CORNER BUILDINGS

Buildings located on corner site are visably prominent and need to address both street frontages. LDCP stipulates ththe following controls for corner sites

1. Address all street frontages in the design of comer buildings.
2. Design the corner buildings to respond to the character of the intersection by recognising the different hierarchies of the street typologies.

VEHICULAR ACCESS AND MANOEUVRING AREAS

The Design of vehicular entries should minimise conflicts between pedestrians and vehicles over footpath areas. The design of vehicular crossings should be compatible with pedestrian movements and reduce the impact on the public domain.

The LDCP stipulated the following controls for vehicular entries:

1. Vehicular access shall be restricted to the secondary street (other than along a High Pedestrian Priority Area) where possible.
2. Design of vehicle entry points must be of high quality and relate to the architecture of the building, including being constructed of high quality materials and finishes.
3. All weather access:
 - a) Locate and design porte cochere (for hotels only) to address urban design, streetscape, heritage and pedestrian amenity considerations.
 - b) Design porte cochere to be internal to the building, where practical, with one combined vehicle entry and exit point, or one entry and one exit point on two different frontages of the development.
 - c) In exceptional circumstances for buildings with one street frontage only, an indented porte cochere with separate entry and exit points across the footpath may be permitted, as long as it is constructed entirely at the footpath level and provides an active frontage at its perimeter.

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**PROPOSED RESIDENTIAL
DEVELOPMENT**

134 TERMINUS STREET - 2 CHARLES
STREET, LIVERPOOL, NSW, 2170

Drawing Title
LIVERPOOL DCP CONTROLS

Project Stage

DA Submission

Job no.	Drawing no.	Rev.
J24612D		

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2.07

02 CONTROLS

PUBLIC DOMAIN MASTER PLAN

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-  Streetscape upgrade of North-South Streets
-  Streetscape upgrade of East-West Streets
-  Public Open Space with art installation as key marker
-  Street Junction Interventions/ Traffic Calming Measures
-  Proposed Cycle Routes
-  New street tree planting with tree grates

Public Domain Master Plan Proposals

Source: (Liverpool City Centre Public Domain Masterplan, Liverpool City Council, 2020)



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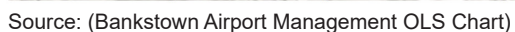
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An aerial photograph of a residential and commercial area. A red polygon highlights a specific lot. A blue line runs diagonally across the image, with labels '141.0m AHD' and '120.0m AHD' indicating elevations. A black box on the left contains the text 'THE SITE' with a line pointing to the highlighted lot.

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AVIATION HEIGHT CONSTRAINTS

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APARTMENT DESIGN GUIDE BUILDING SEPARATION

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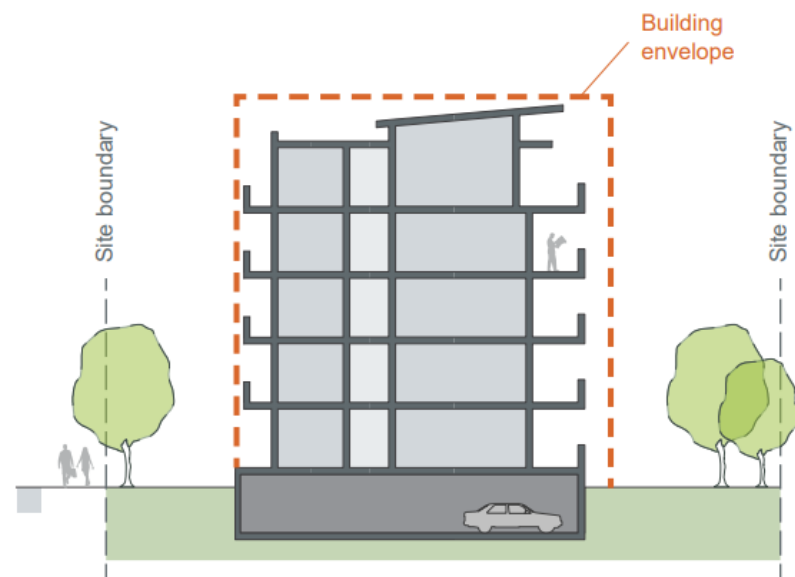
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2B - Building Envelop

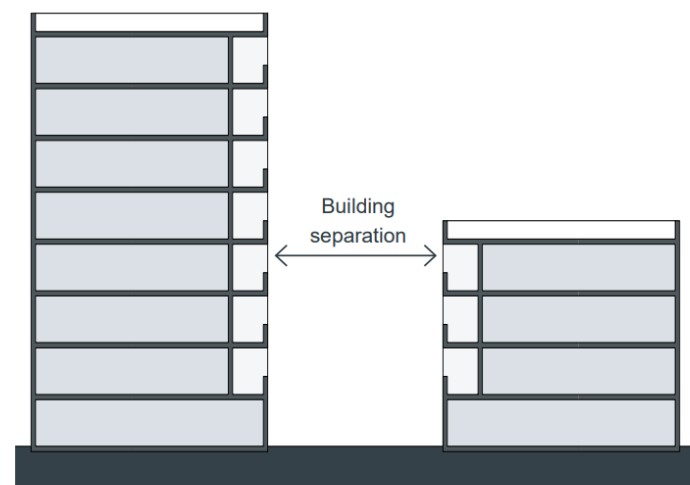
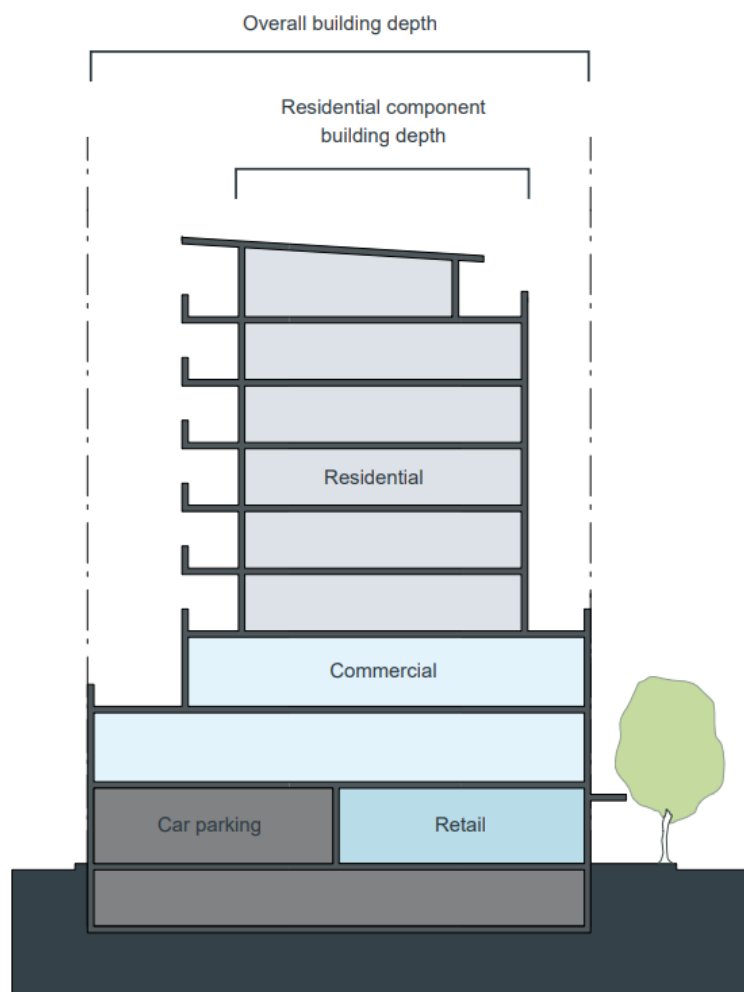


Figure 2F.1 Building separation is measured from the outer face of building envelopes which includes balconies

2F - Building Separation



2B - Building Depth

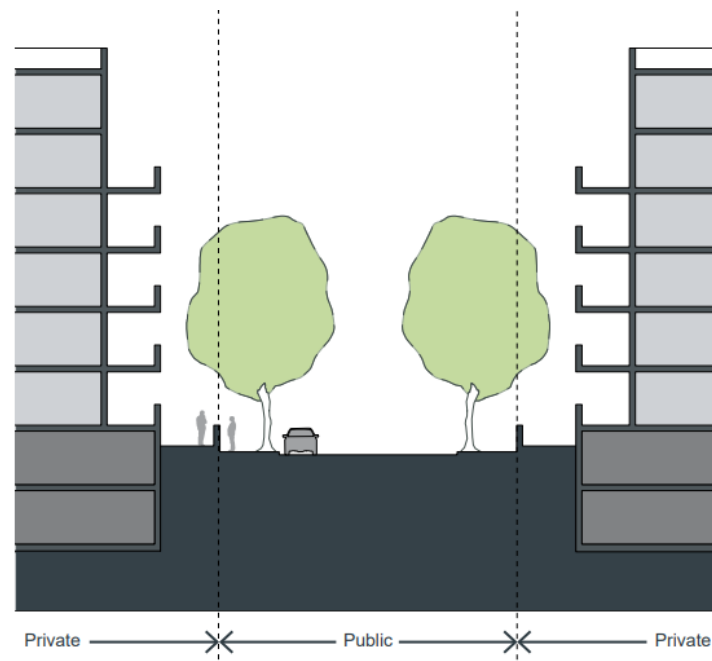


Figure 2G.3 Streetscapes are defined by a combination of public elements (carriageways, kerbs, verges and footpaths) and private elements (street setbacks, fences and building facades)

2G - Street Setback

APARTMENT DESIGN GUIDE

The NSW Apartment Design Guide stipulates the following development controls relevant to the proposed master plan.

Section 2B - Building Envelope

A building envelope 25-30% greater than the achievable floor area to allow for building components that do not count as floor space but contribute to the building design and articulation.

Section 2E-Building Depth

Building depth influences circulation and configuration and has a direct relationship to residential amenity. The ADG has a maximum depth range of 12-18M apartment depth including articulation.

Section 2F - Building Separation

Separation between building contributes to the urban form and amenity. A minimum of 24M separation for apartments over nine stories (25M) is recommended.

Section 2G-Street Setbacks

Street setbacks spatially define the width, proportions and scale of the public domain. For mixed use zones the ADG promotes a zero street setback as appropriate.

Source: (Apartment Design Guide)



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Drawing Title
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Project Stage

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03

STRATEGY PLANNING
CONCEPTS

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PUBLIC BENEFIT

In response to the additional provisions of Clause 7.5A of the LLEP, the proposal is required to serve a purpose that is both beneficial to the public and accessible to all. Notable uses within the LLEP include:

- Community facilities
 - Information and education facilities
 - Through-site links
 - Forecourt landscape recreation areas
- The heritage building will be repurposed for various uses, with its primary function as an information center and educational facility. This space could also include a café kiosk to enhance visibility and attract the public, further supporting its educational mission.

The forecourt recreational spaces, designed with lush landscaping around the heritage property, will provide public gathering areas, recreational spaces, and public domain pockets that support the surrounding areas.



Places for People

Functional, usable spaces for residents and visitors



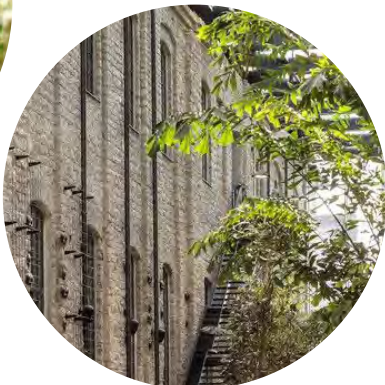
Celebrate Heritage

Sensitively integrate with existing heritage items



Healthy Landscapes

Celebrate native flora and encourage habitat



A sense of Place

Create landscapes that reflect the unique qualities of Liverpool

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PUBLIC BENEFIT PROPOSAL

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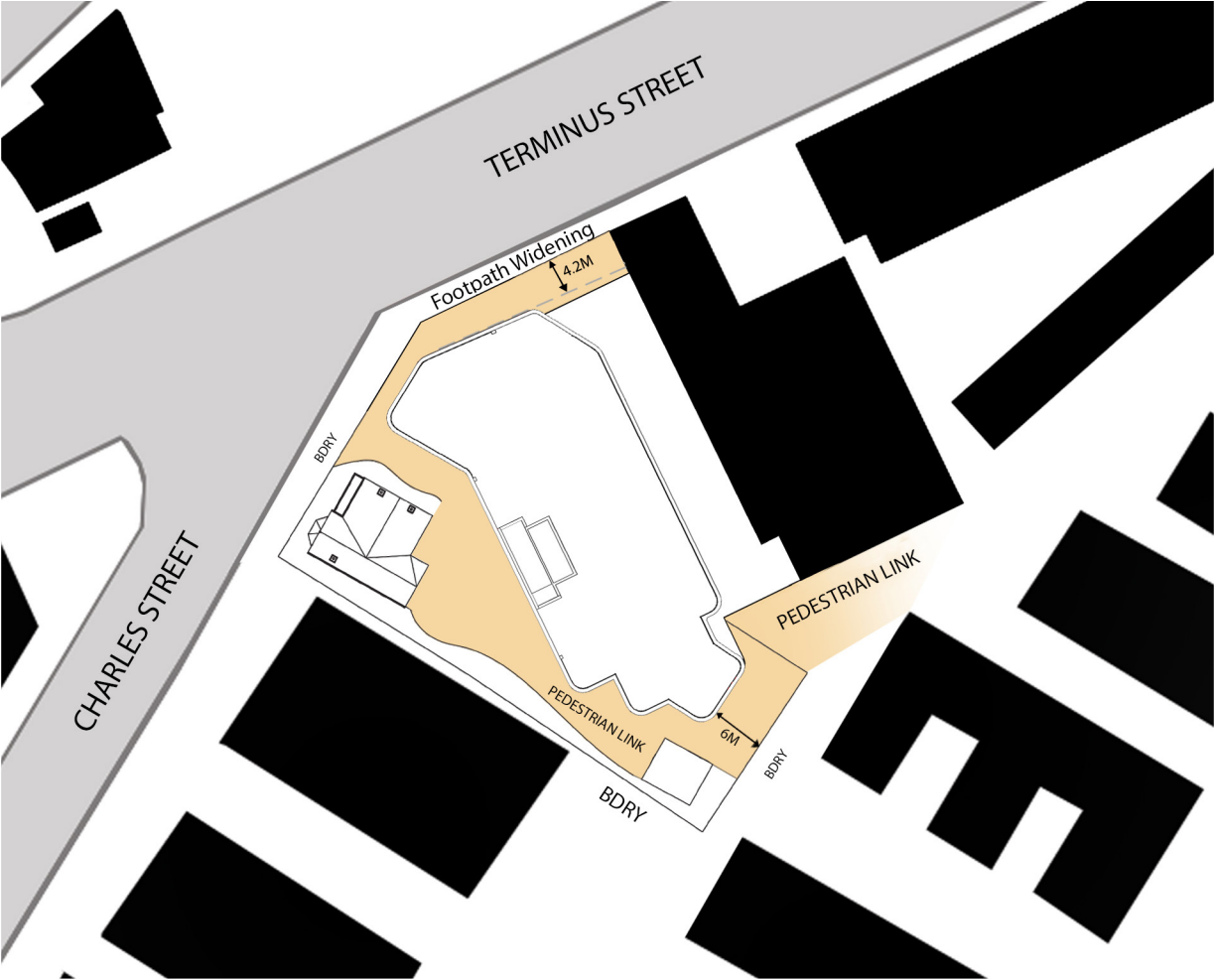
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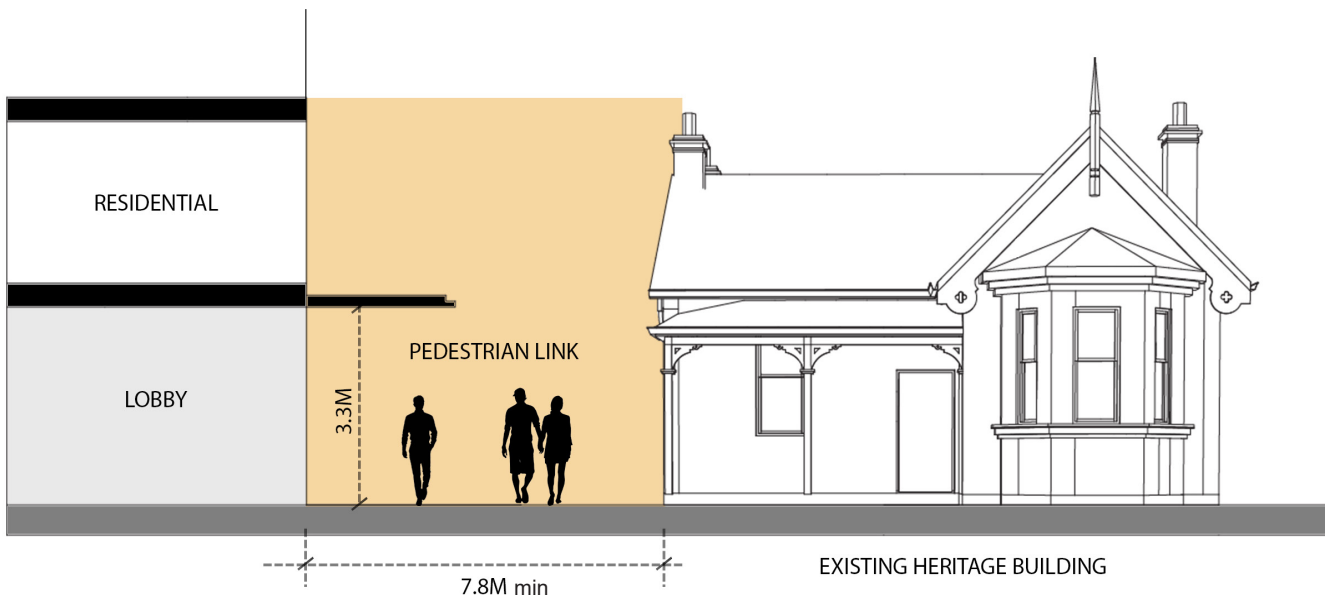
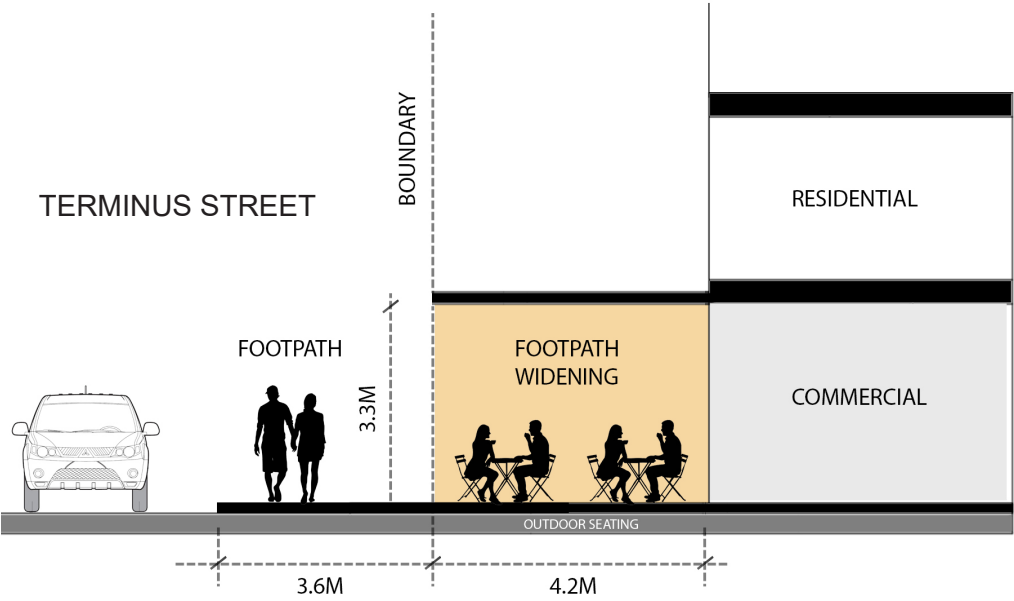
03 STRATEGY PLANNING CONCEPTS PUBLIC BENEFIT PROPOSAL



PUBLIC BENEFIT

Public amenities will be enhanced by implementing wider footpaths on the proposed ground plane along Terminus Street, connecting to Nagle Serviceway at the rear of the site boundary.

A generous 4.2m setback from the existing footpath along Terminus Street will allow for outdoor seating and the activation of a key street frontage. The proposed pedestrian link towards Nagle Serviceway will improve site permeability, enhance public surveillance, and activate a potential recreational heritage space.



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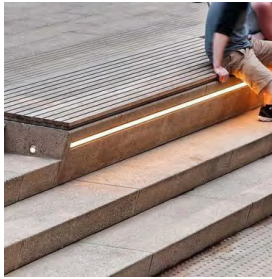
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03 STRATEGY PLANNING CONCEPTS PUBLIC DOMAIN RECREATIONAL SPACES

COMMUNITY IMPACT

The proposed development offers substantial public benefits. The public benefit will focus on the adaptive reuse of the heritage-listed items as an information and education facility but will also be supplemented by forecourt recreational spaces, which will allow the wider public and users of the site to escape the high-intensity nature of the Liverpool City Centre.

These spaces will serve as small nodes that support the Liverpool City Masterplan, providing areas for public gathering, relaxation, and socializing, and contributing to the economic fabric of the Liverpool area communities.

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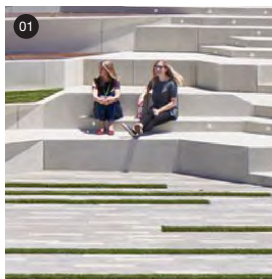
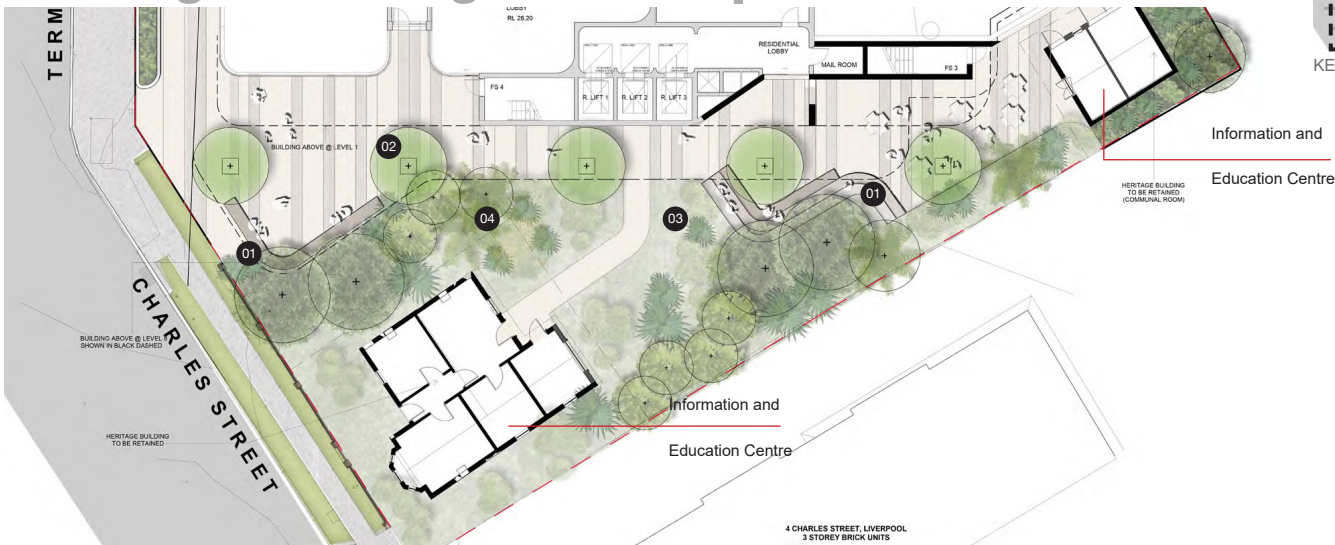
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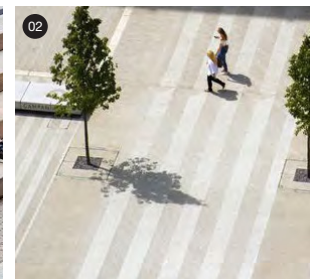
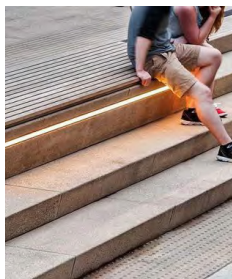
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Ground Floor Heritage Building Landscape



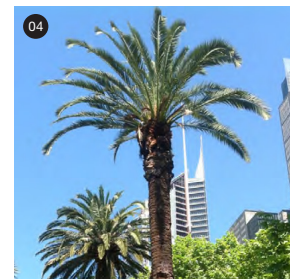
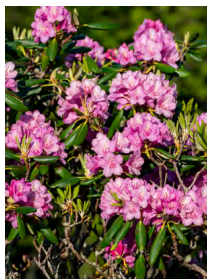
Amphitheatre style seating



Site rhythm through paving pattern



Heritage style planting between existing structures and new building



Celebrate the existing trees

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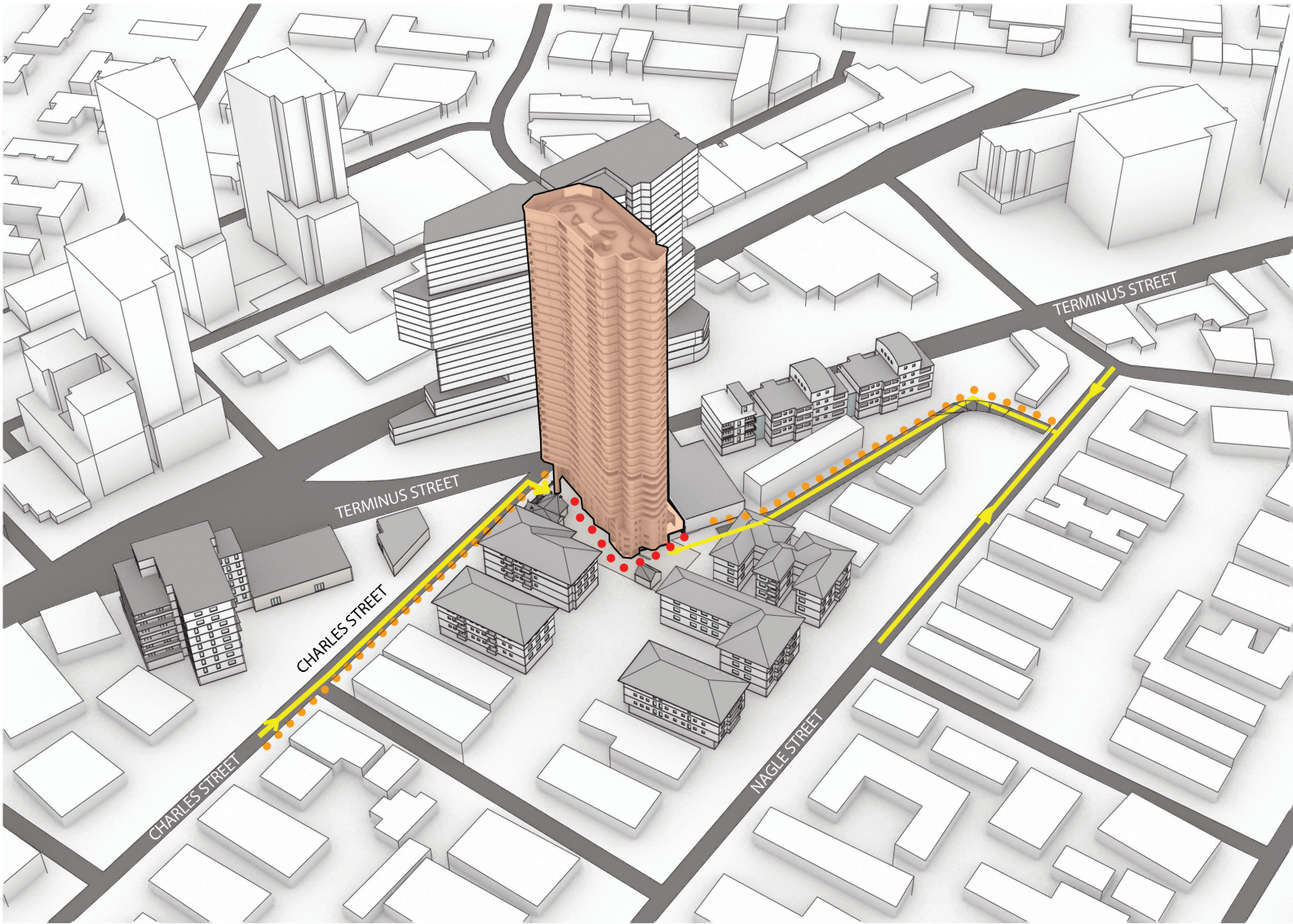
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Major vehicular access to the site is currently from Terminus Street and Charles street. Service vehicles and residential vehicles also benefit from the access provided on Nagle Serviceway at the rear.

-  Vehicular Access
-  Existing Rear Lane
-  Potential Pedestrian Links



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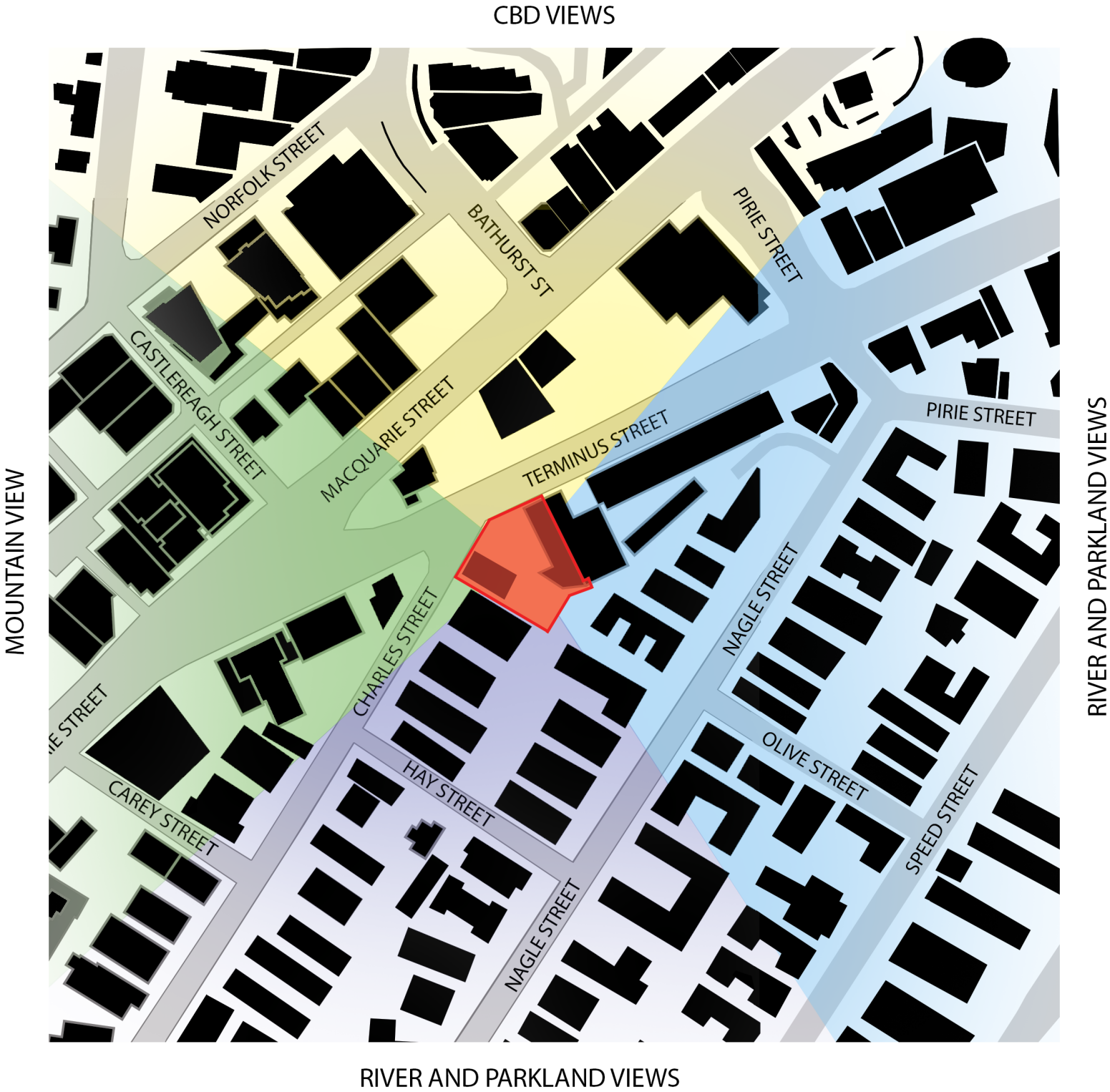
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The site benefits from 360 degree panoramic views of the surrounding area, which features views towards Liverpool CBD to the north, distant views to the Blue Mountains to the west and views to Georges River as well as surrounding parklands to the east and south of the site.



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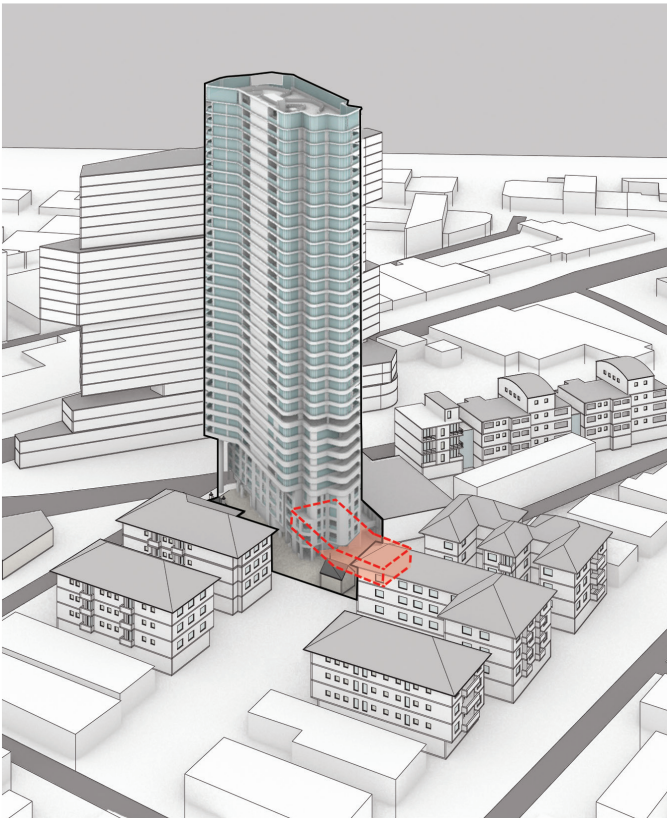
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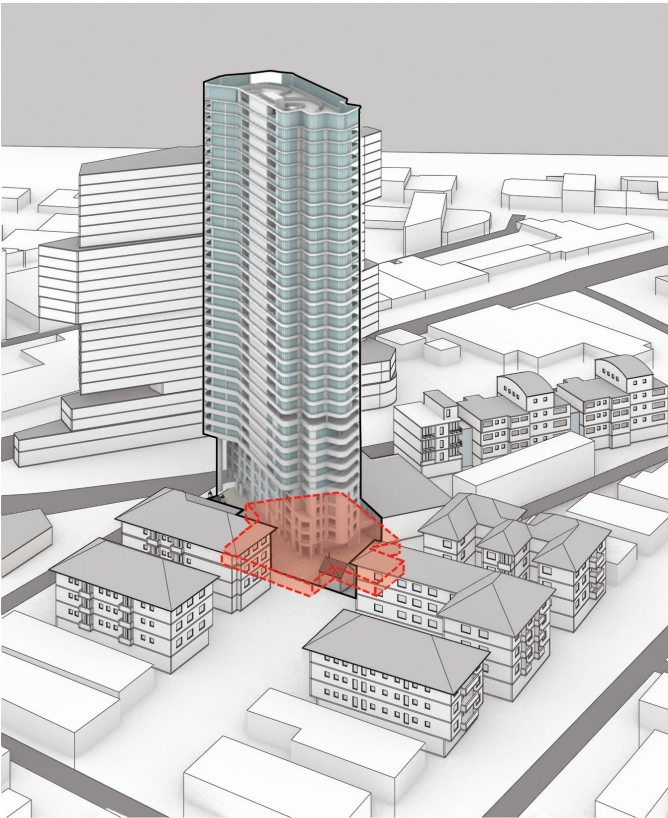
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03 STRATEGY PLANNING CONCEPTS
CAR PARKING STRATEGY

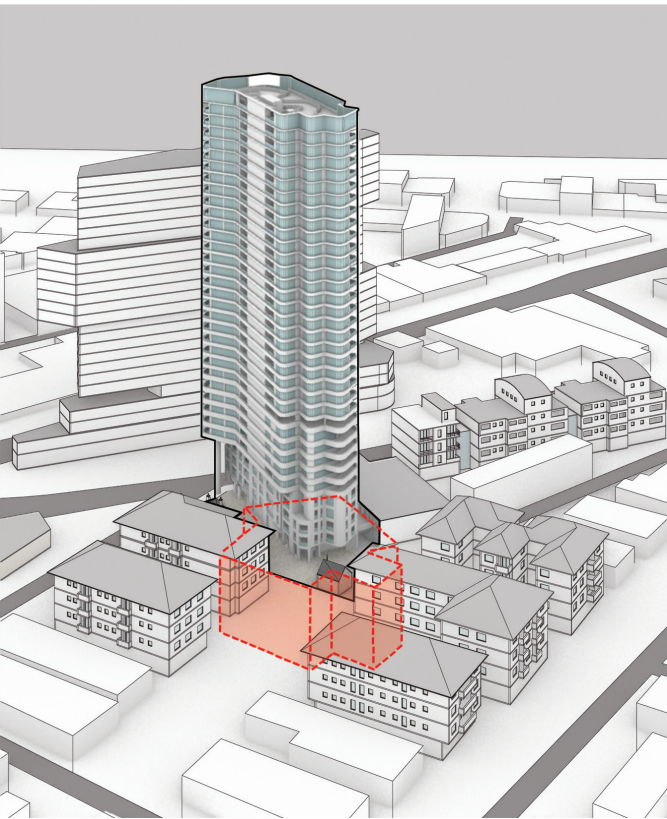
The proposed multi-storey building requires multi-level carparking provisions in order to support the development. As such, the multi-level carpark will be located below the ground floor, where the basement will be located on B1-B4 to primarily support carparking. A single entry/ exit point will service all parking. Basement 1 will also house the plant room, while ground floor will feature the loading bay and BOH of the building.



Above ground parking/ loading bay to the rear laneway



Basement 1 car parking with Plant Room



Typical Basement 2-4 car parking

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CAR PARKING STRATEGY

Project Stage

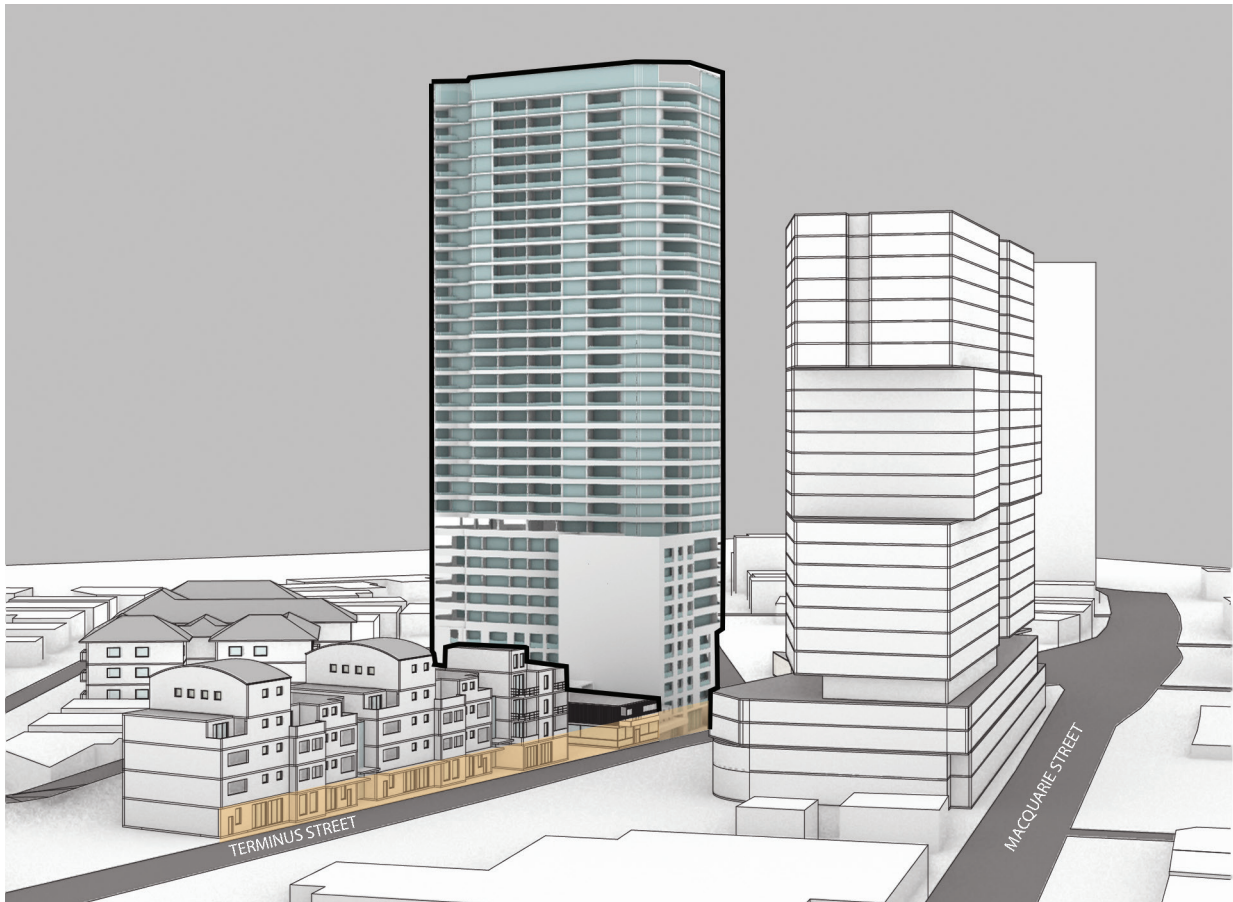
DA Submission

Job no. Drawing no. Rev.

J24612D

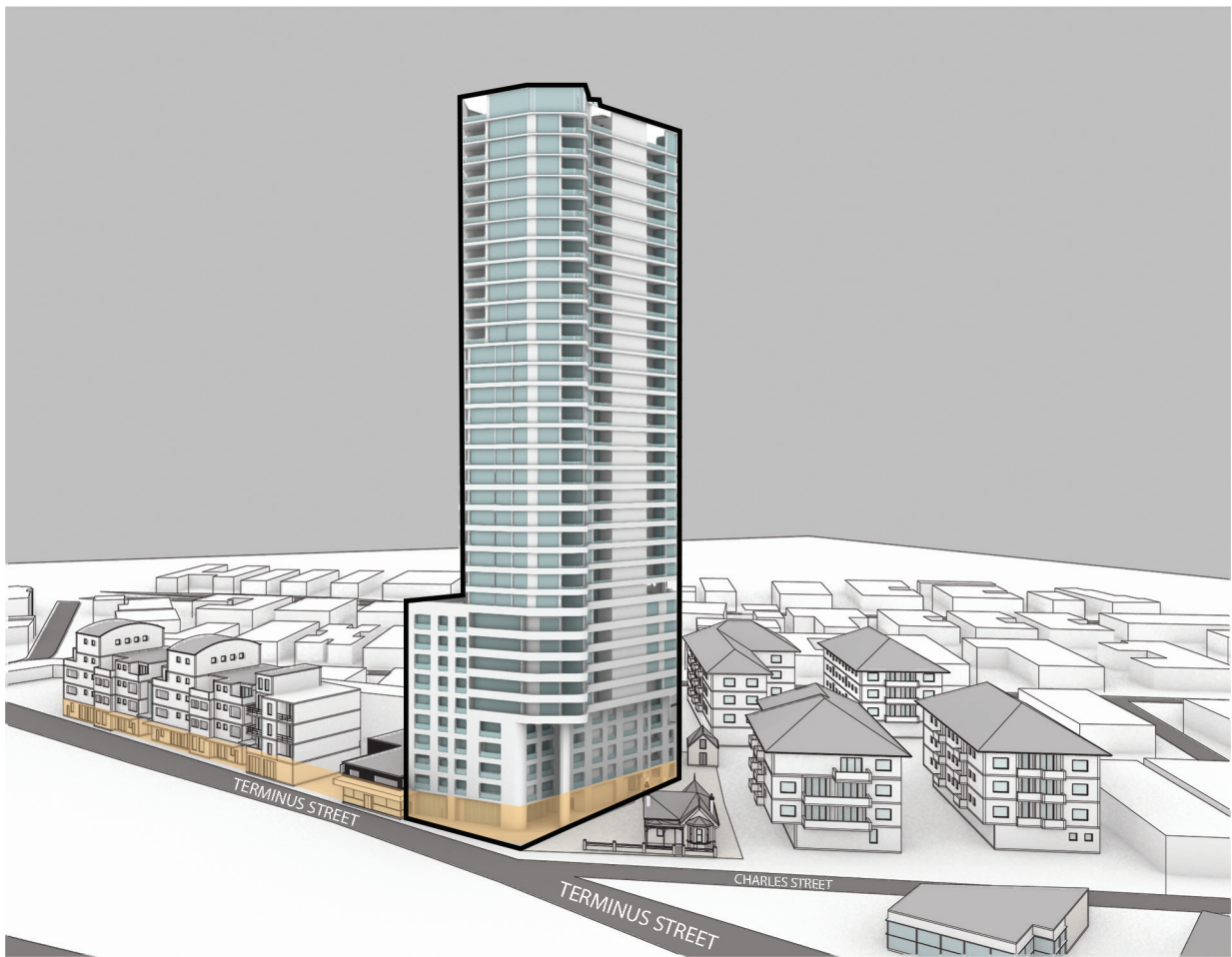
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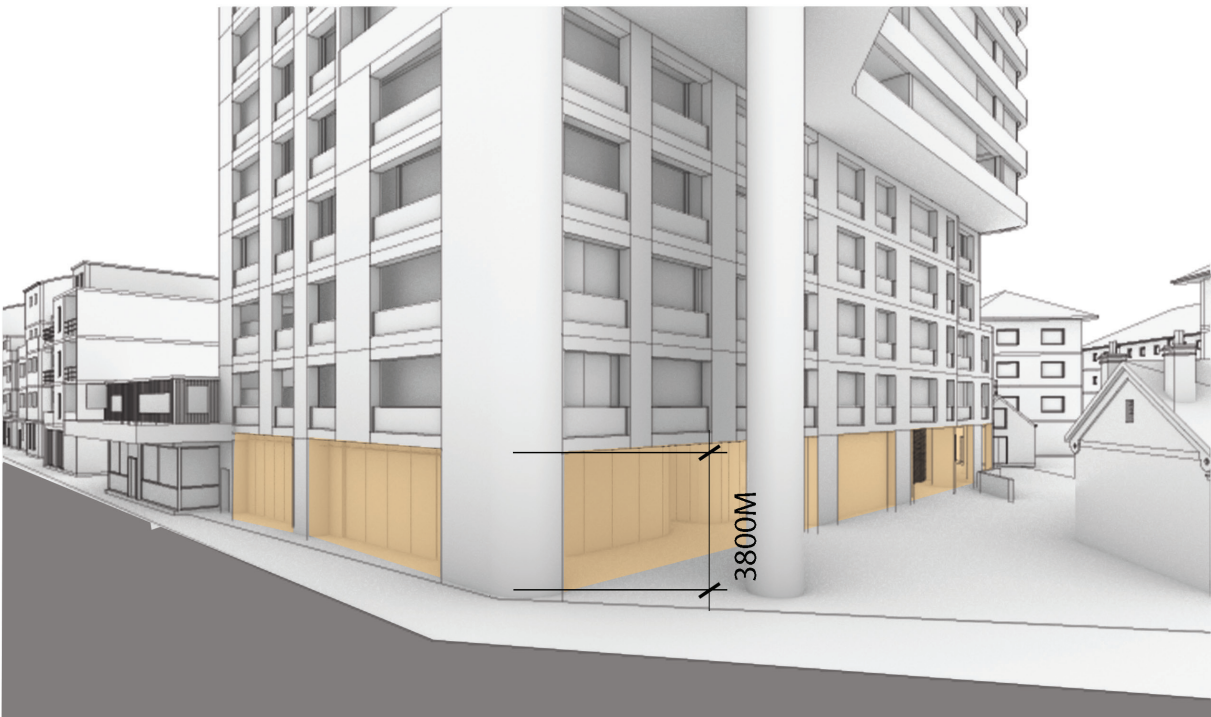
ADJACENT BUILT FORM

PROPOSAL



ADJACENT BUILT FORM

PROPOSAL



3.07

03 STRATEGY PLANNING CONCEPTS

PODIUM STRATEGY

AWNING STRATEGY DETAILS

The DCP guidelines require the awning envelope to satisfy a minimum dimension of:

- 1200 street offset to allow for landscaping and street furniture
- Minimum 3200 ground clearance for public amenity
- Maximum 4000 in height.

To satisfy this guideline, our proposed design features a 3800M height colonnade to act as shelter or awning for pedestrian.

References

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Drawing Title
PODIUM STRATEGY

Project Stage

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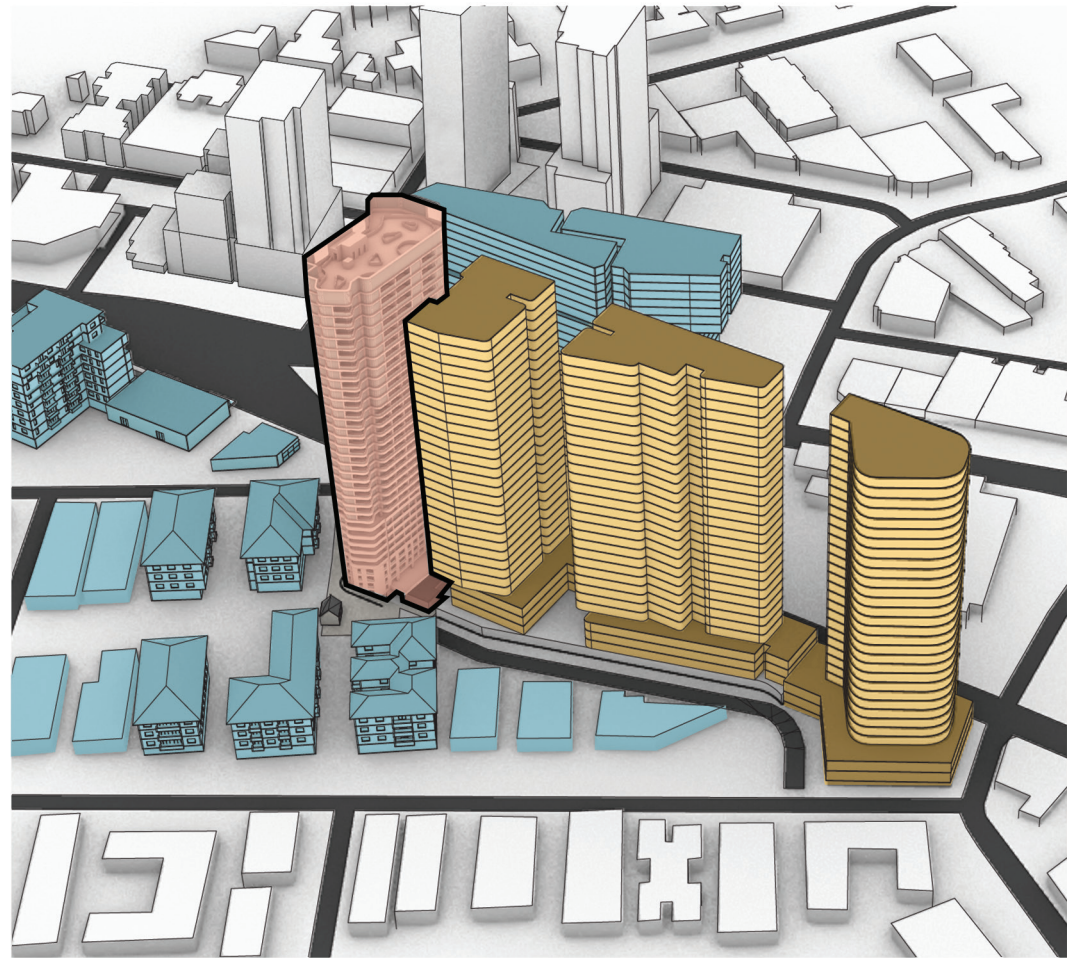
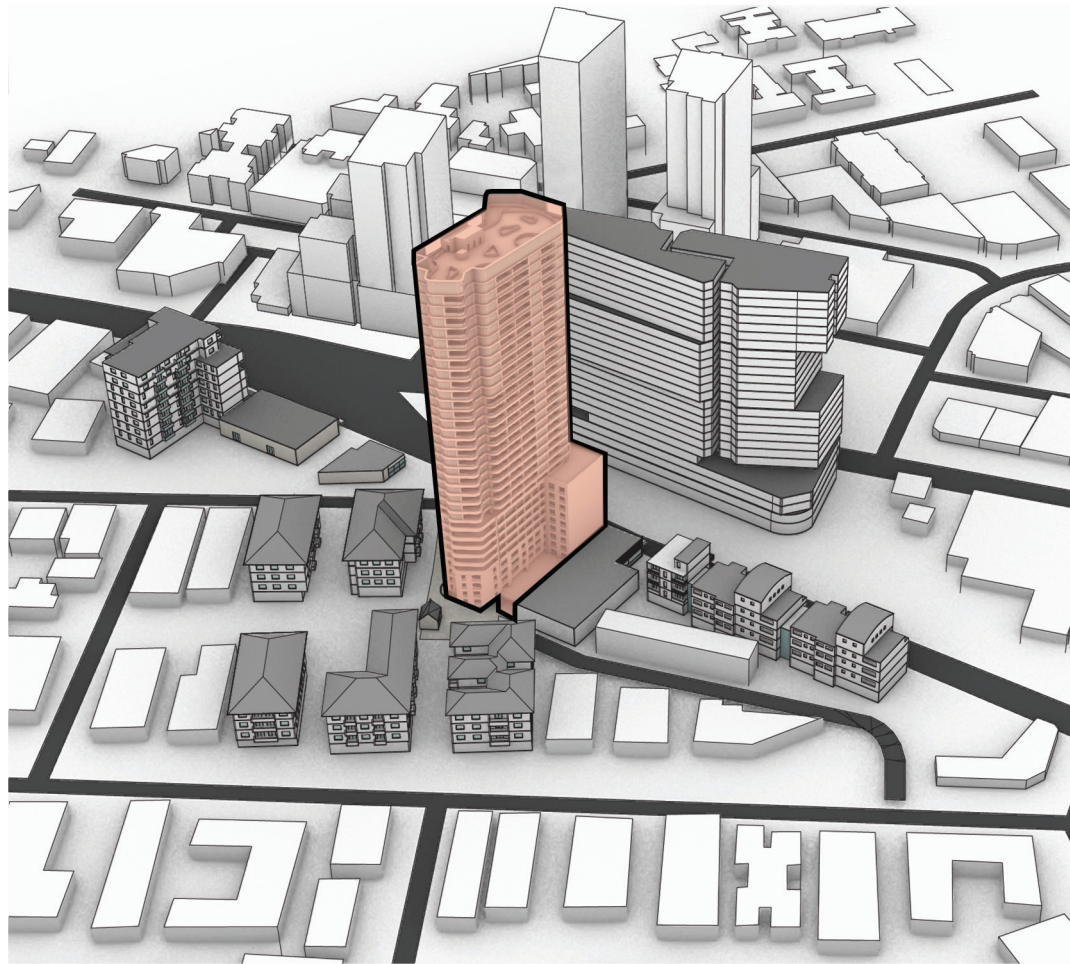
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OPPORTUNITY SITES AND FUTURE DEVELOPMENT



Source: (<https://maps.six.nsw.gov.au/>)

- A Potential allotment opportunity site approximatly 4020sqm in total.
- B Non opportunity site with newly proposed commerical building. Amalgamation with adjoining property is unlikely.
- C Non opportunity site with newly constructed midrise residential building. Amalgamation with adjoining property is unlikely.
- D Non opportunity site with existing residential buildings. Amalgamation with adjoining property is unlikely.



Non Opportunity Sites Potential Opportunity Site Massing

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134 TERMINUS STREET - 2 CHARLES STREET, LIVERPOOL, NSW, 2170

Drawing Title
OPPORTUNITY SITES AND FUTURE DEVELOPMENT

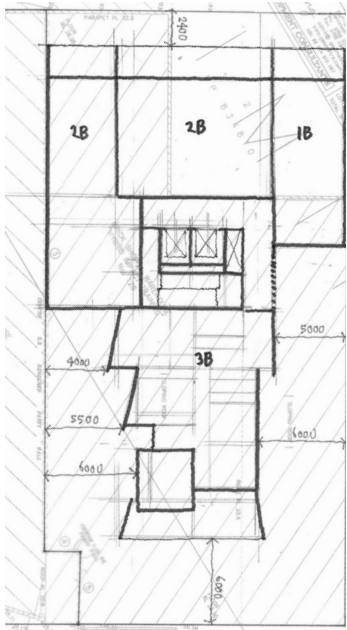
Project Stage
DA Submission

Job no. J24612D Drawing no. Rev.

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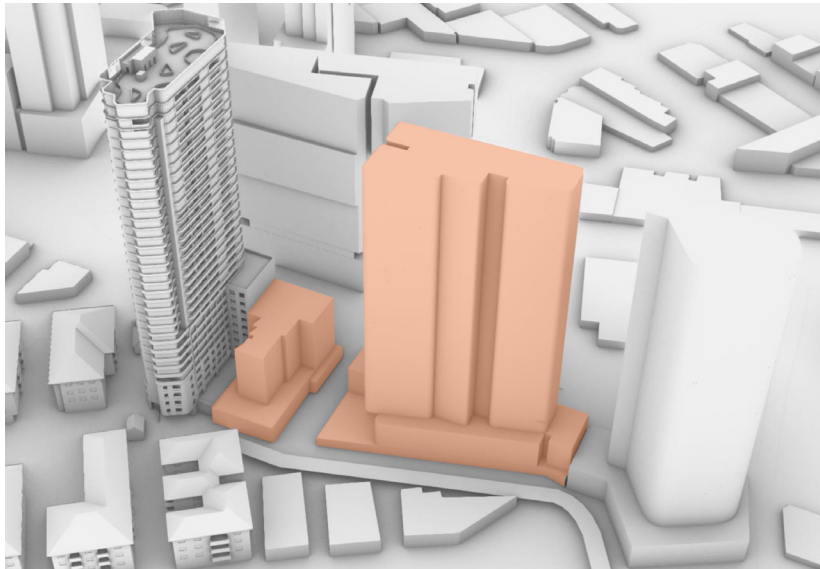
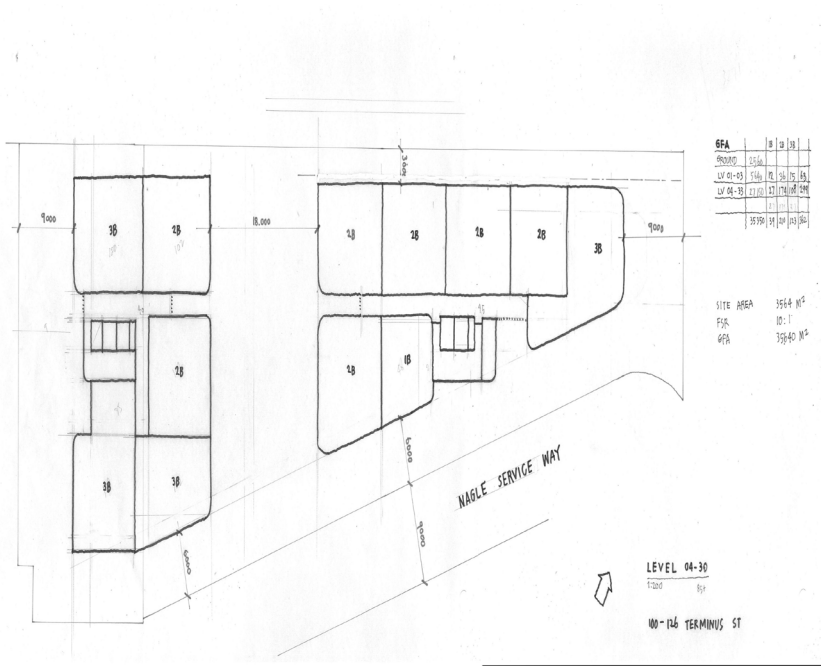


126 Terminus Street



Site Area: 883 m²
FSR 3:1
GFA 2649 m²

Approx. 8 storey building without



Scenario 1: No.126 developed independently

Scenario 2: No.126 and 100 amalgamated and developed, with No.88 developed independently

Scenario 3: All three sites amalgamated and developed

3.09

03 STRATEGY PLANNING CONCEPTS POTENTIAL AMALGAMATION

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Drawing Title
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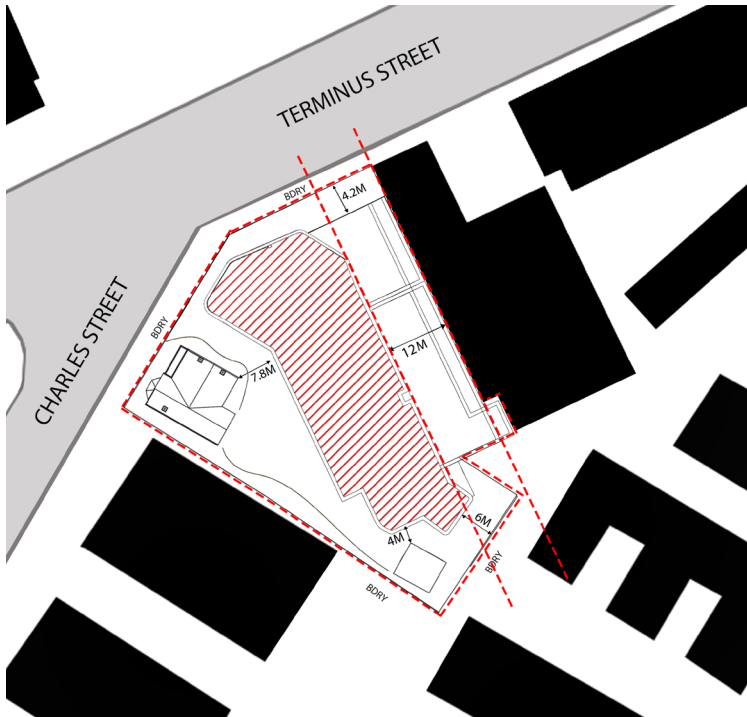
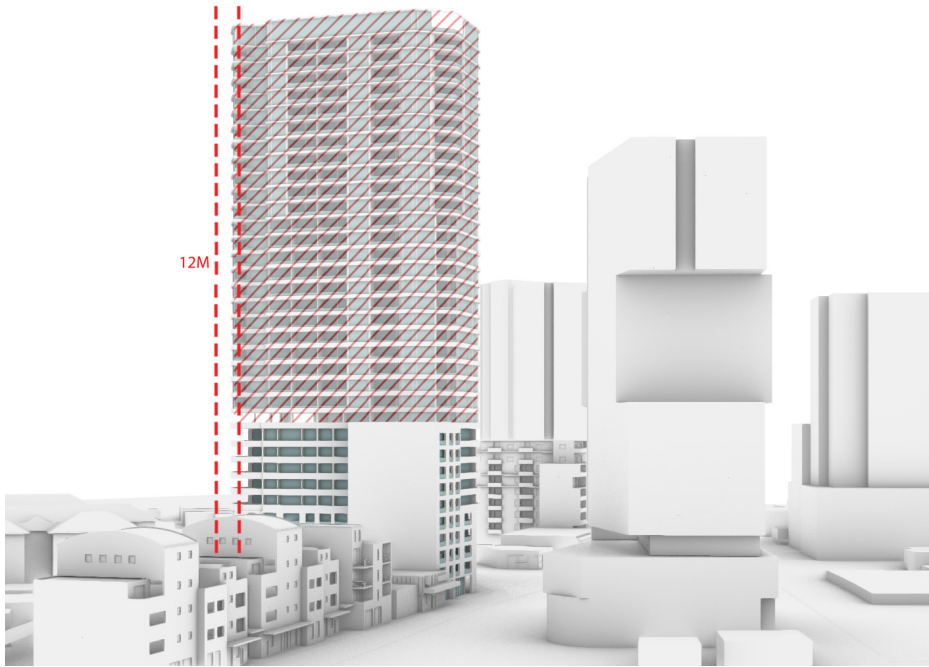
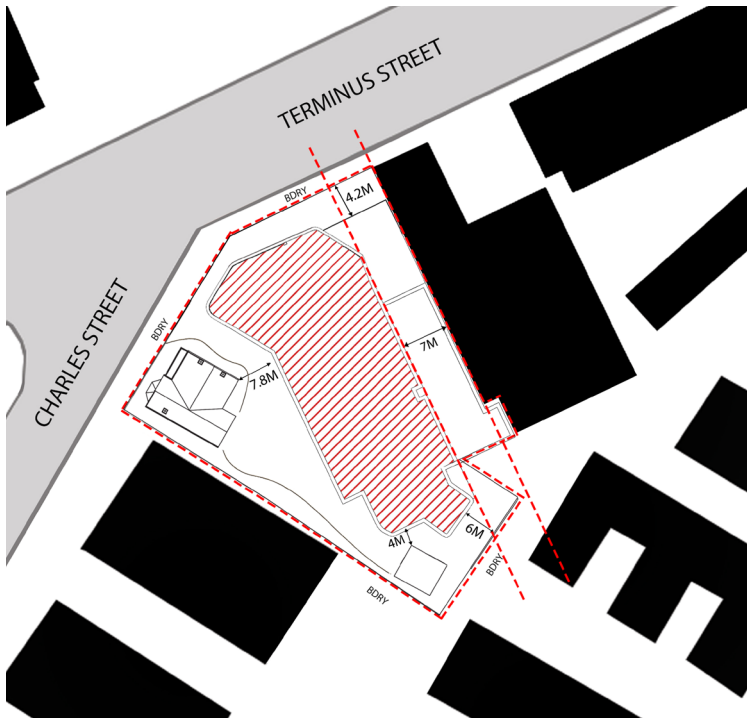
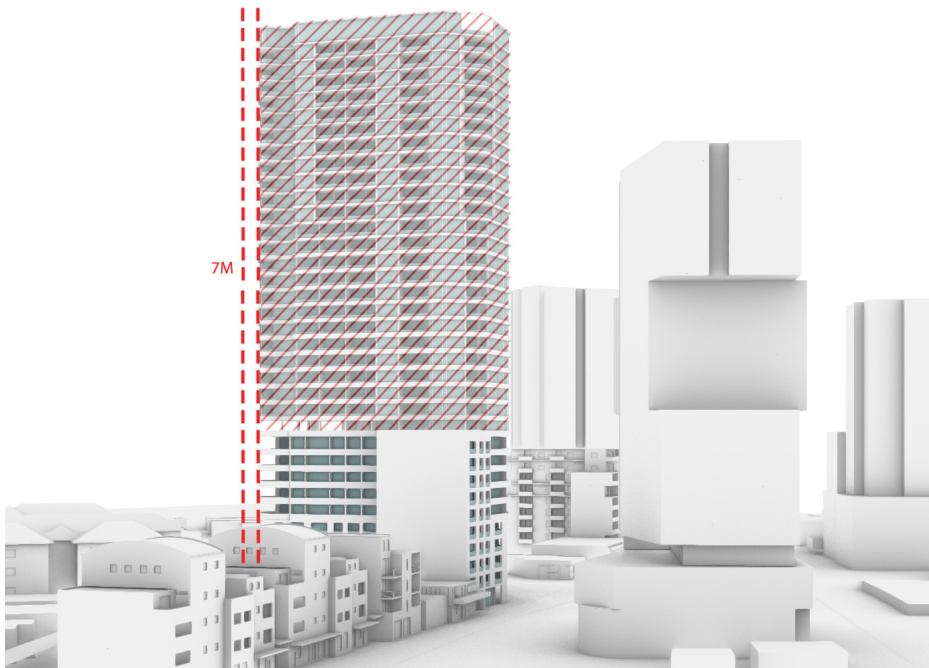
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3.10

03 STRATEGY PLANNING CONCEPTS TOWER MASSING STUDIES



ADG CONTROLS

PROS

- Appropriate Building Separation: On the lower levels, with heights ranging from 25m to 45m above ground level, a 12m distance (6m from the boundary) is maintained between habitable rooms and balconies.
- Sufficient Setbacks: The design provides adequate setbacks from the heritage building, facilitating a smooth transition in massing to the adjacent R4 Zone.
- Efficient Site Utilization: The building's orientation is aligned with the prevailing east-west pattern of the surrounding context, ensuring harmony with the existing urban fabric.

CONS

- Separation Challenges for Taller Buildings: For buildings 45m or more above ground level, a 28m separation between habitable rooms and balconies is required, potentially impacting the building's width efficiency, as illustrated below.
- Impact on Building Shape and Form: The required separation from the heritage property results in an inefficient building shape and form.

ADG CONTROLS

PROS

- Appropriate Building Separation: The lower levels, ranging from 1 to 3 storeys above ground level, maintain a 12-meter distance (6 meters from the boundary) between habitable rooms and balconies.
- Sufficient Setbacks: Adequate setbacks are provided from the heritage building, allowing for a smooth transition in massing to the adjacent R4 Zone.
- Efficient Site Utilization: The building's orientation is aligned with the prevailing east-west pattern of the surrounding context, ensuring harmony with the existing urban fabric.

CONS

- Limited Building Separation at Higher Levels: For buildings 4-7 storeys above ground level, an 18-meter separation (9 meters from the boundary) could not be achieved, and for buildings above 8 storeys, a 24-meter separation (12 meters from the boundary) was not possible due to site width constraints.

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Drawing Title
TOWER MASSING STUDIES

Project Stage

DA Submission

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3.11

03 STRATEGY PLANNING CONCEPTS

BUILDING ENVELOPE STRATEGY

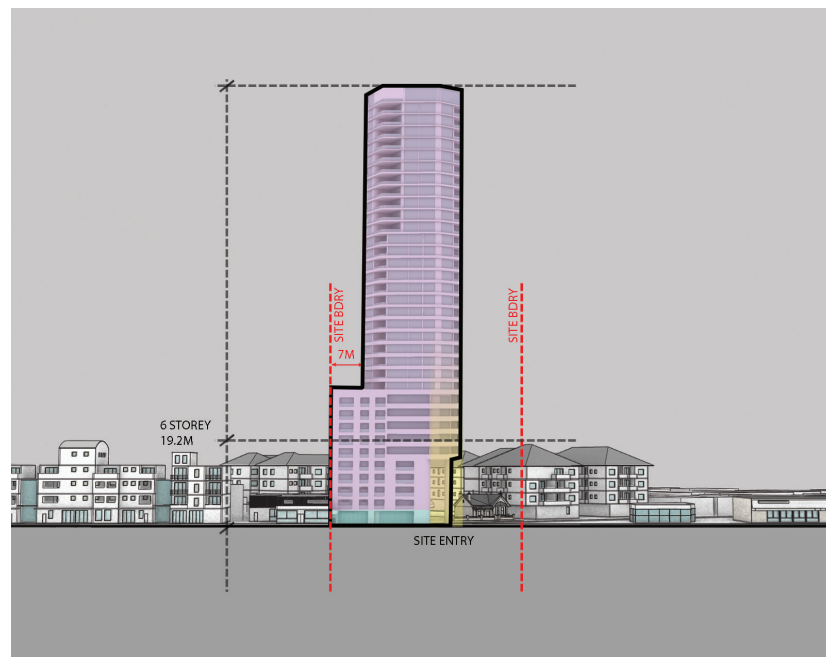
The journey of developing the site has involved a thorough study of what can be built both on the subject site and within the overall block master plan, while taking into consideration the heritage constraints of the area.

URBIS was engaged in this process, collaborating with CDA to determine appropriate distances for the proposed development and tower forms, ensuring they are suitable in proximity to the heritage items.

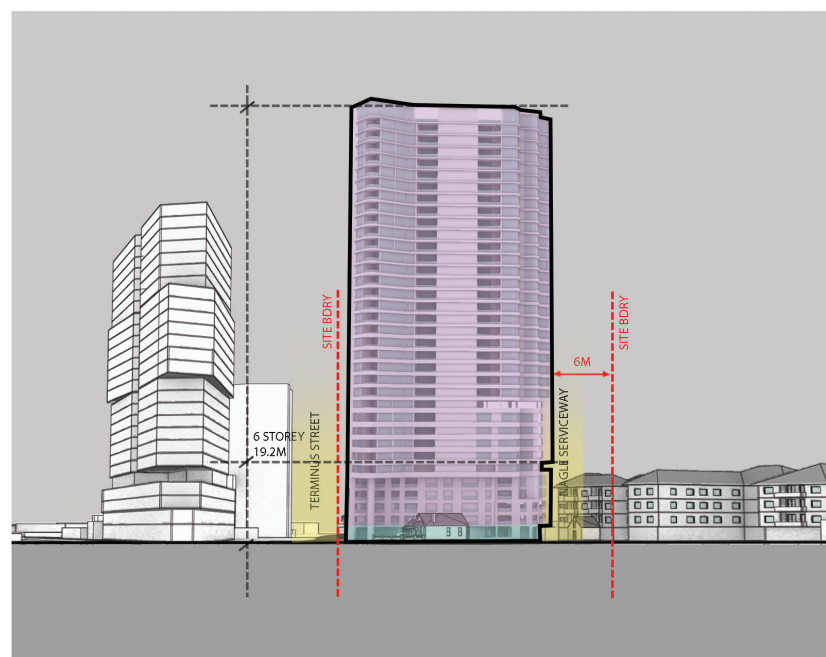
The proposed form is the result of a workshop between URBIS and CDA, where it was agreed that the ground level and podium built form should be set back a significant distance. This setback enhances the pedestrian scale and public domain, allowing for a clear separation between the heritage item and the proposed structure. This design choice ensures that the heritage item can be viewed and experienced in its entirety, without the new development encroaching too closely.

However, the tower form cantilevers over the podium at an appropriate angle, allowing it to approach the heritage item at a higher level, thereby preventing the built form from dominating the heritage item at a pedestrian scale. The proposed forms and setbacks have been carefully considered within the context of the site's constraints, particularly the presence of the heritage item, while also maintaining appropriate distances from other boundaries. This design respects the relationship between the new built form and the potential for future adjoining developments.

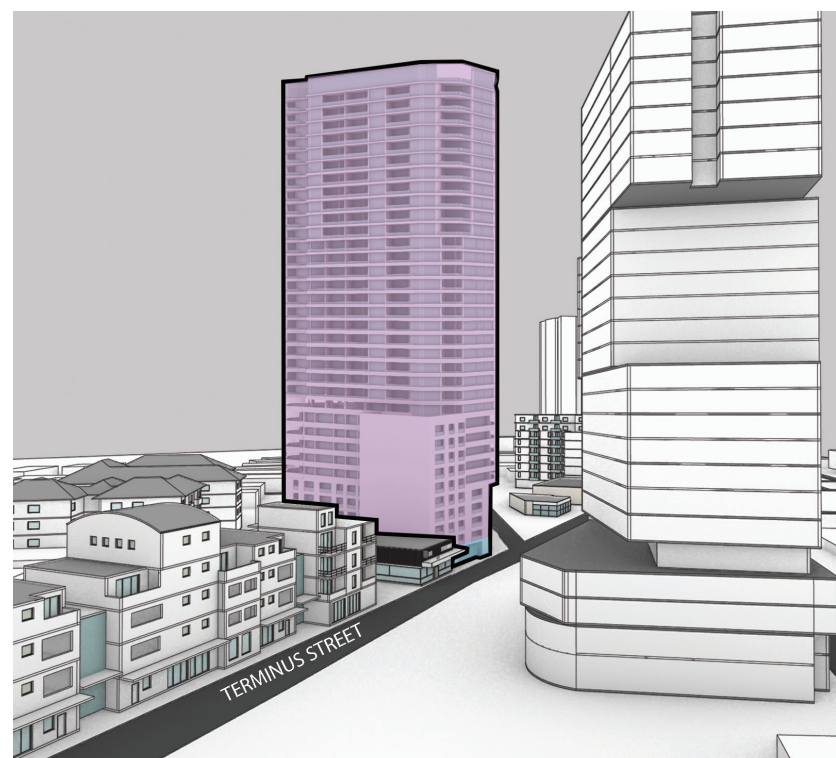
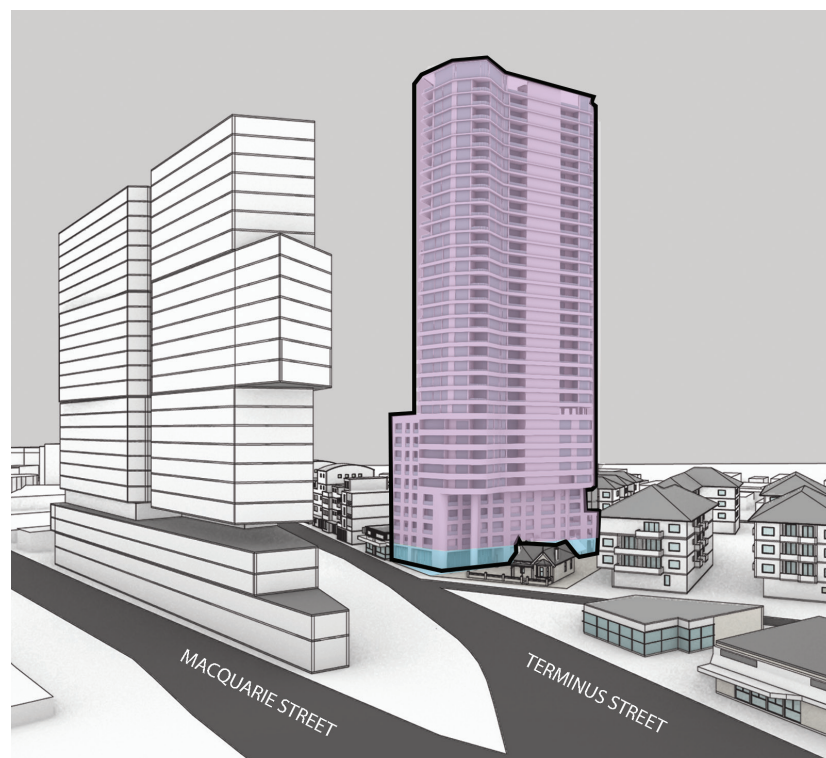
The proposed 7m setback from the boundary aligns with the LEP Building Separation guidelines and the Apartment Design Guideline principles for residential development, as well as the Council's Development Control Plans, which outline preferred building setbacks and height regulations.



TERMINUS STREET ELEVATION



CHARLES STREET ELEVATION



- Potential Residential Massing Envelope
- Potential Serviced Apartments/ Commerical Envelope

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Drawing Title
BUILDING ENVELOPE STRATEGY

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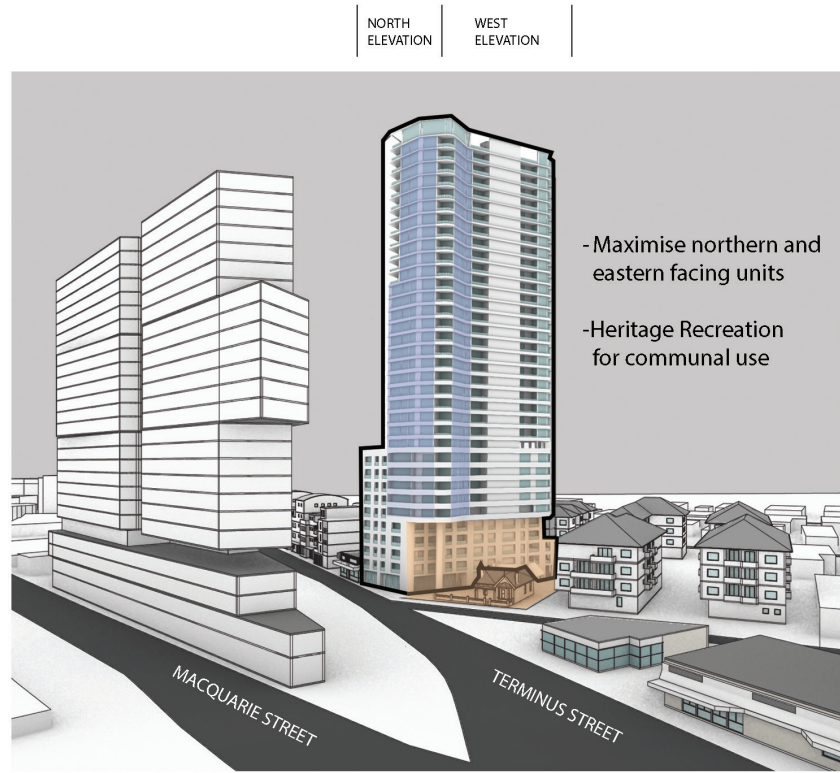
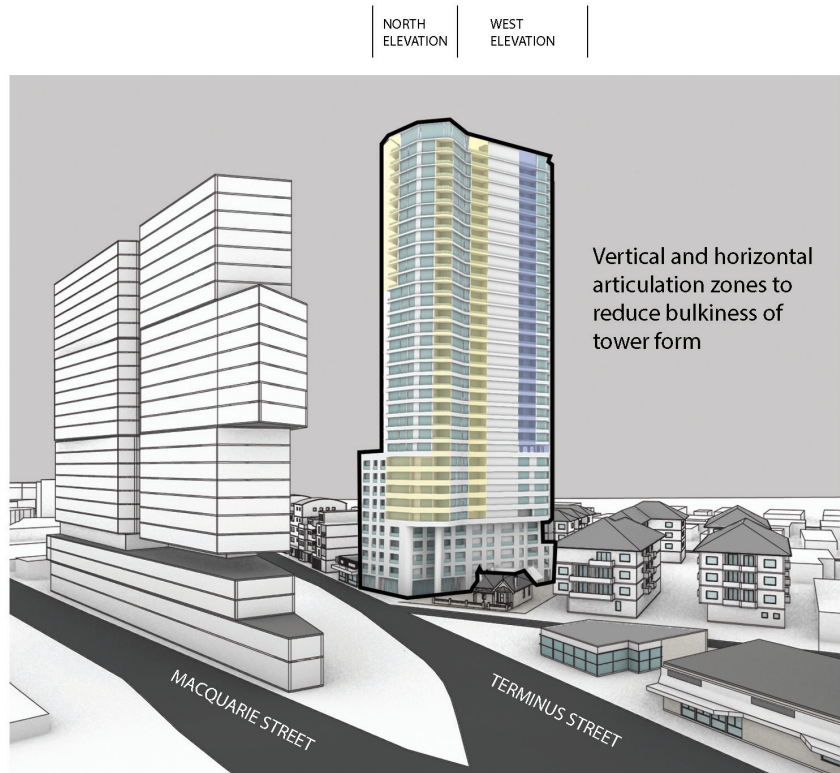
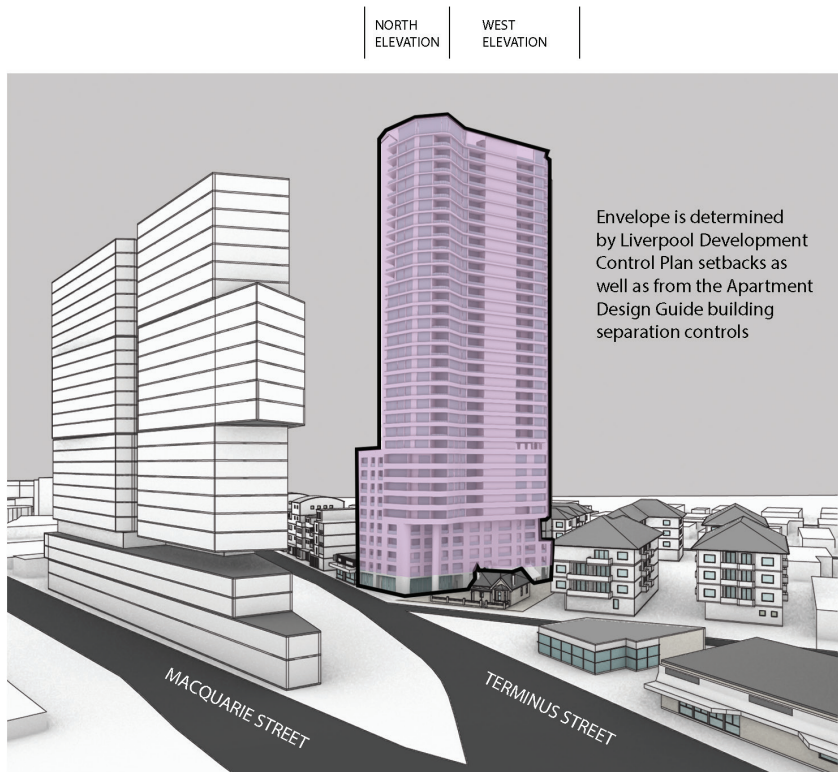
03 STRATEGY PLANNING CONCEPTS TOWER MASSING STRATEGY

restrictions, have been thoroughly considered in arriving at the proposed building massing.

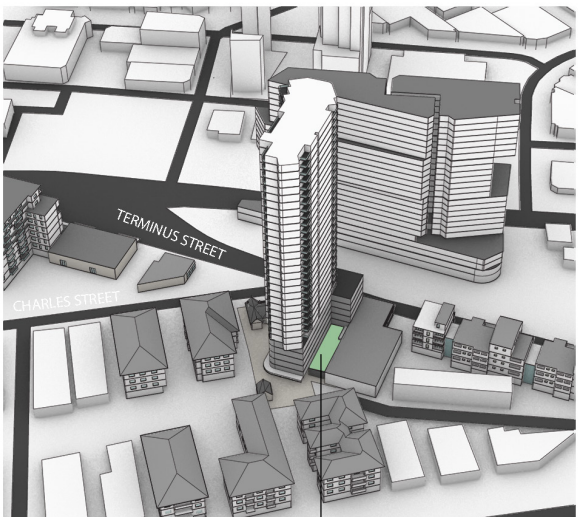
Additionally, the height of the massing envelope has been carefully evaluated in relation to the aviation height constraints associated with Bankstown Airport.

RESIDENTIAL STRATEGY

Voids and balconies have been carved from the mass of the building in order to reduce the bulk appearance of the massing. Units will be orientated to maximise solar access, natural ventilation as well as to benefit from surrounding views. Open Communal spaces will also be carefully incorporated to maximise accessibility of recreation areas for the residents.



NAGLE SERVICEWAY BACK LANE VIEW



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134 TERMINUS STREET - 2 CHARLES
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Drawing Title
TOWER MASSING STRATEGY

Project Stage

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04

MASTERPLAN

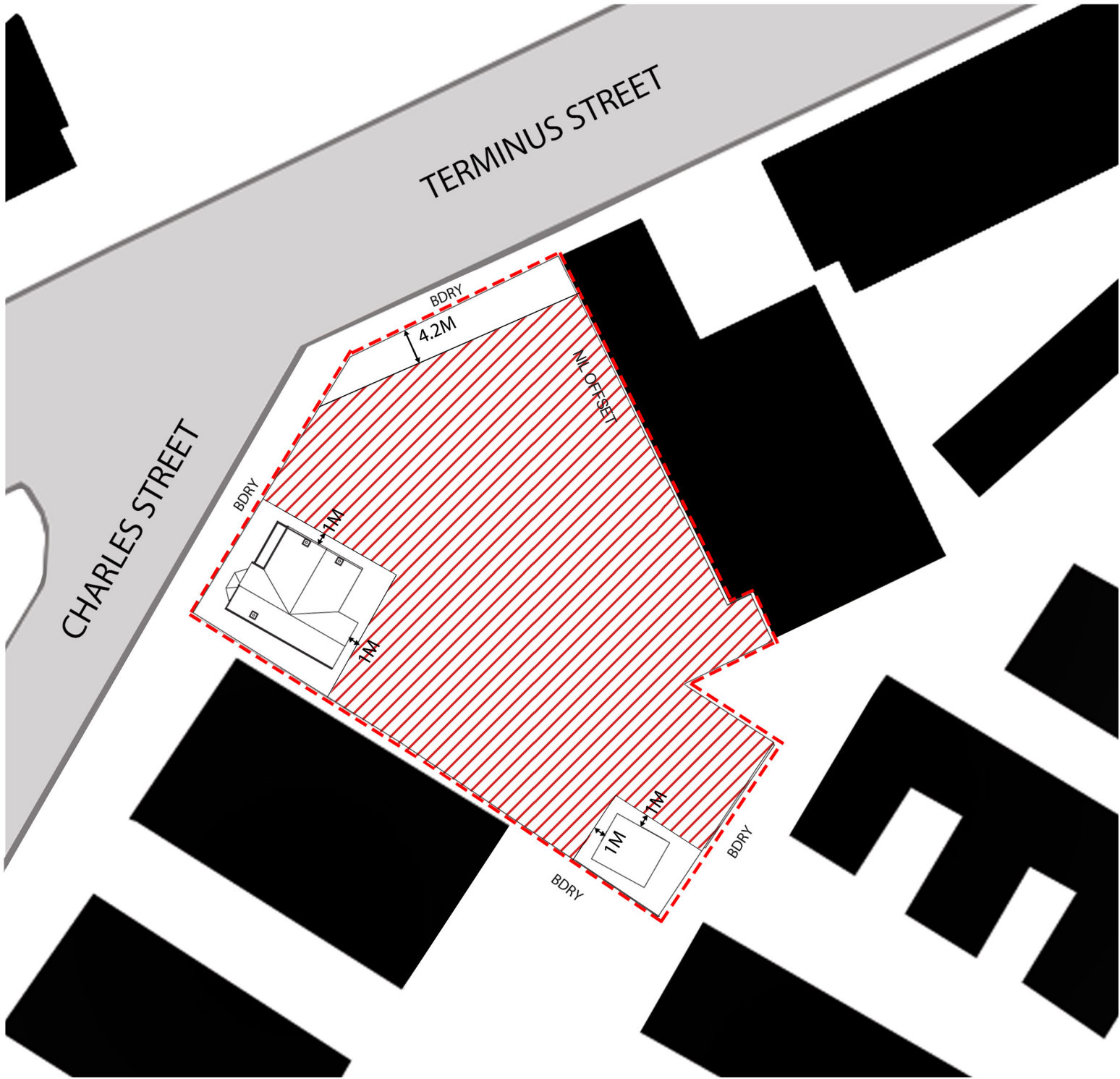
03 STRATEGY PLANNING CONCEPTS
TYPICAL BASEMENT 1-4 ENVELOPE

The typical below ground basement building envelope utilises majority of the allotment to accomodate the required parking, with the exception of retaining proximity to heritage item.

The proposed basement envelope is constrained by the heritage item, with a 1M offset.

As advised by TffNSW, a 4.2M setback to the front boundary is desired.

- The typical basement envelope diagram proposes:
- 4.2m setback to Terminus Street boundaries.
 - 1m setback to the heritage cottage
 - 1m setback to the proximity of the heritage shed



-  Proposed Typical Basement Floor Envelope
-  Existing Roads
-  Existing Buildings
-  Site Boundaries

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Drawing Title
TYPICAL BASEMENT 1-4 ENVELOPE

Project Stage

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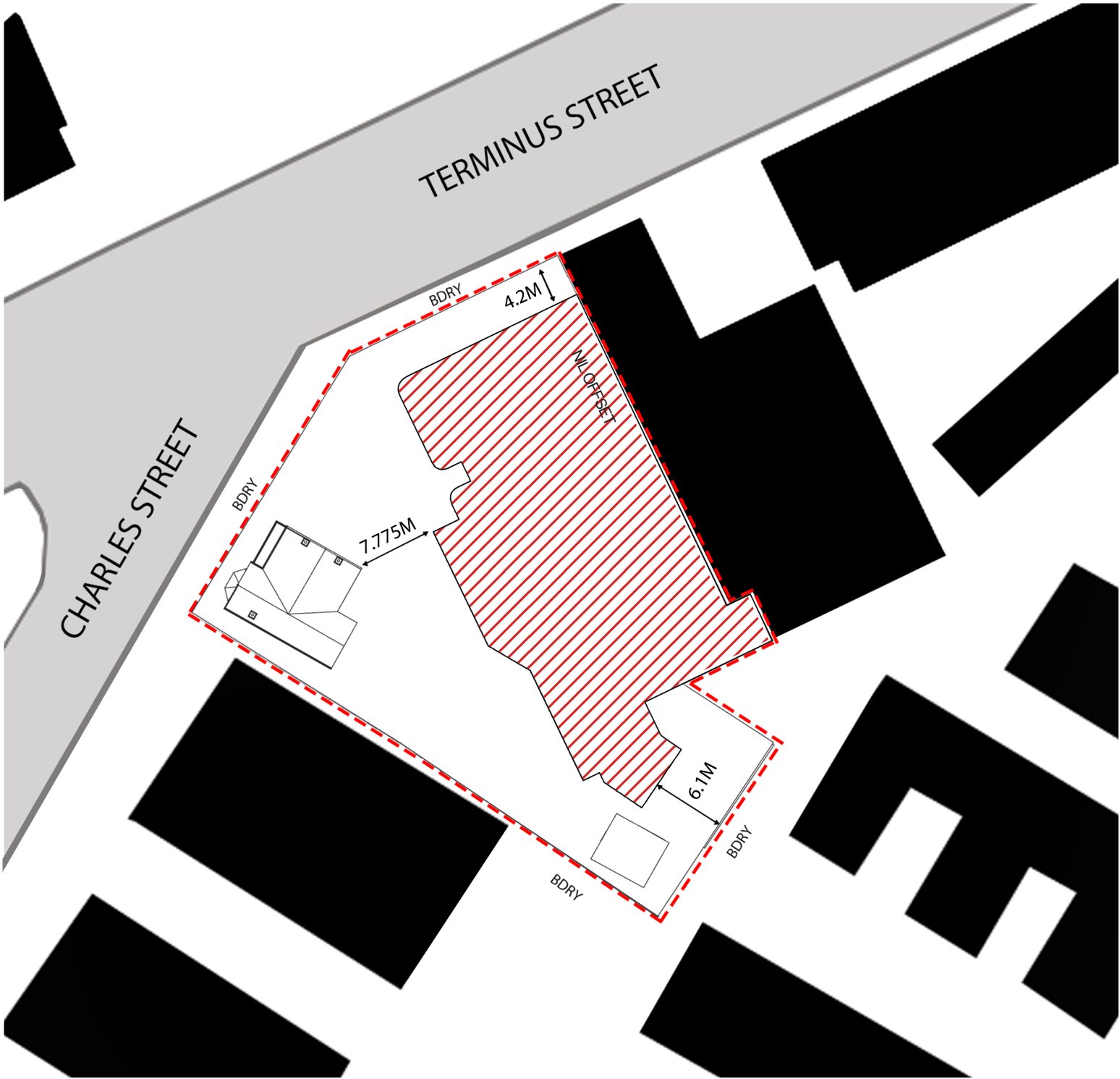
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The proposed ground floor envelope is derived from the Liverpool DCP Part 4. The proposal acknowledges the following sections:
DCP Part 4 - Control 2.1 - Building to Street Alignment and Setbacks
DCP Part 4 - Figure 3 - Specific Street Alignment and Street Setbacks
DCP Part 4 - Control 3.1 - Building to Street Alignment and Setbacks

The proposed envelope is constrained by the heritage item, with a 7.775M side offset from the front heritage cottage to provide for recreational spaces that benefits public users.

As advised by TffNSW, a 4.2M setback to the front boundary is desired.

Based on the DCP, the proposed envelope complies with a 6m offset from the rear boundary (12m between habitable rooms)

The envelope is
The ground floor envelope diagram proposes:
- 4.2m setback to Terminus Street boundaries.
- 7.8m setback to the heritage cottage
- 6.1m setback to the rear boundary

- Proposed Basement Floor Envelope
- Existing Roads
- Existing Buildings
- Site Boundaries

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Drawing Title

GROUND FLOOR ENVELOPE

Project Stage

DA Submission

Job no.

J24612D

Drawing no.

Rev.

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HL

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Level 1 envelope is derived from the Liverpool DCP Part 4. The proposal acknowledges the following sections:
DCP Part 4 - Control 2.1 - Building to Street Alignment and Setbacks
DCP Part 4 - Figure 3 - Specific Street Alignment and Street Setbacks

The proposed envelope is constrained by the heritage item, with a 7.775M side offset from the front heritage cottage to provide for recreational spaces that benefits public users.

As advised by TffNSW, a 4.2M setback to the front boundary is desired.

Based on the DCP, the proposed envelope complies with a 6m offset from the rear boundary, as well as the side boundary for floors above 25m. (12m between habitable rooms)

The ground floor envelope diagram proposes:
- 4.2m setback to Terminus Street boundaries.
- 7.8m setback to the heritage cottage

- Proposed Ground Floor Envelope
- Existing Roads
- Existing Buildings
- Site Boundaries

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PROPOSED RESIDENTIAL DEVELOPMENT
134 TERMINUS STREET - 2 CHARLES STREET, LIVERPOOL, NSW, 2170

Drawing Title

LEVEL 1 ENVELOPE

Project Stage

DA Submission

Job no.

J24612D

Drawing no.

Rev.

Drawn by

HL

Checked by

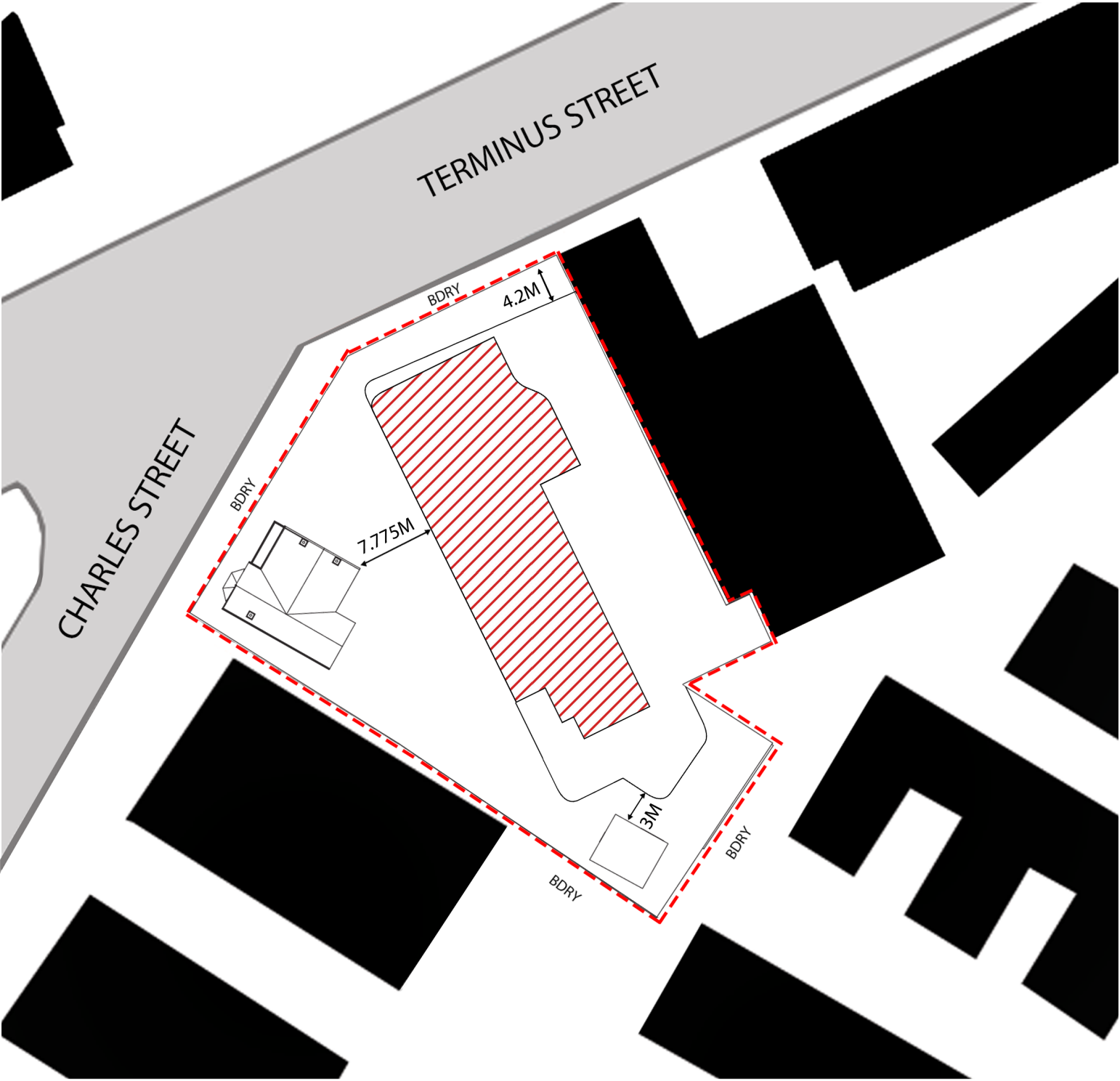
RJ

Approved by

ZC

Date

MAY . 2024



References
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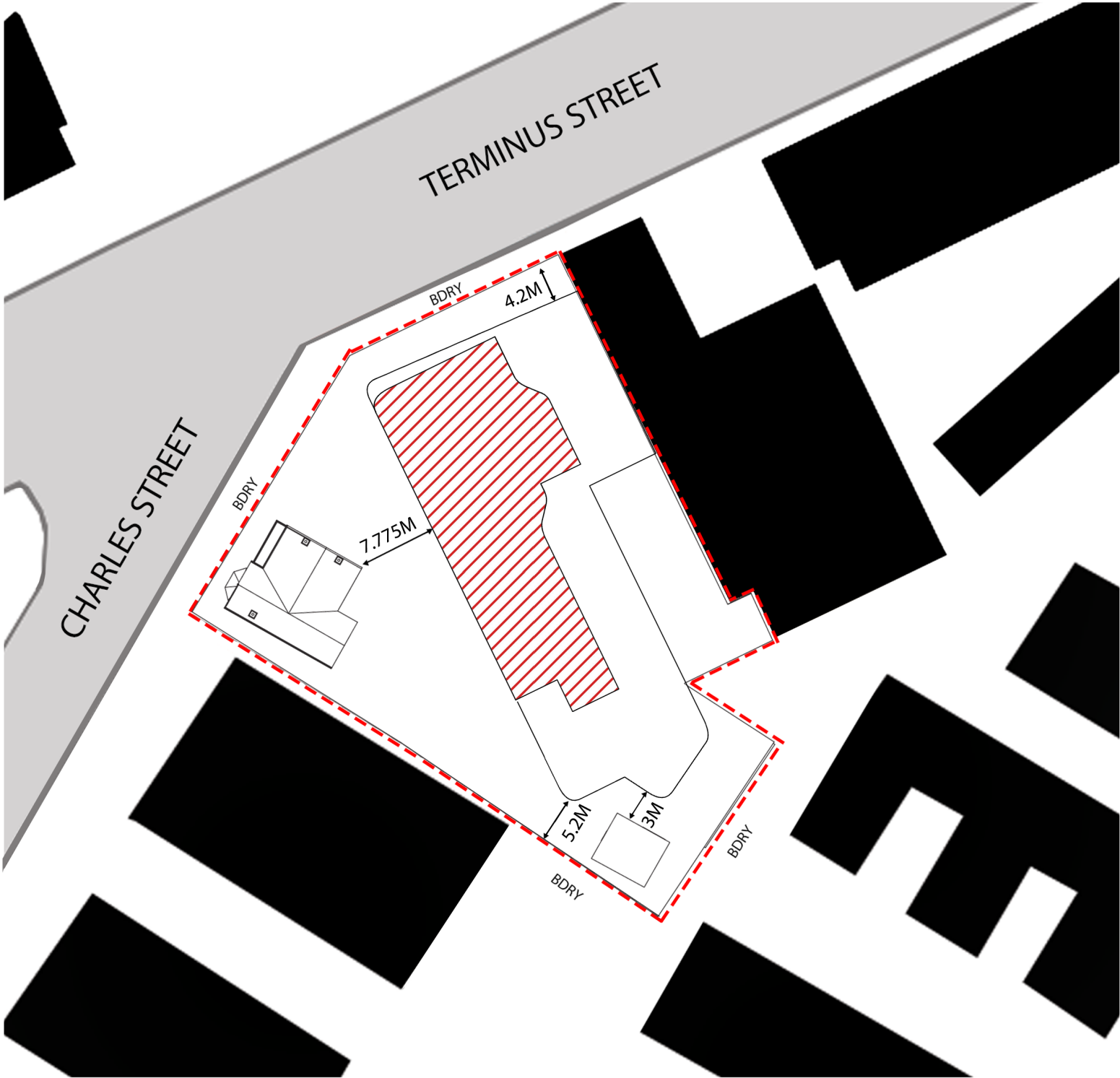
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Notes
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Nominated Architect: Liljana Ermilova 7887, ABN 24 243 205 327



Level 2 envelope is derived from the Liverpool DCP Part 4. The proposal acknowledges the following sections:
DCP Part 4 - Control 2.1 - Building to Street Alignment and Setbacks
DCP Part 4 - Figure 3 - Specific Street Alignment and Street Setbacks

The proposed envelope is constrained by the heritage item, with a 7.775M side offset from the front heritage cottage to provide for recreational spaces that benefits public users.

As advised by TfNSW, a 4.2M setback to the front boundary is desired.

Based on the DCP, the proposed envelope complies with a 6m offset from the rear boundary, as well as the side boundary for floors above 25m. (12m between habitable rooms)

The ground floor envelope diagram proposes:
- 4.2m setback to Terminus Street boundaries.
- 7.8m setback to the heritage cottage

-  Proposed Upper Podium Floor Envelope
-  Existing Roads
-  Existing Buildings
-  Site Boundaries



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**PROPOSED RESIDENTIAL
DEVELOPMENT**
134 TERMINUS STREET - 2 CHARLES
STREET, LIVERPOOL, NSW, 2170

Drawing Title
LEVEL 2 ENVELOPE

Project Stage

DA Submission

Job no. J24612D

Drawing no.

Rev.

Drawn by HL

Checked by RJ

Approved by ZC

Date MAY . 2024

References
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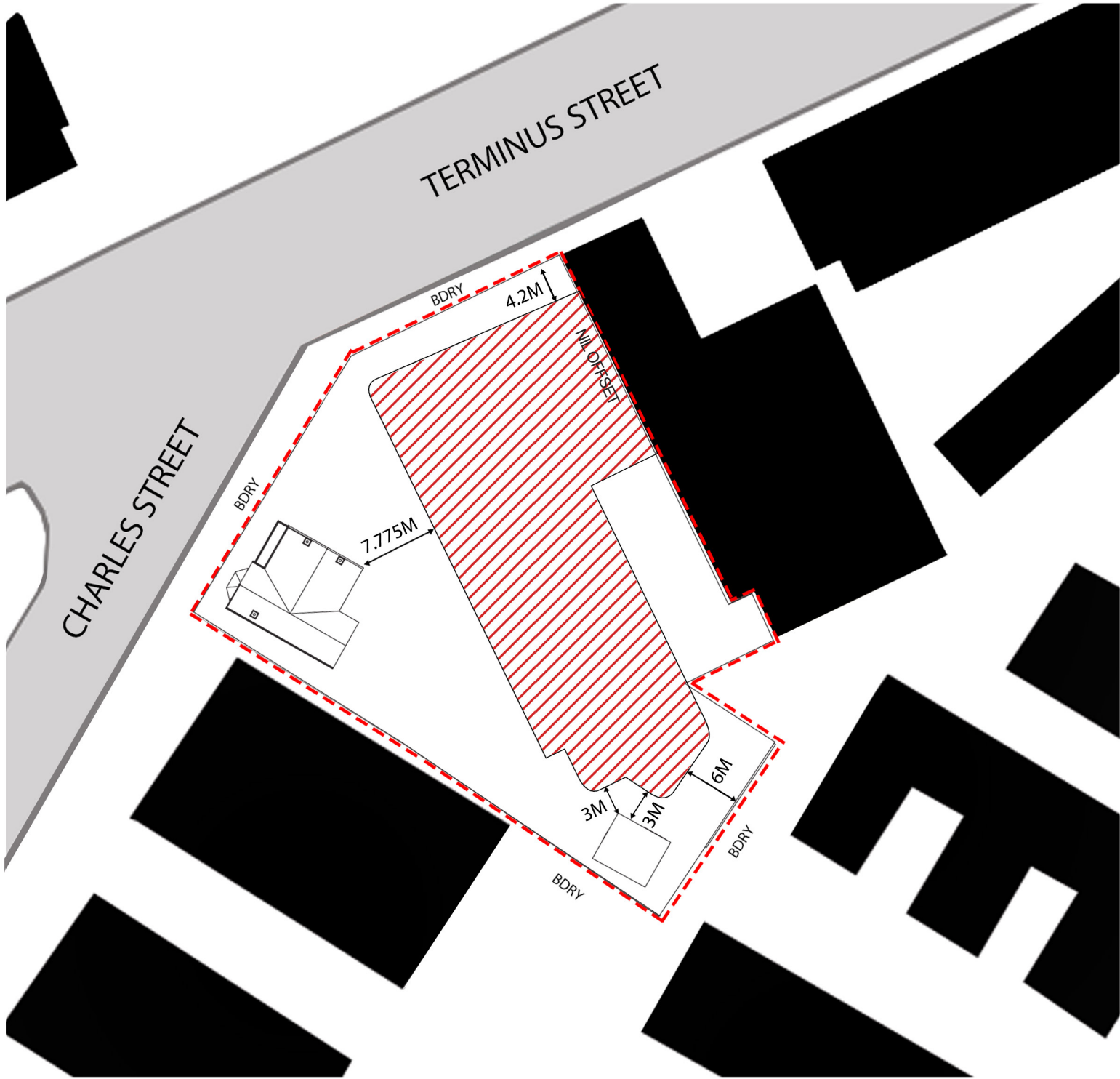
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Nominated Architect: Liljana Ermilova 7887, ABN 24 243 205 327



Level 3-5 envelope is derived from the Liverpool DCP Part 4. The proposal acknowledges the following sections:
DCP Part 4 - Control 2.1 - Building to Street Alignment and Setbacks
DCP Part 4 - Figure 3 - Specific Street Alignment and Street Setbacks

The proposed envelope is constrained by the heritage item, with a 7.775M side offset from the front heritage cottage to provide for recreational spaces that benefits public users.

As advised by TfNSW, a 4.2M setback to the front boundary is desired.

Based on the DCP, the proposed envelope complies with a 6m offset from the rear boundary, as well as the side boundary for floors above 25m. (12m between habitable rooms)

The ground floor envelope diagram proposes:
- 4.2m setback to Terminus Street boundaries.
- 7.8m setback to the heritage cottage
- 3m setback to heritage shed
- 6m setback to rear boundary

- Proposed Upper Podium Floor Envelope
- Existing Roads
- Existing Buildings
- Site Boundaries

CDA

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PROPOSED RESIDENTIAL DEVELOPMENT
134 TERMINUS STREET - 2 CHARLES STREET, LIVERPOOL, NSW, 2170

Drawing Title

LEVEL 3-5 ENVELOPE

Project Stage

DA Submission

Job no.

J24612D

Drawing no.

Rev.

Drawn by

HL

Checked by

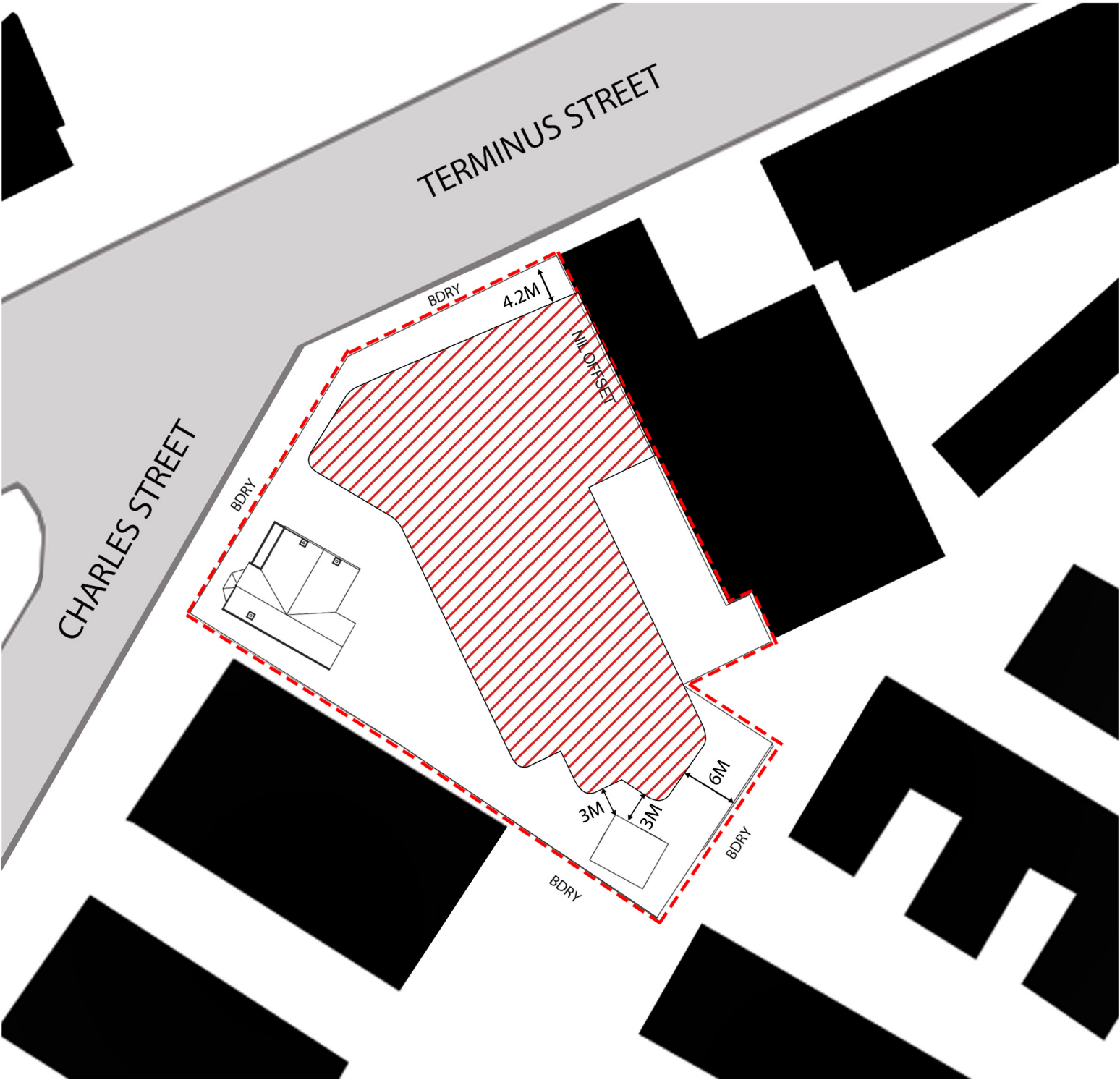
RJ

Approved by

ZC

Date

MAY . 2024



Level 6-9 envelope is derived from Council's Development Control Plan and the Apartment Design Guide (ADG). The proposal acknowledges the following sections:

- ADG - Control 2F - Building Separations
- DCP Part 4 Section 4.2.5 - Controls for sites that requires the submission of a site specific DCP or concept DA
- DCP Part 4 - Table 1 - Maximum Floor Plate Size

The proposed envelope is constrained by the heritage item, with a 7.775M side offset from the front heritage cottage to provide for recreational spaces that benefits public users.

As advised by TfNSW, a 4.2M setback to the front boundary is desired.

Based on the DCP, the proposed envelope complies with a 6m offset from the rear boundary, as well as the side boundary for floors above 25m. (12m between habitable rooms)

The maximum tower envelope proposed is defined by the following offsets:

- 4.2m setback to Terminus Street boundaries.
- 6m setback to the rear boundary
- 3m setback to the heritage shed

- Proposed Tower Envelope
- Existing Roads
- Existing Buildings
- Site Boundaries

References

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Nominated Architect: Liljana Ermilova 7887, ABN 24 243 205 327

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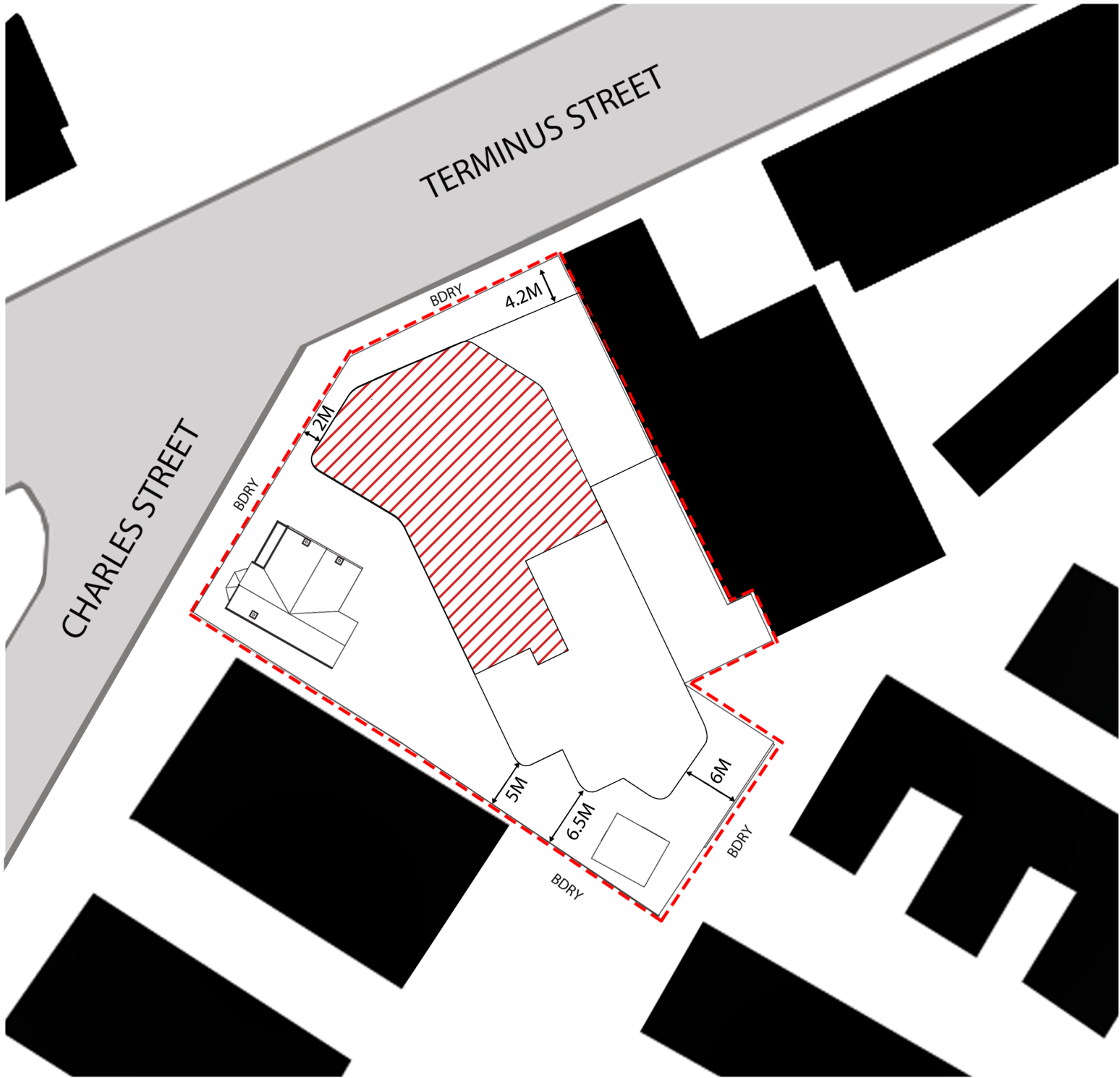
PROPOSED RESIDENTIAL DEVELOPMENT
134 TERMINUS STREET - 2 CHARLES STREET, LIVERPOOL, NSW, 2170

Drawing Title
LEVEL 6-9 ENVELOPE

Project Stage
DA Submission

Job no.	Drawing no.	Rev.
J24612D		

Drawn by	Checked by	Approved by	Date
HL	RJ	ZC	MAY . 2024



Level 10 envelope is derived from Council’s Development Control Plan and the Apartment Design Guide (ADG). The proposal acknowledges the following sections:

- ADG - Control 2F - Building Separations
- DCP Part 4 Section 4.2.5 - Controls for sites that requires the submission of a site specific DCP or concept DA
- DCP Part 4 - Table 1 - Maximum Floor Plate Size

The proposed envelope is constrained by the heritage item, with a 7.775M side offset from the front heritage cottage to provide for recreational spaces that benefits public users.

As advised by TfNSW, a 4.2M setback to the front boundary is desired.

Based on the DCP, the proposed envelope complies with a 6m offset from the rear boundary, as well as the side boundary for floors above 25m. (12m between habitable rooms)

Although majority of the building complies to this, due to environmental constraints, the south-west (No.4 Charles St) boundary is non compliant towards ADG & LEP controls for floors above 25m.

The maximum tower envelope proposed is defined by the following offsets:

- 4.2m setback to Terminus Street boundaries.
- 2m setback to Charles Street boundaries
- 6m setback to the rear boundary

-  Proposed Upper Podium Floor Envelope
-  Existing Roads
-  Existing Buildings
-  Site Boundaries

References

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**PROPOSED RESIDENTIAL
DEVELOPMENT**
134 TERMINUS STREET - 2 CHARLES
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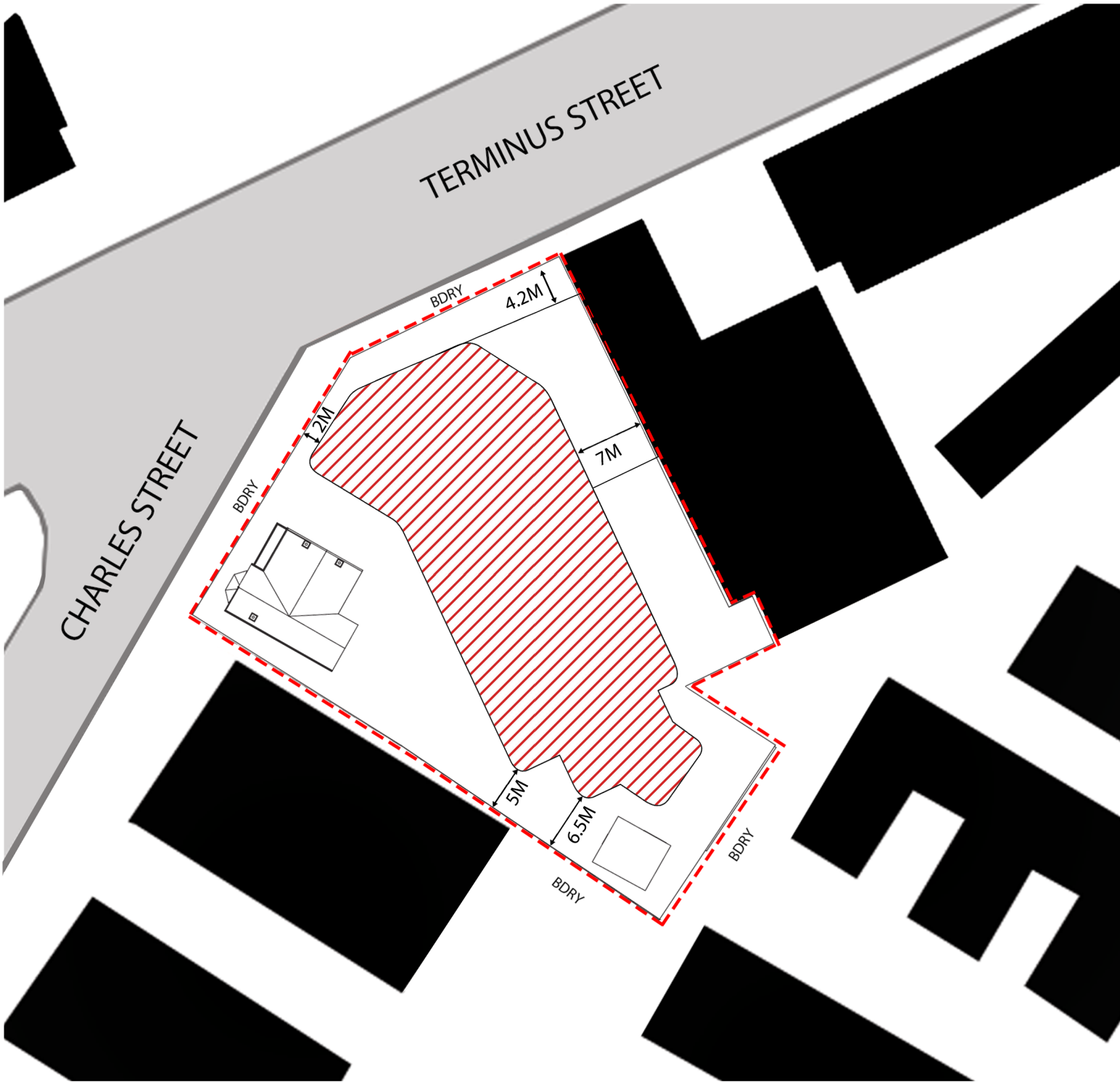
Drawing Title
LEVEL 10 ENVELOPE

Project Stage

DA Submission

Job no.	Drawing no.	Rev.
J24612D		

Drawn by	Checked by	Approved by	Date
HL	RJ	ZC	MAY . 2024



Level 11-22 envelope is derived from Council's Development Control Plan and the Apartment Design Guide (ADG). The proposal acknowledges the following sections:

- ADG - Control 2F - Building Separations
- DCP Part 4 Section 4.2.5 - Controls for sites that requires the submission of a site specific DCP or concept DA
- DCP Part 4 - Table 1 - Maximum Floor Plate Size

The proposed envelope is constrained by the heritage item, with a 7.775M side offset from the front heritage cottage to provide for recreational spaces that benefits public users.

As advised by TfNSW, a 4.2M setback to the front boundary is desired.

Based on the DCP, the proposed envelope complies with a 6m offset from the rear boundary, as well as the side boundary for floors above 25m. (12m between habitable rooms)

Although majority of the building complies to this, due to environmental constraints, the south-west (No.4 Charles St) boundary is non compliant towards ADG & LEP controls for floors above 25m.

The maximum tower envelope proposed is defined by the following offsets:

- 4.2m setback to Terminus Street boundaries.
- 2m setback to Charles Street boundaries

-  Proposed Tower Envelope
-  Existing Roads
-  Existing Buildings
-  Site Boundaries

References

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PROPOSED RESIDENTIAL DEVELOPMENT
134 TERMINUS STREET - 2 CHARLES STREET, LIVERPOOL, NSW, 2170

Drawing Title
LEVEL 11-33 ENVELOPE

Project Stage
DA Submission

Job no. J24612D
Drawing no. Rev.
Drawn by HL
Checked by RJ
Approved by ZC
Date MAY . 2024

References
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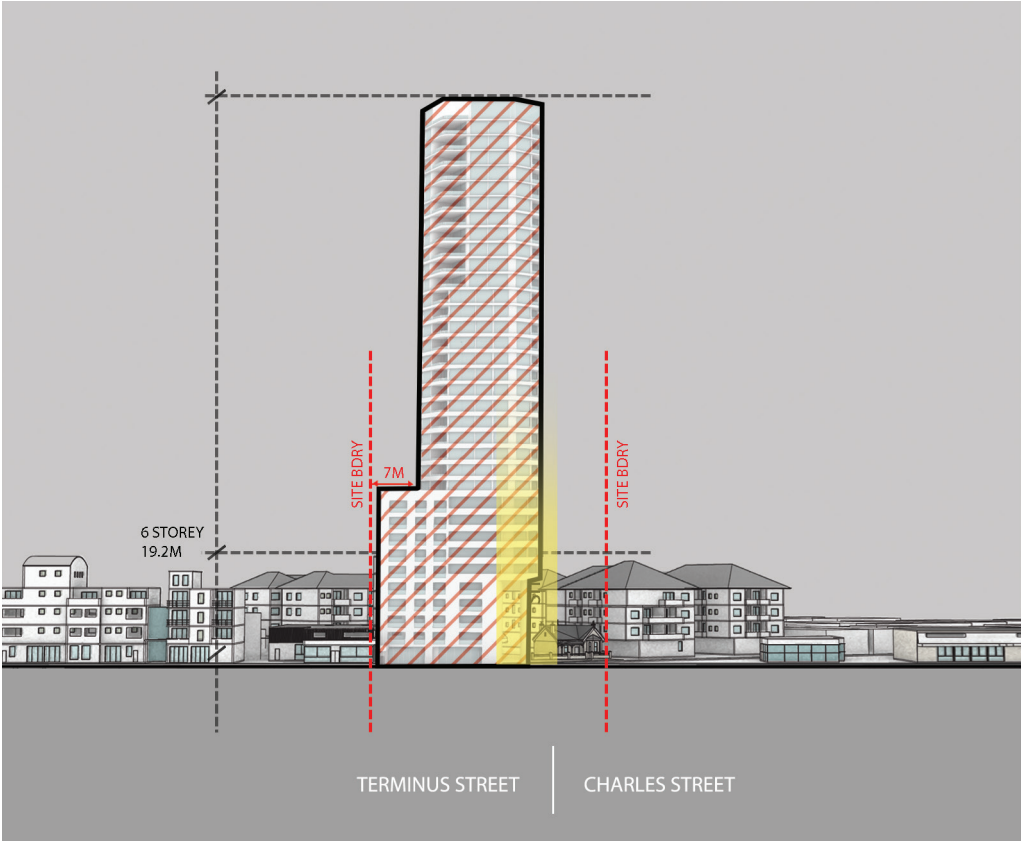
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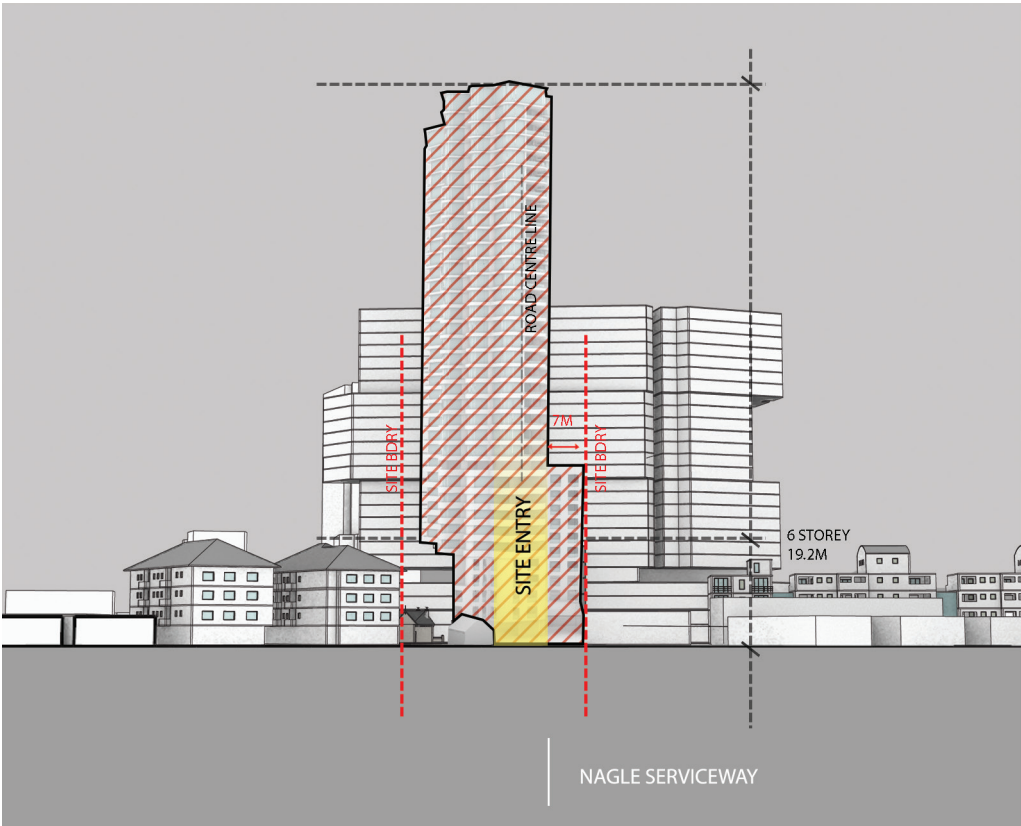
Nominated Architect: Liljana Ermilova 7887, ABN 24 243 205 327



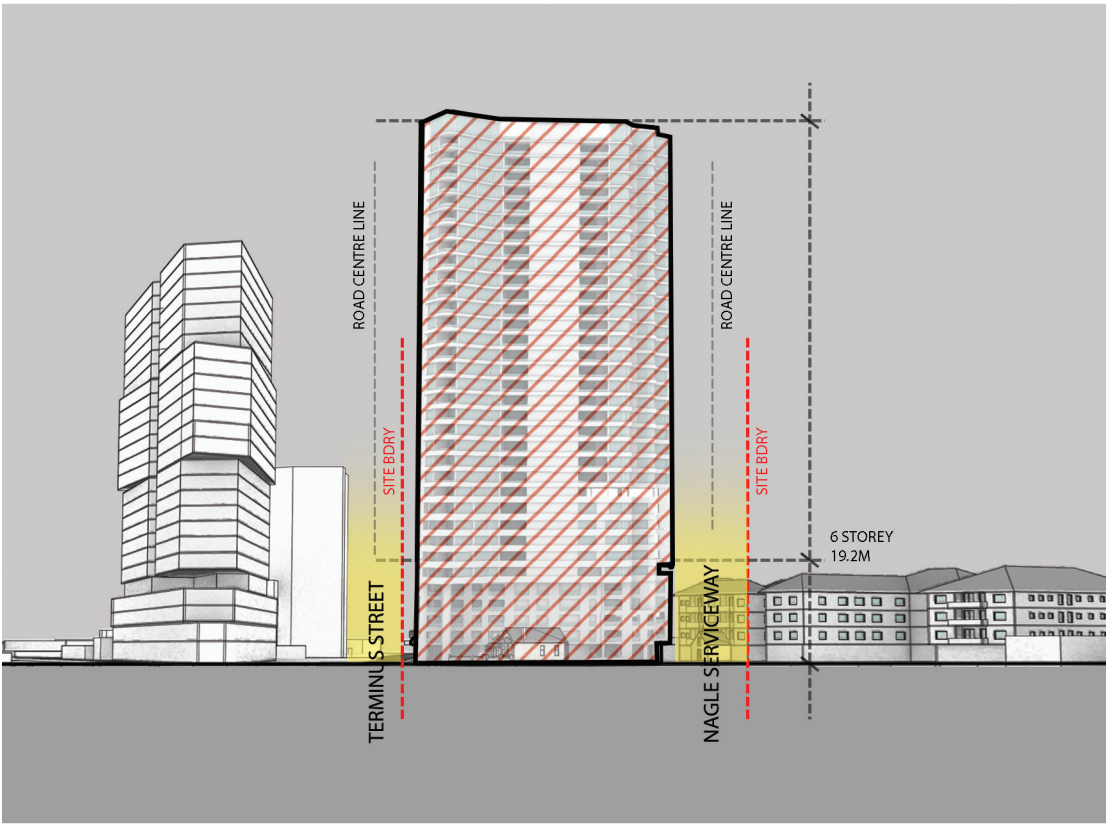
TERMINUS STREET / CHARLES STREET ELEVATION

 Proposed Building Envelope

 Site Boundaries



NAGLE SERVICEWAY ELEVATION



CHARLES STREET ELEVATION



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**PROPOSED RESIDENTIAL
DEVELOPMENT**
134 TERMINUS STREET - 2 CHARLES
STREET, LIVERPOOL, NSW, 2170

Drawing Title
ALLOTMENT ENVELOPE

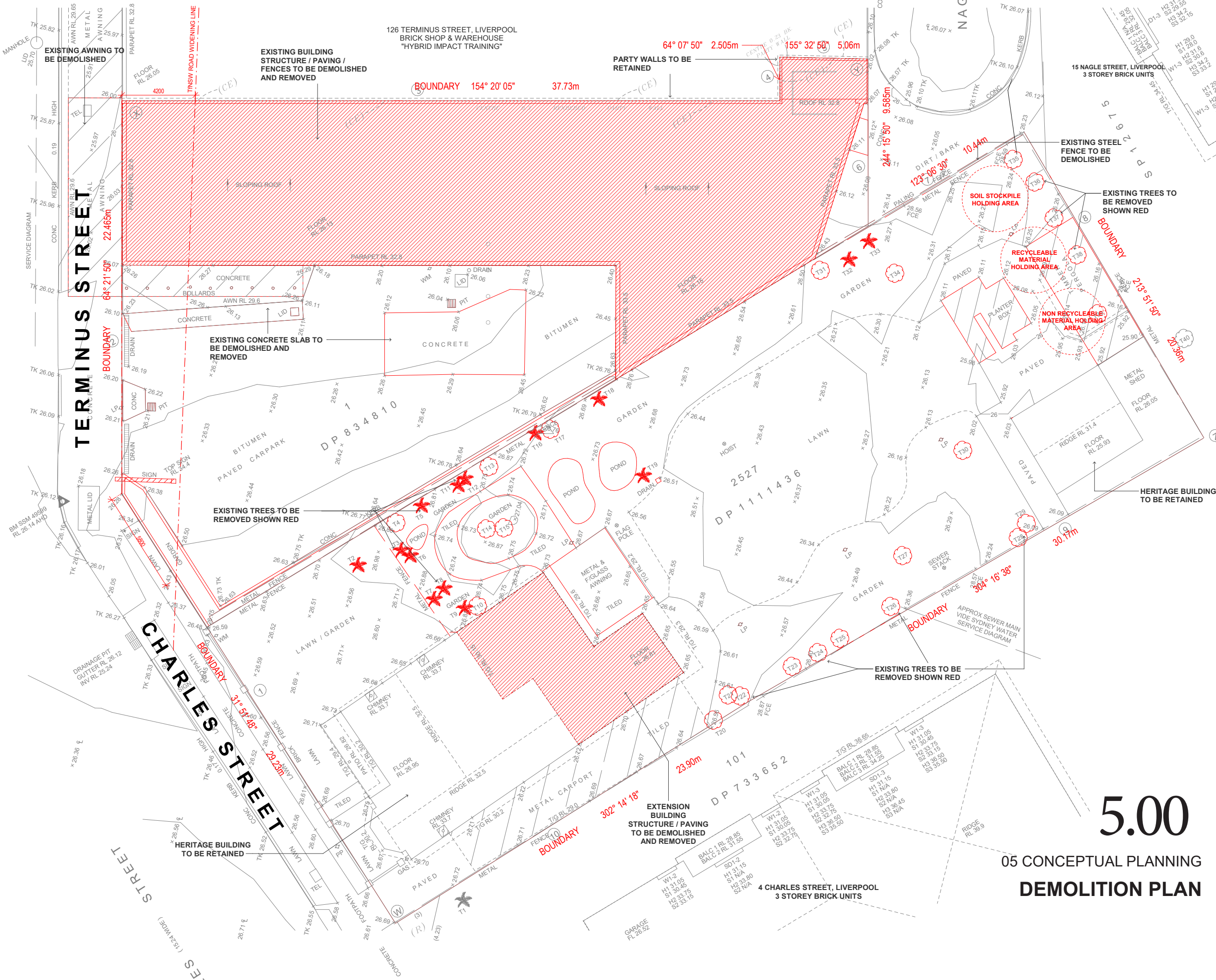
Project Stage
DA Submission

Job no.	Drawing no.	Rev.
J24612D		

Drawn by	Checked by	Approved by	Date
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05

CONCEPTUAL PLANNING



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Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327

- LEGEND**
- TO BE DEMOLISHED
 - TREES TO BE RETAINED
 - TREES TO BE REMOVED

A 29.07.2024 DA MASTERPLAN SUBMISSION

1 2 4 6 8

0 1:100 at A1 1:200 at A3



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5.00

05 CONCEPTUAL PLANNING
DEMOLITION PLAN

Project
PROPOSED MIXED USE DEVELOPMENT

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title
DEMOLITION PLAN

Project Stage
DA Submission

Job no. Drawing no. Rev.
J24612D DA1006 A

Drawn by Checked by Approved by Date
SP RJ ZC JULY 2024

TERMINUS STREET

BOUNDARY 64° 21' 50" 22.465m

CHARLES STREET

BOUNDARY 31° 51' 49" 29.23m

BOUNDARY 154° 20' 05" 37.73m

64° 07' 50" 2.505m

155° 32' 50" 5.06m

244° 15' 50" 9.585m

123° 06' 30" 10.44m

BOUNDARY

213° 51' 50" 20.36m

30.17m

BOUNDARY 304° 16' 38"

23.90m

BOUNDARY 302° 14' 18"

5.01

05 CONCEPTUAL PLANNING
BASEMENT 4 FLOOR PLAN

References

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Nominated Architect: Liljana Emilova 7887, ABN 24 243 205 327

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m 1 2 4 6 8
0 1:100 at A1 1:200 at A3

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PROPOSED MIXED USE
DEVELOPMENT

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

BASEMENT 4 FLOOR PLAN

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA1101 A

Drawn by Checked by Approved by Date

SP RJ ZC JULY 2024



1

BASEMENT 4 FLOOR PLAN

1 : 100 at A1 1:200 at A3

CAR PARKING SCHEDULE
LIVERPOOL COUNCIL DCP & LEP 2008

LAND USE	SCALE	RATE	REQUIRED
COMMERCIAL (GROUND LEVEL)			
?	258 m ² GFA	1 SPACE / 200 m ² GFA	1.3
MULTI DWELLING HOUSING (13,915 m ²) GFA			
? 1-bedroom	74 units	0.4 spaces per unit	29.6
? 2-bedroom	105 units	0.7 spaces per unit	73.5
? 3-bedroom	11 units	1.2 spaces per unit	13.2
? Visitor	190 units	1 spaces per 10 units	19
CHILD CARE CENTER			
?	633 m ² GFA	1 SPACE / 150 m ² GFA	4.2
HOTEL			
?	4,564 m ² GFA	1 SPACE / 150 m ² GFA	30.4
TOTAL	-	-	172 (171.2)

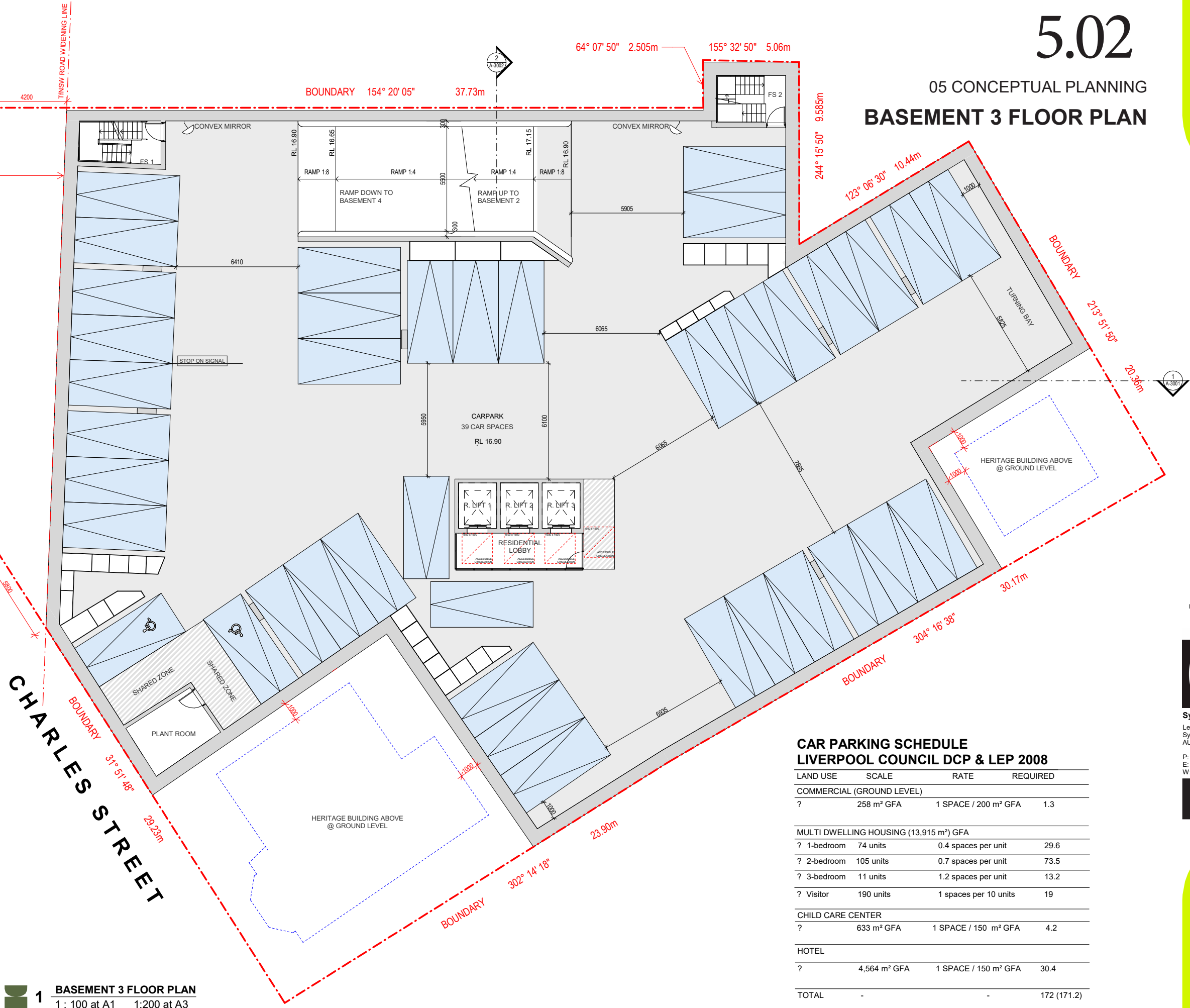


1

BASEMENT 3 FLOOR PLAN
1: 100 at A1 1:200 at A3

CHARLES STREET

TERMINUS STREET



**CAR PARKING SCHEDULE
LIVERPOOL COUNCIL DCP & LEP 2008**

LAND USE	SCALE	RATE	REQUIRED
COMMERCIAL (GROUND LEVEL)			
?	258 m ² GFA	1 SPACE / 200 m ² GFA	1.3
MULTI DWELLING HOUSING (13,915 m ²) GFA			
? 1-bedroom	74 units	0.4 spaces per unit	29.6
? 2-bedroom	105 units	0.7 spaces per unit	73.5
? 3-bedroom	11 units	1.2 spaces per unit	13.2
? Visitor	190 units	1 spaces per 10 units	19
CHILD CARE CENTER			
?	633 m ² GFA	1 SPACE / 150 m ² GFA	4.2
HOTEL			
?	4,564 m ² GFA	1 SPACE / 150 m ² GFA	30.4
TOTAL	-	-	172 (171.2)

5.02

05 CONCEPTUAL PLANNING
BASEMENT 3 FLOOR PLAN

References

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Notes

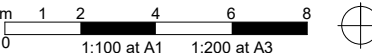
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**PROPOSED MIXED USE
DEVELOPMENT**

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

BASEMENT 3 FLOOR PLAN

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA1102 A

Drawn by Checked by Approved by Date
SP RJ ZC JULY 2024

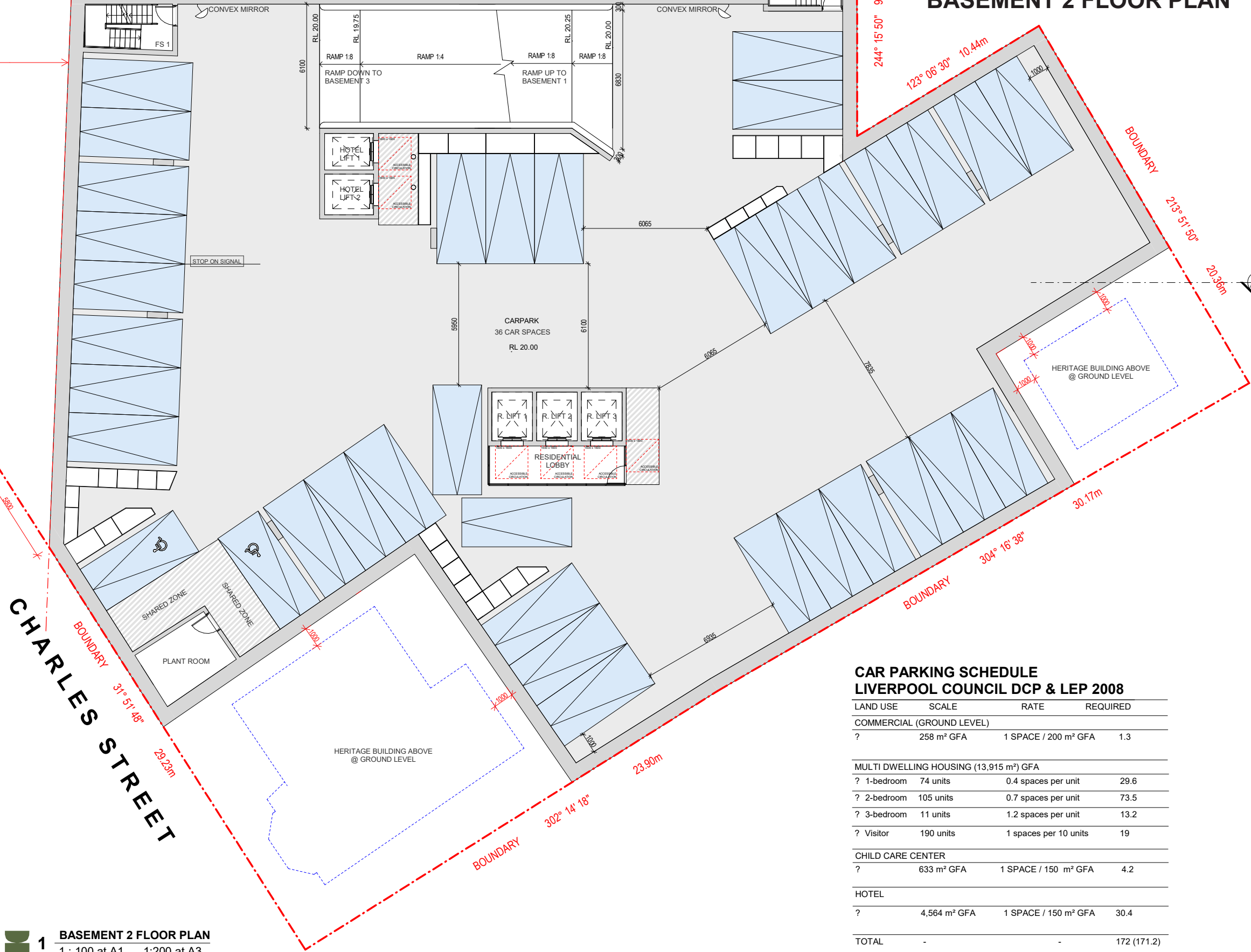


1

BASEMENT 2 FLOOR PLAN
1: 100 at A1 1:200 at A3

CHARLES STREET

TERMINUS STREET



**CAR PARKING SCHEDULE
LIVERPOOL COUNCIL DCP & LEP 2008**

LAND USE	SCALE	RATE	REQUIRED
COMMERCIAL (GROUND LEVEL)			
?	258 m ² GFA	1 SPACE / 200 m ² GFA	1.3
MULTI DWELLING HOUSING (13,915 m ²) GFA			
? 1-bedroom	74 units	0.4 spaces per unit	29.6
? 2-bedroom	105 units	0.7 spaces per unit	73.5
? 3-bedroom	11 units	1.2 spaces per unit	13.2
? Visitor	190 units	1 spaces per 10 units	19
CHILD CARE CENTER			
?	633 m ² GFA	1 SPACE / 150 m ² GFA	4.2
HOTEL			
?	4,564 m ² GFA	1 SPACE / 150 m ² GFA	30.4
TOTAL	-	-	172 (171.2)

5.03

05 CONCEPTUAL PLANNING
BASEMENT 2 FLOOR PLAN

References

Any variations or deviations from approved construction drawings must be reviewed and approved by PCA or nominated certifying authority.

Drawings to be read in conjunction with, but not limited to, all structural engineers, stormwater engineers, landscape architects, fire protection, essential electrical services and mechanical services plans & other associated plans & reports.

Refer to current Basix report for additional requirements to ones noted on plans.

Notes

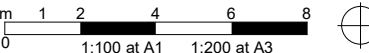
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**PROPOSED MIXED USE
DEVELOPMENT**

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

BASEMENT 2 FLOOR PLAN

Project Stage

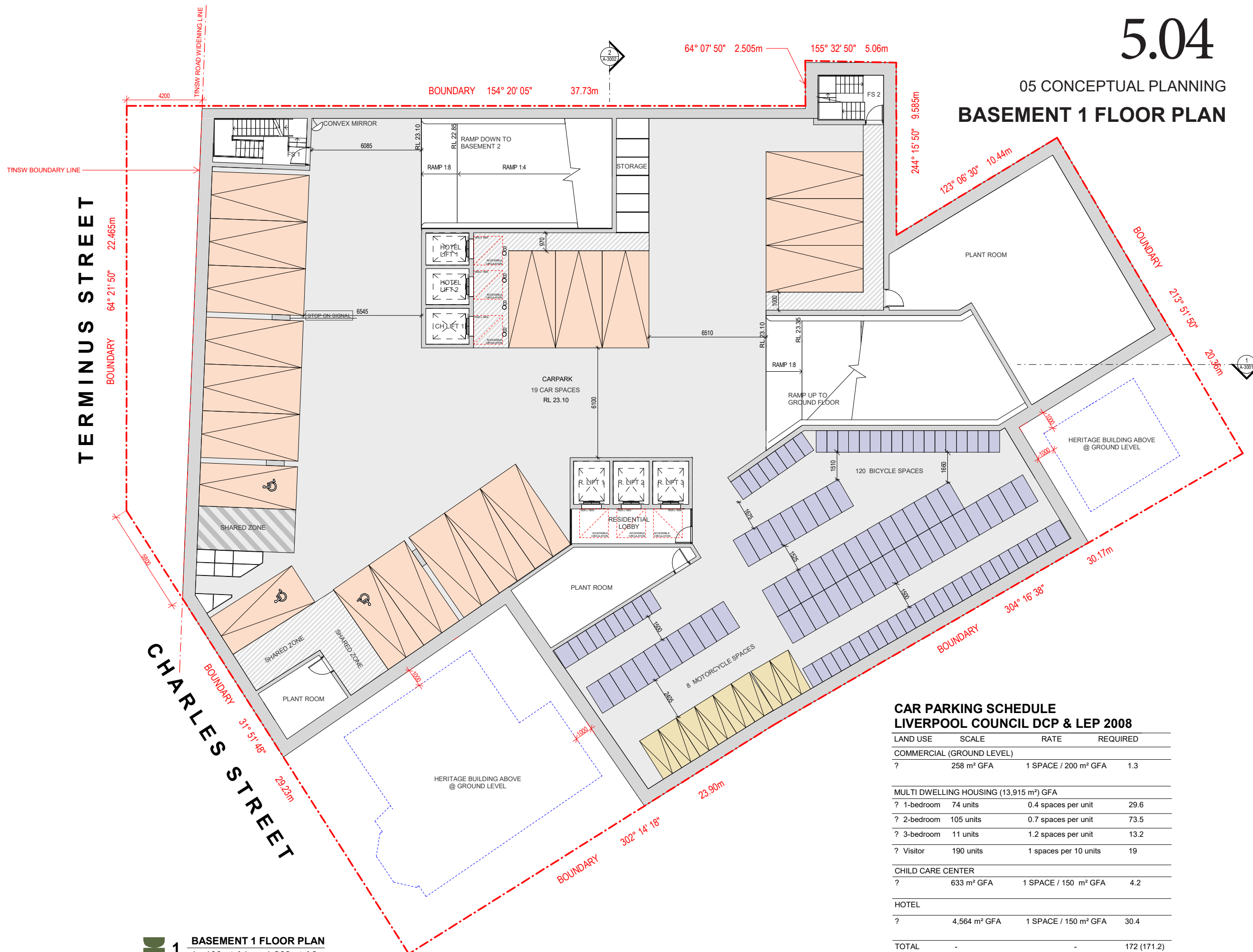
DA Submission

Job no. Drawing no. Rev.

J24612D DA1103 A

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SP RJ ZC JULY 2024

BASEMENT 1 FLOOR PLAN



CAR PARKING SCHEDULE

LIVERPOOL COUNCIL DCP & LEP 2008

LAND USE	SCALE	RATE	REQUIRED
COMMERCIAL (GROUND LEVEL)			
?	258 m ² GFA	1 SPACE / 200 m ² GFA	1.3

MULTI DWELLING HOUSING (13,915 m²) GFA			
? 1-bedroom	74 units	0.4 spaces per unit	29.6
? 2-bedroom	105 units	0.7 spaces per unit	73.5
? 3-bedroom	11 units	1.2 spaces per unit	13.2
? Visitor	190 units	1 spaces per 10 units	19

CHILD CARE CENTER			
?	633 m² GFA	1 SPACE / 150 m² GFA	4.2

HOTEL			
?	4.564 m² GFA	1 SPACE / 150 m² GFA	30.4

TOTAL	-	-	172 (171.2)
-------	---	---	-------------

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5.05

05 CONCEPTUAL PLANNING
GROUND FLOOR PLAN

References

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Notes

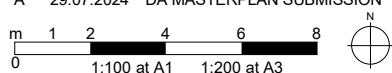
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PROPOSED MIXED USE
DEVELOPMENT

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

GROUND FLOOR PLAN

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA1105 A

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SP RJ ZC JULY 2024

TERMINUS STREET

BOUNDARY 64° 21' 50" 22.465m

CHARLES STREET

BOUNDARY 31° 51' 48" 29.23m



1

LEVEL 01 FLOOR PLAN

1 : 100 at A1 1 : 200 at A3

NEW PROPOSED WALL WITHOUT
DEMOLITION OF THE PARTY WALL

64° 07' 50" 2.505m

155° 32' 50" 5.06m

BOUNDARY 154° 20' 05" 37.73m

BUILDING ABOVE SHOWN DASHED

OUTDOOR PLAY AREA
473 m²

CHILDCARE
60 KIDS
RL 30.20

GARBAGE CHUTE

SERVICES

SERVICES

R

FS 4

R. LIFT 1

R. LIFT 2

R. LIFT 3

FS 3

05 CONCEPTUAL PLANNING LEVEL 1 FLOOR PLAN

5.06

123° 06' 30" 10.44m

BOUNDARY 213° 51' 50" 20.36m

BOUNDARY 304° 16' 38" 30.17m

BOUNDARY 302° 14' 18" 23.90m

4 CHARLES STREET, LIVERPOOL
3 STOREY BRICK UNITS

References

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m 1 2 4 6 8
0 1:100 at A1 1:200 at A3



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126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

LEVEL 01 FLOOR PLAN

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA1106 A

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SP RJ ZC JULY 2024

TERMINUS STREET

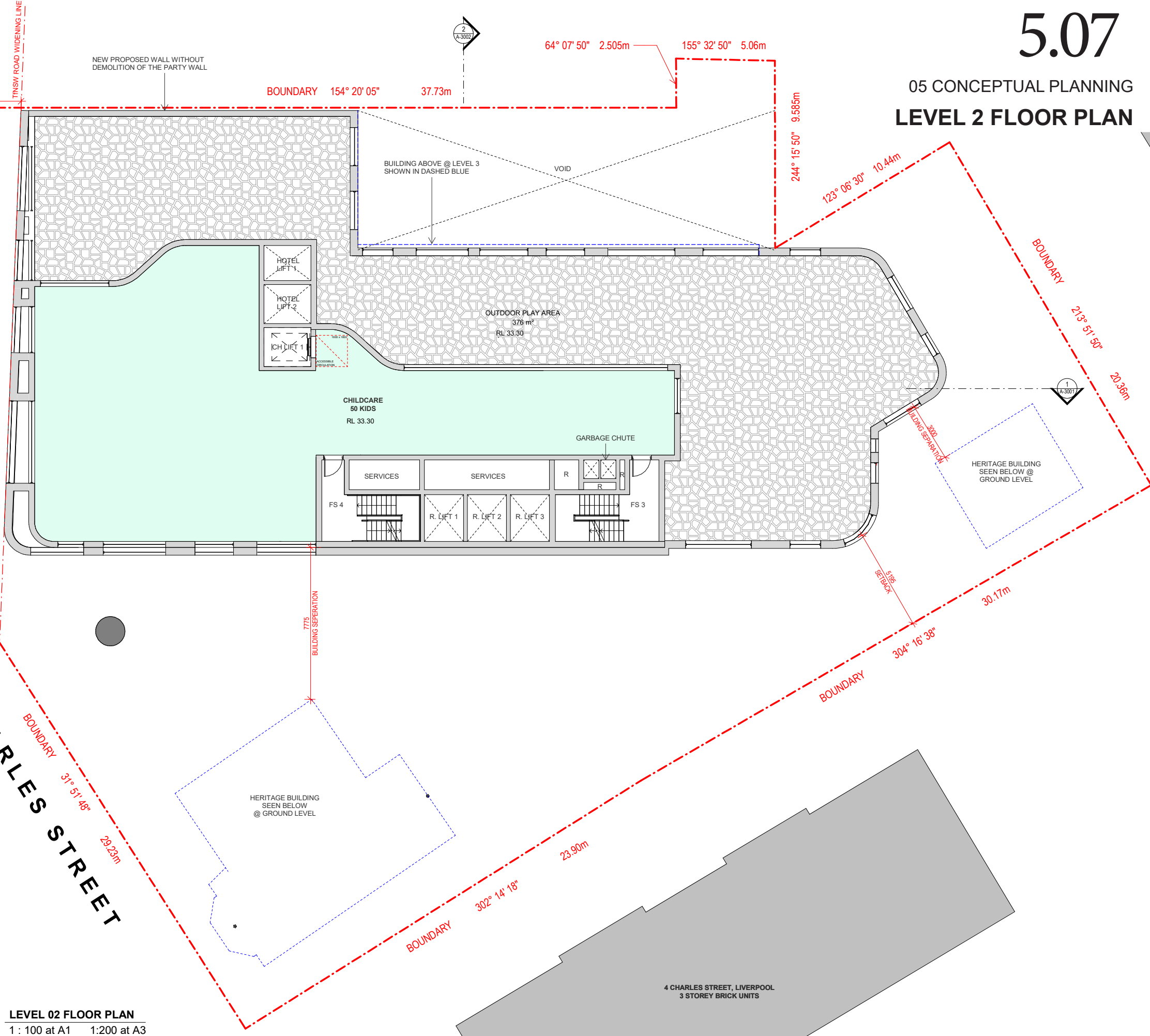
BOUNDARY 64° 21' 50" 22.465m

CHARLES STREET

BOUNDARY 31° 51' 49" 29.23m



1 LEVEL 02 FLOOR PLAN
1 : 100 at A1 1:200 at A3



5.07

05 CONCEPTUAL PLANNING
LEVEL 2 FLOOR PLAN

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0 1:100 at A1 1:200 at A3



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Project
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126-128 Terminus and 2 Charles Street Liverpool
Drawing Title
LEVEL 02 FLOOR PLAN

Project Stage
DA Submission
Job no. Drawing no. Rev.
J24612D DA1107 A
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SP RJ ZC JULY 2024

TERMINUS STREET

BOUNDARY 64° 21' 50" 22.465m

CHARLES STREET

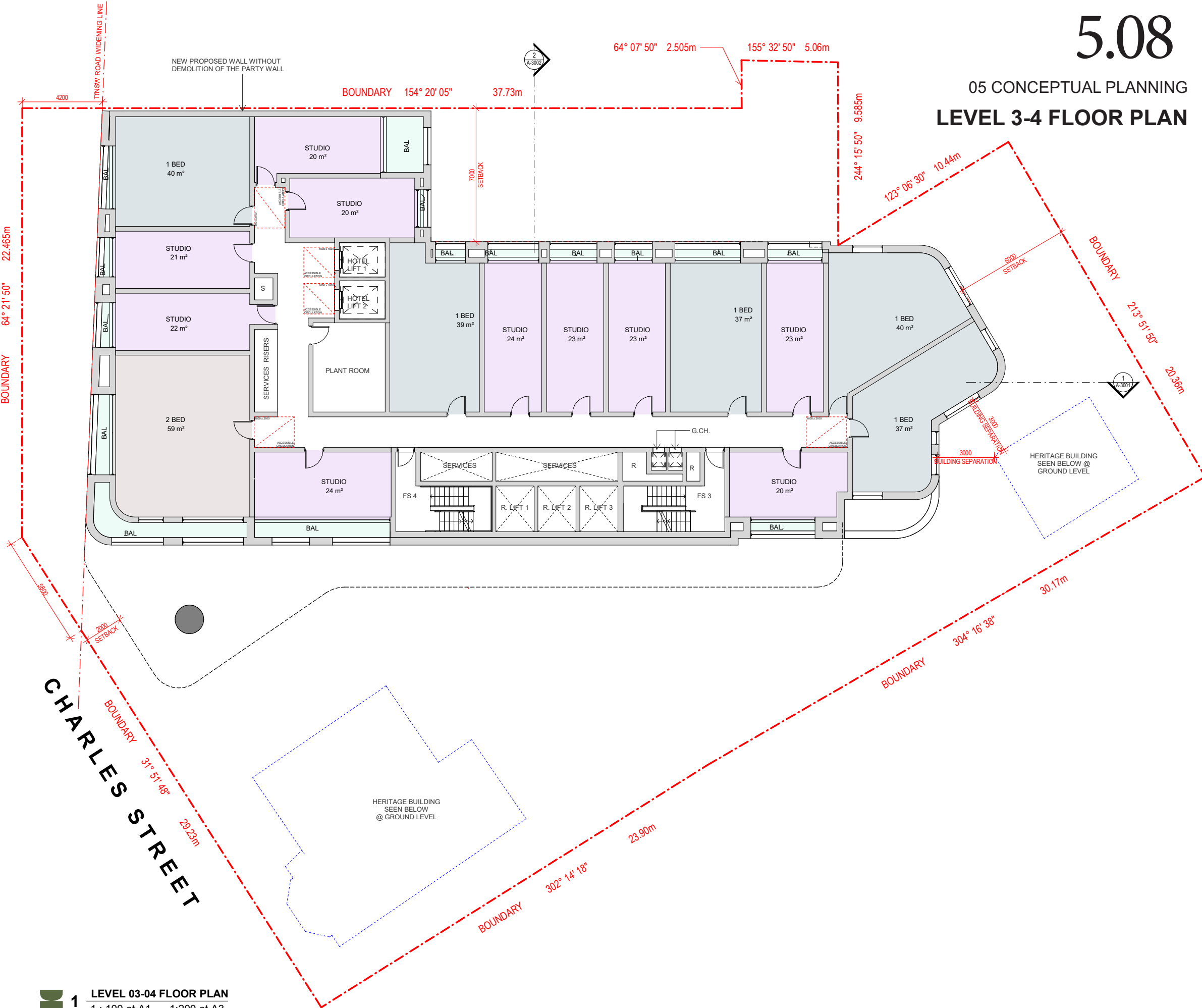
BOUNDARY 31° 51' 49" 29.23m

BOUNDARY 302° 14' 18" 23.90m

BOUNDARY 304° 16' 38" 30.17m

5.08

05 CONCEPTUAL PLANNING
LEVEL 3-4 FLOOR PLAN



References

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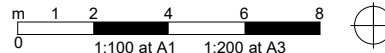
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DEVELOPMENT

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

LEVEL 03-04 FLOOR PLAN

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA1108 A

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TERMINUS STREET

BOUNDARY 64° 21' 50" 22.465m

CHARLES STREET

BOUNDARY 31° 51' 49" 29.23m

BOUNDARY 302° 14' 18" 23.90m

BOUNDARY 304° 16' 38" 30.17m

BOUNDARY 213° 51' 50" 20.36m

123° 06' 30" 10.44m

244° 15' 50" 9.585m

64° 07' 50" 2.505m

155° 32' 50" 5.06m

BOUNDARY 154° 20' 05" 37.73m

7000 SETBACK

05 CONCEPTUAL PLANNING
LEVEL 5 FLOOR PLAN

5.09

References

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Drawing Title

LEVEL 05 FLOOR PLAN

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA1109 A

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1

LEVEL 05

1: 100 at A1 1:200 at A3

TERMINUS STREET

BOUNDARY 64° 21' 50" 22.465m

CHARLES STREET

BOUNDARY 31° 51' 49" 29.23m

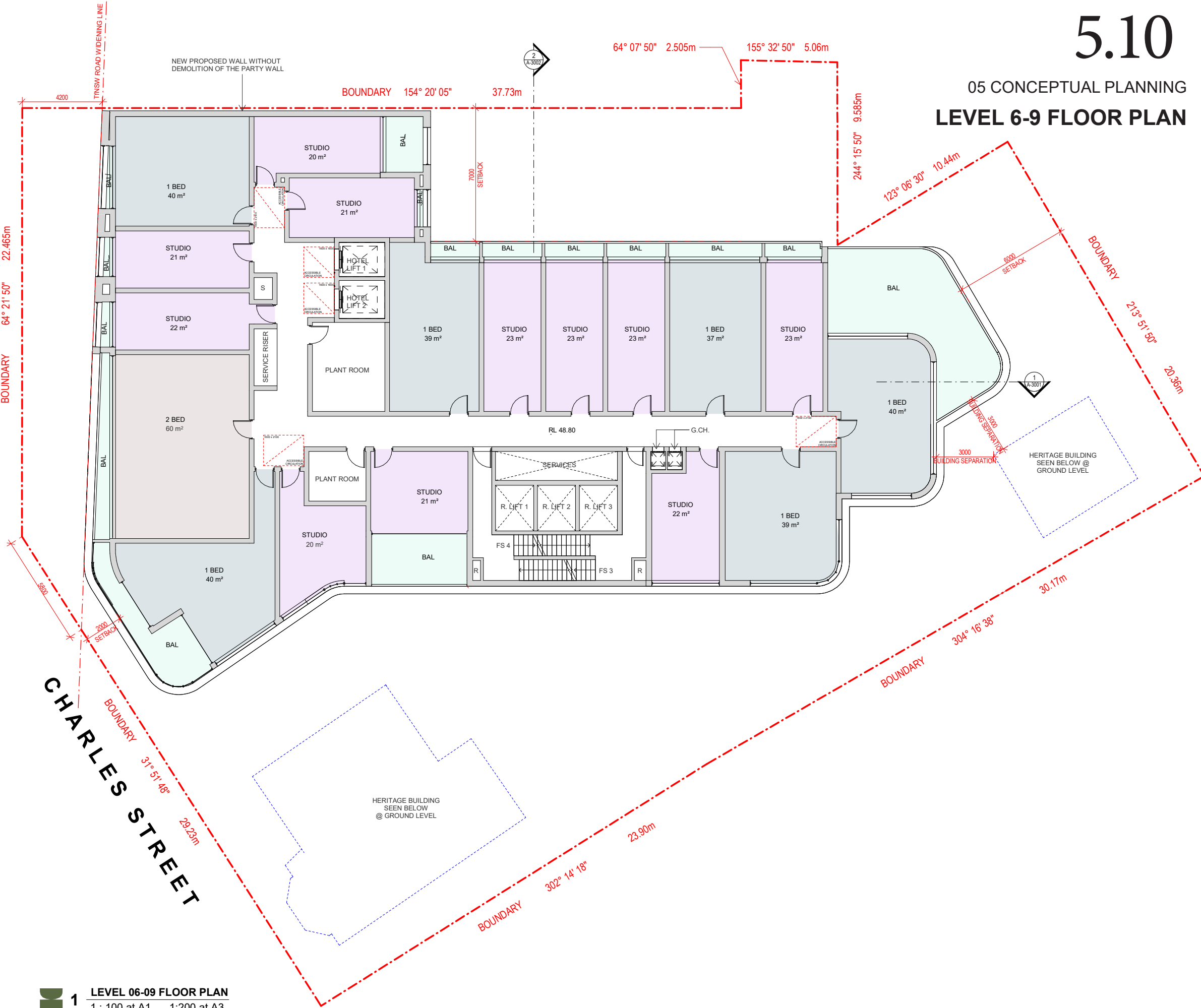
BOUNDARY 302° 14' 18" 23.90m

BOUNDARY 304° 16' 38" 30.17m

BOUNDARY 213° 51' 50" 20.36m

05 CONCEPTUAL PLANNING LEVEL 6-9 FLOOR PLAN

5.10



References

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PROPOSED MIXED USE DEVELOPMENT

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Drawing Title

LEVEL 06-09 FLOOR PLAN

Project Stage

DA Submission

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J24612D DA1110 A

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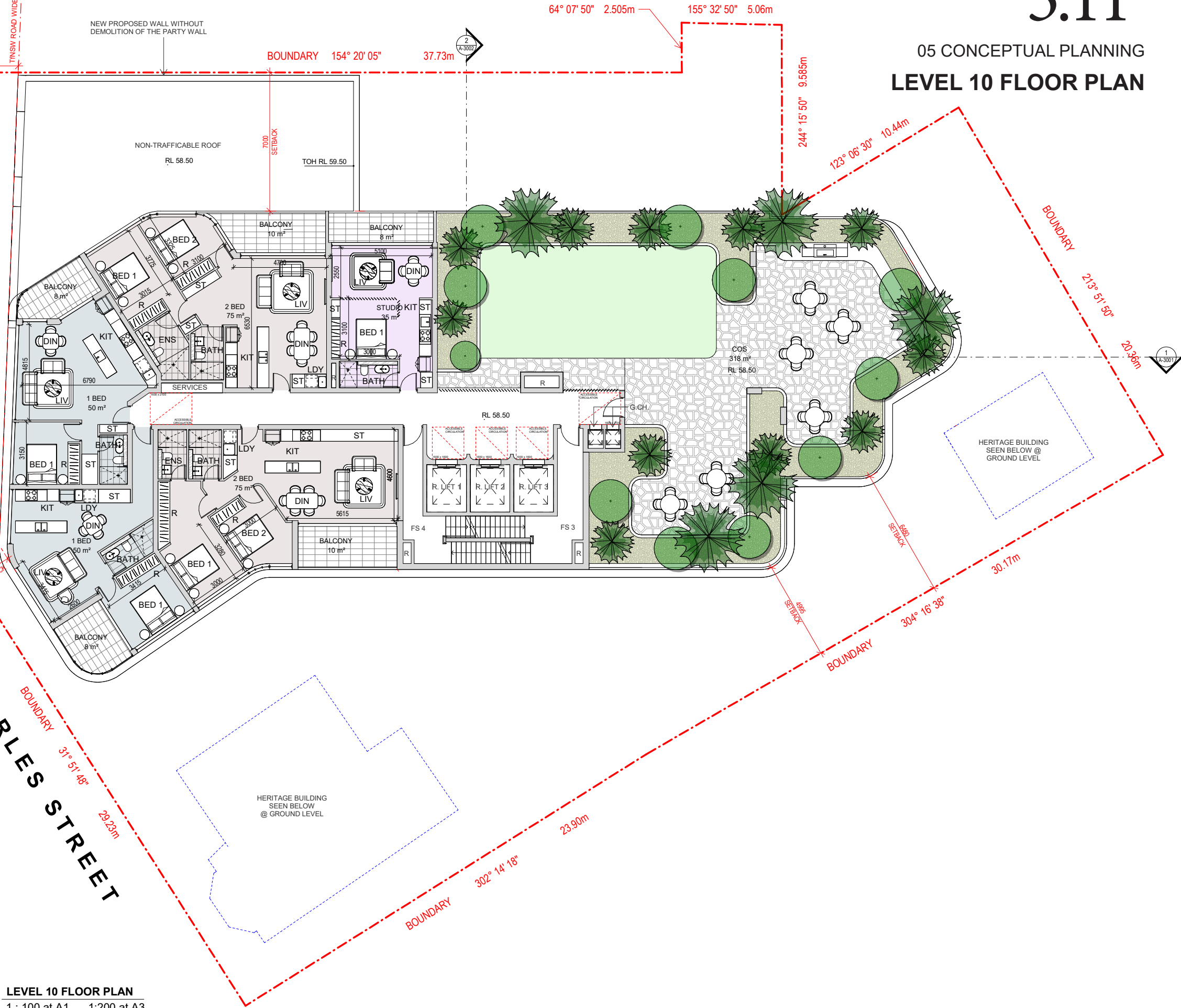
TERMINUS STREET

BOUNDARY 64° 21' 50" 22.465m

CHARLES STREET

BOUNDARY 31° 51' 49" 29.23m

1 LEVEL 10 FLOOR PLAN
1: 100 at A1 1:200 at A3



5.11

05 CONCEPTUAL PLANNING
LEVEL 10 FLOOR PLAN

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Project
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Drawing Title
LEVEL 10 FLOOR PLAN
Project Stage
DA Submission
Job no. Drawing no. Rev.
J24612D DA1111 A
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SP RJ ZC JULY 2024

TERMINUS STREET

BOUNDARY 64° 21' 50" 22.465m

CHARLES STREET

BOUNDARY 31° 51' 48" 29.23m

BOUNDARY 154° 20' 05" 37.73m

64° 07' 50" 2.505m

155° 32' 50" 5.06m

244° 15' 50" 9.585m

123° 06' 30" 10.44m

BOUNDARY 213° 51' 50" 20.36m

BOUNDARY 304° 16' 38" 30.17m

BOUNDARY 302° 14' 18" 23.90m

5.12

05 CONCEPTUAL PLANNING
LEVEL 11-22 FLOOR PLAN

References

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126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

LEVEL 11-22 FLOOR PLAN

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA1112 A

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SP RJ ZC JULY 2024



1

LEVEL 11-22 FLOOR PLAN

1: 100 at A1 1:200 at A3

TERMINUS STREET

BOUNDARY 64° 21' 50" 22.465m

CHARLES STREET

BOUNDARY 31° 51' 48" 29.23m

BOUNDARY 154° 20' 05" 37.73m

64° 07' 50" 2.505m

155° 32' 50" 5.06m

244° 15' 50" 9.565m

123° 06' 30" 10.44m

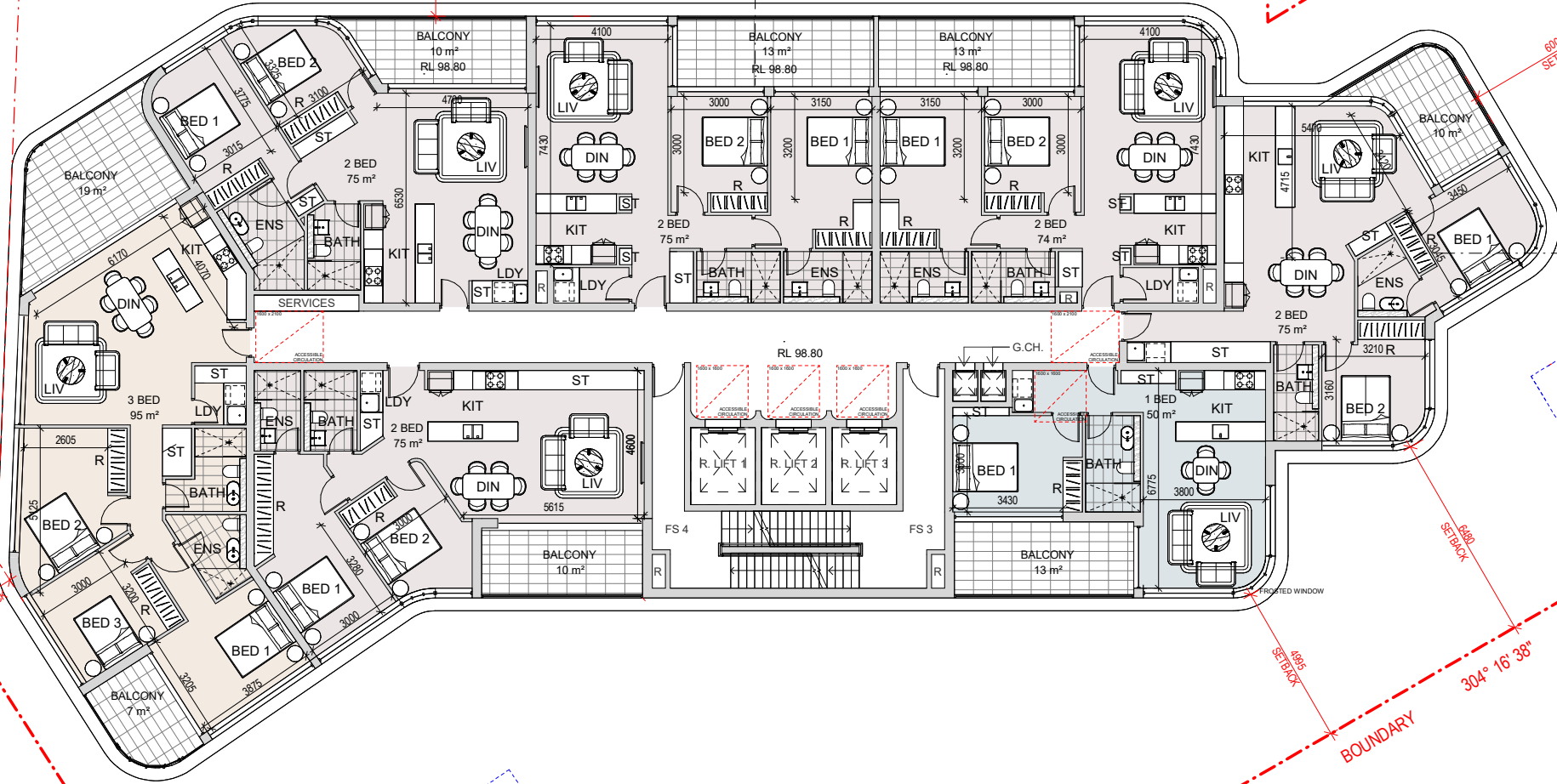
BOUNDARY 213° 51' 50" 20.36m

BOUNDARY 304° 16' 38" 30.17m

BOUNDARY 302° 14' 18" 23.90m

5.13

05 CONCEPTUAL PLANNING
LEVEL 23-33 FLOOR PLAN



References

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Drawing Title

LEVEL 23-33 FLOOR PLAN

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA1113 A

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1 LEVEL 23-33 FLOOR PLAN

1: 100 at A1 1:200 at A3

TERMINUS STREET

BOUNDARY 64° 21' 50" 22.465m

CHARLES STREET

BOUNDARY 31° 51' 48" 29.23m

BOUNDARY 154° 20' 05" 37.73m

64° 07' 50" 2.505m 155° 32' 50" 5.06m

244° 15' 50" 9.585m

123° 06' 30" 10.44m

BOUNDARY 213° 51' 50" 20.36m

BOUNDARY 304° 16' 38" 30.17m

BOUNDARY 302° 14' 18" 23.90m

5.14

05 CONCEPTUAL PLANNING
ROOF TERRACE PLAN

References

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DEVELOPMENT

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Drawing Title

ROOF TERRACE PLAN

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA1114 A

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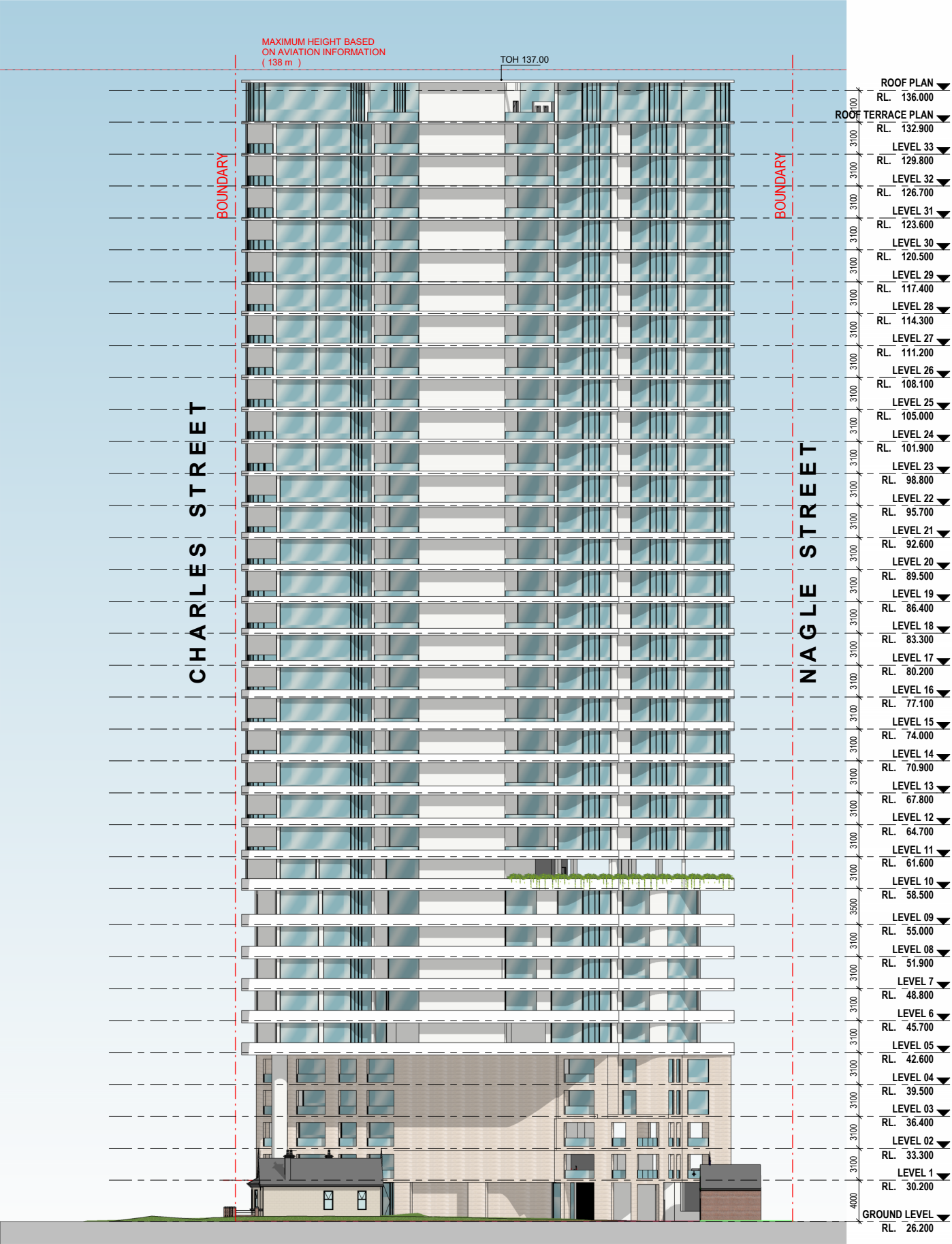
SP RJ ZC JULY 2024



1

LEVEL 34 FLOOR PLAN

1: 100 at A1 1:200 at A3



5.16

05 CONCEPTUAL PLANNING

NORTH ELEVATION

References

Any variations or deviations from approved construction drawings must be reviewed and approved by PCA or nominated certifying authority.

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Notes

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Nominated Architect: Liljana Emilova 7887, ABN 24 243 205 327

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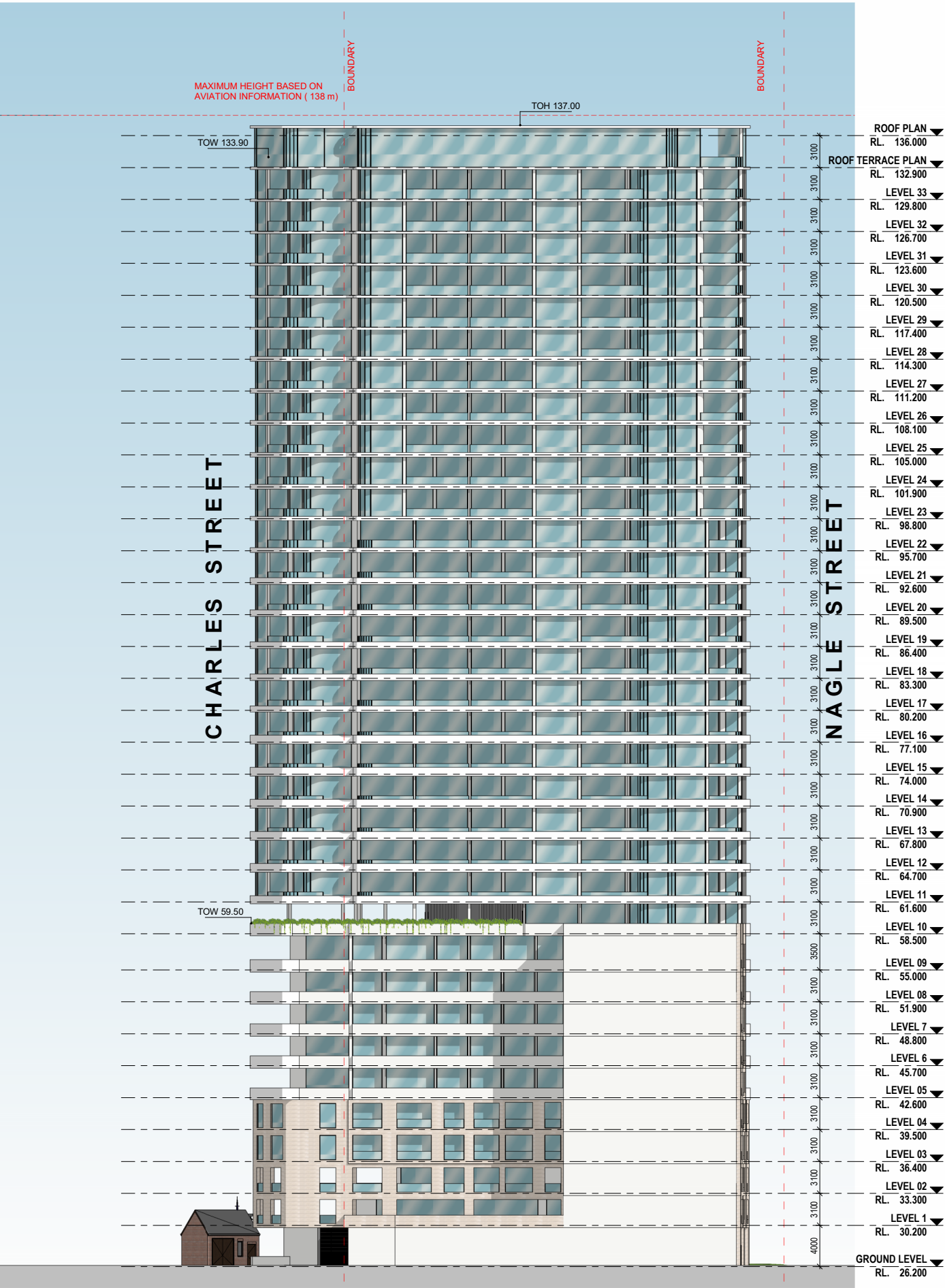
m 2.5 5 10 15 20
0 1:250 at A1 1:500 at A3



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05 CONCEPTUAL PLANNING

SOUTH ELEVATION

5.17

References

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Notes

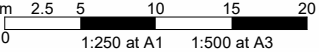
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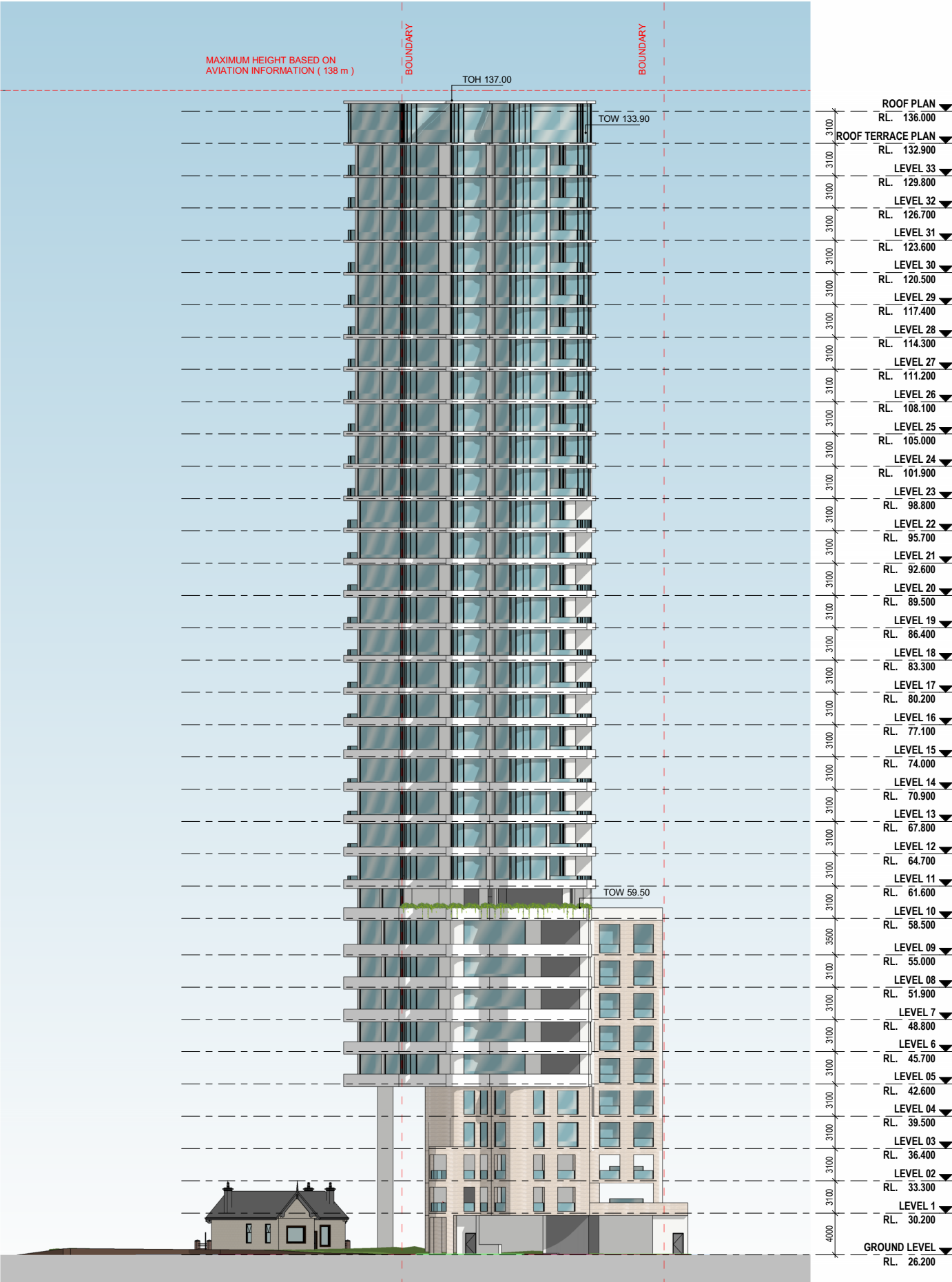
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Project
PROPOSED MIXED USE DEVELOPMENT
126-128 Terminus and 2 Charles Street Liverpool
Drawing Title
SOUTH ELEVATION

Project Stage
DA Submission
Job no. Drawing no. Rev.
J24612D DA2002 A
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SP RJ ZC JULY 2024



5.18

05 CONCEPTUAL PLANNING
EAST ELEVATION

References

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Notes

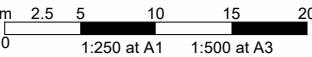
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PROPOSED MIXED USE
DEVELOPMENT

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

EAST ELEVATION

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA2003 A

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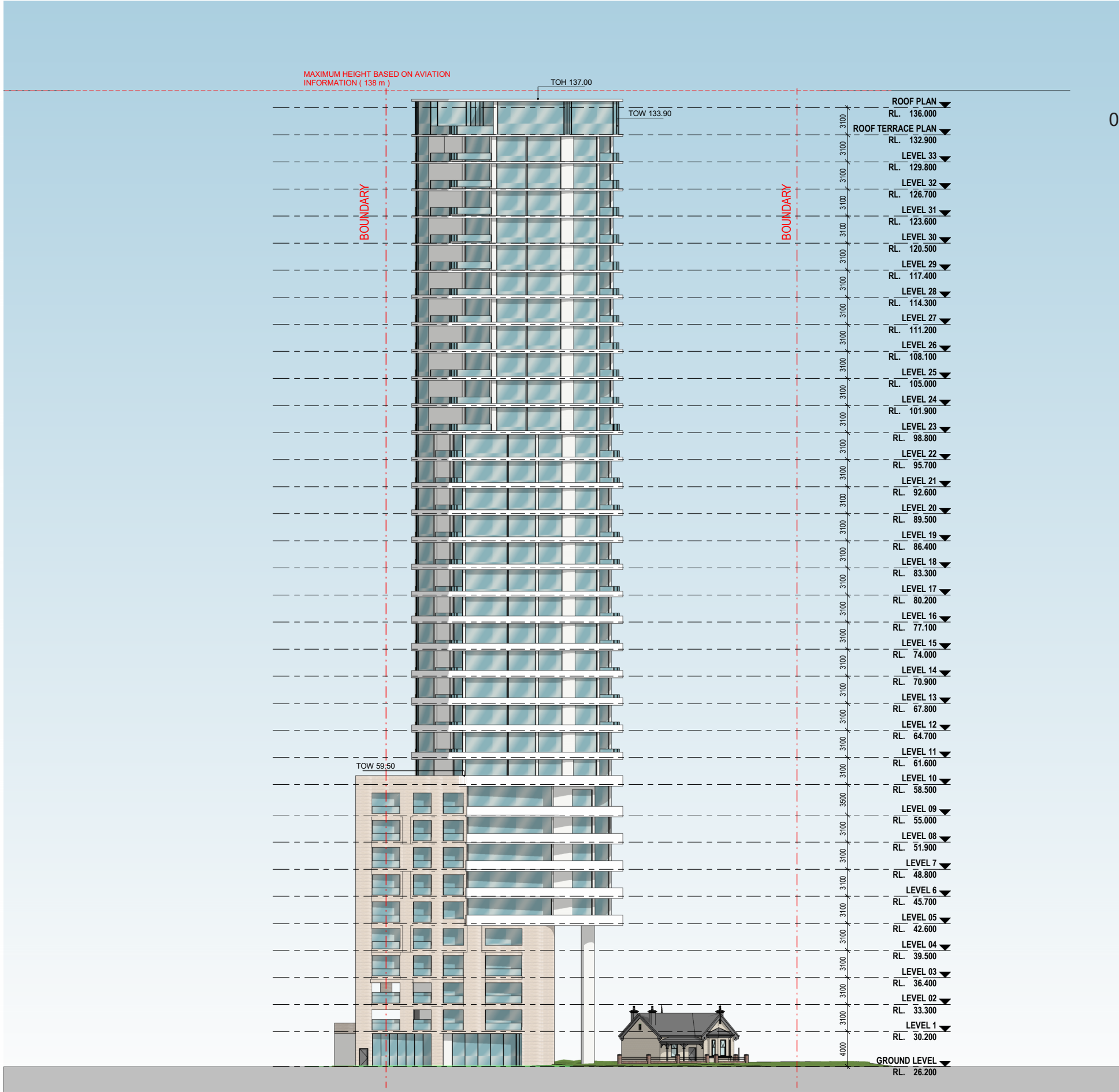
SP RJ ZC JULY 2024



1

EAST ELEVATION

1 : 250 at A1 1:500 at A3



05 CONCEPTUAL PLANNING
WEST ELEVATION

5.19

References

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Notes

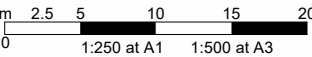
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PROPOSED MIXED USE
DEVELOPMENT

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

WEST ELEVATION

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA2004 A

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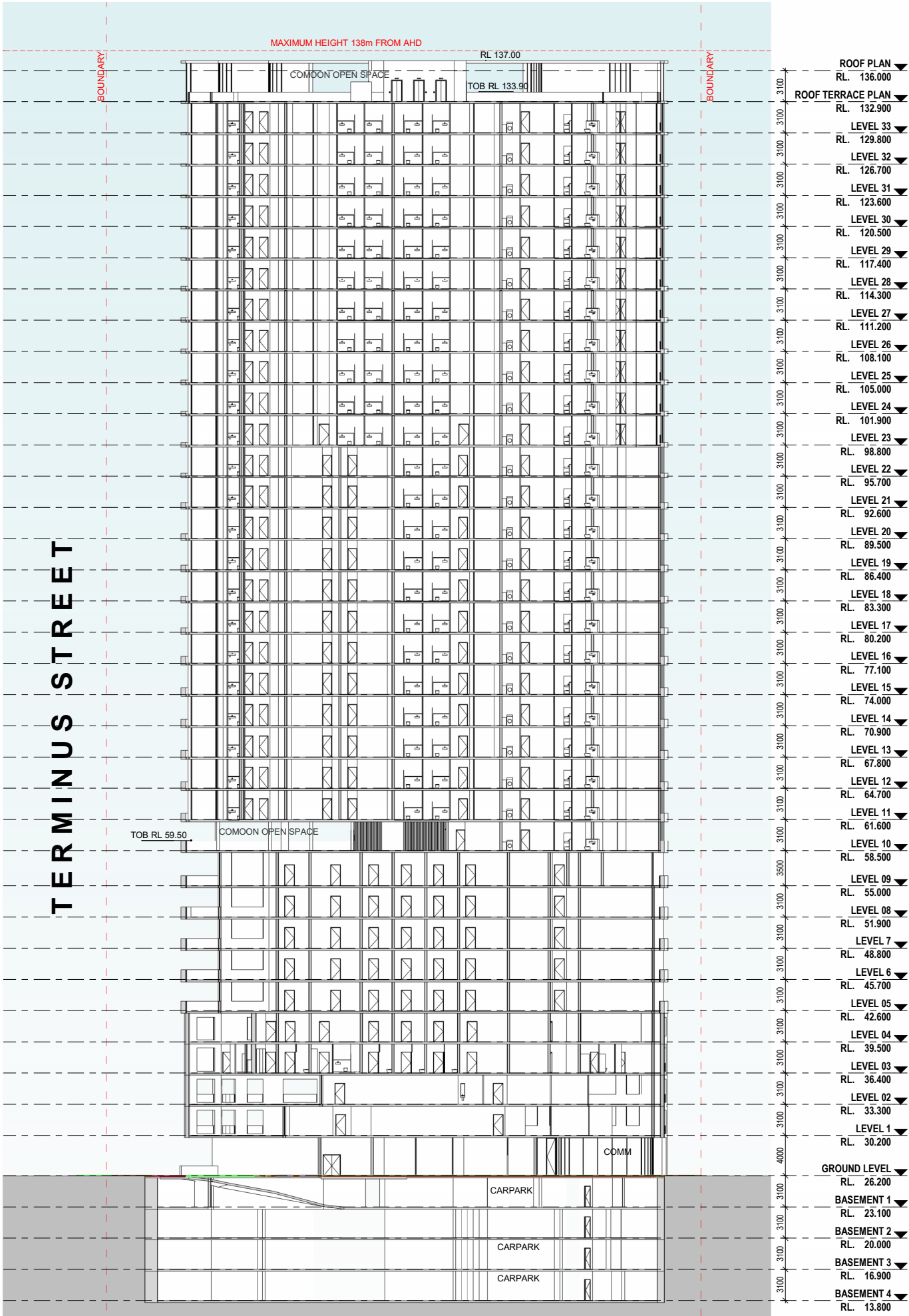
SP RJ ZC JULY 2024



1

WEST ELEVATION

1 : 250 at A1 1 : 500 at A3



5.20

05 CONCEPTUAL PLANNING

SECTION A

References
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m 2.5 5 10 15 20
0 1:250 at A1 1:500 at A3

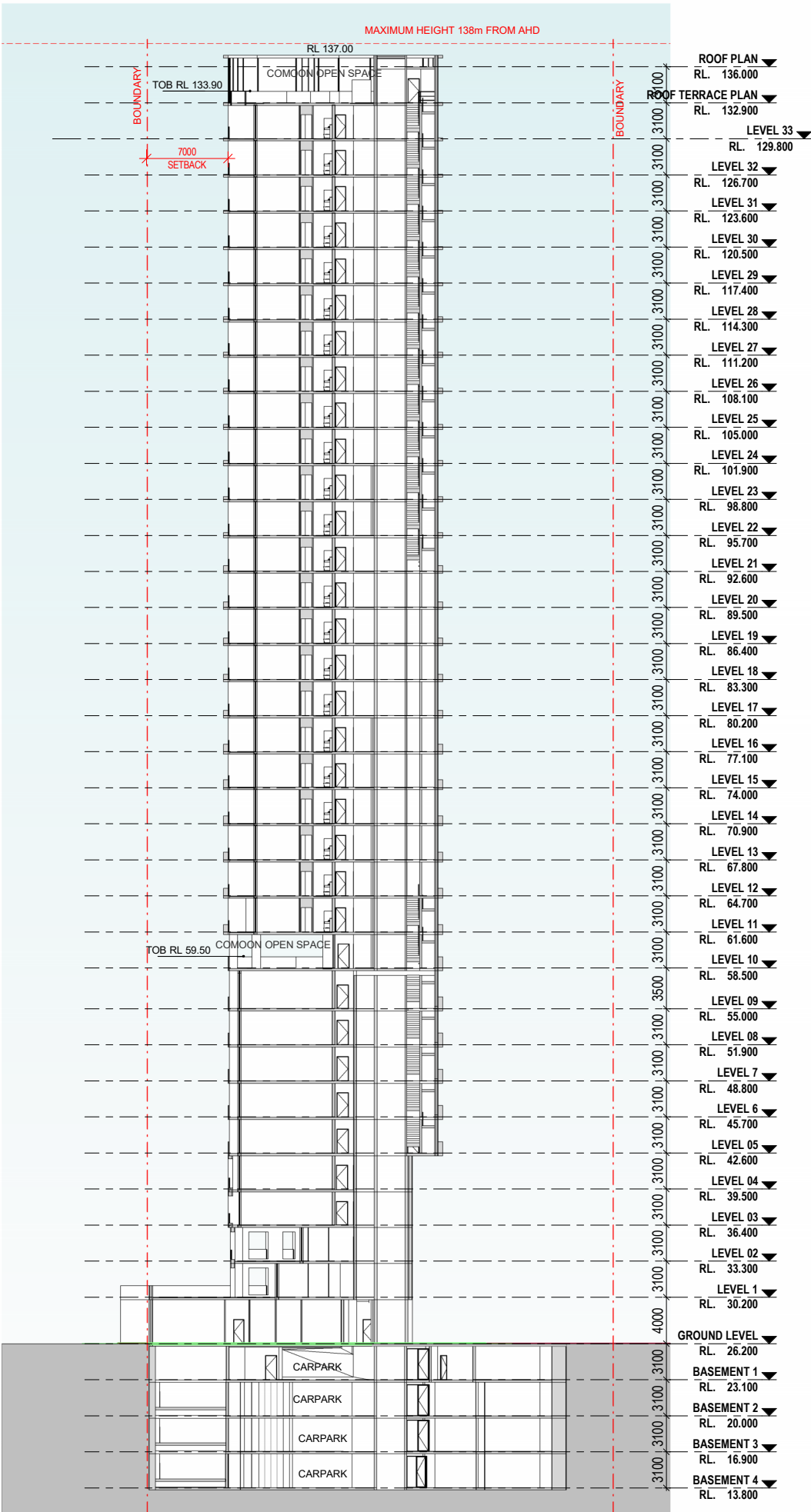
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Project
PROPOSED MIXED USE DEVELOPMENT
126-128 Terminus and 2 Charles Street Liverpool
Drawing Title
SECTION A
Project Stage
DA Submission
Job no. Drawing no. Rev.
J24612D DA3001 A
Drawn by Checked by Approved by Date
SP RJ ZC JULY 2024



5.21

05 CONCEPTUAL PLANNING

SECTION B

References

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m 2.5 5 10 15 20

0 1:250 at A1 1:500 at A3

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Project
PROPOSED MIXED USE DEVELOPMENT
126-128 Terminus and 2 Charles Street Liverpool
Drawing Title
SECTION B
Project Stage
DA Submission
Job no. Drawing no. Rev.
J24612D 3002 A
Drawn by Checked by Approved by Date
SP RJ ZC JULY 2024



2 SHADOW DIAGRAM - 12PM, 21 JUNE



1 SHADOW DIAGRAM - 09am, 21 JUNE



3 SHADOW DIAGRAM - 15pm, 21 JUNE

5.22

05 CONCEPTUAL PLANNING

SHADOW DIAGRAMS

References
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SHADOW DIAGRAM LEGEND	
	SHADOWS CAST BY EXISTING BUILDING
	SHADOWS CAST BY EXISTING SURROUNDING BUILDING
	SHADOWS CAST BY PROPOSED BUILDING
	PROPOSED BUILDING'S SHADOW CAST OVERLAPING THE EXISTING BUILDINGS' SHADOW CAST

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m 1 2 4 6 8

0 1:100 at A1 1:200 at A3

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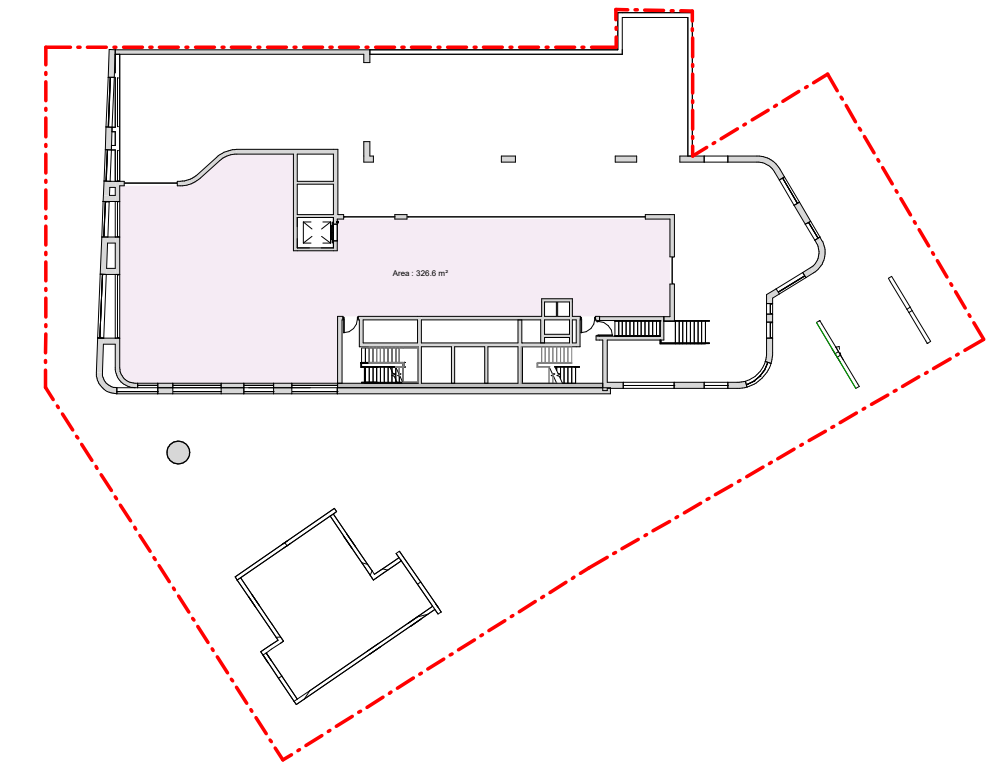
Project
PROPOSED MIXED USE DEVELOPMENT

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title
SHADOW DIAGRAMS

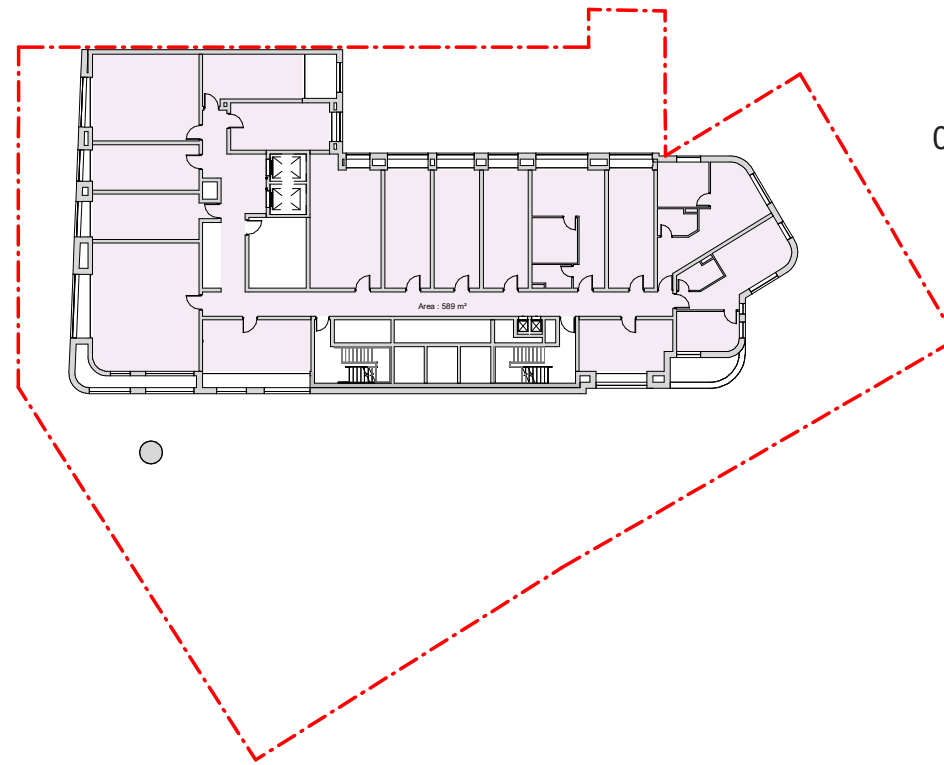
Project Stage
DA Submission

Job no.	Drawing no.	Rev.
J24612D	DA6001	A
Drawn by	Checked by	Approved by
SP	RJ	ZC
		Date
		JULY 2024



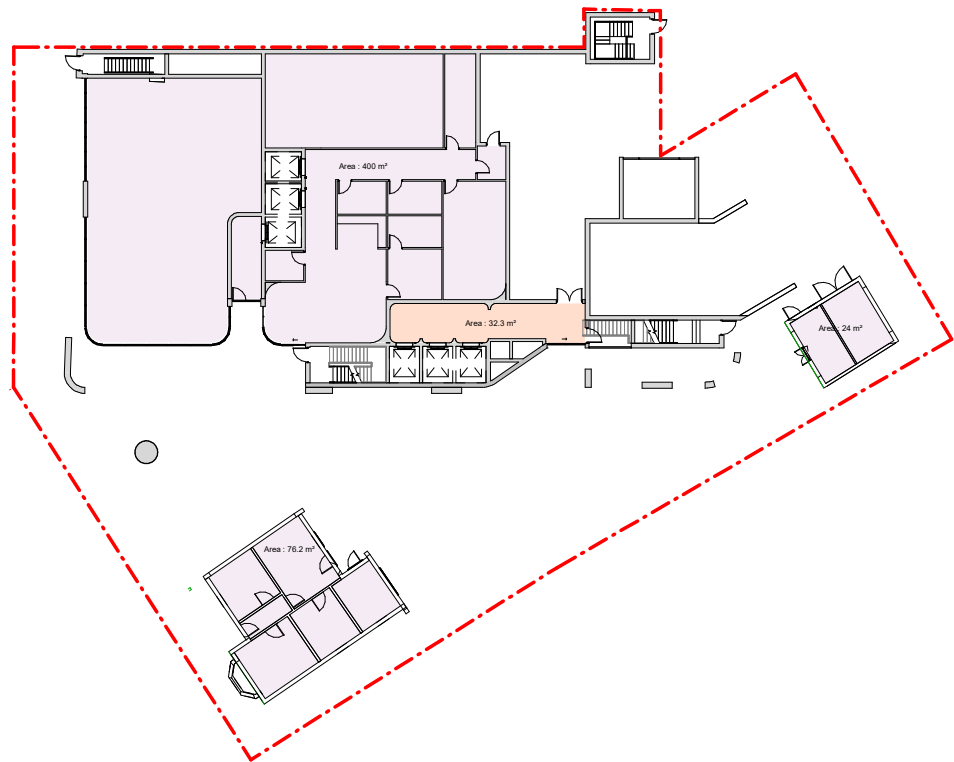
2 LEVEL 01 - GFA PLAN

Area : 326.6 m²



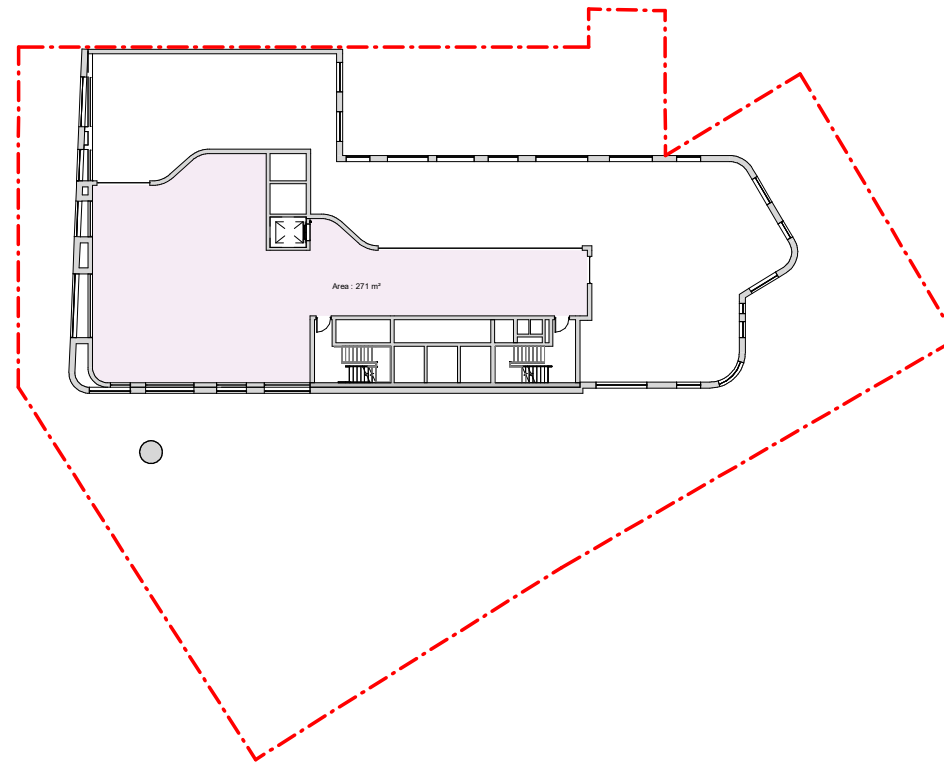
4 LEVEL 03 - 04 GFA PLAN

Area : 589 m²
TOTAL : 1178 m²



1 GROUND LEVEL - GFA PLAN

Commercial Area : 500.2 m²
Residential Area : 32.3 m²



3 LEVEL 02 - GFA PLAN

Area : 271 m²

5.23

05 CONCEPTUAL PLANNING GFA CALCULATION

References

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Nominated Architect: Liljana Ermilova 7887, ABN 24 243 205 327

AREA CALCULATIONS - FLOOR SPACE RATIO

ZONE	MUI
SITE AREA	MIXED USE 1937.5 m ²
MAX. PERMITTED FSR	10 :1
MAX. PERMITTED GFA	19,375 m ²
TOTAL PROPOSED FSR	10 :1
TOTAL PROPOSED GFA	19374.5 m ²

PROPOSED COMMERCIAL FSR	2.82 :1
PROPOSED COMMERCIAL GFA	5459.2 m ²

PROPOSED RESIDENTIAL FSR	7.18 :1
PROPOSED RESIDENTIAL GFA	13915.3 m ²

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m
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PROPOSED MIXED USE DEVELOPMENT

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

GFA CALCULATION

Project Stage

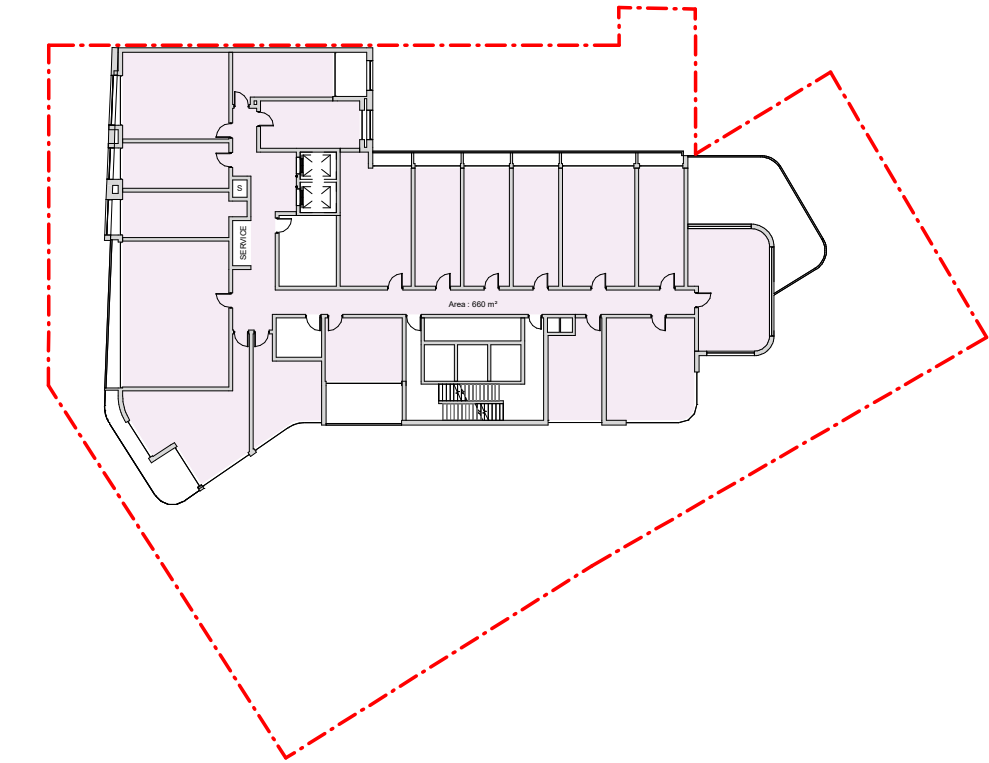
DA Submission

Job no. Drawing no. Rev.

J24612D DA7001 A

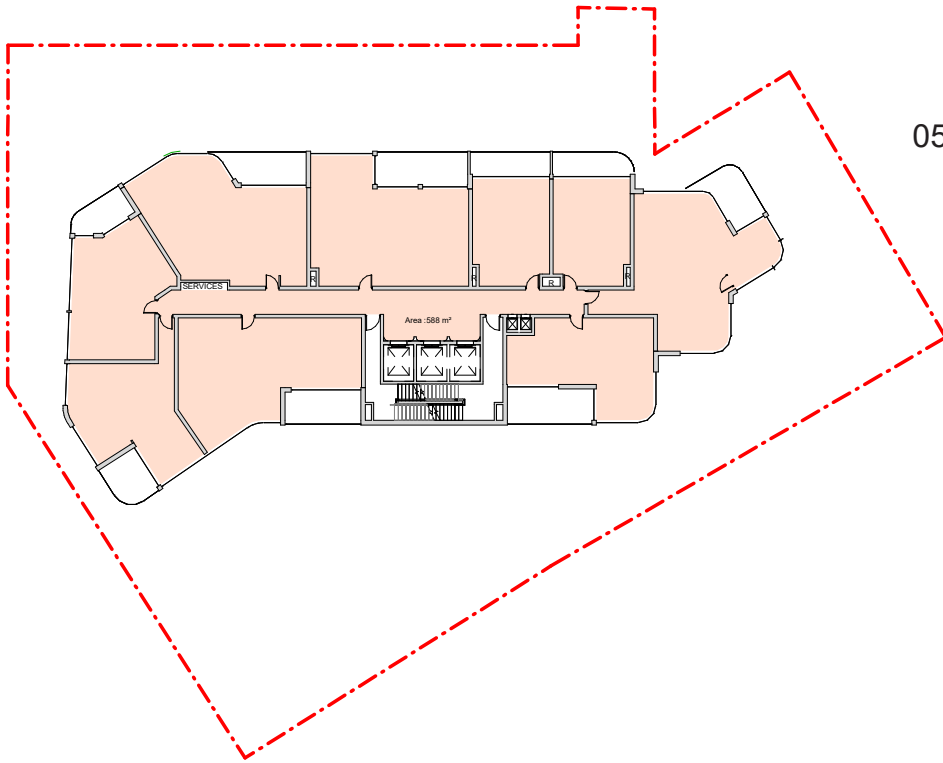
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SP RJ ZC JULY 2024



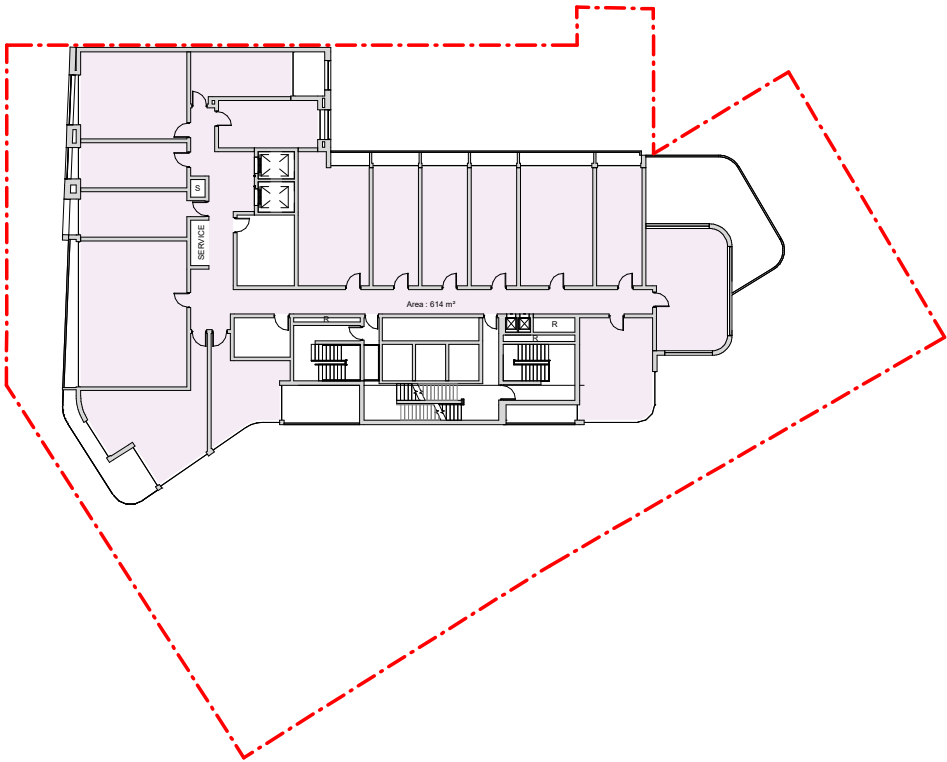
2 LEVEL 06-09 - GFA PLAN

Area : 660 m²
TOTAL : 2640 m²



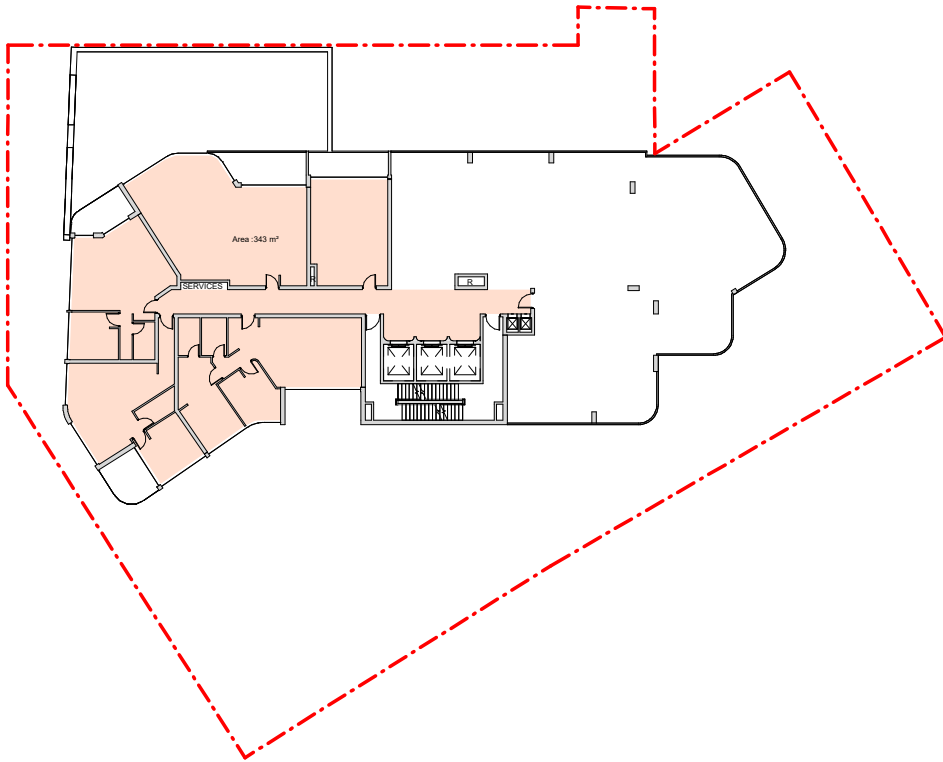
4 LEVEL 11-22 - GFA PLAN

Area : 588 m²
TOTAL : 7056 m²



1 LEVEL 05 - GFA PLAN

Area : 614 m²



3 LEVEL 10 GFA PLAN

Area : 343 m²

5.24

05 CONCEPTUAL PLANNING GFA CALCULATION

References

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Nominated Architect: Liljana Ermilova 7887, ABN 24 243 205 327

AREA CALCULATIONS - FLOOR SPACE RATIO

ZONE	MUI
	MIXED USE
SITE AREA	1937.5 m ²
MAX. PERMITTED FSR	10 :1
MAX. PERMITTED GFA	19,375 m ²
TOTAL PROPOSED FSR	10 :1
TOTAL PROPOSED GFA	19374.5 m ²

PROPOSED COMMERCIAL FSR 2.82 :1
PROPOSED COMMERCIAL GFA 5459.2 m²

PROPOSED RESIDENTIAL FSR 7.18 :1
PROPOSED RESIDENTIAL GFA 13915.3 m²

A 29.07.2024 DA MASTERPLAN SUBMISSION

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PROPOSED MIXED USE DEVELOPMENT

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

GFA CALCULATION

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA7002 A

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5.25

05 CONCEPTUAL PLANNING
GFA CALCULATION

References

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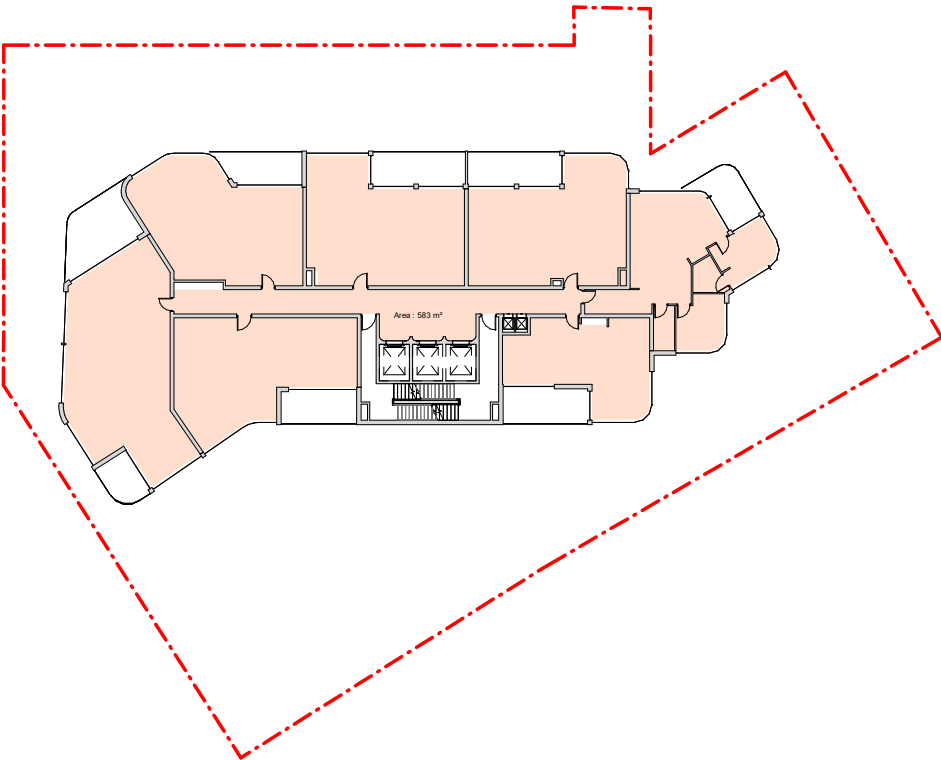
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Nominated Architect: Lijana Emilova 7887, ABN 24 243 205 327

AREA CALCULATIONS - FLOOR SPACE RATIO

ZONE	MUI
	MIXED USE
SITE AREA	1937.5 m²
MAX. PERMITTED FSR	10 :1
MAX. PERMITTED GFA	19,375 m²
TOTAL PROPOSED FSR	10 :1
TOTAL PROPOSED GFA	19374.5 m²
PROPOSED COMMERCIAL FSR	2.85 :1
PROPOSED COMMERCIAL GFA	5530.2m²
PROPOSED RESIDENTIAL FSR	7.15 :1
PROPOSED RESIDENTIAL GFA	13844.3 m²



1 LEVEL 23-33 - GFA PLAN

Area : 583 m²
TOTAL : 6413 m²

A 29.07.2024 DA MASTERPLAN SUBMISSION

m
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PROPOSED MIXED USE
DEVELOPMENT

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

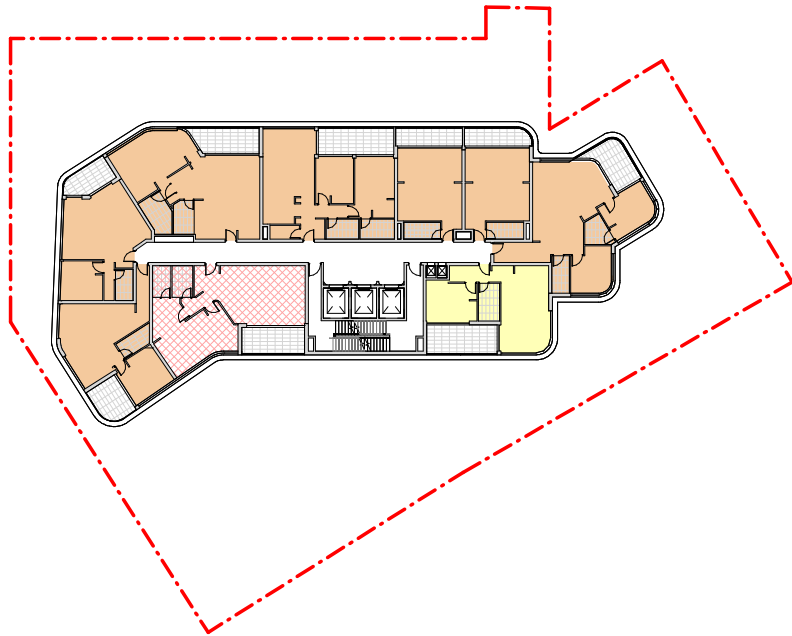
GFA CALCULATION

Project Stage

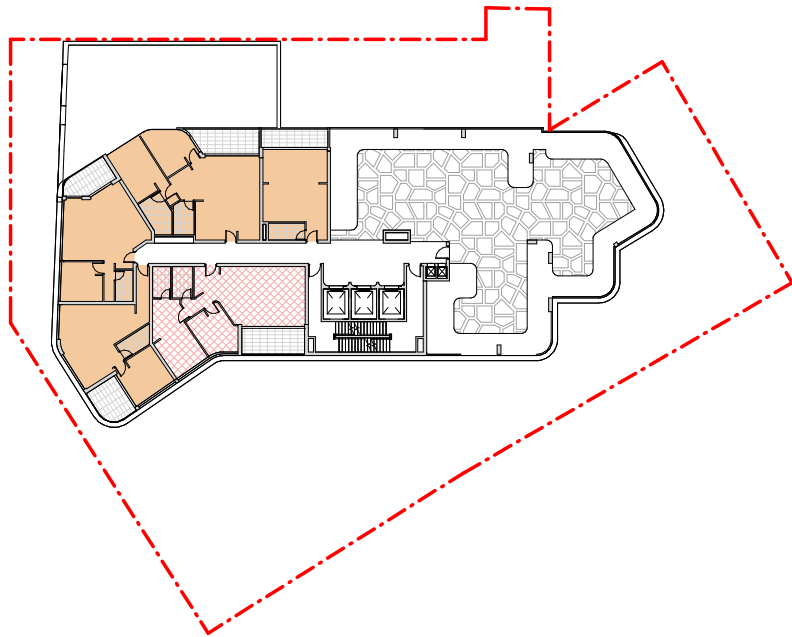
DA Submission

Job no. Drawing no. Rev.
J24612D DA7003 A

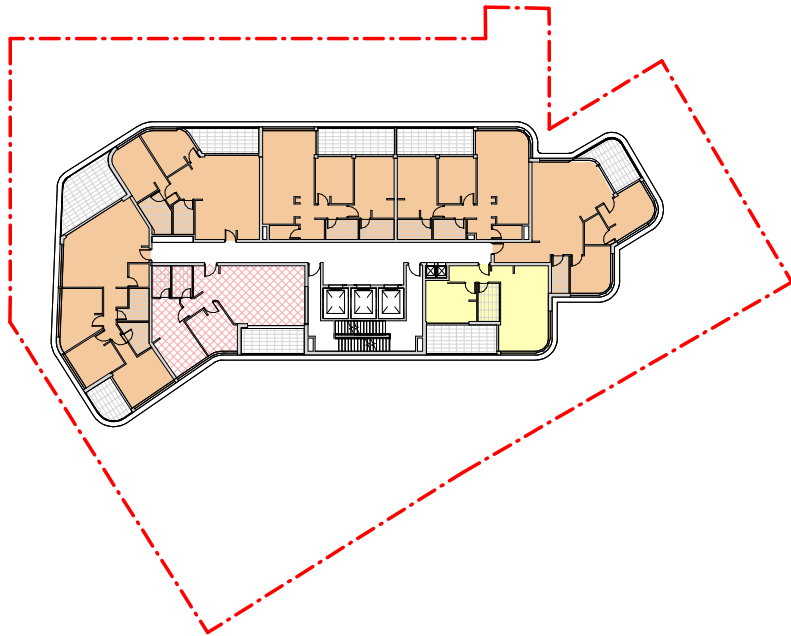
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SP RJ ZC JULY 2024



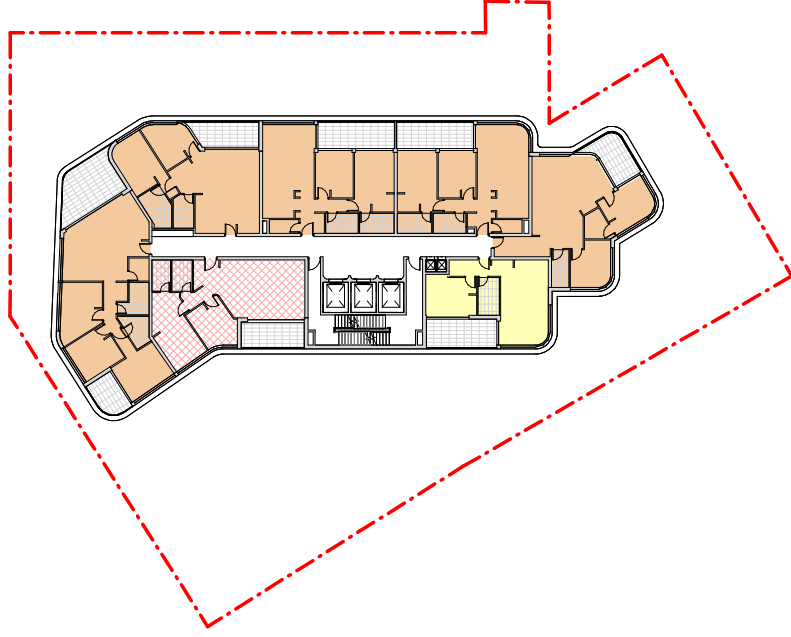
2 SOLAR ACCESS PLAN - LEVEL 11 - 22



1 SOLAR ACCESS PLAN - LEVEL 10



4 SOLAR ACCESS PLAN - LEVEL 33



3 LEVEL 23-32 FLOOR PLAN

SOLAR ACCESS LEGEND

TOTAL No. OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING OVER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm	PROPOSED UNITS RECEIVING NO DIRECT SUNLIGHT ON JUNE 21st BETWEEN 9am - 3pm
190 UNITS	133 UNITS (70%)	145 UNITS (76.3 %)	23 UNITS (12.1 %)
	HOTEL / BALCONIES RECEIVING OVER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm		
	HOTEL / BALCONIES RECEIVING UNDER 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm		
	HOTEL / BALCONIES RECEIVING NO SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm		

5.26

05 CONCEPTUAL PLANNING SOLAR ACCESS PLAN

References

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Project

PROPOSED MIXED USE DEVELOPMENT

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

SOLAR ACCESS PLAN

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA7011 A

Drawn by Checked by Approved by Date

SP RJ ZC JULY 2024



3D VIEW



3D VIEW WITH FUTURE DEVELOPMENT

References

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**PROPOSED MIXED USE
DEVELOPMENT**

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

3D VIEWS

Project Stage

DA Submission

Job no.	Drawing no.	Rev.
J24612D	DA7031	A
Drawn by	Checked by	Approved by
SP	RJ	ZC
Date		
JULY 2024		



3D VIEW



3D VIEW WITH FUTURE DEVELOPMENT

5.28

05 CONCEPTUAL PLANNING

3D VIEWS

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**PROPOSED MIXED USE
DEVELOPMENT**

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

3D VIEWS

Project Stage

DA Submission

Job no.	Drawing no.	Rev.
J24612D	DA7032	A
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Date		
JULY 2024		



3D VIEW



3D VIEW WITH FUTURE DEVELOPMENT

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1:100 at A1

1:200 at A3

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PROPOSED MIXED USE
DEVELOPMENT

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

3D VIEWS

Project Stage

DA Submission

Job no.

Drawing no.

Rev.

J24612D

7033

A

Drawn by

Checked by

Approved by

Date

SP

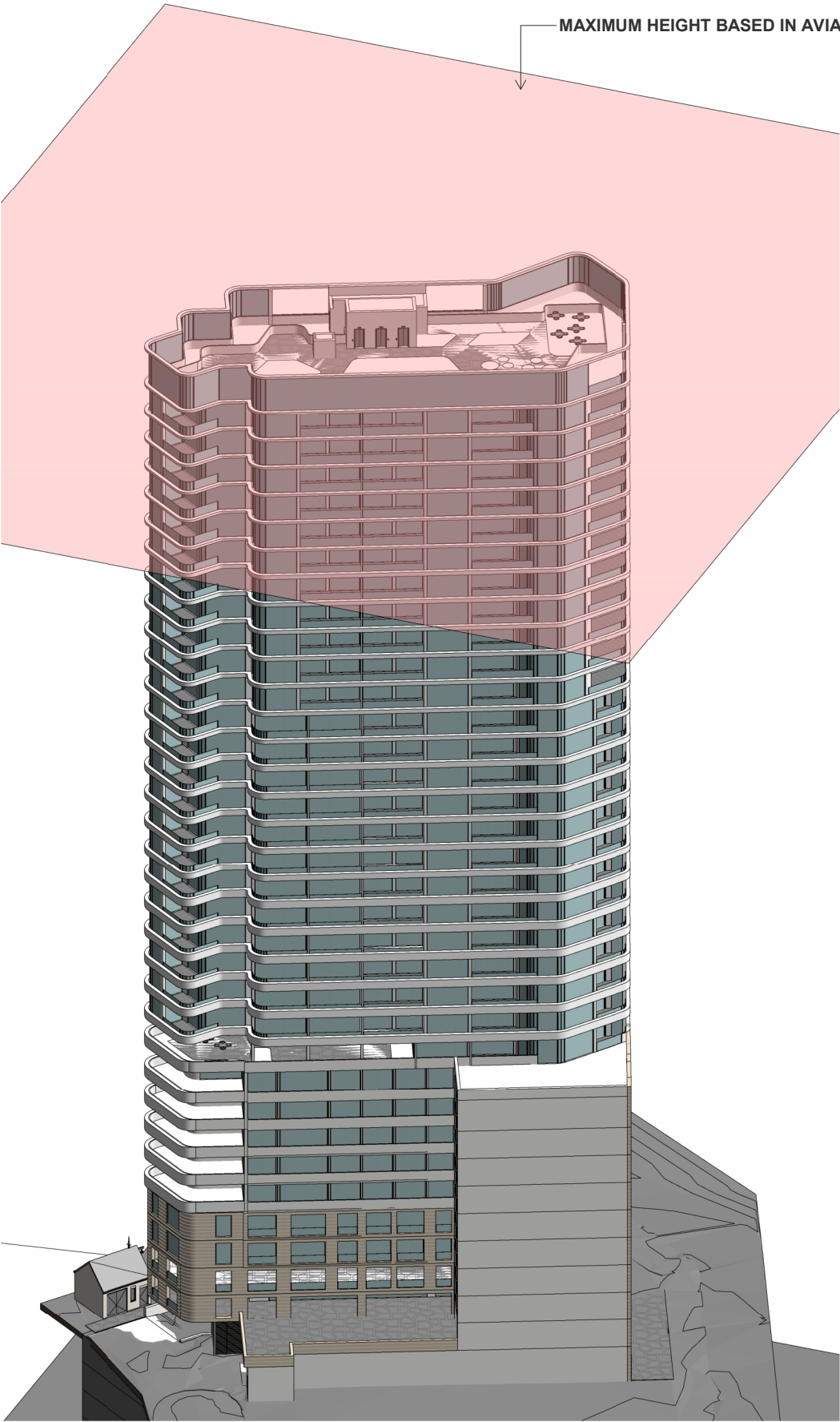
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ZC

JULY 2024

5.30

05 CONCEPTUAL PLANNING
LEP HEIGHT BLANKET



MAXIMUM HEIGHT BASED IN AVIATION INFORMATION

References

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Notes

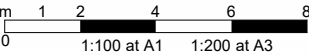
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PROPOSED MIXED USE
DEVELOPMENT

126-128 Terminus and 2 Charles Street Liverpool

Drawing Title

LEP HEIGHT BLANKET

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA7091 A

Drawn by Checked by Approved by Date

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