

PROPOSED

An aerial photograph of a city street intersection. A specific site is highlighted with a yellow dashed border and a yellow fill. The site is located at the corner of Charles Street and Terminus Street. The surrounding area includes various buildings, trees, and parking lots.

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2 CHARLES STREET & 134 TERMINUS STREET, LIVERPOOL

MASTERPLAN REPORT
J24612D - 11/07/25 - REV B

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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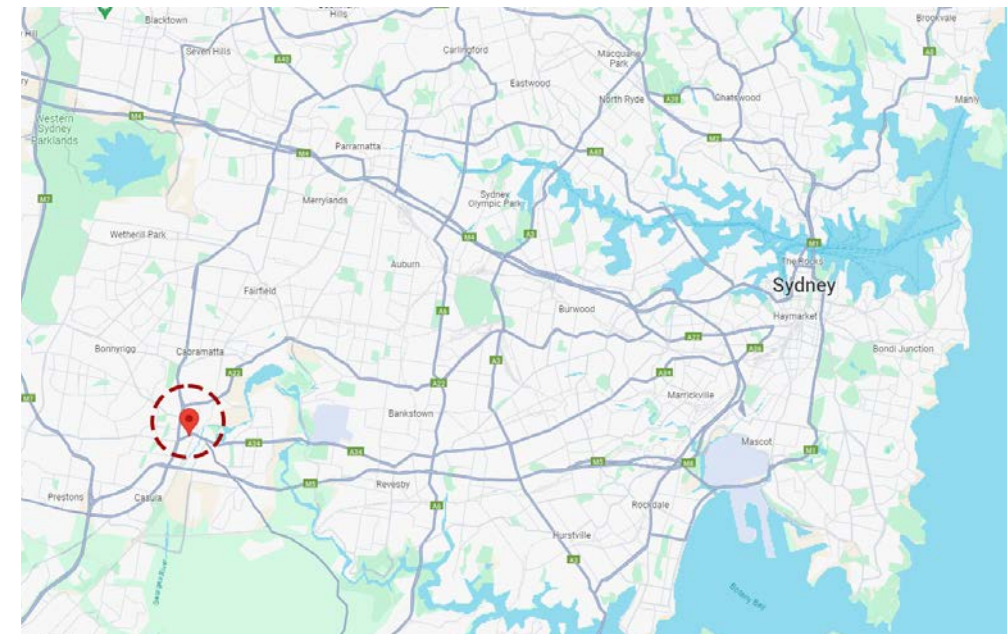
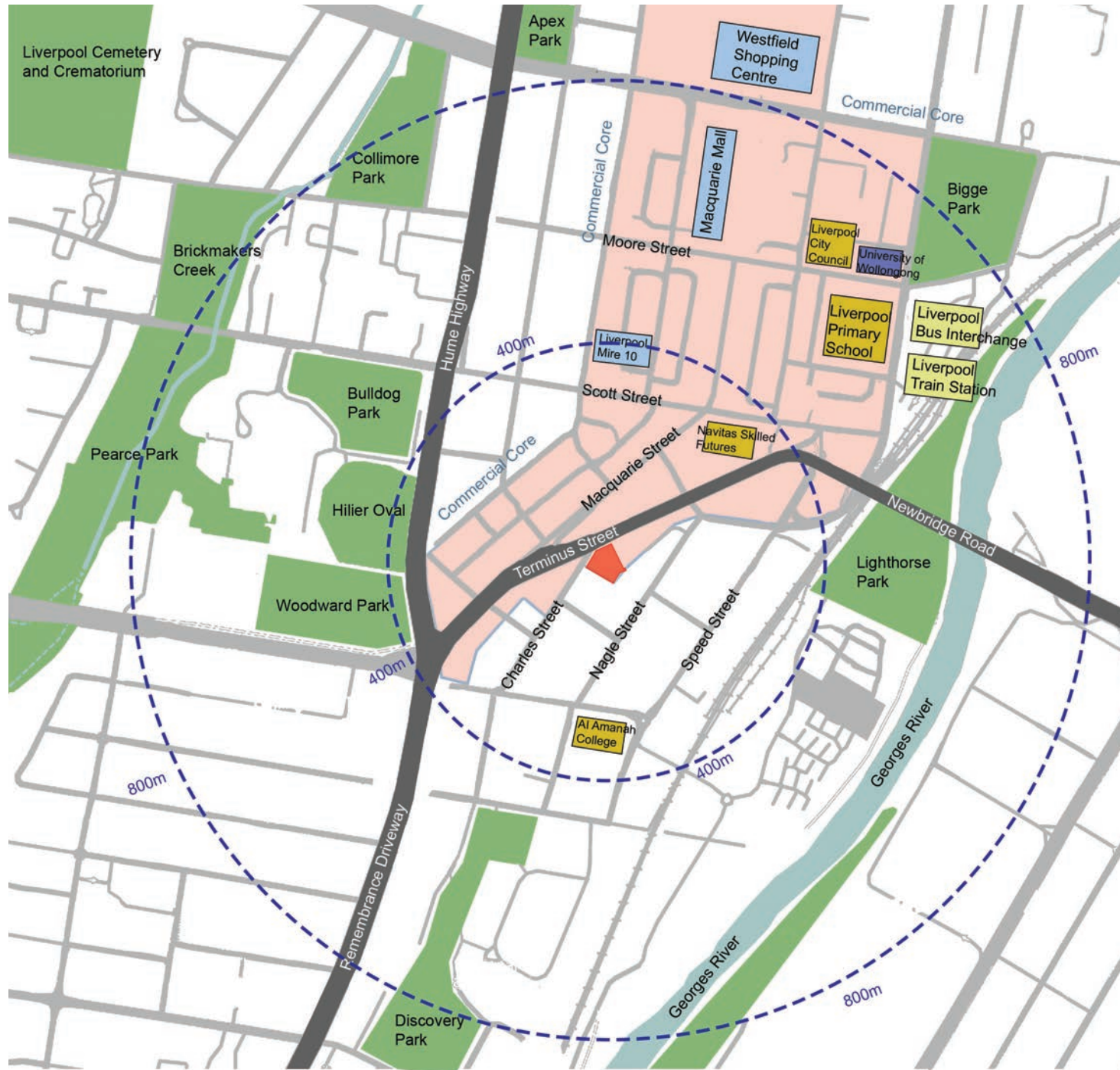
01

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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01 EXISTING URBAN CONTEXT & SITE ANALYSIS

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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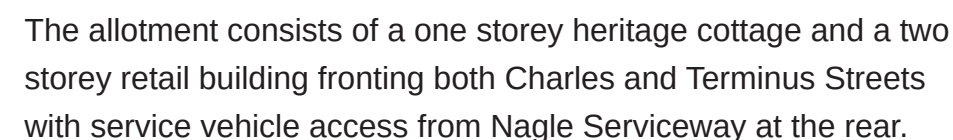
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01 EXISTING URBAN CONTEXT & SITE ANALYSIS

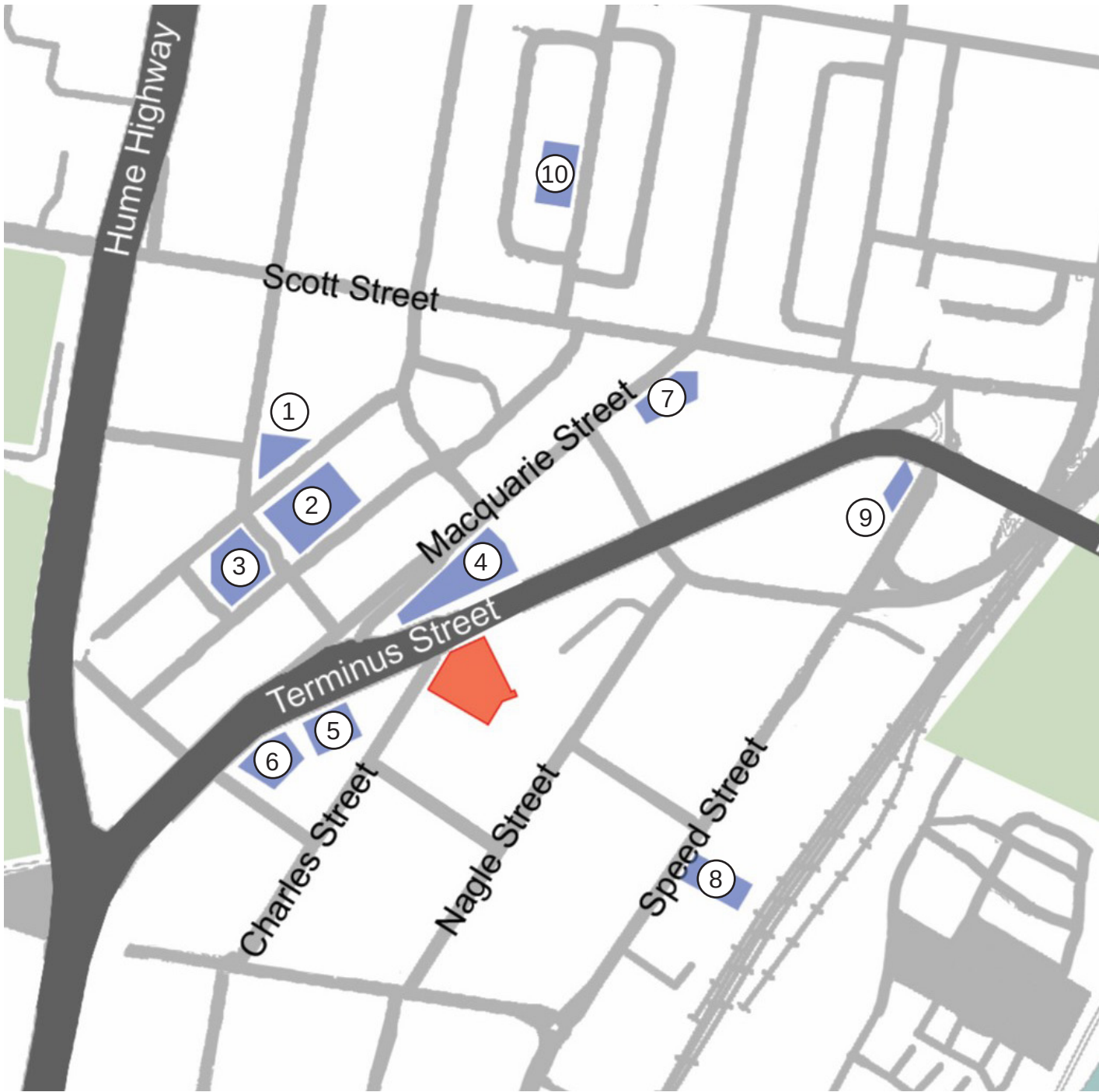
SITE SURVEY

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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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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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EXISTING BUILDING USES

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01 EXISTING URBAN CONTEXT & SITE ANALYSIS

ENVIRONMENTAL ANALYSIS

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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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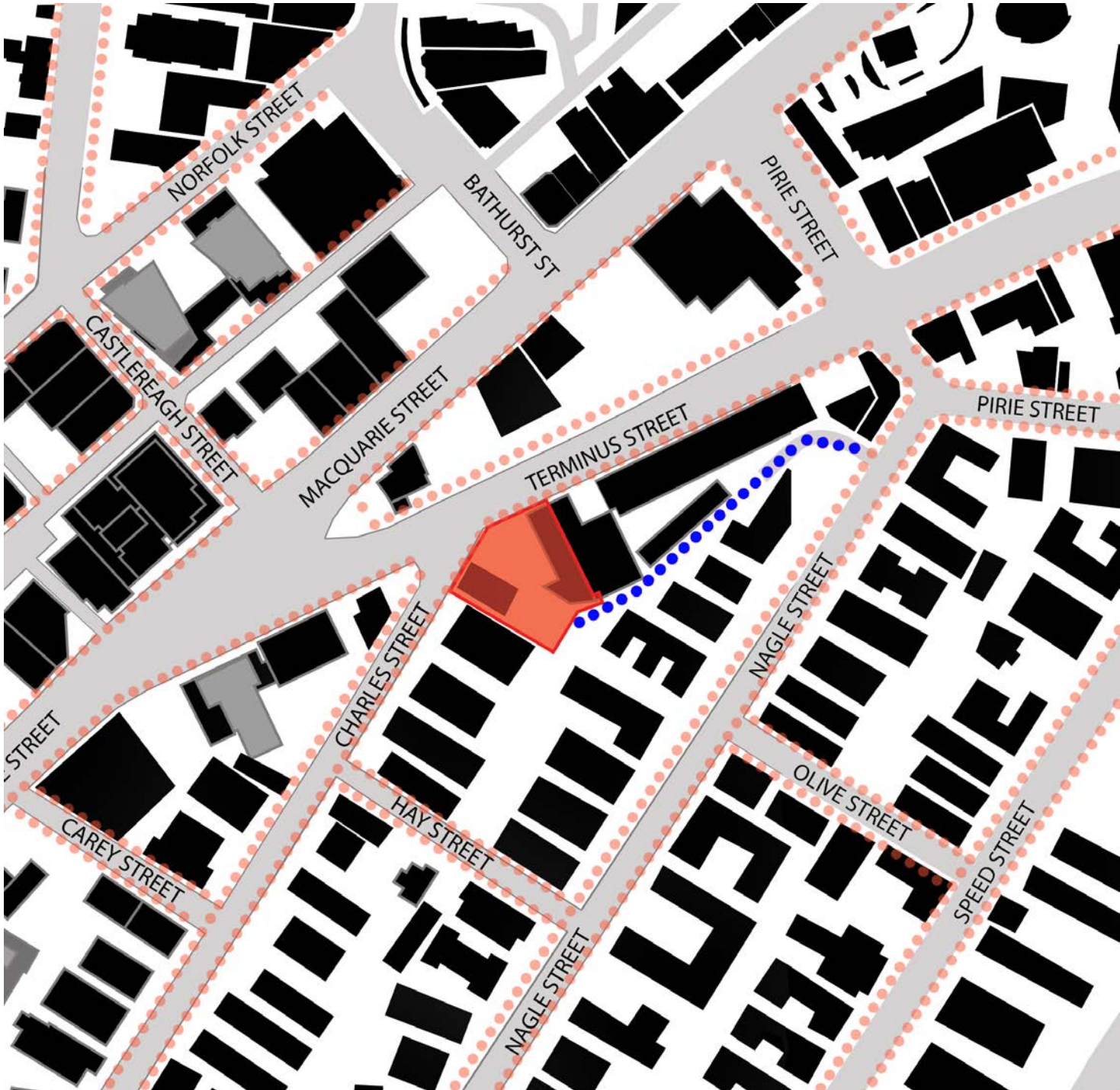
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01 EXISTING URBAN CONTEXT & SITE ANALYSIS

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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01 EXISTING URBAN CONTEXT & SITE ANALYSIS

TRANSPORT ANALYSIS

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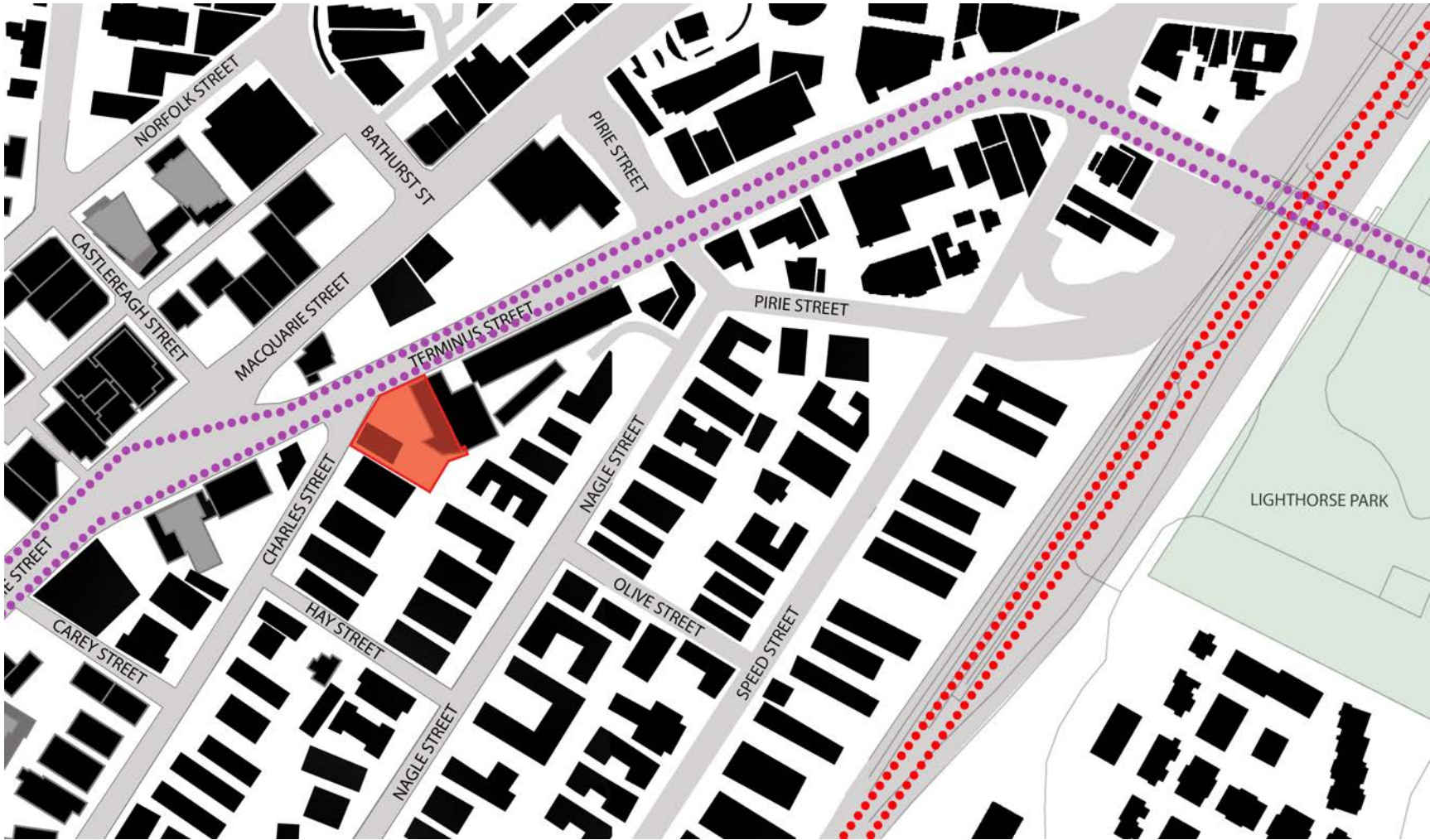
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The site benefits from various modes of transportation including:

- 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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TRANSPORT ANALYSIS

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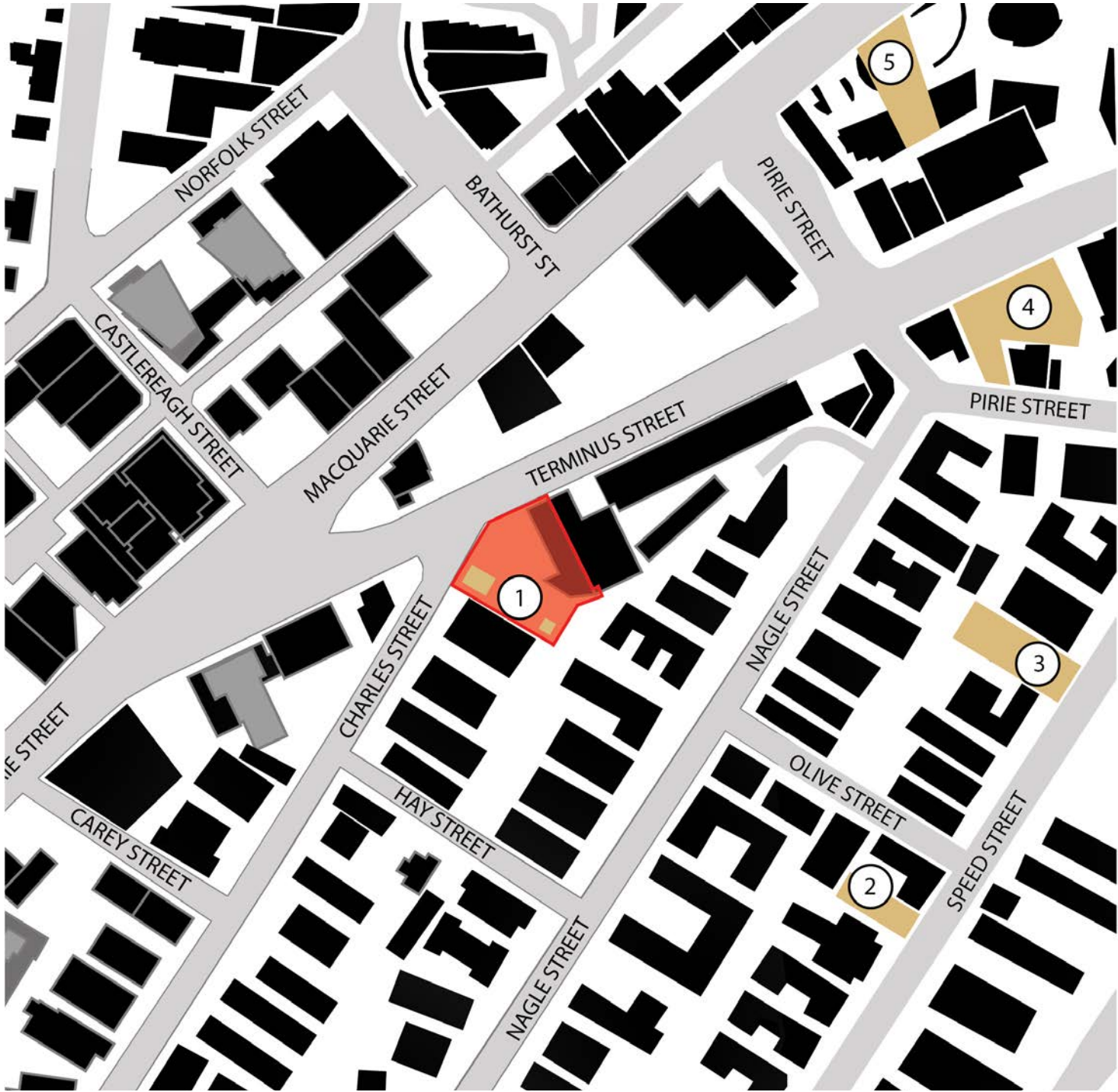
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01 EXISTING URBAN CONTEXT & SITE ANALYSIS

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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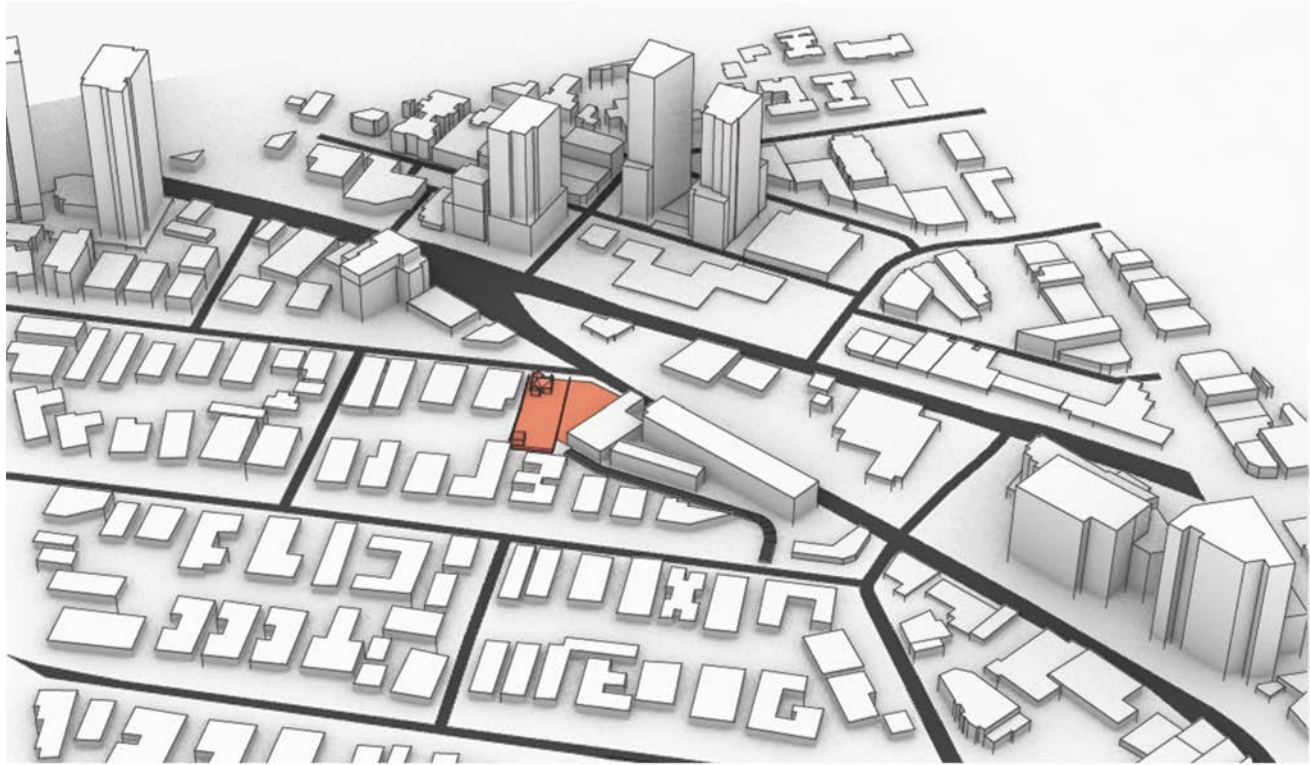
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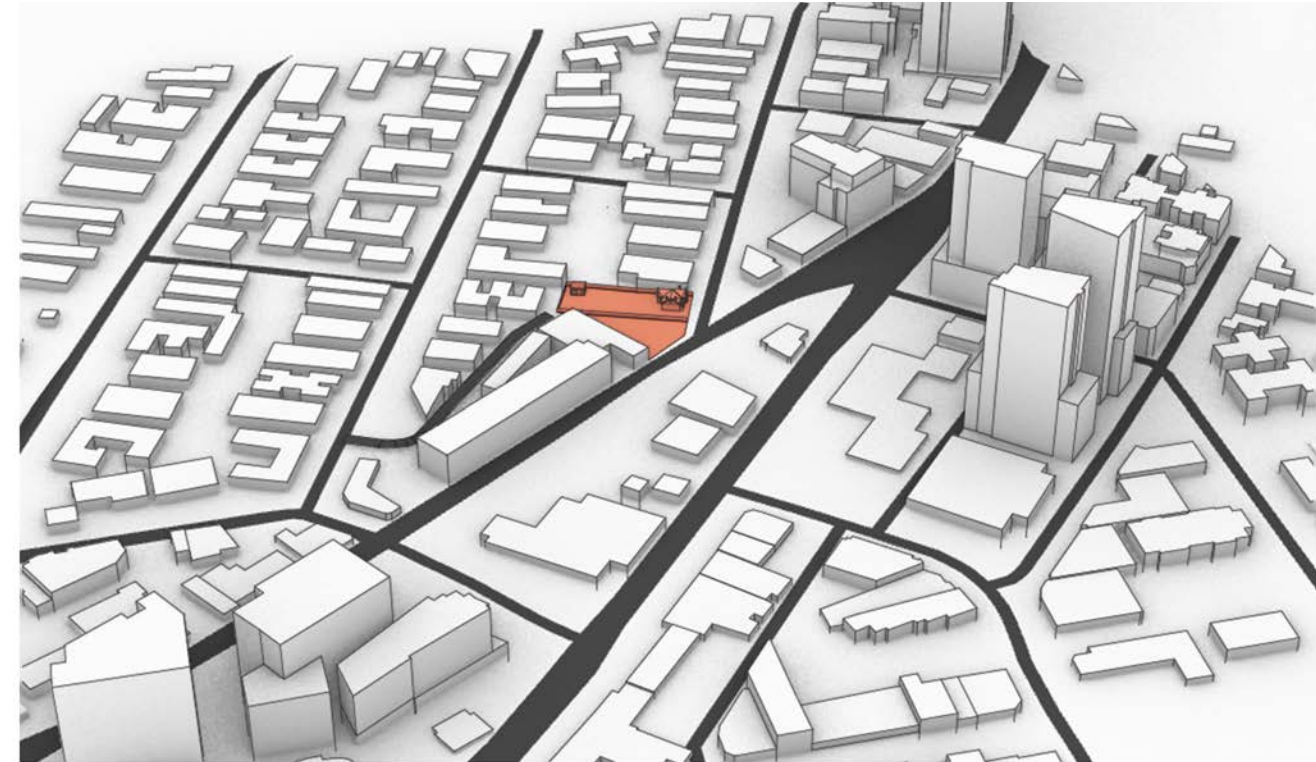
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3D View One



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.

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01 EXISTING URBAN CONTEXT & SITE ANALYSIS

STREETSCAPE PHOTOS

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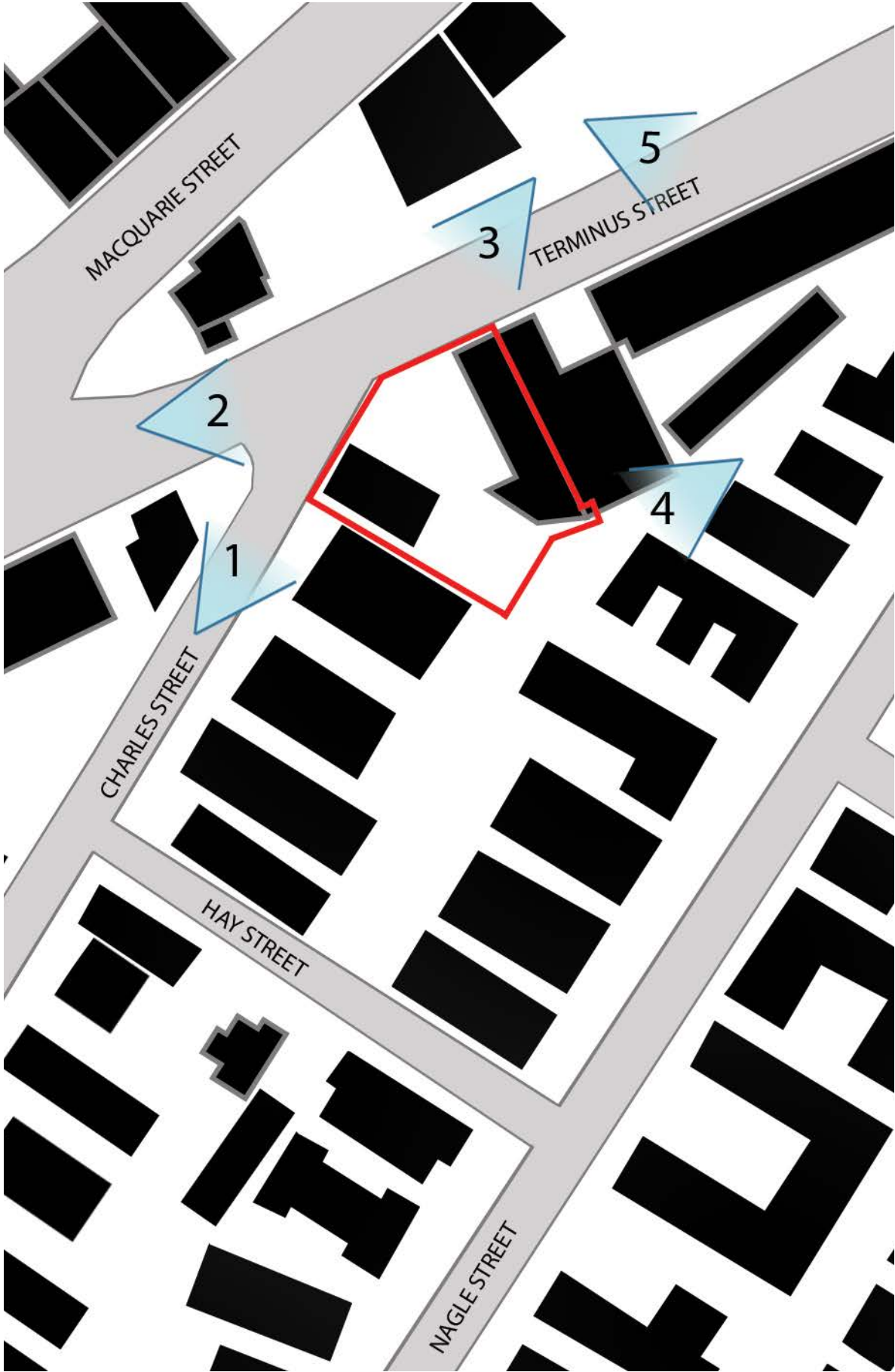
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View 1



View 4



View 2



View 5



View 3



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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

MU1

Mixed Use Buildings



HEIGHT OF BUILDING

T2 28.0m



FLOOR SPACE RATIO

V1 3.0

Source: (Liverpool 2008 LEP)

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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.

2.02
02 CONTROLS
LEP CONTROLS

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STREET, LIVERPOOL, NSW, 2170

Drawing Title
LEP CONTROLS

Project Stage
DA Submission

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2.03

02 CONTROLS

LIVERPOOL DCP CONTROLS

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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.

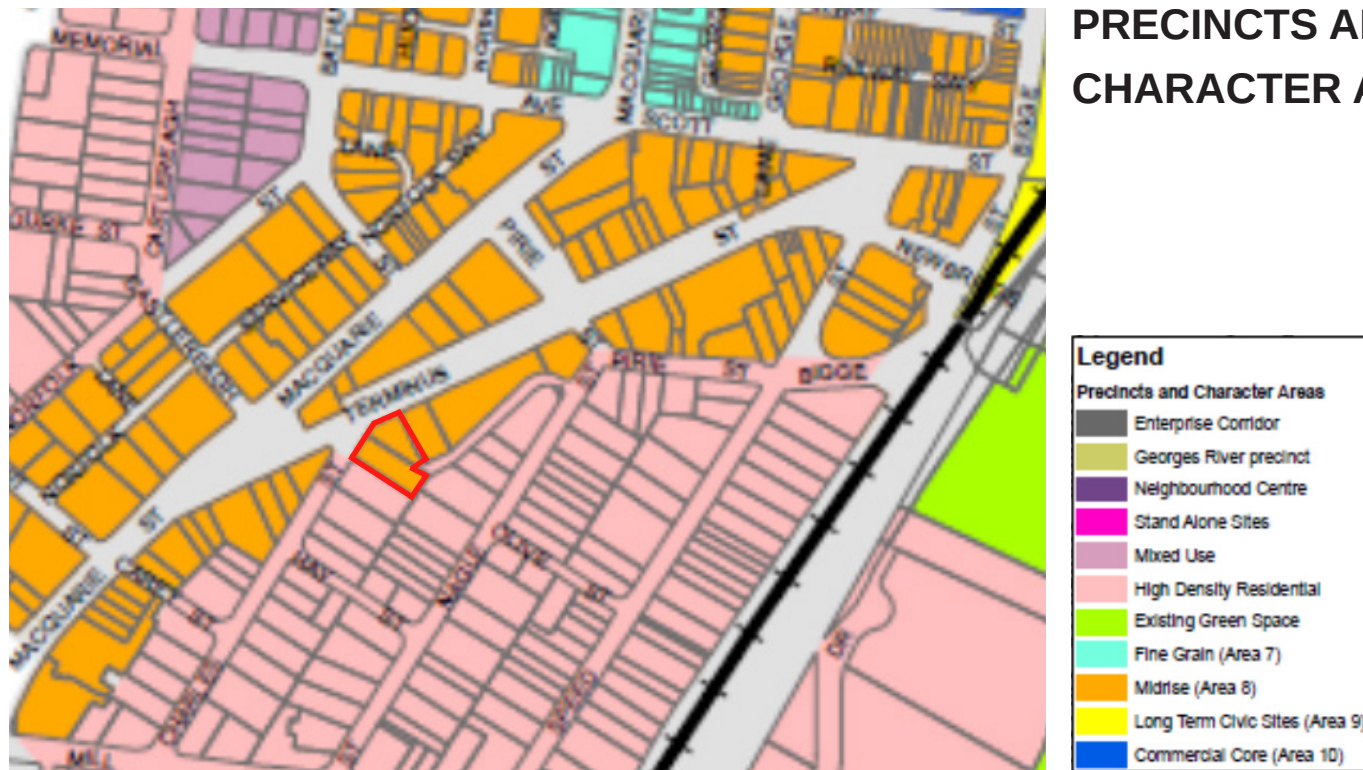


Figure 4-2 - Precincts

Source: (Liverpool 2008 LDCP)

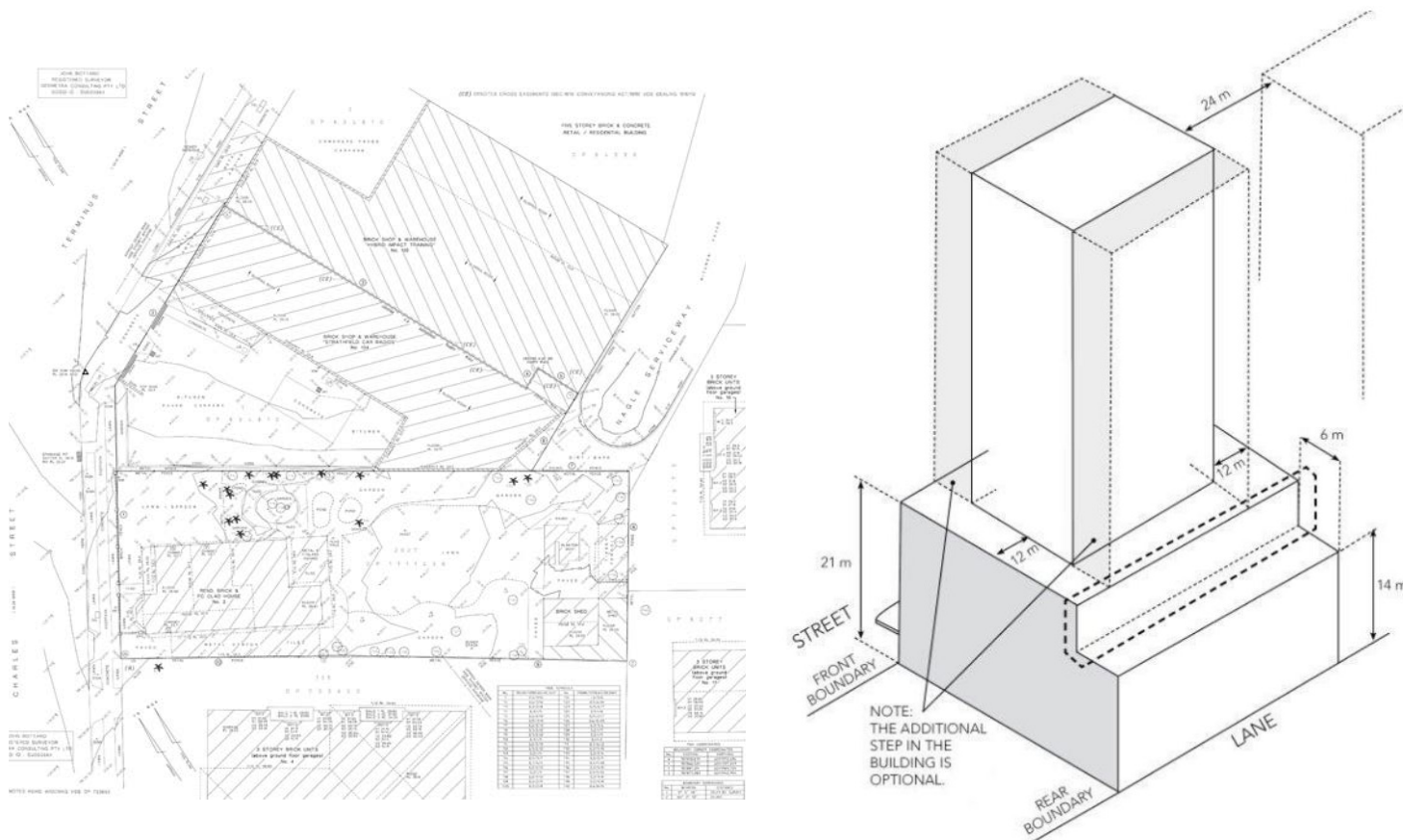


Figure 4-7 Tower on Podium/ Mid-block

Source: (Liverpool 2008 LDCP)

Survey Plan

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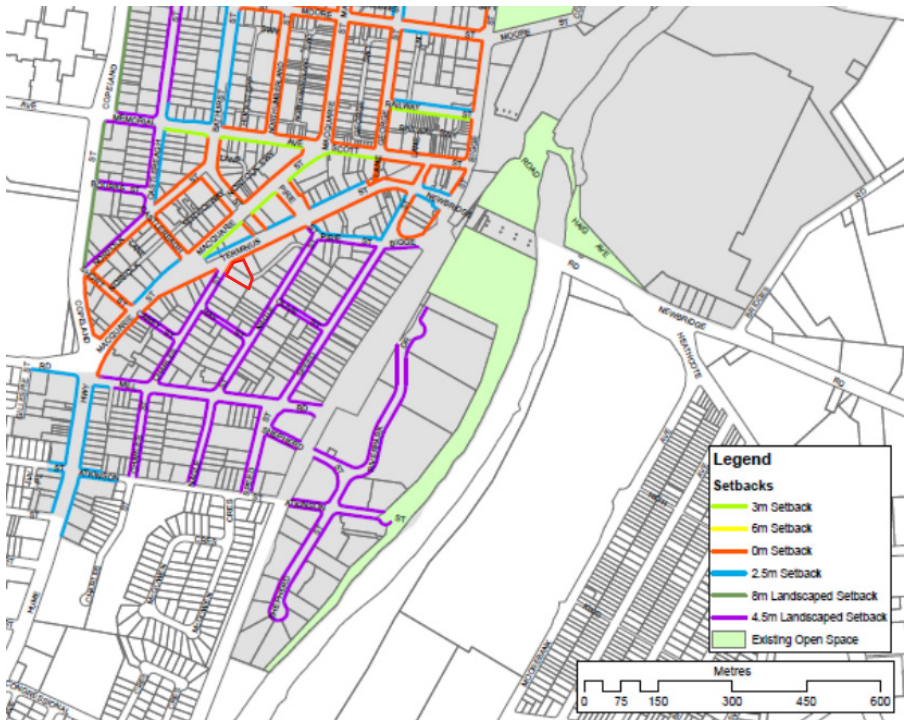


Figure 4-10 - Street Setbacks

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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Drawing Title

LIVERPOOL DCP CONTROLS

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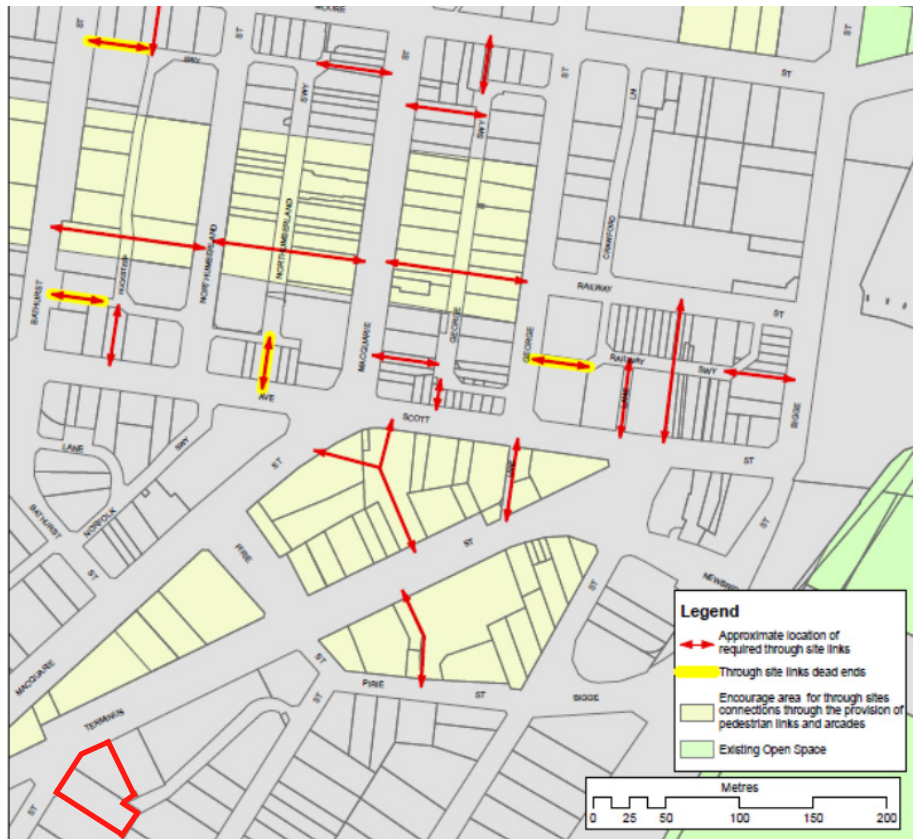


Figure 4-12 - Through Site Links Source: (Liverpool 2008 LDCP)

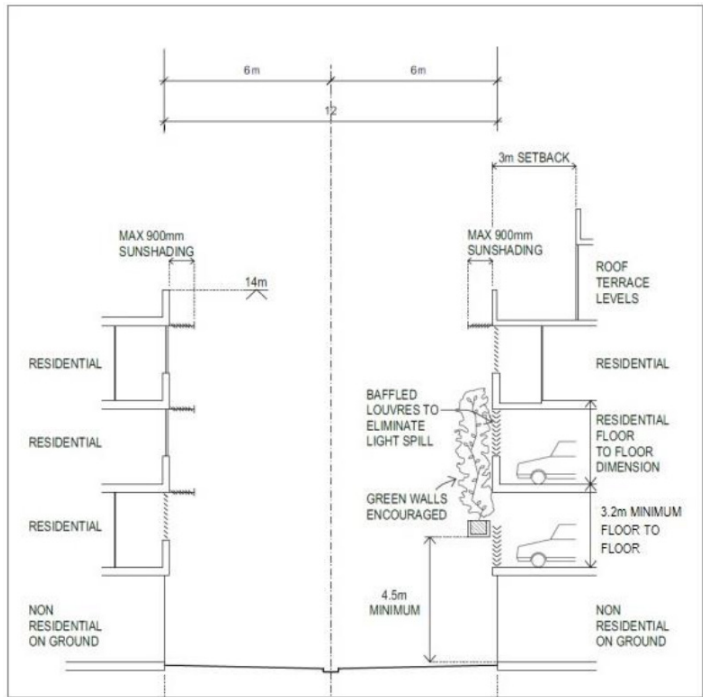


Figure 4-11 - Laneways and Serviceways Setbacks Source: (Liverpool 2008 LDCP)

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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DA Submission

Job no. J24612D Drawing no. Rev.

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

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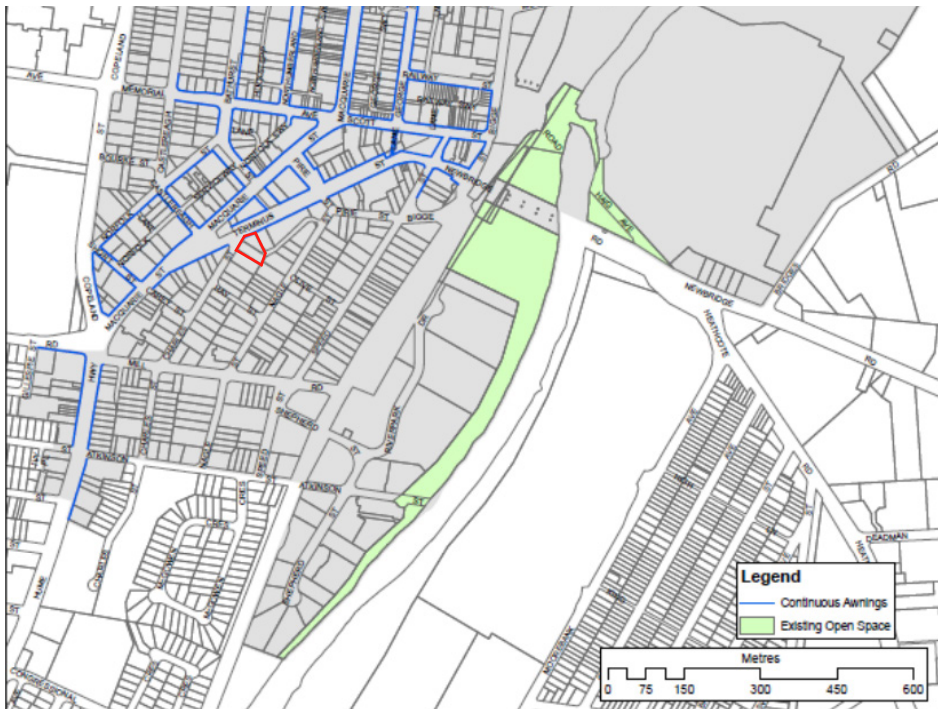


Figure 4-13 - Awnings

Source: (Liverpool 2008 LDCP)

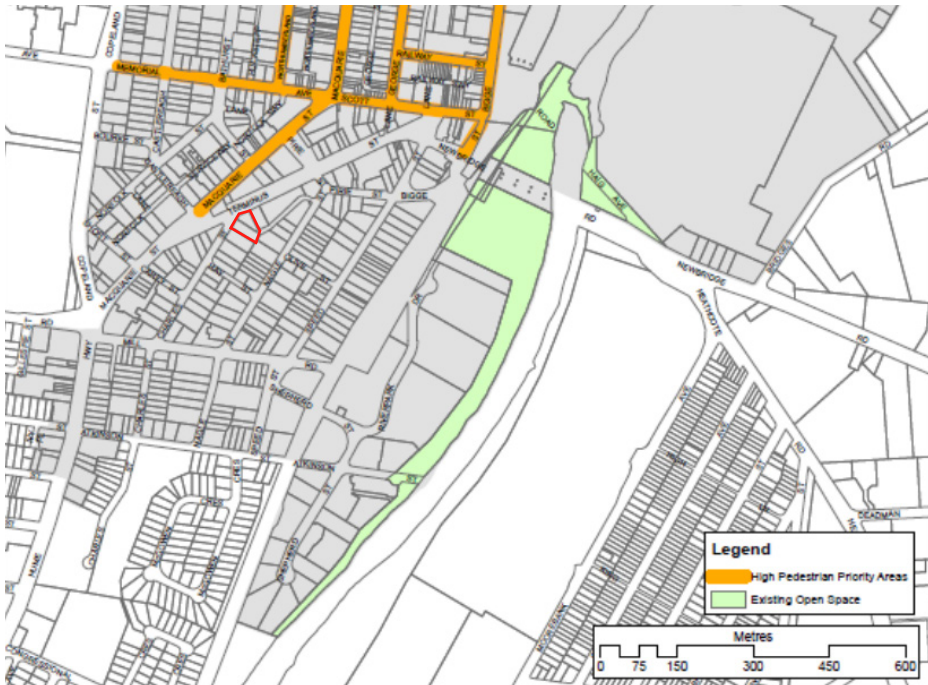


Figure 4-15 - High Pedestrian Priority Areas

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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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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HL RJ ZC MAY . 2024

2.07

02 CONTROLS

PUBLIC DOMAIN MASTER PLAN

References

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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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02 CONTROLS

AVIATION HEIGHT CONSTRAINTS

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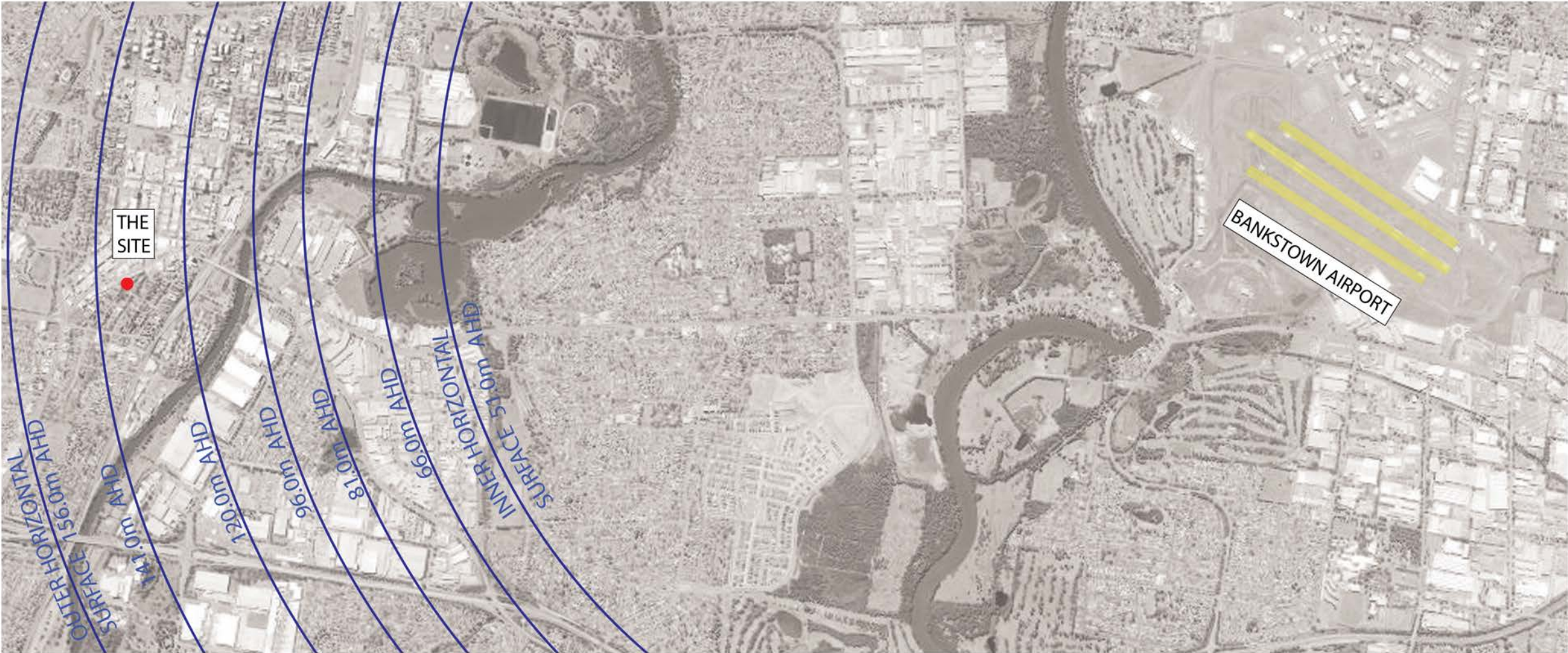
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Source: (Bankstown Airport Management OLS Chart)

AVIATION HEIGHT LIMIT

Based on the Bankstown Airport Management OLS Chart, the subject site is situated inbetween the location of 120-141m AHD as per aviation cloud, with a suggested OLS of 138m AHD (RL).





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APARTMENT DESIGN GUIDE BUILDING SEPARATION

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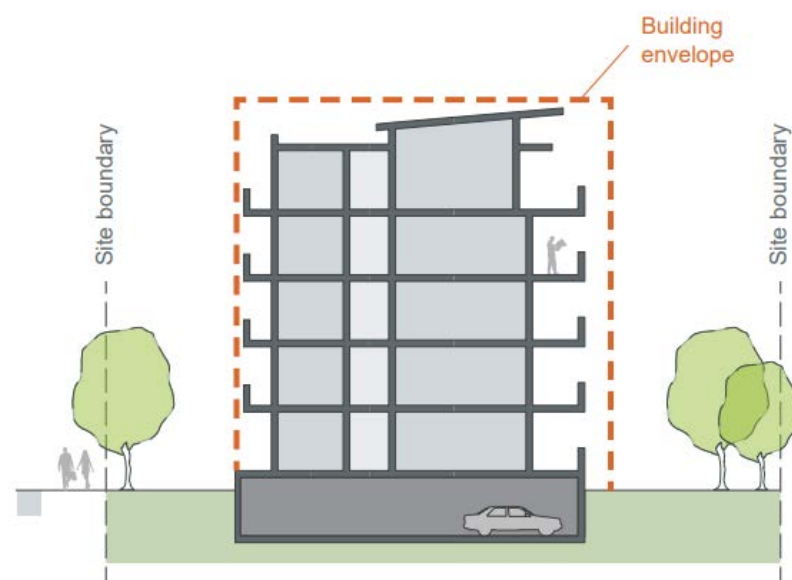
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2B - Building Envelop

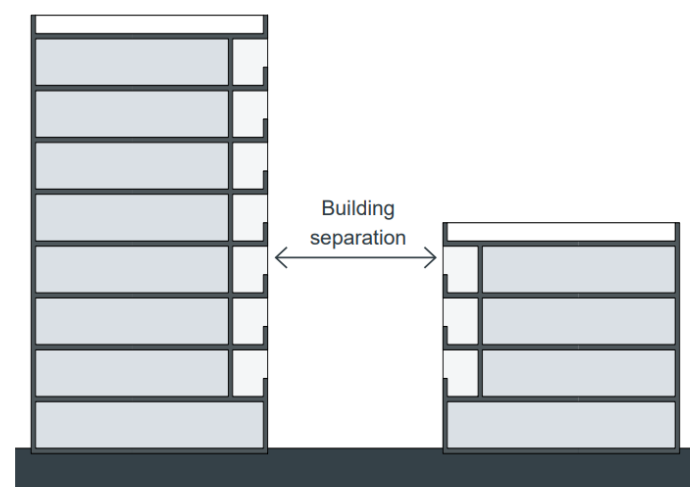
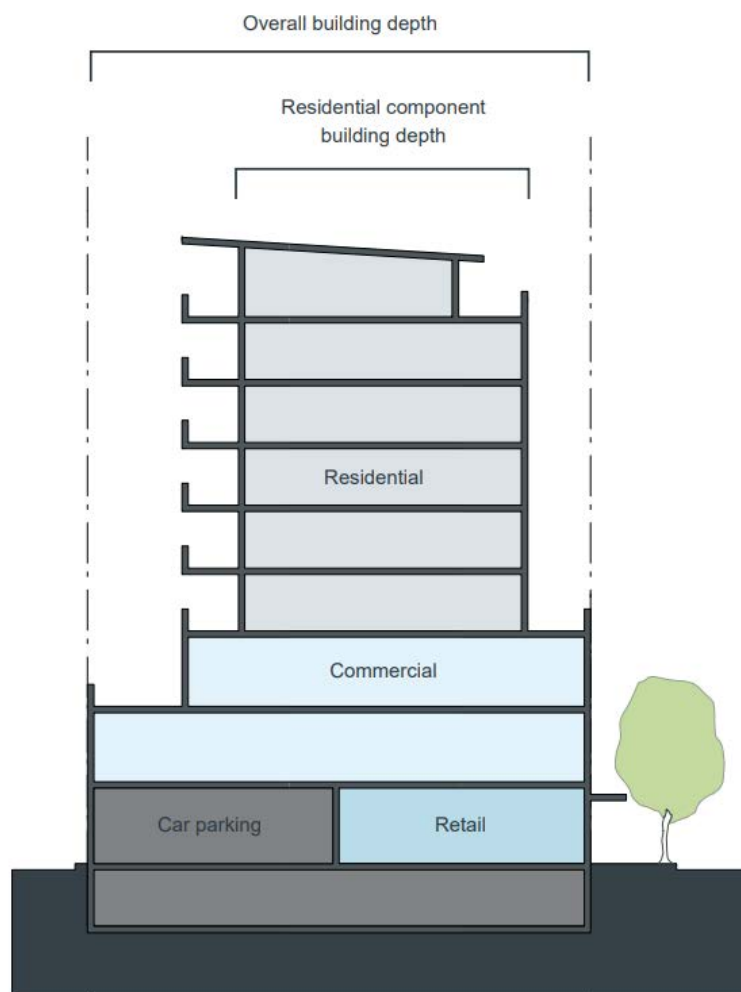


Figure 2F.1 Building separation is measured from the outer face of building envelopes which includes balconies

2F - Building Separation



2B - Building Depth

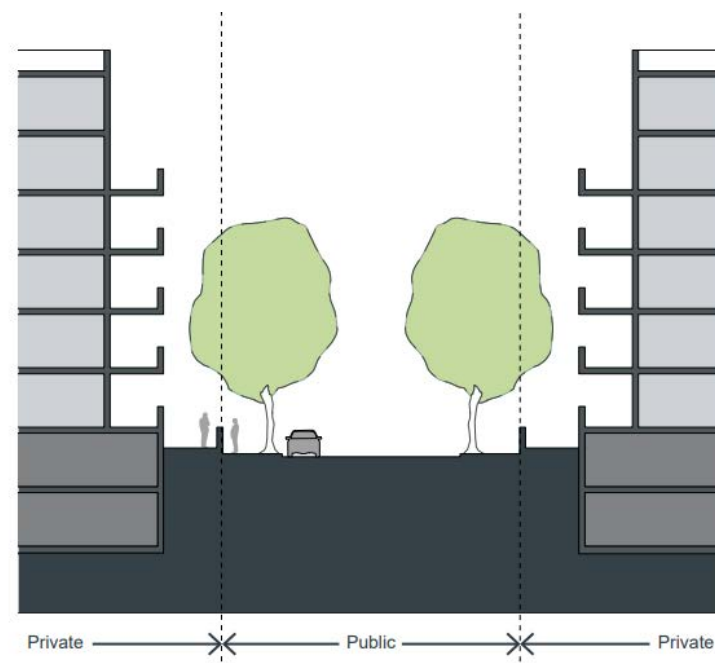


Figure 2G.3 Streetscapes are defined by a combination of public elements (carriageways, kerbs, verges and footpaths) and private elements (street setbacks, fences and building facades)

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
APARTMENT DESIGN GUIDE BUILDING SEPARATION

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
- Public Gym
- Through-site links
- Forecourt landscape recreation areas

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



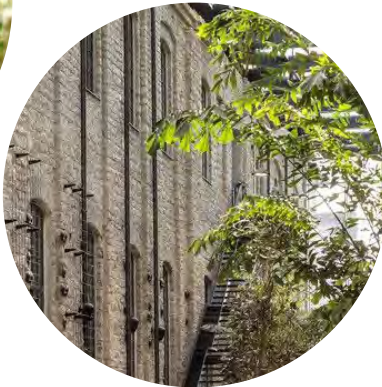
Celebrate Heritage

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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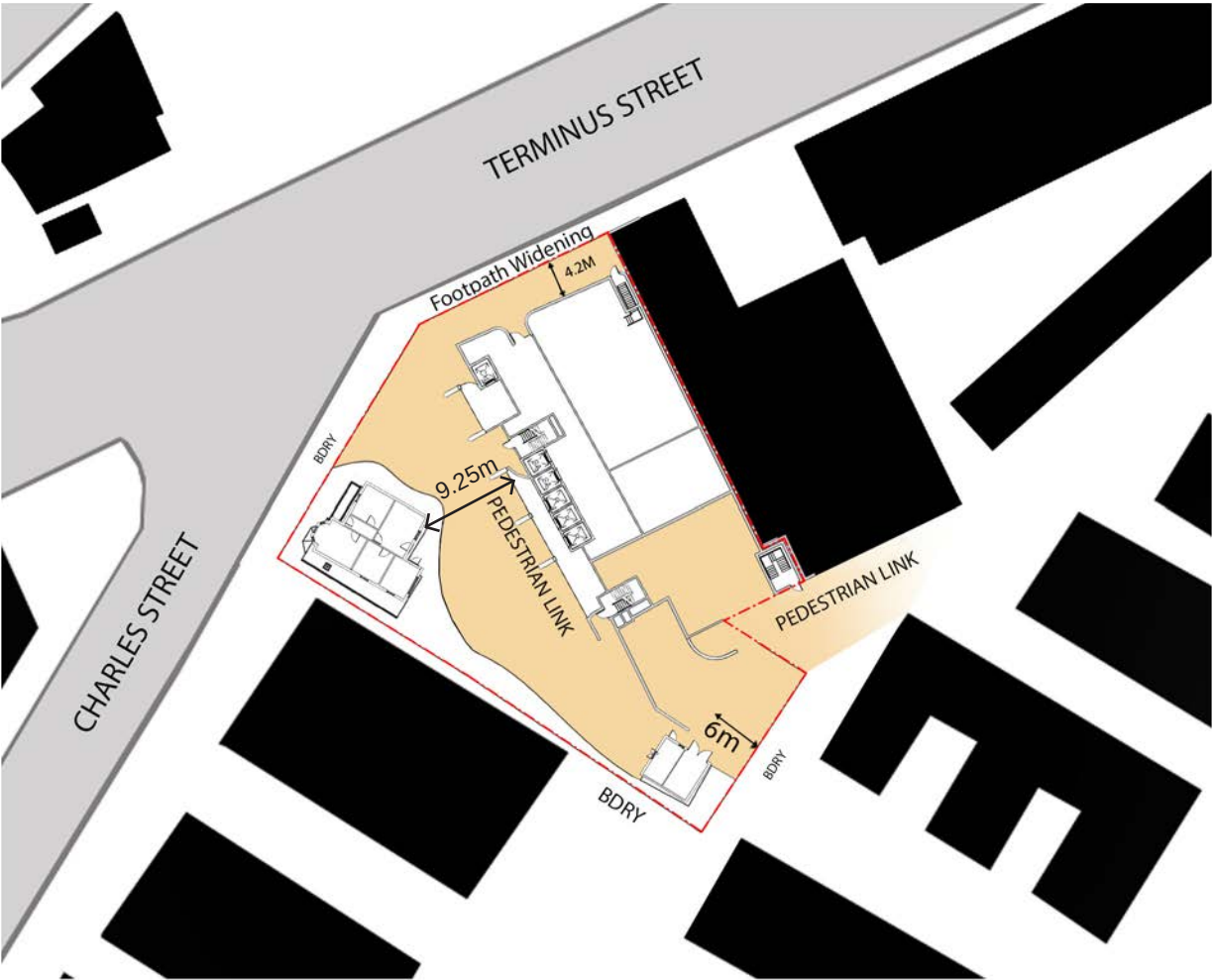
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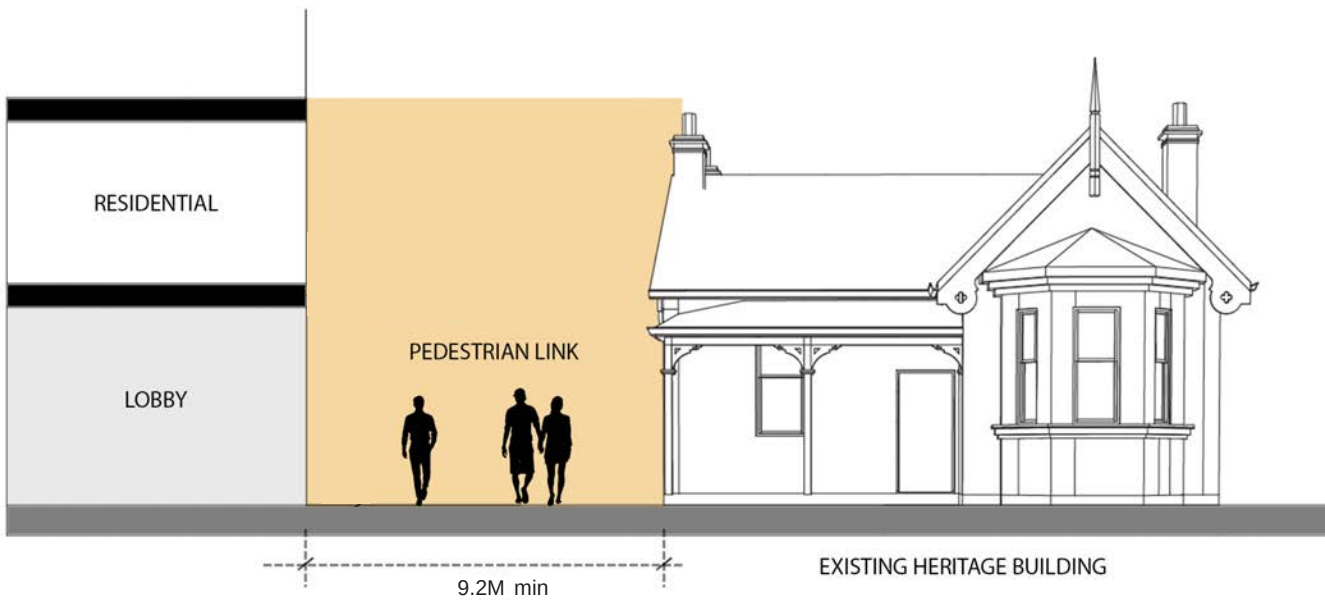
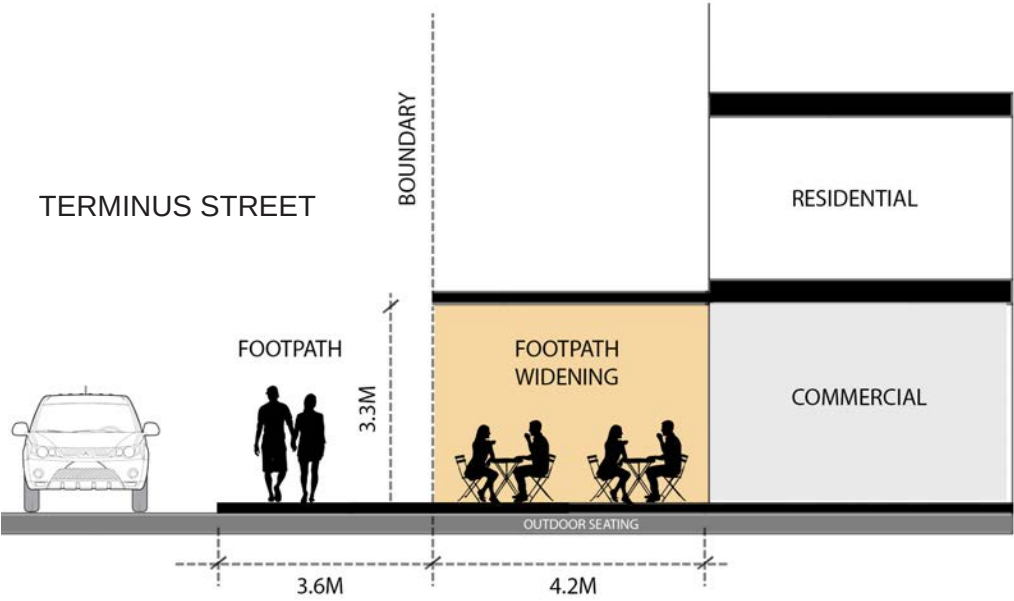
03 STRATEGY PLANNING CONCEPTS
PUBLIC BENEFIT PROPOSAL



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. The wider footpaths also helps to facilitate the pedestrian traffic use of the proposed Gym.

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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3.03

03 STRATEGY PLANNING CONCEPTS PUBLIC DOMAIN RECREATIONAL SPACES

COMMUNITY IMPACT

The proposed development offers substantial public benefits. This includes lush recreational landscaping that celebrates the neighbouring heritage building, with surrounding public seating for recreational activities.

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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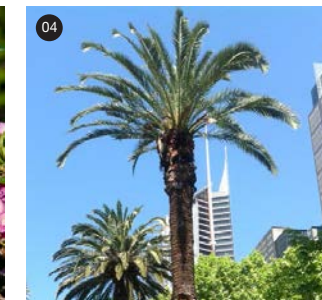
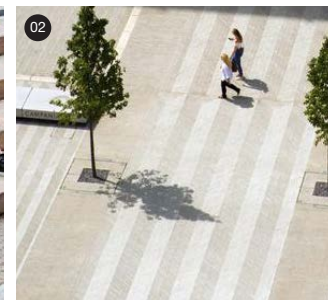
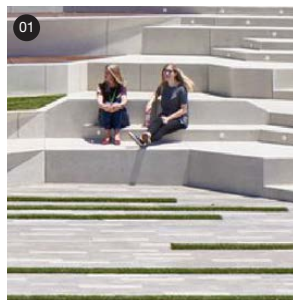
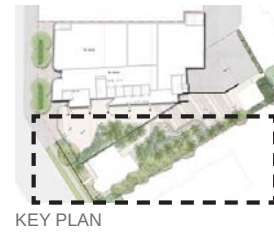
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Ground Floor Heritage Building Landscape



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PUBLIC DOMAIN RECREATIONAL SPACES

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03 STRATEGY PLANNING CONCEPTS
VEHICULAR ACCESS PROPOSAL

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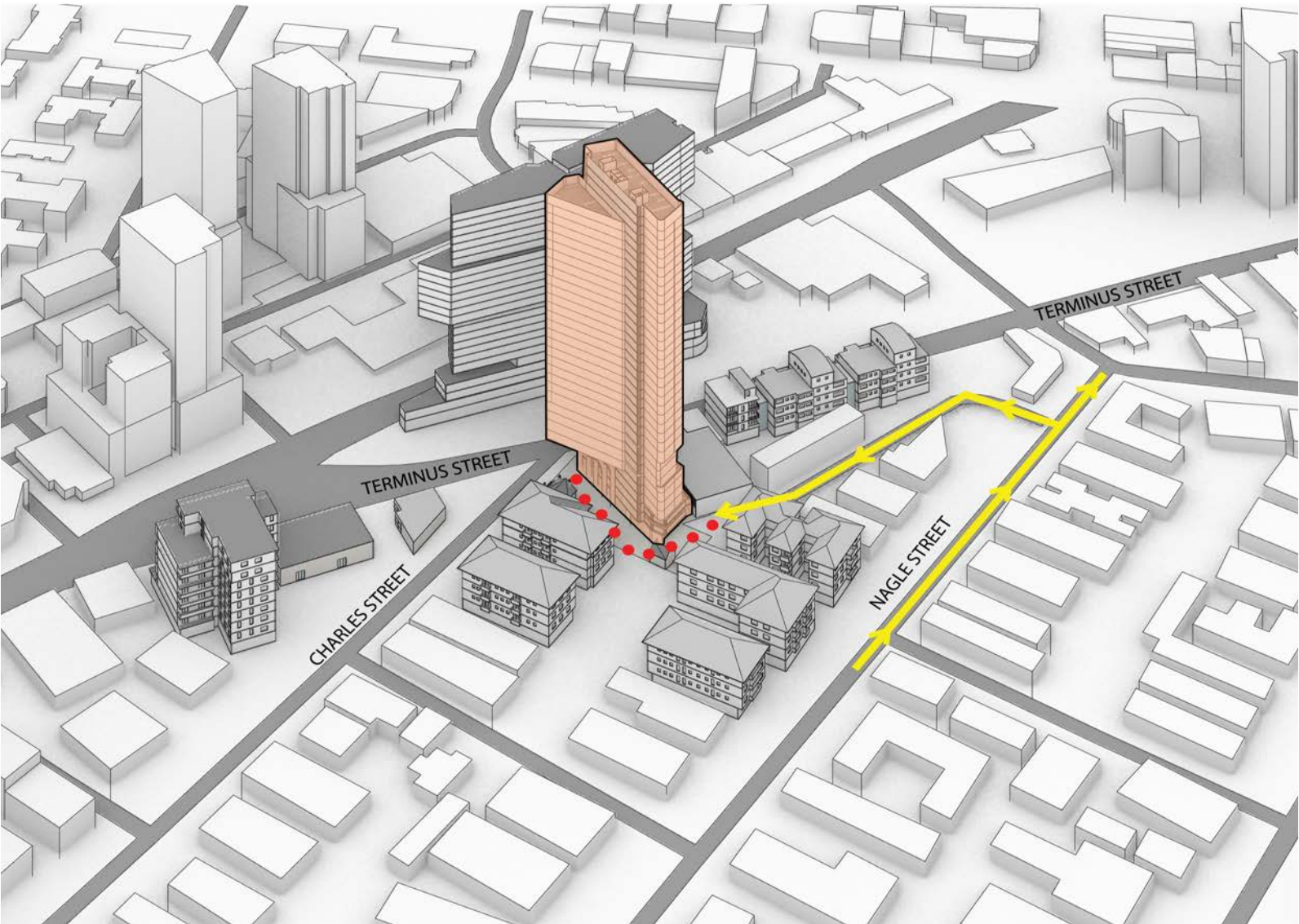
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Major vehicular access to the site is currently from Terminus Street and Charles street. Service vehicles and residential vehicles also benefit from the access provided on Nagle Serviceway at the rear.

- Vehicular Access
- Potential Pedestrian Links

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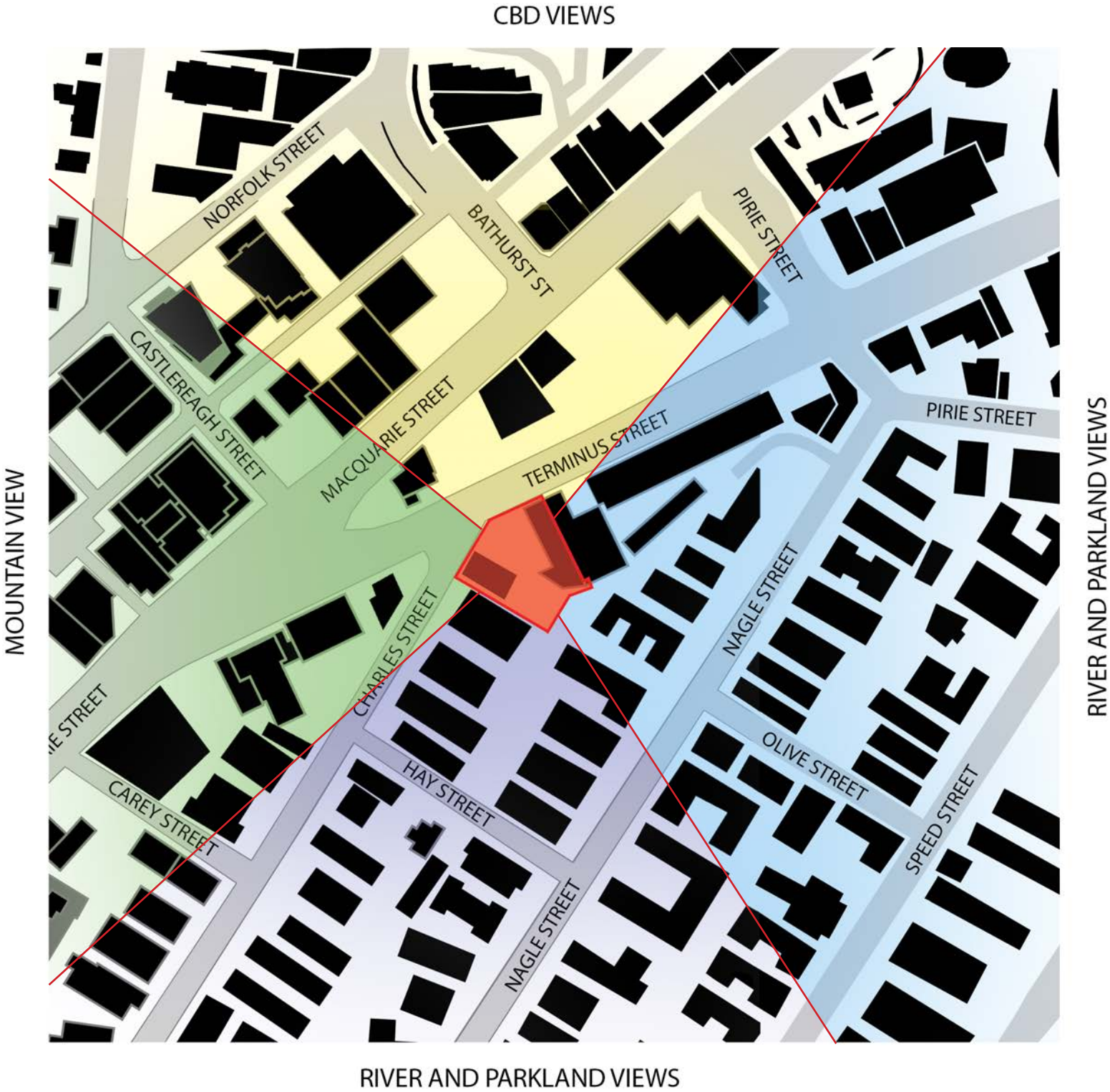
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The site benefits from 360 degree panoramic views of the surrounding area, which features views towards Liverpool CBD to the north, distant views to the Blue Mountains to the west and views to Georges River as well as surrounding parklands to the east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

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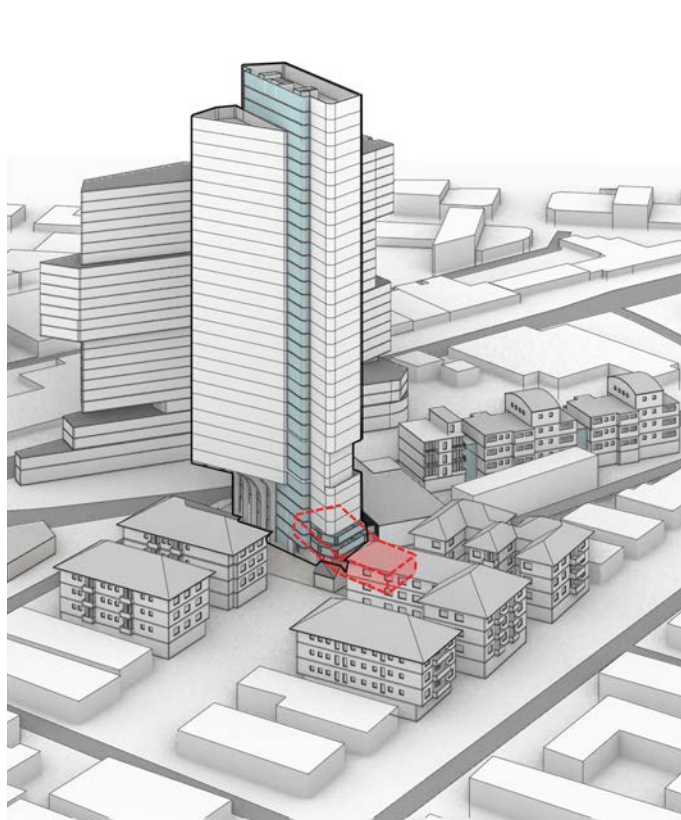
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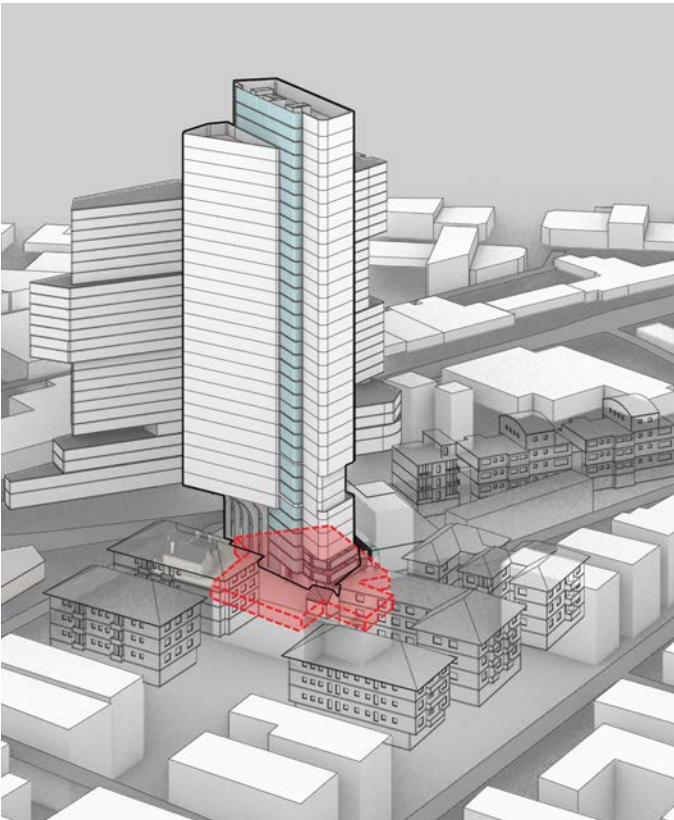
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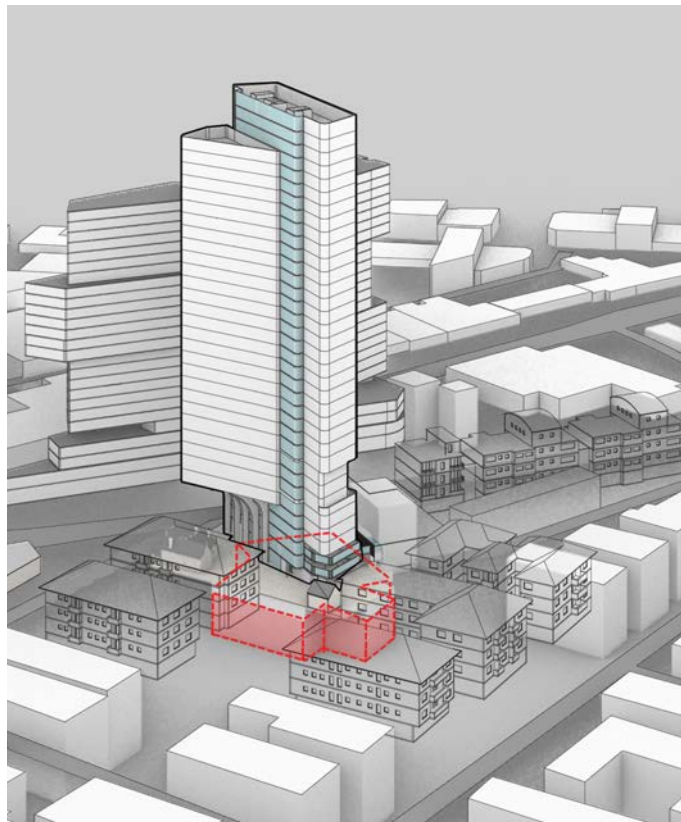
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Above ground parking/ loading bay to the rear laneway



Basement 1 car parking with Plant Room



Typical Basement 2-4 car parking

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.

3.06

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

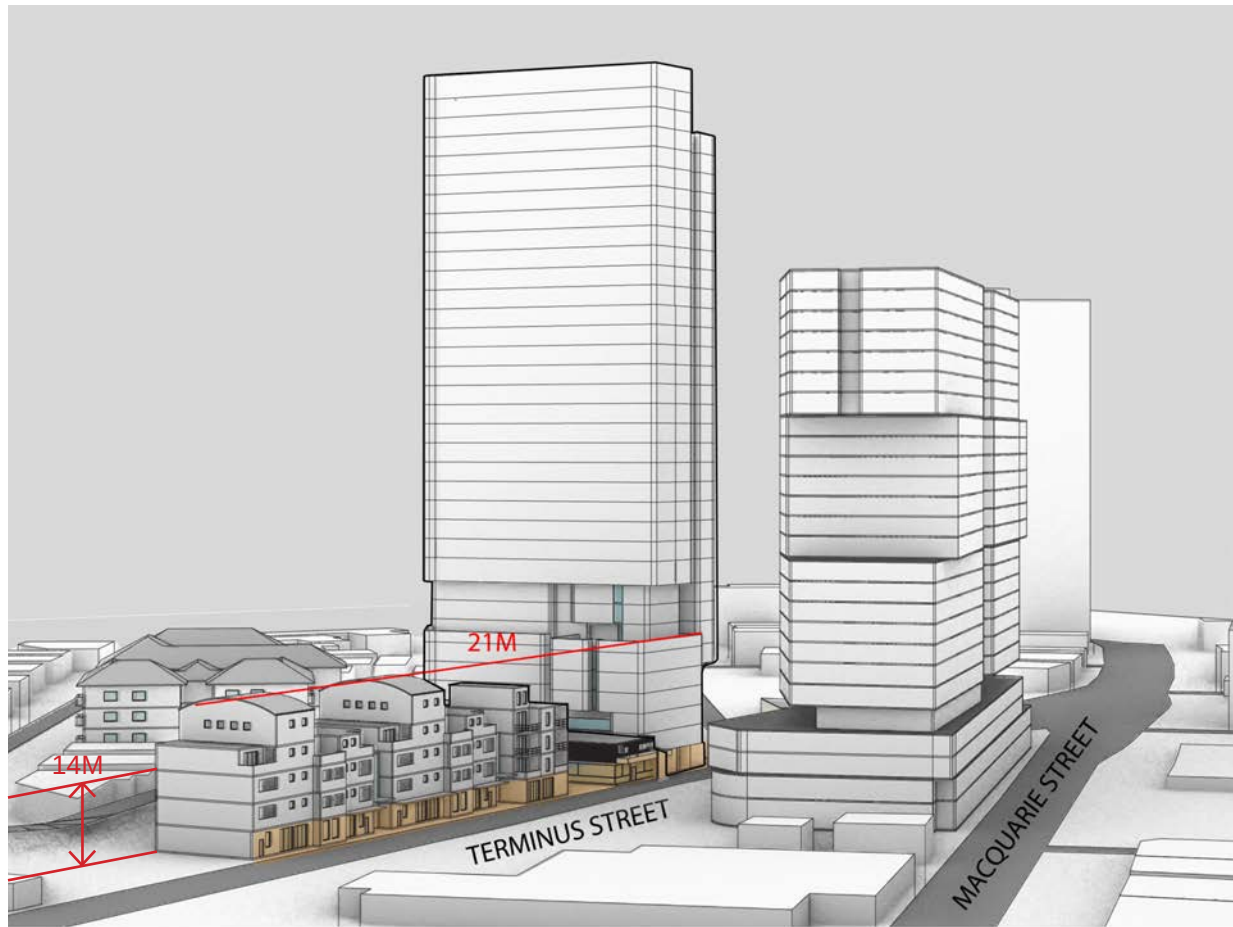
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CAR PARKING STRATEGY

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DA Submission

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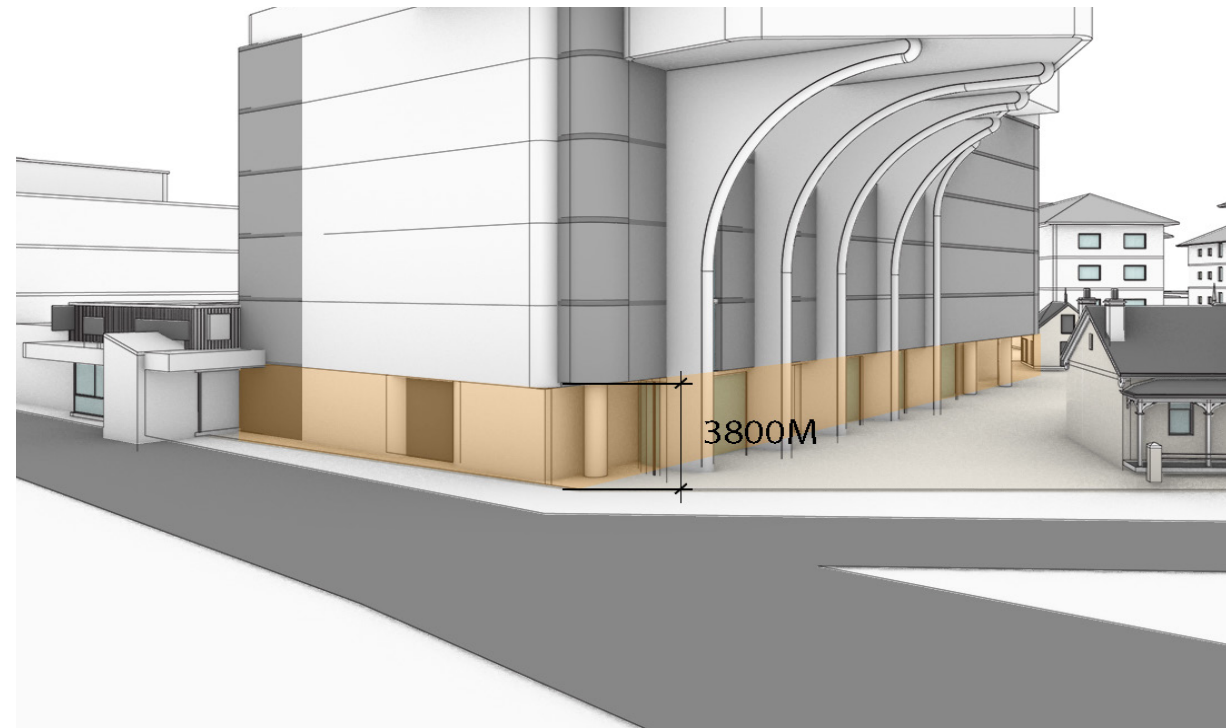
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ADJACENT BUILT FORM | PROPOSAL



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.

- Provide a 21m high continuous street wall building envelope to Terminus St consistent with the desired future character and of the precinct.

- Provide a 14m high continuous street wall building envelope to Nagle Service-way consistent with the desired future character and of the precinct.

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03 STRATEGY PLANNING CONCEPTS

OPPORTUNITY SITES AND FUTURE DEVELOPMENT

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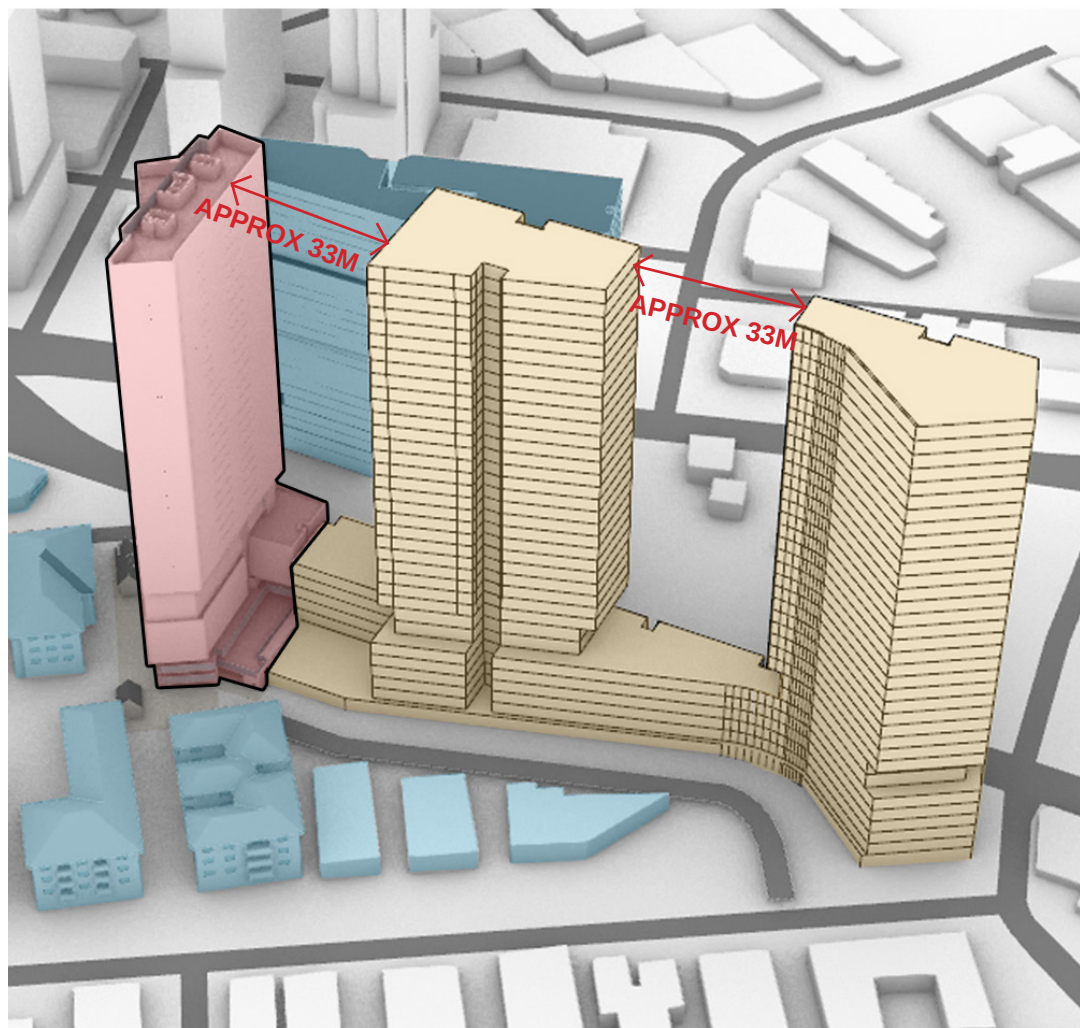
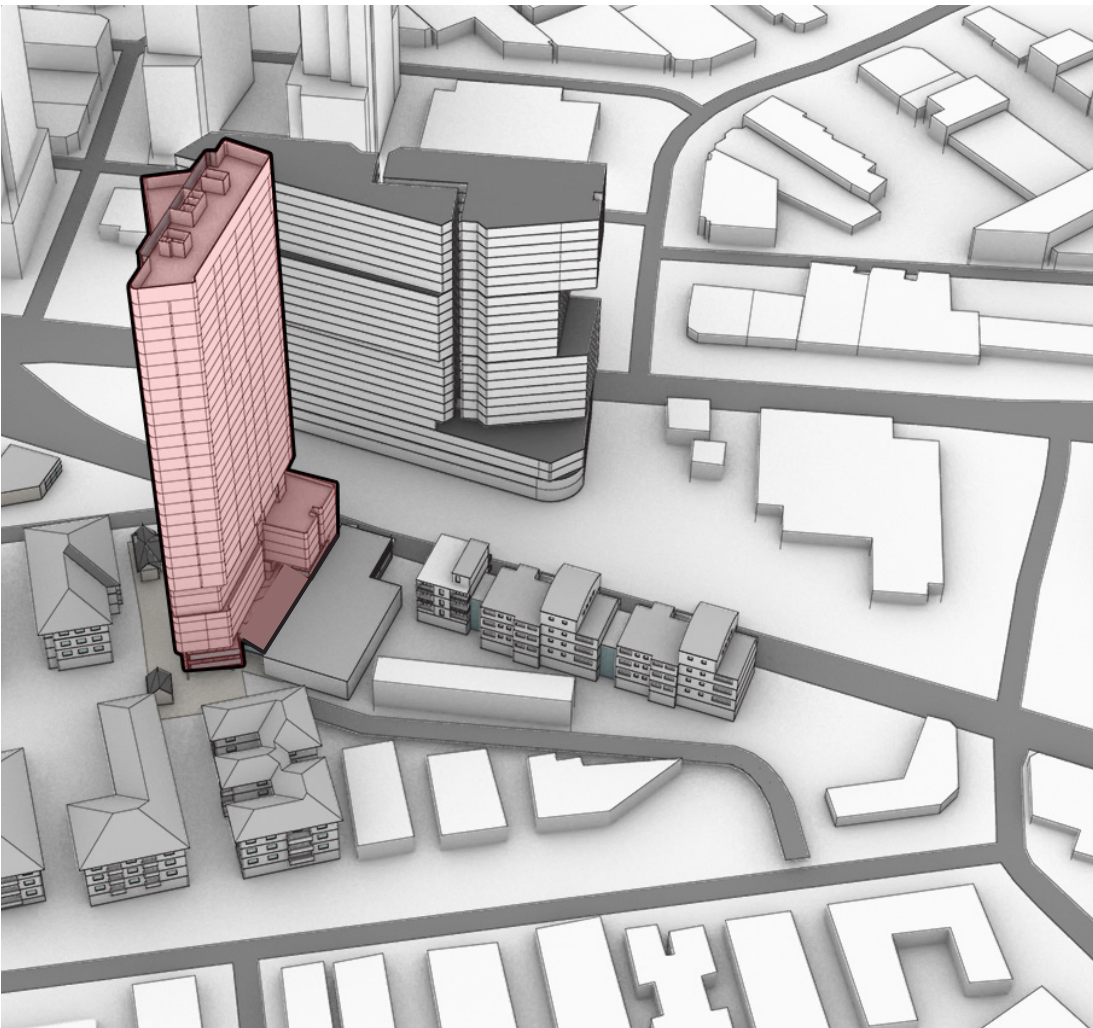
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Source: (<https://maps.six.nsw.gov.au/>)

- 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.

Reffered in the Urban Design Study & View Impact Assessment Report from B+A



Non Opportunity Sites Potential Opportunity Site Massing

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Drawing Title
OPPORTUNITY SITES AND FUTURE DEVELOPMENT

Project Stage
DA Submission

Job no. J24612D Drawing no. Rev.

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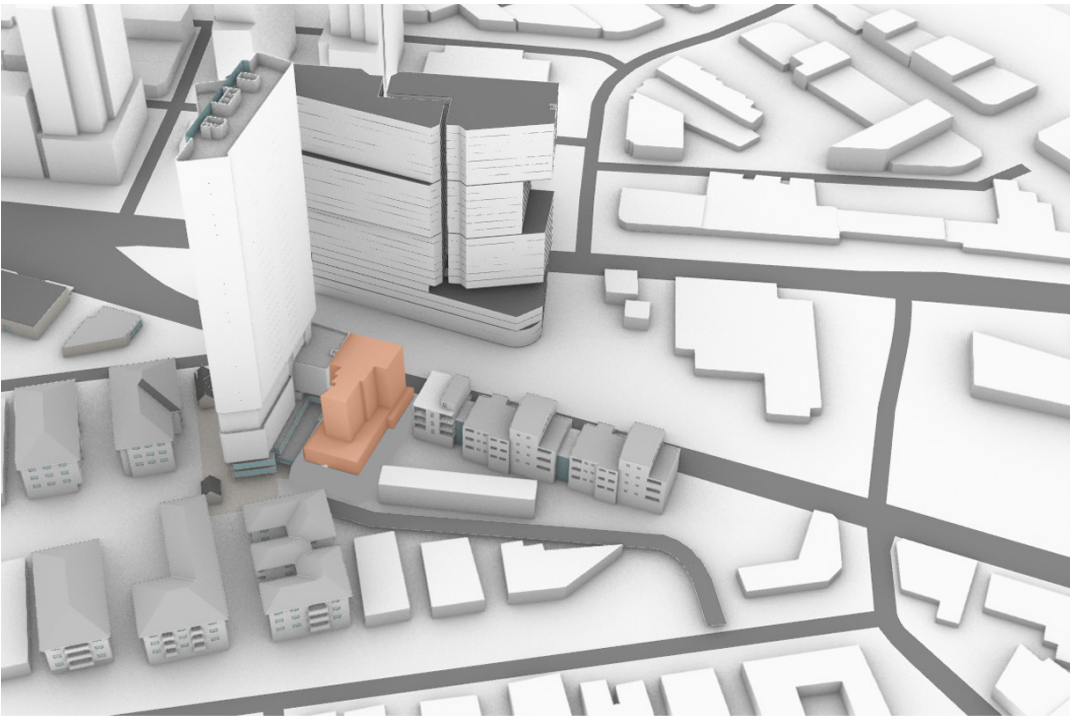
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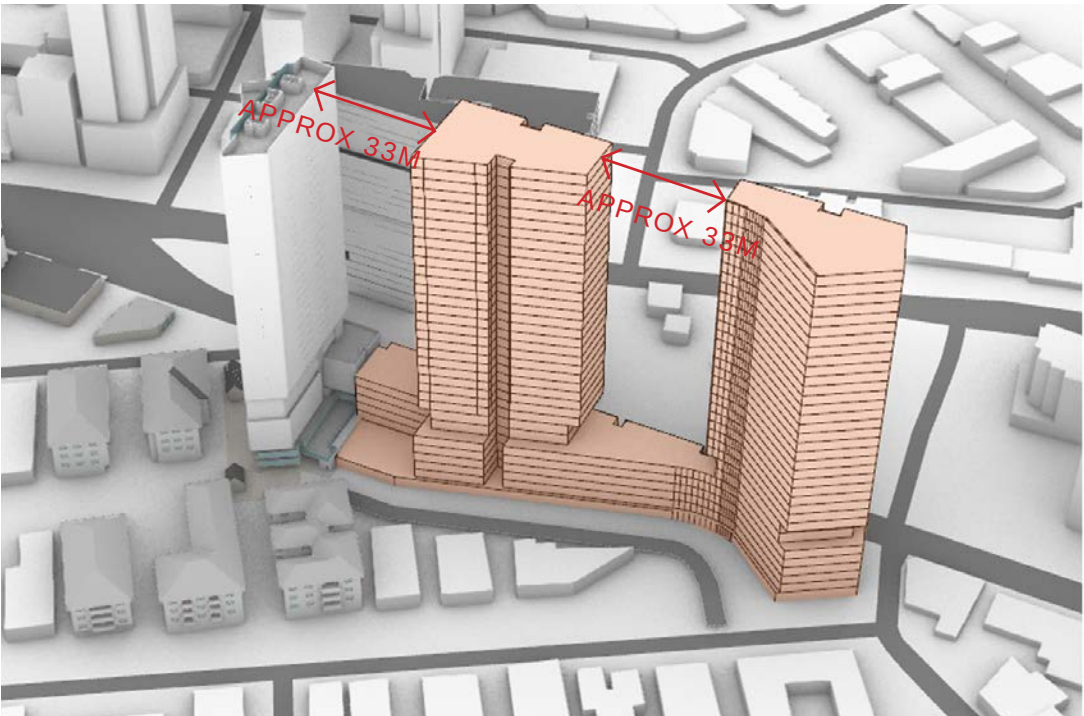
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Scenario 1: No.126 developed independently



Scenario 2: All three sites amalgamated and developed
Referred in the Urban Design Study & View Impact Assessment Report from B+A



126 Terminus Street



Site Area: 883 m²
FSR 3:1
GFA 2649 m²

Approx. 8 storey building

NOTE:
This site could be developed in its own right to council controls and would provide a built form which could align with the subject site proposed podium.



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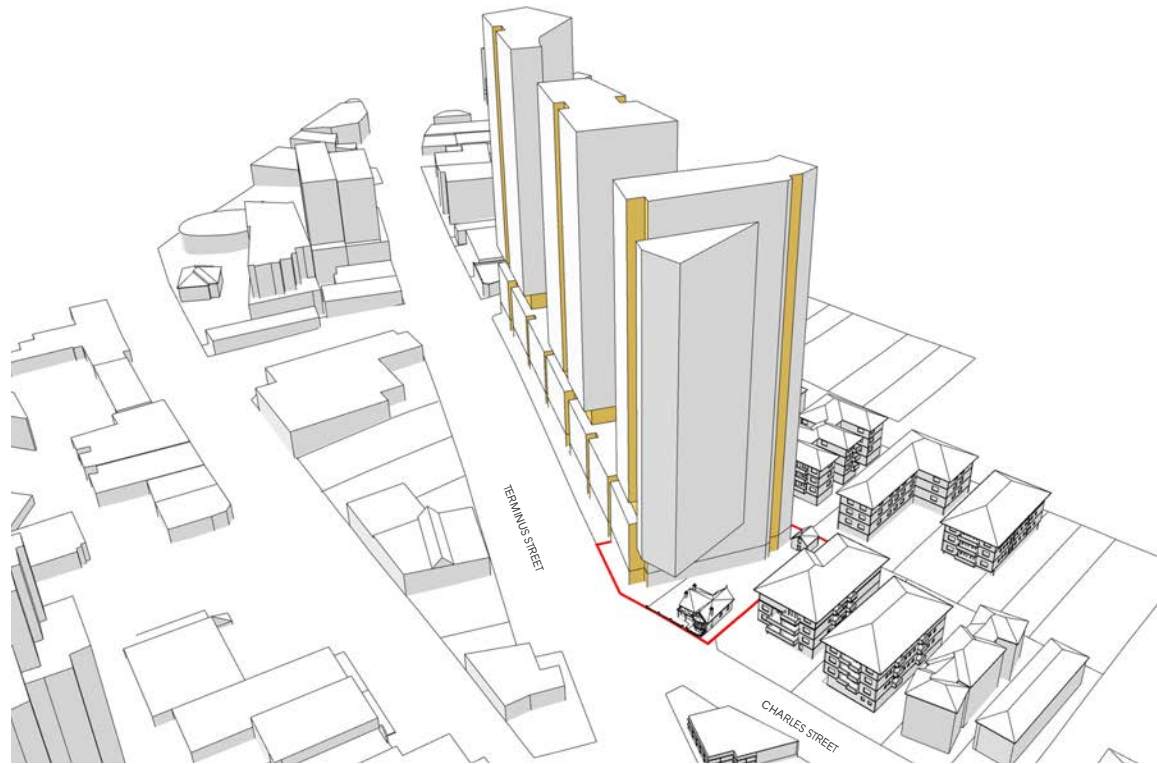
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Source: (B+A Urban Design Study & View Impact Assessment Report)

Articulation

Articulate the building envelope to identify residential entry points and lobbies, differentiate between the base and the street wall above, and to provide scale by breaking the building envelope down into several smaller components, vertically articulated and separated by residential lobbies.



Source: (B+A Urban Design Study & View Impact Assessment Report)

Programme

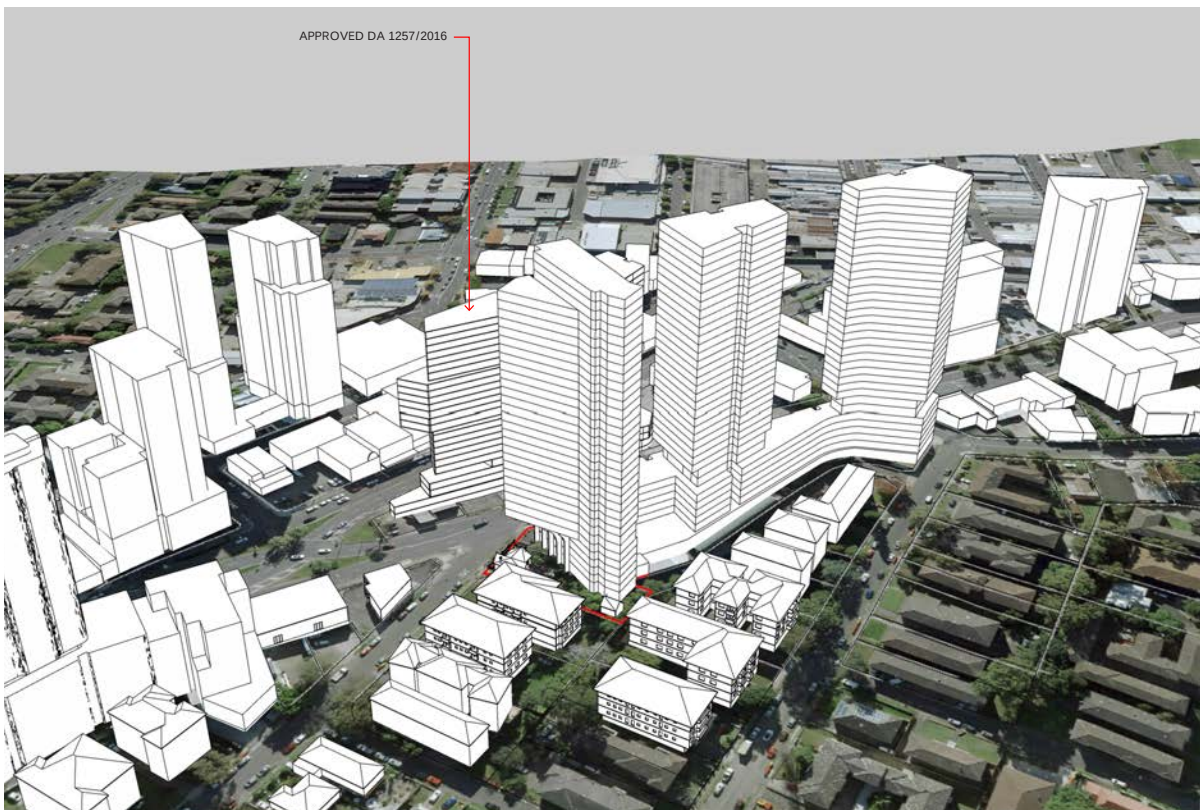
Model the building envelope and materiality to reflect the programme of retail, and shop top housing uses at the base and residential uses above.

3.10

03 STRATEGY PLANNING CONCEPTS POTENTIAL AMALGAMATION

Proposed Streetscape in future context

Referred in the Urban Design Study & View Impact Assessment Report from B+A



Source: (B+A Urban Design Study & View Impact Assessment Report)

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

Drawing Title
OPPORTUNITY SITES AND FUTURE DEVELOPMENT

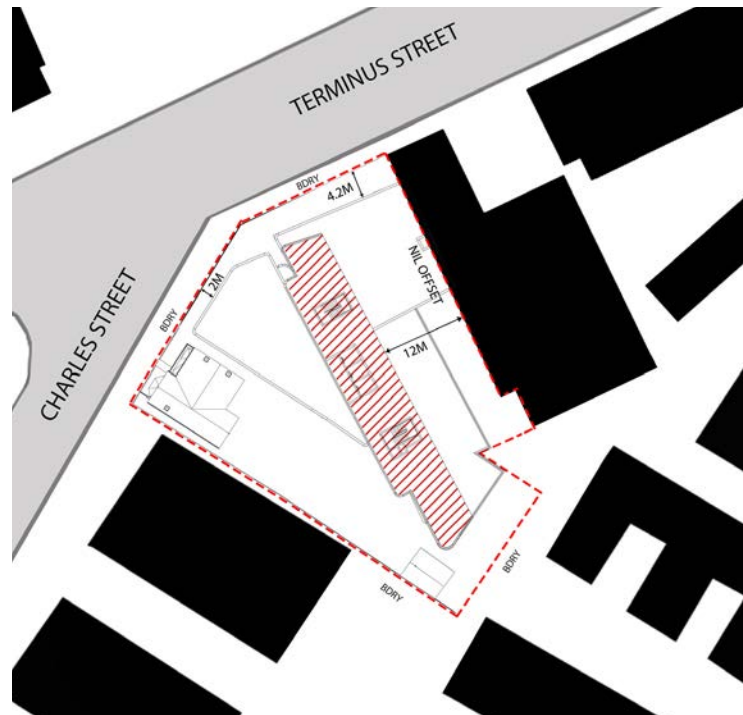
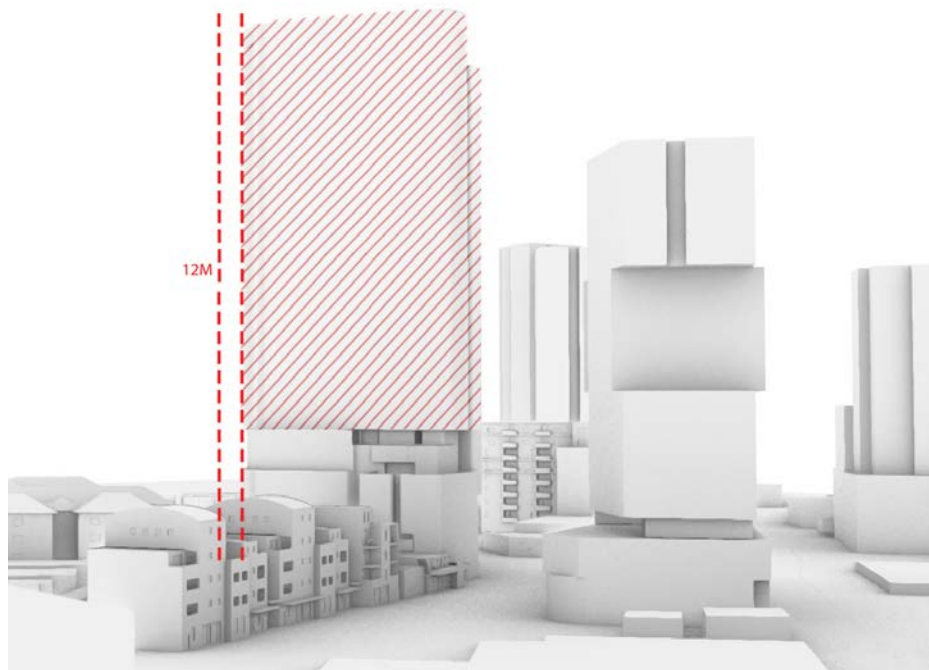
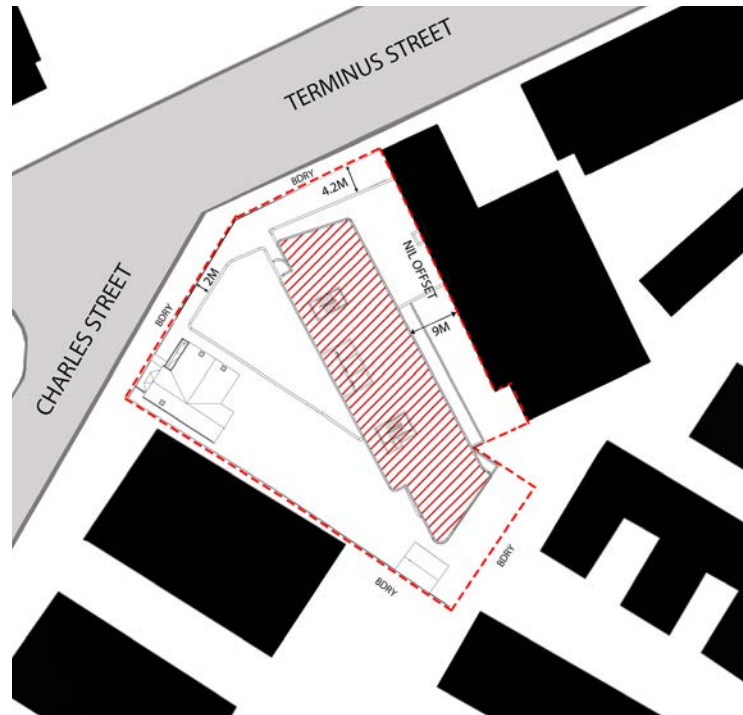
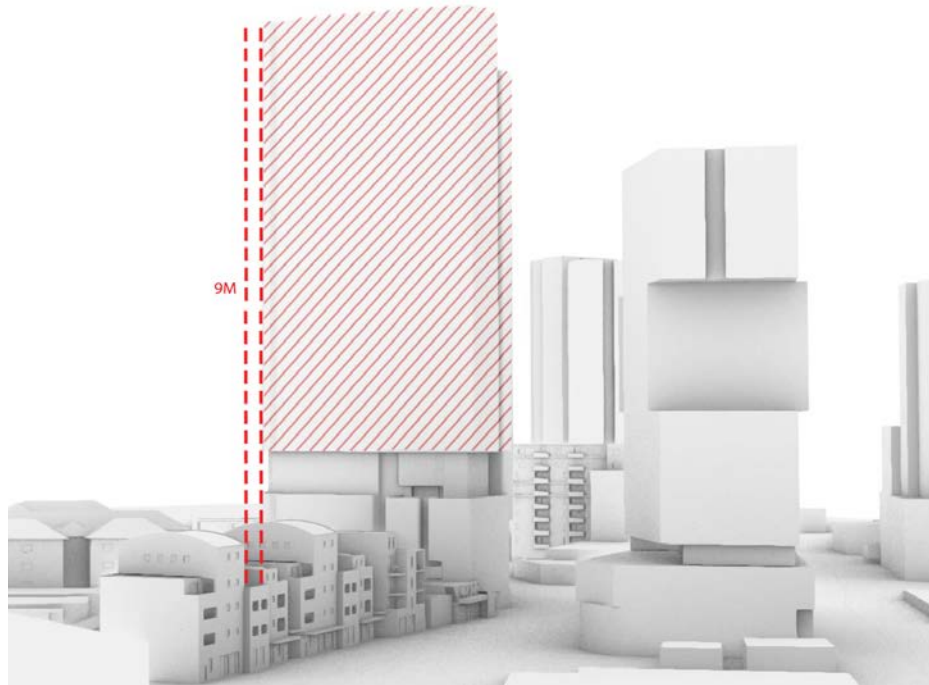
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3.11

03 STRATEGY PLANNING CONCEPTS TOWER MASSING STUDIES



ADG CONTROLS

PROS _9m Building Separation

- Appropriate Building Separation: At the podium levels (21m height, 6 storeys), the design complies with ADG requirements for habitable room-to-habitable room spacing. Above the podium level up to the 33rd storey, a 9m distance from the boundary is maintained between habitable rooms and balconies. This 9m separation is sufficient to achieve building separation objectives including acoustic privacy, sunlight and daylight access, and natural ventilation. The new building development provides appropriate future character for the Liverpool area.
- Sufficient Setbacks: The design provides adequate setbacks from the heritage building, which is important for facilitating a smooth transition in massing to the adjacent R4 Zone.
- Efficient Site Utilization: The building's orientation aligns with the prevailing east-west pattern of the surrounding context, ensuring harmony with the existing urban fabric.

CONS _9m Building Separation

- The non-compliant building separation will impact visual amenities

PROS _12m Building Separation

- Appropriate Building Separation: The design complies with ADG requirements for habitable room-to-habitable room spacing up to the 33rd storey. Adequate separation is maintained between habitable rooms and balconies to achieve building separation objectives.
- Sufficient Setbacks: Adequate setbacks are provided from the heritage building, allowing for a smooth transition in massing to the adjacent R4 Zone.

CONS - 12m Building Separation

- A 12m separation between habitable rooms and balconies would reduce the building width to approximately 9m, impacting the building's width efficiency, building shape, and form. This was not possible due to site width constraints. The reduced building depth would be inefficient not only for building amenity but also for site feasibility.

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Drawing Title
TOWER MASSING STUDIES

Project Stage

DA Submission

Job no.	Drawing no.	Rev.
J24612D		

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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.

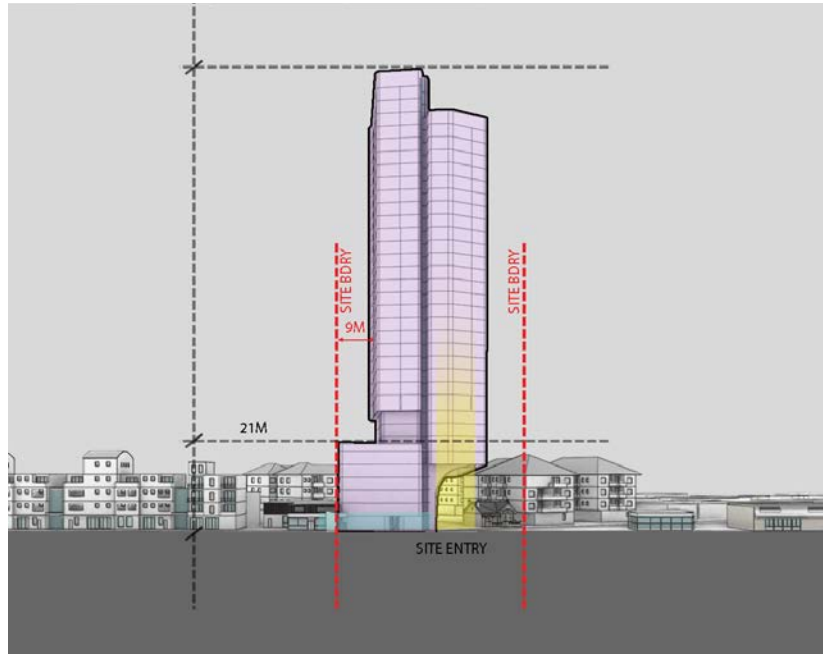
URBIS and B+A were engaged in this process, collaborating with CDA in the urban planning process to determine appropriate distances for the proposed development and tower forms, ensuring they are suitable in proximity to the heritage items and compliant with council controls.

The proposed form is the result of a workshop between URBIS_Heritage, B+A_ Urban Planner and CDA-Architects in response to Council RFI. The ground level and podium built form up to 21m height should be set back to provide a street wall as per the DCP. This setback enhances the pedestrian scale and public domain, allowing for clear separation between the heritage item and the proposed structure. This design choice helps to reduce the visual dominance and bulk of the proposed tower over the heritage items ensuring that the heritage item can be viewed and experienced in its entirety.

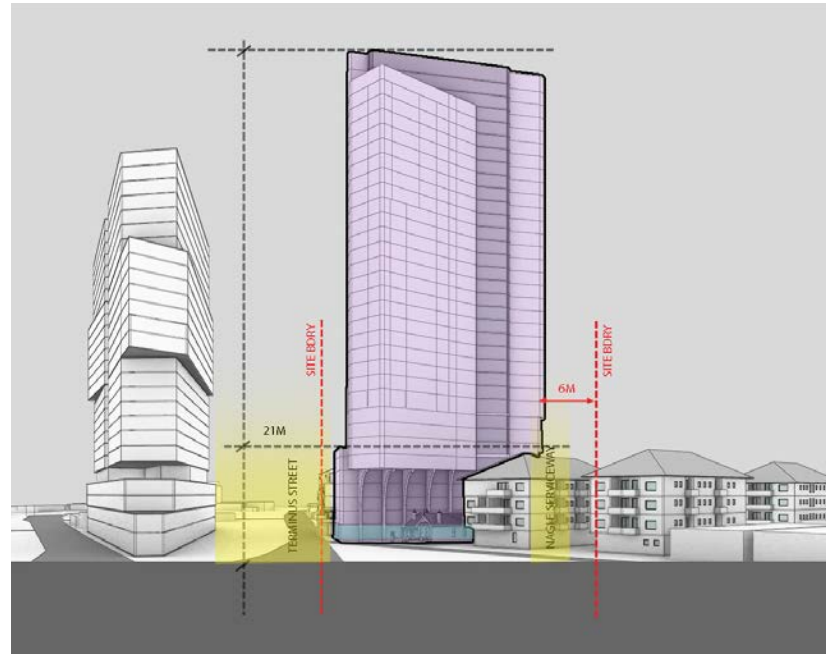
The tower form cantilevers over the podium at an appropriate angle and height, with a curved elemental feature towards the heritage item, that aids in providing a seamless, gradual transition from the tower to the heritage item.

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.

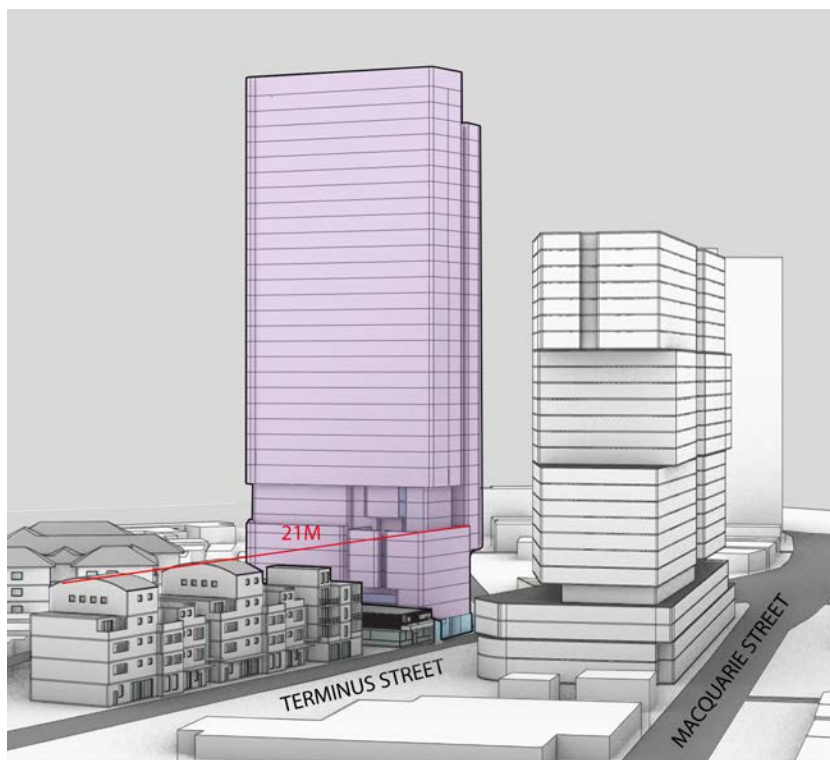
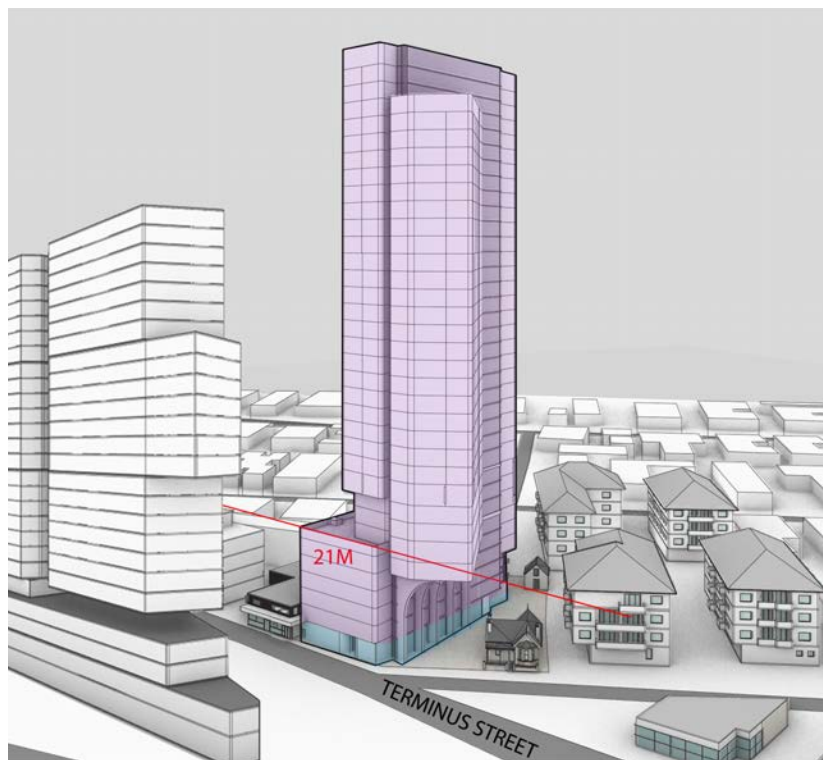
The proposed setback from the boundary align with the Objective Apartment Design Guideline principles for residential development, as well as the Council's Development Control Plans, which outline preferred building setbacks and height regulations.



TERMINUS STREET ELEVATION



CHARLES STREET ELEVATION



- Potential Residential Massing Envelope
- Potential Hotel/ Commerical Envelope

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BUILDING ENVELOPE STRATEGY

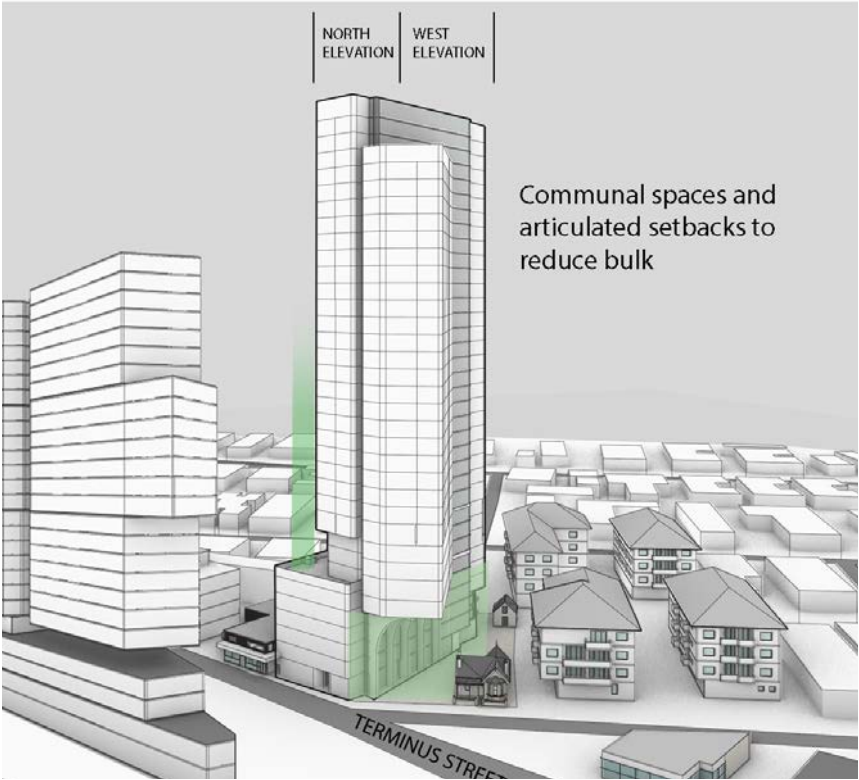
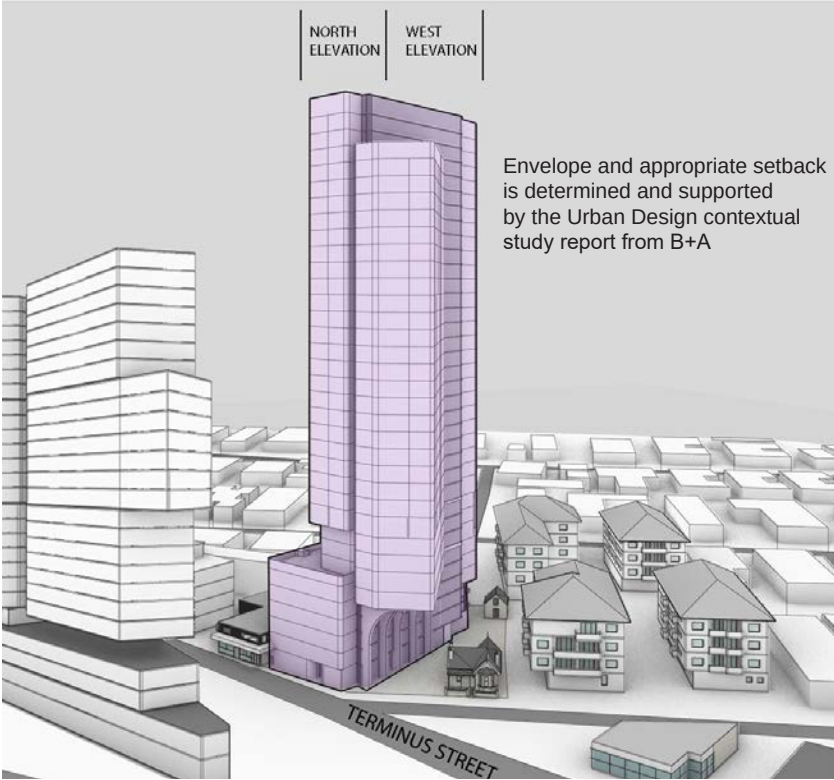
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03 STRATEGY PLANNING CONCEPTS
TOWER MASSING STRATEGY

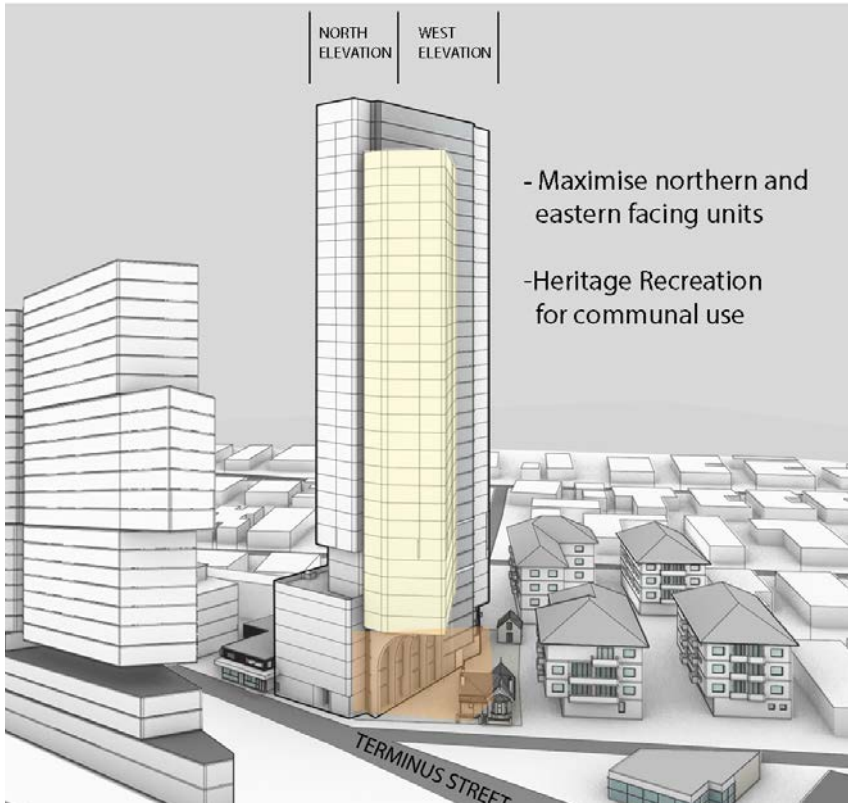
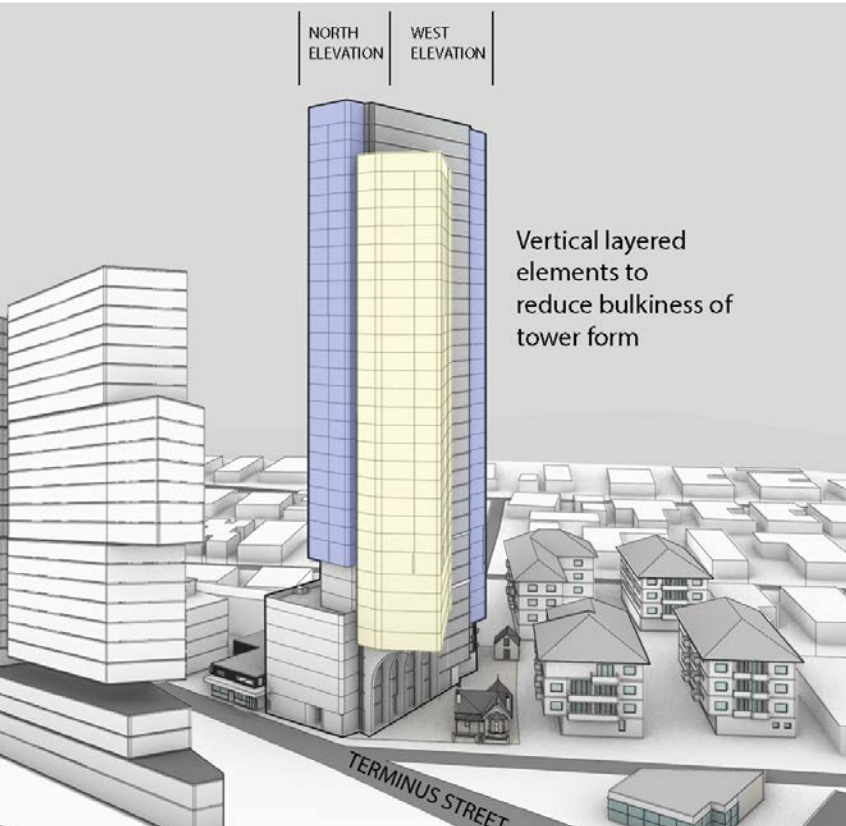


In reference to the Urban design study report from B+A, restrictions have been thoroughly considered in arriving at the proposed building massing. Additionally, the height of the massing envelope has been carefully evaluated in relation to the aviation height constraints associated with Bankstown Airport.

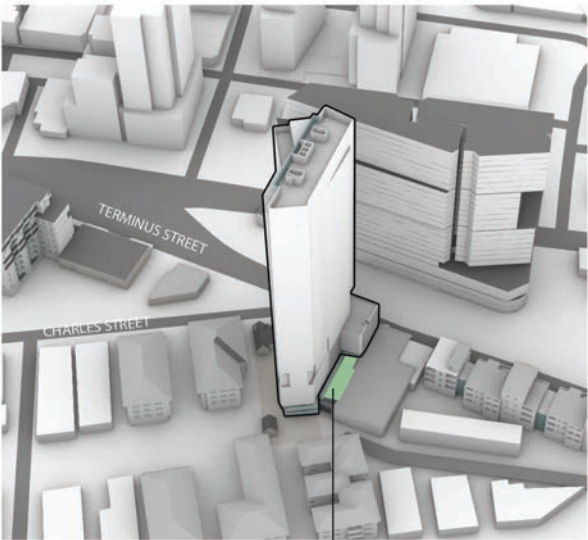
RESIDENTIAL STRATEGY

The building mass design utilizes multiple layers of veritcal components, with curved features to help reduce the bulk apperance of the massing.

Building Forms orientated to maximise solar access, natural ventilation as well as to benefit from sur-
rounding views. Open spaces will also be carefully incorporated to maximise accessibility of recreation areas for the residents.



NAGLE SERVICEWAY BACK LANE VIEW



OPEN SPACE

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Drawing Title
TOWER MASSING STRATEGY

Project Stage

DA Submission

Job no. Drawing no. Rev.
J24612D

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1. PURPOSE

This standalone document outlines the Connecting with Country Strategy for the proposed mixed-use development at 134 Terminus Street and 2 Charles Street, Liverpool. It responds to Liverpool City Council's RFI letter encouraging the integration of the GANSW Connecting with Country Framework and meaningful engagement with the Traditional Custodians of the land. The purpose is to ensure that the development process and built outcome honour Aboriginal cultural values, ecological knowledge, and community narratives.

2. ACKNOWLEDGEMENT

We acknowledge the Cabrogal people of the Dharug Nation as the Traditional Custodians of the land. We recognise their enduring connection to Country — land, water, and sky — and commit to respectful, collaborative design that embeds their stories and values.

3. PROJECT CONTEXT

- Site Address: 134 Terminus Street & 2 Charles Street, Liverpool
- Development Type: 35-storey mixed-use tower with heritage interface
- Cultural Significance: Sits within Cabrogal Country; adjacent to Lyndeer House (Victorian-era heritage item)
- Environmental Setting: Proximity to the Georges River (Tucoreah), a significant cultural waterway

4. GANSW CONNECTING WITH COUNTRY FRAMEWORK PRINCIPLES

The design team will adopt and embed the following principles:

1. Recognise Aboriginal Custodianship
2. Deep Listening (Dadirri) and Cultural Protocols
3. Design with Country, not just on it
4. Embed Interconnected Systems of ecology, culture, and community
5. Enable Co-design and Cultural Continuity

5. STRATEGY OVERVIEW

Step 1: Consultation with First Nations Stakeholders

- Initial contact and inquiry have been made with Gandangara Local Aboriginal Land Council (LALC).
- It has been established that this early consultation will be further initiated and formalised during the detailed Development Application stage, where meaningful feedback can inform the detailed design of architectural elements and public art strategy.

- The process will include a Walk on Country, led by Traditional Custodians, to help guide key decisions.

Step 2: Story and Knowledge Gathering

- Conduct cultural storytelling sessions and workshops
- Gather information on local totems, seasonal cycles, traditional land use, and spiritual places
- Document findings to inform design principles and narratives

Step 3: Design Integration

- Translate insights into:
- Building orientation, materiality, and façade modulation
- Landscape and planting palettes with native, culturally significant species
- Roof and sky-facing spaces aligned with Indigenous cosmology
- Ground plane design reflecting movement paths and ceremonial space

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- Translate insights into:
- Building orientation, materiality, and façade modulation
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- Ground plane design reflecting movement paths and ceremonial space

Step 4: Cultural Continuity and Legacy

- Enable long-term community interaction with Country through interpretive elements
- Incorporate Dharug language and stories into signage and placemaking
- Ensure ongoing engagement through construction and post-occupancy stages

6. DESIGN OPPORTUNITIES FOR COUNTRY INTEGRATION

Design Element	Country Response
Orientation & Views	Align entries and vistas with cultural landmarks (e.g. Georges River, east sun)
Materials & Textures	Use earth-derived, raw, and natural finishes to reflect local landforms
Planting & Landscape	Select native species used in traditional medicine, ceremony, and food
Roof Spaces	Design rooftop terraces as Sky Country spaces with stargazing or seasonal focus
Public Domain	Embed traditional movement paths and storytelling elements into paving

7. DELIVERABLES

- Cultural Engagement Report (ongoing)
- Design Principles from Country summary
- Integration Log tracking incorporation at each stage (DA, CC, Construction)
- Cultural Narrative Brief (to guide public art and architecture)
- Post-occupancy Reflection Plan (optional)

8. ALIGNMENT WITH POLICY

- GANSW Connecting with Country Framework
- Liverpool City Council Public Domain Masterplan (Page 246)
- Liverpool LEP & DCP 2008: Clauses regarding Aboriginal cultural heritage and heritage conservation

9. NEXT STEPS

1. Continue ongoing dialogue with Gandangara LALC
2. Plan and conduct Walk on Country during detailed DA stage
3. Appoint cultural consultant and Aboriginal artist
4. Finalise Cultural Narrative and embed in detailed design
5. Submit updated strategy and integration summary to Council

10. OUTCOMES

- A culturally responsive and place-based development that reflects the past, present, and future.
- A precedent for meaningful Aboriginal engagement in vertical urban environments.



3.14

03 STRATEGY PLANNING CONCEPTS

CONNECTING WITH COUNTRY STRATEGY

References

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**PROPOSED RESIDENTIAL
DEVELOPMENT**

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

Drawing Title
CONNECTING WITH COUNTRY STRATEGY

Project Stage
DA Submission

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

This Public Art Strategy is developed as a companion document to the Connecting with Country Strategy for the mixed-use development at 134 Terminus Street and 2 Charles Street, Liverpool. The site presents a rich cultural and heritage context, situated on Cabro-gal land (Dharug Nation) and adjoining the heritage-listed Lyndeer House. This strategy out-lines how public art can meaningfully reflect Aboriginal cultural narratives, heritage values, and community identity, with a focus on the fifth façade: the underside of the cantilevered Tower B.

Early engagement with Gandangara Local Aboriginal Land Council (LALC) has already commenced. An initial inquiry has been made, and it has been established that detailed cultural consultation will be further initiated in the detailed Development Application (DA) stage, to ensure feedback from Traditional Custodians and Aboriginal artists informs both the public art and architectural design outcomes in a meaningful and culturally safe way.

2. VISION STATEMENT

- To create a culturally embedded and visually compelling public art program that:
- Embeds Connecting with Country values into the urban fabric.
 - Respects and interprets the heritage significance of Lyndeer House.
 - Activates public interfaces of the tower with layered storytelling.
 - Establishes a benchmark for public art integration in Liverpool CBD high-rise projects.

3. CORE THEMES

- a. Country and Continuity
- Celebrate the Cabrogal people’s ongoing connection to land, sky, and water.
 - Express traditional knowledge, river systems, and native species through symbolic art.
- b. Settlement and Significance
- Reflect the architectural legacy of Lyndeer House through reinterpreted material and form.
 - Juxtapose colonial motifs with First Nations design language.
- c. Convergence
- Explore the intersection of cultures, histories, and futures within a single site.
 - Create places of gathering, memory, and co-existence.

4. PRIORITY PUBLIC ART ZONES

Zone 1: Fifth Façade (Underside of Tower B Cantilever)

This soffit condition presents a rare opportunity for a cultural sky map or storytelling ceiling.

Concept: Sky River / Ancestor Reflection

Medium: Reflective panels, integrated lighting, soundscape

- Mapping of the Georges River and sky constellations used in traditional seasonal calen-dars.
- Collaboration with Dharug artists to embed symbolic linework and totems.
- LED and acoustic integration to shift atmosphere through time of day.

Zone 2: Ground Plane / Entry and Garden Walkway

Concept: Hearth Ground / River Memory

Medium: Stone inlays, cast bronze, native planting, cultural seating

- Granite and bronze path motif referencing riverbed textures and plant knowledge.
- Cultural seating referencing domestic hearths of Lyndeer House.
- Sound and signage interpret narratives in Dharug language.

Zone 3: Garden Interface between New and Old

Concept: Ecological Dialogue

Medium: Plantings, markers, interpretive signage

- Native species arranged in cultural groupings (e.g., bush food, medicine).
- Interpretive trail or art markers connecting Lyndeer House and the tower.

5. ARTISTIC MEDIUMS & MATERIALS

- Corten steel, cast bronze, and native timber (resonating with both colonial and Country materiality).
- Textured concrete, light-responsive finishes.
- LED lighting, solar-powered audio devices, water-sensitive landscaping.

6. ARTIST ENGAGEMENT PROCESS

- Tender brief for Aboriginal-led or collaborative teams.
- Involvement of local Aboriginal artists with knowledge of Cabrogal/Dharug storytelling.
- Integration workshops with heritage consultants and architects.

7. CONNECTING WITH COUNTRY INTEGRATION

Public art will act as a key channel for implementing the Connecting with Country process:	
Connecting with Country Principle	Artistic Integration Example
Recognise Aboriginal custodianship	Welcome to Country element; artwork with totems and cultural maps
Embed cultural narratives	Ceiling artwork referencing Songlines, constellations, and water systems
Celebrate Country systems	Planting design tied to ecological memory and traditional land management
Respect shared histories	Juxtaposition of colonial textures with Indigenous patterning
Enable cultural co-design	Artist engagement and co-curation of artworks with Traditional Custodians

8. DELIVERABLES

- Artist Tender Brief
- Public Art Concept Package
- Integration with architectural and landscape drawings
- Materials & Maintenance Schedule
- Cultural Narrative Document
- Installation Plan

9. BUDGET & PROCUREMENT

- Provisional sum allocated within project cost plan.
- Artist selection via curated EOI or invited commission.
- Focus on cultural safety, design quality, and long-term durability.

10. OUTCOMES

- Culturally integrated public art reflective of both Country and heritage.
- Visually striking and socially meaningful addition to Liverpool’s CBD.
- Strengthened connections between community, place, and design.

3.15
03 STRATEGY PLANNING CONCEPTS
PUBLIC ART STRATEGY



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PUBLIC ART STRATEGY

Project Stage

DA Submission

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Key Artwork Integration Opportunities

1. The Fifth Façade (Underside of Tower B Cantilever)

Theme: Sky Country / Ancestral Reflection

Suggested Integration:

- Reflective soffit panels with embossed patterns representing the Georges River (Tucoreah), seasonal constellations, and ancestral pathways.
- Use corten steel or anodised metal with patterns co-designed by a Dharug artist (e.g. weaving, fish movement, or traditional marks).
- Integrate low-glow LED strips that follow the patterning like Dreaming tracks — enhancing the night-time identity of the building.
- Add sound elements (subtle ambient recordings of wind, birds, or traditional instruments) embedded within the soffit edge.

This soffit becomes a cultural ceiling, turning the base of the tower into a place of story and presence — experienced from the street by pedestrians and motorists alike.

2. Ground Plane Entry Forecourt (near Lyndeer House)

Theme: River Memory / Hearth Ground

Suggested Integration:

- Stone or bronze paving inlays representing water flow, totems, and pre-colonial flora/fauna pathways.
- Seating or sculptural elements shaped as abstract hearths — referencing Lyndeer House’s domestic scale while marking it as a place of cultural meeting.
- Native planting clusters informed by Aboriginal land practices: Lomandra, tea trees, yam daisies, etc.
- Interpretive signage with Dharug language phrases and stories (co-developed with Elders).

3. Transition Zone Between Lyndeer House and Tower Base

Theme: Convergence of Histories

Suggested Integration:

- Install a vertical cultural screen or wall artwork on the building face that abuts the cottage zone.
- This could be a laser-cut metal panel that transitions from traditional Indigenous markings (dots, weaving, water lines) to Federation-era detailing (verandah lacework, chimney silhouettes).
- Alternatively, a mural or projected artwork showing “layers of place” over time: pre-settlement land, colonial period, multicultural Liverpool today.

4. Rooftop or Upper Podium Edge (Optional Future Element)

Theme: Sky Country as Wayfinding

- If accessible rooftop space is provided, consider an artwork that aligns with star paths, such as a ground mosaic or lightweight sculpture.
- Even if inaccessible to the public, an illuminated pattern visible from above or afar can reference Indigenous seasonal constellations and reinforce the idea of Country above the city.

Recommended Materials

- Corten steel: symbolic of rusted land and resilience.
- Native timber or blackbutt: warm, grounded tones.
- Textured concrete: ideal for engraving and relief work.
- Stone inlays or granite ribbons: to track stories on the ground.
- Digital projection or subtle lighting: for non-intrusive night interpretation.

Engagement Notes

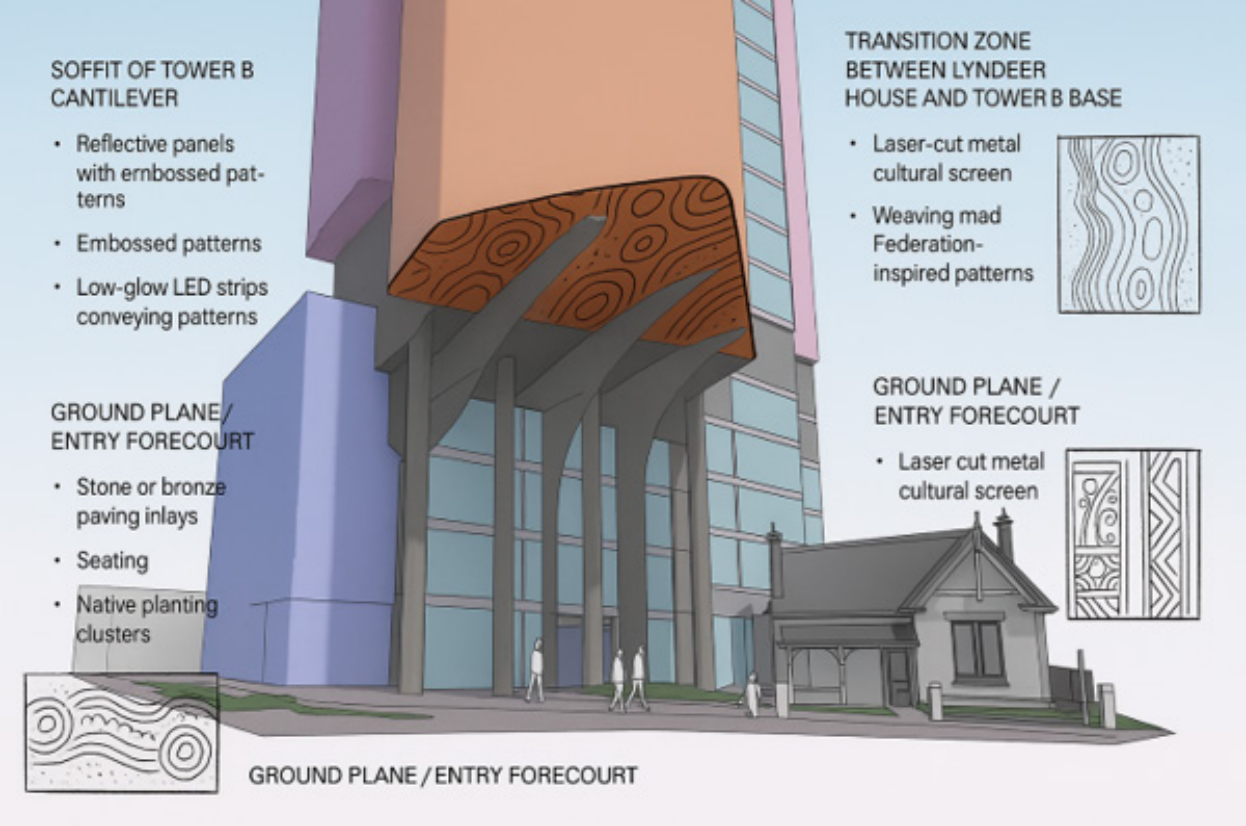
- All elements should be co-designed with Dharug artists and cultural consultants.
- Interpretive moments should reflect local flora, river patterns, and traditional pathways — specific to Cabrogal Country.
- Collaboration with a public art curator and Aboriginal landscape architect will help translate narrative into form.

3.16

03 STRATEGY PLANNING CONCEPTS

PUBLIC ART STRATEGY

Annotated Overlays and Sketches below:



Sample Propositions:

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Project Stage

DA Submission

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04

MASTERPLAN

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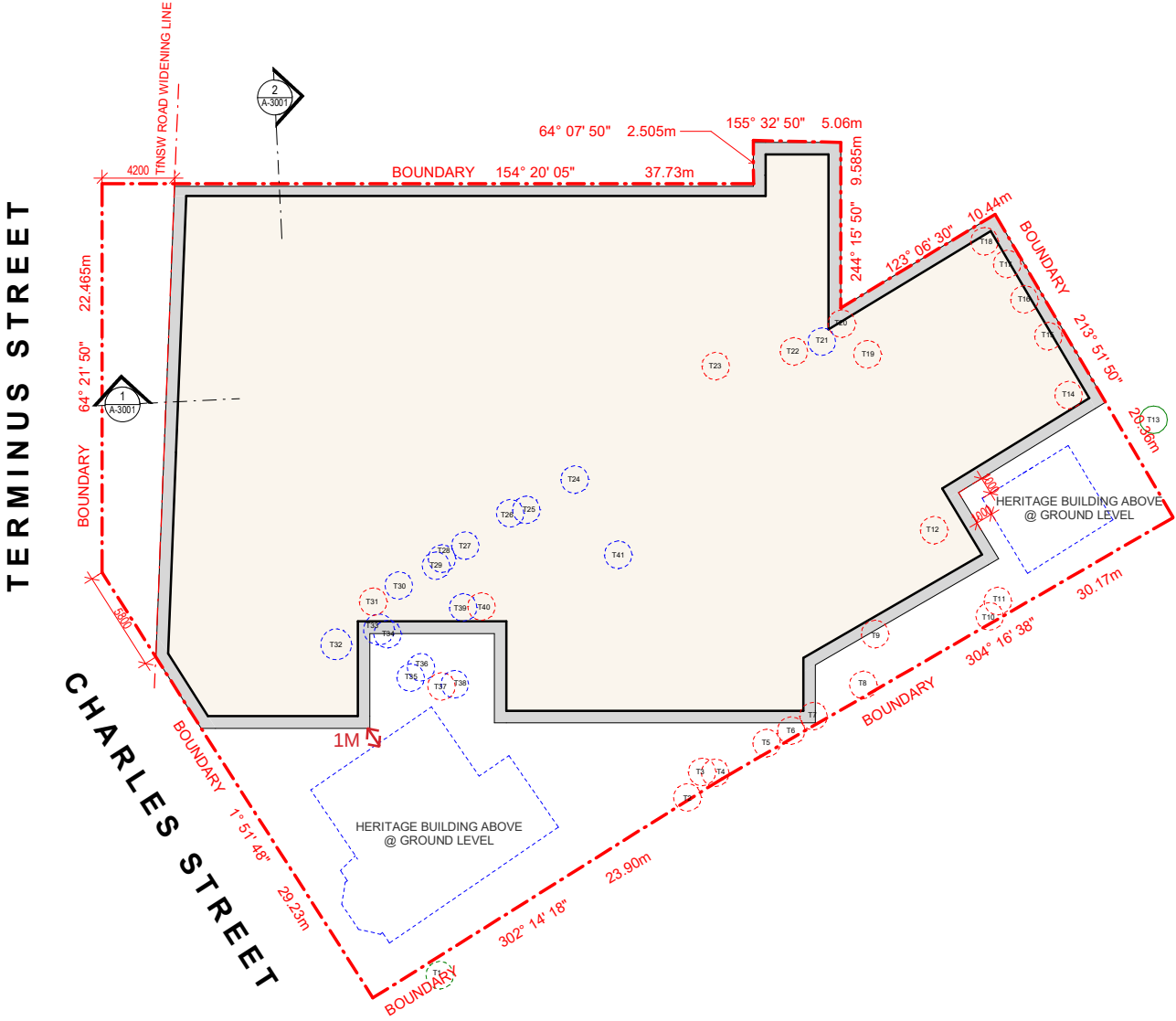
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2 BASEMENT 1 - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3

The 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 TfNSW, a 4.2M setback to the front boundary is desired.

- The 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

LEGEND

- SITE BOUNDARY
- RESIDENTIAL
 - GYM
 - CHILDCARE
 - HOTEL
 - SERVICES
 - COMMON OPEN SPACE
 - BASEMENT

LEGEND

- TREES BEING RETAINED
- PALM TREES TO BE ASSESSED AND RELOCATED TO BE USED THROUGHOUT DEVELOPED LANDSCAPE AREAS
- TREES PROPOSED TO BE REMOVED

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A 29.07.2024 DA MASTERPLAN SUBMISSION

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1:200 at A1 1:400 at A3

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03 STRATEGY PLANNING CONCEPTS
GROUND FLOOR ENVELOPE

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 9.225M 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 ADG, the proposed envelope complies with a 6m offset from the rear boundary, as well as the side boundary for building up to four storey (12m between habitable rooms)

- The envelope is
- The ground floor envelope diagram proposes:
- 4.2m setback to Terminus Street boundaries.
 - 9.2m setback to the heritage cottage
 - 7.1m setback to the rear boundary

References

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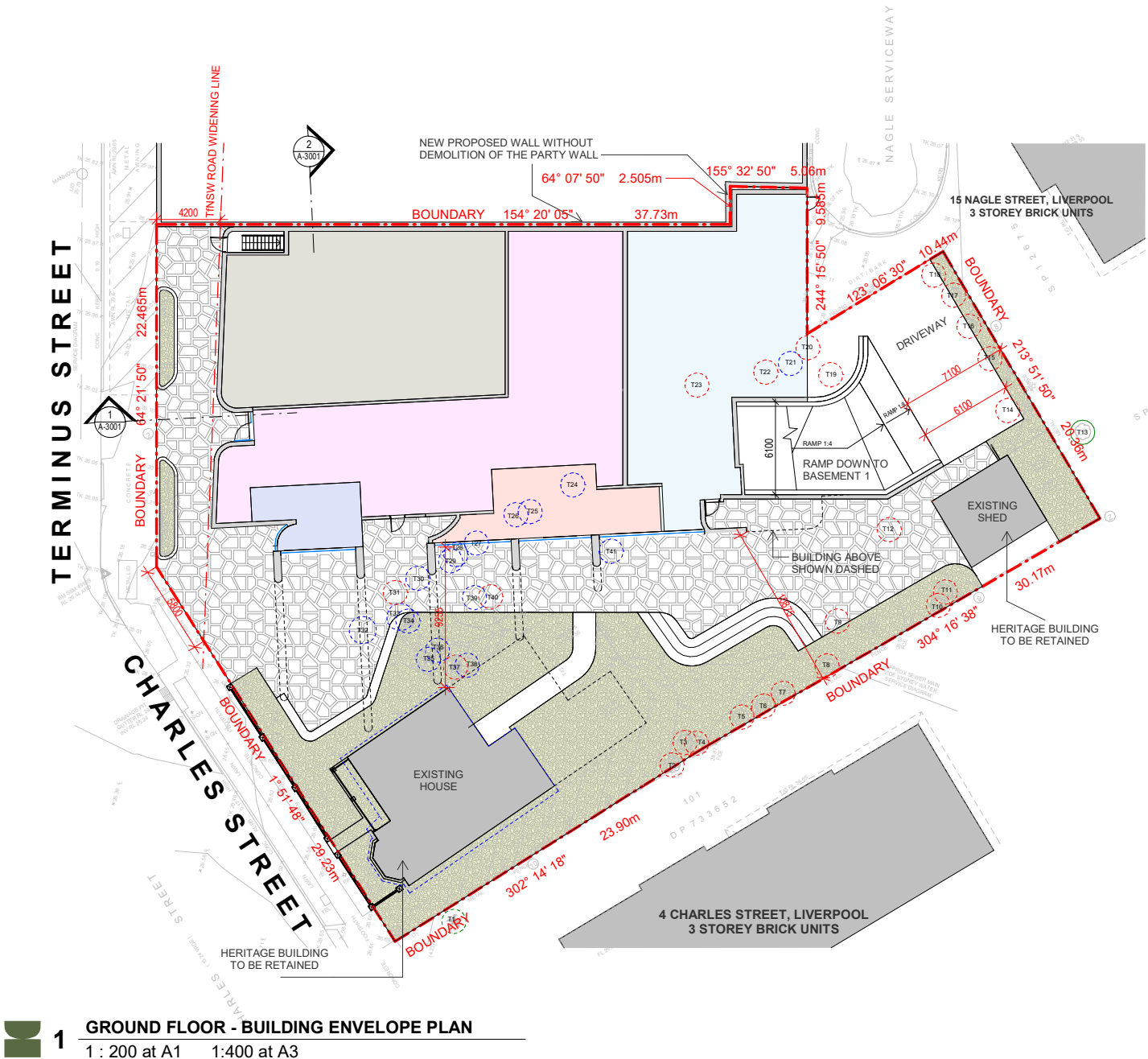
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1 GROUND FLOOR - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3

NOTE :

FOR LANDSCAPE CONTEXT DESIGN TO GROUND FLOOR PUBLIC DOMAIN REFER TO LANDSCAPE CONTEXT PLANS

LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- GYM
- CHILDCARE
- HOTEL
- SERVICES
- COMMON OPEN SPACE
- BASEMENT

LEGEND

- TREES BEING RETAINED
- PALM TREES TO BE ASSESSED AND RELOCATED TO BE USED THROUGHOUT DEVELOPED LANDSCAPE AREAS
- TREES PROPOSED TO BE REMOVED

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PROPOSED MIXED USE DEVELOPMENT

134 Terminus and 2 Charles Street Liverpool

Drawing Title

BUILDING ENVELOPE PLANS - GROUND LEVEL

Project Stage

DA Submission

Job no. Drawing no. Rev

J24612D DA1110 B

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4.03

03 STRATEGY PLANNING CONCEPTS LEVEL 1 ENVELOPE

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 9.1M side offset from the front heritage cottage to provide for recreational spaces that benefits public users.

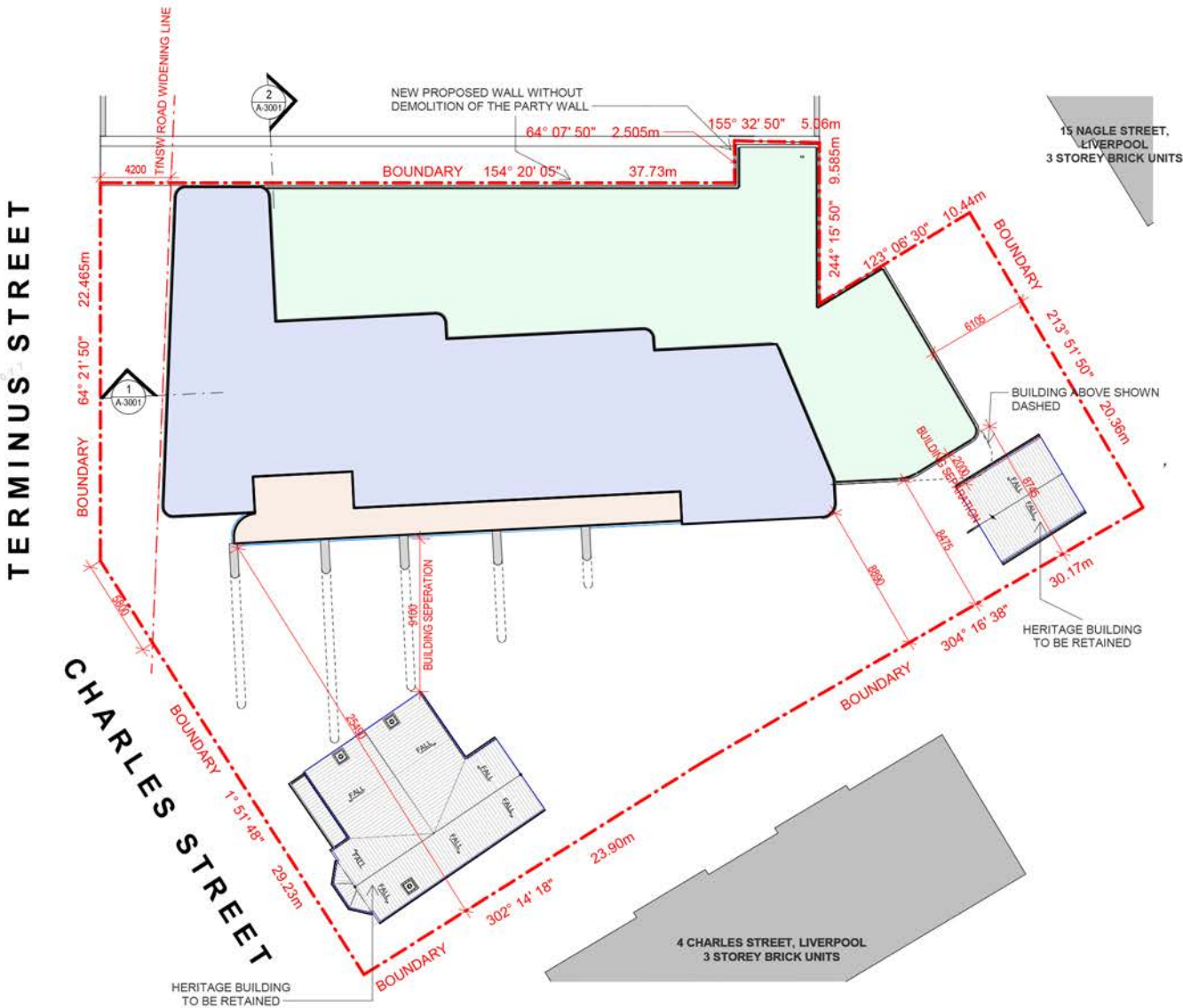
As advised by TffNSW, a 4.2M setback to the front boundary is desired.

Based on the ADG, the proposed envelope complies with a 6m offset from the rear boundary, as well as the side boundary for building up to four storey (12m between habitable rooms)

The level 1 envelope diagram proposes:

- 4.2m setback to Terminus Street boundaries.
- 9.1m setback to the heritage cottage
- 6.1m setback to the rear boundary
- 2m setback to heritage shed

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2 LEVEL 01 - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3

LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- GYM
- CHILDCARE
- HOTEL
- SERVICES
- COMMON OPEN SPACE
- BASEMENT

LEGEND

- TREES BEING RETAINED
- PALM TREES TO BE ASSESSED AND RELOCATED TO BE USED THROUGHOUT DEVELOPED LANDSCAPE AREAS
- TREES PROPOSED TO BE REMOVED

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BUILDING ENVELOPE PLANS - LEVEL 1
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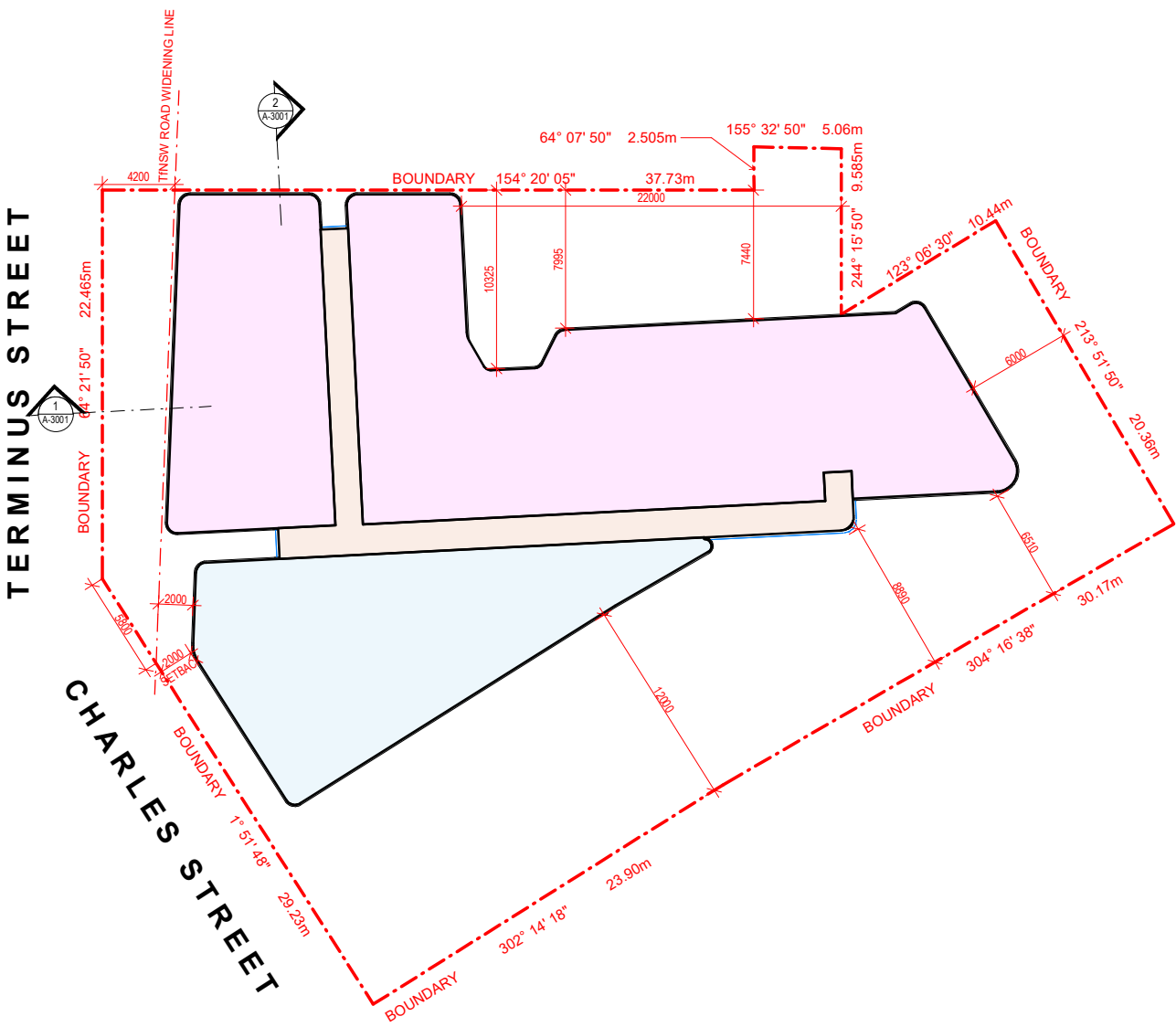
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1 LEVEL 02 - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3



1 LEVEL 05 - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3

Level 5 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 12M side offset.

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

Based on the ADG, the proposed envelope complies with a 9m offset from the rear boundary, as well as the side boundary for building from four to eight storey (18m between habitable rooms)

The level 5 envelope proposed is defined by the following offsets:

- 4.2m setback to Terminus Street boundaries.
- 6m setback to the rear boundary
- 12m setback to the side boundary

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LEGEND

--- SITE BOUNDARY

RESIDENTIAL

GYM

CHILDCARE

HOTEL

SERVICES

COMMON OPEN SPACE

BASEMENT

LEGEND

TREES BEING RETAINED

PALM TREES TO BE ASSESSED AND RELOCATED TO BE USED THROUGHOUT DEVELOPED LANDSCAPE AREAS

TREES PROPOSED TO BE REMOVED

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PROPOSED MIXED USE DEVELOPMENT
134 Terminus and 2 Charles Street Liverpool

Drawing Title
BUILDING ENVELOPE PLANS - LEVEL 5

Project Stage
DA Submission

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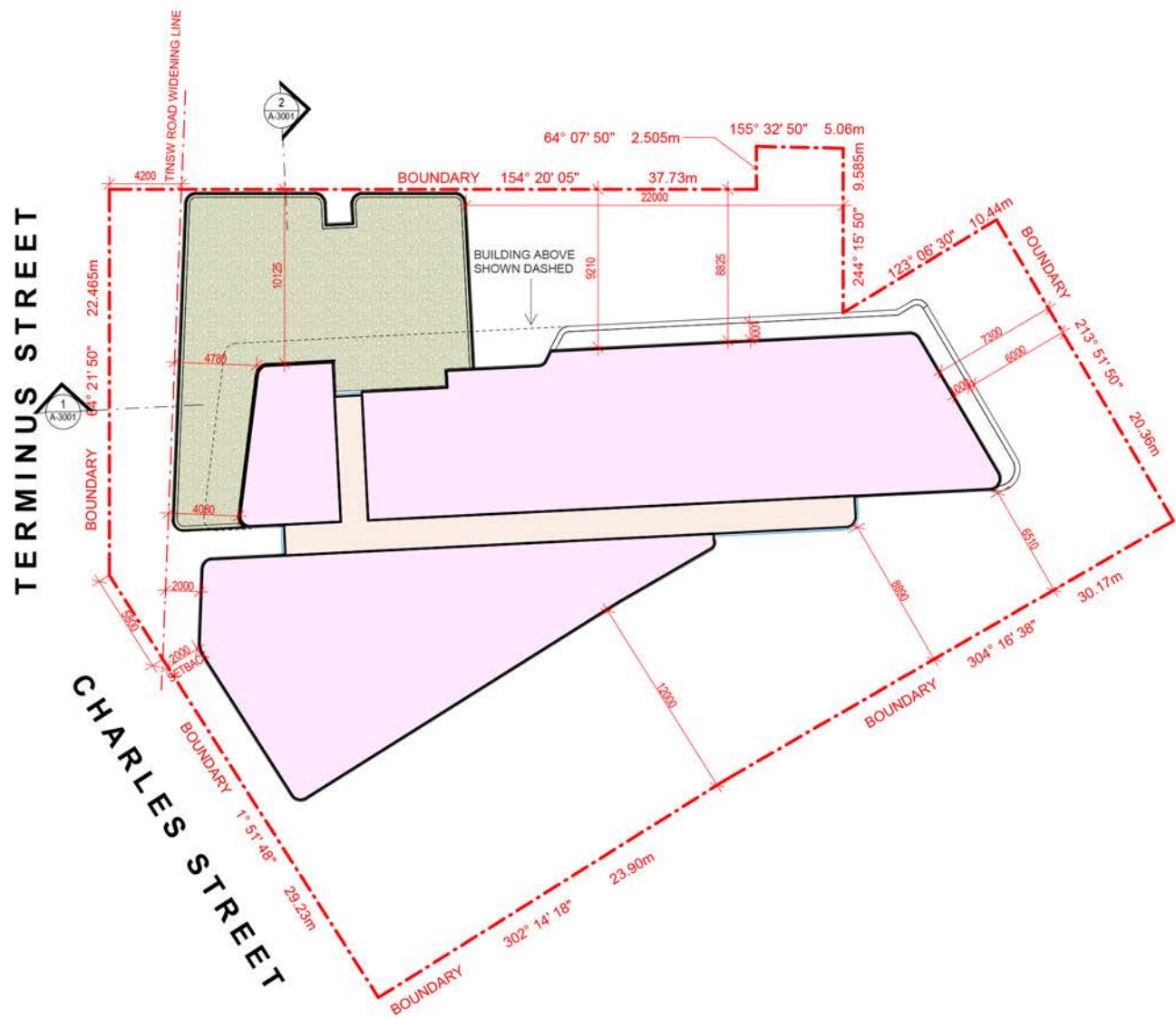
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2 LEVEL 06 - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3

Level 6 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 12M side offset.

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

Based on the ADG, the proposed envelope complies with a 9m offset from the rear boundary, as well as the side boundary for building from four to eight storey (18m between habitable rooms)

The level 6 envelope proposed is defined by the following offsets:

- 4.2m setback to Terminus Street boundaries.
- 7.3m setback to the rear boundary
- 12m setback to the side boundary

LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- GYM
- CHILDCARE
- HOTEL
- SERVICES
- COMMON OPEN SPACE
- BASEMENT

LEGEND

- TREES BEING RETAINED
- PALM TREES TO BE ASSESSED AND RELOCATED TO BE USED THROUGHOUT DEVELOPED LANDSCAPE AREAS
- TREES PROPOSED TO BE REMOVED

B 23.06.2025 AMENDED BEP
A 29.07.2024 DA MASTERPLAN SUBMISSION

0 2 4 8 12 16
1:200 at A1 1:400 at A3

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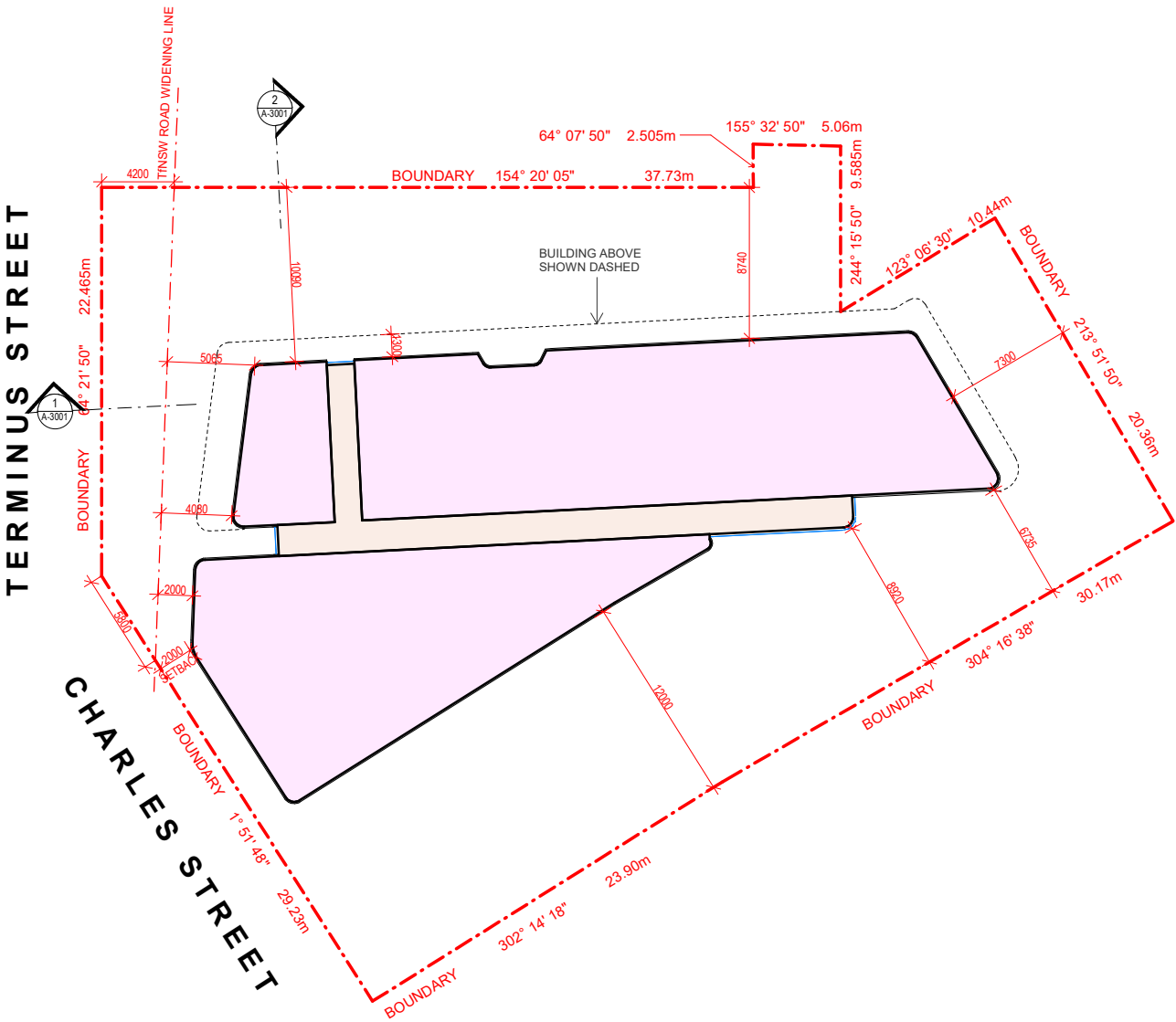
Project
PROPOSED MIXED USE DEVELOPMENT
134 Terminus and 2 Charles Street Liverpool

Drawing Title
BUILDING ENVELOPE PLANS - LEVEL 6

Project Stage
DA Submission

Job no. Drawing no. Rev
J24612D DA1110 B

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



1 LEVEL 07-08 - BUILDING ENVELOPE PLAN
1: 200 at A1 1:400 at A3

Level 7-8 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 12M side offset.

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

Based on the ADG, the proposed envelope complies with a 9m offset from the rear boundary, as well as the side boundary for building from four to eight storey (18m between habitable rooms)

The level 7-8 envelope proposed is defined by the following offsets:

- A min 4.2m setback to Terminus Street boundaries.
- 7.3m setback to the rear boundary
- 12m setback to the side boundary

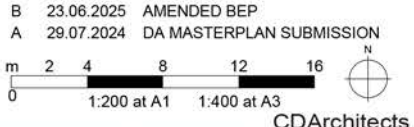
References
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Drawings to be read in conjunction with, but not limited to, all structural engineers, stormwater engineers, landscape architects, fire protection, essential electrical services and mechanical services plans & other associated plans & reports.
Refer to current Basix report for additional requirements to ones noted on plans.
Notes
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Nominated Architect: Lijana Emilova: T887, ABN 24 243 205 327

LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- GYM
- CHILDCARE
- HOTEL
- SERVICES
- COMMON OPEN SPACE
- BASEMENT

LEGEND

- TREES BEING RETAINED
- PALM TREES TO BE ASSESSED AND RELOCATED TO BE USED THROUGHOUT DEVELOPED LANDSCAPE AREAS
- TREES PROPOSED TO BE REMOVED

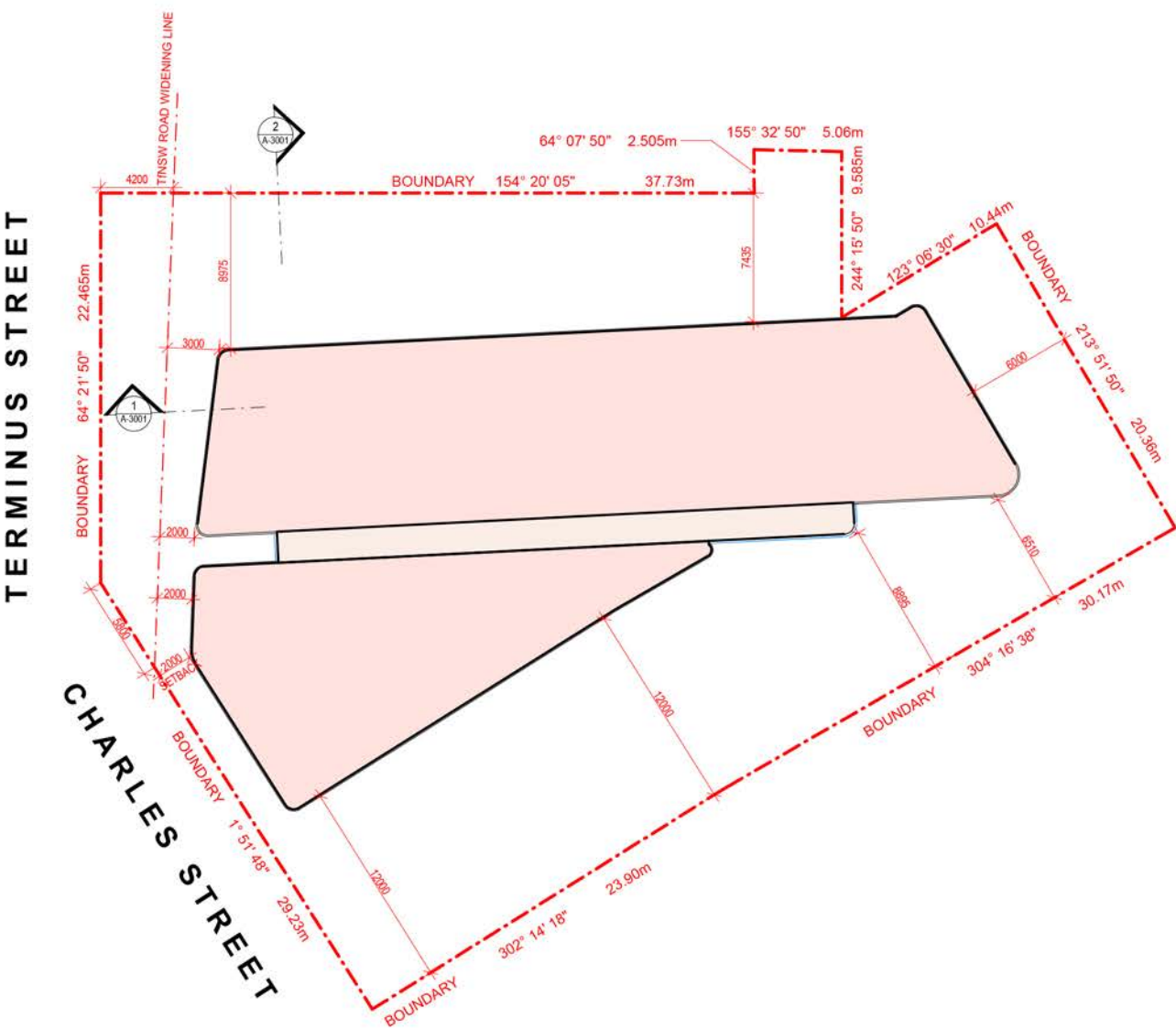


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Project
PROPOSED MIXED USE DEVELOPMENT
134 Terminus and 2 Charles Street Liverpool
Drawing Title
BUILDING ENVELOPE PLANS - LEVEL 7-8
Project Stage
DA Submission
Job no. Drawing no. Rev
J24612D DA1110 B
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AR SP ZC JULY 2024



2 LEVEL 9-22 - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3

Level 9-22 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 12M side offset.

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

Based on the ADG, the proposed envelope complies with a 9m offset from the rear boundary, as well as the side boundary for building from nine storey and above (24 m 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 level 9-22 envelope proposed is defined by the following offsets:

- A min 4.2m setback to Terminus Street boundaries.
- 2m setback to Charles Street boundaries
- 12m setback to the side boundary

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 Basis report for additional requirements to ones noted on plans.

Notes
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LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- GYM
- CHILDCARE
- HOTEL
- SERVICES
- COMMON OPEN SPACE
- BASEMENT

LEGEND

- TREES BEING RETAINED
- PALM TREES TO BE ASSESSED AND RELOCATED TO BE USED THROUGHOUT DEVELOPED LANDSCAPE AREAS
- TREES PROPOSED TO BE REMOVED

B 23.06.2025 AMENDED BEP
A 29.07.2024 DA MASTERPLAN SUBMISSION

0 2 4 8 12 16
1:200 at A1 1:400 at A3

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Project
PROPOSED MIXED USE DEVELOPMENT

134 Terminus and 2 Charles Street Liverpool

Drawing Title
BUILDING ENVELOPE PLANS - LEVEL 9-22

Project Stage
DA Submission

Job no. Drawing no. Rev
J24612D DA1110 B

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

Project

**PROPOSED MIXED USE
DEVELOPMENT**

134 Terminus and 2 Charles Street Liverpool

Drawing Title

**BUILDING ENVELOPE PLANS -
LEVEL 23-30**

Project Stage

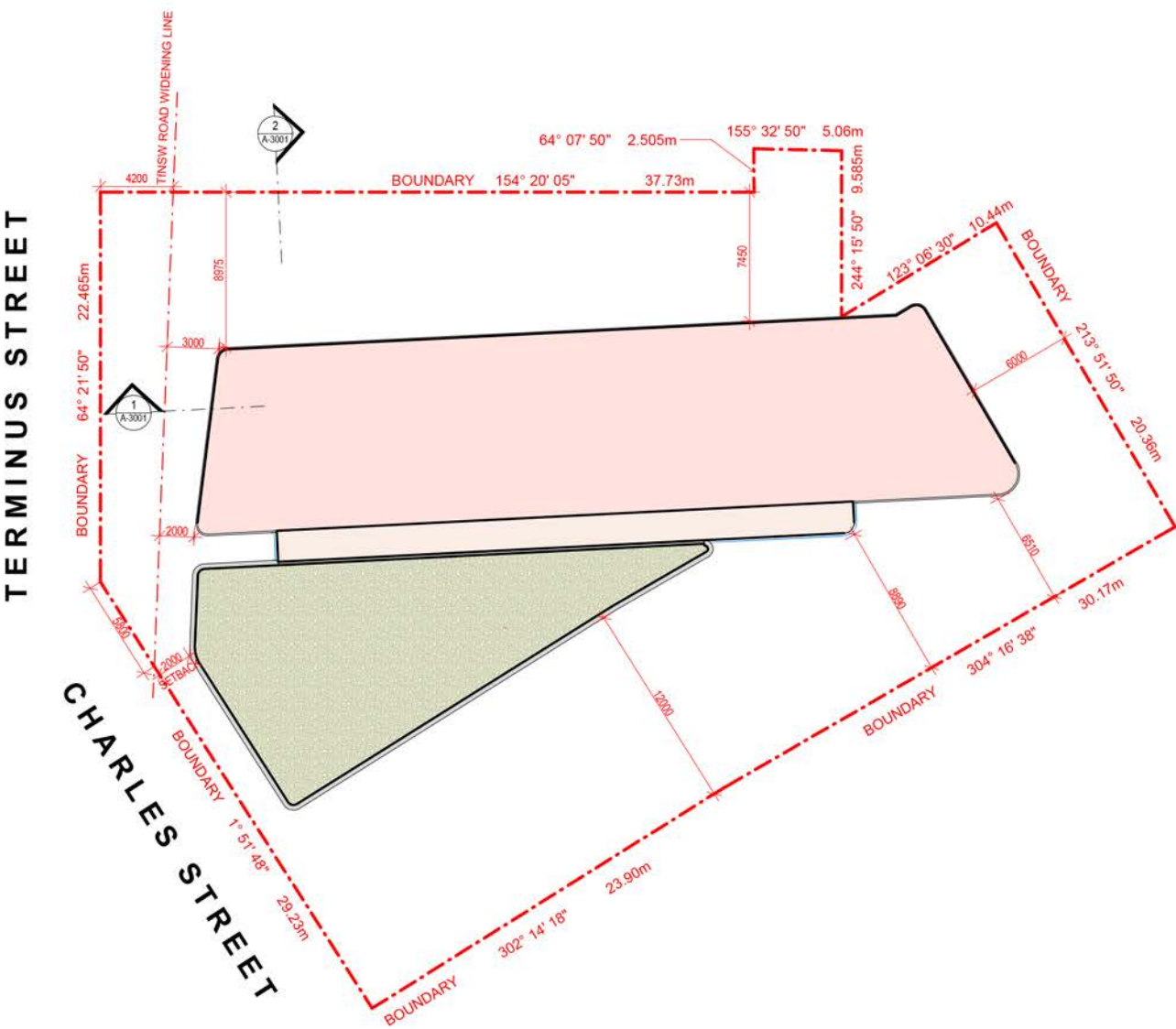
DA Submission

Job no.	Drawing no.	Rev.	
J24612D	DA1110	B	
Drawn by	Checked by	Approved by	Date
AR	SP	ZC	JULY 2024

4.11

03 STRATEGY PLANNING CONCEPTS

LEVEL 31 ENVELOPE



2 LEVEL 31 - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3

Level 31 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 12M side offset.

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

Based on the ADG, the proposed envelope complies with a 9m offset from the rear boundary, as well as the side boundary for building from nine storey and above (24 m between habitable rooms)

The level 31 envelope proposed is defined by the following offsets:

- A min 4.2m setback to Terminus Street boundaries.
- 6m setback to the rear boundary
- 12m setback to the side boundary

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.

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LEGEND

--- SITE BOUNDARY

RESIDENTIAL

GYM

CHILDCARE

HOTEL

SERVICES

COMMON OPEN SPACE

BASEMENT

LEGEND

TREES BEING RETAINED

PALM TREES TO BE ASSESSED AND RELOCATED TO BE USED THROUGHOUT DEVELOPED LANDSCAPE AREAS

TREES PROPOSED TO BE REMOVED

B 23.06.2025 AMENDED BEP
A 29.07.2024 DA MASTERPLAN SUBMISSION

0 2 4 8 12 16
1:200 at A1 1:400 at A3

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Project
PROPOSED MIXED USE DEVELOPMENT
134 Terminus and 2 Charles Street Liverpool

Drawing Title
BUILDING ENVELOPE PLANS - LEVEL 31

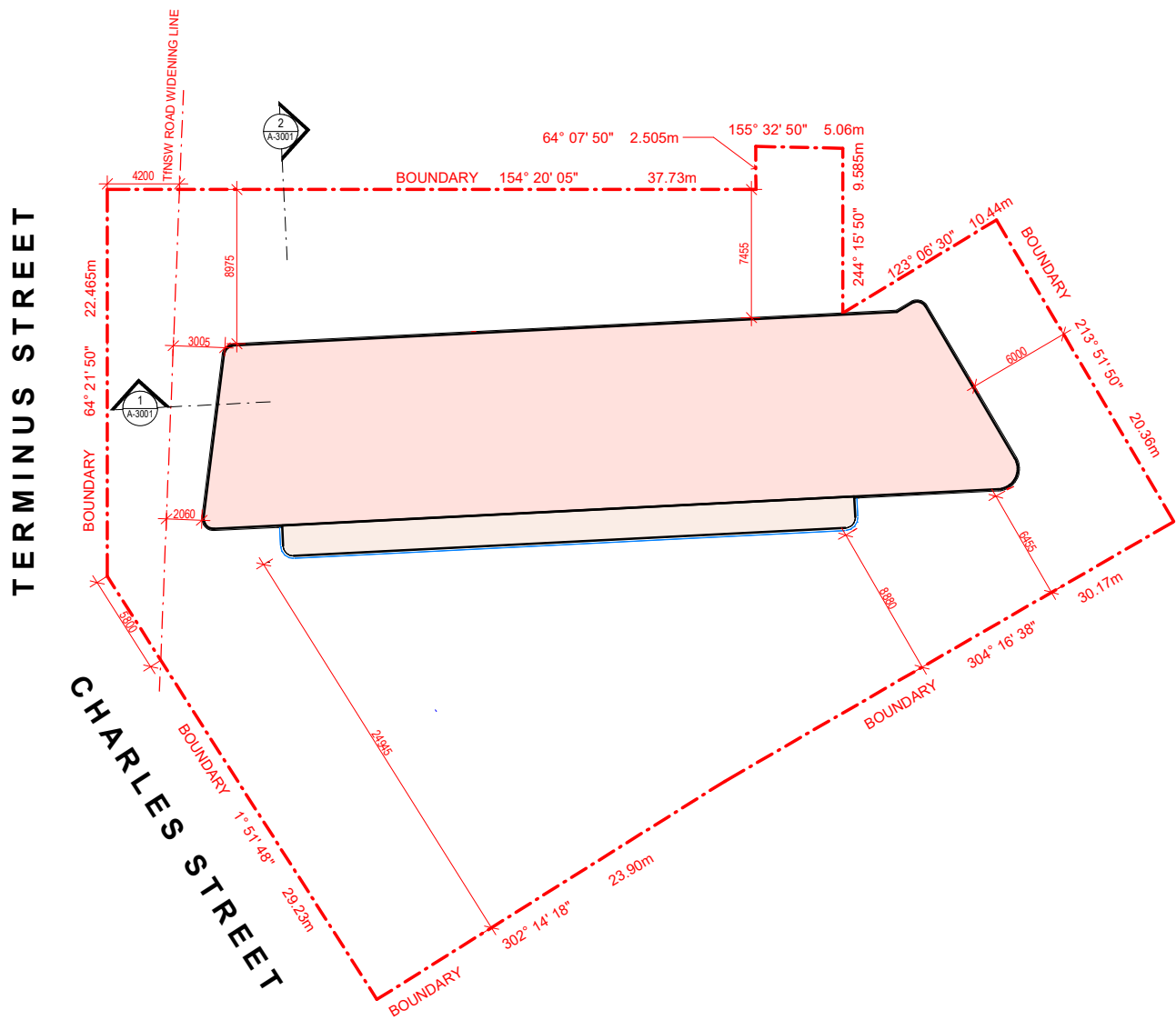
Project Stage
DA Submission

Job no. Drawing no. Rev.
J24612D DA1110 B

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AR SP ZC JULY 2024

4.12

03 STRATEGY PLANNING CONCEPTS
LEVEL 32-33 ENVELOPE



1 LEVEL 32-33 - BUILDING ENVELOPE PLAN
1: 200 at A1 1:400 at A3

Level 32-33 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 24.95M side offset.

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

Based on the ADG, the proposed envelope complies with a 9m offset from the rear boundary, as well as the side boundary for building from nine storey and above (24 m between habitable rooms)

The level 32-33 envelope proposed is defined by the following offsets:

- A min 4.2m setback to Terminus Street boundaries.
- 6m setback to the rear boundary
- 24.95m setback to the side boundary

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 Basis report for additional requirements to ones noted on plans.

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

LEGEND

--- SITE BOUNDARY

RESIDENTIAL

GYM

CHILDCARE

HOTEL

SERVICES

COMMON OPEN SPACE

BASEMENT

LEGEND

TREES BEING RETAINED

PALM TREES TO BE ASSESSED AND RELOCATED TO BE USED THROUGHOUT DEVELOPED LANDSCAPE AREAS

TREES PROPOSED TO BE REMOVED

B 23.06.2025 AMENDED BEP
A 29.07.2024 DA MASTERPLAN SUBMISSION

0 2 4 8 12 16
1:200 at A1 1:400 at A3

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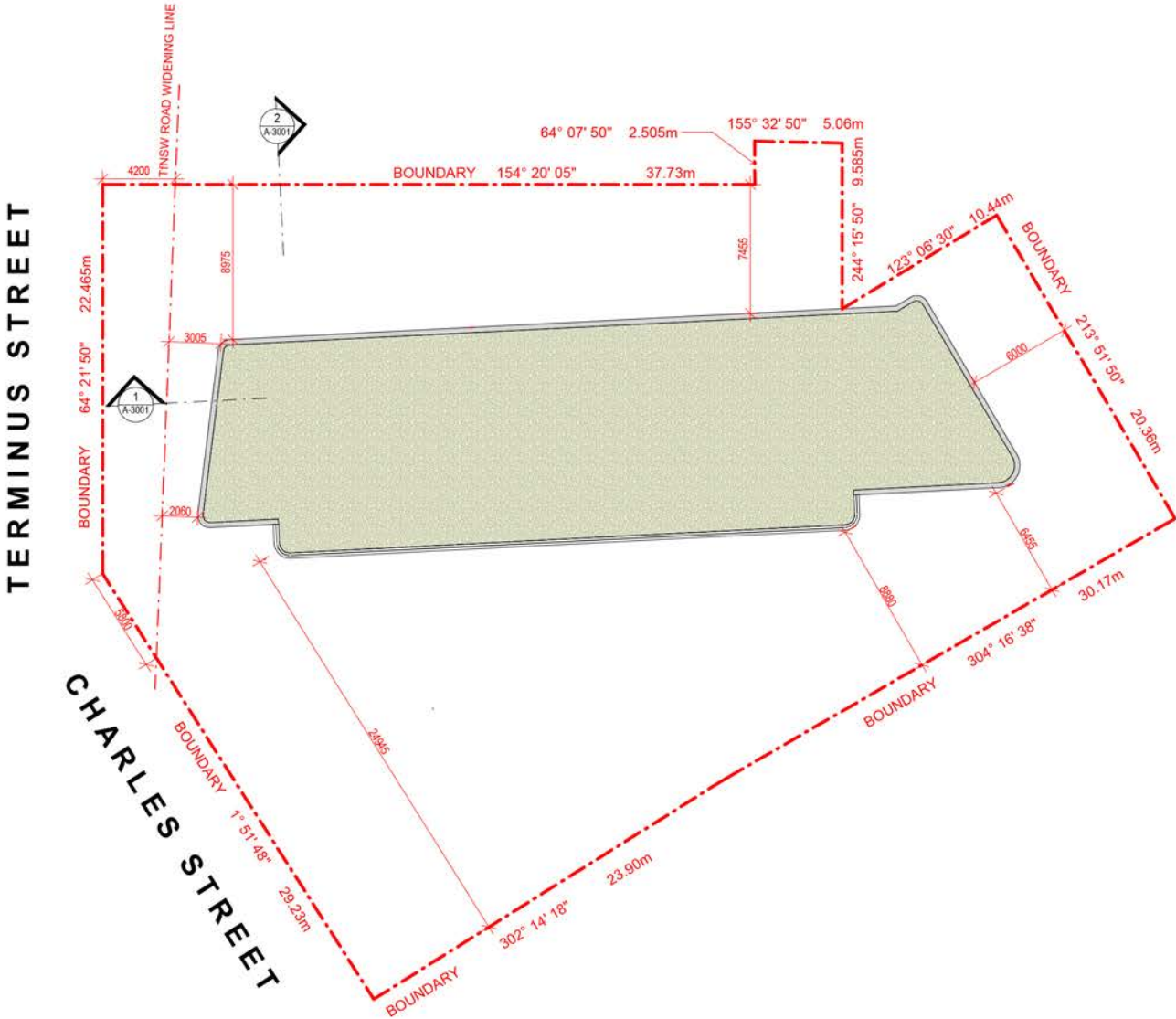
Project
PROPOSED MIXED USE DEVELOPMENT
.134 Terminus and 2 Charles Street Liverpool

Drawing Title
BUILDING ENVELOPE PLANS - LEVEL 32-33

Project Stage
DA Submission

Job no. Drawing no. Rev.
J24612D DA1110 B

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2 ROOF TERRACE - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3

The roof terrace 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 ADG, the proposed envelope complies with a 9m offset from the rear boundary, as well as the side boundary for building from nine storey and above (24 m between habitable rooms)

The roof terrace envelope proposed is defined by the following offsets:

- A min 4.2m setback to Terminus Street boundaries.
- 6m setback to the rear boundary
- 24.95m setback to the side boundary

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.

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LEGEND

--- SITE BOUNDARY

RESIDENTIAL

GYM

CHILDCARE

HOTEL

SERVICES

COMMON OPEN SPACE

BASEMENT

LEGEND

TREES BEING RETAINED

PALM TREES TO BE ASSESSED AND RELOCATED TO BE USED THROUGHOUT DEVELOPED LANDSCAPE AREAS

TREES PROPOSED TO BE REMOVED

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A 29.07.2024 DA MASTERPLAN SUBMISSION

0 2 4 8 12 16 m
1:200 at A1 1:400 at A3

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PROPOSED MIXED USE DEVELOPMENT
134 Terminus and 2 Charles Street Liverpool

Drawing Title
BUILDING ENVELOPE PLANS - ROOF TERRACE

Project Stage
DA Submission

Job no. Drawing no. Rev
J24612D DA1110 B

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

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

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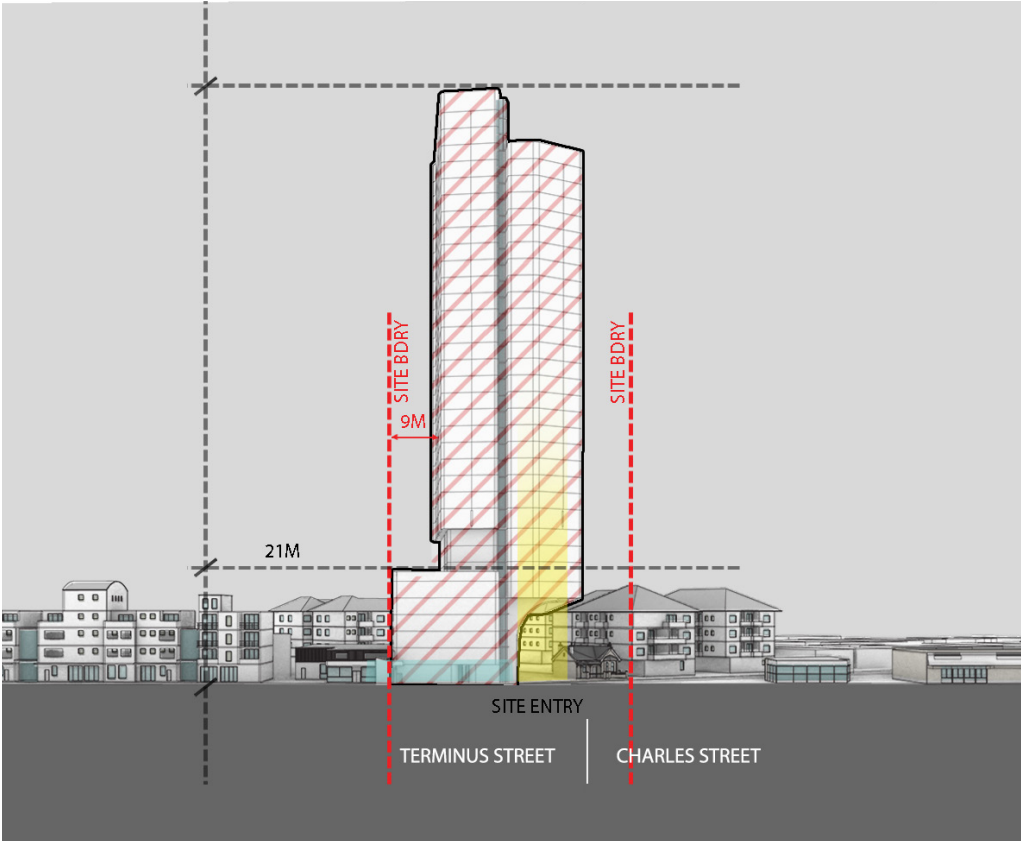
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Notes
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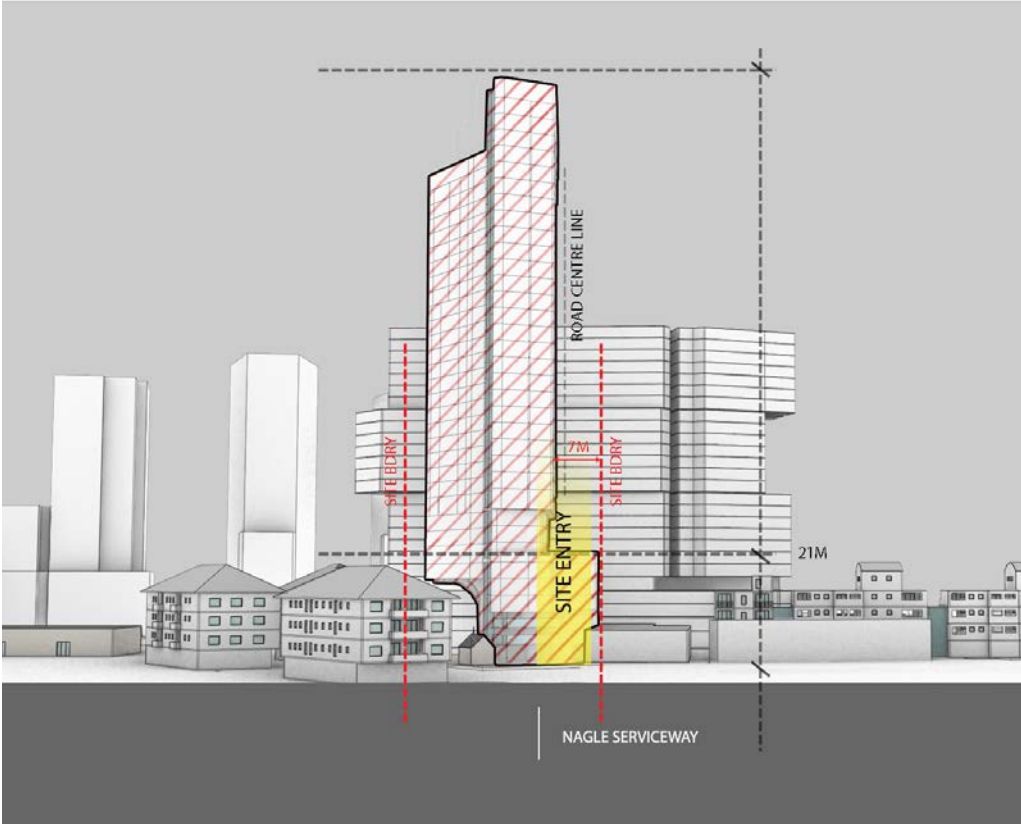
Nominated Architect: Liljana Ermilova 7887, ABN 24 243 205 327



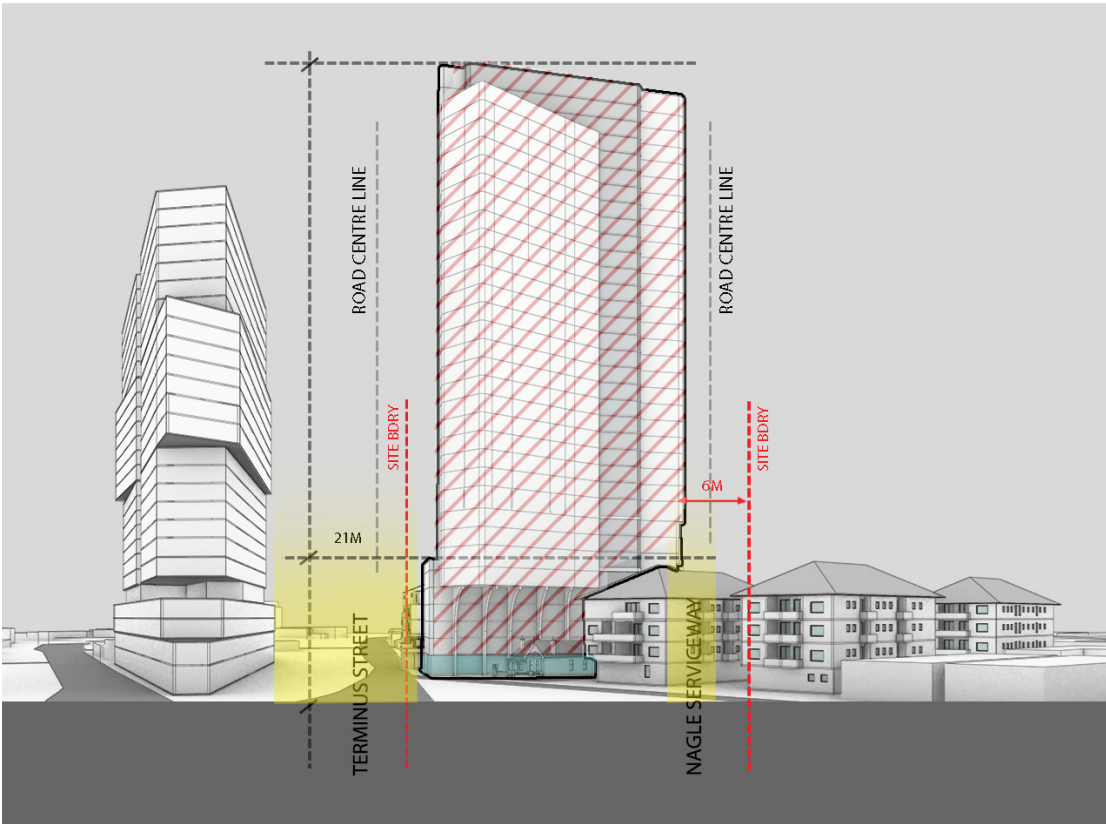
TERMINUS STREET / CHARLES STREET ELEVATION

 Proposed Building Envelope

 Site Boundaries



NAGLE SERVICEWAY ELEVATION



CHARLES STREET ELEVATION



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Project

**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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4.15

03 STRATEGY PLANNING CONCEPTS
BASEMENT 3&4 ENVELOPE

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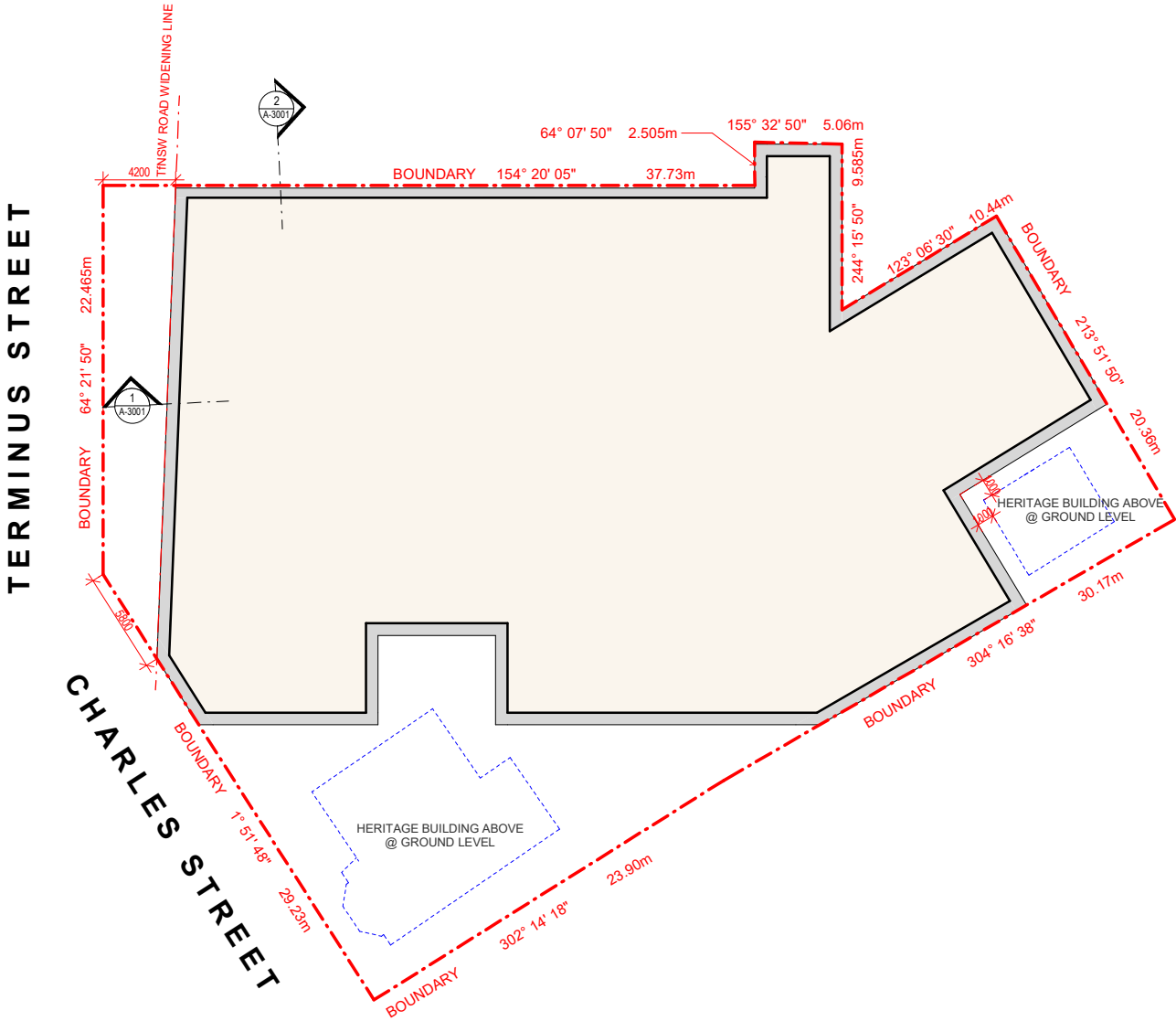
Refer to current Basix report for additional requirements to ones noted on plans.

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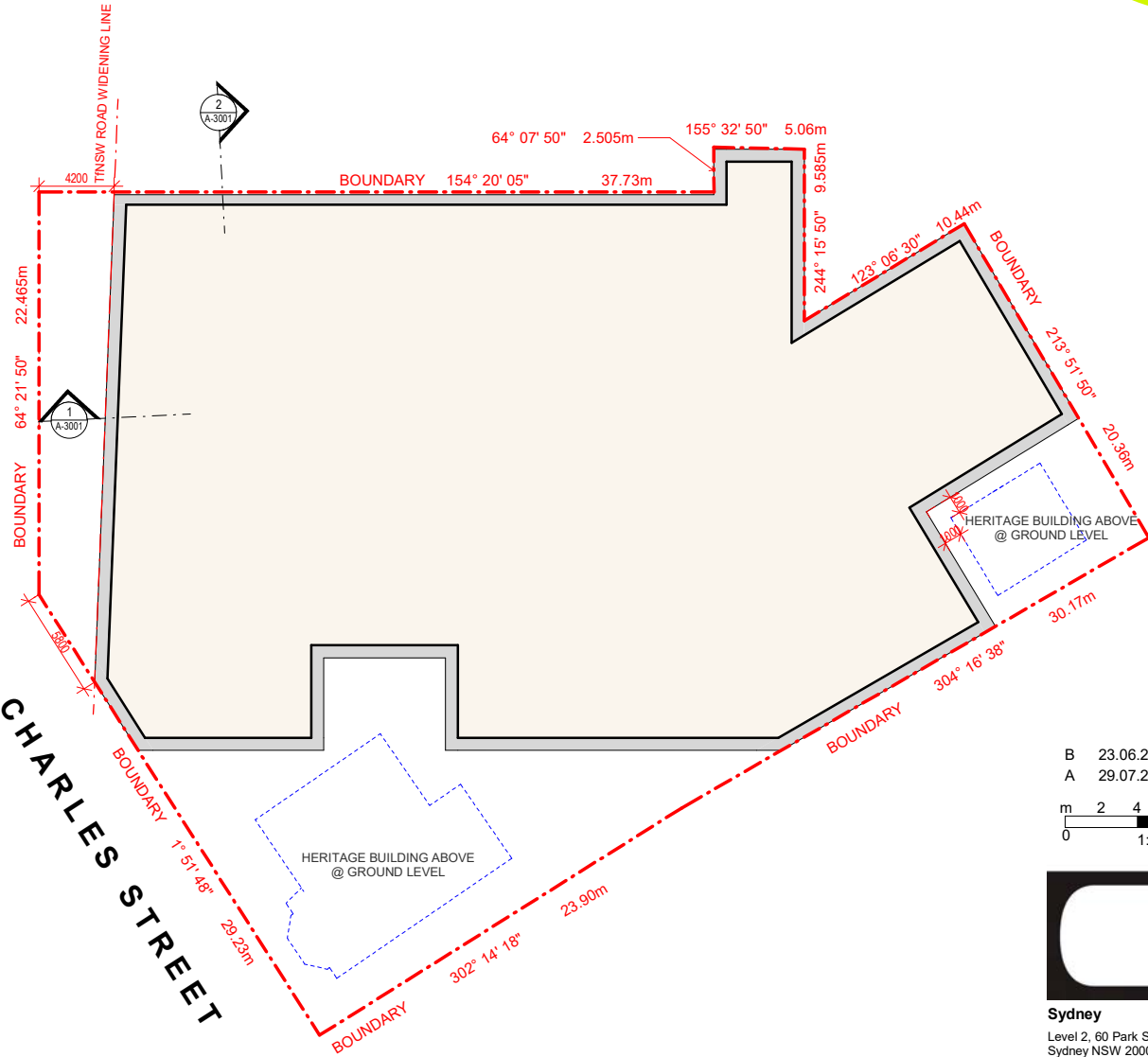
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1 BASEMENT 4 - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3



2 BASEMENT 3 - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3

- LEGEND**
- SITE BOUNDARY
 - RESIDENTIAL
 - GYM
 - CHILDCARE
 - HOTEL
 - SERVICES
 - COMMON OPEN SPACE
 - BASEMENT

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A 29.07.2024 DA MASTERPLAN SUBMISSION

m 2 4 8 12 16
0 1:200 at A1 1:400 at A3

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Project
PROPOSED MIXED USE DEVELOPMENT

134 Terminus and 2 Charles Street Liverpool

Drawing Title
BUILDING ENVELOPE PLANS - BASEMENTS 4 & 3

Project Stage
DA Submission

Job no.	Drawing no.	Rev.
J24612D	DA1109	B
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AR	SP	ZC JULY 2024

4.16

03 STRATEGY PLANNING CONCEPTS BASEMENT 1&2 ENVELOPE

References

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

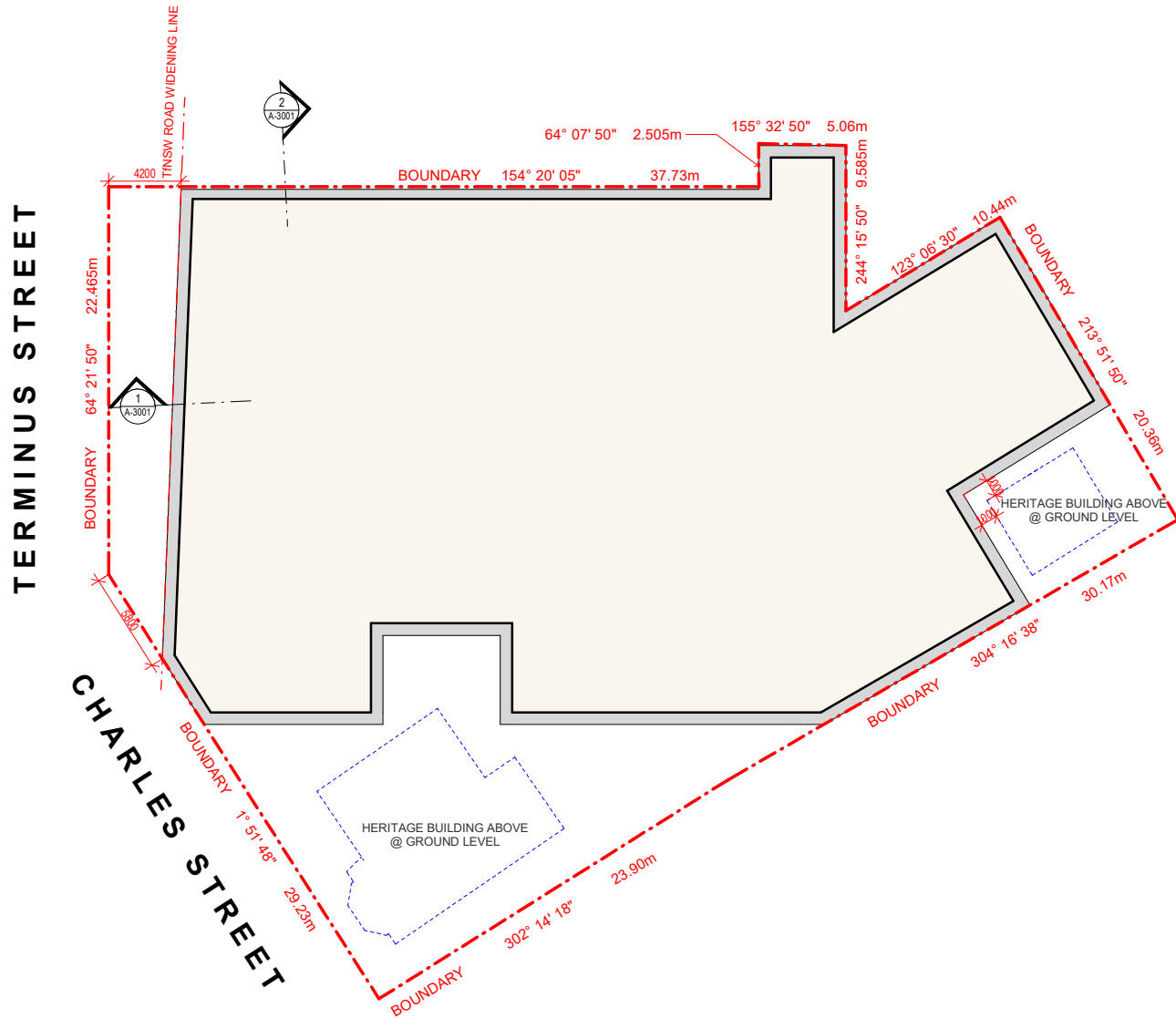
Notes

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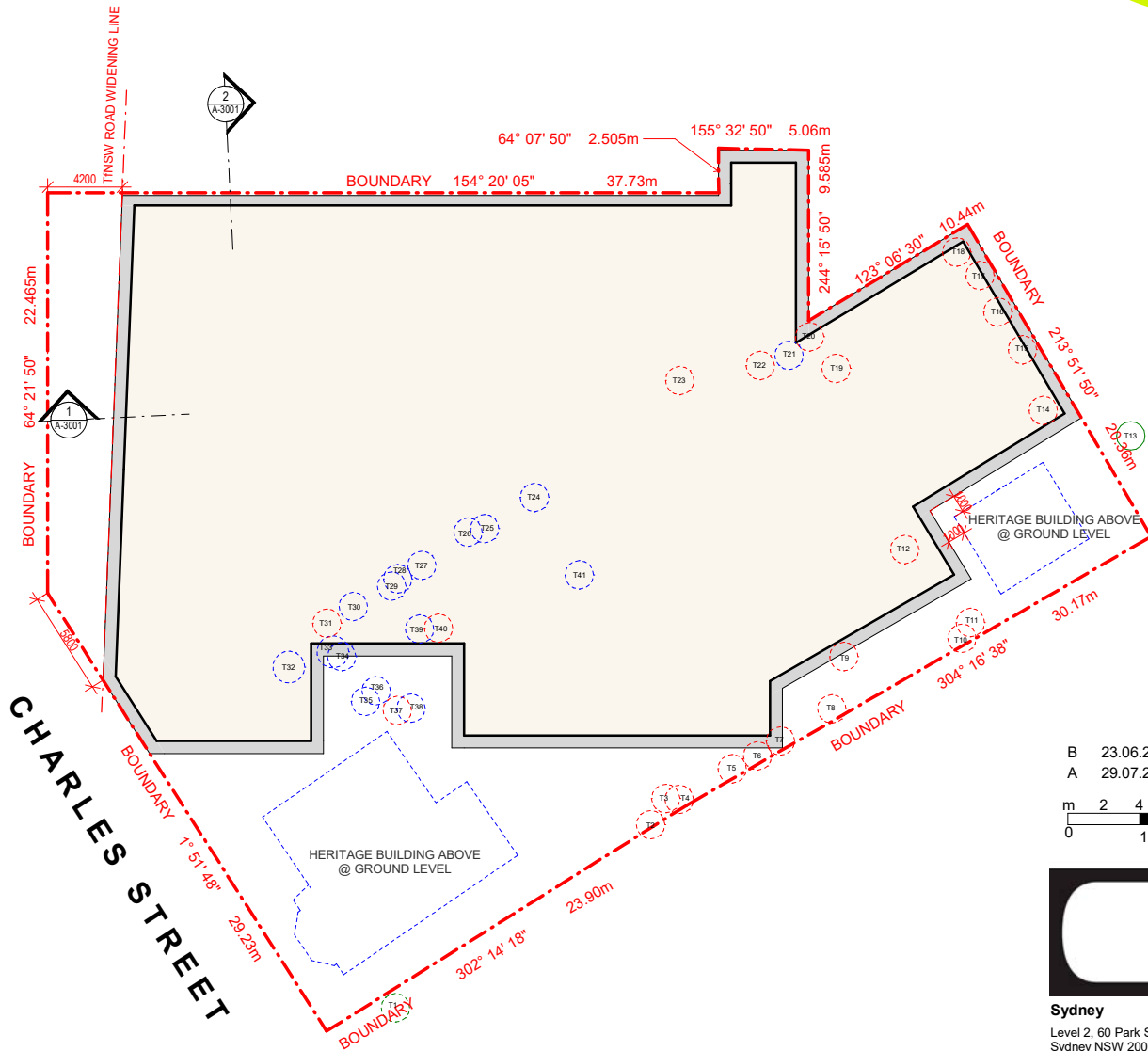
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1 BASEMENT 2 - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3



2 BASEMENT 1 - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3

LEGEND

--- SITE BOUNDARY

- RESIDENTIAL
- GYM
- CHILDCARE
- HOTEL
- SERVICES
- COMMON OPEN SPACE
- BASEMENT

LEGEND

- TREES BEING RETAINED
- PALM TREES TO BE ASSESSED AND RELOCATED TO BE USED THROUGHOUT DEVELOPED LANDSCAPE AREAS
- TREES PROPOSED TO BE REMOVED

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Project PROPOSED MIXED USE DEVELOPMENT

134 Terminus and 2 Charles Street Liverpool

Drawing Title BUILDING ENVELOPE PLANS - BASEMENTS 2 & 1

Project Stage
DA Submission
Job no. Drawing no. Rev.
J24612D DA1110 B
Drawn by Checked by Approved by Date
AR SP ZC JULY 2024

03 STRATEGY PLANNING CONCEPTS
GROUND FLOOR 1 & LVL 1 ENVELOPE

References
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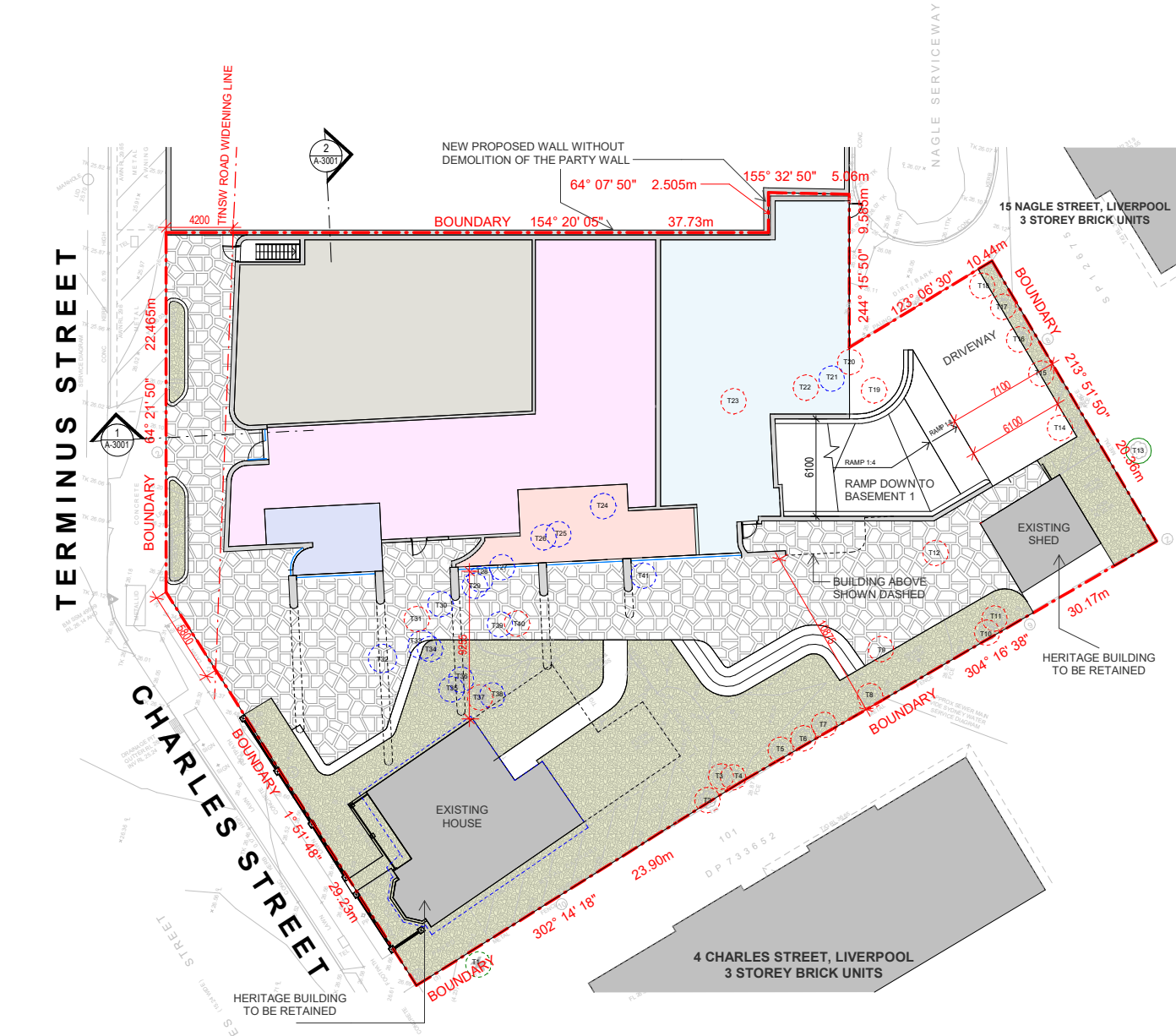
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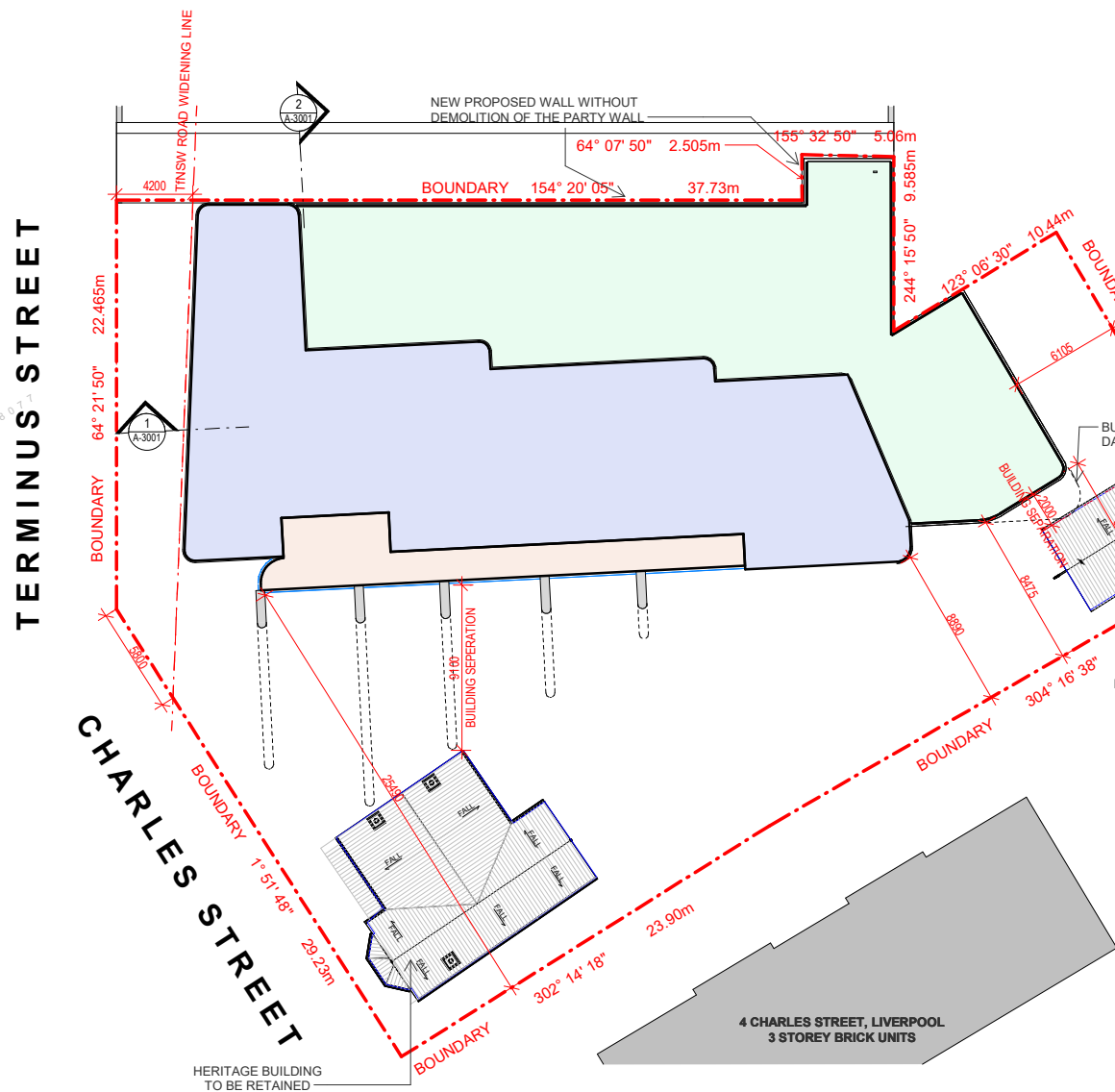
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Nominated Architect: Liljana Emilova 7987, ABN 24 243 205 327



1 GROUND FLOOR - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3

NOTE :
FOR LANDSCAPE CONTEXT DESIGN TO
GROUND FLOOR PUBLIC DOMAIN REFER TO
LANDSCAPE CONTEXT PLANS



2 LEVEL 01 - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3

LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- GYM
- CHILDCARE
- HOTEL
- SERVICES
- COMMON OPEN SPACE
- BASEMENT

LEGEND

- TREES BEING RETAINED
- PALM TREES TO BE ASSESSED AND RELOCATED TO BE USED THROUGHOUT DEVELOPED LANDSCAPE AREAS
- TREES PROPOSED TO BE REMOVED

B 23.06.2025 AMENDED BEP
A 29.07.2024 DA MASTERPLAN SUBMISSION

m 2 4 8 12 16
0 1:200 at A1 1:400 at A3

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Institute of
Architects

Project
**PROPOSED MIXED USE
DEVELOPMENT**

134 Terminus and 2 Charles Street Liverpool

Drawing Title
**BUILDING ENVELOPE PLANS -
GROUND LVL & LVL 1**

Project Stage
DA Submission

Job no. Drawing no. Rev.
J24612D DA1111 B

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4.18

03 STRATEGY PLANNING CONCEPTS LVL 2, 3 & 4 ENVELOPE

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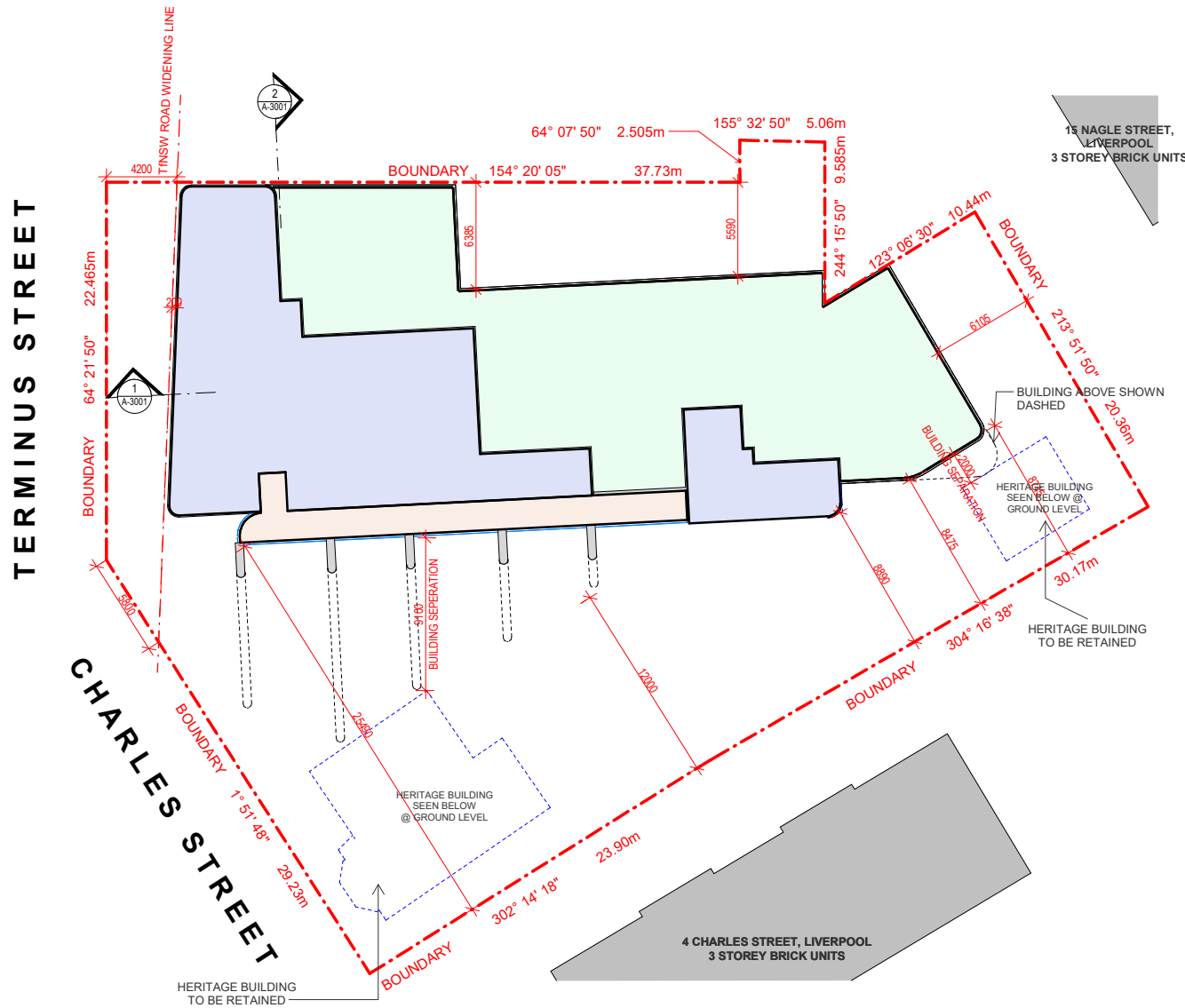
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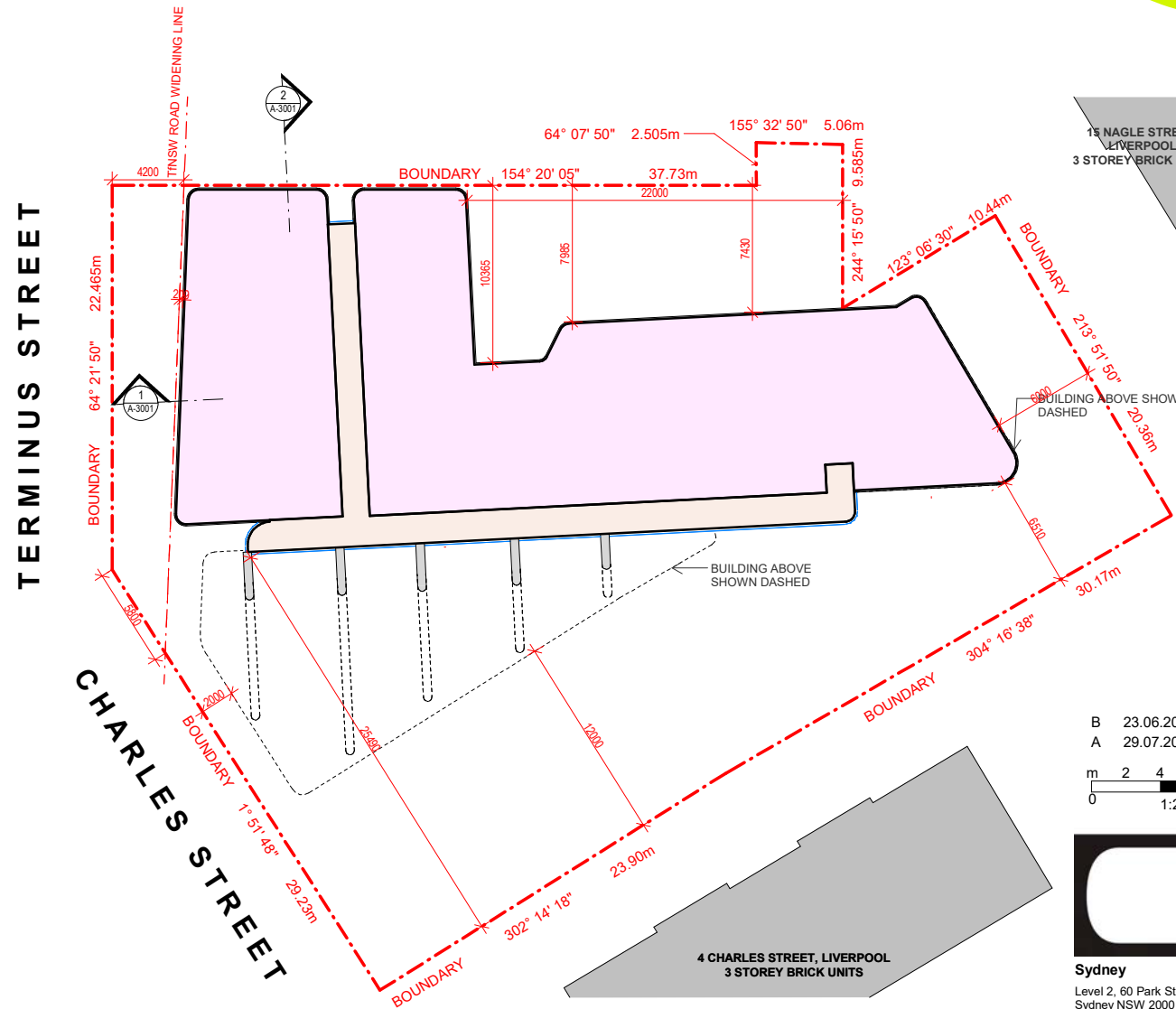
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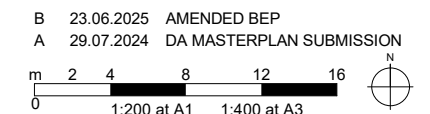
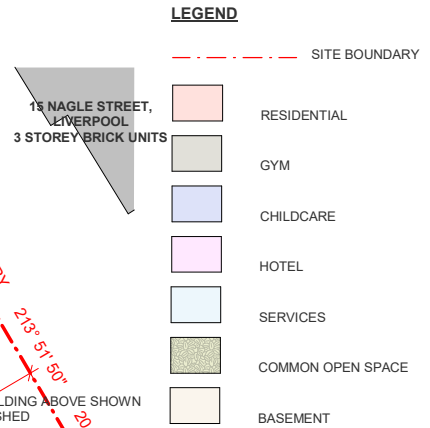
Nominated Architect: Liljana Emilova 7887, ABN 24 243 205 327



1 LEVEL 02 - BUILDING ENVELOPE PLAN
1: 200 at A1 1:400 at A3



2 LEVEL 03-04 - BUILDING ENVELOPE PLAN
1: 200 at A1 1:400 at A3



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Project
PROPOSED MIXED USE DEVELOPMENT
134 Terminus and 2 Charles Street Liverpool
Drawing Title
BUILDING ENVELOPE PLANS - LVL 2 & LVL 3-4
Project Stage
DA Submission
Job no. Drawing no. Rev.
J24612D DA1112 B
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AR SP ZC JULY 2024

4.19

03 STRATEGY PLANNING CONCEPTS LVL 5 & 6 ENVELOPE

References

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LEGEND

--- SITE BOUNDARY

- RESIDENTIAL
- GYM
- CHILDCARE
- HOTEL
- SERVICES
- COMMON OPEN SPACE
- BASEMENT

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m 2 4 8 12 16
0 1:200 at A1 1:400 at A3

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Project

PROPOSED MIXED USE DEVELOPMENT

134 Terminus and 2 Charles Street Liverpool

Drawing Title

BUILDING ENVELOPE PLANS - LVL 5 & LVL 6

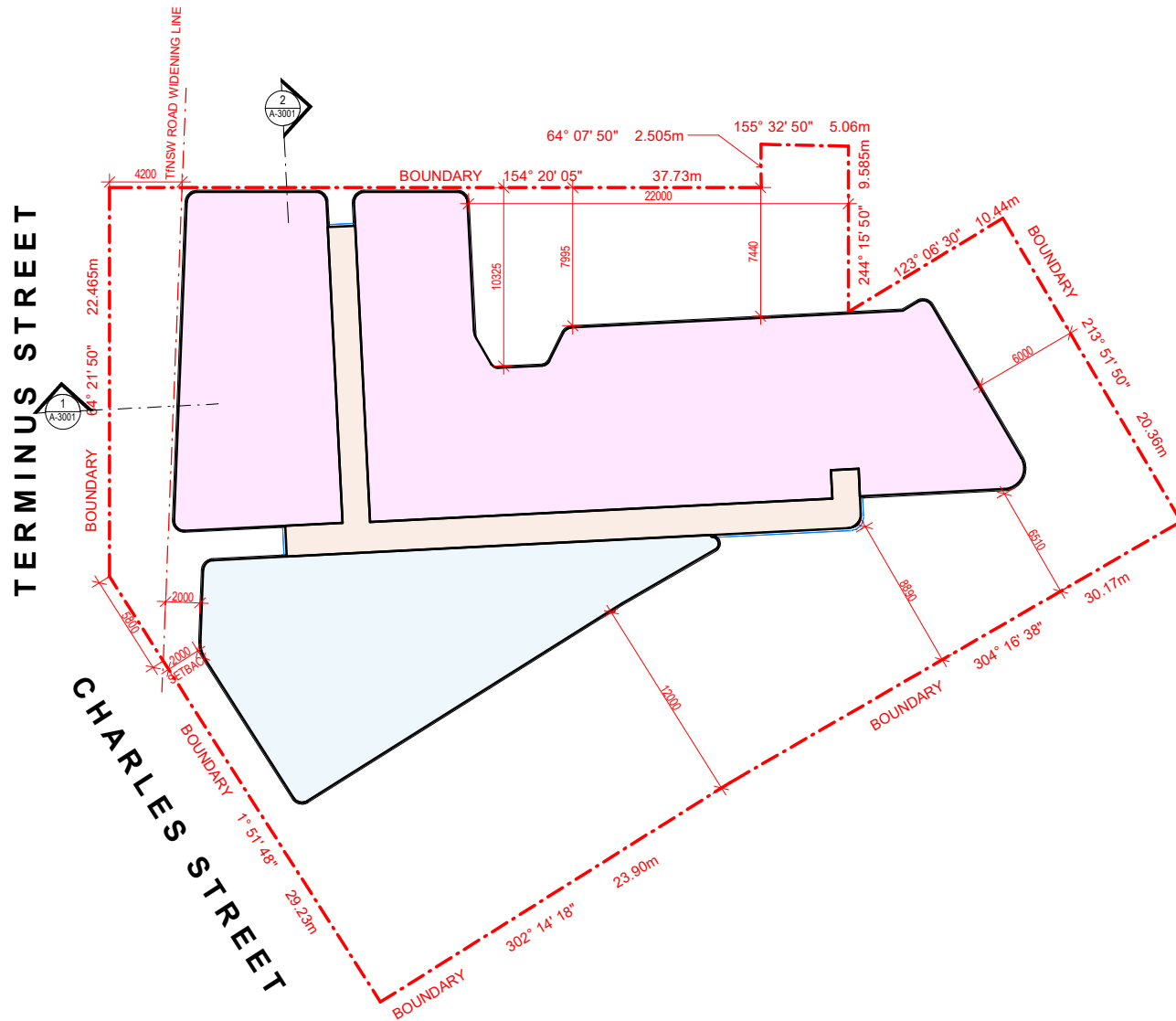
Project Stage

DA Submission

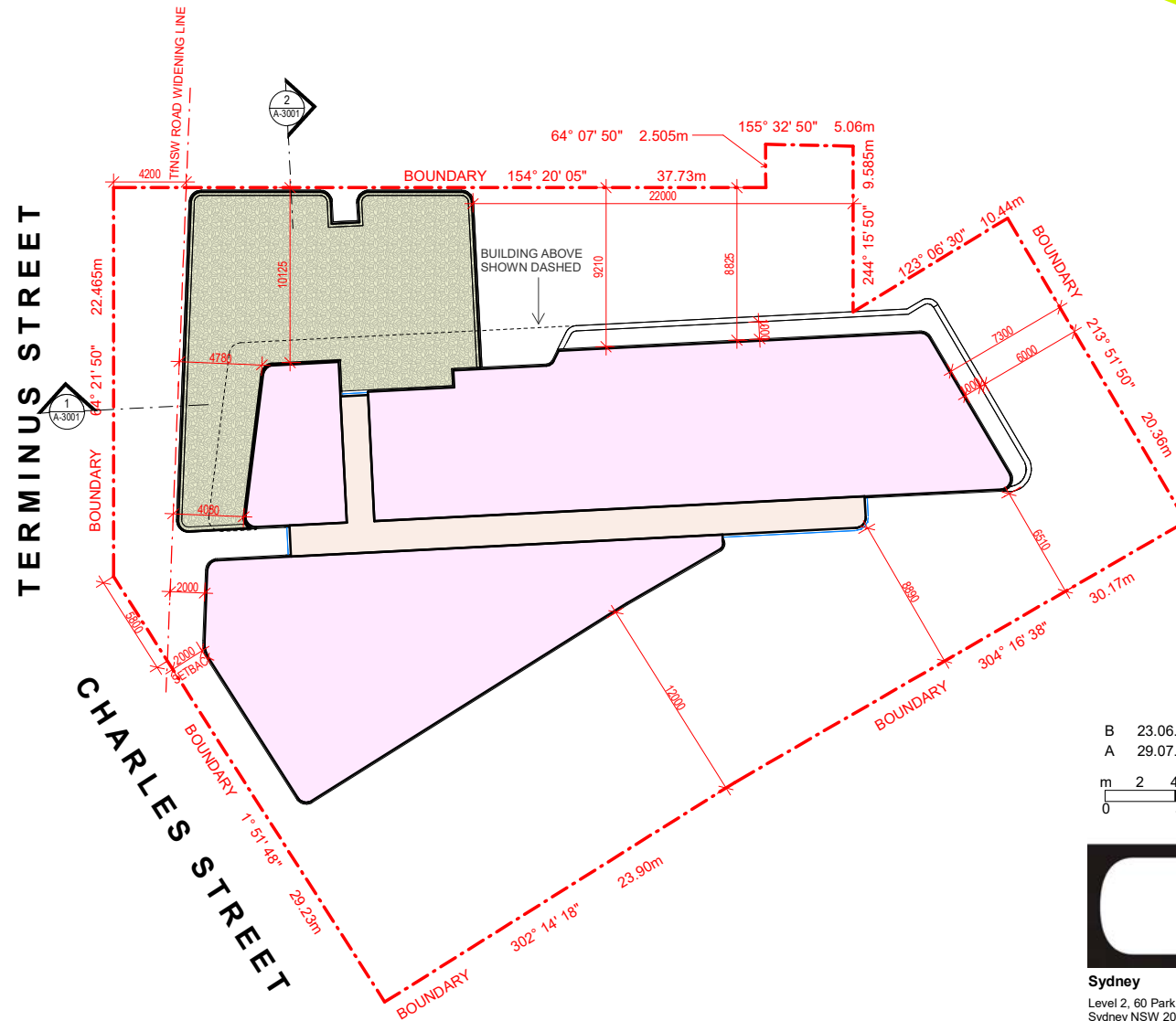
Job no. Drawing no. Rev.

J24612D DA1113 B

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AR SP ZC JULY 2024



1 LEVEL 05 - BUILDING ENVELOPE PLAN
1: 200 at A1 1:400 at A3



2 LEVEL 06 - BUILDING ENVELOPE PLAN
1: 200 at A1 1:400 at A3

4.20

03 STRATEGY PLANNING CONCEPTS
LVL 7-8 & 9-22 ENVELOPE

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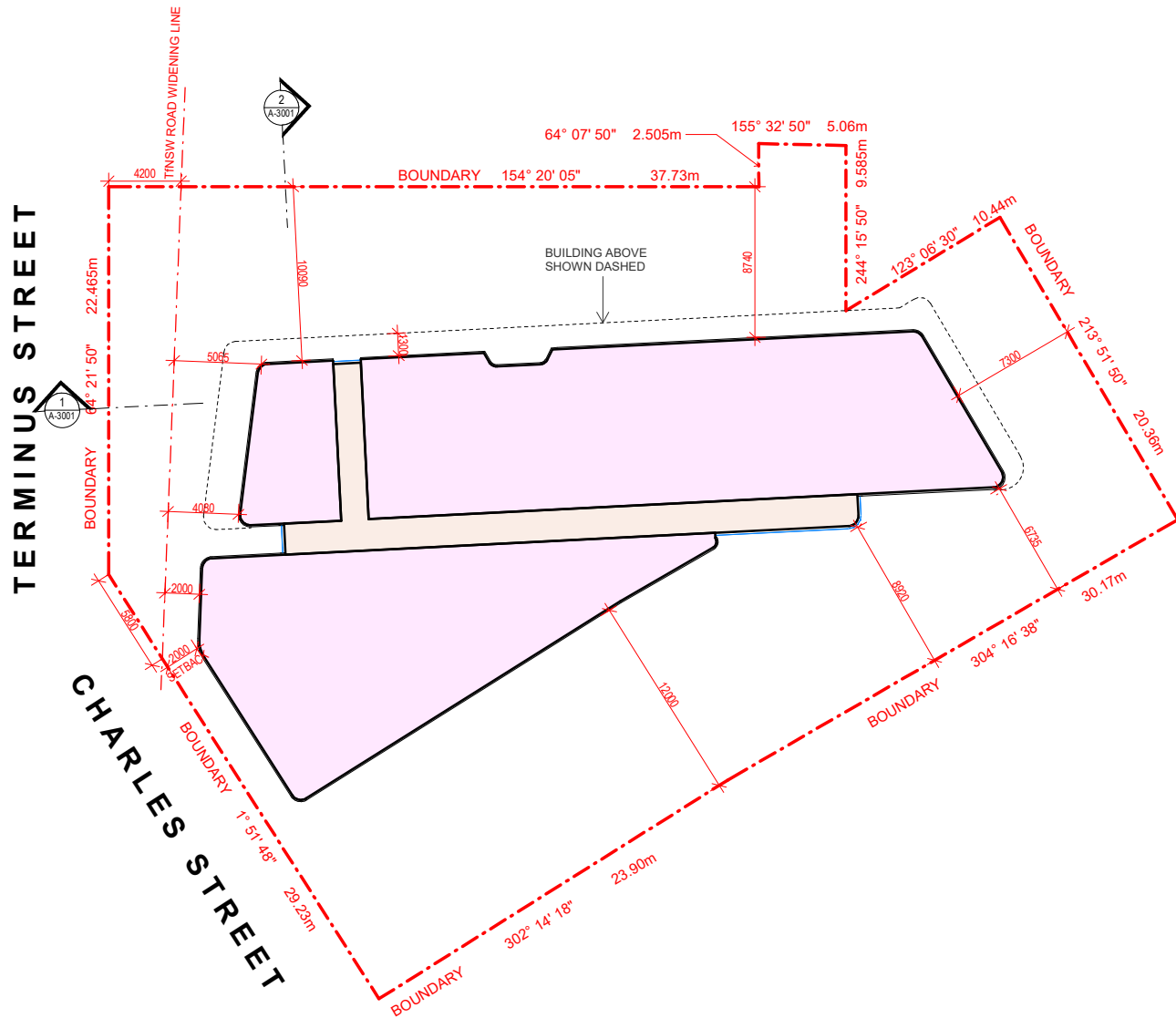
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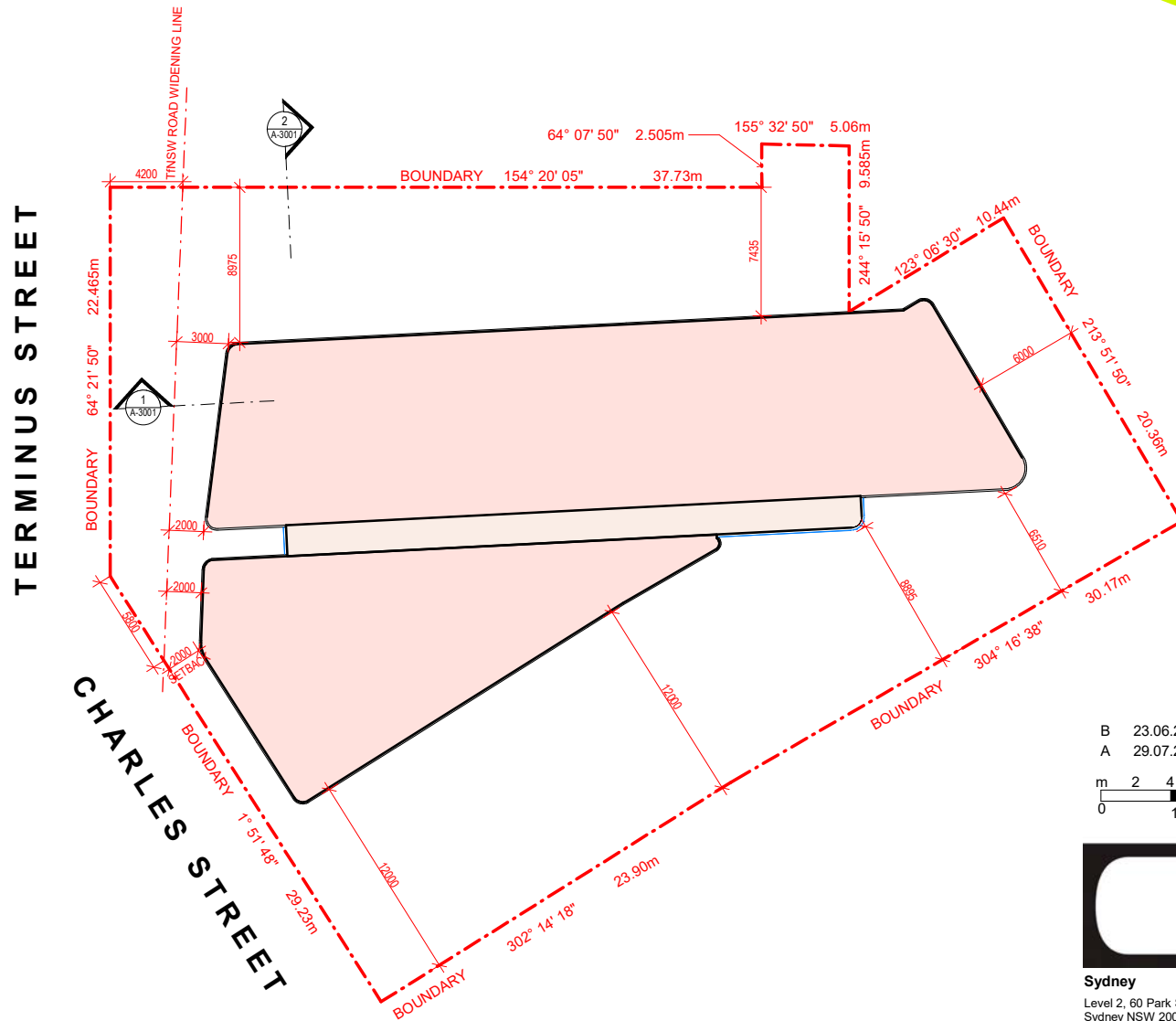
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1 LEVEL 07-08 - BUILDING ENVELOPE PLAN
1: 200 at A1 1:400 at A3



2 LEVEL 9-22 - BUILDING ENVELOPE PLAN
1: 200 at A1 1:400 at A3

LEGEND

- SITE BOUNDARY
- RESIDENTIAL
 - GYM
 - CHILDCARE
 - HOTEL
 - SERVICES
 - COMMON OPEN SPACE
 - BASEMENT

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m 2 4 8 12 16
0 1:200 at A1 1:400 at A3

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Project
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134 Terminus and 2 Charles Street Liverpool

Drawing Title
BUILDING ENVELOPE PLANS - LVL 7-8 & LVL 9-22

Project Stage
DA Submission

Job no. Drawing no. Rev.
J24612D DA1114 B

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4.21

03 STRATEGY PLANNING CONCEPTS
LVL 23-30 & 31 ENVELOPE

References
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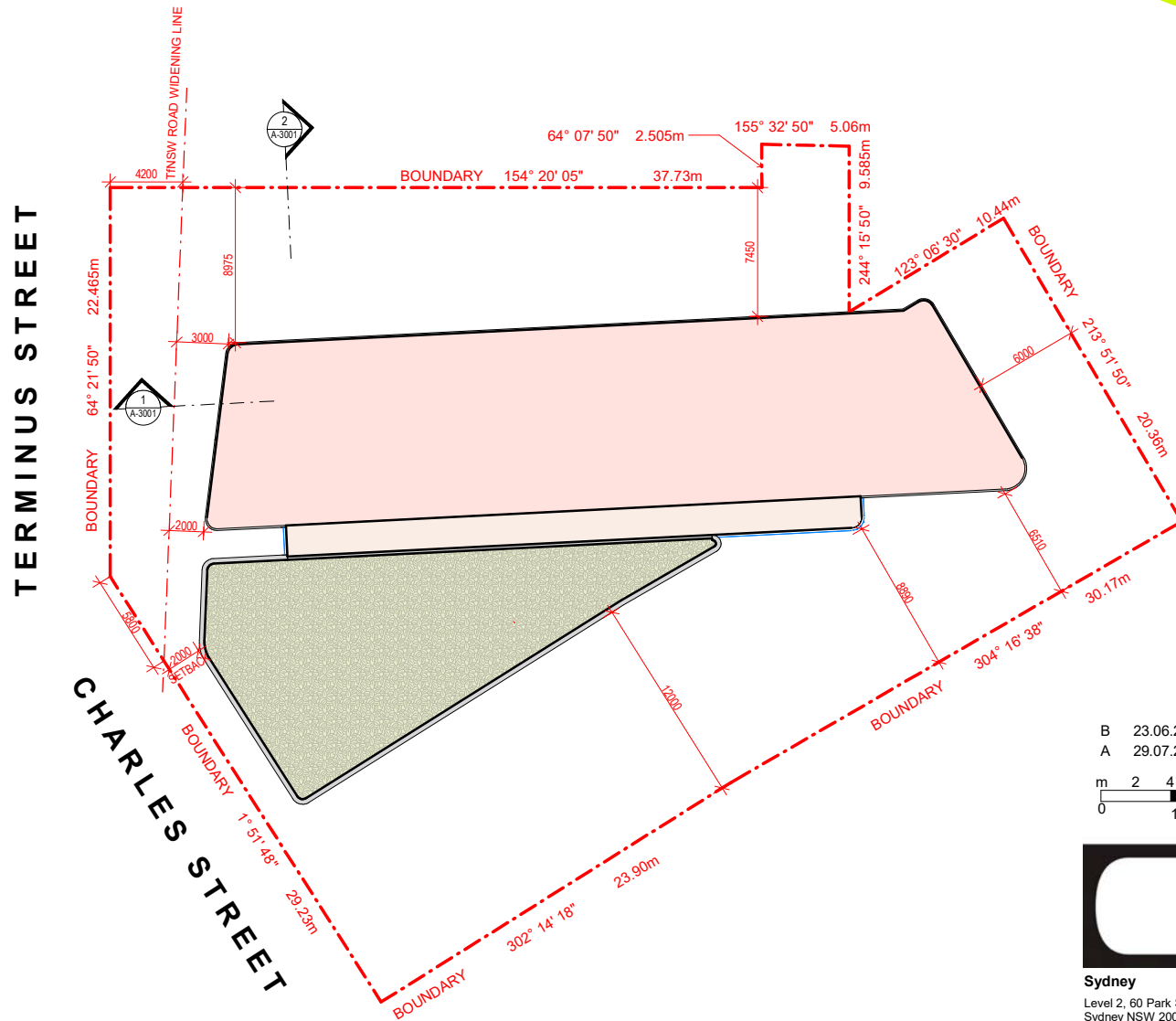
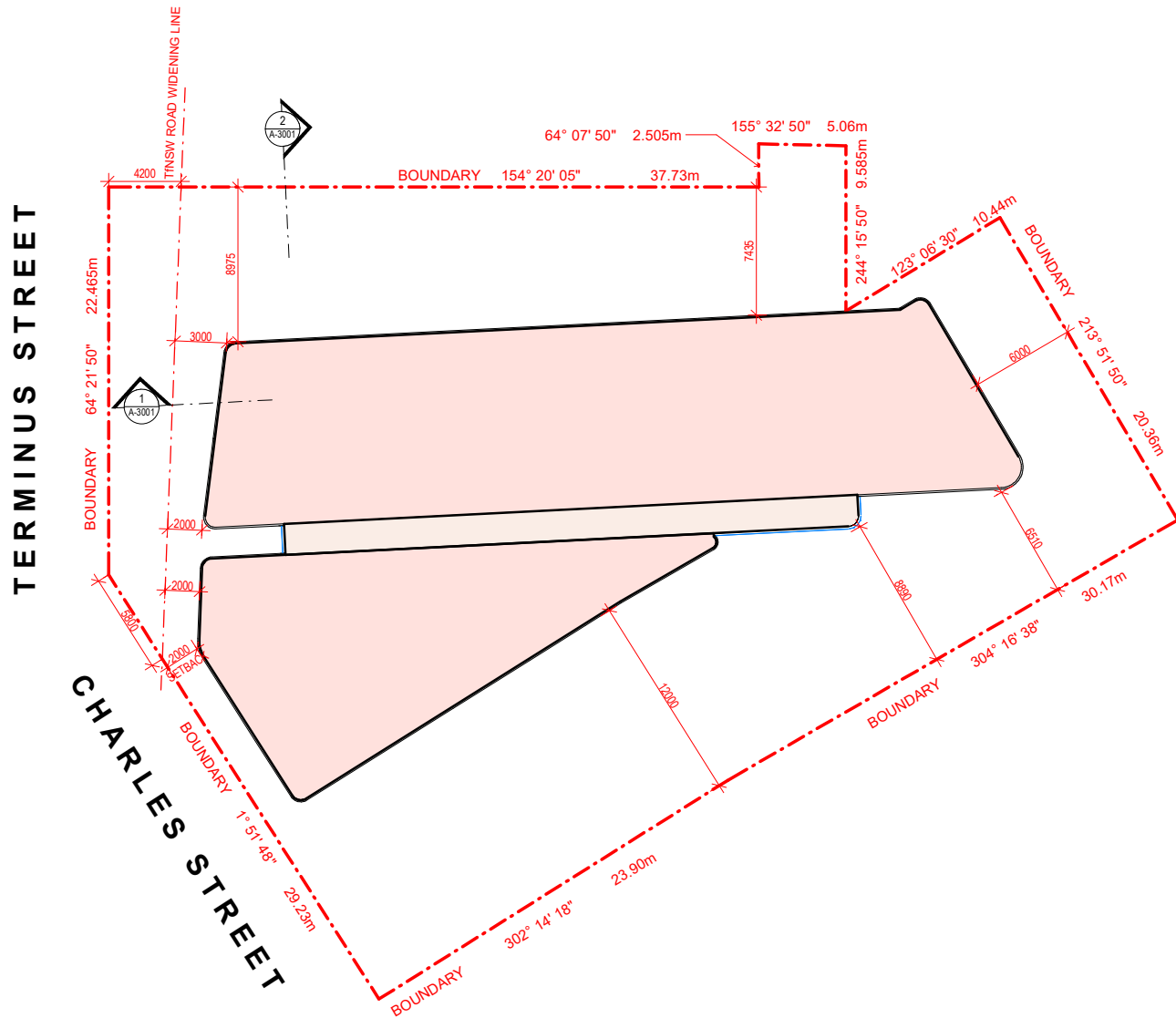
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LEGEND

- SITE BOUNDARY
- RESIDENTIAL
 - GYM
 - CHILDCARE
 - HOTEL
 - SERVICES
 - COMMON OPEN SPACE
 - BASEMENT

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m 2 4 8 12 16
0 1:200 at A1 1:400 at A3

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1 LEVEL 23-30 - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3

2 LEVEL 31 - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3

Project
PROPOSED MIXED USE DEVELOPMENT

134 Terminus and 2 Charles Street Liverpool

Drawing Title
BUILDING ENVELOPE PLANS - LVL 23-30 & LVL 31

Project Stage
DA Submission

Job no.	Drawing no.	Rev.
J24612D	DA1115	B
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03 STRATEGY PLANNING CONCEPTS

LVL 32-33 & ROOF TERRACE ENVELOPE

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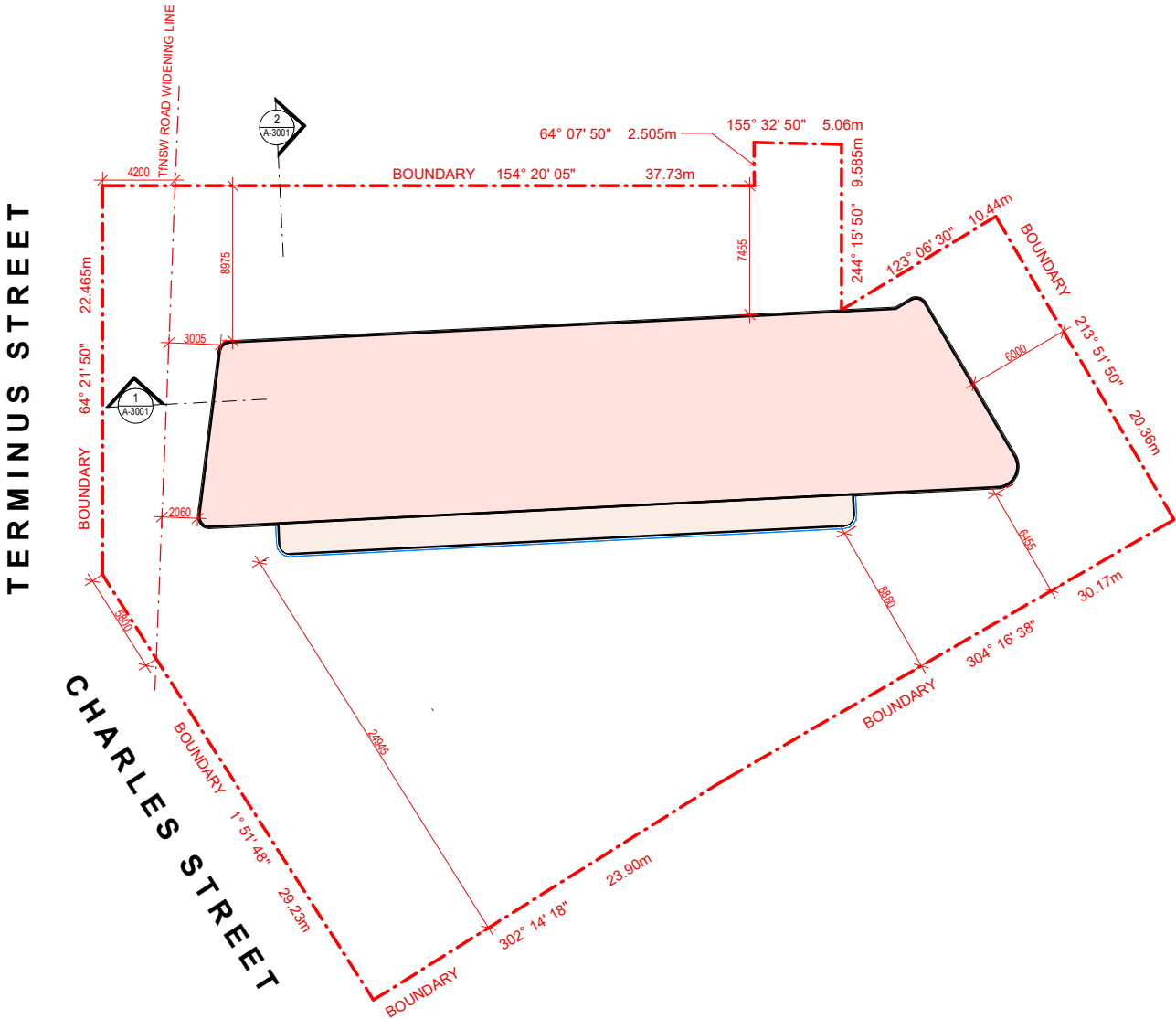
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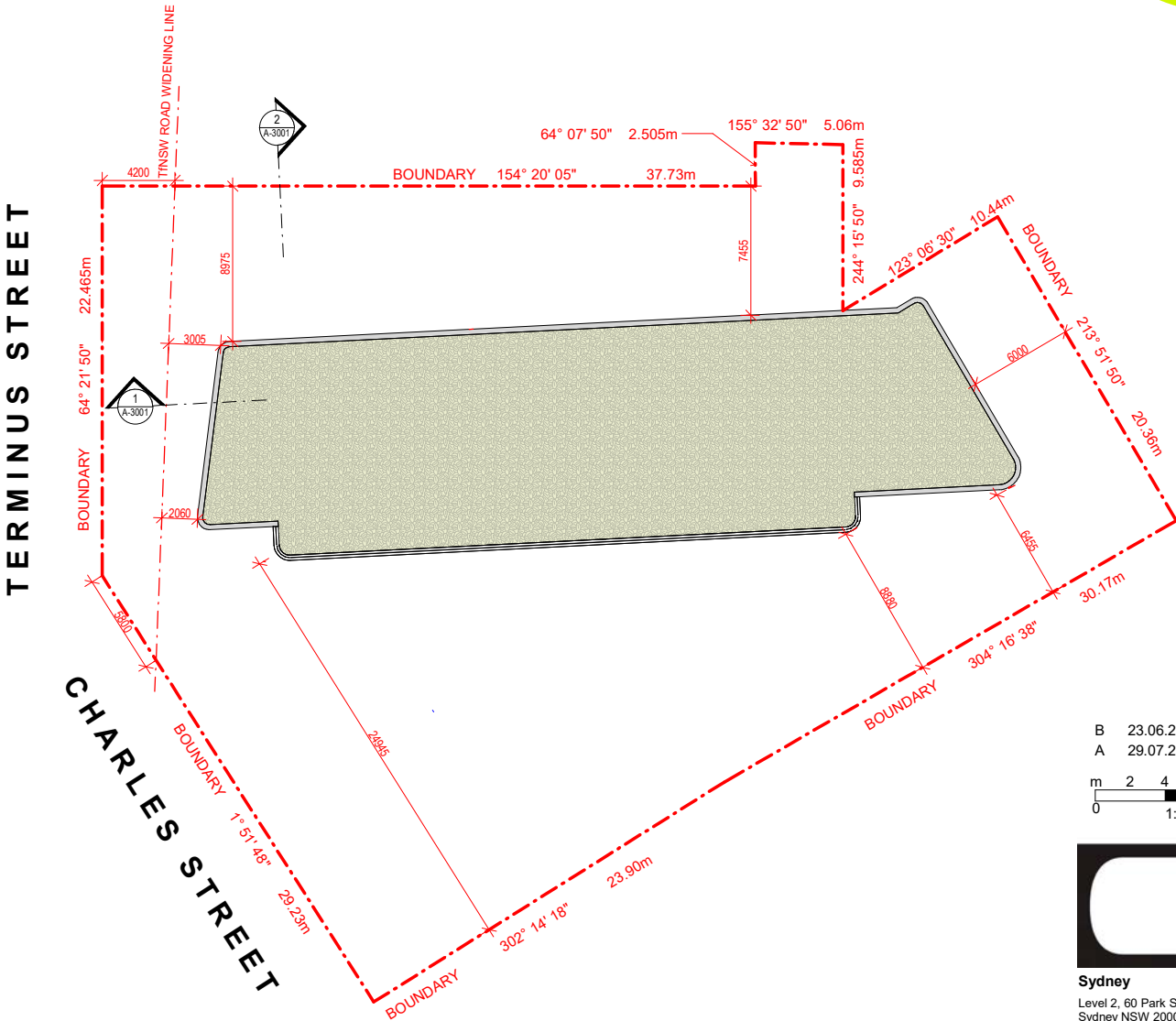
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1 LEVEL 32-33 - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3



2 ROOF TERRACE - BUILDING ENVELOPE PLAN
1 : 200 at A1 1:400 at A3

LEGEND

- SITE BOUNDARY
- RESIDENTIAL
 - GYM
 - CHILDCARE
 - HOTEL
 - SERVICES
 - COMMON OPEN SPACE
 - BASEMENT

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m 2 4 8 12 16
0 1:200 at A1 1:400 at A3

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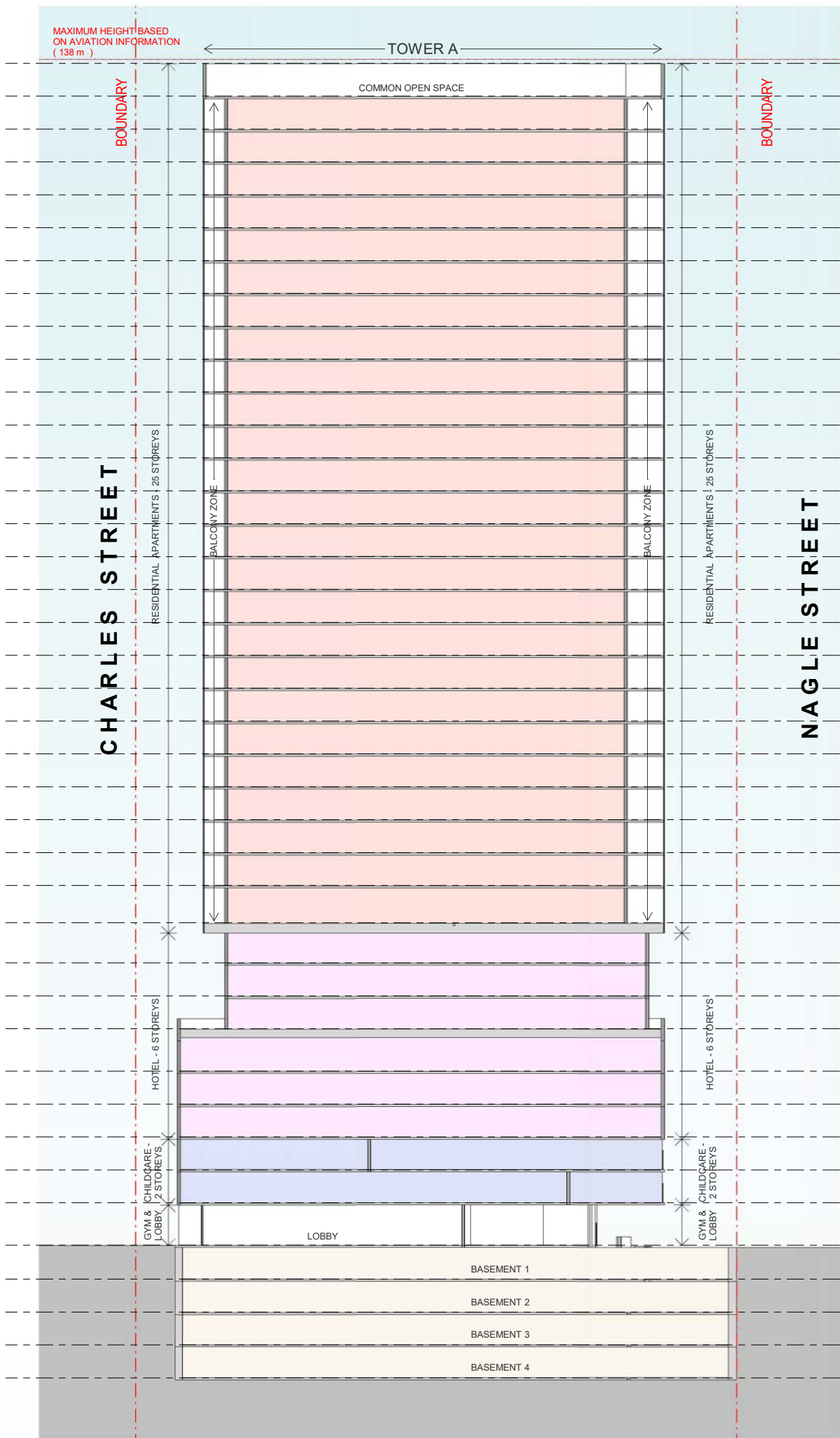
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134 Terminus and 2 Charles Street Liverpool

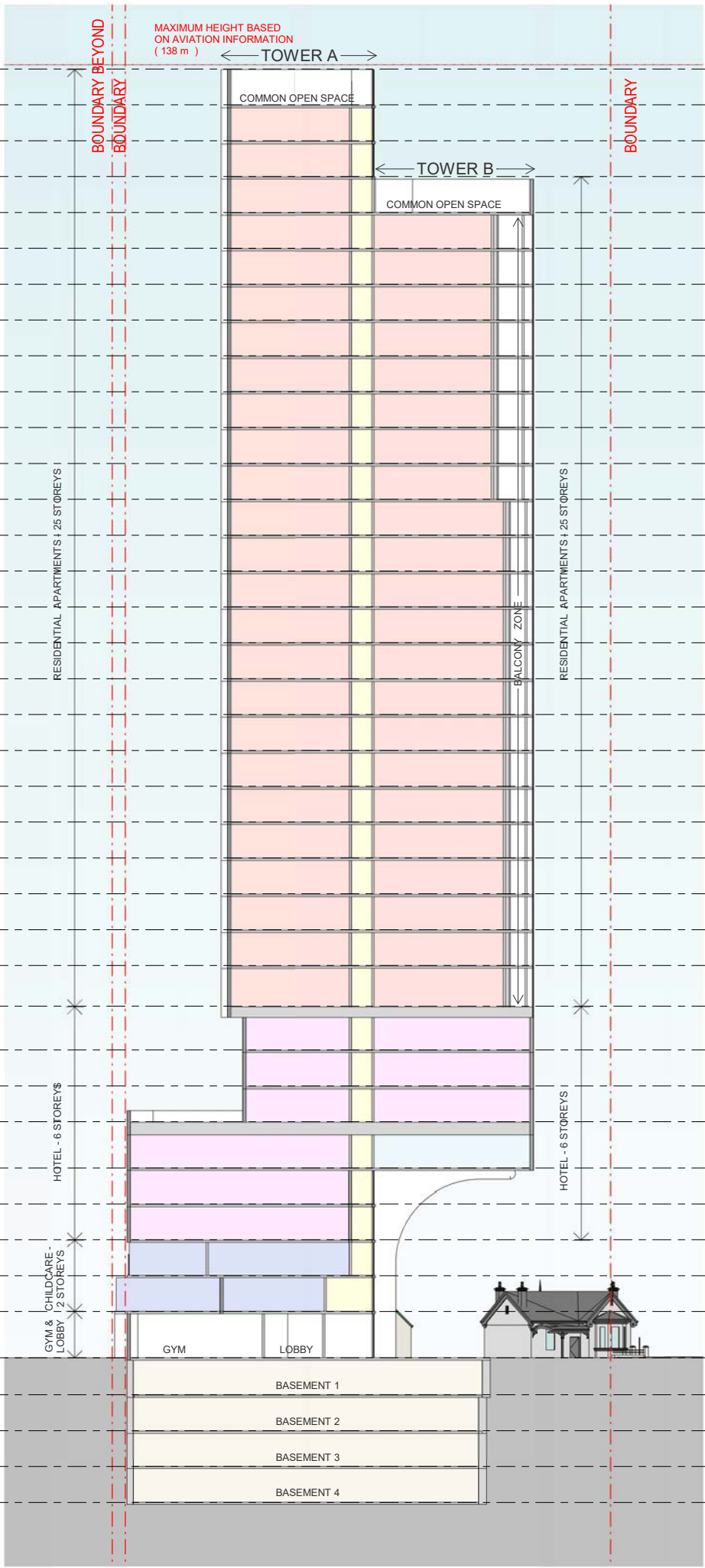
Drawing Title
BUILDING ENVELOPE PLANS - LVL 32-33 & ROOF TERRACE

Project Stage
DA Submission

Job no.	Drawing no.	Rev.
J24612D	1116	B
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AR	SP	ZC JULY 2024



1 SECTION A
1: 250 at A1 1:500 at A3



2 SECTION B
1: 250 at A1 1:500 at A3

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LEGEND

- SITE BOUNDARY
- RESIDENTIAL
- GYM
- CHILDCARE
- HOTEL
- SERVICES
- COMMON OPEN SPACE
- BASEMENT

4.23

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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

134 Terminus and 2 Charles Street Liverpool

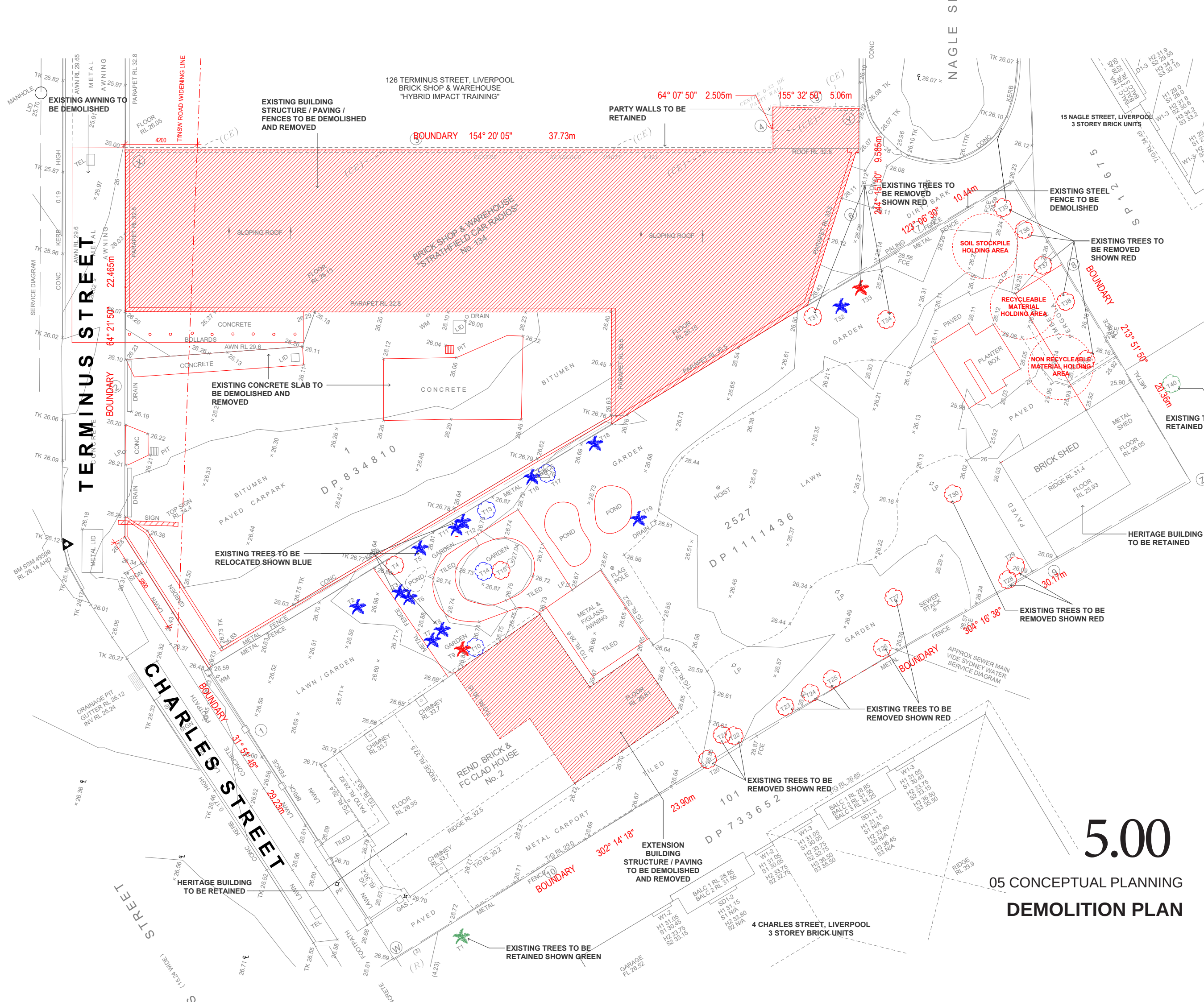
Drawing Title
SECTION A & SECTION B

Project Stage
DA Submission

Job no.	Drawing no.	Rev.
J24612D	DA3001	B
Drawn by	Checked by	Approved by
AR	SP	ZC
		Date
		JULY 2024

05

CONCEPTUAL PLANNING
INDICATIVE FLOOR PLANS



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- LEGEND**
- TO BE DEMOLISHED
 - TREES TO BE RETAINED
 - PALM TREES TO BE ASSESSED AND RELOCATED TO BE USED THROUGHOUT DEVELOPED LANDSCAPE AREAS
 - TREES TO BE REMOVED

B 23.06.2025 AMENDED BEP
A 29.07.2024 DA MASTERPLAN SUBMISSION

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

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Australian Institute of Architects

Project
PROPOSED MIXED USE DEVELOPMENT

134 Terminus and 2 Charles Street Liverpool
Drawing Title
DEMOLITION PLAN

Project Stage
DA Submission

Job no.	Drawing no.	Rev.
J24612D	DA1006	B

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

5.00

05 CONCEPTUAL PLANNING
DEMOLITION PLAN

5.01

05 CONCEPTUAL PLANNING BASEMENT 4 & 3 FLOOR PLAN

References
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1 BASEMENT 4 - INDICATIVE FLOOR PLAN LAYOUT
1 : 200 at A1 1:400 at A3

CAR PARKING SCHEDULE LIVERPOOL COUNCIL DCP & LEP 2008

LAND USE	SCALE	RATE	REQUIRED	?
COMMERCIAL (GROUND LEVEL)				
?	300.2 m² GFA	1 SPACE / 200 m² GFA	1.5	
MULTI DWELLING HOUSING (13,915 m²) GFA				
? Studio	28 units	0.4 spaces per unit	11.2	
? 1-Bedroom	64 units	0.4 spaces per unit	25.6	
? 2-Bedroom	97 units	0.7 spaces per unit	67.9	
? 3-Bedroom	8 units	1.2 spaces per unit	9.6	
? Visitor	197 units	1 spaces per 10 units	19.7	
CHILD CARE CENTER				
?	694.1 m² GFA	1 SPACE / 150 m² GFA	4.6	
HOTEL				
?	3709.6 m² GFA	1 SPACE / 150 m² GFA	24.7	
TOTAL	-	-	168 (167.8)	



2 BASEMENT 3 INDICATIVE FLOOR PLAN LAYOUT
1 : 200 at A1 1:400 at A3

BICYCLE SCHEDULE LIVERPOOL COUNCIL DCP & LEP 2008

LAND USE	SCALE	RATE	REQUIRED	?
? Residential	197 units	1 space per 2 units	98.5	
? Visitor	197 units	1 spaces per 10 units	19.7	
? Commercial	300.2 m² GFA	1 space per 200 m² GFA	1.5	
? Commercial/V	300.2 m² GFA	1 space per 200 m² GFA	1.5	
? Hotel	20 Staff	1 space per 10 staff	2	
? Hotel/V	90 Bedroom	1 space per 20 Bedroom	4.5	
? Childcare	18 Staff	1 space per 10 staff	1.8	
? Childcare/V	107 Kids	2 space per centre	2	
TOTAL	-	-	132 (131.5)	

B 23.06.2025 AMENDED INDICATIVE PLANS
A 29.07.2024 DA MASTERPLAN SUBMISSION

m 2 4 8 12 16
0 1:200 at A1 1:400 at A3

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Project
PROPOSED MIXED USE DEVELOPMENT

134 Terminus and 2 Charles Street Liverpool

Drawing Title
INDICATIVE FLOOR PLAN LAYOUT - BASEMENTS 4 & 3

Project Stage
DA Submission

Job no. Drawing no. Rev.
J24612D DA1101 B

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

5.02

05 CONCEPTUAL PLANNING

BASEMENT 2 & 1 FLOOR PLAN

References

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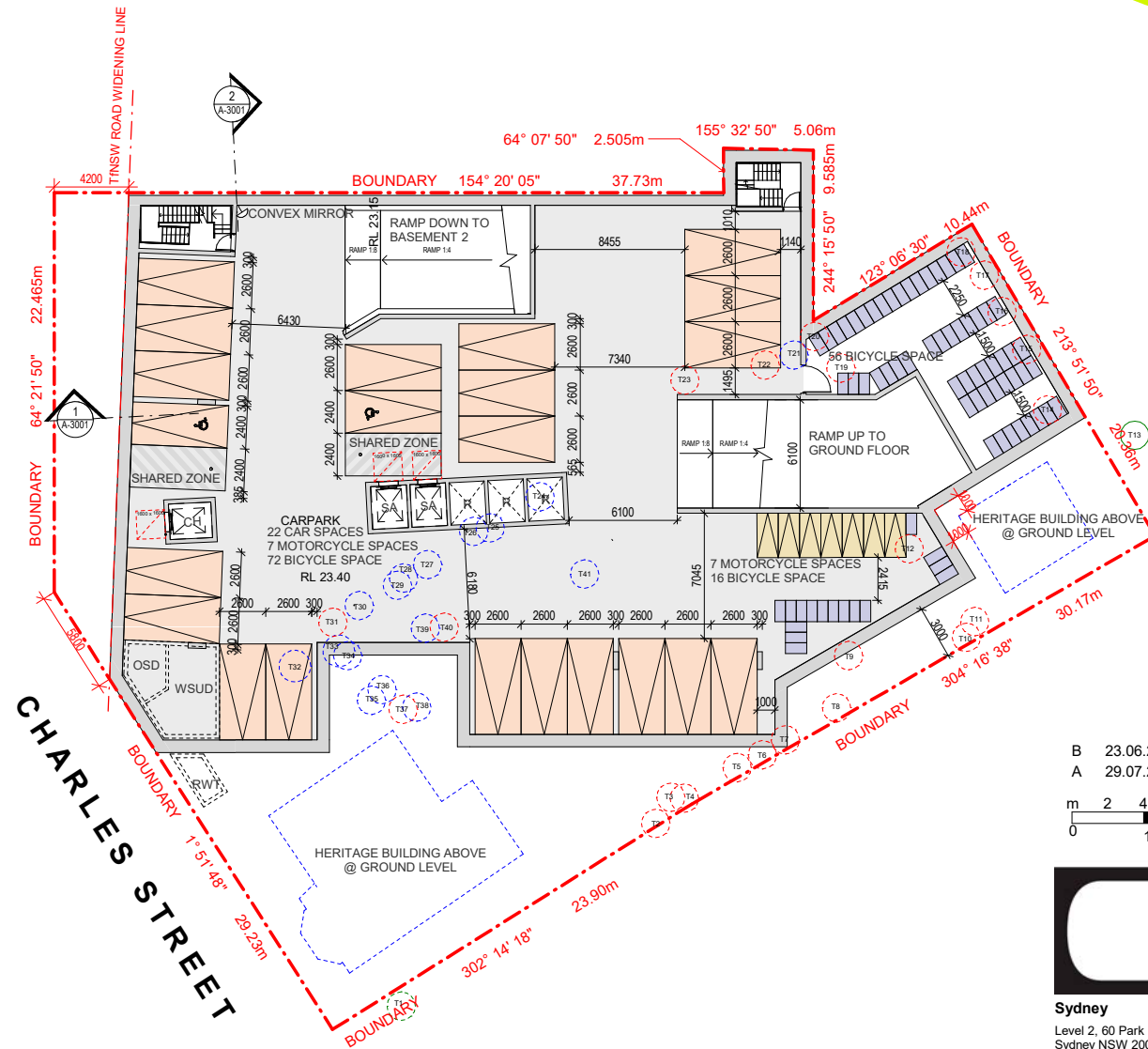
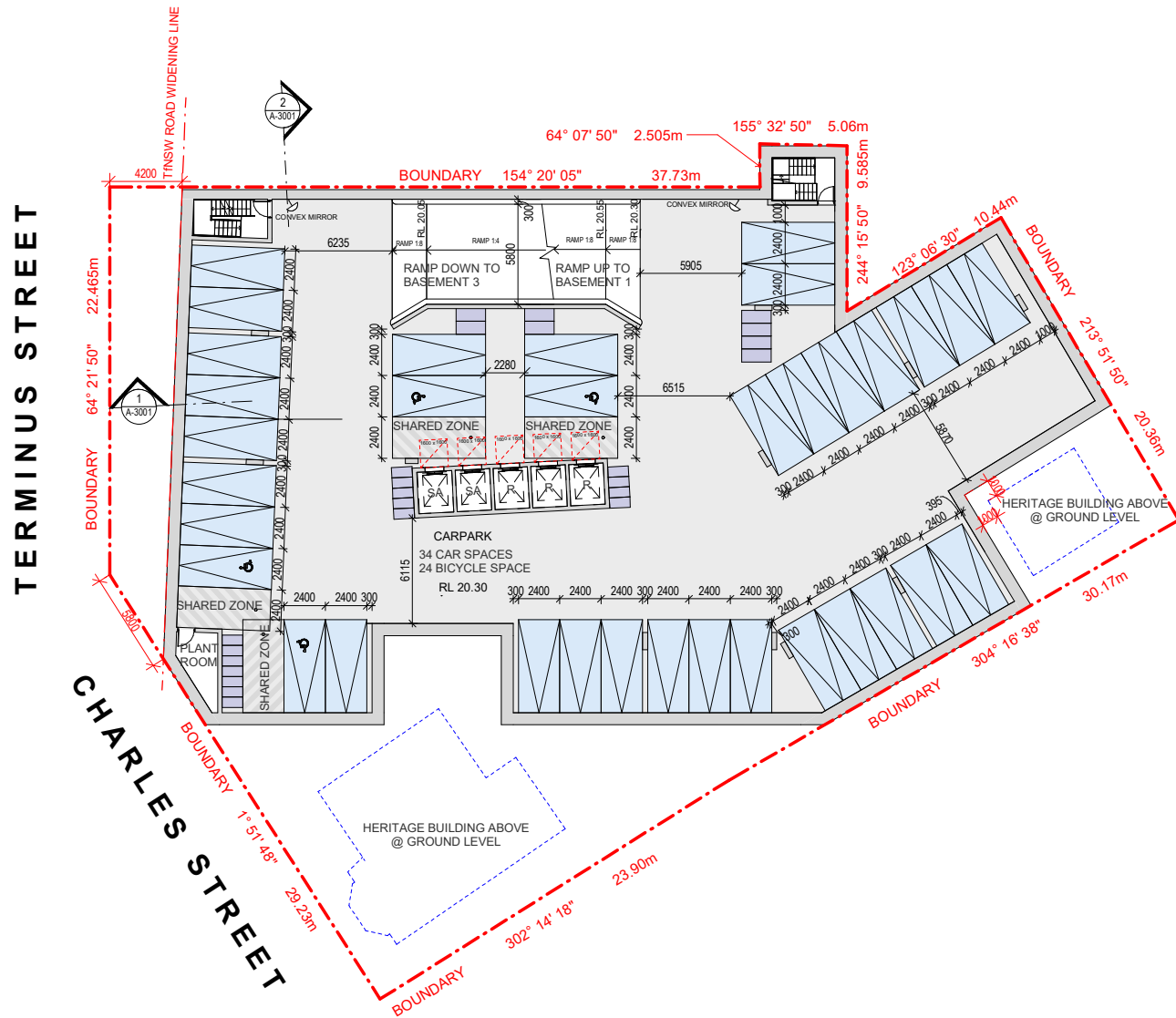
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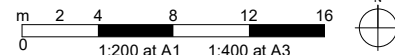
LEGEND

TREES BEING RETAINED

PALM TREES TO BE ASSESSED AND RELOCATED TO BE USED THROUGHOUT DEVELOPED LANDSCAPE AREAS

TREES PROPOSED TO BE REMOVED

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1 BASEMENT 2 - INDICATIVE FLOOR PLAN LAYOUT 1 : 200 at A1 1:400 at A3

CAR PARKING SCHEDULE LIVERPOOL COUNCIL DCP & LEP 2008

LAND USE	SCALE	RATE	REQUIRED	?
COMMERCIAL (GROUND LEVEL)				
?	300.2 m² GFA	1 SPACE / 200 m² GFA	1.5	
MULTI DWELLING HOUSING (13,915 m²) GFA				
? Studio	28 units	0.4 spaces per unit	11.2	
? 1-Bedroom	64 units	0.4 spaces per unit	25.6	
? 2-Bedroom	97 units	0.7 spaces per unit	67.9	
? 3-Bedroom	8 units	1.2 spaces per unit	9.6	
? Visitor	197 units	1 spaces per 10 units	19.7	
CHILD CARE CENTER				
?	694.1 m² GFA	1 SPACE / 150 m² GFA	4.6	
HOTEL				
?	3709.6 m² GFA	1 SPACE / 150 m² GFA	24.7	
TOTAL	-	-	168 (167.8)	

2 BASEMENT 1 - INDICATIVE FLOOR PLAN LAYOUT 1 : 200 at A1 1:400 at A3

BICYCLE SCHEDULE LIVERPOOL COUNCIL DCP & LEP 2008

LAND USE	SCALE	RATE	REQUIRED	?
? Residential	197 units	1 space per 2 units	98.5	
? Visitor	197 units	1 spaces per 10 units	19.7	
? Commercial	300.2 m² GFA	1 space per 200 m² GFA	1.5	
? Commercial/V	300.2 m² GFA	1 space per 200 m² GFA	1.5	
? Hotel	20 Staff	1 space per 10 staff	2	
? Hotel/V	90 Bedroom	1 space per 20 Bedroom	4.5	
? Childcare	18 Staff	1 space per 10 staff	1.8	
? Childcare/V	107 Kids	2 space per centre	2	
TOTAL	-	-	132 (131.5)	

References

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Figures and plans to be used at all times.

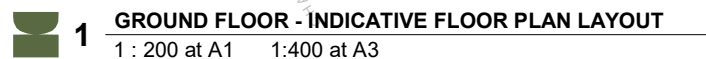
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GROUND LEVEL & LEVEL 1 FLOOR PLAN



NEW PROPOSED WALL WITHOUT DEMOLITION OF THE PARTY WALL

BOUNDARY

CHARLES STREET

HERITAGE BUILDING TO BE RETAINED

LEGEND

- TREES BEING RETAINED
- PALM TREES TO BE ASSESSED AND RELOCATED TO BE USED THROUGHOUT DEVELOPED LANDSCAPE AREAS
- TREES PROPOSED TO BE REMOVED

Scale: 1:200 at A1, 1:400 at A3

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2 LEVEL 01 - INDICATIVE FLOOR PLAN LAYOUT
1:200 at A1 1:400 at A3

Project

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Drawing Title

**INDICATIVE FLOOR PLAN
LAYOUT - GROUND LVL & LVL 1**

Project Stage

DA Submission

Job no.	Drawing no.	Rev.
J24612D	DA1103	B
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AR	SP	ZC
		JULY 2024

5.04

05 CONCEPTUAL PLANNING

LEVEL 2 & LEVEL 3-4 FLOOR PLAN

References

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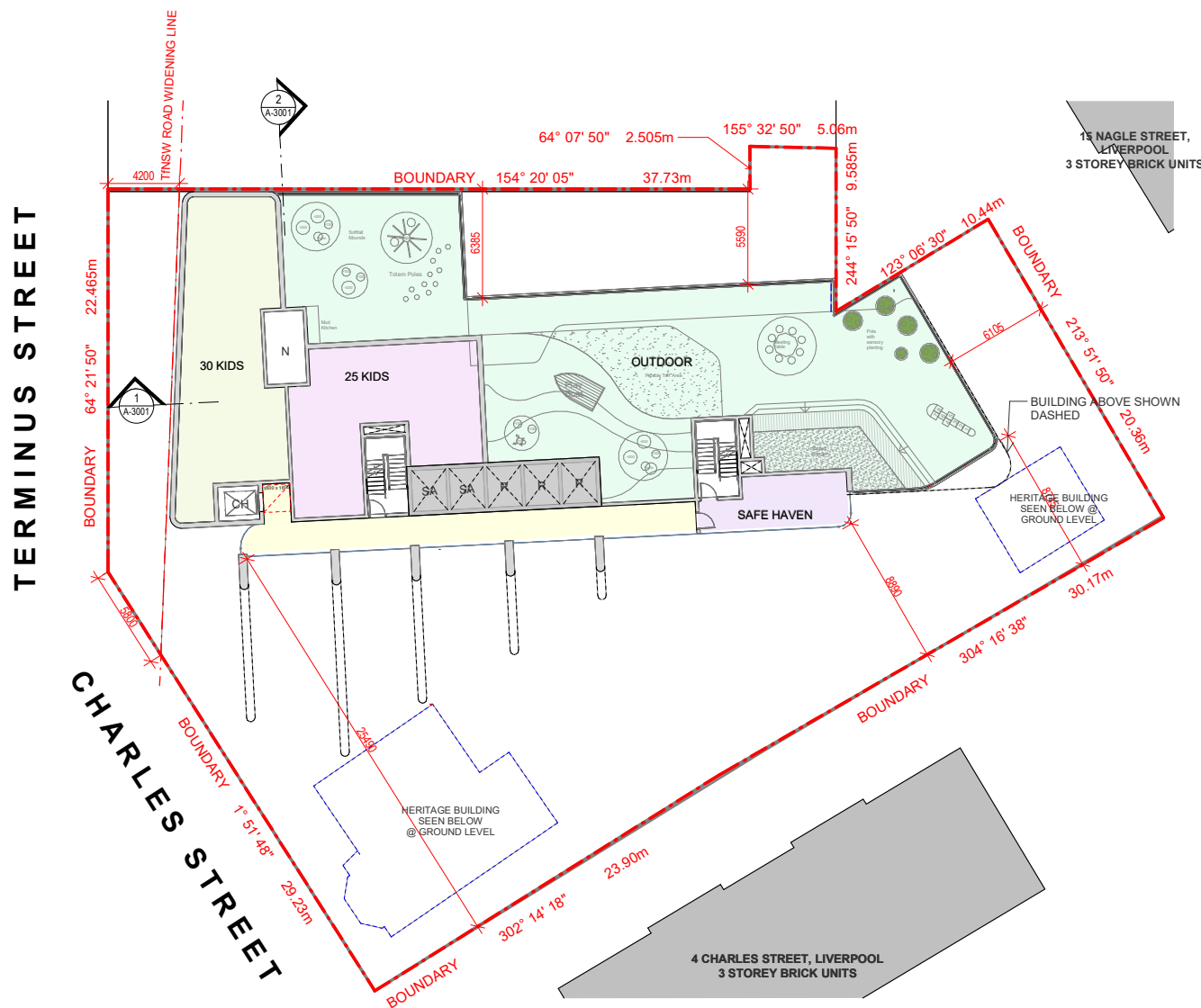
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1 LEVEL 02 - INDICATIVE FLOOR PLAN LAYOUT
1: 200 at A1 1:400 at A3



2 LEVEL 03-04 - INDICATIVE FLOOR PLAN LAYOUT
1: 200 at A1 1:400 at A3

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m 2 4 8 12 16
0 1:200 at A1 1:400 at A3

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Drawing Title

INDICATIVE FLOOR PLAN LAYOUT - LVL 2 & LVL 3-4

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA1104 B

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AR SP ZC JULY 2024

5.05

05 CONCEPTUAL PLANNING

LEVEL 5 & LEVEL 6 FLOOR PLAN

References

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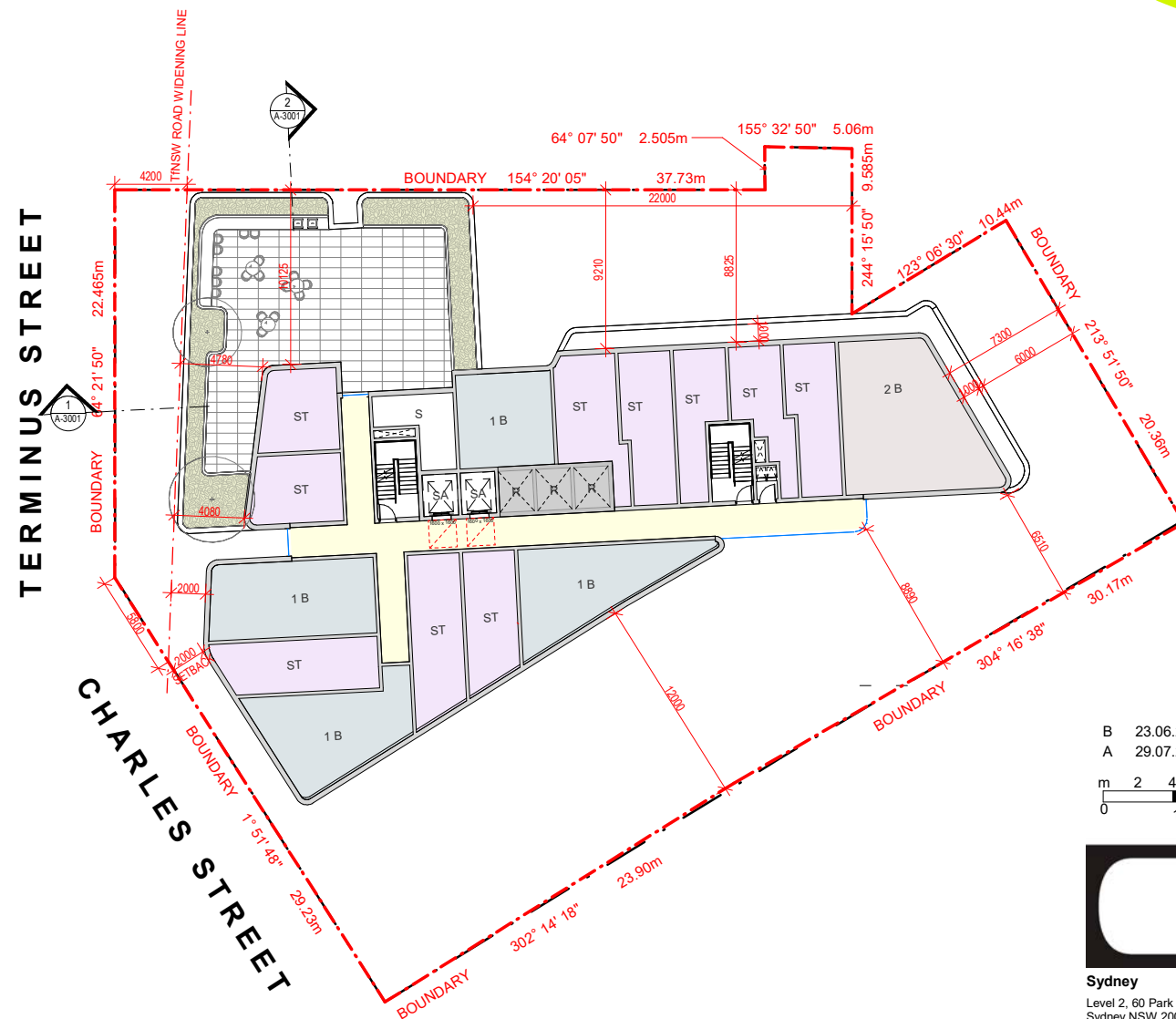
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1 LEVEL 05 - INDICATIVE FLOOR PLAN LAYOUT
1: 200 at A1 1:400 at A3



2 LEVEL 06 - INDICATIVE FLOOR PLAN LAYOUT
1: 200 at A1 1:400 at A3

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m 2 4 8 12 16
0 1:200 at A1 1:400 at A3



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INDICATIVE FLOOR PLAN LAYOUT - LVL 5 & LVL 6

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5.06

05 CONCEPTUAL PLANNING

LEVEL 7-8 & LEVEL 9-22 FLOOR PLAN

References

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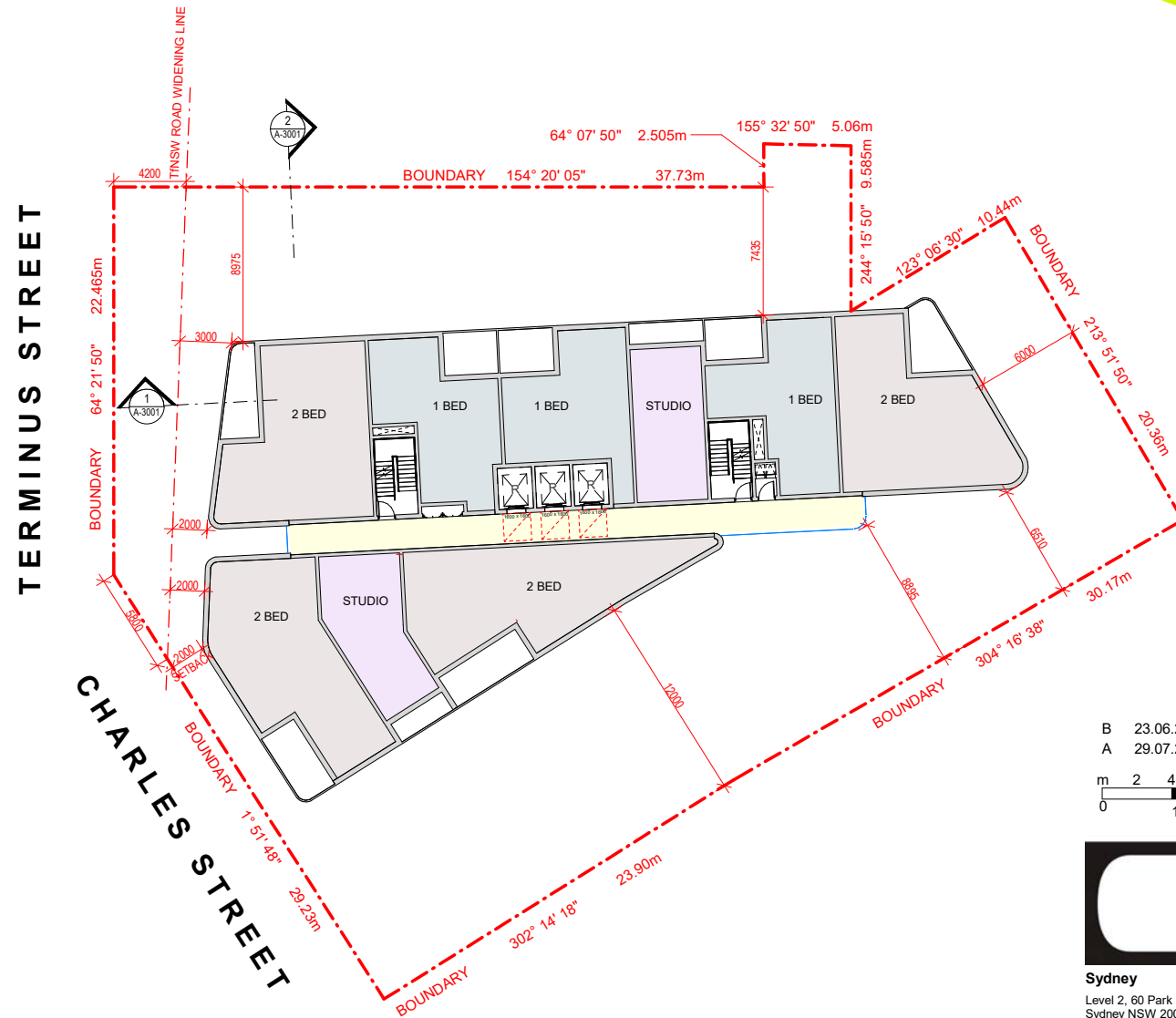
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1 LEVEL 07-08 - INDICATIVE FLOOR PLAN LAYOUT
1: 200 at A1 1:400 at A3



2 LEVEL 9-22 - INDICATIVE FLOOR PLAN LAYOUT
1: 200 at A1 1:400 at A3

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m 2 4 8 12 16
0 1:200 at A1 1:400 at A3



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134 Terminus and 2 Charles Street Liverpool
Drawing Title
INDICATIVE FLOOR PLAN LAYOUT - LVL 7-8 & LVL 9-22
Project Stage
DA Submission
Job no. Drawing no. Rev.
J24612D DA1106 B
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AR SP ZC JULY 2024

5.07

05 CONCEPTUAL PLANNING

LEVEL 23-30 & LEVEL 31 FLOOR PLAN

References

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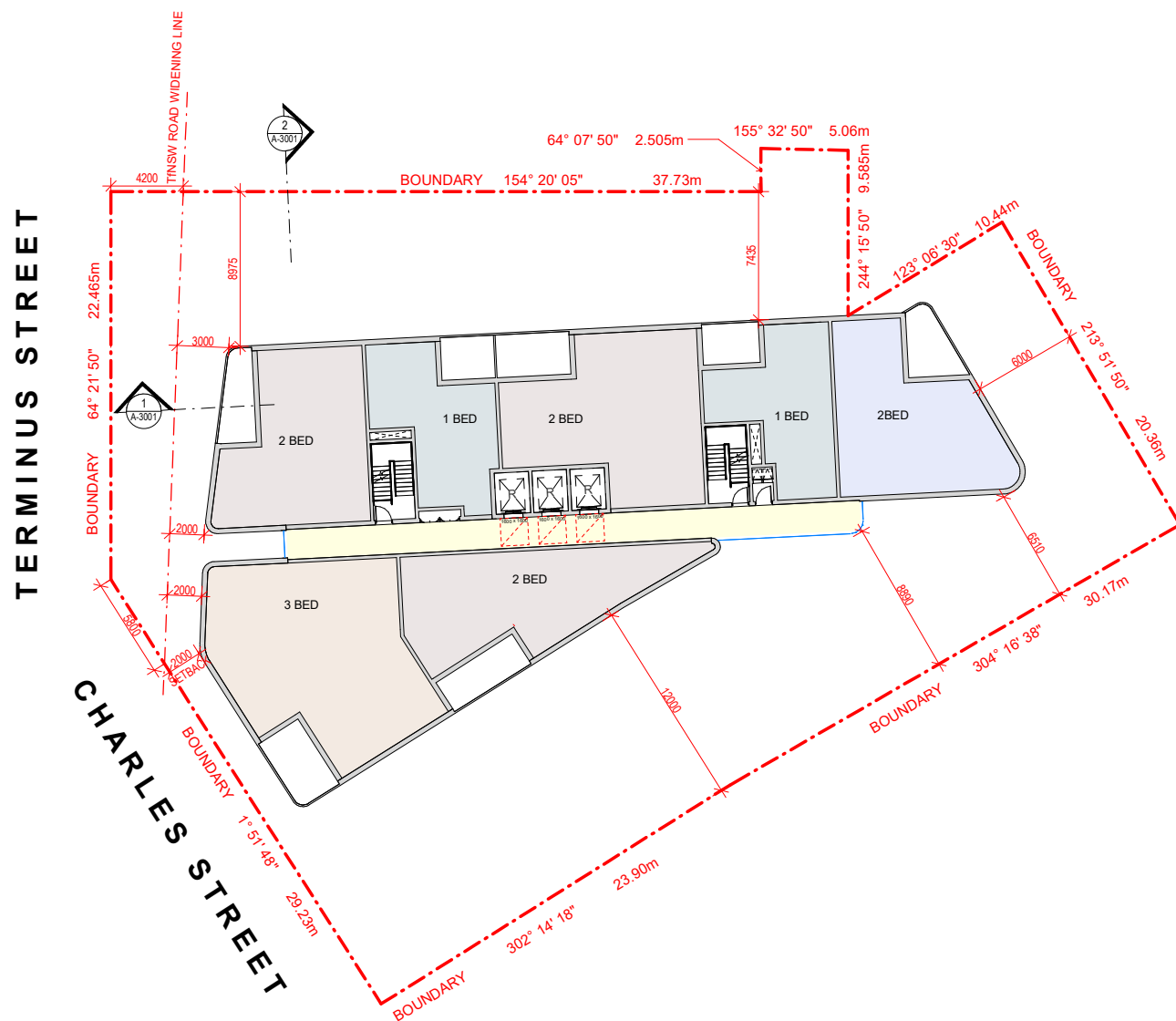
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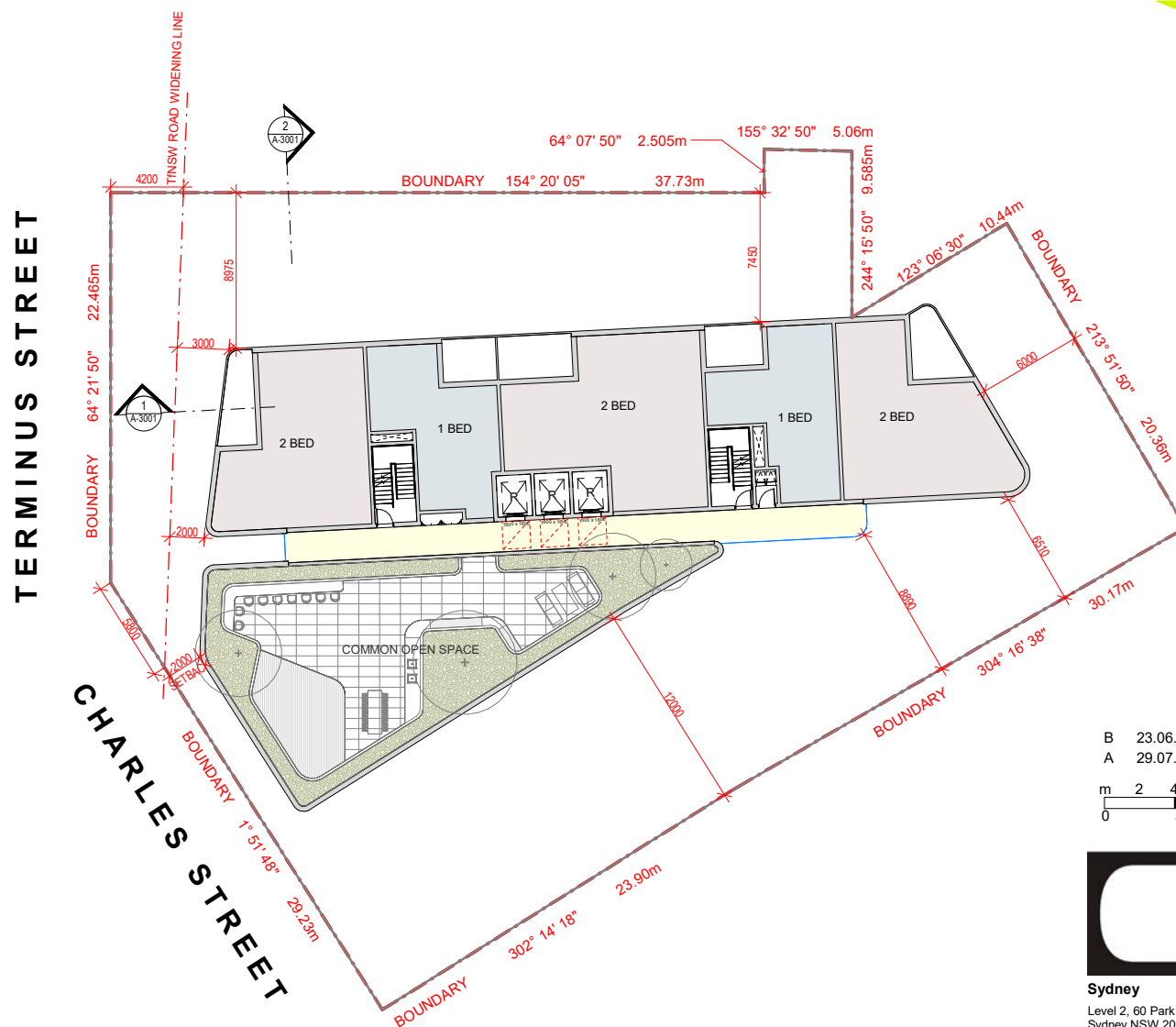
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1 LEVEL 23-30 - INDICATIVE FLOOR PLAN LAYOUT

1 : 200 at A1 1:400 at A3



2 LEVEL 31 - INDICATIVE FLOOR PLAN LAYOUT

1 : 200 at A1 1:400 at A3

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m 2 4 8 12 16
0 1:200 at A1 1:400 at A3



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Drawing Title

INDICATIVE FLOOR PLAN LAYOUT - LVL 23-30 & LVL 31

Project Stage

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5.08

05 CONCEPTUAL PLANNING
LEVEL 32-33 & ROOF TERRACE

References
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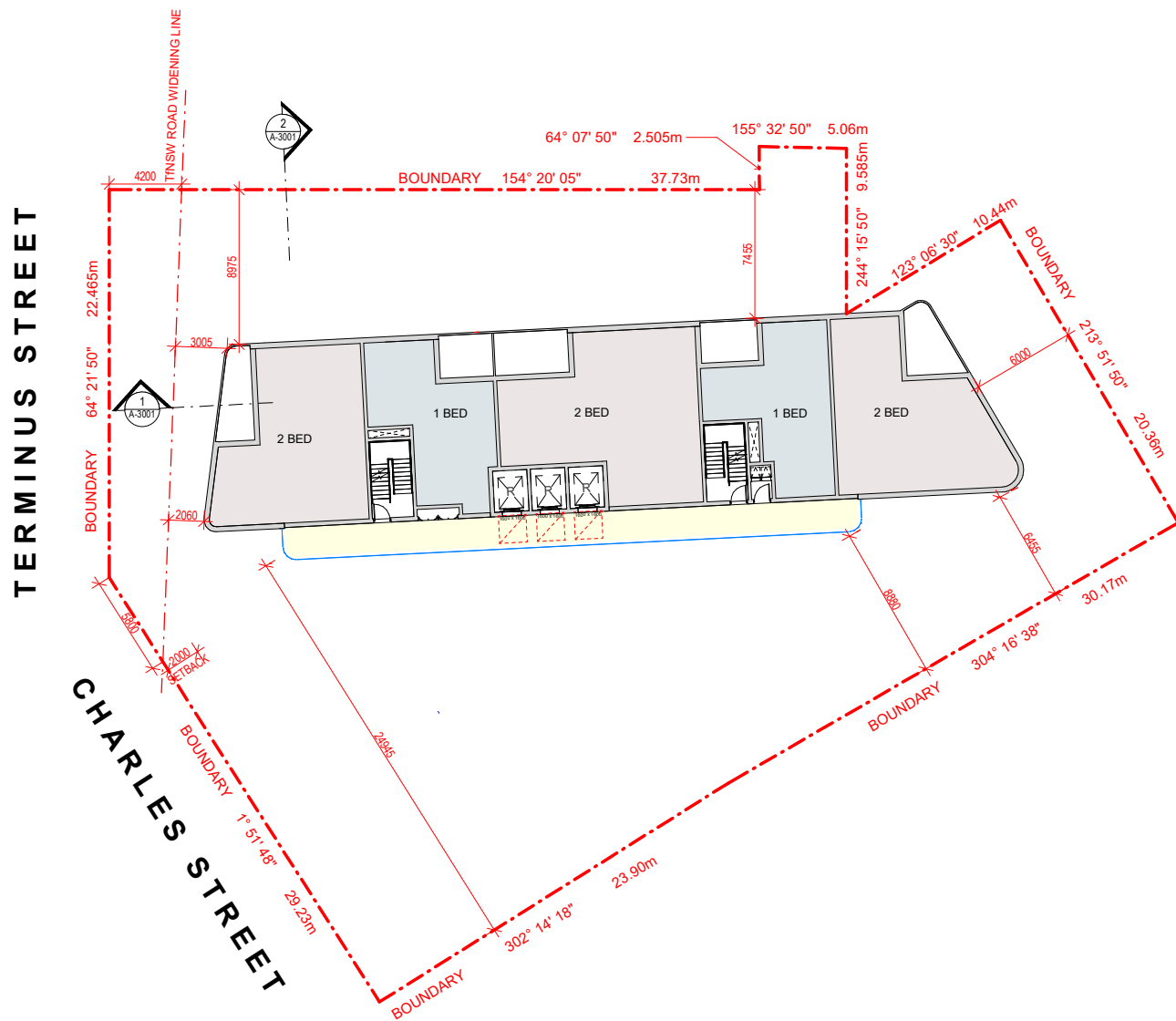
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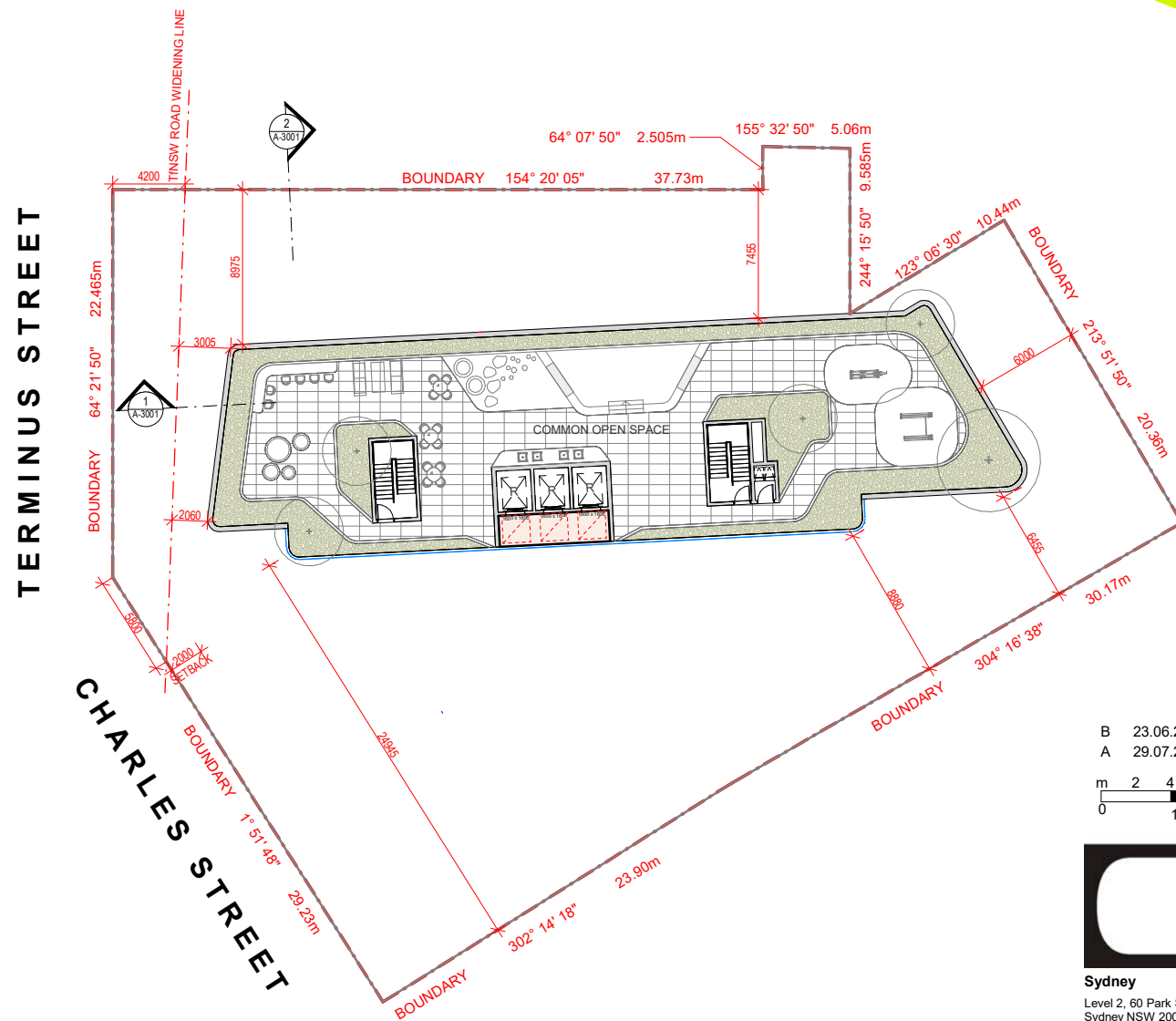
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1 LEVEL 32-33 - INDICATIVE FLOOR PLAN LAYOUT
1 : 200 at A1 1:400 at A3



2 ROOF TERRACE - INDICATIVE FLOOR PLAN LAYOUT
1 : 200 at A1 1:400 at A3

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m 2 4 8 12 16
0 1:200 at A1 1:400 at A3



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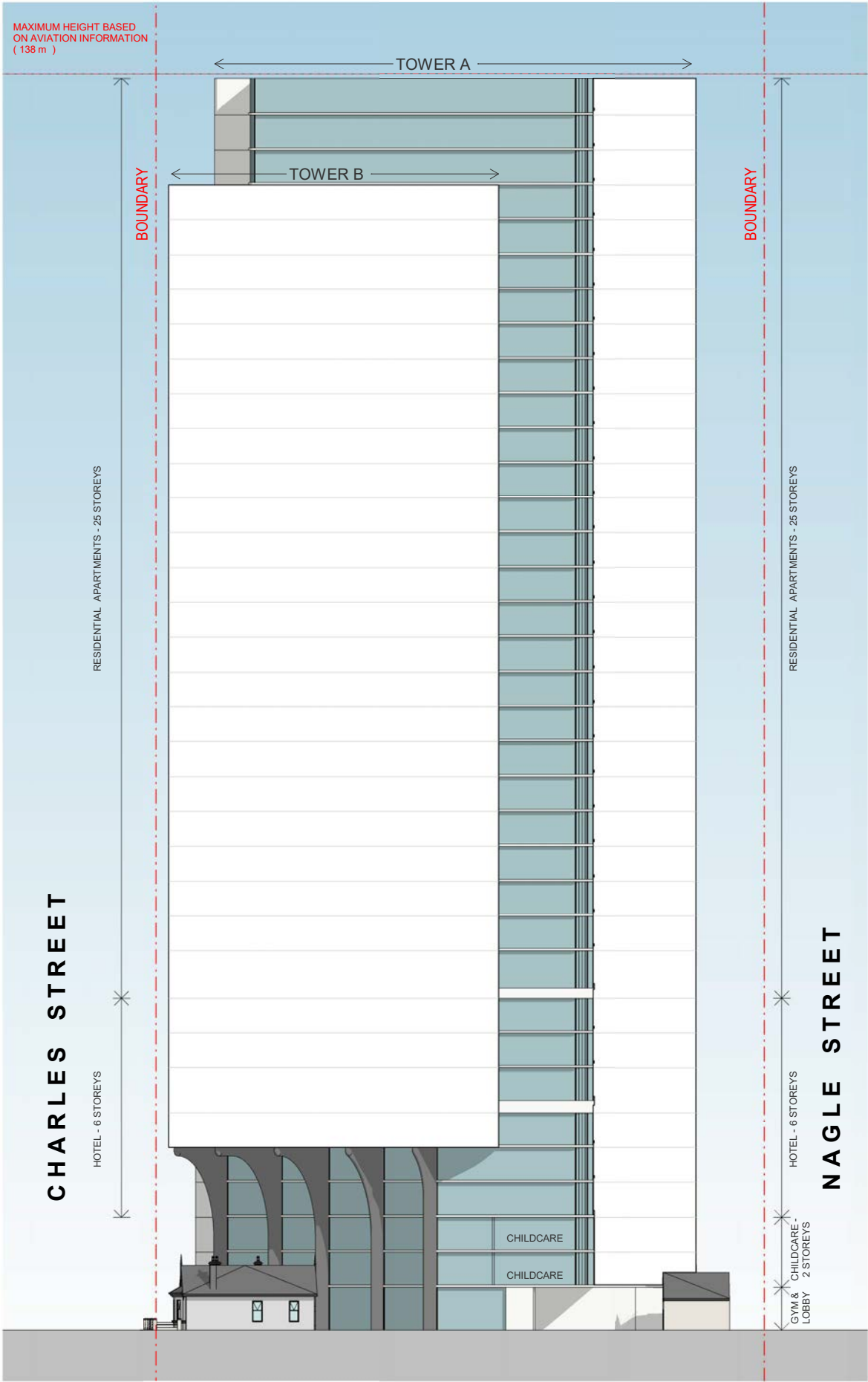
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Drawing Title
INDICATIVE FLOOR PLAN LAYOUT - LVL 32-33 & ROOF TERRACE

DA Submission

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1 NORTH ELEVATION
1 : 250 at A1 1:500 at A3

5.16

05 CONCEPTUAL PLANNING
NORTH ELEVATION

References
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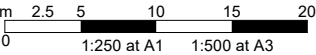
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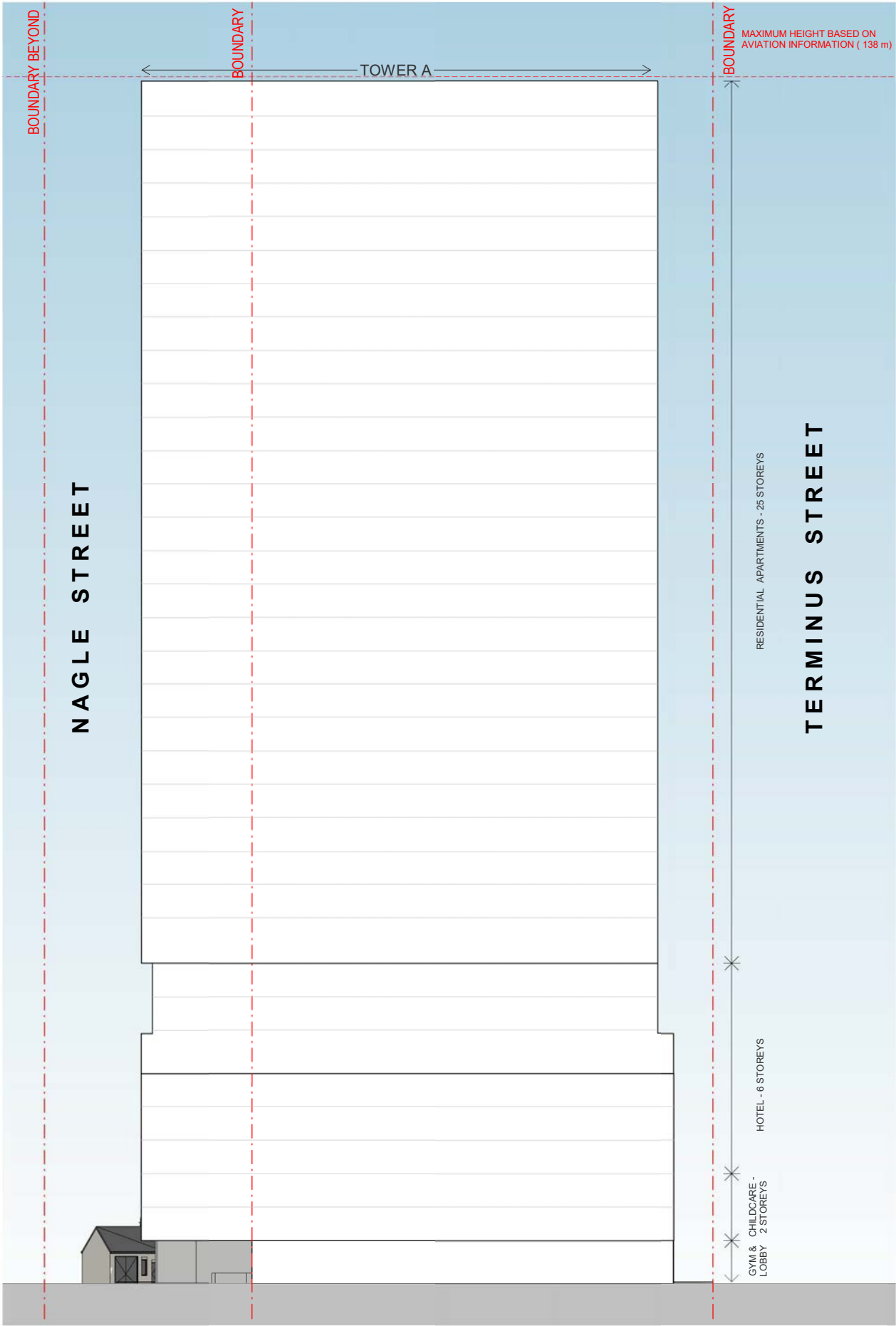
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**PROPOSED MIXED USE
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134 Terminus and 2 Charles Street Liverpool

Drawing Title
NORTH ELEVATION

Project Stage
DA Submission

Job no.	Drawing no.	Rev.
J24612D	DA2001	B
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AR	SP	ZC JULY 2024



1 SOUTH ELEVATION
1 : 250 at A1 1:500 at A3

5.17

05 CONCEPTUAL PLANNING

SOUTH ELEVATION

References
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02.55101520

m

1:250 at A1

1:500 at A3

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134 Terminus and 2 Charles Street Liverpool

Drawing Title

SOUTH ELEVATION

Project Stage

DA Submission

Job no.

Drawing no.

Rev.

J24612D

DA2002

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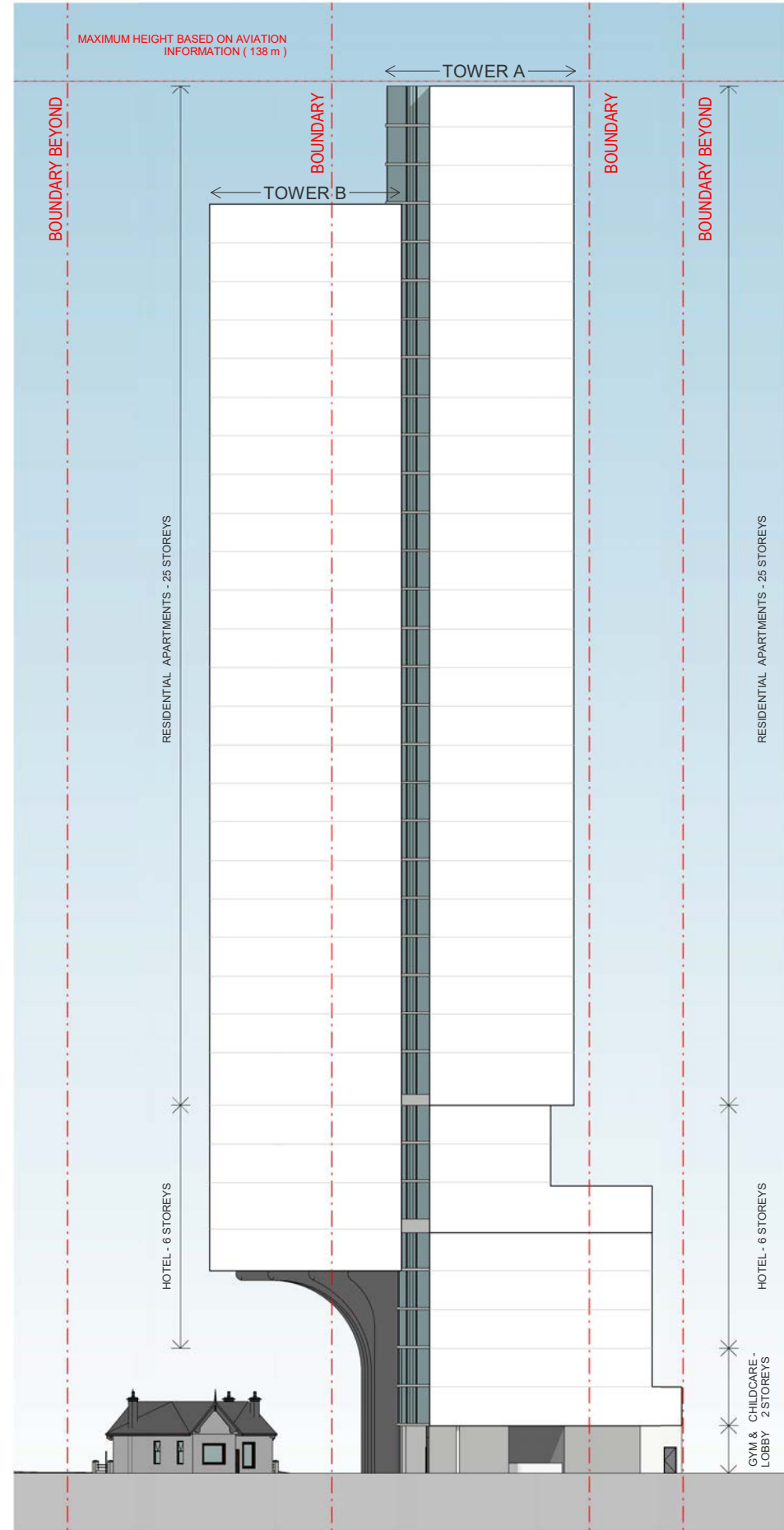
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JULY 2024



2 EAST ELEVATION
1 : 250 at A1 1:500 at A3

5.18

05 CONCEPTUAL PLANNING
EAST ELEVATION

References
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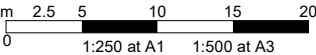
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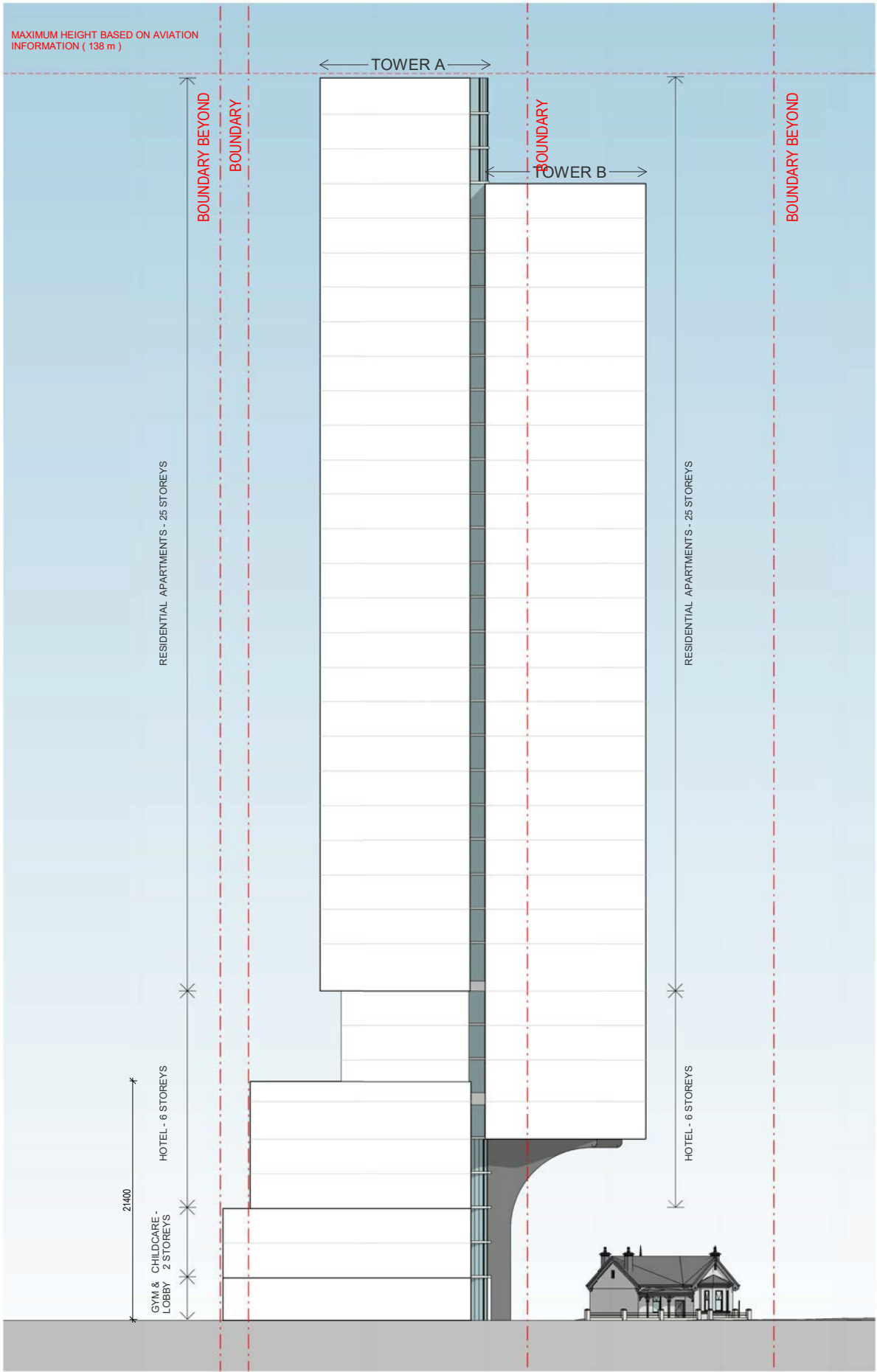
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Drawing Title
EAST ELEVATION

Project Stage
DA Submission

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J24612D DA2002 B

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2 WEST ELEVATION
1 : 250 at A1 1:500 at A3

5.19

05 CONCEPTUAL PLANNING
WEST ELEVATION

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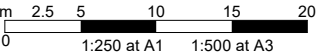
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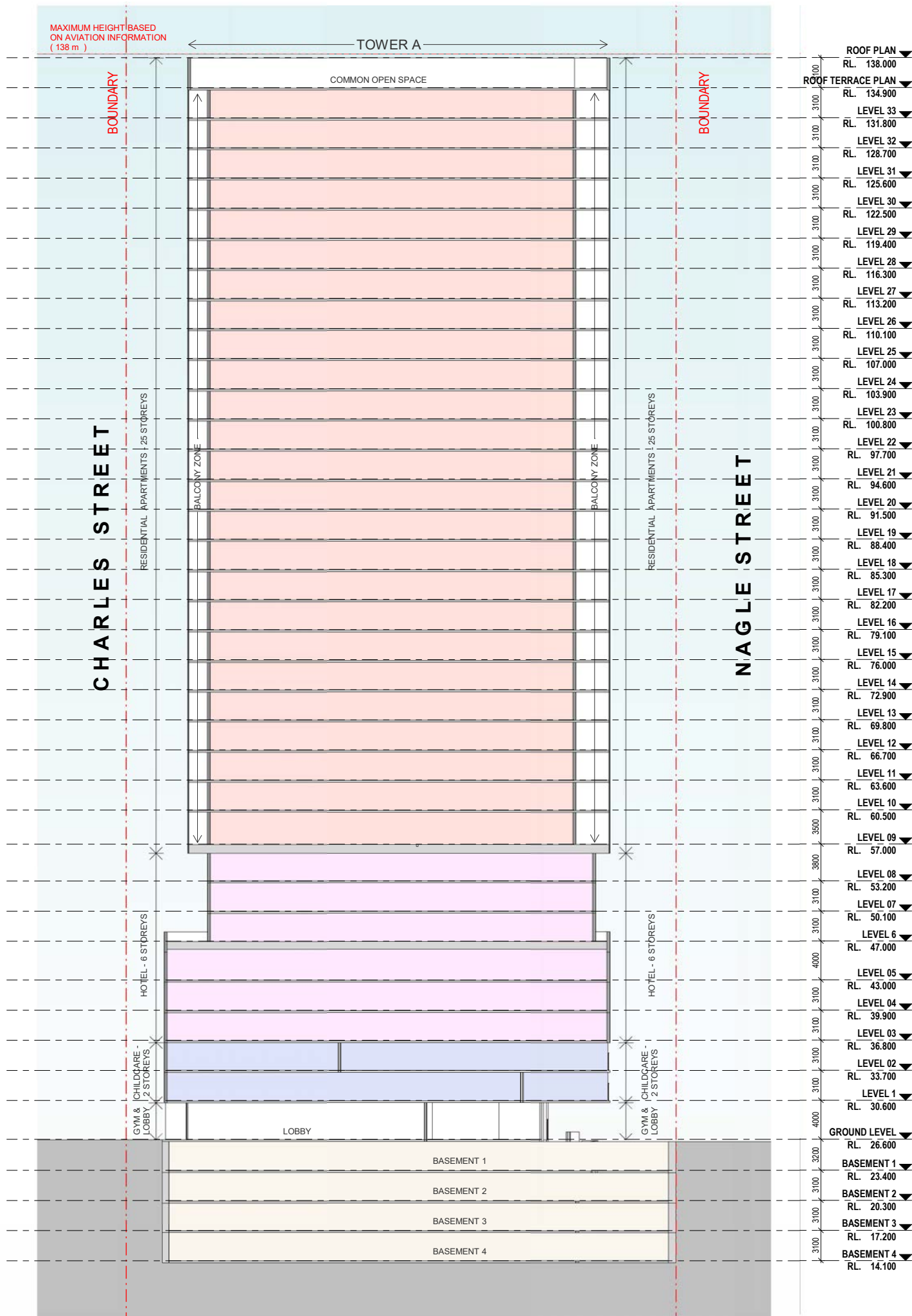
Drawing Title
WEST ELEVATION

Project Stage
DA Submission

Job no. Drawing no. Rev.

J24612D DA2001 B

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5.20

05 CONCEPTUAL PLANNING

SECTION A

References

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

LEGEND

--- SITE BOUNDARY

- RESIDENTIAL
- GYM
- CHILDCARE
- HOTEL
- SERVICES
- COMMON OPEN SPACE
- BASEMENT

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0 1:250 at A1 1:500 at A3



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Project

PROPOSED MIXED USE DEVELOPMENT

134 Terminus and 2 Charles Street Liverpool

Drawing Title

SECTION A

Project Stage

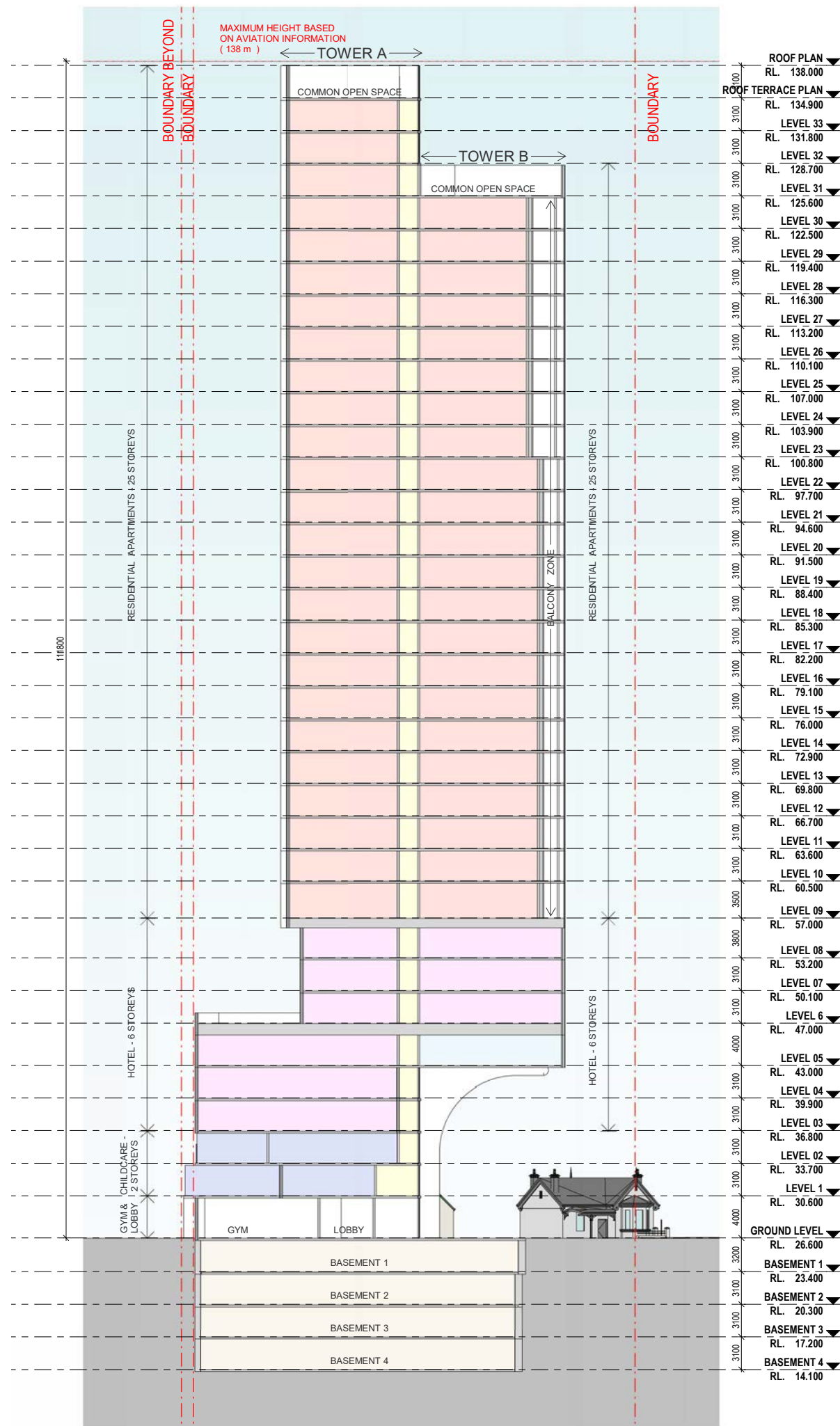
DA Submission

Job no. Drawing no. Rev.

J24612D DA3001 B

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2 SECTION B
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5.21

05 CONCEPTUAL PLANNING SECTION B

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LEGEND

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0 1:250 at A1 1:500 at A3



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Project

PROPOSED MIXED USE DEVELOPMENT

134 Terminus and 2 Charles Street Liverpool

Drawing Title

SECTION B

Project Stage

DA Submission

Job no. Drawing no. Rev.

J24612D DA3001 B

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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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1:100 at A1 1:200 at A3

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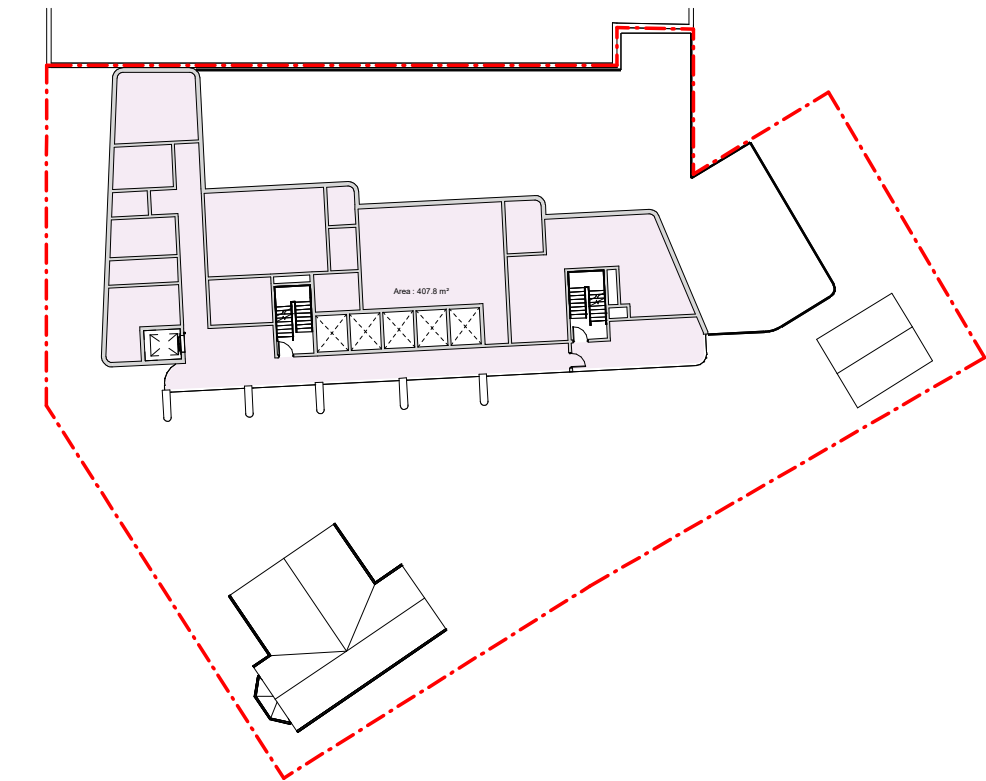


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134 Terminus and 2 Charles Street Liverpool
Drawing Title
SHADOW DIAGRAMS

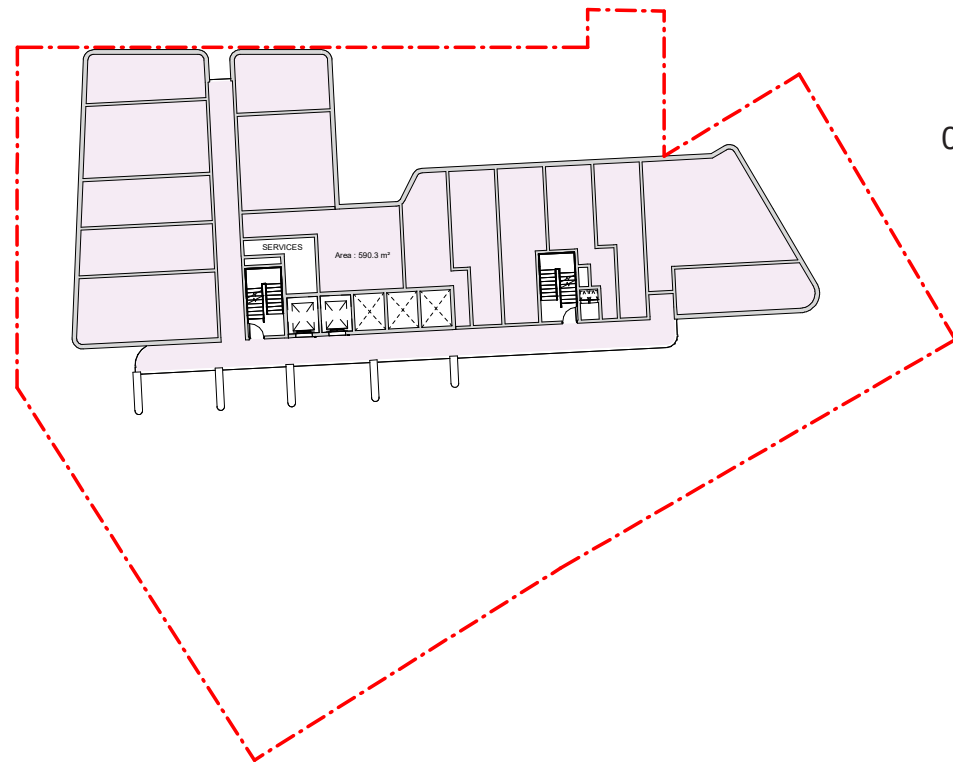
Project Stage
DA Submission

Job no. Drawing no. Rev.
J24612D DA6001 A

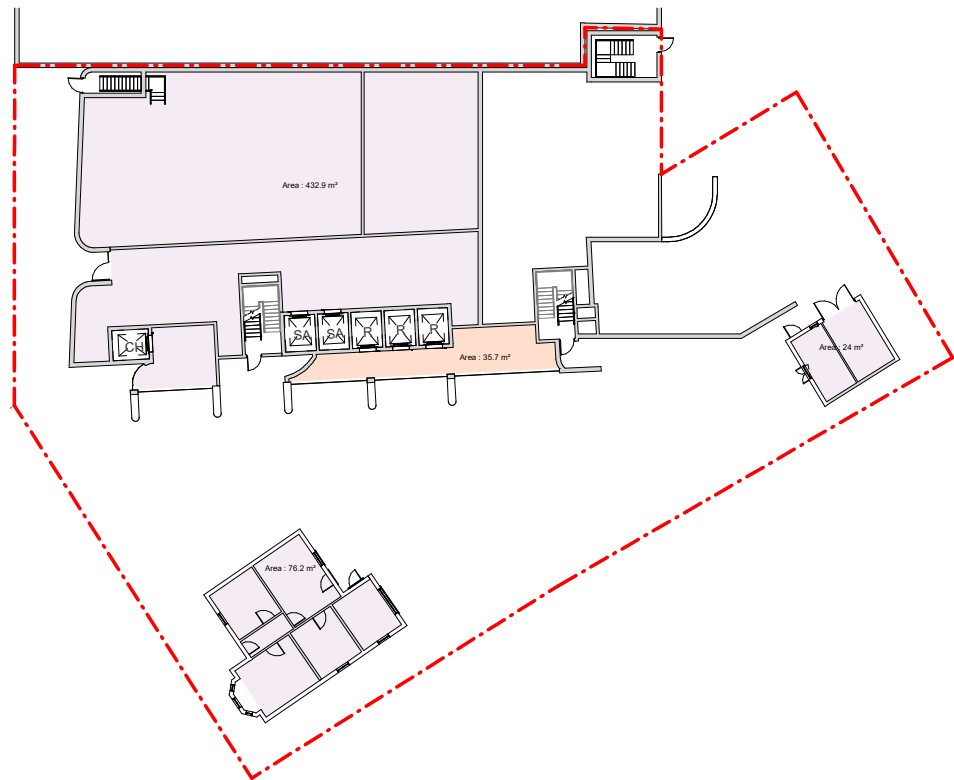
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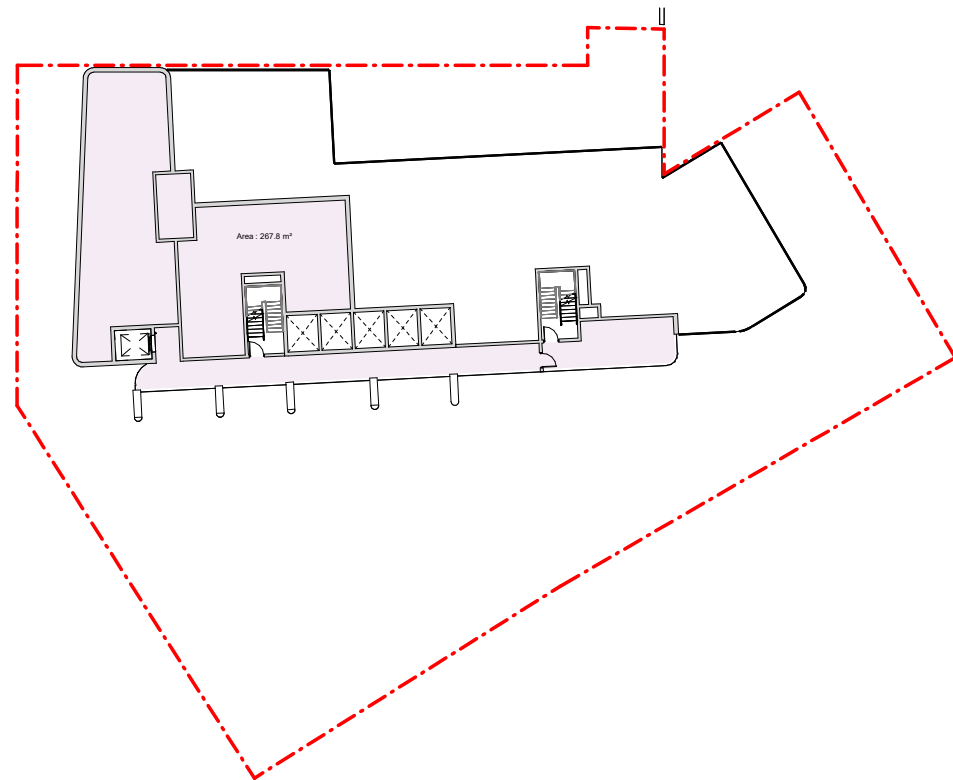
2 LEVEL 01 - GFA PLAN Area : 407.8 m²



4 LEVEL 03 - 04 GFA PLAN Area : 590.3 m²
TOTAL : 1180.6 m²



1 GROUND LEVEL - GFA PLAN Commercial Area : 533.1 m²
Residential Area : 35.7 m²



3 LEVEL 02 - GFA PLAN Area : 267.8 m²

5.23

05 CONCEPTUAL PLANNING GFA CALCULATION

References
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Nominated Architect: Liljana Emilova 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	19364.9 m ²
PROPOSED COMMERCIAL FSR	2.43 : 1
PROPOSED COMMERCIAL GFA	4703.7m ² (24.27 % OF GFA)
PROPOSED RESIDENTIAL FSR	7.57 : 1
PROPOSED RESIDENTIAL GFA	14661.2m ²

AS PER CLAUSE 7.5 OF LEP 20 % OF GFA REDUCED COMMERCIAL

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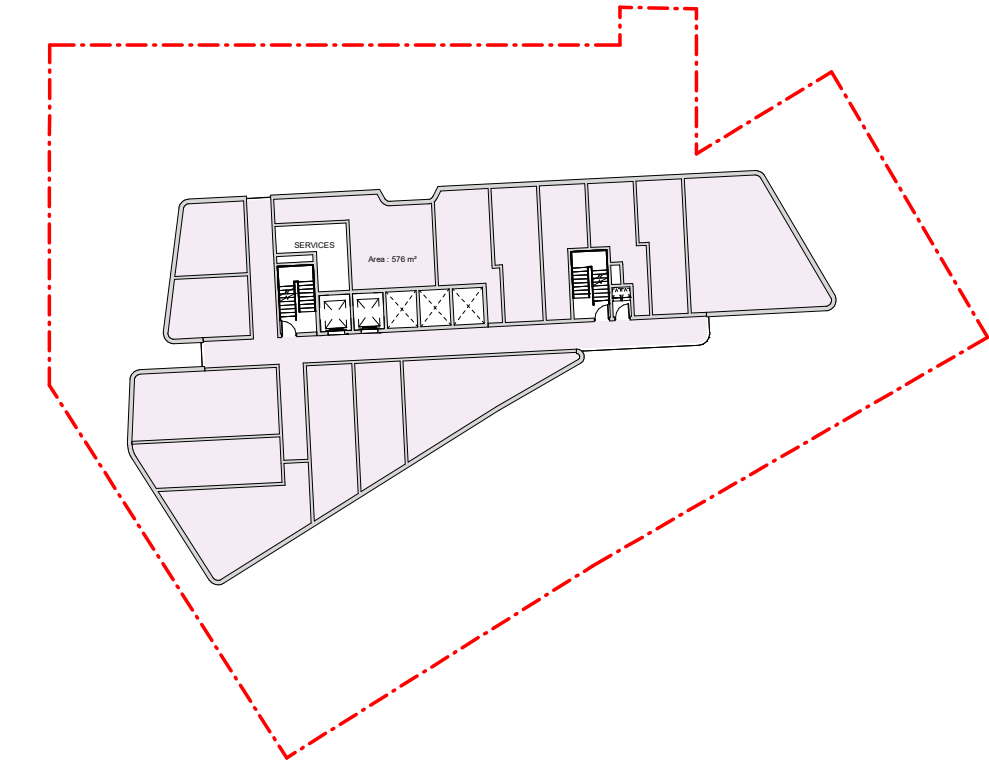


Project
**PROPOSED MIXED USE
DEVELOPMENT**

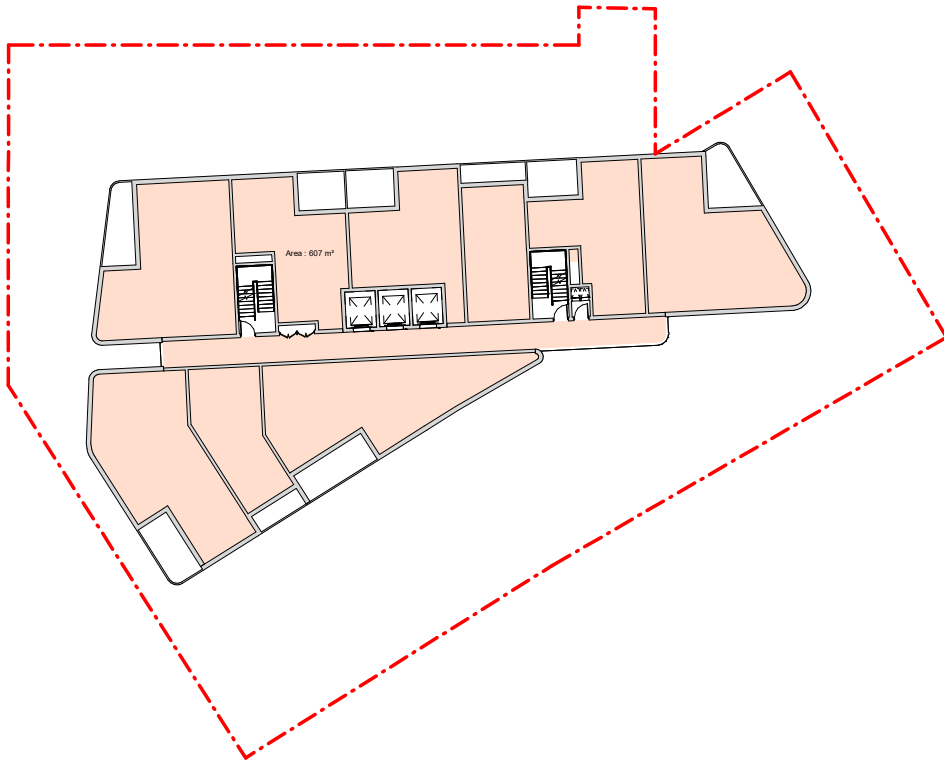
134 Terminus and 2 Charles Street Liverpool

Drawing Title
GFA CALCULATION

Project Stage
DA Submission
Job no. Drawing no. Rev.
J24612D DA7001 A
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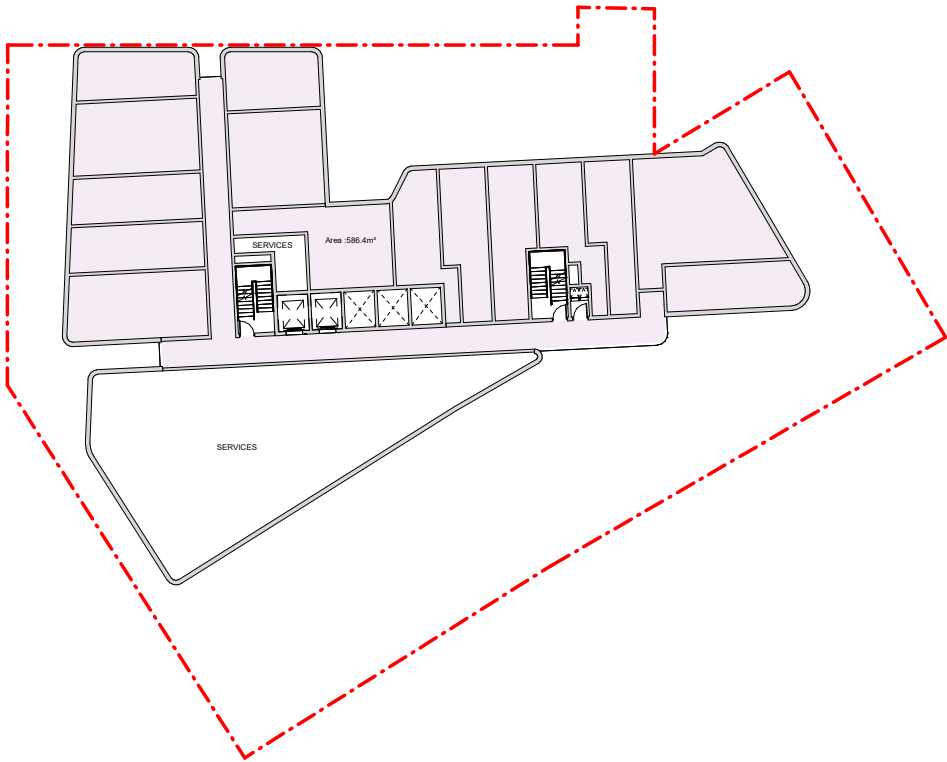


2 LEVEL 06 GFA PLAN

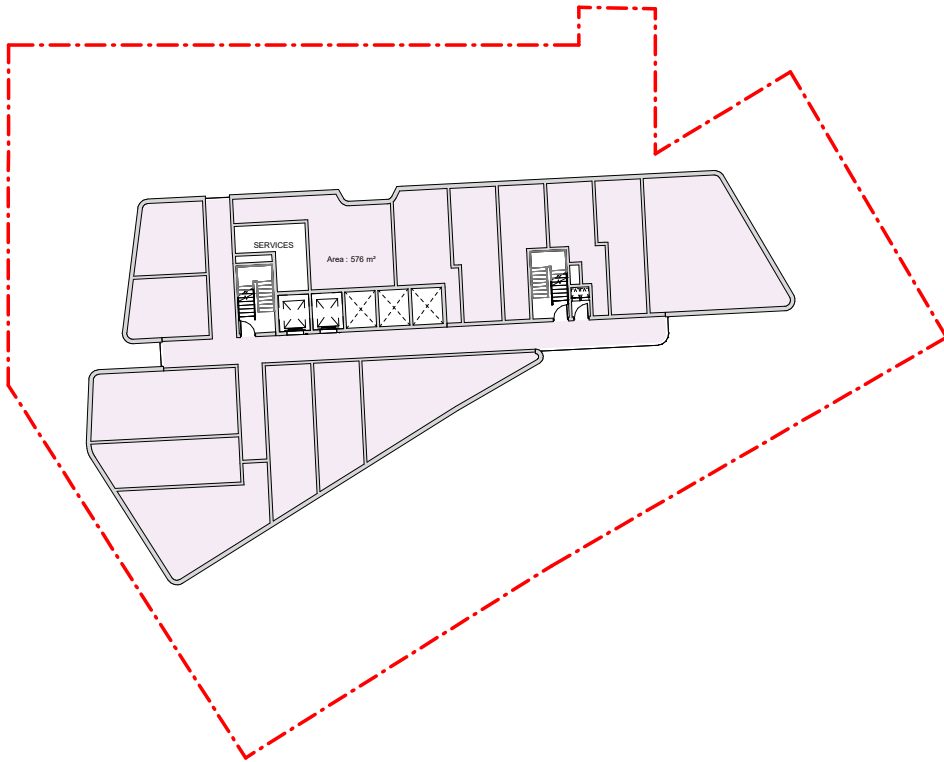


4 LEVEL 09- 22 GFA PLAN

Area : 607 m²
TOTAL : 8498 m²



1 LEVEL 05 - GFA PLAN



3 LEVEL 07-08 GFA PLAN

Area : 576 m²
TOTAL : 1152 m²

5.24

05 CONCEPTUAL PLANNING
GFA CALCULATION

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	19364.9 m ²
PROPOSED COMMERCIAL FSR	2.43 :1
PROPOSED COMMERCIAL GFA	4703.7m ² (24.27 % OF GFA)
PROPOSED RESIDENTIAL FSR	7.57 :1
PROPOSED RESIDENTIAL GFA	14661.2m ²

AS PER CLAUSE 7.5 OF LEP 20 % OF GFA REDUCED COMMERCIAL

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Drawing Title

GFA CALCULATION

Project Stage

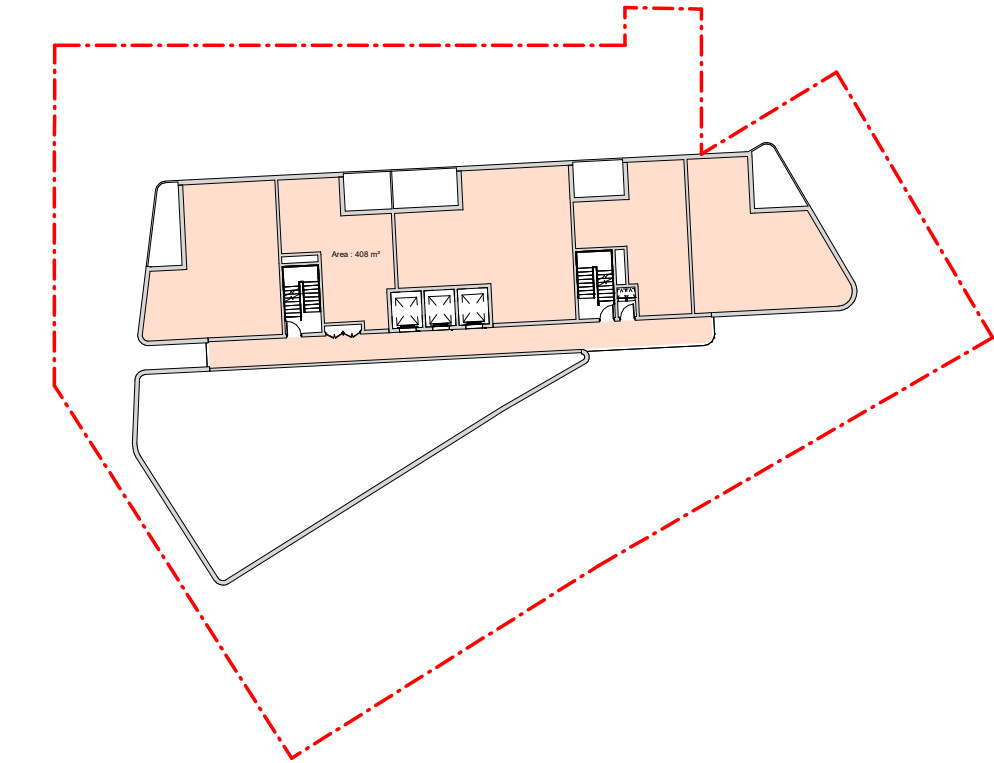
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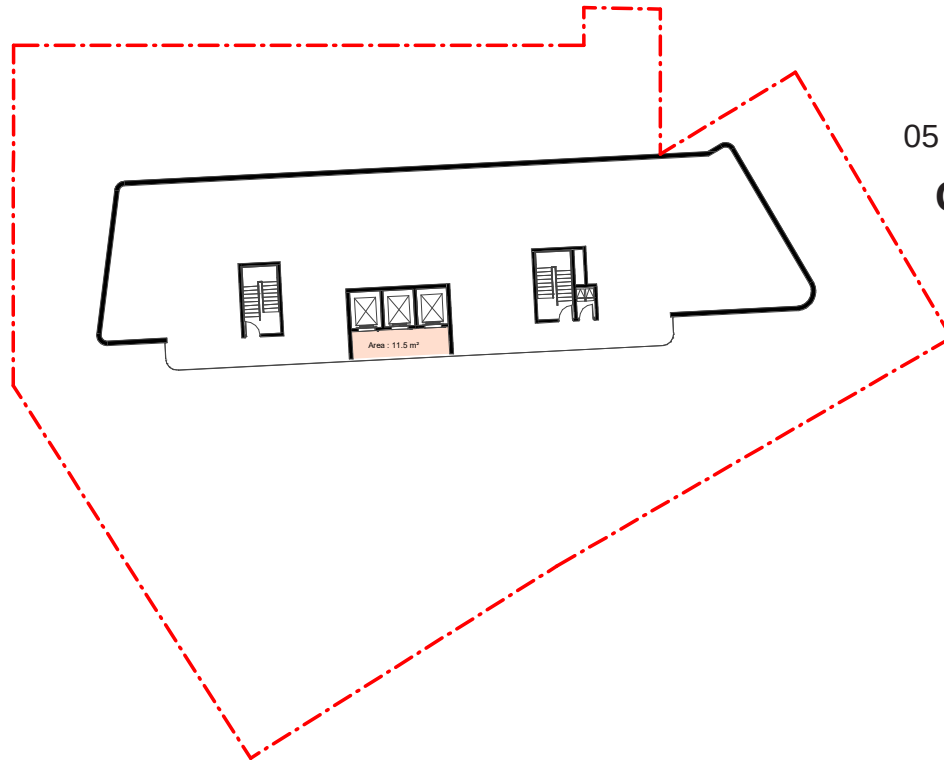
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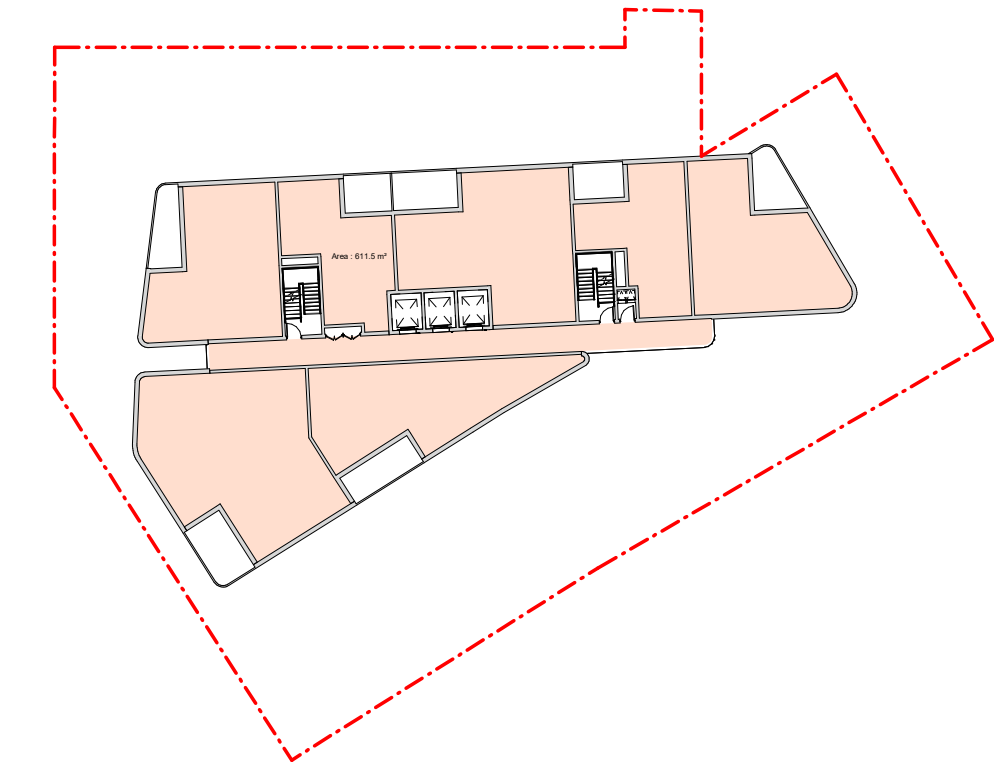
2 LEVEL 31 - GFA PLAN

Area : 408 m²



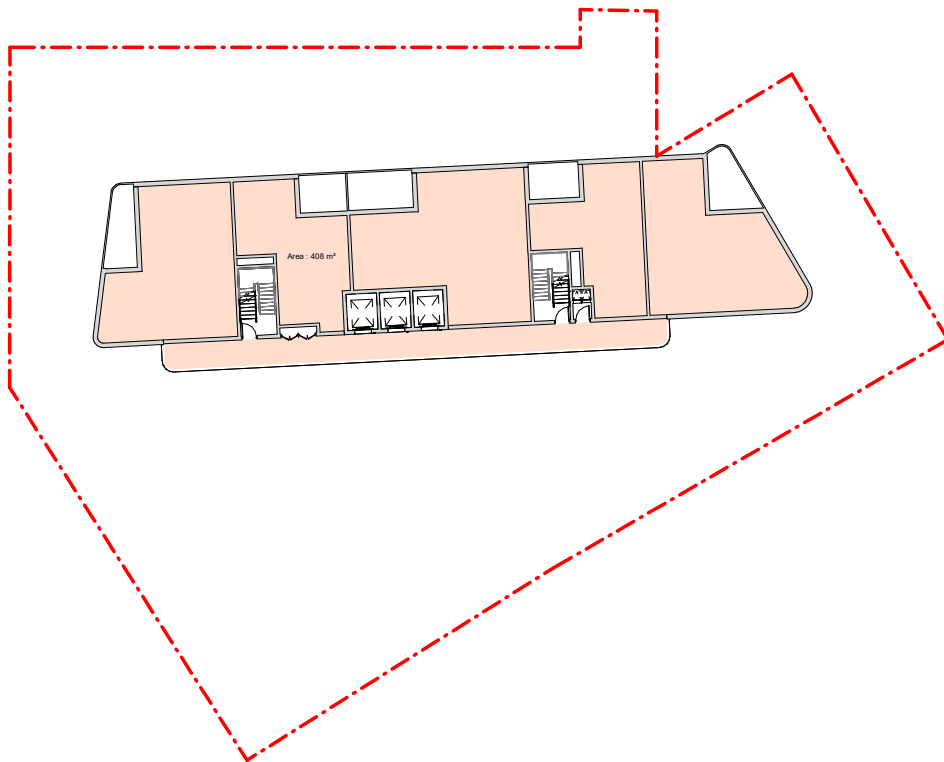
4 ROOF TERRACE - GFA PLAN

Area : 11.5 m²



1 LEVEL 23-30 GFA PLAN

Area : 611.5 m²
TOTAL : 4892 m²



3 LEVEL 32-33 GFA PLAN

Area : 408 m²
TOTAL : 816 m²

5.25

05 CONCEPTUAL PLANNING GFA CALCULATION

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AREA CALCULATIONS - FLOOR SPACE RATIO

ZONE	MUI
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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	19364.9 m ²
PROPOSED COMMERCIAL FSR	2.43 :1
PROPOSED COMMERCIAL GFA	4703.7m ² (24.27 % OF GFA)
PROPOSED RESIDENTIAL FSR	7.57 :1
PROPOSED RESIDENTIAL GFA	14661.2m ²

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Drawing Title

GFA CALCULATION

Project Stage

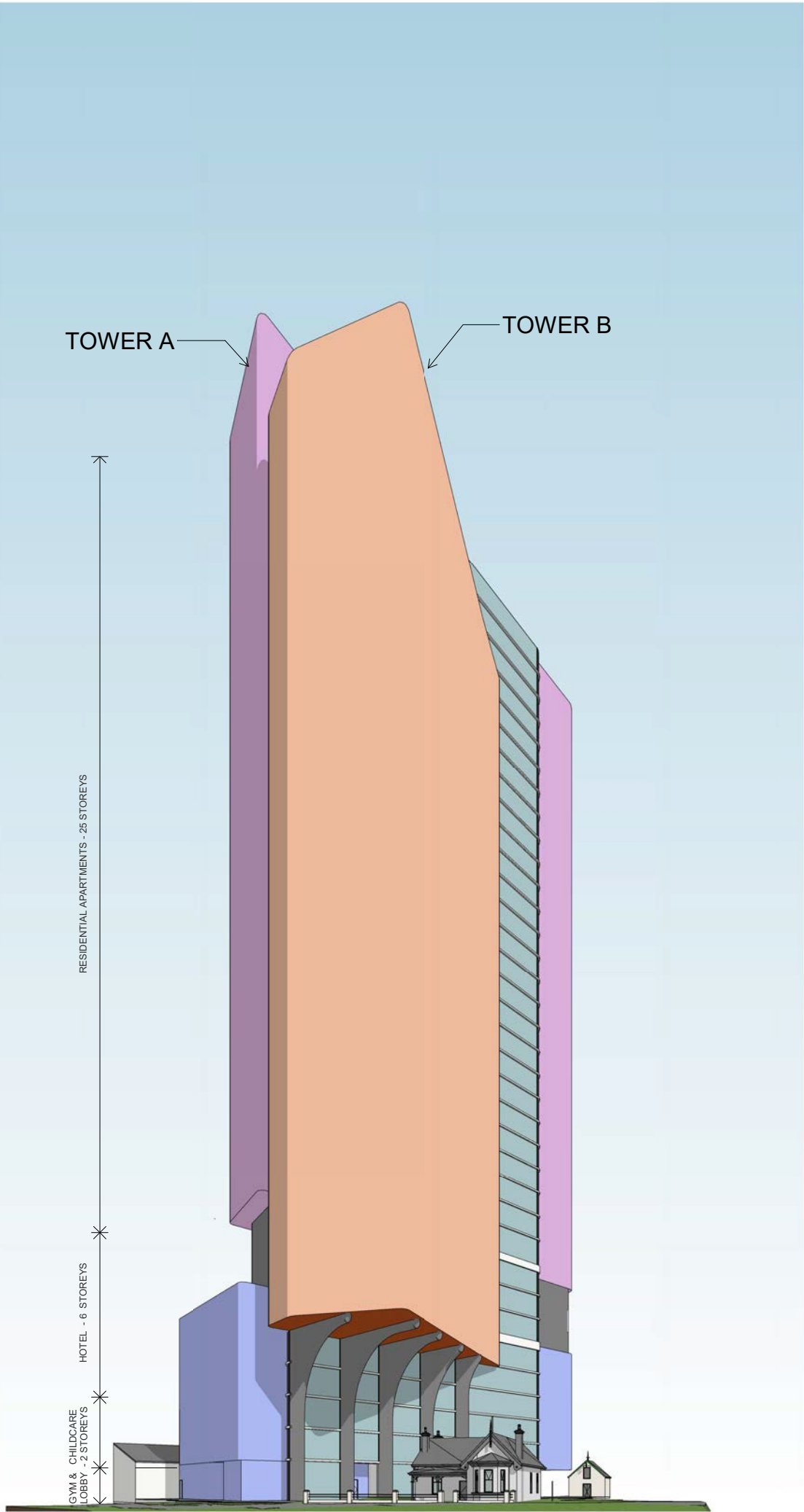
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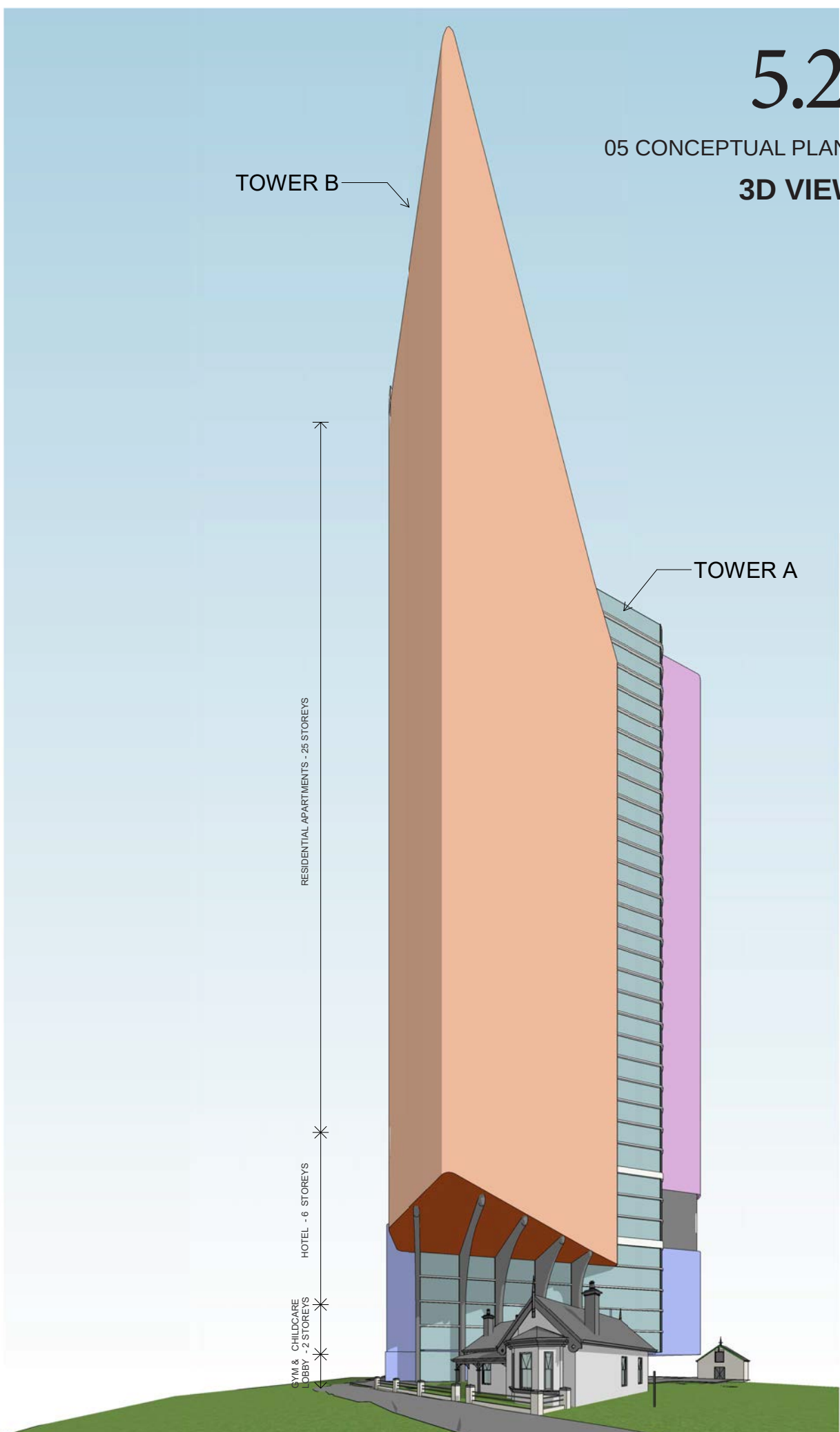
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1 3D VIEW 1



2 3D VIEW 2

5.26

05 CONCEPTUAL PLANNING

3D VIEWS 1

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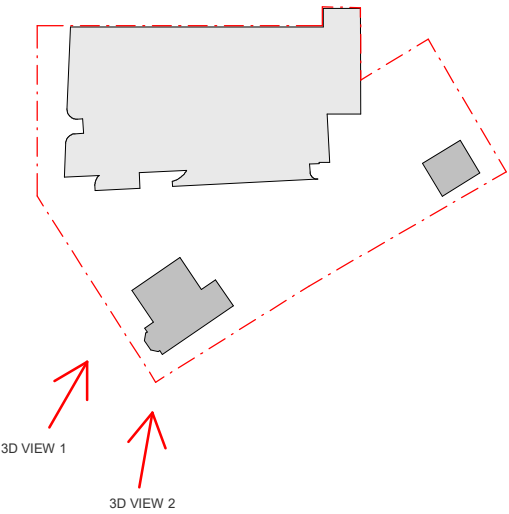
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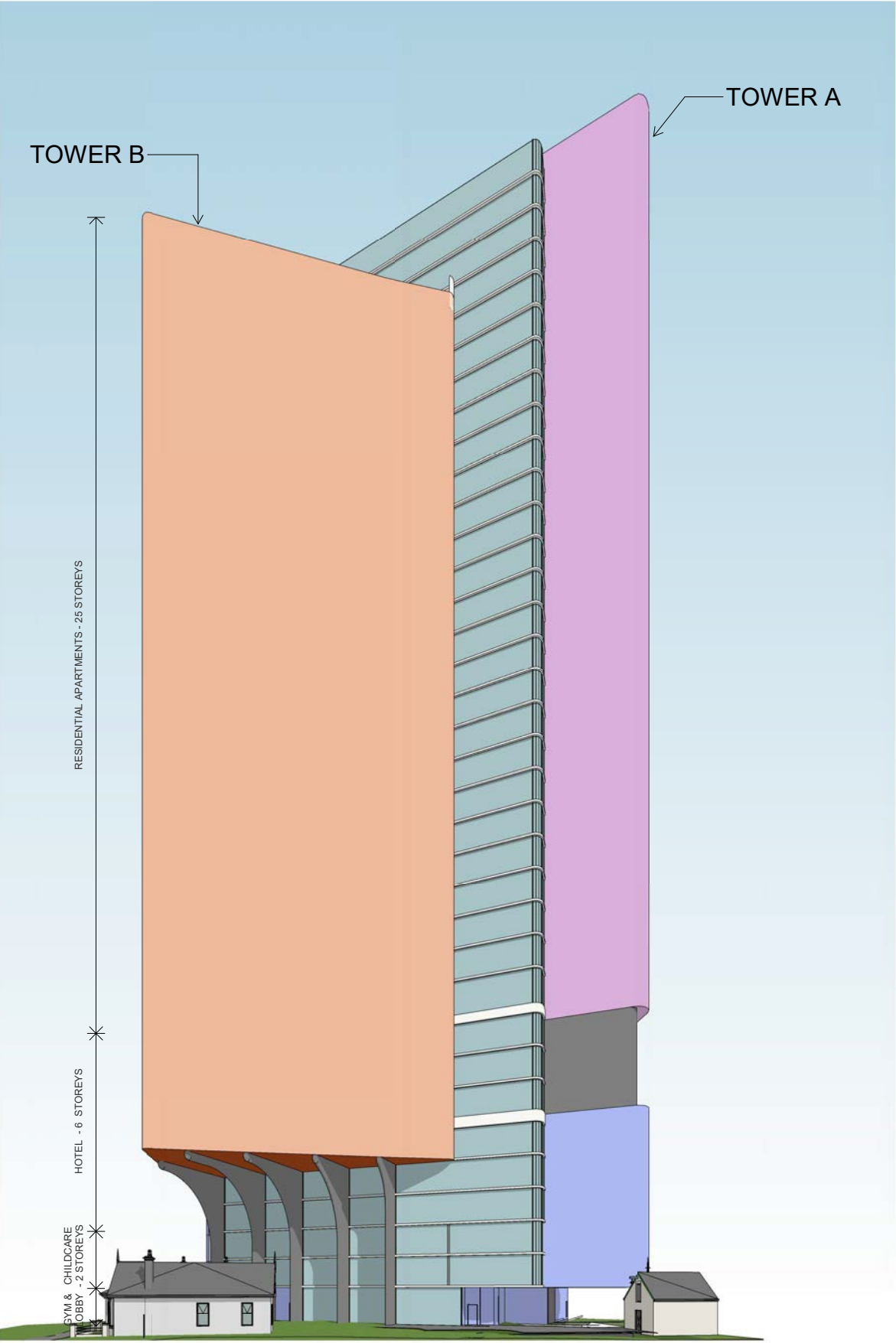
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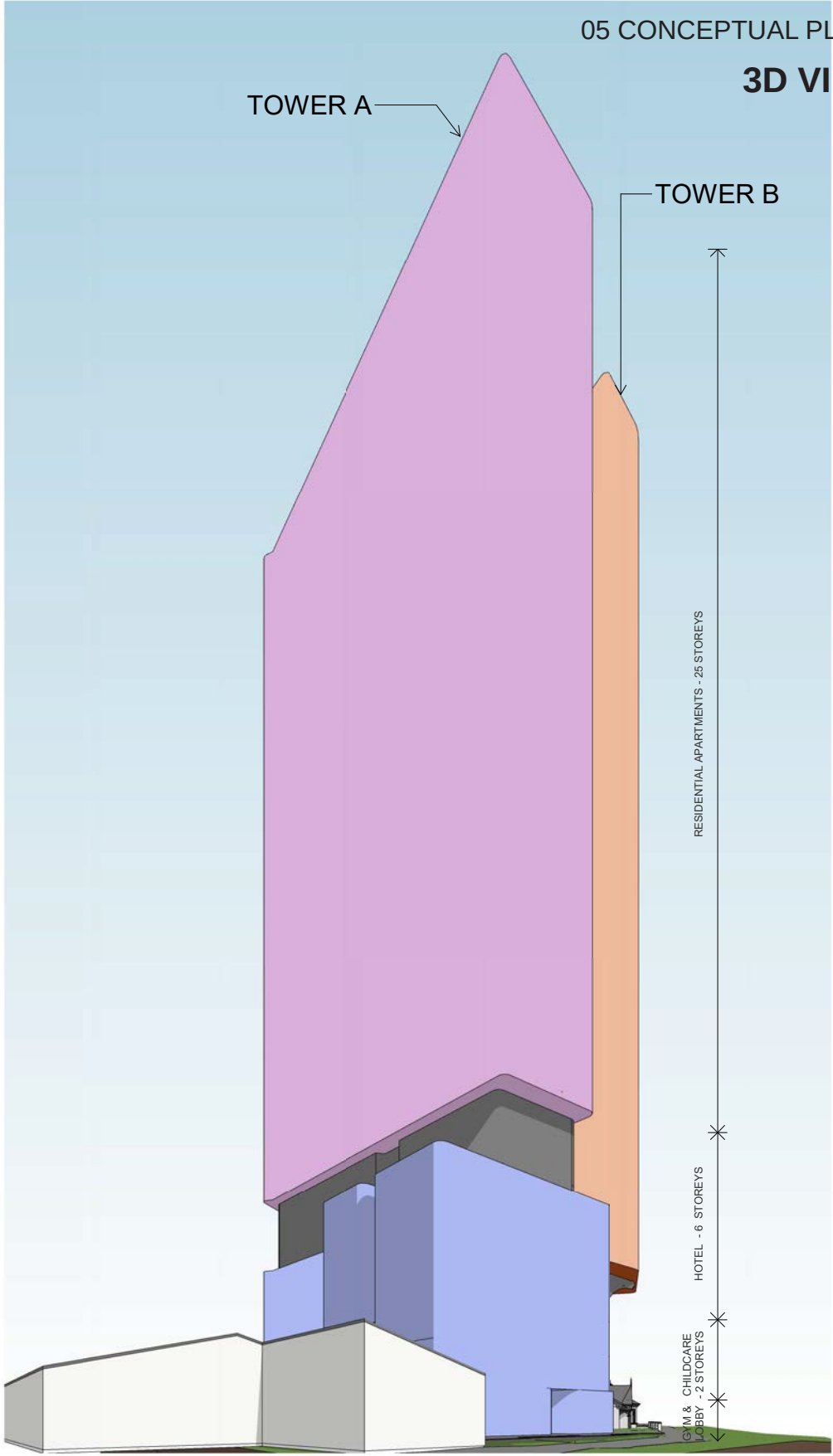
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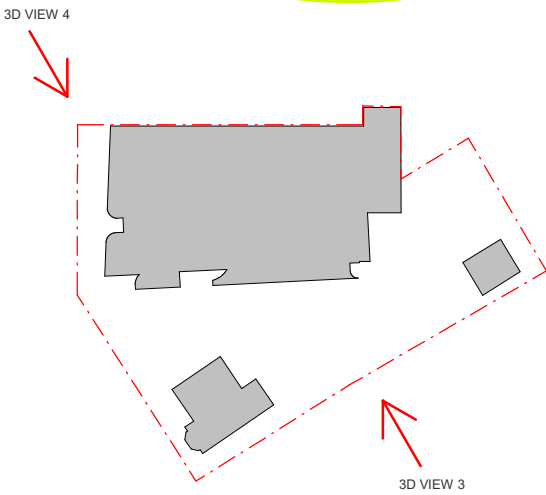
2 3D VIEW 3



1 3D VIEW 4

5.27

05 CONCEPTUAL PLANNING
3D VIEWS 2



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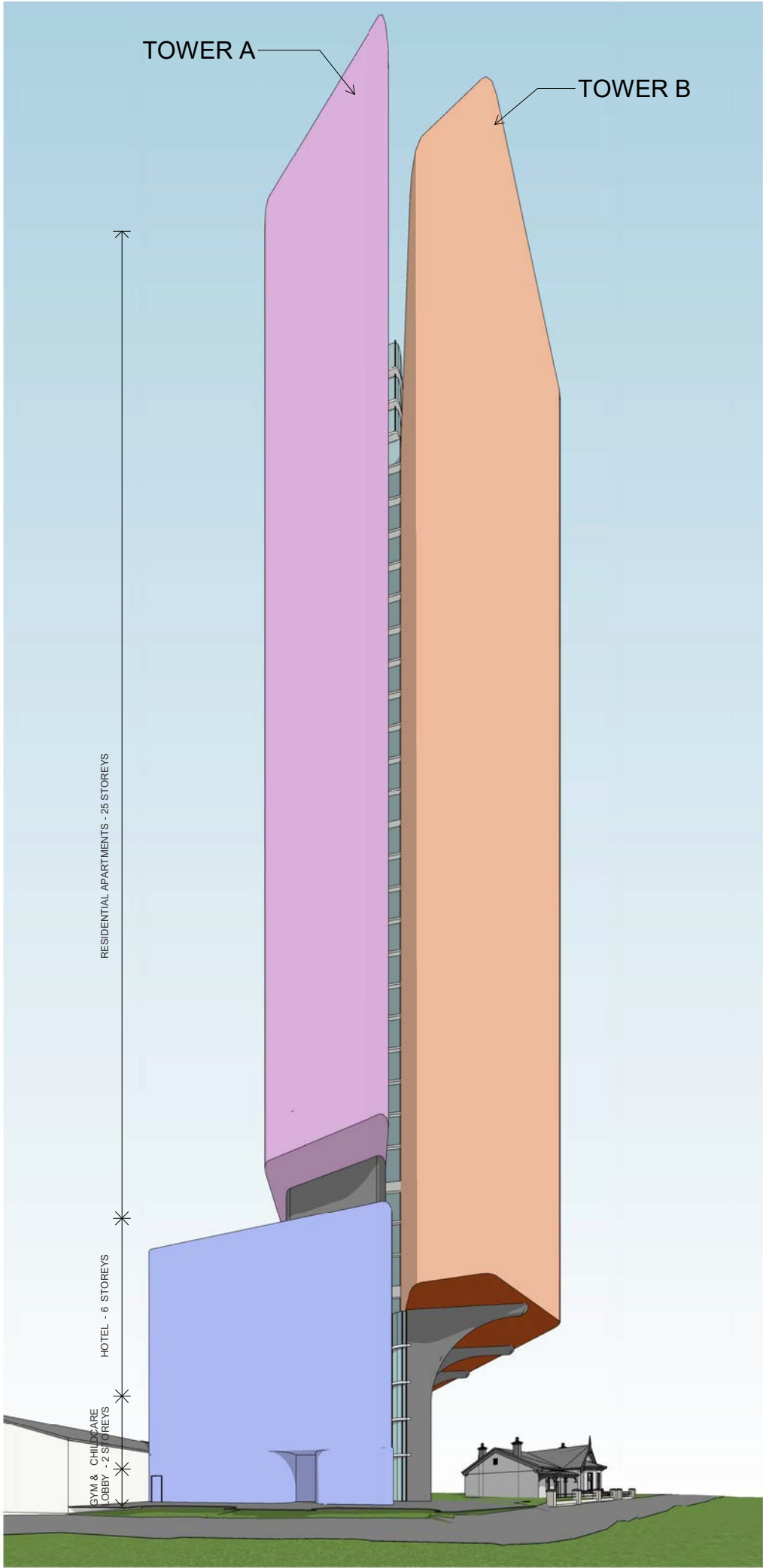
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Drawing Title
3D VIEWS 2

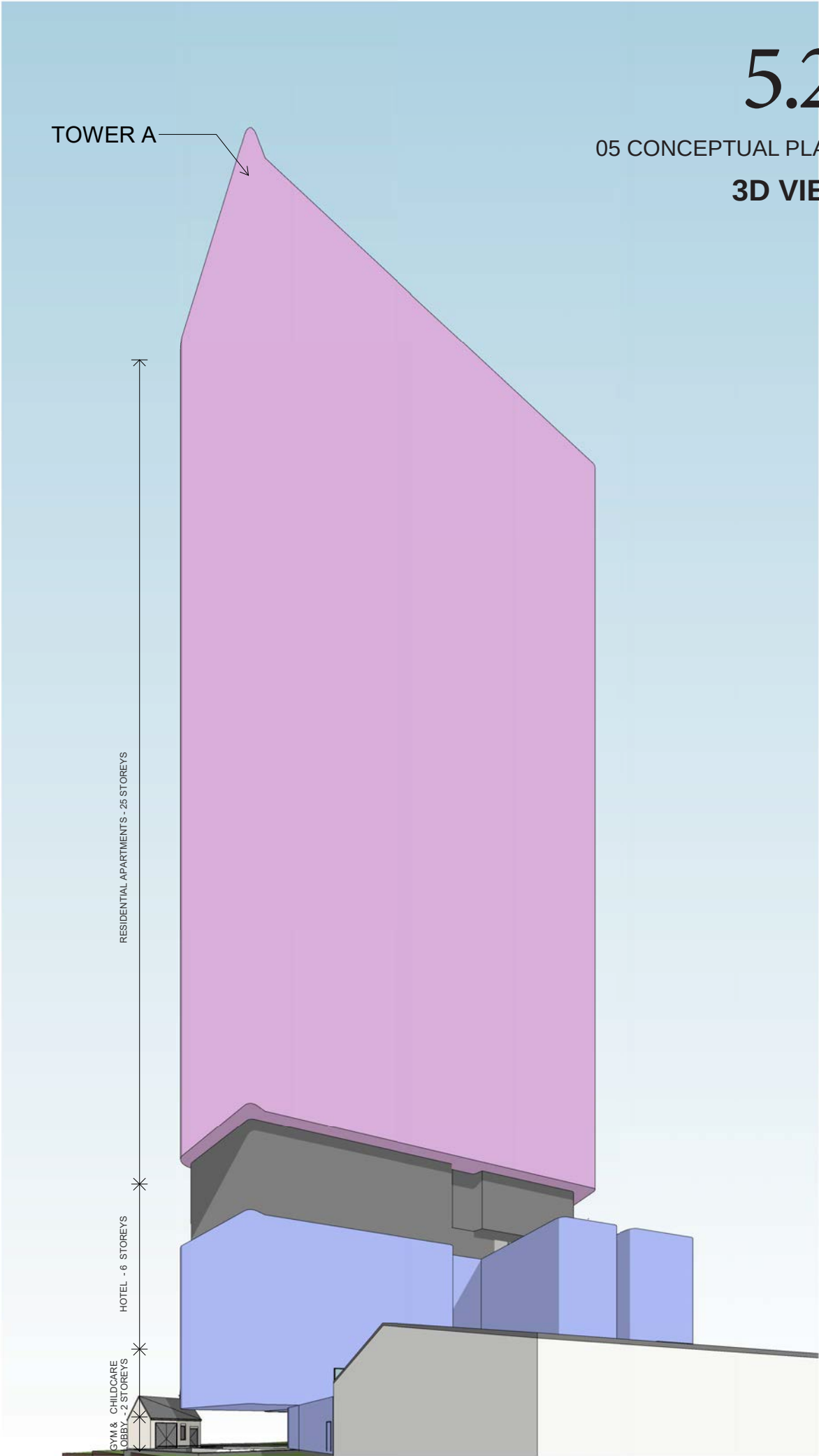
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1 3D VIEW 5

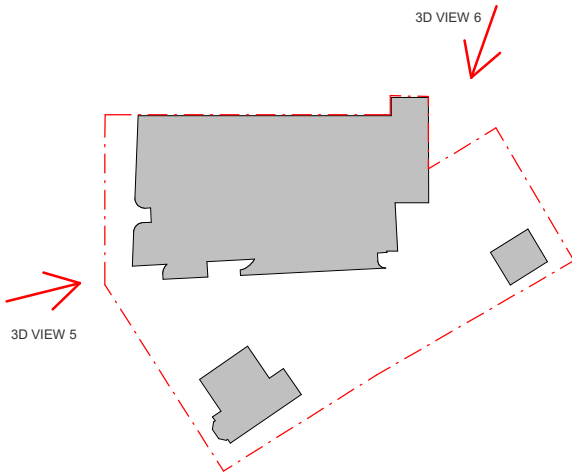


2 3D VIEW 6

5.28

05 CONCEPTUAL PLANNING
3D VIEWS 3

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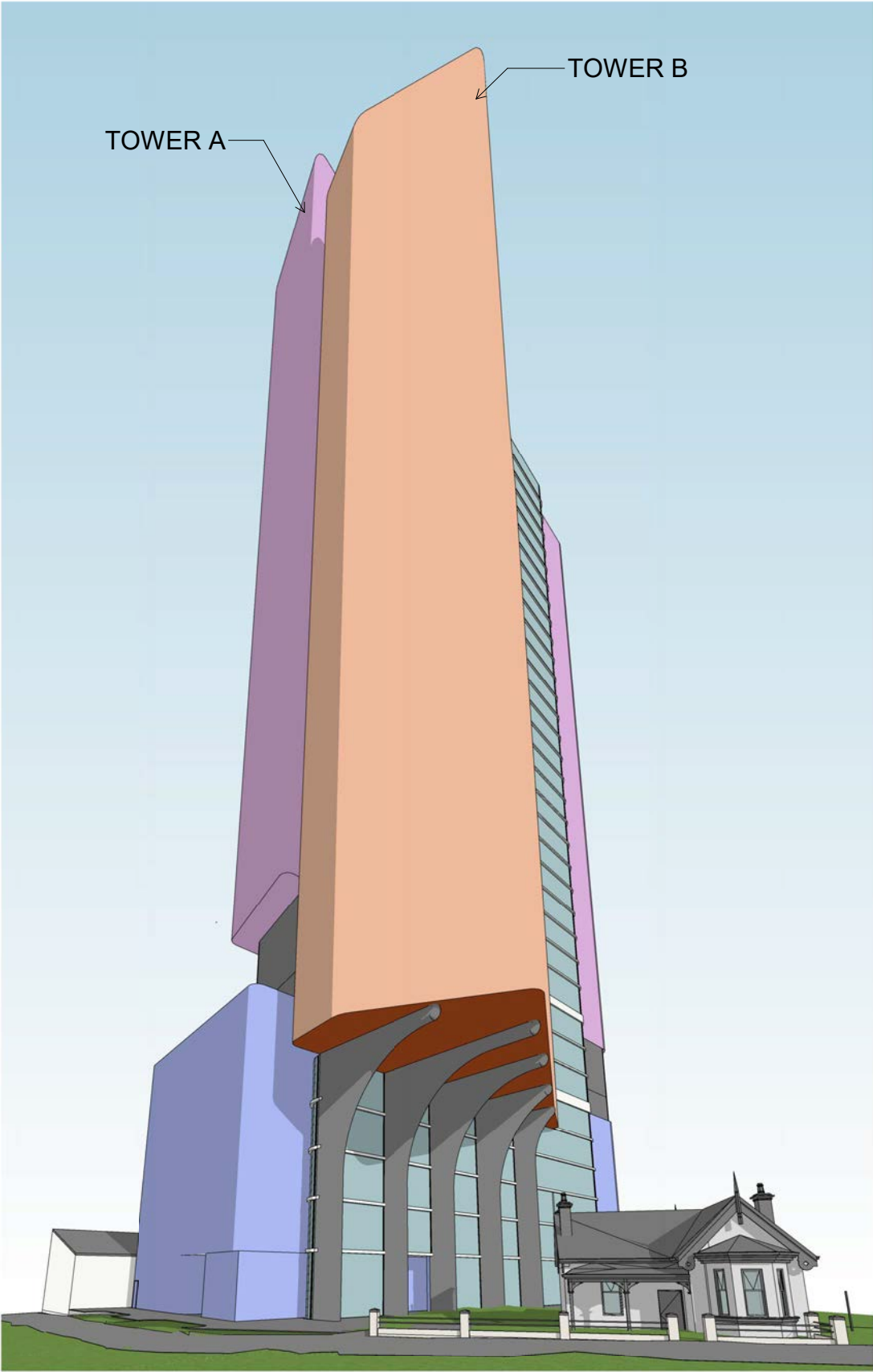


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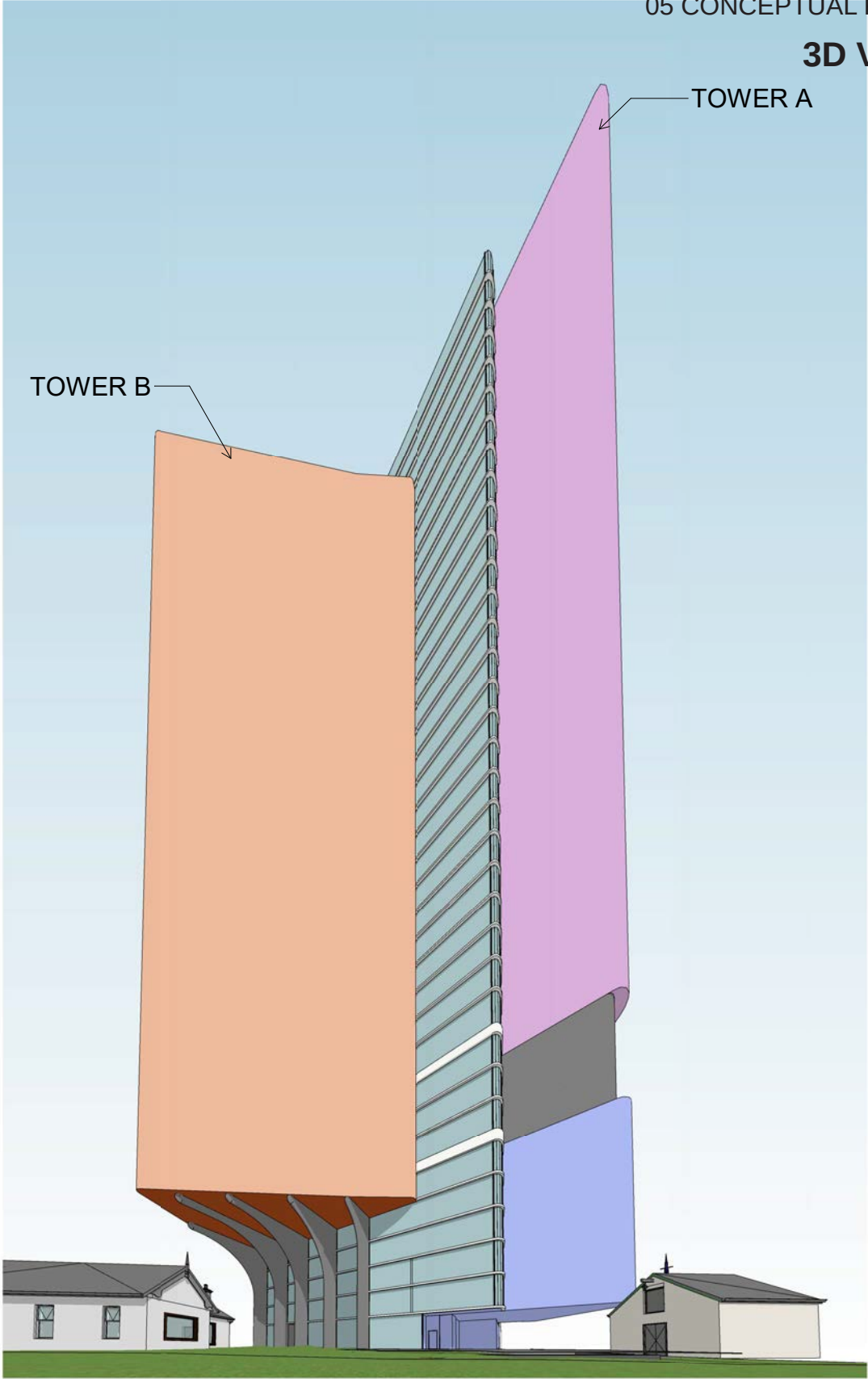
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3D VIEWS 3
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DA Submission
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1 3D VIEW 7



2 3D VIEW 8

5.29

05 CONCEPTUAL PLANNING
3D VIEWS 4

References
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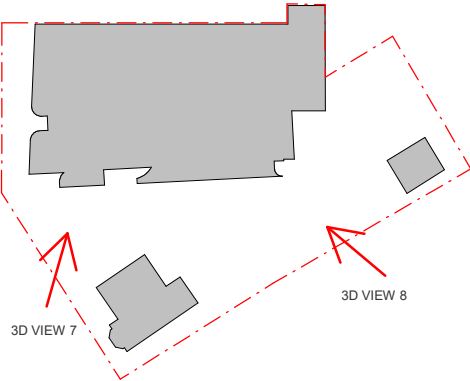
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Notes
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3D VIEWS 4

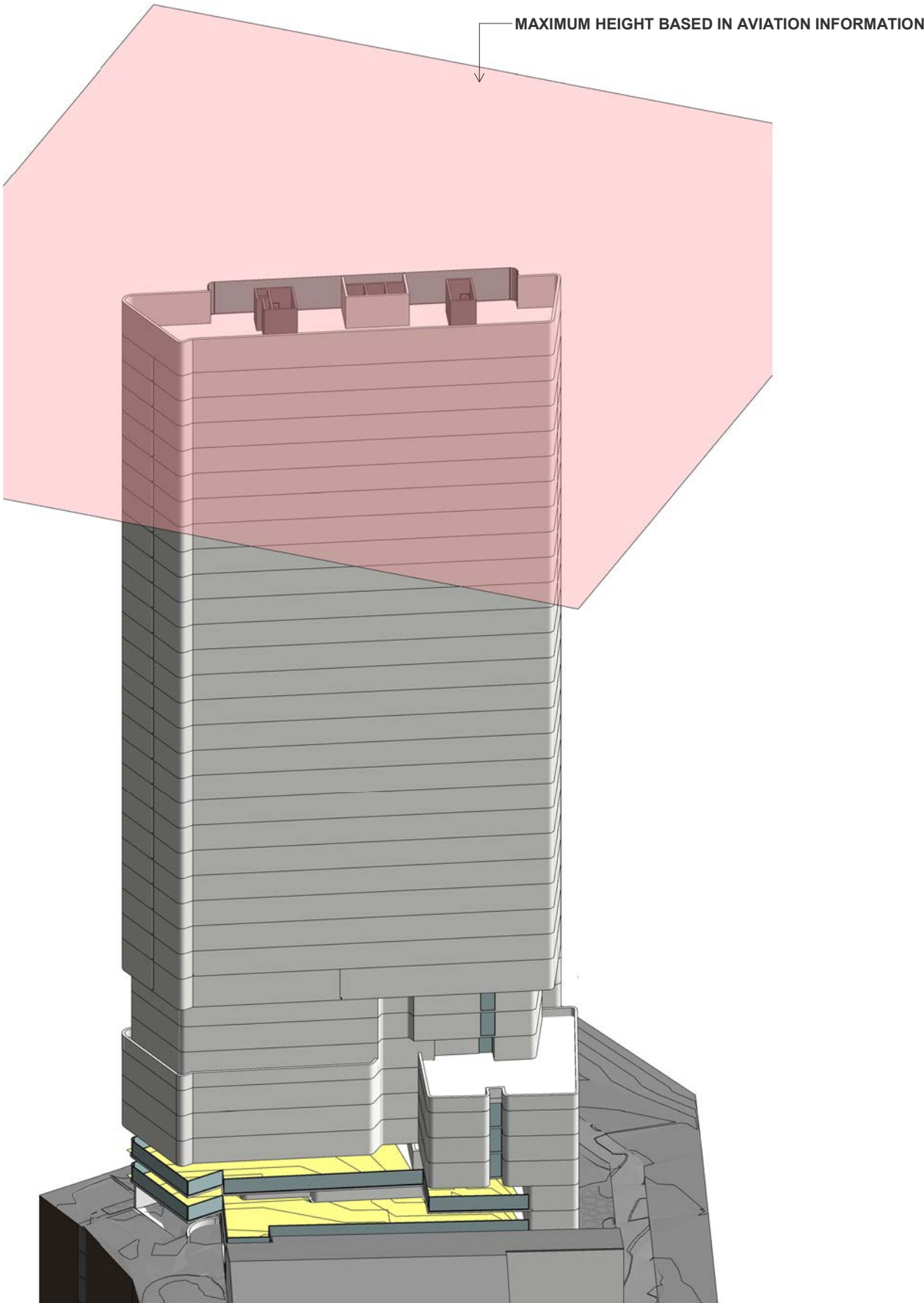
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DA Submission

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5.30

05 CONCEPTUAL PLANNING
LEP HEIGHT BLANKET



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2

HEIGHT BLANKET



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05 CONCEPTUAL PLANNING
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