

STAGE 1 DA  
167 NORTHUMBERLAND ST, LIVERPOOL

2020.10.12

REVISION B



01 | THE SITE

liverpool precinct  
transport analysis  
urban context  
zoning  
site analysis  
site photos  
site context photos  
view analysis  
site analysis

02 | DESIGN STRATEGY

possible block urban redevelopment  
massing option 1  
massing option 2

03 | THE PROPOSAL

proposed setbacks to podium & tower  
building uses diagram  
proposed plans  
landscape concept  
schedules  
concept sketch  
solar access study  
shadow study

04 | APPENDIX A

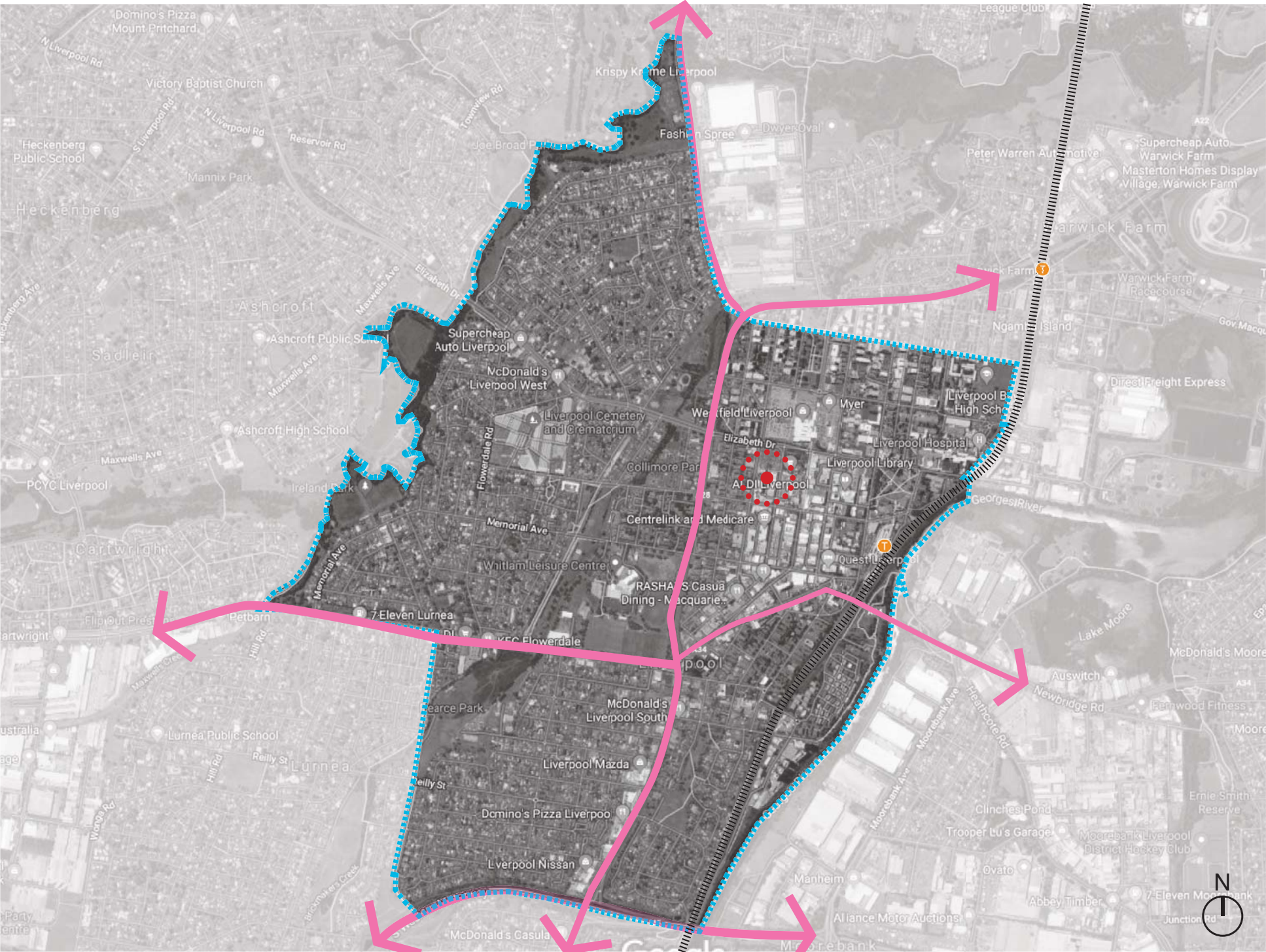
envelope plans  
north & east elevations  
south & west elevations  
section





# THE SITE | 01

LIVERPOOL PRECINCT



**LEGEND**

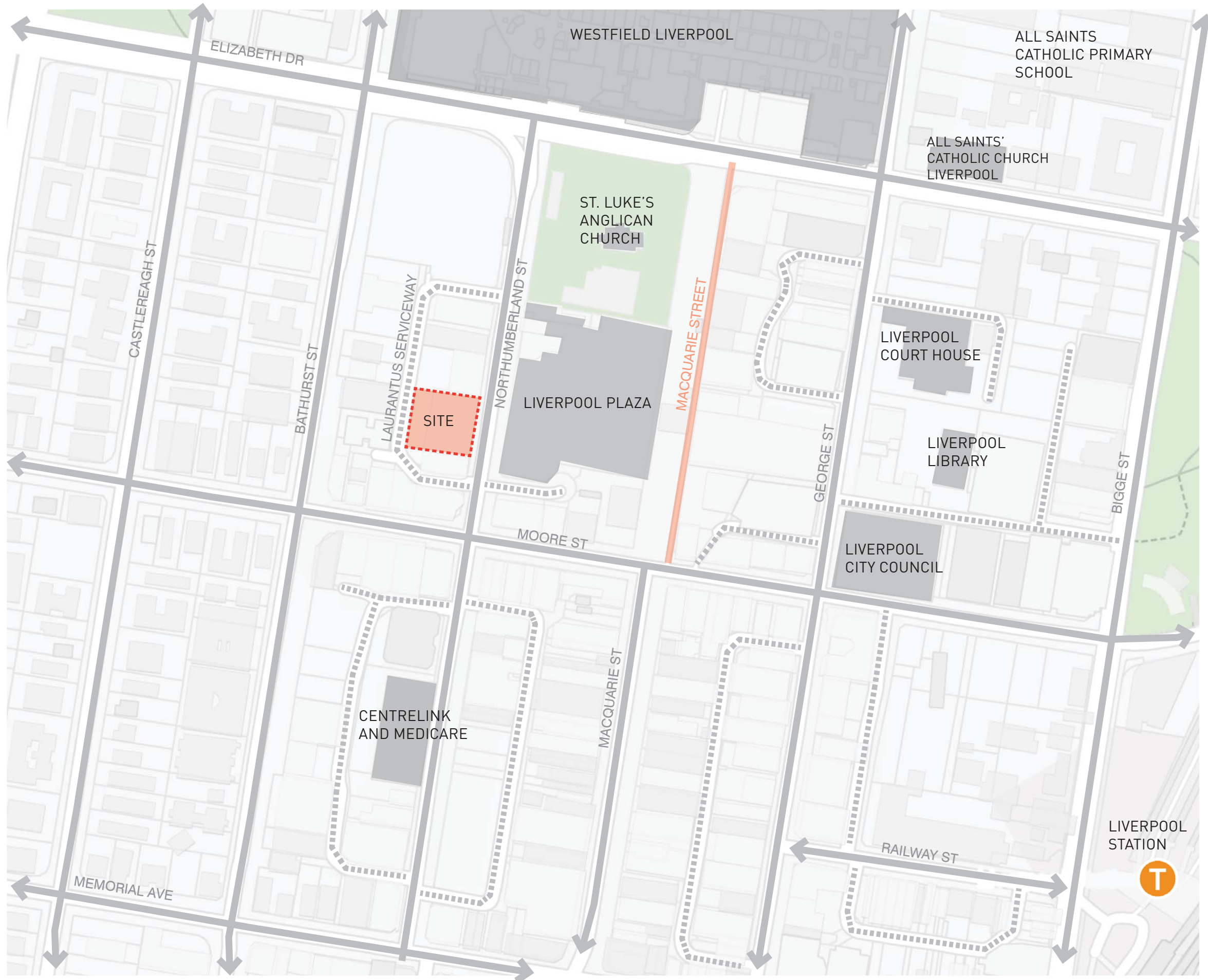
- SITE
- TRAIN LINE AND STATION
- PRECINCT BOUNDARY
- MOVEMENT



TRANSPORT ANALYSIS







## LEGEND

- SITE
- EXISTING PEDESTRIAN STREET



# ZONING



## ZONING (LEP)

- B3 - COMMERCIAL CORE
- B4 - MIXED USE
- B5 - BUSINESS DEVELOPMENT
- B6 - ENTERPRISE CORRIDOR
- E1 - NATURAL PARKS AND NATURE RESERVES
- R4 - HIGH DENSITY RESIDENTIAL
- RE1 - PUBLIC RECREATION





# SITE PHOTOS



A



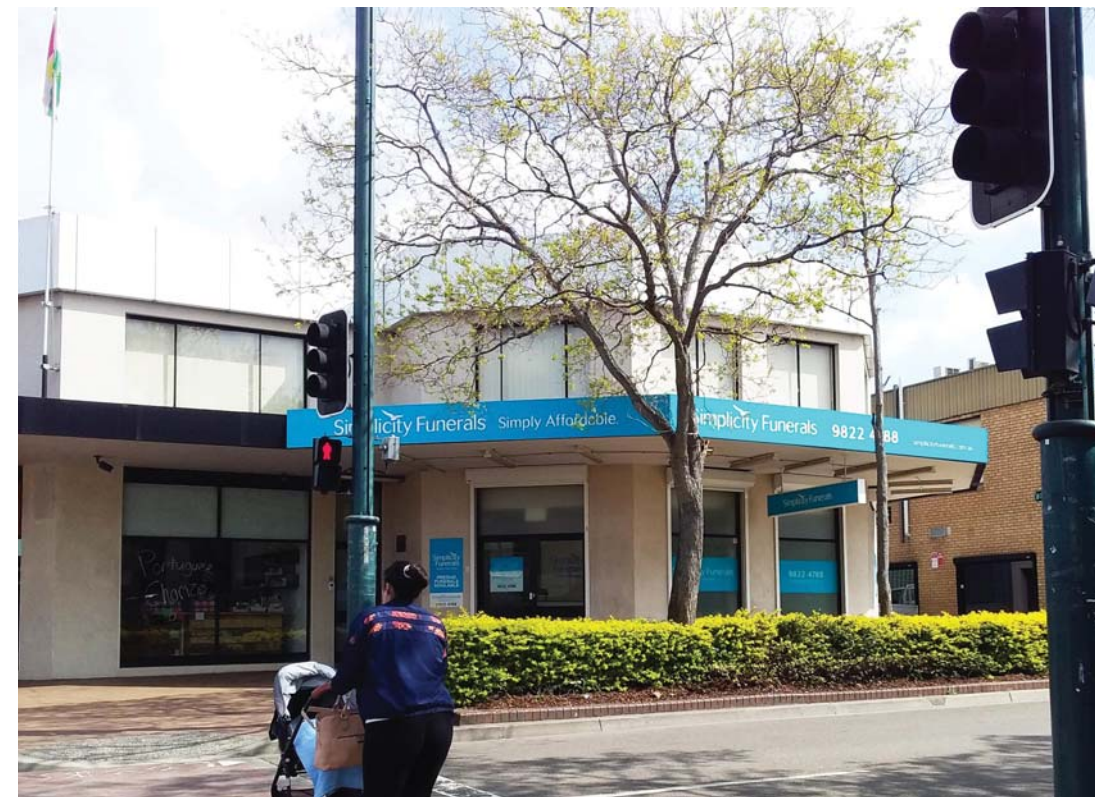
B



C



D



E



SITE PHOTOS



F



G



H



I



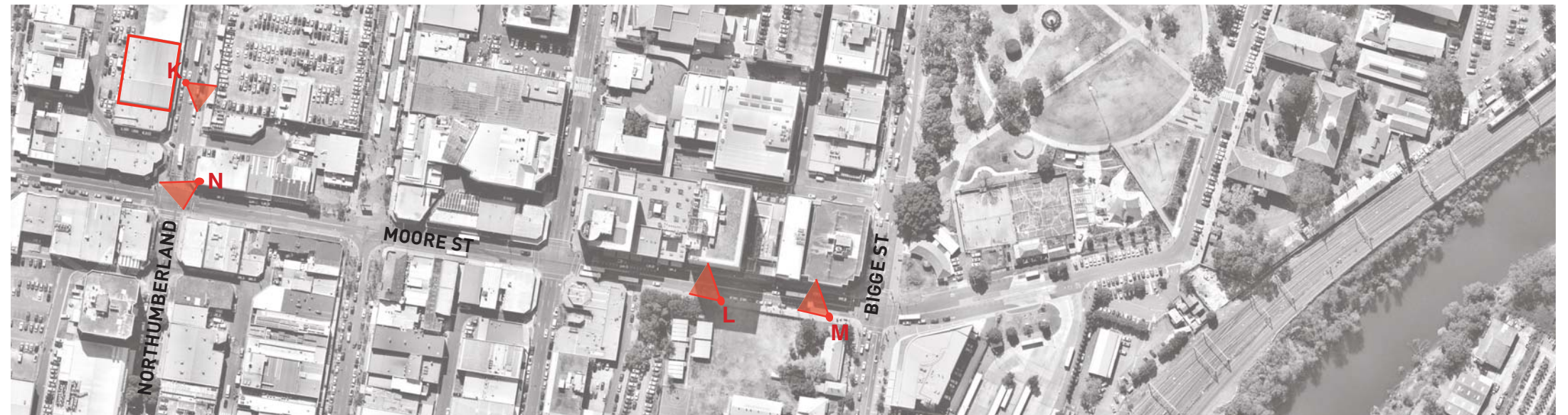
J



SITE CONTEXT PHOTOS



K



L



M



N



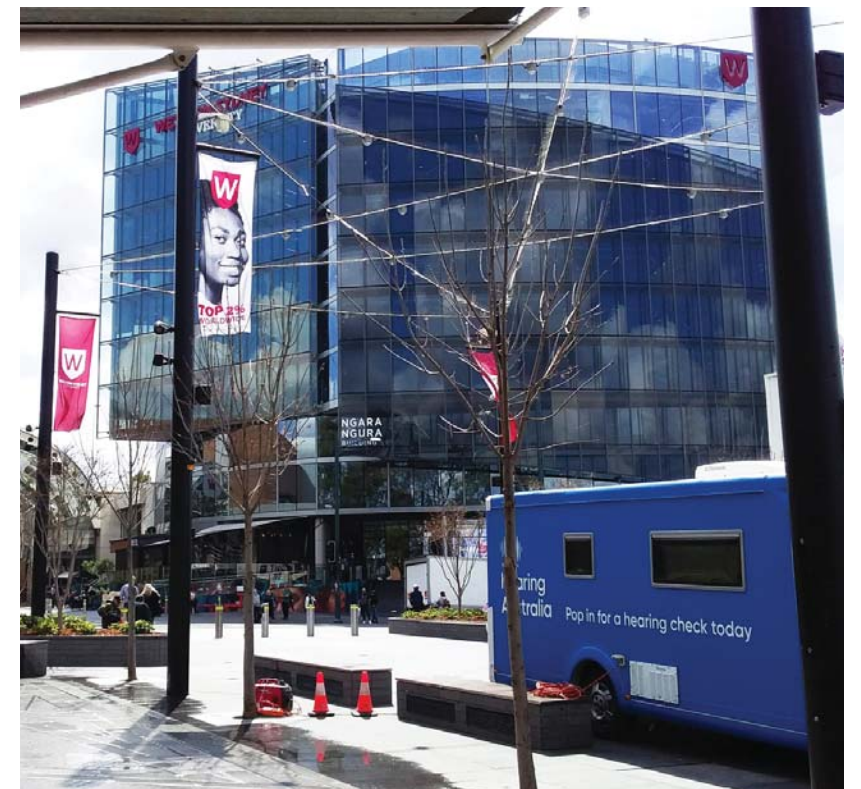
SITE CONTEXT PHOTOS



O



P



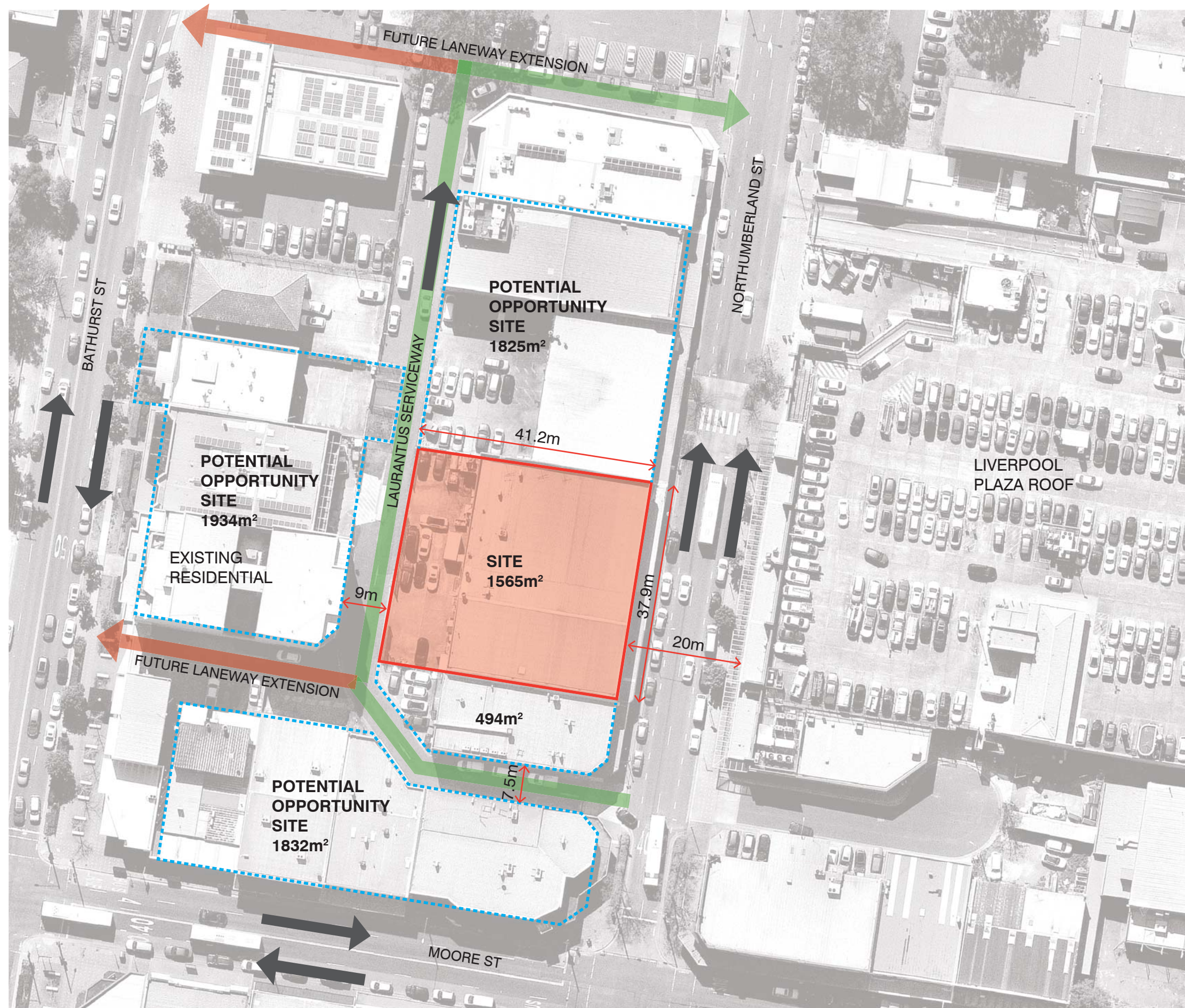
Q



# VIEW ANALYSIS







**LEGEND**

- SITE
- POTENTIAL OPPORTUNITY SITES
- EXISTING LANEWAY
- FUTURE LANEWAY EXTENSION
- DIRECTION OF TRAFFIC



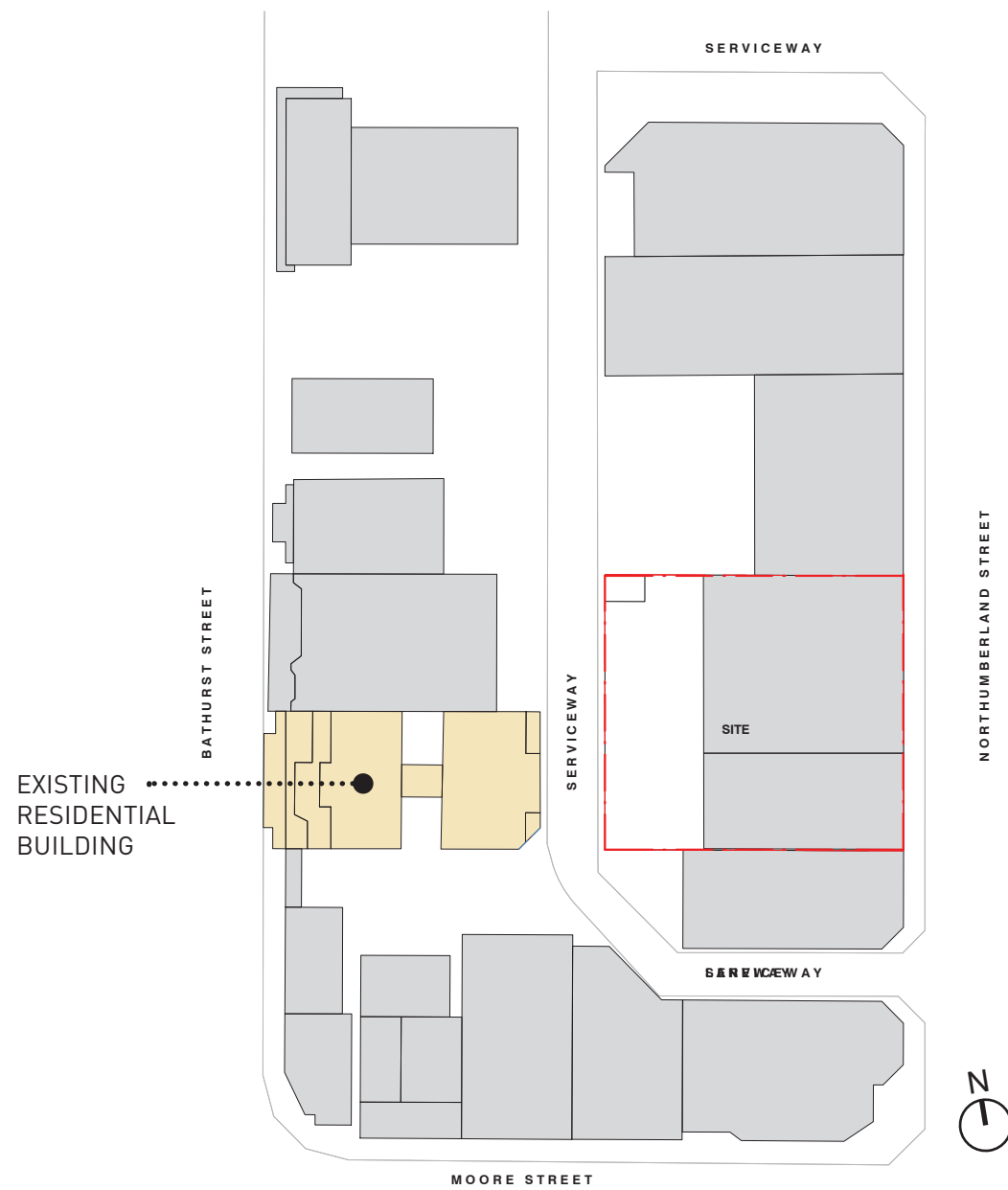




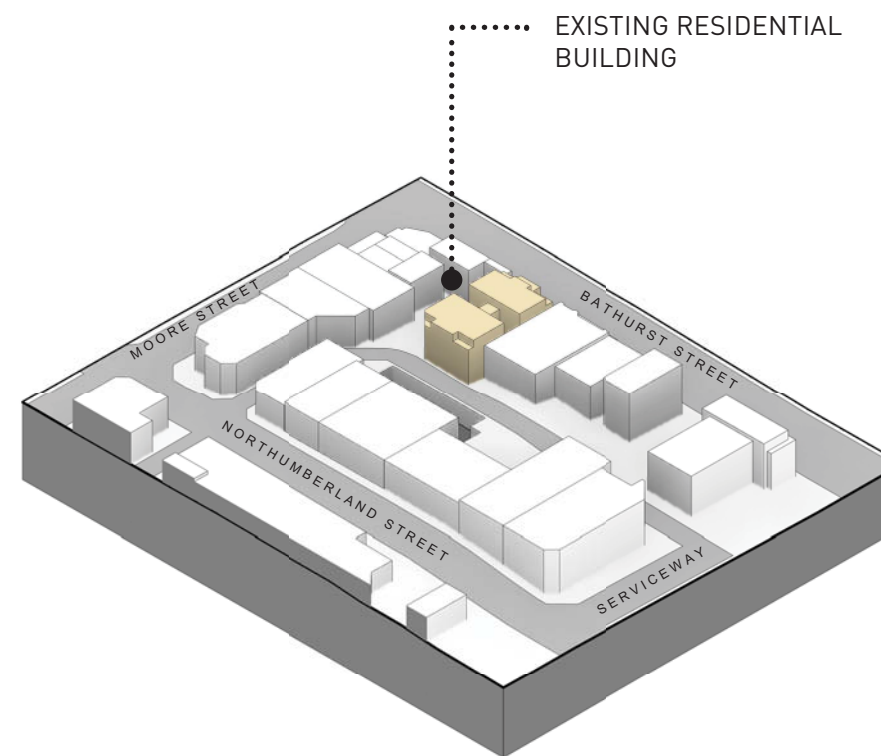
# DESIGN STRATEGY | 02

## POSSIBLE BLOCK URBAN REDEVELOPMENT

## EXISTING CONDITIONS



EXISTING CONDITION\_PLAN



EXISTING CONDITION\_3D VIEW



*Precincts and Building Typologies -  
Draft Liverpool Development Control Plan 2008*

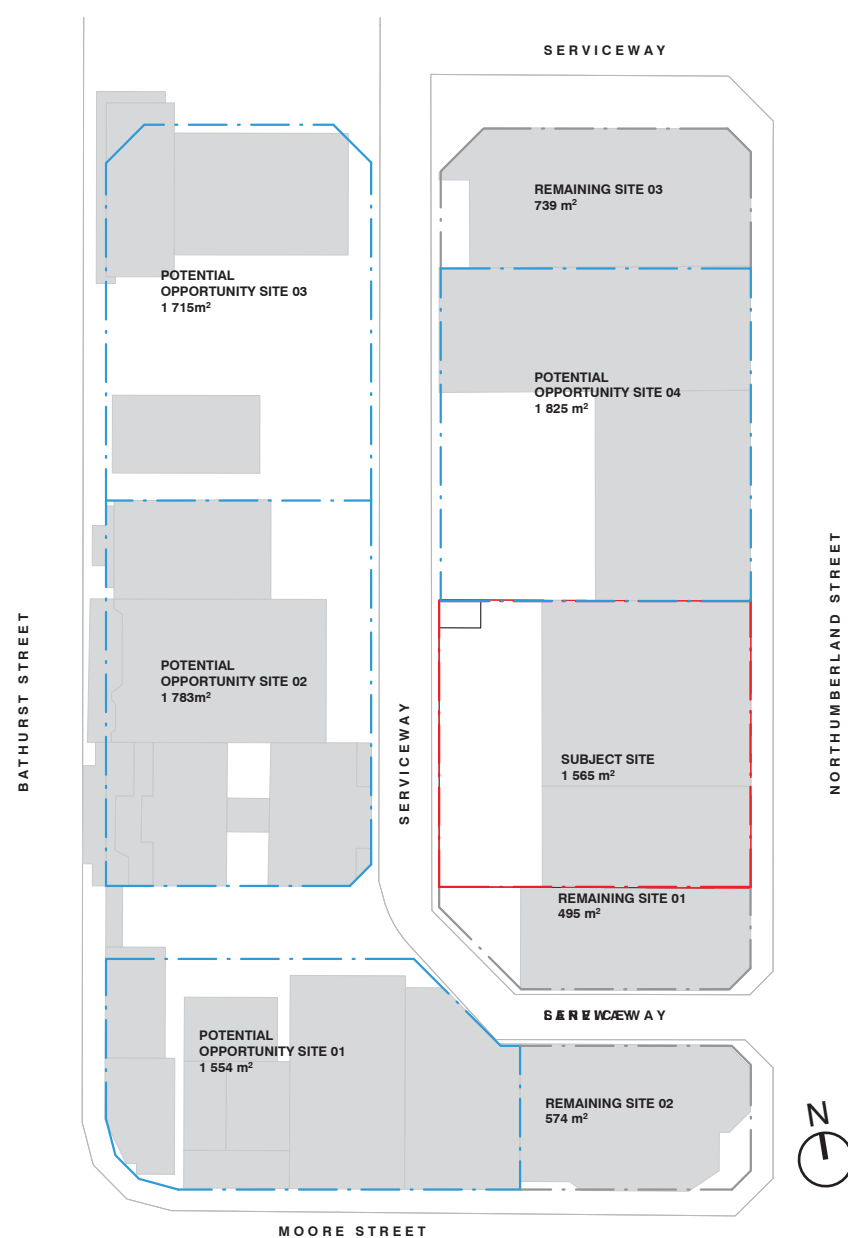
## LEGEND

- COMMERCIAL CORE STAND-ALONE, PERIMETER BLOCK OR TOWER
- SUBJECT TO PLANNING PROPOSAL
- FINE GRAIN
- EXISTING MIXED USE STAND ALONE, PERIMETER BLOCK
- MID RISE
- EXISTING INSTITUTIONAL/ PUBLIC BUILDINGS

## BUILDING TYPOLOGY

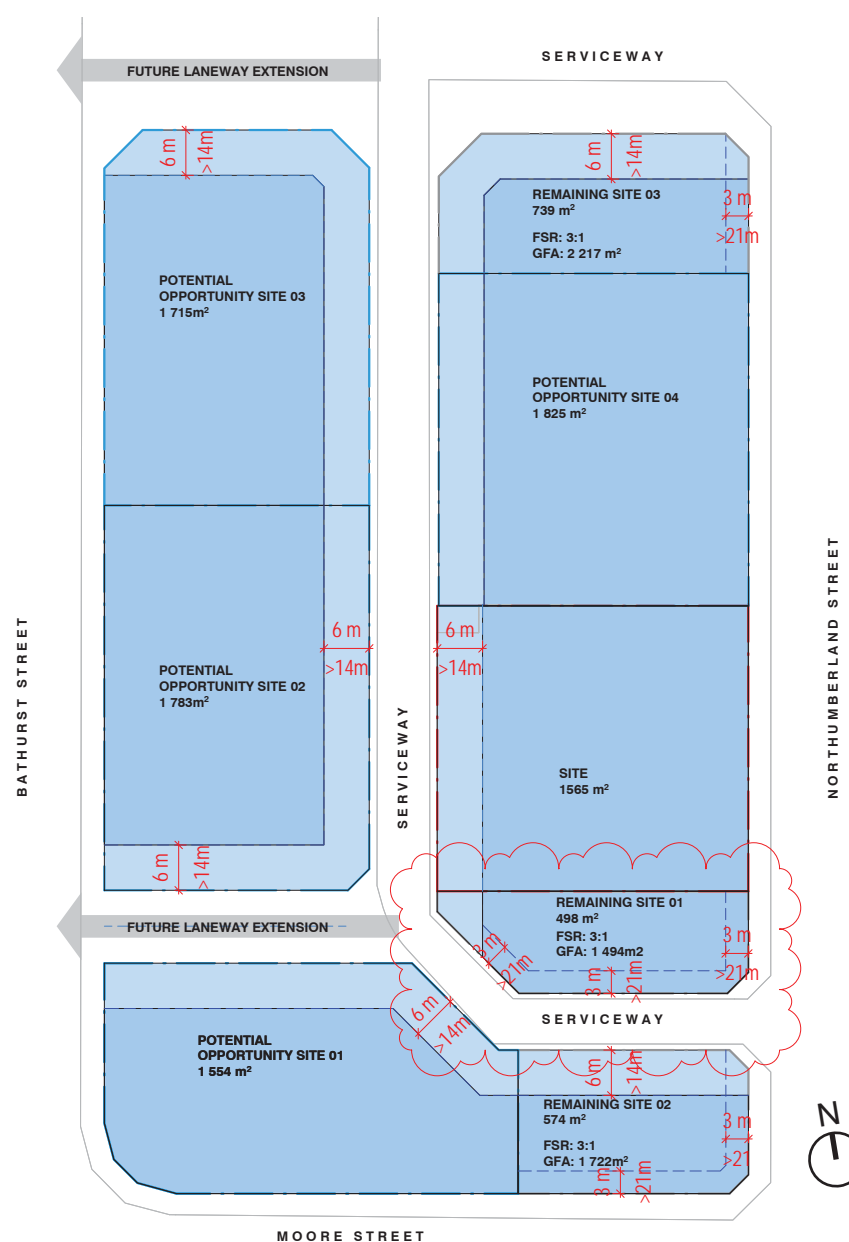
# POSSIBLE BLOCK URBAN REDEVELOPMENT

## POTENTIAL AMALGAMATION PLAN & FUTURE PODIA



### POTENTIAL AMALGAMATION PLAN

Unknown as yet, but shown here in one possible option; noting that opportunity sites must be 1500m<sup>2</sup> minimum according to Draft Liverpool DCP.



### POTENTIAL FUTURE PODIA

Based on amalgamation plan.

#### LEGEND

- SITE BOUNDARY
- EXISTING BUILDINGS
- POTENTIAL AMALGAMATION PATTERN
- LOCATION OF POTENTIAL PODIA/ STREET WALLS
- LOCATION OF POTENTIAL TOWERS/ HIGH POINTS
- | X.X m | SETBACK DIMENSIONS
- SB BUILDING SEPARATION DIMENSIONS
- SP

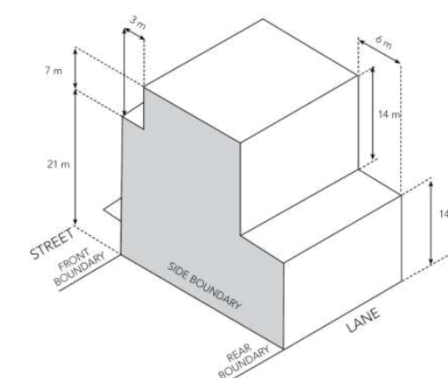


Figure 4-5: Mid-rise/Mid-Block -  
Draft Liverpool Development Control Plan 2008

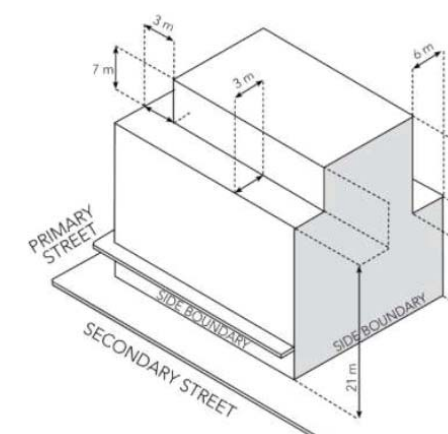
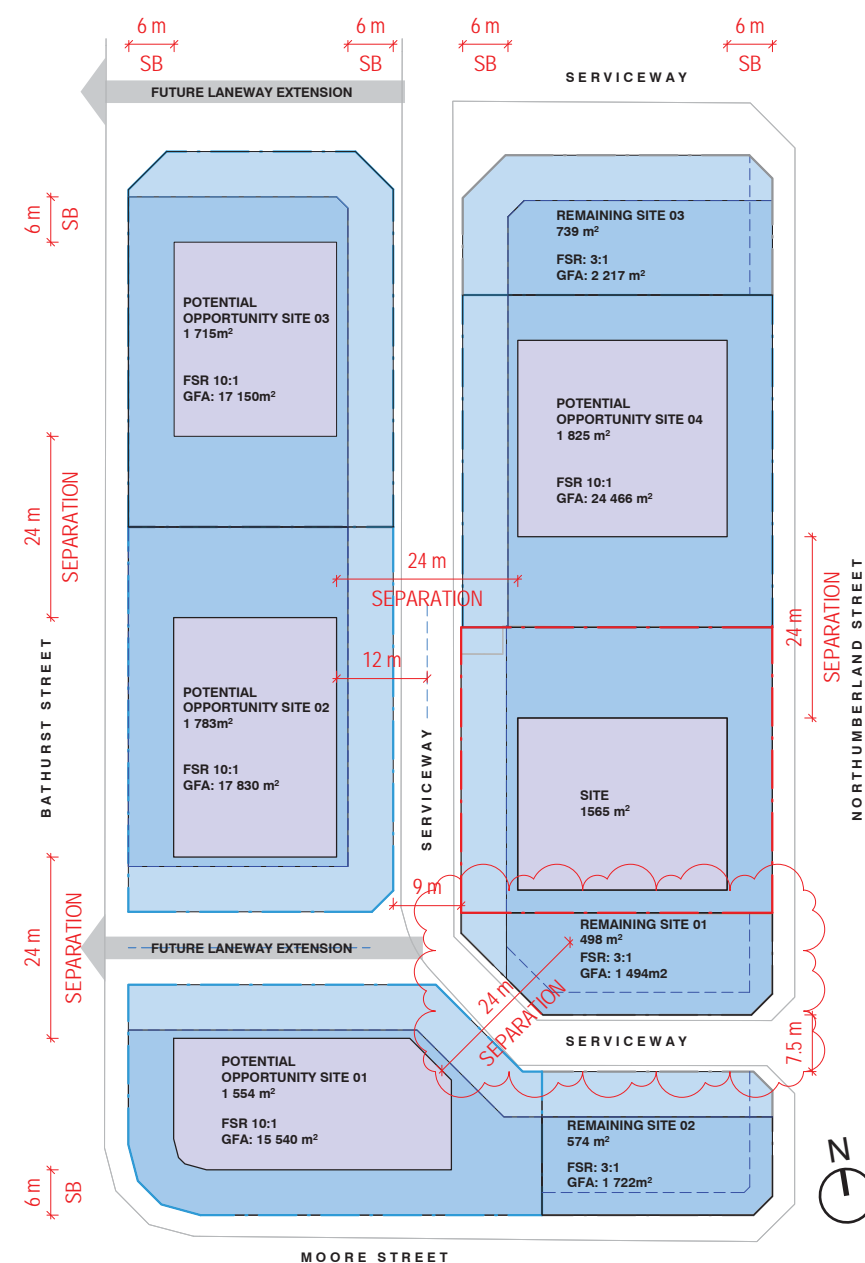


Figure 4-6: Mid-Rise/Corner -  
Draft Liverpool Development Control Plan 2008

### PODIUM DIAGRAMS IN DCP

## POSSIBLE BLOCK URBAN REDEVELOPMENT

## POTENTIAL FUTURE TOWERS

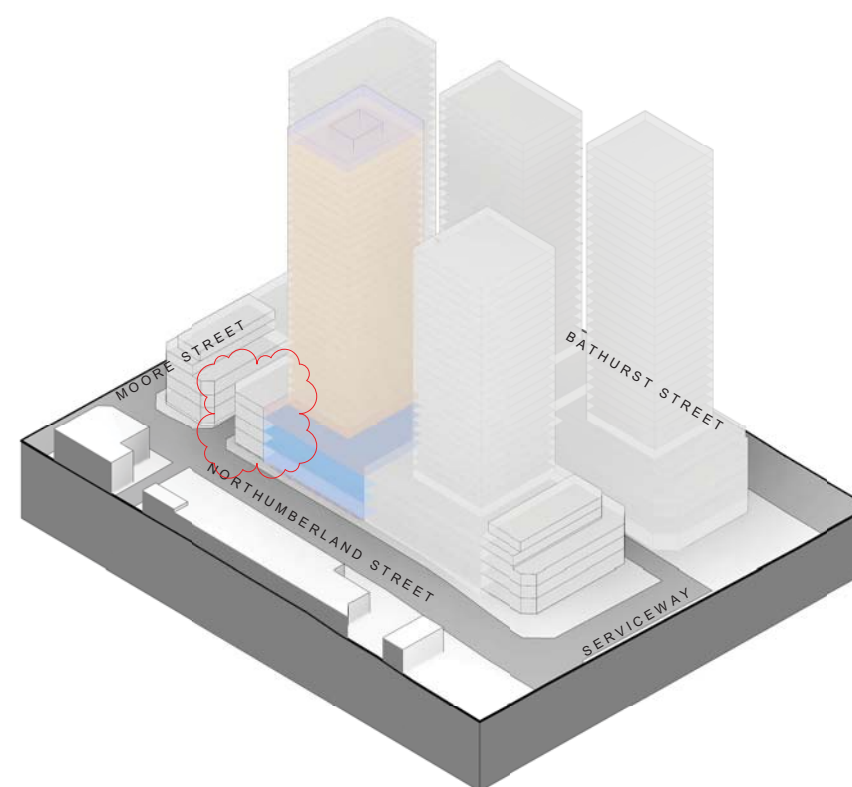


## POTENTIAL FUTURE TOWERS\_PLAN

GFA figure represents maximum potential GFA achievable on each site.

## LEGEND

- SITE BOUNDARY
- EXISTING BUILDINGS
- POTENTIAL AMALGAMATION PATTERN
- LOCATION OF POTENTIAL PODIA/ STREET WALLS
- LOCATION OF POTENTIAL TOWERS/ HIGH F
- SETBACK DIMENSIONS (X.X m SB)
- BUILDING SEPARATION DIMENSIONS (X.X m SP)



## POTENTIAL FUTURE TOWERS\_3D VIEW

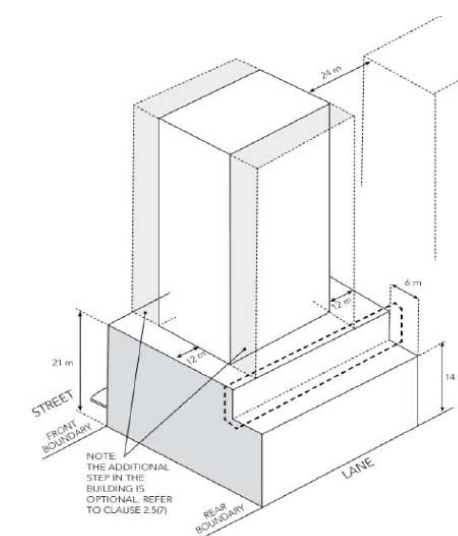


Figure 4-7: Tower on a Podium/Mid-block - Draft Liverpool Development Control Plan 2008

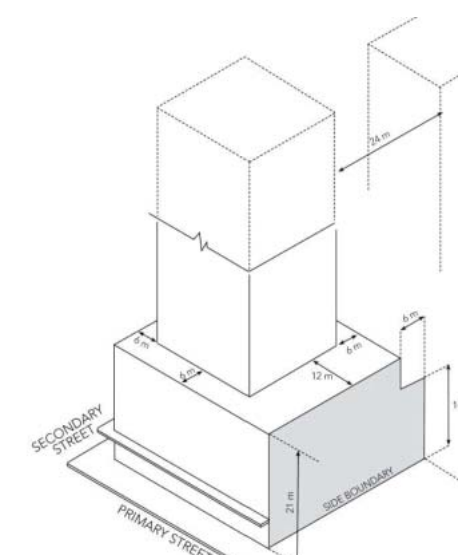


Figure 4-8: Tower on a Podium/Corner Site - Draft Liverpool Development Control Plan 2008

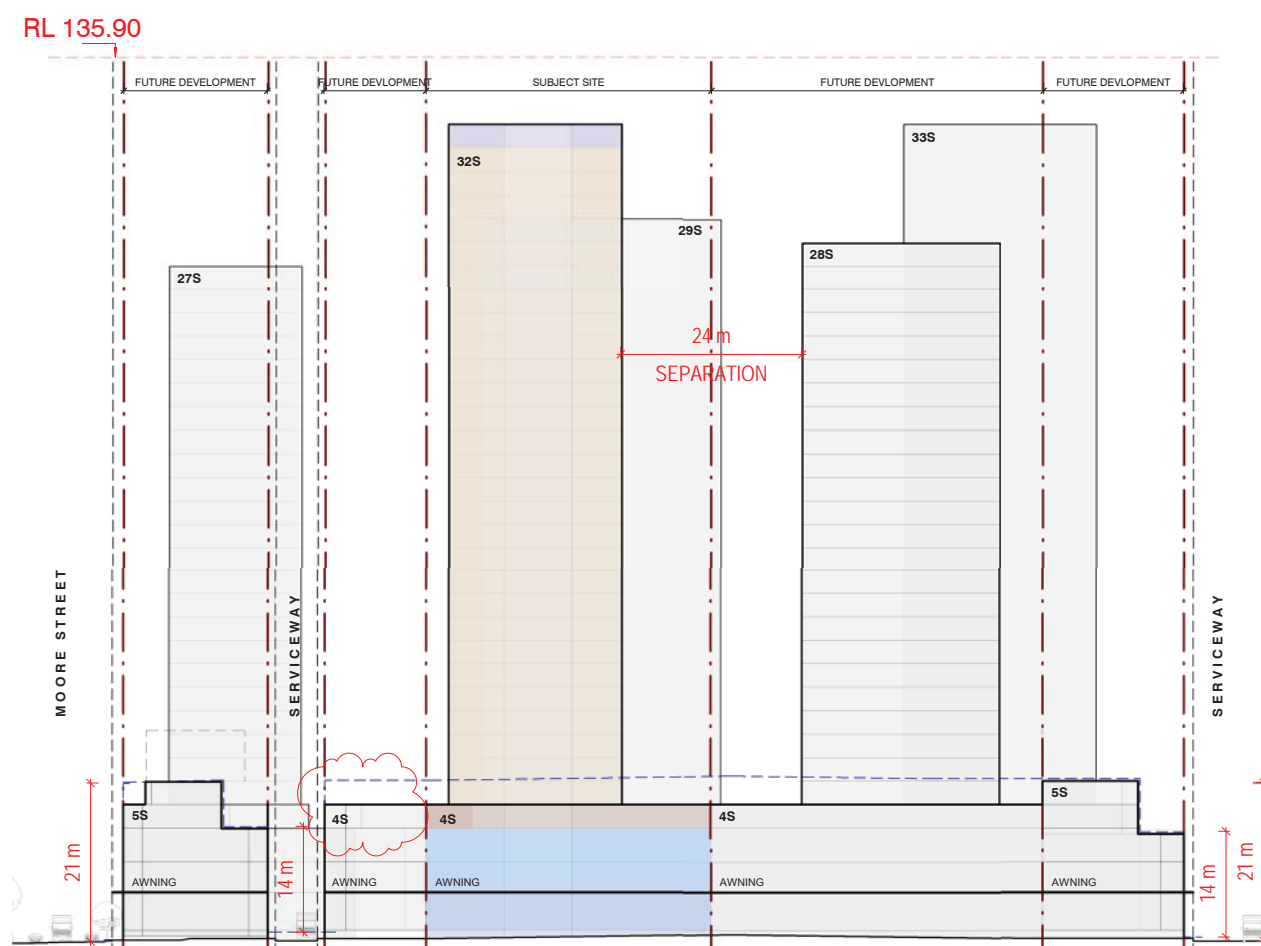
## TOWER DIAGRAMS IN DCP



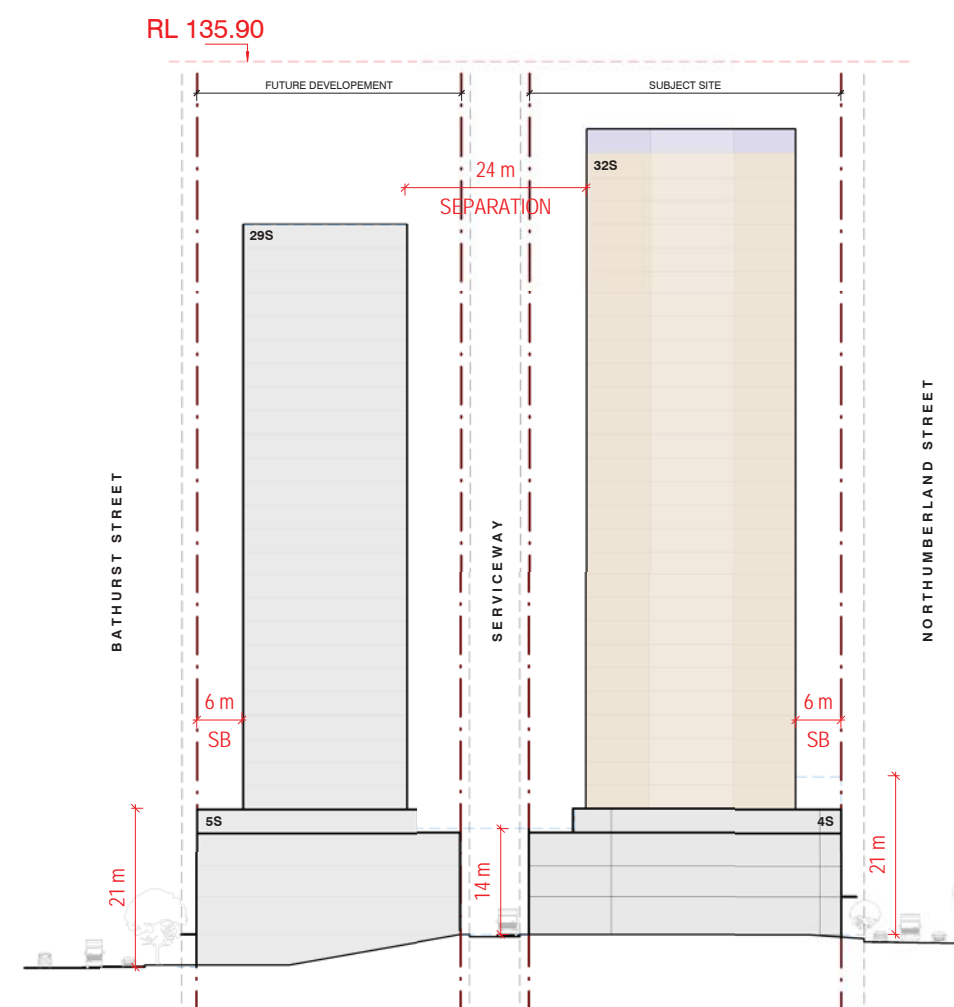
# POSSIBLE BLOCK URBAN REDEVELOPMENT

## STREETSCAPE AND SERVICEWAY ELEVATIONS

Below diagrams show subject site with surrounding towers shown as per earlier 'possible urban block redevelopment study'.



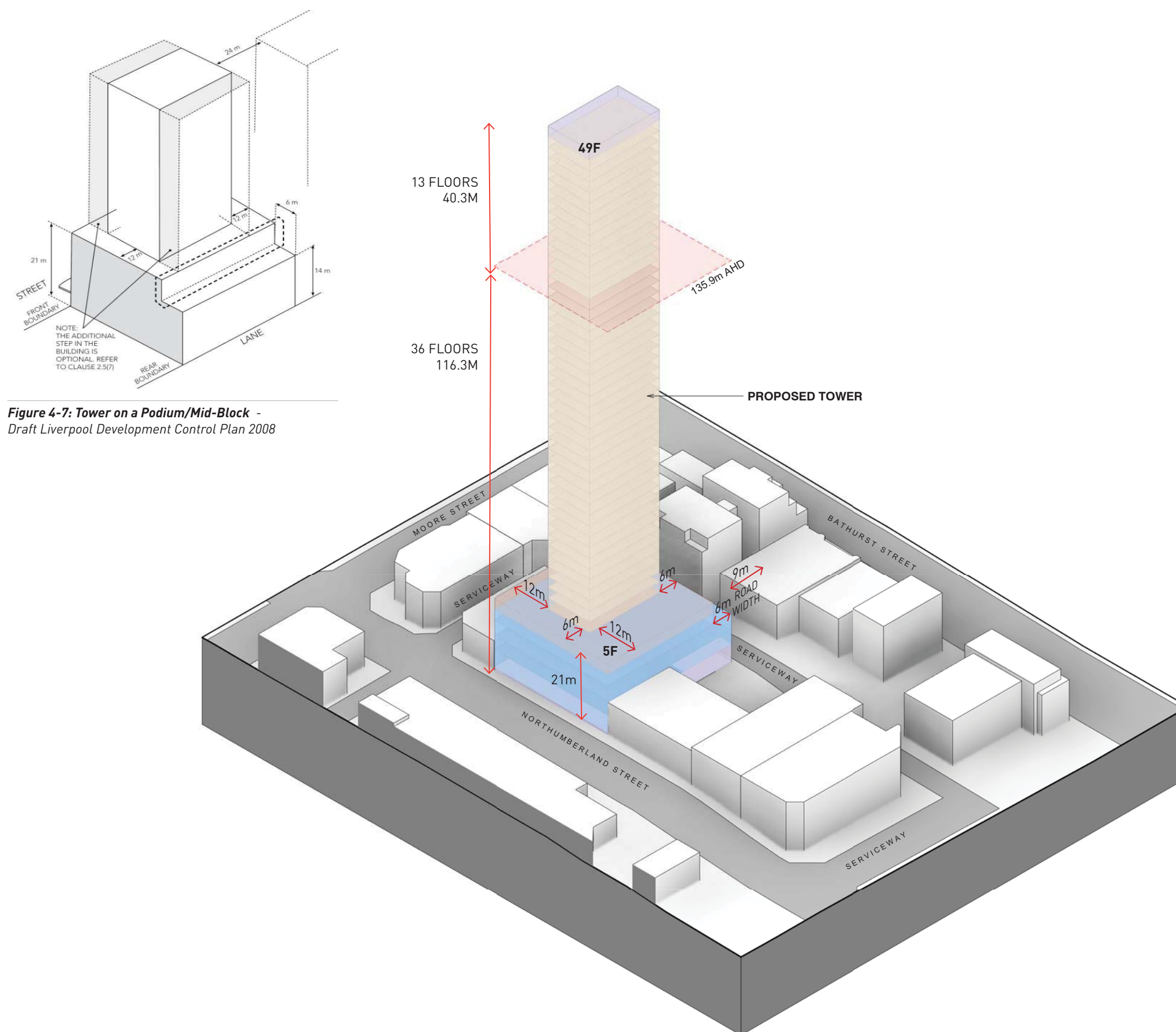
**NORTHUMBERLAND STREET ELEVATION**



**SECTION THROUGH EXISTING SERVICEWAY TO SOUTH OF SITE**

## MASSING OPTION 1

## COMPLIANT SETBACKS 3D VIEW & SUMMARY



**Figure 4-7: Tower on a Podium/Mid-Block - Draft Liverpool Development Control Plan 2008**

<b>GROUND FLOOR</b>	<b>~ GFA</b>
RETAIL	160 m <sup>2</sup>
COMMERCIAL	280 m <sup>2</sup>
MSA LOBBY & SERVICES	150 m <sup>2</sup>
<b>LEVEL 01</b>	
COMMERCIAL/ RECREATION	1 175 m <sup>2</sup>
<b>LEVEL 02</b>	
COMMERCIAL/ RECREATION	1 250 m <sup>2</sup>
<b>LEVEL 03</b>	
COMMERCIAL	880 m <sup>2</sup>
MSA POOL & GYM	500 m <sup>2</sup>
<b>LEVEL 04</b>	
CHILDCARE/ COMMERCIAL	800 m <sup>2</sup>
<b>LEVEL 05-48</b>	
SERVICED APARTMENT	10 430 m <sup>2</sup>

**TOTAL RETAIL/ COMMERCIAL** 4 545 m<sup>2</sup>

**TOTAL SERVICED APARTMENT** 11 080 m<sup>2</sup>

SITE AREA 1,565 m<sup>2</sup>

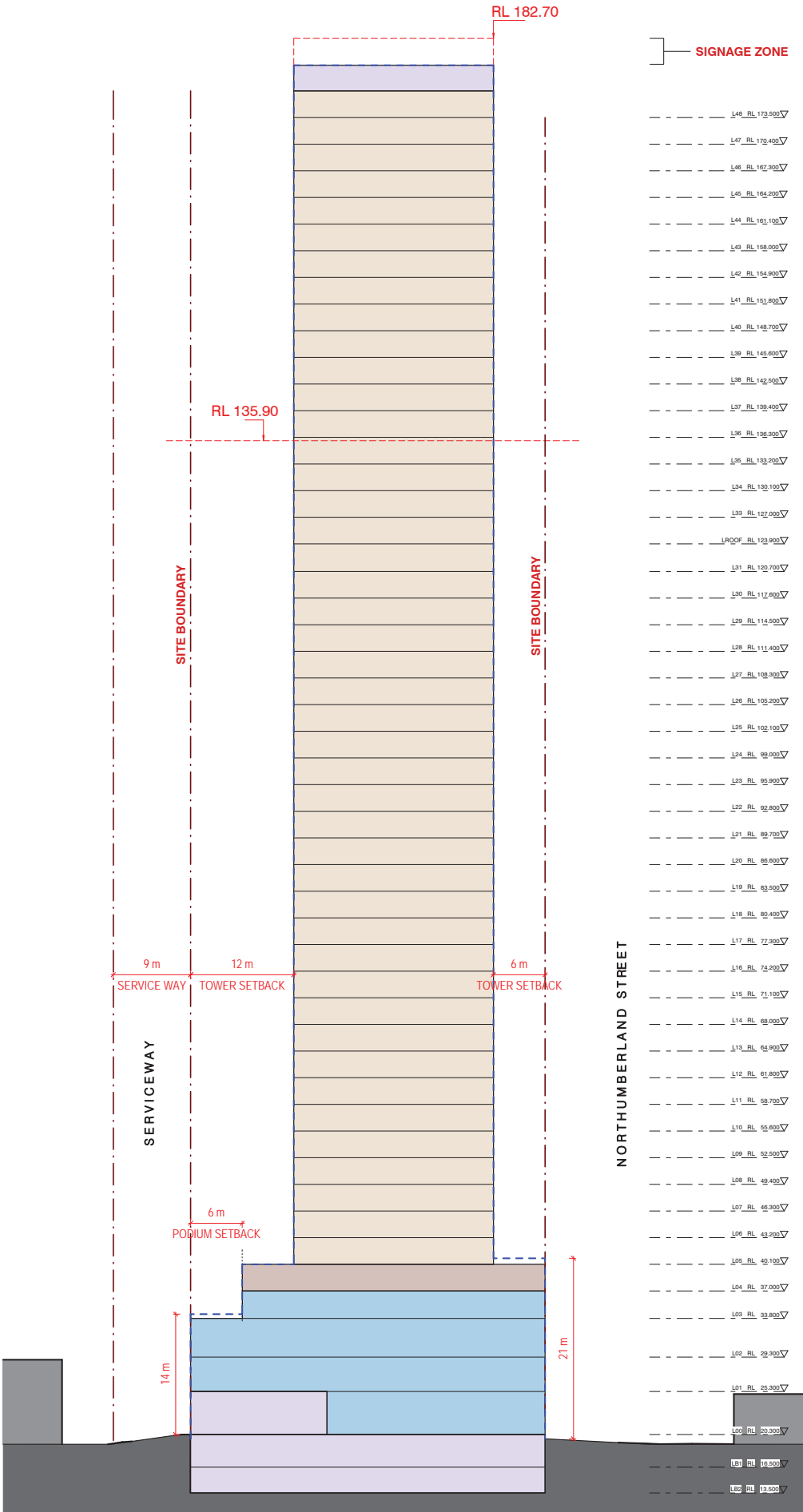
GFA 15 625 m<sup>2</sup>

FSR 10:1

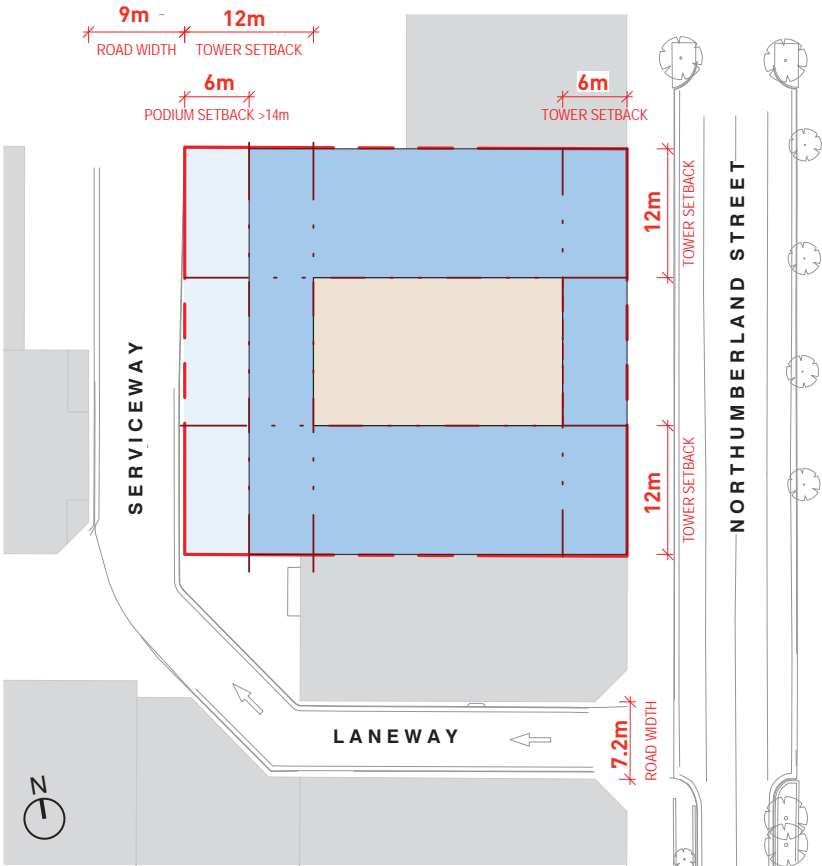
LEVELS 49

MASSING OPTION 1

COMPLIANT SETBACKS\_ SECTION & PLAN



SECTION



PLAN

- ✓ **FSR 10:1 achieved**
- ✓ achieves 20% minimum commercial/ recreational requirement
- ✓ 6m setback to streets, 12m building separation
- ✗ 10:1 FSR is only achieved with 49 floors - above max height limit
- ✗ floor-plate size approx. 320m<sup>2</sup> - too small to be economically viable

**Conclusion:**  
The southern neighbour site cannot be built more than 3:1 FSR or over 28m, thus the 12m setback along the south unnecessary.

- LEGEND
- INDICATIVE CHILDCARE ZONE
  - INDICATIVE RETAIL/COMMERCIAL ZONE
  - INDICATIVE SERVICED APARTMENTS ZONE
  - INDICATIVE CARPARK/SERVICES ZONE
  - INDICATIVE BUILDING ENVELOPE DIMENSIONS
  - SETBACK DIMENSIONS
  - BUILDING SEPARATION DIMENSIONS

## MASSING OPTION 2

### ADJUSTED SETBACKS PRODUCE COMPLIANT BUILDING SEPARATION\_3D VIEW & SUMMARY

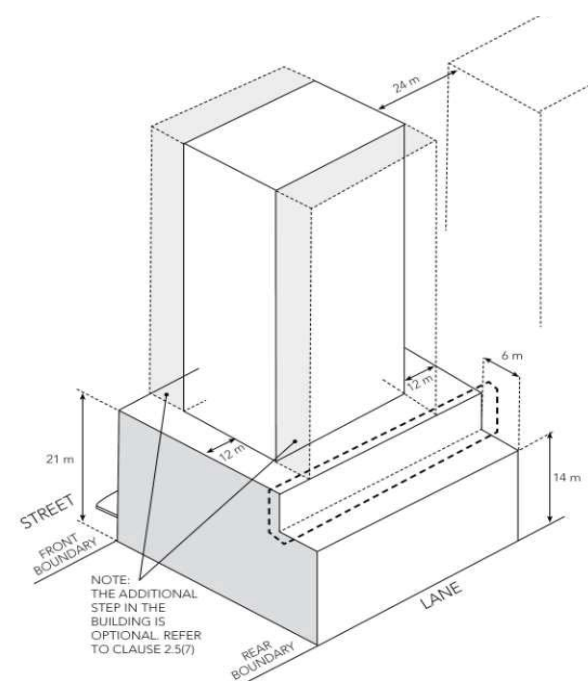
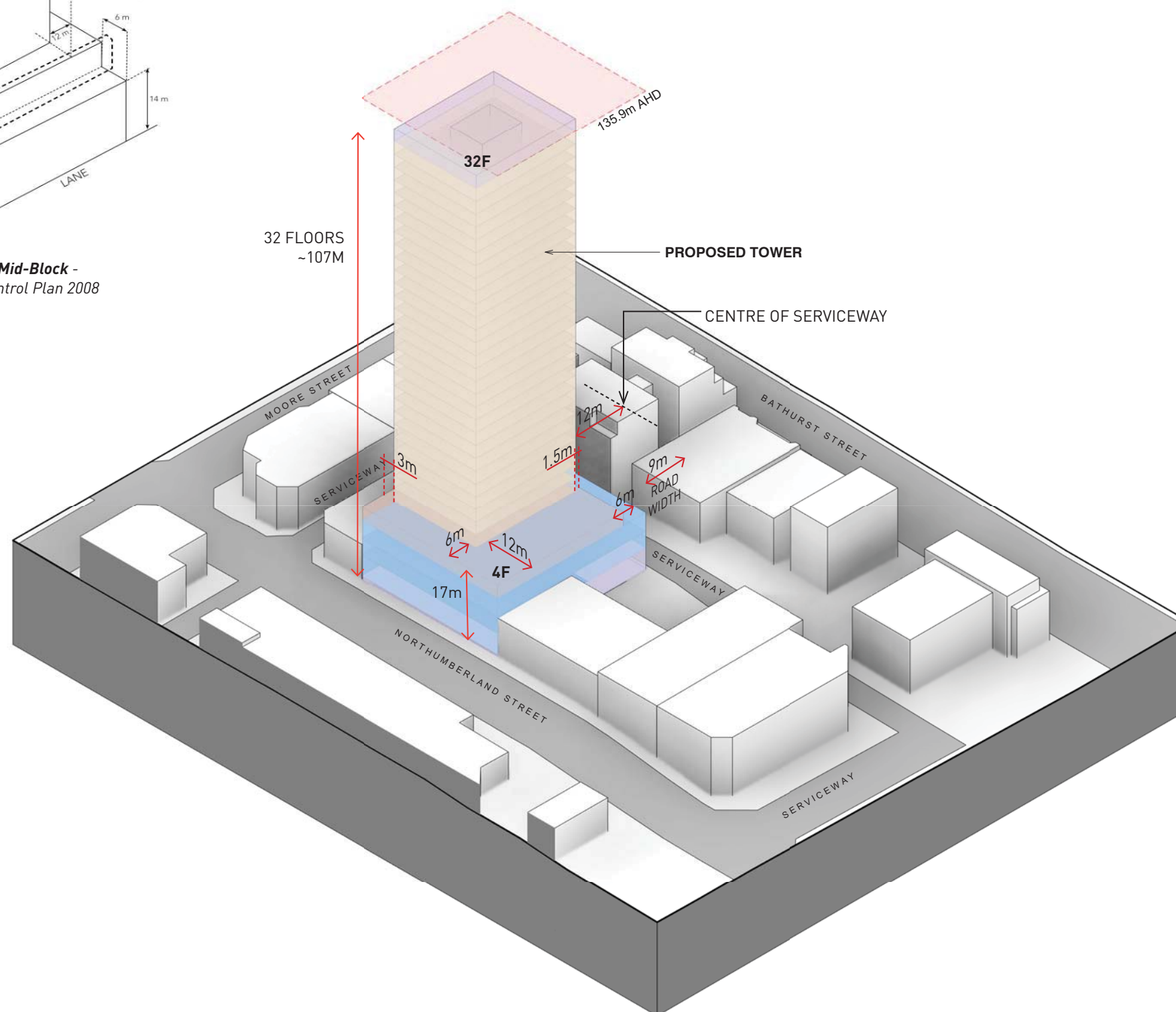


Figure 4-7: Tower on a Podium/Mid-Block -  
Draft Liverpool Development Control Plan 2008



GROUND FLOOR	~ GFA
RETAIL	240 m <sup>2</sup>
COMMERCIAL	210 m <sup>2</sup>
MSA LOBBY & SERVICES	220 m <sup>2</sup>
<b>LEVEL 01</b>	
COMMERCIAL/ RECREATION	1200 m <sup>2</sup>
<b>LEVEL 02</b>	
COMMERCIAL/ RECREATION	880 m <sup>2</sup>
MSA POOL	400 m <sup>2</sup>
<b>LEVEL 03</b>	
CHILDCARE/ COMMERCIAL	600 m <sup>2</sup>
<b>LEVEL 04-31</b>	
SERVICED APARTMENT	11 900 m <sup>2</sup>

<b>TOTAL RETAIL/ COMMERCIAL</b>	3 130 m <sup>2</sup>
<b>TOTAL SERVICED APARTMENT</b>	12 520m <sup>2</sup>

<b>SITE AREA</b>	1,565m <sup>2</sup>
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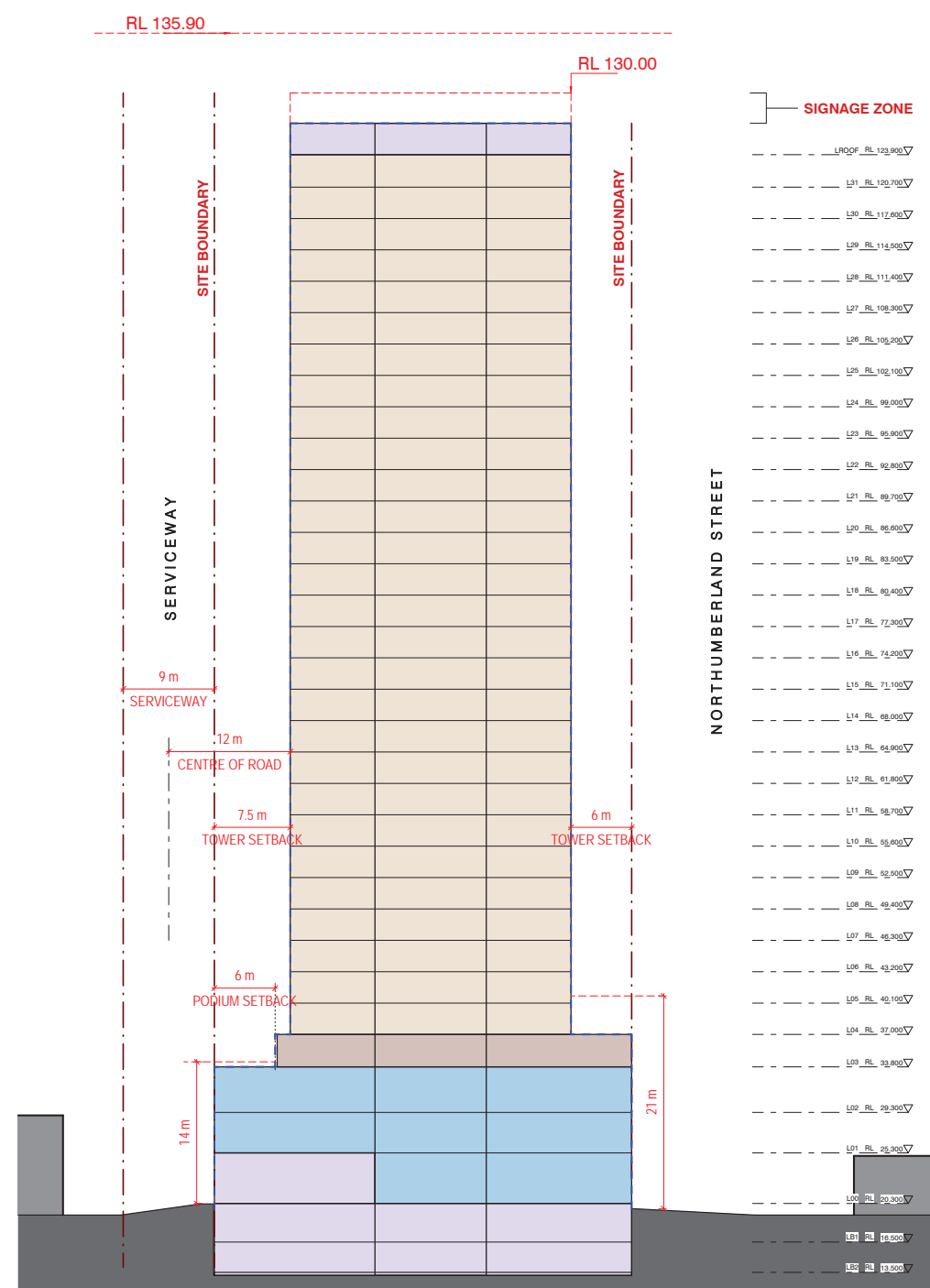
<b>GFA</b>	15 650 m <sup>2</sup>
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<b>FSR</b>	10:1
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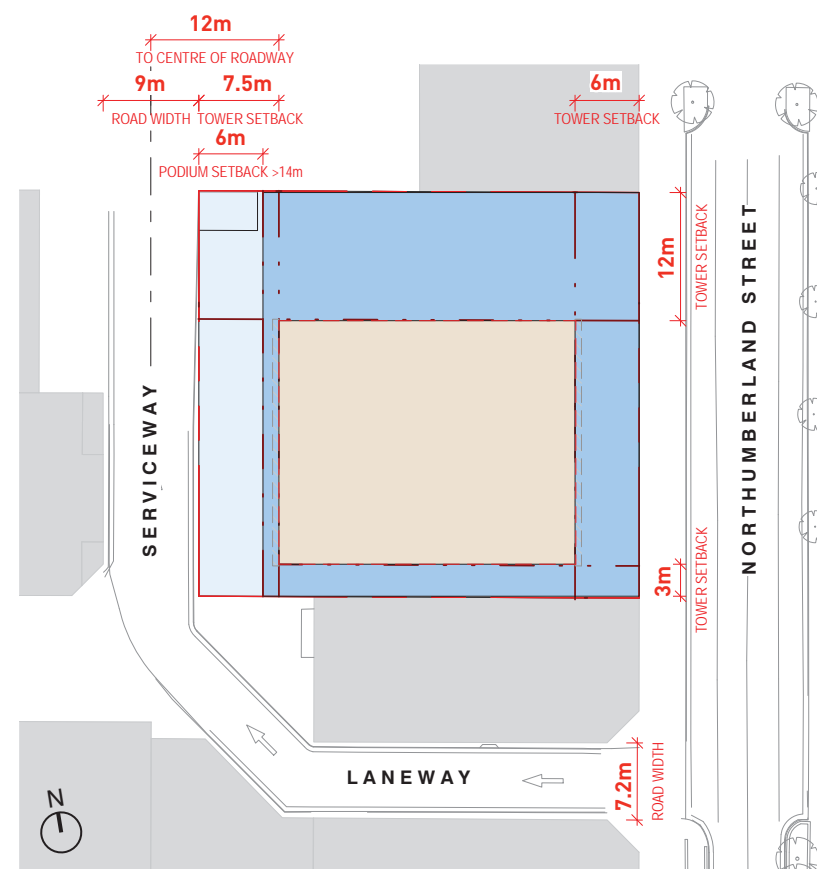
<b>LEVELS</b>	32
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# MASSING OPTION 2

## ADJUSTED SETBACKS PRODUCE COMPLIANT BUILDING SEPARATION\_ SECTION & PLAN



SECTION



PLAN

- ✓ **FSR: 10:1 achieved**
- ✓ Below height limit - 32 storeys - achieved
- ✓ Achieves 20% minimum commercial/ recreational requirement
- ✓ Setback corner plot on the south can be reduced to 3m considering the corner plot cannot be built more than 28m in height and thus 24m building separation is not required
- ✓ Floor-plate size approx. 630m<sup>2</sup>, economically practical
- ✓ The rear setback i12m from the centre of the serviceway and thus is reduced to 7.5m from the boundary, thus 24m building separation between towers can be achieved.

### LEGEND

- INDICATIVE CHILDCARE ZONE
- INDICATIVE RETAIL/COMMERCIAL ZONE
- INDICATIVE SERVICED APARTMENTS ZONE
- INDICATIVE CARPARK/SERVICES ZONE
- INDICATIVE BUILDING ENVELOPE DIMENSIONS
- SETBACK DIMENSIONS
- BUILDING SEPARATION DIMENSIONS

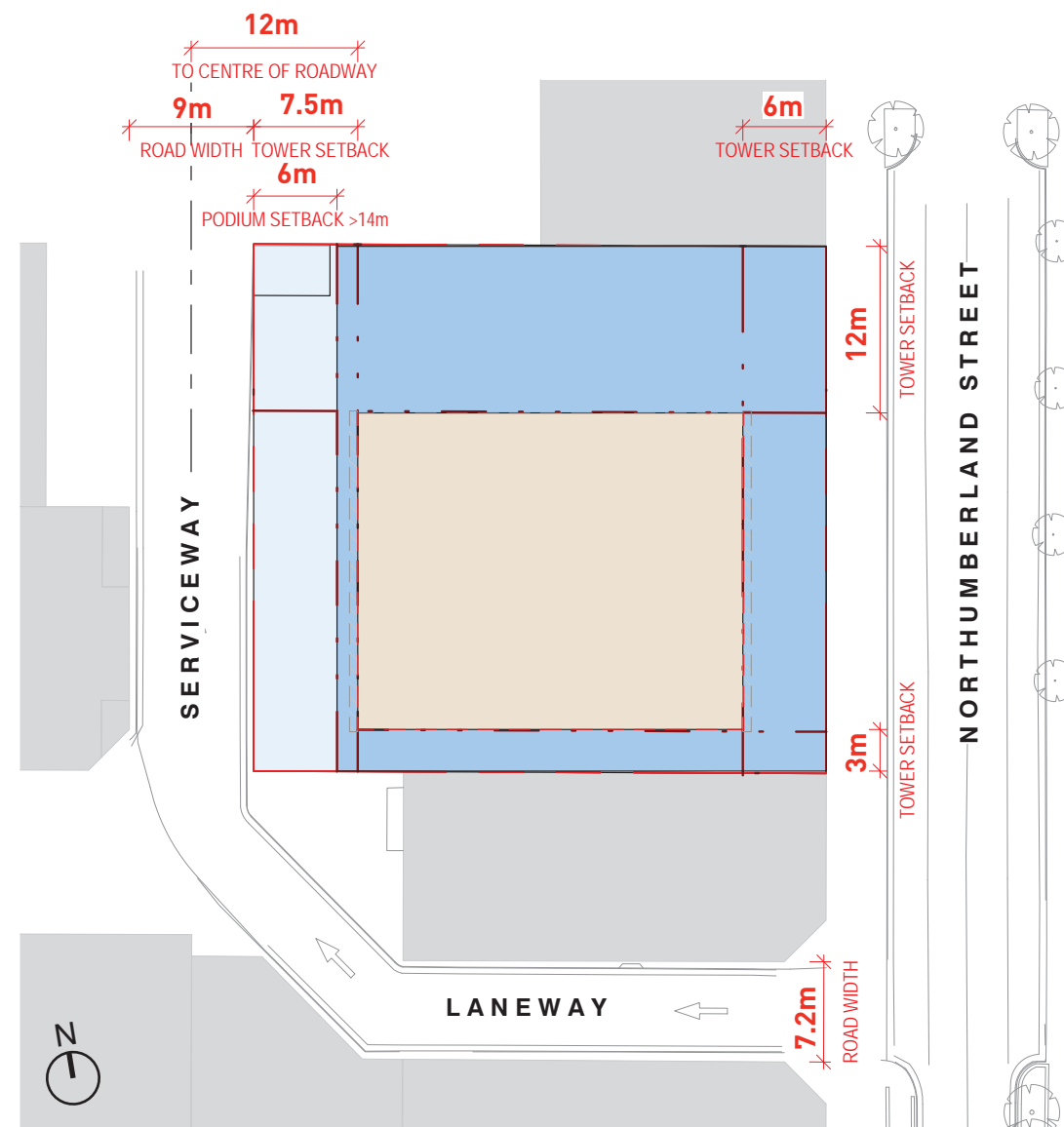


# THE PROPOSAL | 03



# PROPOSED SETBACKS TO PODIUM & TOWER

(NOTE MASSING OPTION 2 HAS BEEN UTILISED)

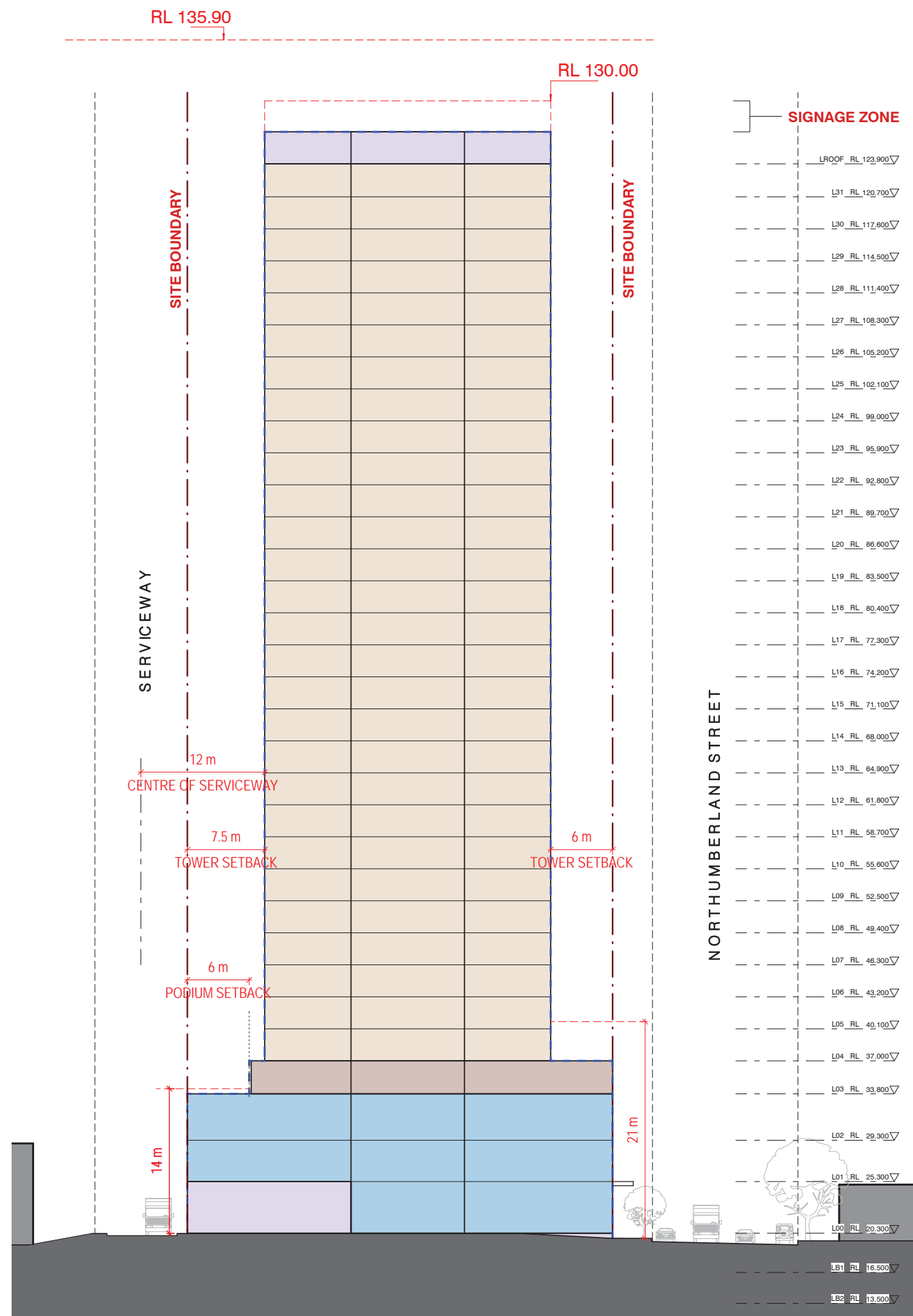


## LEGEND

- INDICATIVE CHILDCARE ZONE
- INDICATIVE RETAIL/COMMERCIAL ZONE
- INDICATIVE SERVICED APARTMENTS ZONE
- INDICATIVE CARPARK/SERVICES ZONE
- INDICATIVE BUILDING ENVELOPE DIMENSIONS
- X.X m SETBACK DIMENSIONS
- SB BUILDING SEPARATION DIMENSIONS
- SP BUILDING SEPARATION DIMENSIONS
- INDICATIVE ARCHITECTURAL ARTICULATION ZONE
- INDICATIVE CARPARK ENTRY



# BUILDING USES DIAGRAM

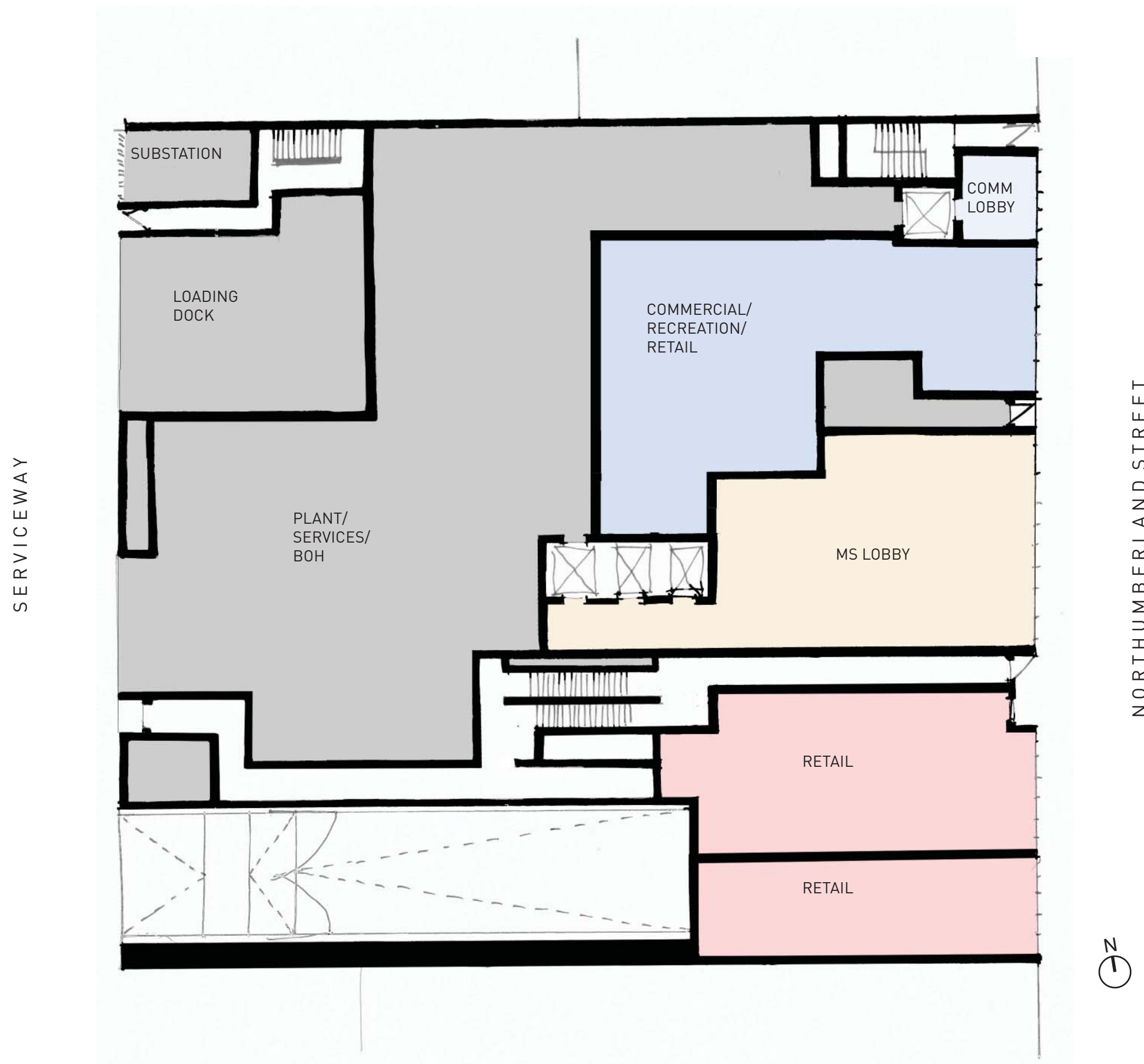


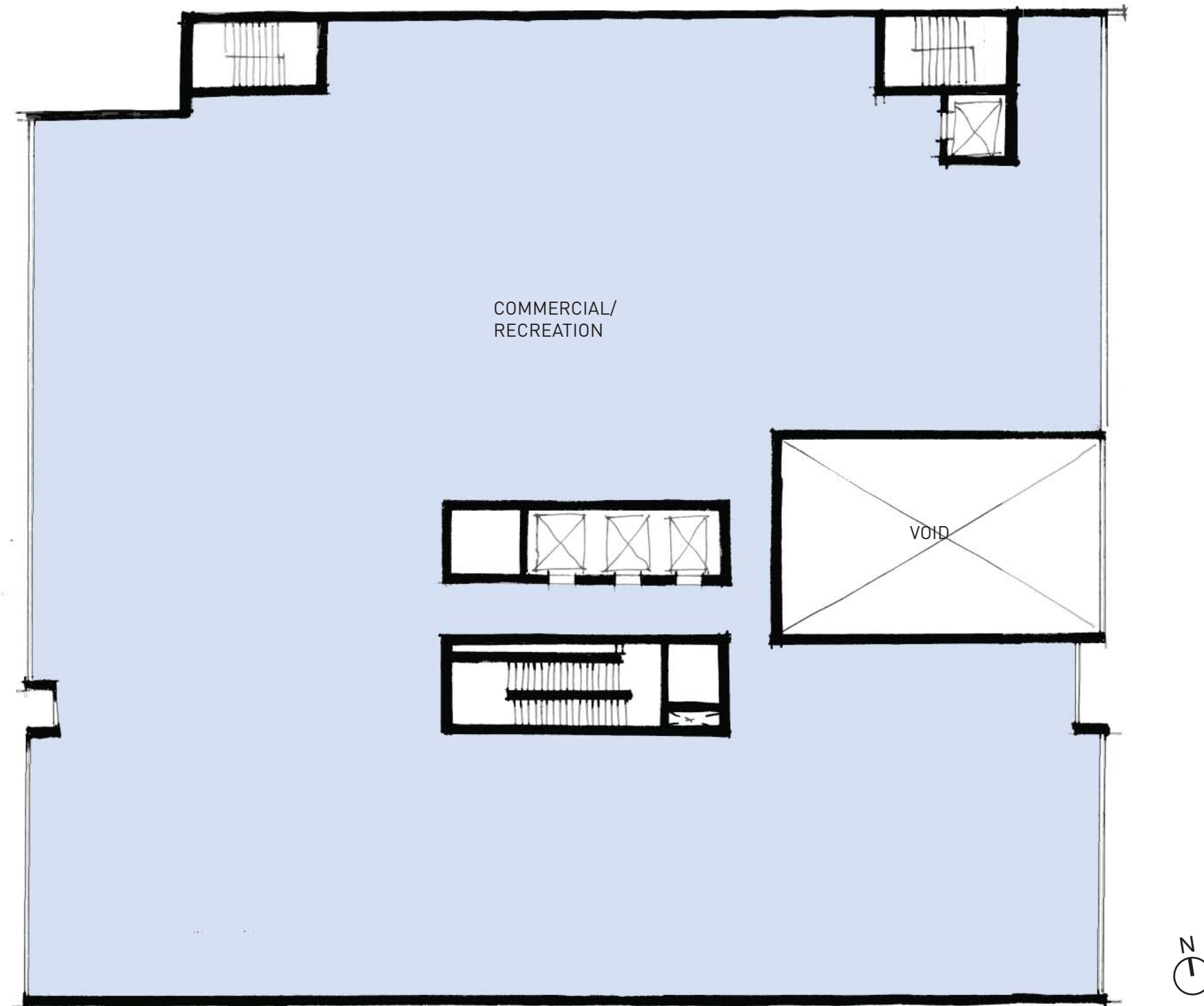
## LEGEND

- INDICATIVE CHILDCARE ZONE
- INDICATIVE RETAIL/COMMERCIAL ZONE
- INDICATIVE SERVICED APARTMENTS ZONE
- INDICATIVE CARPARK/SERVICES ZONE
- INDICATIVE BUILDING ENVELOPE DIMENSIONS
- SETBACK DIMENSIONS
- BUILDING SEPARATION DIMENSIONS
- INDICATIVE ARCHITECTURAL ARTICULATION ZONE
- INDICATIVE CARPARK ENTRY

# PROPOSED PLANS

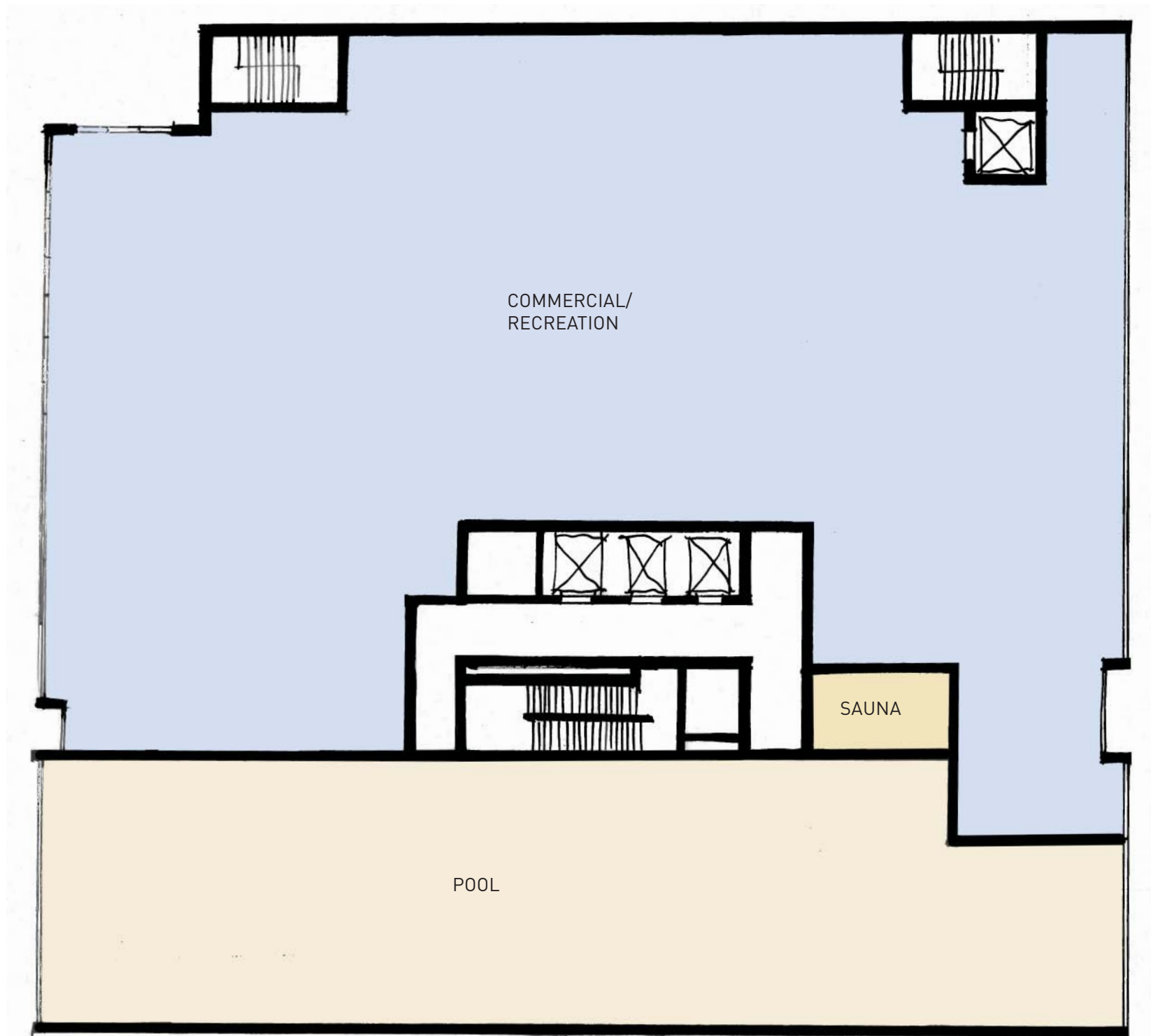
## GROUND FLOOR





# PROPOSED PLANS

LEBVEL 02 PLAN

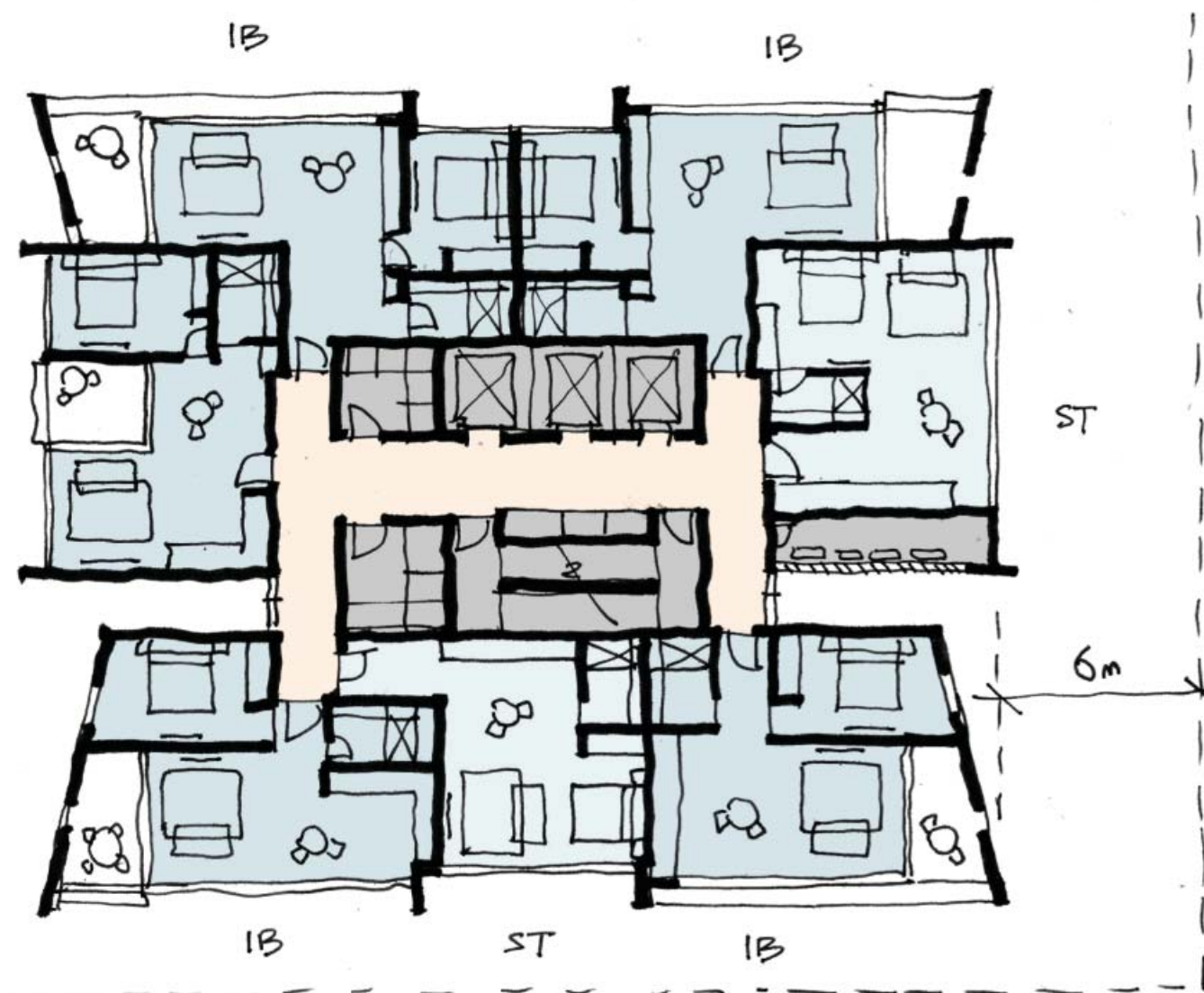




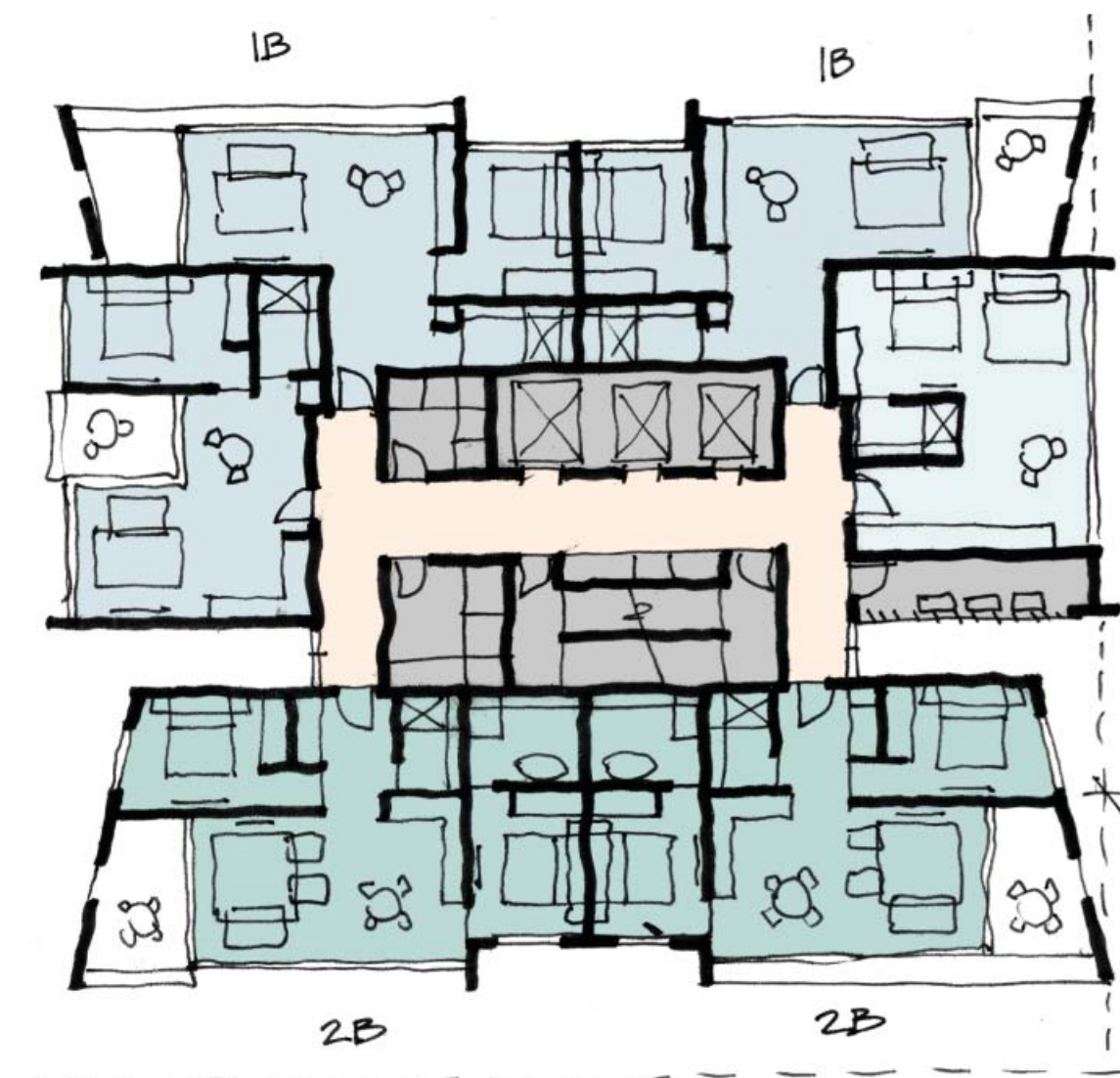


**PROPOSED PLANS**

TYPICAL TOWER LEVELS

**L4-08 (5 Storeys)**

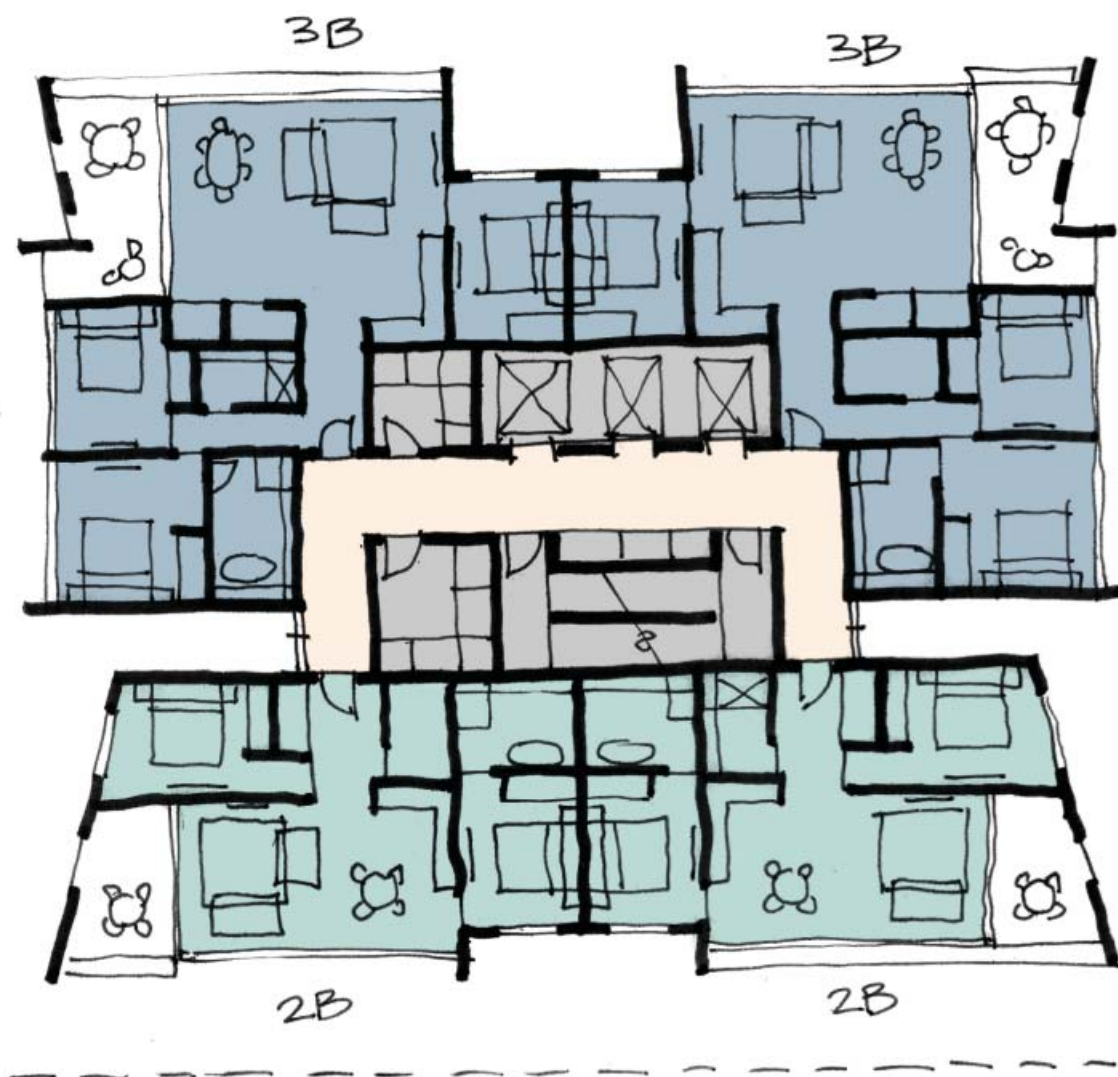
6 units per floor plate

**L09-26 (18 Storeys)**

5 units per floor plate

# PROPOSED PLANS

TYPICAL TOWER LEVELS



**L27-31 (5 Storeys)**

4 units per floor plate



1:250



# LANDSCAPE CONCEPT

## LEVEL 03 OUTDOOR CHILDCARE CONCEPT PLAN



### Legend

- ① Proposed outdoor learning area for childcare



SCALE 1:250

0 2.5 5 7.5 10 12.5

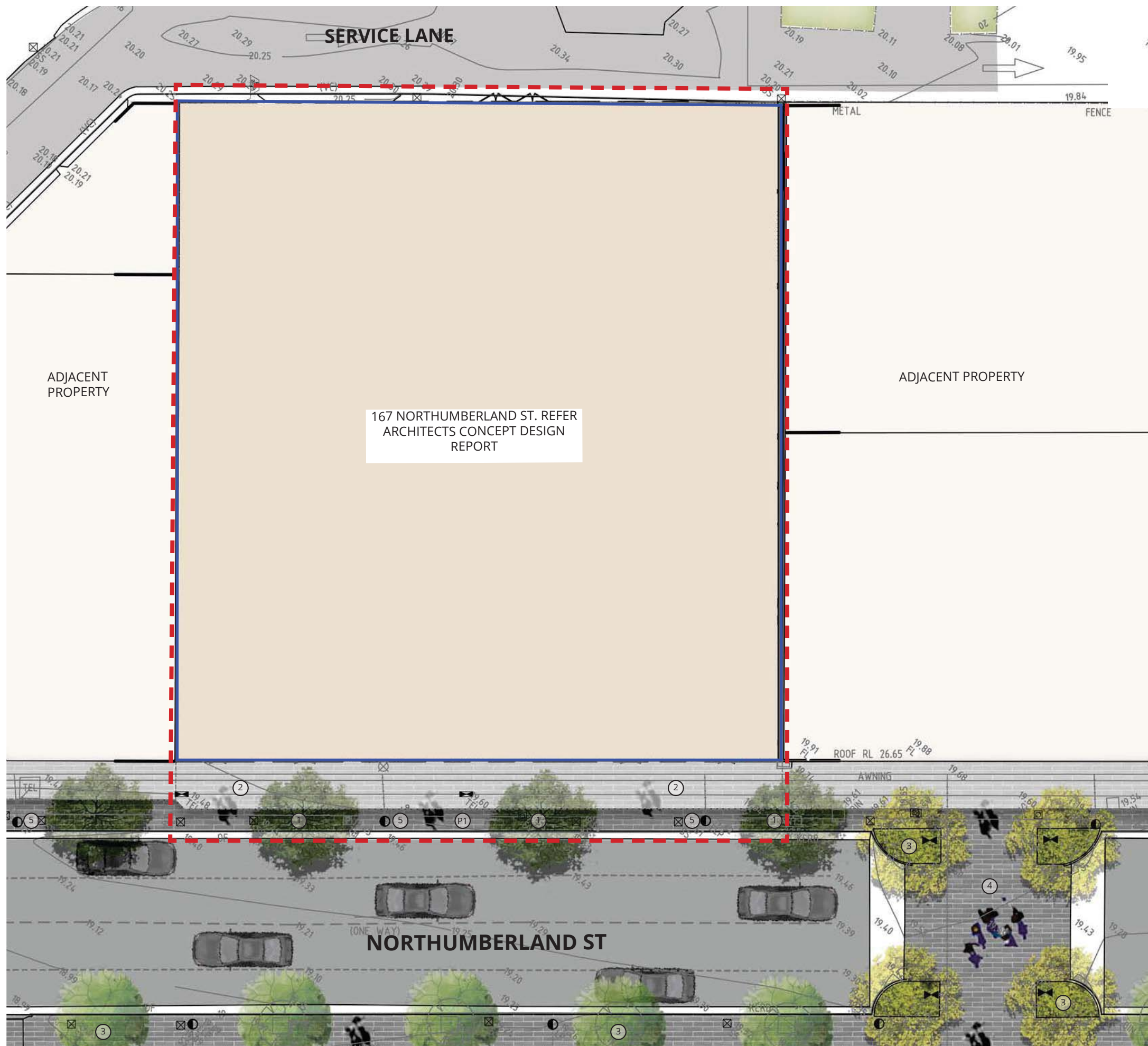
## OUTDOOR LEARNING IMAGERY





# LANDSCAPE CONCEPT

## GROUND LEVEL LANDSCAPE CONCEPT PLAN



### Legend

- ① Proposed street tree. Refer Typical Street Tree Detail
- ② Building awning
- ③ Existing trees to be retained
- ④ Existing pedestrian crossing
- ⑤ Existing street lights

— Property boundary

— Extent of Works

(P1) Pavement type 1: 800x400x50mm Sydney Black Granite

### Note:

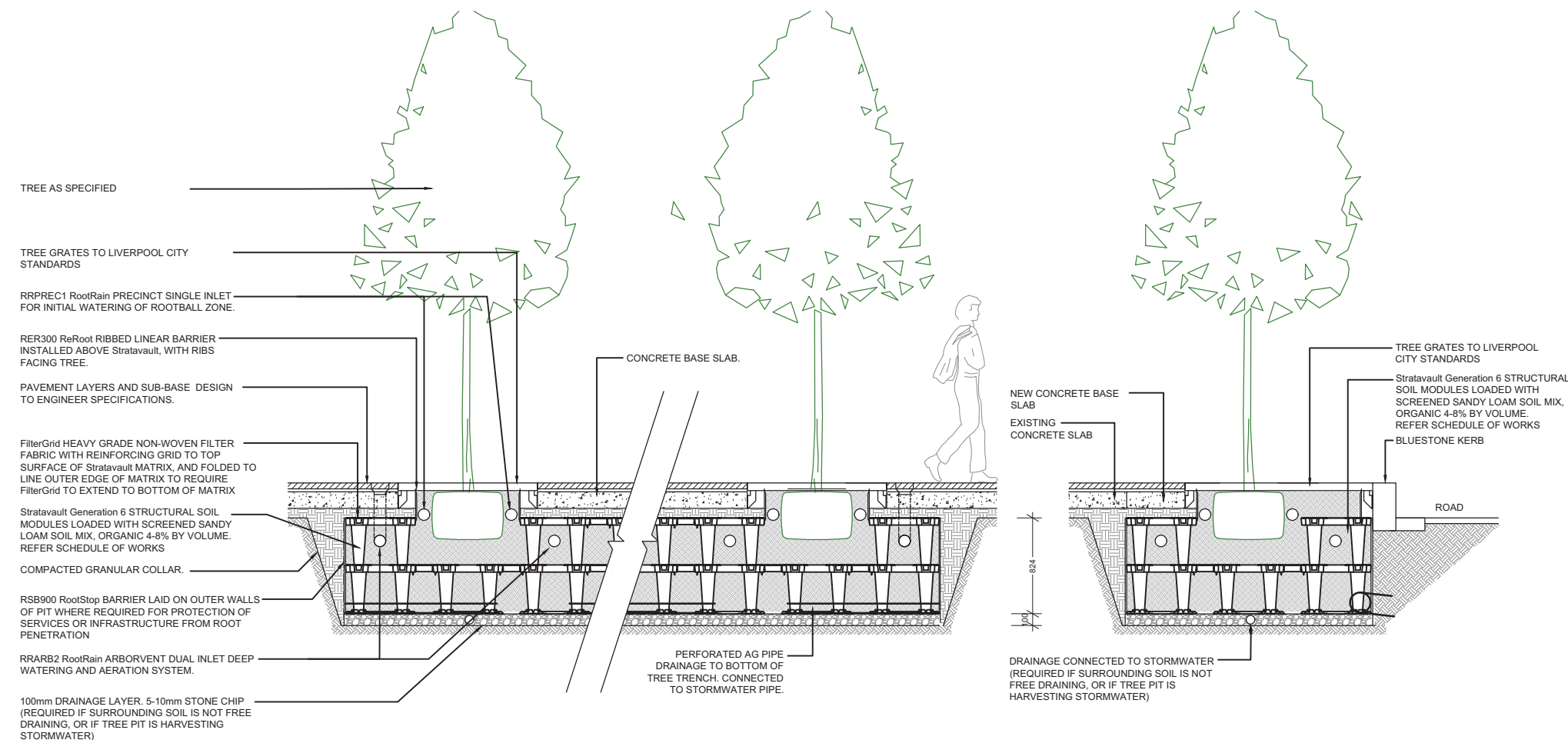
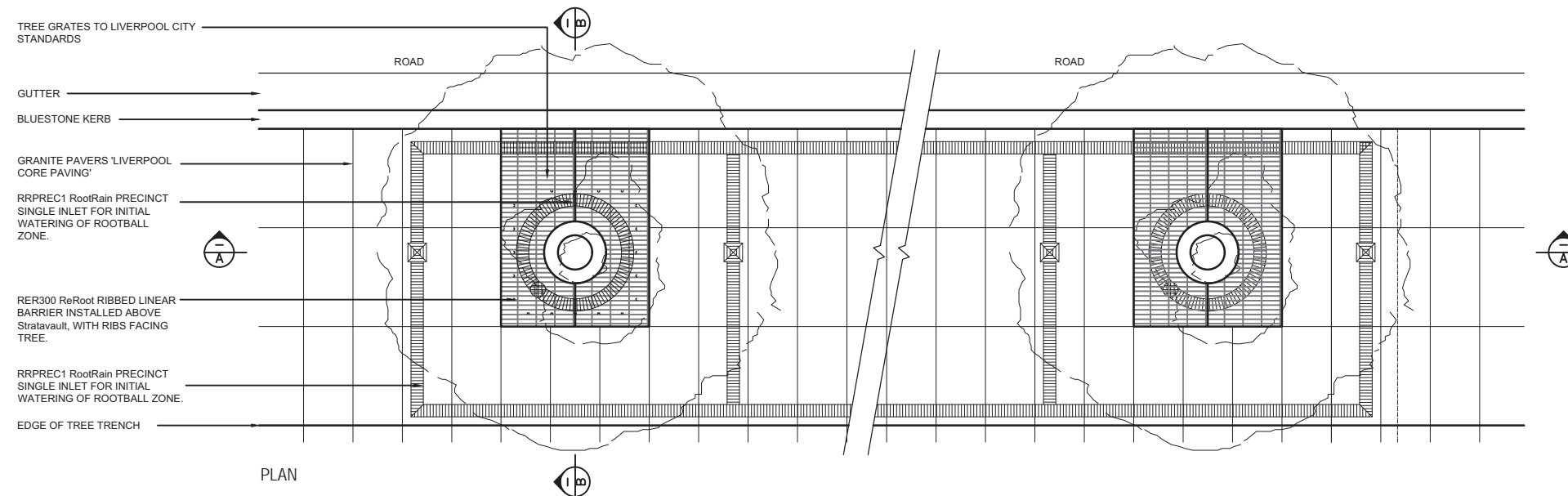
Public Domain Paving & Street Tree selection is in accordance with Liverpool City Council Public Domain Master Plan' & Liverpool CBD Streetscape & Paving Guidelines 2005'



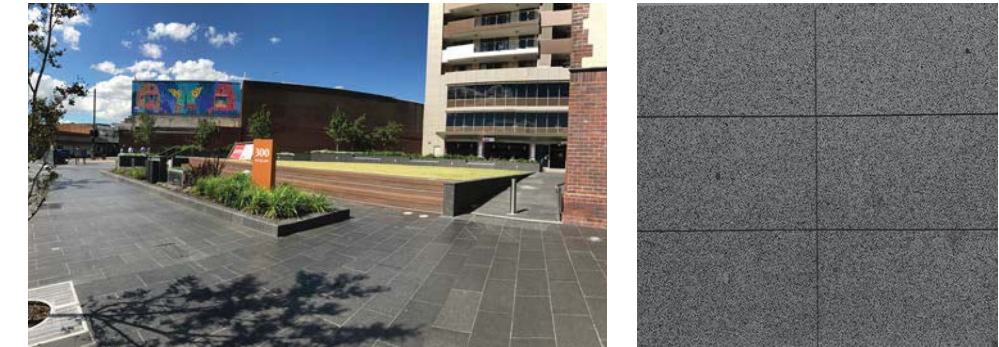
# LANDSCAPE CONCEPT

## TYPICAL STREET TREE DETAIL & PAVING MATERIAL

### TYPICAL STREET TREE DETAIL



### STREET PAVING SPECIFICATION



Note:

References:

Liverpool City Council 'Public Domain Master Plan' & 'Liverpool CBD Streetscape & Paving Guidelines 2005'

Paver:

Material: Sydney Black Granite

Size: 800x400x50mm (TBC)

### TREE SPECIFICATION



Tree Species:

Harpulia pendula (Tulipwood)

Size: 400L (TBC)

# SCHEDULES

# CONCEPT SKETCH

## GFA SCHEDULE

Ground Floor	670 m <sup>2</sup>
Retail	240 m <sup>2</sup>
Commercial/ Recreation	210 m <sup>2</sup>
MS Lobby & Services	220 m <sup>2</sup>

Level 01	1200 m <sup>2</sup>
Commercial/ Recreation	1200 m <sup>2</sup>

Level 02	1280 m <sup>2</sup>
Commercial/ Recreation	880 m <sup>2</sup>
MS Pool	400 m <sup>2</sup>

Level 03	600 m <sup>2</sup>
Childcare/Commercial	600 m <sup>2</sup>

Level 04-31	11920 m <sup>2</sup>
Serviced Apartment	11900 m <sup>2</sup>

**TOTAL RETAIL/ COMMERCIAL** 3,130m<sup>2</sup>

**TOTAL SERVICED APARTMENT** 12,520m<sup>2</sup>

**SITE AREA** 1,565m<sup>2</sup>

**GFA** 15,650m<sup>2</sup>

**FSR** 10:1

**LEVELS** 32

## PARKING SCHEDULE

Proposed Parking Spaces

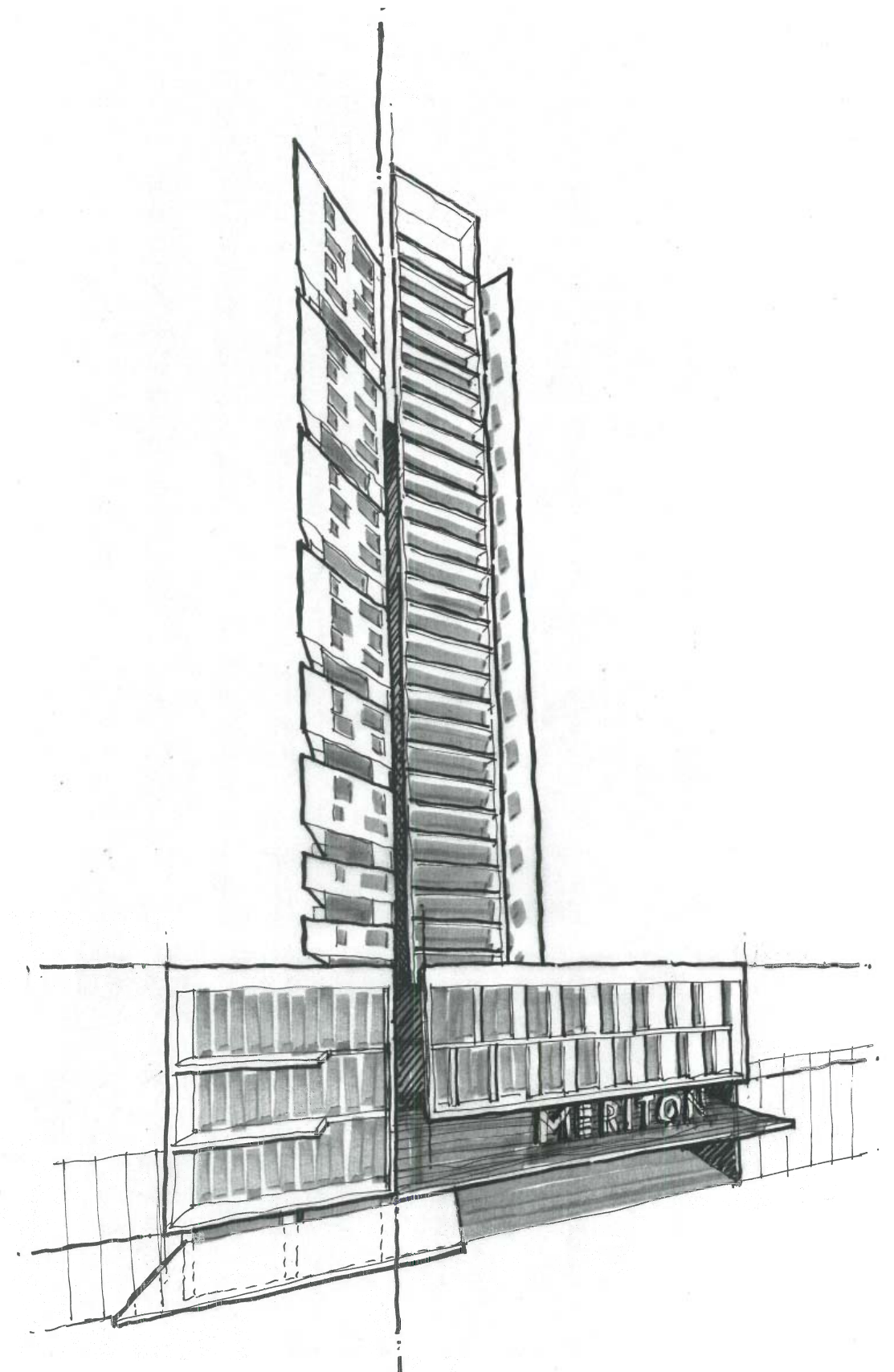
Basement 1	24-26
Basement 2	20-22

**TOTAL PARKING** 44-48

Note:

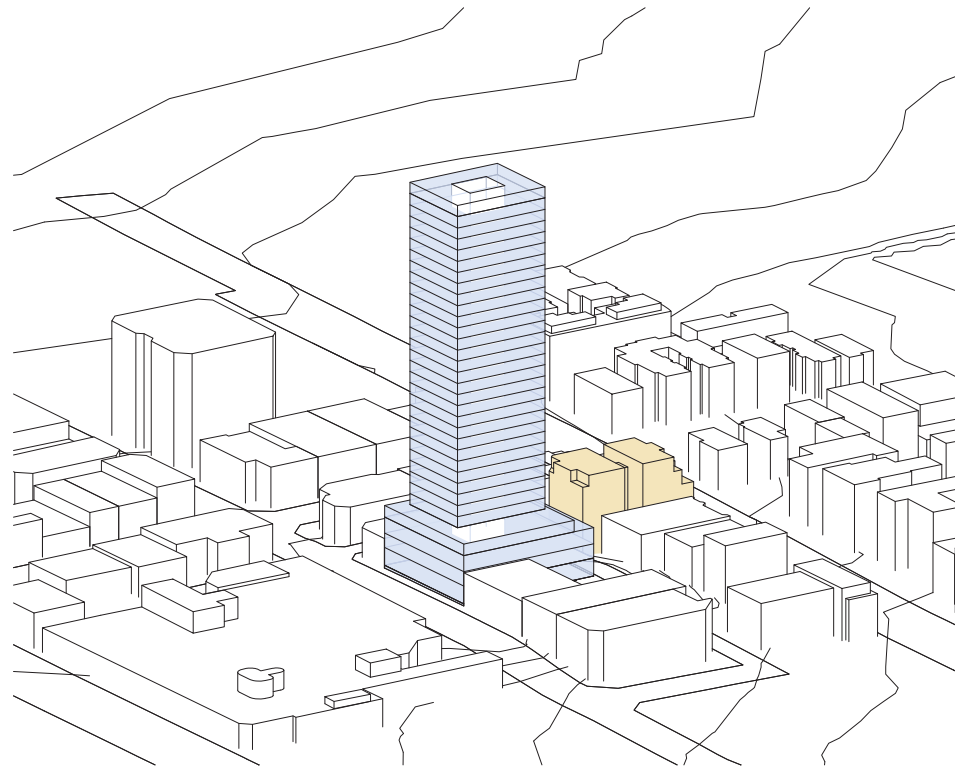
Parking include accessible parking.

Separate motorbike parking is proposed.

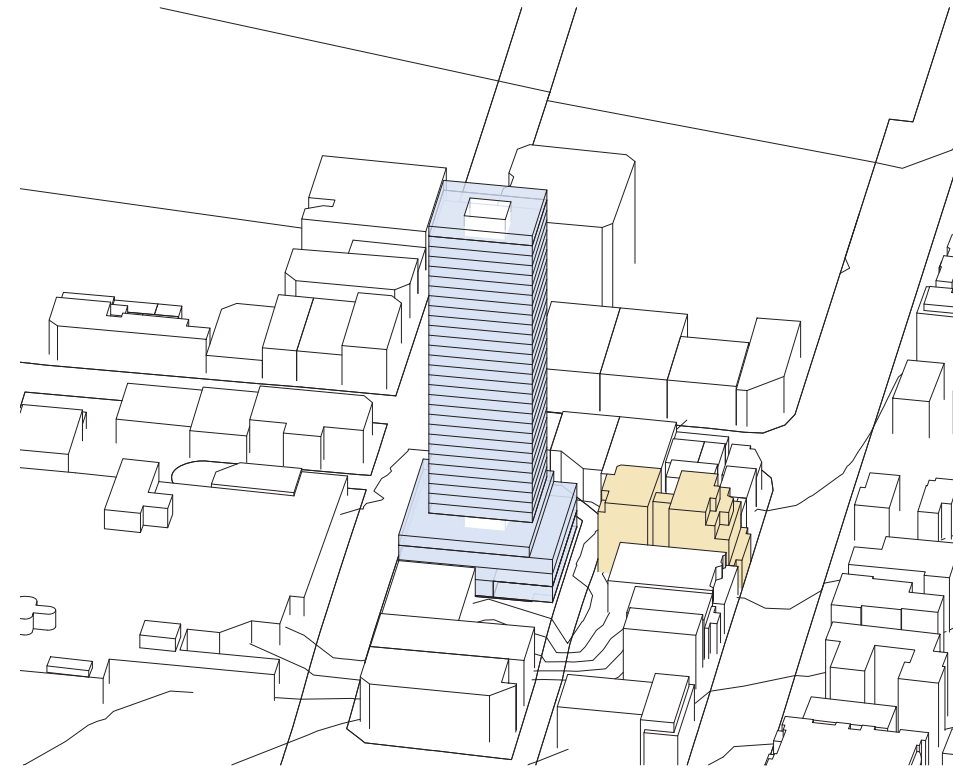




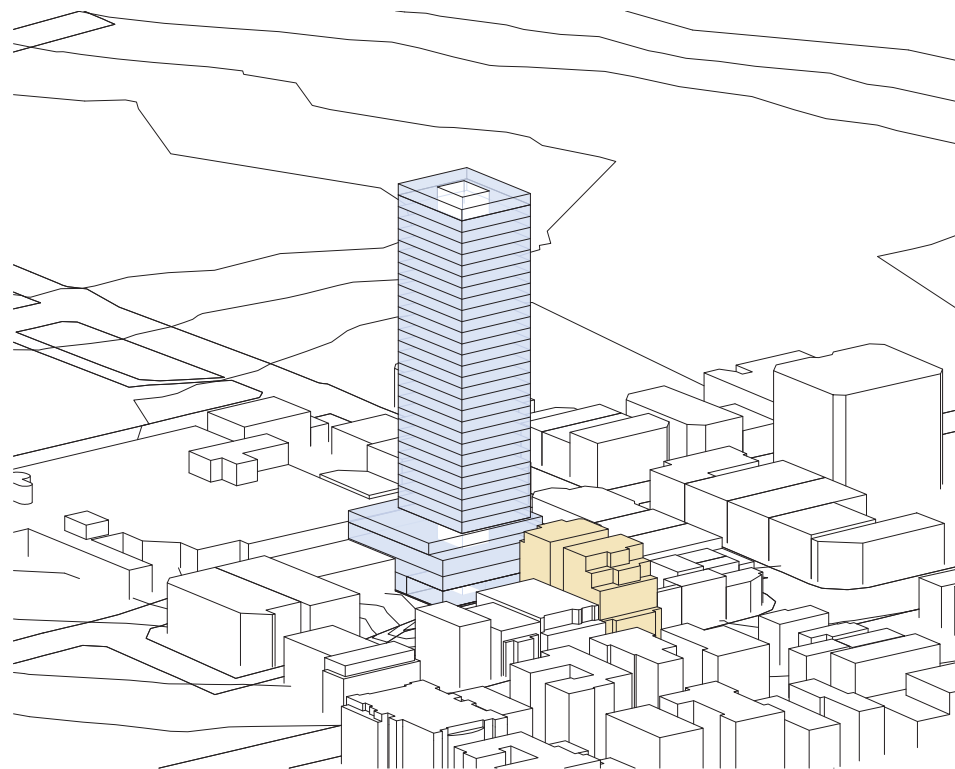
# SOLAR ACCESS STUDY



1 Sun Eye View - June21\_0900



2 Sun Eye View - June21\_1200



3 Sun Eye View - June21\_1500

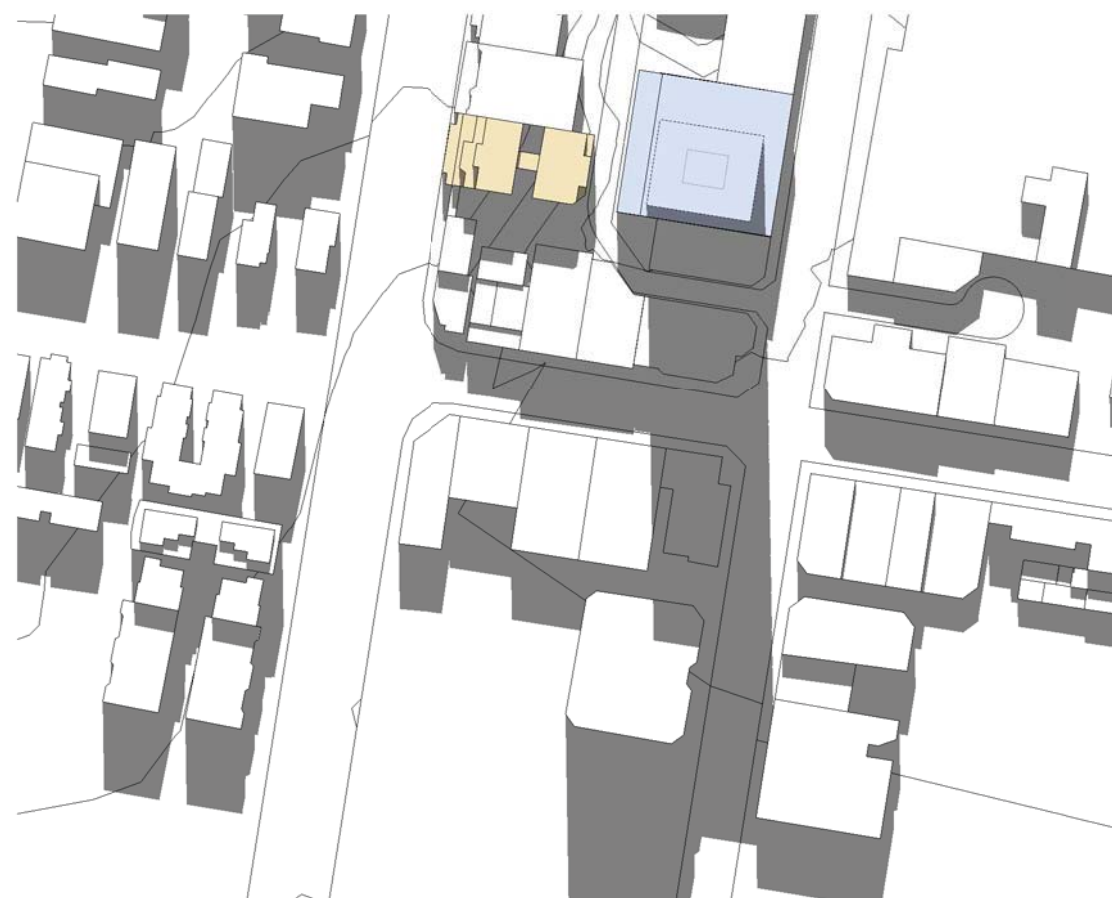
LEGEND

<span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black;"></span>	EXISTING RESIDENTIAL BUILDING
<span style="display: inline-block; width: 15px; height: 10px; background-color: #4a7ebb; border: 1px solid black;"></span>	PROPOSED TOWER

## SHADOW STUDY



1 SOLA\_PLAN\_June21\_0900



2 SOLA\_PLAN\_June21\_1200



3 SOLA\_PLAN\_June21\_1500

This study demonstrates that:

- a compliant podium has minimal effect on adjacent residential building and;
- the tower placement has no negative effects.

## LEGEND

- EXISTING RESIDENTIAL BUILDING
- PROPOSED TOWER

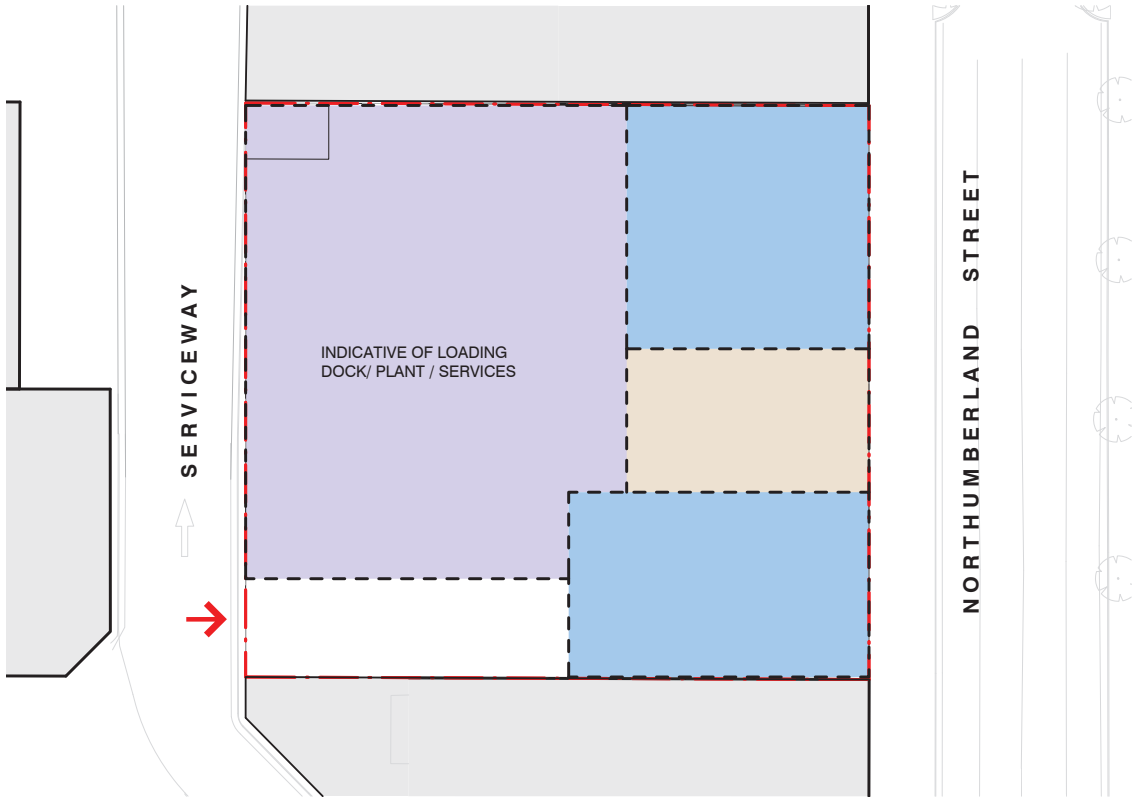


# APPENDIX A

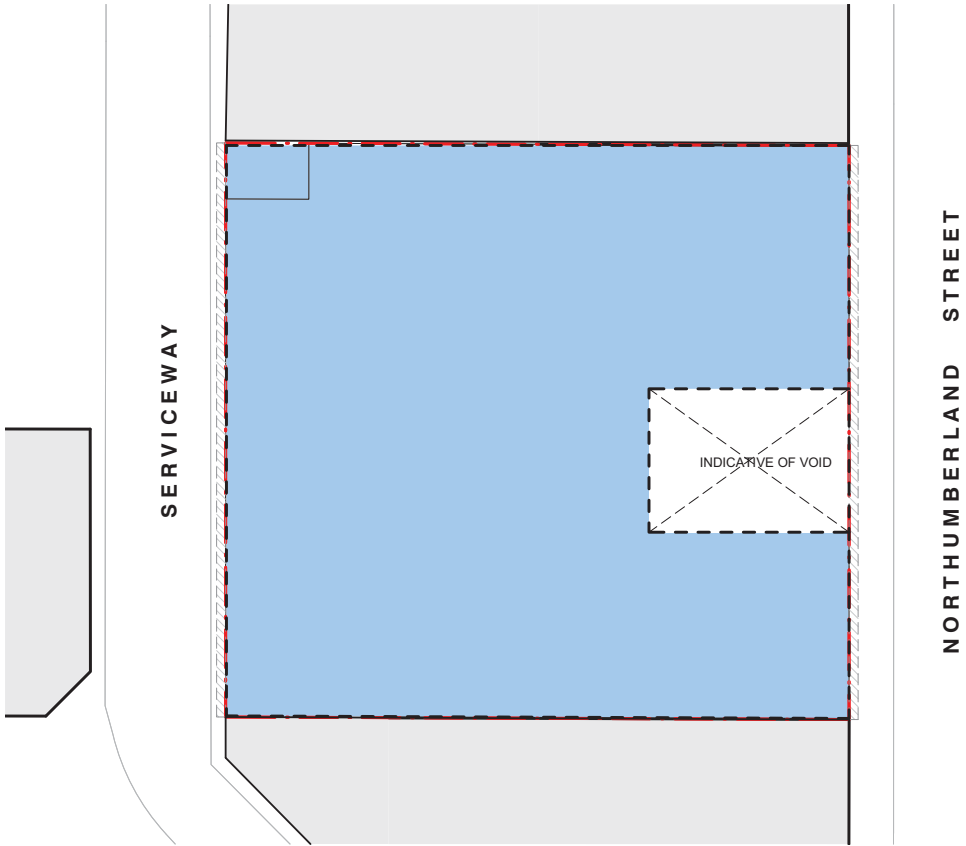
| 04

ENVELOPE PLANS, SECTION AND  
ELEVATIONS

ENVELOPE PLANS



ENVELOPE PLAN - GROUND FLOOR

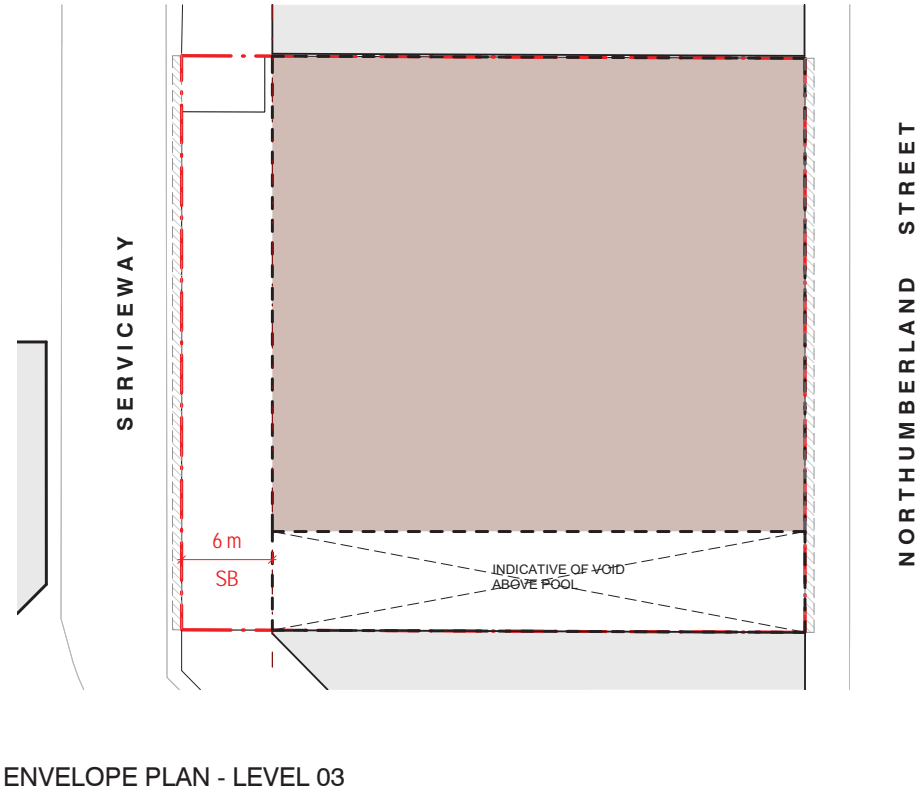


ENVELOPE PLAN - LEVEL 01

- LEGEND
- INDICATIVE RETAIL/COMMERCIAL/ RECREATION ZONE
  - INDICATIVE SERVICED APARTMENTS ZONE
  - INDICATIVE CHILDCARE ZONE
  - INDICATIVE CARPARK/SERVICES ZONE
  - INDICATIVE BUILDING ENVELOPE DIMENSIONS
  - SETBACK DIMENSIONS
  - BUILDING SEPARATION DIMENSIONS
  - INDICATIVE ARCHITECTURAL ARTICULATION ZONE
  - INDICATIVE CARPARK ENTRY

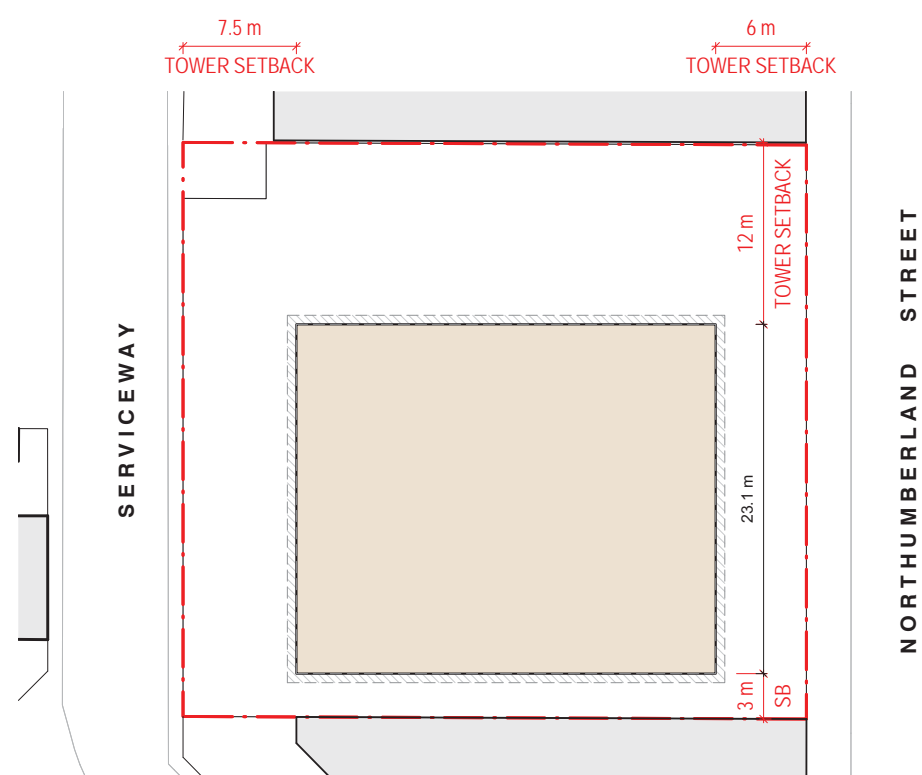


ENVELOPE PLANS



- LEGEND
- INDICATIVE RETAIL/COMMERCIAL/ RECREATION ZONE
  - INDICATIVE SERVICED APARTMENTS ZONE
  - INDICATIVE CHILDCARE ZONE
  - INDICATIVE CARPARK/SERVICES ZONE
  - INDICATIVE BUILDING ENVELOPE DIMENSIONS
  - SETBACK DIMENSIONS
  - BUILDING SEPARATION DIMENSIONS
  - INDICATIVE ARCHITECTURAL ARTICULATION ZONE
  - INDICATIVE CARPARK ENTRY

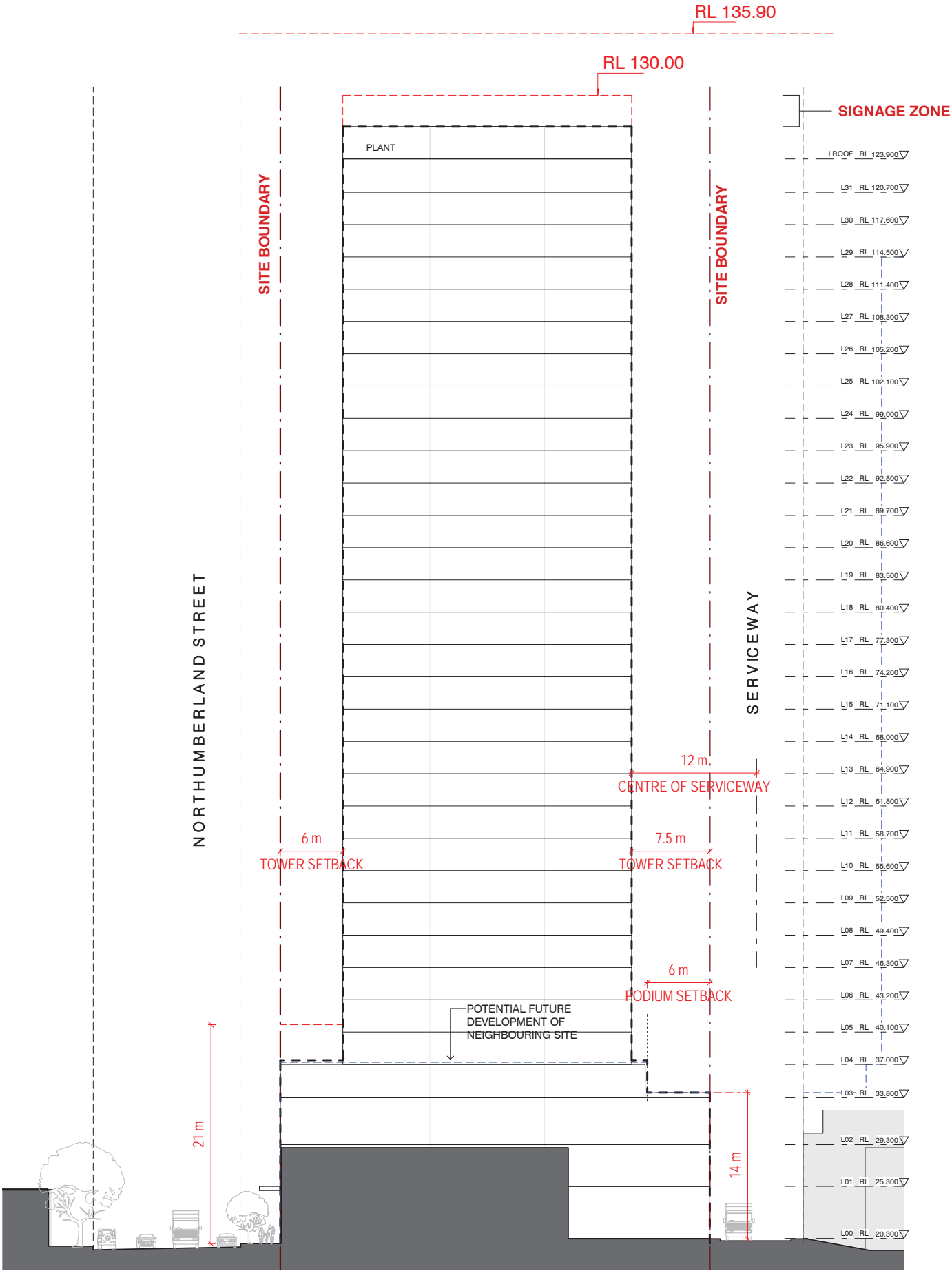
ENVELOPE PLANS



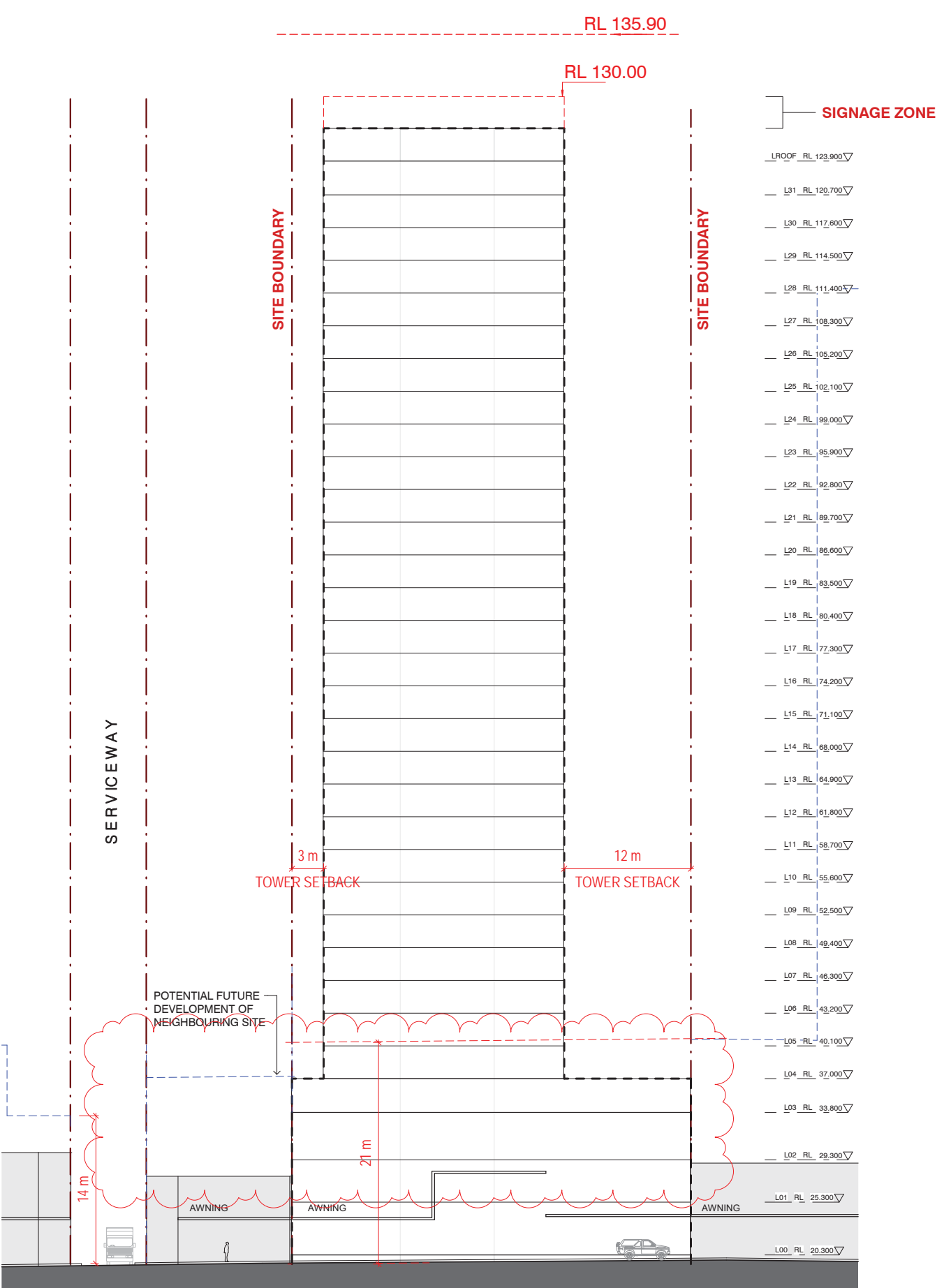
ENVELOPE PLAN - LEVEL 04-31

- LEGEND
- INDICATIVE RETAIL/COMMERCIAL/ RECREATION ZONE
  - INDICATIVE SERVICED APARTMENTS ZONE
  - INDICATIVE CHILDCARE ZONE
  - INDICATIVE CARPARK/SERVICES ZONE
  - INDICATIVE BUILDING ENVELOPE DIMENSIONS
  - SETBACK DIMENSIONS
  - BUILDING SEPARATION DIMENSIONS
  - INDICATIVE ARCHITECTURAL ARTICULATION ZONE
  - INDICATIVE CARPARK ENTRY

NORTH & EAST ELEVATIONS



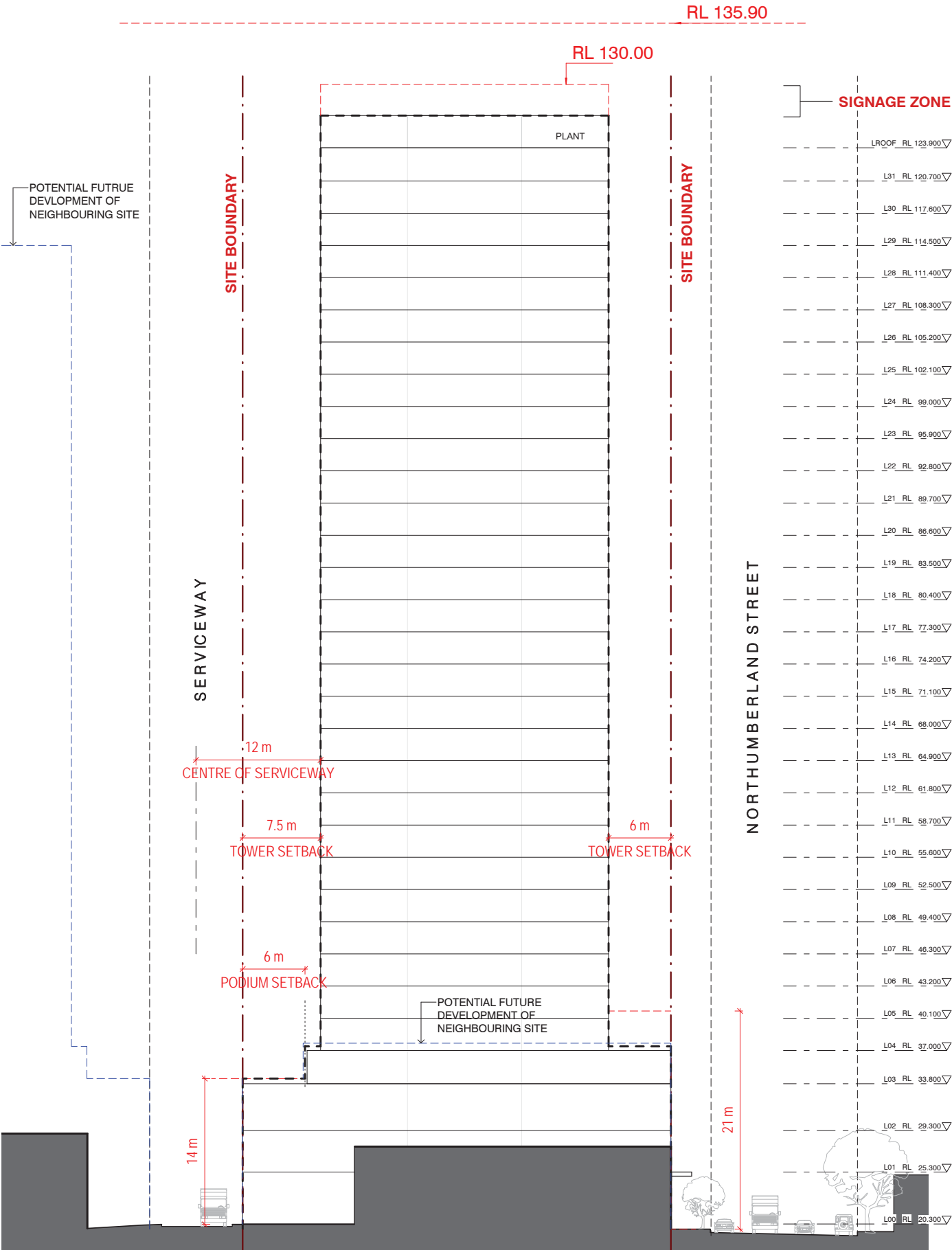
NORTH ELEVATION



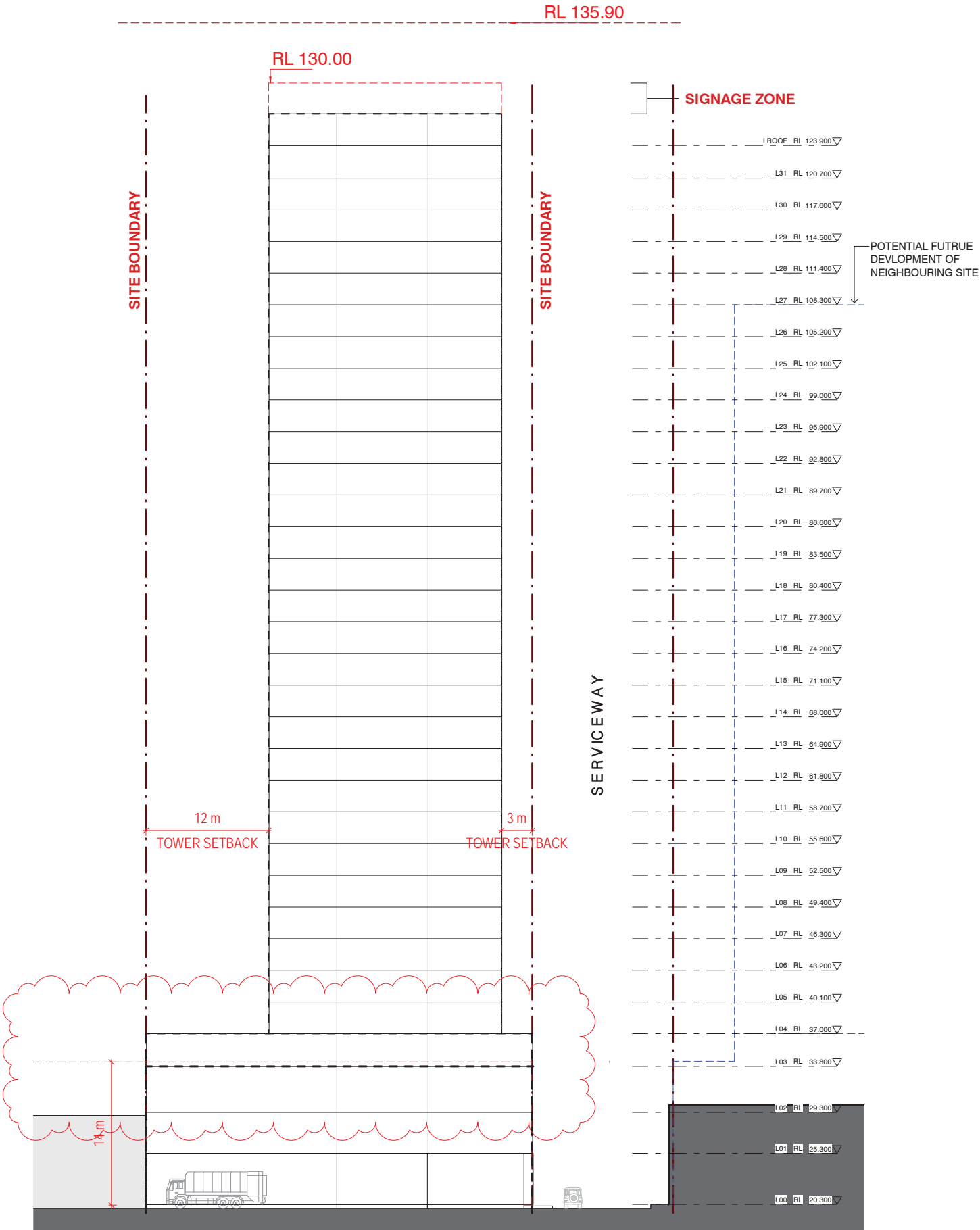
EAST ELEVATION - NORTHUMBERLAND STREET



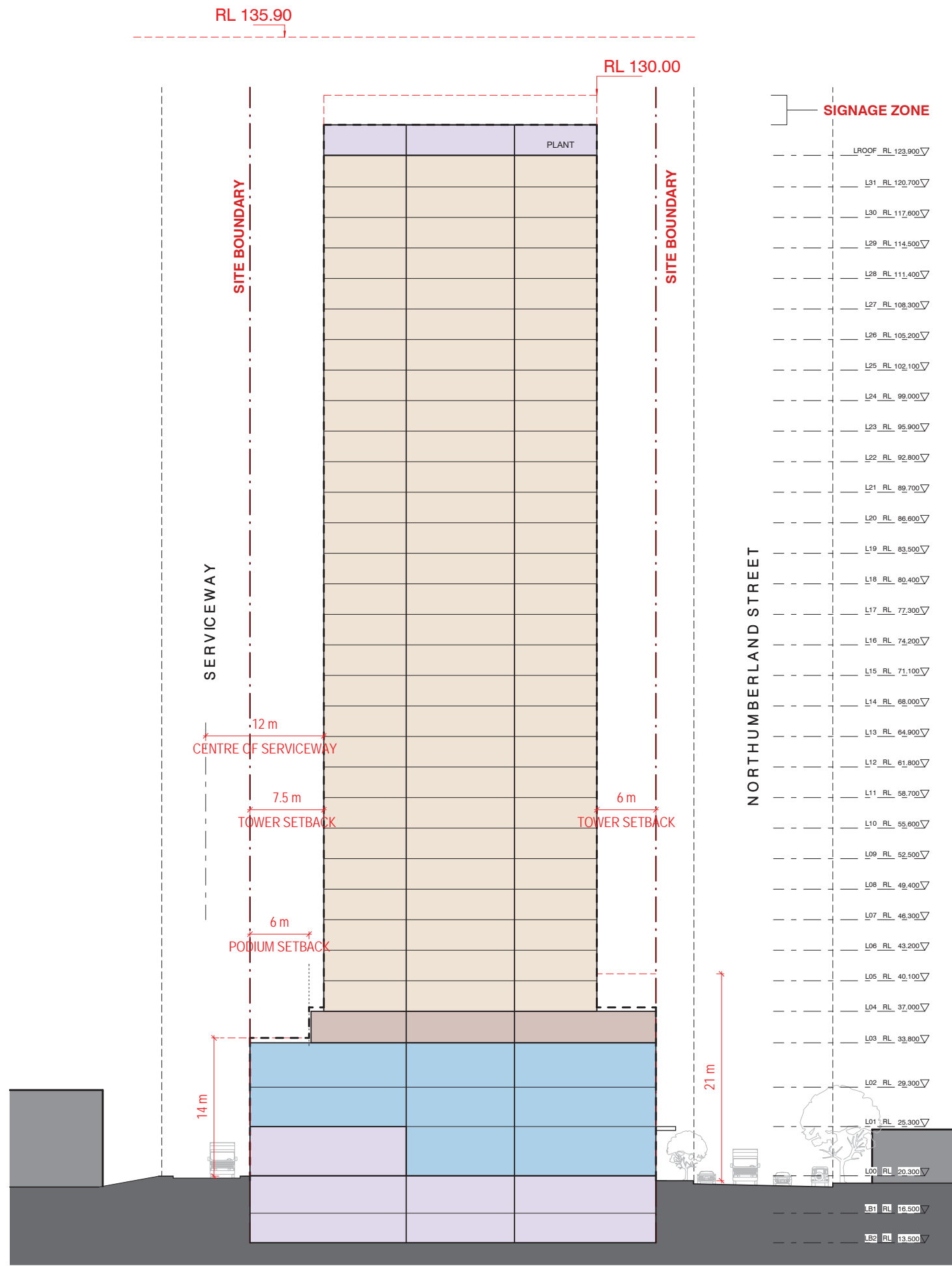
SOUTH & WEST ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION - REAR SERVICEWAY



- LEGEND
- INDICATIVE RETAIL/COMMERCIAL/ RECREATION ZONE
  - INDICATIVE SERVICED APARTMENTS ZONE
  - INDICATIVE CHILDCARE ZONE
  - INDICATIVE CARPARK/SERVICES ZONE
  - INDICATIVE BUILDING ENVELOPE DIMENSIONS
  - SETBACK DIMENSIONS
  - BUILDING SEPARATION DIMENSIONS
  - INDICATIVE ARCHITECTURAL ARTICULATION ZONE
  - INDICATIVE CARPARK ENTRY

1 SECTION

1 : 250