



# 1 – 5 SPEED STREET LIVERPOOL

**MIXED USE TOWER MASTERPLAN**







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# 1.0 DESIGN STATEMENT

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THIS SECTION CONSIDERS:

- 1.01\_ARCHITECTURAL STATEMENT
- 1.02\_SITE INFORMATION
- 1.03\_EXECUTIVE SUMMARY
- 1.04\_CONSULTANTS

1.00\_DESIGN STATEMENT

ARCHITECTURAL STATEMENT

SITE INFORMATION

EXECUTIVE SUMMARY

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## 2.0 URBAN CONTEXT & SITE ANALYSIS

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THIS SECTION CONSIDERS:

- 2.01\_SITE LOCATION
- 2.02\_IMMEDIATE SITE SURROUNDS
- 2.03\_SITE VEGETATION
- 2.04\_SITE CONTOURS
- 2.05\_EXISTING SITE PHOTOS
- 2.06\_SURROUNDING STREET SETBACKS
- 2.07\_SITE SETBACK LIMITATION
- 2.08\_SITE ZONING CHANGES
- 2.09\_PRECINCT CHANGES
- 2.10\_LAND USE CHANGES



2.01\_SITE LOCATION 1:10 000

The subject site locates in the CBD of the Liverpool city. It has proximity to the public transport; arterial road; shopping centres; employment generators; open spaces and educational facilities.

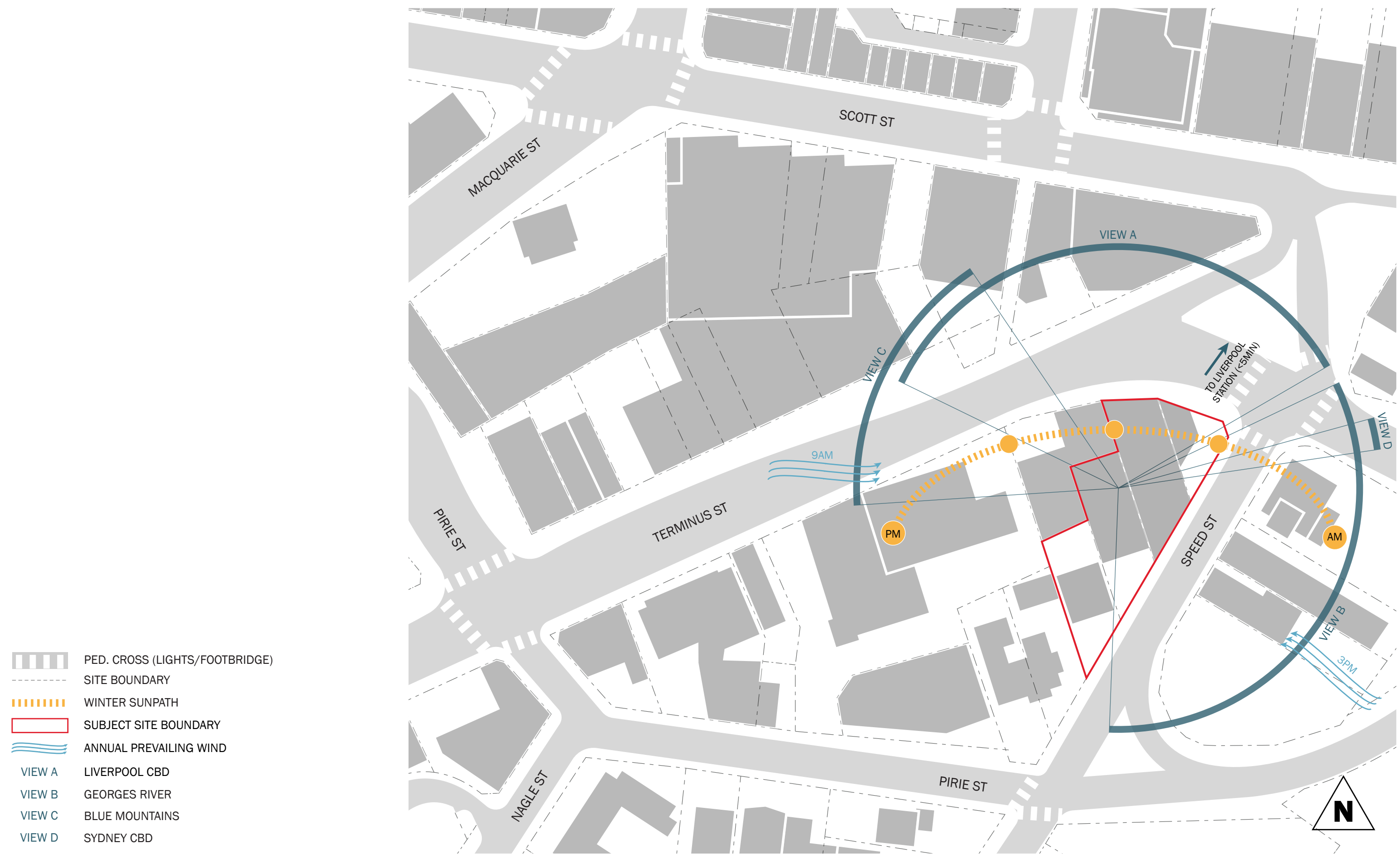
They include train station and bus interchange (200m); Westfield shopping centre (500m); CBD area (100m); Georges River & its open spaces (150m); Numbers of parks (Bigge Park, Woodward Park etc.); Wollongong university new campus (50m); Liverpool high schools (800m); Liverpool Hospital(600m).

These institutes and facilities given both demands for higher density housing and capability to accommodate those future housing.





2.02\_IMMEDIATE SITE SURROUNDS 1:1 000

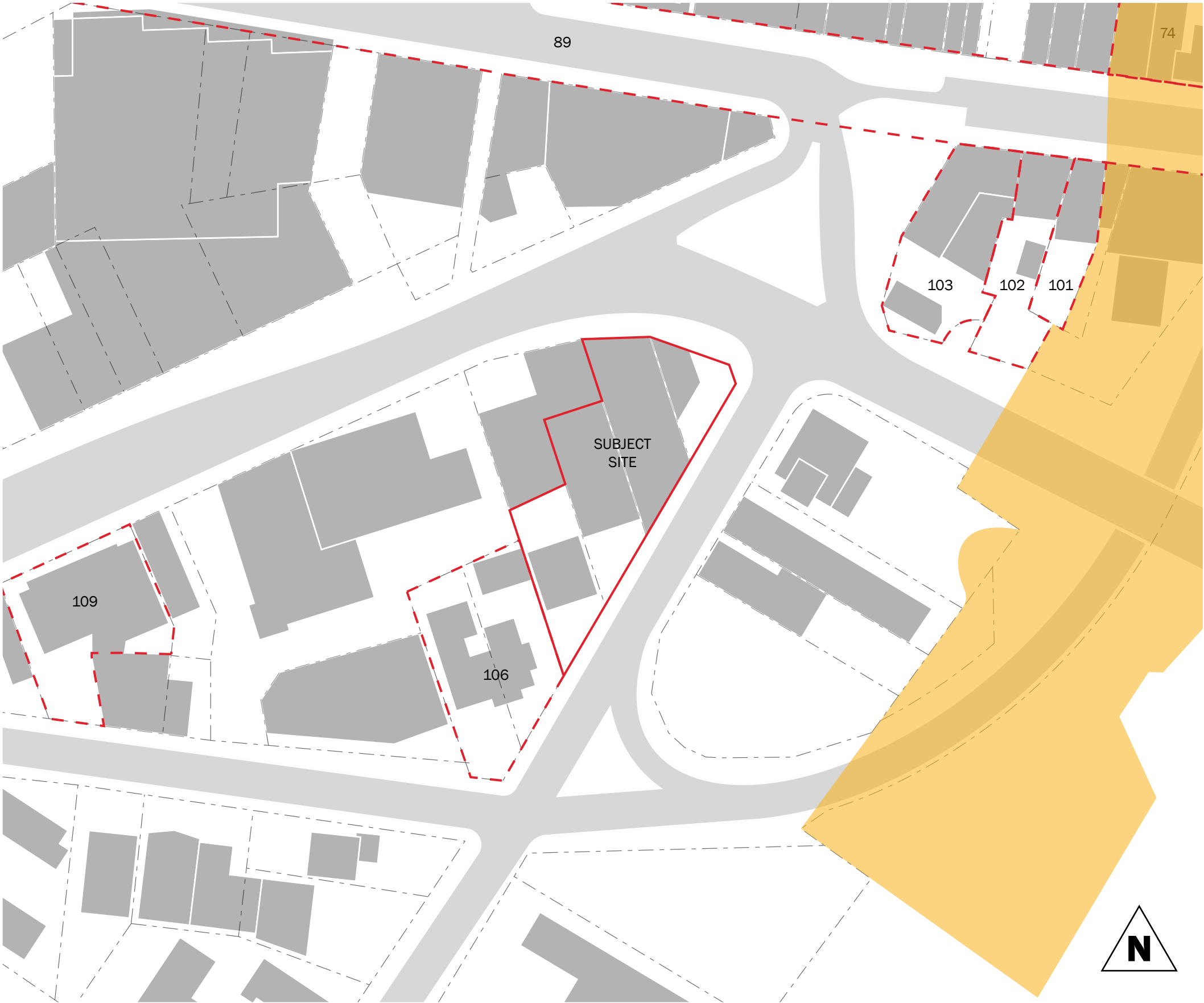




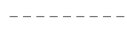


2.03\_SITE VEGETATION 1:1000

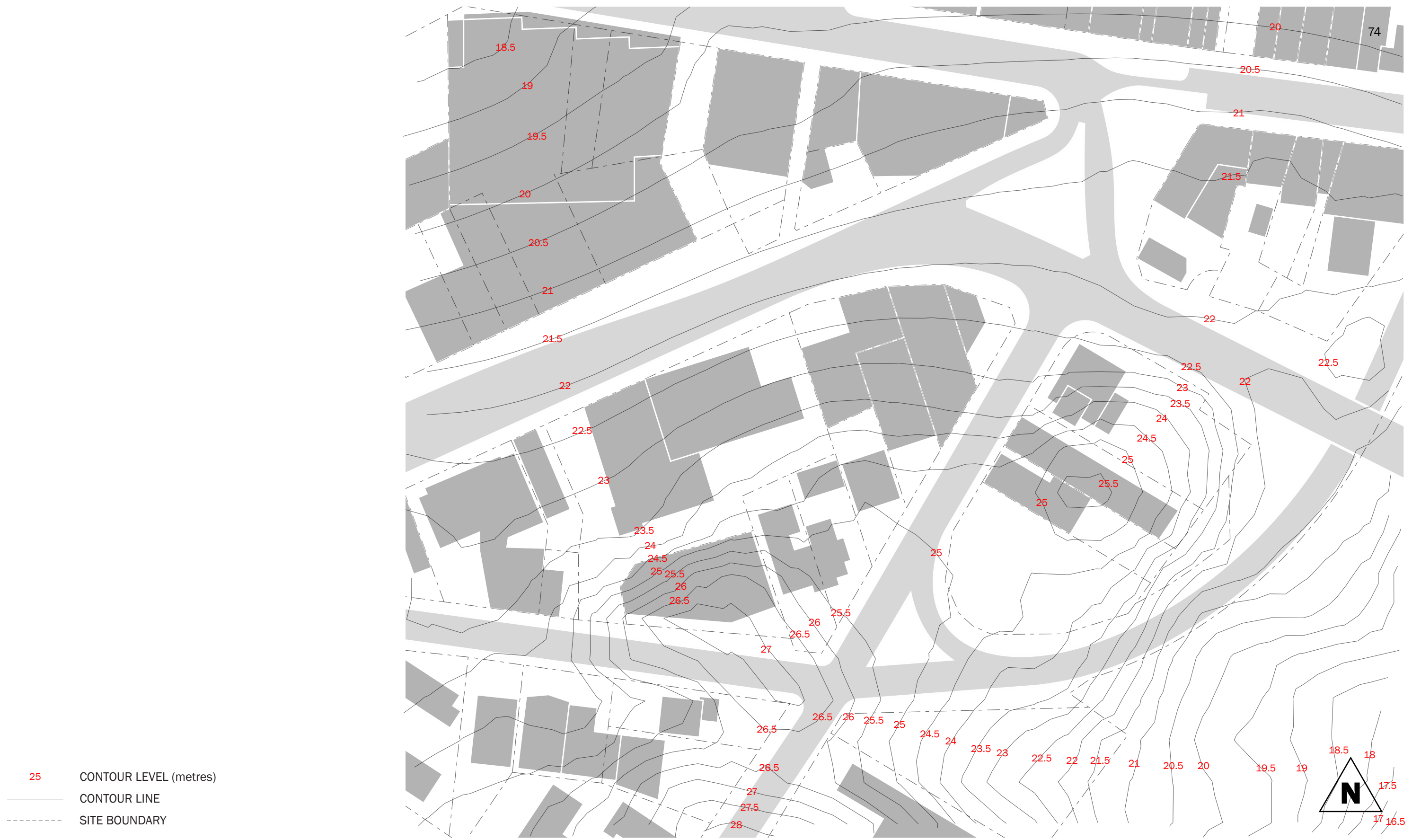


2.04\_HERITAGE ITEMS 1:1000



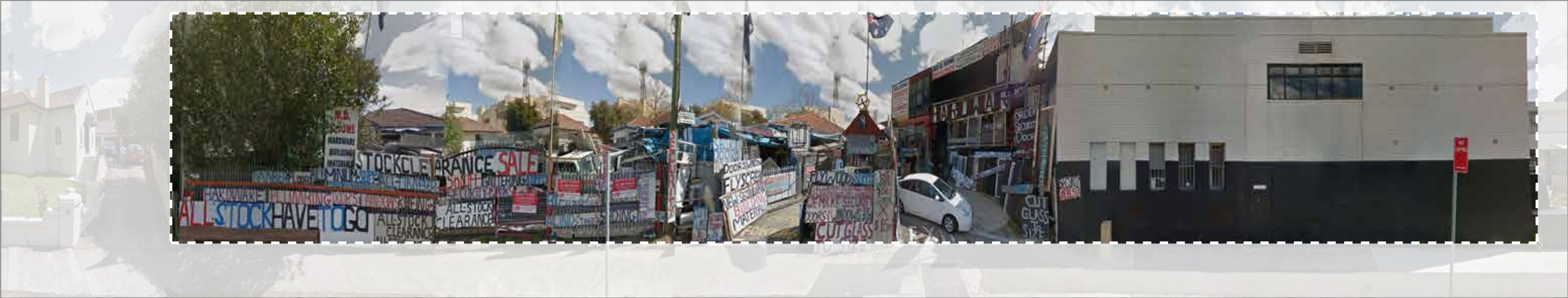
-  BIGGE PARK CONSERVATION AREA
-  HERITAGE ITEM (GENERAL)
-  SITE BOUNDARY

2.05\_SITE CONTOURS 1:1000





2.06\_EXISTING SITE PHOTOS



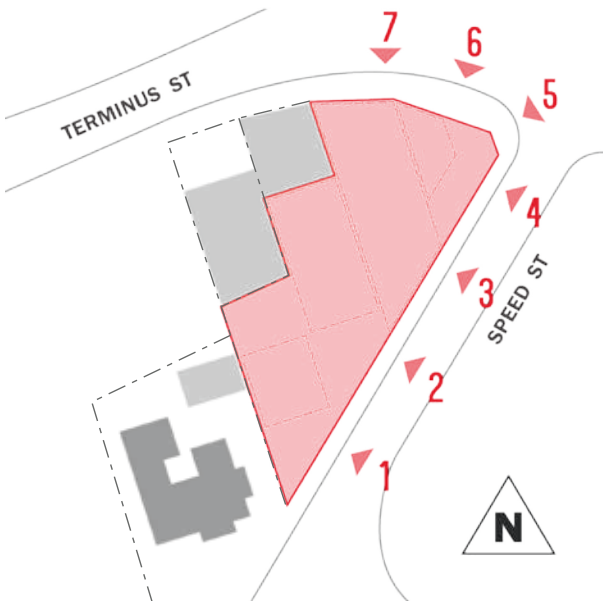
VIEWS 1-4 LOOKING WEST ALONG SPEED STREET AT SUBJECT



VIEW 5 VIEW OF SUBJECT SITE FROM THE CORNER OF SPEED STREET & TERMINUS STREET



VIEW 6/7 LOOKING SOUTH ALONG TERMINUS STREET AT SUBJECT SITE



2.07\_SURROUNDING STREET SETBACKS



## 2.08\_SITE SETBACK LIMITATION 1:500

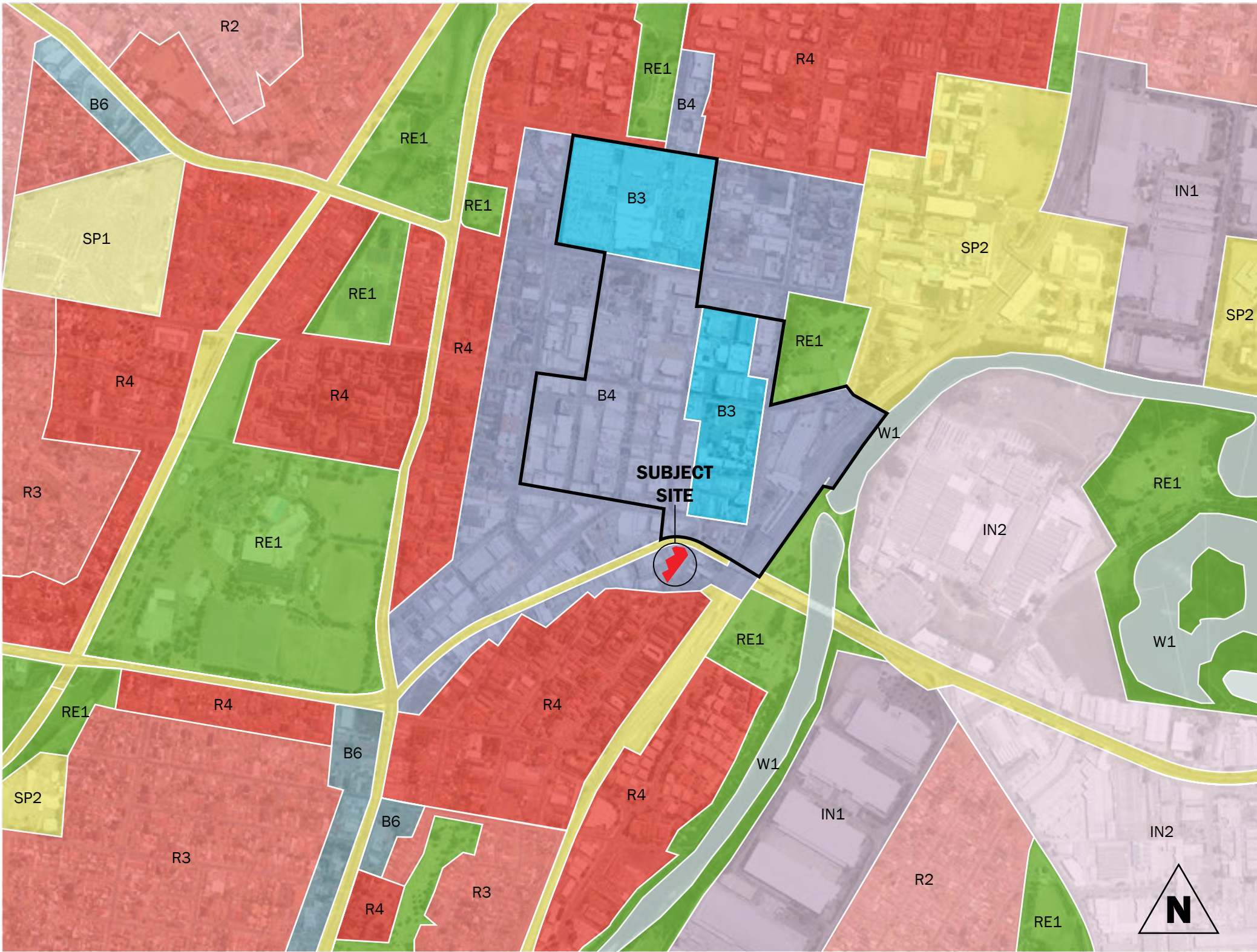




2.09\_SITE ZONING CHANGES 1: 10 000

The subject site locates on the fringe of the Liverpool town centre which zoned as B4 Mixed use. To the south of the site is the R4 high density residential zoning; towards to the East is the Industrial zoning which generates employment opportunity; to the west is also B4 zoning follows by RE1 recreational area. And towards to the north is the CBD of the Liverpool which is divided into B3 Commercial centre and B4 Mixed use.

This zoning plan gives subject site a planning context to be developed as a Residentail-Commercial Mixed use with higher density what exists.



- AREA FORMERLY B3
- B3 COMMERICAL CENTRE
- B4 MIXED USE
- B6 ENTERPRISE CORRIDOR
- IN1 GENERAL INDUSTRIAL
- IN 2 LIGHT INDUSTRIAL
- R2 LOW DENSITY RESIDENTIAL
- R3 MEDIUM DENSITY RESIDENTIAL
- R4 HIGH DENSITY RESIDENTIAL
- RE1 RECREATION
- SP1 SPECIAL ACTIVITES
- SP2 INFRASTRUCTURE
- W1 NATURAL WATERWAYS

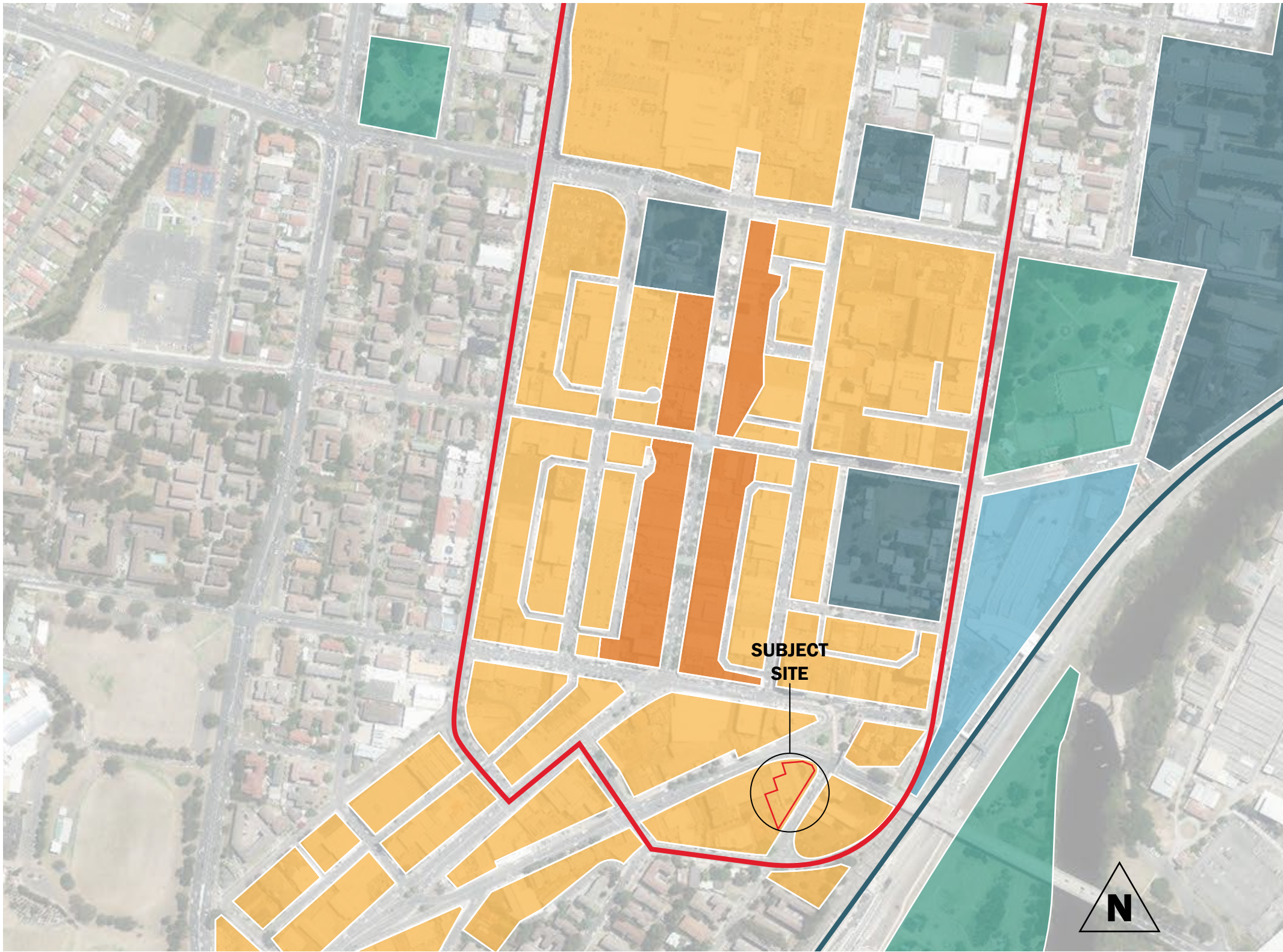


2.10\_PRECINCT CHANGES 1:5 000

The Liverpool 2008 LEP amendment 52 has given a ‘study area’ which nominated the subject site as mid-rise area. And also allows higher density development to be delivered with certain conditions applied (called opportunity site).

The subject site satisfies the listed condition: 1. Site area larger than 1,500sqm; 2. Site has multiple street frontage; 3. Site can accomodate residential tower for 700 sqm floor plate; and it allows the subject site to be developed up to FSR 10 to 1.

- LIVERPOOL CBD RING ROAD
- LONG TERM KEY SITE
- MID RISE
- FINE GRAIN
- INSTITUTIONAL/PUBLIC BUILDING
- PARK/GREENSPACE
- TRAIN LINE









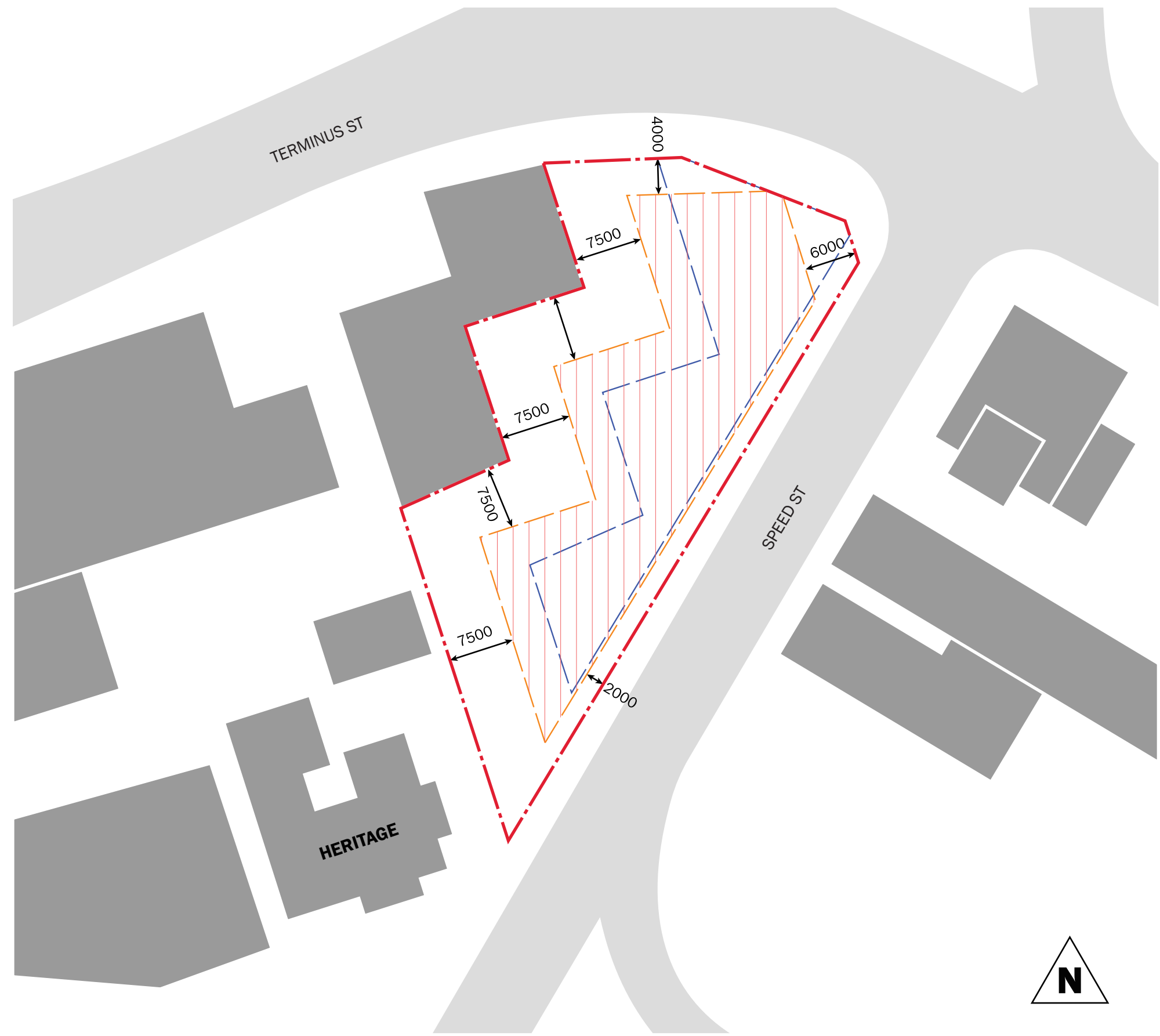
## 3.0 MASTER PLANNING

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### THIS SECTION CONSIDERS:

- 3.01\_MASTERPLAN PRINCIPLES
- 3.02\_PRIMARY ENVELOPE
- 3.03\_AVIATION HEIGHT LIMITS
- 3.04\_BUILT FORM CRAFTING
- 3.05\_SHARED OPEN SPACE
- 3.06\_PEDESTRIAN LINKS
- 3.07\_FEASIBILITY SECTION

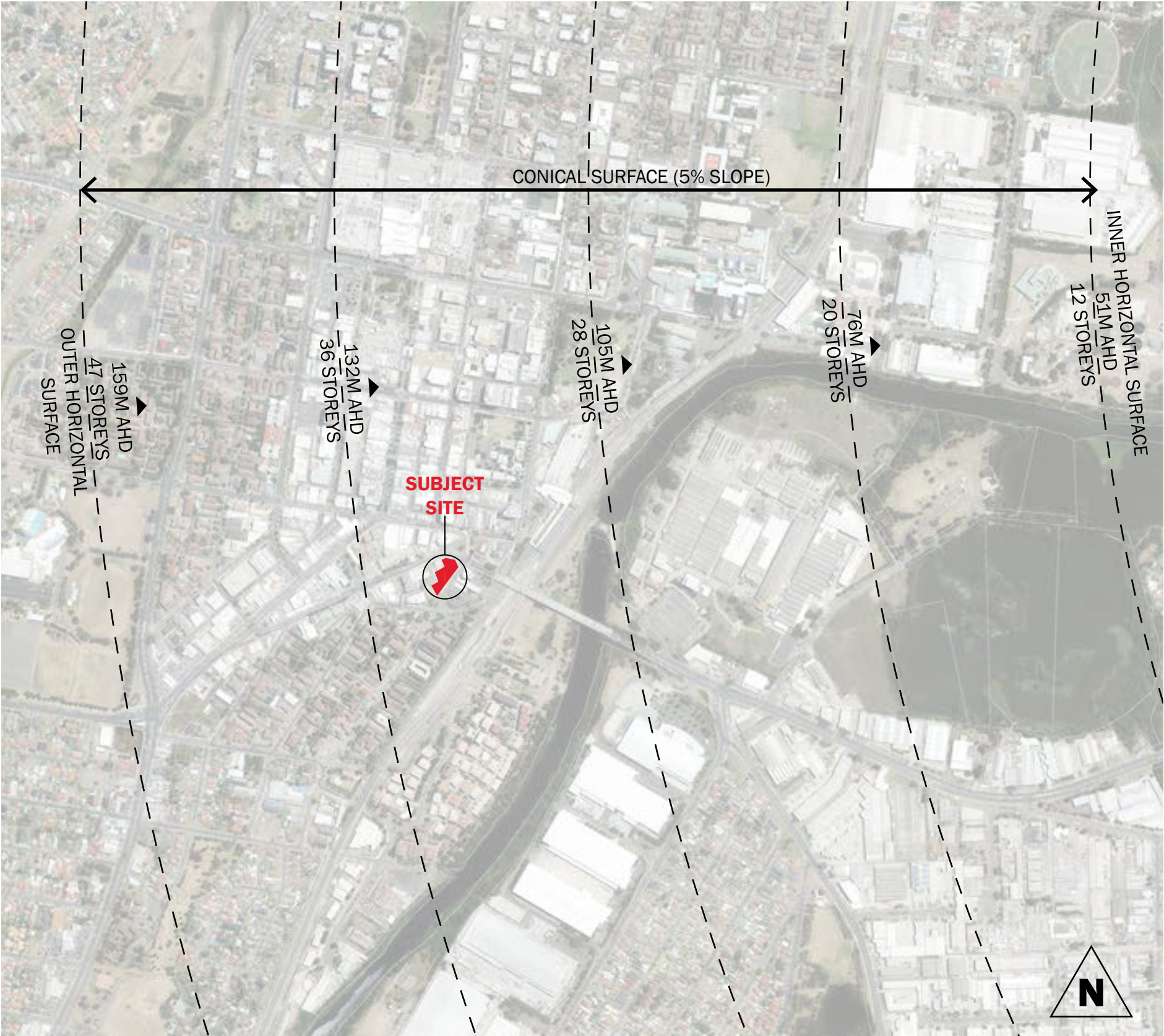
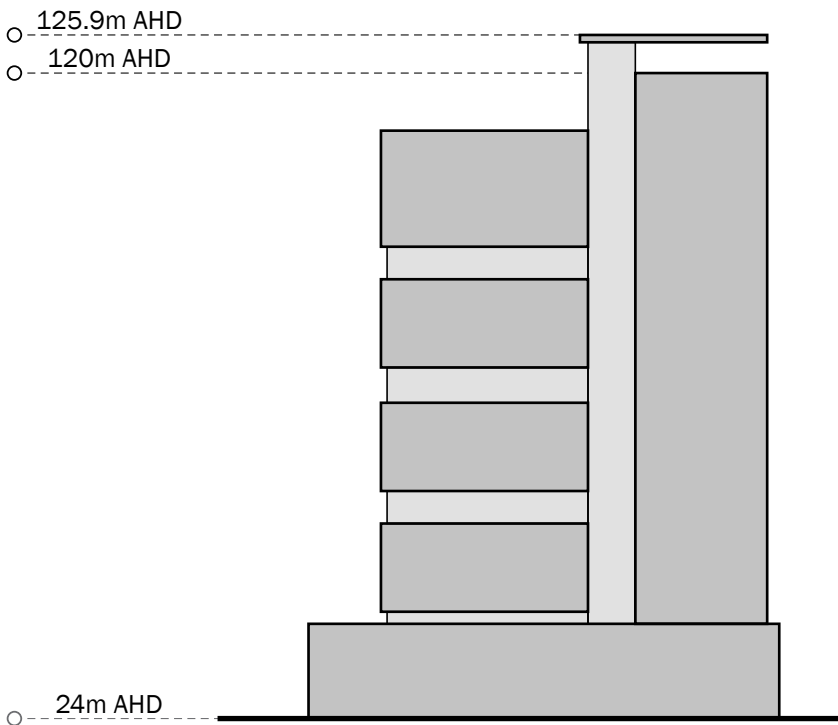
3.01 MASTERPLAN PRINCIPLES

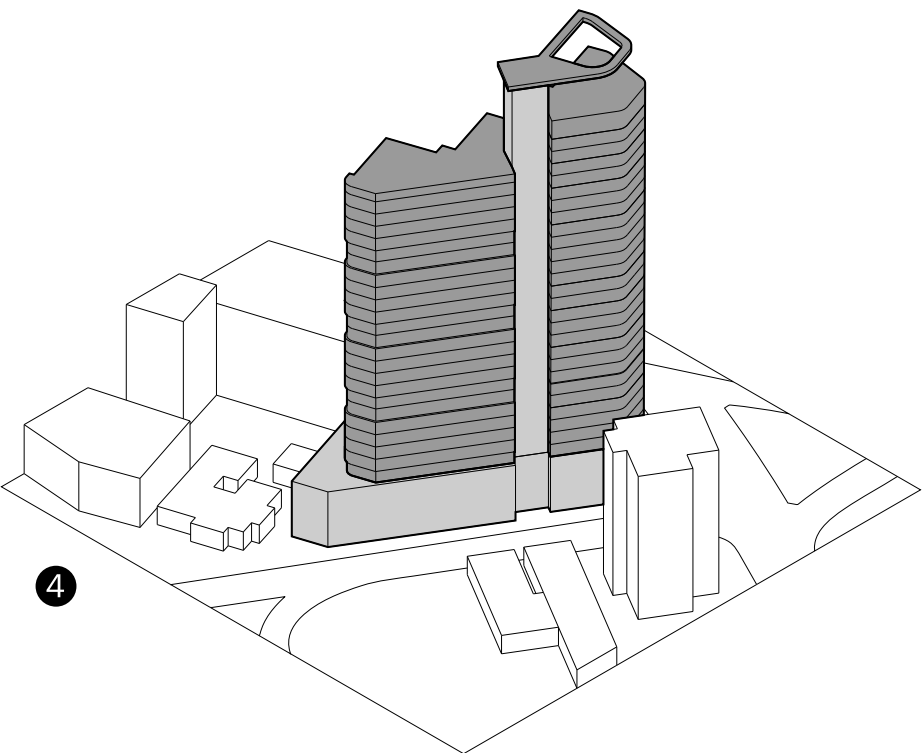
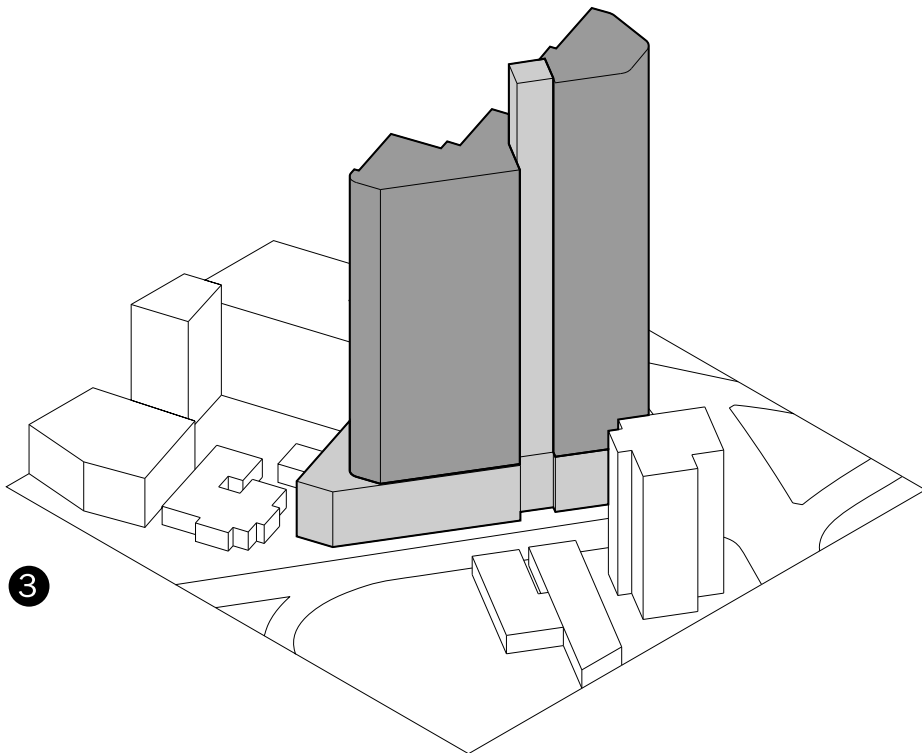
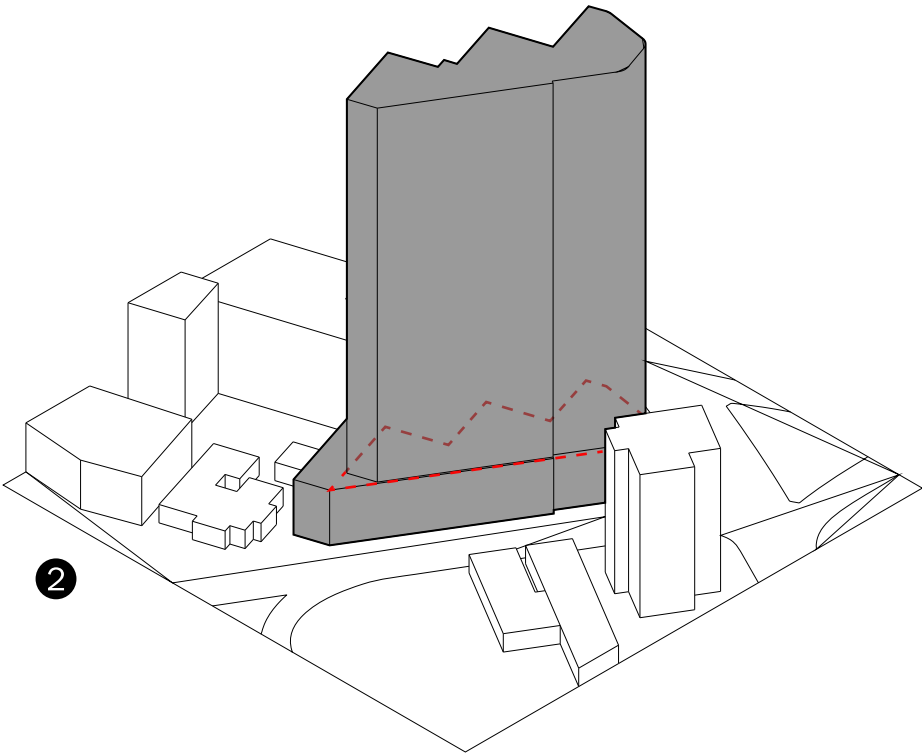
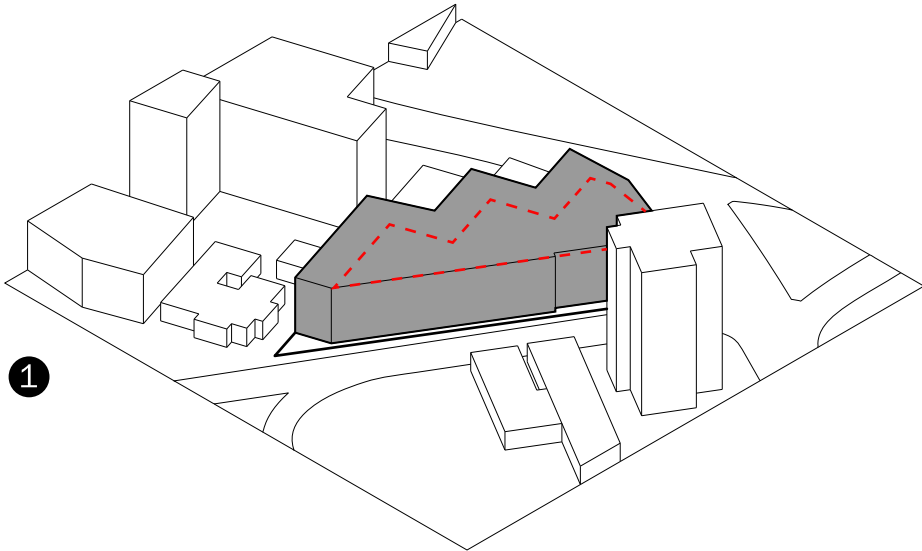


- SUBJECT SITE BOUNDARY
- REQUIRED SETBACK
- PROPOSED SETBACK
- BUILDING ENVELOPE BY PROPOSED SETBACK



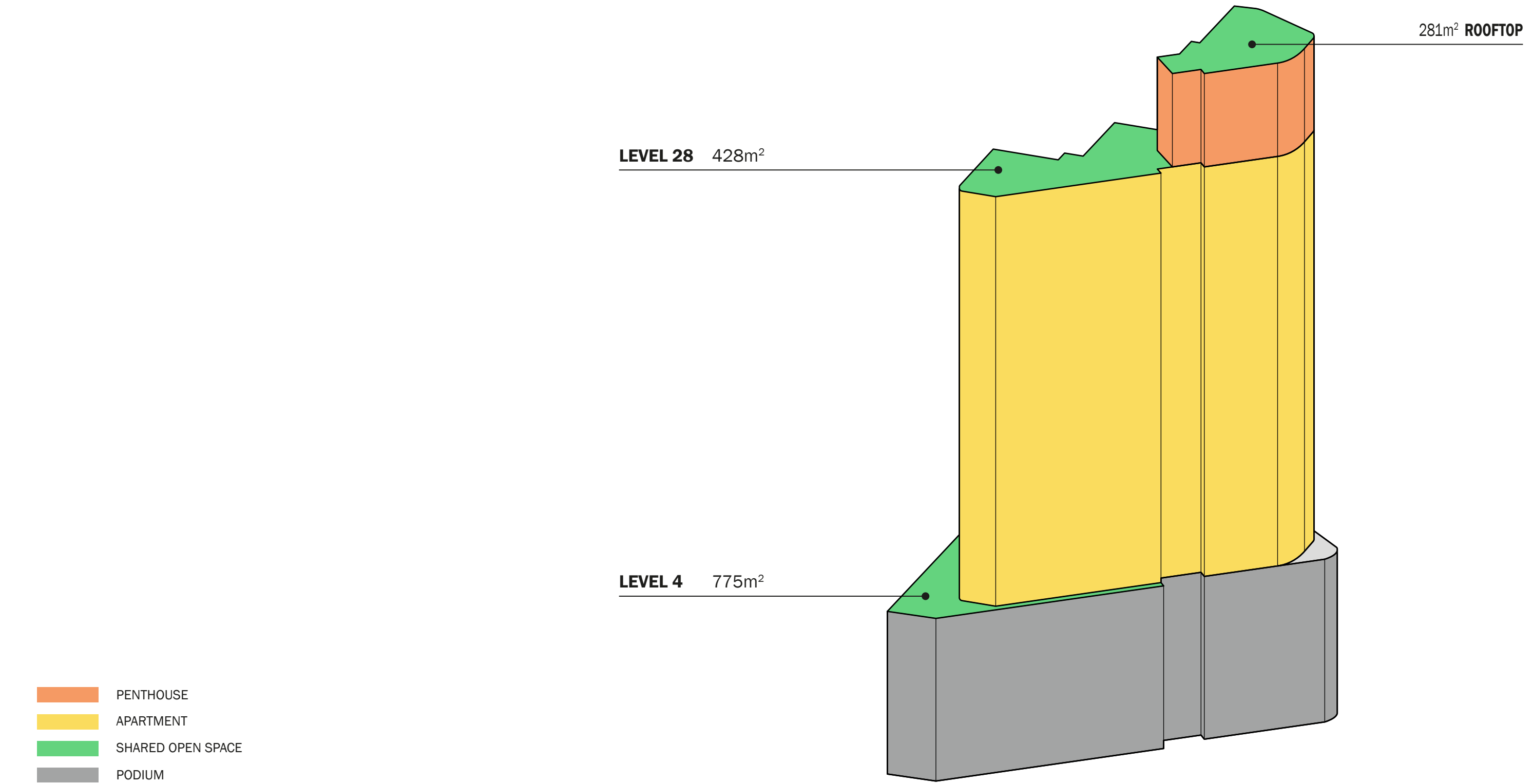






3.0\_MASTER PLANNING

3.05\_SHARED OPEN SPACE





3.06\_PEDESTRIAN LINKS



3.0\_MASTER PLANNING

3.07\_HERITAGE: DEL ROSA



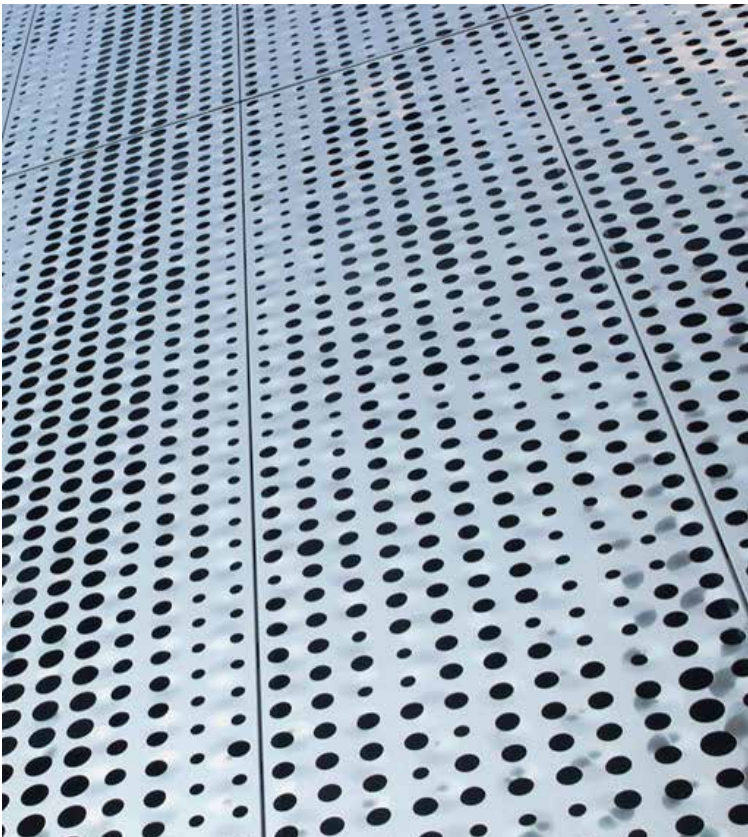
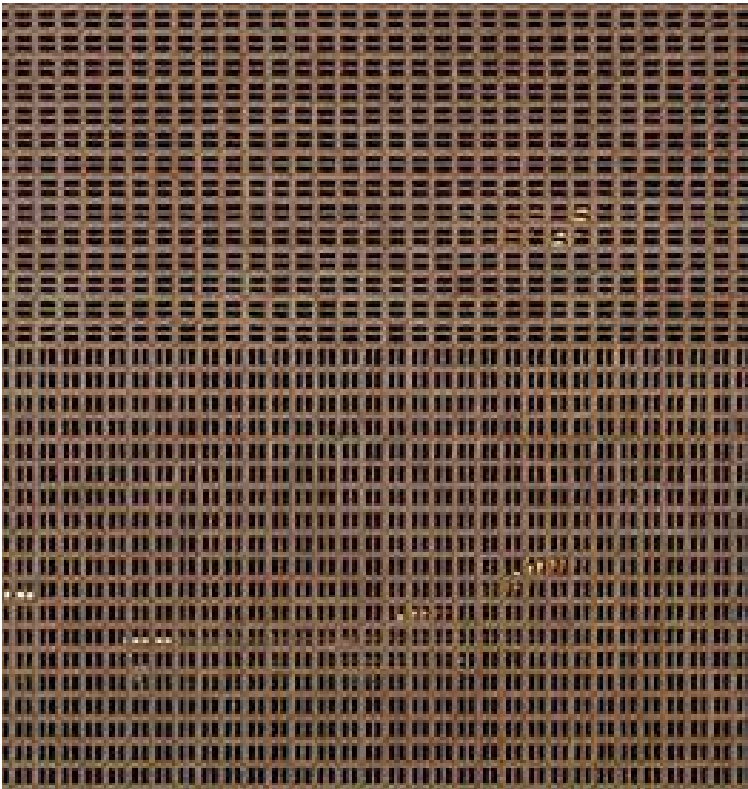
PROPOSED DEVELOPMENT

DEL ROSA - 7 SPEED ST

ITEM 106



3.07\_HERITAGE: DEL ROSA



3.0\_MASTER PLANNING

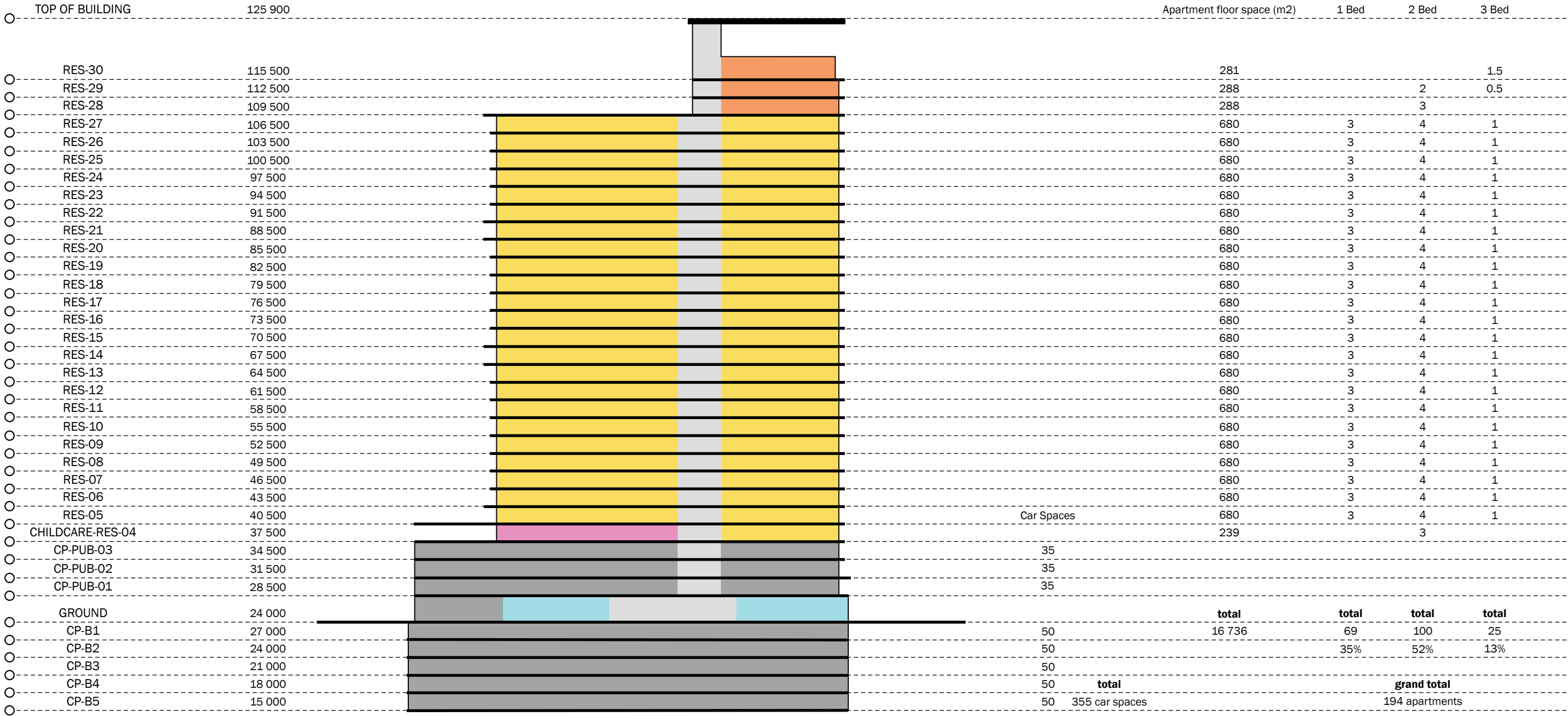
3.08\_FEASIBILITY SCHEDULE

- PENTHOUSE
- APARTMENT
- CHILDCARE/GYM
- CARPARK
- COMMERCIAL

GFA	
Land use	Area (m2)
Residential (with POS)	15 674m2
Commercial	598m2
Childcare	382m2
Gym	91m2
Lobby& Hall	1501m2
Total	18507m2

Cross Ventilation	
Level 2-4	100%
Level 5-27	62.5%
Level 28	100%
Level 29	100%
Level 30	100%
Total	89.8 %

Solar	
Level 2-4	100%
Level 5-27	75%
Level 28	100%
Level 29	100%
Level 30	100%
Total	77.6%





## 4.0 DESIGN EVOLUTION & RESPONSE

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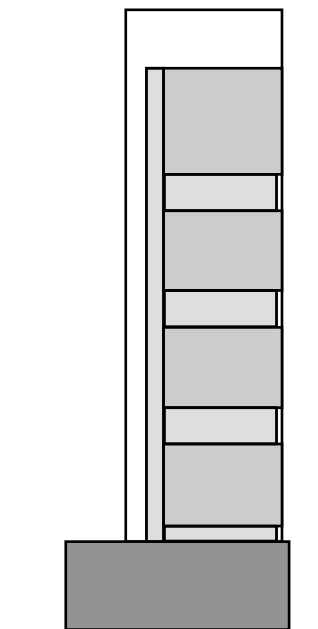
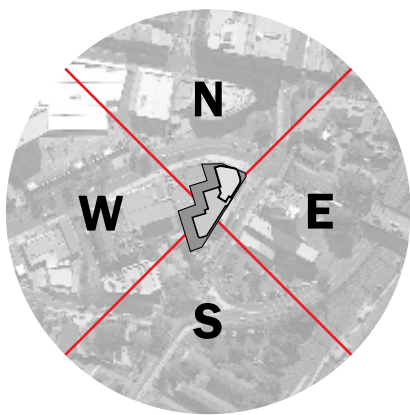
THIS SECTION CONSIDERS:

- 4.01\_GENERAL MASSING
- 4.02\_MASSING STRATEGY
- 4.03\_SHADOW DIAGRAMS
- 4.04\_FACADE DESIGN
- 4.05\_FACADE TYPOLOGY

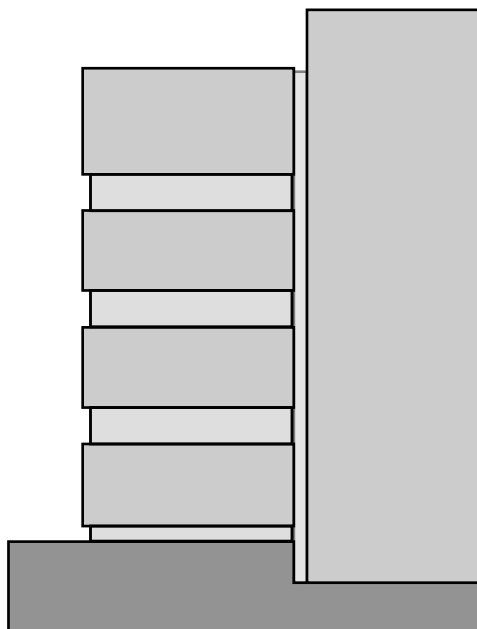
4.01\_GENERAL MASSING

The subject site is located on the edge of the CBD B4 zoning. And the adjacent zoning is the R4 high density residential, which currently has been developed with 4-5 storey perimeter blocks or liner blocks. The CBD master shows that to the North west of the subject site will be developed with high-rise towers.

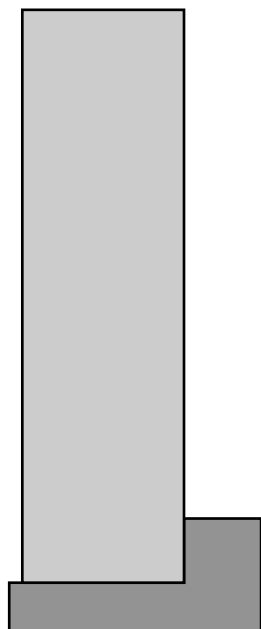
Thus, the subject site is considered locating on the transition area of ‘Mid-rise apartments’ towards to ‘High-rise towers for offices & residential’. The building design kind of reflect this transition in the building height and façade configuration. On the North & west façade, it reflects its ‘high-rise, CBD characters’ by forming the façade more vertically. And on the east & south façade, it utilizes smaller scale rectangular blocks to reflect mid-rise residential



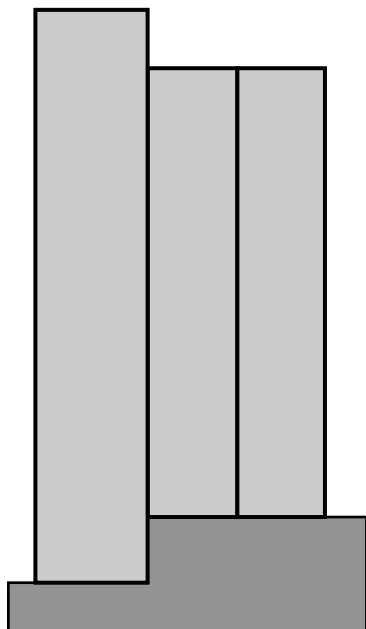
SOUTH



EAST



NORTH

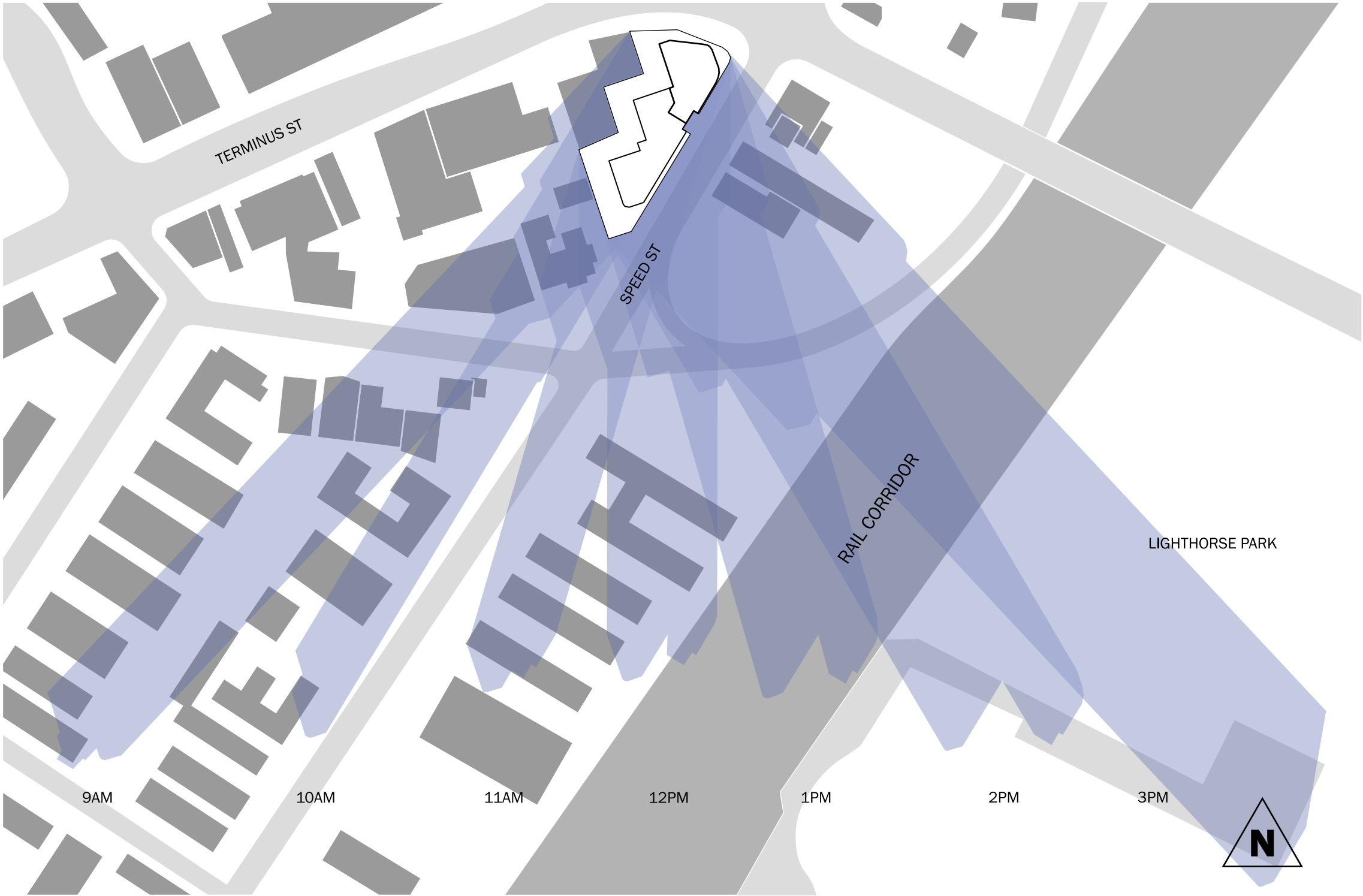


WEST

4.02\_MASSING STRATEGY







### 4.04\_FACADE DESIGN

**Street Level** – Vibrant Retail Precinct provides attraction to pedestrian travels between Liverpool station and the surrounding neighbourhood. Retail Grey Metal Canopy (Glass Canopy) will provide certain degrees of weather protection as well as prevent the noise sourced from street level to impact upper level residents.

**‘North’ Tower design** – Façades of the tower are to be constructed by glass curtain panel to maximise the view from the apartments, feature horizontal louvers (fins) are to be installed between levels to provide shading and privacy. The arrangement of those feature fins are staggered and similar to a classic piano keyboard. On the top of the tower is the ring shaped architectural feature that holds the shading louvers for roof top garden. This feature is designed to bring attention to passenger on the train, drivers from the terminus road that when they are approaching Liverpool City centre, whether they travel to work or come back home. This ‘crown’ can be treated with Alucobond or similar semi-shine materials.

**Podium Level** – By imprint image of trees to low shine light colour perforated metal panel, the design utilizes the nature element’s profile to blend with Liverpool’s streetscape. The 50-65% visual permeability allowed natural light to penetrate into all the car park level to minimise the artificial lights usage during the day. It also provides natural ventilation into the car park spaces.

**‘South’ Tower Design** – In order to avoid overly bulky looks and make less dominating façade of the development, our secondary tower design has been treated with different group of material colour palettes to separate the appearance from the premier tower. Second tower has been visually divided into four sections, each section has 4 levels of residential apartment. Tower façade is treated with white/grey painted panels, exterior timber look ceramic tiles, glass curtain panel and brick colour perforated metal panel.

Our façade proposal is intent to honour Liverpool’s historical heritage building at the rear side of the secondary tower. We are intend to select brown/red brick (match with heritage roof tile colour) to construct our rear podium level with an extruding brick laid technique to blend heritage and contemporary on the same page.

On the top of the podium level, we are proposing a community childcare centre, planter box will be construct around periphery to discourage the noise from the street.





4.05\_FACADE TYPOLOGY





# 5.0 MATERIAL SCHEDULES

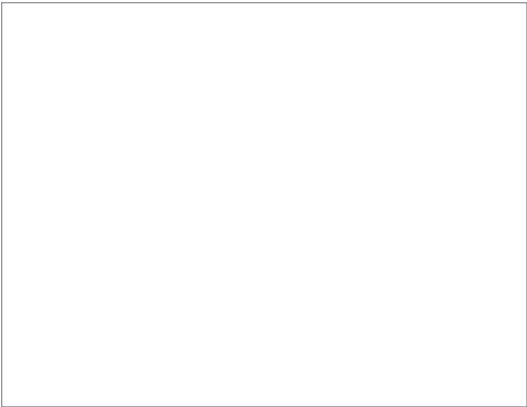
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THIS SECTION CONSIDERS:

- 5.01\_MATERIAL SCHEDULE
- 5.02\_PODIUM LEVEL CAR PARKS
- 5.03\_PEDESTRIAN/COMMERCIAL LEVEL
- 5.04\_SHARED OPEN SPACE/PRECEDENTS
- 5.05\_PRECEDENTS CHILDCARE FACILITY

5.0\_MATERIAL SCHEDULES

5.01\_MATERIAL SCHEDULE



PAINT FINISH



PAINT FINISH



GLASS CURTAIN WALL/ BALUSTRADE



METAL SCREEN FOR PODIUM CAR PARK



TIMBER LIKE EXTERIOR CLADDING



CHARCOAL WINDOW/ DOOR TRIM LINE



ALUCOBOND FEATURE CLADDING



BRICK FINISH TOWARDS HERITAGE



5.0\_MATERIAL SCHEDULES

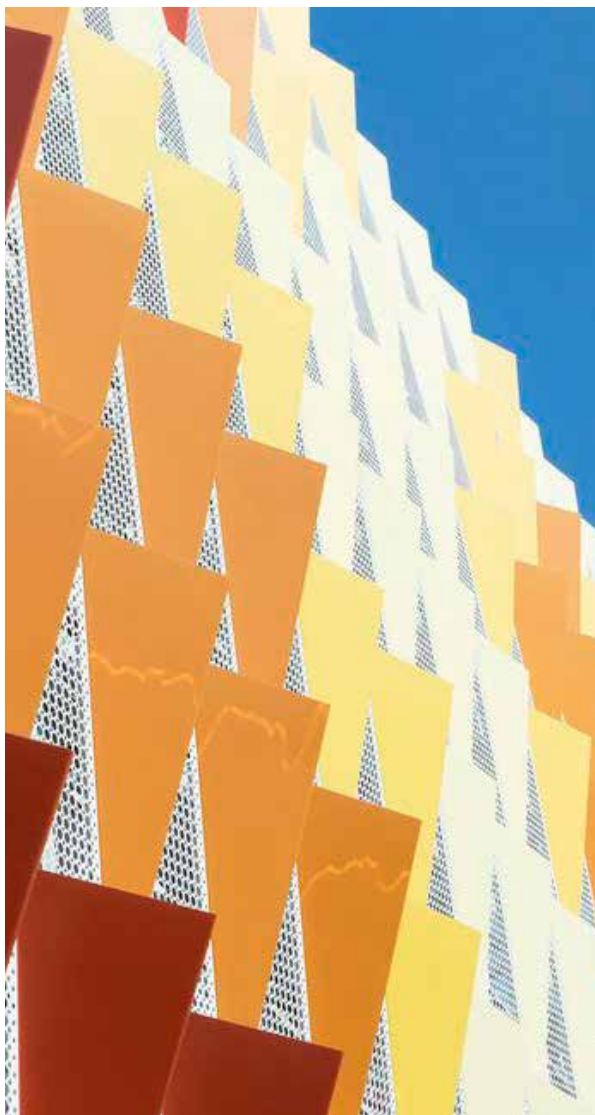
5.02\_PODIUM LEVEL CAR PARKS



BRICK SCREEN



METAL BATTEN



METAL PANEL



METAL PANEL



METAL MESH SCREEN



METAL BATTEN



METAL MESH SCREEN



METAL BATTEN

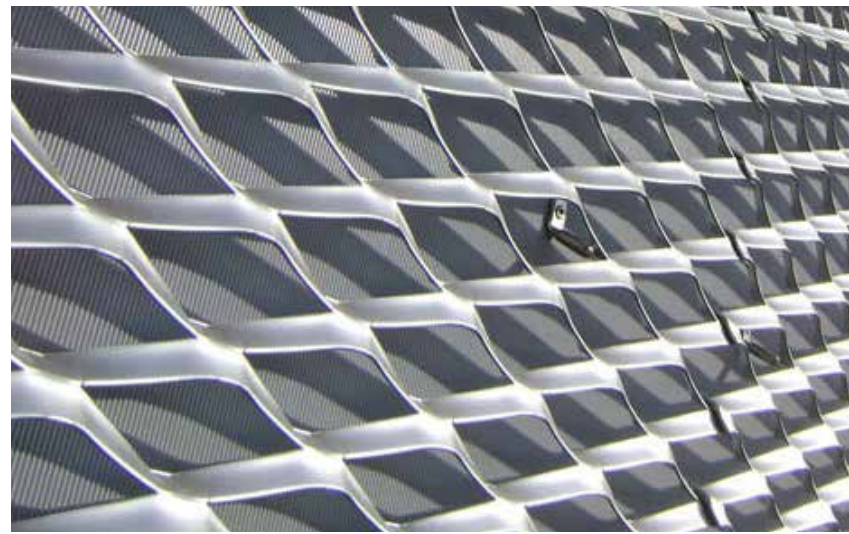


## 5.0\_MATERIAL SCHEDULES

### 5.03 PEDESTRIAN/COMMERCIAL LEVEL



PRINTED PERFORATED METAL PANEL



EXPANDED METAL PANEL



GLASS CURTAIN WALL FOR COMMERCIAL LEVEL



PODIUM CANOPY TO ENCOURAGE PEDESTRIAN



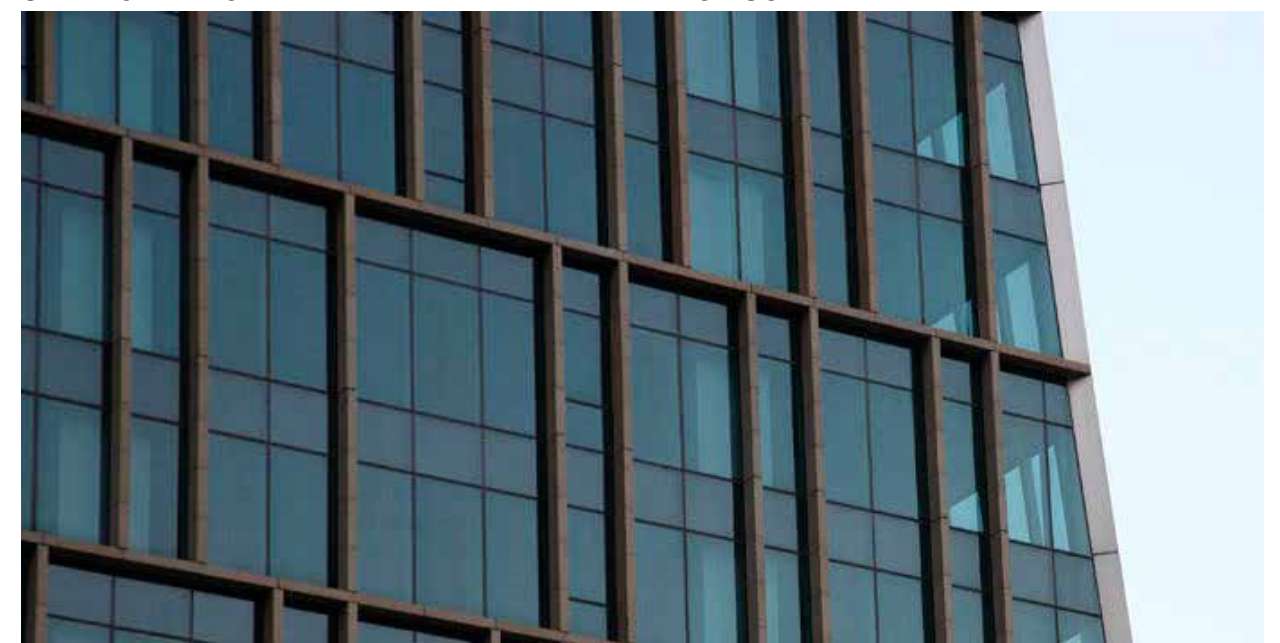
STEEL GRATING PANEL



BRICK SCREEN



GLASS CURTAIN WALL FOR COMMERCIAL LEVEL

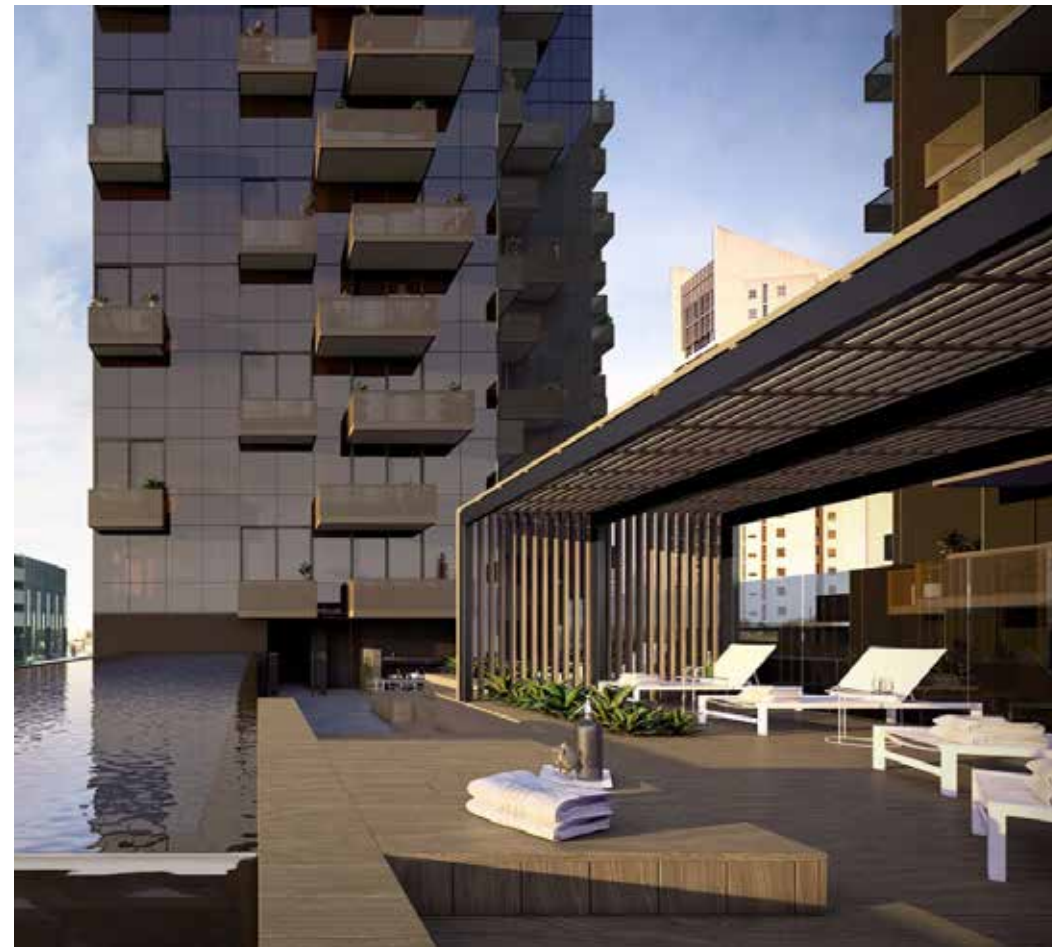


GLASS CURTAIN WALL + BRICK LINING



## 5.0\_MATERIAL SCHEDULES

### 5.04\_SHARED OPEN SPACE / PRECEDENTS GYM AND ROOFTOP COMMUNAL SPACE





## 5.0\_MATERIAL SCHEDULES

### 5.05\_PRECEDENTS CHILDCARE FACILITY

