



# ED. SQUARE

TOWN CENTRE WEST AND RP3  
SCHOOL MODIFICATION (MOD 12)

S75W

MOD 12 RTS - ARCHITECTURAL DESIGN RESPONSE REPORT  
PREPARED FOR FRASERS PROPERTY AUSTRALIA

02 / 06 / 2022

DESIGN RESPONSE

TOWN CENTRE WEST & RP3  
**DESIGN RESPONSE**

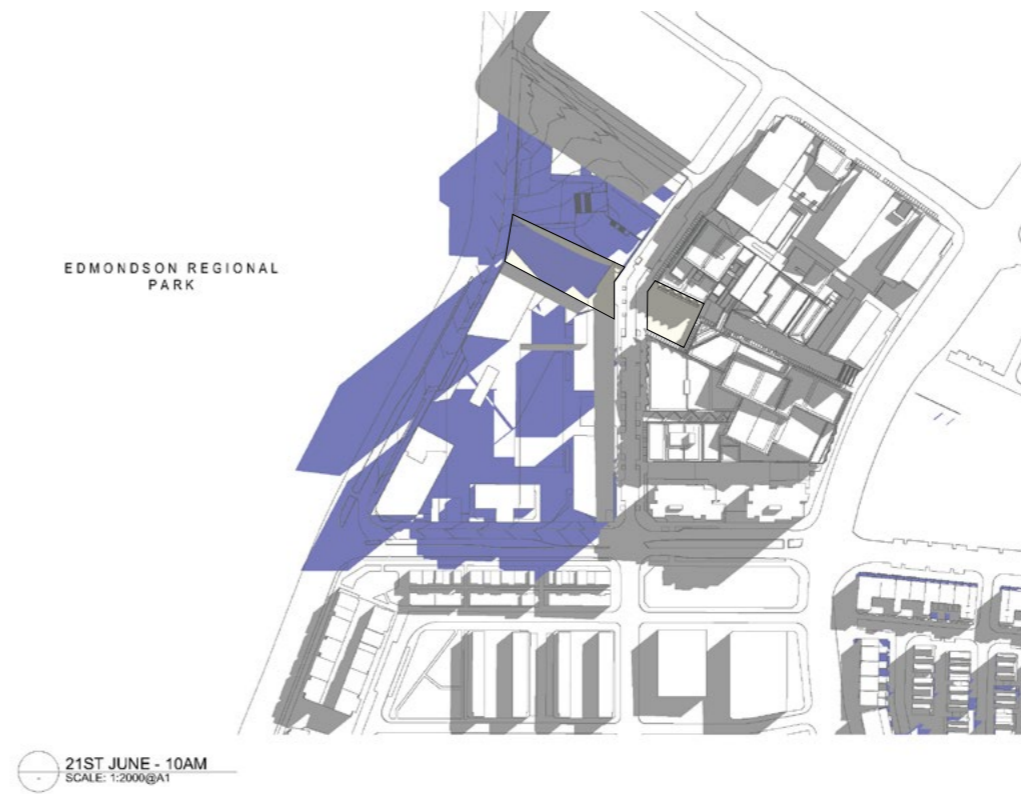
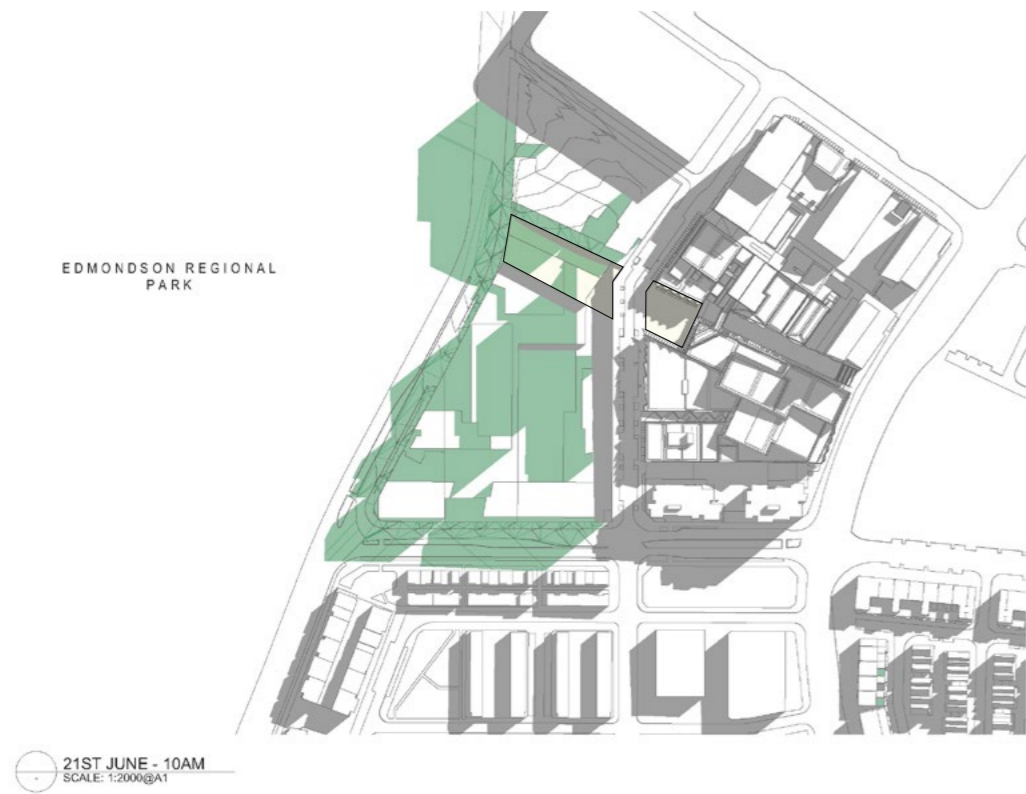
NO	ISSUE	RESPONSE	SUPPLEMENTARY MATERIAL																
1.	DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT																		
1.2.	Please provide additional shadow diagrams clearly illustrating the change in solar access within the town centre core and town park as between the approved, MOD 11 and MOD 12 proposals.	<p>Town Centre Core:            The relocation of the landmark tower to the west results in less overshadowing to buildings to Town Centre Core East. The MOD 11 (MOD 4) landmark tower overshadows the podium communal open space largely in the morning hours and maintains solar access to it in the afternoon. However the MOD 12 proposed landmark tower location allows solar access to the podium levels more evenly throughout the day.</p> <p>The lower scale built form proposed for MOD 12 towards the south allows a lesser overshadowing impact to the dwellings situated in Residential Precinct 1.</p> <p>Town Park:            The proposed MOD 12 density on the RP3 S9 site maintains solar access to at least 50% of the Town Park for 4 hours between 9-3PM on June 21st.</p> <p>A detailed shadow analysis for each half hour interval has been generated to demonstrate this.</p>	<p>Refer to diagrams:            1.2.1 Shadow Analysis - Town Centre Core - TCW 9-10am            1.2.2 Shadow Analysis - Town Centre Core - TCW 11-12pm            1.2.3 Shadow Analysis - Town Centre Core - TCW 1-2pm            1.2.4 Shadow Analysis - Town Centre Core - TCW 3pm</p> <p>1.2.5 Shadow Analysis - Town Park - RP3 S9 9-10am            1.2.6 Shadow Analysis - Town Park - RP3 S9 11-12pm            1.2.7 Shadow Analysis - Town Park - RP3 S9 1-2pm            1.2.8 Shadow Analysis - Town Park - RP3 S9 3pm</p> <p>1.2.9 Shadow Analysis - Town Park - 9-10:30am            1.2.10 Shadow Analysis - Town Park - 11-12:30pm            1.2.11 Shadow Analysis - Town Park - 1-3pm</p>																
1.7	Provide a breakdown of the approximate number of residential dwellings between the Town Centre Core and Residential Precincts.	<p>The breakdown of the approximate number of residential dwellings between the Town Centre Core and Residential Precincts are provided below, and diagrammatically located in diagram 1.7.1</p> <table border="1" data-bbox="1130 1157 1611 1398"> <thead> <tr> <th data-bbox="1130 1157 1249 1188">Precinct</th> <th data-bbox="1397 1157 1596 1188">No. dwellings</th> </tr> </thead> <tbody> <tr> <td data-bbox="1130 1188 1279 1220">TCC1 E Total</td> <td data-bbox="1397 1188 1605 1220">427 townhouses</td> </tr> <tr> <td data-bbox="1130 1220 1294 1251">TCC1 W Total</td> <td data-bbox="1397 1220 1605 1251">401 apartments</td> </tr> <tr> <td data-bbox="1130 1251 1249 1283">RP1 Total</td> <td data-bbox="1397 1251 1605 1283">348 townhouses</td> </tr> <tr> <td data-bbox="1130 1283 1249 1314">RP2 Total</td> <td data-bbox="1397 1283 1605 1314">205 townhouses</td> </tr> <tr> <td data-bbox="1130 1314 1249 1346">RP3 S7-8</td> <td data-bbox="1397 1314 1605 1346">93 townhouses</td> </tr> <tr> <td data-bbox="1130 1346 1219 1377">RP3 S9</td> <td data-bbox="1397 1346 1605 1377">410 apartments</td> </tr> <tr> <td data-bbox="1130 1377 1219 1409"><b>TOTAL</b></td> <td data-bbox="1397 1377 1611 1409"><b>1884 dwellings</b></td> </tr> </tbody> </table>	Precinct	No. dwellings	TCC1 E Total	427 townhouses	TCC1 W Total	401 apartments	RP1 Total	348 townhouses	RP2 Total	205 townhouses	RP3 S7-8	93 townhouses	RP3 S9	410 apartments	<b>TOTAL</b>	<b>1884 dwellings</b>	<p>Refer to diagram            1.7.1 Residential Development Breakdown</p>
Precinct	No. dwellings																		
TCC1 E Total	427 townhouses																		
TCC1 W Total	401 apartments																		
RP1 Total	348 townhouses																		
RP2 Total	205 townhouses																		
RP3 S7-8	93 townhouses																		
RP3 S9	410 apartments																		
<b>TOTAL</b>	<b>1884 dwellings</b>																		

TOWN CENTRE WEST & RP3  
DESIGN RESPONSE

NO	ISSUE	RESPONSE	SUPPLEMENTARY MATERIAL
1.	DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT		
1.10	The maximum permissible height for RP3 Stage 9 should be lower than or equal to the tower on the opposite side of Soldiers Parade to achieve the required transition in built form towards the Medium Density Precinct	<p>The proposed heights of built form in RP3 Stage 9 achieves the required transition across the precinct from Town Centre Core to the Medium Density Precinct.</p> <p>The approved scheme for MOD 4 proposed a dynamic scale of built form to achieve the required transition.</p> <p>From an overall precinct perspective, the proposed built forms fit within the transition between the tallest landmark tower, the proposed school precinct, commuter car parking building to the west, Buildings 6, 7, 10, 11, 12 &amp; 13 of Town Centre Core East, and the medium density townhouse development in the east.</p> <p>The transition is considered not only the adjoining corner tower west of Soldiers Parade, but considers the collective of the built forms. The scale transition considered the context in its east west axis, and also its north south axis.</p> <p>The proportions of the built form is also considered to create a clear definition of podium storey, recessed tower forms, and upper storey setbacks which resonate to the scale and grain of its adjacent buildings to maintain a consistent character at the ground plane, and also to reduce the perceived visual scale from street level.</p> <p>The transition is achieved in the directly of high density western buildings of the Town Centre Core to the medium density buildings to the east.</p> <p>The RP3 Stage 9 proposal and highest building is located on the north west corner creating a strengthening the urban scale at this key intersection. The proposed 13 storey building establishes a strong relationship with the 11-storey Building 13 across Soldiers Parade, but equally with the 14-storey Building 12 to the south. The overall urban scale dynamic established between these 4 buildings combined with the overshadowing impact on the park have formed the scale relationship of this stage 9 precinct from which the scale transitions to the 3 storey townhouses to the east.</p> <p>In summary, the proposed heights, scale, articulation and proportions of RP3 Stage 9 achieves the required transition in built form from the Town Centre Core to the Medium density Precinct.</p>	<p>Refer to diagrams:</p> <p>1.10.1 Soldiers Parade Massing - Approved MOD 4</p> <p>1.10.2 Masterplan Overview SE - Proposed concept 1.10.3 Masterplan Overview NW - Proposed concept 1.10.4 Building Height and Transition - Context Elevations</p> <p>1.10.5 Concept Diagram - Scale Transition</p> <p>1.10.6 Concept Diagram - Scale Articulation</p> <p>1.10.7 Building Height and Transition - Site Elevation (North) 1.10.8 Building Height and Transition - Site Elevation (South)</p> <p>1.10.9 Street Views - Soldiers Parade</p> <p>1.10.10 Masterplan Overview SW - Proposed concept</p>
3.	LIVERPOOL CITY COUNCIL		
	The proposed height limit for RP3 Stage 9 (i.e., RL 103) is higher than the adjoining tower west of Soldiers Parade (currently at RL 97.15). The maximum permissible height for RP3 Stage 9 should be lower than or equal to the tower on the opposite side of Soldiers Parade to achieve the required transition in built form towards the Medium Density Precinct.	The proposed heights of built form in RP3 Stage 9 achieves the transition across the precinct from Town Centre Core to the Medium Density Precinct. Refer to detailed response for 1.10	Refer to diagrams responding to 1.10
1.13	The maximum permissible height for RP3 Stage 9 be lower than or equal to the tower on the opposite side of Soldiers Parade to achieve the required transition in height towards the Medium Density Precinct.	The proposed heights of built form in RP3 Stage 9 achieves the transition across the precinct from Town Centre Core to the Medium Density Precinct. Refer to detailed response for 1.10	Refer to diagrams responding to 1.10

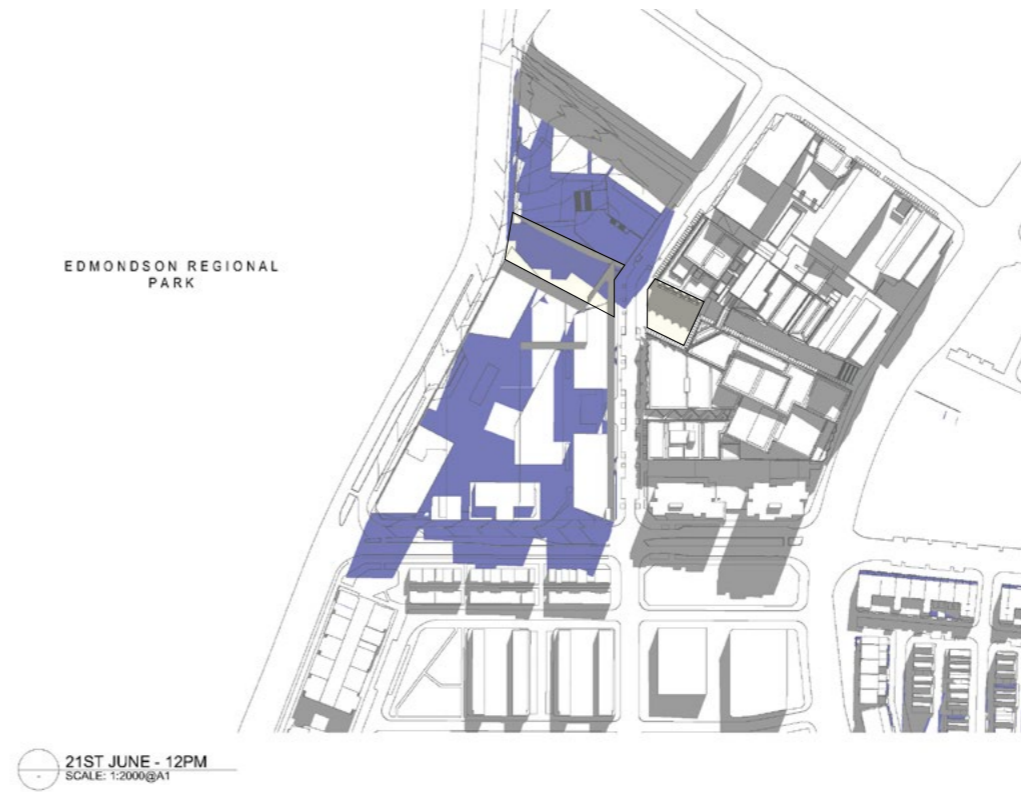
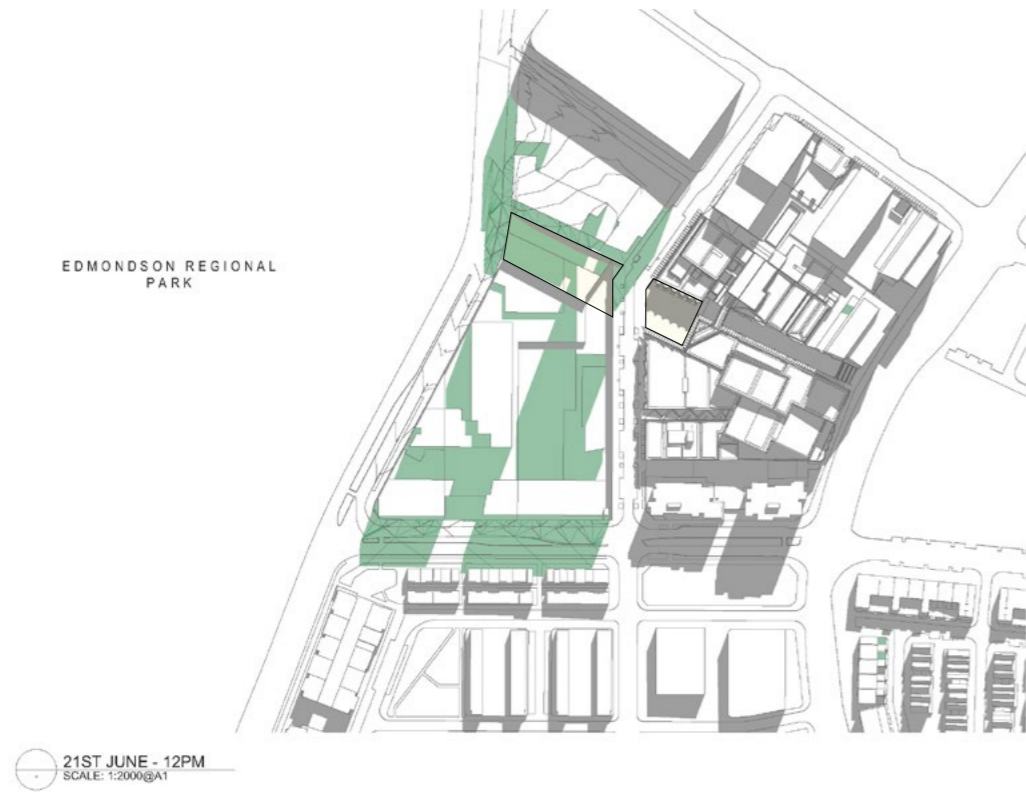
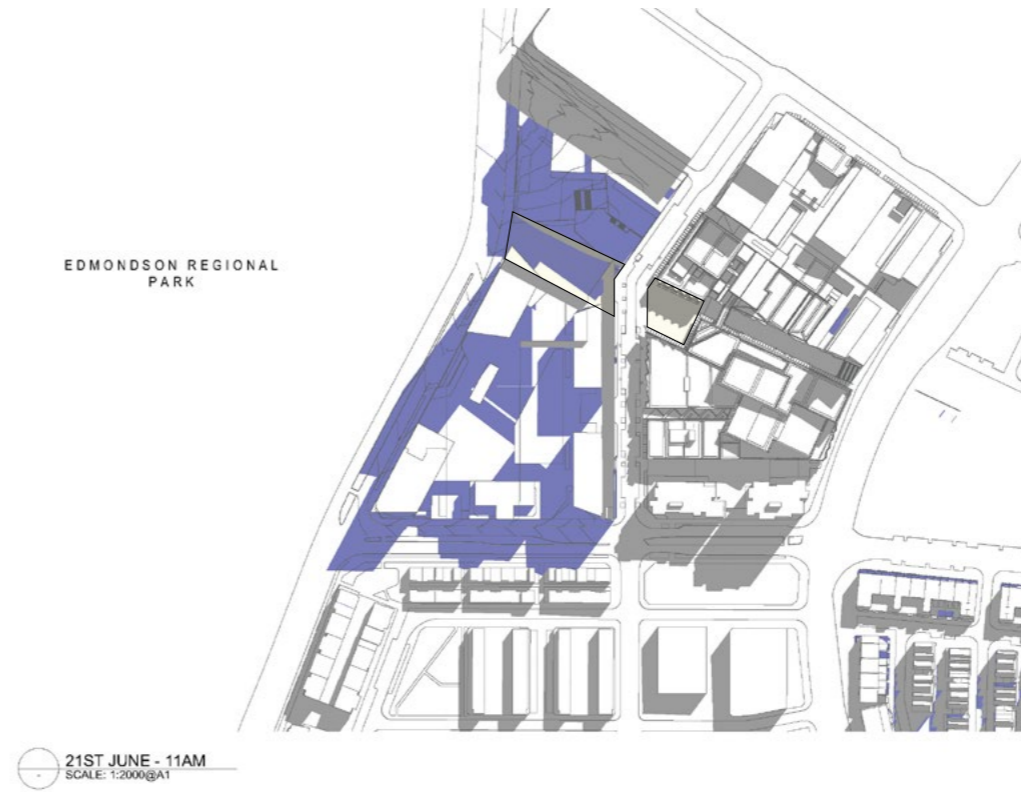
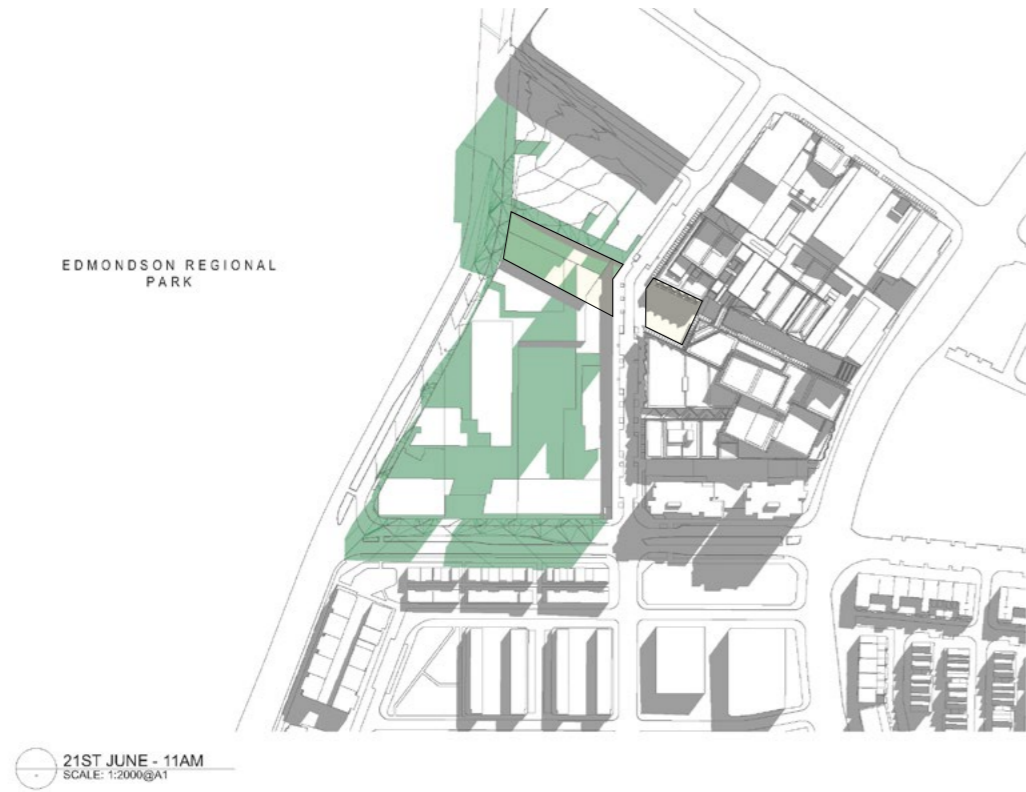
MOD 12  
SHADOW DIAGRAMS

# 1.2.1 SHADOW ANALYSIS - TOWN CENTRE CORE - TCW 9-10AM



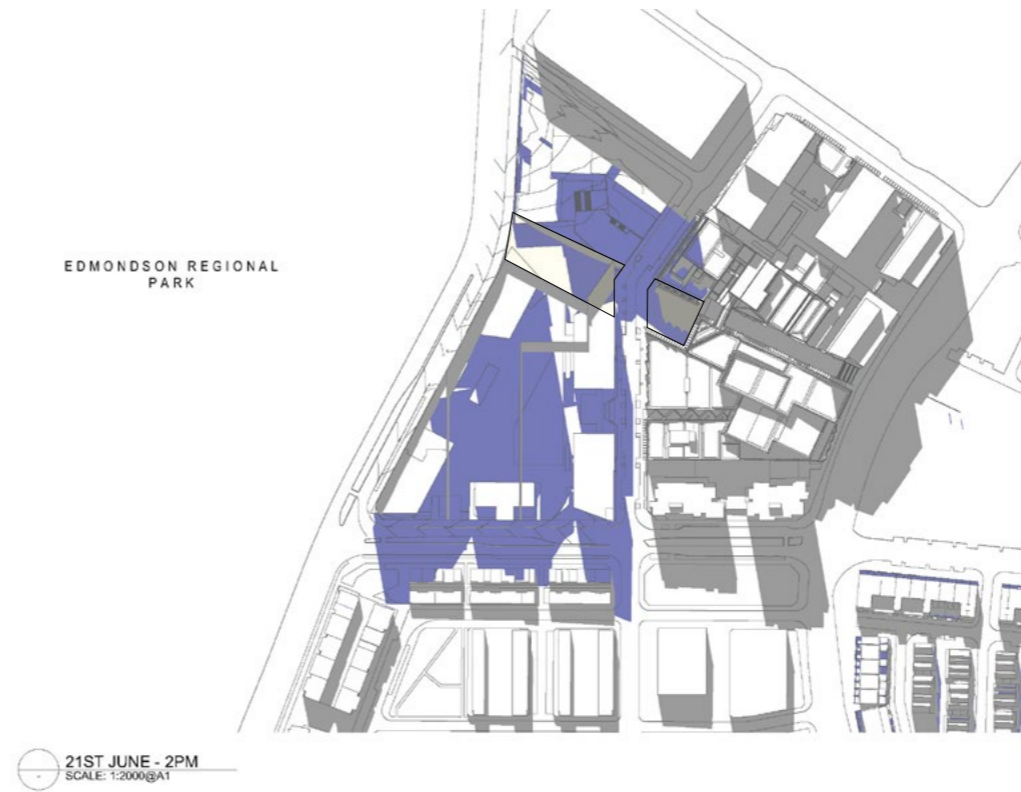
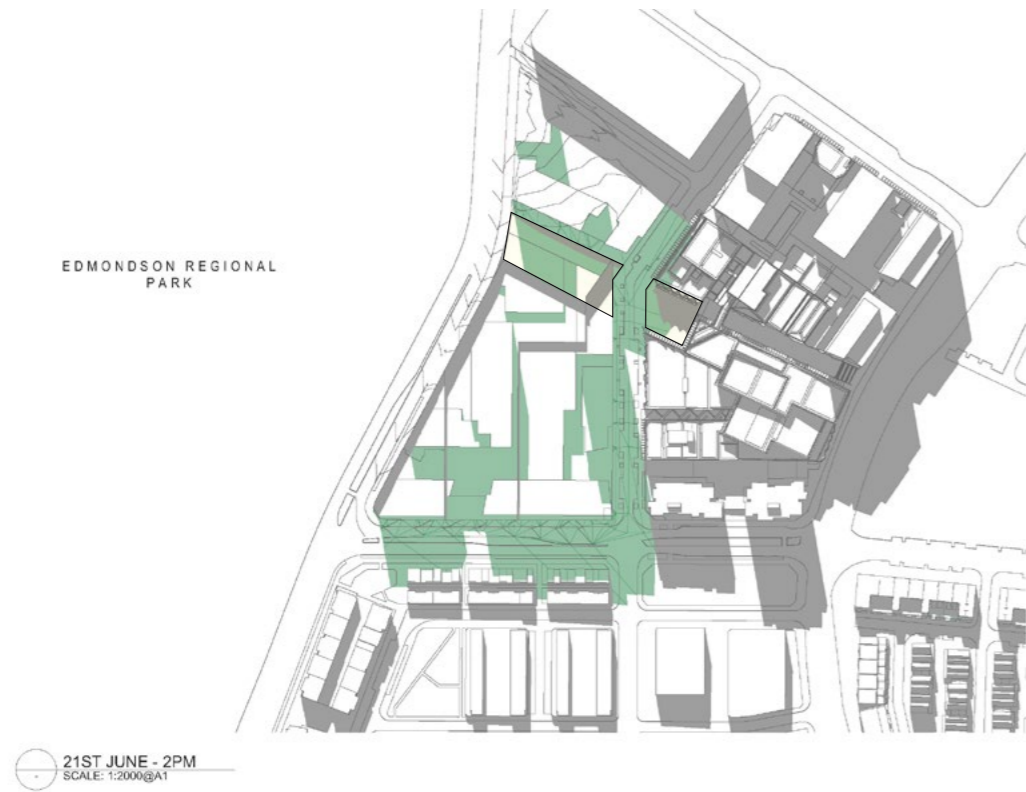
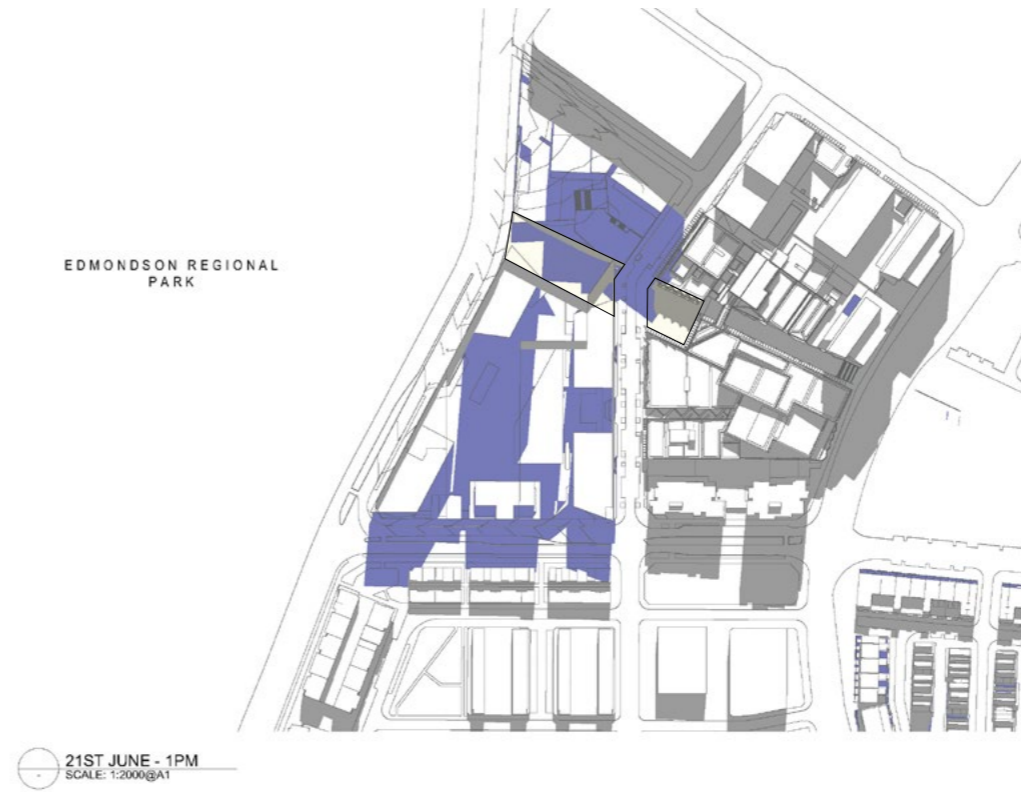
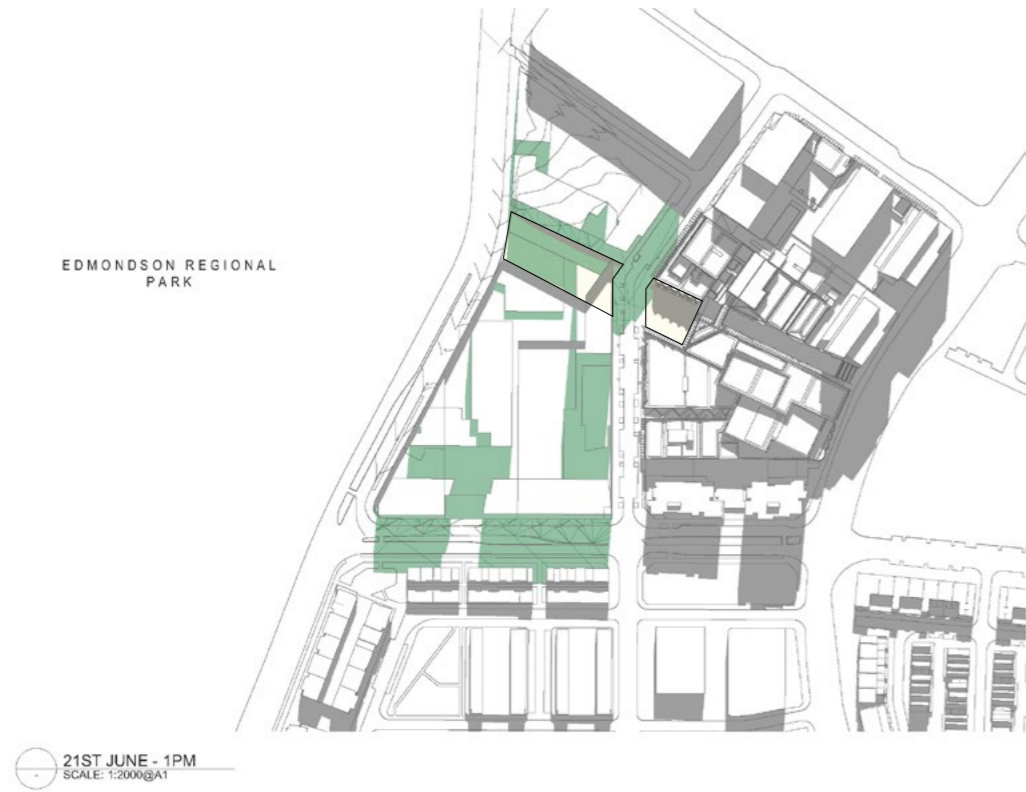
- LEGEND**
- TOWN CENTRE SHADOWS
  - MOD 11 SHADOWS (MOD 4)
  - MOD 12 SHADOWS

# 1.2.2 SHADOW ANALYSIS - TOWN CENTRE CORE - TCW 11-12PM



- LEGEND**
- TOWN CENTRE SHADOWS
  - MOD 11 SHADOWS (MOD 4)
  - MOD 12 SHADOWS

# 1.2.3 SHADOW ANALYSIS - TOWN CENTRE CORE - TCW 1-2PM



- LEGEND**
- TOWN CENTRE SHADOWS
  - MOD 11 SHADOWS (MOD 4)
  - MOD 12 SHADOWS

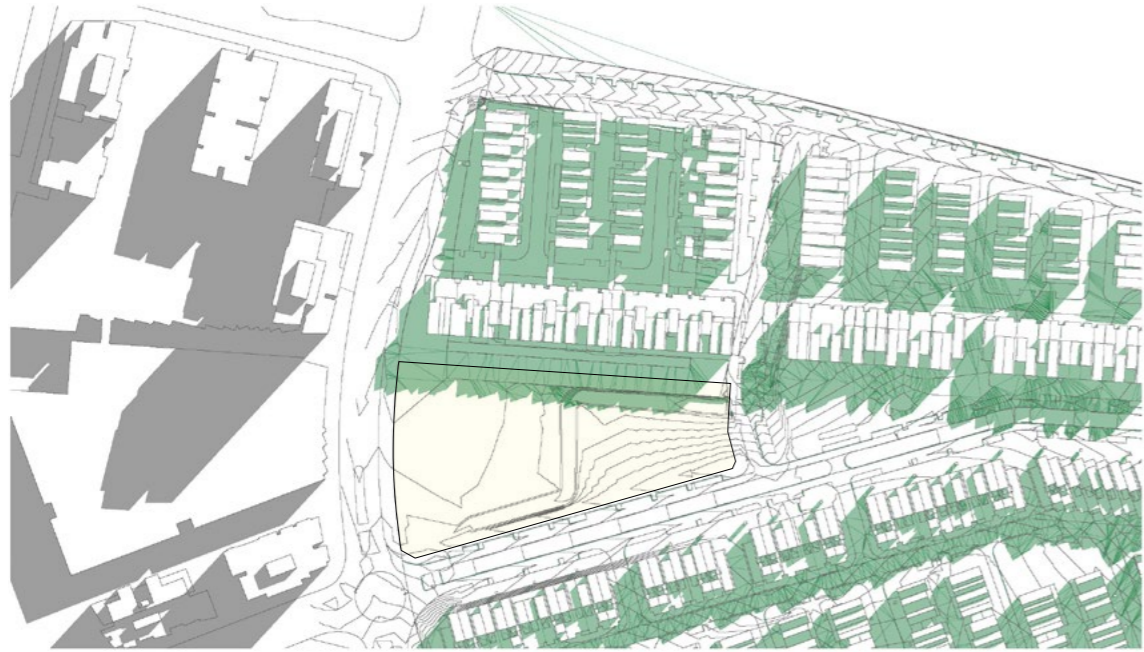


# 1.2.4 SHADOW ANALYSIS - TOWN CENTRE CORE - TCW 3PM

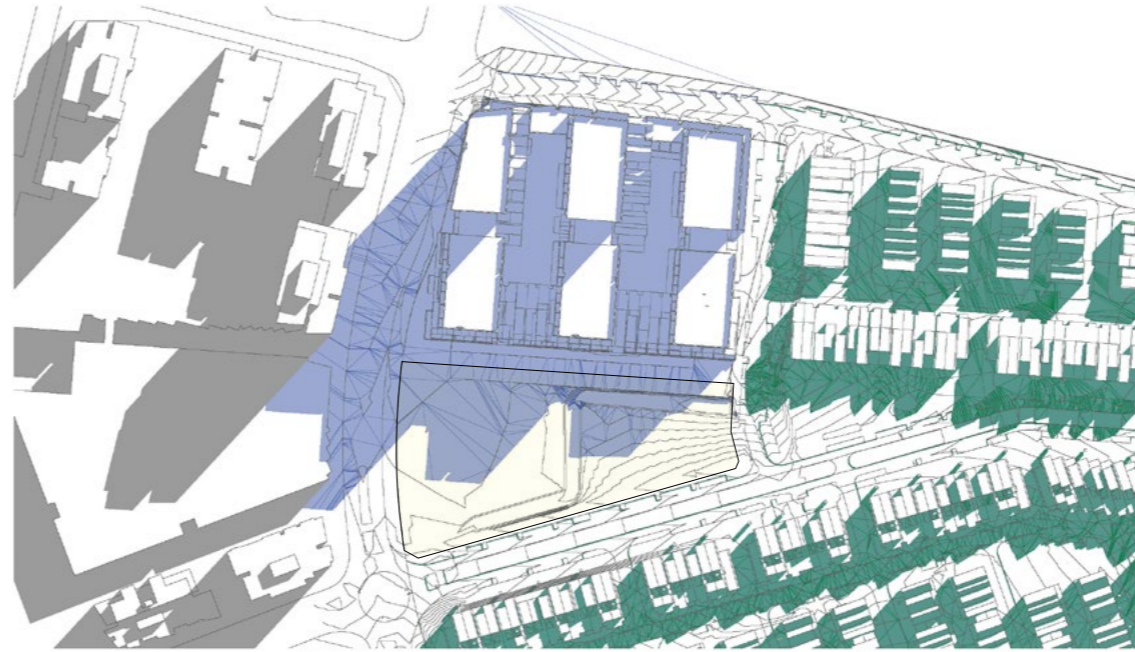


- LEGEND**
- TOWN CENTRE SHADOWS
  - MOD 11 SHADOWS (MOD 4)
  - MOD 12 SHADOWS

1.2.5 SHADOW ANALYSIS - TOWN PARK - RP3 S9 9-10AM



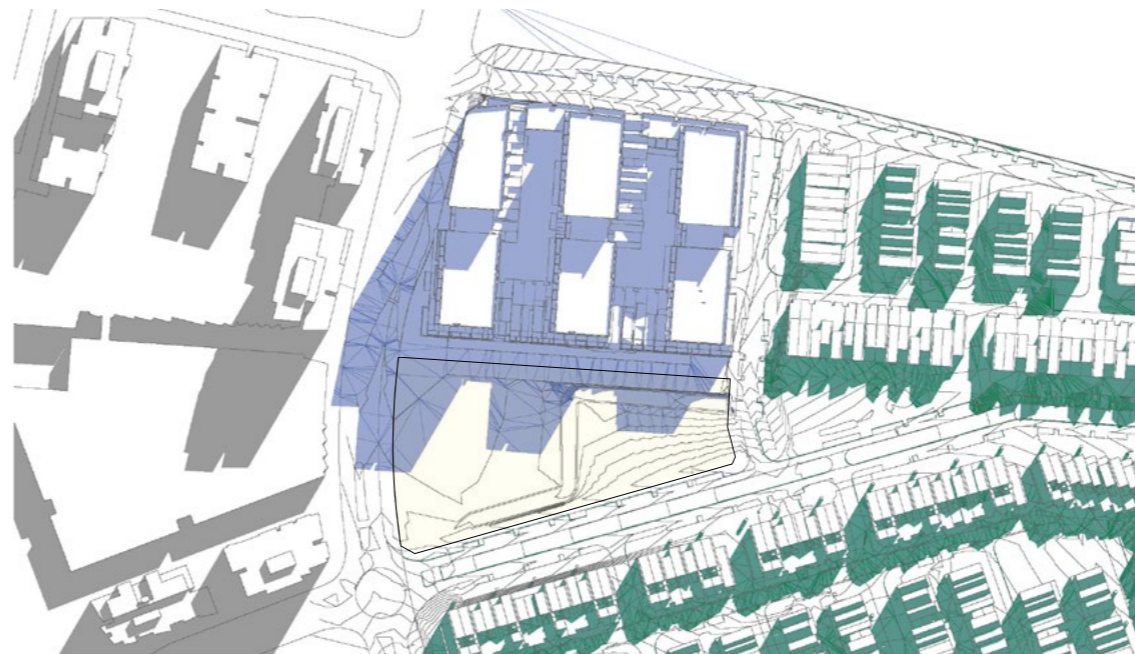
21ST JUNE - 9AM  
SCALE: 1:1500@A1



21ST JUNE - 9AM  
SCALE: 1:1500@A1



21ST JUNE - 10AM  
SCALE: 1:1500@A1



21ST JUNE - 10AM  
SCALE: 1:1500@A1

LEGEND

- TOWN CENTRE SHADOWS
- MOD 11 SHADOWS (MOD 4)
- MOD 12 SHADOWS
- NO CHANGE TO MOD SHADOWS

# 1.2.6 SHADOW ANALYSIS - TOWN PARK - RP3 S9 11-12PM



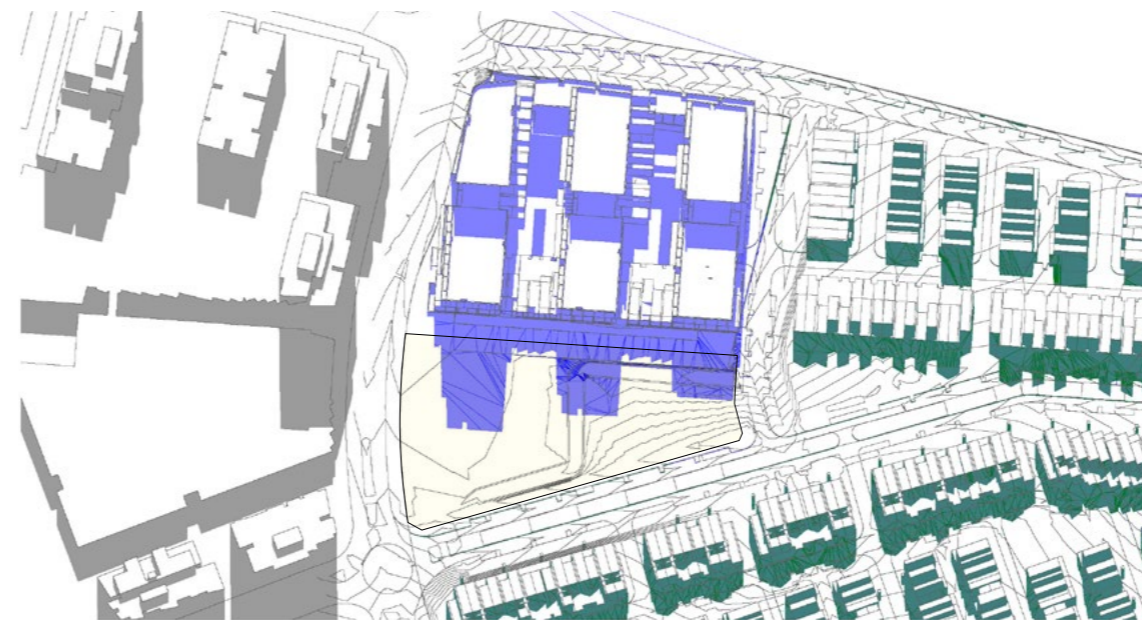
21ST JUNE - 11AM  
SCALE: 1:1500@A1



21ST JUNE - 11AM  
SCALE: 1:1500@A1



21ST JUNE - 12PM  
SCALE: 1:1500@A1



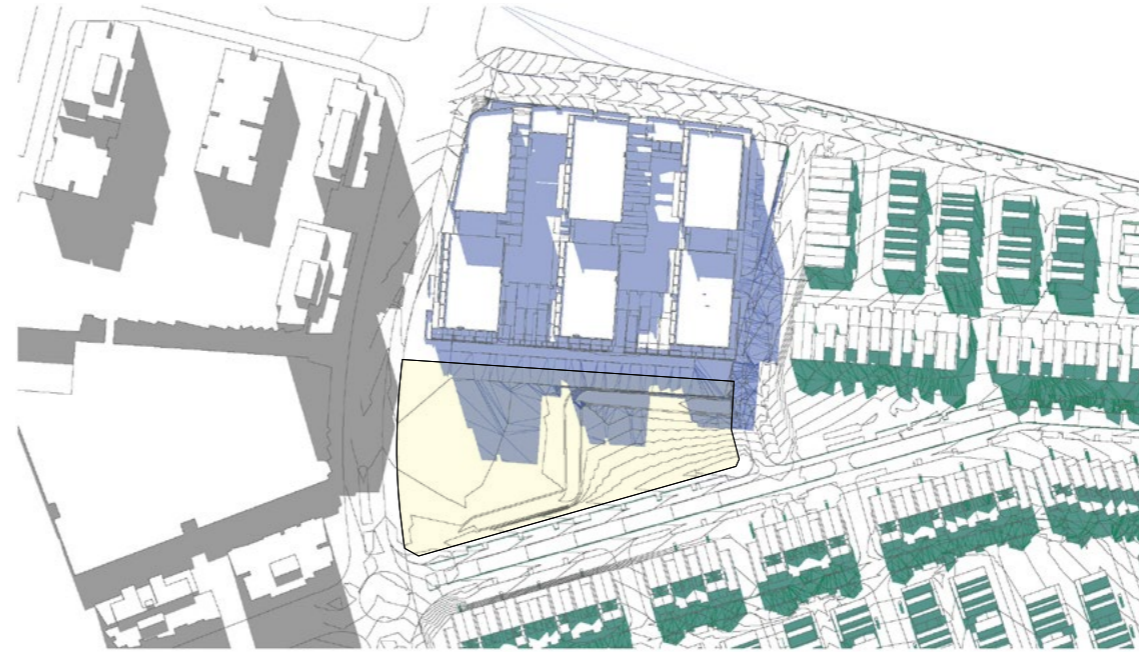
21ST JUNE - 12PM  
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- LEGEND**
- TOWN CENTRE SHADOWS
  - MOD 11 SHADOWS (MOD 4)
  - MOD 12 SHADOWS
  - NO CHANGE TO MOD SHADOWS

# 1.2.7 SHADOW ANALYSIS - TOWN PARK - RP3 S9 1-2PM



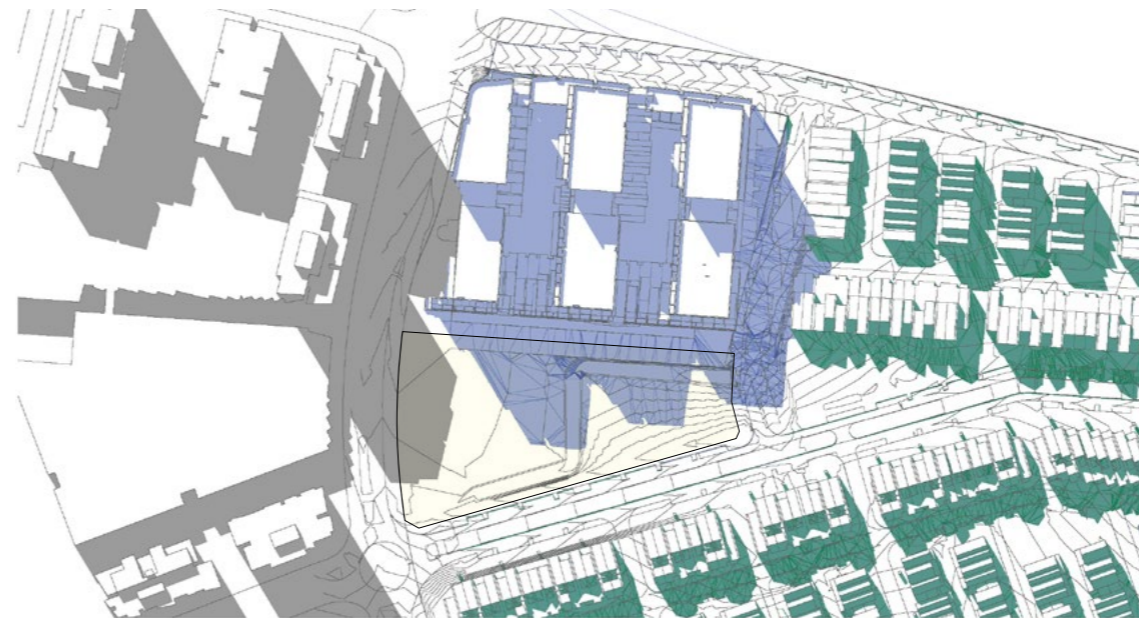
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SCALE: 1:1500@A1



21ST JUNE - 1PM  
SCALE: 1:1500@A1



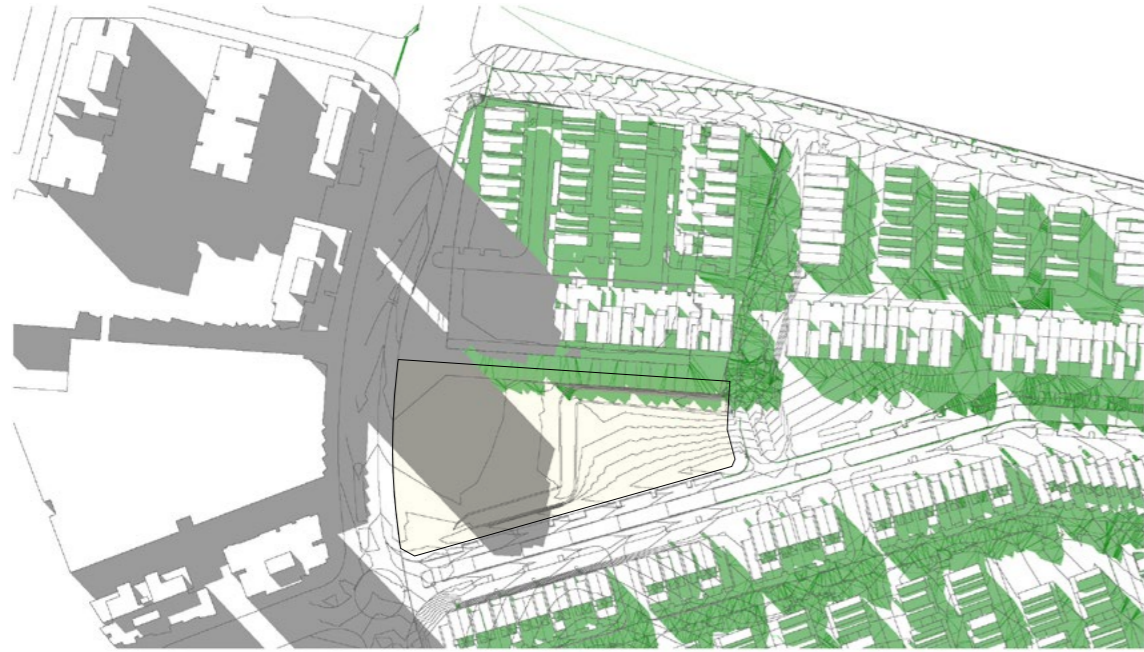
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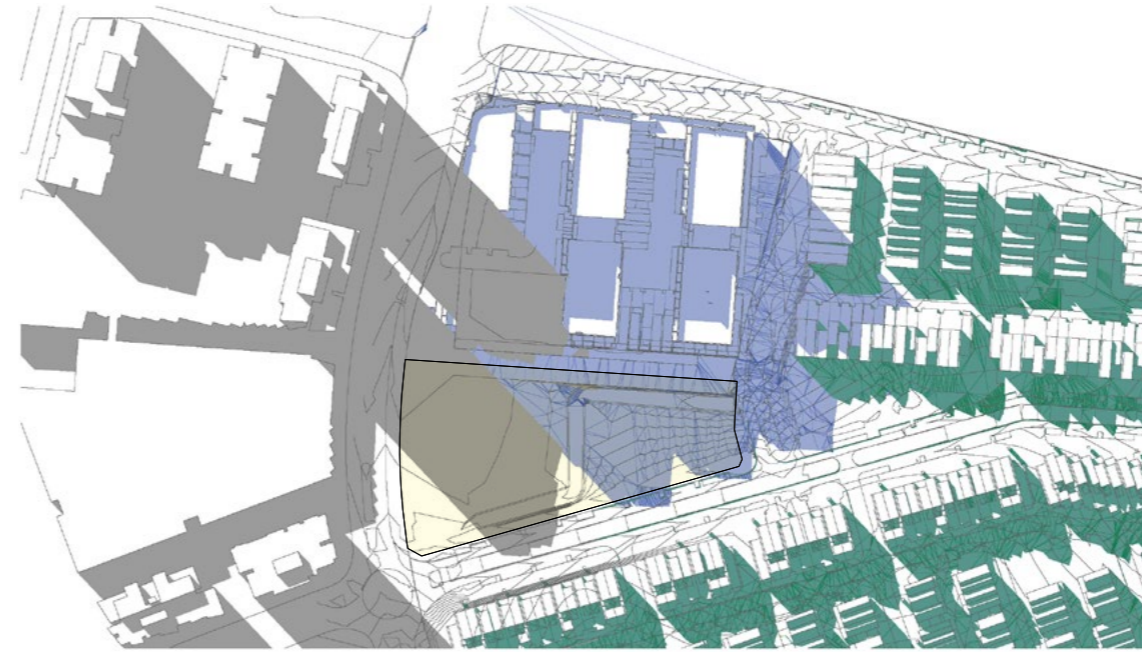
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- LEGEND**
- TOWN CENTRE SHADOWS
  - MOD 11 SHADOWS (MOD 4)
  - MOD 12 SHADOWS
  - NO CHANGE TO MOD SHADOWS

# 1.2.8 SHADOW ANALYSIS - TOWN PARK - RP3 S9 3PM



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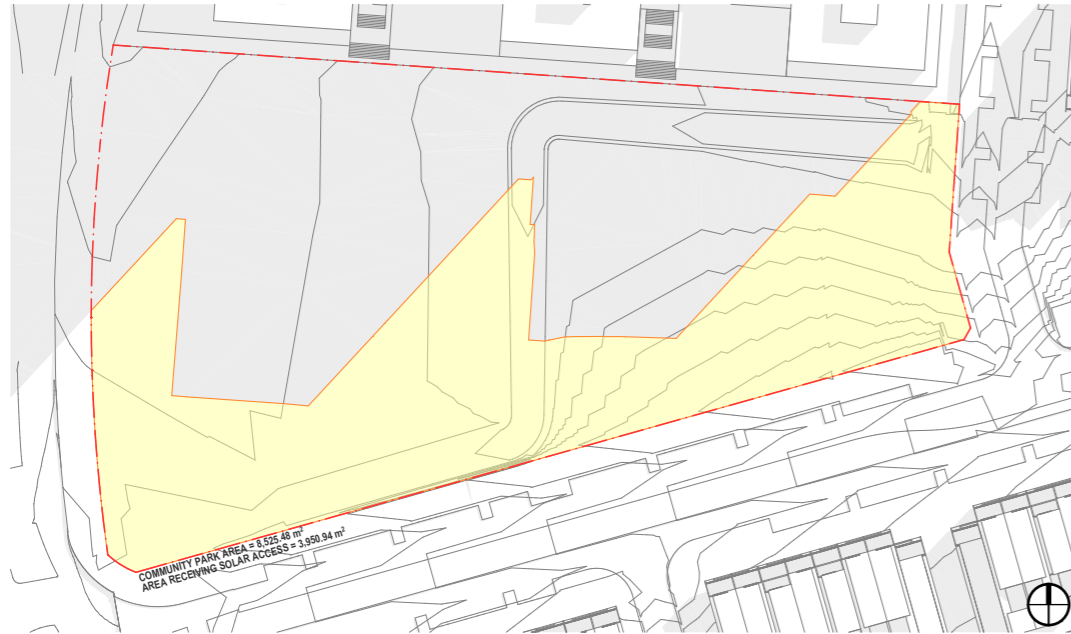


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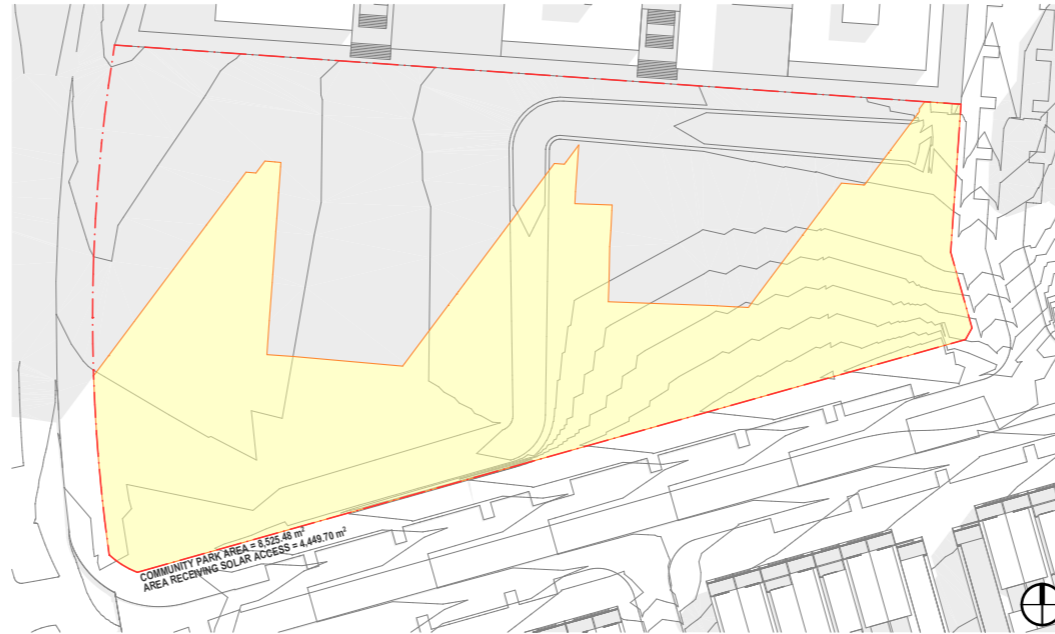
**LEGEND**

- TOWN CENTRE SHADOWS
- MOD 11 SHADOWS (MOD 4)
- MOD 12 SHADOWS
- NO CHANGE TO MOD SHADOWS

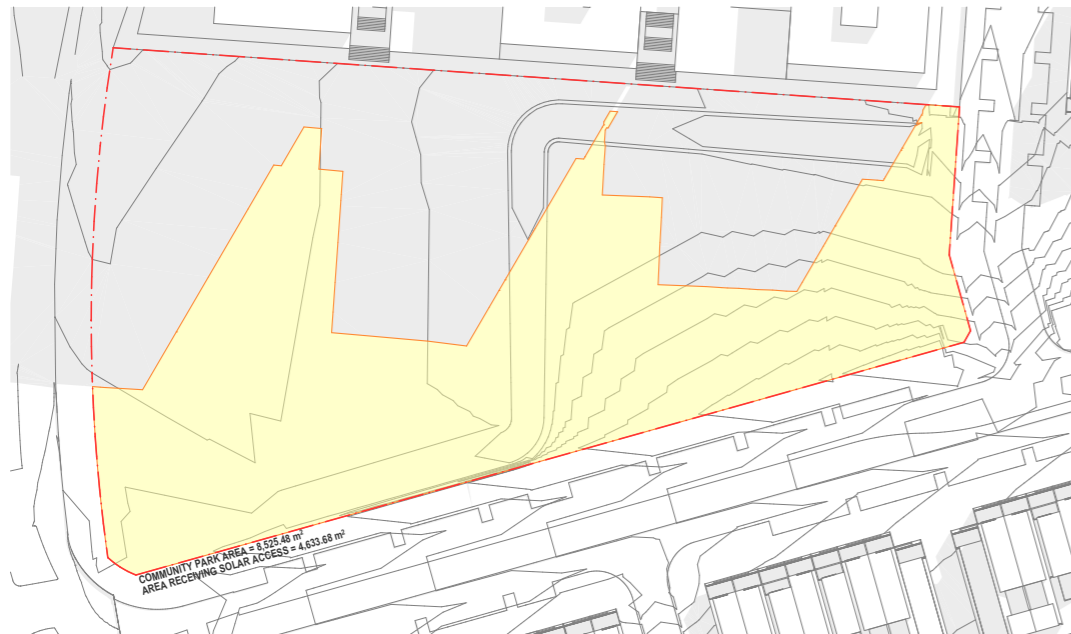
# 1.2.9 SHADOW ANALYSIS - TOWN PARK - 9-10:30AM



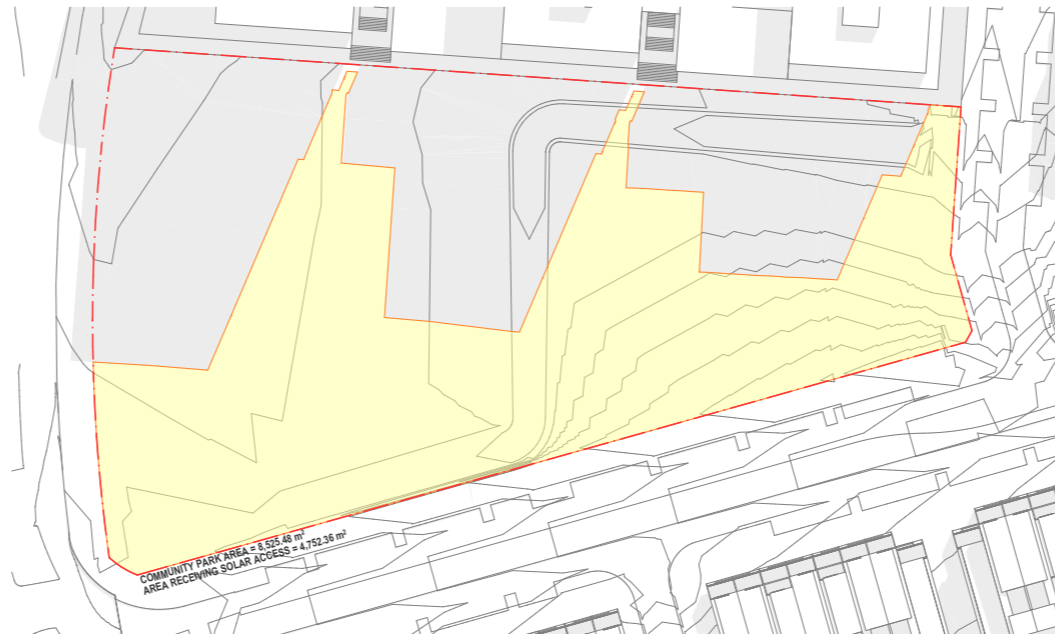
21ST JUNE - 9AM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM  
SCALE: N.T.S.



21ST JUNE - 9:30AM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM  
SCALE: N.T.S.



21ST JUNE - 10AM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM  
SCALE: N.T.S.

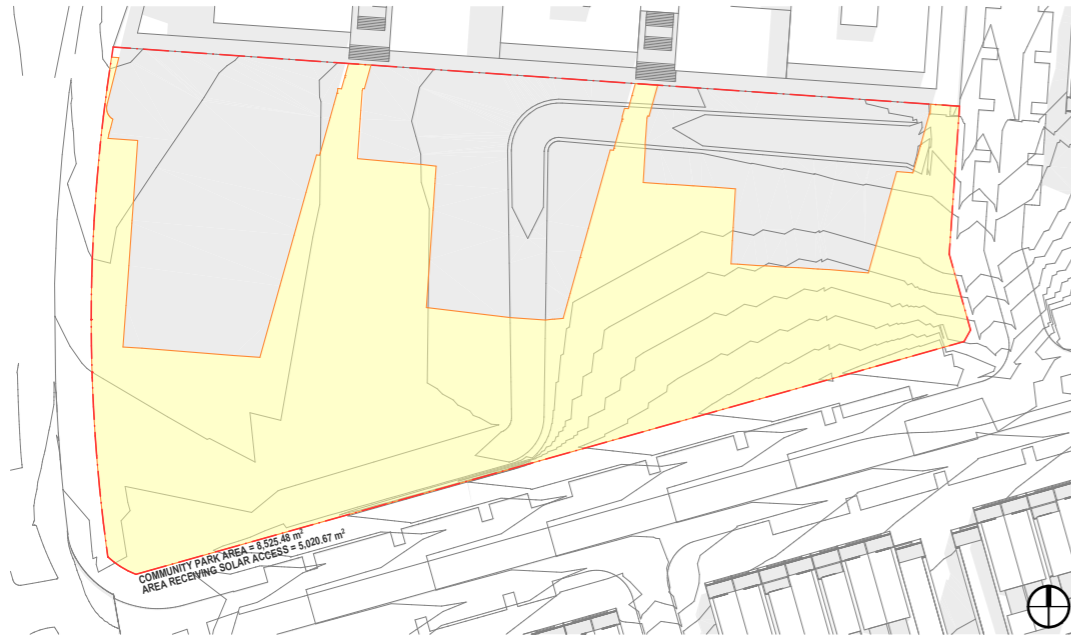


21ST JUNE - 10:30AM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM  
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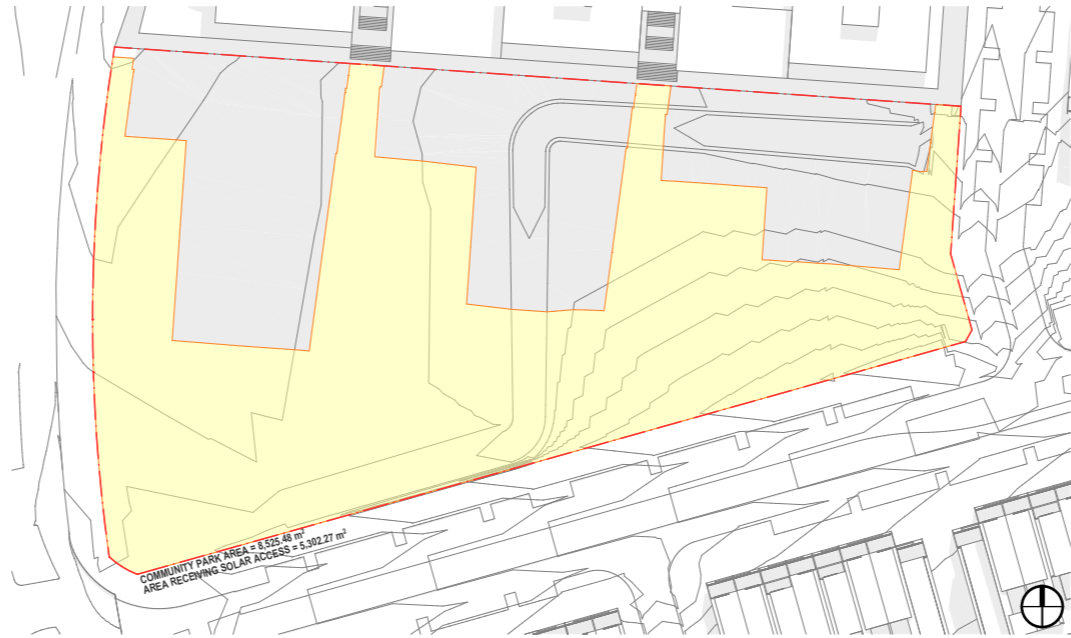
	AREA RECEIVING SOLAR ACCESS	% SOLAR ACCESS ACHIEVED	HOURS ACHIEVING SOLAR ACCESS
9AM	3950.94	46.34%	9-9:30AM N
9:30AM	4449.70	52.19%	9:30-10:30AM Y
10AM	4633.68	54.35%	
10:30AM	4752.36	55.74%	10:30-11:30AM Y
11AM	5020.67	58.89%	11:30-12:30PM Y
11:30AM	5302.27	62.19%	12:30-1:30PM Y
12PM	5259.22	61.69%	
12:30PM	5056.68	59.31%	
1PM	4962.25	58.20%	
1:30PM	4324.76	50.73%	1:30-2PM N
2PM	3196.23	37.49%	2-3PM N
3PM	282.94	3.32%	3PM N

BEST PRACTICE GUIDELINE: 50% OF THE PARK TO RECEIVE SOLAR ACCESS FOR 4 HOURS DURING MID WINTER

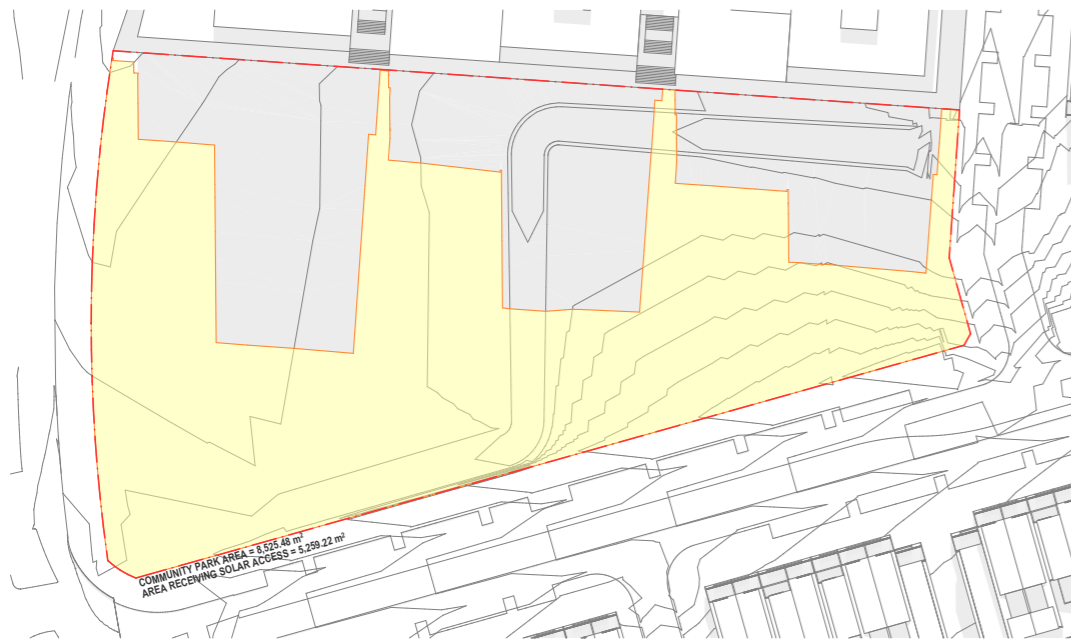
# 1.2.10 SHADOW ANALYSIS - TOWN PARK - 11-12:30PM



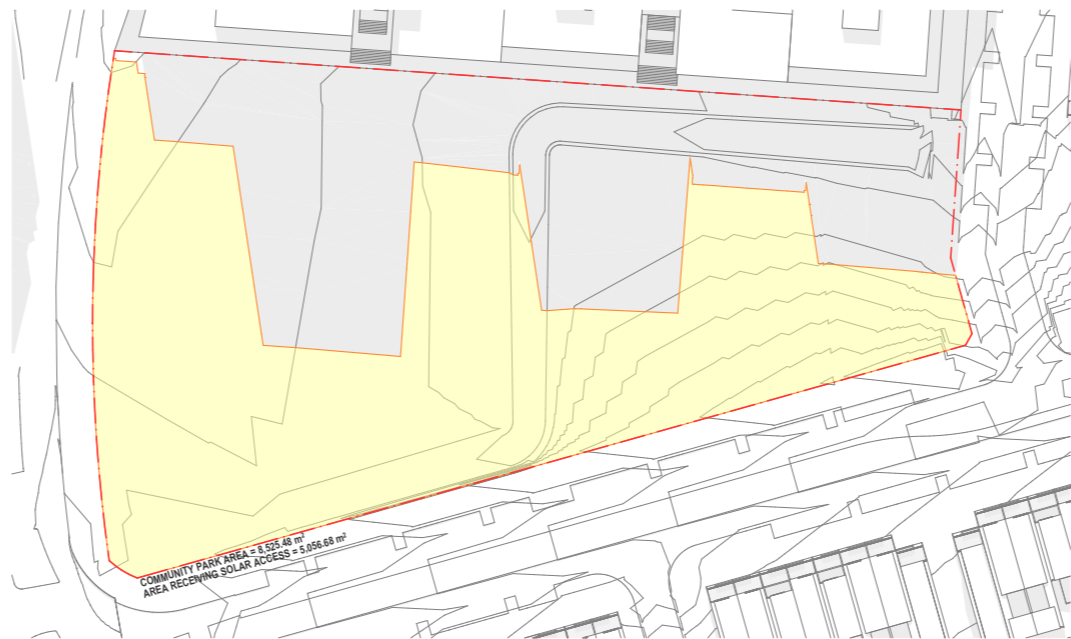
21ST JUNE - 11AM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM  
SCALE: N.T.S.



21ST JUNE - 11:30AM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM  
SCALE: N.T.S.

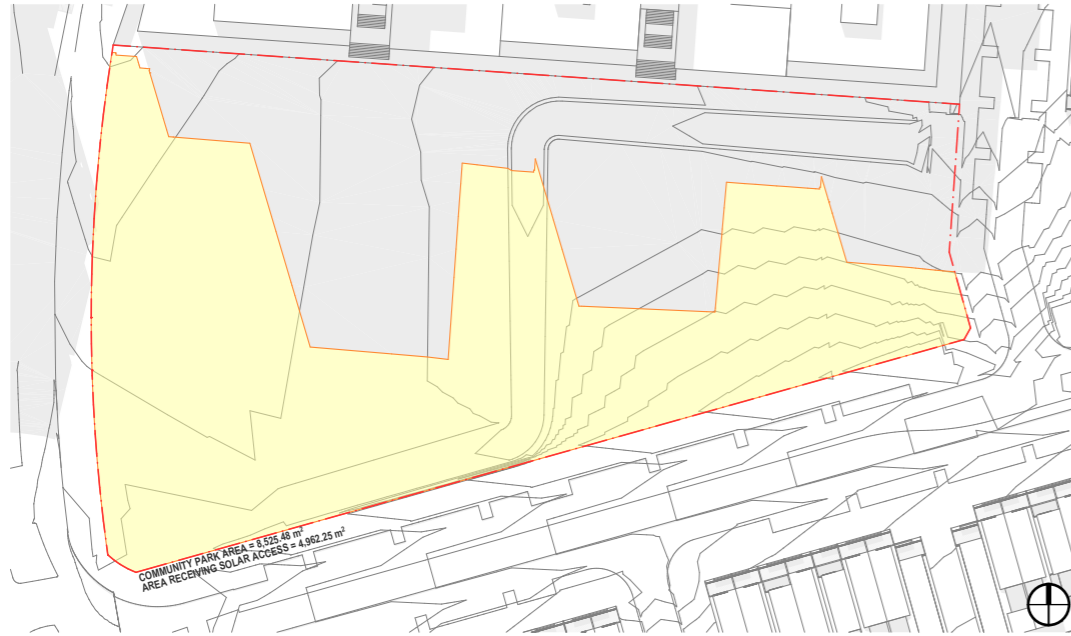


21ST JUNE - 12PM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM  
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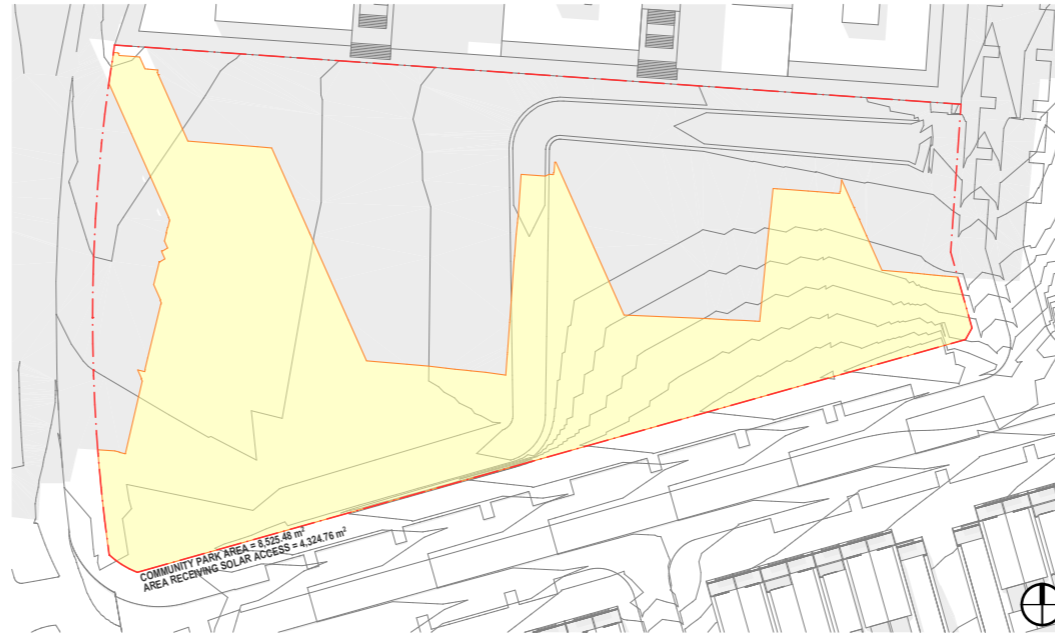


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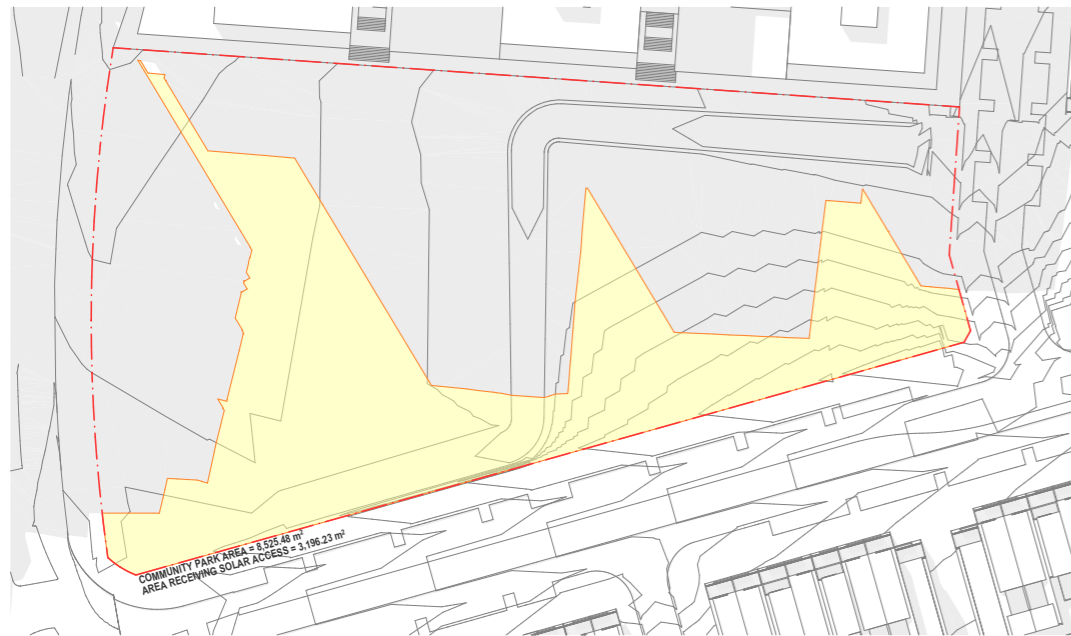
# 1.2.11 SHADOW ANALYSIS - TOWN PARK - 1-3PM



21ST JUNE - 1PM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM  
SCALE: N.T.S.



21ST JUNE - 1:30PM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM  
SCALE: N.T.S.



21ST JUNE - 2PM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM  
SCALE: N.T.S.



21ST JUNE - 3PM (SOLAR ACCESS TO PARK) - MOD 12 BLOCK FORM  
SCALE: N.T.S.



MOD 12  
RESIDENTIAL BREAKDOWN

# 1.7.1 RESIDENTIAL DEVELOPMENT BREAKDOWN



Precinct	No. dwellings
TCC1 E Total	427 townhouses
TCC1 W Total	401 apartments
RP1 Total	348 townhouses
RP2 Total	205 townhouses
RP3 S7-8	93 townhouses
RP3 S9	410 apartments

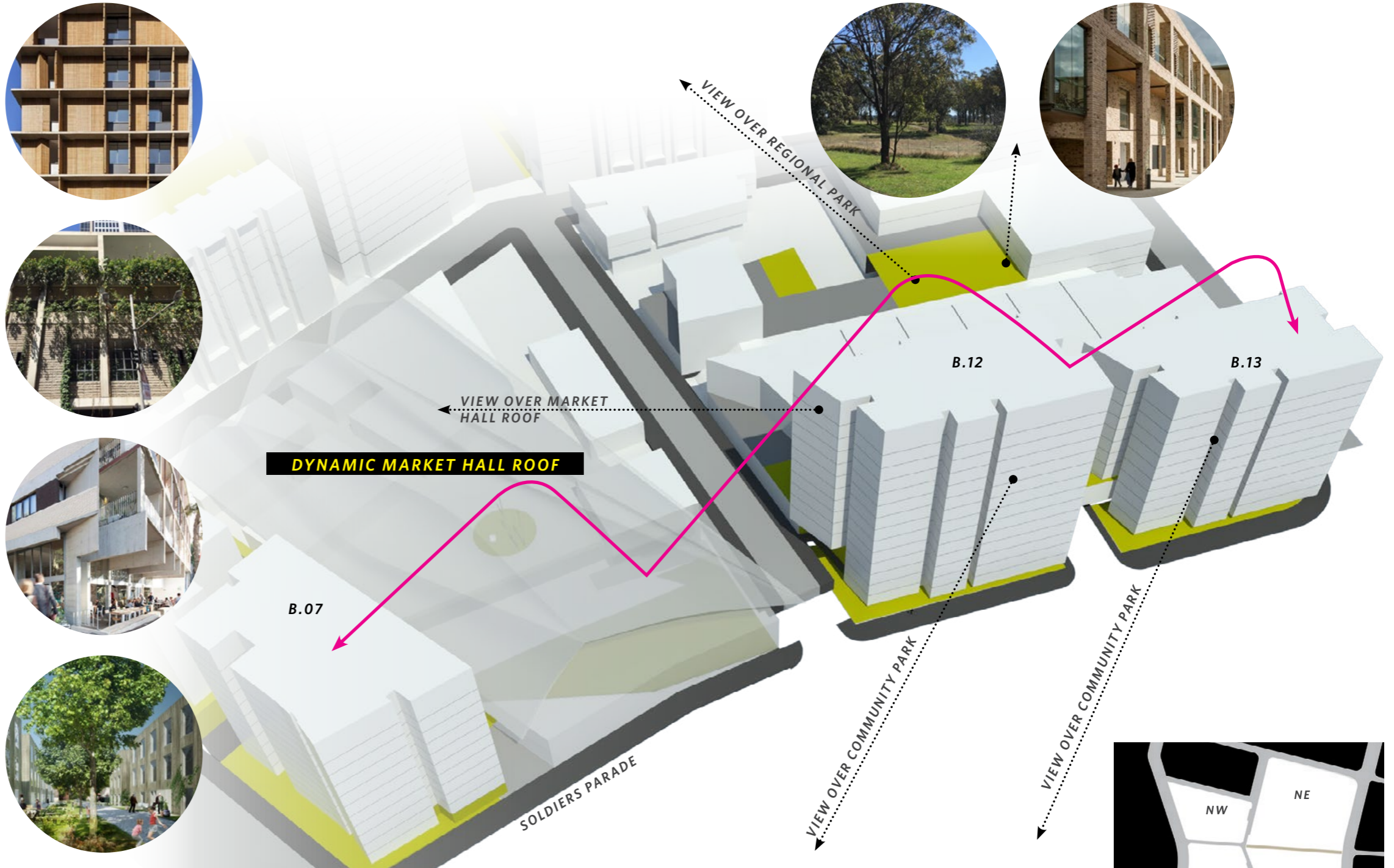
**TOTAL DWELLINGS: 1884**

- ED. Square Precincts**
- Town Centre Core West - (TCC1 W)
  - Town Centre Core East - (TCC1 E)
  - Residential Precinct 1 - (RP1)
  - Residential Precinct 2 - (RP2)
  - Residential Precinct 3 - (RP3)

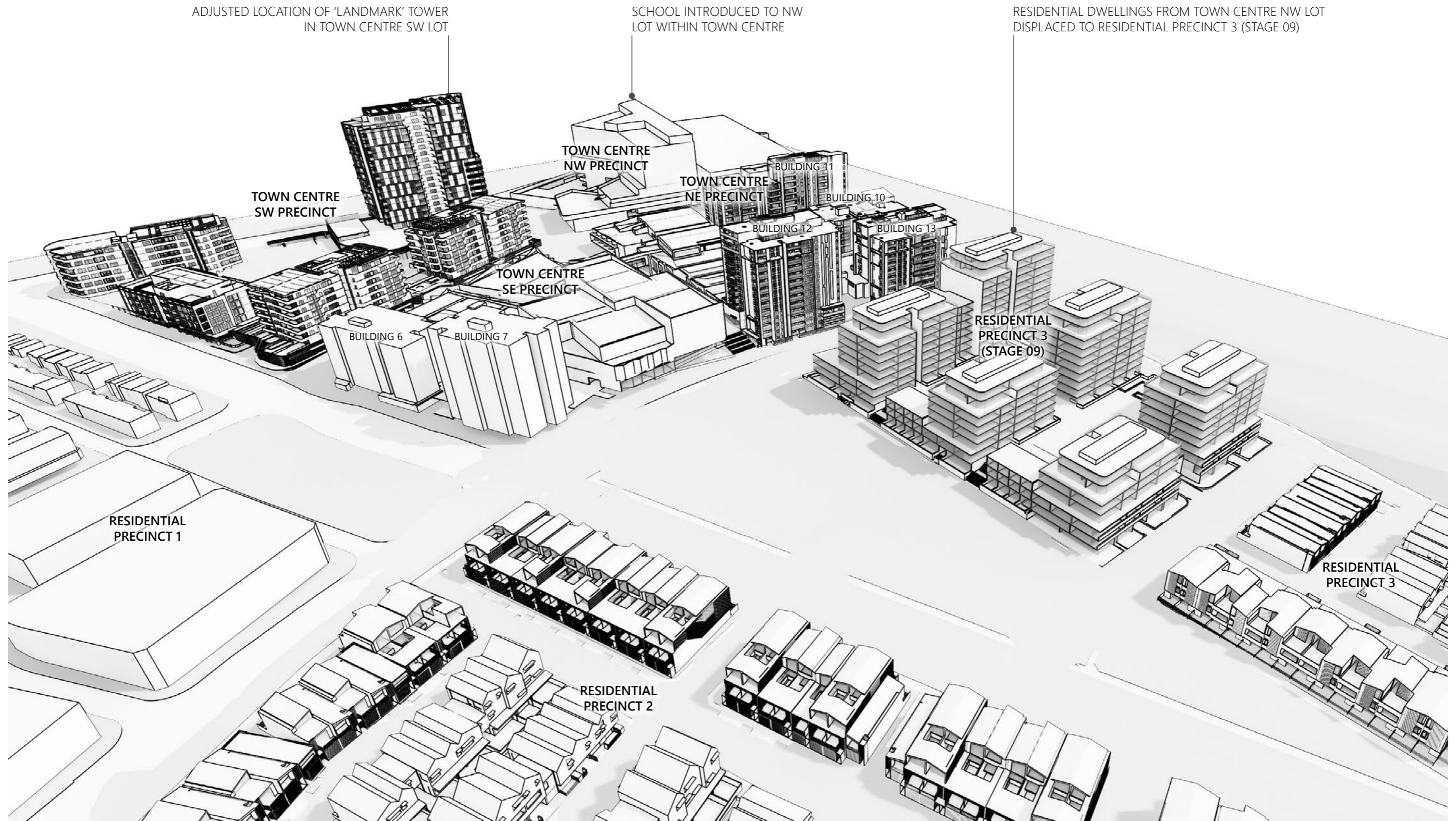
- Dwelling types**
- Apartments - (apts)
  - Townhomes - (THs)

MOD 12  
RESIDENTIAL PRECINCT 3 STAGE 9

# 1.10.1 SOLDIERS PARADE MASSING - APPROVED MOD 4



# 1.10.2 MASTERPLAN OVERVIEW SE - PROPOSED CONCEPT

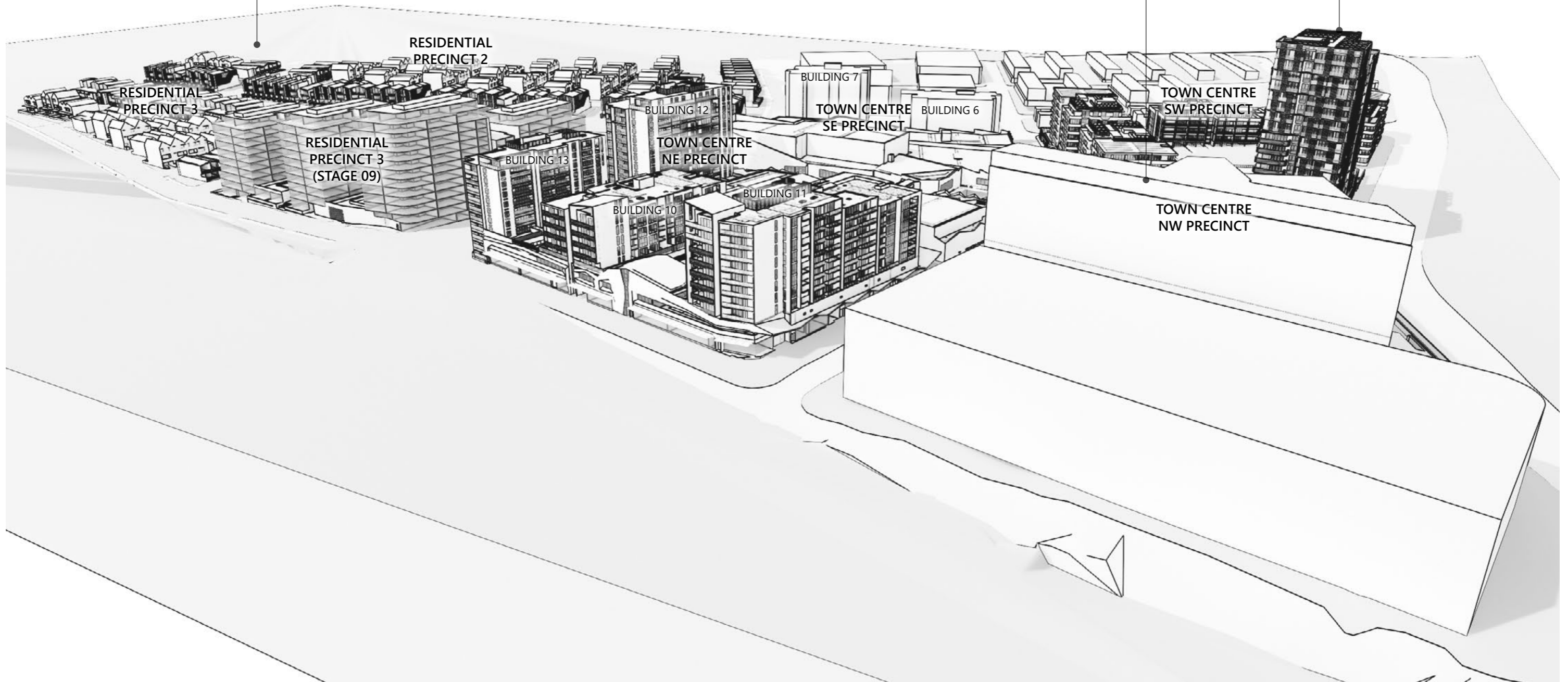


# 1.10.3 MASTERPLAN OVERVIEW NW- PROPOSED CONCEPT

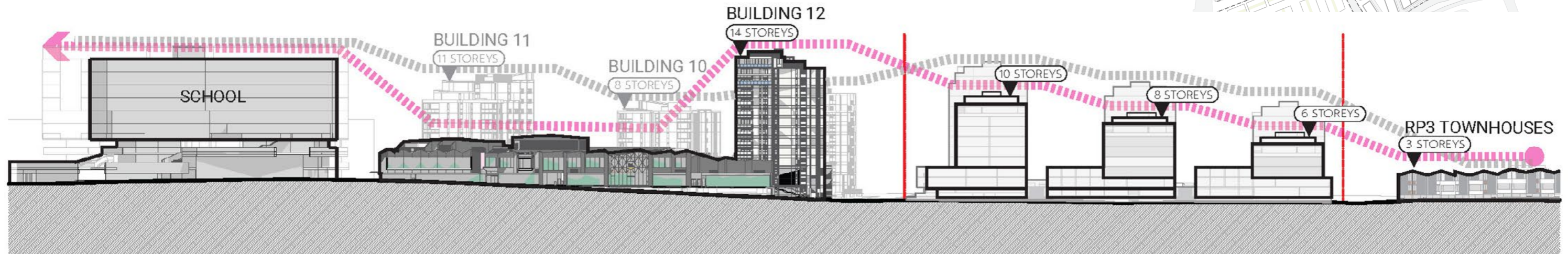
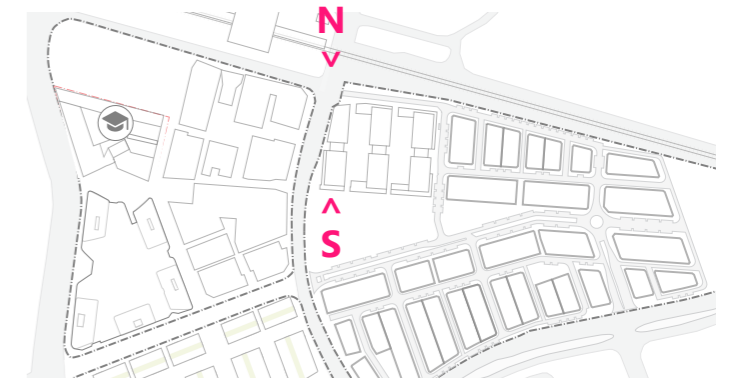
RESIDENTIAL DWELLINGS FROM TOWN CENTRE NW LOT DISPLACED TO RESIDENTIAL PRECINCT 3 (STAGE 09)

SCHOOL INTRODUCED TO NW LOT WITHIN TOWN CENTRE

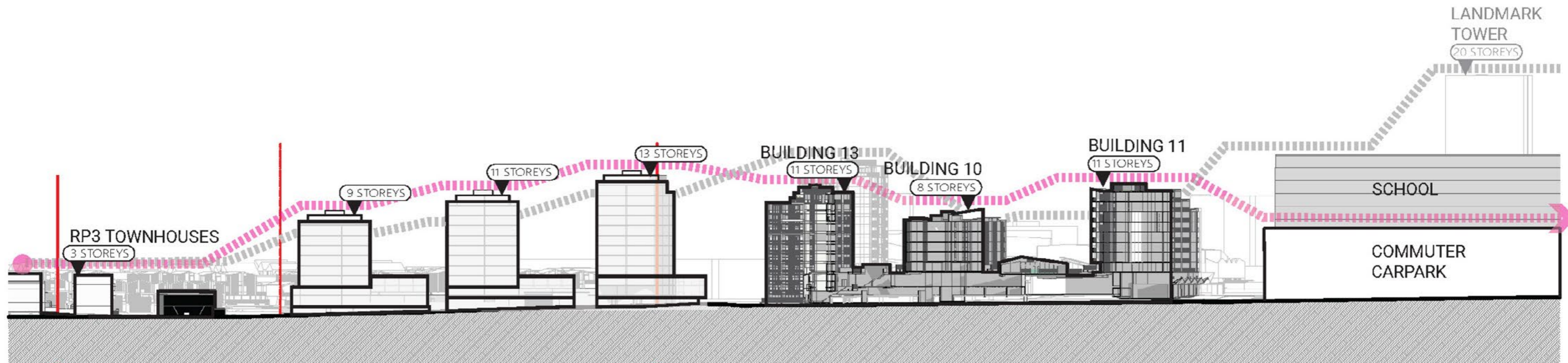
ADJUSTED LOCATION OF 'LANDMARK' TOWER IN TOWN CENTRE SW LOT



# 1.10.4 BUILDING HEIGHT AND TRANSITION - CONTEXT ELEVATIONS

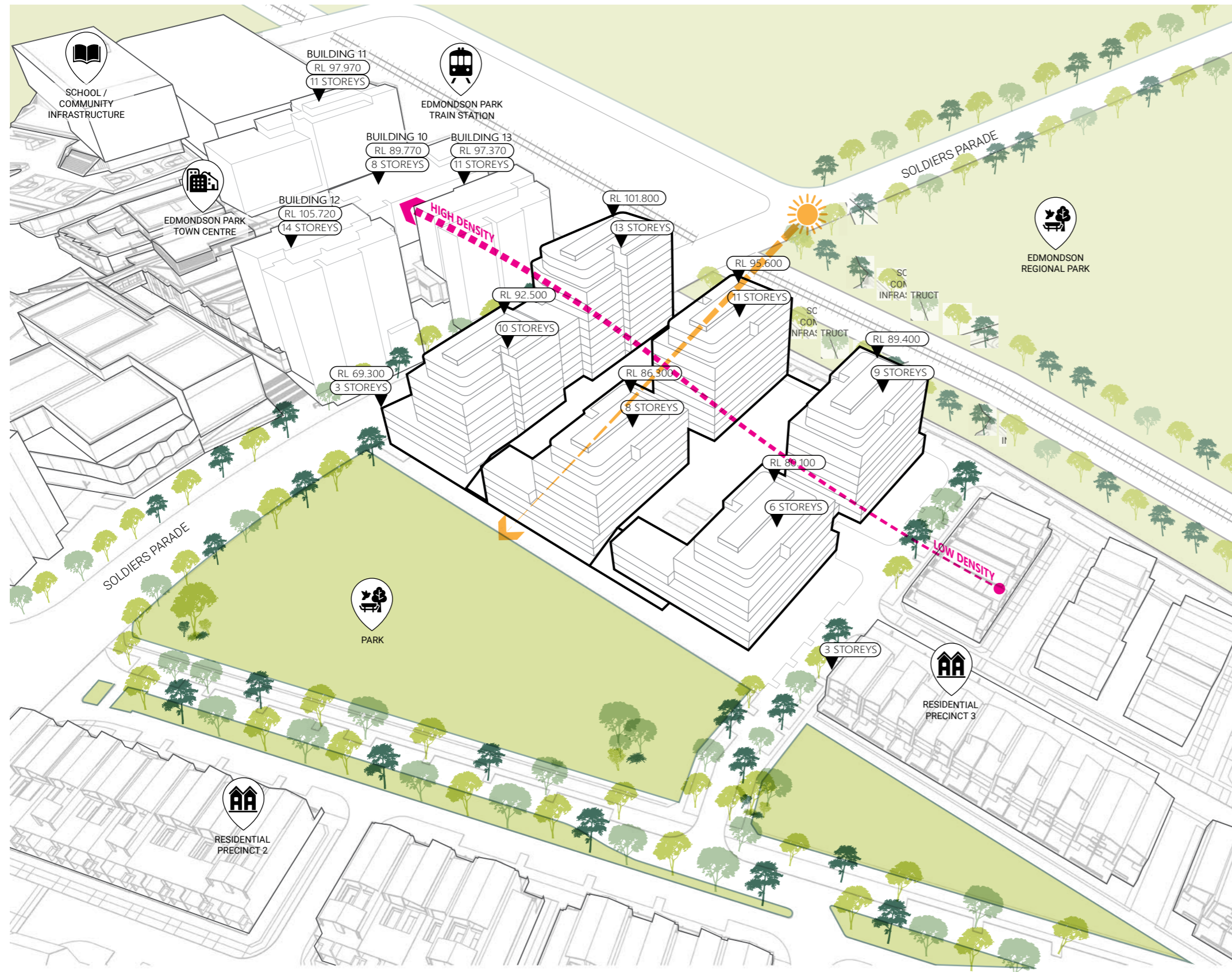


SOUTH ELEVATION



NORTH ELEVATION

# 1.10.5 CONCEPT DIAGRAM - SCALE TRANSITION



Tower forms above are placed in an E-W orientation. They are stepped in height, transitioning from 14 storeys to 6 storeys. This transition mediates the condition of the established apartment blocks to the west, and the proposed 3 storey finer grain townhouses to the east. This undulation in height also improves solar amenity to the park at the southern interface, and strengthens the North-western corner of the apartment block as a key urban entry / marker into the Edmondson Park Precinct.



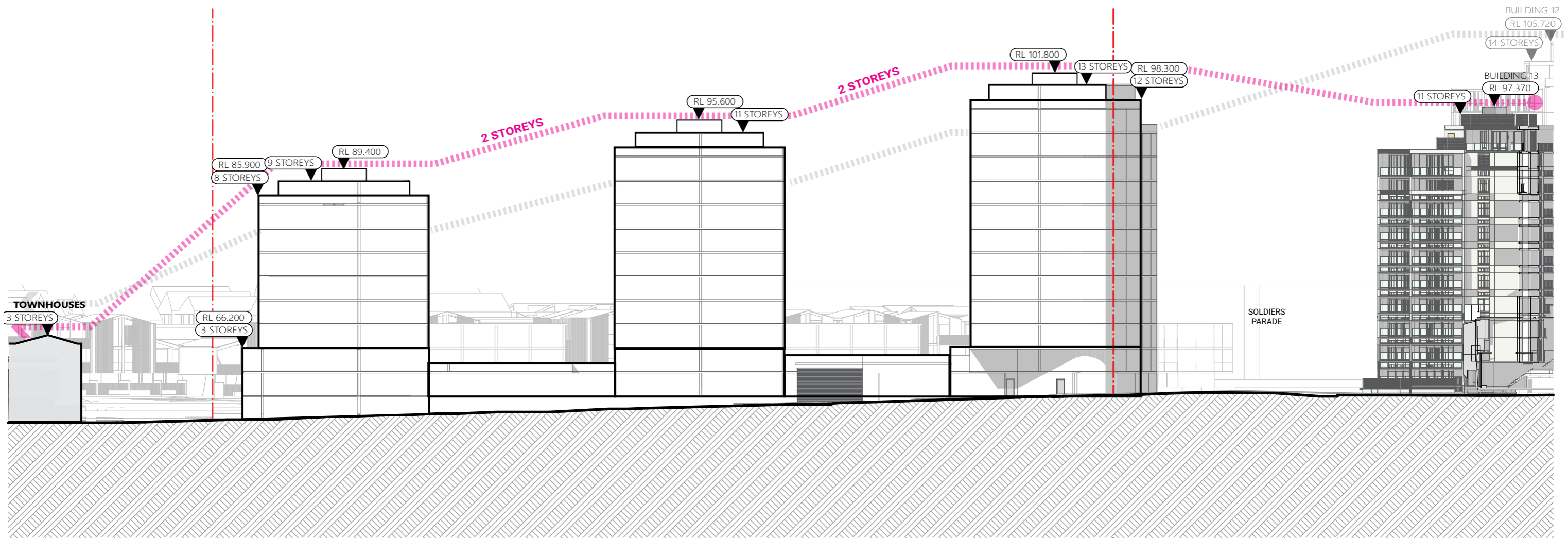
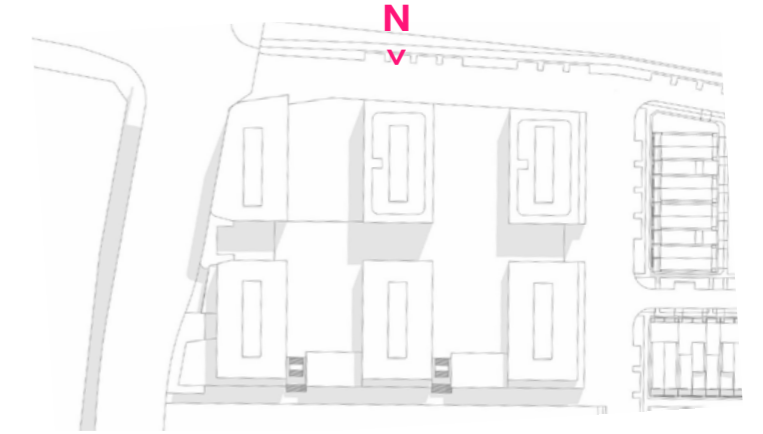
# 1.10.6 CONCEPT DIAGRAM - SCALE ARTICULATION



The RP3 Stage 9 proposal provides a clear strategy in relation to scale and built form.

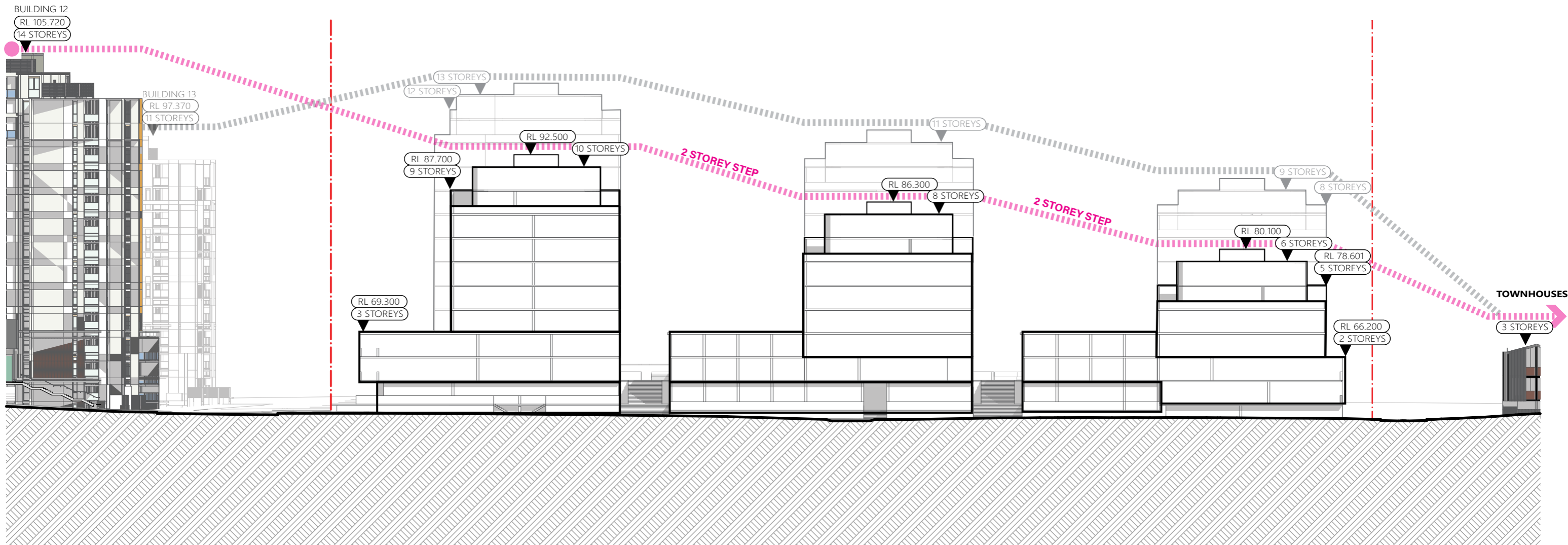
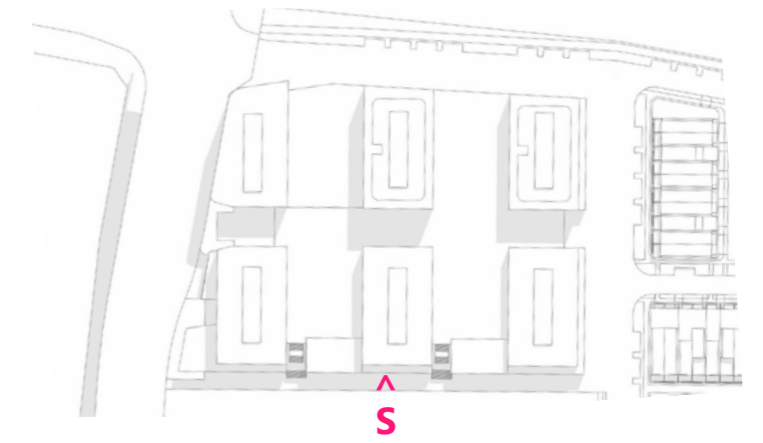
The base aligns with the adjacent town houses and eat street scale creating consistency in height, character and materiality. The tower forms sitting over are set back with their own diverse architectural expression transitioning in scale from the west towards the east. The top storeys of each building are set back to ensure further visual scale reduction and to provide a roof expression for each building aligning with overall principles within the precinct.

# 1.10.7 BUILDING HEIGHT AND TRANSITION - SITE ELEVATION (NORTH)



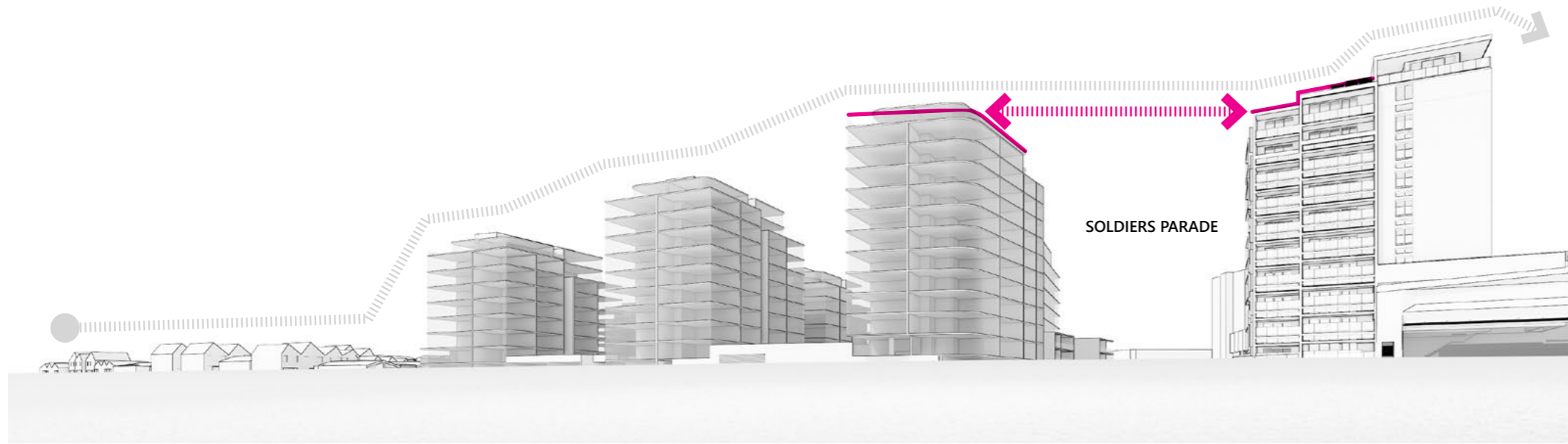
NORTH ELEVATION

# 1.10.8 BUILDING HEIGHT AND TRANSITION - SITE ELEVATION (SOUTH)

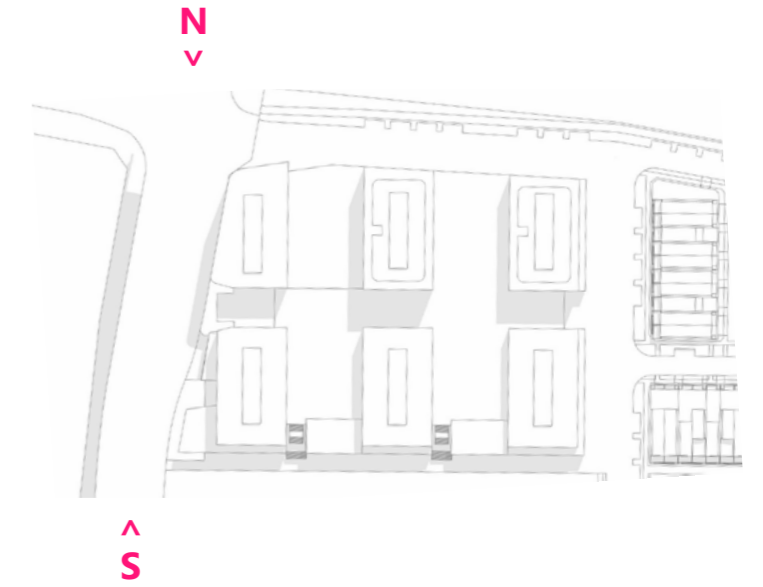


SOUTH ELEVATION

RESIDENTIAL PRECINCT 3 STAGE 9  
 1.10.9 STREETVIEWS - SOLDIERS PARADE



SOLDIERS PARADE - NORTH VIEW



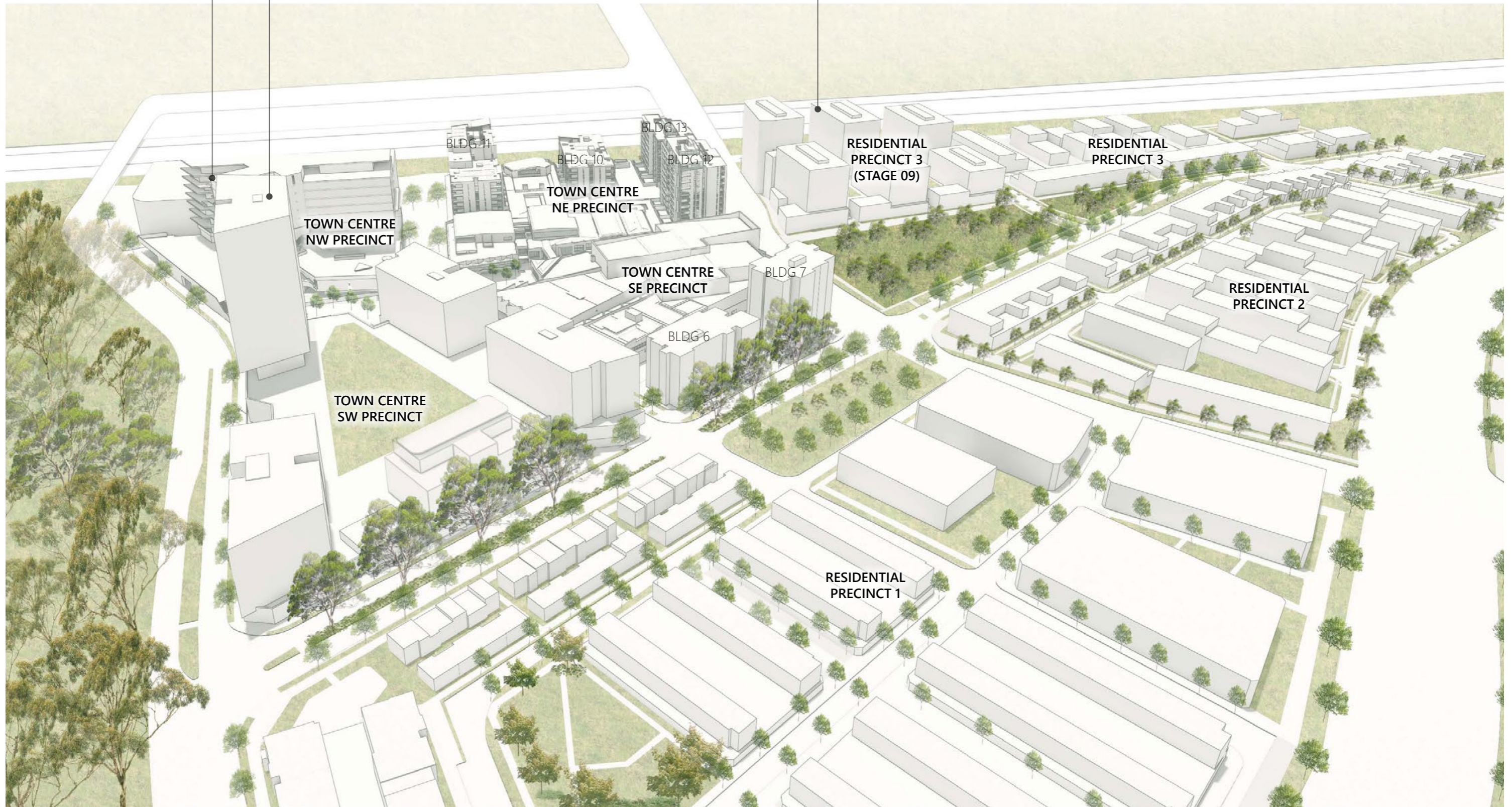
SOLDIERS PARADE - SOUTH VIEW

# 1.10.10 MASTERPLAN OVERVIEW SW - PROPOSED CONCEPT

SCHOOL INTRODUCED TO NW LOT WITHIN TOWN CENTRE

ADJUSTED LOCATION OF 'LANDMARK' TOWER IN TOWN CENTRE SW LOT

RESIDENTIAL DWELLINGS FROM TOWN CENTRE NW LOT DISPLACED TO RESIDENTIAL PRECINCT 3 (STAGE 09)





Terroir  
Level 2, 79 Myrtle St  
**CHIPPENDALE** NSW 2353  
Australia  
**NOMINATED ARCHITECT**

Tel +61 2 9698 2198  
[www.terroir.com.au](http://www.terroir.com.au)

Gerard Reinmuth 6629

Plus Architecture Sydney  
Level 4, 222 Clarence Street  
**SYDNEY** NSW 2000  
Australia  
**NOMINATED ARCHITECT (NSW)**

Tel +61 2 8823 7000  
[www.plusarchitecture.com.au](http://www.plusarchitecture.com.au)

Amit Julka 10002, Rido Pin 11286