

30 September 2020

## Appendix B – Pre-DA feedback response table

The following table includes a response to written feedback (dated 10 September 2020) provided by Architectus and the Liverpool City Council Design Excellence Panel (Liverpool DEP) following the Pre-DA Lodgement package being presented by Built Development Group and the project team on 19 August 2020 to Architectus and 20 August 2020 to the Liverpool DEP. For completeness, the full text of each comment is provided in the left-hand column, accompanied by the Applicant's corresponding response in the right-hand column. The Applicant's responses have been informed by input by the expert consultant team and should be read in conjunction with the Statement of Environmental Effects (SEE) and accompanying technical reports.

Item	Comment	Response
<b>Architectus' Feedback</b>		
<b>Background</b>		
1	<p>The development subject to the Pre-Lodgement review is for the proposed Stage 1 Detailed DA for Liverpool Civic Place, which encompasses the western half of the subject site, and includes:</p> <ul style="list-style-type: none"> <li>• Public Domain including a new civic square (approximately 1,000 sqm in area)</li> <li>• Liverpool City Library (approximately 5,000 sqm GFA)</li> <li>• Commercial Tower (approximately 17,500 sqm GFA), including: <ul style="list-style-type: none"> <li>- Childcare facility (90 places)</li> <li>- Council customer service centre</li> <li>- Council chambers</li> <li>- Council offices</li> <li>- Office lease</li> </ul> </li> </ul> <p>It is noted that the proposed Stage 1 Detailed DA is subject to the Concept DA for the site (DA-585/2019), which was considered for determination by the Sydney Western City Planning Panel (SWCPP) on 31 August 2020, and is currently pending finalisation by the SWCPP. The Concept DA proposed land uses, maximum building envelopes and vehicular site access points for the site. The Stage 1 Detailed DA will be subject to a Concept DA approval for the site and conditions of consent.</p>	Noted.

Item	Comment	Response
	A Pre-Lodgement meeting with the applicant and Liverpool City Council's Design Excellence Panel (DEP) was held separately on 20 August 2020. The DEP has noted the proposal is supported and that all recommendations of the DEP are addressed and incorporated in the DA. Refer to Design Excellence Panel Minutes appended at Attachment A.	
<b>Comments and Key Issues</b>		
2	<p><b>Terminus Street vehicular access</b></p> <p>The proposed Terminus Street vehicular / basement access point has been shifted west, away from the pocket park named 'Upper Civic Plaza'. This is generally supported as this limits the interface between key public domain on the site (the pocket park and through site link) and the Terminus Street basement entrance, enabling further opportunities to improve pedestrian amenity along this frontage and potentially reducing conflicts between pedestrians and vehicles entering the basement.</p> <p>It is noted, however, the following issues for further consideration and / or action by the applicant:</p> <ul style="list-style-type: none"> <li>The proposed Terminus Street basement access is now located at a closer distance to the Terminus / Pirie Street intersection. Agreement from Transport for NSW would be required for the proposed location of the basement access from Terminus Street.</li> <li>It is noted that any variances from an approved Concept DA would require a S4.55 modification of that approval. This applies to the proposed location of the Terminus Street access, if it is not proposed in the same location indicated on the stamped plans of the Concept DA.</li> </ul>	<p>Noted.</p> <p>Refer to traffic report. The access location has been referred to TfNSW. Comments from TfNSW received on 12 Aug 2020 and discussion in traffic report. The driveway location was not raised as an issue.</p> <p>Section 4.24(2) of the EP&amp;A Act requires that 'While any consent granted on the determination of a concept development application for a site remains in force, the determination of any further development application in respect of the site cannot be inconsistent with the consent for the concept proposals for the development of the site'.</p> <p>It is considered that the minor change to the location of the driveway noted on the Concept DA approved plans for the betterment of the overall design and in response to DEP feedback does not render the proposal inconsistent with the Concept DA, particularly as the driveway is still proposed along Terminus Street in a generally similar location. It is not unexpected that through further development of the design from the original concept proposal that there would be minor changes to the proposed development, including the precise location of the entry driveway.</p>
3	<b>Public car park</b>	The public car park will accommodate 156 spaces, while a further 46 spaces will be dedicated to Council fleet vehicles, totalling 202 parking spaces having access from

Item	Comment	Response
	The public car park accessible from Terminus Street needs to ensure that it has appropriate access separation from the private car park(s) servicing the remaining uses on the site. This is to ensure alignment with Transport for NSW's agreement of supporting the vehicular access point from Terminus Street as part of the assessment of DA-585/2019. Detailed basement plans and supporting documentation are to be provided with DA lodgement, demonstrating how vehicular access will be separated and managed between the public and private car parks.	Terminus Street. While the access ramps will be shared, the council employee car park will be nested (segregated) from the public car park via an access control system, and accessed from the Scott Street shareway. For more information refer to the architectural drawings and traffic report.
4	The proposed number of public car parking spaces should be consistent with the number of existing public car parking spaces on site.	Consistent.
5	<b>Wind impacts</b> To enable a rigorous assessment of wind impacts, the DA is to provide a detailed assessment of potential wind impacts on the public domain, building entrances and roof top gardens. Wind tunnel testing and mitigation measures are to be provided as part of the wind study, with particular consideration of wind impacts on the proposed civic plaza, the Terminus Street pocket park and Augusta Cullen Plaza.	A detailed wind tunnel study has been prepared. Refer to the SEE and wind report for a full assessment.
6	<b>Lot consolidation</b> It is noted that the area subject to the proposed Stage 1 Detailed DA should be appropriately consolidated into a single lot.	This can be conditioned as part of an approval.
7	<b>Terminus Street ground floor interface</b> Based on the Upper Ground floor plan presented in the Pre-Lodgement package, it appears that the building frontage to Terminus Street primarily consists of plant, services and basement entrance. While it is acknowledged that there are limitations to the interface along this frontage, the DA should demonstrate how a high level of pedestrian amenity can be achieved along Terminus Street. Detail of the public domain approach to Terminus Street should be provided with further consideration of public domain treatments, landscaping, green infrastructure and public art.	The design has involved a minor relocation of the Terminus Street access driveway, proposed pocket park and café, and the provision of public art along this frontage, to ensure the frontage provides a positive contribution to the streetscape. Further information is provided in the design report.
8	<b>Urban design</b> The following urban design matters are to be considered: <ul style="list-style-type: none"> <li>Review the Library entrance to increase the civic nature of the building entry.</li> </ul>	The design of the library entrance has been amended to create a more civic entry, which has resulted in more public domain space.
9	<ul style="list-style-type: none"> <li>Investigate options for including brick as the contrasting pedestrian pavement within the plaza area. Further consider brick elements as part of the furniture suite within the plaza.</li> </ul>	To be resolved as part of the preparation of the public domain plan required by the Concept DA conditions of consent.
10	<ul style="list-style-type: none"> <li>Confirm that Lagerstroemia (Crepe Myrtle) as proposed within the plaza off Scott Street (near the driveway entry) is of a scale appropriate to the building and achieves the desired design outcome.</li> </ul>	Refer to the landscape plans.
11	<ul style="list-style-type: none"> <li>Ensure adequate soil and drainage is provided to the sunken courtyard.</li> </ul>	

Item	Comment	Response
12	<ul style="list-style-type: none"> <li>Ensure use of Aboriginal elements (e.g. plant and tree species that have special uses) in the plaza and building design are designed and agreed through collaboration with the local Aboriginal elders to ensure approval and meaningful integration is achieved.</li> </ul>	
13	<ul style="list-style-type: none"> <li>Review the layout of the Terminus Street pocket park and ensure it is a comfortable space for pedestrians to move through.</li> </ul>	Particular attention has been given to the design of the pocket park in order to ensure it is a comfortable space for pedestrians to move through, as discussed in the design report.
14	<ul style="list-style-type: none"> <li>Ensure wind movements do not negatively impact pedestrians within the plaza. Consider tree planting or building design elements to minimise impacts if required.</li> </ul>	The wind assessment confirms that all public domain areas will be safe and comfortable for pedestrians, with some minor wind mitigation measures proposed.
15	<ul style="list-style-type: none"> <li>Confirm solar access and views are appropriate with the extent of glass in the building façade.</li> </ul>	Solar access and views have been considered by the architects in the design of the façade.
16	<ul style="list-style-type: none"> <li>Strongly support the further development of the art / interpretation elements.</li> </ul>	A public art strategy is provided.
17	<p><b>Traffic</b></p> <p>The applicant is requested to submit a Traffic Impact Assessment (TIA) report addressing the traffic and parking issues associated with Stage 1 development, including:</p> <ul style="list-style-type: none"> <li>Allocation of parking spaces to the various land uses and access arrangements.</li> </ul>	Addressed in traffic report.
18	<ul style="list-style-type: none"> <li>Proposed traffic management plan to assist access to the site. It is to be noted access off Scott Street and Terminus Street are to be restricted to left in / left out only.</li> </ul>	
19	<ul style="list-style-type: none"> <li>Swept path analysis incorporating the comments made by PTC on the draft presentation (for the pre-DA) and certification by independent qualified professional that the access, ramp and parking areas are designed in compliance with the requirements of Council's DCP and Australian Standards.</li> </ul>	
20	<ul style="list-style-type: none"> <li>Public transport and other sustainable modes of travel.</li> </ul>	
21	<ul style="list-style-type: none"> <li>Proposed Travel Plan for the site to support sustainable modes of travel to the site and reduce dependence on single occupant vehicle travel.</li> </ul>	
22	<ul style="list-style-type: none"> <li>The application must demonstrate that access, car parking and manoeuvring details comply with AS2890 Parts 1, 2 &amp; 6 and Council's Development Control Plan.</li> </ul>	
23	<ul style="list-style-type: none"> <li>The application shall be supported by turning paths in accordance with AS2890 clearly demonstrating satisfactory manoeuvring on-site and forward entry and exit to and from the public road.</li> </ul>	
24	<p><b>Heritage</b></p> <p>The applicant is to include a Statement of Heritage Impact addressing materiality, and the relationship between the new development and the School of Arts heritage building.</p>	Refer to heritage impact statement and SEE.
25	<p><b>Flooding</b></p>	Refer to civil engineer's report.

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	Water Sensitive Urban Design / on site water quality treatment trains shall be incorporated in the stormwater design. Water quality treatment works shall be designed using MUSIC modelling software and the water quality treatment system performance shall be verified using Council's MUSIC link.	
26	<b>Development engineering</b> <u>Stormwater</u> <ul style="list-style-type: none"> <li>Stormwater drainage for the site must be in accordance with Council's Development Control Plan.</li> <li>A detailed stormwater concept plan shall be submitted with the application.</li> <li>The stormwater concept plan shall be accompanied by a supporting report and calculations including relevant DRAINS digital model. (Note: Onsite Detention is not expected to be required give the existing site coverage).</li> <li>The proposed basement car park shall ensure that the stormwater drainage system has been designed in accordance with the requirements for pumped systems in AS3500.3:2003 and Council's Stormwater Drainage Design Specifications for pump out systems for basement car parks.</li> <li>A water quality treatment device shall be provided in accordance with Council's Development Control Plan. A MUSIC model shall be submitted with the development application.</li> </ul>	
27	<u>Earthworks</u> <ul style="list-style-type: none"> <li>No retaining walls or filling is permitted for this development which will impede, divert or concentrate stormwater runoff passing through the site.</li> <li>Earthworks and retaining walls must comply with Council's Development Control Plan.</li> </ul>	No earthworks are proposed with this application. Earthworks necessary to facilitate the works are dealt with in a separate DA.
28	<u>Roadworks and Road Reserve Works</u> <ul style="list-style-type: none"> <li>The development will require the following external road works: <ul style="list-style-type: none"> <li>Footpath treatment works in accordance with Council current specifications and requirements.</li> <li>Stormwater Drainage connections and upgrades with Council's road reserve.</li> </ul> </li> </ul>	Noted.
29	<b>Economic development</b> The DA is to address Council's City Activation Strategy, with commentary on how the development will contribute towards the achievement of an 18-hour economy in the CBD.	Addressed in SEE.
30	The CBD Retail study provides guidance on various precincts throughout the CBD. The applicant is advised to address the recommendations found in this study.	Addressed in SEE.
31	Council's Destination Management Plan (DMP) also has a vision for Liverpool to be 'A place locals are proud to call home; celebrating and sharing our diversity, heritage and nature', containing five key strategic directions which are: promote, support, celebrate, attract and leverage. The applicant is encouraged to therefore consider and respond to the DMP's underlying ethos of 'loving local', by exploring how the development, in particular any retail opportunities, can support local businesses and offerings that are reflective of Liverpool's cultural diversity and dynamic demographic make-up.	This has been considered in the development of the design.

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32	<p>Liverpool Civic Place will be a key location for city activations and will “secure” the southern end of the CBD. The proponent provides opportunity for passive and programmed activation of the space. This includes providing flexible furniture that can be moved when programming events in the different spaces on offer, which is supported. The City Economy Unit though suggests a considered and proactive approach to addressing Council’s ambitions for an activated and vibrant 18-hour city centre. The applicant is encouraged to explore ways that the development can be activated through the following additional specific means:</p> <ul style="list-style-type: none"> <li>• Consider innovative design that actively invites the public into semi-private/public spaces. i.e. integrating enhanced greenery (i.e. less pavers, more grass and ground cover), more plantar boxes with edible gardens or public art.</li> <li>• Programs of events and activities that will attract local workers and students and make use of the area.</li> <li>• Provide for a mix of retail offerings (reflecting the recommendations in the Retail Study) that have extended trading hours and are planned to activate the night-time economy, whilst being sensitive to residential receivers in proximity of the Civic Place.</li> <li>• A view to collaborating with neighbouring developments and retailers to activate the entire precinct and improve linkages throughout the city centre.</li> <li>• Reconsider design of the Pocket Park to allow for it be fully activated and utilised. The current design/location of Pocket Park could potentially lead it to becoming just a thoroughfare or used for unwanted activities. The proponent could consider how the space could be activated perhaps with two to three shipping containers or kiosks, which could be occupied by social enterprises, not for profits or creative businesses. The space would then provide a unique visitor experience and offering. The space and offerings could also complement the activations at the main Civic Plaza and Augusta Cullen Plaza and add to the ambience and potential for local pop up market type activity.</li> <li>• Multiple strategic power locations and accessibility to power should be identified, to allow for activations and larger temporary events to occur on the site.</li> <li>• Any planned permanent movie screen is discouraged but opportunity for temporary projections is supported. i.e. There is already an existing screen in Macquarie Mall which costs Council money to maintain. If a screen is to be included, maintenance and programming budget for the screen must be accounted for.</li> <li>• A “Maker’s Space” could be considered in the library area, to attract creative businesses, entrepreneurs and artists to engage and contribute to the creativity, business development potential and vibrancy of the precinct.</li> <li>• No smoking is suggested for in the whole precinct, to ensure it is a place which is welcoming to all workers, families and community members.</li> <li>• Increase grassed areas in the Scott Street Square to allow for more passive activation and be a more inviting location for recreational activity.</li> <li>• Storage areas for moveable furniture and other event infrastructure needs, should be considered in the design of the library and/or the civic building.</li> </ul>	<p>These matters have been considered closely by the designers of the proposal in so far as they can be dealt with through the design of the buildings and the early public domain concepts. It is noted that all of these items will be considered and addressed through the design of the precinct public domain plan required to be prepared through the conditions of the Concept DA.</p>

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33	<p><b>Environmental Health</b></p> <p><u>Acoustic Assessment</u></p> <p>The proposed development may be a source of offensive noise and potentially impact upon human health and amenity. An acoustic report shall be prepared by a suitably qualified acoustic consultant in accordance with the NSW Environment Protection Authority's (EPA) 'Noise Policy for Industry' (2017), with consideration for the Noise Guide for Local Government (2013) (including Noise Guide for Local Government Update: Changes arising from the noise control Regulation 2017 (2018)) published by the NSW EPA. The cumulative effect of noise must be considered when assessing the impact upon receivers.</p>	Addressed in the SEE and noise impact assessment report.
34	<p>As part of the proposed development and ongoing use of the site, several activities that are likely to create offensive noise will be occurring. The suitably qualified acoustic consultant must consider, however not limit the assessment to, the following activities;</p> <ul style="list-style-type: none"> <li>• Use of the amphitheatre for events/ markets, as well as media screenings/ weekend events (with consideration for the Liverpool City Council City Activation Strategy 2019-2024)</li> <li>• Increased traffic generation</li> <li>• Construction noise</li> <li>• Outdoor dining (if applicable)</li> </ul>	
35	<p>When assessing noise levels at commercial or industrial premises, the noise level shall be determined at the most affected point on or within the property boundary. Alternatively, when gauging noise levels at residences, the noise level shall be assessed at the most affected point on or within the residential property boundary. Where necessary, sound levels shall be adjusted in accordance with NSW Environment Protection Authority's guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content.</p>	
36	<p><u>Construction Noise Assessment</u></p> <p>A site-specific Construction Noise, Vibration Assessment and Management Plan prepared by a suitably qualified acoustic consultant is required to be submitted. The Construction Noise, Vibration Assessment and Management Plan must include an assessment of expected noise impacts and detail feasible work practices to be adopted to avoid, remedy or mitigate construction noise and vibration impacts.</p>	
37	<p>The Construction Noise, Vibration Assessment and Management Plan shall be consistent with the 'Interim Construction Noise Guideline' published by the Department of Environment and Climate Change NSW (DECC 2009/265) dated July 2009 and include, but not necessarily be limited to the following information:</p> <ul style="list-style-type: none"> <li>• Identification of nearby residences and other noise sensitive land uses;</li> <li>• Assessment of expected noise impacts;</li> </ul>	

Item	Comment	Response
	<ul style="list-style-type: none"> <li>Detailed examination of feasible and reasonable work practices that will be implemented to minimise noise impacts;</li> <li>Strategies to promptly deal with and address noise complaints;</li> <li>Details of performance evaluating procedures (for example, noise monitoring or checking work practices and equipment);</li> <li>Methods for receiving and responding to complaints about construction noise;</li> <li>Procedures for notifying nearby residents of forthcoming works that are likely to produce noise impacts; and</li> <li>Reference to relevant licence and consent conditions.</li> </ul>	
38	<p><u>Road Traffic Noise</u></p> <p>Road traffic noise impacts are to be assessed in accordance with the NSW Environment Protection Authority's 'Noise Policy for Industry' (2017) and 'NSW Road Noise Policy' prepared by the Department of Environment, Climate Change and Water NSW (DECCW NSW) dated March 2011. The project noise trigger levels for the proposed development shall be selected according to the most stringent intrusive or amenity criteria. If required, recommendations and noise control measures shall be specified to achieve compliance with the assessment criteria.</p>	
39	<p>Where applicable, consideration must be given to Sections 87 and 102 of State Environmental Planning Policy (Infrastructure) 2007 and Department of Planning's 'Development Near Rail Corridors and Busy Roads– Interim Guideline' dated December 2008. The proposed development may generate additional traffic and affect existing residential or other noise sensitive land uses. Therefore, road traffic noise impacts may need to be assessed in accordance with the 'NSW Road Noise Policy' prepared by the Department of Environment, Climate Change and Water NSW (DECCW NSW) dated March 2011.</p>	
40	<p><u>Centre-based Child Care Facility</u></p> <p>The proposed childcare facility may be a source of offensive noise within the commercial building and potentially impact upon amenity. Consequently, the suitably qualified acoustic consultant to assess the facility in accordance with the 'Association of Australasian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment' (AAAC) (Version 2.0) dated October 2013 and NSW Environment Protection Authority's 'Noise Policy for Industry' (2017) where applicable. The consultant is to consider that the nearest sensitive receivers are within the same building.</p>	
41	<p>If the predicted level of noise exceeds the criteria or it is concluded that the noise from the facility may be offensive, recommendations and noise control measures shall be specified to achieve compliance. Management measures that may be incorporated in a Noise Management Plan as outlined in the AAAC Guideline.</p>	
42	<p>Internal sound absorption elements to be provided for the amenity of children within the internal spaces.</p>	



Item	Comment	Response
43	Sleeping/ cot rooms should be located where they are unlikely to be impacted by road traffic noise.	
44	<p><u>Noise Management Plan</u></p> <p>The Application shall be supported by a Noise Management Plan prepared under the supervision of a suitably qualified acoustic consultant. The Noise Management Plan must identify and implement strategies to minimise noise from the proposed development and incorporate: approaches for promoting noise awareness by patrons and staff; training procedures; a complaint lodgement procedure to ensure that members of the public and local residents are able to report noise issues; an ongoing review process and a plan for responding to noise complaints. The Noise Management Plan shall clearly specify the responsibilities of site personnel in managing noise and include a detailed list of steps taken to manage potential noise impacts.</p> <p>Note: 'Suitably qualified acoustic consultant' means a consultant who possesses Australian Acoustical Society membership or are employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.</p>	
45	<p>The report's cover or title page must confirm membership details or include a watermark for the relevant certification body.</p> <p>Council is unable to recommend specific consultants or auditors.</p>	
46	<p><u>Air Handling and Water Systems</u></p> <p>The design and construction of the cooling tower is to be in accordance with AS3666.1:2011 Air Handling and Water Systems of Buildings – Microbial Control – Design, Installation and Commissioning.</p>	Noted. This will be considered at CC stage.
47	<p><u>Food Premises Construction Details (if applicable)</u></p> <p>Detailed floor and section plans for the food premises are to be submitted to Council for review.</p> <p>The plans are to demonstrate compliance with the following:</p> <ul style="list-style-type: none"> <li>• AS4674-2004 – Design, construction and fit-out of food premises</li> <li>• Food Standards Code (Australia)</li> <li>• Building Code of Australia</li> </ul> <p>In this regard, the submitted plans shall make provisions for the following:</p> <ol style="list-style-type: none"> <li>I. Construction details/finishes for the floors (including coving), walls, ceiling, fixtures and fittings in the food preparation area of the premises;</li> <li>II. Location and construction details of all light fittings and any floor wastes within the food preparation area;</li> </ol>	If this is required, it will be provided at a later stage.

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	<p>III. A designated hand washing facility, accessible and no further than 5 metres, except for toilet hand basins, from any place where food handlers are handling open food, fitted with a single spout capable of delivering a supply of warm running water;</p> <p>IV. A double-bowl wash sink suitable for cleaning and sanitising food contact surfaces and equipment;</p> <p>V. Details of proposed cooking appliances and mechanical ventilation system;</p> <p>VI. Please note: In addition to the requirements of AS/NZS 1668.1 and AS 1668.2, an extraction system shall be provided where there is any dishwasher and other washing and sanitising equipment that vents steam into the area to the extent that there is, or is likely to be, condensation collecting on walls and ceilings;</p> <p>VII. A cleaner's sink for disposal of liquid waste (which is not to be located in areas where open food is handled); and</p> <p>VIII. Details of storage facilities for cleaning equipment and staff personal belongings.</p>	
48	<p>The following documentation is to be submitted as part of the development application:</p> <ul style="list-style-type: none"> <li>Detailed Acoustic Assessment (including construction noise, vibration assessment and management plan)</li> <li>Food construction details (if applicable)</li> </ul>	Acoustic assessment provided. Food construction details will be provided at a later date if applicable.
49	<p><b>Community planning</b></p> <p>Childcare outdoor play area: Regulation 108 of NSW Childcare Planning Guidelines 2017 states that, 'Outdoor play areas are important for growth and development. An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m<sup>2</sup> of unencumbered outdoor space. Proponents should aim to provide the requisite amount of unencumbered outdoor space in all development applications. A service approval will only be granted in exceptional circumstances when outdoor space requirements are not met. For an exemption to be granted, the preferred alternate solution is that indoor space be designed as a simulated outdoor environment. Simulated outdoor space must be provided in addition to indoor space and cannot be counted twice when calculating areas'.</p>	The proposal complies with the space requirements as discussed in the SEE. Simulated outdoor space will be provided.
50	<p>The proposed 90 place childcare centre is located on level 6 in an enclosed premise. We recommend ensuring adequate and safe outdoor space for the children.</p>	Simulated outdoor space will be provided as is typical for child care centres in CBD contexts.
51	<p><b>Aboriginal stakeholder involvement:</b> The public domain art works and places should be designed and delivered ensuring adequate consultation and involvement with Aboriginal stakeholders.</p> <p>As expressed by Nomra Burrows, 'Nice one, fingers cross acknowledgement of Aboriginal culture features thought-out the civic place. I'll have to get my creative mind working, maybe a open it up to a local artist</p>	Further development of the public art plan including consultation with relevant stakeholders will occur at a later stage.

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	<p>competition to cater for a number of opportunity across the LGA, I will look into funding opportunity and have them up my sleeve. "love your work" We recommend involving Norma in the Aboriginal stakeholder consultation process, Her contact details are given below.</p> <p>Norma Burrows, Community Development Worker ATSI, Liverpool City Council, Tel: 0287117477, Email: BurrowsN@liverpool.nsw.gov.au, Customer Service: 1300 36 2170, 52 Scott Street, Liverpool, NSW 2170</p>	
52	<p><b>Accessibility:</b> The new public domain and library arenas are expected to create scope of great collaborations across Council and the overlay it has for the community. It is good to see the concept of Civic Place also including Access and Inclusion as part of the development with respect to accessible parking, a lift and change facility, mobility access and bus drop offs for our Seniors and women with prams.</p>	An access report has been prepared.
53	<p><b>Existing Stock of Arts &amp; Crafts:</b> Councils' existing stock of arts and crafts in library and CPAC can be reviewed to check whether any part of these can be utilized in the proposed premises rather than sourcing all new. We recommend involving the Casula Powerhouse Arts Centre (CPAC) in the process if they are not already involved. The existing stock of CPAC collection can be reviewed online.</p>	To be resolved outside the DA process.
<b>Liverpool Design Excellence Panel Comments</b>		
<b>4.1 Context</b>		
54	<p>The panel fully supports the much-improved entrance to the civic building (as previously discussed). The proposed library is also a significant civic building, and the current scale and design of its entrance could be further improved to reflect that significance – it seems understated and subservient as currently designed.</p>	The scale and design of the entrance to library has been revised to address the panel's comments.
55	<p>The panel is concerned that the scale of the library entrance, might not comfortably accommodate movement of people at peak times. It would be prudent to carry out some further pedestrian modelling at peak times, to interrogate whether the ramp width and aperture is appropriate. Consider, for example, a situation where multiple school groups and library users are using the library entrance simultaneously.</p>	
56	<p>The ramp to the library entrance needs to be better contextualised in the public space. Explore alternative landscape hierarchies such as increased integration (i.e. both formally and materially), of the library entrance and verandah plaza spaces.</p>	Addressed with the updated design.
57	<p>The panel is concerned about stages two and three of the development, and notes that it is important that these stages of the development relate to the public spaces within and around the site.</p>	The precinct wide public domain plan to be prepared in satisfaction of the Concept DA conditions of consent will address this.

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58	The panel supports the high aspirations, in terms of the buildings serving the public space and notes that the design of stage one of the development needs to facilitate and support following through on these aspirations, in the subsequent stages of the development.	Noted.
59	The panel takes comfort in learning that FJMT will be the lead architects for the subsequent stages of the development.	Noted.
60	The panel supports and commends the response and proposal to Indigenous and European heritage for the site.	Noted.
61	The incorporation of a digital screen in the civic plaza space is supported.	Noted.
62	The panel notes that a highly functional and robust treatment is proposed for the Terminus Street boundary condition, at street level. However, the proposal should consider and improve upon, the current condition at this part of the site, including with the proposed large graphic print artwork. This will help make this part of the development a landmark and help to culturally activate a part of the site that cannot be physically activated. Consider the experience of motorists as well as pedestrians.	The design has involved a minor relocation of the Terminus Street access driveway, proposed pocket park and café, and the provision of public art along this frontage, to ensure the frontage provides a positive contribution to the streetscape. Further information is provided in the design report.
63	The panel notes that the application of the scale of the buildings around the civic plaza is working well, and the parapet heights of the buildings will frame the space effectively.	Noted.
64	The panel notes that the relationship between the existing School of Arts building and proposed library building is working well.	Noted.
<b>4.2 Built form and scale</b>		
65	The panel notes that the approved building envelope controls are successfully translating into the more detailed scheme.	Noted.
66	The articulation of the Council Administration Building entrance, twisting of the upper built form, and the high-quality materiality that is proposed in the scheme are supported.	Noted.
67	As noted in 4.1 Context, the public space between the Council Administration Building and Library Building needs further development, in terms of the dialogue between the two building entrances.	This space has been further developed and expanded with the updated design, and will be further developed as part of the development of the precinct wide public domain plan.

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68	The approved building envelopes allow for awnings or other forms of articulation to distinguish the building uses. Explore how to use the surplus within the building envelopes, to define and distinguish the built form around the entrances.	The additional space within the building envelopes has been utilised for articulation and additional public domain space.
<b>4.3 Density</b>		
69	The proposed density for the site is supported, noting that it was resolved at earlier stages of the design process.	Noted.
<b>4.4 Sustainability</b>		
70	The panel supports the rigorous and highly ambitious approach to sustainability that is proposed for the site, and looks forward to seeing how these strategies are integrated into the design.	Noted.
71	Concerns exist regarding the performance of the glazing and reliance on mechanised blinds for the library building. Explore the opportunity to incorporate external sun shading of the façade of the building.	This has been further developed and explored by FJMT, refer to the design report.
72	It is recommended that a peer review of the façade treatments is undertaken by a suitably qualified sustainability expert.	This is not considered necessary as this has been reviewed and developed closely by FJMT having regard to the circumstances of the site.
73	Incorporation of the proposed large photovoltaic array system is supported.	Noted.
74	The panel supports and commends the landscape approach, particularly the incorporation of indigenous and Cumberland Plain vegetation species and microclimatic design, which is low maintenance and low cost to maintain.	Noted.
75	The panel recommends incorporating Water Sensitive Urban Design measures into the public spaces, in the detailed design stage. Liverpool has a hot and dry climate, and the panel recommends maximising opportunities to harvest rainwater, to water the trees and other vegetation on site.	Noted.
76	The panel is supportive of a “timber” look materiality in the public domain, subject to suitable selection of low maintenance options.	Noted.
<b>4.5 Landscape</b>		

Item	Comment	Response
77	The panel supports the landscape approach for the site, and commends the rigorous approach that has been taken.	Noted.
78	Whilst indigenous plantings are encouraged, there may also be a role for deciduous trees, which provide summer shade and winter sun control at no cost.	Noted. This will be further explored as part of the preparation of the public domain plan.
<b>4.6 Amenity</b>		
79	The panel notes that there is a diverse offering of public space experiences proposed within the project, and woven into the experience of the site.	Noted.
80	The proposed elevated pocket park located on Terminus Street, does not have the same level of development and function/role as the other areas of public domain in the proposal. This could be a well-used and intimate space on a hot day. Explore options for a small retail pop-up café with seating. This will make the space more interesting and mediate the level differences within this space.	A café is now proposed as recommended.
<b>4.7 Safety</b>		
81	The panel has concerns about sightlines and the 24-hour day experience for a pedestrian moving through the site. In particular, the family of entrances and the pinch point between the entrances to the Council Administration Building and Library entrances.	Consideration to sightlines and 24-hour experience has been given in the design, and will be further explored through the detailed design of the project (including through the development of the public domain plan).
82	The panel supports the proposed safe and equitable lift access. Please confirm hours of operation for lifts	Noted.
<b>4.8 Housing Diversity and Social Interaction</b>		
83	N/A	N/a
<b>4.9 Aesthetics</b>		
84	The panel supports the proposed material palette, and differentiation in materials for the different buildings and uses.	Noted.
<b>5.0 Outcome</b>		
85	The panel have determined the outcome of the DEP review and have provided final direction to the applicant as follows:	Noted.

Item	Comment	Response
	The project is supported. Respond to recommendations made by the panel, then the proposal must return to the DEP, with all feedback incorporated or addressed.	