

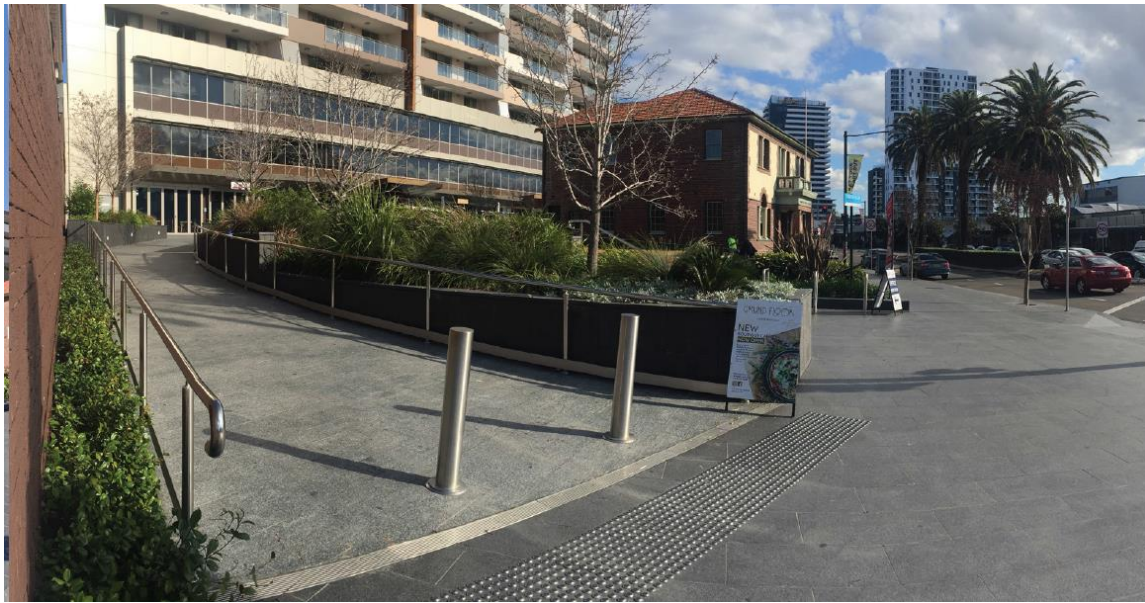
Detailed response to Architectus' request for additional information (RFI 2 May 2021) DA/836/2020 Liverpool Civic Place

Item Raised		Proponent's Response
Architectus 27/04/2021		
Traffic and Transport		
1A	<p>An RFI letter dated 23 December 2020 was sent to the applicant which outlined matters relating to DA.</p> <p>Having regard to Condition 7, Council's Traffic and Transport Branch requested that the Local Area Traffic Management Plan (LATMP) be submitted for review. I am aware that the applicant submitted a LATMP which has been referred to Council's Traffic and Transport Branch for their review. However, we are not aware as to whether the LATMP has also been referred by Council's Traffic Branch to the traffic committee as per Condition 7.</p> <p>Please clarify this matter.</p>	<p>Ethos Urban submitted a LATMP to Council on 23 March 2021. It is Council's responsibility to refer this to the Liverpool Pedestrian Active Transport and Traffic Committee.</p>
1B	<p>Having regard to Condition 23, it appears that updated SIDRA analysis referred to in Condition 23 has not been undertaken by the applicant. The applicant considers that the submitted SIDRA analysis is based on sound traffic generation rates for the development and no updated analysis is required. Consequently, the DA does not comply with Condition 23 of Development Consent 585/2019. It is requested that Council's Traffic Branch provide comments so that this matter can be resolved.</p>	<p>PtC met with Council's Traffic Officers on Friday 12 February 2021 to inform the detailed response prepared by PtC at Attachment A. PtC has clarified that:</p> <p><i>"The trip generation associated with the development were established through surveys of similar land-uses specifically as the TfNSW Guide does not present trip rates for the proposed uses. The use of the Warren Serviceway car park as a reference was agreed with Council's traffic engineering team during the preparation of the Stage 1 DA and therefore is relevant to the Stage 2 application.</i></p> <p><i>The Guide does not contain relevant trip rates and the collection of data at similar land-uses (particularly being within the same CBD) is the highest level of traffic generation prediction possible. In this regard the trips rates adopted in the traffic assessment are robust and does not require the SIDRA modelling to be updated".</i></p> <p>In this regard, Condition 23 cannot fundamentally be satisfied, however we acknowledge the current inconsistency with the Concept Development Consent. In order to resolve this inconsistency, Built has amended Modification Application DA-585/2019/A (under assessment) to delete this condition. We understand Modification Application DA-585/2019/A will need to be determined prior the Phase A DA determination by the SWCPP. It is anticipated that this will be determined at or prior to the June 2021 SWCPP meeting.</p>

Item Raised	Proponent's Response
<p>1C <i>Reference is made to Condition 27 of DA-585/2019 which requires a Travel Plan to be submitted with any detailed DA. In this case, the submitted TIA requests that this Plan be imposed as a condition, which has been agreed to by Council's Traffic Branch. Notwithstanding this, as it has not been submitted with the detailed DA, Condition 27 of DA-585/2019 has not been satisfied. This needs to be rectified.</i></p>	<p>Refer to Attachment A. A Travel Plan is being prepared to satisfy Condition 27 and will be submitted imminently. The Travel Plan will represent an outline plan as it is too early to establish a steering committee made up of the occupants of the building. This is common practice for the initial Travel Plan process. The report will be updated at the time of the OC once the occupants of the building are able to commence the ongoing management of the Travel Plan.</p>
<p>1D <i>Clause 101 of the State Environmental Planning Policy (Infrastructure) 2007 applies to the proposed development and does not appear to be addressed by the applicant in the submitted documentation. This clause needs to be addressed by the applicant.</i></p>	<p>Refer to Attachment A, where PtC has prepared a full response. This is set out below:</p> <p><i>During the early planning of the project, the potential access options were discussed with Council and TfNSW with a view to distributing traffic across the two road frontages. Clause 101 was considered in the context that the site does have frontage to a local road (Scott Street), which raises the question of whether access should also be provided from the Classified Road frontage (Terminus Street).</i></p> <p><i>There are several components of the development proposal and the Clause which led to the final determination. The design intent is to provide a safe and functional pedestrian plaza fronting Scott Street. This requires the limiting of vehicular activity as much as possible to achieve this goal. The option of a secondary access from Terminus Street to reduce the traffic activity on the plaza was presented to TfNSW on this basis. Taking into consideration the allowances within Clause 101 regarding the "effective and ongoing operation and function of classified roads" TfNSW provided in-principle agreement (6th May 2020) that the Terminus Street access would be permitted to access the loading dock and the same number of parking spaces currently located on the site (202 spaces).</i></p> <p><i>From that point on, the car park has been carefully designed so that only the public car park component of the car park will be accessible via the Terminus Street access and this number of parking spaces matches the provision within the existing two storey public car park within the site. This provision satisfied TfNSW that the proposed Terminus Street access would be acceptable on the basis that the overall traffic activity would be comparable to the existing use of the site. The lack of any increase in traffic activity compared with the potential existing use directly relates to Part 2, b, iii of Clause 101, which in full reads:</i></p> <p><i>"The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land."</i></p> <p><i>It is understood that through the referral process, TfNSW has provided concurrence to the proposal and is therefore satisfied that the provisions of Clause 101 have been considered.</i></p>

Item Raised		Proponent's Response
Public Art		
2A	<p><i>The RFI Response from the applicant was referred to Council's Public Art Unit for comment.</i></p> <p><i>Can you please check to see whether any comments/conditions have been received from Council's Public Art Unit. If so, please send these through for our consideration.</i></p>	Council has advised that this referral has now been received and no further action is required from the Applicant.
Public Domain Design Panel		
3A	<p><i>Condition 4 and 5 are required to be satisfied by the applicant prior to the determination of any DA. The minutes from the last Public Domain Design Panel (PDDP) meeting dated 23 March 2021 provides the following outcome:</i></p> <p><i>"The Panel supports the overall design of the Public Domain and would like to see the design development of the landscape and built form for the east-west laneway.</i></p> <p><i>Subject to successful incorporation of Panel's comment/recommendations and a desktop review; the Panel will support and endorse the design of the public domain for design excellence, in order to satisfy consent conditions 4 & 5 of the SWCPP."</i></p>	<p>An updated Public Domain and Landscape Plan was submitted to the Public Domain Design Panel on 23 April 2021. We are awaiting feedback on this submission, understanding that Architectus met with the Public Domain Design Panel Thursday 6 May 2021. Notwithstanding this, on the 4 May 2021 Council requested that the Applicant respond to a public submission from the owner of the adjoining site at 300 Macquarie Street. This submission is dated 25 November 2020, however we were only made aware of this and asked to respond over 5 months after it had been submitted to Council.</p> <p>This submission requests changes to an area of public domain located to the west of the library building within Augusta Cullen Plaza (refer to 6A-6D below). As illustrated at Attachment B, physical changes have been made to address this public submission. In accordance with Condition 6 of the Concept Development Consent, all future Detailed Development Applications subject to the Concept approval need to demonstrate consistency with the endorsed Public Domain and Landscape plan. In this regard, Attachment B contains an updated Public Domain and Landscape Plan, submitted for the Public Domain Design Panel's consideration. This updated plan contains the changes made to address the 300 Macquarie Street owner's submission.</p>
3B	<p><i>It is noted that the applicant has submitted a revised public domain plan on 23 April 2021 for the review of the PDDP. The outcome of the review is still pending. In the event that these plans are endorsed, the DA documentation (including architectural and landscaping) will need to be revised so that they are consistent with these plans, as per Condition 6 and 13 of DA-585/2019. Also, the plans are to amended so that they incorporate all changes to the scheme as indicated by the applicant's RFI response dated 26 February 2021 (including attachments).</i></p>	Noted and agreed. Final 'for stamping' Architectural and Public Domain and Landscape Drawings will be submitted to Council following the Public Domain Design Panel's endorsement in accordance with Condition 4 and 5 of the Concept Development Consent.
3C	<p><i>Is it noted that the revised public domain plan now includes a viewing terrace. This terrace extends further north as the sharezone ascends. In this regard, there is potential for this balcony to compromise the vertical clearance needed for servicing and delivery vehicles planned for DA-1080/2020. It is requested that the applicant confirm that the vertical clearance has not been compromised as a result of the terrace.</i></p>	Refer to Attachment B . The viewing terrace has been designed with a 4.5m clearance which will meet the clearance requirements for an MRV service vehicle. The viewing terrace is also shaped and positioned outside the MRV swept path zone.

Item Raised		Proponent's Response
3D	<i>At their meeting dated 1 December 2020, the DEP recommended that a Design Integrity Panel be constituted for the project to work through the final stages of the design to ensure the integrity of design ideas throughout the approval process. This matter needs to be worked through in greater detail. It is considered appropriate to consult with the DEP regarding this matter. In the meantime, it would be appreciated if you could forward any examples in the CBD in which a Design Integrity Panel was implemented.</i>	This was not discussed with the Applicant at the meeting held on 1 December 2020. It is not reasonable, and we would argue unlawful, to condition any post approval design integrity process for the project in the absence of an existing Council policy or legislated requirement. If a post approval design integrity process were considered appropriate for development within the Liverpool Local Government Area, it would be Council's responsibility to develop a process and policy. This would require public exhibition and consultation with landowners, the public and other development stakeholders. Until such time as this planning process has been exhausted, an 'on the fly' approach to post approval design review is not an acceptable alternative.
Environmental Health Section		
4A	<i>It is noted that Council's Environmental Health Section (EHS) have raised no objection to the development, subject to conditions. However, the EHS have requested minor revisions to the architectural plans. More specifically, it is requested that the location of the grease trap is shown on the architectural plans to ensure it is accessible by the waste contractor. The applicant is to address this matter.</i>	The grease trap is located within an accessible location at Basement Level 1. This will be clearly identified on the Final 'for stamping' Architectural Plans.
Concept DA Conditions		
5A	<i>Review of the submitted information does not appear to show that the conditions of the Concept DA have been addressed in a written submissions by the applicant. It is requested that the applicant indicate how the conditions have been met by both DA-836/2020 and DA-1080/2020. Notwithstanding this, it appears that there are a number of non-compliances with the conditions which needs to be resolved.</i>	Refer to Attachment C in relation to DA-836/2020 as the Phase A Stage 2 DA. A similar Concept Conditions Matrix will be prepared for DA-1080/2020 being the Phase B/C Stage 2 DA. We are aiming to submit this with the Phase B/C RFI Response which is currently being drafted.
Submissions		
300 Macquarie Street Land Owner – 31 March 2021 / 25 November 2020		
6A	<i>Point 1 as noted on the attached plan. There is no dimension to the width of the disabled ramp. We note there has been ongoing discussions and an undertaking by Council that the ramp will be 2 metres in width. Confirmation that the ramp is 2 metres in width would be appreciated.</i>	Point 1 on the plan attached to the 300 Macquarie Street owner's submission dated 31 March 2021 identifies the entry to the ramp to the west of the Council library building. As illustrated at Attachment B , the ramp has been splayed to a maximum width of 5.3m at the Macquarie Street entry. This results in a highly legible entry ramp when read from the adjoining public domain.
6B	<i>Point 2 as noted on the attached plan. The disabled access between the sites is through a pathway which runs on the perimeter of the Library building. It is our suggestion that the triangular landscaped bed should be better integrated with the path so there is a better connection, from a disabled perspective to the front of my client's property. This has been marked on the plan attached.</i>	Point 2 on the plan attached to the 300 Macquarie Street owner's submission identifies a triangular shaped planter located to the south west of the Council library building. As illustrated at Attachment B , this planter design has been amended to chamfer the corners to soften the pedestrian connection and improve disabled access.

Item Raised	Proponent's Response
<p>6D <i>Point 3 as noted on the attached plan. Council would be aware that on numerous occasions we have raised concerns about trees being provided along this pathway. The actual planter box is quite narrow, and we question whether trees can be or should be provided in this location. We have no issues in terms of landscaping, however we feel that there should be no trees planted in this area as stated in the original submissions. This is an issue that my client has raised on numerous occasions and forms part of an agreement with my client that he has an input into the landscaping along this section of the property.</i></p>	<p>It is important to note that currently within Augusta Cullen Plaza, there are existing trees within the planter boxes that adjoin the entry ramp, as shown in the Figure below.</p> <p>As Council and Architectus are aware, through the design excellence review process the Panel has advised the Applicant to explore every opportunity to embellish the landscape design within Augusta Cullen Plaza. In this regard, a balanced design solution is required to address both the Panel's advice and the owner of 300 Macquarie Street's concerns.</p> <p>As illustrated at Attachment B, the species proposed within the planter boxes to the west of the entry ramp contain low scale planting appropriate for the dimensions of the proposed planter boxes. In order to reflect the recommendations of the Public Domain Design Panel, larger species planting has been included within the triangular planter to the south west of the library envelope. This is considered a balanced and appropriate outcome and will not unreasonably obscure views to the 300 Macquarie Street retail tenancies or from the private residential apartments above.</p> 

Item Raised	Proponent's Response
<p>6E <i>External glare from the lighting of the Library and whether the proposed screens would mitigate an impact to the residential units in my client's development at 300 Macquarie Street. This is an issue which has been raised continuously and is still unclear whether this issue has been resolved.</i></p>	<p>FJMT has sought to minimise light spill and privacy impacts to the residential apartments within the 300 Macquarie Street building through the development of the library façade design and core location. In particular, privacy to these apartments was assessed and considered as part of the Concept DA and detailed further within Section 5 of the Design Report (refer to Attachment D) that was publicly available during the exhibition of this DA.</p> <p>As detailed as Attachment D, careful consideration has been given to the potential impacts resulting from this building and its proximity to the north-easternmost apartments of the building at 300 Macquarie Street, with a number of design responses adopted to ameliorate any potential privacy and light spill impacts: These include the following design responses:</p> <ul style="list-style-type: none"> • solid façade to the fire stair. • treatment to façade on level 2 and 3 in the area closest to 300 Macquarie Street building with fixed (closed) radial blinds (refer to Attachment D). • typical library façade is glazed with heavily integrated shading and adjustable blinds. The program of the blinds is subject to proposed operation and use of the building under a separate development consent. <p>As mentioned above, the fitout and use of the library building will be subject to a separate development consent. This will be required to detail operational measures and further detailed design features to mitigate light spill, i.e extent that the lights will on and the respective intensity of illumination. We anticipate that the Development Application for the fit out and use of the public library building will be notified in accordance with Council's requirements, enabling the owner of 300 Macquarie Street an opportunity to review the proposed detailed design and operational plan of management.</p>
<p>6F <i>In discussions held with Council, there was a concern which related to the location and detailing of the fire stairs and how that interfaces with Augusta Cullen Plaza. However, there is no clear details in terms of its treatment to articulate how that will occur. As previously raised, there was a request to ensure that there is separation via a gate or door that better integrates this element from a design and crime prevention perspective. At the moment the plans appear to show an area one can hide behind</i></p>	<p>Refer to Attachment C. The internal library floor level does not match the Augusta Cullen Plaza floor level, so external stairs are required to mediate the level difference. The external stairs are positioned within the oval footprint of the library and the facade wraps these stairs to present a neat elevation treatment to the plaza. The stair treatment is low, glazed, mostly transparent, and acts as the balustrade to the stairs. There is no requirement for a gate, with the low height and glazing of the stairs wrapping facade preventing hiding.</p>
<p>6G <i>It is not clear whether the building encroaches into the 4m setback approved under the Master Plan.</i></p>	<p>The proposed library building is contained entirely within the approved envelope.</p>

13 May 2021



Barry Teeling
Built
Level 7
343 George Street
Sydney
NSW 2000

Dear Barry

Proposed Mixed-Use Development Known as Liverpool Civic Place – 52 Scott Street, Liverpool

Detailed response to Architectus' request for additional information (RFI 2 May 2021)

This letter has been prepared to address the matters raised in the RFI from Architectus dated 2nd May 2021 in relation to the subject project.

There are two requests requiring input from ptc.

1C Reference is made to Condition 27 of DA-585/2019 which requires a Travel Plan to be submitted with any detailed DA. In this case, the submitted TIA requests that this Plan be imposed as a condition, which has been agreed to by Council's Traffic Branch. Notwithstanding this, as it has not been submitted with the detailed DA, Condition 27 of DA-585/2019 has not been satisfied. This needs to be rectified.

A Travel Plan is being prepared to satisfy Condition 27 and will be submitted in the coming weeks. The Travel Plan will represent an outline plan as it is too early to establish a steering committee made up of the occupants of the building. This is common practice for the initial Travel Plan process. The report will be updated at the time of the OC once the occupants of the building are able to commence the ongoing management of the Travel Plan.

1D Clause 101 of the State Environmental Planning Policy (Infrastructure) 2007 applies to the proposed development and does not appear to be addressed by the applicant in the submitted documentation. This clause needs to be addressed by the applicant

For ease of reference, Clause 101 is quoted in full at the rear of this letter.

During the early planning of the project, the potential access options were discussed with Council and TfNSW with a view to distributing traffic across the two road frontages. Clause 101 was considered in the context that the site does have frontage to a local road (Scott Street), which raises the question of whether access should also be provided from the Classified Road frontage (Terminus Street).

There are several components of the development proposal and the Clause which led to the final determination. The design intent is to provide a safe and functional pedestrian plaza fronting Scott Street. This requires the limiting of vehicular activity as much as possible to achieve this goal. The option of a secondary access from Terminus Street to reduce the traffic activity on the plaza was presented to TfNSW on this basis. Taking into consideration the allowances within Clause 101 regarding the "effective and ongoing operation and function of classified roads" TfNSW provided in-principle agreement (6th May 2020) that the Terminus Street access would be permitted to access the loading dock and the same number of parking spaces currently located on the site (202 spaces).

From that point on, the car park has been carefully designed so that only the public car park component of the car park will be accessible via the Terminus Street access and this number of parking spaces matches

the provision within the existing two storey public car park within the site. This provision satisfied TfNSW that the proposed Terminus Street access would be acceptable on the basis that the overall traffic activity would be comparable to the existing use of the site. The lack of any increase in traffic activity compared with the potential existing use directly relates to Part 2, b, iii of Clause 101, which in full reads:

2. The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land.

TfNSW has provided concurrence to the proposal and is therefore satisfied that the provisions of Clause 101 have been considered.

I trust that this information will assist in the assessment of the development, however, should any clarification be required, please do not hesitate to contact me.

Your Faithfully



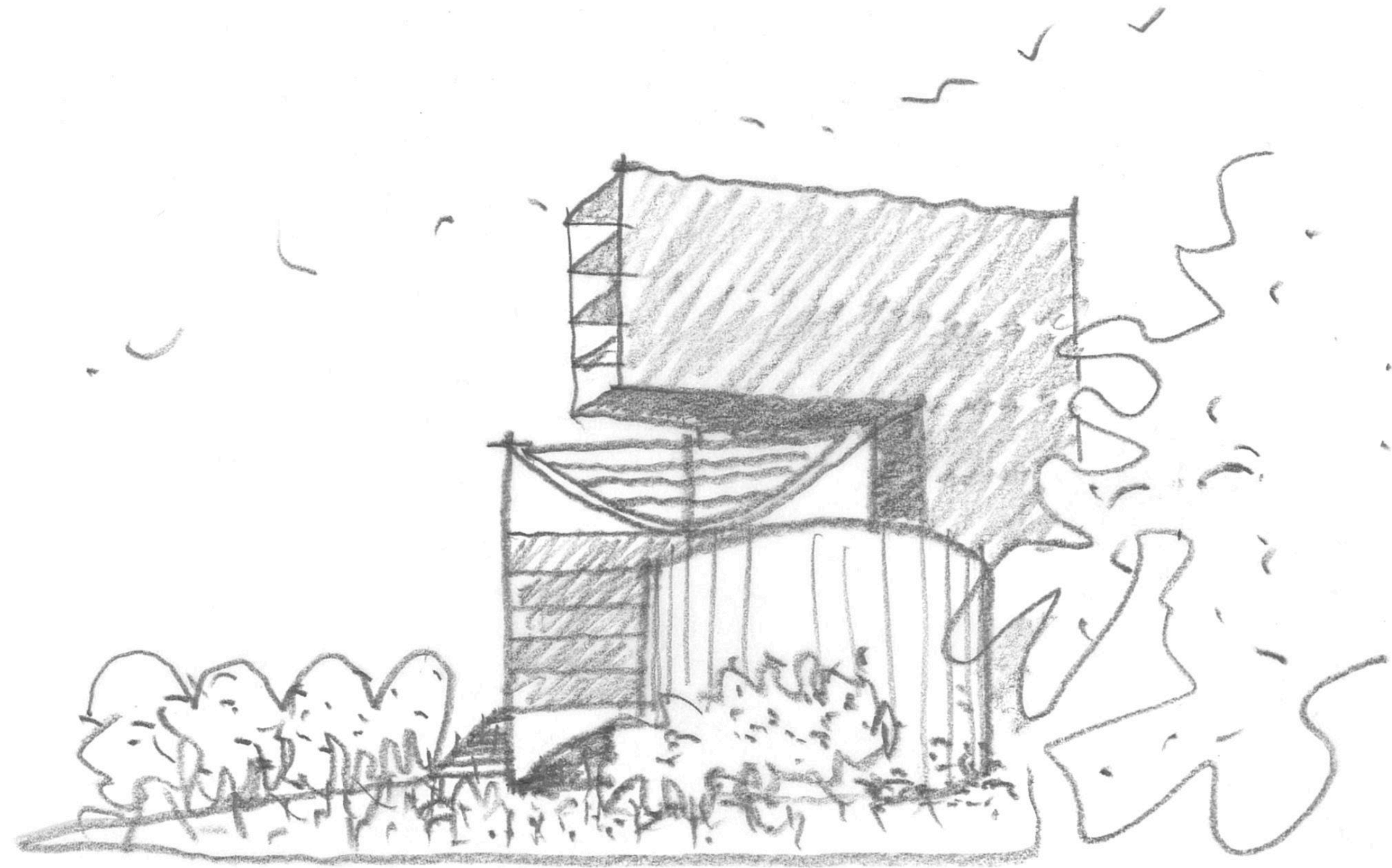
Andrew Morse

Managing Director

Document Control: Prepared by AM on 13 May 2021. Reviewed by AM on 13 May 2021.

101 Development with frontage to classified road

- (1) The objectives of this clause are—
- (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and
 - (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.
- (2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—
- (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and
 - (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—
 - (i) the design of the vehicular access to the land, or
 - (ii) the emission of smoke or dust from the development, or
 - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and
 - (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.



Liverpool Civic Place - DA RFI 2

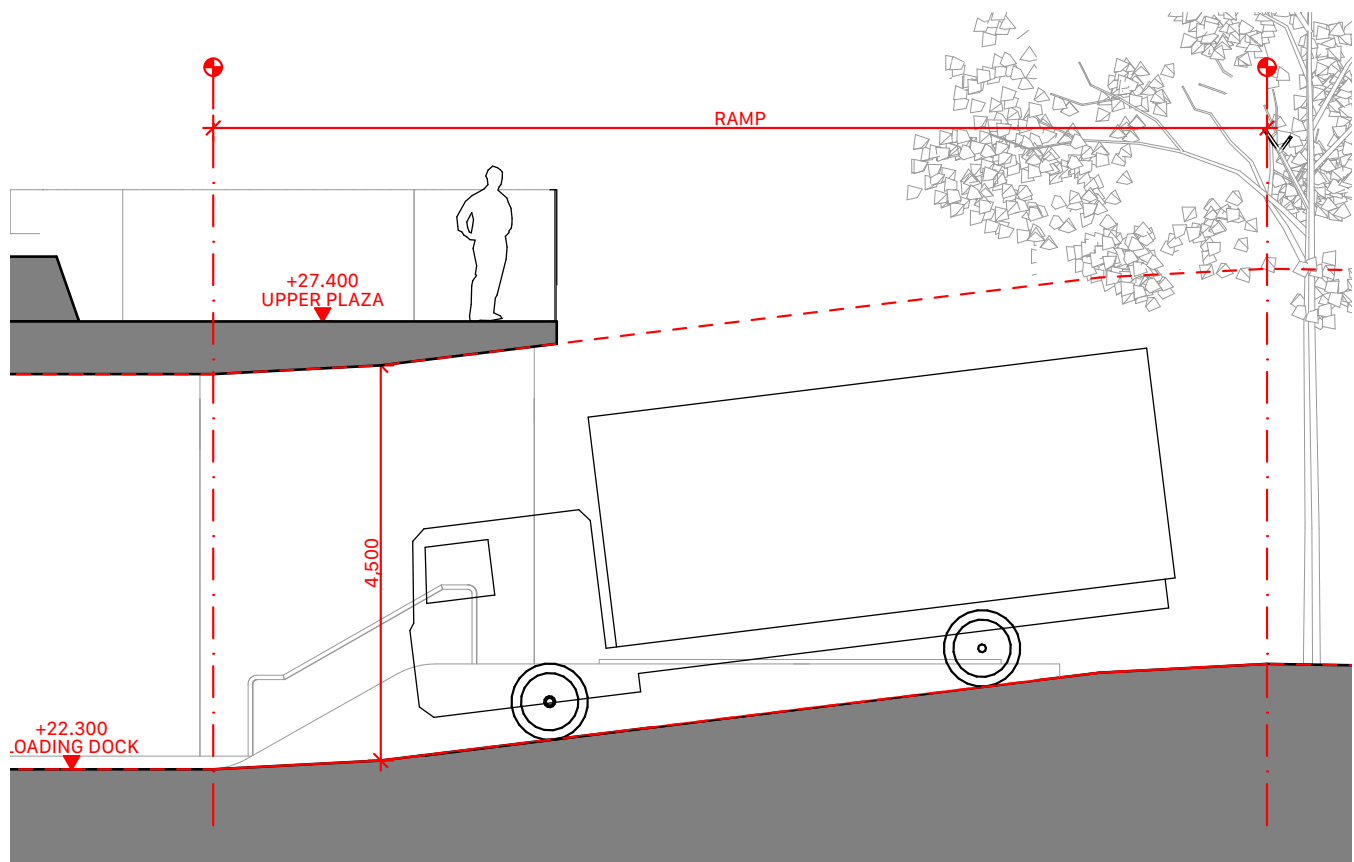
Responses to 3c and 6b-e

Public Domain

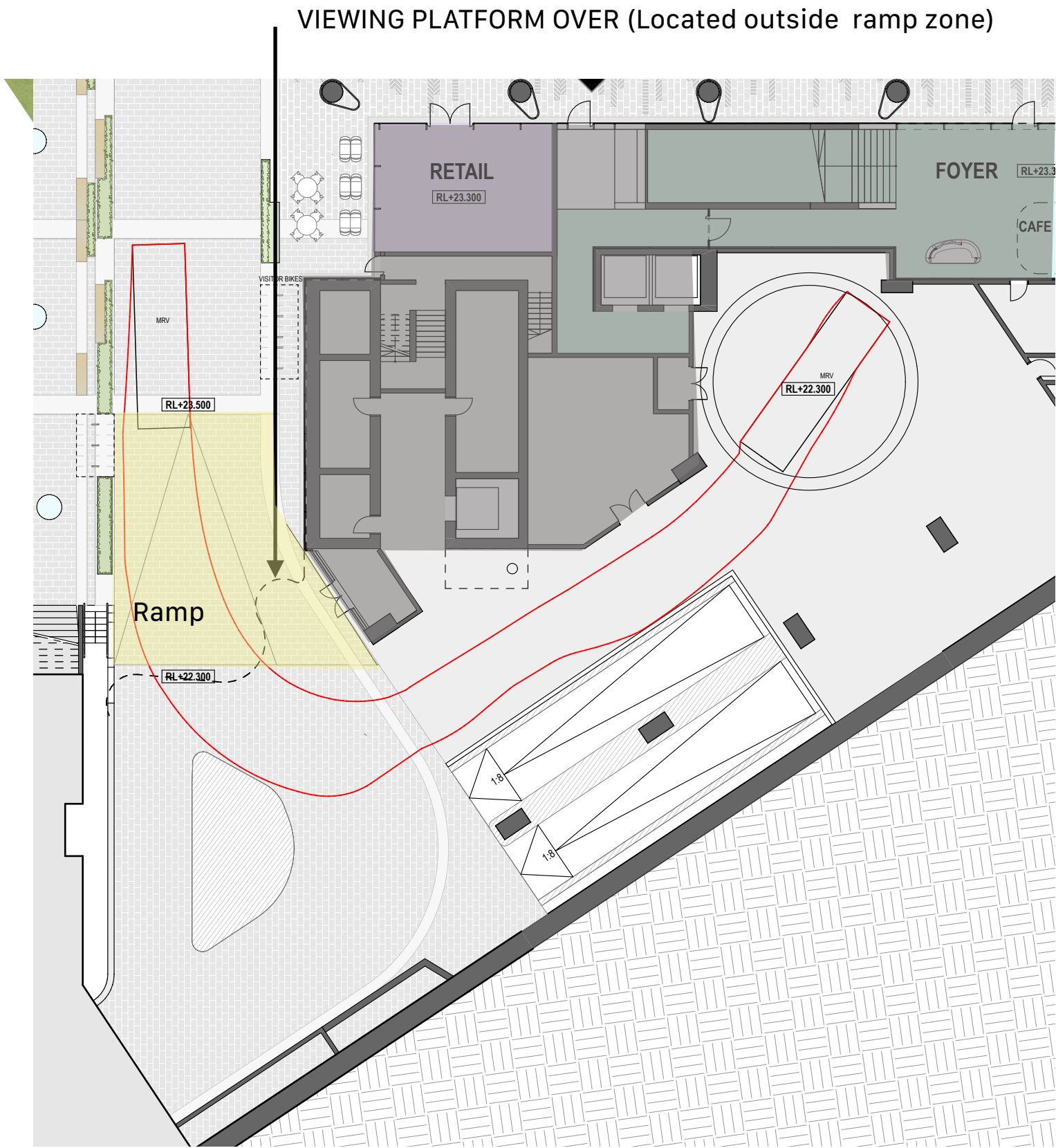
3c Viewing Platform Vehicular Clearances

Is it noted that the revised public domain plan now includes a viewing terrace. This terrace extends further north as the sharezone ascends. In this regard, there is potential for this balcony to compromise the vertical clearance needed for servicing and delivery vehicles planned for DA-1080/2020. It is requested that the applicant confirm that the vertical clearance has not been compromised as a result of the terrace.

Confirming the viewing platform has been designed clear of the required service vehicle height clearances below. The viewing terrace is also shaped and positioned outside the MRV swept path zone. There is no vertical clearance compromise from accommodating the viewing platform. Further, the edge of the viewing platform will be profiled such that 4.5m clearance is achieved above the full width of the ramp (refer figure 4.)



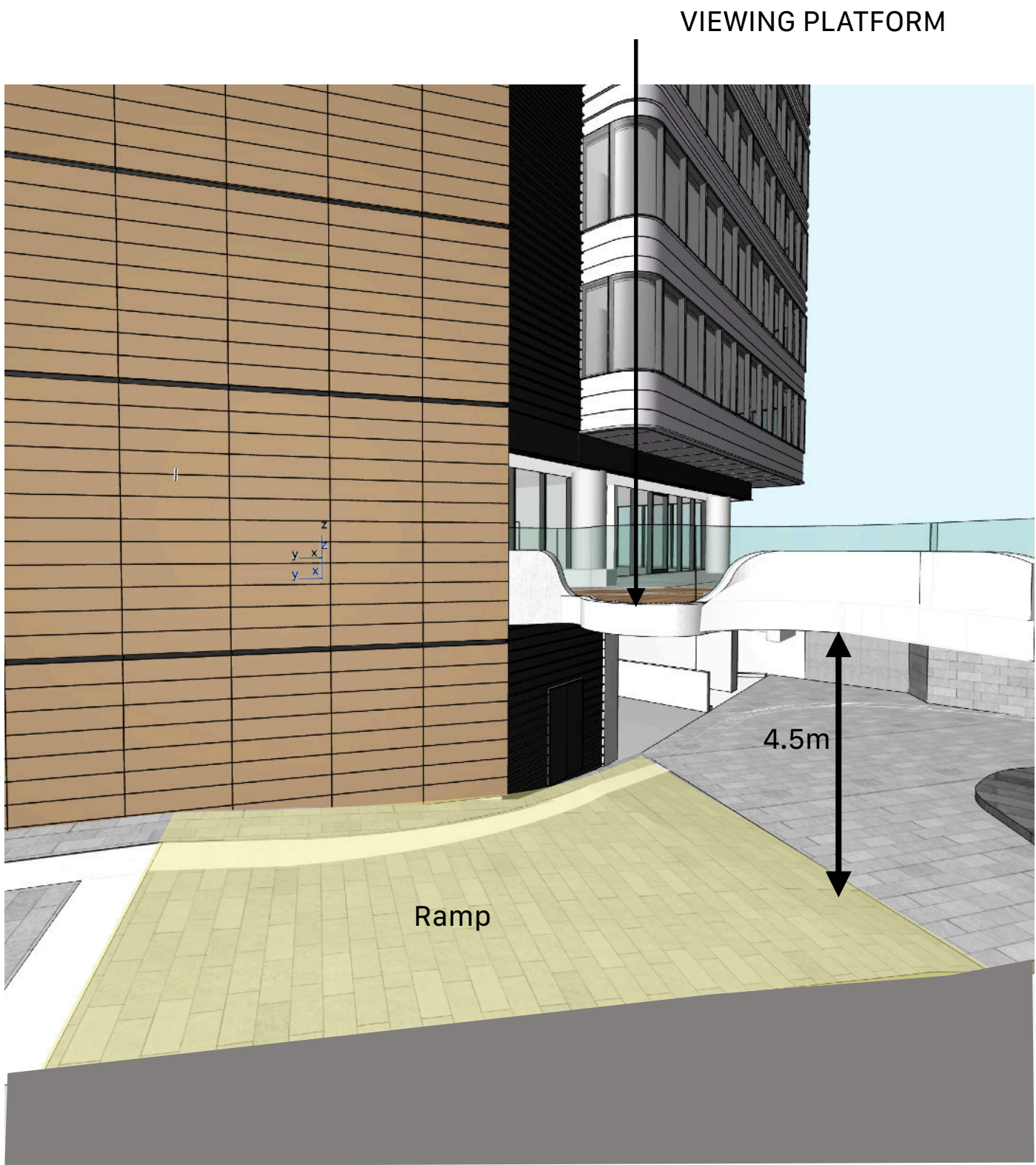
4. Profile edge of viewing platform



1. MRV Vehicle – Swept path (4.5m clear height required)
Lower ground floor plan



2. Public Domain plan Upper ground floor plan



3. 3D perspective looking southeast toward phase B+C

Submissions

6b Replacement ramp from Scott Street

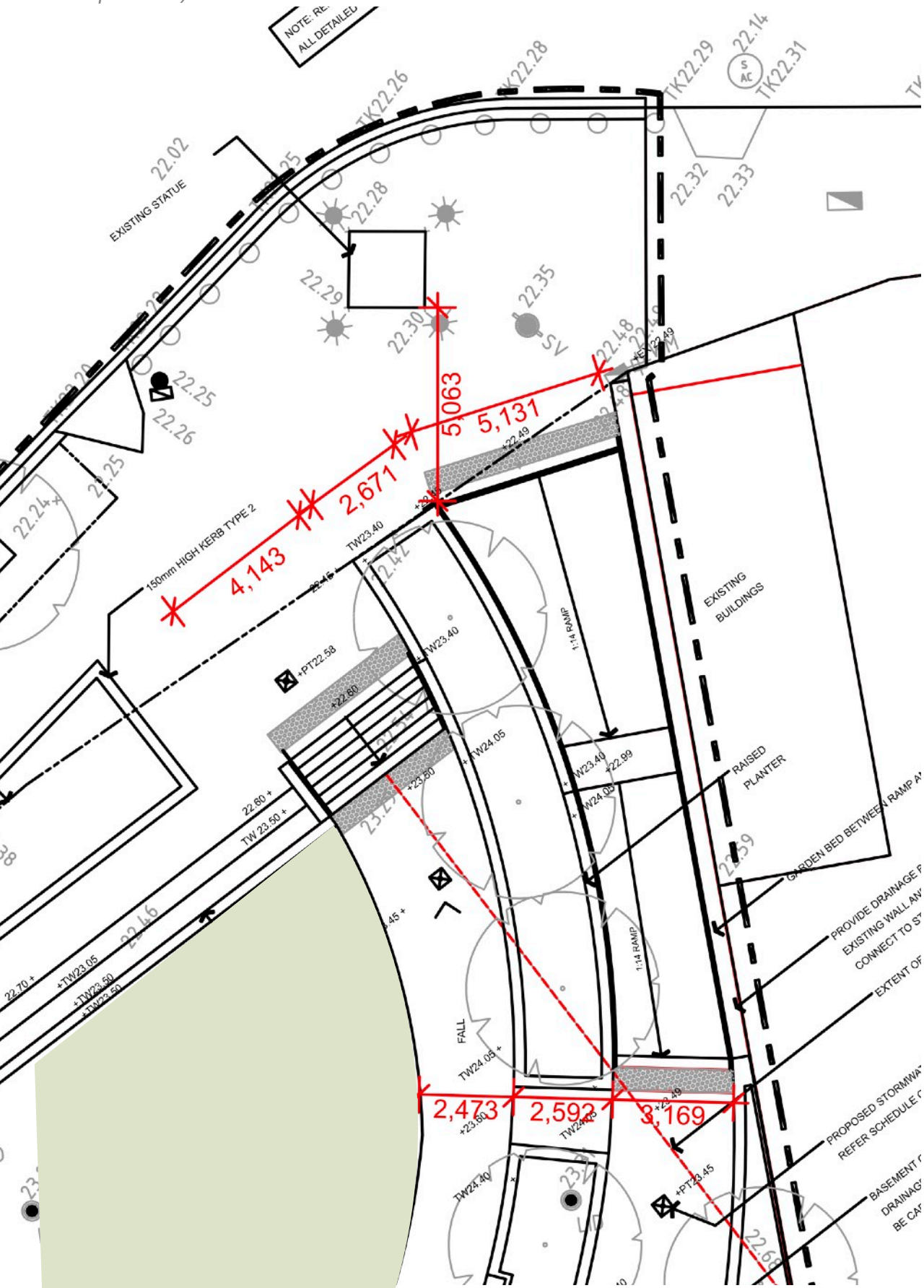
The library building proposes to encroach into this ramp. In response, a replacement ramp is proposed which retains access to the site from Macquarie Street and vice versa. However, the replacement ramp appears to be only 1.5m in width (although no dimension provided on the plans). The submission contends that a width of

2m should be provided. In this regard, it is considered suitable for a replacement ramp to be of a width that allows two wheelchairs to pass each other along the length of the ramp, as well as that part of the ramp that provides access to and from the subject site.

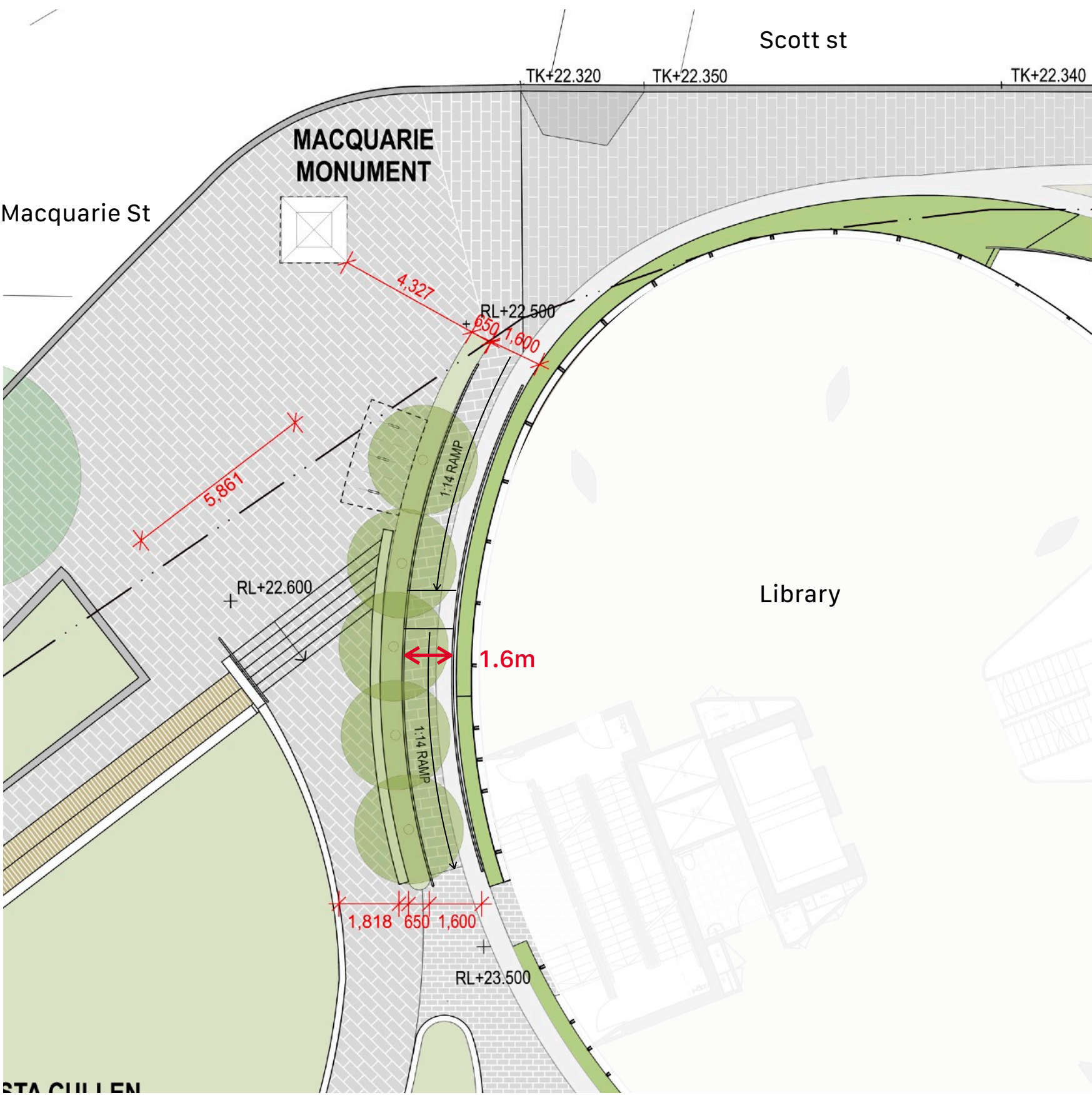
The ramp width from Scott street is to be increased from 1.6m to over 5m. This is a 3x width increase, presenting a more generous and welcoming ramp address to the intersection, and commensurate in width to the existing ramp condition. Similarly, the

ramp width to the south by Augusta Cullen Plaza has been increased from 1.6m to 2.1m.

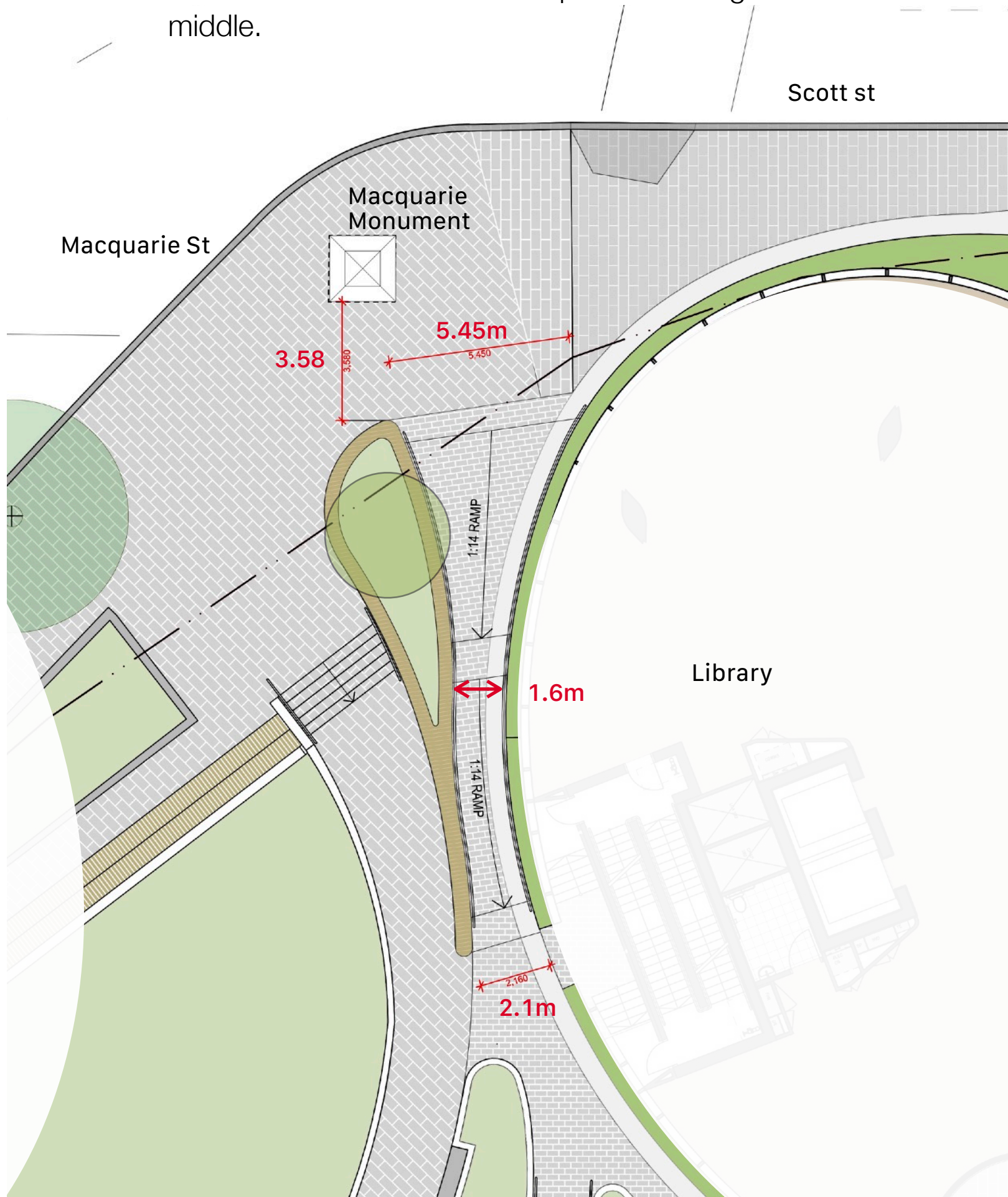
To preserve width for the public stair and planter, we have maintained the 1.6m ramp width through the middle.



Existing Ramp condition



DA Ramp condition

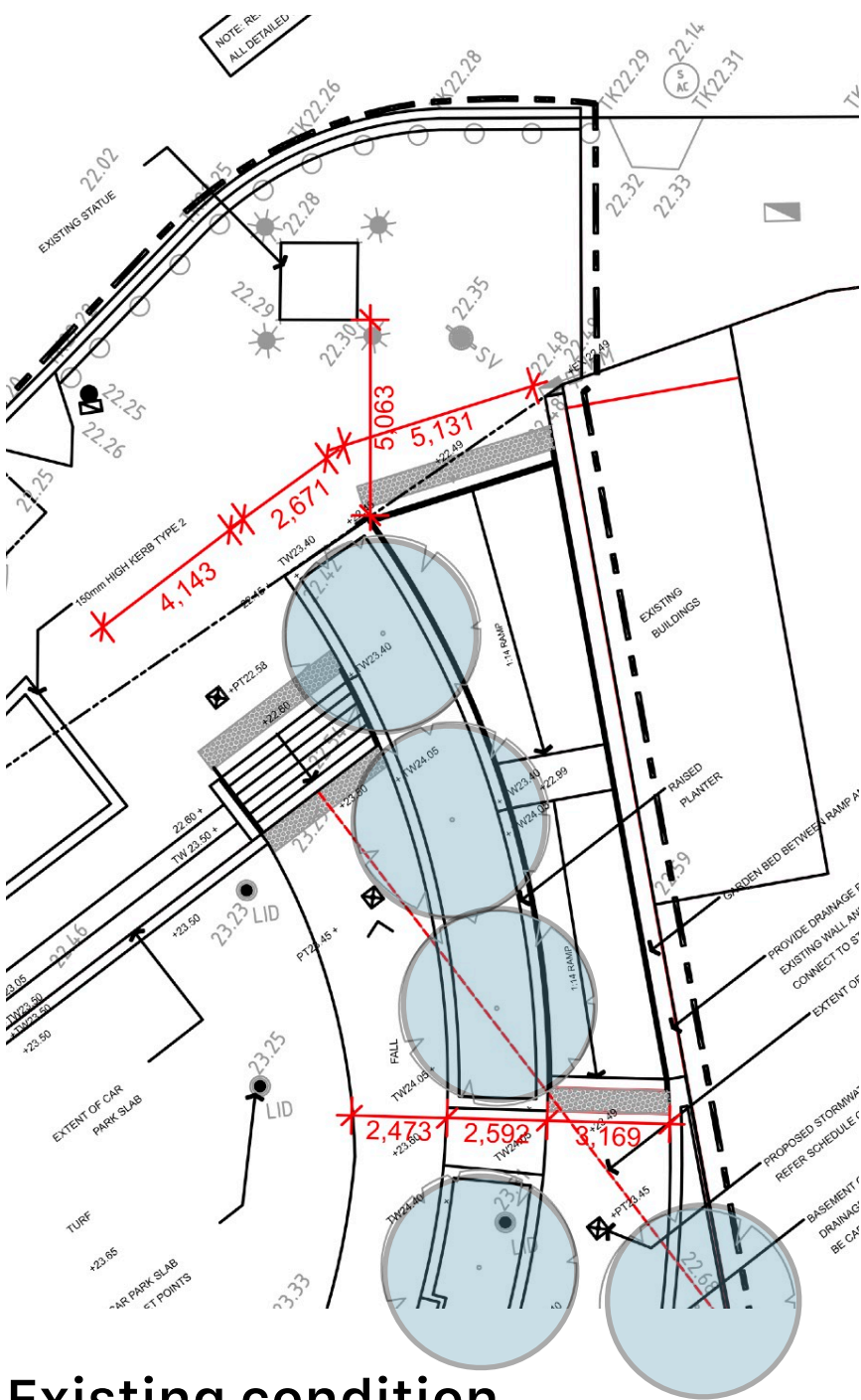


Proposed Ramp condition

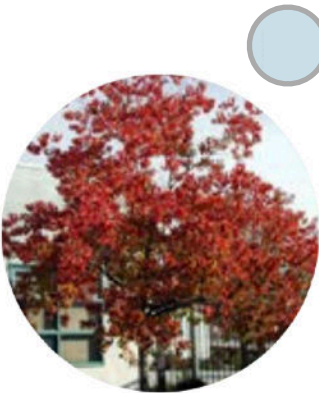
Submissions

6c Planting to Augusta Cullen Plaza

Owner at 300 Macquarie Street, wish to seek some further clarification and have input into the nature of the planting which will be provided within Augusta Cullen Plaza prior to its implementation. We are currently having difficulty to determine exactly what species are being provided. Clearly, the outcomes as discussed regarding landscaping have been entered into as part of the Deed and needs to be part of this application.



Existing condition

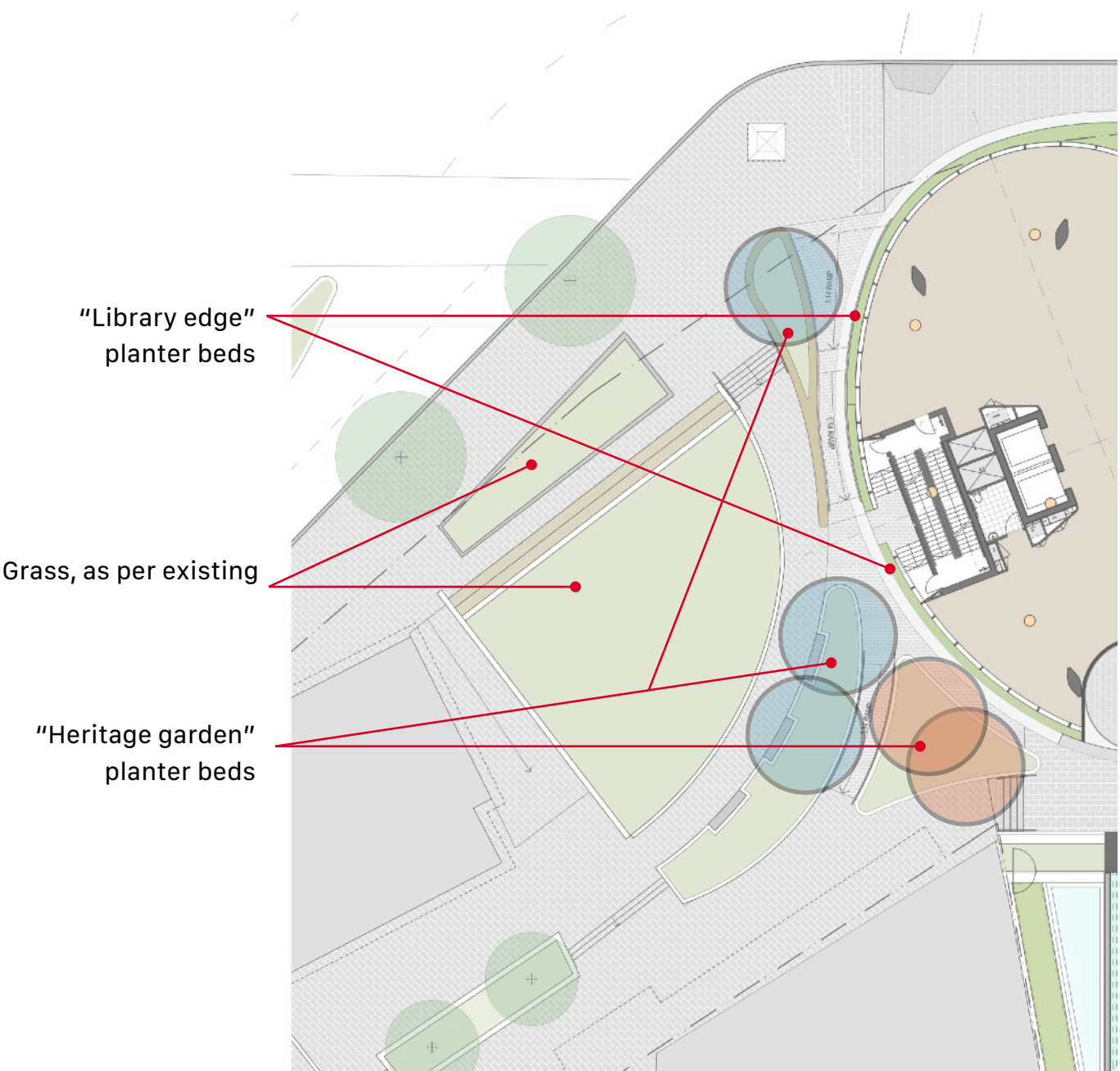


Triadica sebifera (Chinese Tallowood)

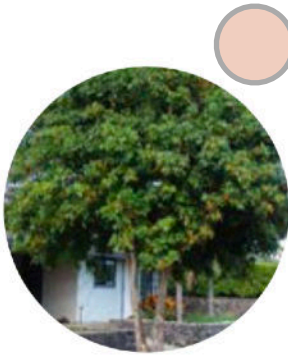
This ornamental tree is fast growing species. A deciduous tree growing up to 15m with a grey to brownish bark. The heart shaped leaves sit on long drooping branches giving a breadth its form. Street presence is prominent within the autumn months as it displays it wide array of colours.

(Source: LCC Public domain masterplan)

Trees The existing condition provides 5x deciduous Chinese Tallowood trees along the planter between the public stair and public ramp. Our proposal matches the identical number of trees, preserving 3 Chinese Tallowoods to the planters between the revised ramp and stair, with 2 evergreen Tulipwoods by the link between the library and civic entry for wind mitigation.



Proposed condition



Harpullia pendula (Tulipwood)

This native species is a hardy evergreen growing up to 10m with a canopy coverage of around 4m. During spring it will bloom greenish-yellow, slightly fragrant flowers closely followed by orange seed cases. It tends to stay relatively short in height within urban centres, creating low level green surroundings for a more intimate street.



Triadica sebifera (Chinese Tallowood)

This ornamental tree is fast growing species. A deciduous tree growing up to 15m with a grey to brownish bark. The heart shaped leaves sit on long drooping branches giving a breadth its form. Street presence is prominent within the autumn months as it displays it wide array of colours.

(Source: LCC Public domain masterplan)



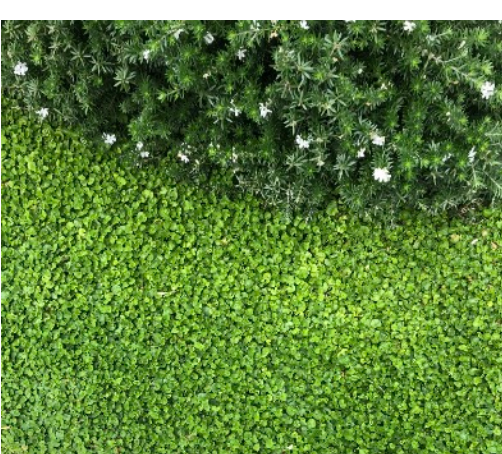
Casuarina glauca Cousin It (To split over planter edge)



Liriope 'Isabella'



Russell equisetiformis



Dichondra repens



Acatos mollis



Westringia 'zena'

Planter beds accommodate a mix of low shrubs, as per the species palette adjacent. The “Heritage garden” species palette includes a mix of spill over planting to soften the existing planter walls, flowering colours to match both the library and the school of arts brick. The “Library edge” planters surrounding the library proposes fine dull-green native grasses and white flowering plants.

6d DDA Access between Library and 300 Macquarie

In addition to the set of stairs, a walkway and ramp provides DDA access from the library and civic plaza to 300 Macquarie Street retail forecourt. The walkway is 1.6m wide and the ramp 1.8m wide, as identified on the adjacent graphic. Further, we have chamfered the edges of the planter to improve circulation.

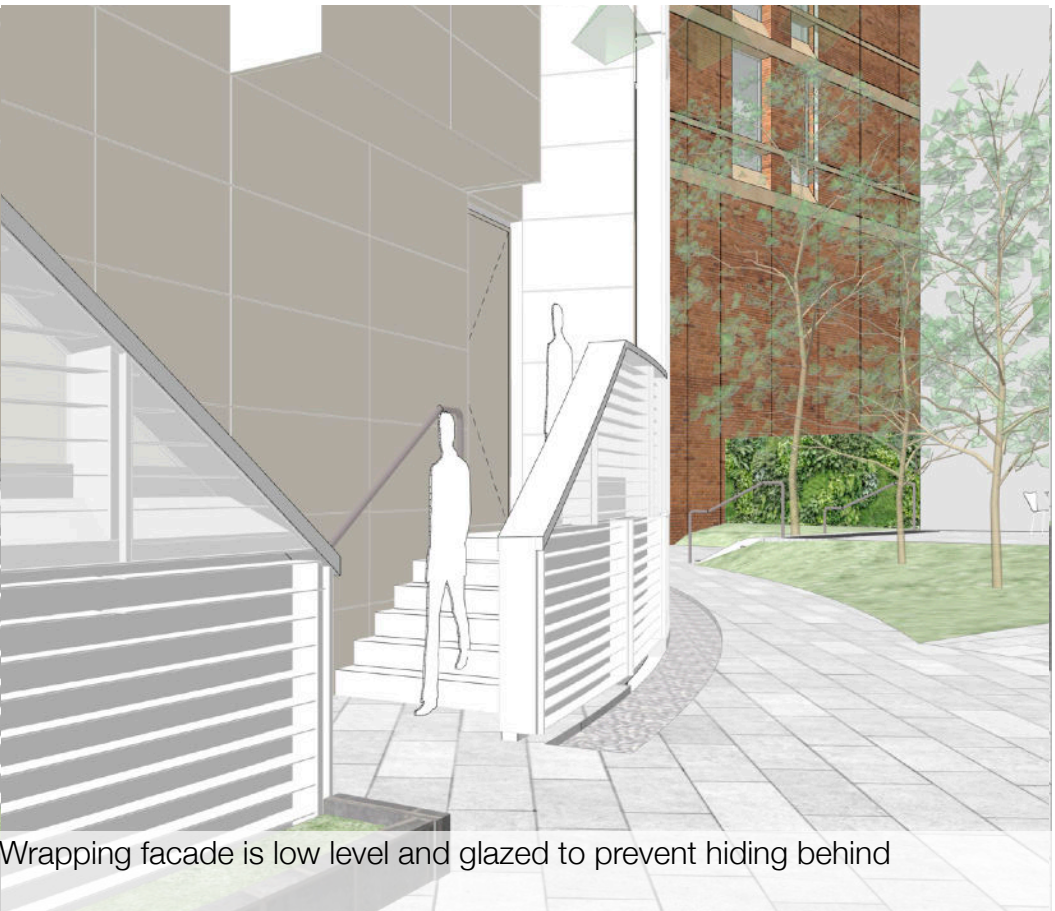
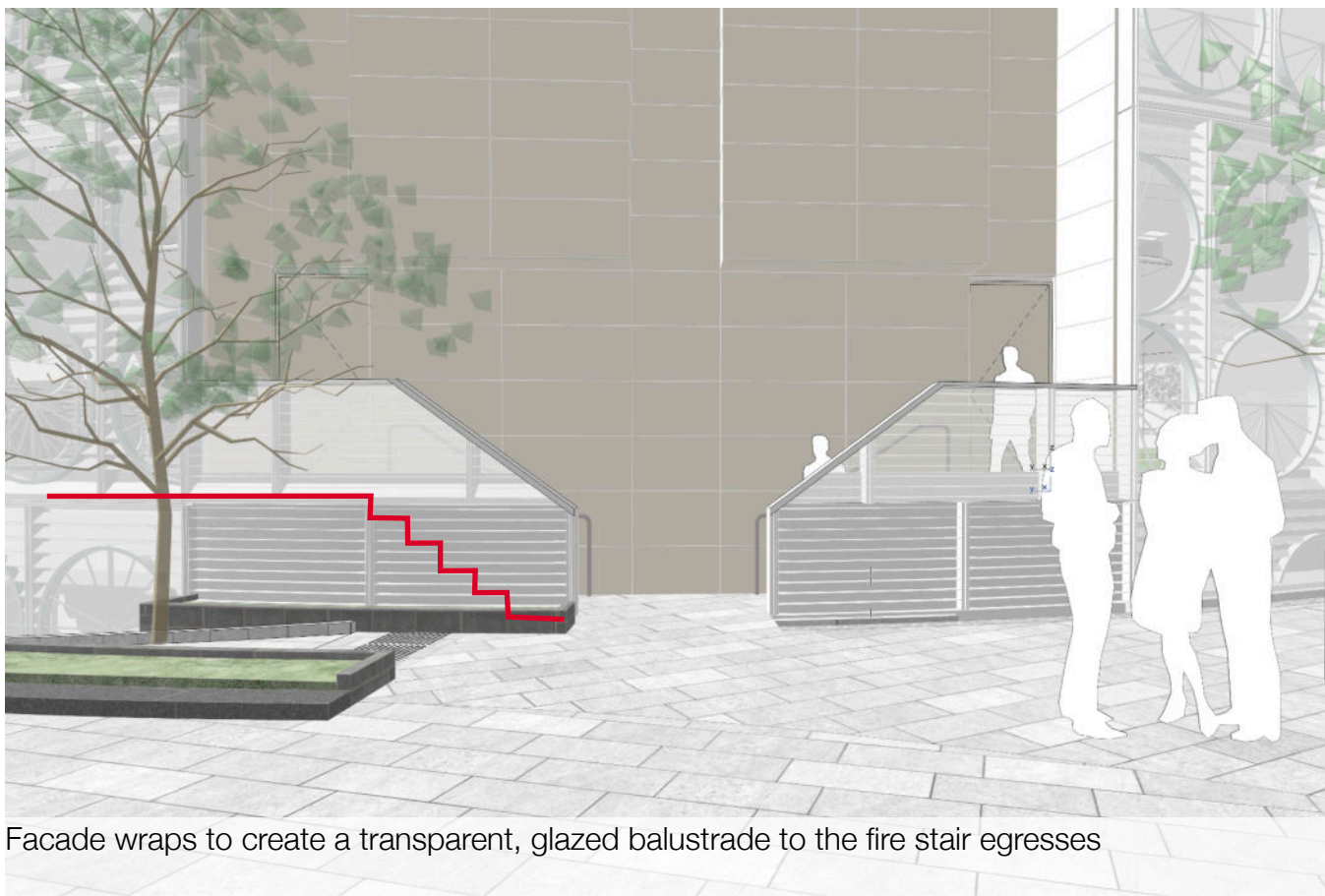
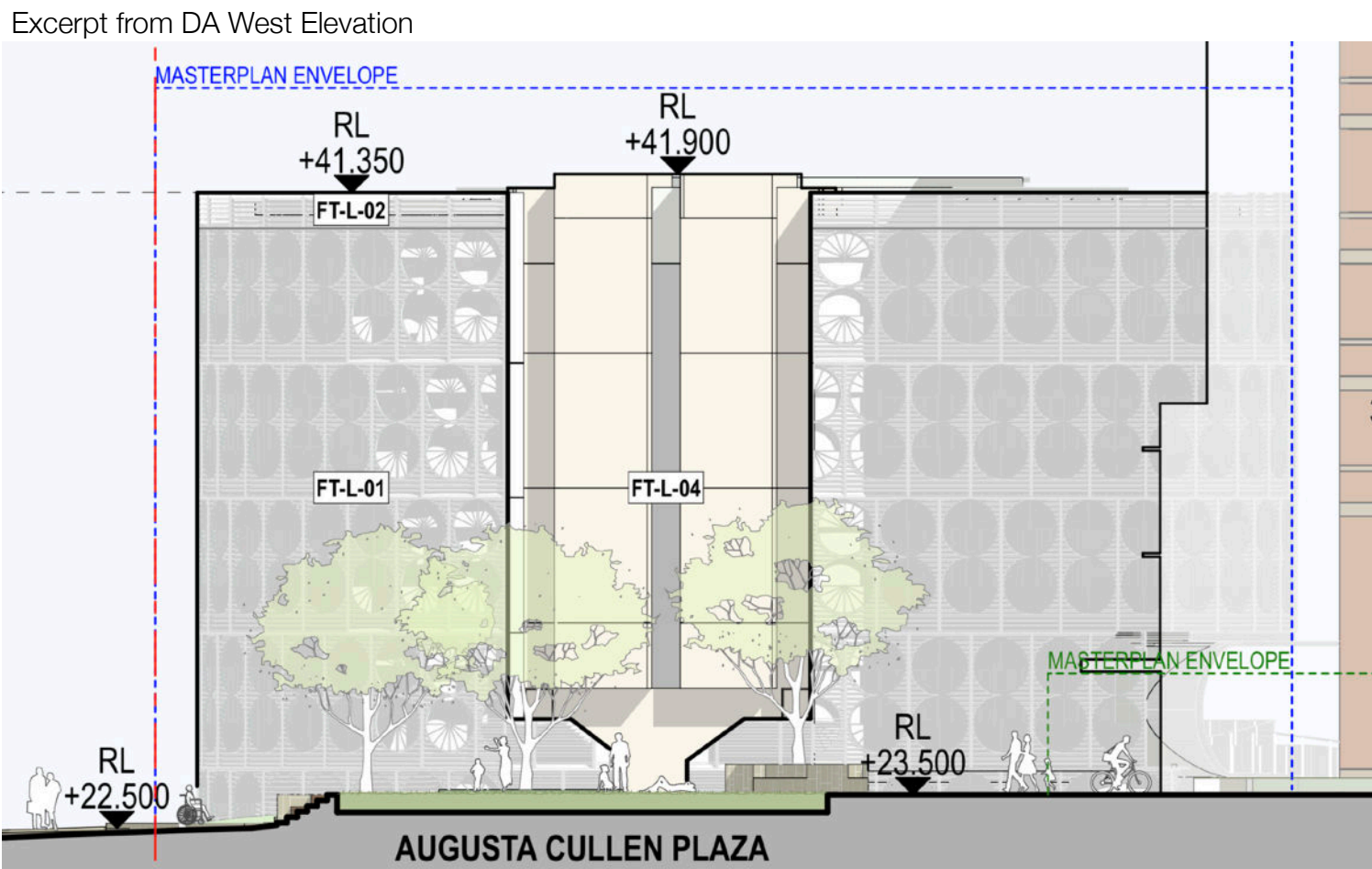
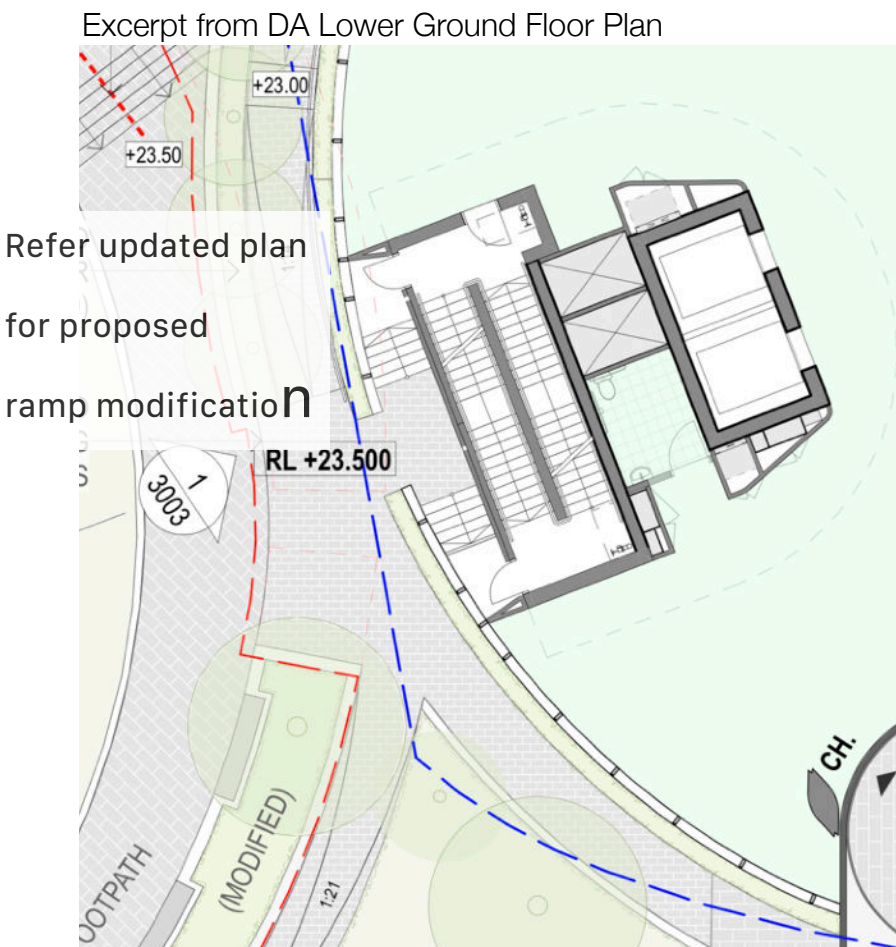
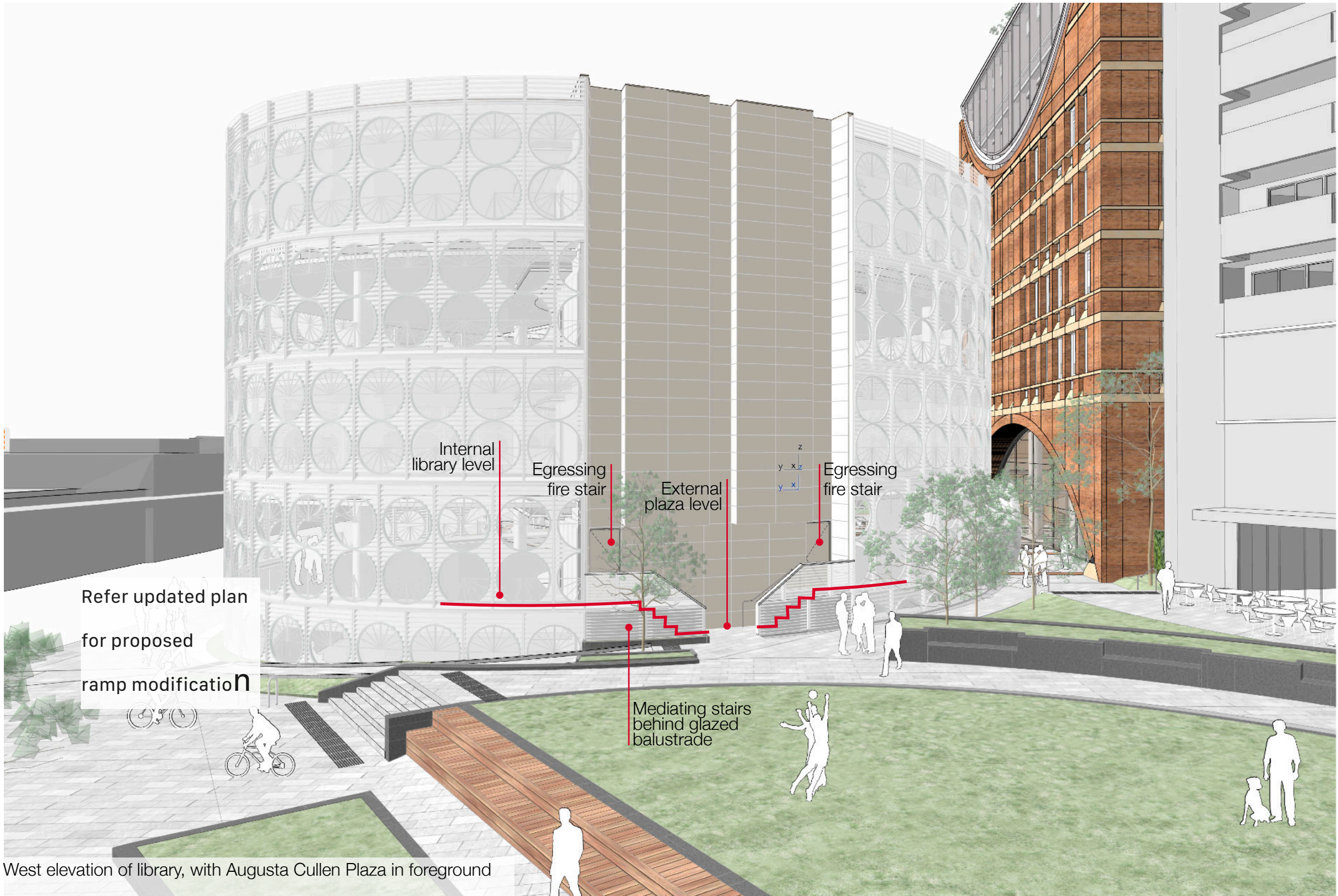


Submissions

6e Library Fire Stairs

In discussions held with Council, there was a concern which related to the location and detailing of the fire stairs and how that interfaces with Augusta Cullen Plaza. However, there is no clear details in terms of its treatment to articulate how that will occur. As previously raised, there was a request to ensure that there is separation via a gate or door that better integrates this element from a design and crime prevention perspective. At the moment the plans appear to show an area one can hide behind.

Response: The internal library floor level does not match the Augusta Cullen plaza floor level, so external stairs are required to mediate the level difference. The external stairs are positioned within the oval footprint of the library and the facade wraps these stairs to present a neat elevation treatment to the plaza. The wrapping facade is low, glazed, mostly transparent, and acts as the balustrade to the stairs. There is no requirement for a gate, with the low height and glazing of the wrapping facade preventing hiding.



Building Programme

5.1 Library

5.1.5 Facade

The library is viewed ‘in the round’, with each orientation activates a portion of the public realm. It’s highly transparent facade allows the activity within to be displayed to the street and adjacent open spaces, seamlessly connecting exterior and interior public space. Brimming with community activity, the above ground levels of the library will overlook the public open space and streets, creating a theatre set / dolls house elevation with multiple storeys of vibrant use.

/ High Performance Responsive Facade

- Curtain wall system with floor to ceiling vision panel
- Automated blinds (rotary fan style or similar) for solar heat gain & glare control
- Manual override available for blinds to lower vision window outside of sun-strike conditions

/ NCC 2019 Section J

The Council Commercial and Library buildings have been evaluated under JV3 in one overall model as the buildings are a single development, united by a common car park and services systems.

The design is compliant based on the façade performance values outlined in the report, in summary the values for the library facade are;

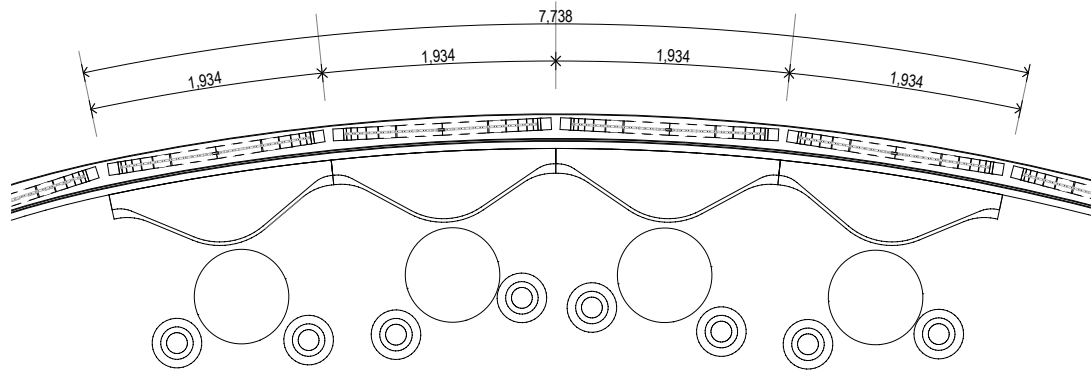
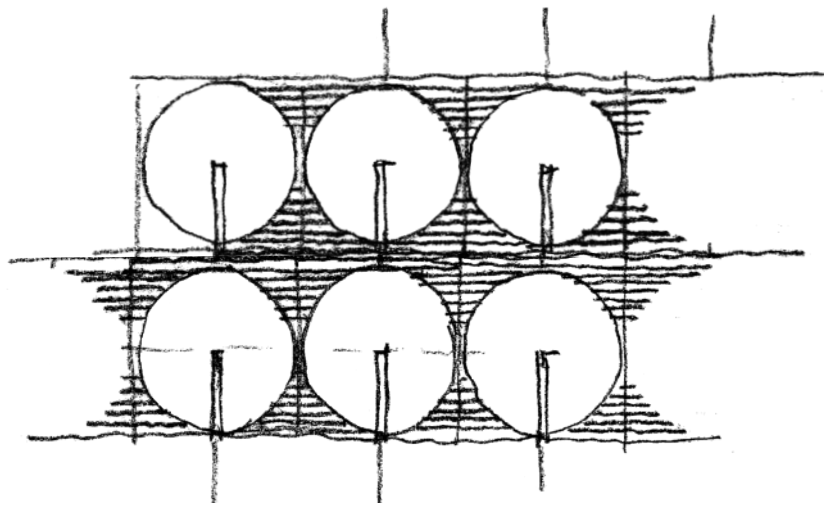
U Value = 2.0

SHGC (Blinds open) = 0.3

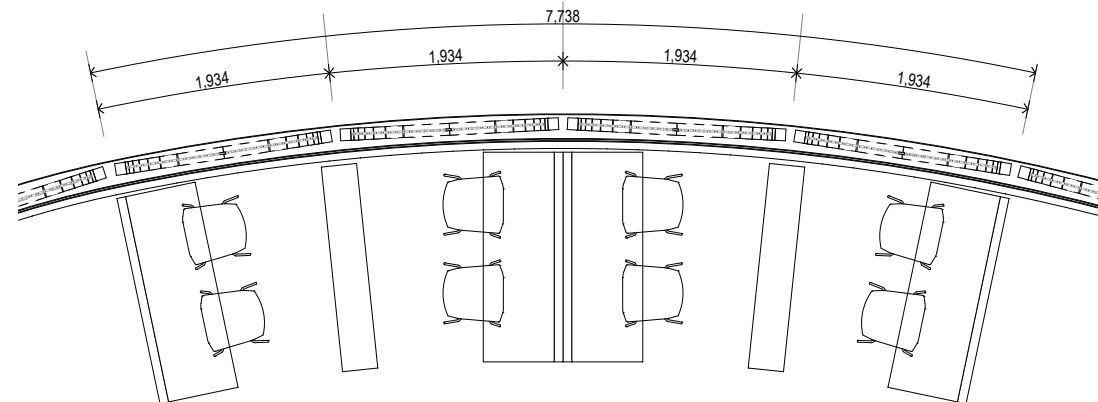
SHGC (Blinds closed) = 0.12

/Internal interface with facade

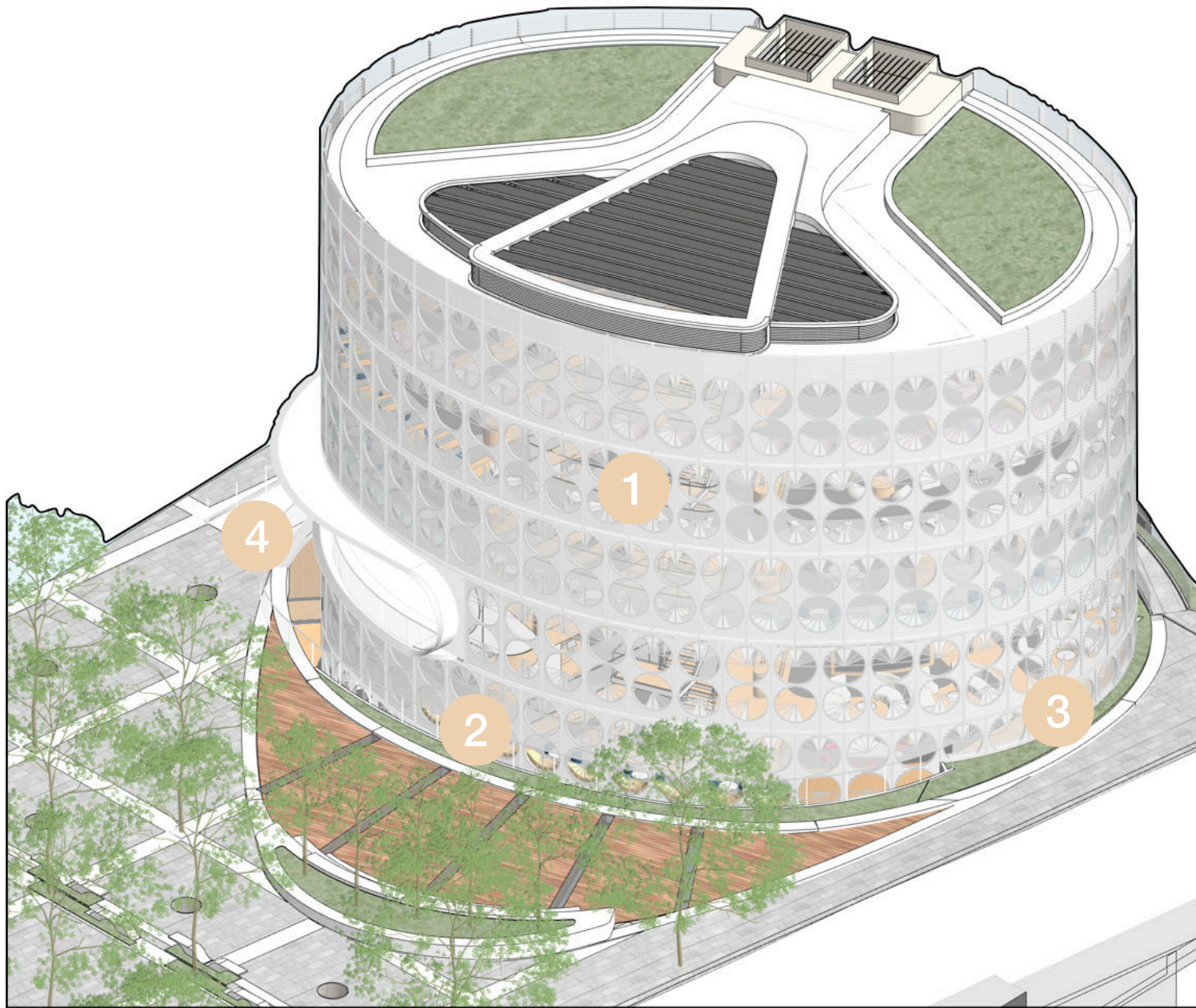
The modularity of the facade offers opportunities to integrate seating and other modular furniture in the future fit-out. It is desirable for lounge areas and quiet zones to be located at the perimeter of the library floor plate away from circulation and closes to the light/views.



/ Facade module plan view
Fixed perimeter lounge with loose furniture elements



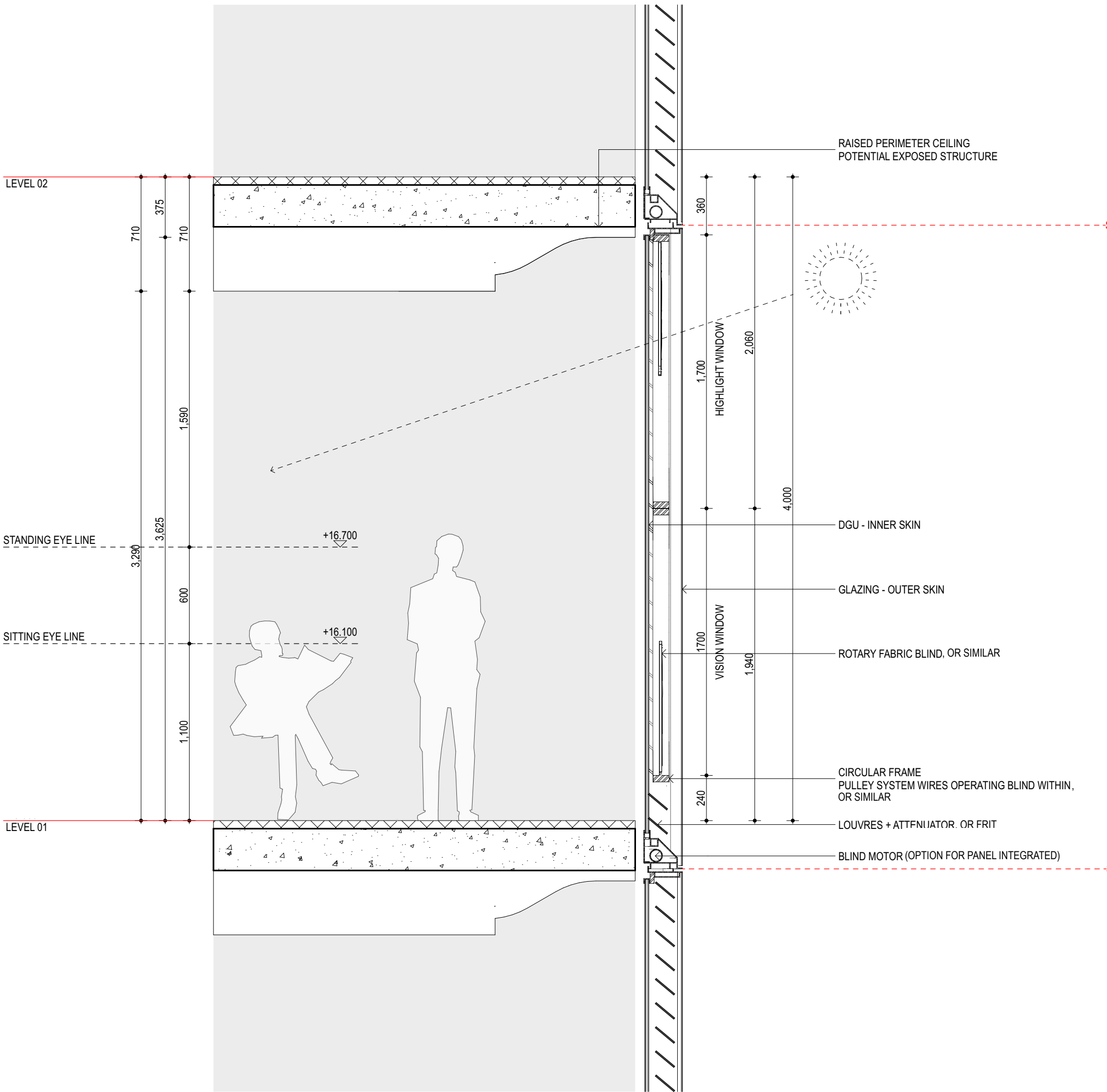
/ Facade module plan view
Study carrels



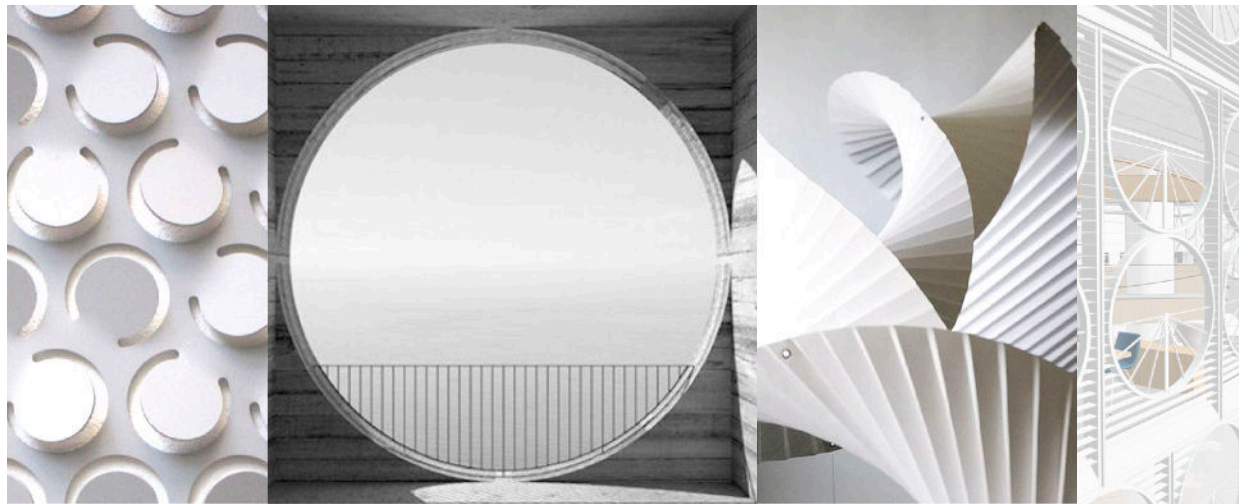
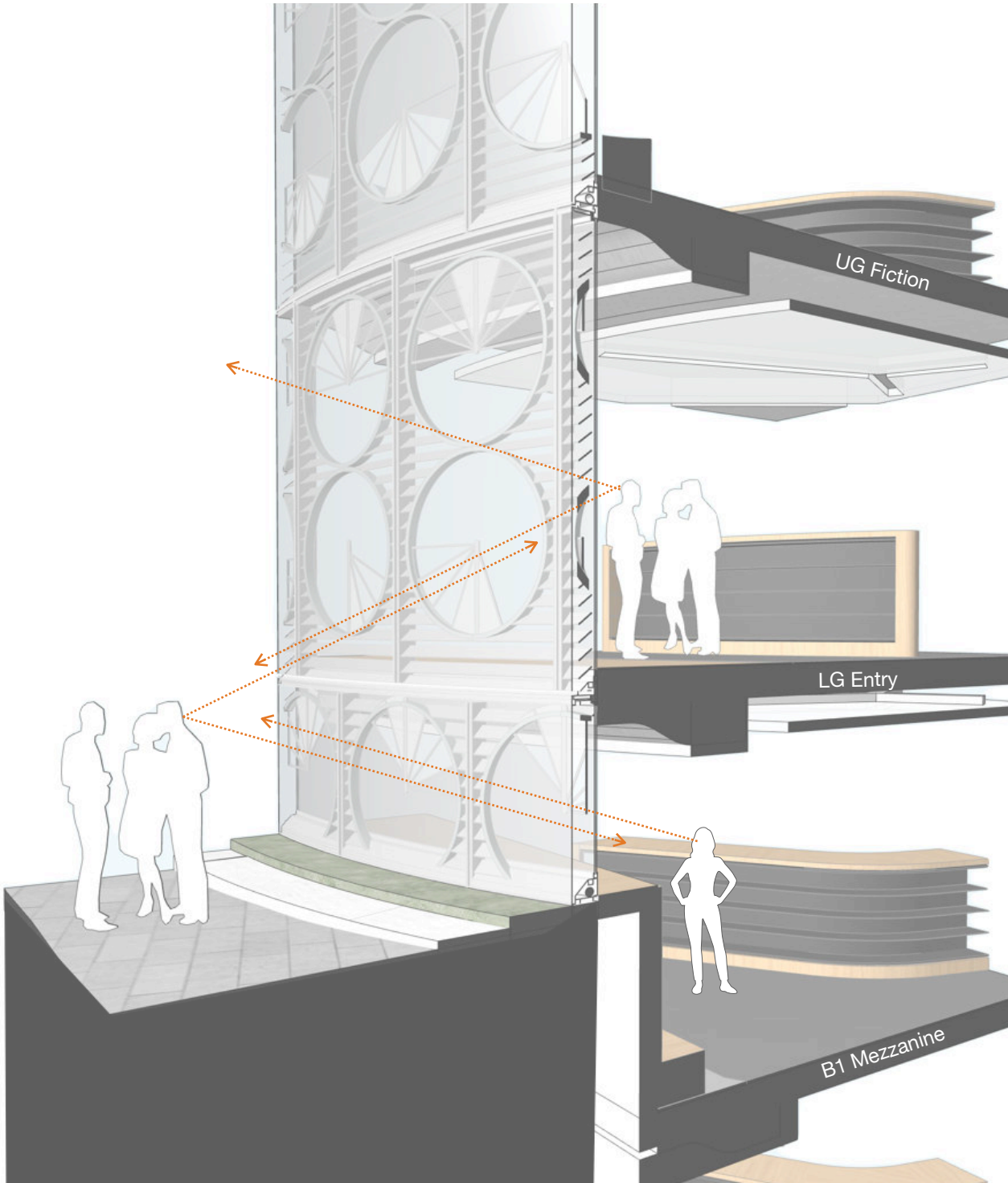
/ Facade elements

1. Full Height glazing with sun control
2. Void to sunken garden below
3. Mezzanine floor with high level glazing to Scott Street
4. Sculptural entrance canopy and terrace

Building Programme
5.1 Library



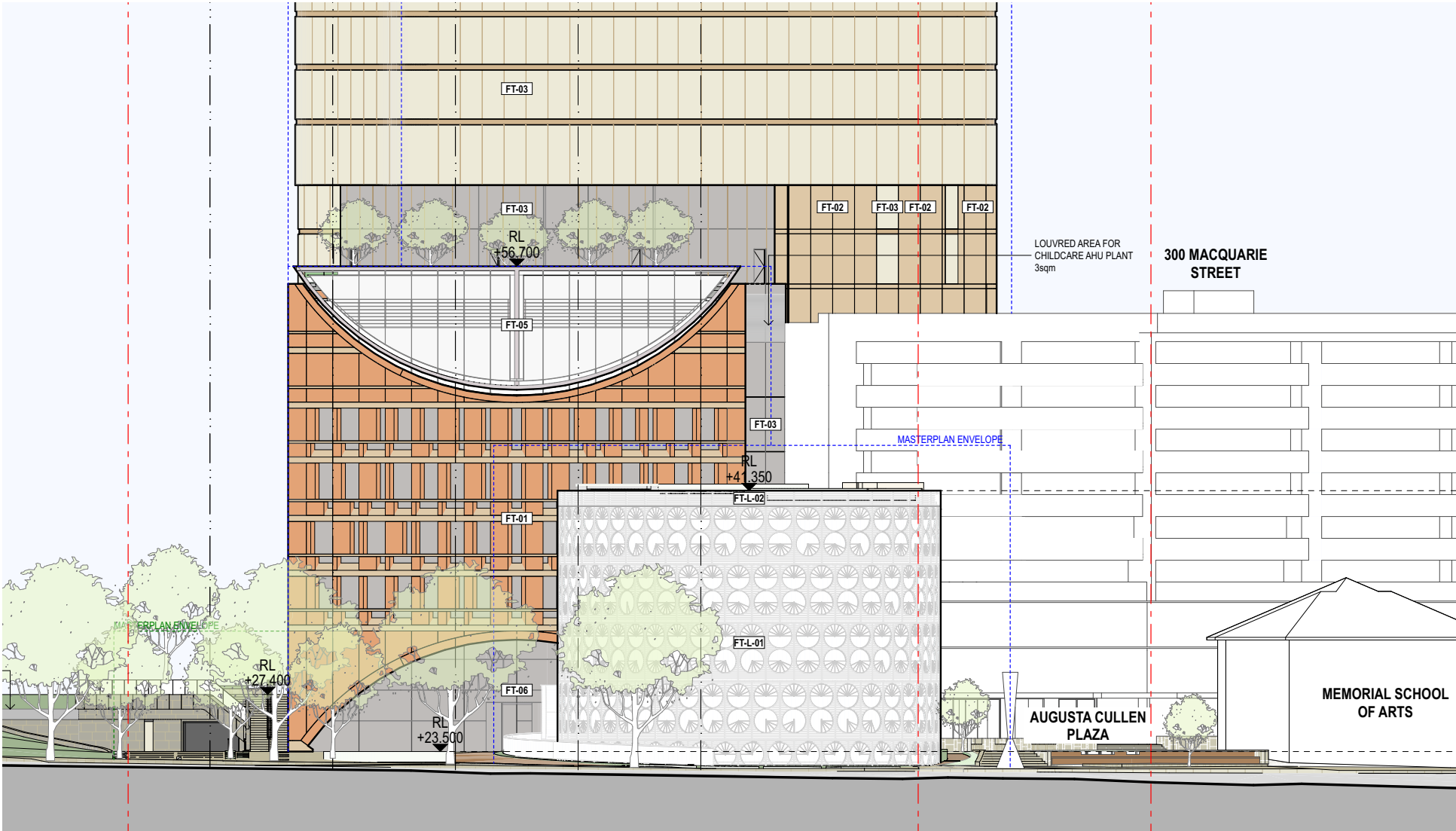
Indicative Facade Section



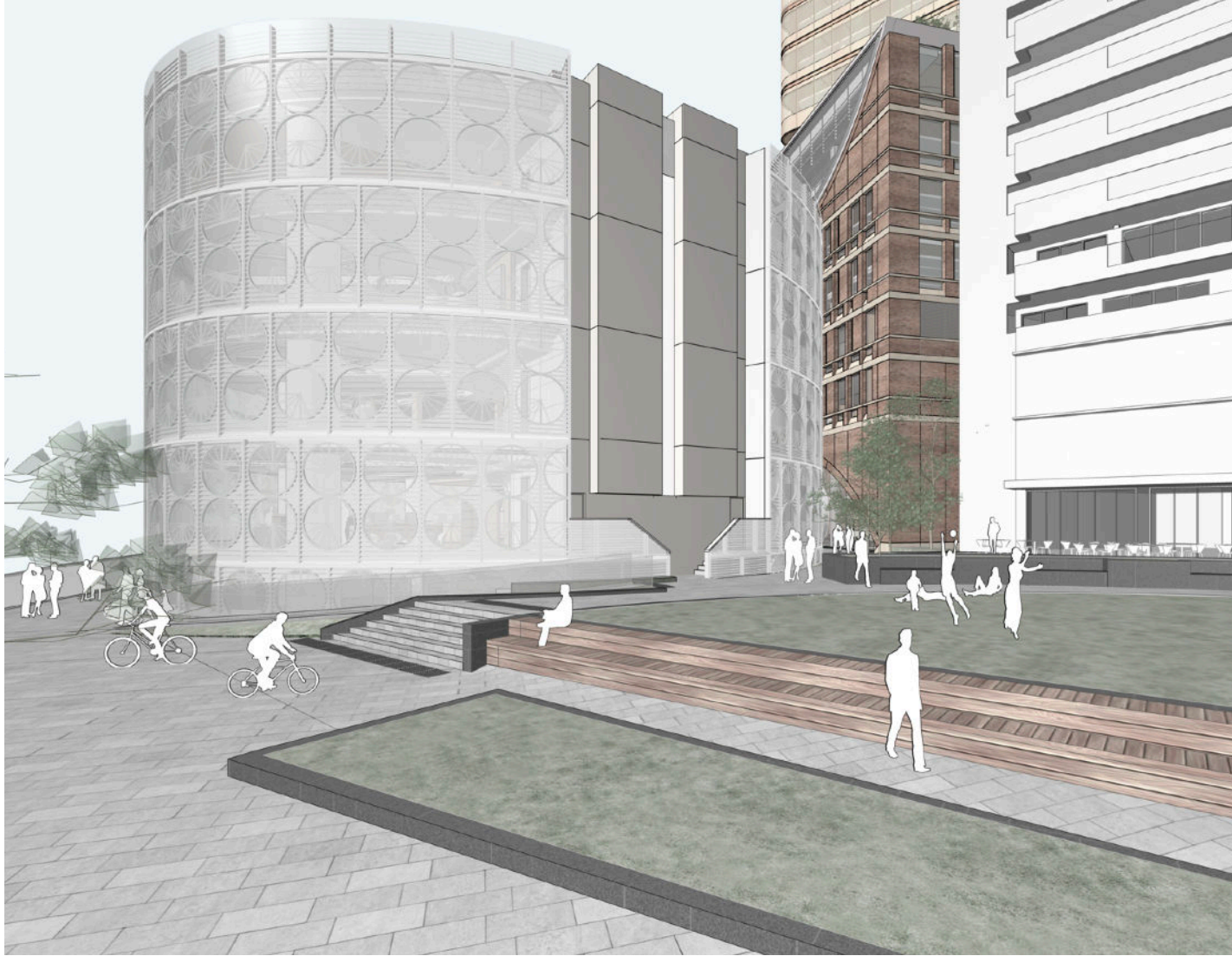
Building Programme
5.1 Library

5.1.6 Materiality

The landmark library is intended to convey a white-toned aesthetic, like its form in contrast with its setting to exemplify its status and mystique.



/ North Elevation



/ Image
Model view from Macquarie street & Augusta Cullen Plaza



Building Programme

5.1 Library

5.1.7 Condition to 300 Macquarie Street

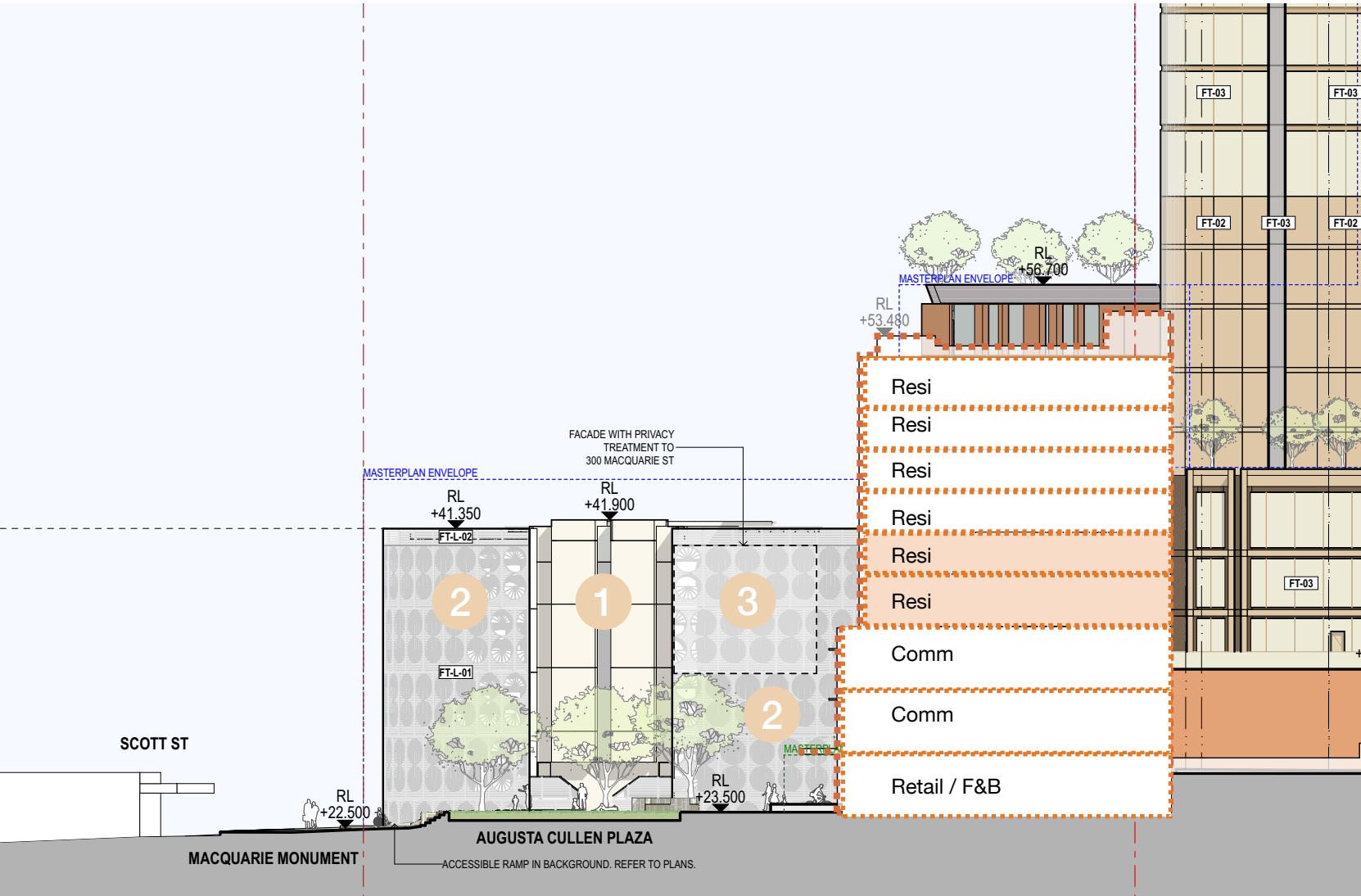
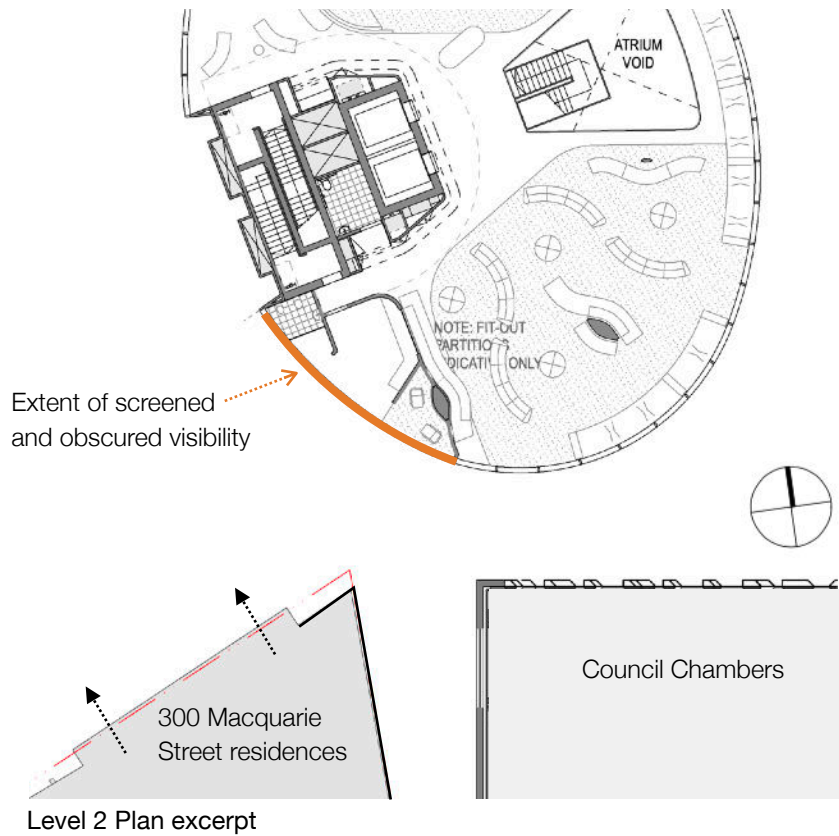
The proposal has considered the need to locate heavily used areas within the library away from the existing multi-use building adjacent. The facade treatment on the upper two levels also requires fixed screening to obscure vision from the library interiors and preserve privacy to the residential neighbours.

/ Facade elements

- 1. Solid facade to fire stair.
- 2. Typical Library Facade. Refer to previous section.
- 3. Privacy treatment to facade on level 2 and 3 in area denoted, to match surrounding facade but with fixed (closed) radial blinds and fritted or obscure glazing.



Example of obscure glass



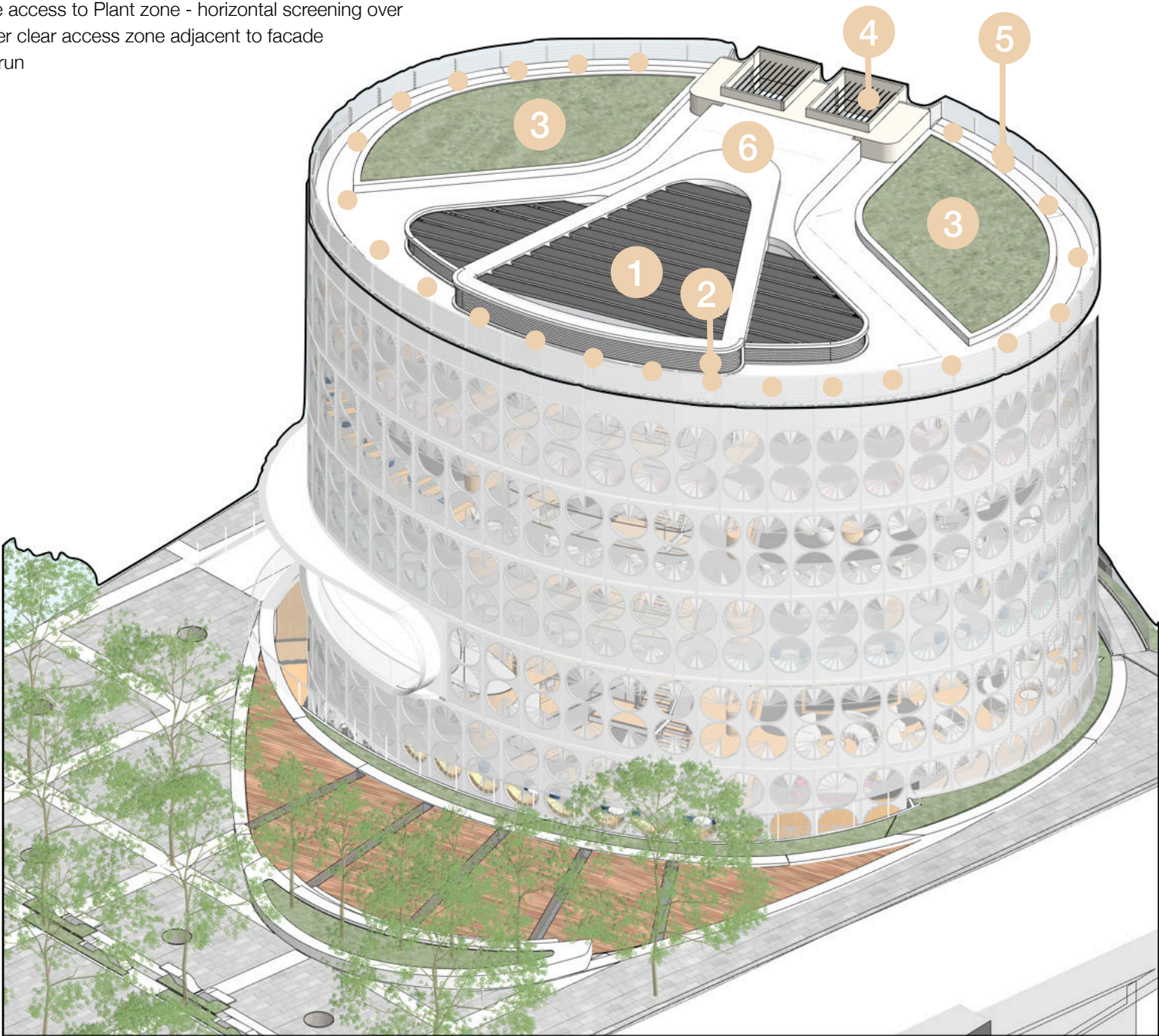
5.1.8 Roof Design

The roof of the library will be highly visible from the new proposed civic building, future buildings to be developed on site, as well as taller existing buildings in the immediate area. It is important that the design of the roof consider the aesthetic impact to the surrounding development, while resolving the functional and technical requirements of the library design.

The library roof is accessed via a ladder and roof hatch from the top-most floor. The perimeter edge of the library tower is protected by a 1.0m high barrier, while a 1.0 - 1.5m wide clear zone is provided along the perimeter for facade maintenance access by abseil specialists (refer 5.2.8 Rooftop and Facade Maintenance for details).

/ Roof elements

- 1. Glazed skylight - Light sun control via fixed louvres
- 2. Smoke ventilation louvres to perimeter of atrium void
- 3. Green Roof, refer to landscaping section for details
- 4. Manhole access to Plant zone - horizontal screening over
- 5. Perimeter clear access zone adjacent to facade
- 6. Lift overrun

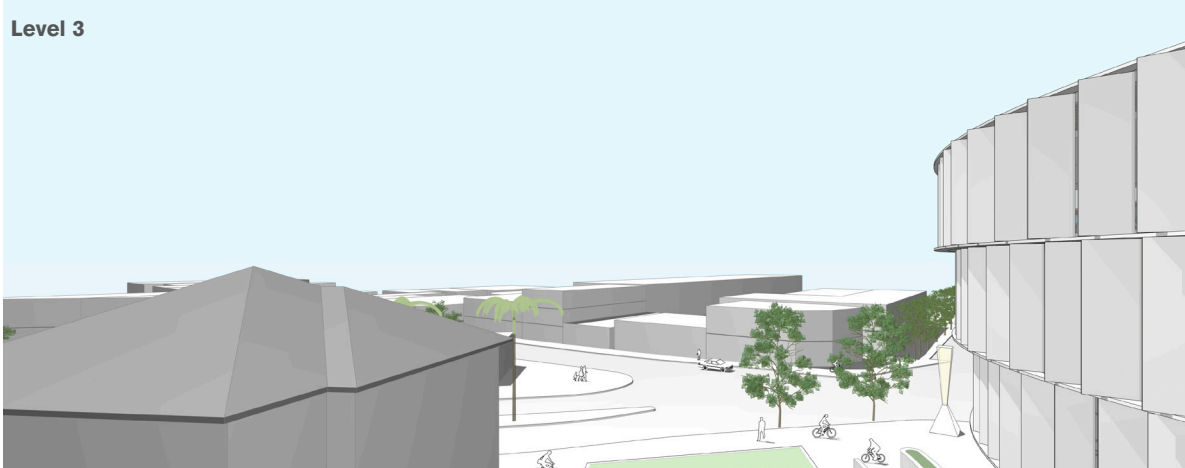
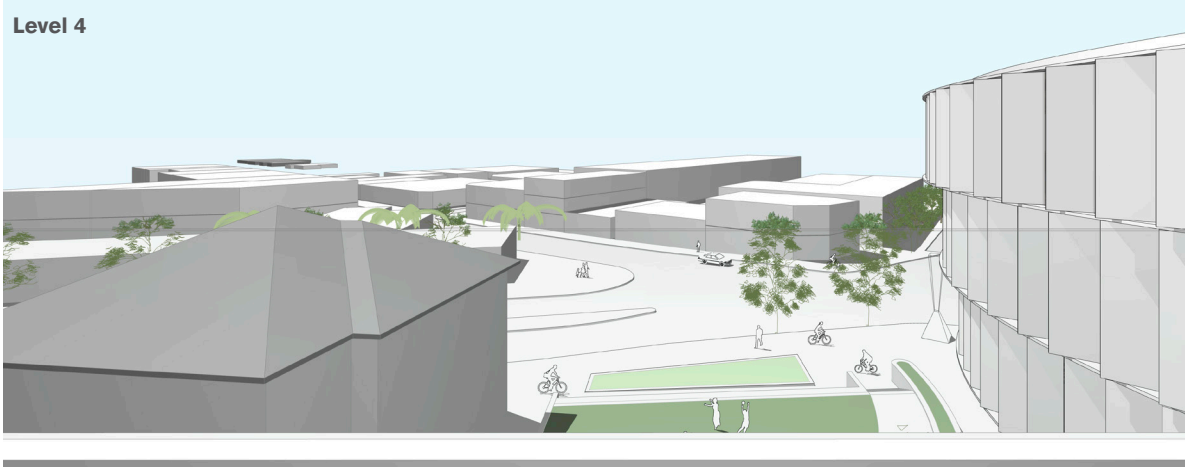
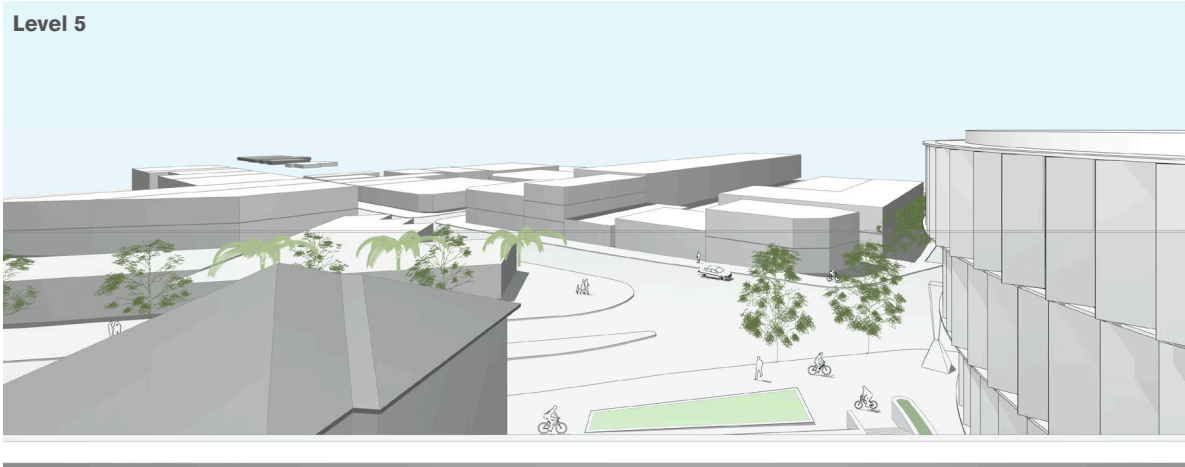
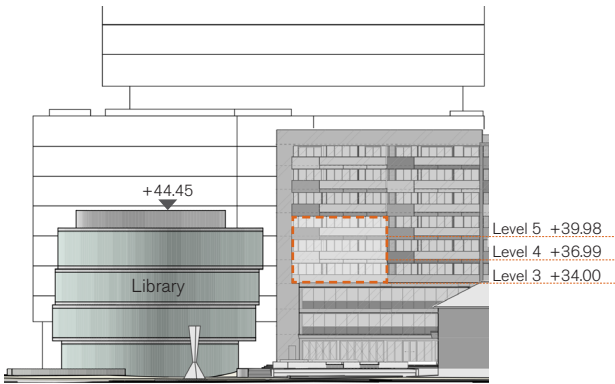


Building Separation

7.4 Outlook & Privacy

The 3 affected apartments closest to the library's envelope will still enjoy their views of Augusta Cullen Plaza, as well as panoramic views of Liverpool's city centre especially towards the north and northwest, as evidenced in the 3D views below projected from the balconies and from within the living areas.

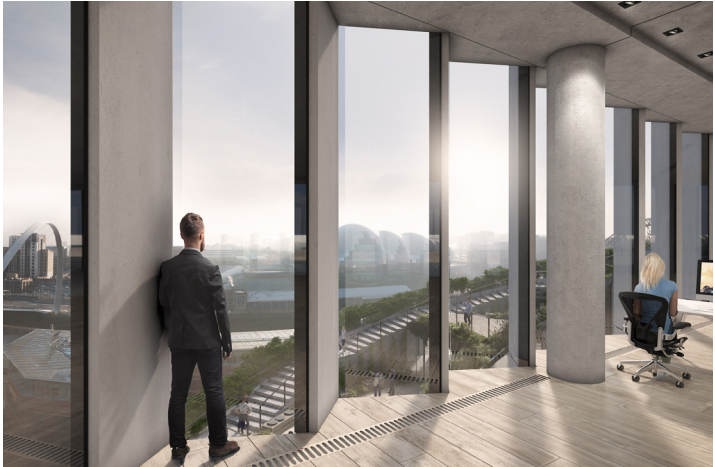
Privacy will be managed via internal planning and facade treatments, for example core positioning and articulated screen panels. Options to be explored further in detailed design and subsequent DA phases. The library's rooftop will be partially landscaped with suitable species that will help soften the built form when viewed from above, and any rooftop plant sufficiently acoustically attenuated.



7.3 Facade treatment precedents

Early facade detail considerations for the library have explored a faceted design with a glazing overlap. Parallel panels are opaque directing and controlling internal views toward key vistas, or preserving privacy to neighbours.

A similar facade system was proposed for No.1 Quayside in Newcastle, UK (images below).





GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

LEGEND

- Proposed Trees
- Plaza Austral Granite Paving
- Brick paving bands
- Library Verandah paving
- Areas of Mass planting
- Areas of Timber decking

Trees to be removed
As part of driveway entry, August Cullen interface & future Public Domain works

KEY

- Civic Plaza** - A central grid of Deciduous Flowering trees, understorey Planting, integrated seating and traffic calming devices to edge of shared-way
- Civic Verandah** - Granite Paving with Accent Brick Bands and a variety fixed and temporary seating. On grade connection to Library entry and tower, Civic stair connecting Terminus Street Pocket Park
- Gathering garden** - Central timber Decking flush with plaza, raised inclusive seating sinuous seating edges on both sides with raised native gardens planters
- Sunken garden** - collaboration sunken garden open to the sky and connected to the Library level Basement 2
- Augusta Cullen Plaza Gardens** Increase public activation to the existing Plaza with enhanced landscaped gardens and extension of plaza ground-plane. New tree planter and widened ramp entry from Scott Street.
- Terminus Street Pocket Park** open-to-the sky and provides a gateway connector with the plaza including a viewing terrace glazed balustrade, granite paving with accent bands, integrated seating and planting.
- Scott Streetscape** connecting to the existing footpath along Scott Street with a generous new paved footpath and vegetated buffer
- Scott Street Pocket Park** - Entry garden creates an open corner that facilitating pedestrian flows and connection to the retail and seating.
- George Lane** Future pedestrian link including paving, furniture lighting and traffic calming.
- Terminus Street Upgrades** Pedestrian link including paving, vegetated buffer and new pavement connection to stair connections
- East / West Laneway** - extension of the plaza with pedestrian oriented and legible ground plane. Providing area for pop up markets and as a shaded retreat.

03	14/5/21	Public domain plan desktop Approval	M2	RT
02	21/4/21	Public domain plan desktop Approval	M2	RT
01	02/3/21	Public domain plan workshop 2	M2	RT
rev	date	name	by	chk

first studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w firststudio.com

fjmt

project
LIVERPOOL CIVIC PLACE PROJECT
52 SCOTT STREET
LIVERPOOL NSW 2170

title
LANDSCAPE
Public Domain & Landscape Plan Lower and Upper Ground

scale	1:250 @ A1	first issued	
project code	sheet no.	revision	
BLCP	PD8001		03

NOTE: Public domain plan Issued as per Conditions 4, 5, 6 and 13 of DA-585/2019

For Approval

Concept DA – Conditions Matrix

Condition - Item Raised		Status/Response	Target/Timing
Public Domain and Landscaping – Design Excellence			
4a	A Public Domain Design Panel is to be convened and a Public Domain Plan prepared: Prior to the determination of any Detailed DA subject to this Concept Approval, a detailed Public Domain and Landscape Plan must be prepared by a suitably qualified AILA Registered Landscape Architect or Urban Designer, in accordance with the requirements of this condition.	A Public Domain Design Panel (the Panel) has been convened. The latest Public Domain and Landscape Plan is submitted as Attachment B for endorsement by the Panel.	Complete
4b	A design review process is to be undertaken for the Public Domain and Landscape Plan with the purpose of achieving design excellence of the public domain in accordance with Clause 7.5 of Liverpool Local Environmental Plan 2008.	The Panel has facilitated this design review process. The Panel's final endorsement will confirm if the Public Domain and Landscape Plan included at Attachment B achieves design excellence in accordance with Clause 7.5 of Liverpool Local Environmental Plan 2008.	Target 18 May 2021 (4 weeks prior to the 15 June SWCPP meeting)
4c	As part of the design review process, a Public Domain Design Panel is to be convened, that is to be chaired by the nominated chair of Council's Design Excellence Panel or his or her nominee, and whose other members are to include (at least): <ul style="list-style-type: none"> • A representative of or person nominated by Government Architect NSW; • A suitably qualified landscape architect and urban designer; • A representative of Liverpool City Council's City Design and Public Domain team. 	The Panel has been convened in accordance with this condition.	Complete
4d	At least two public domain design workshops are to be convened for attendance by members of the Public Domain Design Panel, the Applicant, and other relevant technical officers of Liverpool City Council which may include officers responsible for Heritage, Traffic, Public Art, Community Planning, Indigenous Culture and Heritage, and Community Development.	Workshop 1 held on 1 December 2020 Workshop 2 scheduled for 23 March 2021	Complete
4e	At the conclusion of the public domain design workshops, the Public Domain Design Panel is to record its recommendations.	Workshop 1 minutes issued on 24 December 2020 Workshop 2 minutes issued on 1 April 2021.	Complete
4f	The recommendations of the Public Domain Design Panel are to be incorporated into a Public Domain and Landscape Plan to be prepared by the Applicant.	The latest Public Domain and Landscape Plan is submitted as Attachment B for endorsement by the Panel.	Complete
4g	The Public Domain and Landscape Plan is to be endorsed by the Chair of the Public Domain Design Panel as satisfactorily responding to the outcome of the public domain workshops, prior to the determination of any future Detailed DA under this Concept Approval.	The latest Public Domain and Landscape Plan is submitted as Attachment B for endorsement by the Panel.	Target 18 May 2021 (4 weeks prior to the 15 June SWCPP meeting)

Condition - Item Raised		Status/Response	Target/Timing
5a	The Public Domain and Landscape Plan is to: Identify any landscape constraints, including (but not limited to) setbacks, existing street trees, landscape features, screening / buffer requirements	This is included in the latest Public Domain and Landscape Plan for endorsement by the Panel (Attachment B).	Complete
5b	Include public domain design guidelines that are to be implemented across the subject site	These design considerations informed the development of multiple iterations of the Public Domain and Landscape Plan. The principles and guidelines were presented and discussed with the Public Domain Design Panel at Workshops 1 and 2. These Workshops assisted in the development of the final Public Domain and Landscape Plan included at Attachment B .	Complete
5c	Identify the location of public domain areas within the site, providing detail on their role, character and extent		Complete
5d	Set aspirations and principles for each public domain area in order to achieve Design Excellence in accordance with Clause 7.5 of Liverpool Local Environmental Plan 2008		Complete
5e	Identify the location of trees, planters, water sensitive urban design treatments, deep soil and direct sunlight to public domain areas		Complete
5f	Detail design principles for roof terraces, including (but not limited to) how planting, deep soil, access and shade would be implemented		Complete
5g	Identify any intended design elements such as green roofs and walls, water sensitive landscape design treatments and sustainability targets		Complete
5h	Demonstrate consistency with the relevant landscape provisions of the Liverpool Development Control Plan 2008 and Liverpool City Centre Public Domain Master Plan	Ethos Urban drafted an assessment dated 19 November 2020 which was presented at the Public Domain Design Excellence Panel Workshop 1 dated 1 December 2020.	Complete
5i	Demonstrate how the public domain areas will relate to proposed future built form within site, including consideration of pedestrian movements to and between buildings within the site	The latest Public Domain and Landscape Plan is submitted as Attachment B for endorsement by the Panel.	Complete
6	All future detailed Development Applications subject to this Concept approval will need to demonstrate to the consent authority consistency with the endorsed Public Domain and Landscape plan.	Noted. Ongoing.	Prior to Phase A and Phase B/C Stage 2 DA determination
Traffic and Access			
7	Prior to the determination of a Detailed DA, a Local Area Traffic Management Plan is to be submitted to Council's Traffic and Transport Section and to the Liverpool Pedestrian Active Transport and Traffic Committee for endorsement. The Local Area Traffic Management Plan is to identify traffic infrastructure improvements including changes to the adjoining traffic signals, signs, line markings and timed parking restrictions.	Ethos Urban submitted a Local Area Traffic Management Plan to Council on 23 March 2021. Council need to confirm if this has been sent to the Liverpool Pedestrian Active Transport and Traffic Committee for endorsement.	Liverpool Pedestrian Active Transport and Traffic Committee endorsement to be confirmed.
Transport for NSW Conditions			
8	Future Detailed DAs subject to this Concept Approval shall comply with all conditions provided by Transport for NSW dated 12 August 2020. A copy of the conditions is attached to this decision notice (Attachment 1). Note: the conditions do not constitute a Section 138 concurrence under the Roads Act 1993.	Both the Phase A and Phase B/C Stage 2 DA's have been referred to TfNSW through the development assessment process. We have been advised by Council that TfNSW has endorsed the Phase A Stage 2 DA for determination, subject to conditions of the Stage 2 DA consent.	Complete (for Phase A)

Condition - Item Raised		Status/Response	Target/Timing
B. CONDITIONS TO BE SATISFIED PRIOR TO THE SUBMISSION OF FUTURE DEVELOPMENT APPLICATIONS			
Pre-Development Application Meeting			
9	Prior to the submission of a development application which seeks approval for any detailed design of a building under this Concept Approval, a Pre-Development Application meeting is to be convened with representatives of Liverpool City Council. Advice of the subject Pre- Development application meeting is to accompany the development application when lodged.	Phase A Stage 2 Pre DA Meeting: 10 September 2020 Phase B/C Stage 2 DA Pre DA Meeting: 26 November 2020	Complete
Amended Plans			
10a	<p>Prior to the lodgement of any Detailed DA subject to this Concept Approval, the plans outlined in Condition 1 must be amended to reflect the following:</p> <p>The extent of the building envelope titled 'Masterplan Envelope – Information & Education Facility' must be reduced to a maximum of 4 metres from the eastern edge of Lot 201 in DP 1224084, also known as 306-310 Macquarie Street (excluding any decorative architectural features above ground level). Evidence is to be provided to Liverpool City Council's Manager Development Assessment that satisfactorily demonstrates the plans have been amended to reflect this condition.</p>	Condition Discharged. Refer to Council correspondence dated 21 September 2020	Complete
C. CONDITIONS TO BE SATISFIED IN FUTURE DEVELOPMENT APPLICATIONS			
Building Envelopes			
11	Built form proposed in any future Detailed DA subject to this Concept Approval is not permitted to extend beyond the building envelopes approved under DA-585/2019.	Noted. Ongoing.	Pending approval of the Concept DA Modification (DA-585/2019/A)
12a	<p>Any built form proposed within the building envelope titled 'Masterplan Envelope – Information & Education Facility' must incorporate the following requirements:</p> <ul style="list-style-type: none"> Floors facing the north western façade of the existing mixed-use building at 300 Macquarie Street, Liverpool, are to incorporate design features that limits overlooking into existing residential areas. 	Provided, as per the current Phase A Stage 2 DA design.	Complete
Public Domain and Landscaping – Design Excellence			
13	All future detailed Development Applications subject to this Concept Approval are to demonstrate consistency with an endorsed Public Domain Plan, detailed in Conditions 4 and 5.	Noted. Ongoing.	Pending the Panel's endorsement of the Public Domain and Landscape Plan.

Condition - Item Raised		Status/Response	Target/Timing
Stormwater Management			
14	A concept stormwater drainage system must be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.	The Civil Engineering design of the Phase A and Phase B/C Detailed DAs has been completed in accordance with these requirements. This is demonstrated within the Civil Engineering Reports accompanying these Detailed DAs.	Complete
15	Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and shall accompany the application for a Construction Certificate.		Complete
16	The stormwater drainage system for the basement car park is to be designed in accordance with the requirements for pumped systems in AS3500.3:2003 and Council's Stormwater Drainage Design Specifications for pump out systems in basement car parks.		Complete
17	A stormwater pre-treatment system shall be incorporated on the proposed stormwater plans and that the design meets pollutant retention criteria in accordance with Council's Development Control Plan.		Complete
18	On site water quality treatment facilities shall be provided to ensure that stormwater runoffs leaving the site comply with Council's water quality standards. The treatment facilities shall capture all gross pollutants and liquid contaminants from the stormwater before discharging it to downstream. 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.		Complete
19	The below pollutant reduction targets are to be satisfied: 45% reduction in the baseline annual pollutant load of total nitrogen (TN); 65% reduction in the baseline annual pollutant load of total phosphorous (TP); 85% reduction in the baseline annual pollutant load of total suspended solids TSS); and 90% reduction in the baseline annual pollutant load of litter and vegetation larger than 5mm (gross pollutants).		Complete
Planting Schedule			
20	A full planting schedule details and specifications are to be provided including planting details and specifications, maintenance, planting pits, pots and structural elements to be certified by an appropriately qualified person where appropriate.	The Public Domain and Landscape Drawings prepared and submitted for the Phase A and Phase B/C Detailed DAs have been completed in accordance with this requirement.	Complete
Social Impact Assessment			
21	A comprehensive social impact assessment (CSIA) is to be submitted in accordance with Liverpool City Council's Development Control Plan 2008 and Social Impact Assessment Policy.	Submitted with Phase A & B/C Stage 2 DA's.	Complete

Condition - Item Raised		Status/Response	Target/Timing
Heritage Considerations			
22	The Lachlan Macquarie Statue on the corner of Scott Street and Macquarie Street is to be retained at its existing location.	This has been retained, as demonstrated in the latest Public Domain and Landscape Plan included at Attachment B .	Complete
Traffic and Access			
23	Revised Traffic Impact Assessment (TIA) reports are to accompany future Detailed DAs for the site. The revised TIAs are to include the following: <ul style="list-style-type: none"> Updated SIDRA analysis using traffic generation rates in the TfNSW Guide (1.6 and 1.2 vehicular trips per hour per 100m2 GFA during the morning and afternoon peak period, respectively) for the 'Developer Buildings' component, at the minimum, to understand the traffic impact of the development under an alternative scenario. 	Revised strategy agreed with Council's traffic engineers, at meeting on Friday 12 February 2021. A revised modification to the Concept DA was submitted to Council on 14 May 2021 which includes the deletion of this requirement for SIDRA analysis.	Pending approval of revised modification.
	<ul style="list-style-type: none"> Endorsed vehicular access arrangements – The revised reports are to outline and provide details of the endorsed left in/left out access arrangement off Terminus Street addressing all the requirements contained in the letter from TfNSW to Council in Attachment 1 of this consent. 	Provided, refer to Phase A and Phase B/C Traffic Impact Assessments.	Pending approval of Detailed DAs.
	<ul style="list-style-type: none"> Allocation of car parking spaces - information regarding the allocation of car parking spaces to the various land uses, including adequate provisions for bicycle and motorcycle parking in the revised TIA. 		Pending approval of Detailed DAs.
24	Car parking provision – future Detailed DAs are to provide car parking provisions in accordance with the car parking rates set out in the Liverpool LEP 2008 and Liverpool DCP 2008 as well as provide for the replacement of the existing public car parking spaces at the site as outlined in the TIA, as prepared by PTC, dated 22 April 2020.		Pending approval of Detailed DAs.
25	Detailed design drawings of the driveways, ramps, aisles, loading bays and parking spaces, as well as for swept path analysis, footpath paving, street lighting, sign and line marking scheme, demonstrating that the design has been carried out in accordance with RMS Guidelines, DCP and AS: 2890 is to be submitted to Council with the detailed development applications.		Pending approval of Detailed DAs.
26	The drawings must be certified by a qualified traffic engineer and are to comply with the requirements of the DCP and Australian Standards in relation to the Terminus Street access.		Complete
27	A Travel Plan that contains specific measures to promote the use of more sustainable modes of travel including walking, cycling, public transport and car sharing are to be submitted as part of any future Detailed DA.	As outlined in PtC's letter dated 13 May 2021, this is in the process of being prepared and issued to accompany the Phase A RFI #2. The report will be updated at the time of the Occupation Certificate once the occupants of the building are able to commence the ongoing management of the Travel Plan.	Submission of the Phase A Travel Plan – status: imminent

Condition - Item Raised		Status/Response	Target/Timing
Urban Design Considerations			
28a	Provide a footpath design that ensures pedestrian priority along Scott Street. The pavement design at driveway locations must include: The design of the driveway must be delivered with Granite pavement in 100x100mm sets (refer to Figure 6.254, page 268, Liverpool City Centre Master Plan)	Provided.	Complete
28b	The driveway is to be designed flush with the pedestrian pavement along Scott Street and only demarcated by the change in pavement	Provided.	Complete
28c	The pedestrians have priority over vehicle movements. And the space must be demarcated as such	Provided.	Complete
29	Weather protection is required to be provided along Scott Street (east of the driveway access) to allow pedestrian movements along the street in all-weather situations. Street trees must be provided and designed into the street awning.	Provided. Awning designed off the Co-living building at the Scott St frontage.	Complete
30	Include sun-shading and façade treatments are functional in reducing heat-gain from sun exposure.	Provided.	Complete
Wind Study			
31	Any future development application is to be accompanied by a wind report prepared by a suitably qualified consultant. Wind tunnel testing and mitigation measures are to be provided as part of the wind study, with consideration of wind impacts on public areas and roof gardens.	The Phase A (DA-836/2020) and Phase B/C (DA-1080/2020) Detailed DAs were both accompanied by Wind Impact Assessments. These applications are both currently under assessment.	Complete
Acoustic Report			
32	Any future development application is to be accompanied by an acoustic report prepared by a suitably qualified acoustic consultant that demonstrates compliance with the relevant provisions of the State Environmental Planning Policy (Infrastructure) 2007, as well as consideration of impacts on surrounding sensitive receivers.	The Phase A (DA-836/2020) and Phase B/C (DA-1080/2020) Detailed DAs were both accompanied by Acoustic Impact Assessments. These applications are both currently under assessment.	Complete
Contamination			
33	The Preliminary Site Investigation prepared by Douglas Partners, dated April 2019, submitted with the application has identified asbestos contamination on the site. Any future Detailed DA subject to this Concept Approval that proposes excavation requires a Stage 2 – Detailed Site Investigation to fully delineate the contamination issues prior to the preparation of a Remediation Action Plan. The relevant assessments are to be undertaken by a suitably qualified and experienced contaminated land consultant with regard to the potential effects of any contaminants on public health, the environment and building structures and shall meet the sampling density outlined in the NSW EPA Contaminated Sites Sampling Design Guidelines (1995).	No excavation is proposed as part of the Phase A and Phase B/C Detailed DAs subject to the Concept Development Consent. Notwithstanding, this excavation was approved as part of the early works DA (DA-906/2019) and the subsequent approved modification (DA-906/2019/A).	Complete

Condition - Item Raised		Status/Response	Target/Timing
Sydney Water			
34	Future Detailed DAs subject to this Concept Approval shall comply with the advice provided by Sydney Water dated 26 June 2020. A copy of the advice is attached to this decision notice (Attachment 2).	Both the Phase A and Phase B/C Stage 2 DA's have been referred to Sydney Water through the development assessment process. We have been advised by Council that Sydney Water has endorsed the Phase A Stage 2 DA for determination, subject to conditions of the Stage 2 DA consent.	Complete (Phase A)

Building Programme

5.1 Library

5.1.5 Facade

The library is viewed ‘in the round’, with each orientation activates a portion of the public realm. It’s highly transparent facade allows the activity within to be displayed to the street and adjacent open spaces, seamlessly connecting exterior and interior public space. Brimming with community activity, the above ground levels of the library will overlook the public open space and streets, creating a theatre set / dolls house elevation with multiple storeys of vibrant use.

/ High Performance Responsive Facade

- Curtain wall system with floor to ceiling vision panel
- Automated blinds (rotary fan style or similar) for solar heat gain & glare control
- Manual override available for blinds to lower vision window outside of sun-strike conditions

/ NCC 2019 Section J

The Council Commercial and Library buildings have been evaluated under JV3 in one overall model as the buildings are a single development, united by a common car park and services systems.

The design is compliant based on the façade performance values outlined in the report, in summary the values for the library facade are;

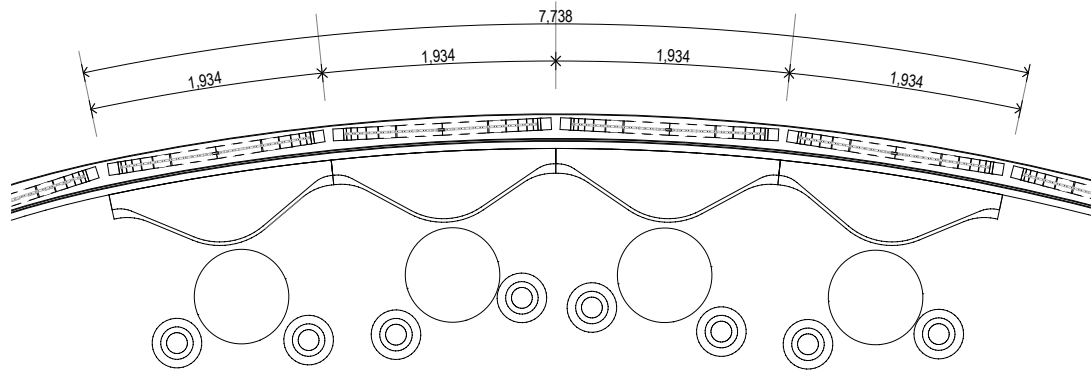
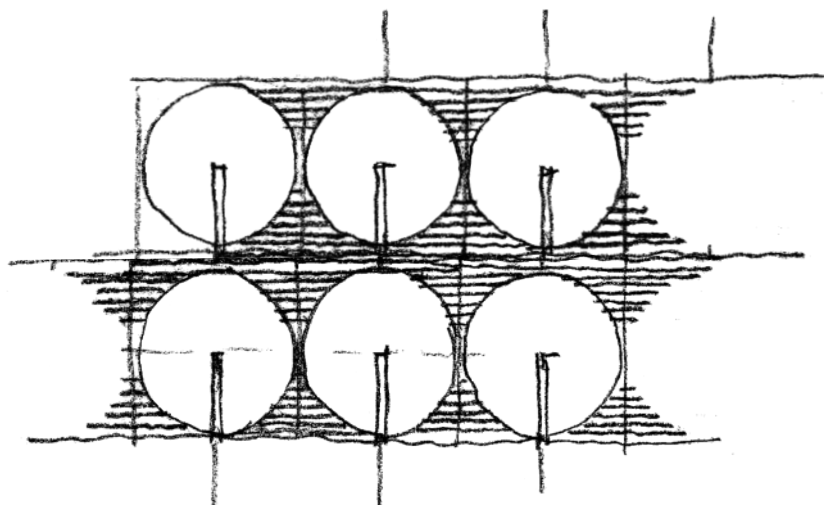
U Value = 2.0

SHGC (Blinds open) = 0.3

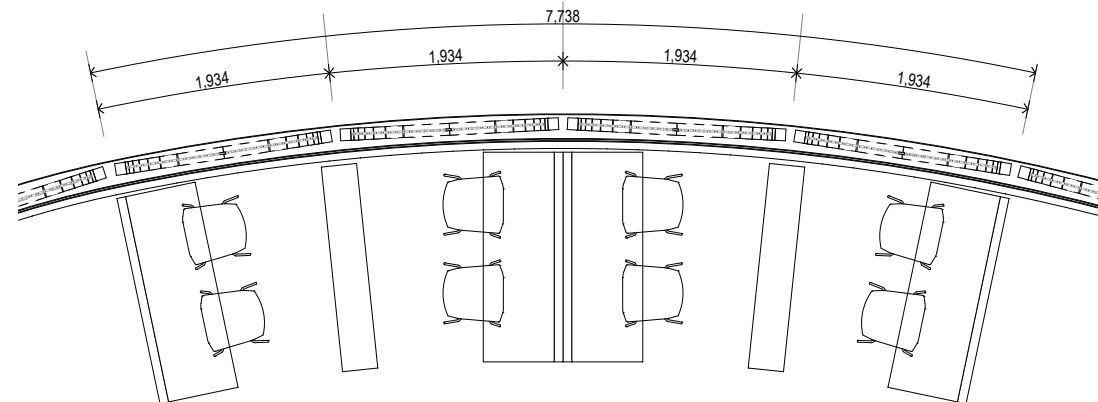
SHGC (Blinds closed) = 0.12

/Internal interface with facade

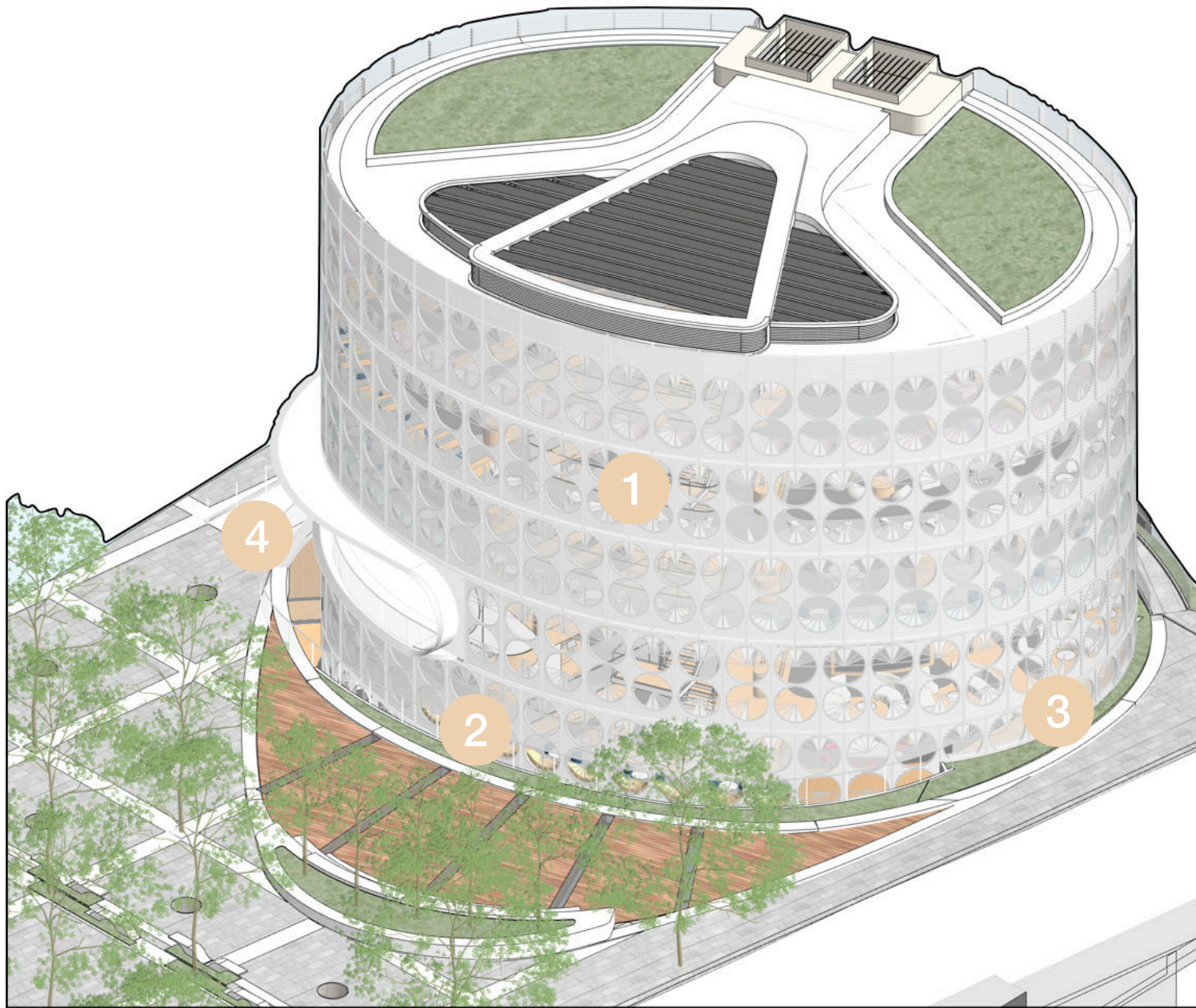
The modularity of the facade offers opportunities to integrate seating and other modular furniture in the future fit-out. It is desirable for lounge areas and quiet zones to be located at the perimeter of the library floor plate away from circulation and closes to the light/views.



/ Facade module plan view
Fixed perimeter lounge with loose furniture elements



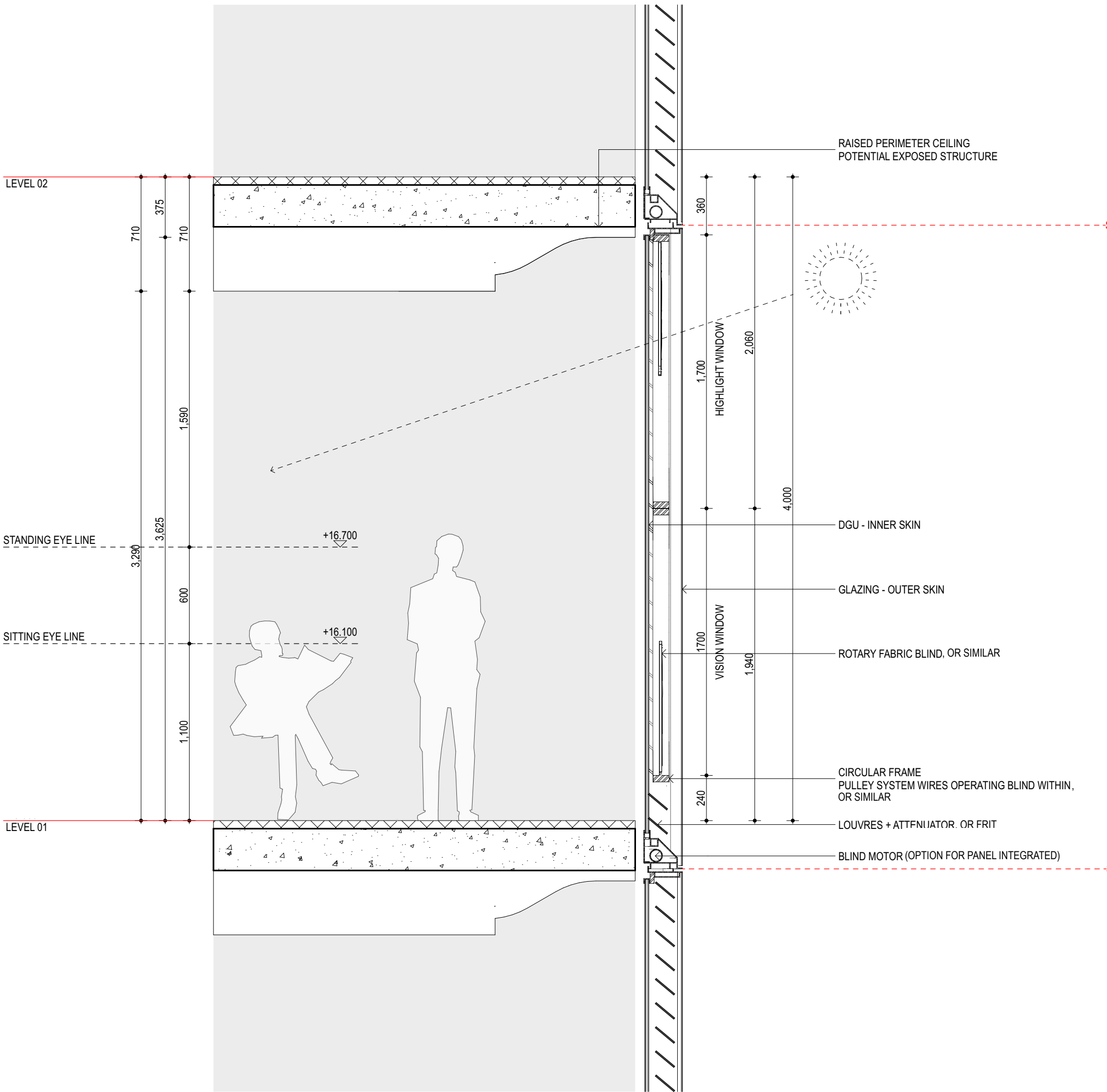
/ Facade module plan view
Study carrels



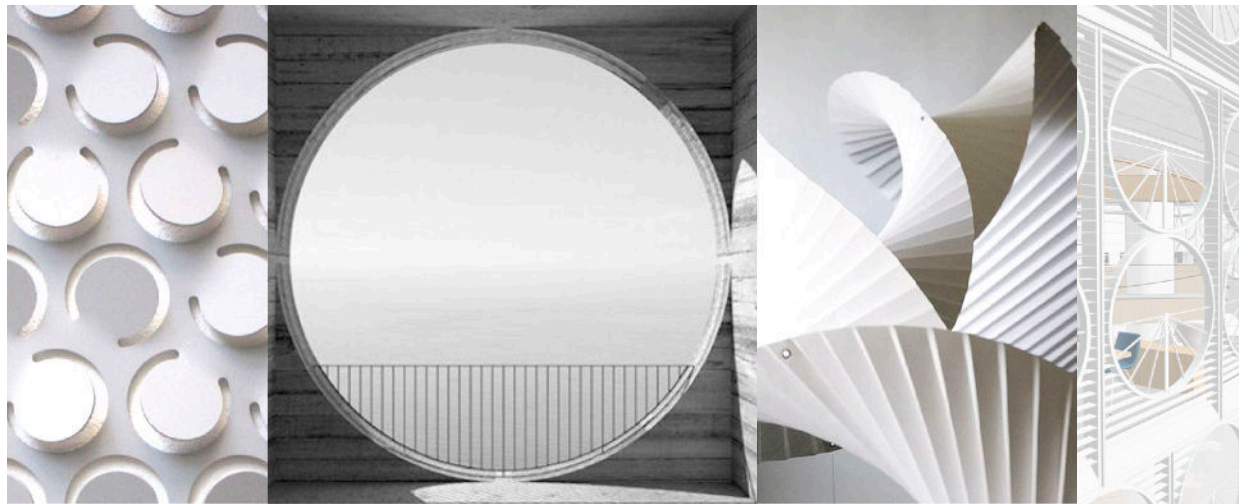
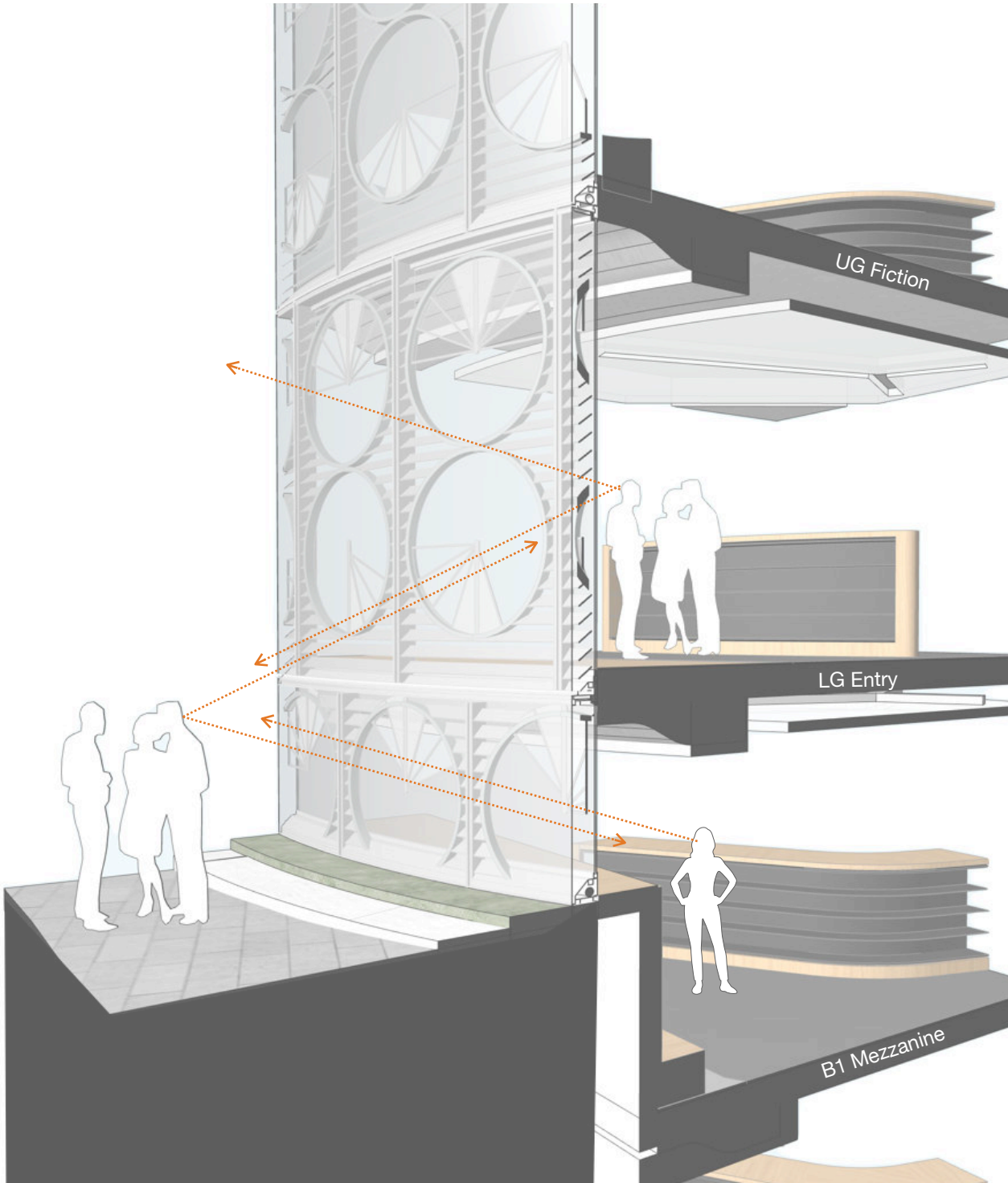
/ Facade elements

1. Full Height glazing with sun control
2. Void to sunken garden below
3. Mezzanine floor with high level glazing to Scott Street
4. Sculptural entrance canopy and terrace

Building Programme
5.1 Library



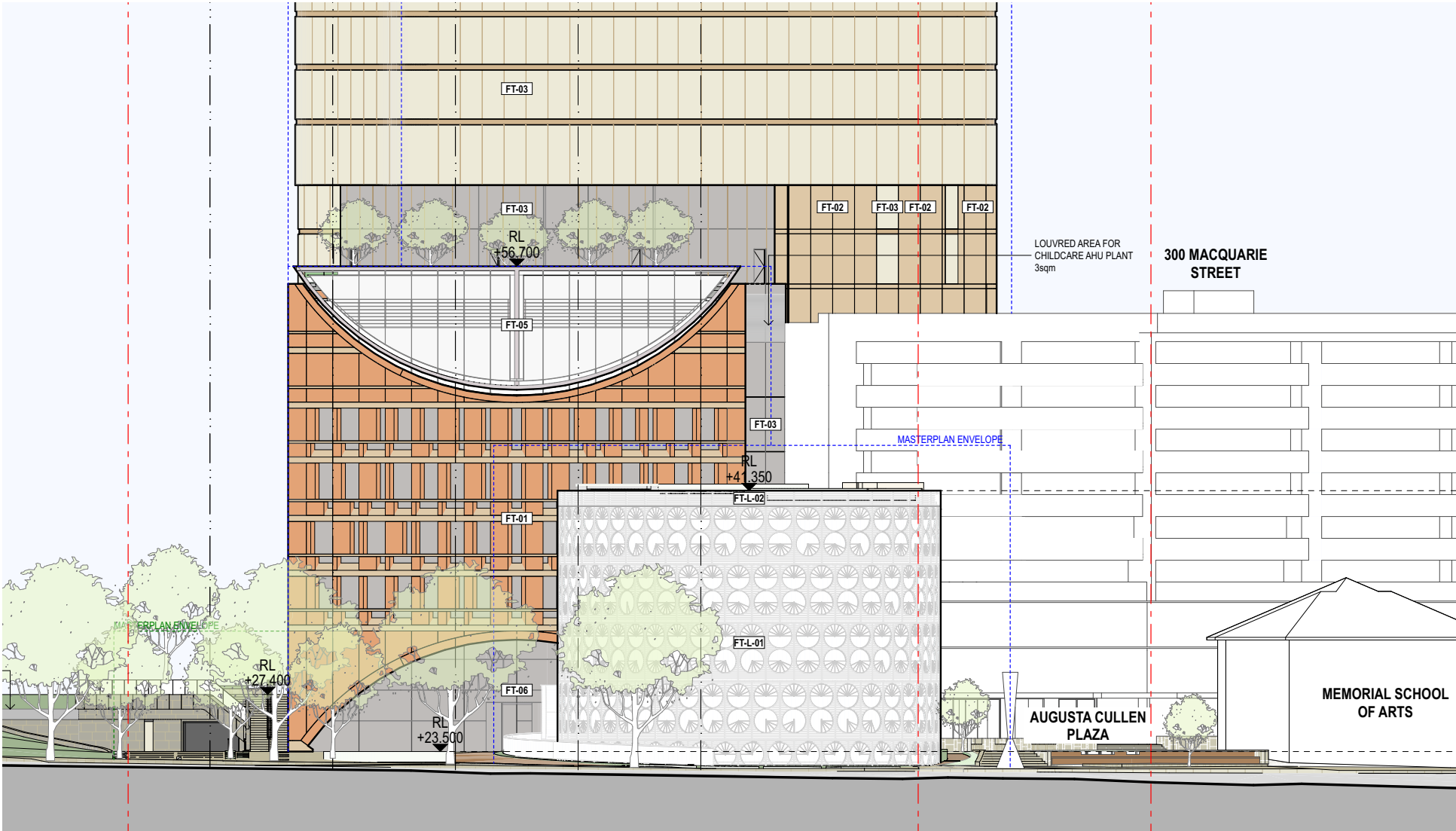
Indicative Facade Section



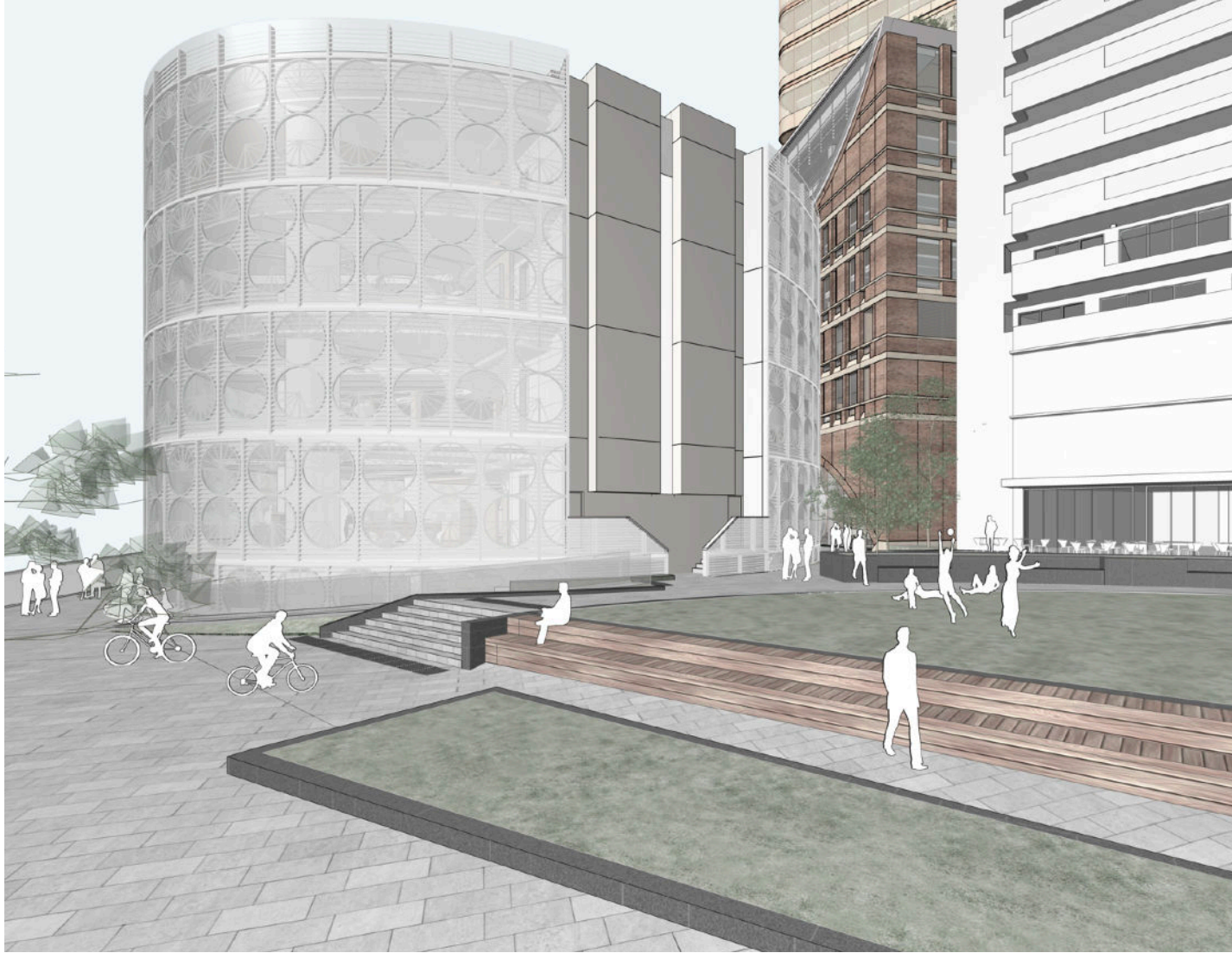
Building Programme
5.1 Library

5.1.6 Materiality

The landmark library is intended to convey a white-toned aesthetic, like its form in contrast with its setting to exemplify its status and mystique.



/ North Elevation



/ Image
Model view from Macquarie street & Augusta Cullen Plaza



Building Programme

5.1 Library

5.1.7 Condition to 300 Macquarie Street

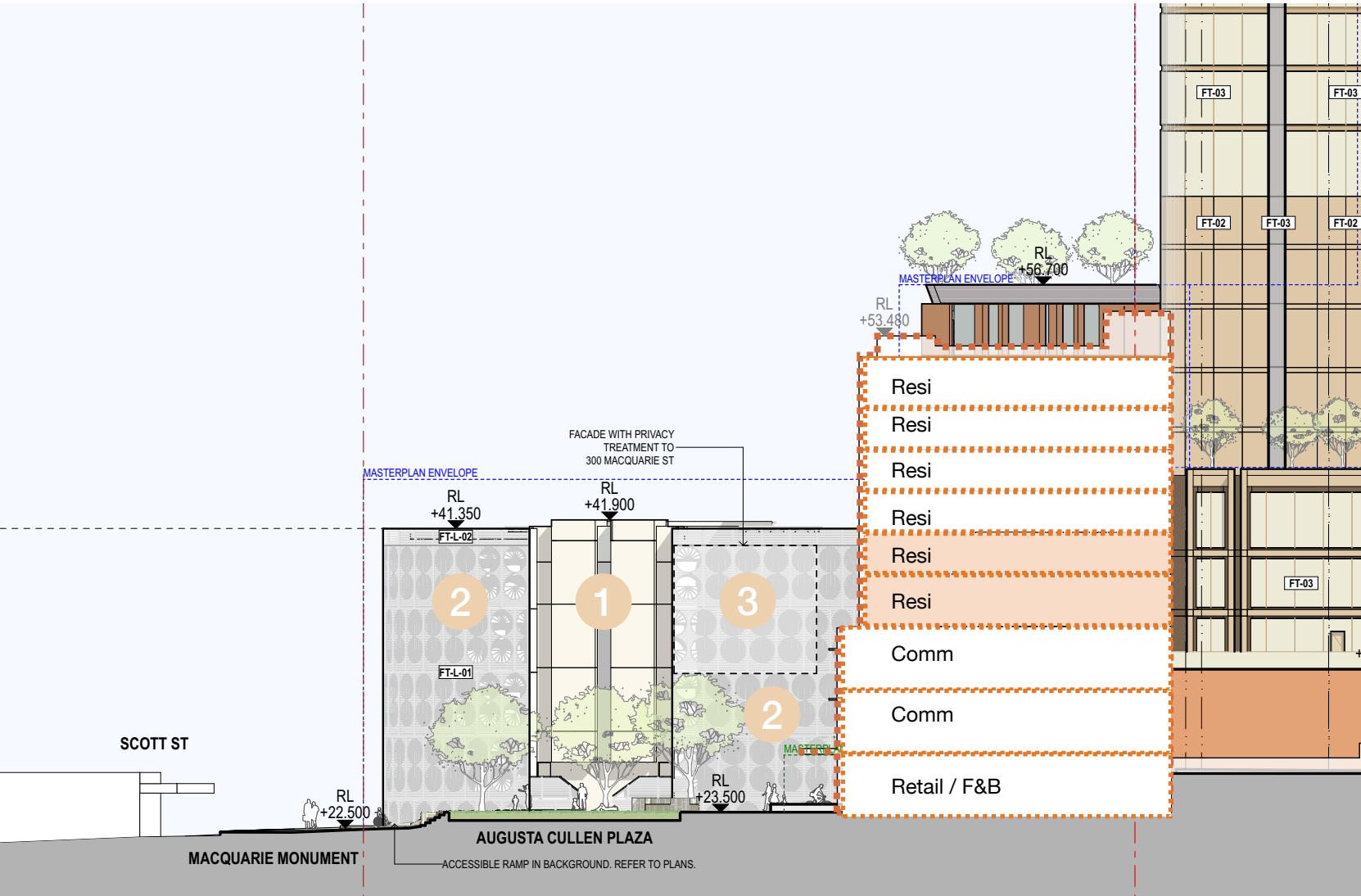
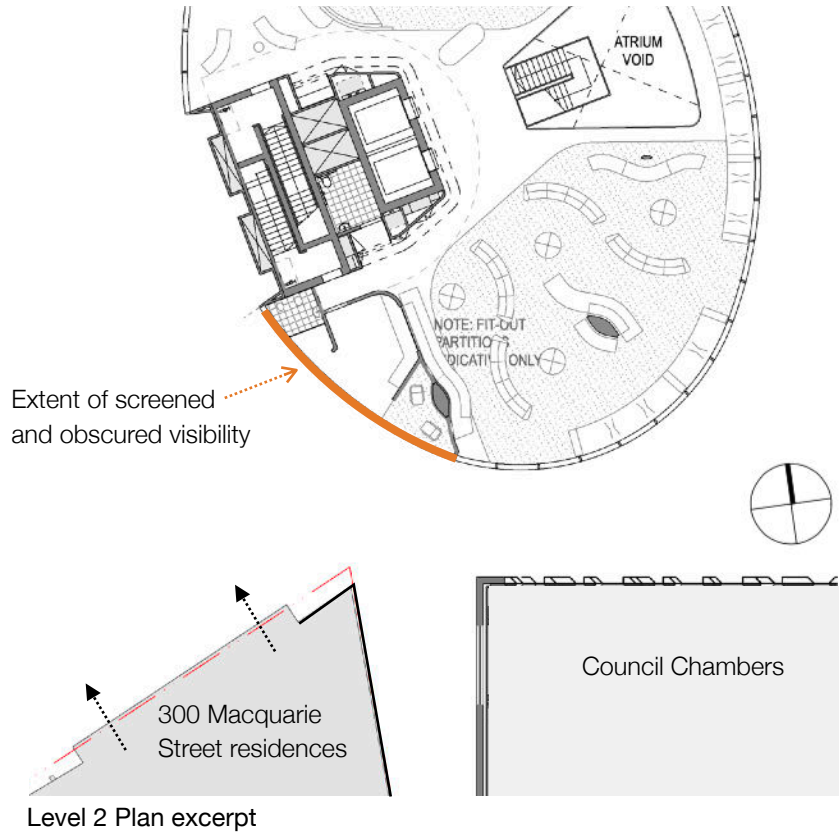
The proposal has considered the need to locate heavily used areas within the library away from the existing multi-use building adjacent. The facade treatment on the upper two levels also requires fixed screening to obscure vision from the library interiors and preserve privacy to the residential neighbours.

/ Facade elements

- 1. Solid facade to fire stair.
- 2. Typical Library Facade. Refer to previous section.
- 3. Privacy treatment to facade on level 2 and 3 in area denoted, to match surrounding facade but with fixed (closed) radial blinds and fritted or obscure glazing.



Example of obscure glass



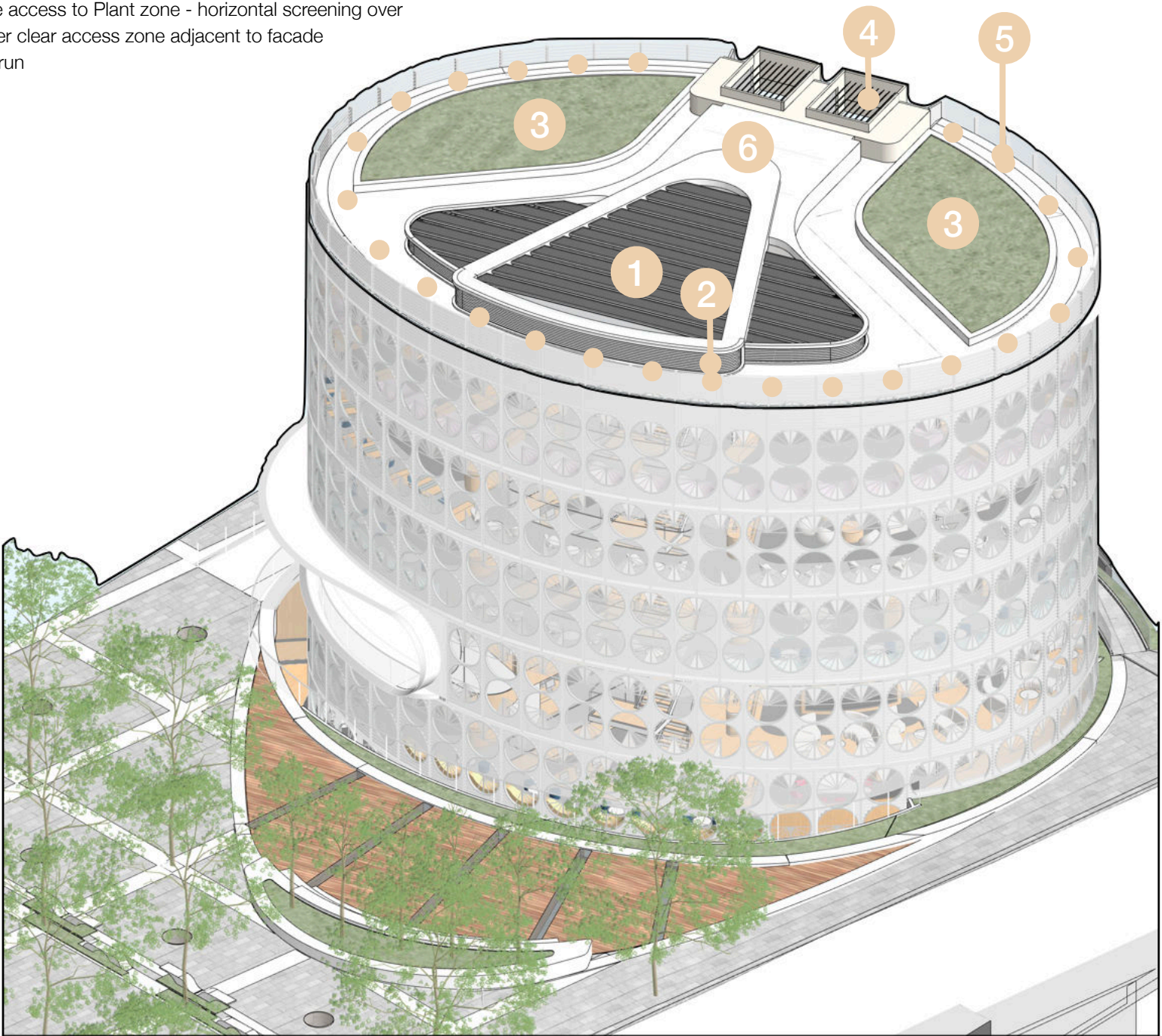
5.1.8 Roof Design

The roof of the library will be highly visible from the new proposed civic building, future buildings to be developed on site, as well as taller existing buildings in the immediate area. It is important that the design of the roof consider the aesthetic impact to the surrounding development, while resolving the functional and technical requirements of the library design.

The library roof is accessed via a ladder and roof hatch from the top-most floor. The perimeter edge of the library tower is protected by a 1.0m high barrier, while a 1.0 - 1.5m wide clear zone is provided along the perimeter for facade maintenance access by abseil specialists (refer 5.2.8 Rooftop and Facade Maintenance for details).

/ Roof elements

- 1. Glazed skylight - Light sun control via fixed louvres
- 2. Smoke ventilation louvres to perimeter of atrium void
- 3. Green Roof, refer to landscaping section for details
- 4. Manhole access to Plant zone - horizontal screening over
- 5. Perimeter clear access zone adjacent to facade
- 6. Lift overrun

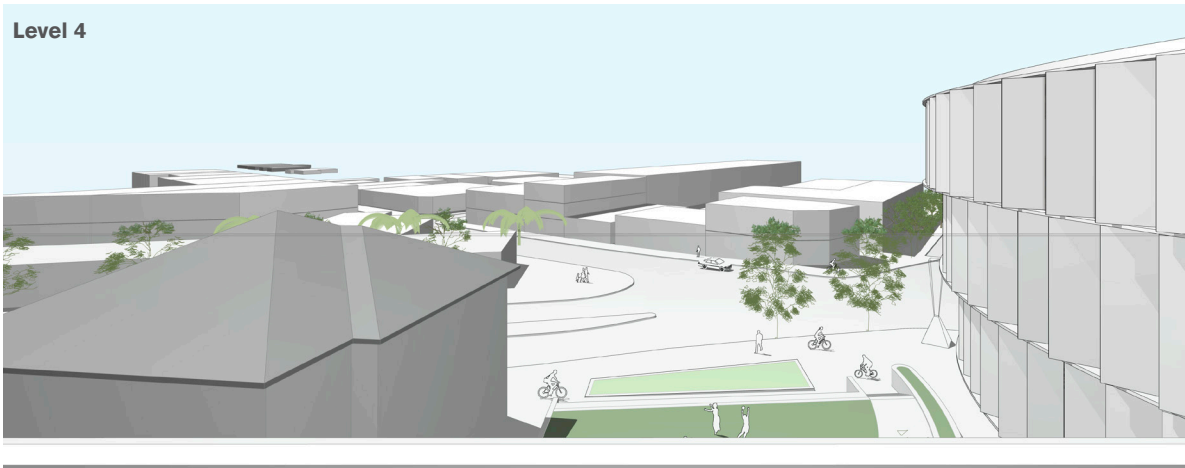
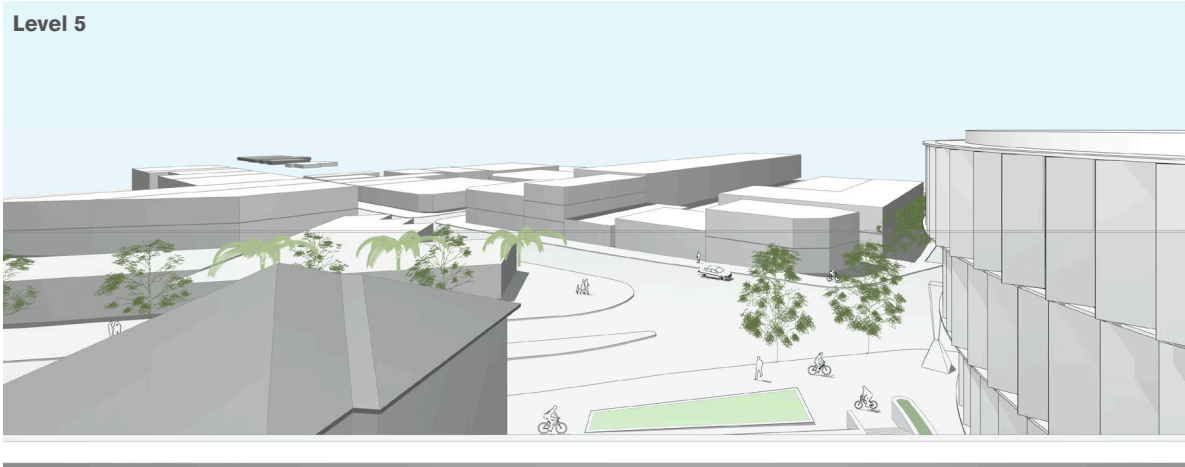
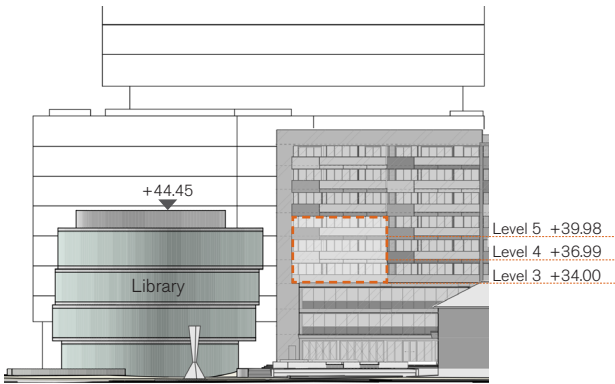


Building Separation

7.4 Outlook & Privacy

The 3 affected apartments closest to the library's envelope will still enjoy their views of Augusta Cullen Plaza, as well as panoramic views of Liverpool's city centre especially towards the north and northwest, as evidenced in the 3D views below projected from the balconies and from within the living areas.

Privacy will be managed via internal planning and facade treatments, for example core positioning and articulated screen panels. Options to be explored further in detailed design and subsequent DA phases. The library's rooftop will be partially landscaped with suitable species that will help soften the built form when viewed from above, and any rooftop plant sufficiently acoustically attenuated.



7.3 Facade treatment precedents

Early facade detail considerations for the library have explored a faceted design with a glazing overlap. Parallel panels are opaque directing and controlling internal views toward key vistas, or preserving privacy to neighbours.

A similar facade system was proposed for No.1 Quayside in Newcastle, UK (images below).

