

Liverpool Civic Place Phase A - Stage 2 DA - Design Statement

LIVERPOOL CITY COUNCIL + BUILT DESIGN STATEMENT — REV 2 — 29/09/2020

We would like to acknowledge the original inhabitants of the Liverpool area, the Darug and Tharawal people. As traditional custodians of this land, we recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.



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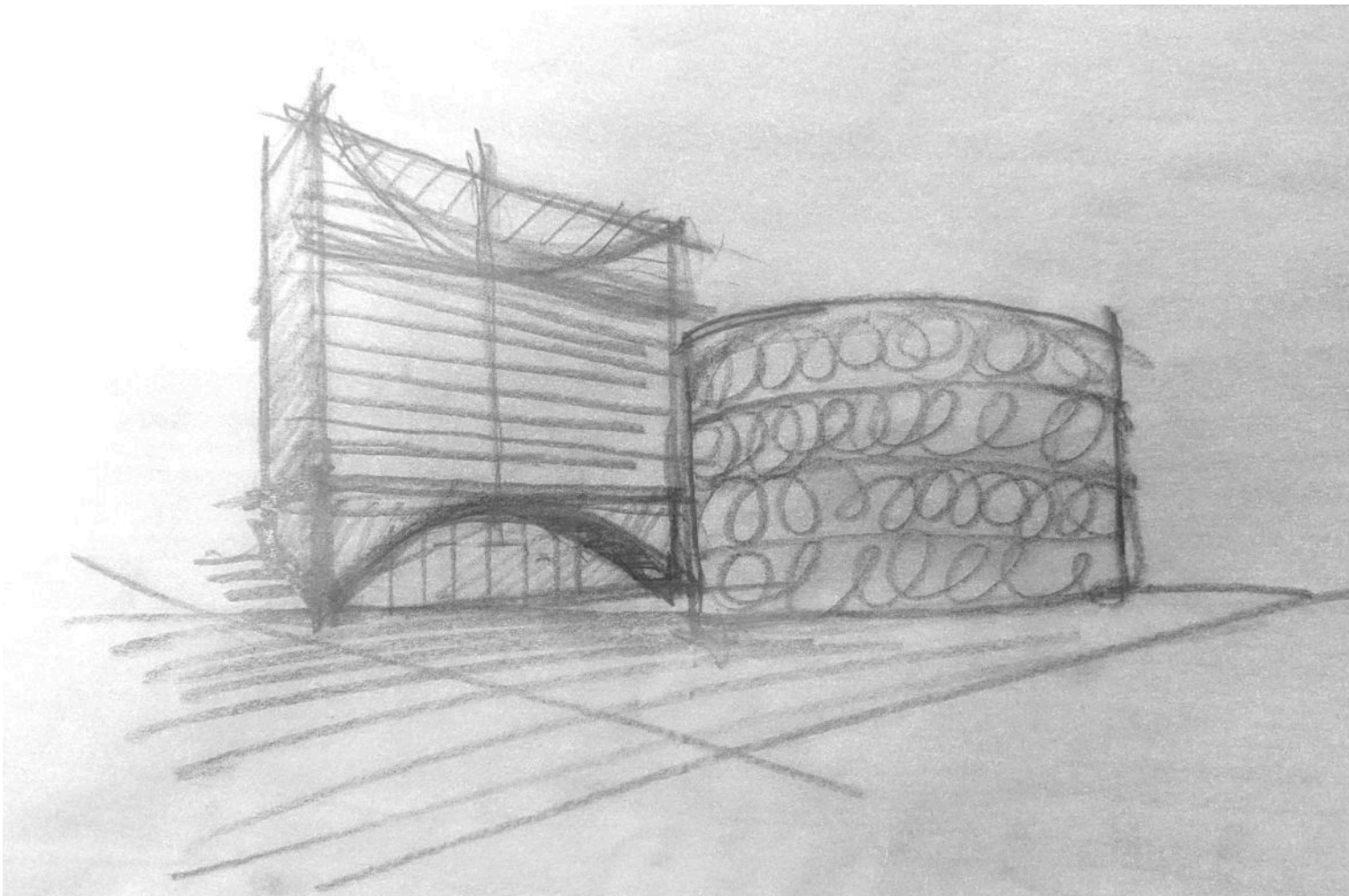
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1.0 Overview

1.0 Overview

1.1 Introduction

This Architectural Design Statement is submitted to Liverpool City Council (Council) on behalf of Built Development Group in support of a Stage 2 Development Application (DA) for Phase A of the Liverpool Civic Place development located at 52 Scott Street, Liverpool.

It follows the approval of a Concept Proposal / Stage 1 DA (DA-585/2019) for the broader Liverpool Civic Place master plan that has determined land uses, building envelopes, public domain and a multi-level common basement across the site. The full Liverpool Civic Place site, subject to the Concept Proposal / Stage 1 DA approval is illustrated at **Figure 1**, however the scope of this Stage 2 DA is limited to Phase A, as illustrated at **Figure 2**. Phase B and Phase C will be subject to future Stage 2 DA(s).

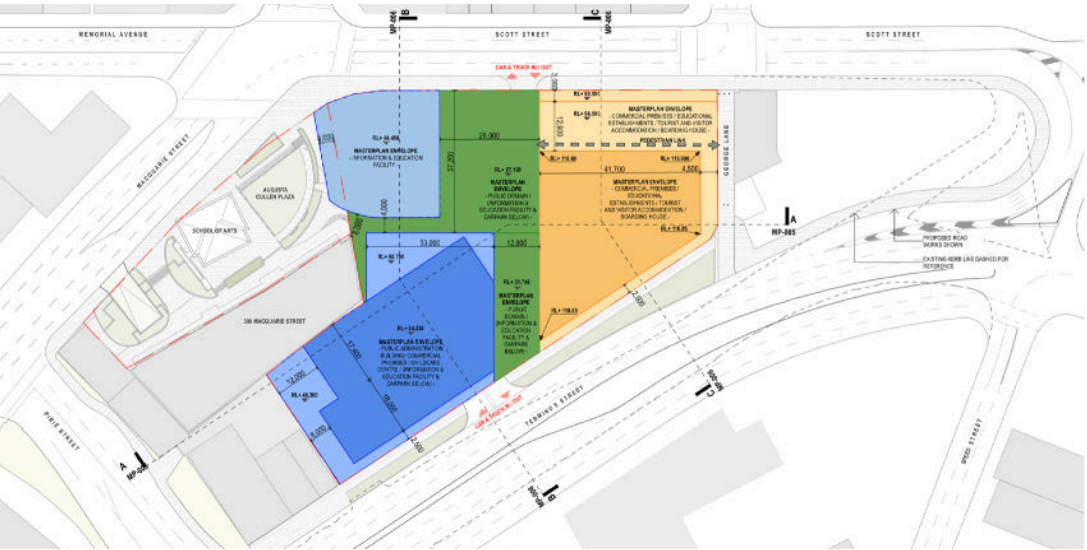


Figure 1 Liverpool Civic Place Master Plan Site
Source: FJMT

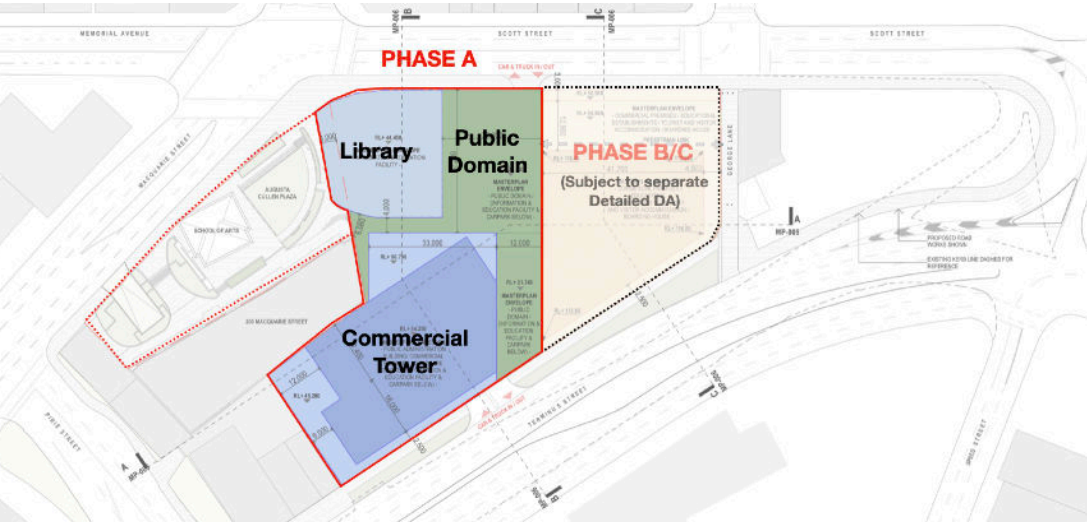


Figure 2 Liverpool Civic Place Stage 1 site (subject site)
Source: FJMT

1.2 This Stage 2 DA seeks approval for:

- Construction and use of a six (6) storey information and education facility (public library);
- Construction and use of a fourteen (14) storey mixed use building comprising:
 - Eight (8) storeys of public administration building floor space to be occupied by Liverpool City Council;
 - Four (4) storeys of commercial premises (office) floor space;
 - Single storey above ground child care centre on Level 6; and
 - Single storey of rooftop plant.
- Partial construction and use of the overall site's common basement;
- Landscaping and public domain works including:
 - an internal shared road connecting to Scott Street with basement access;
 - a public plaza fronting Scott Street; and
 - an elevated pocket park fronting Terminus Street.
- Extension and augmentation of services and infrastructure as required.

This DA reflects the staged planning approval pathway for the Liverpool Civic Place redevelopment which has included two previously approved DAs, as outlined below:

Concept DA DA-585/2019:

The planning approval pathway for the Liverpool Civic Place development commenced in in 2019, with the submission of a Concept Proposal / Stage 1 DA for the Liverpool Civic Place master plan. On 31 August 2020, the Concept Proposal / Stage 1 DA (DA-585/2019) was approved by the Sydney Western City Planning Panel. The Concept Proposal / Stage 1 DA consent sets out the future development concept of the site, including the approved land uses, building envelopes, an expanse of public domain and a common basement. The Concept Proposal / Stage 1 DA did not approve any physical works.

Early Works DA DA-906/2019:

Development Application DA-906/2019 was approved by the Sydney Western City Planning Panel on 29 June 2020. The development consent relates to demolition of all structures, select tree removal and bulk earthworks including shoring through the use of piles. Early works commenced on site in September 2020 and are scheduled for completion in August 2021.

1.3 Brief Processes

/ Return Briefs

Each primary element of the precinct has been the subject of focus groups initially reviewing and contributing to detailed return briefs which were approved prior to commencing concept Design. These briefs were informed by best practice benchmarking, scenario testing and review of the functional area's impact and contribution to wider precinct. Functional needs were also tested against contemporary benchmarks and consideration of the future opportunities of collocation.

The focus groups included;

- Council customer service
- Customer spaces and Council Chambers
- Workspace
- Childcare
- Open Space and Urban Design
- Library

/ Concept Design

Each focus group was encouraged to review the concept at a number of phases during its development. Internal uses were initially reviewed in terms of;

- Use within the wider precinct, access and loading, address and way-finding
- Location of primary briefed elements
- Internal circulation, access to daylight, view and amenity, hierarchy and zoning of spaces
- Operations and typical use

Open spaces workshops considered:

- Size and capacity
- View from adjacent public spaces and streets
- Shade and landscape
- Views to primary council addresses
- Circulation, way finding and pedestrian permeability
- Ground levels and accessibility
- Separation of pedestrians and vehicles
- Individual seating, small and large group gatherings
- Special event modes
- Materiality
- Indigenous species planting and reference to the Cumberland Plane
- CPTED

At the later phases of concept design the primary areas were subject to more detailed review including:

- Interior perspectives and room layouts
- Further mood boards and images
- Verification against approved brief
- Accommodation schedule referencing briefed areas and areas achieved within the concept design
- Approval of the design was sought from stakeholder groups as well as Council's Project Team

/ Future Engagement

These groups will continue to be engaged in design development.

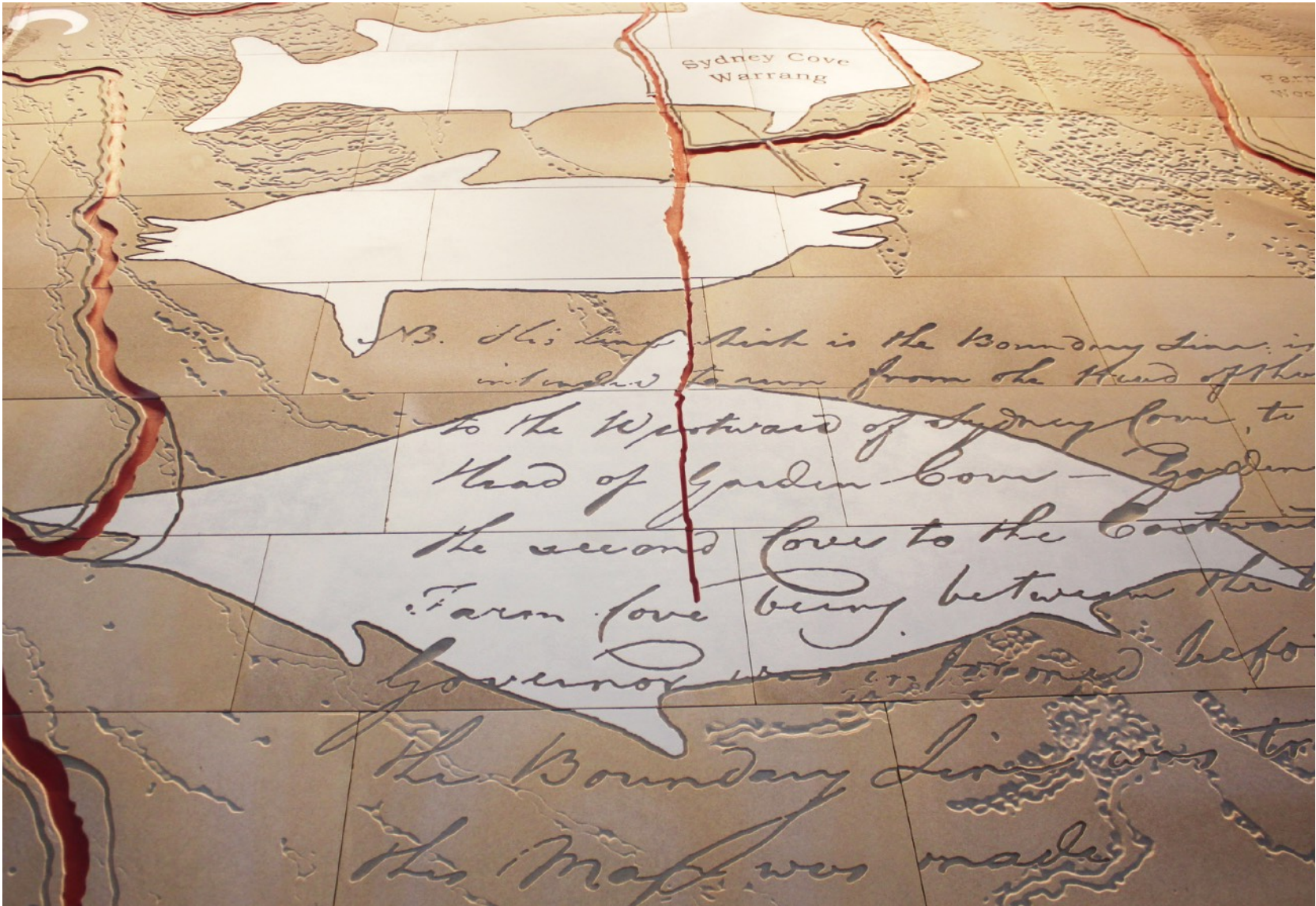
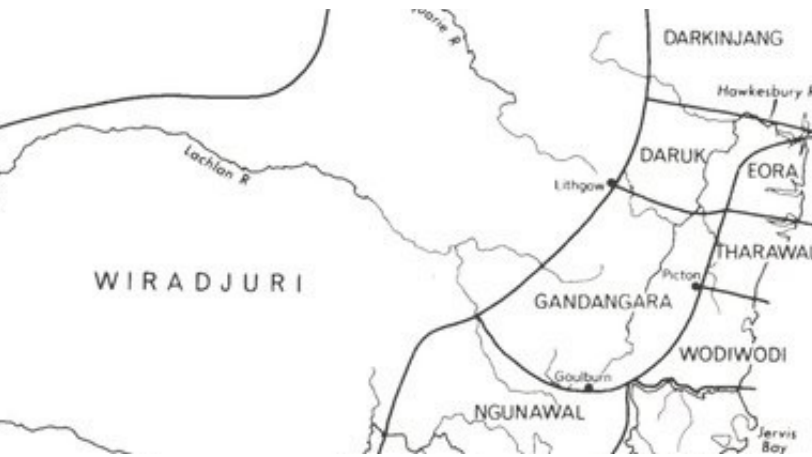
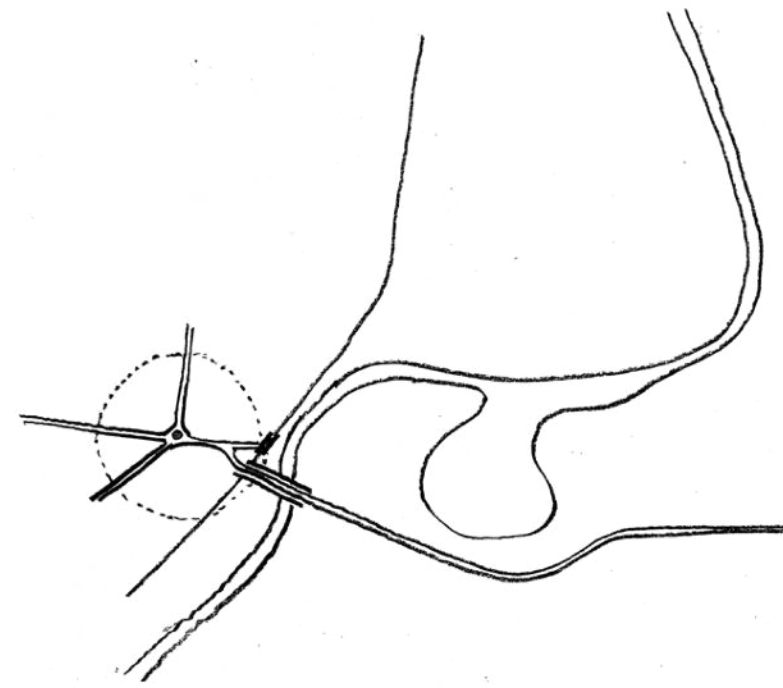


1.4 Local Public Art and Indigenous Communities

Anticipated wider public engagement is to include place specific workshops to consider First Nations stories and significance of the site which will inform the detailed design across a range of elements including landscape, interiors and artworks.


- 3 Intersecting Land Councils
Ganadangara, Deerubin, Tharawal
- Liverpool's Aboriginal Consultative Committee
- Liverpool Cabrogal Working Group

Refer Section 5.3 Art Integration for more details.





2.0 Site Analysis



2.1 Location

2.2 Site

2.3 Adjoining Uses

2.4 Site access and transport

Site Analysis

Liverpool Civic Place lies at the intersection between the primary CBD axis and access to the river. Over time contact with the river has faded, partly because of the railway but also the polluted and degenerated state of the water and its surrounds. Liverpool Civic Place can act not only as a catalyst for urban regeneration but a rediscovery of place and a conduit to a revitalised riverbank.

2.1 Location

Located at the intersection of the Georges River and the Cumberland Plain, Liverpool has a long and diverse history. As the fourth oldest settlement in Sydney, Liverpool retains a range of heritage streetscapes and buildings. Today Liverpool is the home to a highly diverse community with over 50% of the population living in apartment dwellings.

Near the confluence of two rivers and the head of the navigable portion of the Georges River, the location of Liverpool is historically significant. Its site offered access to rich farmland and water for industry. Prior to colonisation the Georges River was a significant focus of the original custodians, the Darug, Gandangara and Tharawal, for fishing and meeting.

2.2 Site

The site is located at 52 Scott Street, within the Liverpool City Council Local Government Area (LGA) as illustrated at Figure 1.

The site is located at the southern fringe of the Liverpool CBD. The site is approximately 300m south west of the Liverpool Railway Station and is also in the vicinity of a number of regionally significant land uses and features including Liverpool Hospital, Westfield Liverpool, Western Sydney University Liverpool Campus, the Georges Rigger and Bigge Park public open space as illustrated at Figure 1.

The 5625 sqm site is currently occupied by a commercial 2 storey gymnasium and associated carpark as well as small unoccupied commercial premises. The site is highly visible from all the surrounding streets and from the city centre zone of Macquarie Street.

North- The northern boundary to Scott street consists of typical shop front arrangements. The fine grain city grid characterises the streets with the historic ‘Hoddle grid’ layout providing perm-ability via smaller laneways and service corridors.

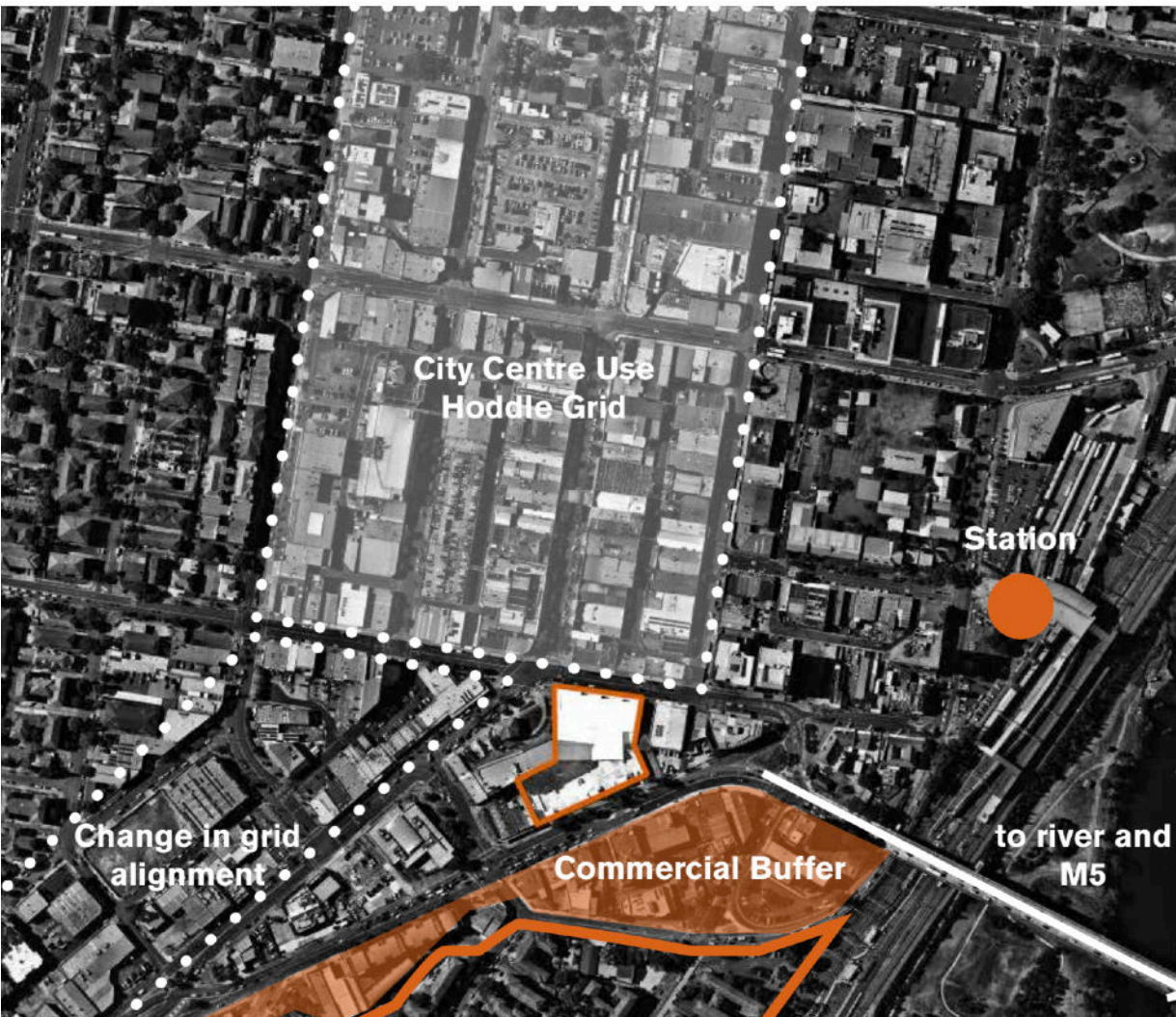
South - On the south side, the boundary is at some distance from the street creating a landscaped set back condition. Across Terminus Street, a buffer of commercial use offers a transition to residential uses beyond (primarily 3-4 storey walk ups).

East - To the east, the adjacent land is vacant.

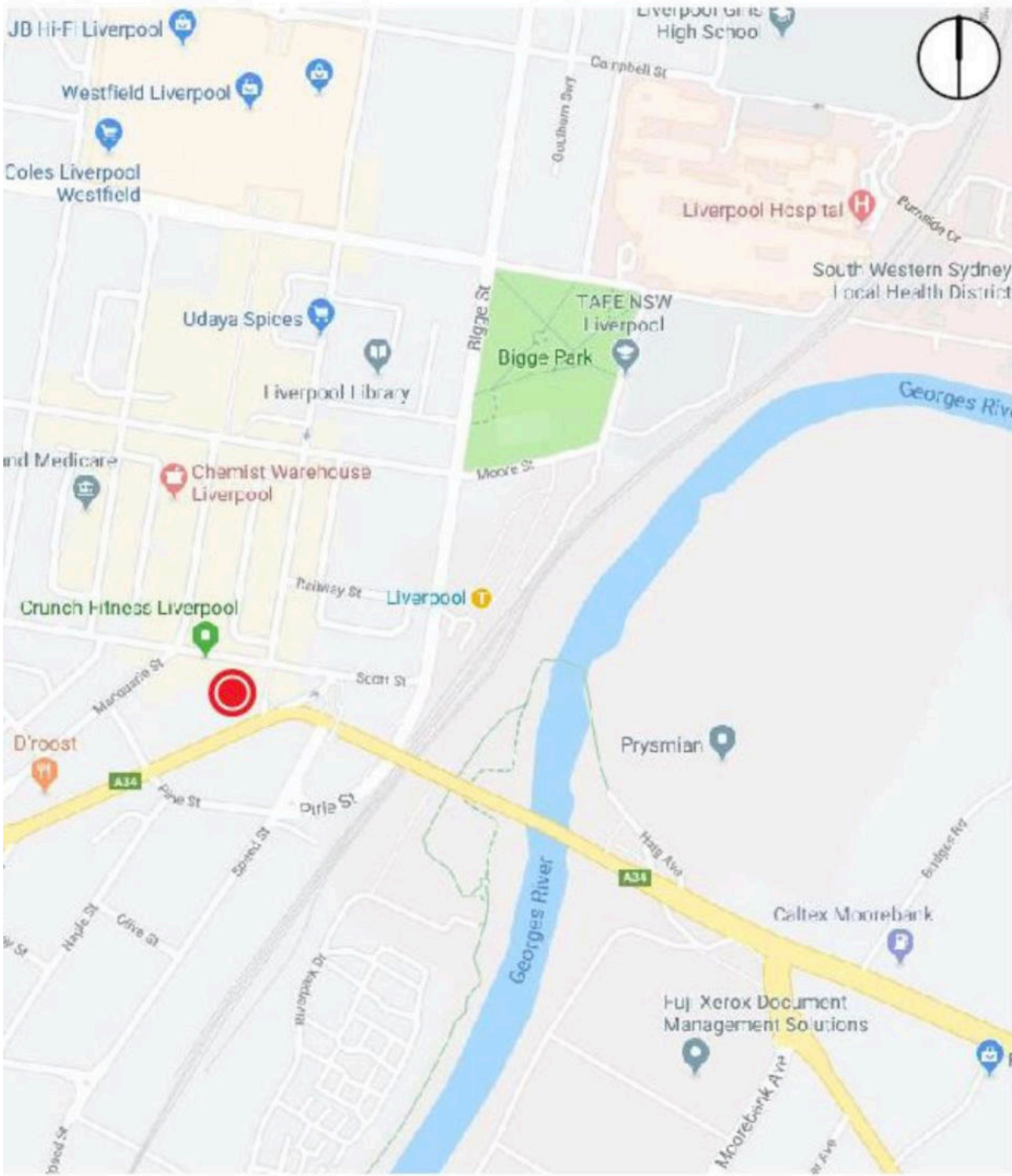
West - To the west, a new mixed use development of 9 storeys is nearing completion with 9 storey blank party walls aligned to the boundaries with the site. The new development has created an open civic space of approximately 1650sqm fronting Macquarie Street and Memorial Avenue and creating a generous setting around the heritage Memorial Arts Building.



/ Figure 1
Liverpool Location



/ Figure 2
Site aerial photo



 The Site

/ Figure 3
Site Location
Source: Google and Ethos Urban



Site Analysis

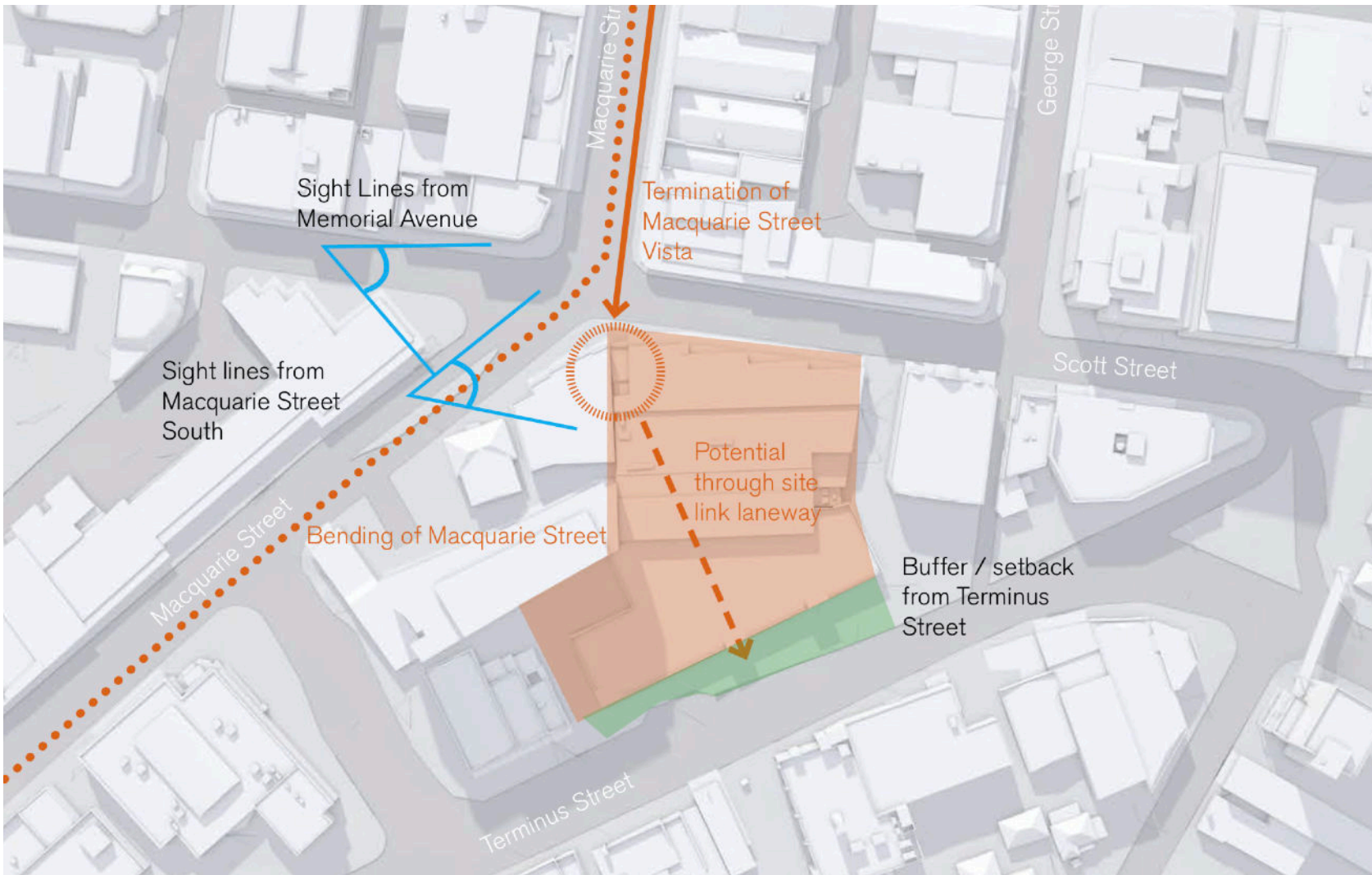
2.3 Adjoining Uses

The site lies on the cusp between commercial / city centre and residential uses. Schools, TAFE, Liverpool Hospital and Shopping Malls are within 10-15 minutes walk from the site. Its proximity to the river, sporting facilities and parklands also provides opportunity for greater amenity and recreation.

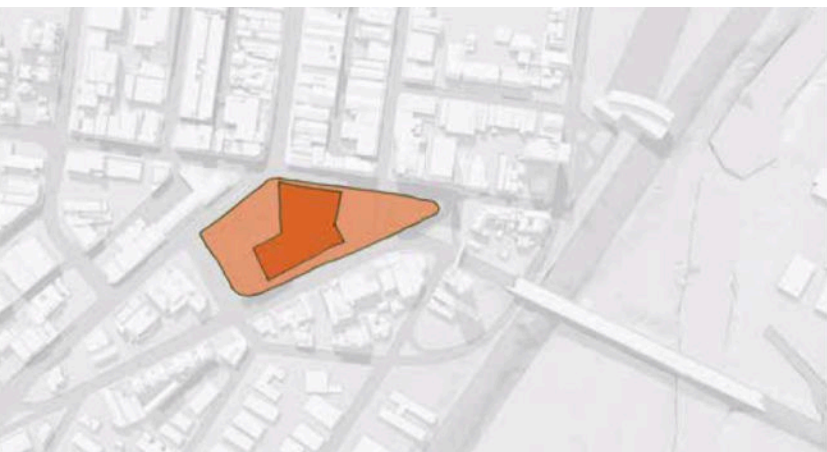
2.4 Site access and transport

The site is conveniently located within the city centre in close proximity to trains and bus services.

A key to Liverpool's City Planning Strategy is to create a walk- able city. The site is easily accessed by public transport with Liverpool Station within 5 minutes walk and Scott Street on a primary bus route. The primary pedestrian zones of the city are connected with the site and there is opportunity to extend pedestrian paths through the site to connect the CBD more directly with southern residential precincts. Access to the site by car is via Terminus Street which is an arterial road feeding to the M5. As a 'ring road' it avoids the requirement to enter the CBD. The site can assist in clearly defining pedestrian and vehicular routes at the southern end of the city centre.



/ Figure 1
Site potential



/ Figure 2
Site location - triangular deep block



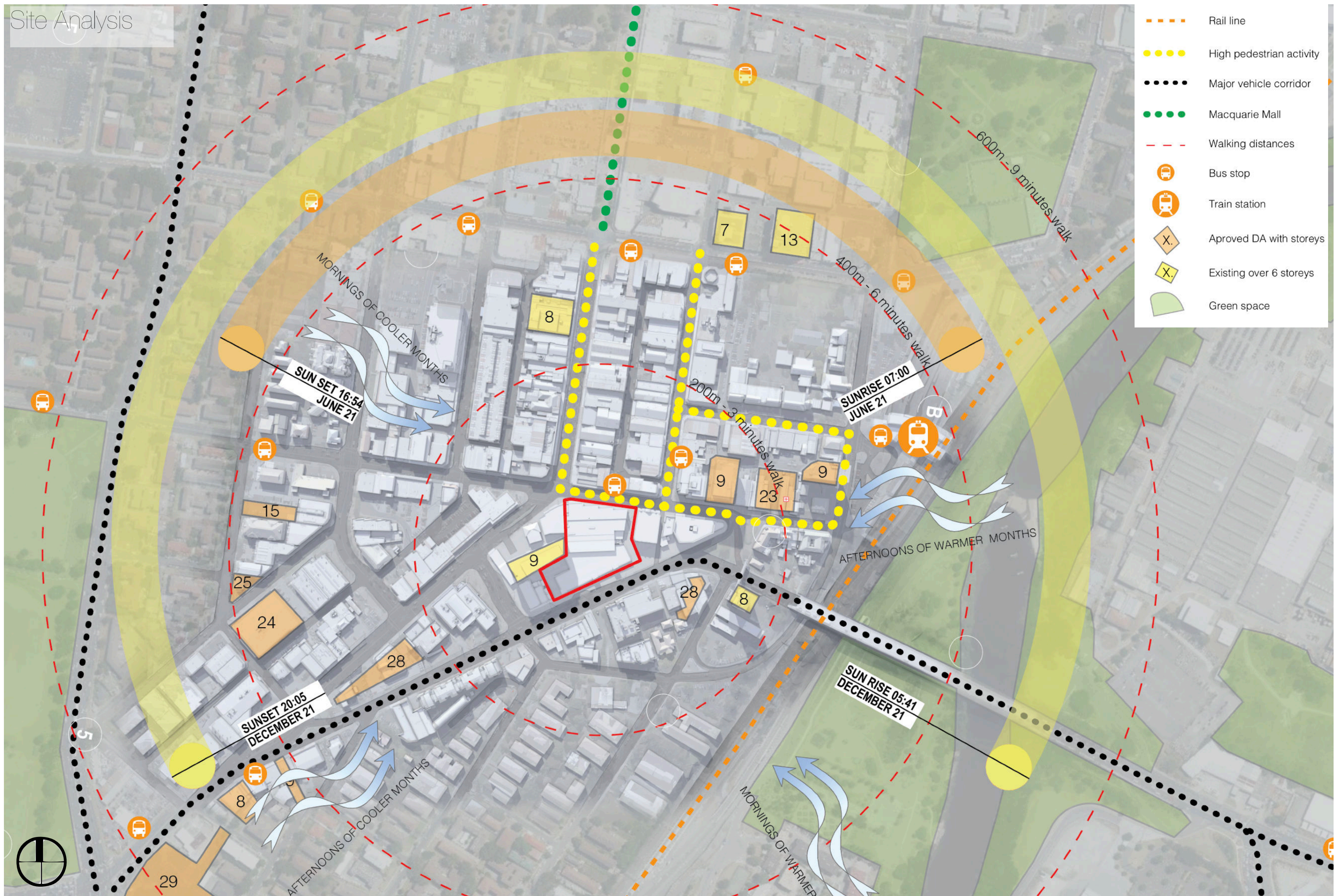
/ Figure 3
Turning of Macquarie Street and Terminus Street

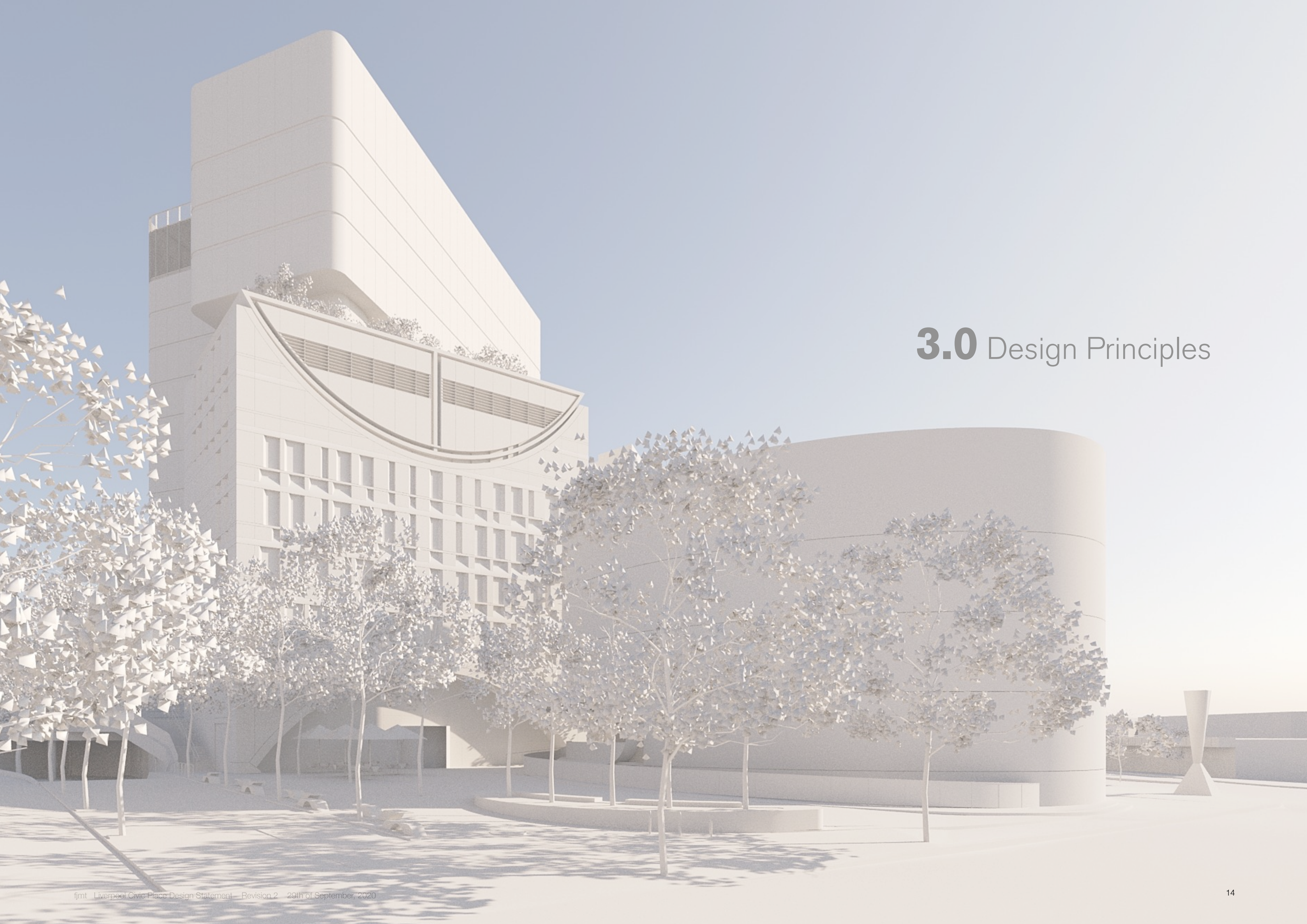


/ Figure 4
Rectangular blocks and triangular blocks



/ Figure 5
Huddle grid and larger footprints





3.0 Design Principles

3.1 Revitalize and Regenerate

3.2 Connection

3.3 Community

3.4 Transition

3.5 Gateway and Icon

3.6 Key concepts

3.7 Built Form Genesis

3.8 Key amenity benefits



/ Masterplan Proposed Phasing

Phase B/C

(Subject to separate Stage 2 DA)



/ Master plan illustrative scheme

A state-of-the-art civic and learning hub colocated with flexible contemporary workplace and tertiary accommodation. Cosmopolitan living, student accommodation and hotel combine to create a critical mass of activity around a revitalised Civic Space.

The Civic Space and Community facilities will combine to create 'stay- a-while' space for the community, students and workers to dwell. Like an eddy in the river, Liverpool Civic Place will create a new focus for activity within Liverpool with a distinct and iconic character.



3.1 Revitalise and Regenerate

Urban and social regeneration go hand in hand. By building high quality public space and facilities for the community, the aspirations of that community are represented in physical form. Key to social regeneration are the principles of social capital whereby people are connected through networks, have ways to participate, have access to learning and programs, and feel a strong sense of community and belonging. High quality libraries and community spaces are a logical investment for communities in transition to higher density. Increasingly the 'critical mass' of social capital investment can be achieved through colocation. The plans of council to relocate on site reflects a commitment to the potential of the Liverpool community, reinforcing the trend towards hybrid precincts with a number of interlinked uses. Importantly, the precinct also offers the amenity of a hotel (phase 2/3) which will be supported by community infrastructure and on-site worker population activating the area by day and night.

/ Town Centre and High Street

- Renew the vibrancy of Macquarie, Scott and George Streets by providing a southern anchor.
- Renew a Civic Presence (as previously existed at the old Town Hall) in the CBD.
- Renew and extend the sense of permeability and fine grain shop front into the site.
- Bring greater life to Liverpool's CBD by transient visitors (hotel), library visitors and workers.

/ Built Form

- Renew a language of high quality Civic, Community, Commercial, Retail and Hotel use (phase 2/3).
- Reinststate a sense of civic pride through civic and community space of design excellence.

/ Enhance open space

- Transform the recently constructed open space with civic and community use and extended public realm
- Connect open space to Scott Street but allow a set back to mitigate traffic impact.
- Offer improved access to and permeability through the site and activated laneways.
- Offer high quality landscaped elements which improve the outdoor experience and create a 'stay a while' place.

/ Create a vibrant destination precinct

- Provide a mix of complementary uses which create a vibrant new precinct within Liverpool's city centre.
- Draw large populations to the site activating surrounding streets as well as the precinct itself.

3.2 Connection

Liverpool Civic Place will provide connection. Urban networks will be reinforced through the site, including the Hoddle Grid, clearly connecting Macquarie Street and George St Serviceway with areas to the south of Scott Street. It will offer a place for the community to connect through high quality open space and via the learning hub. The council will have the opportunity to connect with commerce, visit- ing library users and with visitors taking advantage of the hotel. A series of connected public and community services will offer the convenience of a one stop shop. This amenity, located in one precinct, will provide a strong driver for the surrounding residential market seeking to live in a CBD environment.. As mentioned in Council's community strategy, many recent migrants are attracted to denser urban environments to reside in, where more opportunities and services are within arms reach. This project will be an exemplar of this preference; with retail, hotel, open space and community facilities on the same site and a range of services, transport and recreational facilities within walking distance.

/ Civic Space to Liverpool City

- Create an identifiable civic and community precinct - a critical element in good city design
- Ensure good visibility of the precinct from existing streets
- Connect with and expand the newly created civic space to the west by offering additional and more varied open space, adjacent areas of laneway activation and connection with civic uses.

/ Liverpool with a range of community, council and civic facilities

- Create a one stop shop for learning, civic and community uses
- Break down the barriers between council officers, customer service and library facilities
- Provide a diverse range of venues for the community to meet, gather, learn and spend time

/ Liverpool with its southern precincts

- Allow for direct pedestrian access between Liverpool CBD and its southern reside



3.3 Community

Liverpool Civic Place will provide a venue that supports community and neighbourhood collaboration through a range of functions and versatile spaces, reflecting the needs of Liverpool and its diverse demographic. The library will help make Liverpool a good place to be, by day and by night, for all people who appreciate community and culture.

A new community of university students will mix with local residents personifying the democratic right for all people to be educated - a new life within reach. An injection of workers will also improve the activity and economy of Liverpool's CBD.

The residential, student accommodation and hotel projects (under phase b/c) will be at the vanguard of creating an inner- city Liverpool community who will inhabit the CBD both day and night, and drive economic transition.

/ Civic Space to Liverpool City

- Create an identifiable civic and community precinct - a critical element in good city design
- Ensure good visibility of the precinct from existing streets

/ Public Domain

- The new civic park created to the west offers relief from the retail and commercial streetscapes of the CBD.
- Civic and community spaces which will be seamlessly connected to the open space.
- The scheme will transform the urban streetscapes with improved and expanded public domain and aligned civic and community use
- High quality landscaped elements and materials will extend and improve existing public domain with seating, planting and venues for small and large groups
- The landscape design will be an exemplar of good public realm
- The project will embrace environmental principles of passive design, water sensitivity, biodiversity,
- healthy living and indoor air quality, and responsible specification of materials
- Incorporate heritage and art interpretive overlay

3.5 Transition

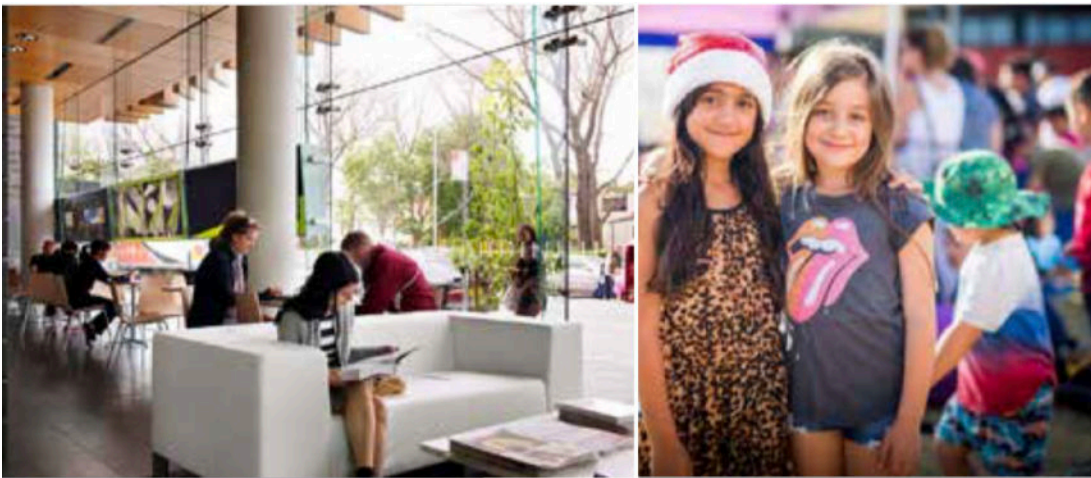
Liverpool will experience a dramatic increase in population over the next 20 years transforming the density and scale of the city centre and requiring significant infrastructure and support services. As one of the first developments to respond to this transition, Liverpool Civic Place will:

- act as a benchmark for future development
- break down the precinct into a variety of scales providing transition between current and future heights
- acknowledge the human, welcoming scale required for community facilities (and inherent in heritage streetscapes to the north), the future street wall datum and the aspiration for high density living
- provide social infrastructure which assists in reinforcing community and providing relief and support to high density housing occupants
- create a new hybrid precinct typology which is both self sustaining and attractive as a destination
- support visitation to Liverpool's CBD, its business and residents by offering hotel and student accomodation use (phase 2/3)

3.6 Gateway and Icon

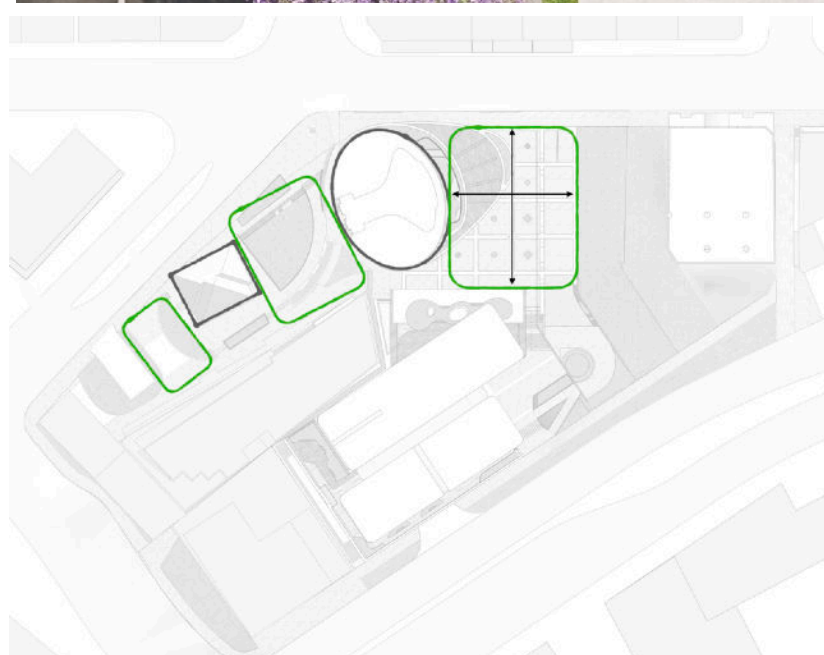
The precinct will become a southern gateway into Liverpool's CBD. Its taller forms will assist in way-finding to the civic precinct from a range of vantage points. At street level the library will be a distinct marker of civic use within a retail and commercial environment and a destination linking commercial and residential precincts. The precinct will

- provide highly visible civic and community facilities
- create identifiable form which will be visible from a distance
- provide a 'terminating vista' along Macquarie Street
- offer a variety of means to reflect the character and aspirations of the community such as public art and place making
- transition in scale from lower lying commercial areas reflecting its social and civic significant
- offer design excellence to convey the Liverpool Community's value
- create a visible gateway precinct at the southern end of Liverpool's CBD which will be highly visible from arterial roads (across the Georges River), from the train station and from Liverpool's 'high streets'

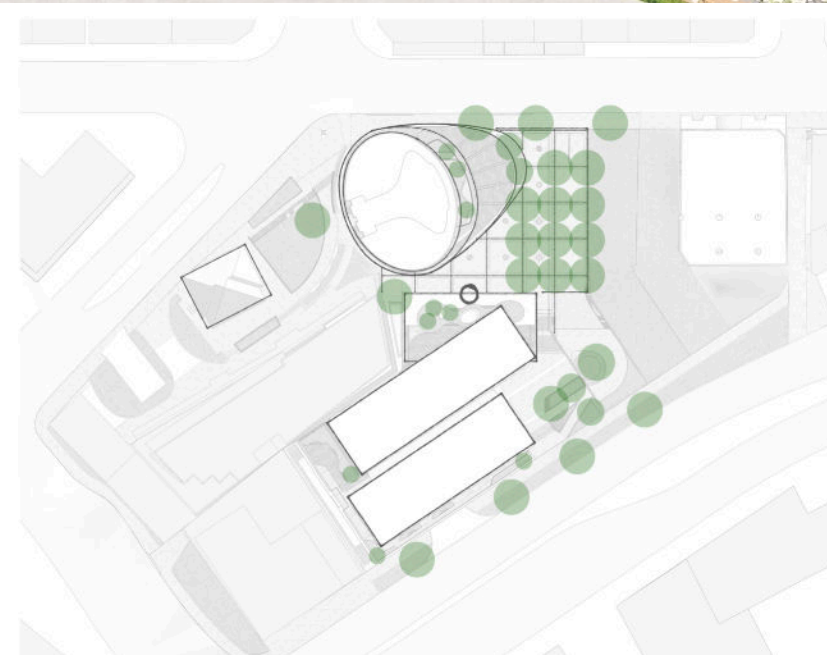


Design Principles

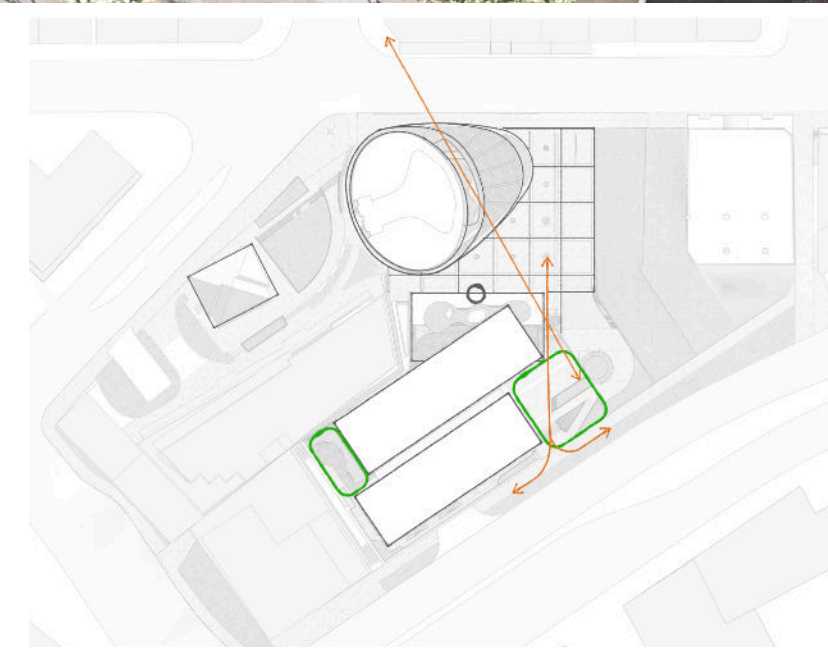
Key concepts and built form genesis



/ Sequence of north facing public spaces of varying scale and character



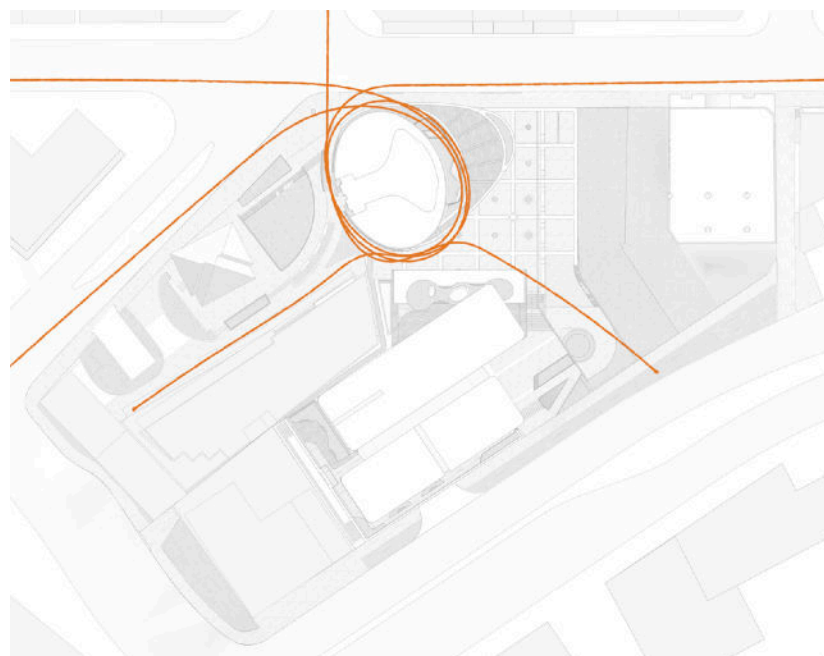
/ New open-to-the-sky Pocket Park off Terminus Street, affording respite from the arterial road, continuation of the through site link, and vistas back to the civic square and Macquarie Street.



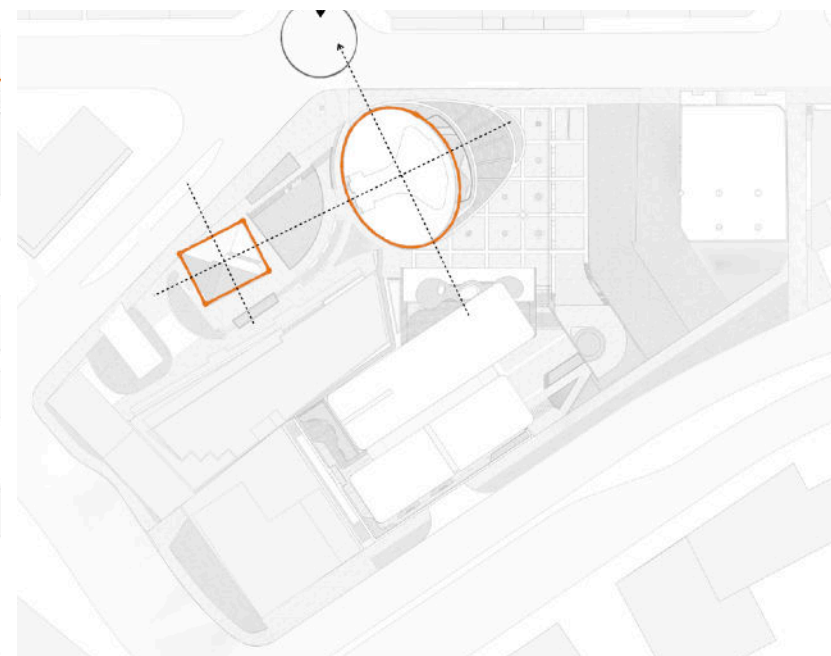
/ Tree planting for shade cover and microclimate control

Design Principles

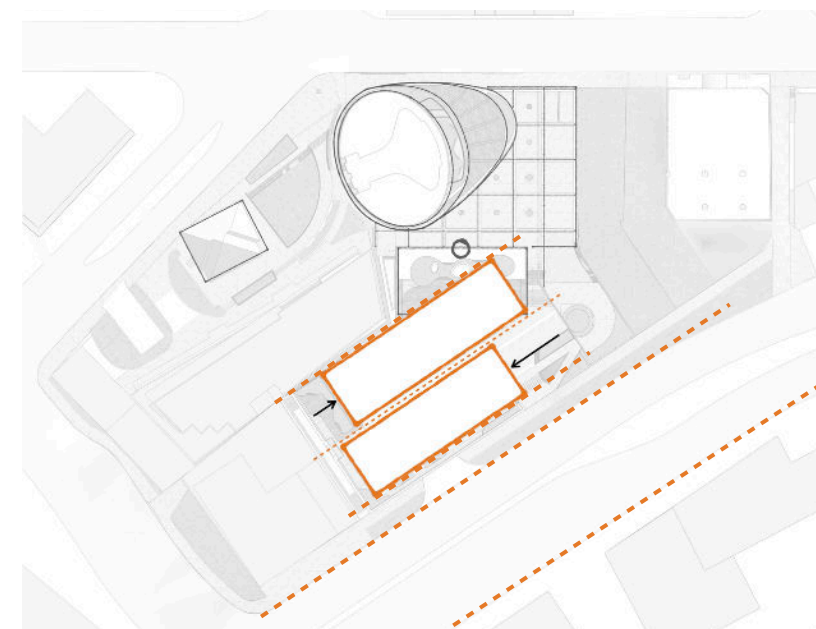
Key concepts and built form genesis



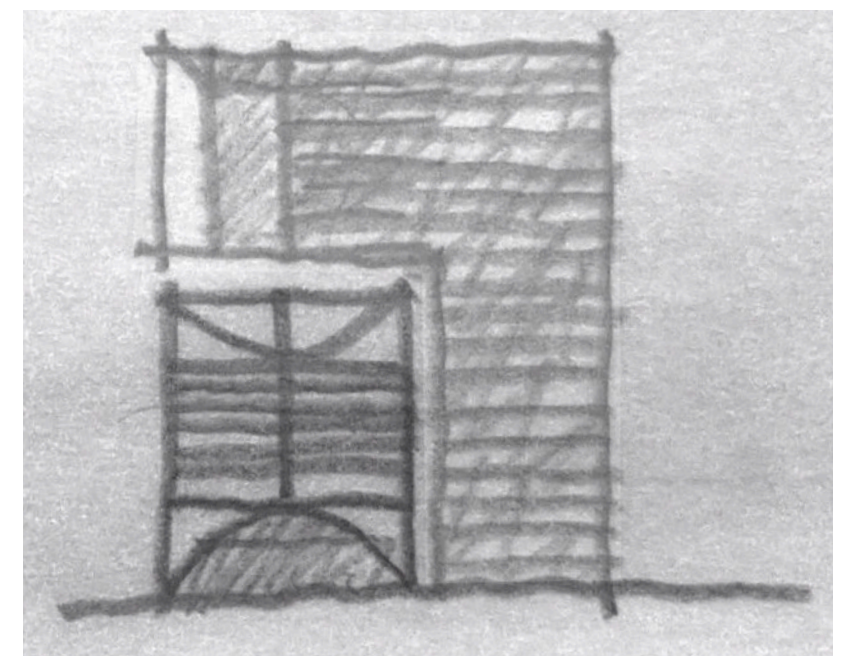
/ A meeting place, a corroboree Fluid building form represents the eddy and a natural setting juxtaposed with the rectilinear Hoddle grid to the north.



/ Complimentary composition of library with heritage School of Arts



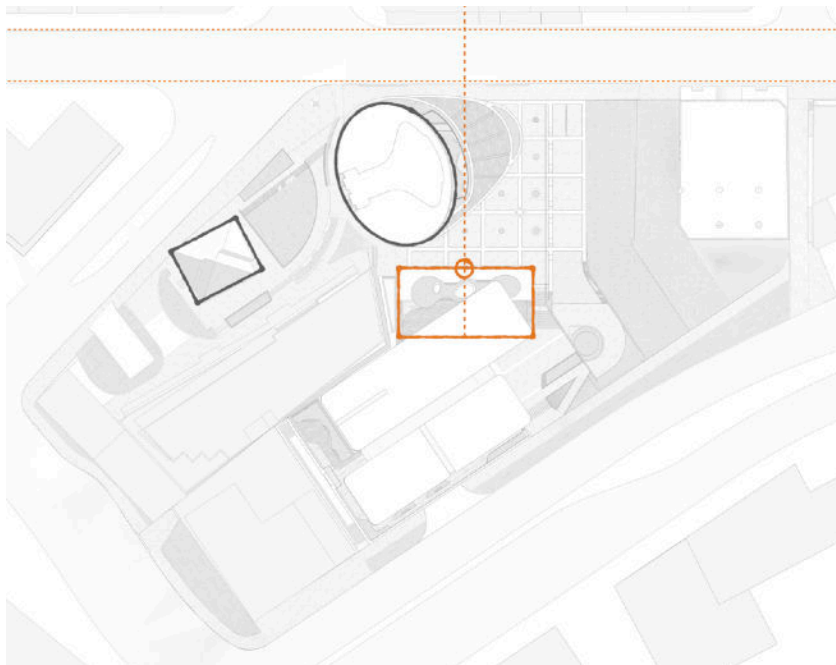
/ Commercial tower parallel with Terminus street. Split shifted tower forms to reduce visual bulk, increase building separation and improve internal workspace view and daylight amenity.



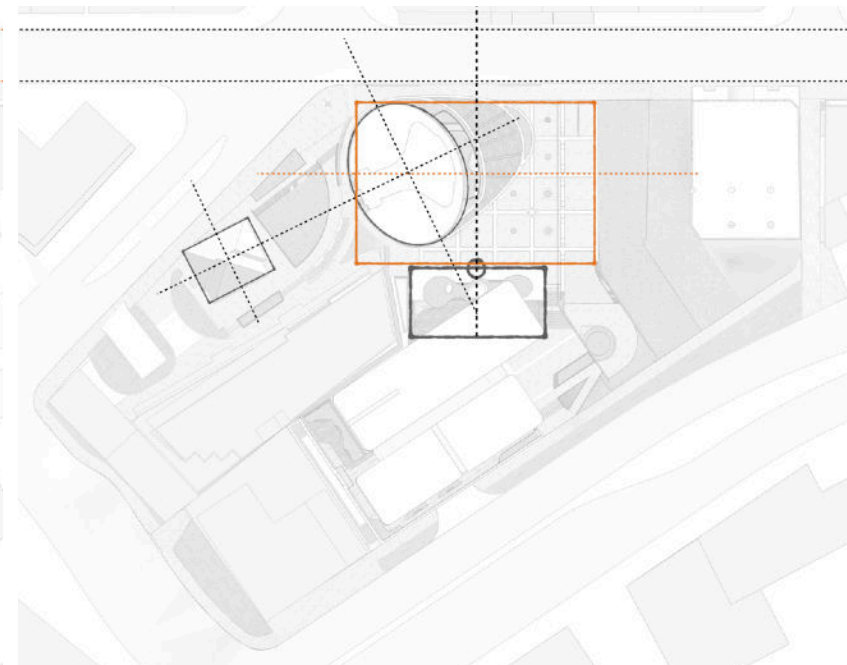
A quiet tower form over, soft edges in juxtaposition to the strong rectilinear civic base

Design Principles

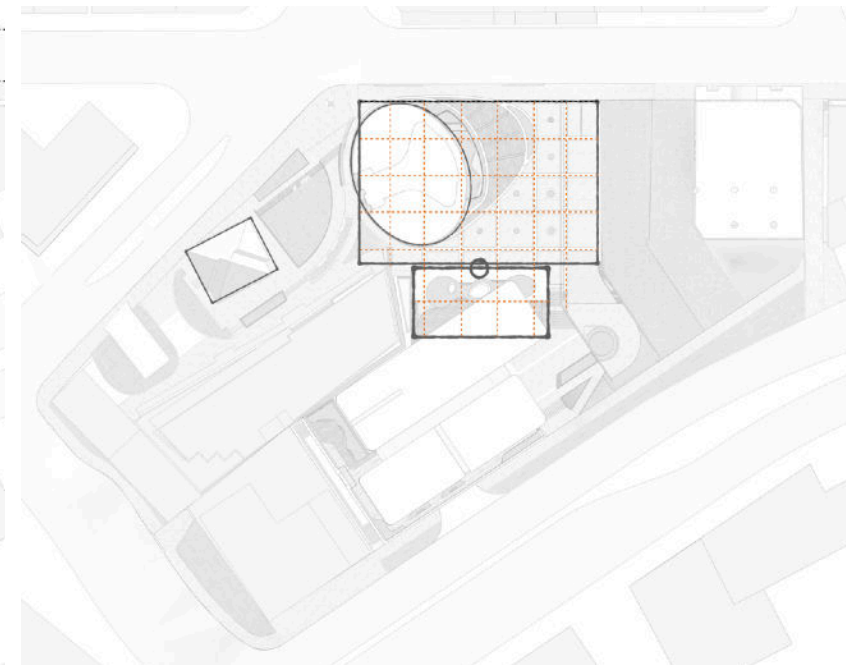
Key concepts and built form genesis



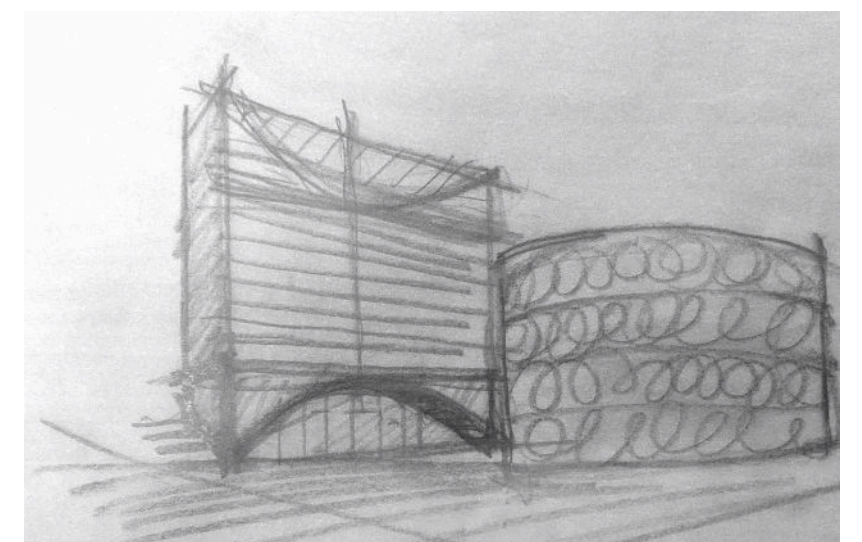
/ Civic Order and Address



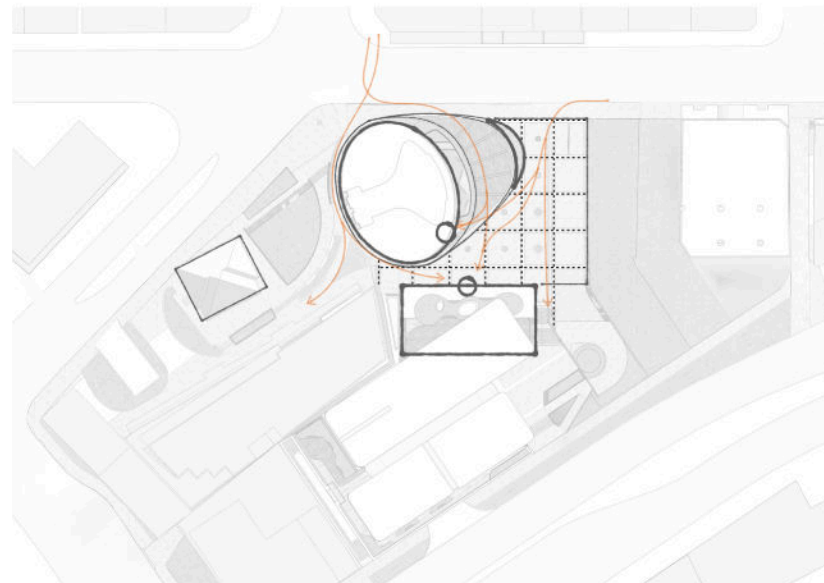
/ New Civic Square
colocated entries accessed from Square



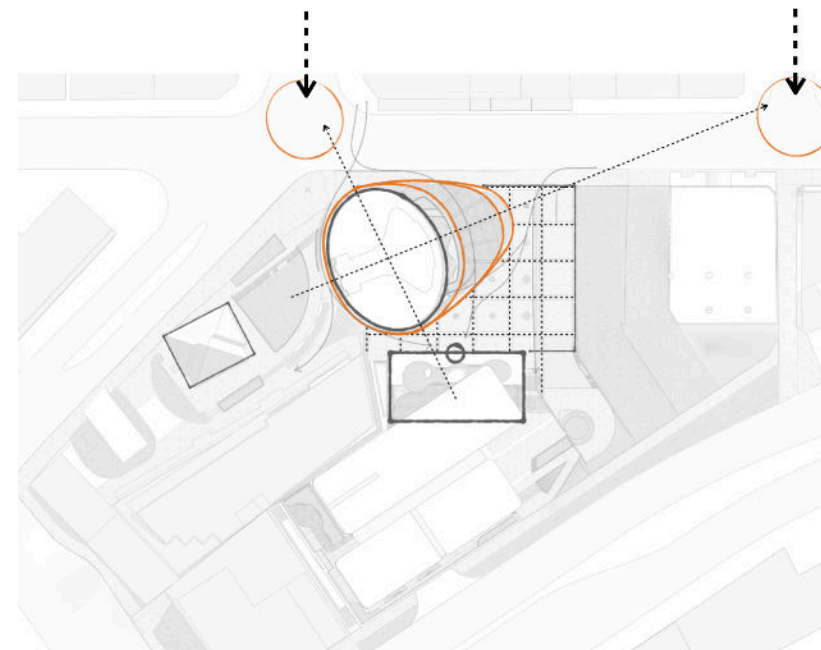
/ Expressed relationship
between civic address and Square



A strong geometric form implies the civic status, with the material palette born from key local civic heritage and context.

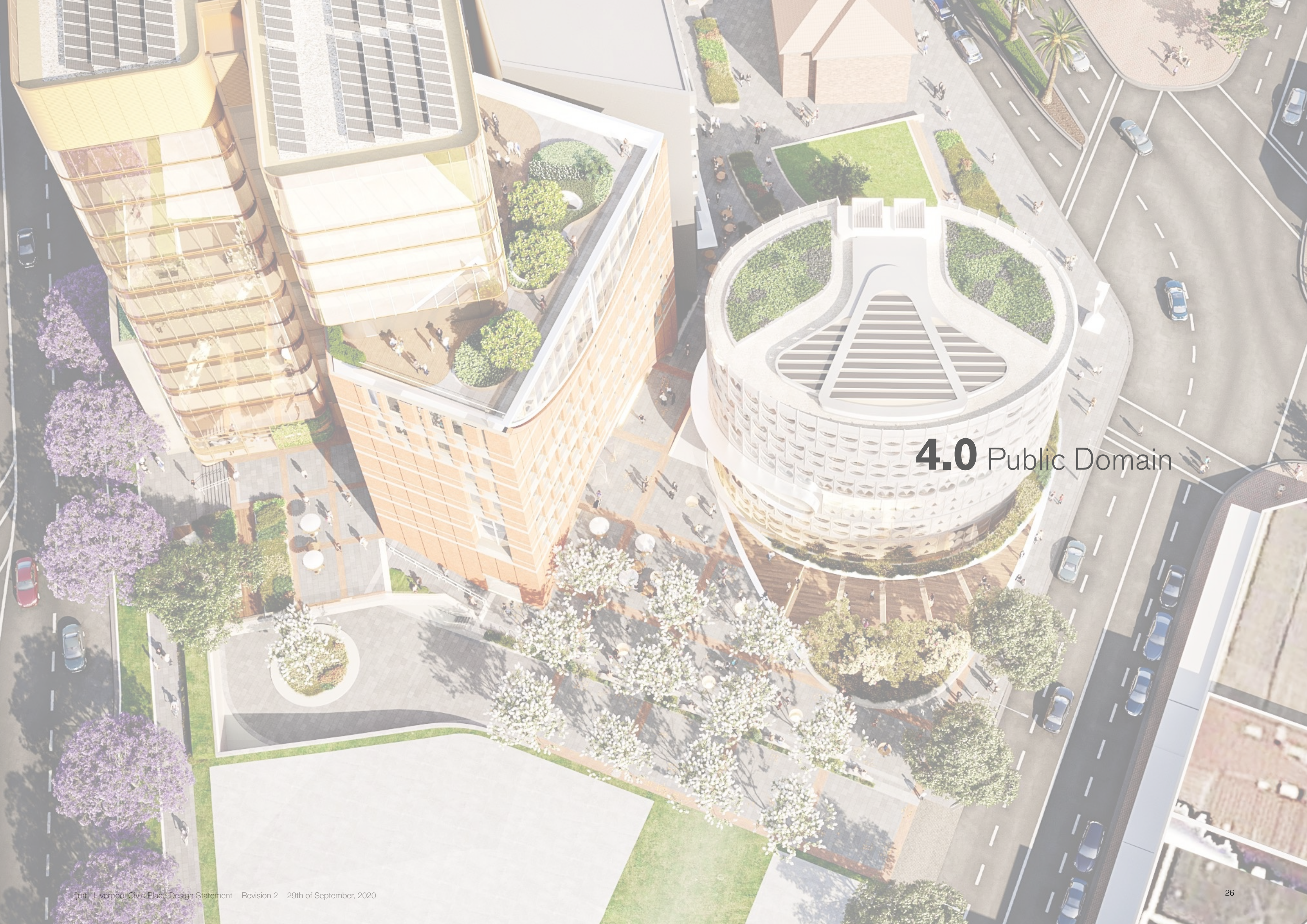
[illegible]

/ Library amphitheatre and George St terminus address









4.0 Public Domain

4.1 Introduction

4.2 Design Principles

4.3 Constraints Analysis

4.4 Design Framework

4.5 Landscape Character Zones

4.6 ESD

4.7 Planting Strategies

4.8 Species Strategies

4.1 Introduction

Fjmt Landscape have comprehensive site understanding and project continuity having been involved in the Concept DA processes since 2016, and subsequently appointed to deliver this Stage 2 DA vision and plan. We are thrilled to work on this major project, a truly exciting and transformative prospect for Liverpool's city centre.

As part of the stage 2 DA design process and since the Concept DA submission, we embarked on an extensive consultation process including;

- Preparation of a Public Domain Return Brief and Activation Strategy, in conjunction with Liverpool City Council (LCC).
- 3 workshops with the LCC stakeholders and Events Team to determine envisioned events and required infrastructure.
- A workshop with Council's Public Domain team to review the Draft LCC Public Domain MasterPlan, the subject sites interface, and initial visions including formal design, plant species and materiality.
- Pre-DA and Design Excellence Panel presentations wherein the content of the coming pages was presented and discussed. Comments received (summarised in the Statement of Environmental Effects) were carefully considered by the design team and resulted in design amendments including the inclusion of brick pavers throughout the ground plane, a re-design of the library entry and increased activation to the Terminus Street pocket park.

Whilst this report seeks to illustrate the concept design for the public domain, a MasterPlan conditioned 'Public Domain and Landscape Plan' (see conditions 4, 5, 6 AND 13 OF DA-585/2019) outlines the preparation of additional material and two extra-ordinary 'Public Domain Panel' sessions to reach a proposal endorsement. These conditions are to ensure a successful, loved and frequented public space outcome. Further details are outlined in the Planners Statement of Environmental Effects, however, as a result, the material included in this design statement is subject to change following the conclusion of this process.

Material excerpt from the fjmt / LCC Public Domain Master Plan integration meeting



Stage 2 DA Public Domain scope - limited to those areas of Augusta Cullen plaza affected by the proposed library

Public Domain

4.2 Design Principles

/Objectives

The Liverpool Civic Centre is an integrated landscape and Architectural response that is inspired by the natural environment and merges sustainable ESD initiatives within a vibrant historic and cultural growing Urban context.

The public domain and landscape approach is to create a landscape as an integral part of the built form and the creation of a dynamic community focused public space. This is achieved through two main design principals:

Principal 1 - Connection with the City through its geometric expression and a representation of the cultural “City Weave” context of the established City Grid.

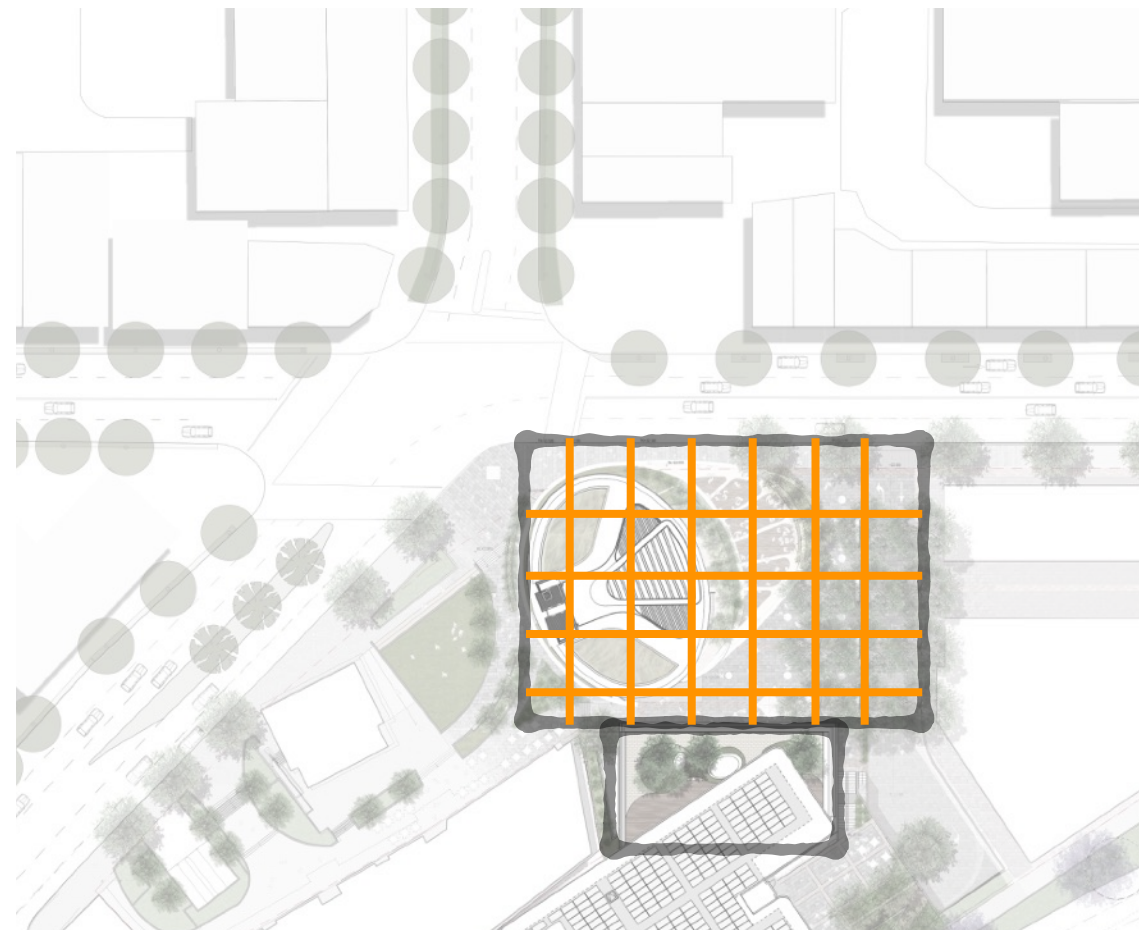
Principal 2 - Community focused nurturing space that facilitates events, work day activities and social interaction both cultural and Council functions.

The Design initiatives:

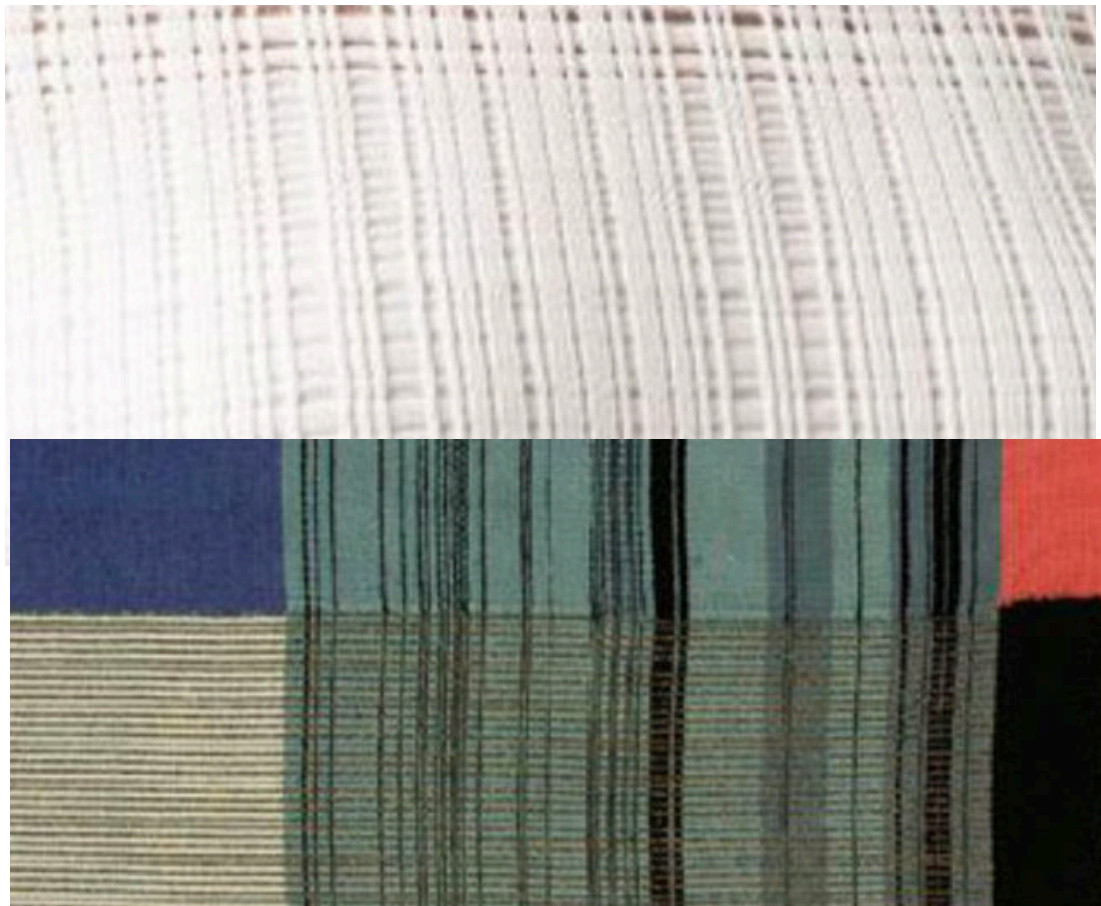
- Increase in canopy cover offering shaded microclimates for recreational amenity and habitat.
- Equitable space for cultural backgrounds
- Strong inviting and engaging public places
- To promote active and passive pursuits
- To establish a distinctive community identity and connection to local indigenous cultural significance of place making
- To showcase innovative environmentally sustainable design
- promotes health and wellbeing
- Supports both day time and night time economies
- Offers high amenity landscape and streetscape linkages
- A safe, inclusive and sustainable place
- Harness emerging technologies and innovative art forms



Design Principle 1 - Fluid Nurturing
The landscape response derived from the fluid



Design Principle 2 - City Weave
The landscape response derived from the city grid



Public Domain

4.2 Design Principles (cont.)

/Landscape layers of Cumberland plain typologies

The Liverpool Civic Centre landscape approach recognises the value of the Cumberland Plain natural ecosystems to our wellbeing and the need to connect with the natural environment that we live in.

The landscape concept draws inspiration from the unique vegetation that once rose from the banks of the Georges River to the site and this expression is evident throughout the landscape planting strategies.

/ Tree Canopy Cover

Tree Canopy cover is an important component of the project to address climate change resilience and reducing the heat island effect. This approach also increases biodiversity and awareness of the unique natural Australian landscape.



Design Principle 3 - Layers of Landscape typologies



1. Woodland

2. Escarpment



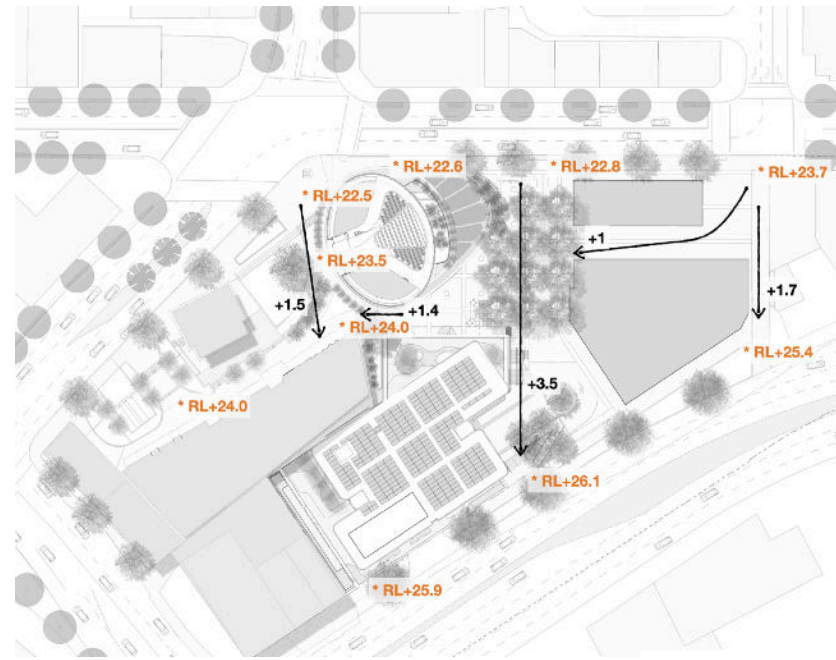
2. River edge



Public Domain

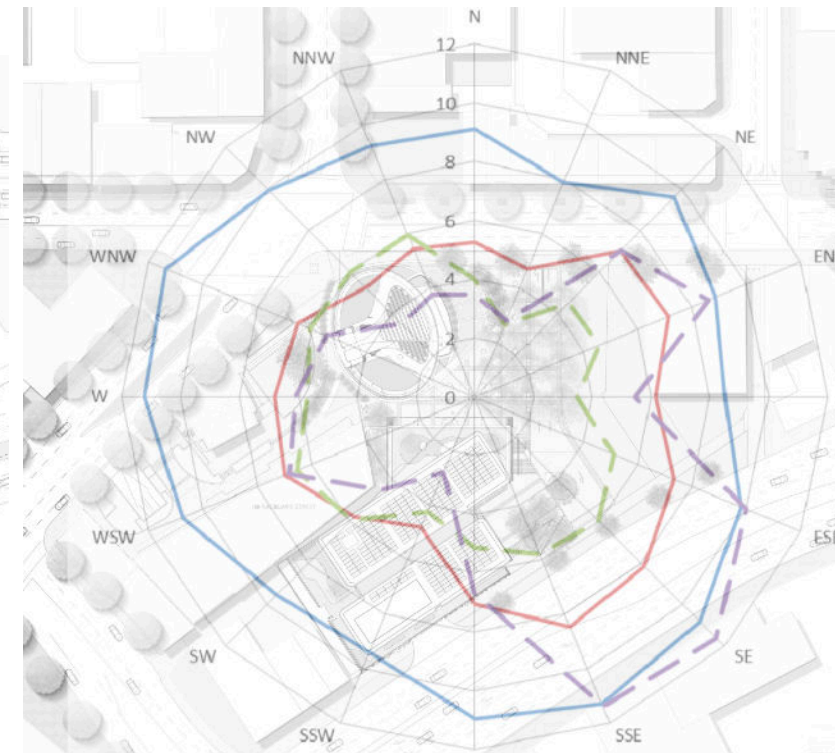
4.3 Constraint Analysis

Constraints

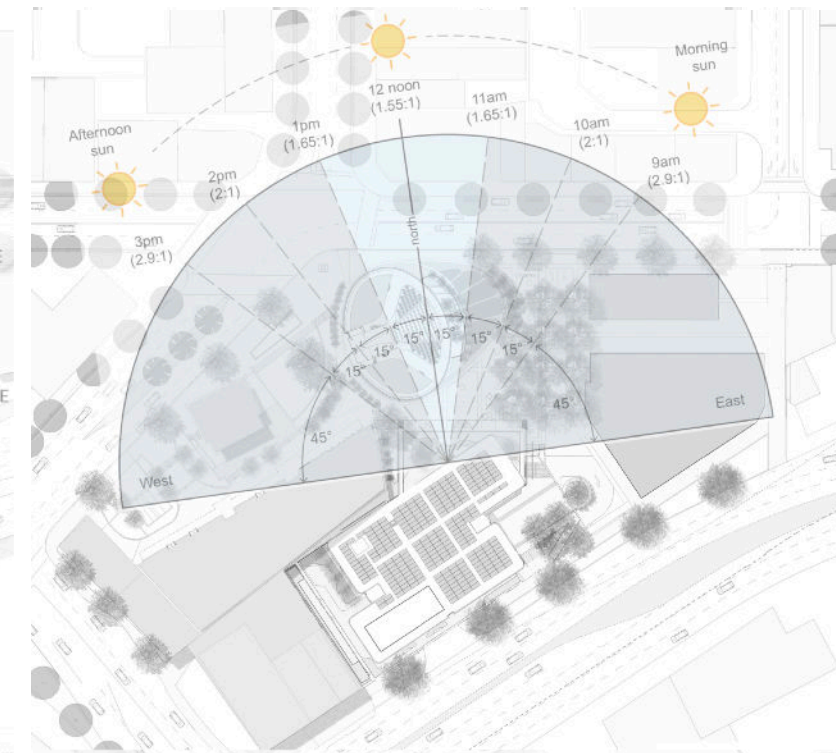


Level changes

- from Scott to Terminus of **3.5m**
 - from Scott to 300 Macquarie Street through-site link of **1.5m**
 - From George St terminus to east/west through site link **1m**
- To alleviate various level changes around and through the public domain, it is sensible to lift the civic square

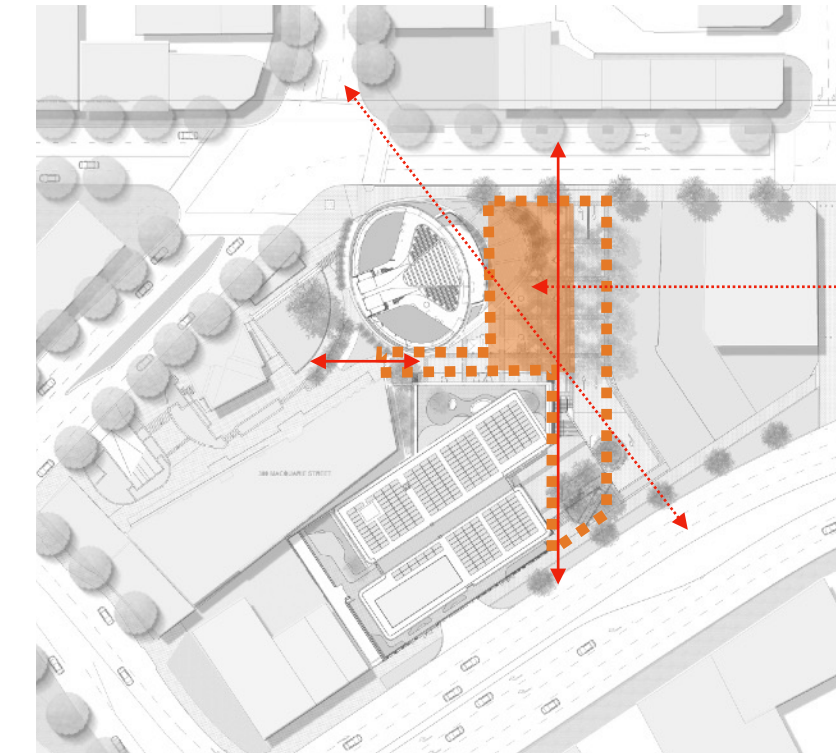


- **Prevailing winds** from **southeast**.
- Wind tunnel tests are underway for existing conditions, completion of stage 1, and completion of stage 1,2 & 3
- Variable conditions between Stage 1 and Stage 2/3 may require temporary provisions.



Solar

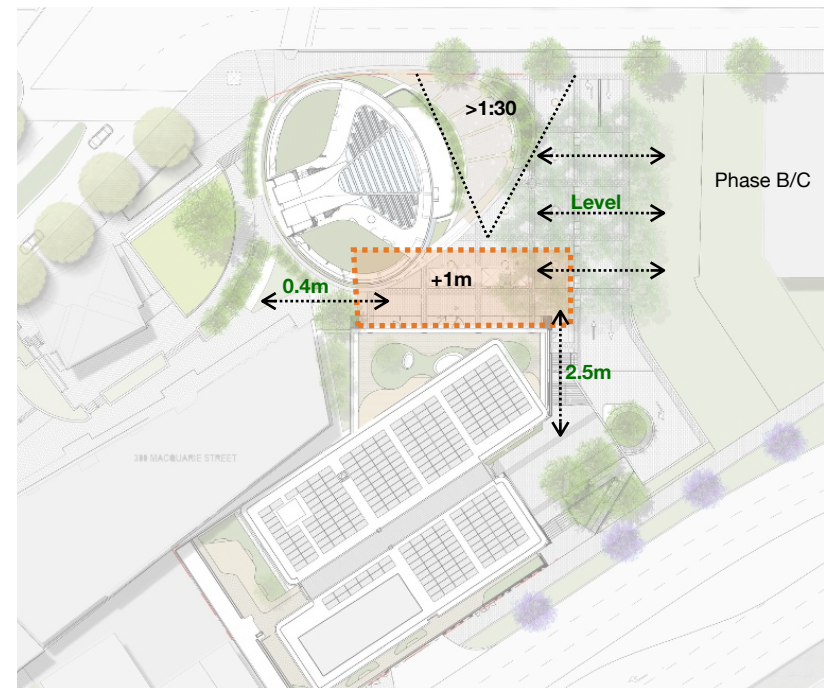
- Liverpool average temperature relative to Sydney average is +9°
- Low scale buildings opposite 4-lane Scott Street results in very high levels of year-round sunlight throughout the Public domain
- Mitigating urban heat island effect and providing for resilient micro-climate control has been critical to design considerations



Public Domain space and connectivity provisions

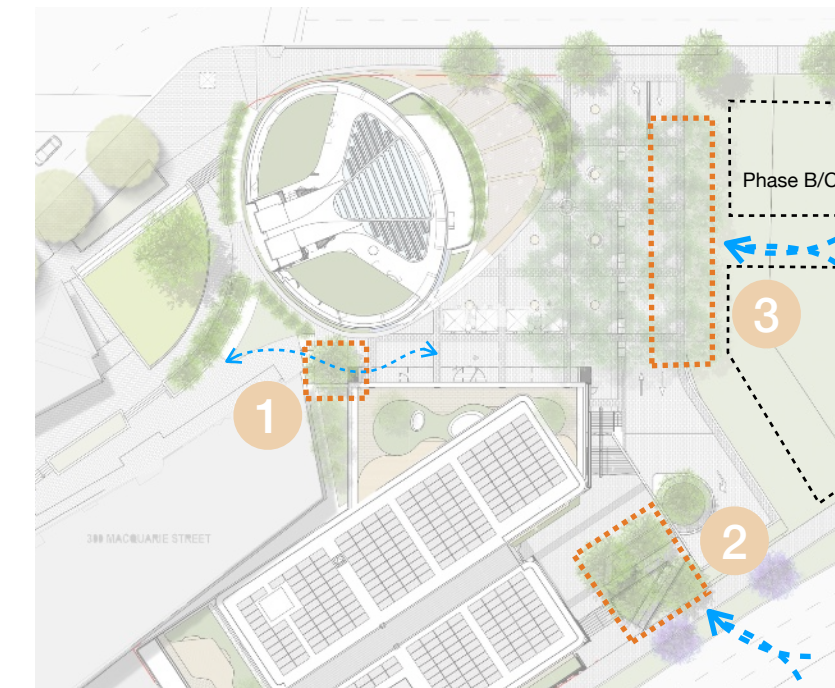
- Civic Square provision of >1000sqm
- North/south thru-site link
- Augusta Cullen Plaza link
- Visual connectivity to Macquarie Street
- Future east/west link with Phase B&C to east

Response

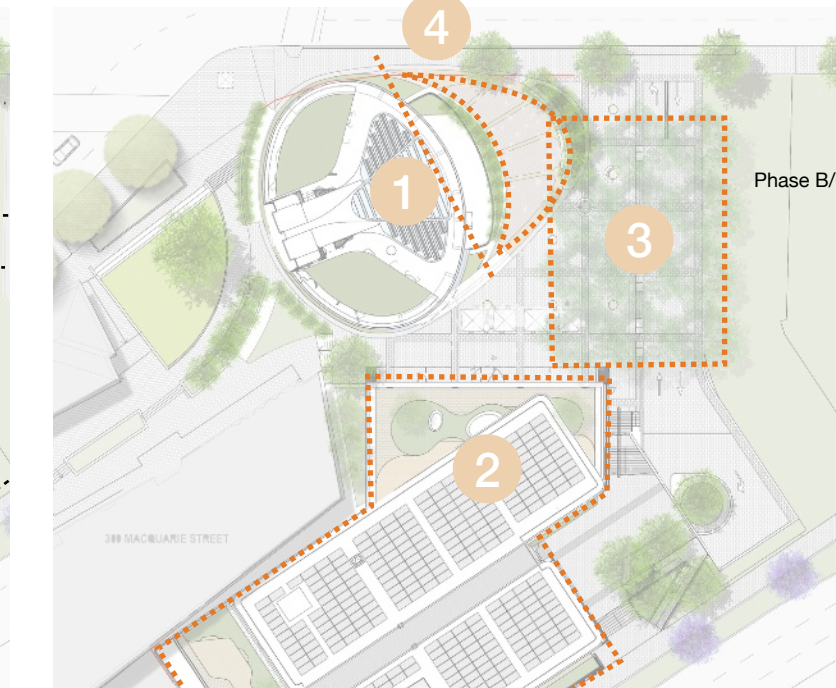


✓ Civic verandah/ forecourt has been elevated by 1m, results in;

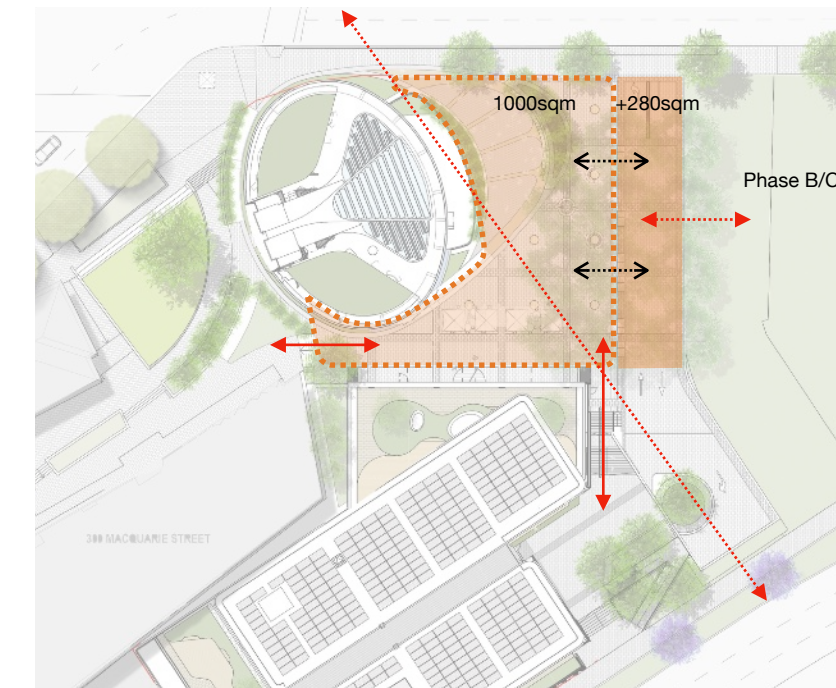
- Flush levels across shared way
- Flush levels through to future phase B
- Only 0.4m level change to Augusta Cullen plaza
- Reduced level change up to Terminus Street
- Gentle gradient from Scott Street to forecourt, of no less than 1:30



- ✓ 1. Tree planting and building form to minimise negative wind effects
- ✓ 2. Elevated park, raised planter and tree screening to pocket park
- ✓ 3. Tree planting to shelter public plaza



- ✓ 1. Library form rotated to enhance plaza solar access
- ✓ 2. Building bulk and mass oriented to south for optimum plaza solar exposure
- ✓ 3. Deciduous and drought resilient tree species for summer shade and winter sun
- ✓ 4. Use of timber flooring with low embodied energy, 50% tree canopy cover, and umbrellas to seating areas minimise urban heat island effect



- ✓ 1000sqm Contiguous plaza space for events, with flush shared way adjacent for an additional 280sqm special event useable area
- ✓ Plaza design accommodates generous thru-site links in intuitive and highly visible locations

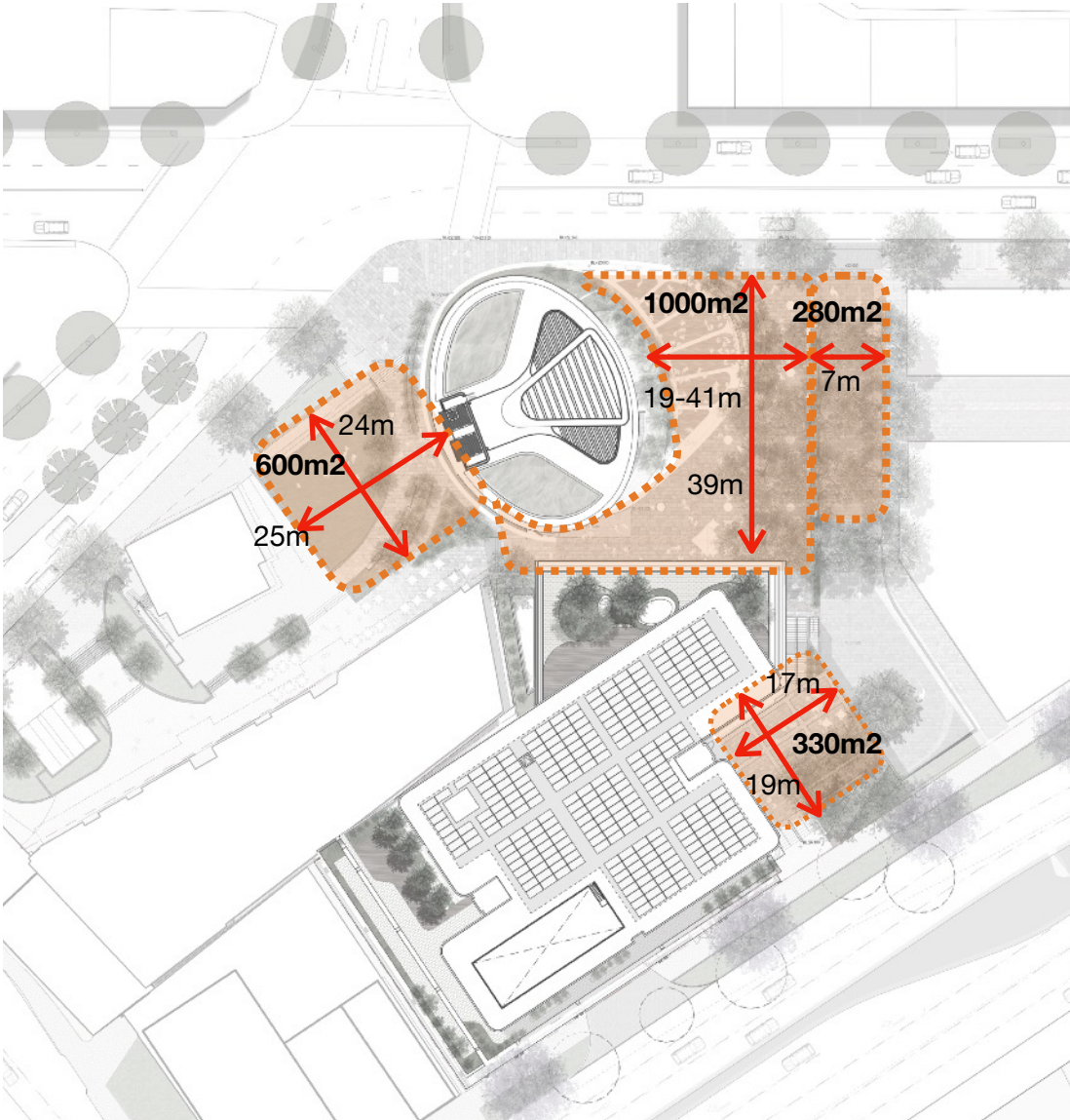
Public Domain

4.4 Design Framework - Legible civic space



Pedestrian Flows

- Building Entry
- ▲ Stair Access
- ➔ Pedestrian movement
- ➔ Future connection
- ▬ Ramped footpaths
- Public accessible lift to plaza



Public Domain Areas



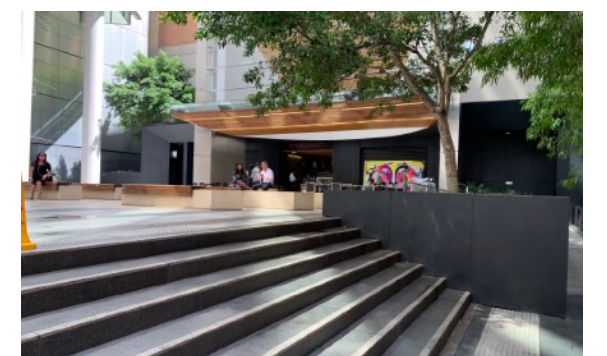
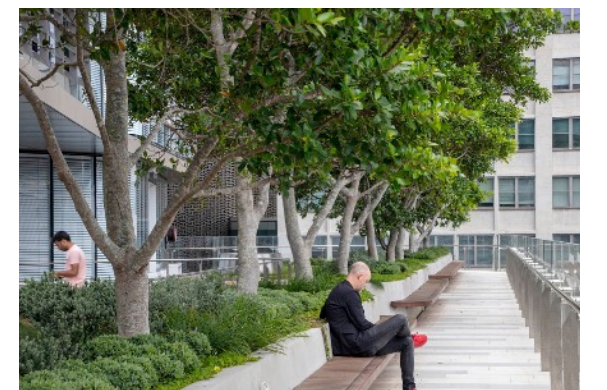
Public Domain
4.5 Landscape Character Zones



/ Site plan - Landscape Character Zones

Landscape Character Zones

- 1. Civic Grove**
Rectilinear legible and civic space
- 2. Indigenous Gathering Garden**
A Central community nurturing space
- 3. Indigenous Sunken Garden**
Tranquil secluded oasis, lushly planted respite from the urban environment
- 4. Civic Verandah**
Transparent legible integrated building entries
- 5. Augusta Cullen Plaza**
Connected landscaped linked space
- 6. Terminus Pocket Park**
Strong, inviting and engaging public place
- 7. Roof Gardens**
Rooftop terraces with lush planting and elevated views over the city centre, Cumberland Plain and Georges River





6

7

4

1

2

3

Public Domain

Landscape Character Zones

4.5.1 Civic Grove

/Strong legible and civic space

The Civic grove creates a human scale space with significant tree planting and ground plane interest. A space that capitalises on the Northerly aspect and offers a mix of larger open area and smaller spaces intimate spaces with shade.

The structured ground plane reinforces the “City Weave” design principal to enhance the permeability and direct movement and flows between the various typologies. The grid Links the Tower structure in a North / south orientation and the East west link to Augusta Cullen plaza and the future phase B/C to the East.

Significant tree avenue plantings of deciduous trees, provide winter sun and autumn colours with summer shade. The Grove's grid of trees extends across the shared way, seamlessly integrating the zone and presenting a unified public domain experience.

Tree lined, pedestrian oriented and legible connected ground plane that blends with the plaza. High amenity landscape/streetscape presence linkages that reinforce existing high value assets.

/ Scott Street Interface

The Scott Street streetscape proposes a perimeter footpath connecting to the existing footpath along Scott Street. The footpath is to be flush with the gridded Civic Grove Plaza. The use of small-format paving provides a distinct demarcation threshold.

Similarly, the vehicle cross-over is proposed to be delivered in Granite paving 100 x 100mm units, set flush with the adjacent footpath, with pedestrians taking priority over vehicles to Council requirements.

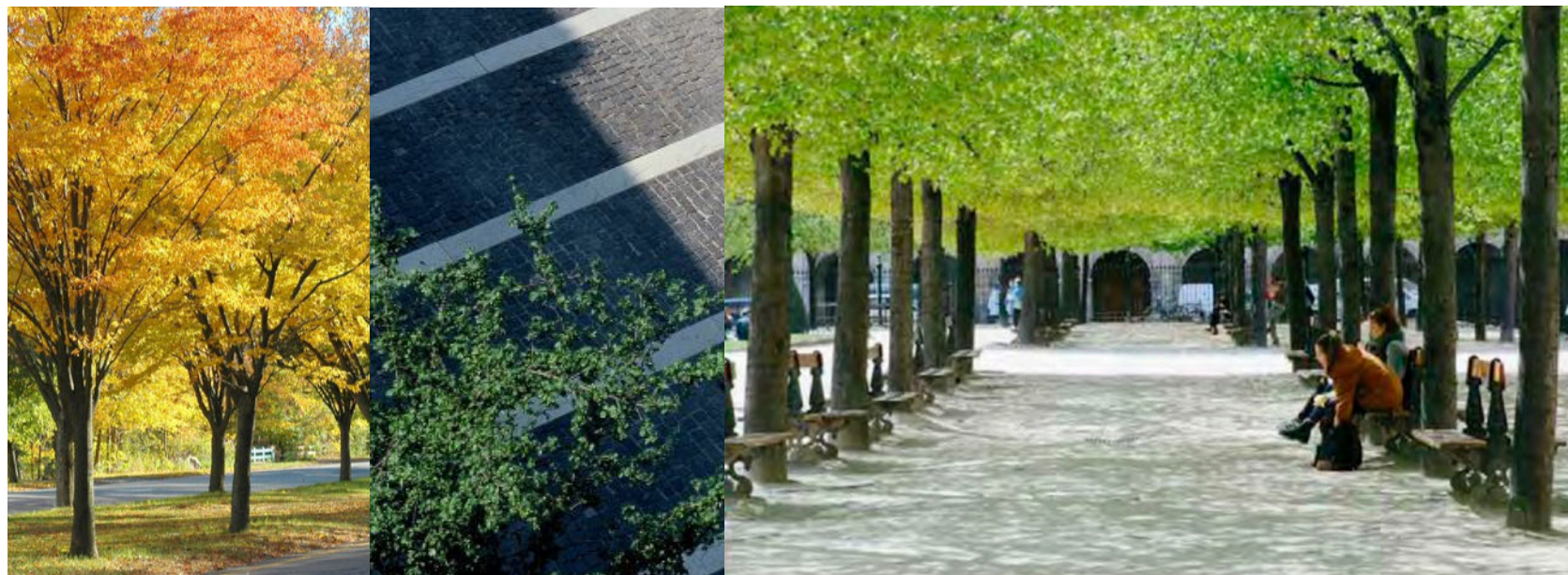
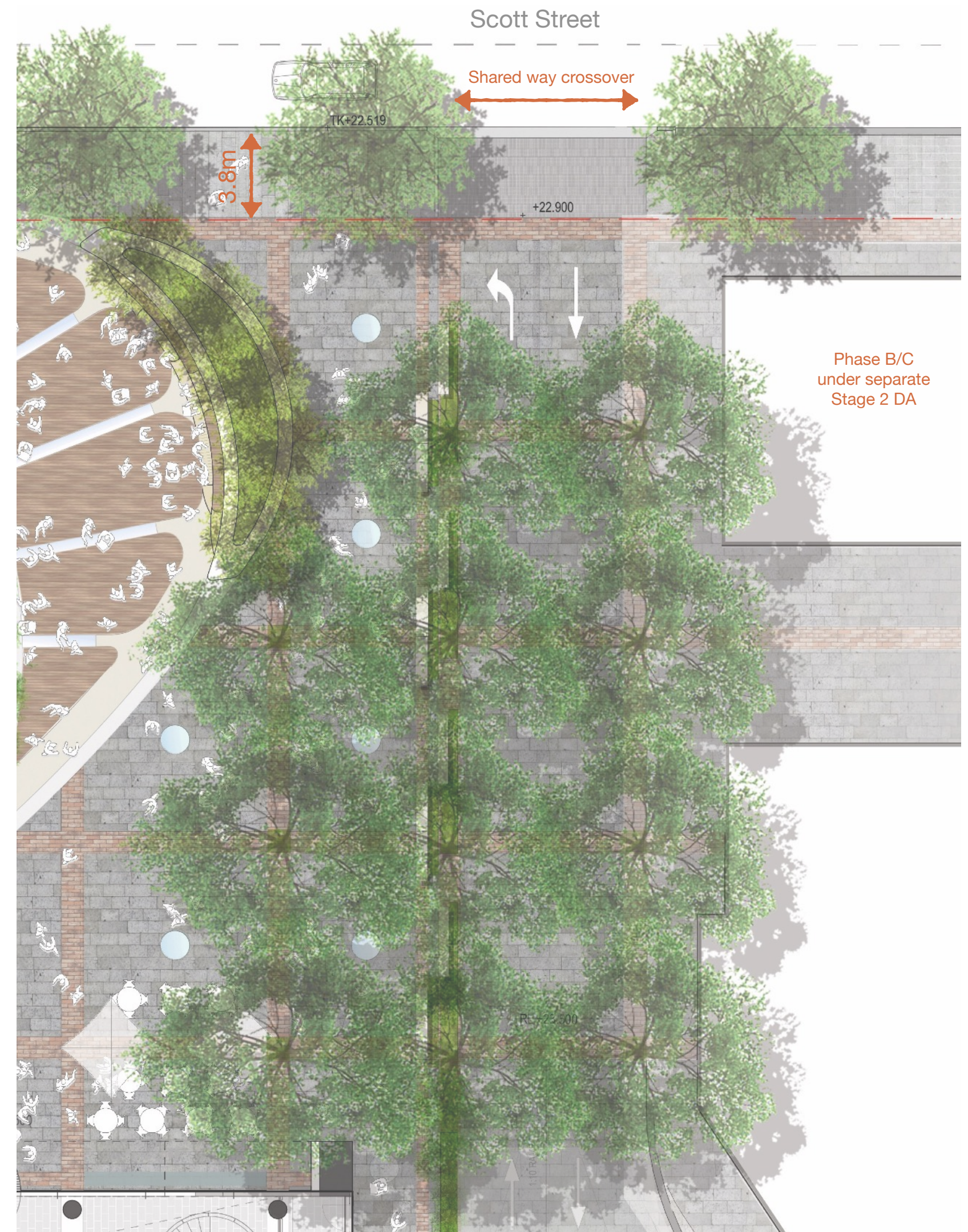
Tree canopy cover is proposed on the eastern side of the new library as an extension to the existing promenade tree planting to the west (see Augusta Cullen Plaza.) It is expected that this will connect to additional awning cover provided by phase B/C street level building programme.

/ Share way

The driveway is nominated as a ‘share way’, with pedestrians taking priority over vehicles. The shared way is conceived as an extension of the plaza with Tree lined, pedestrian oriented and legible ground plane. Providing access for private vehicles only*, the shared way will enjoy very little vehicular activity when the public domain is under the most pedestrian demand, particularly throughout 12-2pm.

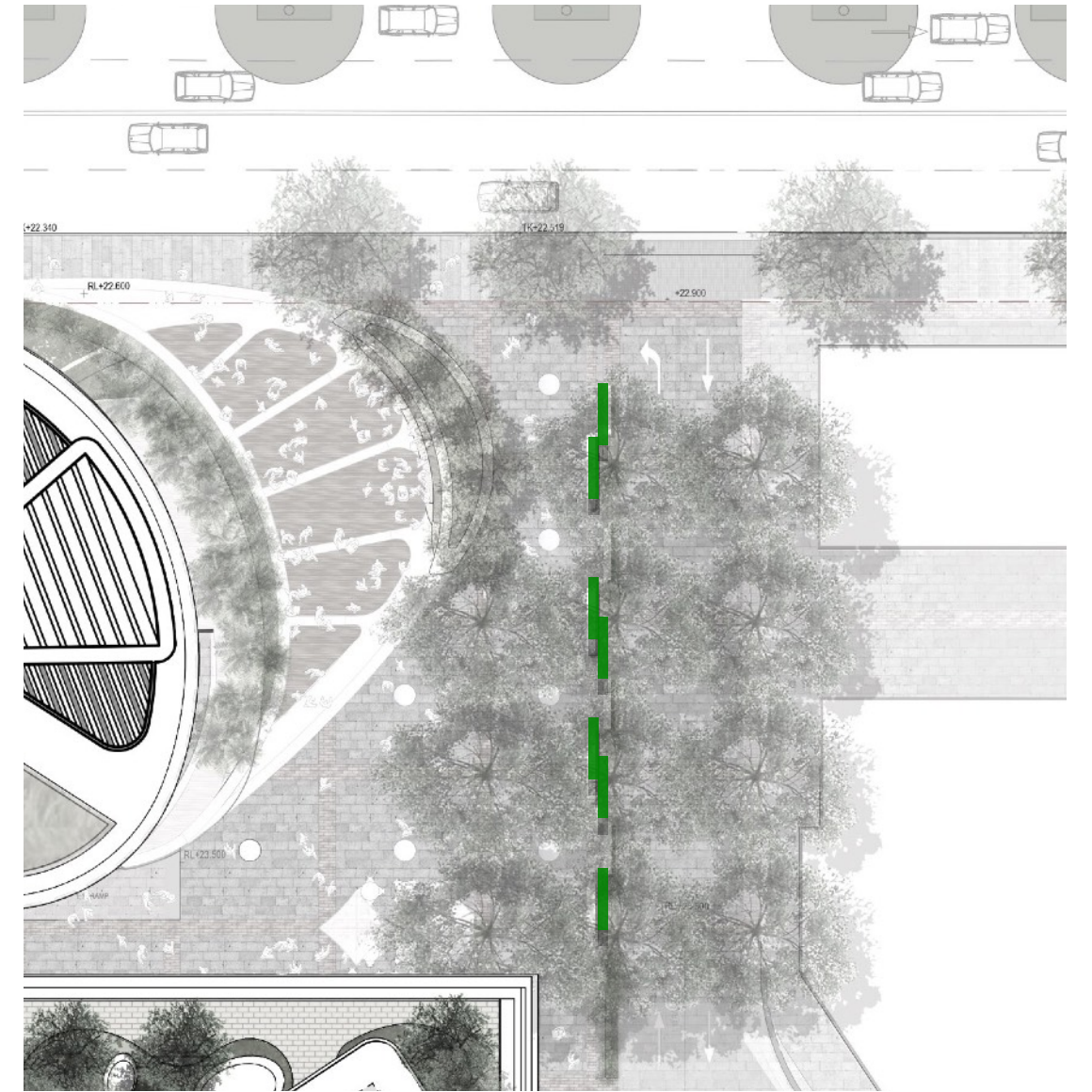
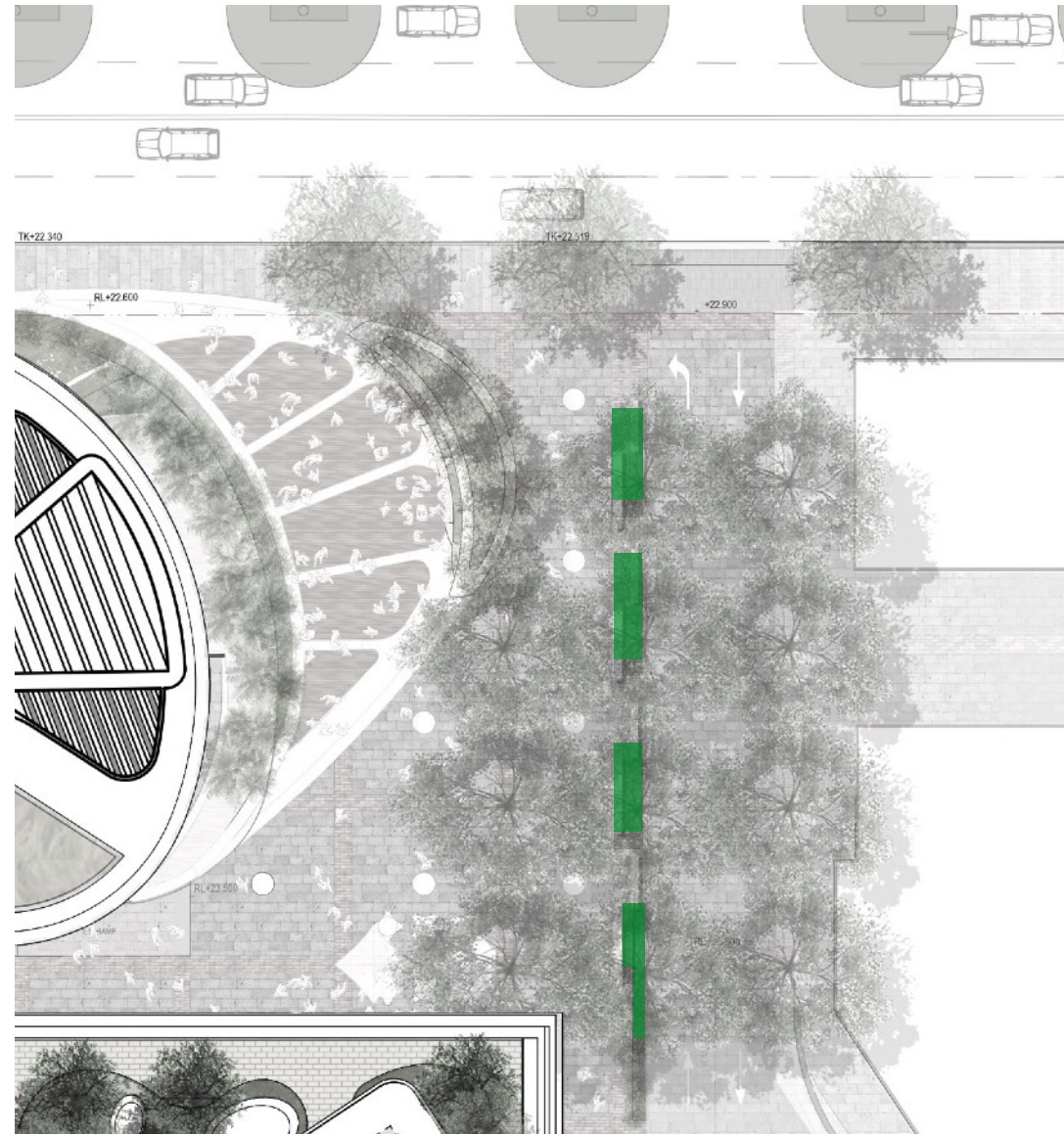
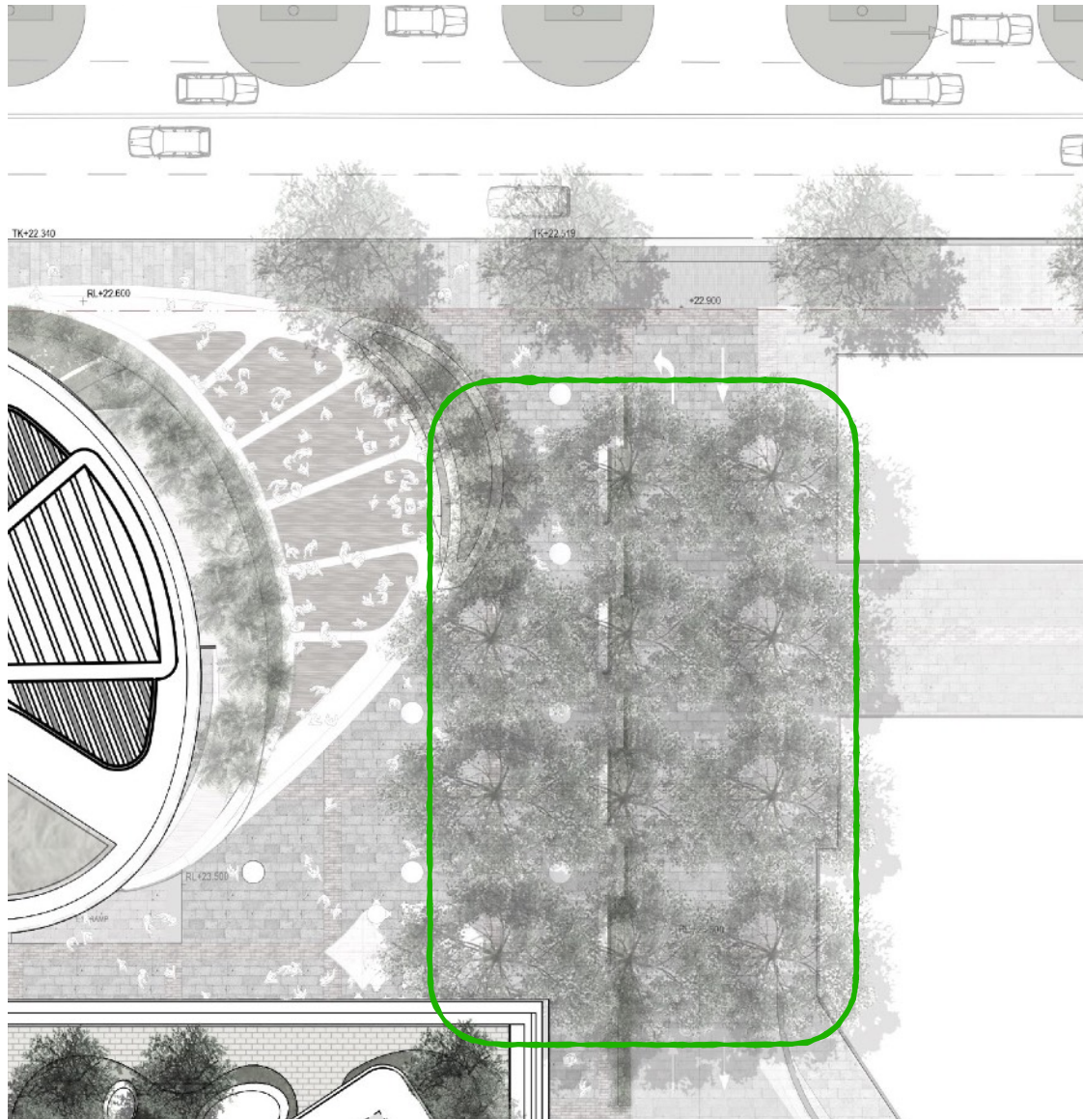
Management for events is considered as opportunity to close the entry for markets and events therefore the on grade connected plaza in east west is essential. Traffic calming integrated devises including planting, seats, tree and paved movement zones are detailed through the edge of the carriageway.

*Public and service vehicle access the site from Terminus Street)

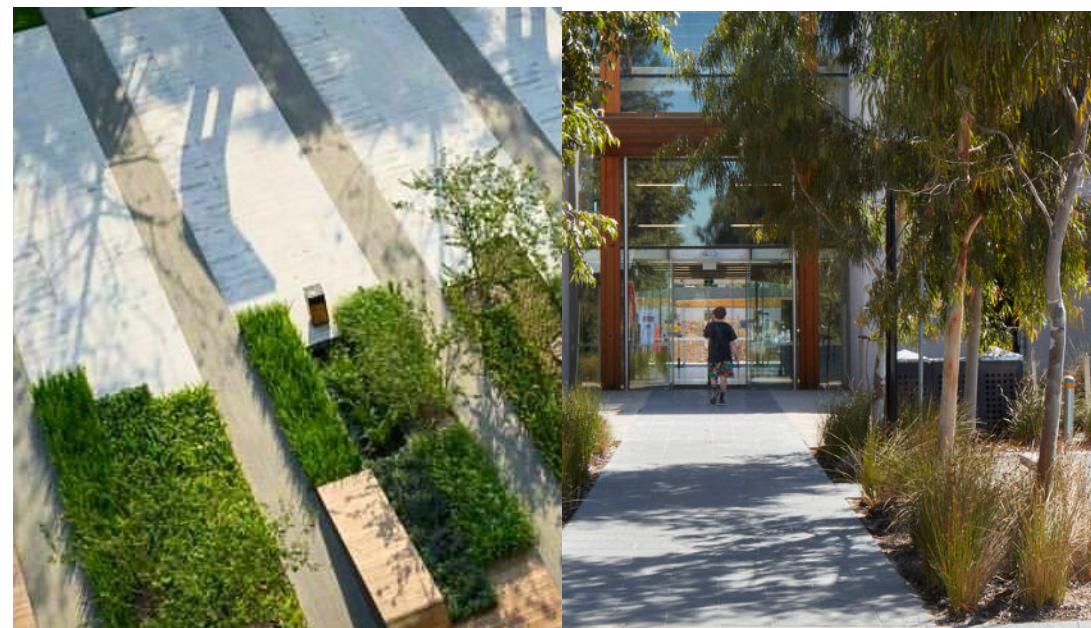


Public Domain

Landscape Character Zones - Civic Grove



Tree canopy
Mature deciduous flowering trees such as Crepe Myrtle, ordered in a grid to reinforce the plaza's civic character and street frontage presence.



Traffic calming integration edge
Flush landscape planters are proposed as a passive and permeable protective 'barrier' between the civic plaza and the shared way.



Seating integration
Sculpted fixed seats are integrated into this landscape seam protecting the plaza from vehicles, whilst capitalising on the seams inherent amenity, outlook and attraction.

Public Domain

Landscape Character Zones

4.5.2 Indigenous Gathering Garden

/ A Central community nurturing space

At the intersection of the plaza grid, Scott street and the library, a crescent shaped garden echoing the Library's geometric crates a meeting place that provides for individual seating, casual gathering performances and events. The space is defined by and embraces the predominant pedestrian desire line from the Macquarie Street crossing to the library entry ramp and council lobby entries.

A series of bleacher seating nooks define the gathering space and can accommodate up to 100 seated people. The timber decking areas suitable for sitting on, with integrated skylights, accommodate infrastructure and storage under for event modes. Events envisioned include moonlight cinema, lecture-in-the-garden series, and reading time from the library.

The street frontage will be softened by significant landscaping and promenade tree planting from Scott Street mix of smaller clustered set against the strong Avenue of grid of trees.



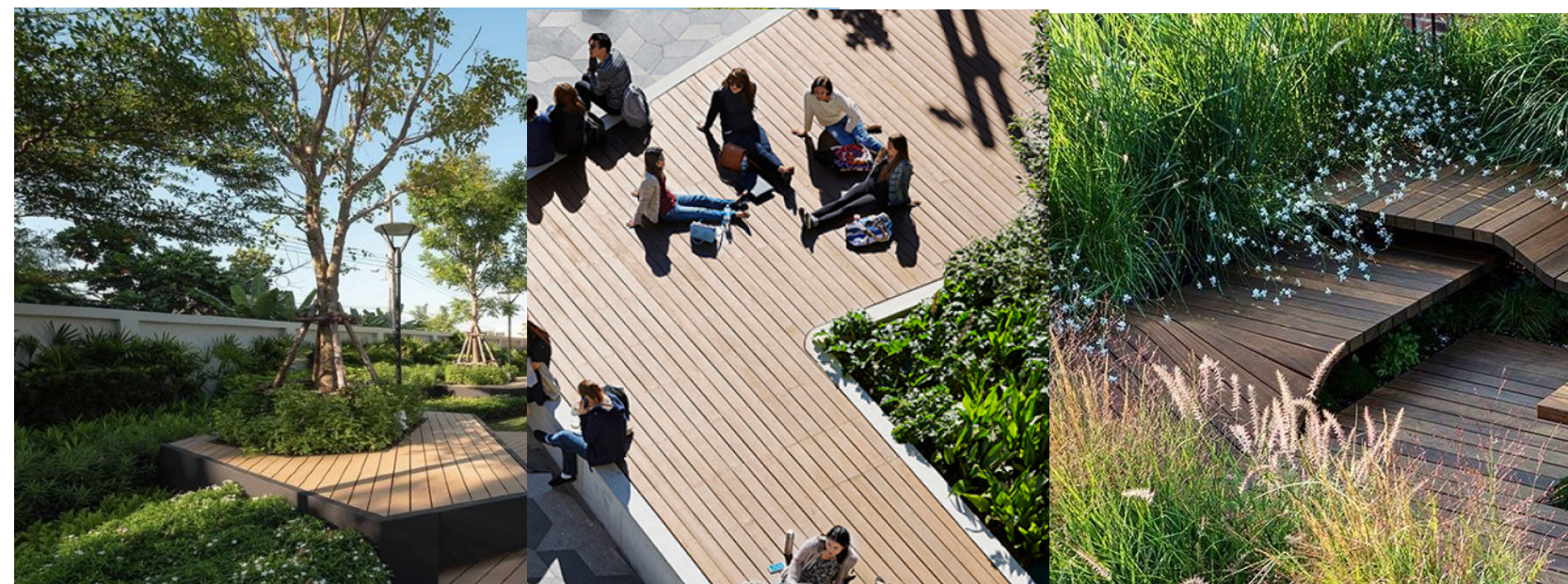
Unique Civic human scale with significant tree planting and groundplane interest, clear and legible, connected space, offering a mix of larger open area for events and smaller spaces with shade.

Scott Street



/ Legend

1. Timber decking with integrated storage and event infrastructure
2. Bleacher seating nooks
3. Raised indigenous species planter
4. Radial skylights



Public Domain

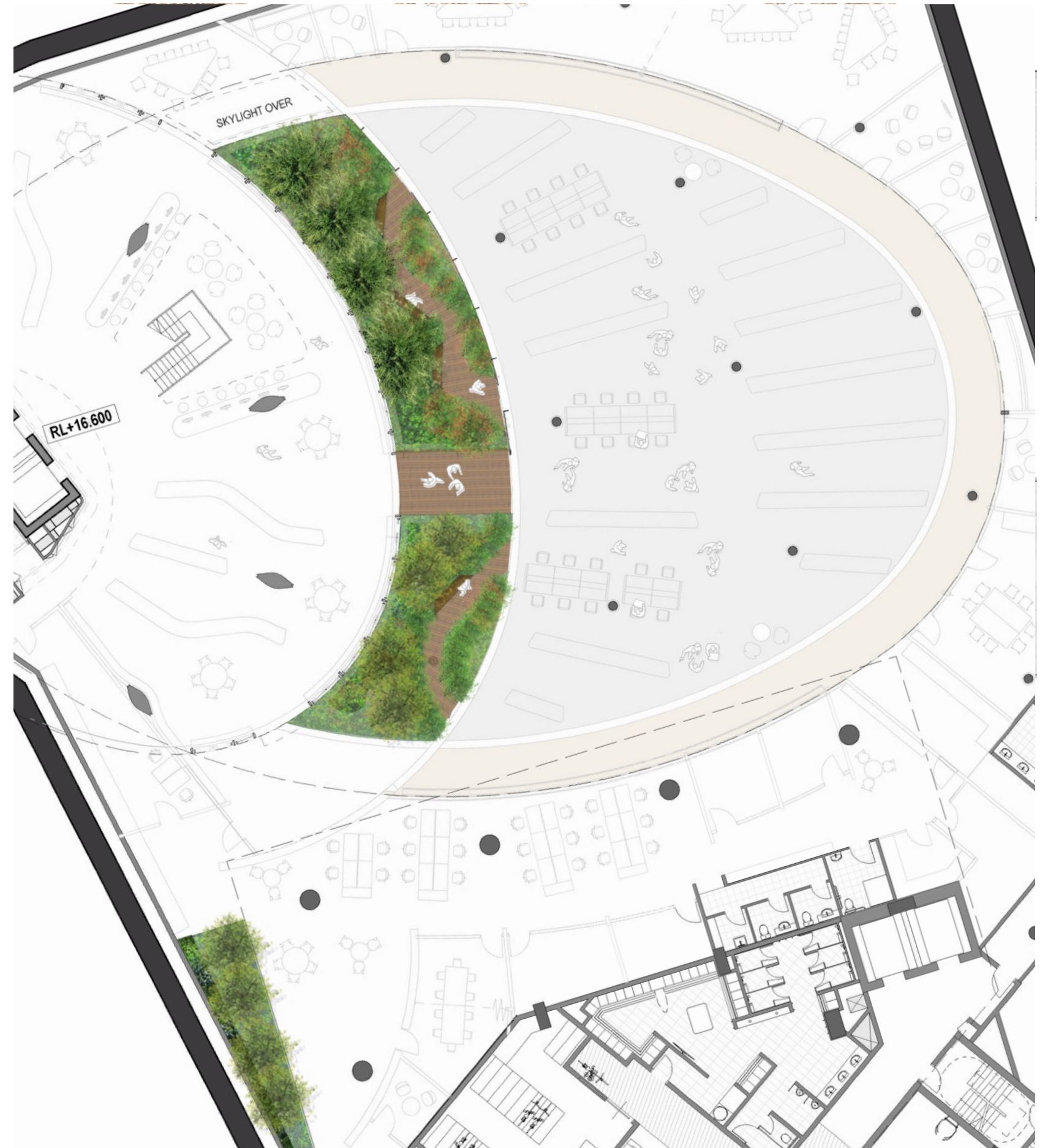
Landscape Character Zones

4.5.3 Library Sunken gardens

The library Sunken garden provides a semi-private shaded and secure outdoor setting connected with the basement 2 Library reading areas. Surrounding full height glazing feeds natural light into the library, whilst the lushly oasis itself provides a calming vegetated backdrop setting within the library.

Fully accessible from within the library, program will be part of the garden experience including group reading, play, and indigenous species and gardening education.

Tranquil secluded oasis . Lushly planted respite from the urban environment



Public Domain
Landscape Character Zones

4.5.4 Civic Verandah

This large, level paved area is at the junction of the tower and library entry, the link to Augusta Cullen Plaza, the through-site link to Terminus street/ south, and the crescent gardens and grove. It's connected, active location makes it the heart of the proposed public domain with a defined verandah entry to the library. It is a lively, flexible, sheltered and secure space for arrival (including large group handling in and out of the library away from roadways), casual dining and events.

Careful tree planting and building design ensures wind impacts are mitigated for pleasant year-round seating conditions with flexible outdoor furniture planned for casual public and lobby cafe seating, removable for events.

A central community Forecourt that facilitates events and social interaction both cultural and Council functions



Public Domain

Landscape Character Zones

4.5.5 Augusta Cullen Plaza

The existing plaza provides a calm and softer setting with its large turf area and planted and seating terraces down to Macquarie Street edge from the food and beverage retail.

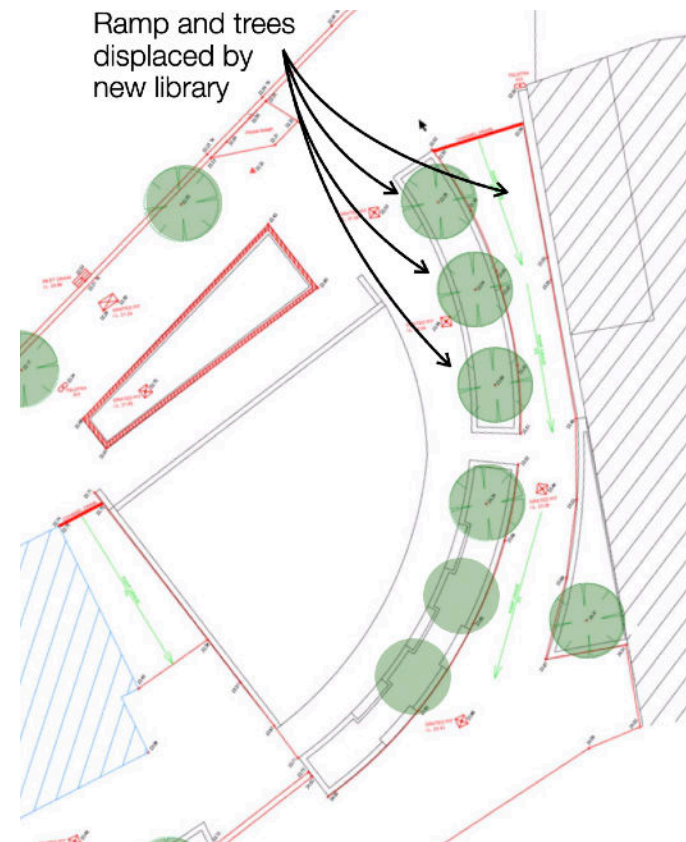
A new DDA compliant ramp, lined with vegetated planters, create a soft and seamless edge to the new library. The proposed public domain to the east has adopted a consistent material finishes palette to Augusta Cullen Plaza to convey a 'one space' unity and ensure this existing plaza feels every part of the exciting new civic development to encourage and increase public activation and use.

Major tree planting is proposed at the Civic Verandah link for wind amelioration.

/ Heritage Considerations - Governor Macquarie Statue

The Governor Macquarie Statue will be retained in its existing location in clear view from Scott/ Macquarie Streets at the Augusta Cullen Plaza interface.

Connections, materials and plant species to reinforce a wholistic public domain identity and create a strong sense of place and community belonging.



/ Augusta Cullen Plaza

1. Governor Macquarie Statue
2. New accessible ramp with vegetated planter
3. Modified existing steps
4. 300 Macquarie St retail
5. Enlarged garden bed
6. New tree for wind amelioration



Public Domain

Landscape Character Zones

4.5.6 Terminus Pocket Park

/ Level Change the park is elevated 1.2m from the adjacent Terminus Street foot path for both vehicle clearance to below and for level access into the upper ground floor lobbies proposed and to the future phase B and C to the east. This level change is mediated with a wide stair and a DDA compliant ramp set amidst a vegetated planter area. The level change and planter, which will include tree planting, creates a sheltered park space with obscured views of the intense arterial road.

/ Connections The park is the sites southern pedestrian gateway and includes access to the main lobby, the public car park and DDA lift lobby, and access to the through site link stair to the north, and will future accommodate a future connections to the phase B and C development to the east.

/ Activation In addition to the passive surveillance courtesy of the lobbies and links noted above, a pocket 'art' cafe with integrated community art work display and a non-permanent seating setting will activate the park and provide a quieter alternate cafe setting with views back over the buzzing main plaza below. Power and services infrastructure is included for flexible pop-up events.

/ Planting is positioned to protect the park from wind and acoustics, and provide canopy shade to the planters seated edge and cafe setting. Planteres are concentrated to the south to facilitate the future link to Phase B/C.

/ Paving The material palette and gridded paving configuration is consistent with the main plaza to express identity.

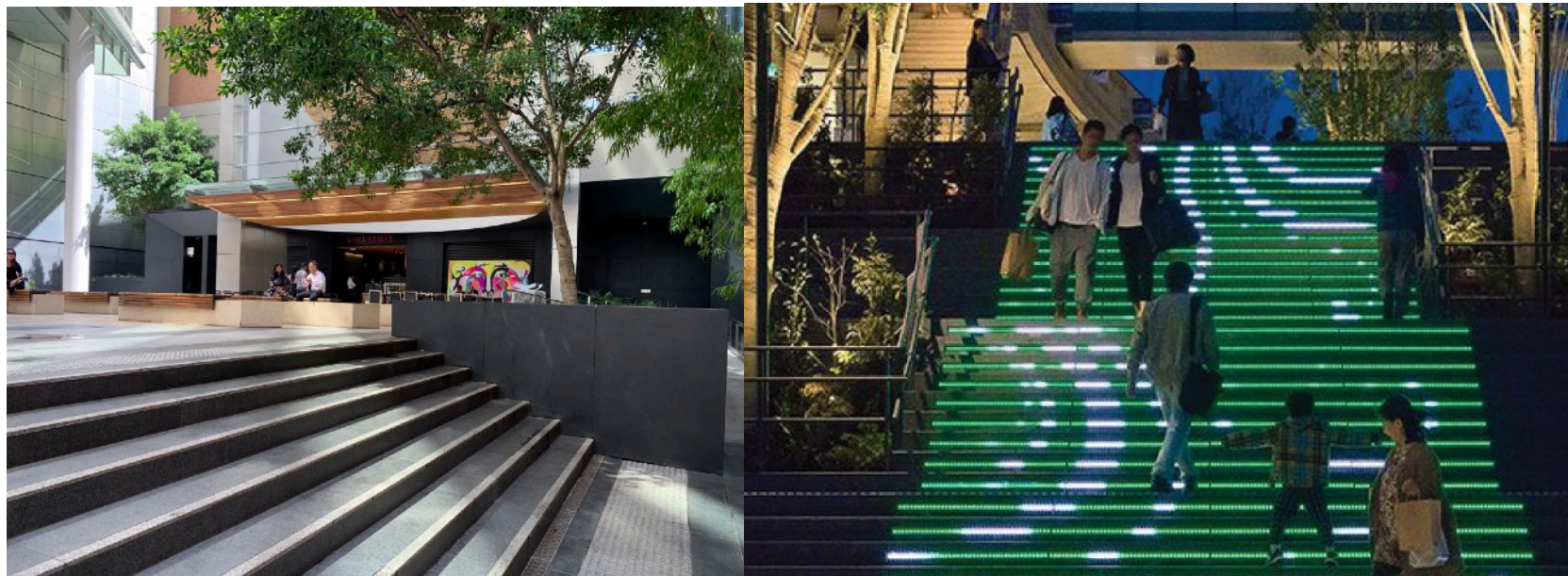


A flexible multi-purpose gateway pocket park with cafe, community artwork integration and display, lobby and thru-link access, with pleasant native planting for micro-climate control.



/ Augusta Cullen Plaza

1. Steps up to plaza space
2. Accessible ramp embedded in native planter
3. Bike racks
4. Lobby entry
5. DDA lobby & lift down to Civic plaza
6. Steps down to Civic plaza
7. Art Cafe
8. Flexible, non-permanent outdoor seating
9. Shared bike+pedestrian path



Public Domain
Landscape Character Zones

4.5.7 Roof Gardens

Level 1 terrace

Terrace setting consisting of smaller meeting zones, loose furniture screen planting with a pleasant outlook from interior spaces.

Level 4 roof terrace

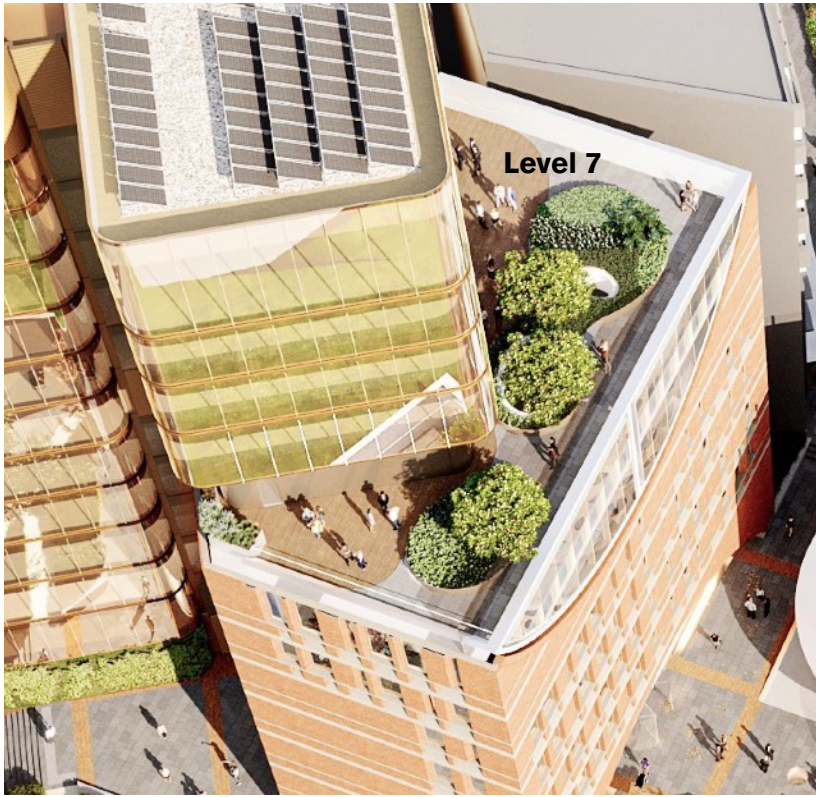
The level 4 Rooftop terrace provide a roofgarden for the tenants with views to Cumberland Plain and Georges River. A variety of seating zone types for the envisioned functionality including outdoor meetings and larger events or gatherings.

South corners of the terrace buffer with shrubs to protect from wind. Full pedestrian access path from and to building entries. Planted areas are raised minimum of 350-650mm planter beds.

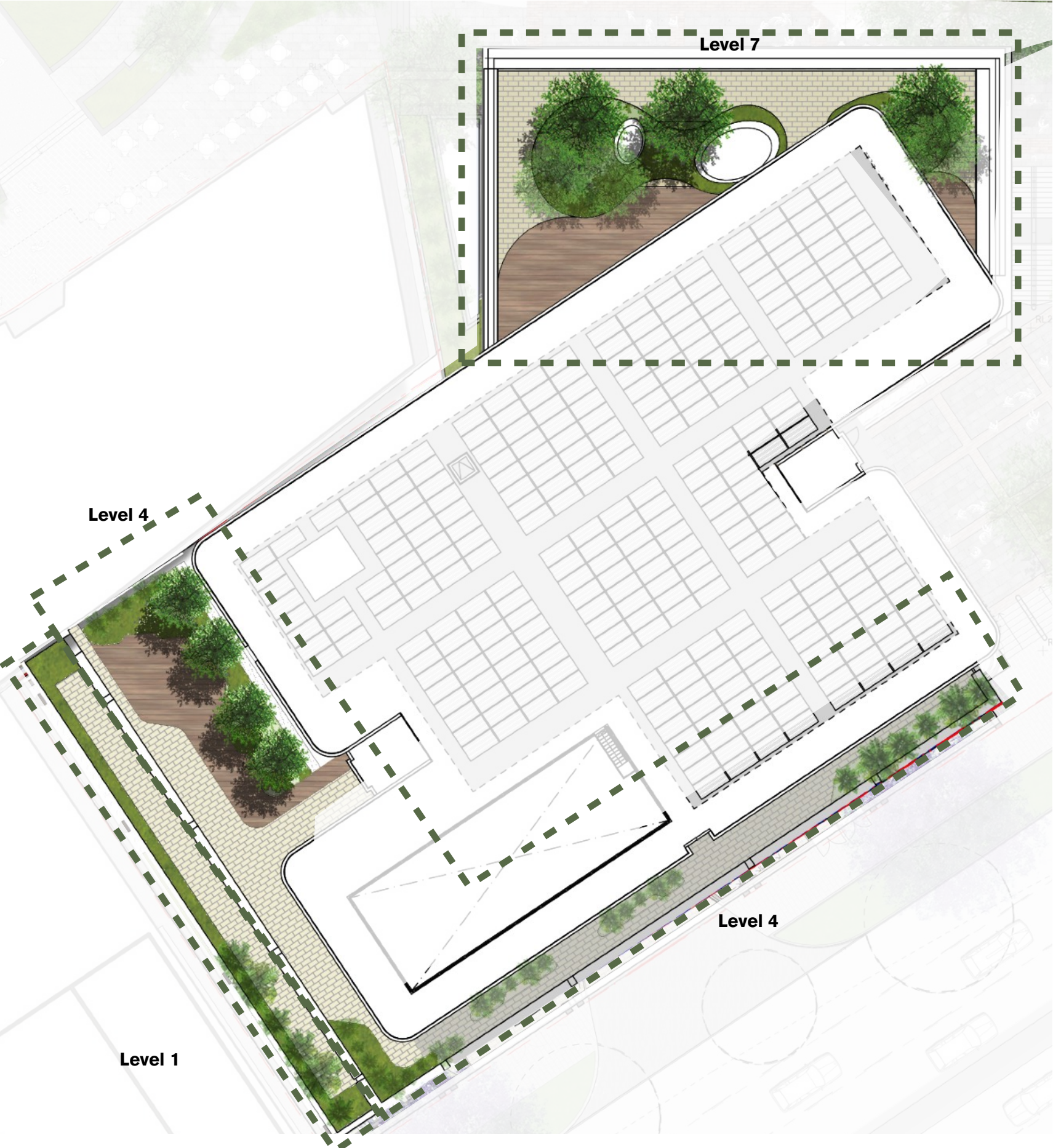
Level 7 roof

A lush planted, free flowing oasis within an elevated urban setting, The North facing orientation links to the plaza below with tree planting for shade and wind effect mitigation.

The terraces are uniformed by a continuous timber deck well connected to the interior spaces and create a variety of activities including Barbecue area and outdoor dinning with small private seating and meeting areas or events, framed by raised sinuous planter boxes.

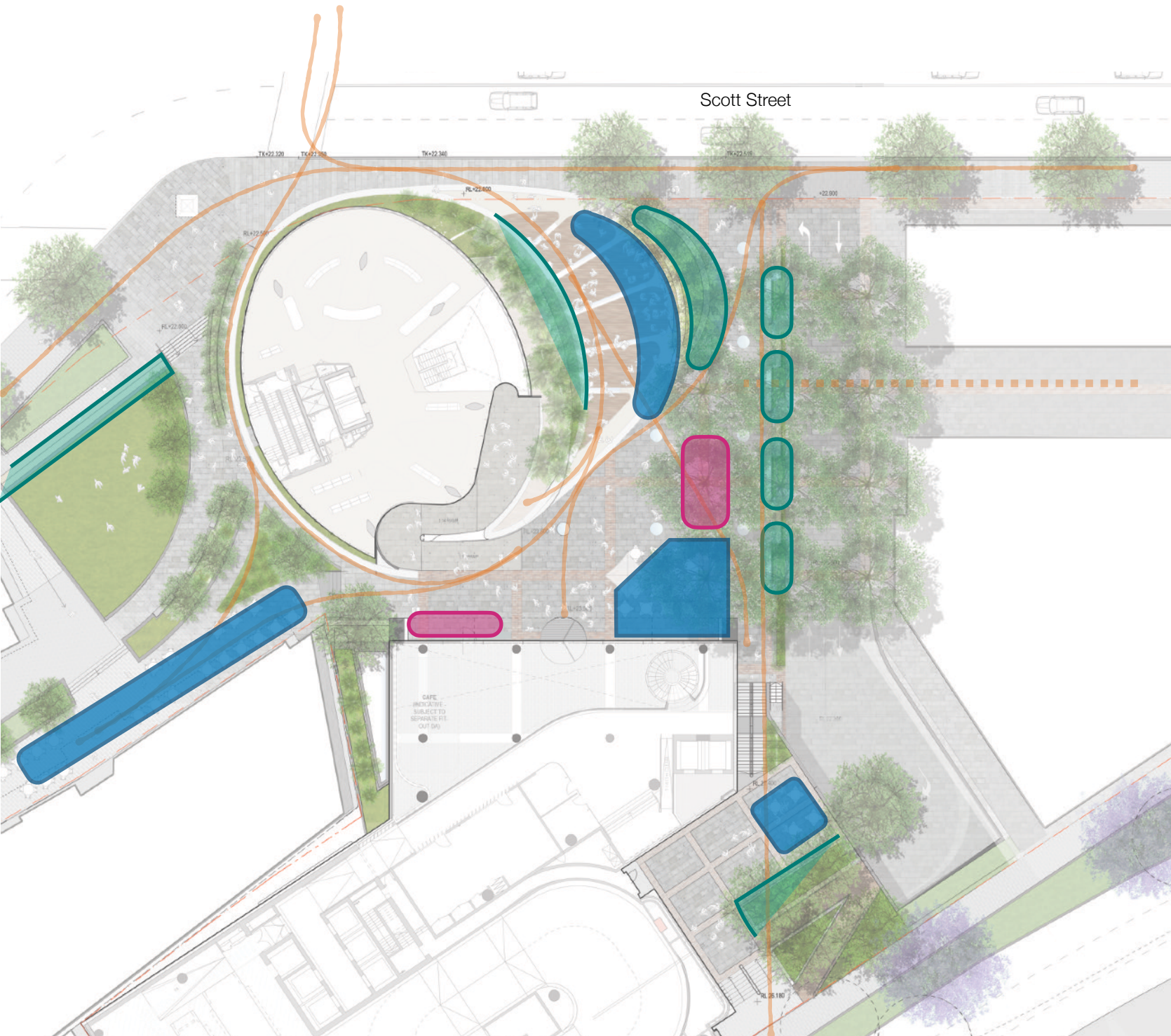
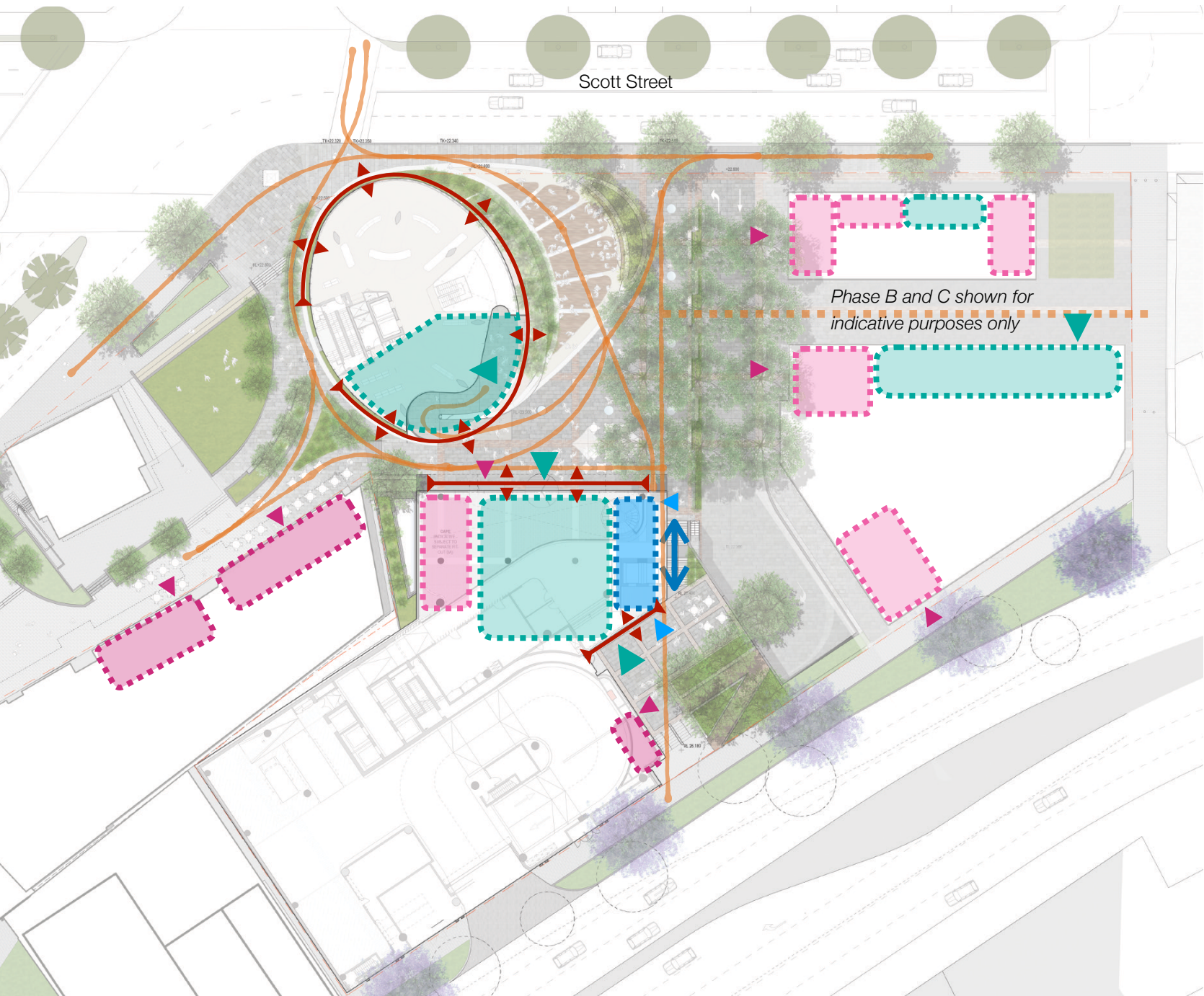


Rooftop terraces with lush planting and elevated views over the city centre, Cumberland Plain and Georges River



Public Domain

Landscape Character Zones



4.5.8 Activation and Address

The library and civic building entries form a generous, safe and sheltered arrival court, whilst increasing plaza footfall and activation.

DDA lift lobby entry points intuitively located immediately adjacent to the highly visible north/south through site link.

Public building visual connectivity located to ensure an engaging, dynamic, animated and secure public domain pedestrian experience, from all approach points.

Retail opportunities positioned to reinforce pedestrian desire lines and support public domain self-activation.

- Public Lobby space
- Retail / Food and beverage
- DDA lift and lobby
- DDA lobby entry
- Main Lobby entry
- Retail entry
- Inside/ outside visual exchange
- Through-site pedestrian desire lines

4.5.9 Furniture Plan

A furniture and seating plan has been developed to ensure lively self-activation modes, with ready adaptation to event modes where large contiguous and uninterrupted space is coveted.

An array of loose furniture types are envisioned to compliment the building and landscape design and material finishes, whilst also catering to the varied ages and cultures of the Liverpool City Centre.

- Integrated permanent seating
- Removable (secured in place) furniture settings
- Loose furniture



Public Domain
Landscape Character Zones

The resultant combination of character zones combine to create a dynamic and varied public domain that will accommodate a wide variety of exciting public events as well as support a vibrant everyday setting.

Workday lunch activity



Market Events



Media screen / Weekend event



Sculpture Trails, Temporary Art Installations



Public Domain

4.6 ESD Principles

4.6.1 Tree Canopy Cover

Tree Canopy cover is an important component of the project to address climate change resilience, reduce the heat island effect.

The project sets a goal of surpassing strategic plan: Greater Sydney Regional Plan “A Metropolis of three Cities”. - As Greater Sydney grows and urban areas become denser, extending urban tree canopy is one of the most effective ways to improve amenity. A target has been set by Objective 30 to increase the canopy cover to **40%**.

The project sets target of **50%** Canopy cover of the public domain (10 year maturity) 10% more than the target set.



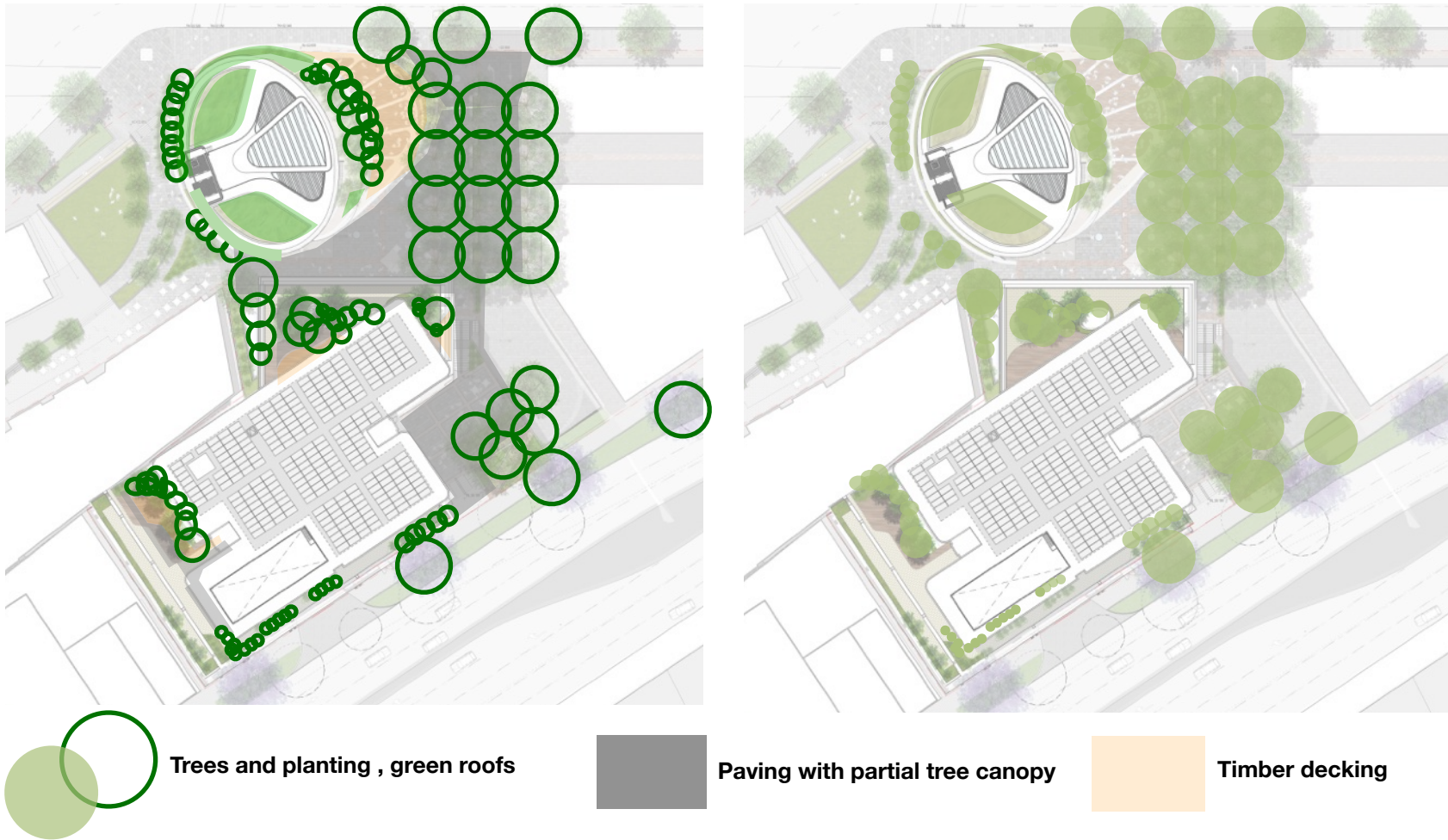
4.6.2 Heat Island effect mitigation

The groundplane design considers the use of vegetation and tree canopy to reduce the urban heat island effects by shading built surfaces thus reflecting radiation and releasing moisture into the atmosphere, creating comfortable microclimate control.

This Grid ground plane approach aims at enhancing the permeability while providing efficiency to the number of trees. The use of timber decking in areas with no tree canopy is also considered.

Council's current paving strategy (i.e. adopted in 2018) includes black granite paving with blue stone kerb & gutter (i.e. for most city core areas and Macquarie Street), and concrete pavement with an exposed aggregate finish (i.e. for periphery city centre areas). The ground plane concept ensure appropriate unique character is developed and one that is complimentary to the councils strategy.

< UTS One Central, Central Park Fjmt
A Combination of planting paving with partial tree canopy



4.6.3 Trees and build up

The underlying requirements to achieve this strategy is soil specification including type, depth, volume and drainage. These factors are important for the success and longevity of the landscape. Trees can be described as having a root plate rather than root ball and this means that the tree can rely on soil spread over shallower soils depths as to the natural environment as is the case where the landscape is built over structural slabs.

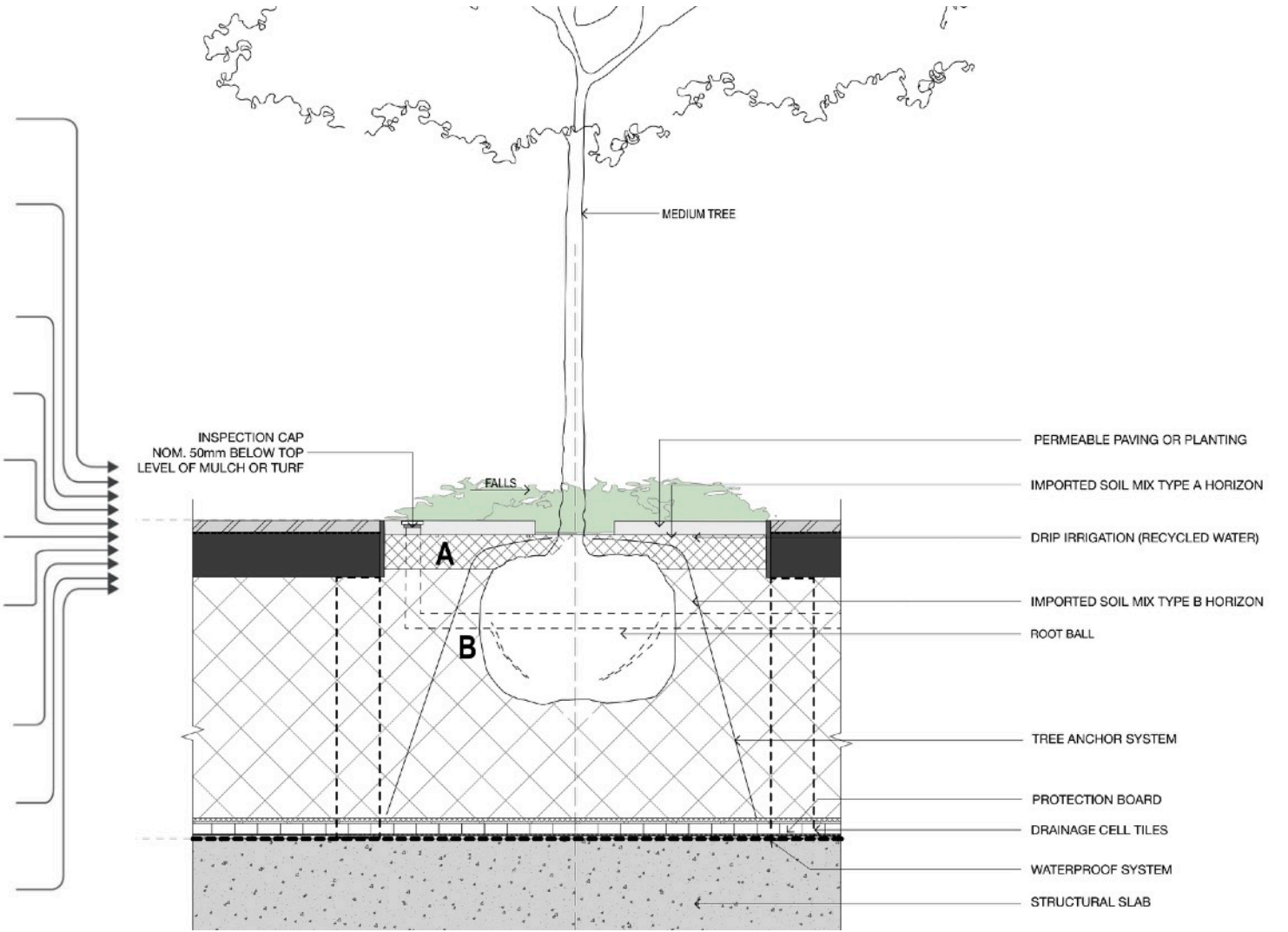
The specimen trees will be provided with adequate soil volume and takes into consideration the following:

- City of Liverpool requirements
Cornell assessment
- Combined with the ‘borrow’ from the adjoining area under the Ross Clark assessment — FJMT Benchmark projects
- As a minimum Medium Size Tree — 9m wide canopy tree = 36m3 soil Dimensions: 6m x 6m x 1.0 or 4.5 x 7.2 x 1.0
- As a minimum Small tree - 6m wide canopy tree = 12m3 soil Dimensions: 4m x 4m x 0.8m
- Shrubs: 500-650mm;
- Green roof terraces 300-500mm
- Green roof (heath and small shrubs): 250-500mm
- Extensive green roof 150-200mm



THE VALUE OF A TREE

- 1 Stormwater Runoff Reduction**
- 2 CO2 Reduction**
In its life a single tree can absorb 1 TON of Carbon dioxide
- 3 Sun and Wind protection**
- 4 Energy Saving**
- 5 Increase the value of the property**
- 6 Air Quality Improvement**
- 7 O2 Production**
A single tree produces 260 pounds of Oxygen per Year (approx)
- 8 Reduction of temperatures**
- 9 Eco Habitats**
Provides Habitat for endangered animals and endemic birds
- 10 Improve the quality of life**
Reduce Stress and violence



Public Domain

4.7 Planting strategies

1.Cumberland Plain Vegetation

Local indigenous Cumberland plain Woodland



The Pre European landscape was botanically varied and included broadly three main character types:
River estuarine - Paperbarks *Melaleuca ericifolia*, and swamp Oak,
Understory heath - *Banksia oblongifolia* and *Xanthorrhoea minor*.
Cumberland Plain Tree canopy - dominated by *Eucalyptus micrarcarpa* *Euclayptus crebra* (Grey Ironbark), *Corymbia maculata* (Spotted Gum) or other less frequently occurring including *Angophora floribunda*.

2.European Heritage

Structured planting of Exotics



The planting strategy is intended to create a cohesive design through the use of carefully selected species that demonstrate a connection to the heritage of the site including cultural planting and structured layout Grid of deciduous trees to allow autumn colour and winter sun.

3. Indigenous Heritage

Special Use planting / Educational



The preference is for endemic plants to the Cumberland plain region and where possible demonstrate planting that display indigenous use of plants this can provide educational purpose within the sunken library garden. (Subject to Council Indigenous specialist collaboration)

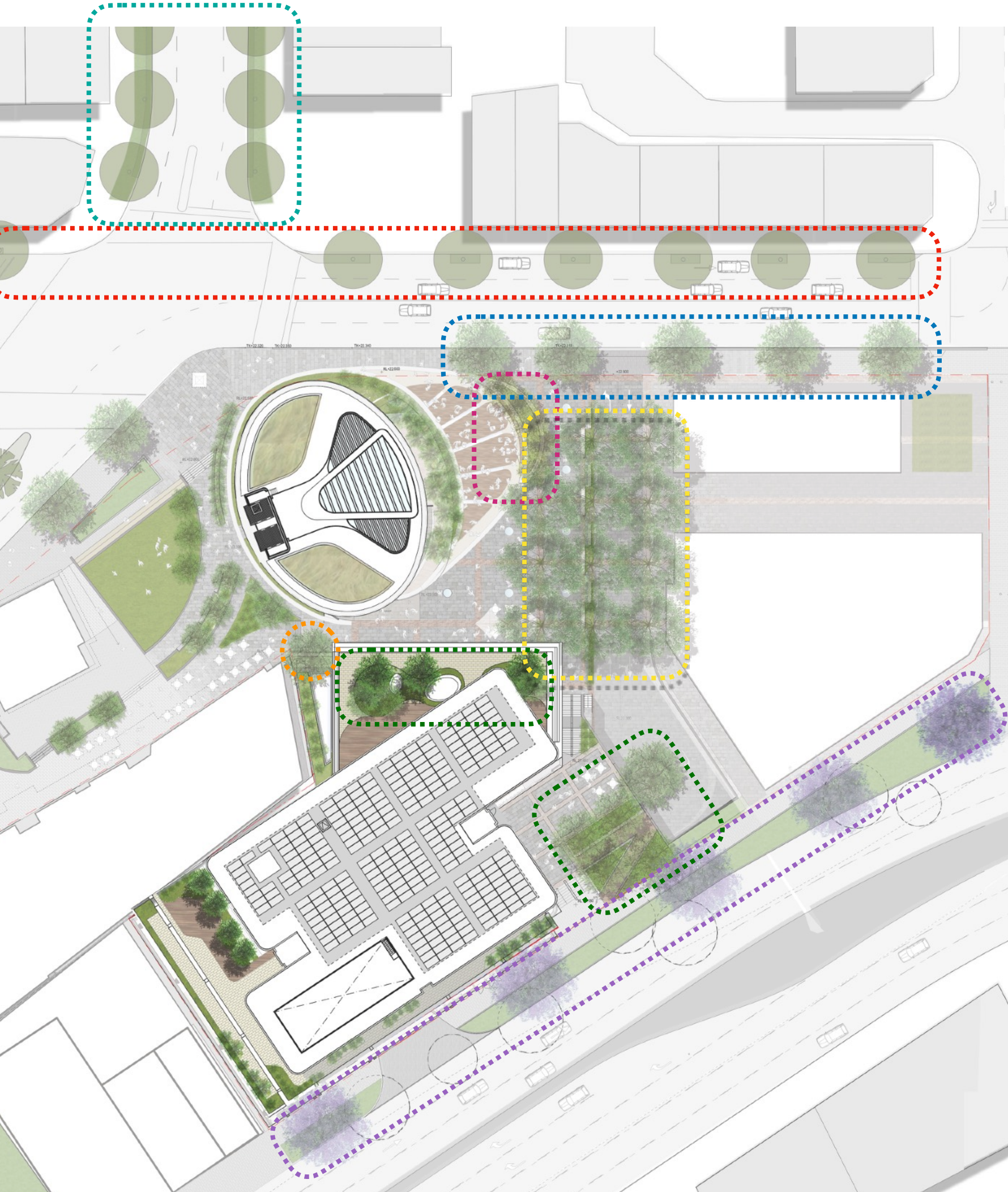
4. Green Infrastructure

Green roofs, walls



Selected plants to grow through screens / trellis and or green walls that provide a sheltered environment, protected from wind, pollution and contribute to sound buffering. These spaces provide opportunity for seating, small gathering and exhibition spaces located on building to Terminus street and Level 4.

Public Domain
 4.8 Tree Species Strategy



Tree Species Strategy / Wind mitigation
 A Diverse display of canopy including mix of deciduous and evergreen natives.



Liquidambar styraciflua - (LCC masterplan)



Triadica sebifera



Corymbia maculata



Lophostemon Confertus

Native Evergreen alternative to LCC Masterplan
 (currently nominates *Liquidambar styraciflua*)



Lagerstroemia indica "Natchez" - Deciduous exotic autumn colour and flowers (Fjmt Mint Sydney)



Cupaniopsis anacardioides



Harpullia pendula

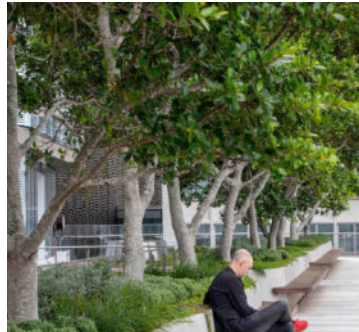


Corymbia maculata

Melaleuca ericifolia



Jacaranda mimosifolia - (LCC masterplan)

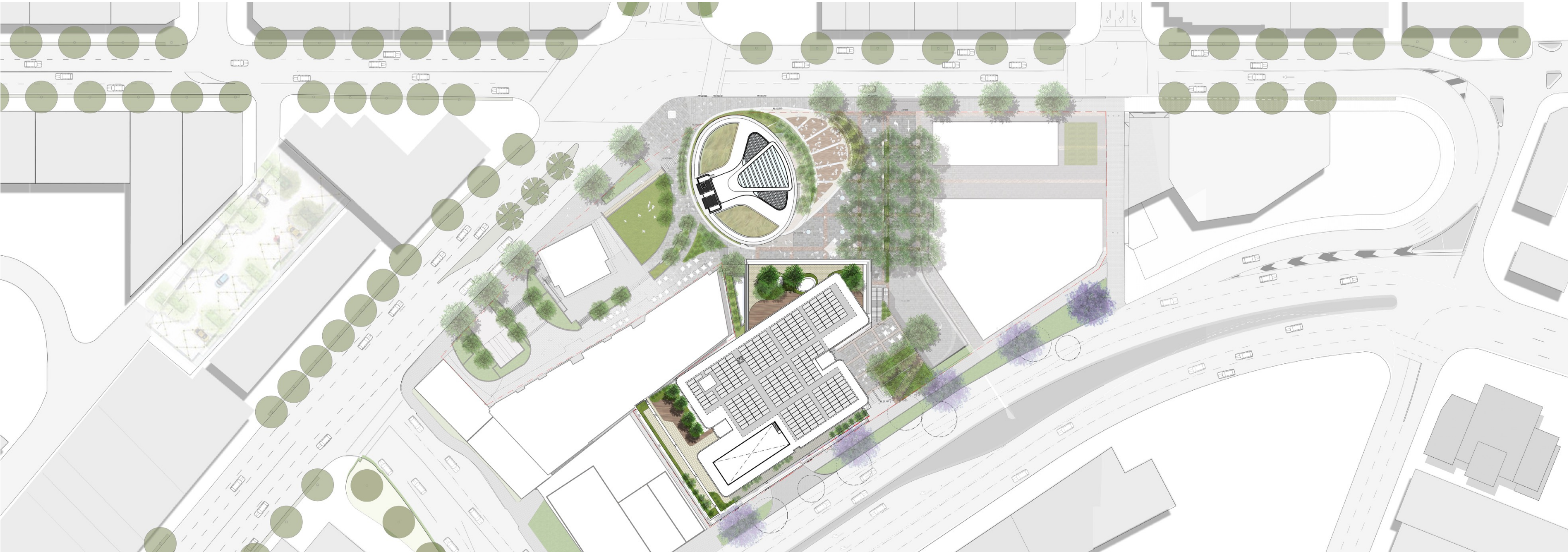


Dwarf Ficus



Magnolia Grandiflora

Public Domain
ESD Principles



/ Water Sensitive Urban Design

The majority of the plaza is built over structure and therefore Where possible, stormwater run-off will be collected and treated in local planted bio-retention systems consisting of native grasses which will then infiltrate to the build up and drainage filtration layer. Permeable paving in key location to be detailed to base of tree pits.



Grading to Tree Pits / Permeable paving
Integrated permeable paving and planting of littoral and native grasses.

Low Water Use Plants

The overarching strategy for the planting design approach is to draw from the unique local native plants that have been created to adapt to the Australian climate through functions that store water and adaptations to reduce heat during the day and bloom periods when temperature is low. Also these species are more resting to diseases and support biodiversity of the local region.



Indigenous planting - low water use
The selection of low water draught resistant plants is key for the success of the overall design

Green Roofs

Extensive green roof to the library roof filters stormwater pollutants, improve thermal performance of the building and attenuate stormwater flows. Low profile planters the the terraces promote a variety of vegetation and long term sustainability of the building initiatives. The planting selection includes species hat are appropriate for the exposed rooftop setting. Selection criteria includes:- Tolerance to drought and wind conditions; and Suitability to the likely rooftop maintenance regime.



Green Roofs
Green roof to the library showcase the environmental aspiration for the project.

5.0

Building
Programme



- 5.1. Library
- 5.2 Civic Building
- 5.3 Integrated Artwork Opportunities



Building Programme

5.1 Library

The library will provide a new focal point in the urban landscape of a revitalised Liverpool CBD. Terminating the vistas of three streets, the library will be a highly identifiable and approachable symbol of the community. Its location is set apart from the rest of the proposed development and placed within the public realm, adopting a distinct eddy form which enhances the paths which travel through the site and clearly states its public function.

5.1.1 Entry Experience

/Access and Adjacencies

The entry to the library is proposed to be located on its South western edge. The location is optimally positioned between;

- Main entrance to Civic building,
- Civic Plaza and outdoor dining,
- Augusta Cullen Plaza and 300 Macquarie St dining.

/Entry Ramp

A contemporary reference to traditional library entrances is reflected in the rise from the ground plane to the entry portico offering a sense of significance and transition. A generous ramp, wide enough for passing wheelchairs and prams, sweeps from the gathering space to the entry. From this elevated and covered area - extensive views are enjoyed back across the civic plaza.

The awning and ramp are sinuously connected in a wrap around sculptural form, that envelops and embraces visitors to the library.

/ Community Verandah

A new interstitial space is proposed outside the point of entry. Here, library patrons are sheltered underneath the building's wing;

- Protected entry during periods of inclement weather.
- Sheltered meeting point
- A place to lounge in the morning sun
- Permanent or temporary outdoor furniture,
- Passive surveillance of civic plaza,

/ Group Arrival

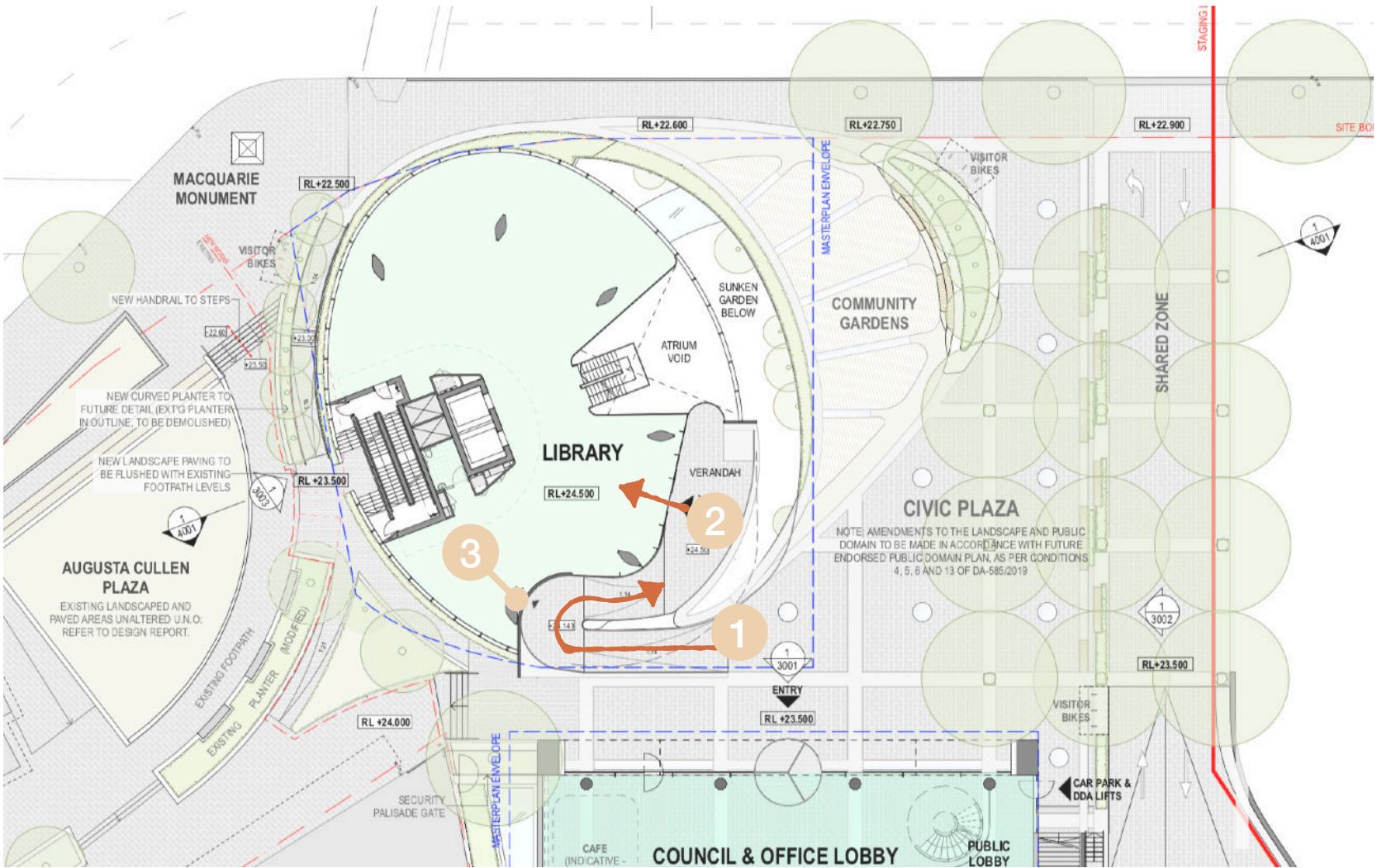
The 'civic verandah', the libraries 'community verandah' and the internal display and events space at the main library entry all combine to create a close sequence of large spaces for the safe handling of multiple large groups, away from street traffic, with weather protection options.

/ Entry Level Programme

The interior of the library at entry level is expected to contain areas for;

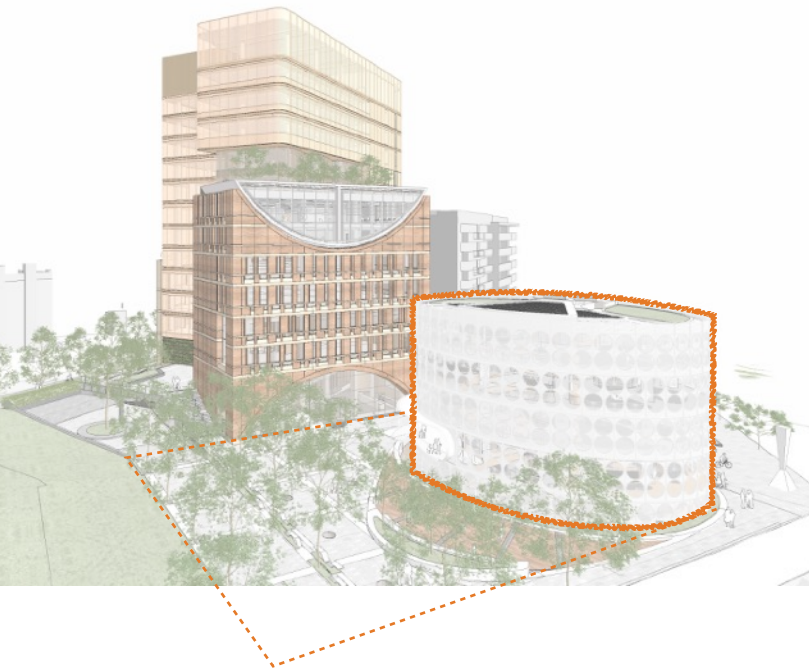
- Display and event,
- Browsable returns shelves,
- After-hours return chute incorporated into landings at entry ramp,
- Service counters and self-check facilities,
- Personal Access Computers,
- Public lounging,
- Magazine and 'New Reads' collection area

A central circulation core includes public lifts, atrium stairwell and accessible wash room.



/ Lower Ground Floor Plan

1. Entry ramp
2. Community verandah
3. After hours returns chute





Southbound view from Macquarie Street toward the library and Augusta Cullen Plaza



The colocated civic and library entries overlooking the generous civic verandah



Aerial artists impression of proposed public domain



CGI view of ramp to Library 'community verandah' and it's view back across the plaza



CGI view from Library 'community verandah' overlooking plaza

Building Programme

5.1 Library

5.1.2 Typical Floor Plan

/Symmetrical Floor Plate

- Geometry driven ellipse form based on two symmetrical pairs of curves.
- Core and atrium are centred.

/Directional

- The Library addresses the Public Domain.
- The core of the library is anchored towards the western side of the floor plate, allowing for well proportioned fit out opportunities to the north, east and south.

/Efficient structure

Structure response utilises the inherent strengths of the floor plate size, symmetry and core location;

- Band beams radiating from core on central axis
- Void zones between beams
- Ceiling feature
- Very few columns resulting in more planning flexibility
- Repetitive plates

/Central void close to facade

Continuous vertical connection that steps towards the facade at entry level;

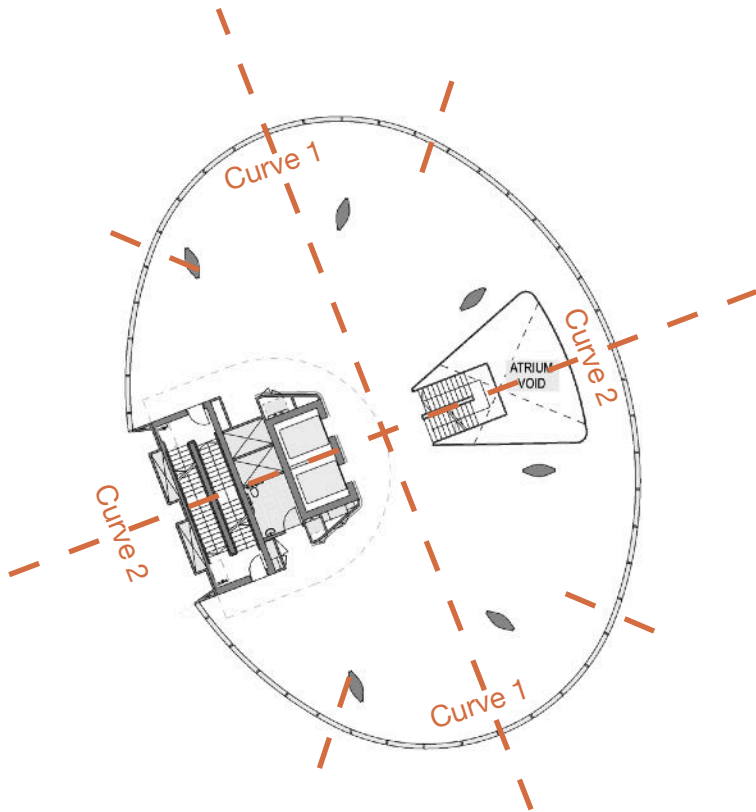
- Increases level of light ingress to basement and to above ground library.
- Increased panoramic view.

/ Dual zoned layout

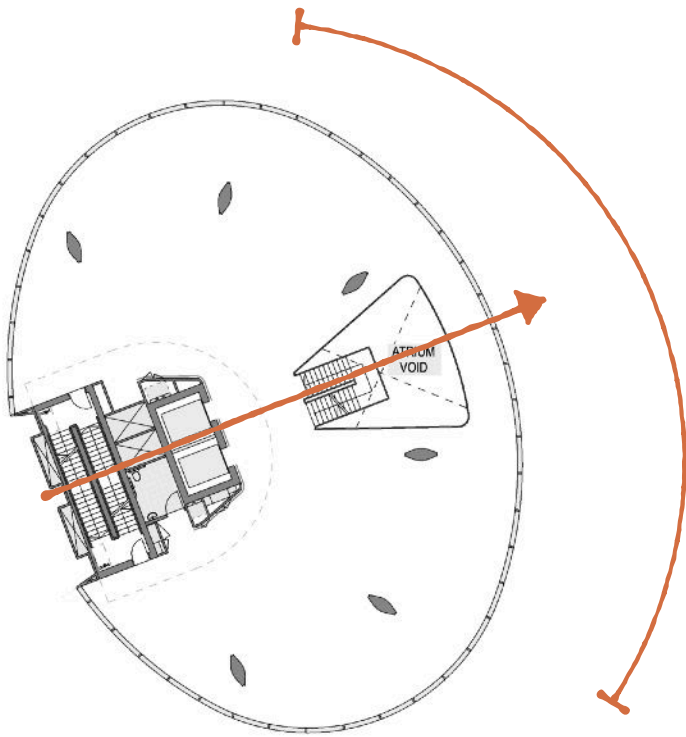
- Flexible, large contiguous spaces relative to a central void configuration.
- Each zone can be broken down further into three segments

/Circulation

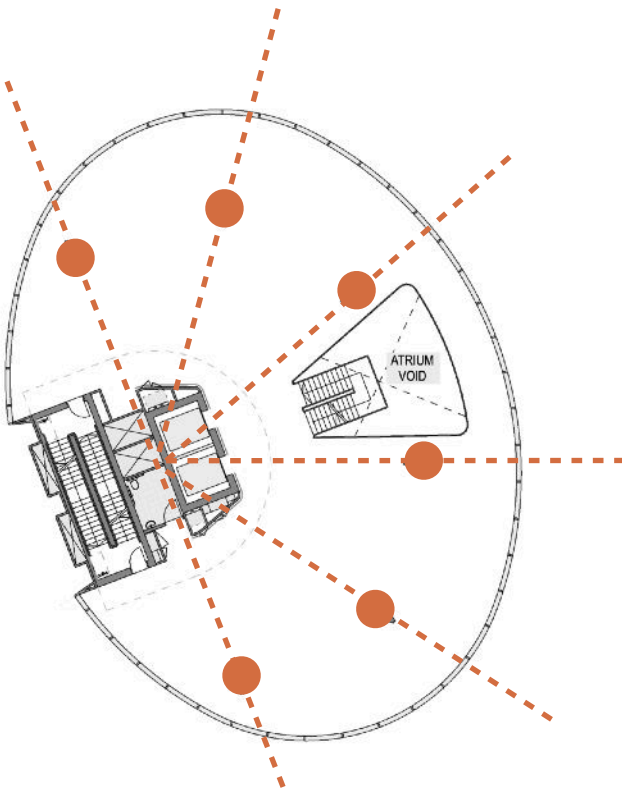
- Efficient central circulation between stair and lifts.
- Scissor Fire Stair removes requirement for smoke curtains to lower levels of atrium void.



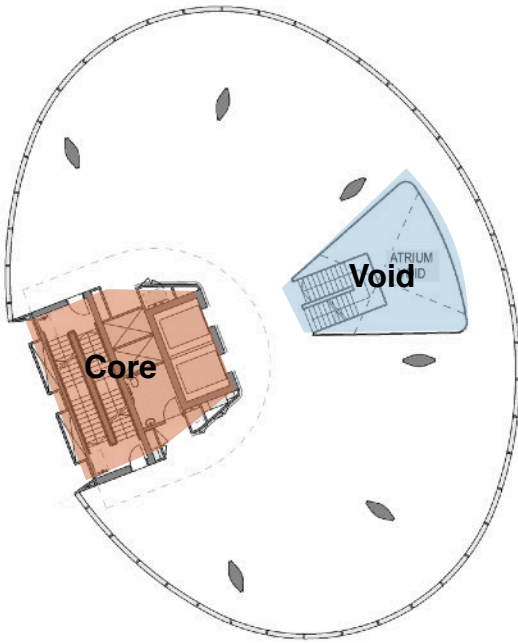
Symmetrical Floor Plate



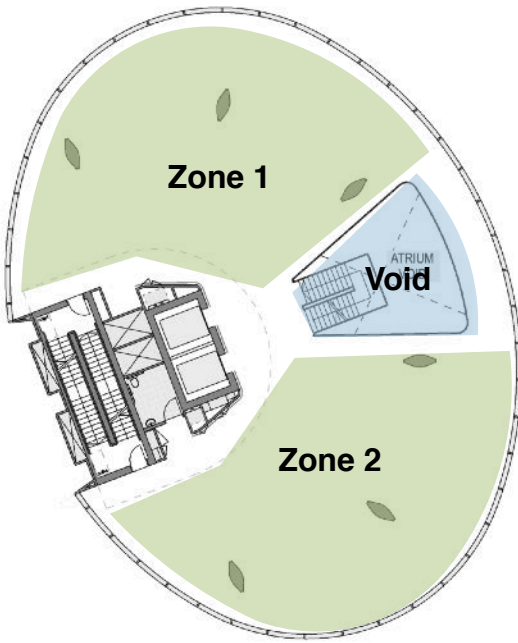
Directional



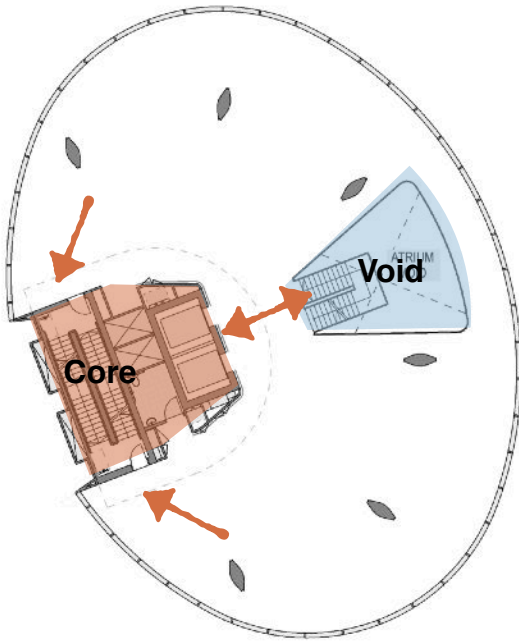
Efficient Structure



Vertical Connection



Horizontal Connection (Zones)



Circulation

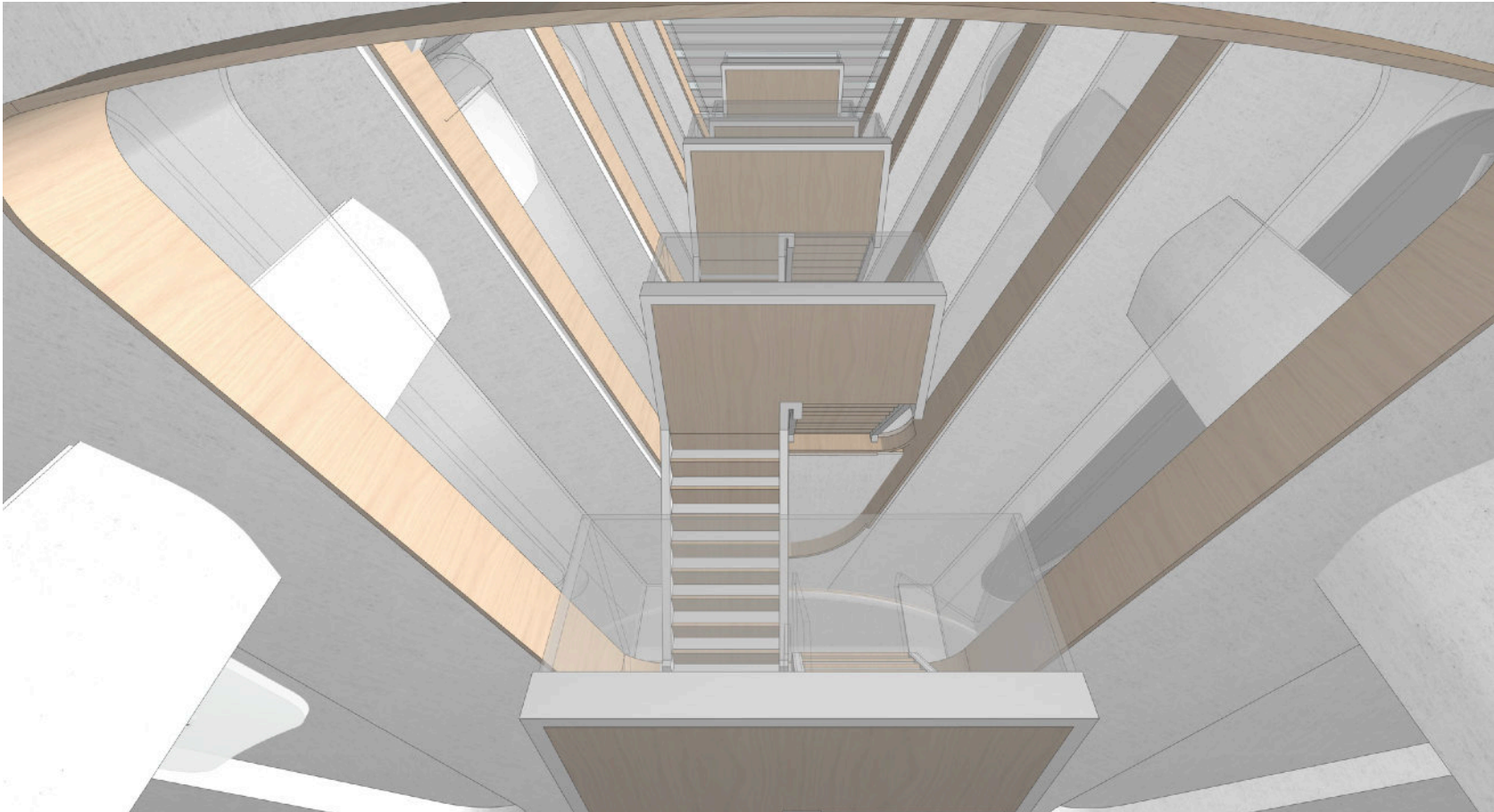
Building Programme
5.1 Library

Various indicative views inside the library tower.

Note: library fit out does not form part of this DA, these views are included for illustrative purposes only.



Mezzanine level looking across the atrium toward the civic plaza



View up atrium space



Level 1 looking south toward the atrium and civic building beyond



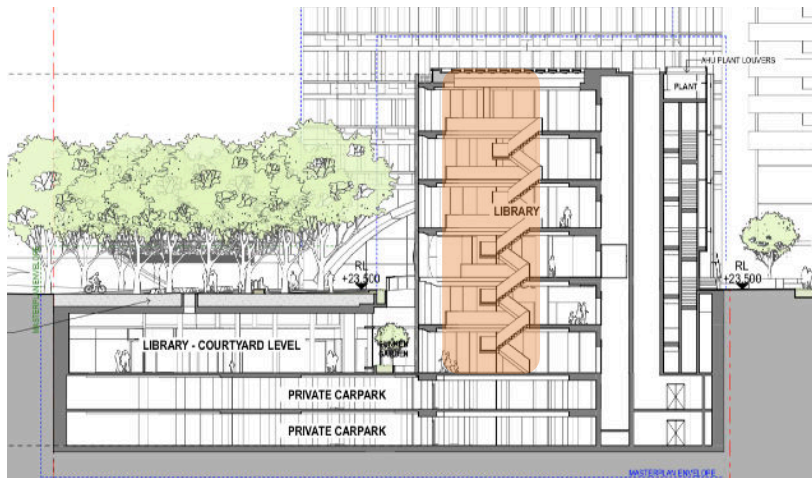
Ground level arrival area, looking north to the Macquarie Street intersection across the atrium space

Building Programme
5.1 Library

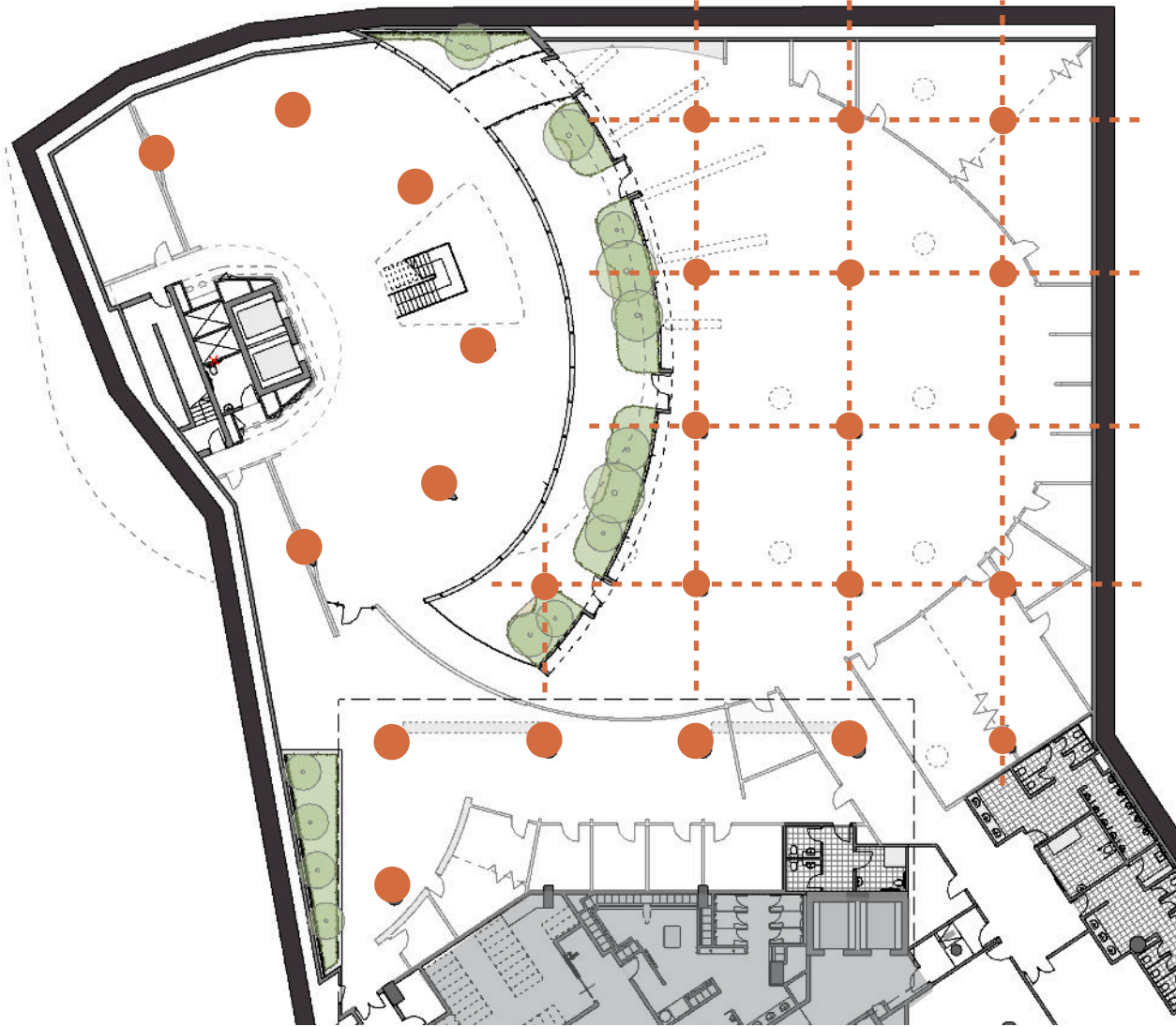
5.1.3 Amenity and Light to Grand Courtyard

- / Atrium
- Continuous vertical 5 level atrium from Grand Courtyard to glazed roof
- Adjacent to facade brings in North/western light.
 - Allows for all levels to be accessed without reliance on lifts.
 - Views between multiple levels.

- / Structural Grid
- The structural columns within the Grand courtyard adhere to the structural grid established for basement parking below, and tower above.
- Allows for smaller profile columns to be used.
 - Allows for efficient arrangement of shelving and seating



Atrium



Structural Grid



Building Programme
5.1 Library

Amenity and Light to Grand Courtyard (cont.)

/ Sunken Gardens

- Visual connection between plaza Community Garden and basement levels.
- Secure outdoor Community / play space
- Green outlook from staff areas

/ Skylights

Various methods are proposed for bringing diffused light into the basement level for amenity and to alleviate dependence on energy for artificial lighting.

- Glass skylights located flush with the ground plane of the plaza
- Linear skylights with light reflectors.
- Round / conical skylights
- Glazed roof



Sunken Gardens



Skylights



Building Programme

5.1 Library

5.1.4 Programme Distribution

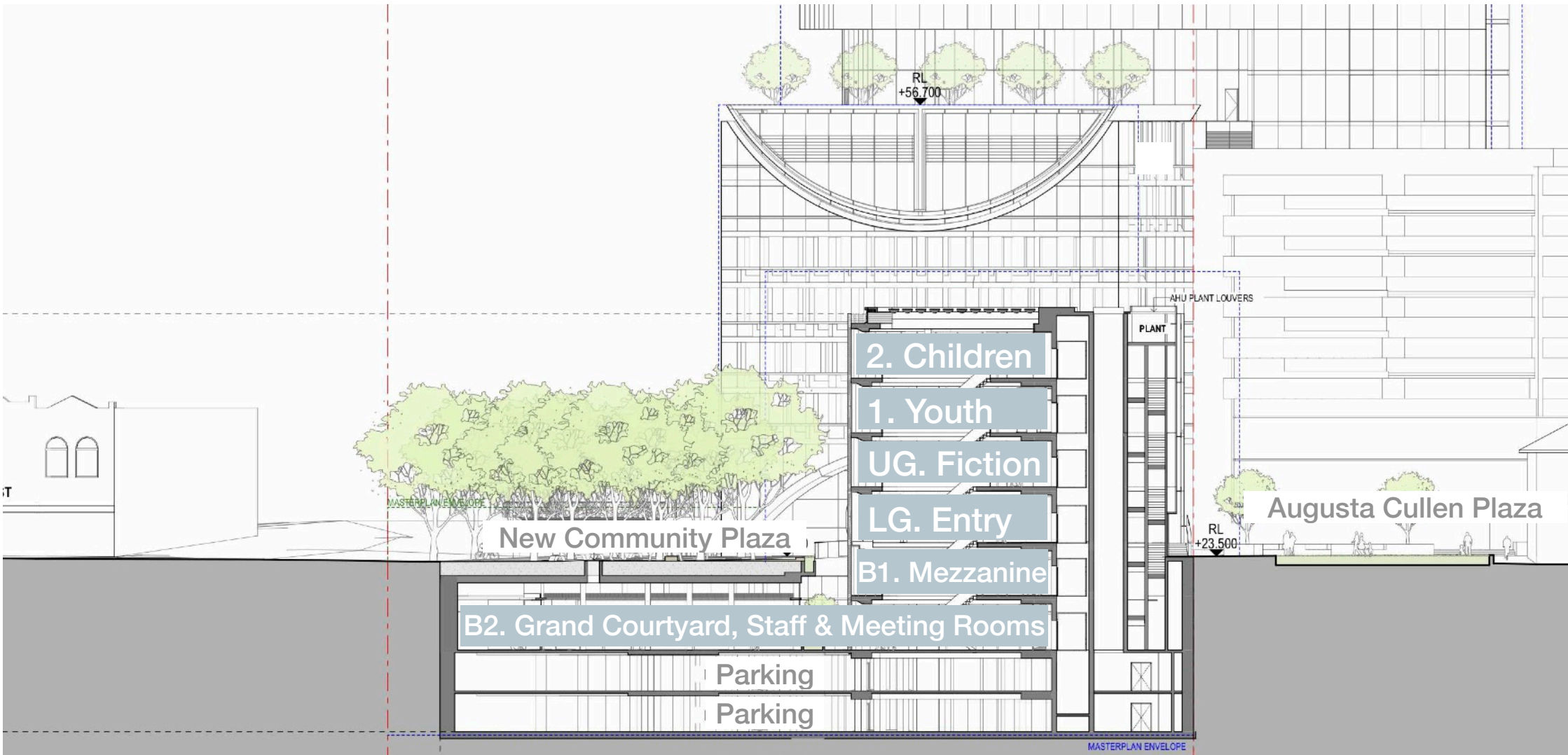
The Liverpool Central Library will have an area of 5000sqm; a significant community asset for the City of Liverpool. A footprint of this scale is ideally arranged to allow a hierarchy of spaces, from active and vibrant to quiet and concentrative.

/ Brief Development

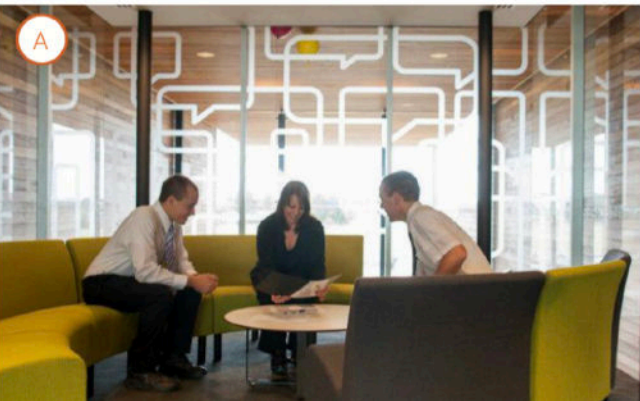
fjmt has developed a written brief in response to the existing Liverpool City library building capacity and function. Various categories have been identified that will be required to be provided in the library's future fit-out.

- Collection - including magazines
- Reading and study areas
- Resource areas, including personal access computers,
- Staff areas, including office space as well as service and returns area.
- Additional Service areas such as Youth, Children's story-time and meeting areas,
- Amenities, including public toilets and parents room.

The spacial and qualitative requirements of these areas are detailed in the library brief, and have been incorporated into test-fit layouts in conjunction with a series of workshops undertaken with Liverpool librarians. These are detailed over the following pages.



/Library Cross Section
Scale 1:250



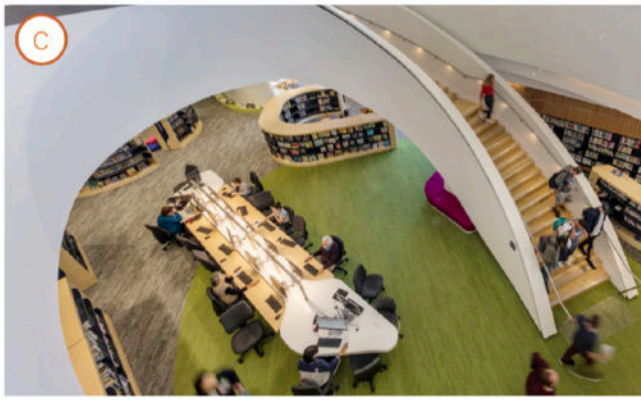
/ Ground level

From the entry point the proposed uses offer staff service, community lounge, and high turnover collections. Local studies, collaborative meeting and study areas are located above and below the entry level maintaining a close connection.



/ Jewel in the crown

The decision to locate children's areas at the top-most floor is intended to provide a high level of colour and activity which may be viewed from the exterior of the library. The youth levels take advantage of the light and bright experience.



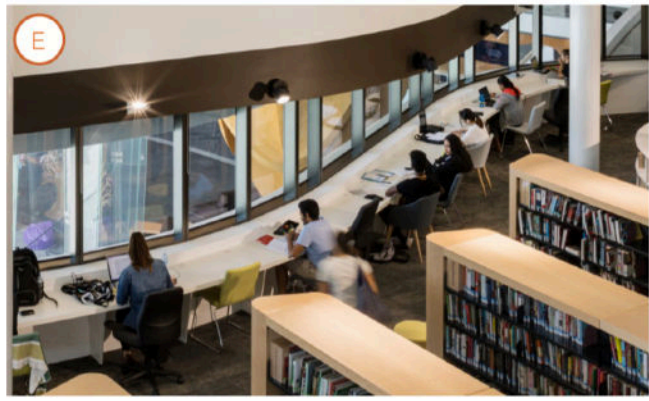
/ Technology

Technology will be distributed though-out the library offering the widest possible access to the widest demographic. Quick use computers will be supplemented by technology areas for youth, digitally enabled meeting rooms and public access computers in quiet areas. There will be wifi throughout.



/ Outdoor connection

All levels of the library will have vistas or access to open space, whether it is street frontage, courtyards or new public open space.



/ Grand Courtyard Level

Located around a generous open-to-the-sky sunken courtyard, with access only from the library, the envisaged uses of the lower-most level are staff administration, collection and seating areas, and meeting rooms.

Building Programme

5.1 Library



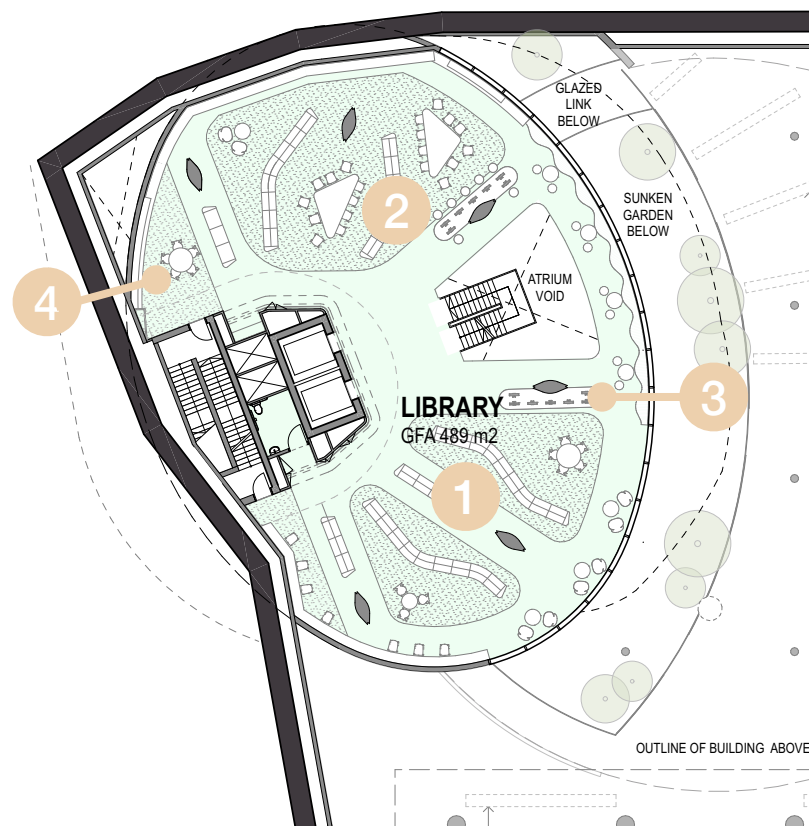
B2 Grand Courtyard Level Fit-out Plan
Scale 1:250

/ Grand Courtyard level (B2)

- 1 - Collection and seating areas within tower footprint
- 2. Sunken garden
- 3. Collection and seating areas below plaza slab
- 4. Meeting rooms
- 5. Public restrooms
- 6. Storage and archive
- 7. Staff Area offices and meeting rooms
- 8. Internal landscaped garden with vertical green wall.
- 9. Returns room and distribution centre
- 10. Comms room

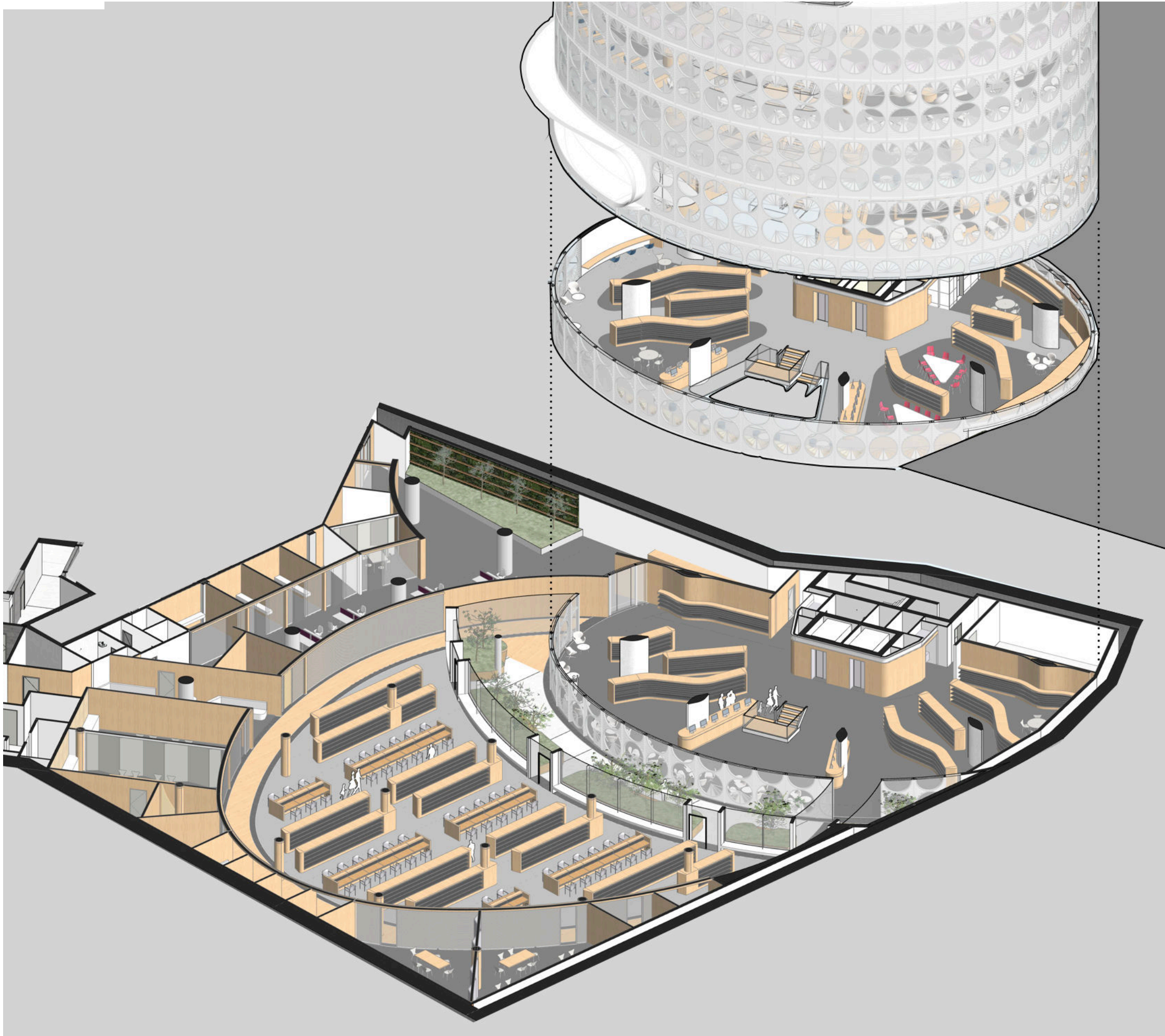


Building Programme
5.1 Library



B1 Mezzanine Level Fit-out Plan
Scale 1:250

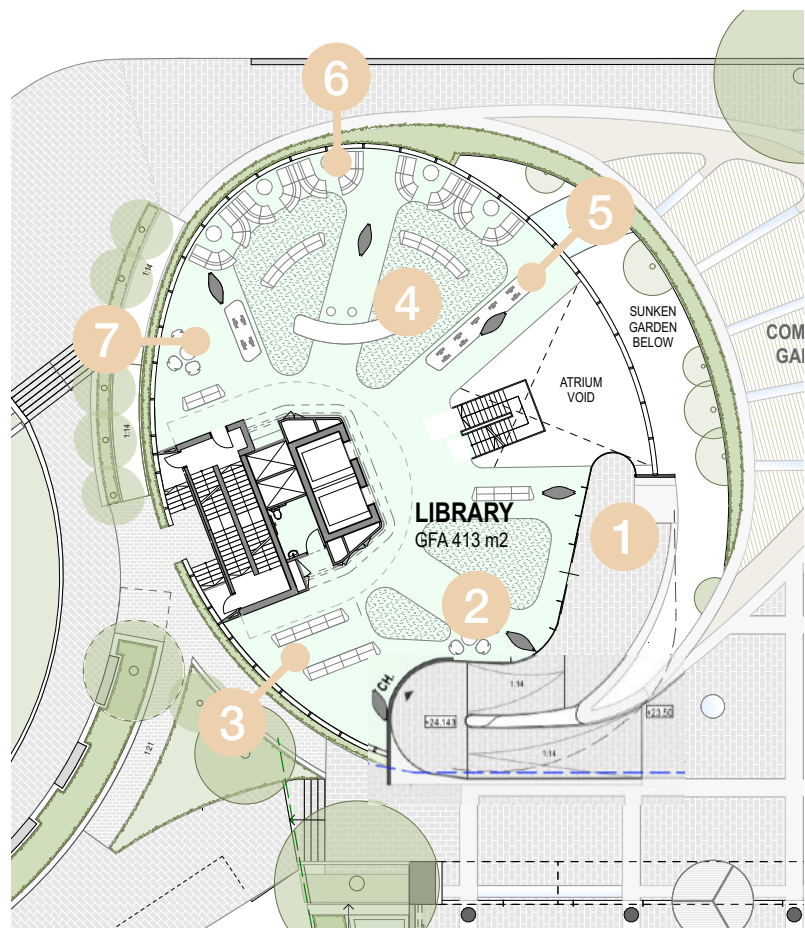
- / Mezzanine level (B1)**
- 1. Community Languages
 - 2. Magazine and Newspapers
 - 3. Personal Access computers
 - 4. Group study areas



B2 Grand Courtyard Level Fit-out Plan
Scale 1:250

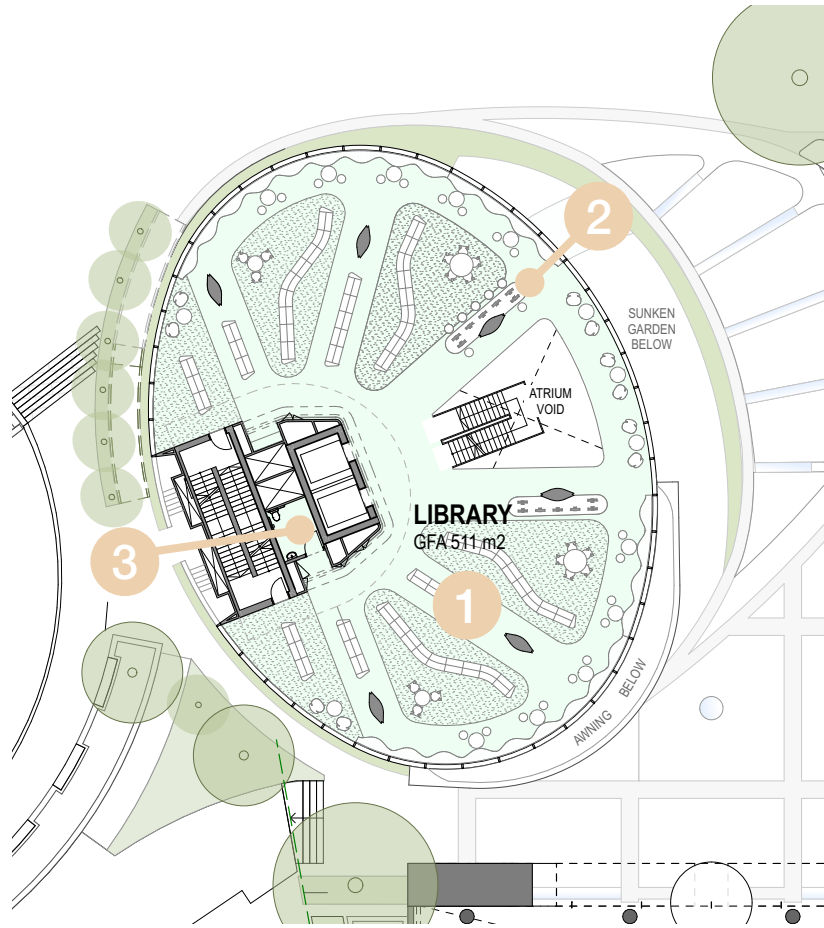
Building Programme

5.1 Library



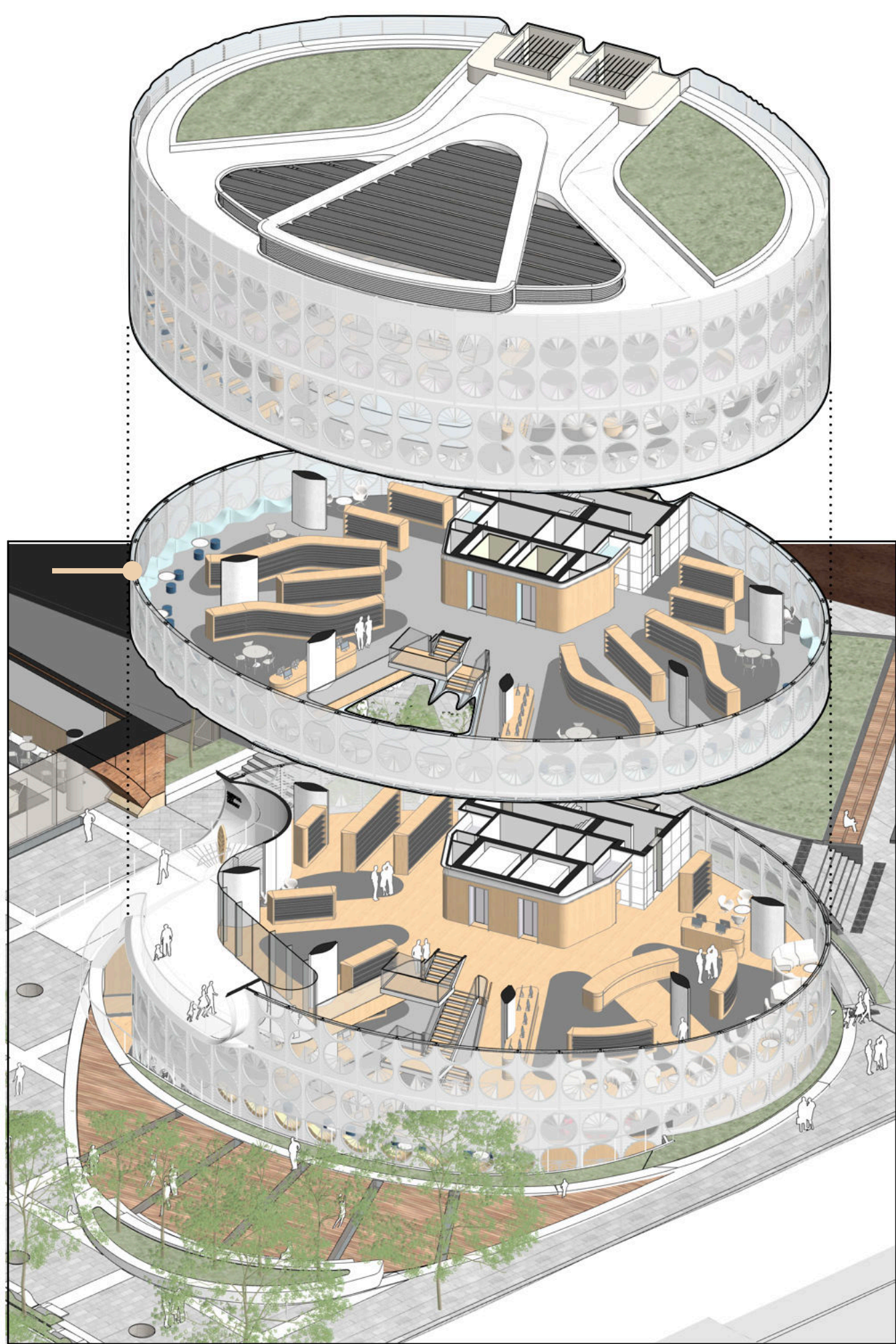
LG Entry Level Fit-out Plan
Scale 1:250

- / Mezzanine Level (B1)
- 1. Community Verandah/ entry
 - 2. Foyer and Display
 - 3. Return shelving
 - 4. Service counters and self-check
 - 5. Personal access computers
 - 6. Public Lounge with magazines
 - 7. New Reads collection



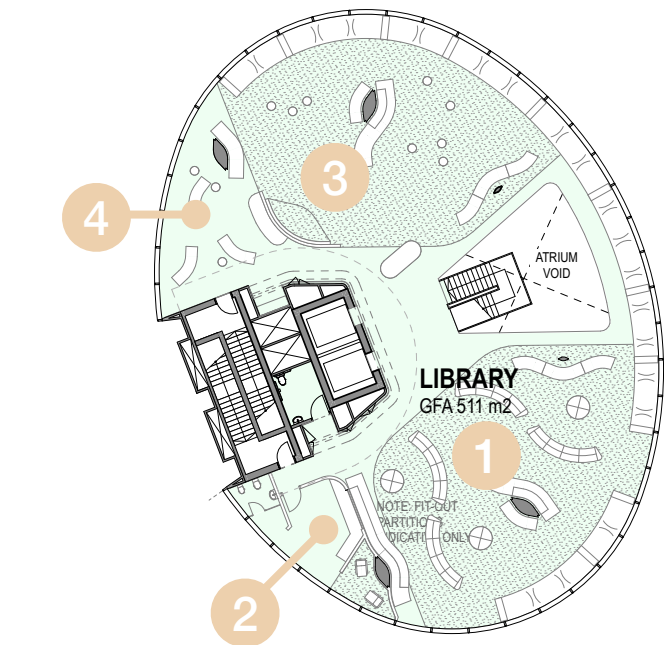
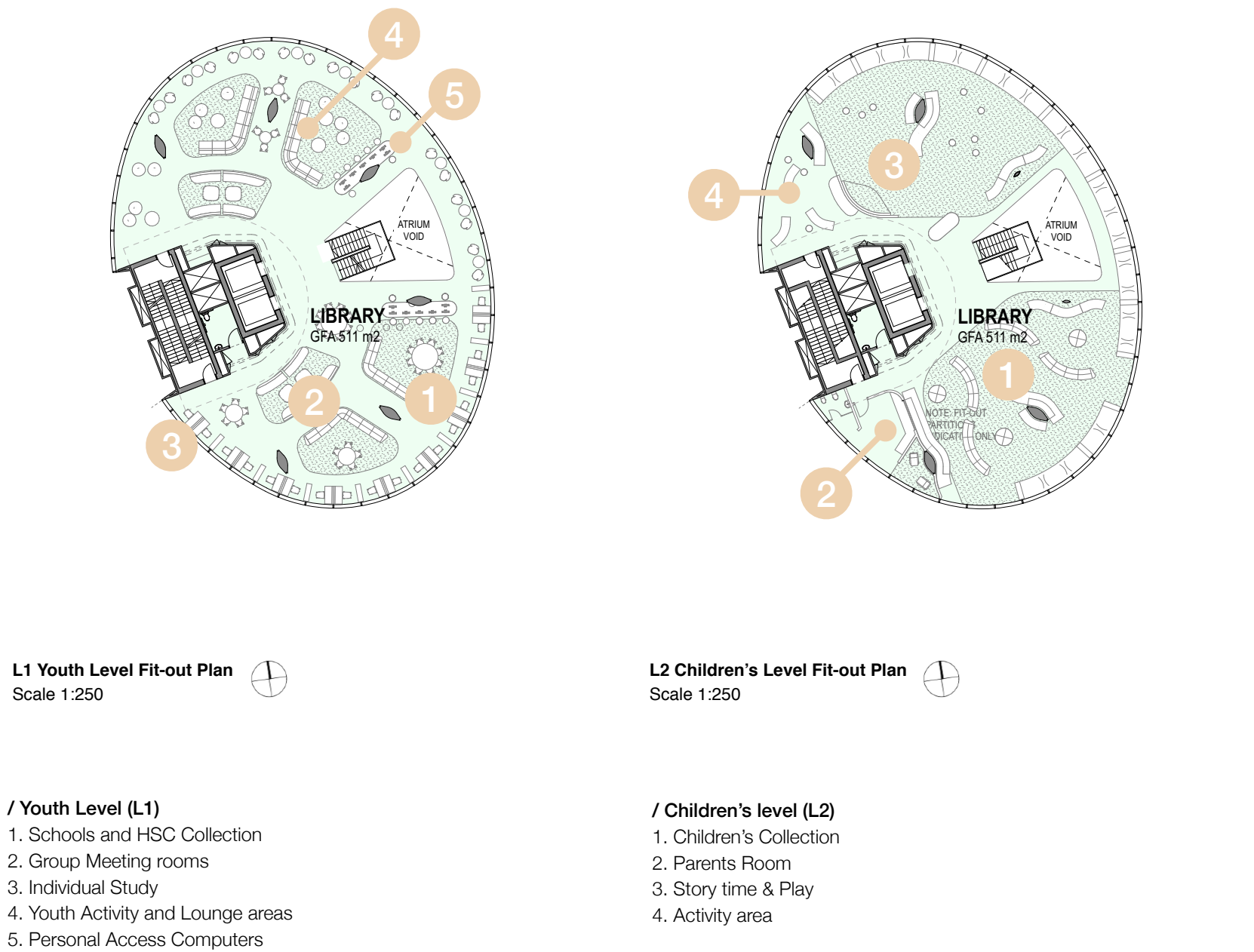
UG Adult Fiction Level Fit-out Plan
Scale 1:250

- / Adult Fiction level (UG)
- 1. Adult Fiction Collection and seating
 - 2. Personal Access computers
 - 3. Accessible WC (all levels)



Building Programme

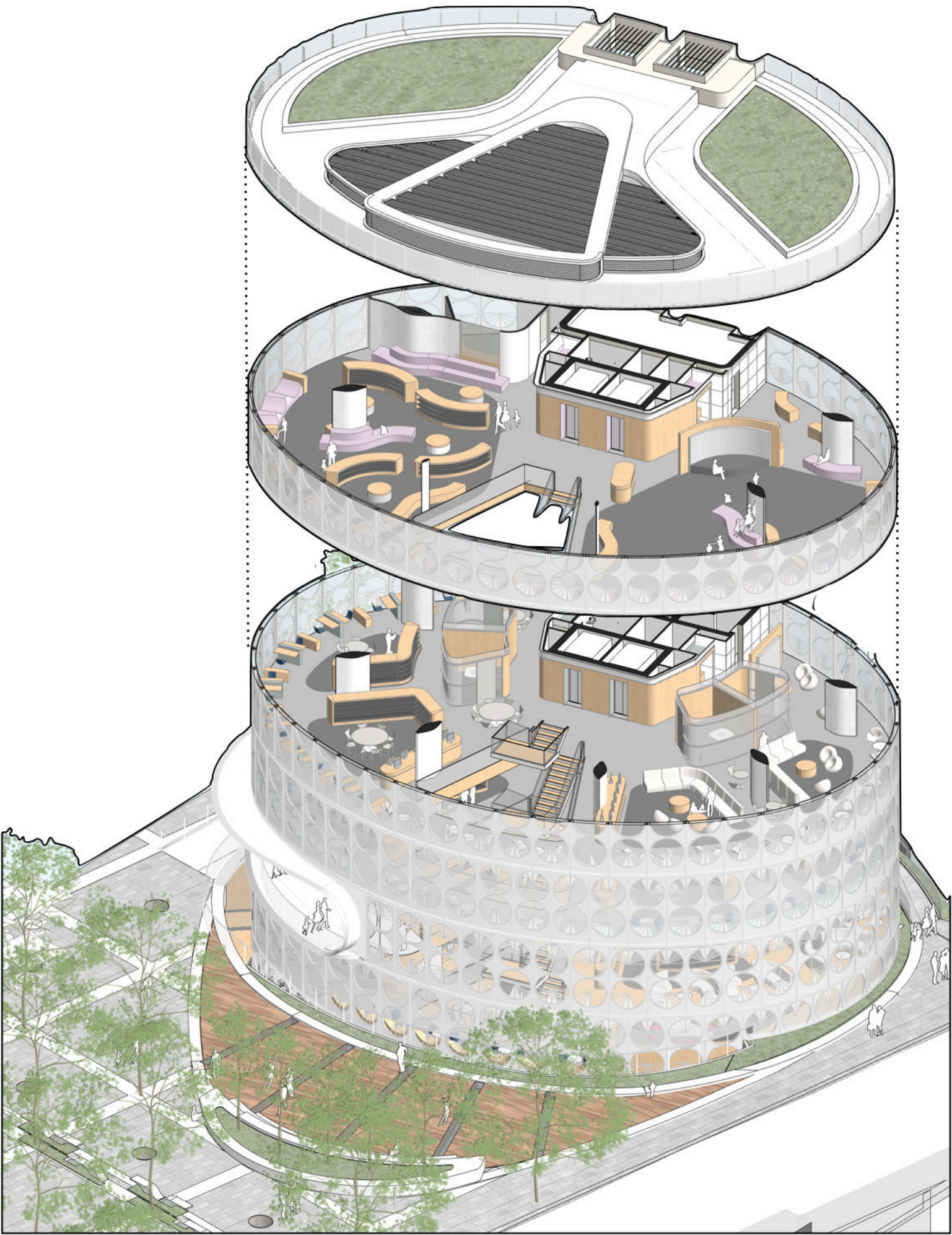
5.1 Library



L2 Children's Level Fit-out Plan
Scale 1:250

/ Children's level (L2)

- 1. Children's Collection
- 2. Parents Room
- 3. Story time & Play
- 4. Activity area



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;

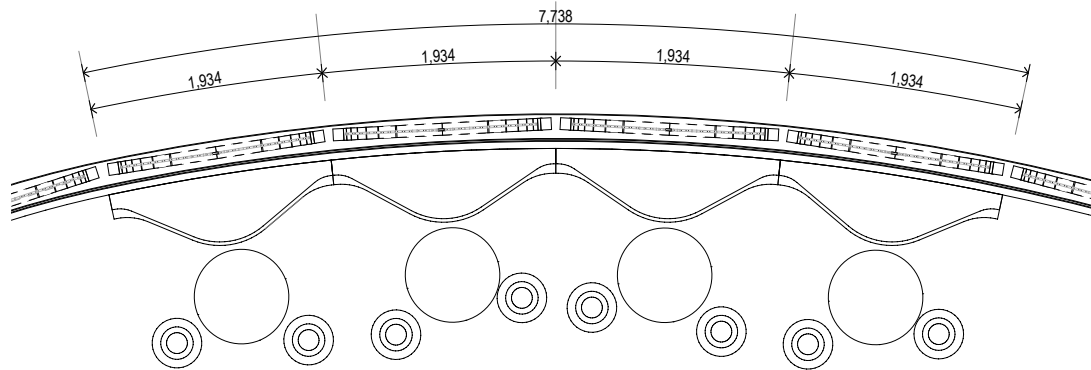
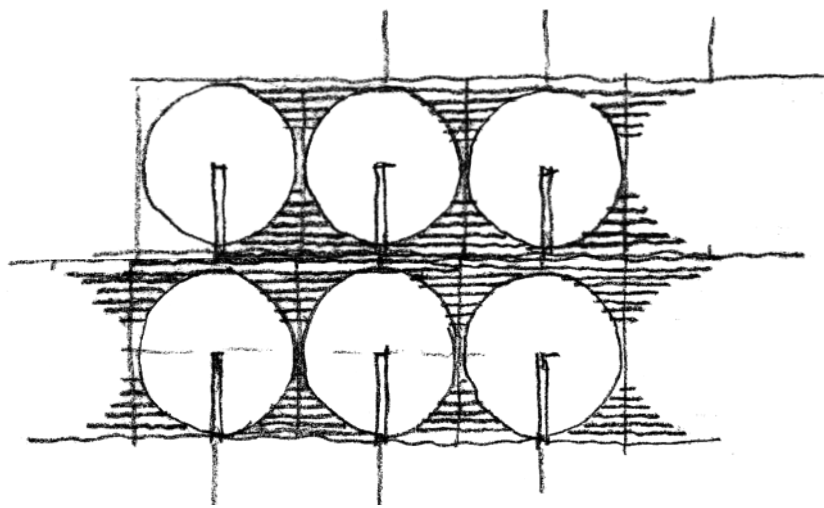
U Value = 2.0

SHGC (Blinds open) = 0.3

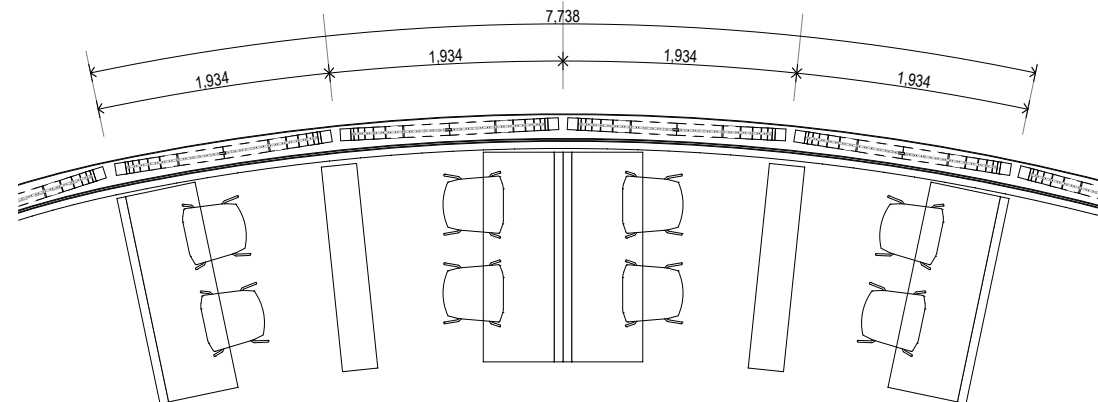
SHGC (Blinds closed) = 0.12

/Internal interface with facade

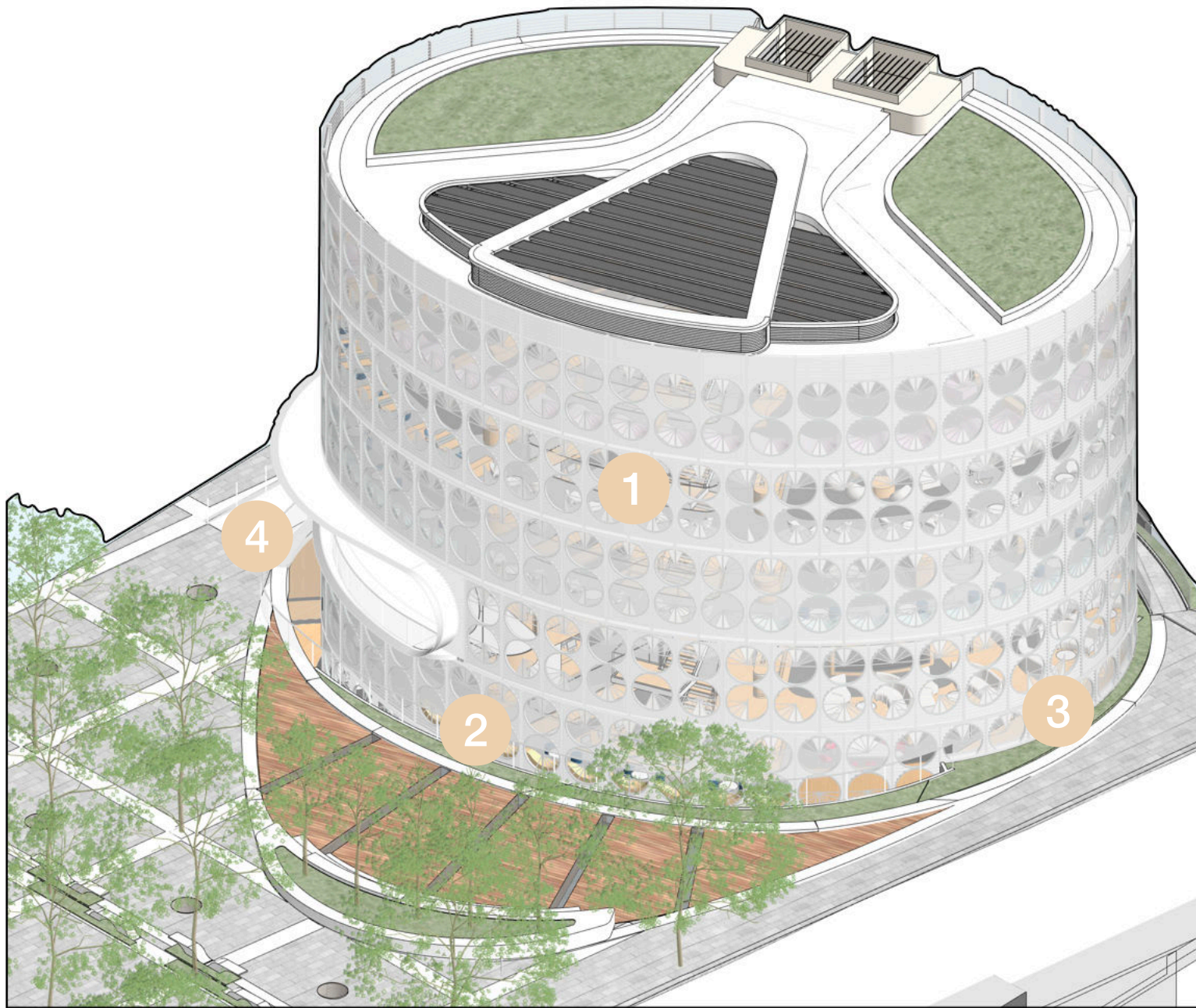
The modularity of the facade offers opportunities to integrate seating and other modular furniture in the future fit-out. It is desirable for lounge areas and quiet zones to be located at the perimeter of the library floor plate away from circulation and closes to the light/views.



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



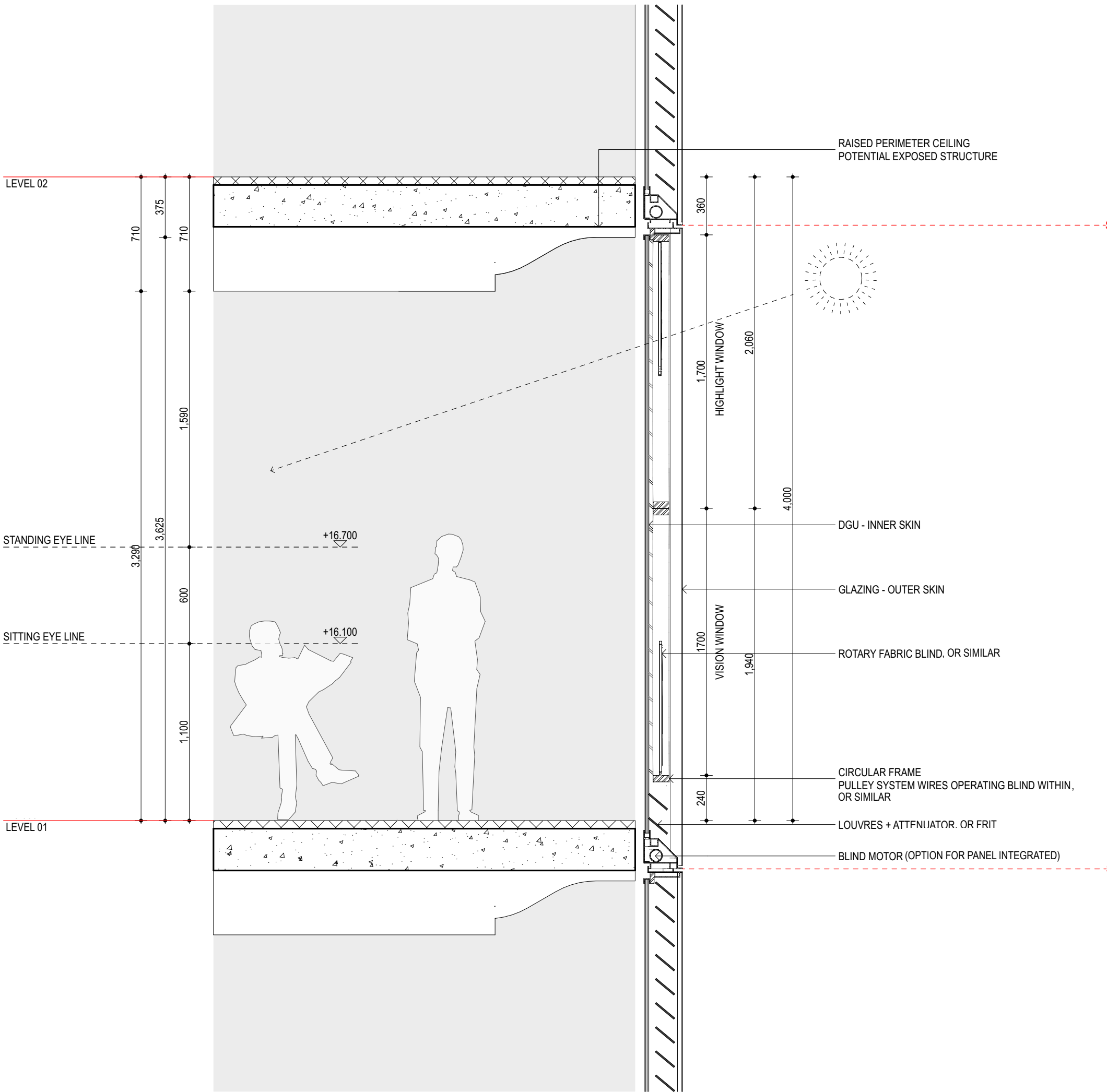
/ Facade module plan view
Study carrels



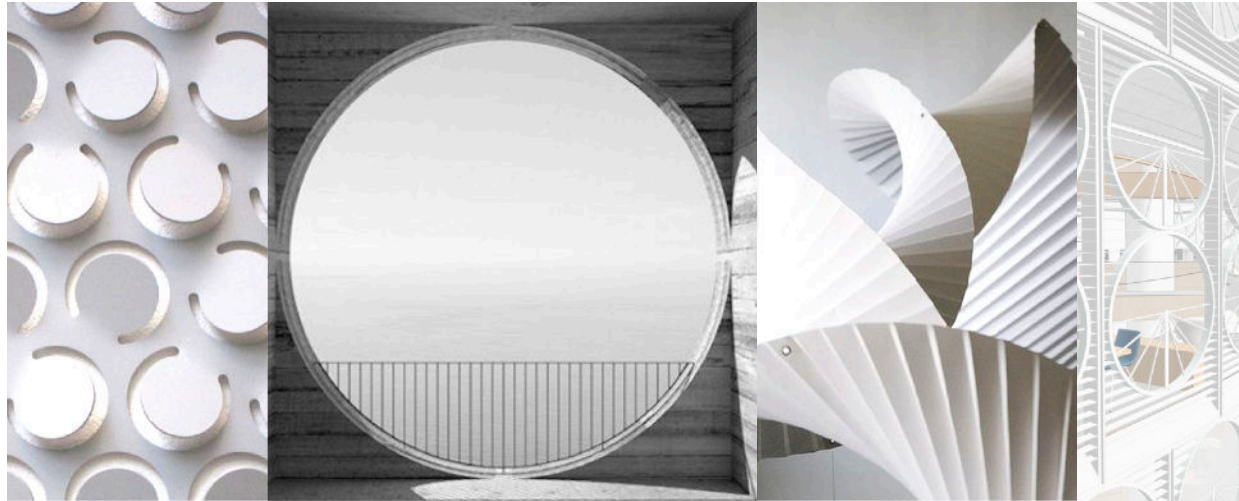
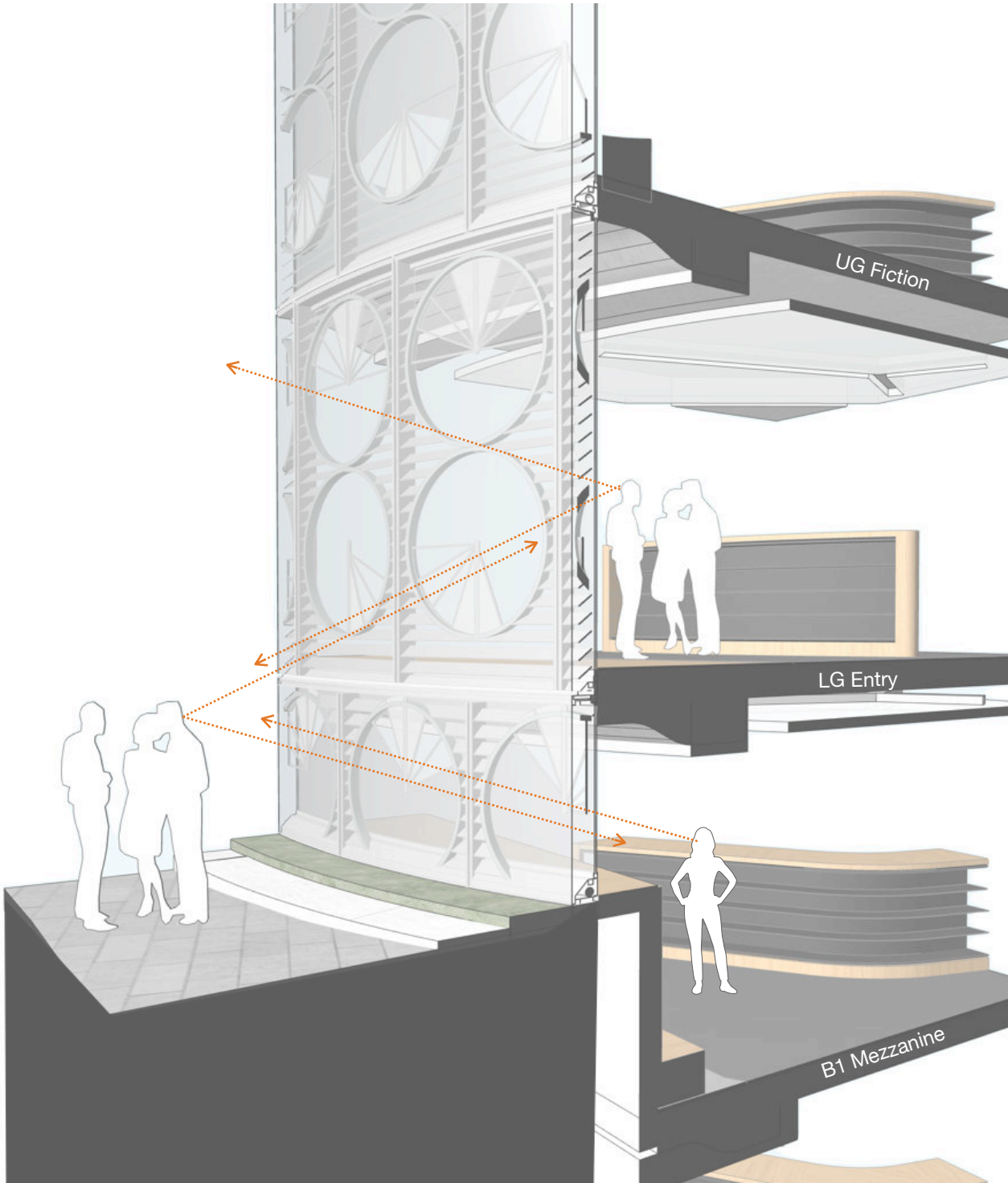
/ Facade elements

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



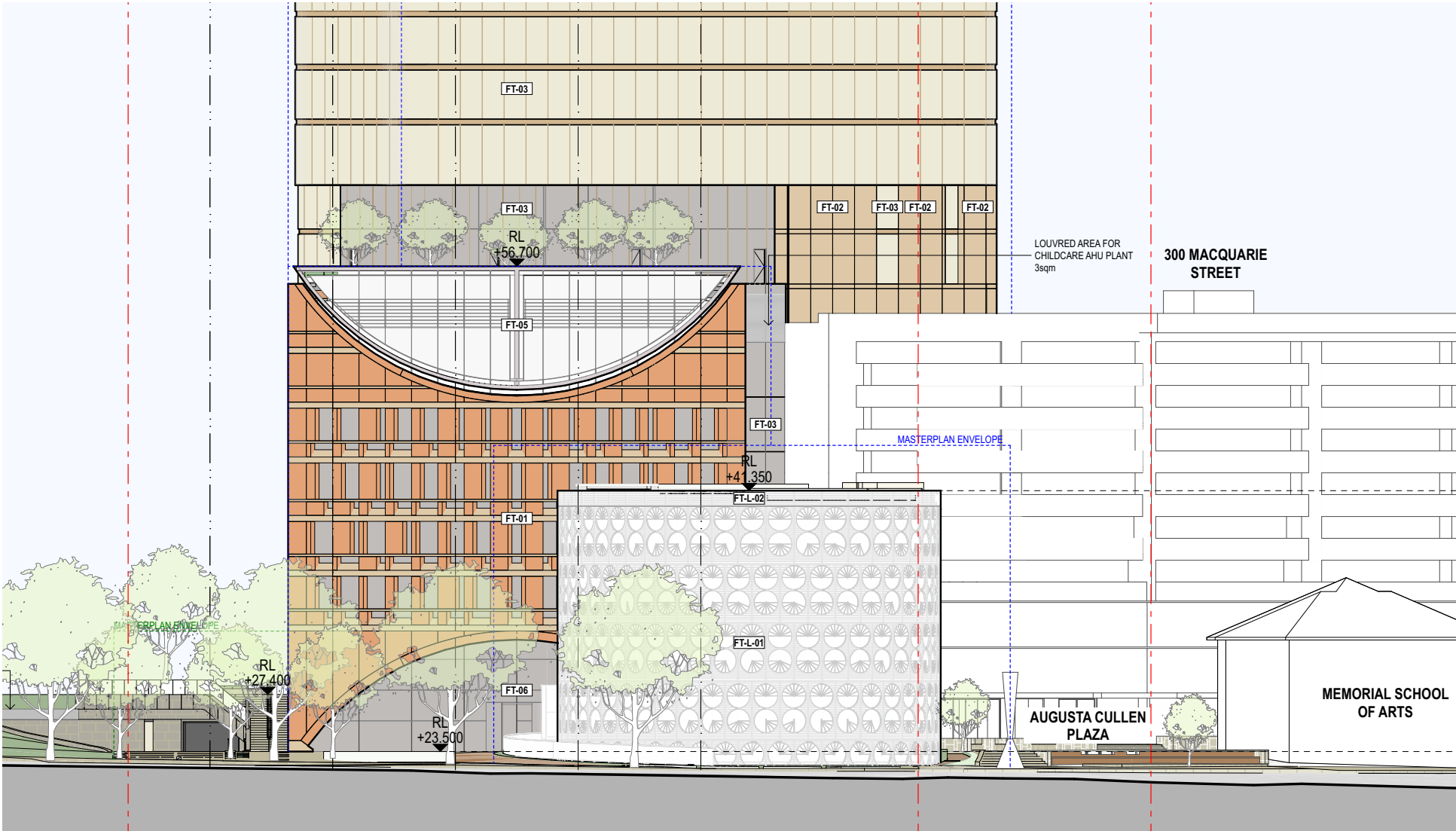
Indicative Facade Section



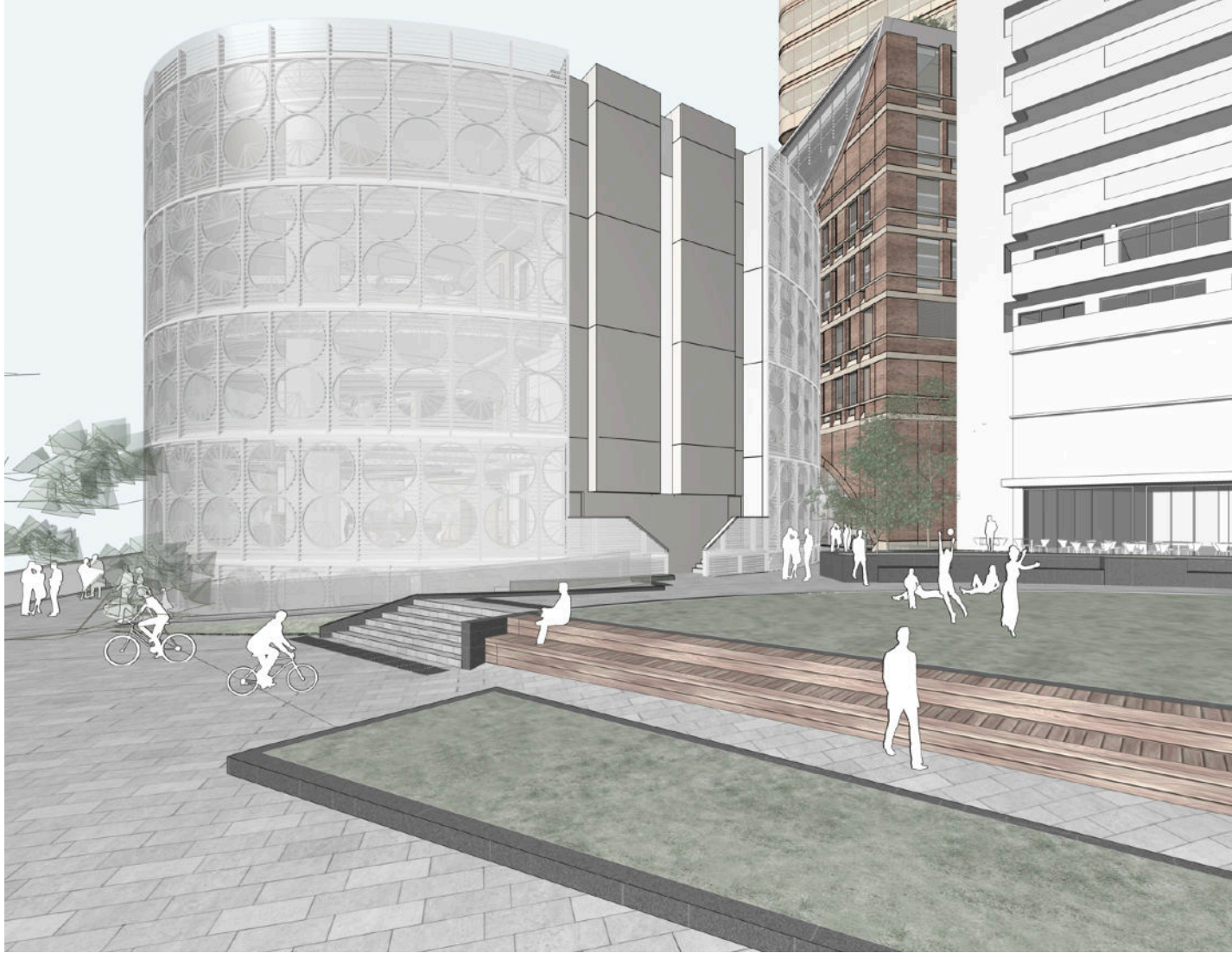
Building Programme
5.1 Library

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

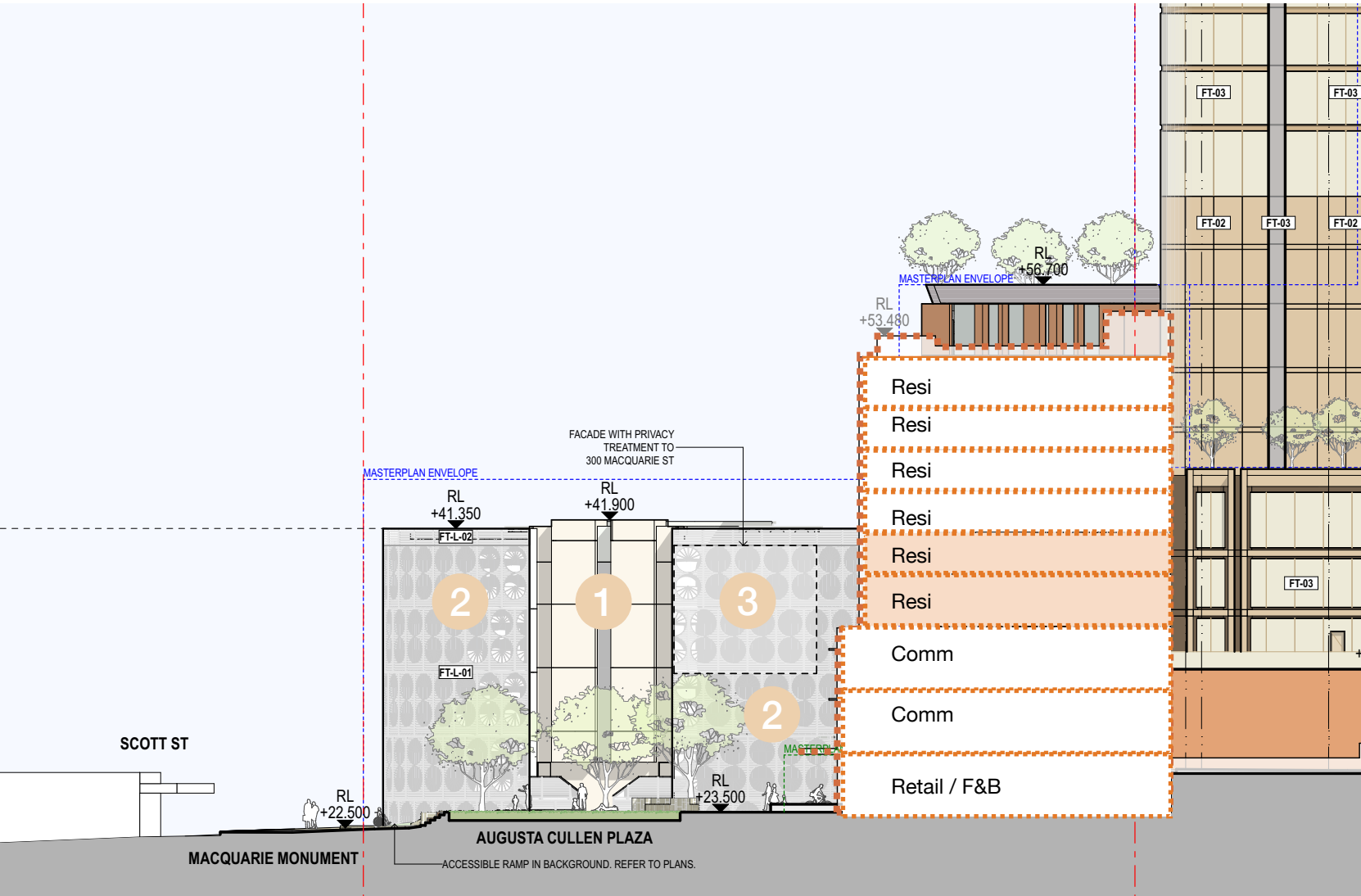
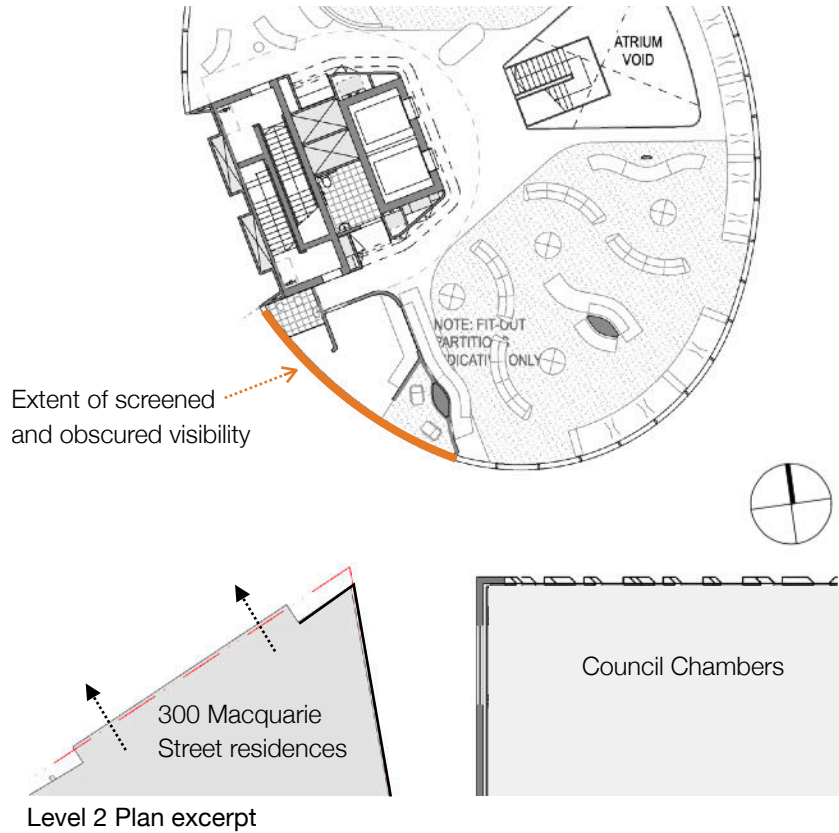
The proposal has considered the need to locate heavily used areas within the library away from the existing multi-use building adjacent. The facade treatment on the upper two levels also requires fixed screening to obscure vision from the library interiors and preserve privacy to the residential neighbours.

/ 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



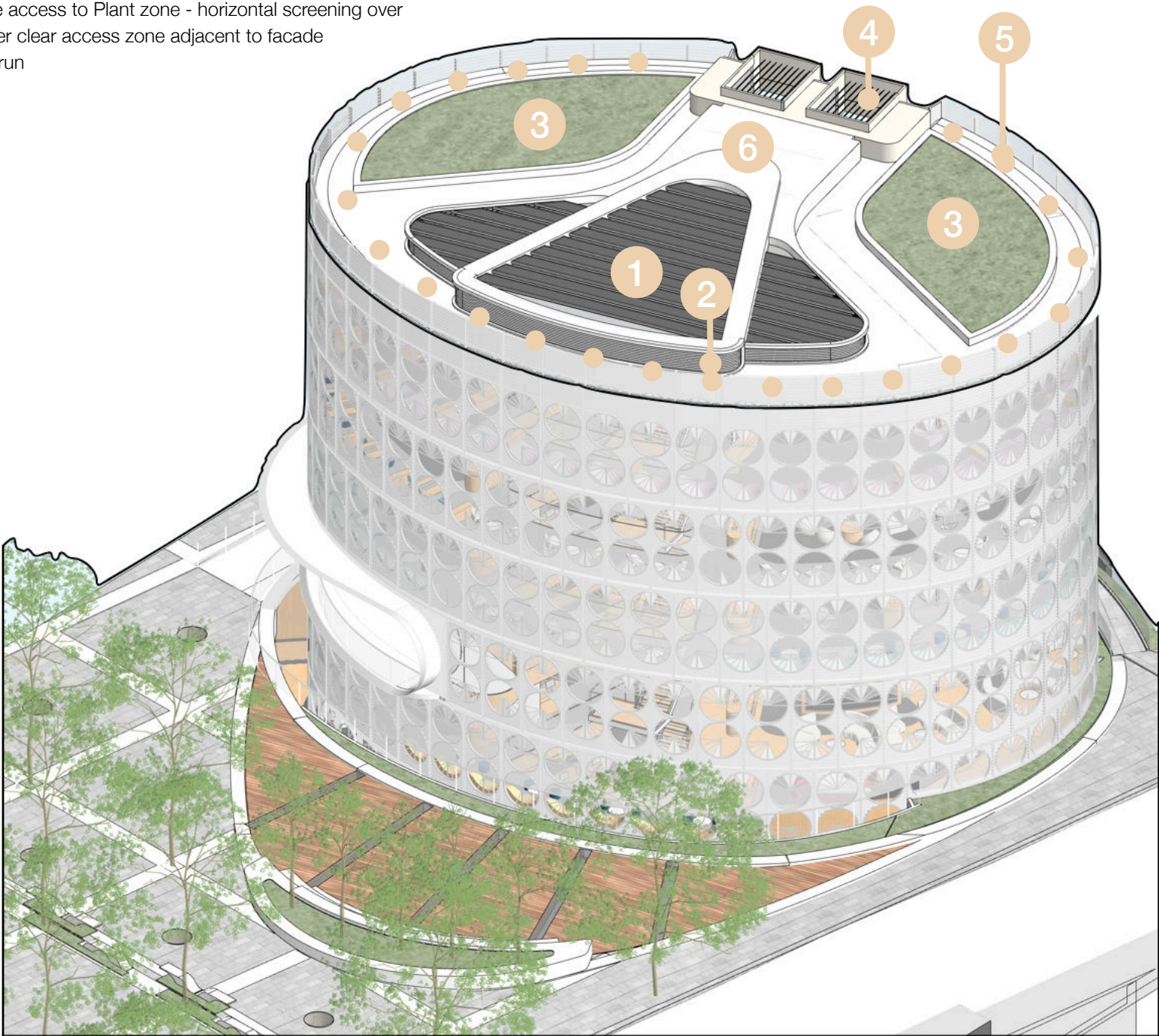
5.1.8 Roof Design

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 Programme
5.2 Civic Building

5.2 Civic Building

The Civic Building consists of the City of Liverpool council across 8 levels including the Customer Service Centre and Chambers, a 90 kid childcare facility, and 4 levels of office lease space in the uppermost floors.

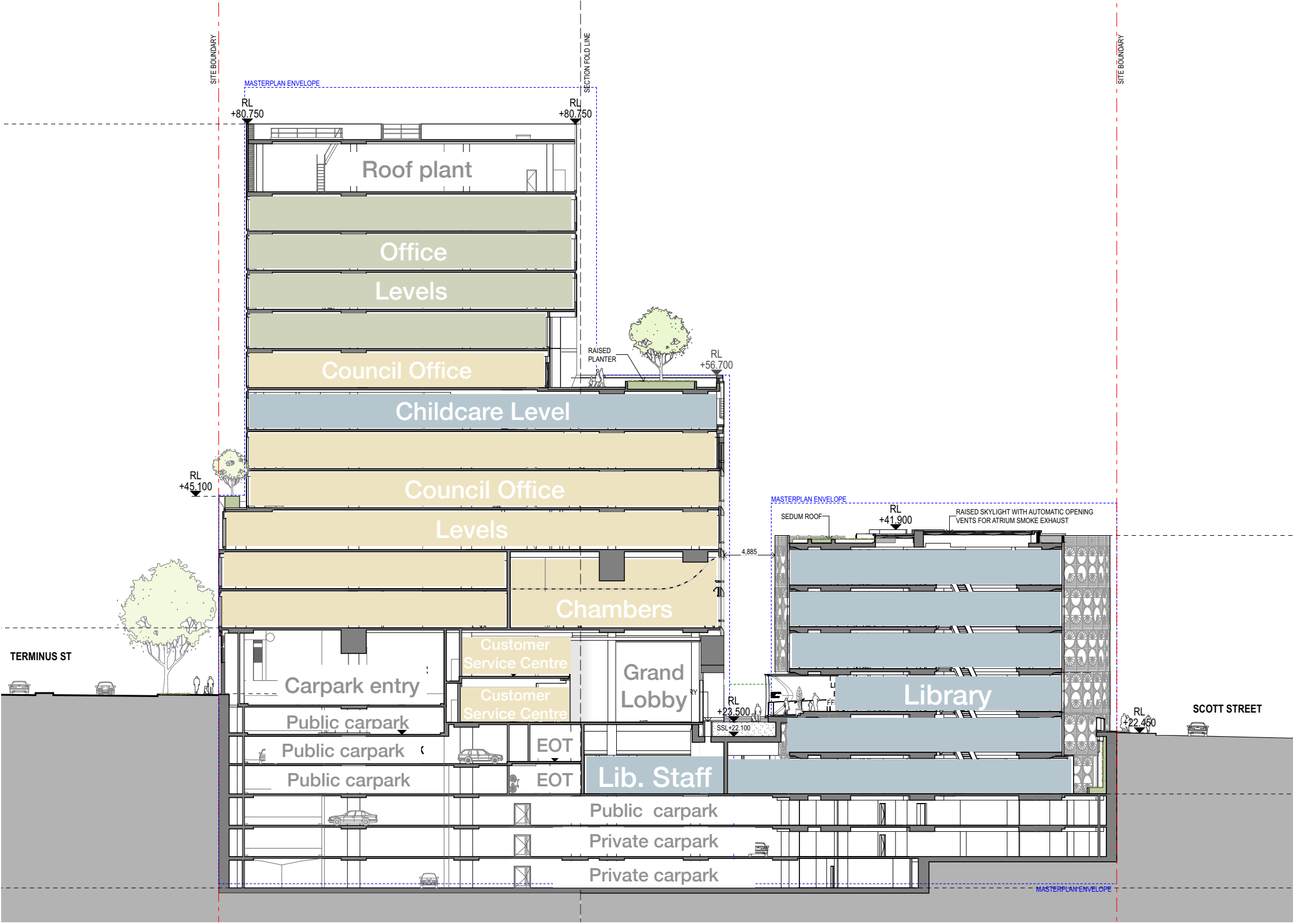
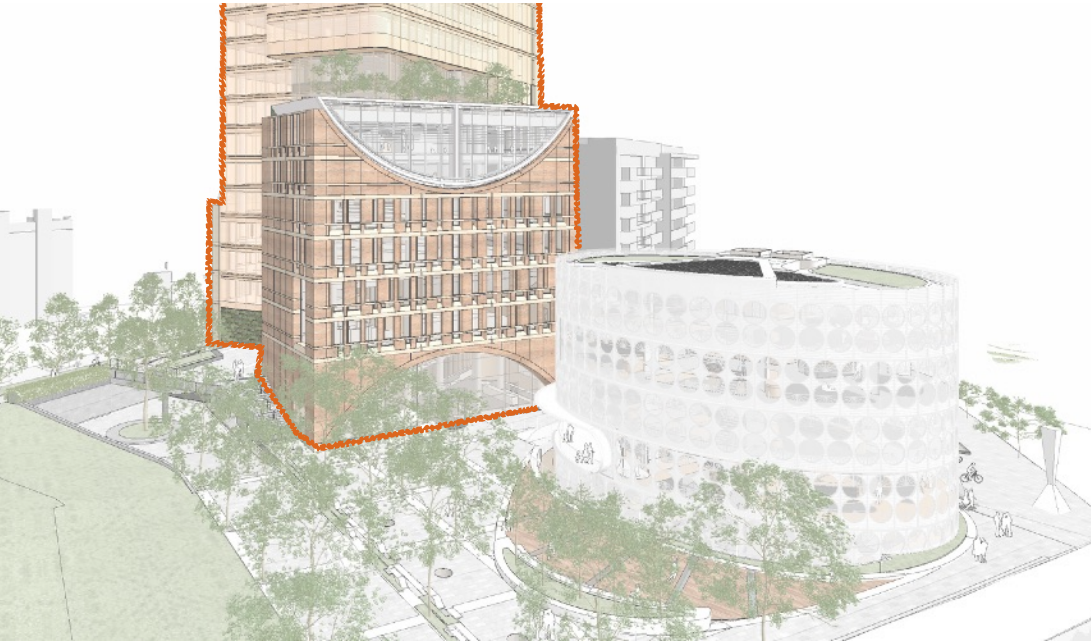
/Parking

- Private carpark accessible from Scott Street.
- Public carport and loading dock accessible from Terminus Street

/ Civic functions

- Council customer service areas and meeting rooms.
- Council chambers
- Council offices
- Council executive level and events terrace

Note: Internal fit out does not form part of this DA, all plans and views indicating furniture and fit out layouts are included for illustrative purposes only to assist the assessment of this DA.



Building Programme

5.2 Civic Building - Council Interface

5.2.1 Address

The Civic Building will provide a new focal point in the urban landscape of a revitalised Liverpool CBD. A grand arch gesture centred on the proposed plaza, clearly pronounces the entry and building's civic status, in a balanced dialogue with the highly identifiable library.

/ Grand Lobby

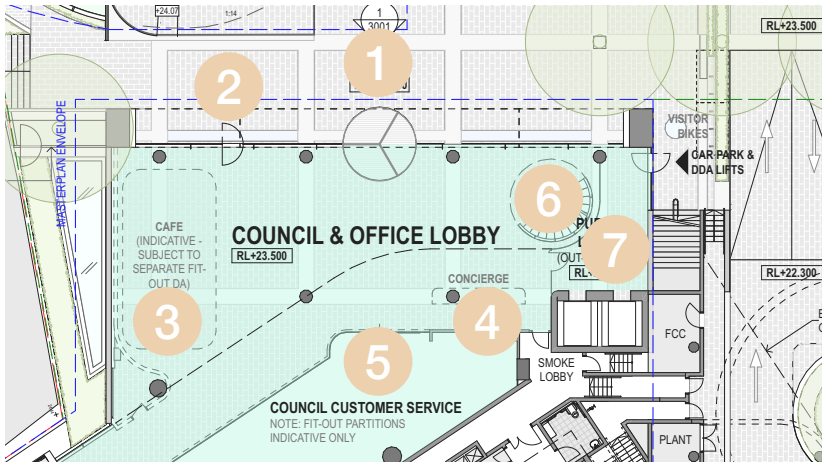
The arrival experience is enhanced by a double height void over the entrance. In the lobby one will find various pockets of spaces: customer service centre, sitting area, cafe area and concierge. These spaces enrich the user experience of the office building, for both workers, tenants and visitors.

/ Access

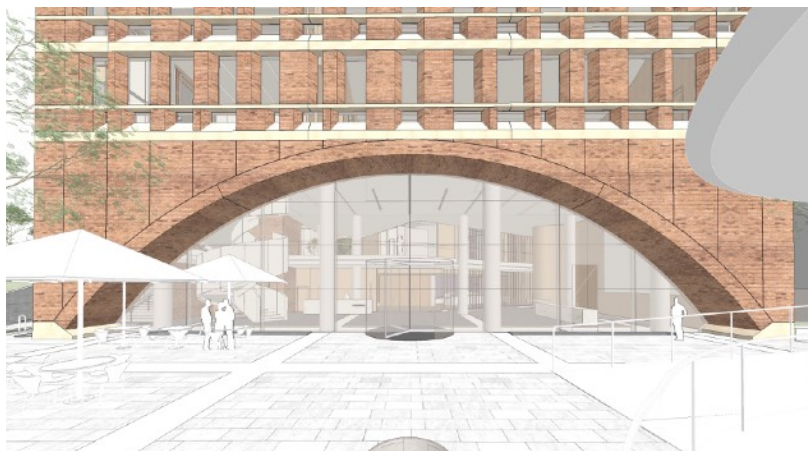
Pedestrian access into the Civic building is via two points; the main entry from the lower ground civic plaza, and the other located off the Terminus street pocket park at upper ground. Connecting the two levels is a sculptural spiral stair and pair of lifts via an immediately adjacent public lobby. The public lobby lifts also serve the basement car park, in operation 24 hours a day.

/ Lower ground floor key

- 1. Revolving door
- 2. Secondary entry door
- 3. Cafe
- 4. Concierge
- 5. Customer Service Centre
- 6. Spiral stair
- 7. Public lobby with car park and DDA lifts



Lower ground floor plan excerpt



Central axis view of entry arch



Grand double height lobby and spiral stair



View of grand lobby from upper ground floor

Building Programme
5.2 Civic Building - Council Interface

/ Terminus-to-Plaza Permeability and Transparency

Lobby entries have been positioned to ensure line of sight from one another for intuitive arrival and meeting point opportunities. A wide external stair, grand internal sculptural stair and internal lifts, all co-located, make for quick and flexible means of traversing levels.

5.2.2 Council Interface

/ Customer Service Centre

Council's front of house customer service support is located on lower ground and upper ground floors with their administrative support located within the council admin floors.



Customer Service Centre on lower gerund floor, with upper ground floor meeting spaces visible over.



Terminus street pocket park entry visible from the civic plaza entry

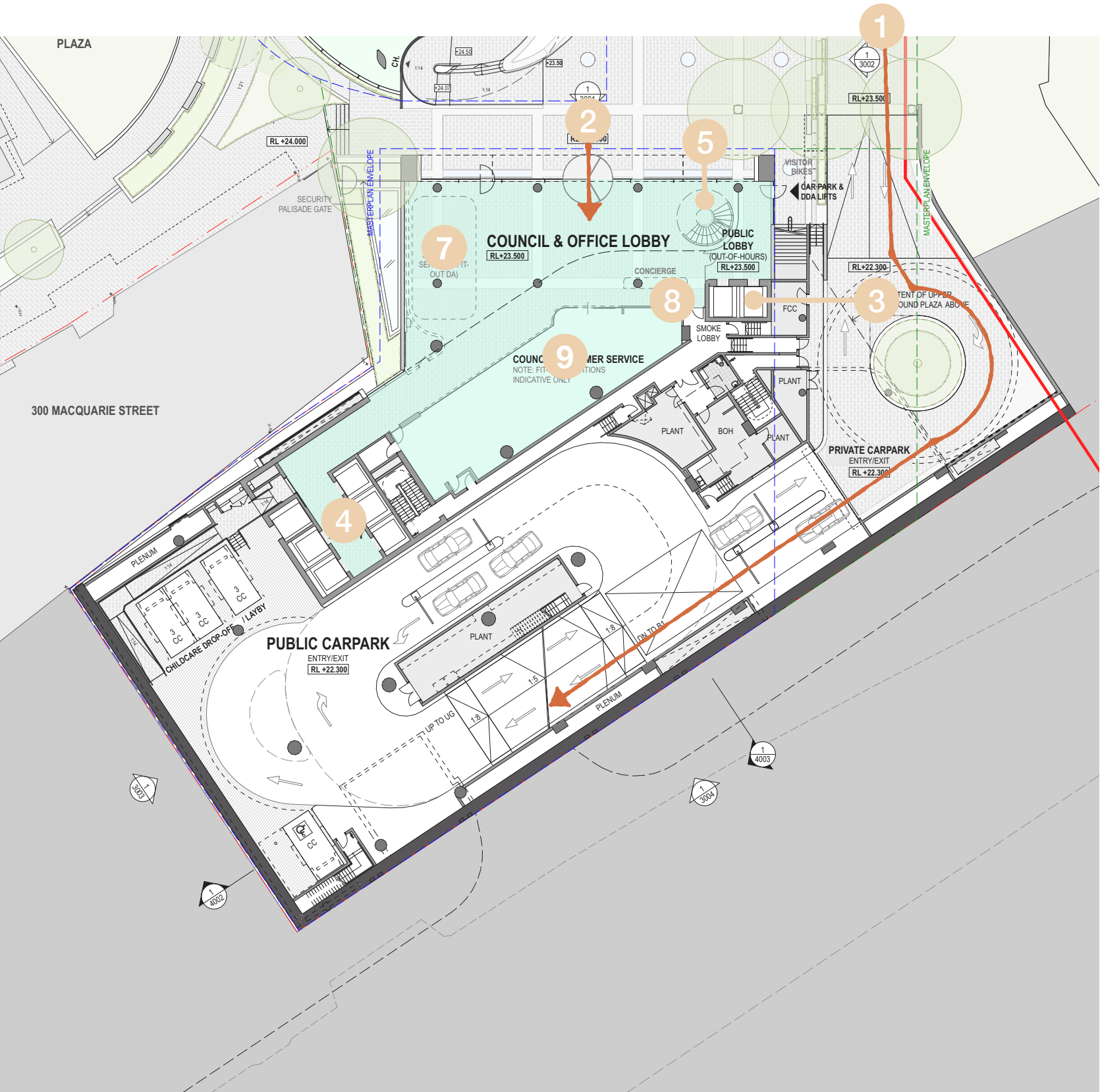


Double height grand lobby with spiral stair and visual exchange between civic plaza & Terminus street pocket park



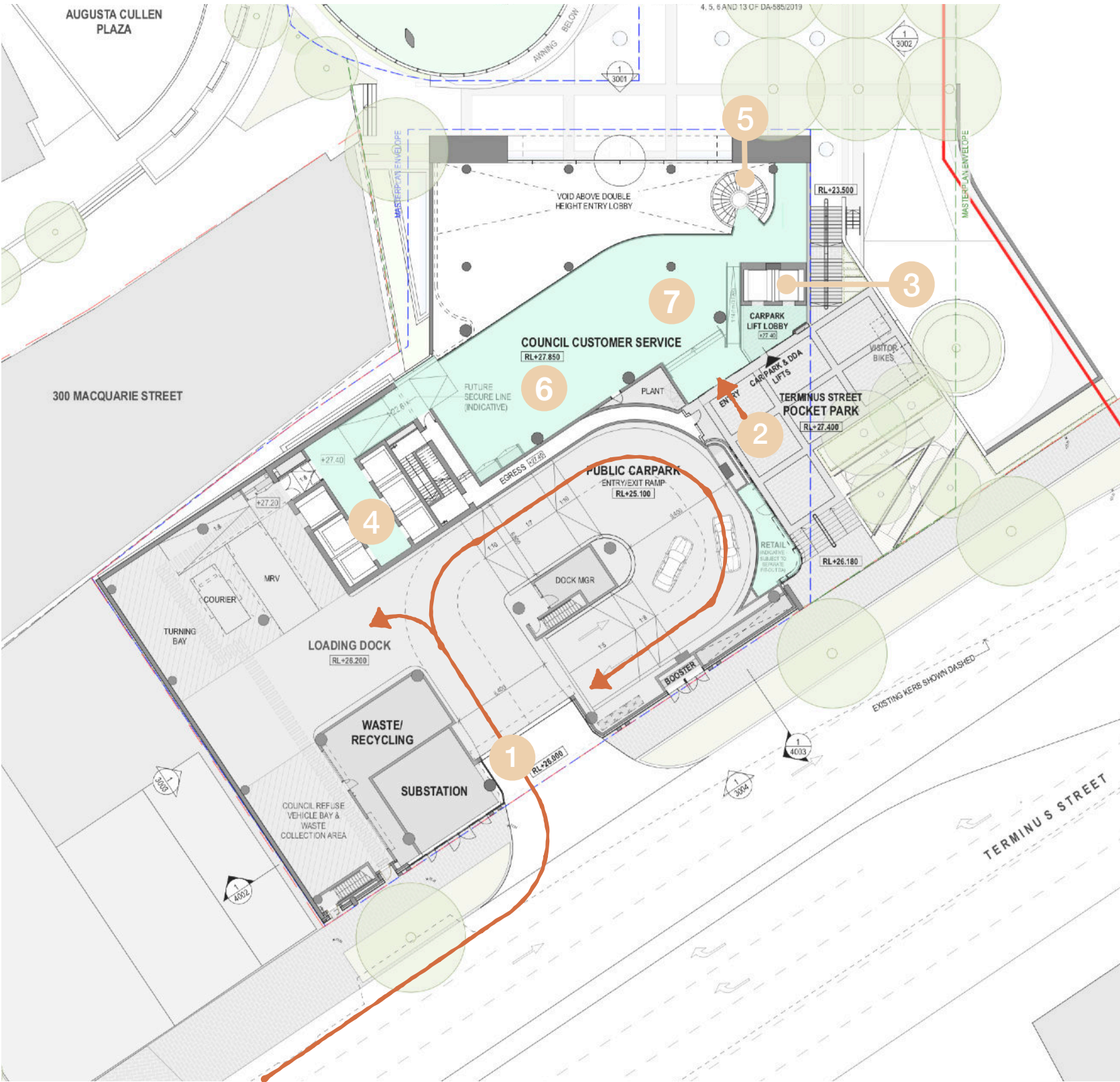
Terminus street arrival, with visual connectivity through to grand arch, plaza and library beyond

Building Programme
5.2 Civic Building - Council Interface



/ Lower Ground Floor Plan

- 1. Vehicle entrance (private cars)
- 2. Plaza entrance
- 3. DDA and carpark lifts - 24 hour access
- 4. Office Lobby lifts
- 5. Multi-level spiral stair connection
- 7. Cafe (indicative location)
- 8. Concierge
- 9. Customer service desk and primary community interface



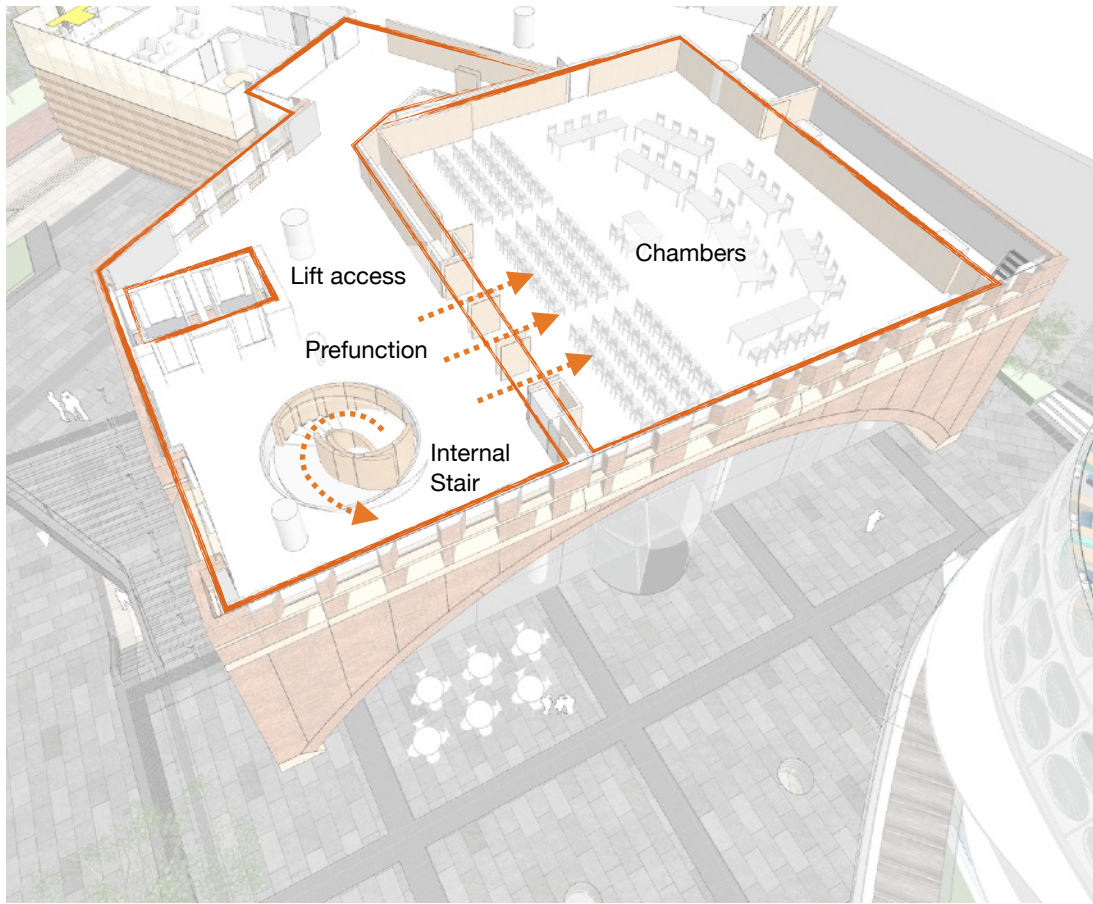
/ Upper Ground Floor Plan

- 1. Vehicle entrance (public cars and service vehicles)
- 2. Terminus Street entrance
- 3. DDA and carpark lifts - 24 hour access
- 4. Office lift lobby
- 5. Multi-level spiral stair connection
- 6. Community rooms
- 7. Informal meeting spaces

Building Programme
5.2 Civic Building - Council Interface

/ Council Chambers (Level 1)

Liverpools council chambers is situated on level 01 by the plaza facade. The Function Space is designed with inherent flexibility to allow it to operate either as a Council Meeting venue or as a function space for 300 people (seated.)



/ Level 1 Floor Plan

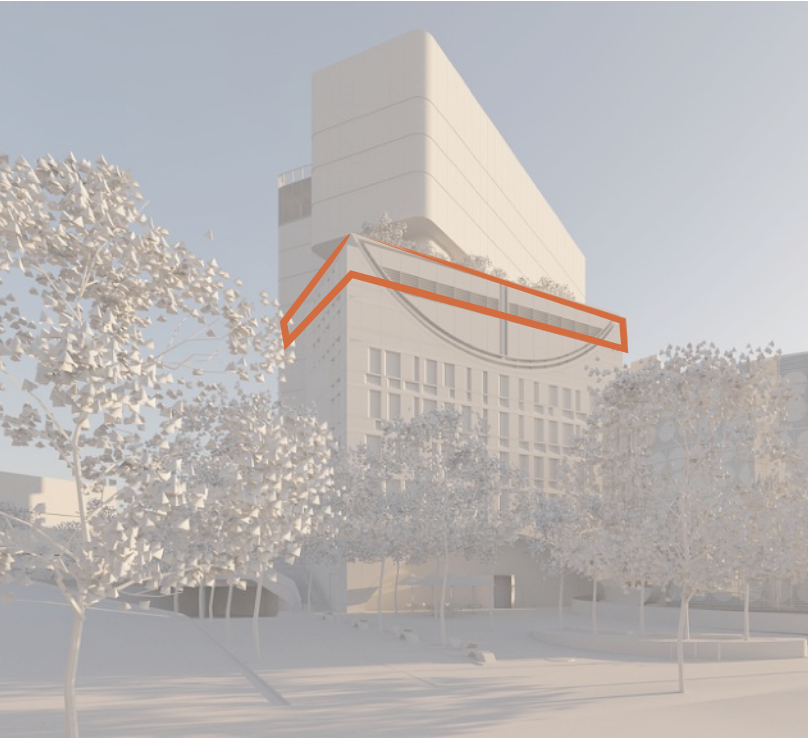
- 1. Function Space
- 2. Pre-Function
- 3. DDA and carpark lifts
- 4. Multi-level spiral stair connection
- 5. Commercial Kitchen
- 6. Store
- 7. Chambers/ Event amenities
- 8. Office lift lobby
- 9. Council administration fit out

Building Programme

5.2 Civic Building - Childcare

5.2.3 Childcare Facility (Level 6)

A Childcare facility is proposed within the Civic building, contributing a valuable community asset and service to the area. Located on the 6th floor at the top of the podium building, the childcare facility prioritises the safety, privacy and well-being of its patrons and staff.



View of Tower podium with Level 06 Childcare facility highlighted

/Access to Natural Daylight

- Access to natural daylight is consistent throughout the floor plate with extensive full-height curtain wall perimeter.
- Skylights provided from the Level 7 terrace to enhance access further.

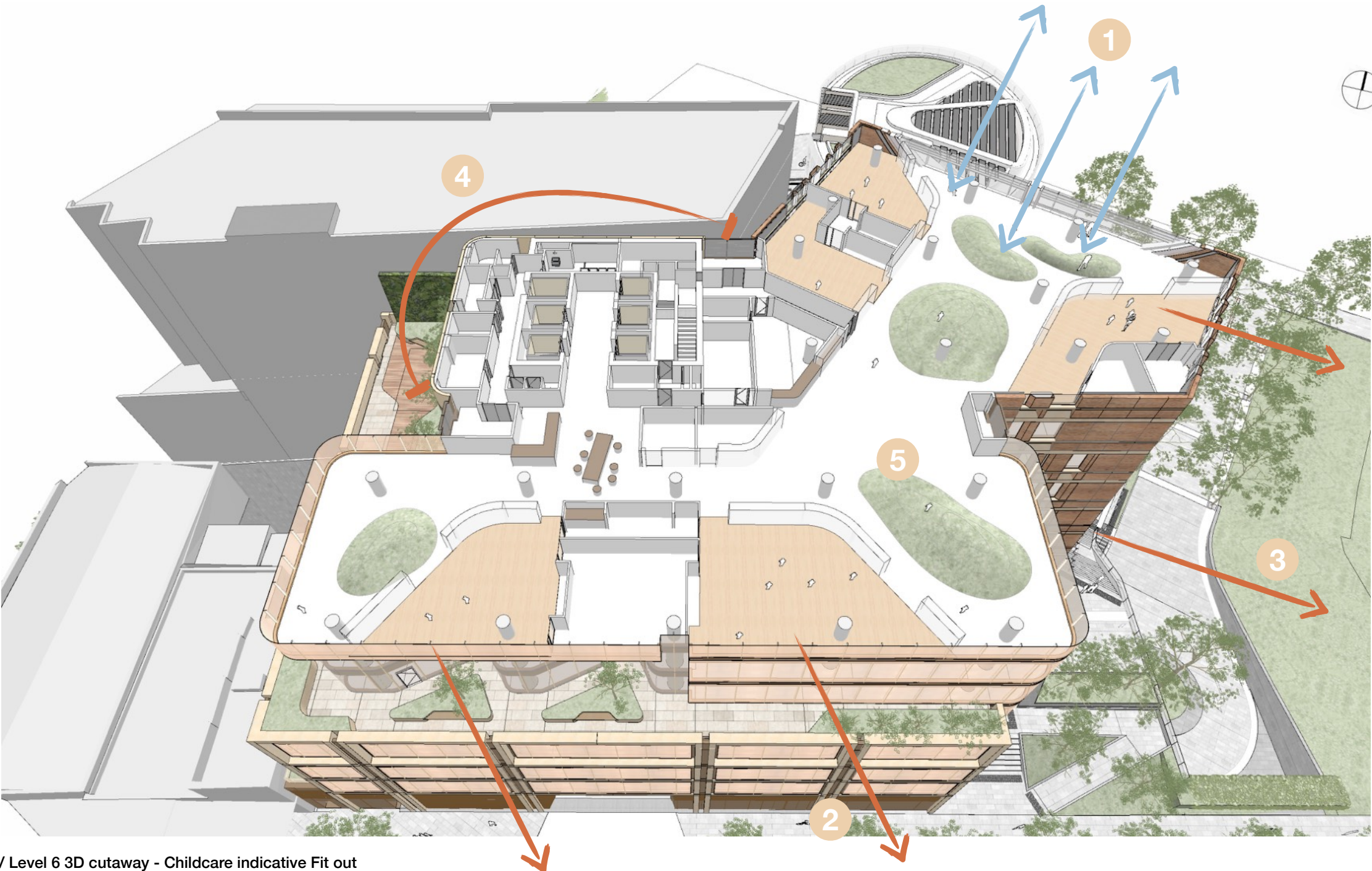
/ Natural Ventilation

- Natural Ventilation is provided to the northern operable facade.

/ Outdoor space

- Required outdoor space will be simulated.
- The simulated outdoor space will be carefully designed to include a variety of natural elements
- undulating landscaped surfaces,
 - sand pits,
 - water play,
 - indoor planting,
 - timber decking and
 - play equipment normally associated with real outdoor space.

Natural materials will include a dry creek bed, timber, artificial grass and other textural materials.



/ Level 6 3D cutaway - Childcare indicative Fit out

1. Natural ventilation provided by operable facade
2. Views to Georges River
3. Views to Georges River and Sydney CBD
4. Core adjacent to near neighbouring building
5. Simulated landscape



Reference Images

Building Programme

5.2 Civic Building - Childcare

5.2.3.1 Access: Vehicular and pedestrian arrival sequence

/ Vehicular access

A number of car-parking bays are required to be designated for servicing the 90 place childcare facility;

- 1 space per 10 children

Designated car bays are proposed to be located within the public carpark on Lower ground level and Basement 1.

- Access to the carpark is on Upper ground level (Terminus Street).
- A dedicated zone on Lower ground floor is reserved for childcare drop off; 3 x standard car bays and 1 x accessible car bay with bollard.
- An accessible ramp and steps provide pedestrian access to the lift lobby where visitors may travel to the 6th floor childcare facility.
- 6 more standard car bays are designated on the floor below (B1) as well as overflow to additional public car parking.

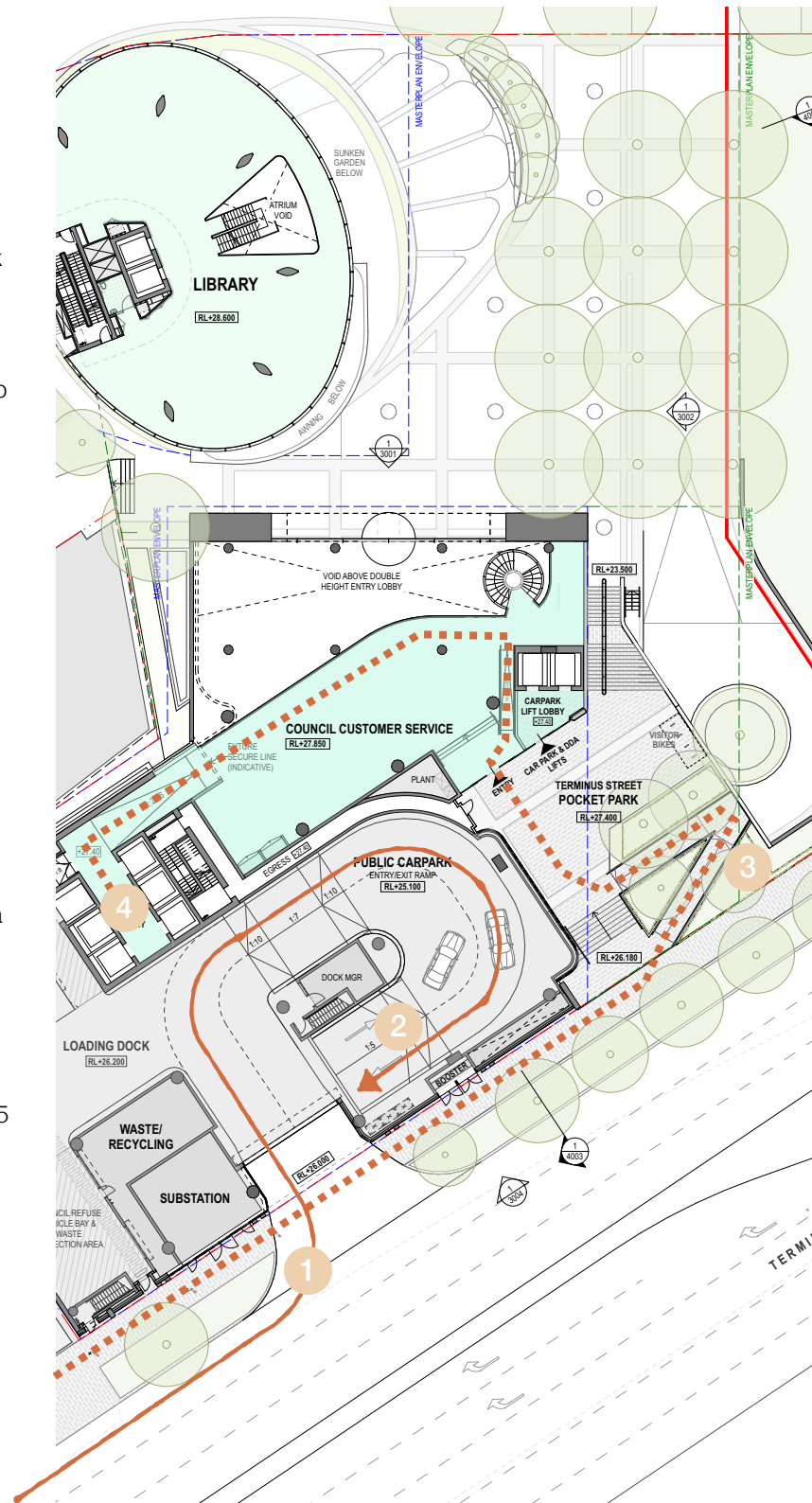
/ Pedestrian access

Pedestrian access is from the public lobby which may be accessed from the Lower ground floor level (Scott Street), or the Upper ground level (Terminus Street) with direct lift access between the lift lobby and the 6th floor childcare facility.

- Pedestrians with prams arriving from Terminus street may enter through the Terminus pocket park via an accessible ramp.
- Pedestrian prams arriving from Scott Street enter across the gently sloped Civic plaza via the main entry to the Grand lobby. A new accessible ramp to the west of the library provides access to Augusta Cullen plaza and ground floor retail at 300 Macquarie Street.

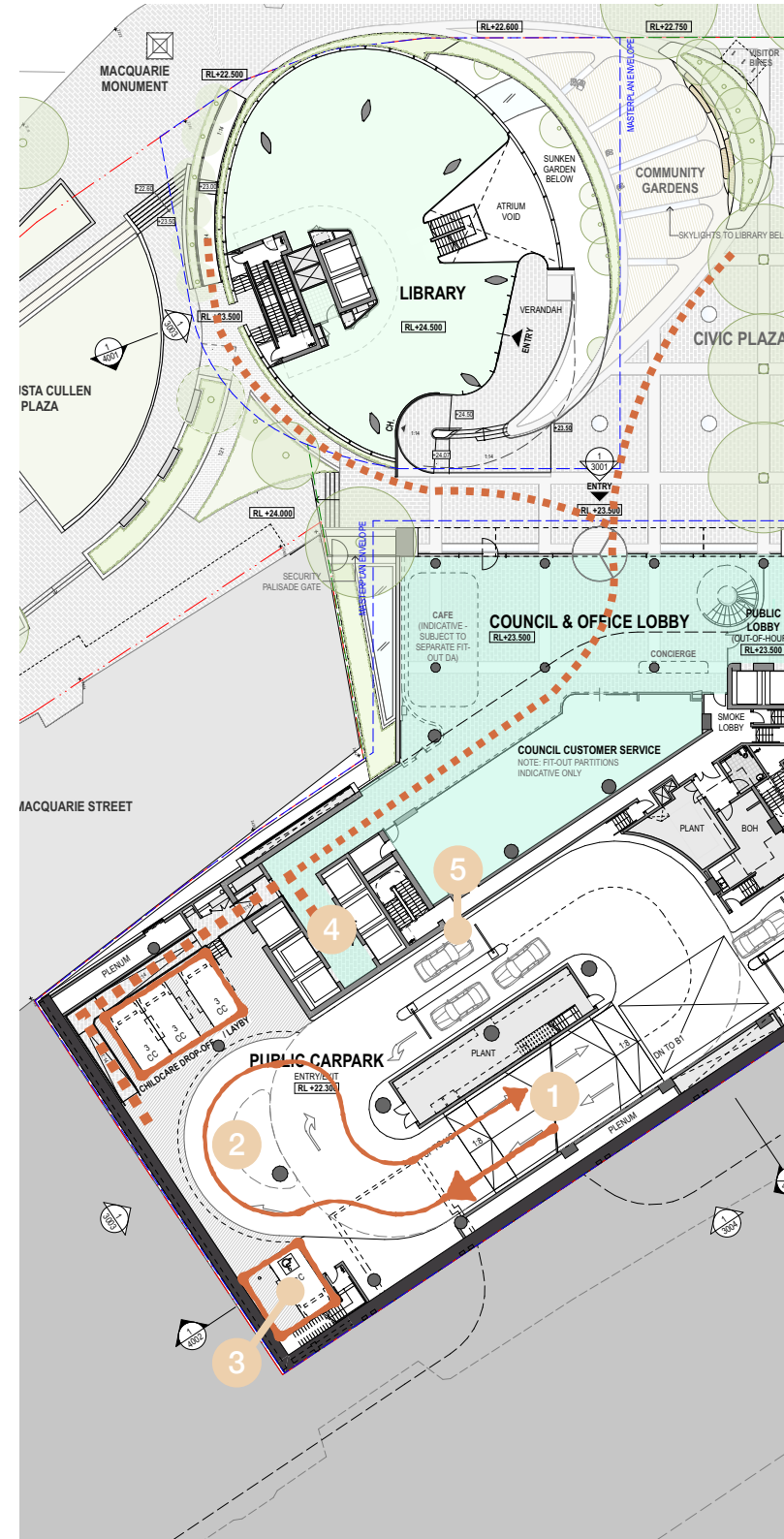
/ Emergency + Evacuation

- Emergency Evacuation as per Regulation 97 & 168 Education and Care Services National Regulations. Child care part of Mixed use development. Fire proof 'Safe Havens' proposed by fire engineer (0.25 sq m per person on floor)
- Emergency lift proposed in addition to existing lift and 2 fire isolated egress stairs.



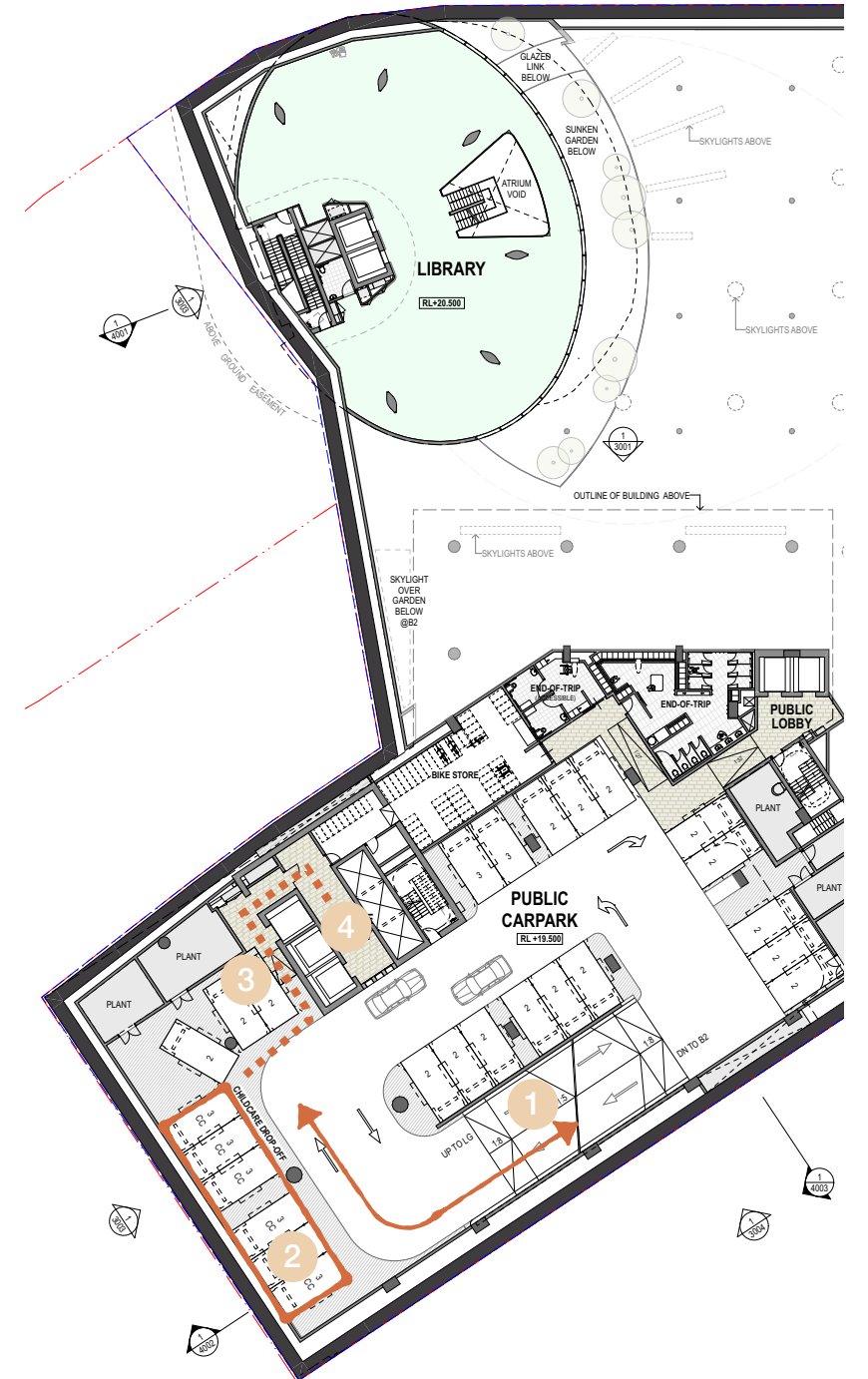
/ Upper Ground Floor - pedestrian access

1. Vehicle entrance from Terminus St
2. Ramp down to floor below (lower ground floor)
3. Pedestrian ramp from Terminus St.
4. Lift lobby



/ Lower Ground Floor

1. Vehicle ramp up to floor above (Terminus St entry).
2. Lane to access short term bays for Childcare facility
3. Accessible parking bay
4. Lift lobby
5. Controlled access to lower basement parking



/ B1 Basement car parking

1. Vehicle ramp up to floor above (Terminus St entry).
2. Designated car bays for Childcare facility
3. Ramp
4. Lift lobby

Building Programme

5.2 Civic Building - Childcare

5.2.3.2. Test fit out

The reference scheme test-fit demonstrates the floor plate can accommodate a compliant fit out scheme for 90 place Child care centre.

- Activity Room 01**
- Age Group 3 - 5
 - 18 Places

- Activity Room 02**
- Age Group 3 - 5
 - 18 Places

- Activity Room 03**
- Age Group 2 - 23
 - 14 Places

- Activity Room 04**
- Age Group 1 - 2
 - 24 Places

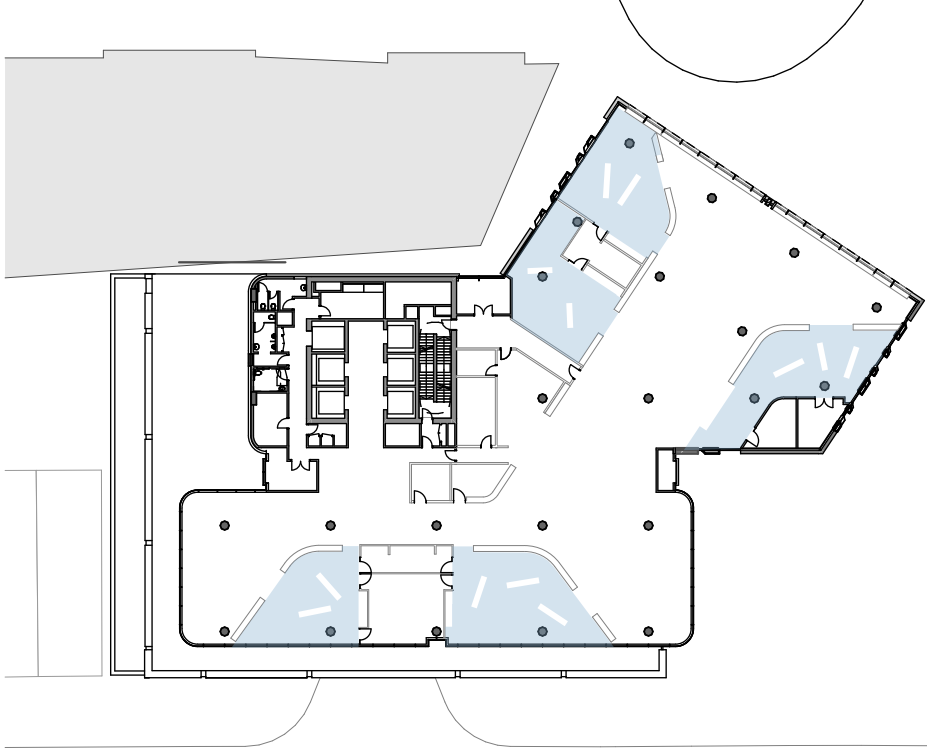
- Activity Room 05**
- Age Group 0 - 52
 - 16 Places

Adequate storage and staff areas are accommodate within the test-fit.

/ Level 06 Child care Fit out Plan

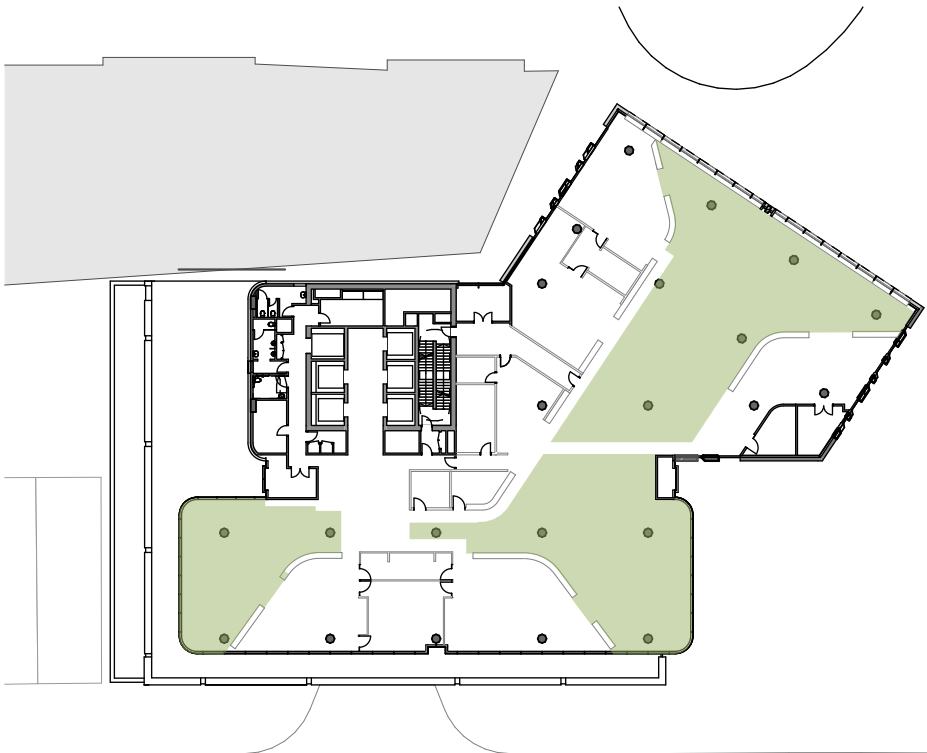
- Activity area (internal)
- Child WC
- Cot room
- Outdoor area (simulated)
- Lift Lobby

- Reception
- Staff Areas
- Laundry
- Refuge



Unencumbered Indoor Space

Indoor Space - Required	292.0 m²
Indoor Space - Proposed	359.7 m²



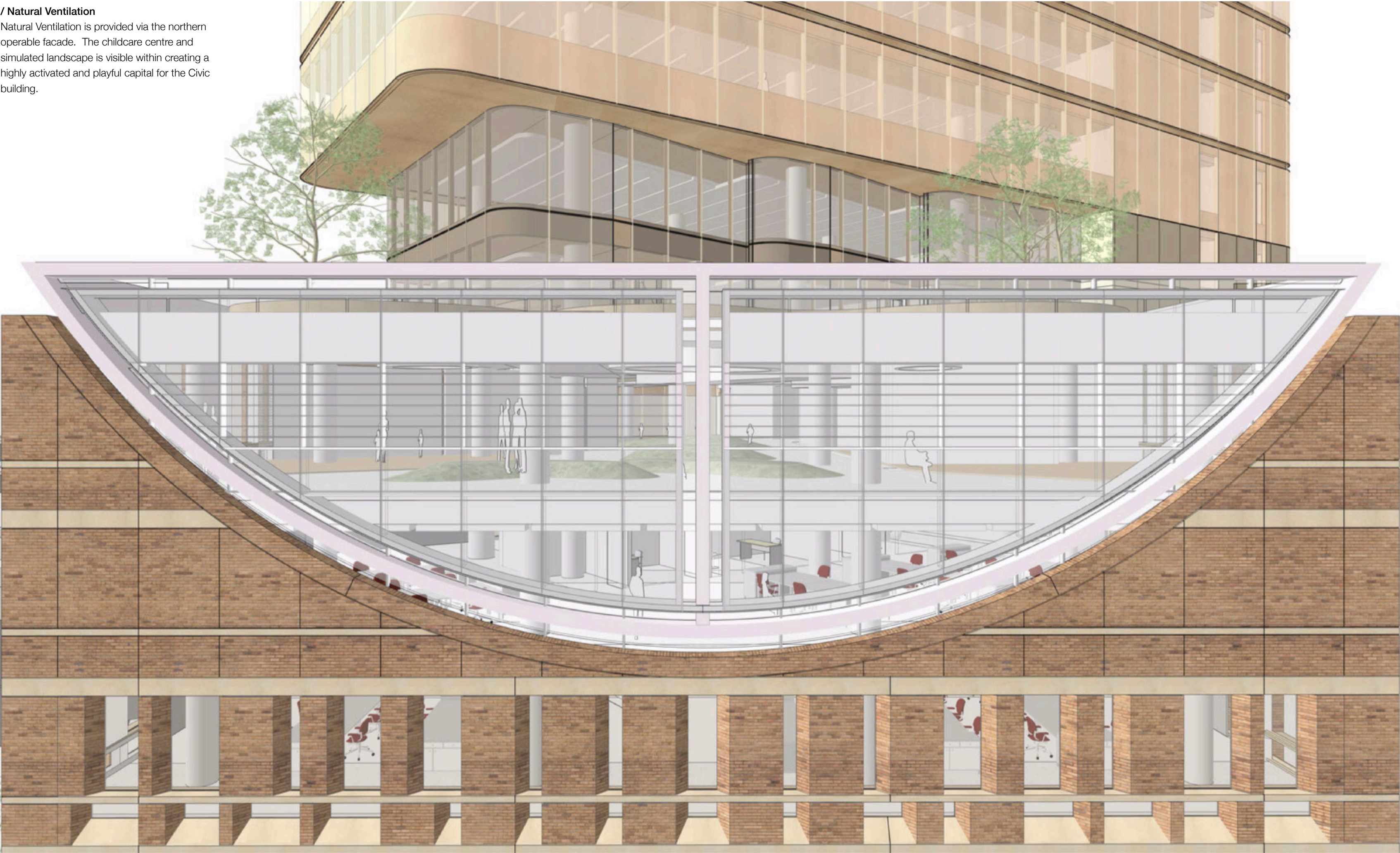
Unencumbered Outdoor Space - Simulated

Outdoor Space - Required	630.0 m²
Outdoor Space - Proposed	636.8 m²

Building Programme
5.2 Civic Building - Childcare

/ Natural Ventilation

Natural Ventilation is provided via the northern operable facade. The childcare centre and simulated landscape is visible within creating a highly activated and playful capital for the Civic building.



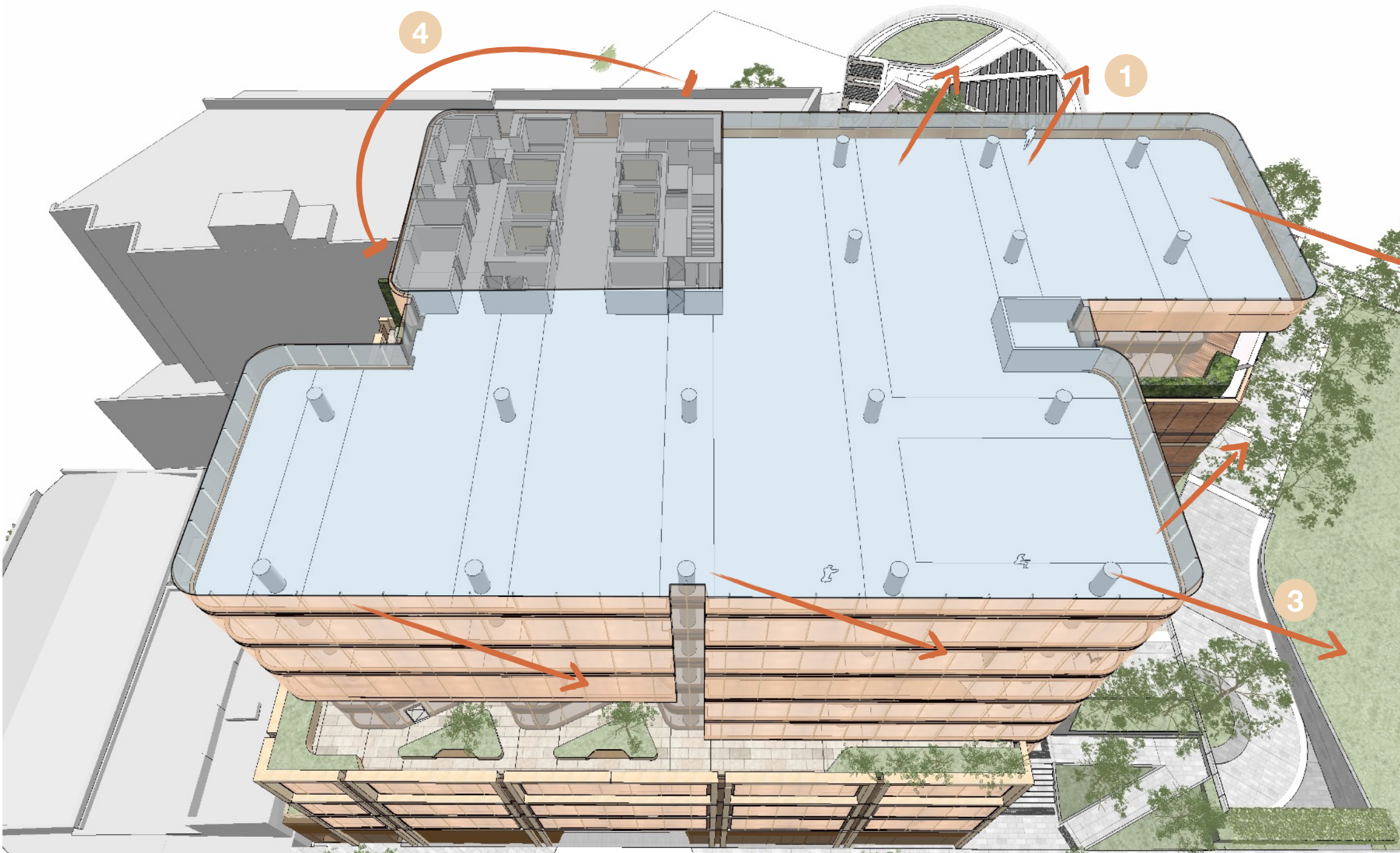
Childcare north elevation

Building Programme
5.2 Civic Building - Workplace

5.2.4 Workplace
The tower floors of the Civic building are proposed as workplace. Continuous glazed facade wraps the perimeter of the building oriented towards key views, allowing for good daylight penetration into the floor plate and a large zone of quality workspace. The core location reduces the extent of west facing glazing assisting in managing heat load from afternoon sun. Similarly, the elevations of the towers facing each other employ an increased extent of solid facade.

5.2.4.1 Programme Distribution
The floor plates of the commercial tower offer a high level of flexibility and functionality, adaptable for either single or multiple tenants per floor. It is designed primarily to provide a contiguous, open work space orientated to the key views. Long structural spans and the positioning of the core minimise the number of columns on the floor further increasing the flexibility for fit-out and improving visual connectivity.

In subdivided mode the floor plate offers each tenant equal access to the primary eastern view and a quality, simple arrival experience. A very compact circulation path wraps the cores allowing access to lift lobbies, bathrooms and fire stairs from each tenancy.

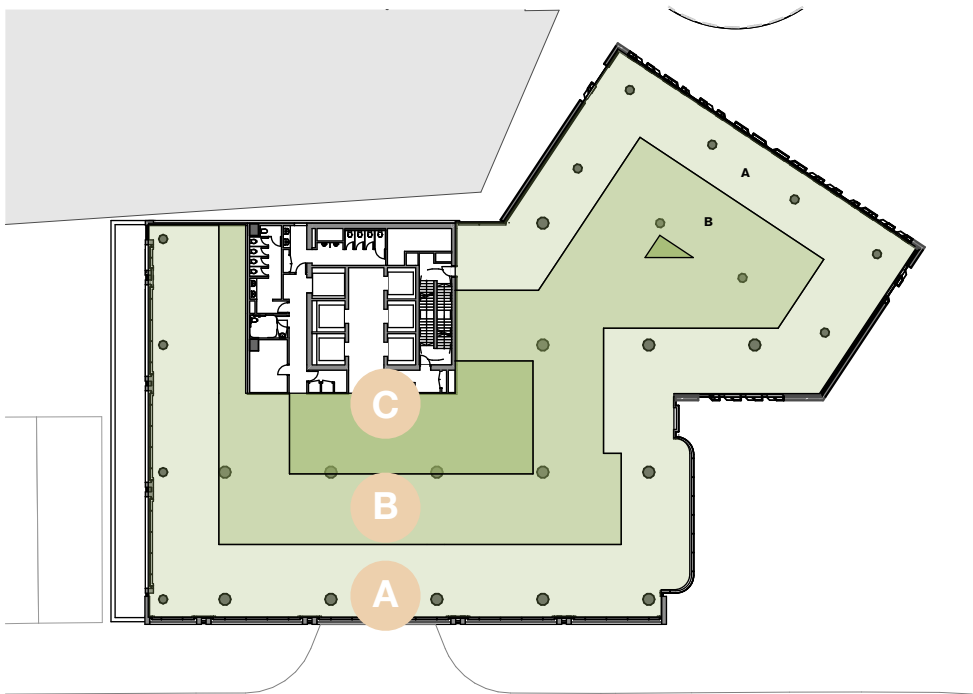


/3D cutaway - Typical workplace level
1. Views north to Civic Plaza and Macquarie Street
2. Views to Georges River
3. Views to Georges River and Sydney CBD

4. Core positioned to west side of building providing protection from afternoon sun
5. Continuous glazed facade allowing key views and daylight penetration

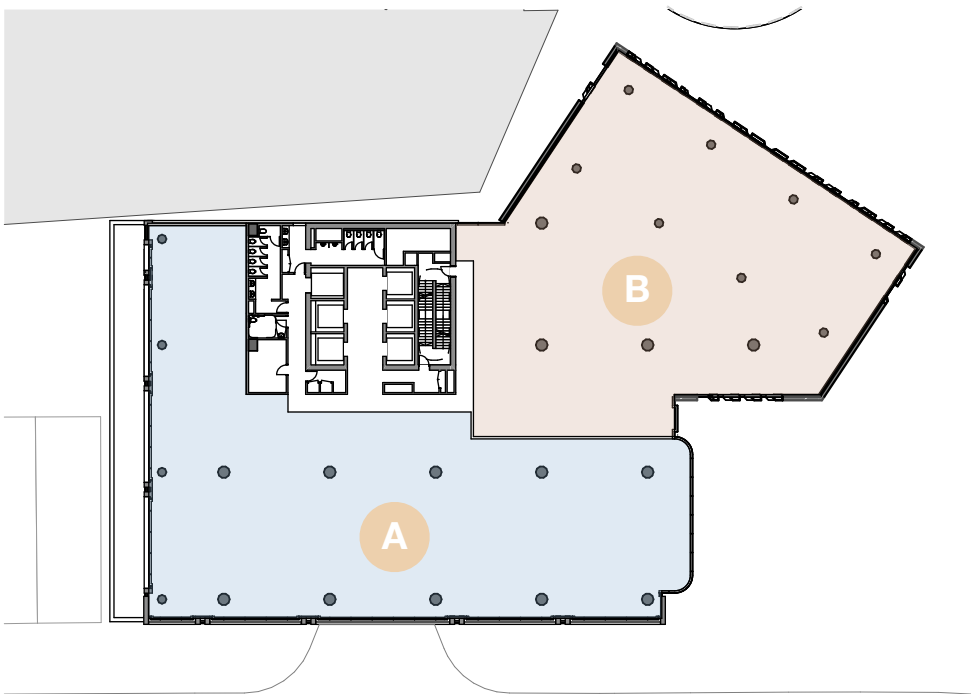


Reference Images



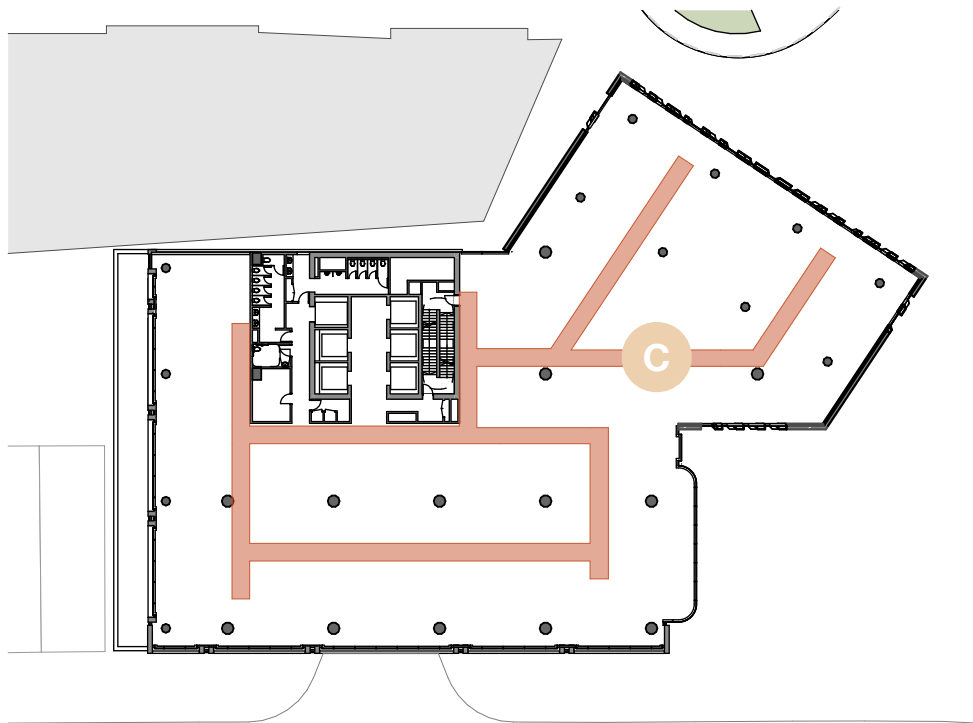
/ Depth of space analysis - Typical Office Level 3-5

A - 0 to 6m = 53.5%
B - 6 to 12m = 37%
C - >12m = 9.5%



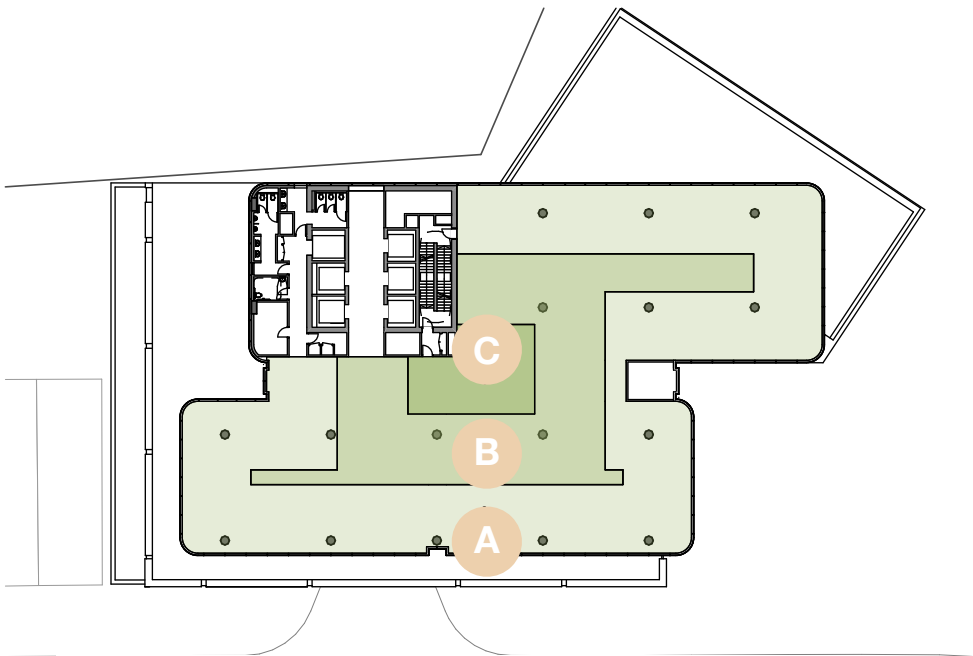
/ Indicative Subdivision Plan - Typical Office Level 3-5

Tenancy A - 893 Sq.m
Tenancy B - 794 Sq.m



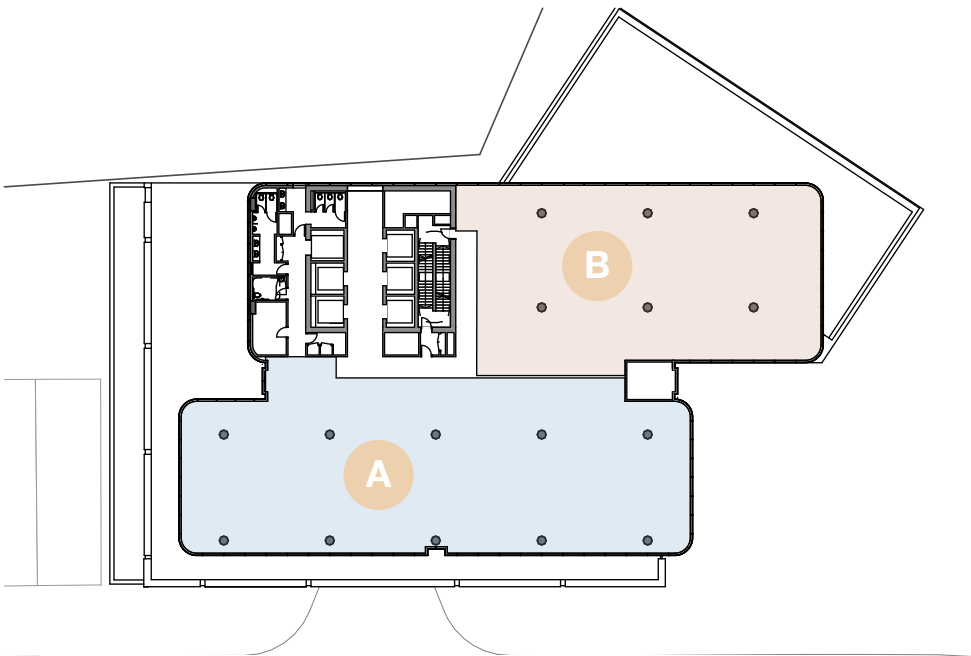
Tenant Efficiency Plan - Typical Office Level 3-5

Circulation - 236 Sq.m
Efficiency = 86%



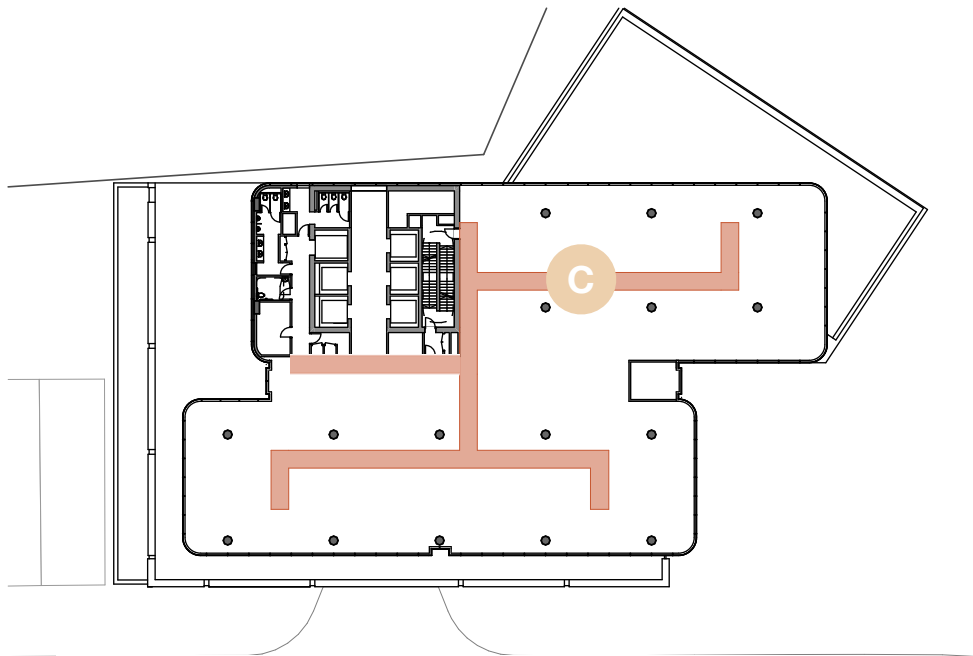
/ Depth of space analysis - Typical Office Level 8-11

A - 0 to 6m = 65%
B - 6 to 12m = 29%
C - >12m = 6%



/ Indicative Subdivision Plan - Typical Office Level 8-11

Tenancy A - 626 Sq.m
Tenancy B - 457 Sq.m



Tenant Efficiency Plan - Typical Office Level 8-11

Circulation - 144 Sq.m
Efficiency = 88%

Building Programme

5.2 Civic Building - Rooftop Terraces

A series of green spaces occupies multiple roof terraces on the Civic building, continuing the same landscape principles developed on the ground plane. The terraces are characterised by a continuous timber deck framed by raised sinuous planter boxes, allowing space for a variety of activities including outdoor dining, small private seating and meeting areas or events.

Level 7 roof

The roof of the podium is a major elevated green space and landscaped breakout terrace from the Council Executive level. While affording expansive views across the Liverpool district, it is envisioned this space will allow for informal meetings amongst large scale planting and seating.

- lush planting free flowing oasis within an elevated urban setting, The North facing orientation links to the plaza below with tree planting for shade with some areas clear to open up to the views.

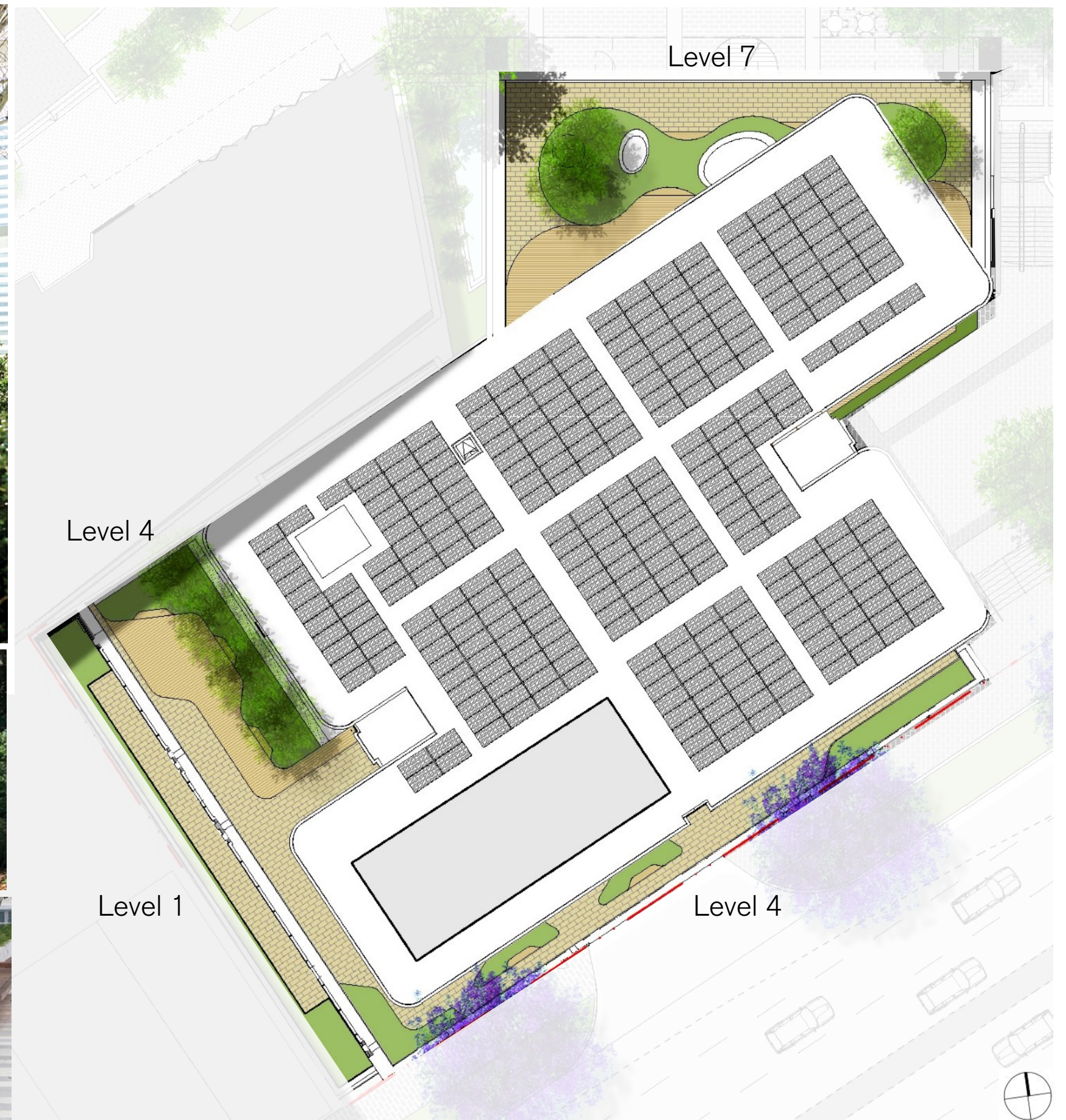
Level 4 roof terrace

The level 4 Rooftop terrace provide a roofgarden for the tenants with views to Cumberland Plain and the Georges River.

- A variety of seating zone types to respond functionality outdoor meetings and larger events or gatherings.
- South corners of the terrace buffer with shrubs to protect from wind
- Full pedestrian access path from and to building entries.
- Planted areas are raised minimum of 350-650mm in planter beds.

Level 1 terrace

Terrace consisting of smaller meeting zones, loose furniture, screen planting with a pleasant outlook from interior spaces.



Building Programme

5.2 Civic Building - Material and Quality

5.2.5 Material Palette

The civic building material palette and detailing seeks to align with the established civic pedigree of Liverpool. Red brick and sandstone banding feature throughout the local heritage assembly, including the old Liverpool Hospital, Memorial School of Arts, and St Luke's church (designed by Sir Francis Greenway and commissioned by Governor Macquarie) atop Macquarie Street north.



Bronze-toned Tower

Floating above the civic podium, the 'tower' is conceived as a quieter element, with soft, curved edges in juxtaposition to the strong rectilinear civic base. The warmth of the bronze-tint sets the performance glazed facade apart from typical grey or dark glazed towers.



Liverpool Town Hall



Liverpool Hospital



Brick Civic Podium

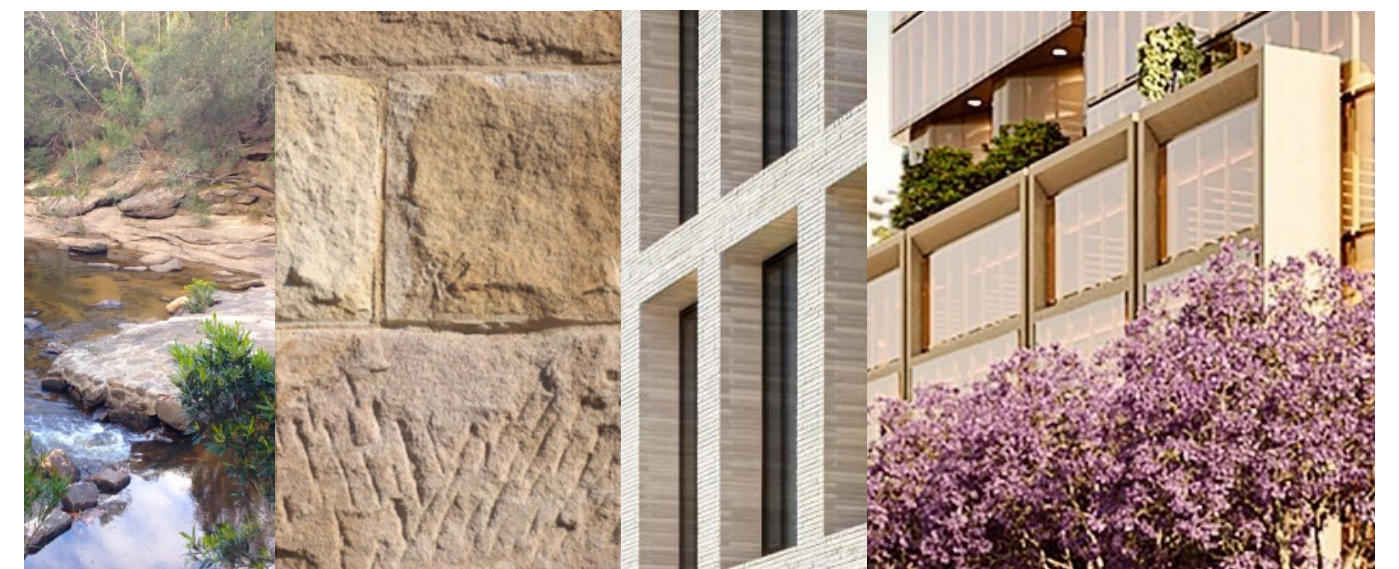
Framing the new civic plaza, the civic podium housing all new council programme, has red brick with sandstone banding to maintain the civic building material narrative established in Liverpool, whilst detailed to create a human scaled grain to offset the mass of the podium facade.



St Luke's Church, Macquarie Street, Liverpool



Memorial School of Arts, Macquarie Street, Liverpool



Terminus St Podium

The southern aspect from the tower enjoys views over low scale neighbours to the winding banks of the Georges river and beyond. In a nod to the predominate features of the river banks, a sandstone-toned facade will feature to Terminus street; illuminated, soft and warm in the southern-diffuse light the facade will enjoy.



Terminus street looking west



Scott street looking south

/ Facade Types

- 1. Civic Square Podium Facade
- 2. Terminus Street Podium Facade
- 3. North/east/west- facing Tower Facade
- 4. South-facing Tower Facade
- 5. Library Facade

Building Programme

5.2 Civic Building - Material and Quality

5.2.5 Civic Square Podium Facade

We've proposed a unitised curtain wall or large format cold-form steel prefabricated panels of performance glazing, with vertical brick blades and sandstone-toned horizontal bands providing depth, character and north-facing solar shade.

For section J, we're targeting a 50% wall to window ratio.

Brick and sandstone detailing recalls the local heritage palette with Memorial School of Arts, old Liverpool Hospital, and St Lukes Church on Macquarie Street to the north (commissioned by Governor Macquarie and designed by Francis Greenway).

JV3 modelling for Section J 2019 has determined a U-value of 2.5 and SHGC of 0.23.

Solid portions of wall are envisioned to internally display Liverpool's artwork stock.

System:

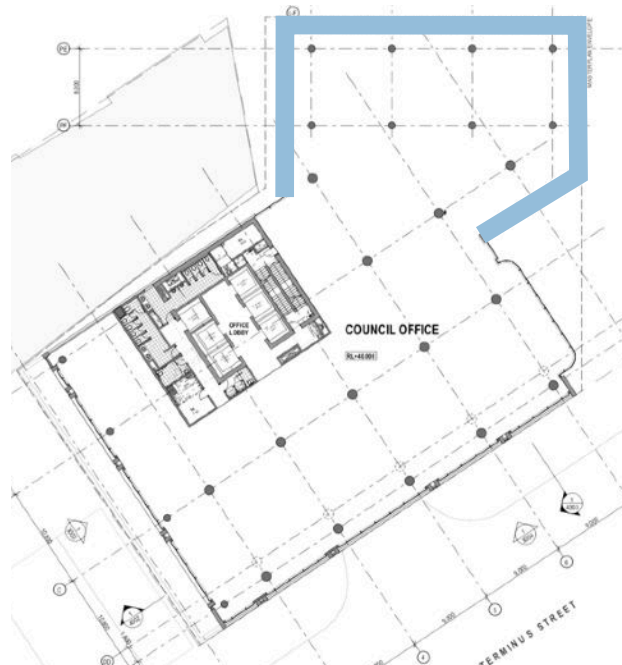
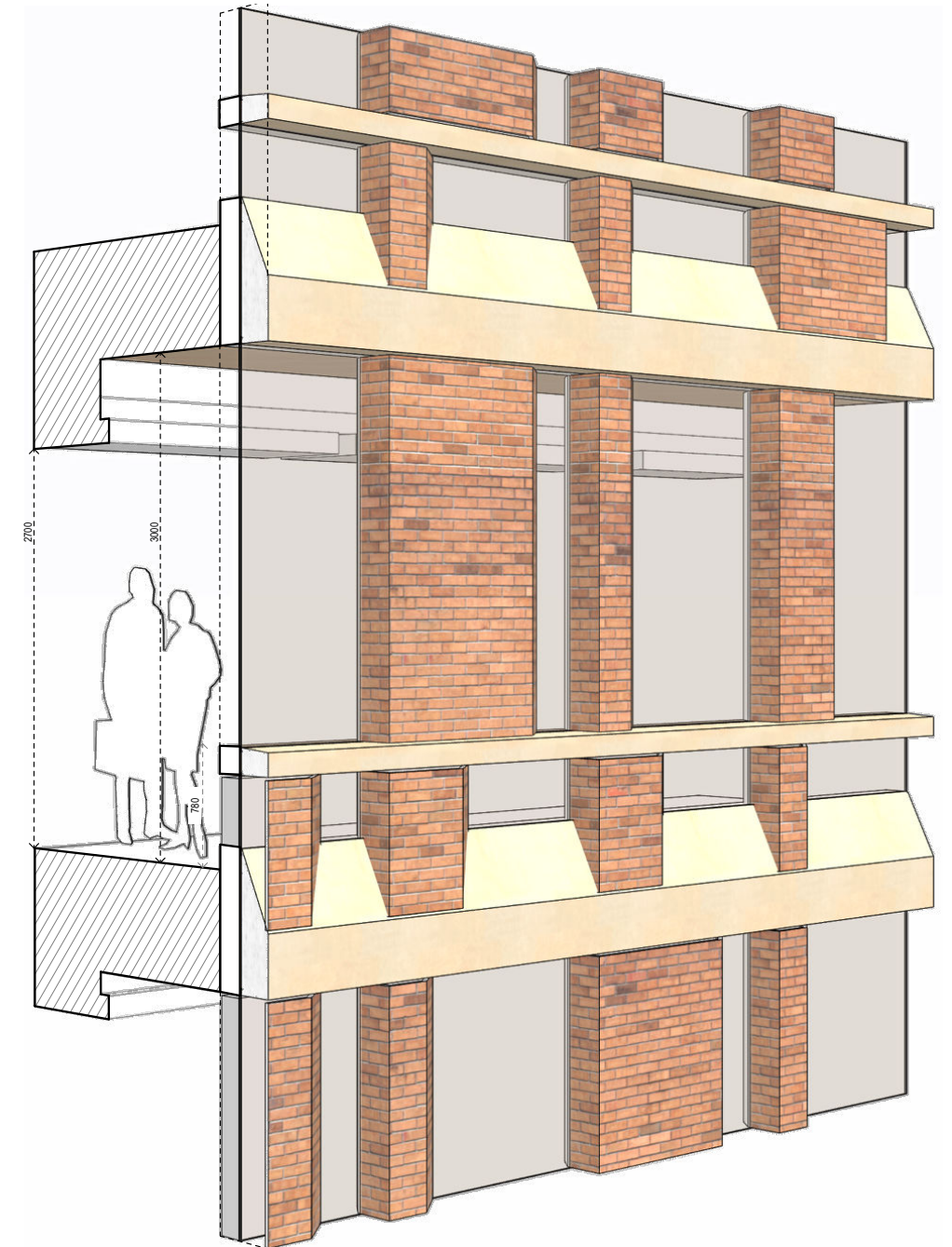
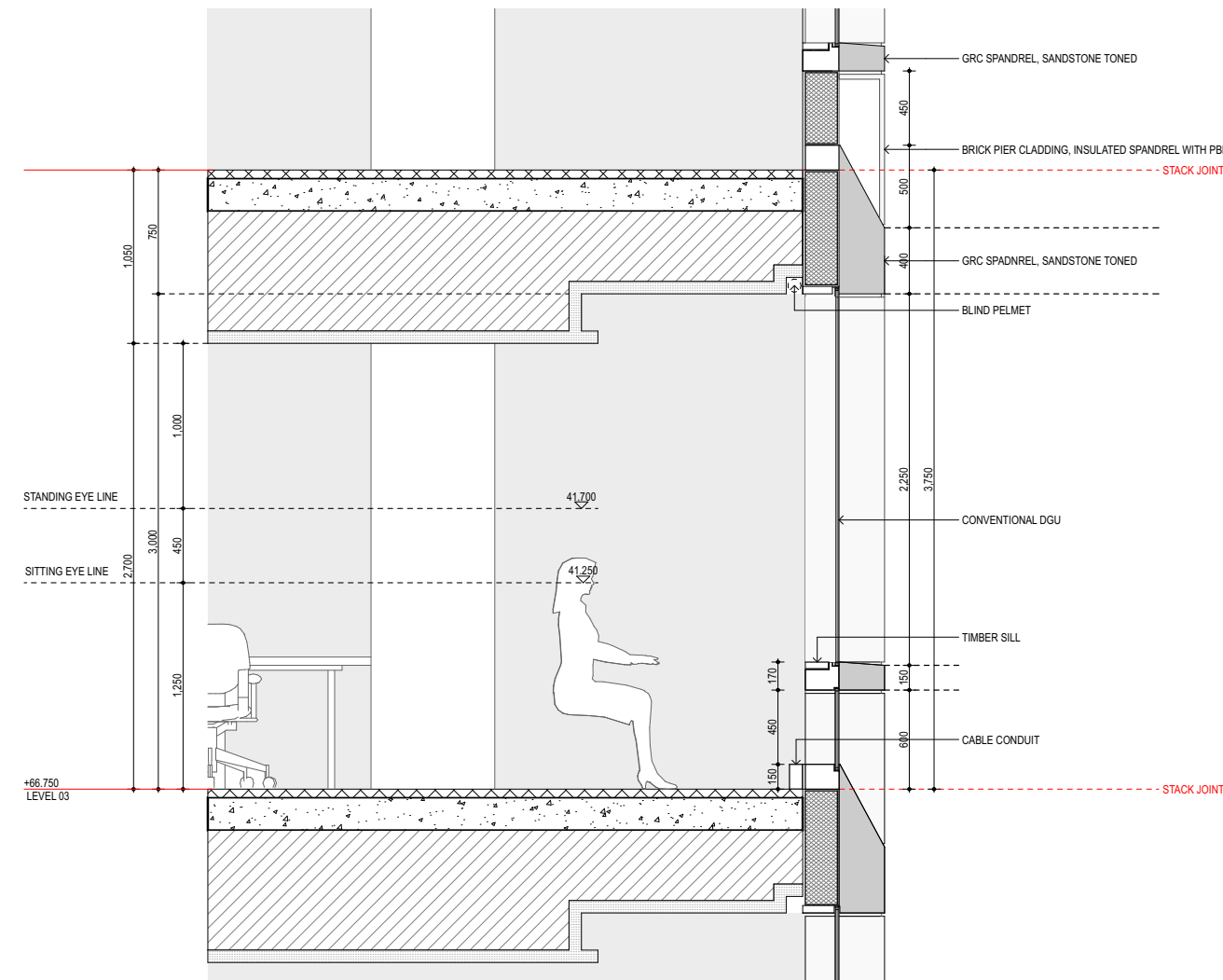
Curtain Wall System: 1800-2000mm

Vision panels: 450mm low, 2,250mm high

System depth: 500mm

External glass: Low-E coated double glazed unit

Framing Finish: Dark anodised, plasterboard to interior of brick blades



Building Programme

5.2 Civic Building - Material and Quality

5.2.6 Terminus Street Podium Facade

Fronting Terminus Street and the neighbours to the west, this composed facade seeks to reduce visual bulk, whilst commensurate to the massing and modulation inherent to the Terminus streetwall setting including the Telstra exchange opposite. The facade consists of a curtain wall system with panels 1.8-2.0m wide and 3.75m high, embedded in a sandstone-toned portal. The upper level is recessed for variable character, depth, and to further reduce the perception of streetwall bulk and scale.

System:

Curtain Wall System: 1800-2000mm

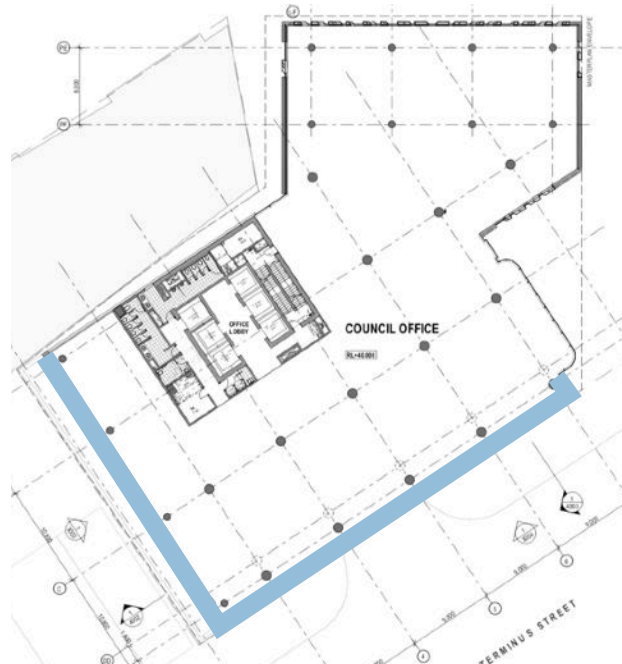
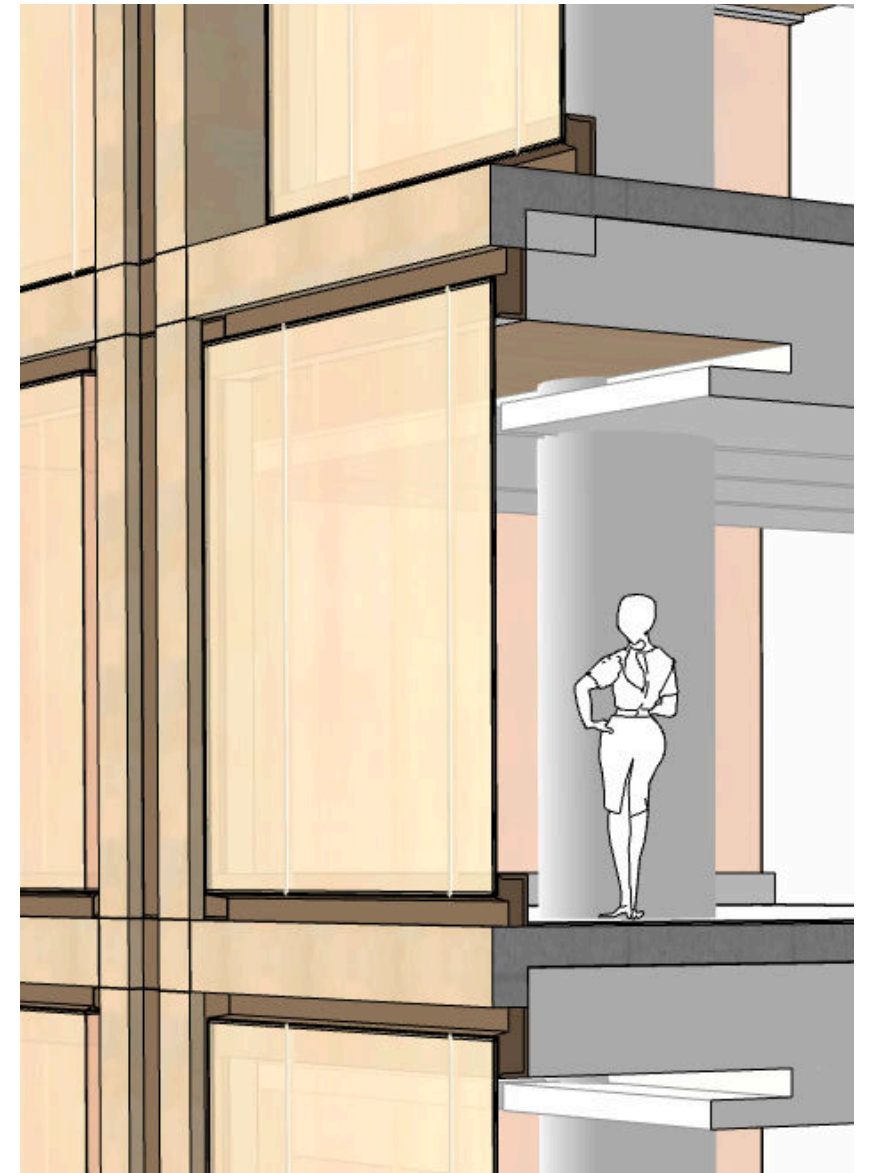
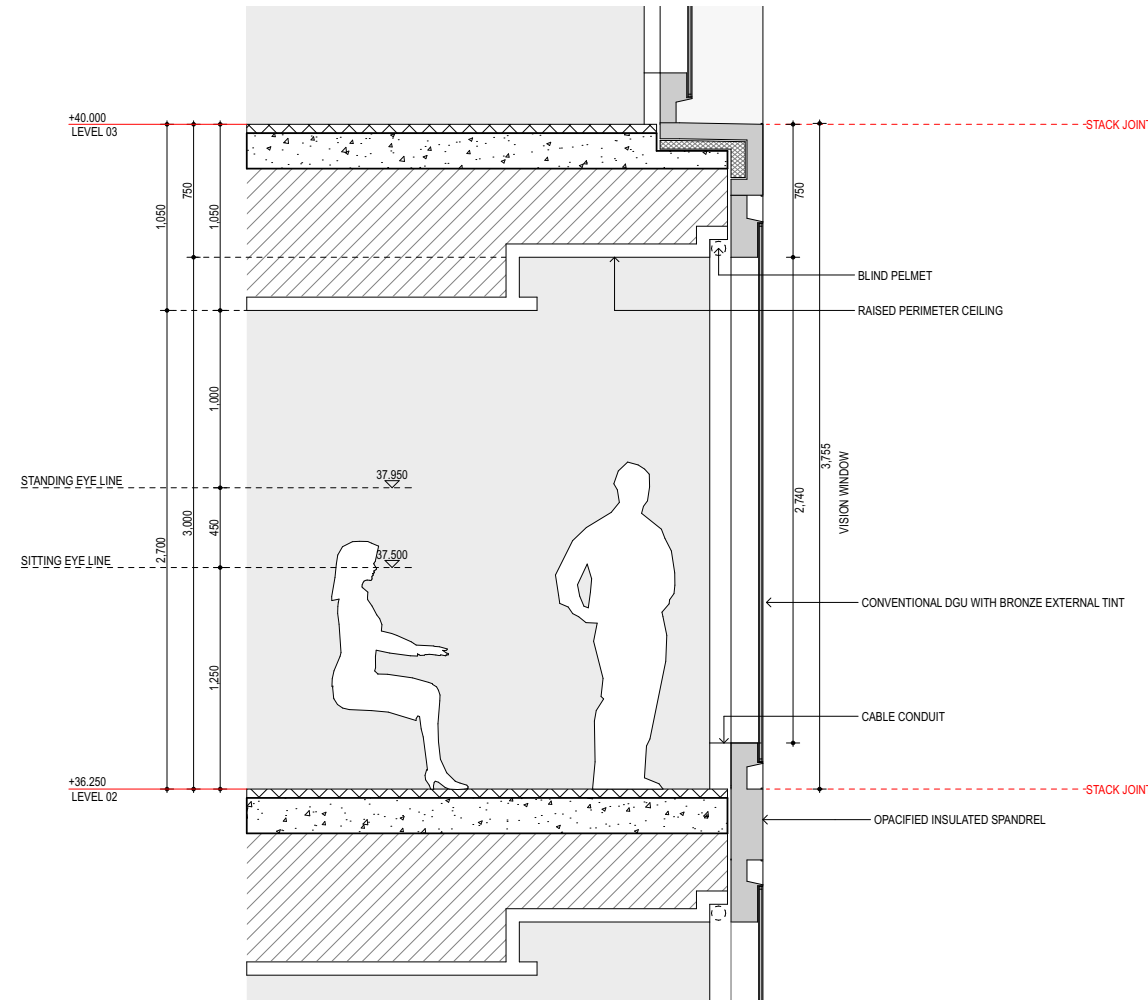
Vision panel: 2740mm

Depth: 180mm

External glass: Lightly tinted bronze, Low-E coated double glazed unit

Framing Finish: Anodised (Bronze colour)

Portal Framing: Sandstone toned



Building Programme
5.2 Civic Building - Material and Quality

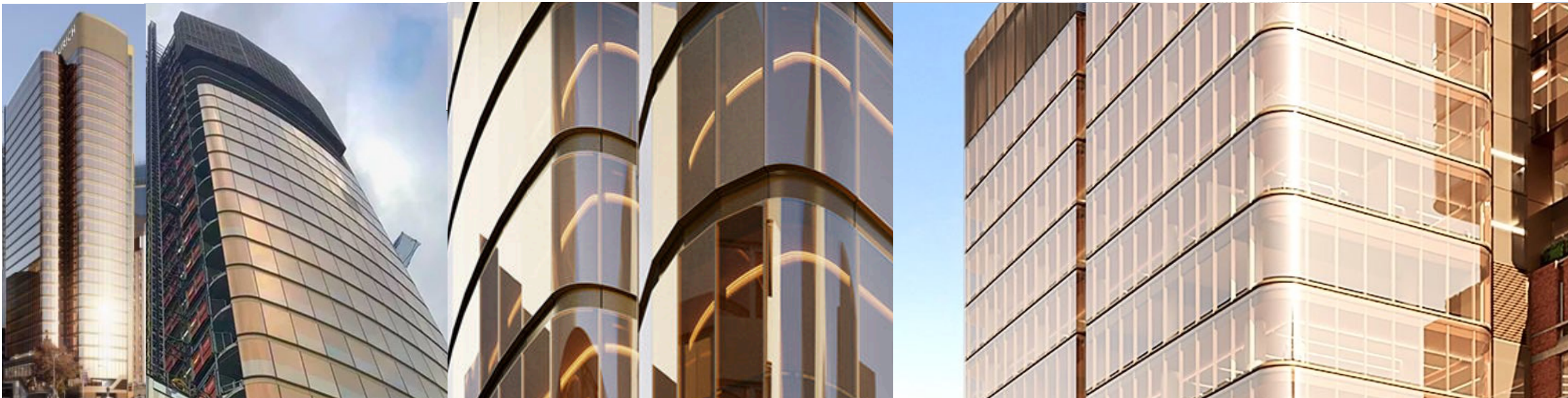
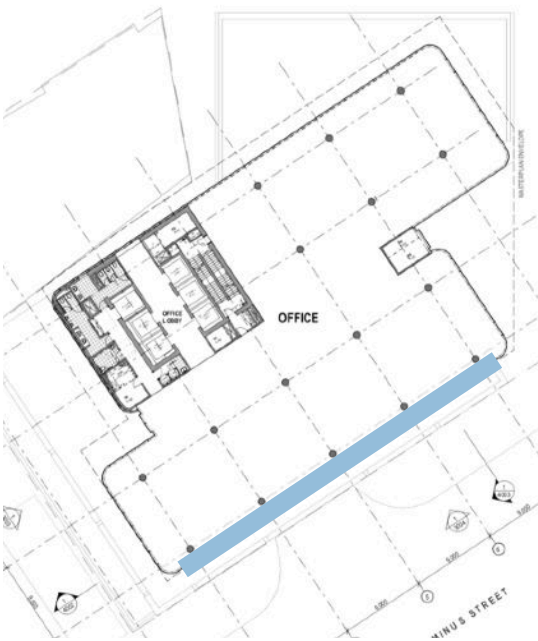
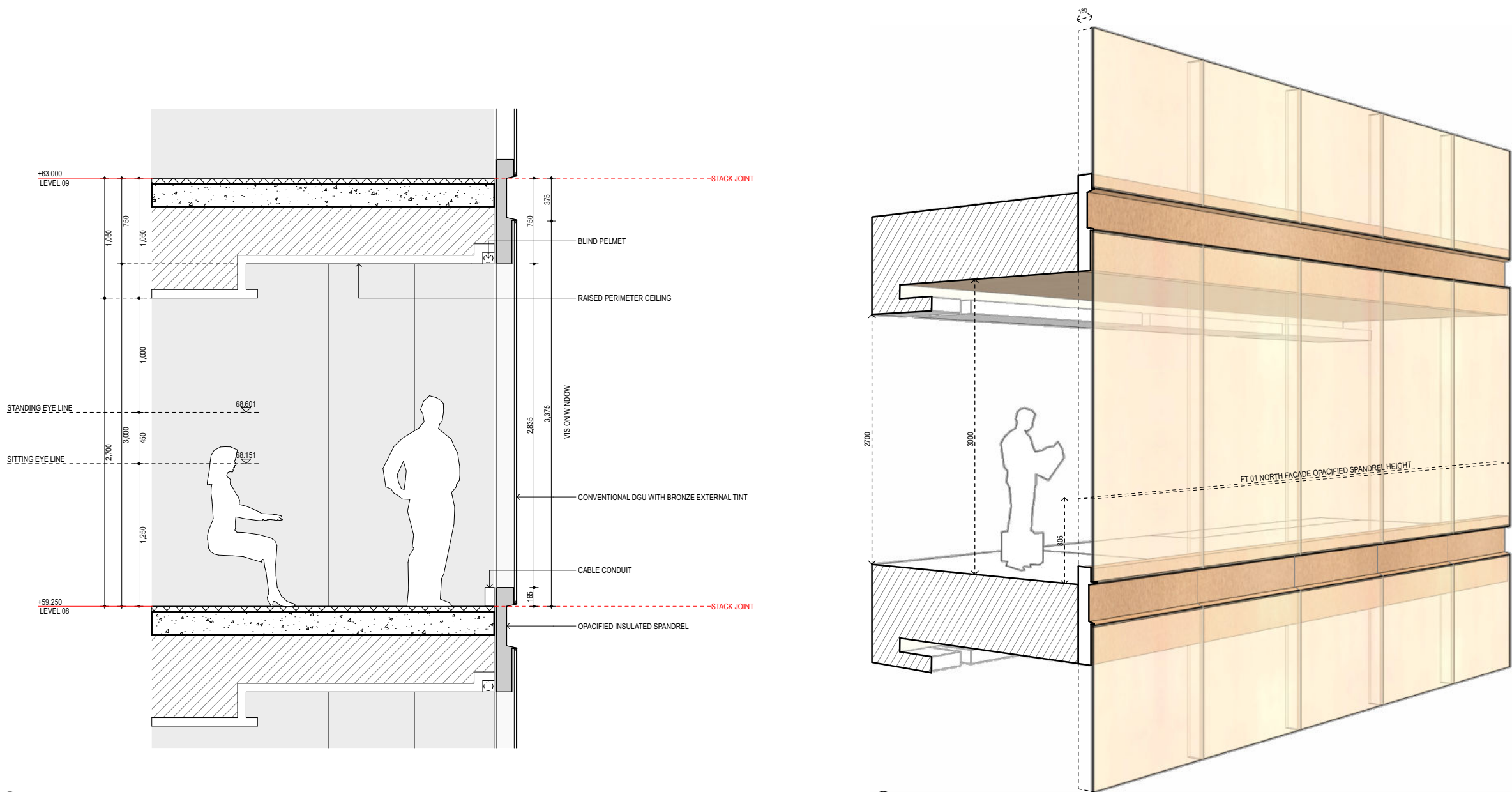
5.2.7 South-facing Tower Facade

The facade consists of a conventional curtain wall system with panels 1.8-2.0m wide and 3.75m high, composed of straight with curved corner panels. The facade panels have an insulated spandrel zone of 915mm to maximise southern views and permit daylight ingress deeper into the floor plate.

The conventional facade system has been proposed to achieve the architectural intent of a 'quiet' recessive tower form, whilst being a durable, cost effective and low maintenance system maximising amenity and external views.

System:

- Curtain Wall System: 1800-2000mm
- Vision panel: 2835mm
- Depth: 180mm
- External glass: Lightly tinted bronze, Low-E coated double glazed unit
- Framing Finish: Anodised (Bronze colour)



Building Programme

5.2 Civic Building - Material and Quality

5.2.8 North/east/west facing Tower Facade

The facade consists of a curtain wall system with panels 1.8-2.0m wide and 3.75m high, composed of straight with curved corner panels. Similar to the south-facing system, this system increases the insulated spandrel zone to 1.55m to increase wall to window ratio due to the more onerous solar conditions to the east, west and north.

System:

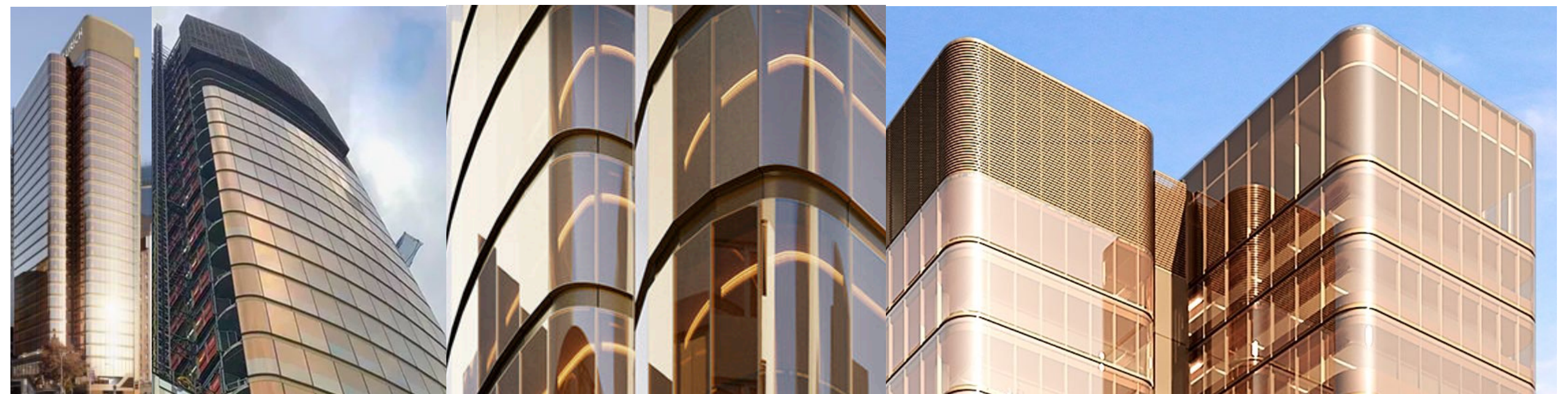
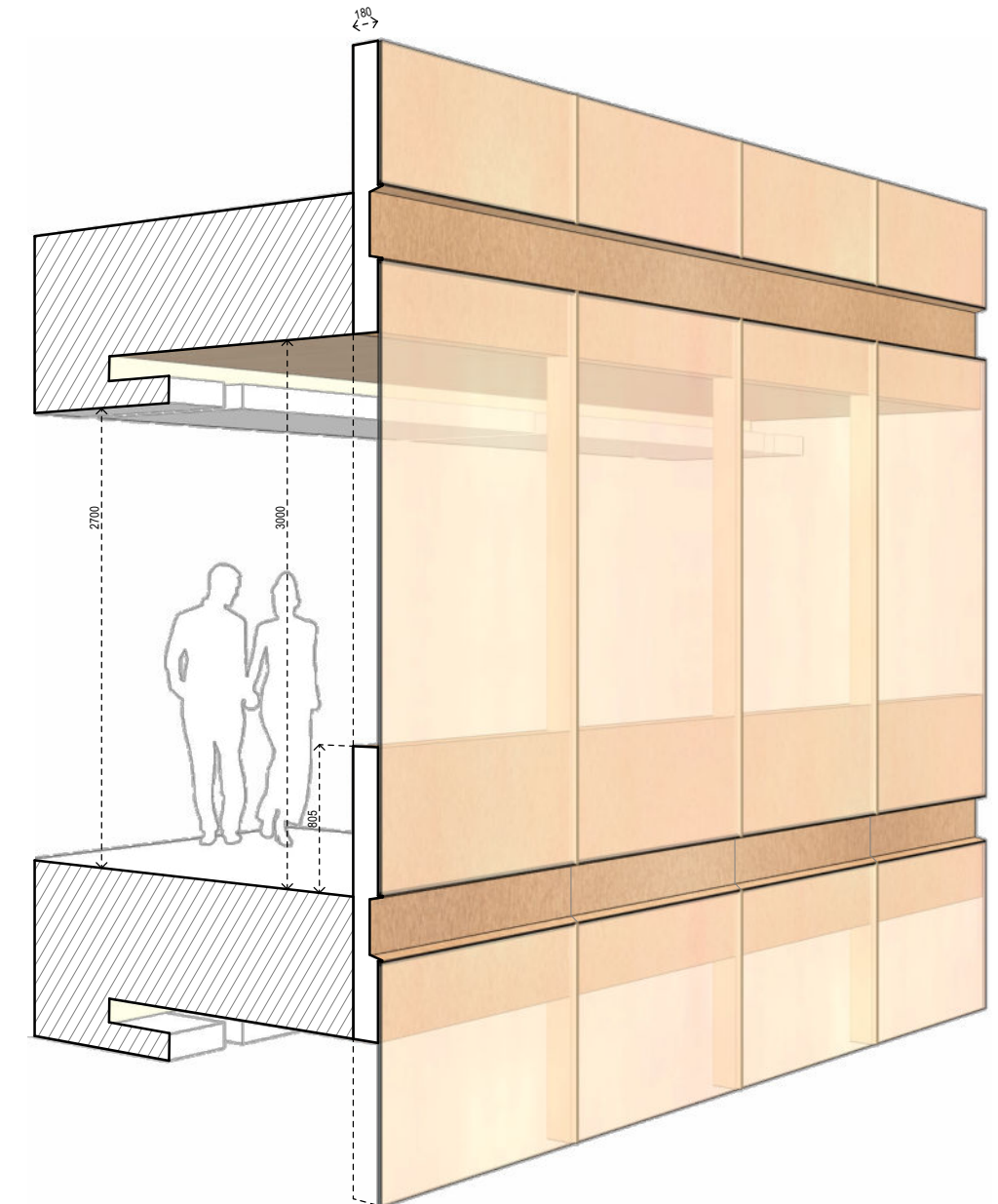
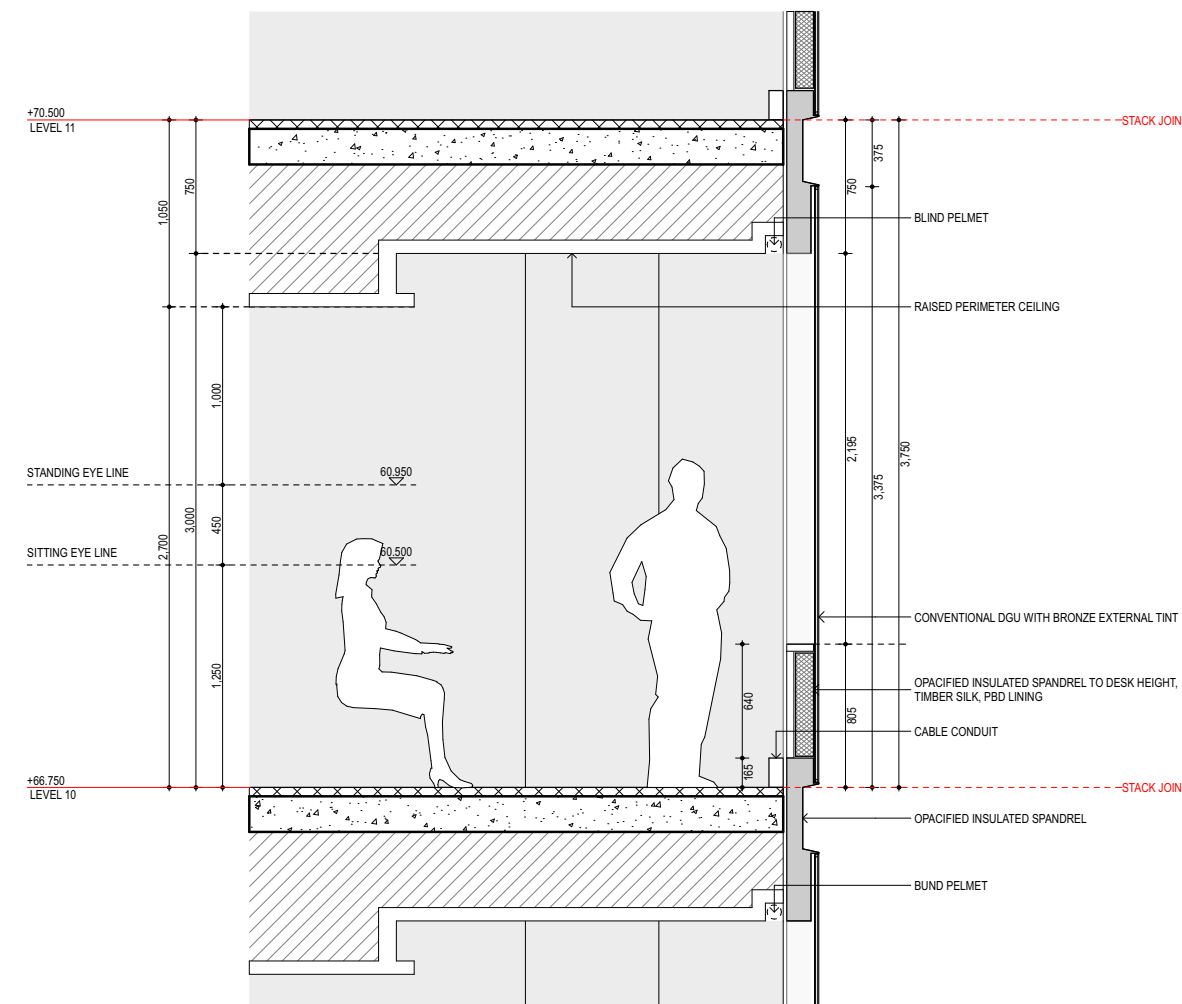
Curtain Wall System: 1800-2000mm

Vision panel: 2195mm

Depth: 180mm

External glass: Lightly tinted bronze, Low-E coated double glazed unit

Framing Finish: Anodised (Bronze colour)



Building Programme

5.2 Civic Building - Rooftop and Facade Maintenance Strategy

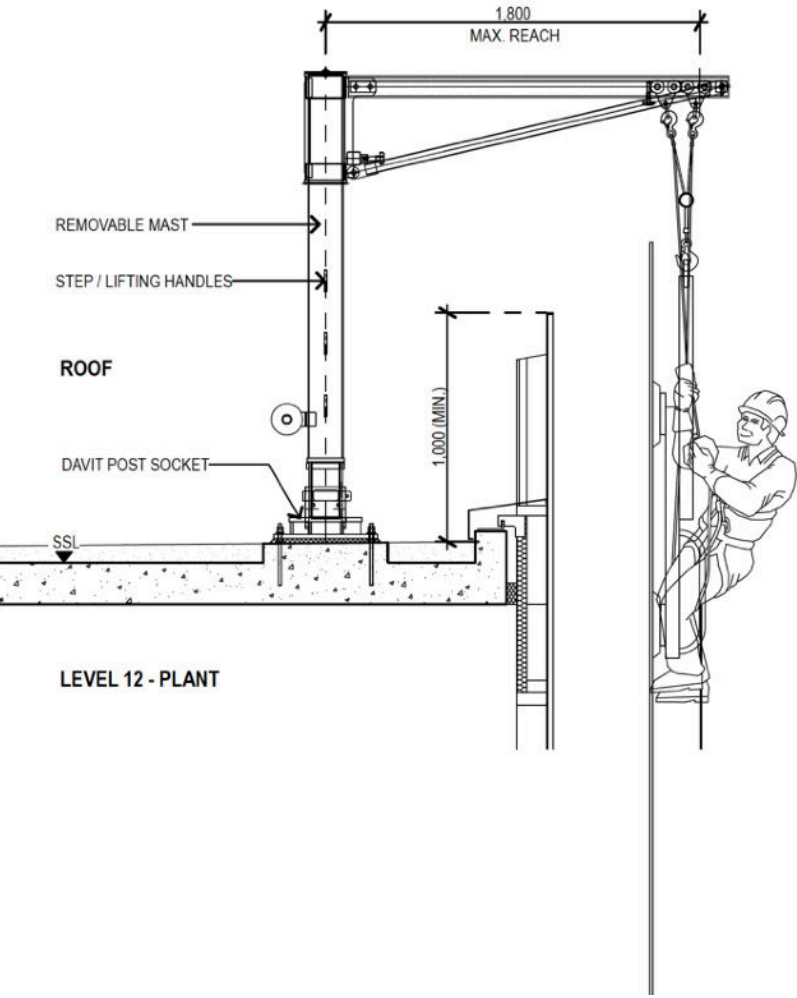
5.2.8 Rooftop and Facade Maintenance Strategy

The roof of the Civic Building is accessed either via a stairway located at the southern tower, or a ladder and roof hatch that is connected directly to the main building core on the northern tower.

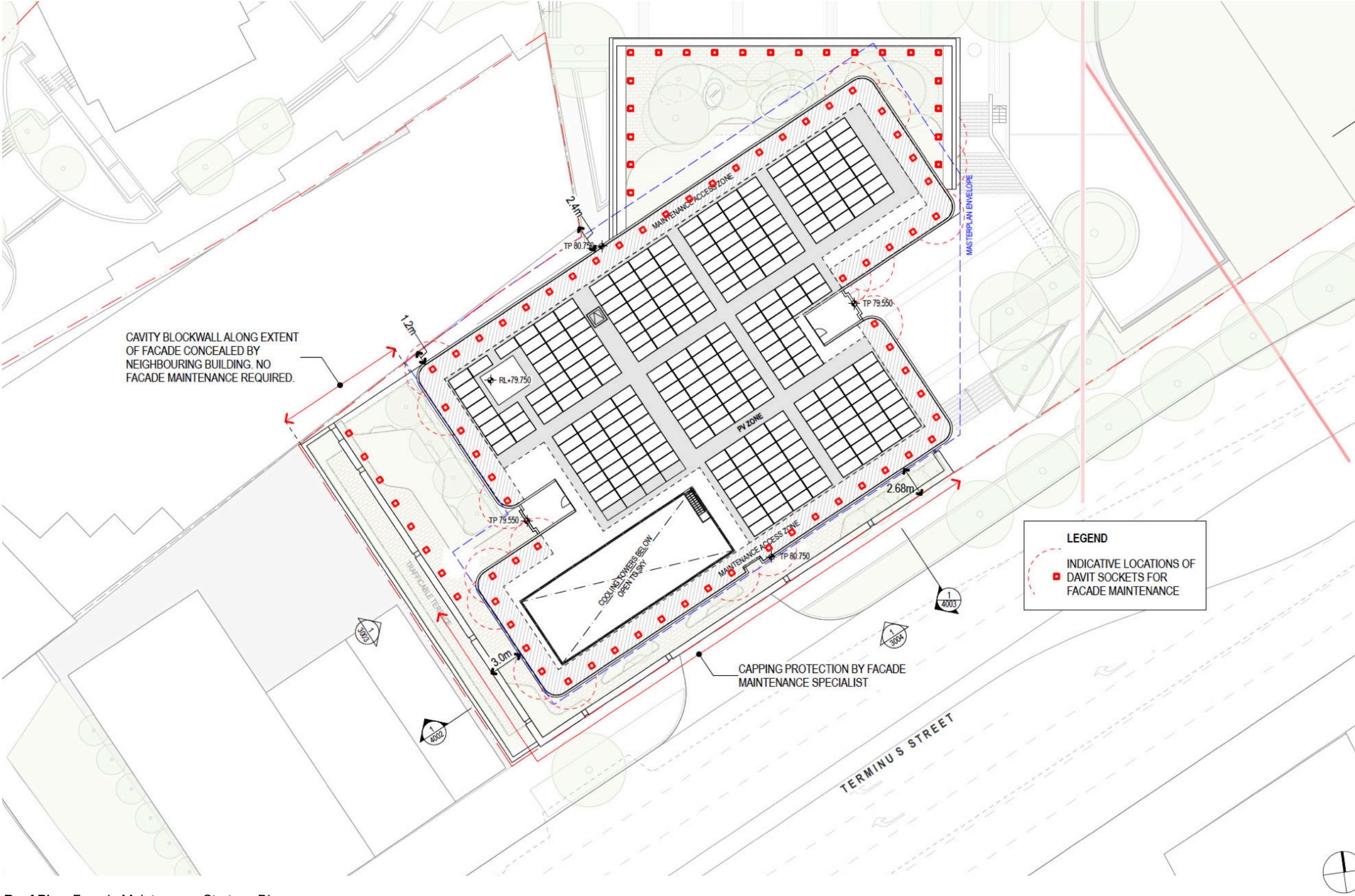
The perimeter edge of the towers are protected by a 1.0m high parapet, while a 2.0m wide clear zone is provided along this perimeter for facade maintenance access by specialists. The remaining roof area will be allocated to PV panels and circulation.

Facade maintenance for the Civic Building will be via rope access systems (e.g. davit sockets), with surface-fixed post sockets or cast-in sockets on the roof slab, and concealed sockets accessed beneath removable pavers for the roof terraces on level 4 and level 7.

All maintenance equipment will be stored away safely in back-of-house storage on the plant or basement levels when not in use.



Typical detail section: Socket davit with glass replacement unit



Roof Plan: Facade Maintenance Strategy Diagram

Building Programme
5.3 Integrated Artwork Opportunities

/ Integrated and collaborative Artwork Strategy

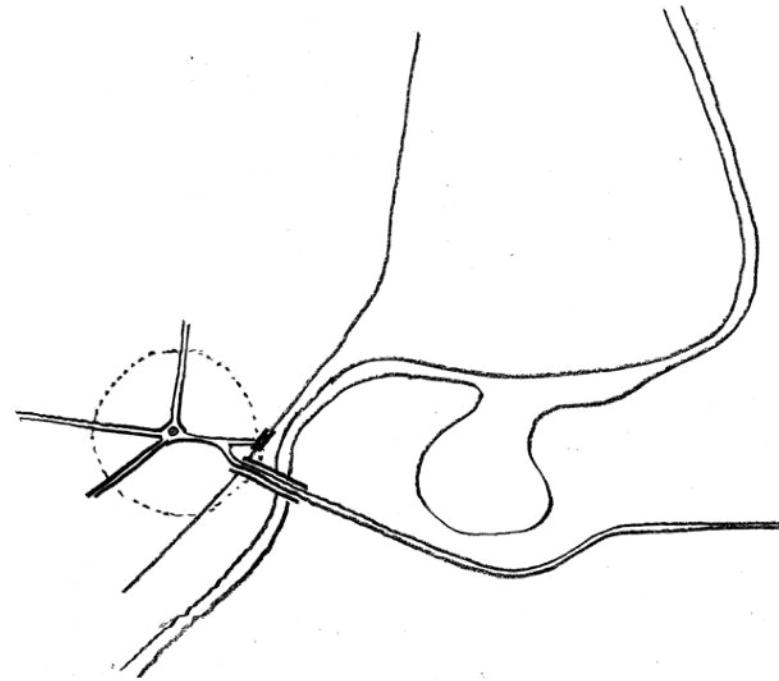
The Liverpool Civic Place Art Strategy is an integral part of delivering a highly place specific and community focussed precinct. The works will result out of collaboration with the community and local creatives, delivering artistic excellence which responds to the aspirations of Liverpool's community and their value.

The development of the works will reinforce local networks and celebrate the distinct character, culture and environment of Liverpool and its surrounds.

The strategy acknowledges the strong creative culture which exists in Liverpool and is supported by the council, particularly through the Casula Powerhouse Arts Centre.

Site and River

The confluence, end of navigable portion of river, eddy



Building Programme

5.3 Integrated Artwork Opportunities

/ Purpose of Art Strategy

The purpose of this preliminary art strategy is to set a framework for artwork development within the precinct and ensure a seamless integration between the works, architecture and landscape. The strategy explores potential locations, typologies and themes while allowing flexibility for creative curation. Each location identified has a distinct role to play in reinforcing the ambitions of the project as well as enhancing its particular setting. The strategy also explores potential for collaboration with stakeholders and the wider community.

/ Heritage - Governor Macquarie Statue

The Governor Macquarie Statue will be located in clear view from Macquarie Street at the Augusta Cullen Plaza interface.

/ Artists

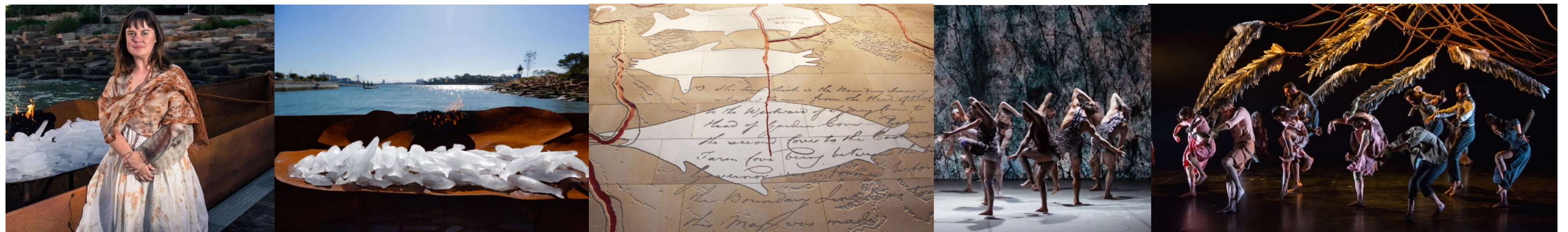
The artists referenced in this document are highlighted as exemplars of typologies and potential collaborations. The team has also commenced conversations with Emily McDaniel, Indigenous Curator and long term Liverpool resident. Her experience, connections to the community and precinct curation could be invaluable to Liverpool Civic Place.

Following the support received during the DAP process. The design team will seek to incorporate advice from Liverpool City Council Community Developer Officer Norma Burrows. Norma has suggested a local artist competition and has offered to investigate funding opportunities.

/ Methodology

fjmt proposes to work with a local curator with strong ties to the region, expert knowledge of emerging and established artists and enthusiasm to explore potential First Nations artists and content. The selection of artists and approval of works will be guided by an art committee including nominated community representatives [potentially from Casula Powerhouse], architect and council representatives. Each site will be developed by:

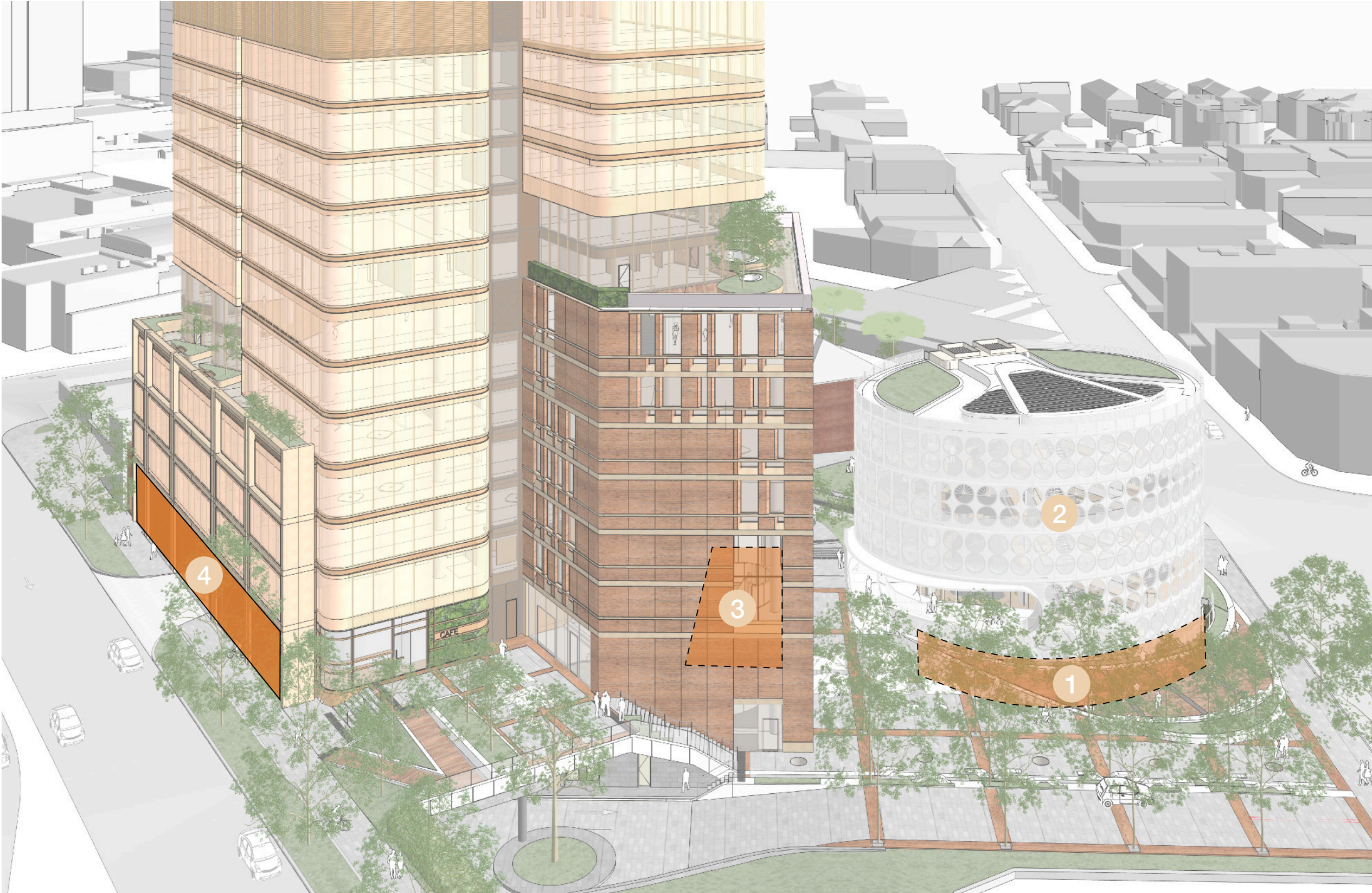
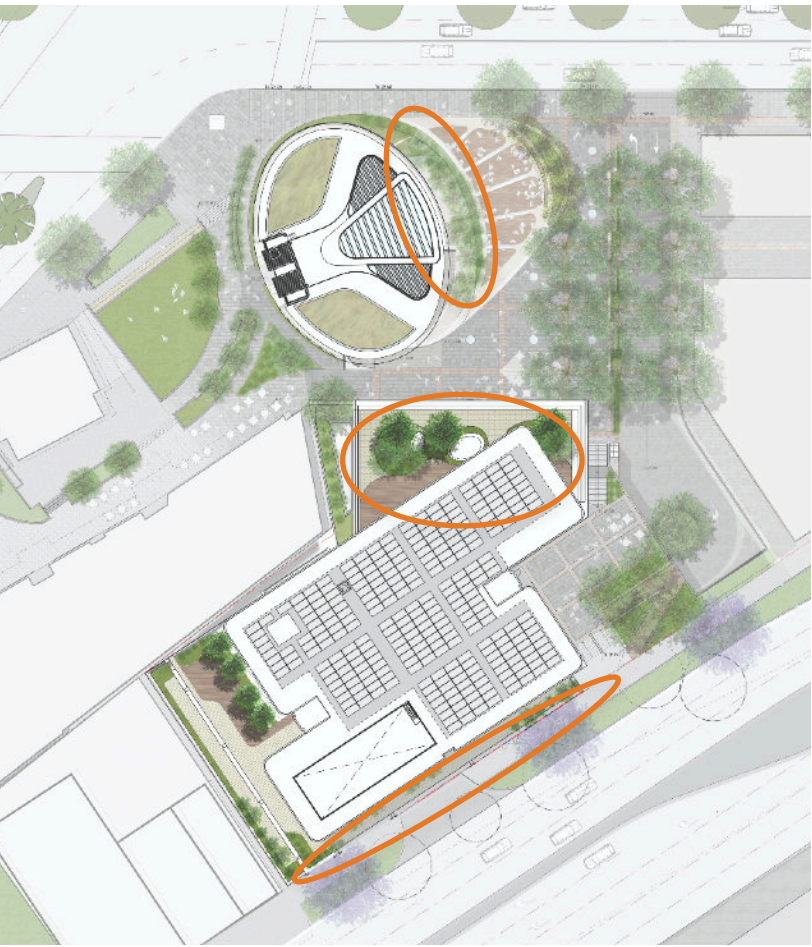
- Long list followed by either shortlist or single selection
- Concepts
- Design Development including detailed methodology, proposed integration with the precinct, potential collaborations and stakeholder engagement and costings
- Fabrication and installation finalised with



Building Programme
5.3 Integrated Artwork Opportunities

/ Locations of Artwork

- 1. Sunken Garden
- 2. Local Craft Library Furniture
- 3. Main Lobby ceiling
- 4. Terminus Street Elevation

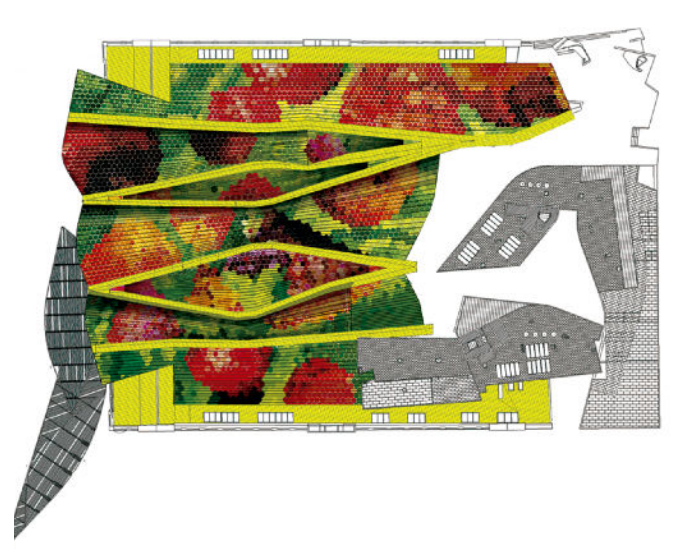


Building Programme

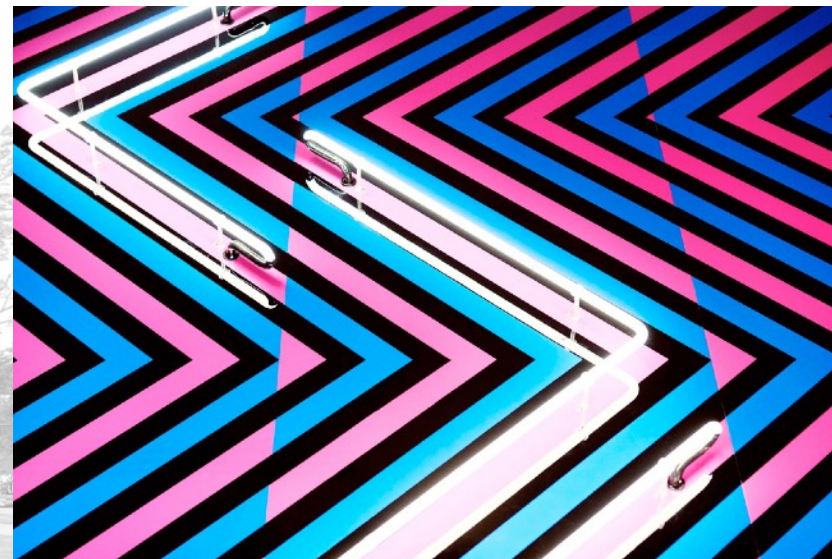
5.3 Integrated Artwork Opportunities



/ Council Verandah & Entry Community Ceiling



/ Terminus Street Elevation



Reko Rennie

/ Community Ceiling

A community project guided by professional artists and curators to create a ceiling for the new heart of Liverpool. Tiles may be created by local school students.

/ Terminus Street Elevation

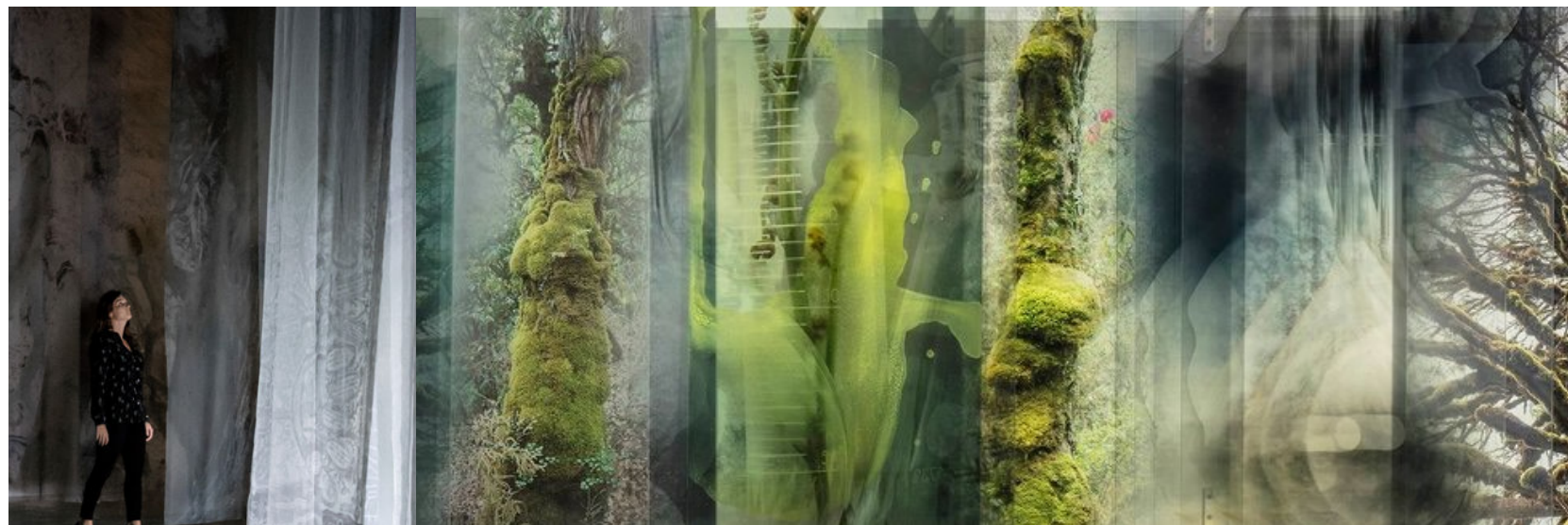
A vibrant, bold and graphic work which responds to the harsh traffic environment of Terminus Street, the speed of vehicles but also improves amenity and quality of streetscape.

/ Sunken Gully

A work, potentially collaborative, between artists and indigenous landscape experts to celebrate Cumberland Plane ecosystems, particularly the interface with waterways (responding to Liverpool's connection to Georges River).



/ Gathering Garden and Gully Biophyllic



Janet Laurence



Scarred trees





6.0 Vehicle Access Strategy

6.0 Vehicle Access Strategy

6.1 Vehicle Access Overview

The vehicle access strategy is consistent with the approved Stage 1 Masterplan, apart from the relocation of the driveway further west along Terminus Street to improve internal vehicular circulation and the amenity of the adjacent Terminus Street pocket park.

While both public and private carparks are located in the same basement with shared vertical circulation, separate entry/exit driveways are proposed to retain consistent traffic activity on Terminus Street and to limit traffic activity on the Scott Street access, which is proposed as a shared zone.

All cars accessing the public carpark and a nominated number of Council fleet cars will enter and exit only via Terminus Street, while all other cars with pre-assigned access to the private carpark will enter and exit via the shared zone off Scott Street one level below. The two streams of public and private cars will merge after passing through their respective boom gates at the shared ramp system at lower ground level on entry towards basement 1.

The intake and total number of cars will be managed by an Access Control System (with boom gates or similar). During special events on weekends where no vehicles are permitted on the shared zone, all cars will enter and exit via Terminus Street, subject to a maximum of 202 cars permitted by RMS.

Please refer to the Traffic Impact Assessment by PTC consultants for more information on traffic generation rates, detailed swept path assessments as well as carpark signage and line marking.

6.2 Parking provision summary

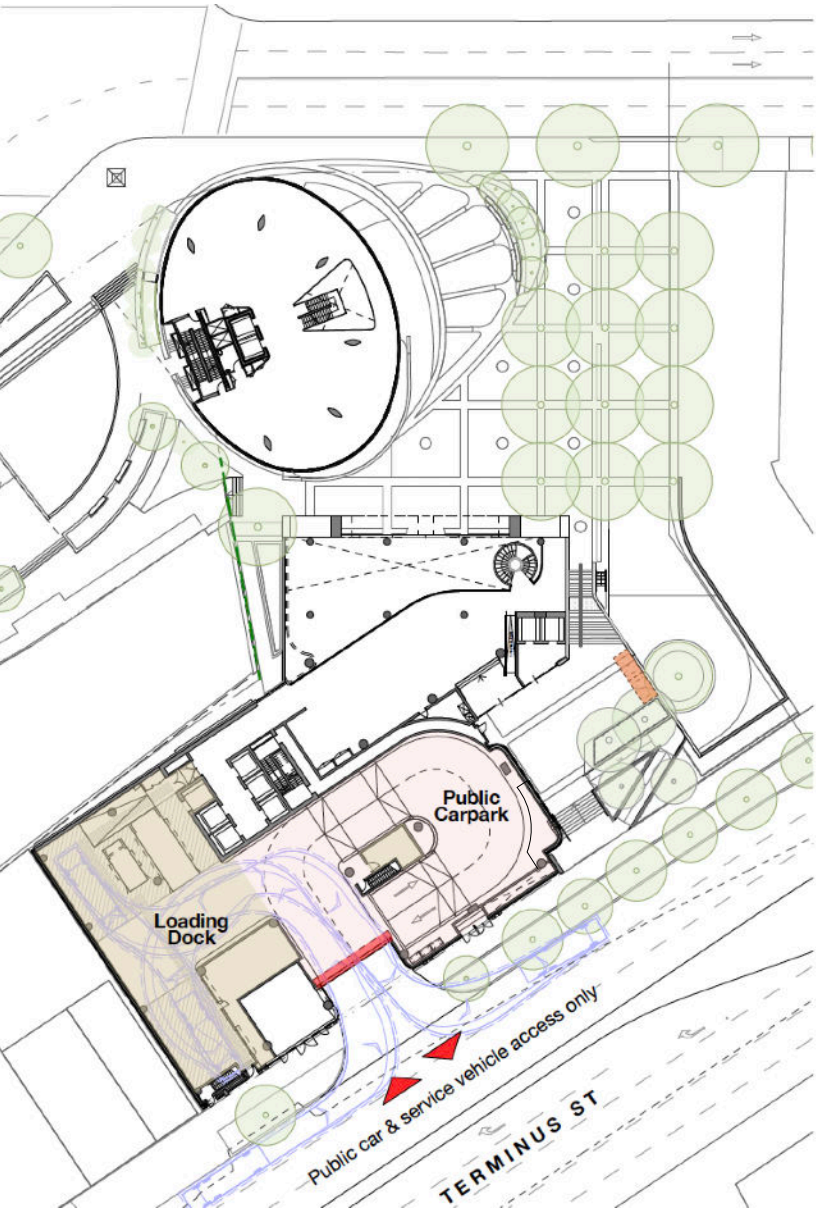
	car space		motorcycle
Public Cars	LG	4	
	B1	25	
	B2	24	2
	B3	103*	6
Total public		156	8
Private Cars	B4	108	7
	B5	80**	3
Total private		188	10
Total Spaces		344	18

* includes 10 spaces dedicated to childcare (1 accessible)
* includes 6 spaces dedicated to library staff
* includes 3 accessible spaces
** includes 4 accessible spaces

End-of-Trip summary

	provision
Secure bicycle parking	111
Secure lockers	134
Visitor bicycle parking	30

6.3 Traffic Plan Overview

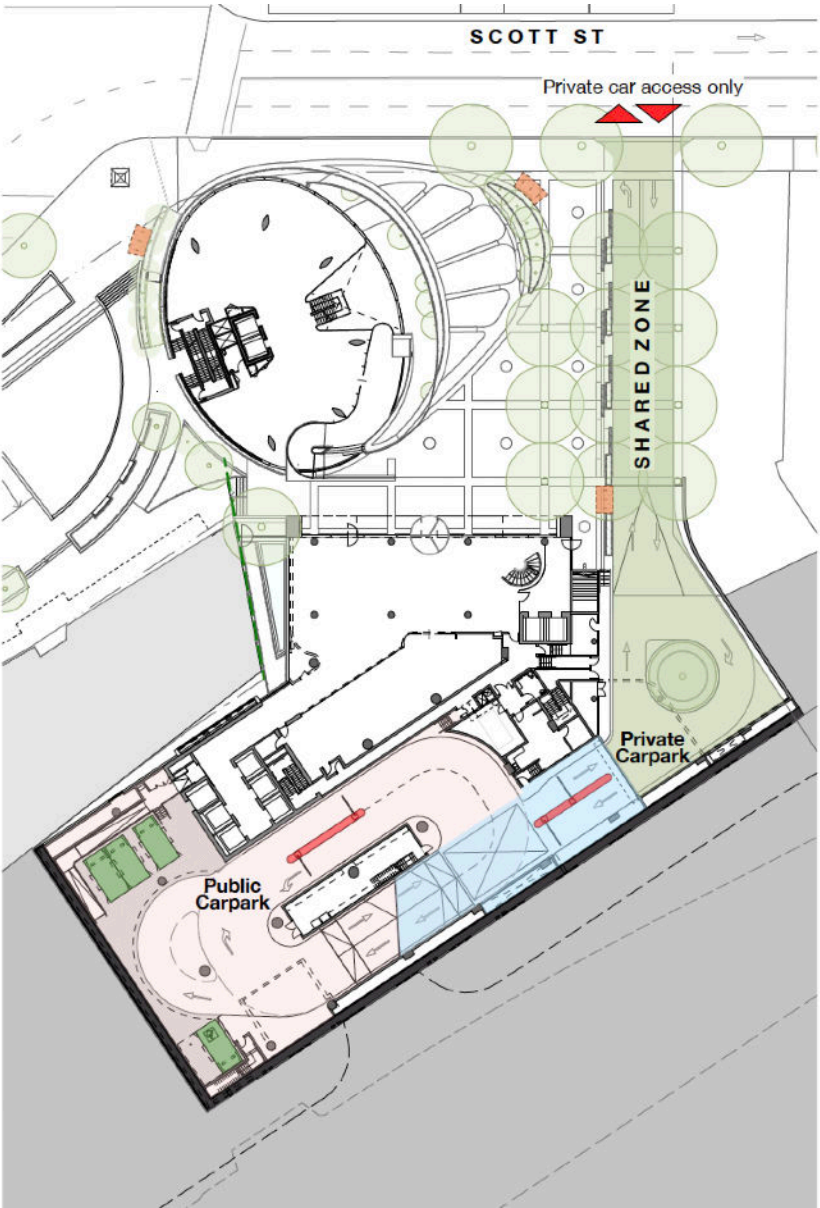


Upper Ground (via Terminus Street)

- / Public carpark entry and exit
 - via left in left out
- / Loading dock
 - entry and exit via left in and left out
 - 1 x council waste truck loading bay
 - 1 x MRV bay
 - 1 x courier bay
 - access to goods lift, waste and recycling room, and upper ground customer service centre

/ Dock manager's office

Note: The architectural plans show the strategic layout for the 6-lane road configuration of Terminus Street after future road widening, as proposed by the RMS. The existing kerb line of Terminus Street is shown in dashed lines for information.



Lower Ground (via Scott Street)

- / Shared Zone (6.7m wide)
 - left in, left out (no right turn-out permitted)
 - flushed paving, clearly demarcated with colour and texture
 - pedestrian priority prioritised with appropriate signage
- / Private carpark entry and exit boom gates
 - access via shared zone
 - direct access to/from basement levels
- / Public carpark lay-by and drop-off
 - access via level above (Terminus St)
 - dedicated childcare spaces with card access to office lift lobby
- / Public carpark entry and exit boom gates
 - access via level above (Terminus St)
 - driveway merges with private carpark after entry
- / Building manager's and security office

Legend

Shared Zone

Public Carpark

Private Carpark

Loading Dock

End-Of-Trip

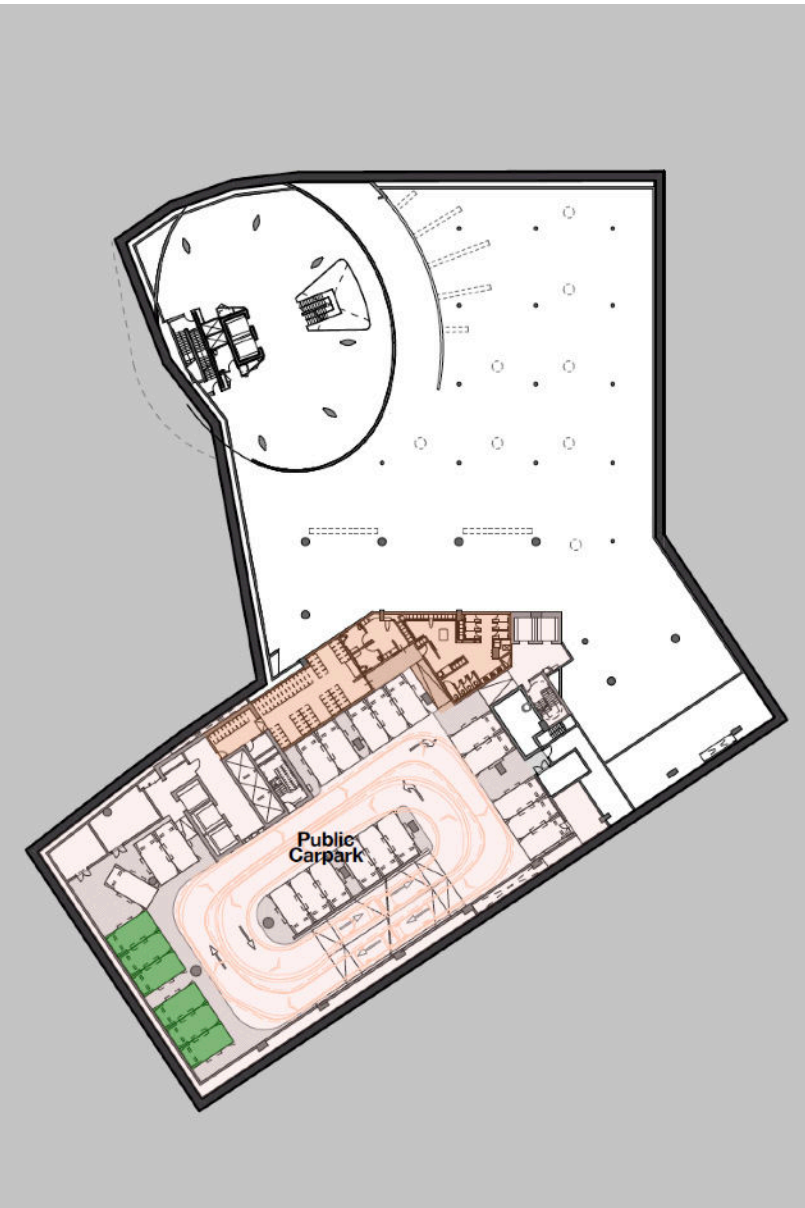
Dedicated childcare spaces

Accessible car spaces

Entry/Exit boom gates & roller shutters

Motorcycle spaces

Public domain bicycle spaces

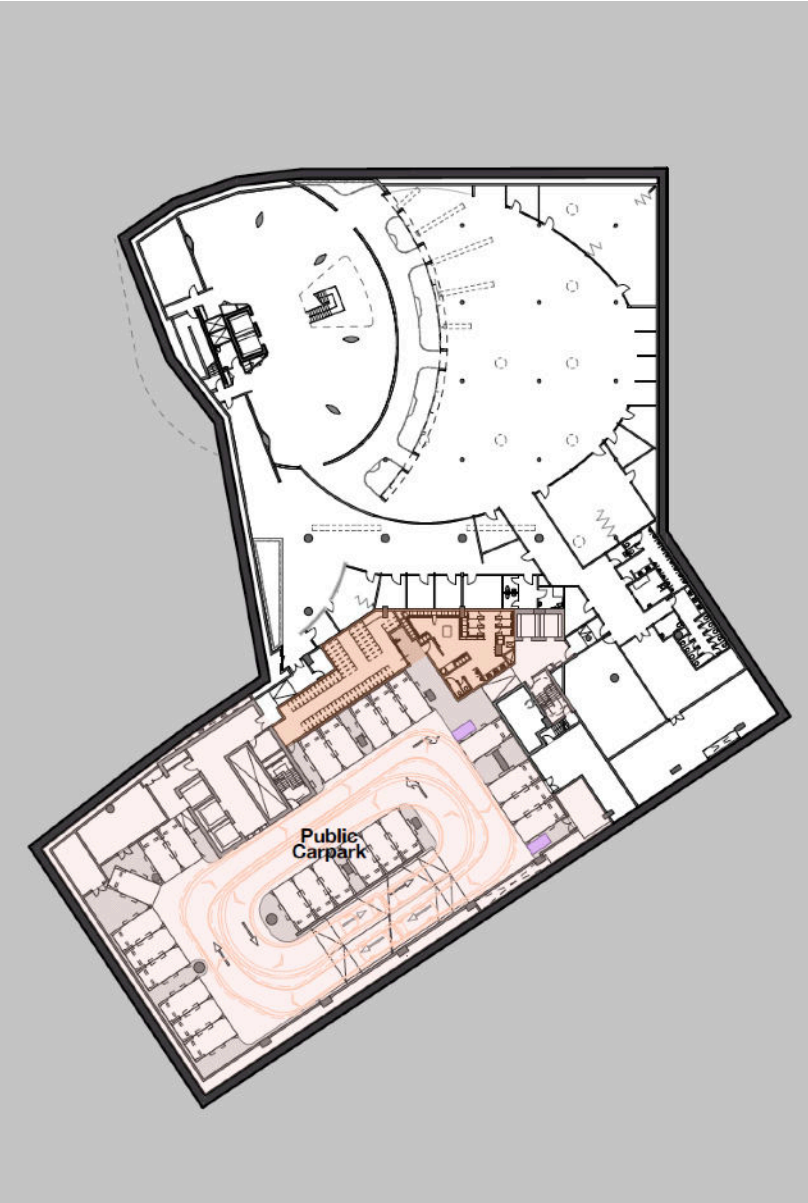


Basement 1

- / Public carpark, with:
 - access to carpark lift lobby
 - dedicated childcare spaces (class 3) with card access to office lift lobby
 - generally class 2 spaces with >5.8m aisles
- / End-Of-Trip facilities
 - secure bicycle storage
 - shower & locker facilities (female)
 - accessible shower & locker facilities (unisex)

Legend

Shared Zone	Dedicated childcare spaces
Public Carpark	Accessible car spaces
Private Carpark	Entry/Exit boom gates & roller shutters
Loading Dock	Motorcycle spaces
End-Of-Trip	Public domain bicycle spaces



Basement 2

- / Public carpark, with:
- access to carpark lift lobby
 - access to office lift lobby
 - generally class 2 spaces with >5.8m aisles
- / End-Of-Trip facilities
- secure bicycle storage
 - shower & locker facilities (male)



Basement 3

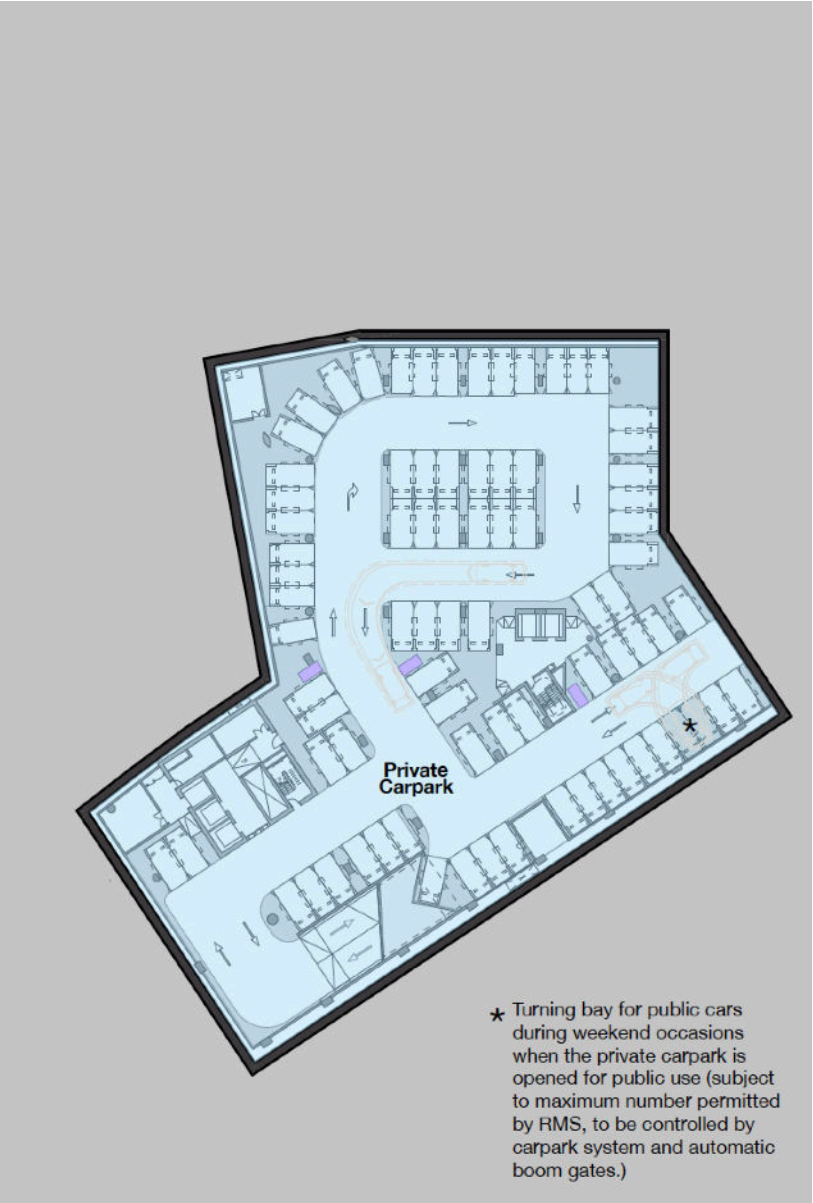
- / Public carpark, with:
- access to carpark lift lobby
 - access to office lift lobby
 - accessible parking spaces
 - access to library lift (after hours staff access only)
 - dedicated library staff car spaces
 - dedicated library courier car space
 - generally class 2 spaces with >5.8m aisles

/ Private carpark entry and exit boom gates



Basement 4

- / Private carpark, with:
- access to carpark lift lobby
 - access to office lift lobby
 - accessible parking spaces
 - nested area containing council fleet parking (46 car spaces)
 - generally class 2 spaces with >5.8m aisles



Basement 5

- / Private carpark, with:
- access to carpark lift lobby
 - access to office lift lobby
 - generally class 2 spaces with >5.8m aisles

* Turning bay for public cars during weekend occasions when the private carpark is opened for public use (subject to maximum number permitted by RMS, to be controlled by carpark system and automatic boom gates.)



7.0 Sustainability & Performance

7.0 Sustainability & Performance

7.1 Briefed Targets

- 5 Star Green Star Certification - Green Star Design & As-Built v 1.2 for the office building and Green Star principles applied to the library building
- 5 Star NABERS Energy Base Building Rating
- 4 Star NABERS Water Whole Building Rating
- Built to PCA A-Grade standards, 2019

Project:	LCP - Council Commercial	Core Points Available	Total Score Targeted
Targeted Rating:	5 Star - Australian Excellence	100	67

7.2 Climate Change Risk Assessment and Climate Action Plan

Recommended climate adaptation design solutions for resilience against climate hazards:

- Integration of light-coloured materials to reduce the local urban heat island effect of the site.
- Provision of standby diesel generators for critical loads and back-up power
- Combination of energy efficient building services and appliances
- Installation of rainwater reuse tanks
- Subsoil drainage system
- High-performing façade systems
- Install on-site renewable energy systems such as solar photovoltaic
- Integrate drought tolerant vegetation to green landscaping
- Reduce cooling tower water consumption by optimising the cycle of concentration and minimise bleed volume.
- Sizing of stormwater systems to worst case 2090 scenario to cater for projected rainfall change.

7.3 Section J NCC 2019: Jv3 Modelling

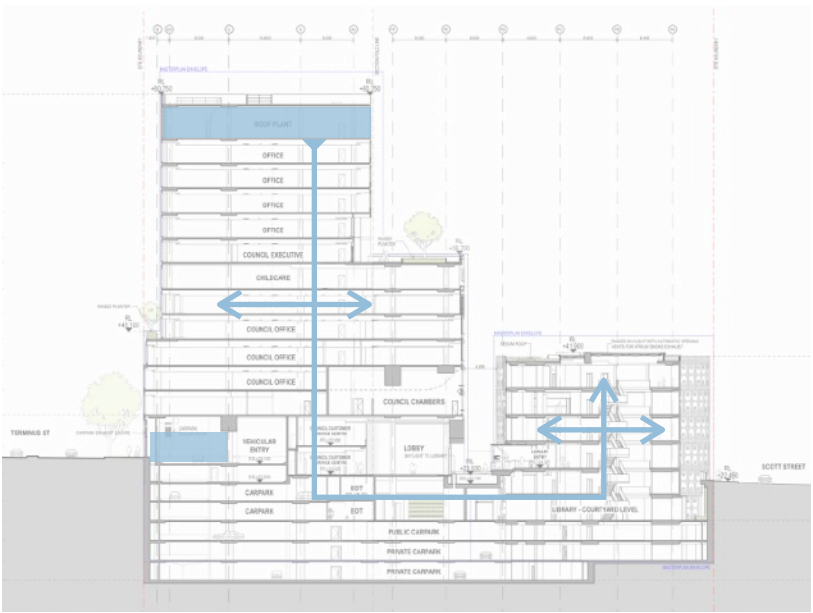
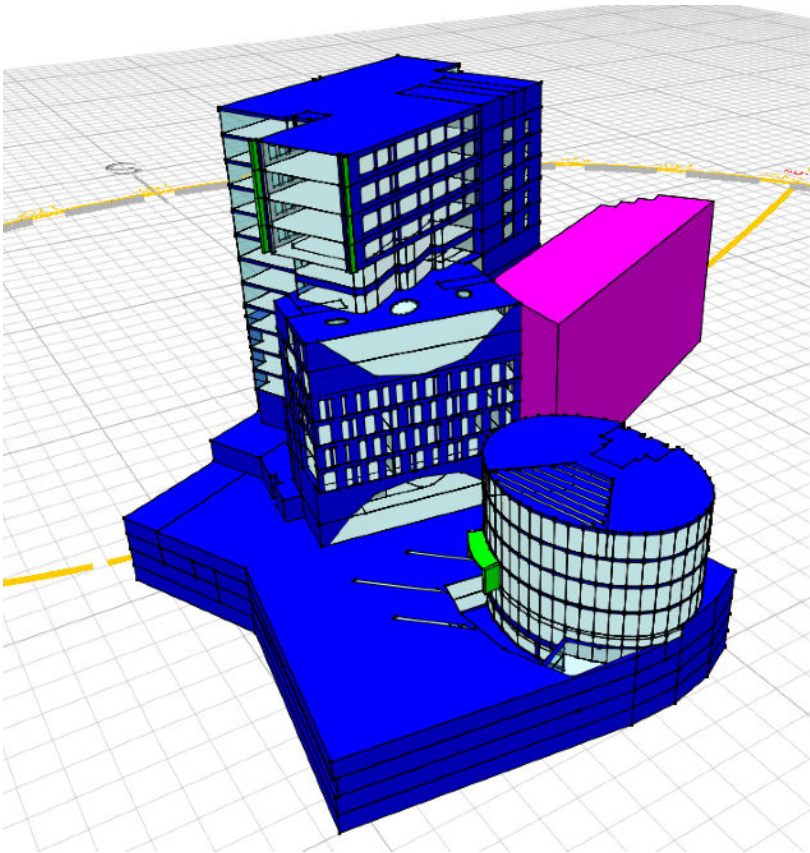
The Council Commercial and Library buildings have been evaluated under JV3 in one overall model as the buildings are a single development, united by a common car park and services systems.

The design is complaint based on the façade performance values outlined in the report, in summary they are:

- Library facade: U= 2.0 SHGC = 0.3 / 0.12 (blinds open / closed)
- Council commercial curtain wall: U = 2.3 SHGC = 0.23
- Council commercial 'civic' facade: U = 2.5 SHGC = 0.23

7.4 Services Summary

Centralised commercial tower rooftop plant includes base services for library to minimise rooftop plant.



Sustainability & Performance

On-site renewable energy to reduce extra load on electricity supply and reduce risk of power outages.

High efficiency HVAC system with increased outdoor air to improve air quality.

High performance facade system to passively reduce energy losses and gains during unfavourable climatic conditions.

High efficiency LED and fluorescent lighting with automatic lighting control

Rainwater harvesting from roof areas to minimise potable water on site

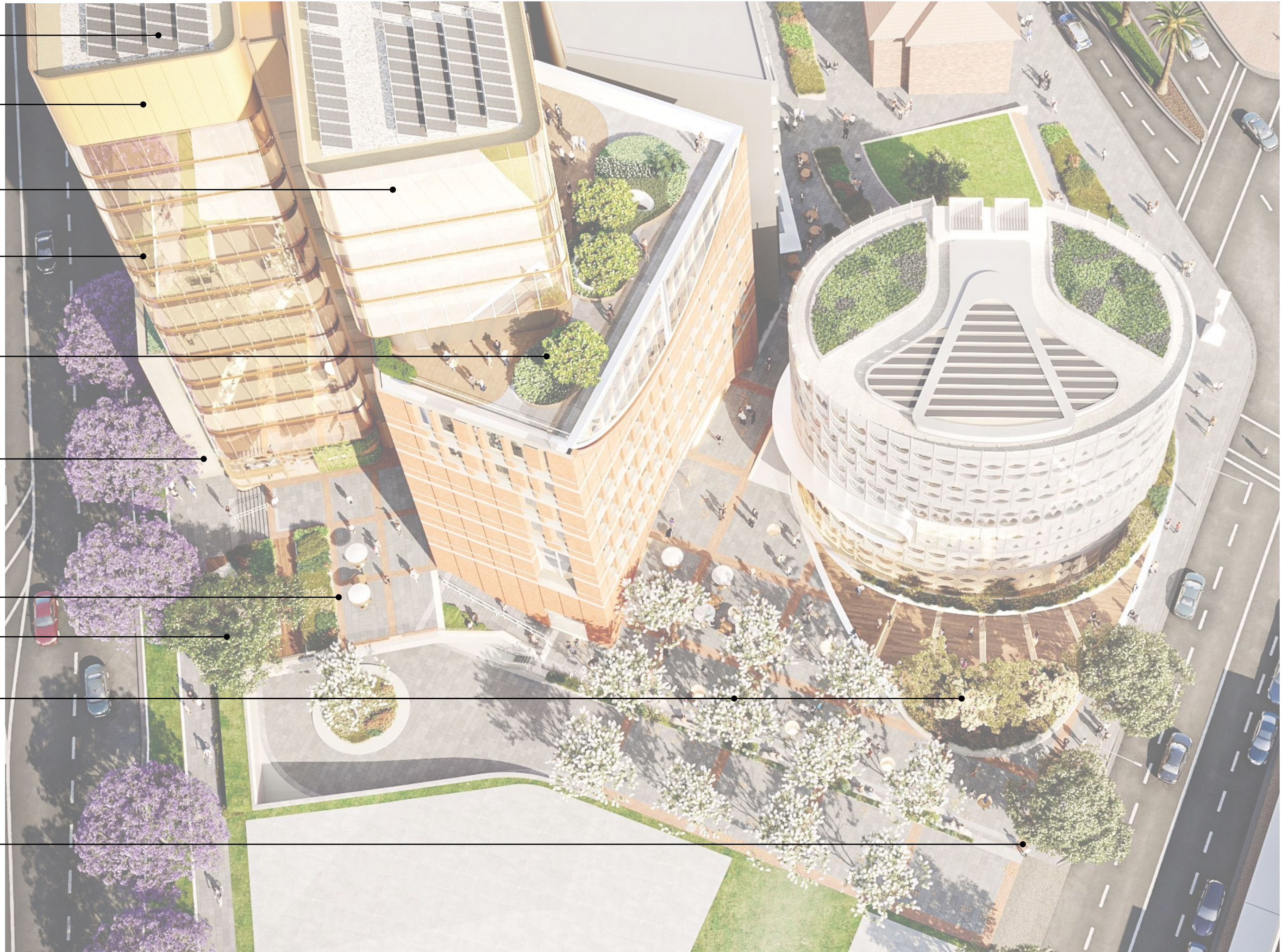
Provision of standby generators for critical loads and back-up power under the event of a power outage, extreme events etc

High quality end of trip, using transport assessment to allow efficient offering, in line with GS and PCA

Drought tolerant vegetation

Landscaped canopy cover to >40%, and low embodied energy plaza materials to reduce heat load exposure

Sizing of stormwater systems to worst case 2090 scenario to cater for projected rainfall change





8.0 Design Compliance

- 8.1 Envelope Compliance
- 8.2 Overshadowing - 300 Macquarie St
- 8.3 Overshadowing - Winter Solstice
- 8.4 Overshadowing - Equinox
- 8.5 Overshadowing - Summer Solstice
- 8.6 Street Interfaces - Scott Street
- 8.7 Street Interfaces - Terminus Street

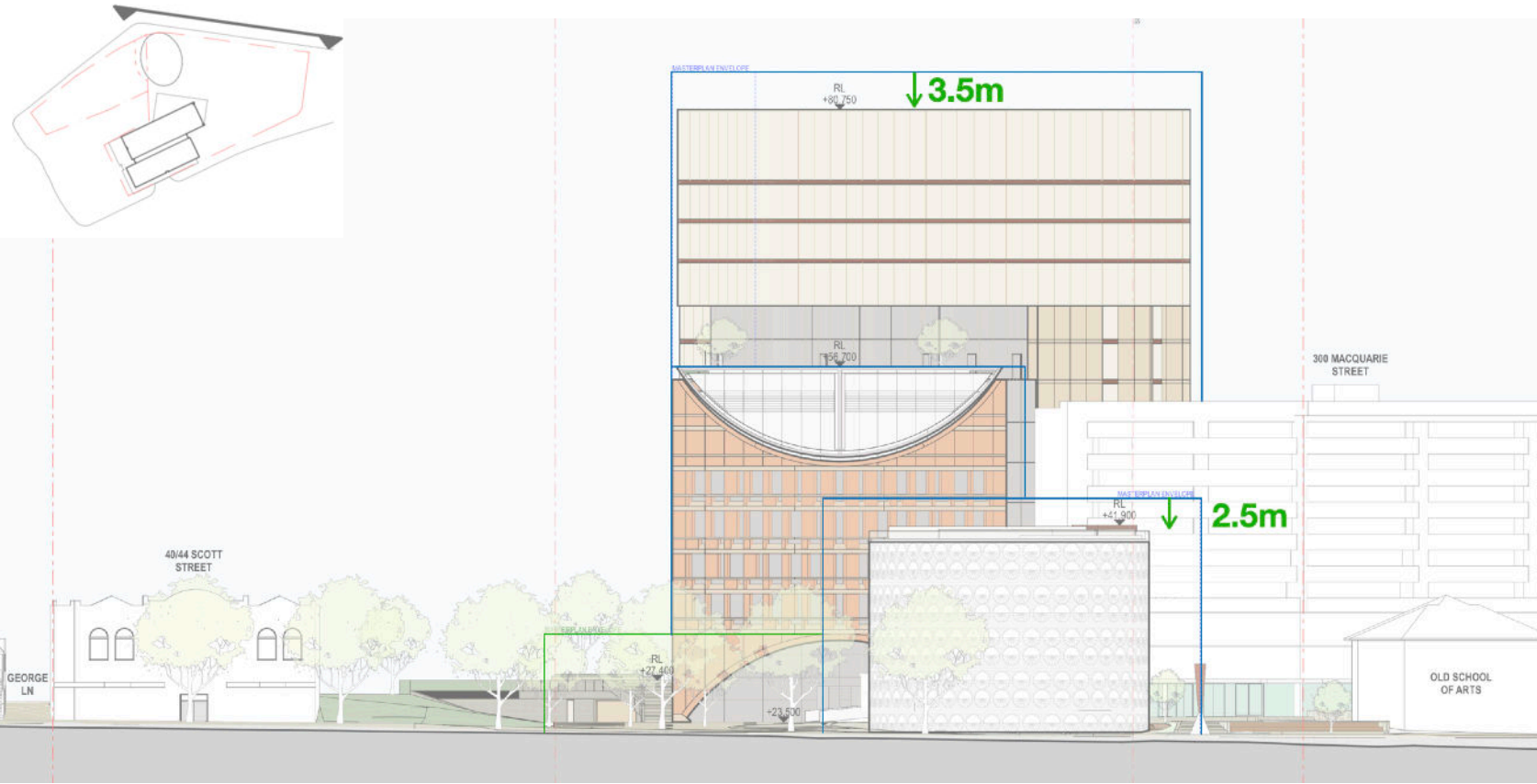
8.1 Envelope Compliance

There is no building floor space proposed above or below ground outside of the approved Concept DA envelopes. Critical setbacks, including 12m separation with Phase B, 6m and 12m separation to the west, 6m separation between the library and 300 Macquarie, and the 4m library overhang of Augusta Cullen Plaza have all been observed and comply.

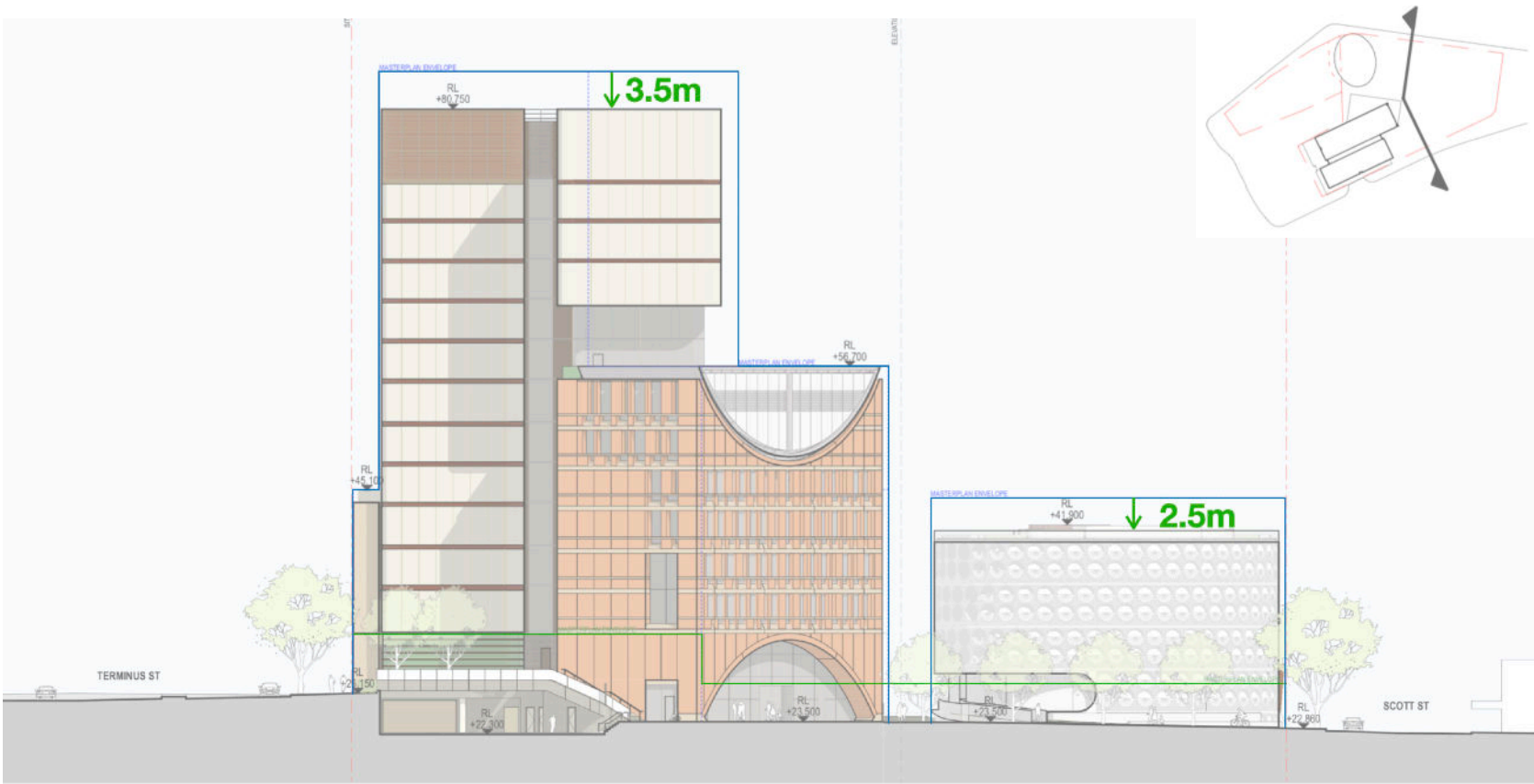
In the instance of the public domain width, the proposed stage 2 library rotation increases the Concept DA width from 26m to 30m, a 15% increase.



Stage 1 envelope / Stage 2 proposal overlay with setback dimensions



North Elevation, illustrating the Stage 2 design relative to Stage 1 envelopes

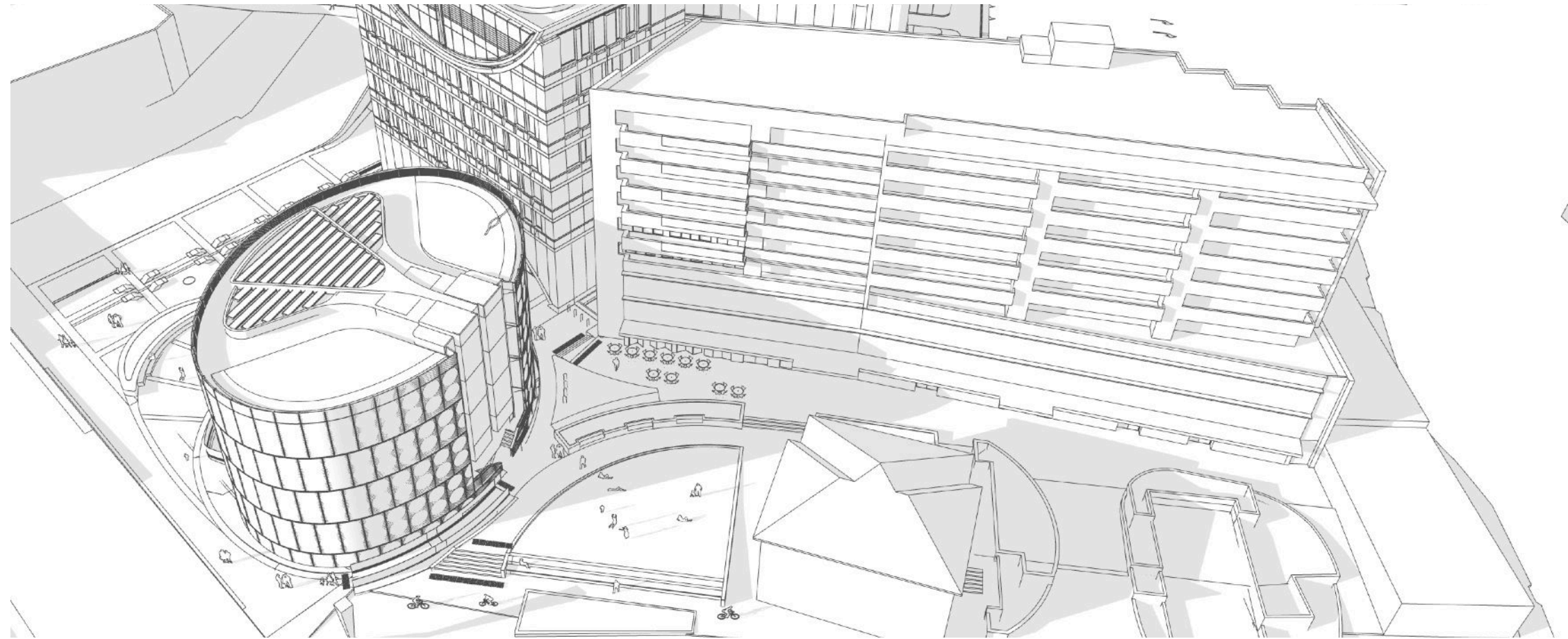


East Elevation, illustrating the Stage 2 design relative to Stage 1 envelopes

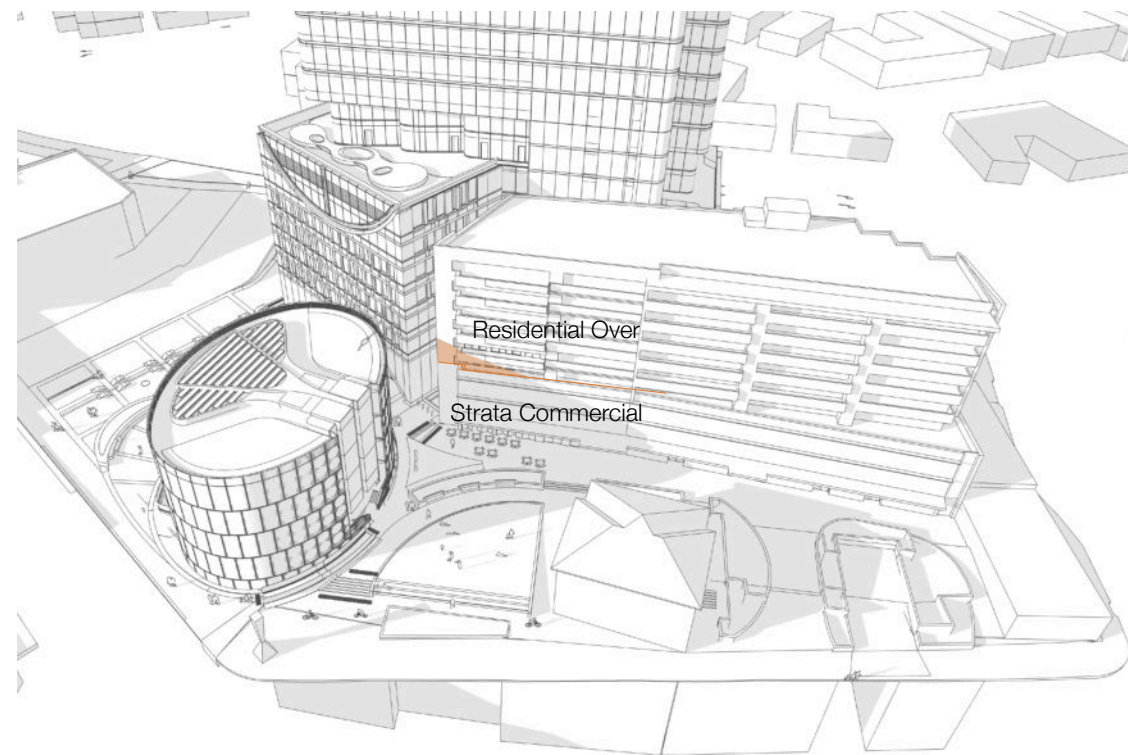
Design Compliance Overshadowing

8.2 Overshadowing - 300 Macquarie Street

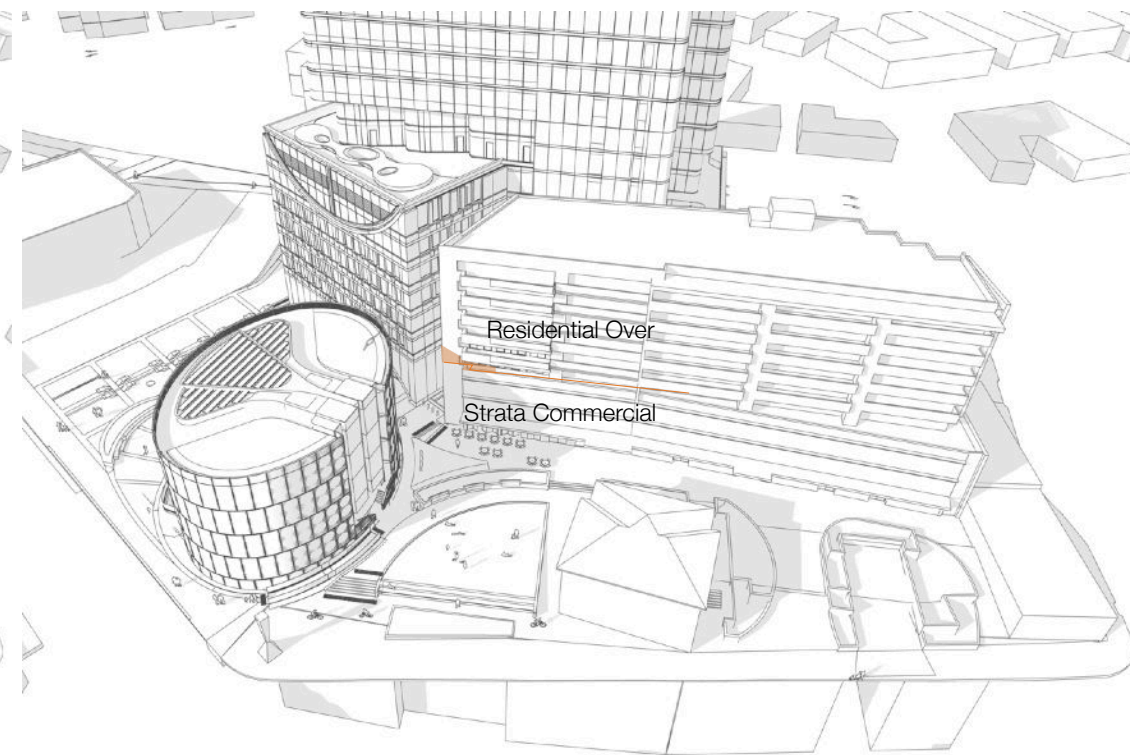
- Master Plan envelope did not impact any apartment winter solstice sun access to <3hrs.
- Proposed library building, significantly smaller than proposed Master Plan envelope, results in less impact relative to master plan envelope.
- One apartment bedroom interior is partially affected between 9am and 10am, with no solar impact to any apartments thereafter.



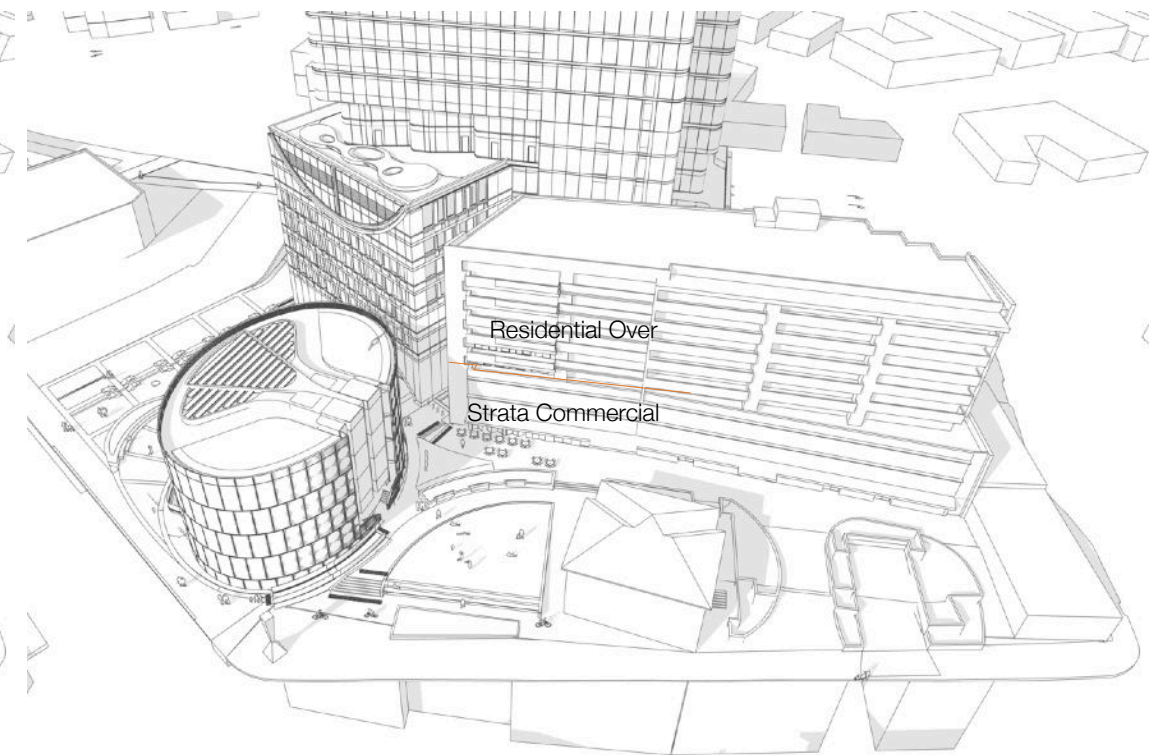
9am Winter Solstice June 21



9am Winter Solstice June 21



10am Winter Solstice June 21



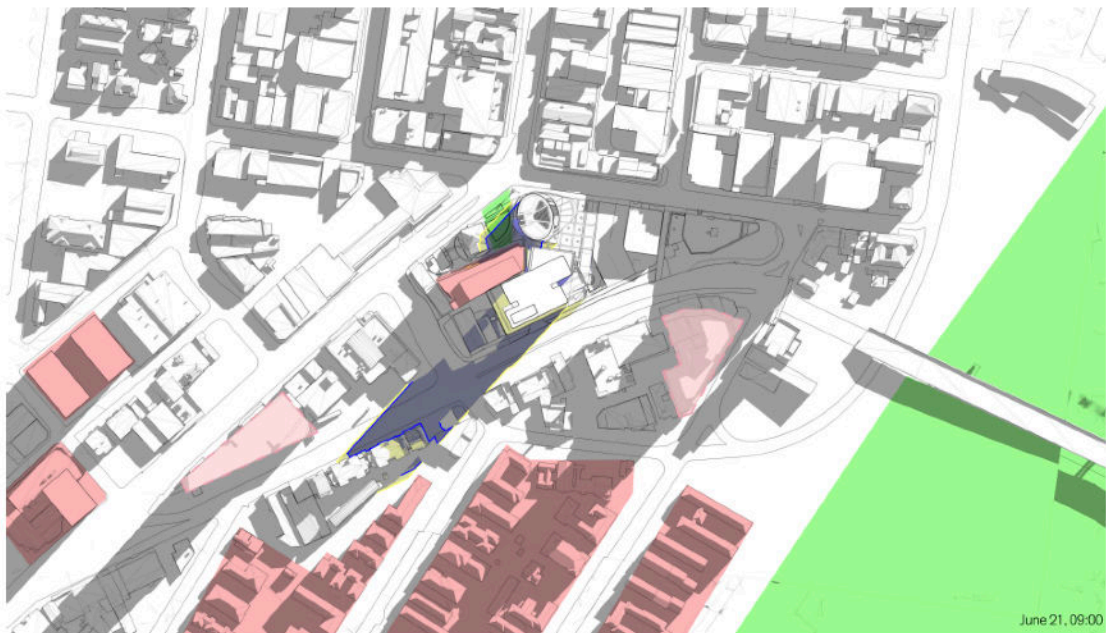
11am Winter Solstice June 21

Design Compliance

Overshadowing

8.3 Overshadowing - Precinct, Winter Solstice

- Proposed Stage 1 DA is approximately a story shorter than Master Plan tower envelopes
- Overshadowing analysis identifies no impact on existing residential properties, nearest being from the south of Pirie Street.



9am Winter Solstice June 21



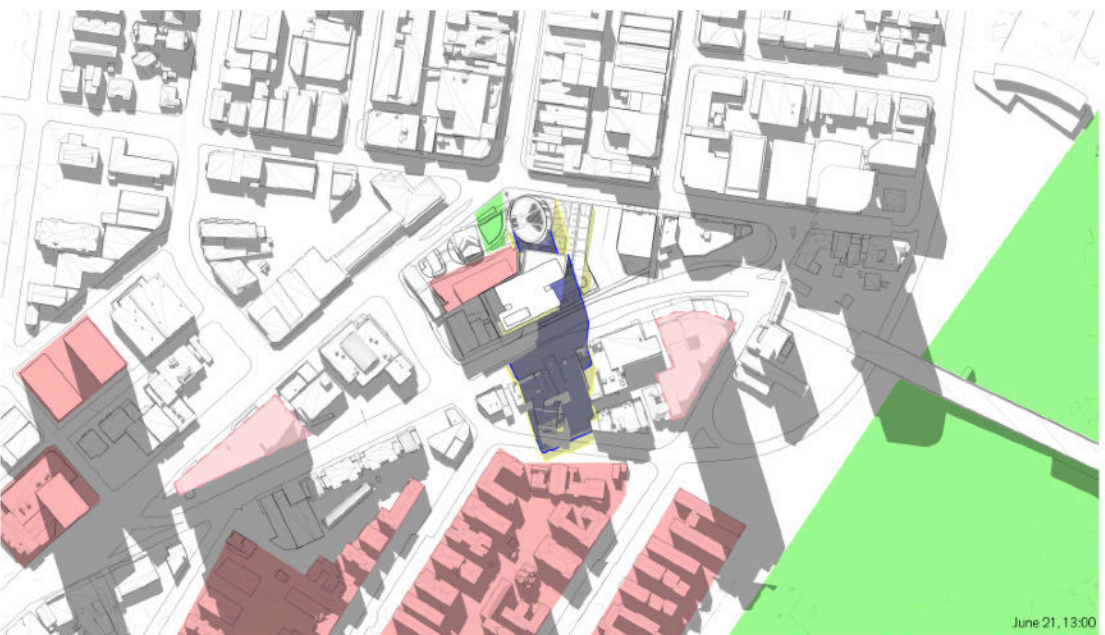
10am Winter Solstice June 21



11am Winter Solstice June 21



12pm Winter Solstice June 21



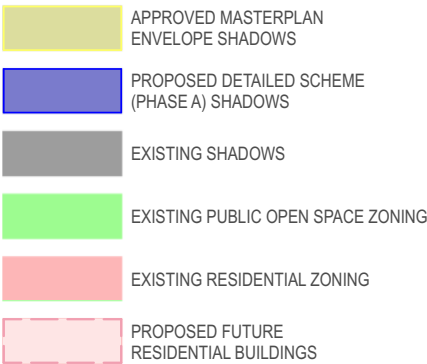
1pm Winter Solstice June 21



2pm Winter Solstice June 21



3pm Winter Solstice June 21



8.4 Overshadowing - Precinct, Equinox



9am Equinox Sept 21



10am Equinox Sept 21



11am Equinox Sept 21



12pm Equinox Sept 21



1pm Equinox Sept 21



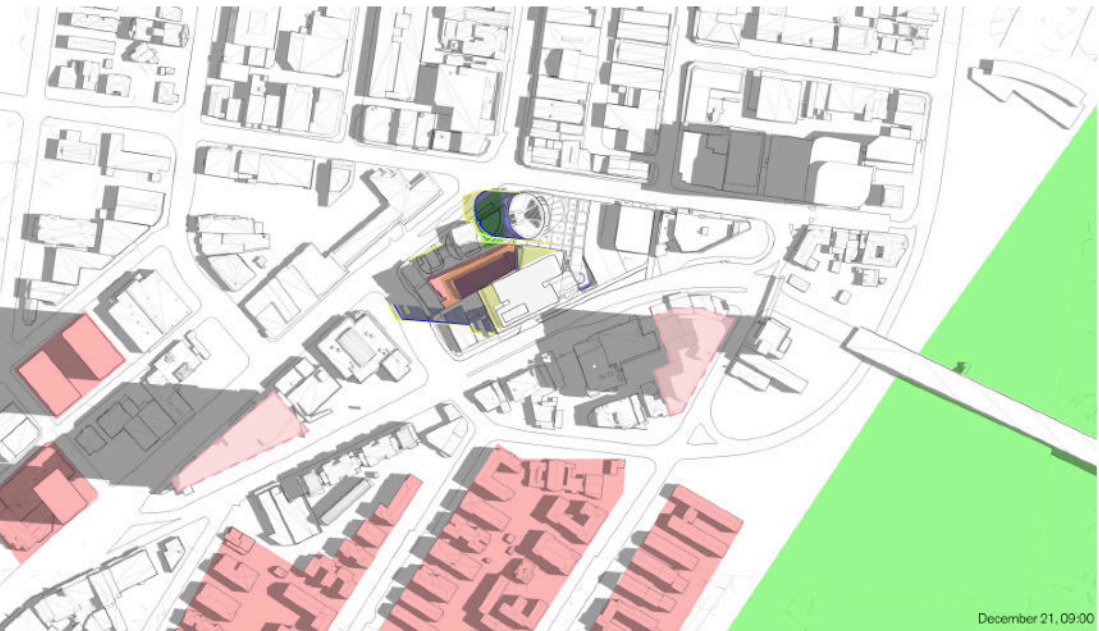
2pm Equinox Sept 21



3pm Equinox Sept 21

- APPROVED MASTERPLAN
ENVELOPE SHADOWS
- PROPOSED DETAILED SCHEME
(PHASE A) SHADOWS
- EXISTING SHADOWS
- EXISTING PUBLIC OPEN SPACE ZONING
- EXISTING RESIDENTIAL ZONING
- PROPOSED FUTURE
RESIDENTIAL BUILDINGS

8.5 Overshadowing - Precinct, Summer Solstice



9am Summer Solstice Dec 21



10am Summer Solstice Dec 21



11am Summer Solstice Dec 21



12pm Summer Solstice Dec 21



1pm Summer Solstice Dec 21



2pm Summer Solstice Dec 21



3pm Summer Solstice Dec 21

- APPROVED MASTERPLAN ENVELOPE SHADOWS
- PROPOSED DETAILED SCHEME (PHASE A) SHADOWS
- EXISTING SHADOWS
- EXISTING PUBLIC OPEN SPACE ZONING
- EXISTING RESIDENTIAL ZONING
- PROPOSED FUTURE RESIDENTIAL BUILDINGS

Design Compliance

Scott Street Interface

8.6 Scott Street Interface

/ Foot path

The Scott Street streetscape proposes a perimeter footpath connecting to the existing footpath along Scott Street and Macquarie Street. The footpath is to be flush with the gridded Civic Grove Plaza, however the use of small-format paving provides a distinct demarcation of this threshold. This paved footpath is 3.8m wide at the eastern end of the site and narrows to 2.4m where the arcing feature paving and decking of the community gardens merge in a level transition with the footpath. The landscaping presents a minimal built edge to the street in order to maximise intuitive access to the site and through-site flow.

/ Shared way and crossover

The driveway is nominated as a 'share way', with pedestrians taking priority over vehicles. The shared way is conceived as an extension of the plaza with Tree lined, pedestrian oriented and legible ground plane. Providing access for private vehicles only*, the shared way is enjoys reduced traffic outside of peak hours.

Similar to the footpath design, the vehicle cross-over is proposed to be delivered in Granite placement 100 x 100mm units, set flush with the adjacent footpath. A splayed edge is proposed to provide a mountable kerb to Scott Street.

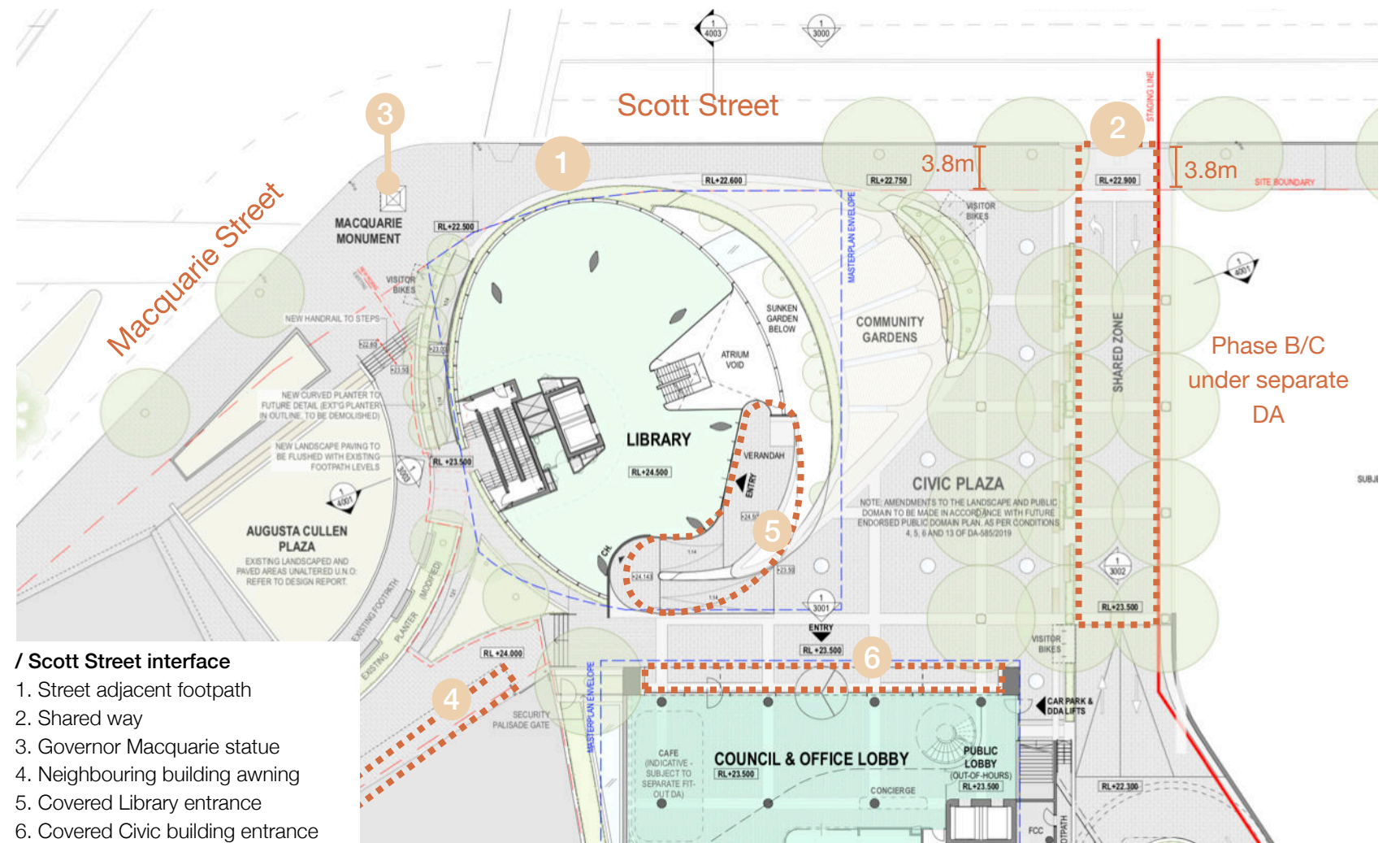
/ Shading & Planting

Tree canopy cover is proposed on the eastern side of the new library as an extension to the existing promenade tree planting to the west. Landscaping around the base of the library tower assists in abating the heat-island effect and glare. It is expected that the shelter provided by the tree promenade will connect to additional awning cover provided

Covered entrances are proposed to both the Civic and Library building in order to protect visitors from inclement weather.

/ Heritage Considerations

The Governor Macquarie Statue will be retained in its existing location in clear view from Scott/ Macquarie Streets at the Augusta Cullen Plaza interface.



Design Compliance

Terminus Street Interface

8.7 Terminus Street Interface

A 5.7m minimum verge is designed to accommodate the future kerb alignment.

A planting zone of minimum 3.0m width will include Jacaranda trees as per Liverpool City Centre Public Domain Masterplan, and a grassed area required for use by fire truck access to the booster assembly. The verge also allows for a shared bicycle and footpath of 2.7m width.

/ Terminus Street Activation

Terminus Street is the only street frontage available to the commercial tower, which accommodates all major plant for the subject site including the library, and all servicing and public car park access. We have endeavoured throughout the detailed DA to minimise and condense the BoH fronting the street and improve open activation.

/ Retail tenancy activation.

A new food and beverage outlet/ retail tenancy has been incorporated into the Terminus street frontage, accessed off the Terminus street Pocket park. Ideally positioned adjacent to the through site link connection - this facility will act as a place to pause, meet and gather. The retail tenancy, while small, is supplemented by tables and chairs in the adjacent pocket park. It is well suited to 'pop-up' style operations.

/ Public Art Integration

Acknowledging that a large degree of interaction with the development and the public will take place via passing traffic, large scale public art is proposed to be integrated into the Terminus street facade, which will responding to this experience.

At the base of the tower, an integrated public art display case is proposed, integrated in the green wall. Community managed content will enliven and activate the western edge of the park space

Refer to chapter 5.3 for more detail on Public Art integration and process.

/ Terminus Street Pocket Park

A new, generous and open-to-the sky pocket park is proposed, comprising 40% of the sites Terminus street frontage. Following the full realisation of the masterplan and development of towers to the subject sites east, the park will expand to become an exciting gateway connector.

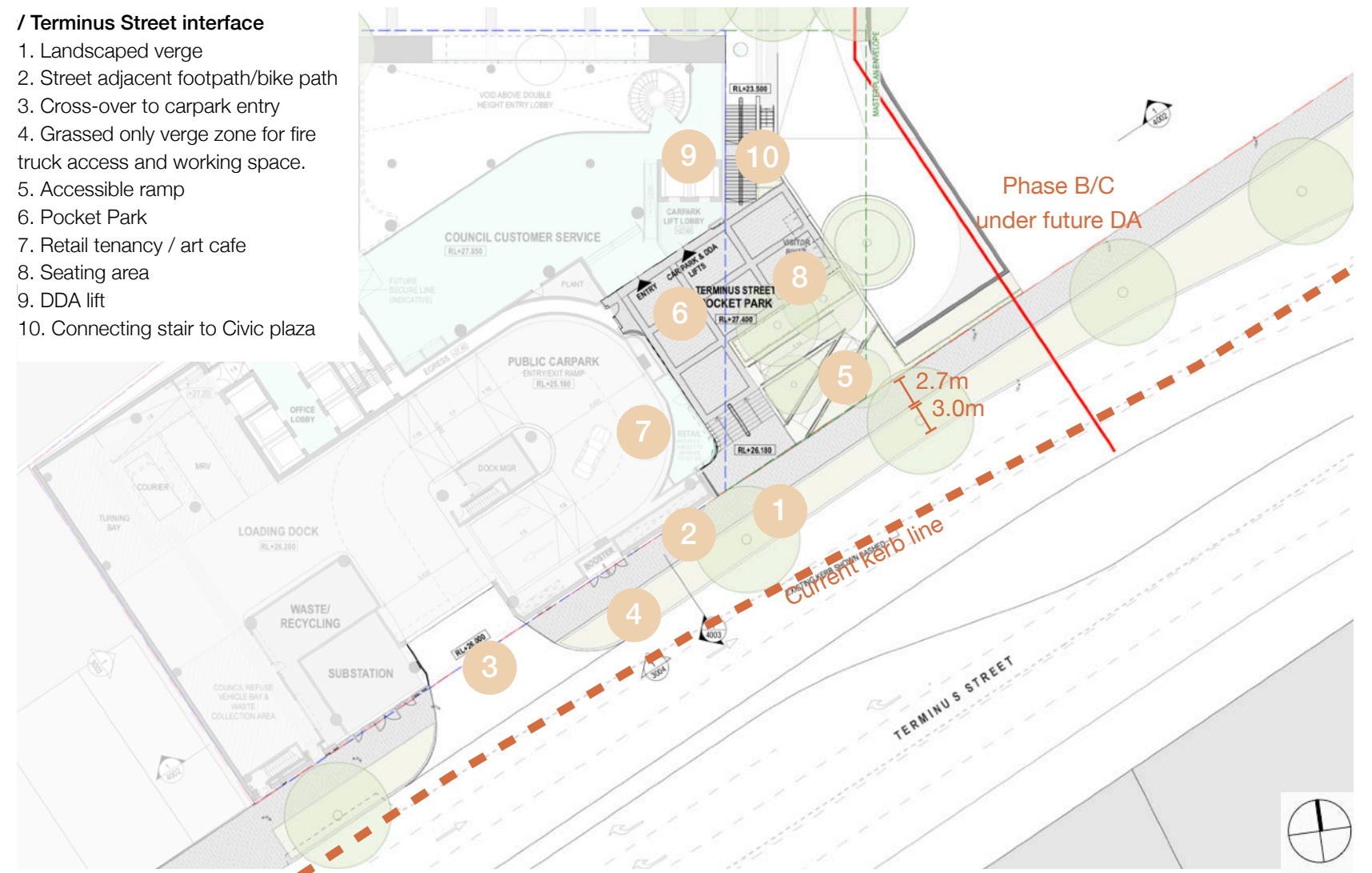
The park is accessed and activated by the north-south through-site link, future links to the phase B and C developments, stair and DDA ramp access from Terminus Street, with the public car park lobby and alternate council lobby entries providing light spill and passive surveillance. A lift provides safe and equitable access between the upper and lower ground levels. Independent operation of this lift is proposed to be accessible 24 hours a day.

The park will include shrub and tree planting for wind amelioration, durable surfaces and paving in a similar design to the Civic Plaza, built in seating, public art exhibition space, and pop-up event power access.

Refer to chapter 4.3 for more detail on the Pocket Park.

/ Terminus Street interface

1. Landscaped verge
2. Street adjacent footpath/bike path
3. Cross-over to carpark entry
4. Grassed only verge zone for fire truck access and working space.
5. Accessible ramp
6. Pocket Park
7. Retail tenancy / art cafe
8. Seating area
9. DDA lift
10. Connecting stair to Civic plaza



DA Proposed Upper Ground level plan



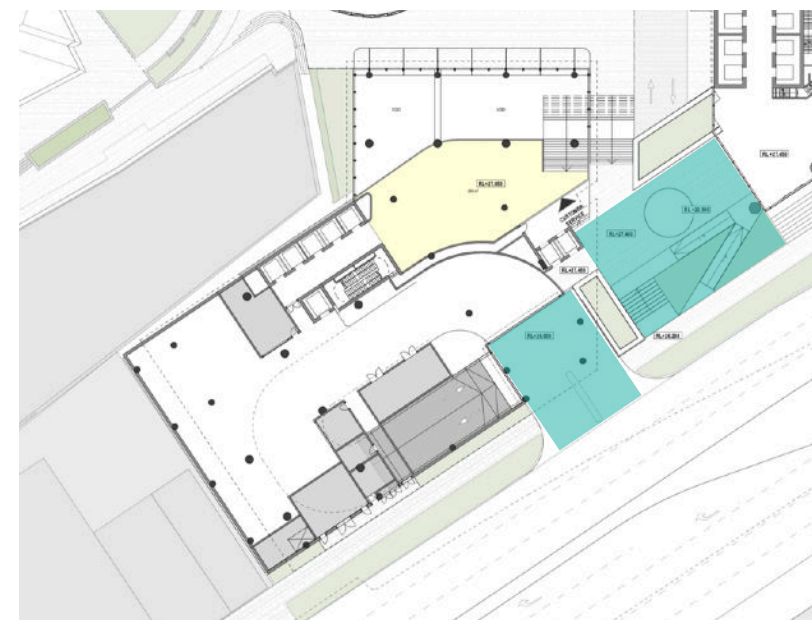
Proposed Terminus Street setting - 40% of frontage vegetated or public park, with an integrated public artwork to playfully conceal back of house areas elsewhere



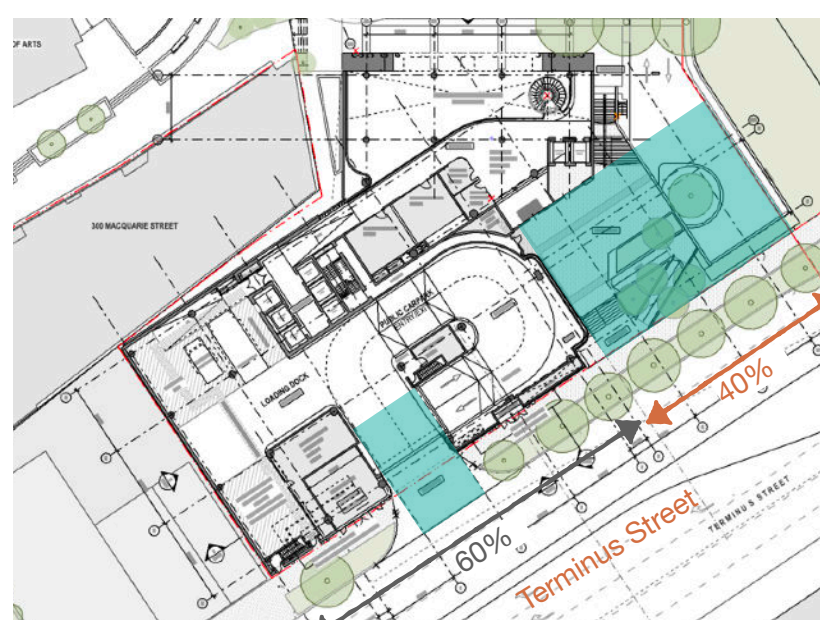
Pocket park approach with corner cafe presence



Lobby address to Terminus Street



Masterplan Upper Ground level plan



Relocated vehicular entry and proportion of softscaping and park

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