

ITEM 3. GREEN SQUARE LIBRARY AND PLAZA – PROJECT SCOPE UPDATE**FILE NO: S105200****SUMMARY**

This report provides details of the development of the competition winning scheme for the Green Square Library and Plaza. The concept has been developed in consultation with key City staff, the local community and relevant authorities.

On 25 February 2013, following an international design competition, Council endorsed the winning scheme by Stewart Hollenstein and Colin Stewart Architects for the Green Square Library and Plaza. The project team has undertaken design refinement and consultation to produce the concept design that is the subject of this report.

The Green Square Library and Plaza project provides a new civic plaza and community library at the heart of the Green Square Town Centre. This project will be a catalyst for public life in the precinct and will establish the character for the future Town Centre.

The concept design remains consistent with the competition vision to prioritise the open space of the plaza. The library is primarily below ground with clean architectural forms that punctuate the plaza to connect to the 'living room' below. The design builds in flexibility to allow for the changing role of community libraries. It builds in new technologies to respond to the move to digital distribution of knowledge.

The development of the design to date has involved broad consultation with Council stakeholders, the Public Art Advisory Panel and the Design Advisory Panel. This consultation will continue through the development of the design.

A comprehensive community consultation and communications strategy has been implemented throughout the competition period and during the concept refinement phase, to enable the community's aspirations and preferences to be reflected in the design and functionality of the library and plaza. This program is part of the City of Sydney's commitment to community engagement for the Green Square Urban Redevelopment Area and the architects' vision for an open design process, which involves the Green Square community.

RECOMMENDATION

It is resolved that:

- (A) Council endorse the project scope for the Green Square Library and Plaza as described in the subject report and summarised in Attachment A to the subject report, for the purpose of design development and lodgement of a Development Application;
- (B) Council note the indicative costs and financial implications detailed in confidential Attachment D to the subject report; and

- (C) Financial Implications, Attachment D to the subject report, remain confidential in accordance with section 10A(2)(c) of the Local Government Act 1993, as it contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

ATTACHMENTS

Attachment A: 100 per cent concept summary

Attachment B: Community consultation report

Attachment C: Site Specific Public Art Strategy

Attachment D: Financial Implications (Confidential)

(As Attachment D is confidential, it will be circulated separately from the agenda paper and to Councillors and relevant senior staff only.)

BACKGROUND

1. On 25 February 2013, Council endorsed the design and scope for the Green Square Library and Plaza as described in the winning design competition entry from Stewart Hollenstein. At that time, Council also accepted the tender offer from Stewart Hollenstein.

Site

2. Green Square is an \$8 billion development project within the commercial corridor between the CBD and Sydney's international gateways of Port Botany and Sydney Airport. At the heart of Green Square is 14 hectares of land to be developed as the Green Square Town Centre. The Town Centre is planned to include the Green Square Library and Plaza at its heart.
3. The Green Square Library and Plaza site is located opposite the Green Square Train Station and future bus interchange, making the plaza an essential public space and the library of choice for a sizeable segment of the population of the Green Square and South Sydney area.
4. The project site is 7,800m², framed by Botany Road to the west, future streets and projected mixed use developments to the north and south and a future main street (Zetland Avenue) to the east. The Green Square Plaza sits on an east/west axis and is similar in size to Wynyard Park. The plaza is 190 metres long, taking two to three minutes to walk from end to end.
5. The existing site has a history of quarrying, fill and light industrial uses and storage; and is known as a brown field site.
6. The Green Square Library and Plaza project is being developed in conjunction with key projects on adjoining sites. These include:
 - (a) the Green Square Essential Infrastructure Project to deliver new roads, services and street lighting in the Town Centre. This project is being progressed concurrently by the City;
 - (b) the Drying Green Project to deliver a new green space to the west of the Green Square Plaza, referred to in the City's Public Domain Strategy as the lungs of Green Square. This project is being progressed concurrently by the City; and
 - (c) private developments of commercial, residential and retail development surrounding the Green Square Library and Plaza.
7. Other projects within the Green Square area being progressed by the City include:
 - (a) South Sydney Hospital site to include childcare, community venues, public domain and park, recycled water centre, affordable housing (not by the City) and a community shed;
 - (b) Green Square Aquatic Centre and Gunyama Park; and
 - (c) public art at specific sites and to link between sites in the new Town Centre.

Project Objectives

8. The new Green Square Library and Plaza will continue the City's reputation for design excellence and world leading sustainability practice, while embodying the spirit and aspirations of the local community. The design is to create a public, egalitarian 'living room' for the whole community.
9. The plaza will have an expected patronage of between 1,000 and 1,500 people per day, including residents, workers, students, tourists and shoppers. The Green Square Library is designed for an expected patronage of 900 people per day. This facility is important to the future success of the Green Square Town Centre, surrounding retail and commercial development, parks and cultural facilities.
10. The project will create a clear physical identity for Green Square and contribute to place making. The plaza provides a civic heart to the Town Centre for community gatherings and activity within an important open space.
11. The new library will have a focus on technology and will be flexible enough to adapt to library models of the future. The Green Square Library will operate as a branch library connected to the City's existing library network.

Green Square Library and Plaza scope

12. The Green Square Plaza is a civic square, including paved multi-functional space for events, and some soft landscaping. During concept design, the plaza has been rationalised to offer greater clarity, wayfinding and functionality in the open space. The effect of a clearing within an encircling grove of foliage sets up the plaza to visually connect Botany Road to the new easterly boulevard of Zetland Avenue and the Drying Green. Importantly, the design retains good daylight access, with appropriate summer shading on the sunnier southern side of the plaza. The plaza design relates to the Zetland Avenue Boulevard, continuing a street edge structure of trees and footpath width along the northern boundary building line, which also anticipates light rail. The scope includes provision for a transport corridor on the northern edge and allowance for a light rail terminal. Key items within the plaza scope are:
 - (a) **Integrated design** of the plaza and library providing seamless transition of uses and access between the building and the public domain.
 - (b) **Multi-functional space** allowing for fairs, markets, gatherings, pedestrian and bike traffic and spill out from adjacent streets and buildings.
 - (c) **Public events** are to be accommodated, such as organised community days. The space will include event lighting and capacity for added amenities, power, water and heavy vehicle access.
 - (d) **Tree planting** in the plaza is a fundamental feature of the design proposal. A perimeter of tall eucalypts with clear trunks and high dappled canopy will define the plaza site. This ring of trees will shelter the active edges of the site while providing clear plaza space for events and activities.
 - (e) **Street furniture** of a variety of typologies and configurations will provide appropriate comfort for plaza users.

- (f) **Soft landscaping** areas are provided strategically to allow for variety in the plaza experience and provide an opportunity for more passive recreation.
- (g) **Water Sustainable Urban Design** is a key consideration of the plaza design. The site will be connected to the precinct wide recycled water supply from the South Sydney Hospital Site. In addition, water from the plaza will be captured in soft landscaping for irrigation and ground recharge, limiting site run off.
- (h) **Informal play** is encouraged through the design. The plaza should appeal to a wide range of users and their imagination. While no formal playground is proposed, the design is conceived to instil a sense of fun and adventure into the design of furniture, shelter, lighting and landscaping
- (i) **A water feature** is included in the concept. The design includes a misting water feature on the southern edge of the plaza grove. The water feature will be developed to play a role in interpretation of the water story in Green Square. It is located at the historic edge to the Waterloo Dam and Shea's Creek. The water feature will be interactive, allowing informal play and activation by children, or the option to be switched off during large plaza events.
- (j) **Public lighting** and security surveillance will be included in the plaza. The design aims to provide pedestrian level lighting, which will limit light spill and provide flexibility to respond to public event requirements.
- (k) **Waste, sewer and stormwater** connections will be made to the future sewer and stormwater mains, which will be delivered by the Essential Infrastructure project. Evacuated waste systems were originally scoped in competition documents, however these will not be delivered
- (l) **Transport** connections are a key aspect of the future of Green Square Plaza. The vision for the plaza includes a transport corridor along the northern edge of the site, which is reserved for future light rail. The light rail will terminate at the plaza and enable cross mode connection with the adjacent Green Square Railway Station. The proposed design makes provisions for the future light rail by reserving an unencumbered corridor.
- (m) **A Shared Zone** for vehicles and pedestrians along the northern edge of the site as a short term measure is proposed in the concept design. The shared zone is designed to be replaced with future light rail, including a terminus light rail stop on the plaza. This design provides controlled vehicular access to the plaza site and adjacent developments, which will contribute to site activation. The shared zone will also prioritise pedestrian movements and strengthen the public function of the plaza and cross links to adjacent retail spaces.
- (n) **Buses** were considered in the original project scope for use along the transport corridor in the short term. Design studies during concept stage have assessed safety, noise impact, plaza and retail activation and public domain quality comparing the impact of short term buses through the plaza, a shared zone through the plaza and no vehicles in the plaza. The studies indicate that a shared zone will provide the most suitable short term condition. Discussions with the relevant authorities are ongoing with the aim of receiving concurrence with the shared zone proposal.

- (o) **Pedestrian access** to provide equal access to all areas of the site is part of the design. The layout emphasises the key east-west links, as well as links to and around the library.
 - (p) **Cycling** is supported through the plaza by establishing links with the adjacent street framework and providing directional signage and parking facilities.
 - (q) **Road crossing of Barker Street** through the plaza as described in the original competition brief is not supported in the updated amendments to the Green Square Development Control Plan (DCP). Removing the Barker Street crossing maximises public domain space and pedestrian safety. It avoids the requirement for a signalised crossing in the plaza for vehicles over the future light rail line. The Green Square DCP was amended to encourage the return of the use of Barker Street along the plaza to primarily serve activities in the library and plazas rather than through-traffic.
13. The Green Square Library is integral with the plaza. The library offers indoor public space for reading, meeting, learning and interacting. The library enriches the plaza by offering the library activities and architectural identity to Green Square. The design allows library activities to occur in the plaza and within the library's own garden landscapes.
14. The library is primarily one main floor below the plaza, with an open flexible design. Sculptural architecture of the library rises up to the plaza ground level to maintain a constant connection between the library experience and the life of Green Square beyond. A prominent entry is accommodated in a triangular glazed enclosure; a narrow tower provides additional rooms with tailored uses; and a central sunken garden ensures views of spaces within the library and relates the room below to the plaza above. A descending outdoor amphitheatre at the end of the library offers a variety of outdoor reading or library events.
15. The concept development of the competition scheme has emphasised the perimeter shelving to act as a detailed continuous element wrapping around the open floor plan. The wrapping joinery wall separates the main floor from the back-of-house and helps to enclose study rooms to increase a sense of privacy. Design reviews have focused on the quality of the library space, ensuring that within the library there is active conversational space, generally towards the amphitheatre, and also spaces to offer quiet study and respite, generally behind the main entry stair.

Design Advisory Panel

16. The project draft concept design was presented to the Design Advisory Panel in October 2013. The Panel endorsed the project approach. The developed concept design will be further presented to the Panel on 18 March 2014, and as the project develops as required. Responses and actions arising from the Panel's reviews will be reported through the CEO Update.

Project Design

17. The Green Square Library will be a local branch library – one of nine in the City of Sydney Local Government Area (LGA). The library will provide shelving to a portion of the City's book and audio visual collection, with visitors able to draw on the entire City collection via daily transport of items between libraries. New spaces and uses will be linked to the traditional book collection and ebook collection, to make the Green Square Library a modern and future ready place. Key items within the library scope are:

(a) Floor area is 3,235m² (excluding sunken gardens). In February 2013, the tender report to select the winning scheme noted that the competition brief required a net floor area of 3,145 m², whereas the net floor area of the competition scheme was approximately 10 per cent less at 2,868m² to reduce construction costs and due to easements on the site. During concept design, the size of the entry triangle has been increased to provide the final floor area and to accommodate the library scope. Plant rooms have been increased due to the removal of trigeneration power. The library design includes a large open floor plan and gains space efficiency from this approach, requiring less circulation space than a traditional library.

(b) Floor areas proposed:

(i) Entry Gallery (triangle) at 283m² includes:

- a. entry foyer and event space;
- b. newspaper and reading area;
- c. open reserve shelving library, help point and self-check-out;
- d. café and kitchen;
- e. waste enclosure;
- f. accessible public toilet;
- g. lift and grand entry stair;

(ii) Main Floor (lower ground west) at 981m² includes:

- a. welcome area, help point, hot items shelving;
- b. meeting rooms;
- c. main collection area;
- d. general reading, computing, printing and 3D printing;
- e. a Neighbourhood Service Centre;

(iii) Main Floor (lower ground east) at 1,144m² includes:

- a. children's area, including pram parking, kids' toilet and parents' room;

- b. library reading and study space, including listening booths;
 - c. library lounge area, including storage and lift;
 - d. youth technology;
- (iv) Tower Pavilion (six storeys) at 622m² includes:
- a. reading room;
 - b. quiet reading / work room;
 - c. music room;
 - d. community room;
 - e. teaching / technology lab;
- (v) Back-of-House at 205m² includes:
- a. book sorting and deliveries;
 - b. toilets (including accessible) and cleaners' room;
 - c. staff office, kitchenette and change room;
 - d. information technology server room;
- (vi) External spaces within library at 315m² includes:
- a. sunken garden, reading space; and
 - b. amphitheatre.
- (c) **Library entry and foyer space** – the main entry at the western end of the plaza is a tall glazed triangle pavilion, clearly visible from Botany Road, with doors facing the northern pedestrian route and train station. The foyer includes a library welcome point, self-check-out computer, open reserve shelving and newspaper collection. This ensures that the entry experience is immediately a library experience and is not separated from the floor below. It will be possible to open the entry triangle while the main library floor is closed. This would mean that, for example, early morning book drop or reserve pick-up can be operated in extended hours with reduced staffing. The gallery foyer has been increased in size to make it useful for library or community functions, such as book launches, exhibitions or community hub days. The entry foyer includes lift access and grand staircase to the main floor below.
- (d) **Café in foyer** – a café space designed to be commercially tenanted with seating for 50 patrons, including outdoor seating. The café is integrated with the open plan foyer and is designed to allow a shared library and café experience.
- (e) **Public toilets** – the entry foyer includes an accessible public toilet. The library includes public, accessible toilets on the main library floor and within the library tower.

- (f) **Library arrival experience** – there are two entries to the library for public use - the main entry stair through the entry triangle to the west and the amphitheatre to the east. Customer help points are located near the entries to offer direction and assistance from library staff. Help points are moveable and minimal. The design acknowledges feedback that the entrance to the library should immerse users in the library offerings. Similar to a retail experience, arrival should not be an approach-the-counter experience.
- (g) **Self check-in / check-out** – Library staff are available to assist customers with check-in / check-out of collection material, which is performed by the customer. The library is designed for remote reading book tags (RFID tags) and tag readers. The library is designed for returned items to go directly back onto the loans floor. There is no mechanised book sorting and return system, saving cost and allowing library staff to be on the floor, rather than in back-of-house areas.
- (h) **Neighbourhood Service Centre** – the library includes a Neighbourhood Service Centre (NSC) on the main library floor. The NSC has been positioned in consultation with customer service staff to be prominent in the library, offering added library surveillance. The NSC is located to be visible from the main entry point, but separated from the entry experience. NSC roles include cash handling and planning documentation reviews, and therefore require adequate counter space for NSC staff.
- (i) **Open technology** – fixed computers and spaces for personal devices are available in the library main floor adjacent to public printers and near the NSC counter. Fixed computers offer improved accessibility for users with visual or ergonomic concerns. The library is designed to allow use of personal laptops and tablet computing, as well as loanable tablets and laptops throughout the building.
- (j) **Flexible seating** – the library includes a range of flexible seating throughout. The library brief requires a range of seating types to use for varying needs. This is also recommended by the project's library consultant and was positively reviewed by community members. According to the "People Places" guide, published by the State Library, 260 seats minimum are recommended in a similar sized library. The Green Square Library offers 360 seats in general operation. This is recommended to offer the most productive, useful space. This space requirement of additional seating reflects the increasing function of libraries as community lounge rooms, and is a valuable part of the Green Square Library brief in the context of the surrounding high density population.
- (k) **Kitchenette** – is provided in the tower building adjoining the community room. A simple kiosk counter is provided in the main floor wall joinery for library events.

- (l) **Children's space with parents' room** – is provided centrally on the main floor of the library, offering important surveillance and protection from the main entries. The space is located in an acoustically separated zone between the sunken garden and the tower lift core wall. The space is designed for young children - a fun space with safe furnishings, near amenities and a parents room with children's toilet. Pram storage is provided and will be further developed in detailed design to provide a mix of stack away storage and on-floor pram parking, acknowledging a range of ways parent use their prams.
- (m) **Newspapers and magazines** – are accommodated in the library, both in the rear lounge area near the amphitheatre and in the entry foyer at plaza level.
- (n) **Personal listening pods** – flexible furnishings for private audio visual enjoyment are included within the wrapping wall joinery unit, providing access to the library ebooks and archival history recordings.
- (o) **Books, audio visual collections** – the competition library brief included space for a library collection of 30,000 items. The concept design offers shelving for 36,000 items on the main library floor, reflecting the continued prevalence of printed books. The flexible design of the library allows for book numbers and seating to be easily re-proportioned, ensuring that the library is adaptable into the future. The shelving is a mix of spine out and face up shelving, offering prominent display of high turn-over items.
- (p) **Quiet study and meetings** – five flexible, dividable rooms are located on the library main floor for meetings or study.
- (q) **Outdoor reading** – is possible without leaving the library. The library lower main floor centres around a circular garden that is available for reading and public use. The western end of the library opens onto an amphitheatre space that links to the plaza level above. The amphitheatre is available to general library users and can be used for outdoor library presentation events. This space includes a projector.
- (r) **Youth area and technology** – a youth focused area is included on the main floor providing for information technology, including gaming.
- (s) **Commercial point of sale** – the library is future ready with potential for sales points, allowing purchase of information technology and audio visual materials – electronic readers (kindles, ipads), ebook downloads, chargers, printing kiosks etc.
- (t) **Technology space** – within the tower building, a closed technology suite with acoustic separation, computer editing for information technology, video, sound and web work is provided. This is a multi-function technology room for new devices, presentation and computing technologies.
- (u) **Reading rooms** – within the tower building, two levels of reading rooms offer varied locations for quiet reading. The tower reading rooms are contained in a double height space, with one circular floor creating a mezzanine over the lower floor.

- (v) **Music room** – within the tower building is an acoustically treated room for musical practice, studio listening or performance. The room has the potential to offer music as a part of the library experience, drawing on successful music rooms in international libraries.
- (w) **Community room** – within the Tower building is a flexible community room, including a kitchenette, available for meetings or workshops.
- (x) **Loading and waste** – a loading zone is available for the library service on the plaza, adjacent to the main entry. This allows for simple delivery via the shared zone from Tweed Place. Deliveries include café supplies, services, and books. Waste collection is made from the shared zone to the waste collection room in the foyer of the library at plaza level.
- (y) **Services** – an information technology server room is located back-of-house. The library will supply Wi-Fi throughout and include audio visual systems in meeting rooms. The library amphitheatre will include a projector for screening events or presentations. USB, data and charge points are located throughout the library, allowing members of the public to charge personal devices close to their location in the library. Ebook downloads points are available in the library joinery wall unit.
- (z) **Building services** – include recycled water plumbing, fire services, electrical distribution, data racks, plant and building management systems.
- (aa) **Signage and wayfinding** – a concept has been developed to ensure signage is coordinated across all areas (statutory, wayfinding, interpretive and identification) to make the use of the library safe and easy, including fully designed interpretation of artwork and style to match the City's standards and accessible codes.

Public Art

18. The winning design team includes a public art curator whose work is integral to the design proposal. The aim of the public art proposal for Green Square Library and Plaza is to provide temporary activation artworks and permanent public art as follows:
 - (a) establish temporary activation artwork to encourage relationships with current and future residents and to establish a sense of participation and community identify;
 - (b) identify the social and creative communities of the precinct and build connections between present and future residents within Sydney and beyond. The public art approach invites the people of Green Square to be co-authors of the vision for the library and plaza, which will form the heart of their community;
 - (c) deliver permanent public art in the plaza and library, coordinated with the City's Green Square Public Art Curator. The project budget includes a specific contribution to public art. The project will develop a brief for public artists during detail design stage and will request quotes from public artists to contribute to the project; and

- (d) permanent public artwork locations have been conceived, including a data tower, offering a contemporary interpretation of a town clock tower, and also as building surface installations or internal sculpture incorporated into the library, making comment on the nature of knowledge collection in libraries and within Green Square.
19. There is ongoing coordination between the public art proposals for the Green Square Library and Plaza and the greater Public Art Strategy for the Green Square precinct, through the Public Art Advisory Panel

Green Star Rating and Environmental Initiatives

20. The building arrangement is highly efficient, due to the thermal constant offered by being below ground. The design eliminates solar loads and minimises conduction loads.
21. Skylights are provided throughout the plaza surface to provide natural light and minimise the reliance on artificial light sources. All lighting will be provided by efficient LED.
22. The open plan configuration of the library is designed with large openings at opposing ends, the amphitheatre and the entry triangle and openings to the central garden. This allows efficient natural ventilation to provide suitable internal temperatures for the majority of the library operating hours. The building is mechanically heated and cooled to supplement natural air. The air comfort level and circulation are important within the library environment, and therefore air conditioning is included in the scope. Inadequate air exchange was noted as a common complaint in libraries visited during consultation.
23. The building will not receive trigeneration power, following the removal of a site wide trigeneration network from Green Square. The building plant rooms have been redesigned to receive electrical and gas supply energy and provide cooling using high efficiency variable fan coil unit cooling and gas fired high efficiency space heaters using gas boiler systems. The option to upgrade the heating cooling system to receive heat energy from any future trigeneration will be retained.
24. The Green Square Library is designed to achieve a 5 star green star rating. The building was originally briefed to achieve a 5 star rating, with a best outcome to aim for a 6 star rating. The library is not able to achieve a 6 star green star rating within budget without the contribution of site-wide trigeneration.
25. The library and plaza are designed to be connected to the City's Private High Voltage (HV) Electricity Network. The feasibility of this HV network is currently being investigated by the City's Green Infrastructure Unit. If implemented, it will offer cost efficiency and electrical loss efficiency to the library power supply in the short term. In the future, the HV network is designed to be connected to Green power such as solar or gas powered co-generation power. In the event of green power supply to the HV network, the library will be connected.
26. The library and plaza will be connected to the City's recycled water network; this system harvests water from the available supply in the stormwater network and cleans it in a filtration network located at the South Sydney Hospital site. The project will use recycled water for toilets, water features and landscape irrigation.

Amendments to the Local Environmental Plan and the Green Square Development Control Plan

27. A report was presented to the Planning and Development Committee on 18 February 2014, detailing planning proposal and Development Control Plan (DCP) amendments. The draft planning controls include amended provisions to allow the development of the competition scheme for the library and plaza. Planning amendments were recommended on the basis that the winning library and plaza design offered an improved outcome for the public domain and surrounding neighbours of the plaza, including increased solar access. This improvement is primarily due to the position of the library beneath the plaza. The proposed Local Environmental Plan (LEP) and DCP amendments are to guide the future development of the Green Square Library and Plaza. This includes additional wording in the DCP to include a more specific reference to the role and importance of the library to the Green Square Town Centre.
28. The Gateway Determination requires that the amended LEP is to be completed by 7 August 2014. The current program for the Green Square Library and Plaza is to submit a Development Application in May 2014. The Development Application for the Green Square Library and Plaza is to be prepared in reference to the Draft LEP and DCP, in anticipation of the planning control changes.

Site Subdivision

29. The plaza and library site exists on a new Lot to be created by the current landowners, Green Square Consortium. The City has received a Development Application for lot subdivision, which is in accordance with the proposed library site area. The lot subdivision will create a development land parcel and separate parcel for roads, including a 12 metre wide road lot at the northern edge of the plaza site. This road lot will be the location for the shared zone at the time of development, and is designed to accommodate the future light rail.
30. Transfer of land ownership to the City and dedication of the new lots is anticipated to occur at end of May 2014. The development application for the Green Square Library and Plaza will be submitted in early May 2014 in accordance with the plaza program. In the event that land dedication is completed after the Development Application submission for the library and plaza, the Green Square Consortium will be requested to give owner's consent to submit the Development Application.

Contamination and Ground Works

31. During concept stage, investigations have been undertaken into the ground condition on the plaza site. Investigations have allowed detailed concept design of a structural system and have reduced the design risk presented to Council at the time of tender.
32. The plaza site is primarily soil fill with sandstone rock base at depths varying between 11 and 16 metres. This depth of rock means that no rock excavation is anticipated. The library building will be supported on piers connecting to medium strength base rock.

33. The water table varies between two and three metres below the plaza level. The library building is designed to be constructed within this condition, with increased waterproofing measures included in concept design and costing. The library lower floor will lie approximately 2 metres below the water table, similar to adjacent developments in the Green Square precinct. Structural design includes continuous perimeter piling around the basement walls, with anchoring to the base rock to prevent uplift of the building structure.
34. The site is subject to an over-arching Green Square Remediation Action Plan outlining the general approach to remediation of contaminated soils across the precinct. The plaza site will also require a more detailed site specific Remediation Action Plan tailored to the developed library and plaza design. The scope of these works will be incorporated into the Early Works package, which is funded by a separate budget and due to commence on site in January 2015.

Approvals

35. This design will be subject to a Development Application to be lodged after Council's endorsement of the concept design.
36. Discussions about the nature of the transport corridor at the north of the site are ongoing between the City, State Transit Authority and the developers of the adjoining sites.
37. Further discussions and approval of the proposed shared zone and associated parking arrangements will be undertaken with Roads and Maritime Services.
38. Following Council endorsement of the developed design and technical approvals, the proposal will be submitted to the Local Pedestrian, Cycling and Traffic Calming Committee for approval.

Tree Management

39. No trees will be removed with these works.
40. Between 35 and 50 new trees will be planted as part of the plaza project, subject to detailed design. This will be documented in the Development Application submission in accordance with the City's Street Tree Master Plan. New trees reflect the plaza as a special zone and respond to the surrounding Street Tree Master Plan. The plaza includes a mix of native eucalypts to provide a narrow trunk and dappled canopy. Feature trees in the library and deciduous trees create feature spaces and ensure winter sunlight.

KEY IMPLICATIONS

Strategic Alignment - Sustainable Sydney 2030

41. *Sustainable Sydney 2030* is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This project is aligned with the following 0 strategic directions and objectives:
 - (a) Direction 1 - A Globally Competitive and Innovative City – the international design competition sought to attract the best design outcome on the site and provide innovative solutions at Green Square to set the benchmark of quality and innovation for the future town centre.

- (b) Direction 2 provides a road map for the City to become A Leading Environmental Performer – the project will aim for maximum Green Star ratings and will investigate new Green Star communities accreditation for a best practice, sustainable, liveable new community.
- (c) Direction 3 - Integrated Transport for a Connected City – the Green Square Town Centre includes new bus transport routes, and the plaza is designed for future light rail, ideally located to connect with the existing heavy railway station. Pedestrian and bike routes will converge at the plaza to offer an effective multi-modal transport hub.
- (d) Direction 4 - A City for Walking and Cycling – the new town centre provides a local heart to Green Square, providing services, such as the library and future commerce within walking distance of future residents. The Green Square Town Centre continues the local village success within the LGA and reduces the need for motorised transport.
- (e) Direction 5 - A Lively and Engaging City Centre – the Green Square Library is a modern style of library, to promote egalitarian use of the community resources in a friendly, collaborative way. Event spaces and infrastructure within the new plaza allow for active community events and congregating.
- (f) Direction 7 - A Cultural and Creative City - the promotion of world leading design, integrated with public art and new landscaping around a civic plaza make a lively community hub.
- (g) Direction 9 - Sustainable Development, Renewal and Design – the library and plaza site recolonise former industrial land to provide for essential community growth. The project is designed with sustainability best practice and will link to new green energy and water infrastructure in the Town Centre.

Organisational Impact

- 42. The project will create additional assets, which will require ongoing maintenance. These include new buildings, as well as new pavements, trees, mass planting, plaza furniture, lights and public art elements.

Risks

- 43. Risks associated with the proposal have been considered throughout the concept design and consultation phase and are being managed through the City's Risk Management Register. These include safety (in particular road safety for pedestrians, cyclists and motorists), environmental impacts and economic impacts, as well as community concerns.
- 44. The most significant risks are associated with the construction of an underground library and the existing ground conditions. Risks being managed include:
 - (a) Waterproofing – the developed design takes into consideration the shallow water table by incorporating three levels of waterproofing into the library sub-structure (tanking membrane, high strength concrete and internal drainage);

- (b) Geotechnical – further geotechnical testing has determined the requirement for continuous secant piling around the full perimeter of the basement library to reduce risk of water ingress during and after construction;
 - (c) Flooding – the Green Square Town Centre is currently flood prone. The design of the library complies with peak maximum flood levels, and commitment by the State Government to implementation of the new trunk drain provides further mitigation of this risk. Hydraulic modelling will be ongoing as the design of the new trunk drain progresses; and
 - (d) Contamination – testing across the plaza site has been carried out and a generic Remediation Action Plan and Site Audit Report prepared. The final scope of works is yet to be determined by a site specific Remediation Works Plan tailored to the library plaza design.
45. A sub-station for mains power supply was not originally included in the scope, as trigeneration was still being considered, but a sub-station is now likely to be required. The location and cost of a sub-station is being investigated.
46. Construction of adjoining major development sites occurring concurrently in the Green Square Town Centre between 2015 and 2017 presents risks associated with site management, access and safety. Comprehensive programming and co-ordination between all parties is required to mitigate this risk.

Social / Cultural / Community

47. The proposal improves pedestrian amenity and provides opportunities for informal community interaction in the public domain.
48. Public transport, delivery and parking within the precinct will be maintained with minimal impacts.

Environmental

49. The proposal includes Environmentally Sustainable Design elements to support the City's Sustainable Sydney 2030 vision for achieving high quality sustainable outcomes on all new capital works developments.

Economic

50. The program of works responds to the desires of the business community and will help to build the town centre as an attractive destination. The civic component of the Green Square Town Centre is an essential component of the new community and its economic success.

BUDGET IMPLICATIONS

51. Detailed funding implications and contingencies are contained in confidential Attachment D. The estimated costs for the project can be accommodated within the existing capital works project budget.

RELEVANT LEGISLATION

52. Attachment D is to remain confidential in accordance with section 10A(2)(c) of the Local Government Act 1993, as it contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

CRITICAL DATES / TIME FRAMES

53. The Project is on program. Key dates are:

Milestone	Date
100% Concept Design	January 2014
Community Update (Info-Hub)	February 2014
Scope Report	March 2014
Development Application Lodged	May 2014
Tender Early Works (Remediation, Bulk Excavation + Shoring) (EOI Selected tender April)	August 2014
Construction Early Works	January 2015
Tender Main Works	February 2015
Completion	Mid 2017

PUBLIC CONSULTATION

54. A comprehensive community engagement campaign, including communications, media and consultation, has been implemented throughout the development of the library and plaza design, from the competition period, to the announcement of the winning design and through the concept refinement stage.
55. Outcomes from community consultation undertaken for community facilities planning was used to inform the competition brief (Environmetrics 2007).
56. The competition was promoted through advertisements in print media including "The Weekend Australian" and "The Sydney Morning Herald", as well as the "Central" and "Southern Courier", targeting local residents and architects. Proactive media relations generated significant editorial coverage in online and print media as well as industry publications and websites in Australia and overseas. A dedicated website was established at greensquarelibrary.com.au, which housed all the competition information and documentation.
57. During the competition, all entries were displayed online at the City's consultation hub SydneyYourSay.com.au as well as in a book at the existing Green Square Library and Neighbourhood Service Centre. At the end of Stage 1, community feedback was summarised in a report that was made available to the jury. The five shortlisted entries were displayed at the Green Square Community Day held at Tote Park in October 2012. The SydneyYourSay page recorded a high level of engagement, including more than 10,000 unique visitors and 45,976 downloads of the competition entries.
58. The winning design was announced through a media conference in February 2013, resulting in significant editorial coverage. It was also promoted through the City's communication channels and a newsletter distributed to more than 19,000 Green Square residents and businesses in 2013.

59. Further consultation was undertaken as part of the refinement of the concept design. This included a series of focus groups in June 2013 with the City's design team, the architects and community representatives from Green Square, which were focused on the layout and functionality of the design (see Attachment B). These were supported by an online display and call for feedback on SydneyYourSay.com.au. A further display was held at a consultation event for the Green Square Aquatic Centre Master Plan in August 2013, which more than 80 community members attended.
60. The outcomes from consultation have informed the following refinements to the design during concept stage:
- (a) simplified landscape with more clear open space for public enjoyment and a lawn big enough to sit on and enjoy, not just a feature to look at;
 - (b) increased size of the entry foyer for library and community events;
 - (c) welcoming, accessible entry gradients at both sides of the plaza from Botany Road, increasing the connection to the town centre and the adjacent retail and dining;
 - (d) deleted sun lounges on tracks for improved seating flexibility and safety;
 - (e) improvement of the spaces around the building by shifting the position of the tower and triangle;
 - (f) room to park prams for children's rhyme time and a kids' toilet nearby;
 - (g) everyone is welcome everywhere, not a library of separated zones for different ages groups;
 - (h) shared pedestrian and vehicle zone on northern boundary, not buses through plaza;
 - (i) improved acoustic treatments;
 - (j) simplified library layout with more private study spaces and quiet zones on the main floor;
 - (k) added floor level for public use in the tower;
 - (l) increased storage and added seating;
 - (m) improved café and outdoor seating where you can read library books;
 - (n) access to public toilet on plaza level; and
 - (o) feedback about future programs was forwarded to the City's Library management staff.
61. The program of works responds to the desires of the business community and will help to build the town centre as an attractive destination. The Civic component of the Green Square Town Centre is an essential component of the new community and its economic success.

62. The design team has consulted with other developers in the Green Square Town Centre, including the Green Square Consortium, to assist in coordination and planning of an integrated and thriving town centre.
63. Ongoing communications and engagement is planned throughout the next phases of the project as part of a comprehensive Communications and Engagement Strategy and Action Plan for Green Square. This strategic program will be supported by local activations as part of the place making and public art program planned for the Green Square Library and Plaza.

MICHAEL LEYLAND

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