

Addendum to Statement of Environmental Effects

Extension to Smiggin Holes Lift Operators' HQ Building

DA23/14870, PAN – 375928

The following information as requested in the by the Department of Planning and Environment in the additional information request dated 23/11/2023 is to be considered in addition to the Statement of Environmental Effects submitted with the above development application.

Plans referenced in this addendum have been uploaded separately to the Planning Portal.

Building population

The proposed extension does not increase the number of persons utilising the building, it merely allows for additional space for these existing staff.

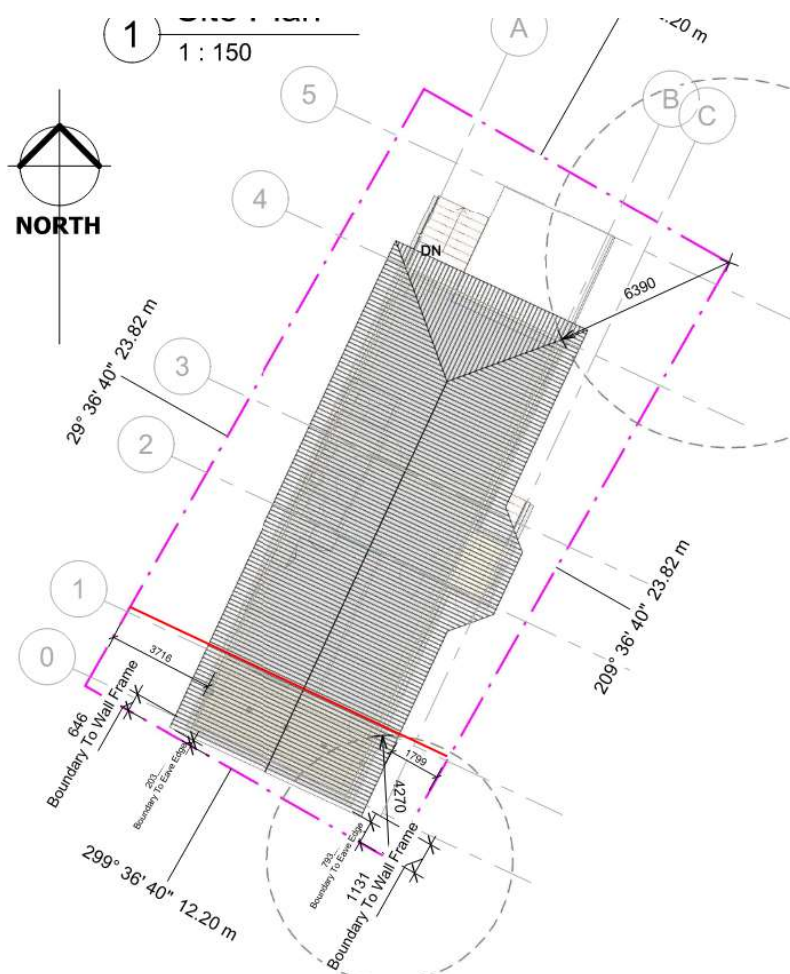
The number of staff in the building at any one time is estimated to be as follows:

Summer - four (4) generally males

Winter – thirty (30) being 20 males and 10 females.

Setback of the proposed building extension

The proposed building addition is to be setback in accordance with distances shown on the site plan (Sheet A01 date 11.08.2023 revision D) and the survey plan prepared by Peter Burns.



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It is proposed to use materials that meet the required fire resistance level as specified in the BCA. The method and materials will be shown in the building plans submitted with the construction certificate to demonstrate compliance with the BCA. It can be confirmed however that the proposed addition can be constructed to meet the fire resistance level required by the BCA and that the proposed walls (those shown to the south of the red line on the plan above) are to be constructed to achieve a FRL compliant with the BCA Specification C1.1 Fire Resisting Construction Table 5 – Type C Construction: FRL of building elements. The relocated window will be protected (where required) in accordance with the requirements of the BCA, details of which will be included in the plans submitted with the construction certificate.

Wall Legends on Sheets A03 – A04 (DA Issue D) has been amended to reflect that the proposed cladding will be fire resistant in a profile consistent with the existing cladding. Reference in “Wall & Legend” to W2 relates to the proposed extension not the existing building.

It is noted that the architectural plans submitted with the DA do include a note that all design, construction, and material to be in accordance with the BCA.

Temporary storage shed.

The temporary storage shed which is currently located on the eastern side of the building will be removed to facilitate the development. A plan indicating its location and that it is proposed to be removed has been prepared to clarify the matter. The temporary shed is also noted on the survey plan prepared by Peter Burns.



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Sod replacement

Sod replacement will occur (where required) to revegetate the areas disturbed when connecting the new extension to the existing stormwater drainage servicing the building. Due to the nature of the site the existing stormwater drainage lines have grown over and will need to be exposed to enable connection. The location and works proposed are shown on the "Stormwater Management Plan" provided as part of the request for additional information.