

19 January 2012

REFERRAL RESPONSE – Community Services

FILE NO: DA 531/2011/1

ADDRESS: 1 Kiaora Road DOUBLE BAY 2028

PROPOSAL: Kiaora Lands Redevelopment comprising demolition of existing buildings and structures, a new 4 storey commercial/retail building fronting New South Head Road and including a new public library, a new 3 level commercial/retail building fronting Kiaora Lane, including a supermarket and public parking (465 spaces) and public domain improvements.

FROM: Vicki Munro, Manager, Library and Information Services

TO: Mr P Kauter

Community Services staff were involved in the design of the library as a part of the landowner group. The design of the library in the DA is in accordance with the DCP and the guidelines presented in *People Places, State Library of NSW* for desirable site characteristics for a public library building in New South Wales. They are as follows:

- **Main street or shopping area location:**

The new Library will be located in a key building fronting the main street of Double Bay – New South Head Rd. The library, while part of a four story commercial/retail development, presents as a separate Library building, thereby having its own presence and identity. The new Library will present a prominent, welcoming face to the community.

The proposed development will be in the centre of the existing Double Bay shopping centre with further development of the proposed supermarket and commercial / retail behind the Library site, in Kiaora Lane. This will ensure that the proposed Library building is central to pedestrian movement and that the Library is not a destination visit, but one that can encompass multi- visits/ tasks by the public. This is a positive result for both Library usage and retail visitation.

- **High visibility from the street and shopping area:**

The proposed location for the Library building is visible from both the street and shopping area. The use of glass architecture in the design of the building, both front, rear and arcade sides allows the activities within the Library to be visible from the main street and rear Kiaora Lane. The design highlights the presence of the library, to show the movement / activities within and to be an inviting and interesting space for the community to visit.

The proposed Library is not located on the ground floor of the central arcade, however it was acknowledged, in the design stage, that large / eye-catching signage over the main entrance to the Library itself (above the escalator entrance) as well as placing significant signage (consideration to be given to signage at right angles to the building and / or tastefully illuminated signage) at the front and rear of the Library building is essential for a successful Double Bay Library service.

Through the use of the small balcony/terrace at the rear of the first floor of the Library, the Library is able to expand its activities into an outdoor area, which allows for greater visual presence to Kiaora Lane shopping precinct.

- **Street frontage for the ground floor of the library:**

The proposed Library will not have street frontage for the ground floor of the Library. However, as stated above, significant signage, front, rear and in the arcade and the design of the building to present the Library as a separate building will offset this requirement.

- **High level of personal and property safety:**

The proposed library development will be situated in both a prominent and quite wide arcade within the Double Bay shopping centre. The arcade will have access points via New South Head Rd and Kiaora Lane and it is anticipated that it will be heavily populated with shoppers, visitors and passing pedestrians, to create a lively and non threatening environment.

- **Close to and/or accessible from educational facilities:**

The proposed new library is within walking distance of a number of public and private primary and secondary schools as well as being on a main bus route on New South Head Rd and close to Edgecliff railway station/ bus interchange, to provide easy access for students.

- **Walking distance from public transport:**

The proposed Library building is uniquely sited to take advantage of three forms of public transport. The proposed Library has a main bus route directly outside the proposed development site on New South Head Rd and both Edgecliff railway station / bus interchange and Double Bay Ferry wharf are located within walking distance of the proposed Library.

- **Full accessibility for people with limited mobility:**

The DA includes a large lift in the centre of the library for use by visitors to the library providing sufficient access to people with limited mobility and parents with prams.

It should be noted that there will be a small staff lift at the rear of the Library. This lift has not been mentioned in the Accessibility Review document. This is a

positive inclusion as it will provide direct access for the courier/ book deliveries to the staff room.

- **Potential for outdoor area:**

Due to the use of the small balcony/terrace at the rear of the first floor of the Library, the Library will be able to expand its activities into an outdoor area. Although limited in size, this will provide the Library with an opportunity for a 'break out' area from the Multifunction space for events/ programs as well as creating a greater visual presence to Kiaora Lane shopping precinct. This added feature is valuable and enhances the experience of the new building.

- **Priority pedestrian access:**

As stated, the proposed Library building is centrally located in the Double Bay shopping precinct with a major new supermarket and carparking facility behind the building in Kiaora Lane. The Library is also located within close walking distance of various public transport options as well as having pedestrian access for the Double Bay suburb and surrounds.

The proposed Kiaora Lane development will provide a 'public plaza' which will place a strong emphasis on pedestrian access to the site with limited vehicular movements.

- **Access to convenient and safe car parking:**

The proposed Kiaora Lands development includes a large carpark. This is a positive outcome for the Library.

- **Access to community buses, mobile libraries and deliveries:**

The proposed Library will have a delivery area at the rear of the Library building with short term parking for deliveries and the Library courier vehicle. The access to the Library is further enhanced with a staff elevator at the rear of the Library building and close to the delivery area. This will allow for deliveries to be made directly to the staff room and reduce manual handling.

- **Potential for future expansion:**

The proposed Library consists of (2240.8sqm) which will meet the State Library of NSW's *People Places* benchmark which calculated the size for a new central library in Woollahra at a range of 2230-2360sqm.

The proposed building has been designed to be flexible in its layout, able to adapt to the changing needs and expectations of the community, both now and in the future.

Community Benefit

In the Library Strategic Plan, *The Way Forward*, adopted by Council in November 2007, the following community feedback was provided in regard to the need/requirements for a new central Library.

Overall, consultation highlighted the need for attractive spaces that are light and airy, with adequate space for the competing needs of a diverse clientele, including small children, students, and the elderly. The need for meeting rooms, study spaces, adequate computer facilities, noise amelioration, space between aisles, lower shelves, ease of access and enough space to adequately house the collection and conduct programs was a recurring theme. P65

The report recommended that a new Library space would need to have space to implement service improvements adopted by other innovative public libraries, such as retail merchandising, displays, and the provision of social spaces for community engagement and lifelong learning. P65

The new Library will represent a significant advance on current premises and will respond to community needs which have been identified in previous surveys and consultations in the following ways:

- accessibility and ease of access to all
- improved user comfort (e.g. reducing overcrowding, with more seating, with study areas wider apart, and with a variety of seating to suit all users)
- meeting practical requirements (e.g. providing quiet study areas, group study areas, a separate children's activities area, a more consistent layout)
- a broadened range of community activities (e.g. having a multipurpose space for functions, providing computer training)
- reinforcing the role of the Library by accommodating Library-related public activities on-site
- meeting standards and guidelines for specific functions (e.g. floorspace per study table, floorspace per computer terminal)
- managing growth in demand (e.g. more reader places, more computer equipment, more accommodation for people with their own computers, automated returns, self-service issues)
- better facilities for target groups (e.g. improved children's and young adult areas, better facilities for elderly people)
- opportunities to improve security and safety (e.g. by designing in better supervision of public areas from staff service points)
- providing a new focus for historical resources (e.g. by integrating the Local History Centre, enhanced display and exhibition facilities and conservation-standard accommodation)
- increasing aisle widths, improving access and comfort for all, and enabling unhindered wheelchair access
- improved display and exhibition space for Council-related materials and for Library programmes
- more efficient staff work areas. P6