

02 Sep 2019

Planning Department
Burwood Council
Suite 1, Level 2
1-17 Elsie Street
Burwood
NSW

DA193/2015 – 39-47 Belmore Street - Statement of Environmental Effects – Addendum 1

Dear Sir / Madam,

This addendum has been formulated to supplement the Statement of Environmental Effects produced for the development at 39-47 Belmore Street, Burwood.

This addendum aims to address the following SEE items;

3.2.3 Roofs
3.2.19 Access & Mobility
3.7 Parking
3.8 Heritage
3.8.2 Building Design Considerations
3.8.5 Views & Vistas
3.8.7 Adaptive Re-Use
6.2.5 Waste Management
6.5 Stormwater Management
6.6 Landscaping
6.7 Energy Efficiency & Sustainability

A key aspect of this addendum is the proposal for extending the operating hours of the Library to 24 hours – 7 days a week.

3.2.3 Roofs

The roof design of the proposed first floor terrace addition will be low pitch hipped metal roof with a surfmest finish to ensure the lowest solar absorptance. The roof design includes a copper profile which conceals the gutter & associated downpipes to limit visual impact of the heritage façade,

3.2.19 Access & Mobility

Access to and within the refurbished building will be in accordance with AS1428.1-2009 and specific Access report will be produced to clarify the various items and how they have been addressed.

3.7 Parking

Parking has been allocated in the Basement car park of the new proposed building. There is 56 car parking bays nominated for council use which can be shared between the Library & Administration buildings. This includes 2 accessible bays and an end of trip facility as required.

3.8 Heritage

The new internal fit out and the external terrace addition have been designed in accordance with Heritage recommendations. The internal modifications limit existing nibs to a minimum of 450mm and the external addition design is most sympathetic to the existing façade and architectural features.

3.8.2 Building Design Considerations

Building Design Considerations include the functionality of the new terrace addition which requires air conditioning and will therefore be treated as an internal space. This increase of internal space requires fire services & lighting to the relevant Australian Standards and will be fully DDA compliant as required by AS1428.1-2009.

3.8.5 Views & Vistas

The external terrace addition has been designed to limit overshadowing – this is presented in the shadow analysis documentation included in the Development Application. The new internal terrace has large operable bi-folding windows which ensure no loss of vista or view.

3.8.7 Adaptive Re-Use

The re-use of this existing heritage building provides a sustainable contribution to the ongoing maintenance and viability of the building. The adaptive re-use ensures attention given to the original interior and layouts of the rooms where remodelled enhance public visitation.

6.2.5 Waste management

The waste management plan created for DA193/2015 covers the waste management procedures to be followed for the administration offices within the new building. A statement has also been created to indicate how the current waste management procedures of the Library building will be developed to ensure the ongoing viability and sustainability of the refurbished facility will be managed.

6.5 Stormwater Management

Stormwater management requires the new external terrace roof to discharge into the existing stormwater system subject to hydraulic engineer's design.

6.6: Landscaping

The Landscaping Plans approved for DA193/2015 are relevant to assist in understanding how landscaping will be adopted within the proposed scheme.

6.7 Energy Efficiency & Sustainability

As the existing building will receive new services and extend the current internal floor area a Section J report will be provided to ensure the energy efficiency and long-term sustainability of the works have been considered and implemented. This includes insulation and thermally performing glazing to the external addition.

The approved SEE which accompanied DA193/2015 has been attached for reference.

Yours sincerely,

Tim Garry

Senior Designer

DesignInc Sydney Pty Ltd