

79C PLANNING REPORT - DEVELOPMENT ASSESSMENT REPORT 006/15 DA – CONSTRUCTION OF TOILET BLOCK LAKE LYELL RECREATION AREA

PROPOSAL

The proposal involves the construction of a new toilet block in Area 2 Lake Lyell Recreation Area Magpie Hollow Road South Bowenfels.

SUMMARY

To advise Council of the submission of Development Application 006/15DA for Lithgow City Council the construction of a new toilet block at Lake Lyell Recreation Area on Lot 62 DP 791927 Magpie Hollow Road, South Bowenfels.

The application is recommended for approval, subject to conditions.

LOCATION OF THE PROPOSAL

Legal Description : Lot 62, DP 791927
Property Address : Magpie Hollow Road South Bowenfels

ZONING:

The land is zoned RE1 Public Recreation in the Lithgow Local Environmental Plan 2014

PERMISSIBILITY:

The development is considered permissible in accordance with the Lithgow Local Environmental Plan 2014.

POLICY IMPLICATIONS (OTHER THAN DCP's)

Council's Policy 7.6 – Development Applications on Council owned land are required to be referred to Council for consideration and determination and that no aspect of the development be dealt with under delegated authority. Given Council's ownership of this land the proposal is reported to Council for determination.

FINANCIAL IMPLICATIONS (eg Section 94)

The project is funded through the 2014/15 Operational Plan but this is not applicable to the assessment of the development application.

LEGAL IMPLICATIONS

In determining a development application, a consent authority is required to take into consideration the matters of relevance under Section 79C of the Environmental Planning and Assessment Act 1979. These matters for consideration are as follows:

Any Environmental Planning Instrument

Consider SEPPs, REPs & LEPs. RELEVANT Provisions of LEP (eg permissibility, development standards, heritage listing, advertising requirements of another authority who administers a SEPP or REP). Is a SEPP1 objection required?

LEP Zone RE1 (Public Recreation): The development is classified as a community facility under the Lithgow Local Environment Plan and therefore the proposal is permitted with development consent.

Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

If applicable, is the development consistent with the objectives of the draft instrument?

Not applicable

Any Development Control Plan

Is the proposal consistent with the DCP? If not, is a variance warranted and has it been justified?

Not applicable.

Any planning agreement that has been entered into under Section 93F, or any draft planning agreement that a developer has offered to enter into under Section 93F?

No.

Any matters prescribed by the regulations that apply to the land

Refer to clause 92, 93, & 94 of the Regulation. If a DA for demolition, the provisions of AS 2601-1991; The Demolition of Structures. Fire Safety considerations – DA that does not seek the rebuilding, alteration, enlargement or extension of the building. Consent Authority may require buildings to be upgraded – DA comprising the rebuilding, alteration enlargement or extension, take into consideration whether it is appropriate to require the building to be brought into conformity with the BCA.

The proposal involves construction of a new building that will comply with relevant standards and the BCA.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The proposal is for a new building to provide essential toilet facilities for users of this area of Lake Lyell. There are no existing toilet facilities in this location. It will have no impact on the surrounding environment and will result in a high standard facility for public use.

The Suitability of the site for the development

See above

Any submissions made in accordance with this Act or the Regulations

If relevant, consider public and authority submissions. Do submissions relate to valid Planning issues?

The proposal was not notified to adjoining neighbours as it is a new facility in an isolated location that has no impact on the surrounding neighbourhood.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

SEPP(Sydney Drinking Water Catchment) 2011 – Compliance Check		
	Clause	Compliance
11	Development that needs concurrence of the Chief Executive	Yes

The proposal was referred to the Sydney Catchment Authority for approval. Conditions imposed by the Authority have been included and are listed at the end of the report.

The public interest

The proposal seeks to improve the level of amenity and functionality of existing infrastructure and therefore is in the public interest.

Building Surveyor's Comments

The proposed Class 10a building, has a finished floor level that will facilitate access by persons with disabilities. The building proposal satisfies the Deemed-to-satisfy provisions of BCA 2014.

CONCLUSION / RECOMMENDATION

The development application meets the objectives under Section 79C of the Environmental Planning & Assessment Act 1979 and Council's policies therefore approval is recommended subject to the following conditions:

CONDITIONS (including Section 94 Conditions)

(Please note: It should be understood that this consent in no way relieves the owner of applicant from any obligation under any covenant affecting the land).

General Requirements

- 1.The development shall take place in accordance with the approved development plans containing Council's approved development stamp and all associated documentation submitted with the application, except as modified in red by Council and/or any conditions of this consent.
- 2.The structure is to be located wholly within the confines of the property boundary and in accordance with approved site plan.
- 3.That minimal disturbance is caused to the site during construction works and any disturbed areas including embankments are to be generally made good and revegetated in accordance with the approved landscaping plan, prior to the issue of the Occupation Certificate. Any excavated and filled areas are graded and drained and all constructed batters are to be topsoiled, and turfed. Batters exceeding a ratio of 3 horizontal to 1 vertical must be retained with retaining walls, stoneflagging or terracing prior to occupation.

4. Cut and fill areas are to be retained/stabilised to Council's satisfaction as soon as possible after excavation works and prior to the issue of the Occupation Certification.

5. Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – "Soils and Construction" (2004) (Bluebook).

Plumbing and Drainage

6. All plumbing and drainage works shall be carried out by a licensed plumber and drainer.

7. Prior to issuing the Certificate of Compliance for all sanitary plumbing and drainage, the plumbing and drainage works are to be inspected and approved by Council as the delegated regulatory authority for plumbing and drainage work within the Lithgow City Council area.

8. Prior to the issue of any Occupation Certificate an Approval to Operate for the On-Site Sewerage Management System is to be issued by Council in accordance with Section 68 of the Local Government Act.

Information to be submitted to Council prior to commencement of works

9. The following plans, specifications and details are to be submitted to Council for approval prior to commencement of work:

- a. Floor plans showing compliance of the circulation spaces to the entry doors and basin with AS1428.1. In this regard please note that the circulation spaces to the entry doors including the WH and WL dimensions do not comply with Figure 31 (a & b), AS1428.1. The circulation to the basin does not comply with Figure 51A (a) AS1428.1 when the door is open.
- b. Plans and specifications for the location, construction and number of car parking spaces. Details should also include the location and dimensions of the disabled accessible carparking space.
- c. Plans and specifications of the location, construction and compliance of the accessible pathway/ramp from the disabled accessible carparking space to the amenities building.
- d. Specifications approved by NSW Health for the Collection well.
- e. Structural plans, specifications and certification from an approved Practising Structural engineer for the slab design including the incorporation of the collection well and lid, steel wall and roof frame construction for the site specific snow and wind load.

Disabled access and facilities

10. Access for disabled persons and the provision of sanitary facilities shall be in accordance with the Building Code of Australia and Australian Standard 1428 "Design for Access and Mobility".

Sydney Catchment Authority Requirements

Pump out system

11. There shall be no on-site disposal of wastewater effluent.

12. The pump-out wastewater system servicing the proposed amenities building shall be designed and installed in accordance with the recommendations in the Statement

of Environmental Effects prepared by Lithgow City Council (undated), and as per the conditions outlined below:

- the pump-out system shall be located approximately 35 metres to the south of that proposed in the report to ensure an adequate buffer of 100 metres to the non-drought water level of Lake Lyell
- wastewater from the amenities building shall be collected in a concrete collection well tank with a minimum holding capacity of 11,700 litres
- the tank shall be pumped-out on an annual basis or when the tank reaches 75% capacity, whichever is sooner
- the tank shall be provided with a visible indicator for wastewater level and visual inspections of the tank shall be made after every major event (100 plus persons) to ensure the 75% capacity has not been reached
- the tank and lid shall be designed to have an appropriate weight and the tank shall be suitably anchored to ensure that there are no tank buoyancy problems
- the pump line shall be connected to a pump-out stand concreted into the ground and shall be fitted with a "Kamlock" (or similar) cover that can be readily accessed by pump-out trucks
- the pump-out stand shall be located in a small spillage well with a valve for the collection of any spilt sewage, and-
- Council shall enter into an agreement with a suitable contractor to provide a pump-out service for the tank consistent with the condition above.

13. These conditions of consent relating to wastewater management shall be provided to the installer of the wastewater system.

14. The installers of the wastewater management system shall certify to Council in writing that the system has been constructed and installed as per these conditions of consent, and that the system has been tested and is functioning properly.

15. All roof runoff from the amenities building shall be collected in a rainwater tank with a minimum capacity of 6,700 litres above any volume required for mains top-up. The tank shall be plumbed to toilets, and other areas for non-potable use, and the tank overflow shall be directed to a stabilised grassed surface with an energy dissipater at the end.

16. Effective erosion and sediment controls shall be installed prior to any construction activity, including earthworks for the amenities block, and shall prevent sediment or polluted water leaving the construction site or entering Lake Lyell or stormwater drain. The controls shall be regularly maintained and retained until works have been completed and groundcover established.

Requirements Prior to Commencement of Work

Notification of commencement of Building Work

17. Prior to commencing any construction works, Council is to be notified at least two days prior of the intention to commence building works, in accordance with Section 81A(2)(c) of the Act in Form 7 of Schedule 1 of the Regulations.

Sediment controls

18. To contain soil and sediment on the property, controls are to be implemented prior to clearing of the site vegetation and the commencement of site works. This will include:

- a) The installation of a sediment fence with returned ends across the low side of

the site so that all water flows through. These shall be maintained at no less than 70% capacity at all times. Drains, gutters, roadways etc., shall be kept clean and free of sediment.

- b) To prevent the movement of soil off site, a single entry/exit point to the property shall be constructed of 40mm blue metal aggregate or recycled concrete to a depth of 150mm. The length must be at least 5 metres with the width at least 3 metres.

Soil erosion fences shall remain and must be maintained until all disturbed areas are restored by turfing, paving, revegetation.

Signage

19. Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person can be contacted outside working hours.
- b. Stating that unauthorised entry to the work site is prohibited and
- c. Showing the name, address and telephone number of the principle certifying authority for the work.

The sign/s are to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

20. A copy of the stamped and approved plans, development consent and the construction certificate are to be on the site at all times.

21. Before work starts, toilet facilities must be provided for construction personnel on the site on the basis of 1 toilet for every 20 workers. Amenities are to be installed and operated in an environmentally responsible and sanitary manner. Toilets cannot remain on site for any longer than 12 months, without the further approval of Council.

Requirements during Construction

Construction work hours

22. All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and public holidays	No work

Excavations

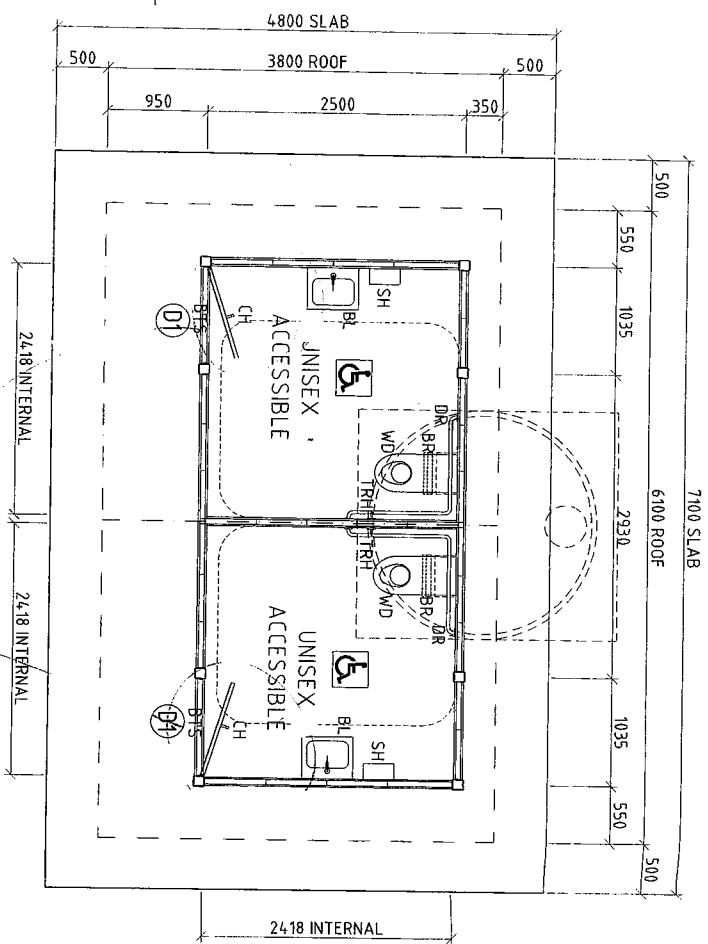
23. All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

Prior to the issue of an Occupation Certificate

24. The conditions of consent must be complied with prior to the issue of an Occupation Certificate either by Lithgow Council or an accredited principal certifying authority. All necessary information to comply with the conditions of consent must be submitted prior to the occupation of the building.

25. Prior to the issue of any Occupation Certificate an Approval to Operate for the On-Site Sewerage Management System is to be issued by Council in accordance with Section 68 of the Local Government Act.

ALL DIMENSIONS IN MILLIMETRES - DO NOT SCALE



PLAN
SCALE 1:150

GENERAL NOTES:

- G1. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVER STRESSED.
- G2. PRIOR TO COMMENCEMENT OF WORKS THE BUILDER SHALL SATISFY THEMSELVES OF THE CORRECT LOCATIONS OF ALL EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS.
- G3. LOCATING OF THE STRUCTURE, INCLUDING CO-ORDINATES IF APPLICABLE IS THE RESPONSIBILITY OF THE CLIENT AND/OR THE CLIENT'S SITE REPRESENTATIVE.
- G4. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE TO THE FOLLOWING AUSTRALIAN STANDARDS:
 - AS1170.1, AS1170.2, AS1170.3, AS3600 AND AS4100, AS1664.
- G5. STRUCTURE IS SUITABLE FOR N3 AREAS AND HAS BEEN DESIGNED WITH AN AVERAGE RECURRENCE INTERVAL OF 100 YEARS.
- G6. SITE COVERAGE IS 23.18m² (ROOF AREA).
- G7. THE FOOTING HAS BEEN DESIGNED ASSUMING:
 - SITE CLASS S OR M
 - ALLOWABLE SOIL BEARING CAPACITY OF 100kPa
 - SOIL ADHESION OF 10kPa
 - (TO BE VERIFIED ON SITE).
- G8. FOR SLABS ON GROUND, ALL TOPSOIL AND UPPER STRATA CONTAINING SOFT OR ORGANIC MATTER ARE TO BE REMOVED AND REPLACED WITH SELECT COMPACTED FILL.
- G9. ALL FILL TO BE CLEAN PLACED IN LAYERS NOT EXCEEDING 200mm AND COMPACTED TO 95% STANDARD COMPACTION.
- G10. EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH CRITERIA AND PROCEDURES SET OUT IN AS3798 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS

DOOR LEGEND

D1-204.5x925 COLORBOND CLAD DOOR-STEEL FRAME

LEGEND

- WD = STAINLESS STEEL DISABLED COMPLIANT PAN
- BL = STAINLESS STEEL BASIN C/W FLARED LEVER TAP
- BTS = BRAILLE TACTILE SIGNAGE
- DR = DISABLED COMPLIANT RAILS
- BR = STAINLESS STEEL COMPLIANT BACK REST
- SH = STAINLESS STEEL SHELF
- CH = COAT HOOK
- TRH = TOILET ROLL HOLDER

CLIENT DESIGN APPROVAL

APPROVED: _____ DATE: _____

REVISION	DATE	DRAWN BY	CHECKED BY	DATE
6				
5				
4				
3				
2				
1				

<p>Landmark Enhancing Open Space Environments</p> <p>Landmark Products Limited. A.B.N. 59 112 000 843 55-57 Kabi Circuit, Deception Bay P.O. Box 803, Deception Bay Queensland 4508</p> <p>PH: 1300 768 230 FAX: 1300 768 268 www.landmarkpro.com.au landmark@landmarkpro.com.au</p>		<p>CLIENT NAME LITHGOW CITY COUNCIL</p> <p>PROJECT LAKE LYELL, LITHGOW, NSW</p> <p>DRAWING TITLE CUSTOM GABLE-ROOF RESTROOM - 2D</p> <p>DRAWING No. 25935-BA</p> <p>SHEET No. 101</p>
<p>PROJECT No. A3</p> <p>DATE: 28.11.14</p> <p>DRAWING No. 25935-BA</p> <p>SCALE NOTED</p> <p>REV. 0</p>		<p>PROJECT No. A3</p> <p>DATE: 28.11.14</p> <p>DRAWING No. 25935-BA</p> <p>SCALE NOTED</p> <p>REV. 0</p>