

# **DEVELOPMENT ASSESSMENT REPORT – DA228/17 - PROPOSED REMOTE AREA FIRE FIGHTING TRAINING CENTRE, Lots 26-31 DP 14100, 16 NOON STREET BLACKMANS FLAT NSW 2790**

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## **1. PROPOSAL**

Council is in receipt of a Development Application DA228/17 from the NSW Rural Fire Service for a remote area fire fighting training centre on land known as Lots 26-31 DP 14100, 16 Noon Street, Blackmans Flat.

The site for the proposed development is currently vacant. It was previously occupied by dwellings until a major coal mine acquired the land and demolished the dwellings within the Blackmans Flat area. Each individual lot contains an area of approximately 761.74m<sup>2</sup> each. The land is relatively flat with access from Noon Street.

The development is to construct and provide a remote training facility for fire fighting purposes. The remote facility will allow training to be conducted and includes access to fire trails and remote access areas via the use of helicopters and trail bikes. The centre is proposed to be fitted with a mock-up helicopter and other equipment.

The centre will include a shed for the mock-up helicopter, a training room and amenities. The facility is proposed to be utilised a couple of times throughout each month for example, a training session could run over a weekend and be attended by anywhere between 10 to 30 attendees.

The shed is proposed to be located on Lot 26 and 27 while the septic system, access and carparking are proposed to be located on Lots 28 to 30. The shed is proposed to consist of two stories and have a height of 7.5m. The total ground floor area will be approximately 300m<sup>2</sup>.

A new septic system is also proposed as part of this application.

The property is shown in the photo below:



## 2. SUMMARY

To assess and recommend determination of DA228/17 with recommendation for approval subject to conditions.

## 3. LOCATION OF THE PROPOSAL

Legal Description: Lots 26-31 DP 14100  
Property Address: 16 NOON STREET BLACKMANS FLAT NSW 2790

**4. ZONING:** The land is zoned RU1 Primary Production in accordance with Council's current planning instrument, being Lithgow Local Environmental Plan (LEP) 2014.

**5. PERMISSIBILITY:** The development being an '*Emergency services facility*', as defined below and permissible under Lithgow Local Environmental Plan 2014, subject to development consent as per the State Environmental Planning Policy (Infrastructure) 2007.

***Emergency services facility** means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.*

### 5.1 POLICY IMPLICATIONS (OTHER THAN DCP's)

#### **Policy 7.5 Notification Of Development Applications**

This policy applies to the development, however the following clause does not require Council to notify this particular application:

#### **2. APPLICATIONS FOR WHICH NOTIFICATION WILL NOT BE GIVEN UNDER THIS POLICY**

*Development applications for the following types of development will not be notified. (NB: Any structure must conform to applicable setback requirements):*

- *Any other development of a minor nature that, in the opinion of the assessing officer, does not have the potential to create a negative impact on the amenity of the neighbourhood by way of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise.*

The development is surrounded entirely by properties owned by Centennial Coal; therefore no adjoining or adjacent landowners have been notified of the proposal as part of this process.

#### **Policy 7.6 Development Applications By Councillors And Staff Or On Council Owned Land**

*1. That, subject to the exemptions in Part 2 of this Policy, any development application lodged where the applicant is a Councillor or a member of staff, or where a Councillor or member of staff is the owner of the land to which the application relates, or where the development application on Council owned land, that such an application be referred to Council for consideration and determination.*

Although the development was submitted by the Rural Fire Service (RFS) with the application signed by the current owner at time of lodgement being Centennial Coal, Council is in the process of purchasing the land from Centennial Coal Mine.

A report was presented to Council by the General Manager at the Council Meeting held on the 29 August 2016. The following resolution was made:

**ITEM-2 GM - 29/08/16 - RURAL FIRE SERVICE REMOTE AREA FIREFIGHTING TEAM (RAFT) TRAINING CENTRE**

**16 – 215 RESOLVED**

**THAT** Council:

1. Endorse the action taken thus far in relation to the development of a Rural Fire Service Remote Area Training Centre
2. Enter into arrangements with Centennial Coal (lease, licence, sale or acquisition) for establishment of the Rural Fire Service Remote Area Training Centre within Lot 11-20 DP 14100, Lot 26-31 DP 14100 & Lot 1 DP 872119.
3. Enter into arrangements with Centennial Coal (lease, licence, sale or acquisition) for use of Council land within Lot 42 DP 751636 by Centennial Coal as identified in Item 2
4. Enter into arrangements with Centennial Coal to establish an access agreement over Lot 1 DP 872119 and Lot 26 DP 126483 between the Castlereagh Highway and Lot 42 as identified in Item 3.
5. Enter into arrangements with Centennial Coal to convert the access arrangement in (4) above to public road once the Council Waster Management Facility is established on Lot 42.
6. Authorise Council's General Manager to finalise negotiations in relation to the items above.
7. Authorise Council's General Manager to relinquish, if conditions are satisfactory, Mining Lease CCL733.
8. Authorise the affixing of the Council seal to any necessary documentation in relation to these matters.
9. Thank Centennial Coal for their contributions and assistance with the matter.

Reports were also presented to the following Council meetings:

Min No. 16-34: Ordinary Meeting of Council held on 29 February 2016

Min No. 16-74: Ordinary Meeting of Council held on 18 April 2016

Min No. 16-172: Ordinary Meeting of Council held on 18 July 2016

**5.2 FINANCIAL IMPLICATIONS (eg Section 94)**

**Section 94A Development Contributions Plan 2015**

***C7 Are there any exemptions to the levy?***

*The following types of development or components of development will also be exempted from a levy under this Plan:*

- a) *Development by or on behalf of Lithgow City Council;*
- b) *Development by or on behalf of NSW Government for public infrastructure such as hospitals, police stations, fire stations, education facilities and public transport infrastructure;*

As the property will be owned by Council and used by the Rural Fire Service as an education facility, the development is exempt from Council's Section 94A Contributions.

### 5.3 LEGAL IMPLICATIONS

#### Conveyancing Act 1919

There are no restrictive covenants or 88B instruments relating to the land. As part of the development Council would require the land to be consolidated into one allotment. The following condition would be included on the consent:

*Lots 26-31 DP 14100 are to be consolidated and registered with the Lands Title Office prior to the issue of the Occupation Certificate.*

#### Local Government Act 1993

If this application is approved, the applicant must obtain a written Section 68 application for connection to Council's water supply and construct an onsite effluent management system. This must be lodged and approved prior to commencement of any work on site and shall be at full cost to the applicant.

The Section 68 application requires the submission of all detailed engineering drawings/design, specifications and any applicably supporting information for the proposed works. All conditions of the Section 68 Approval must be complied with prior to the release of the Occupation Certificate.

#### Environmental Planning and Assessment Act 1979

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:

##### 5.3.1 Any Environmental Planning Instruments

#### ***Lithgow Local Environmental Plan 2014***

LEP 2014 – Compliance Check		
Clause		Compliance
<b>Land Use table</b>	RU1 Primary Production	Yes
<b>7.3</b>	Stormwater management	Yes
<b>7.5</b>	Groundwater vulnerability	Yes

**Comment:** The development is considered to comply with the objectives of the zone. The zone objectives are:

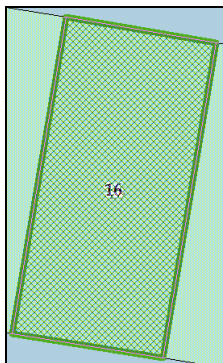
#### ***1 Objectives of zone***

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

- *To minimise the environmental and visual impact of development on the rural landscape.*
- *To provide for recreational and tourist development and activities of an appropriate type and scale that do not detract from the economic resource, environmental or conservation value of the land.*
- *To maintain or improve the water quality of receiving water catchments.*

The development is proposed to be located on allotments that were previously utilised for dwelling purposes. The dwellings have since been demolished with the land owned by Centennial Coal. Each individual lot contains an area of approximately 761.74m<sup>2</sup> each and therefore unviable for agricultural purposes. The development is not expected to impact services or facilities in the area as all services exist within the vicinity of the property or surrounding landuses being for Centennial Coal's monitoring stations. A geotechnical report has been provided for the development which suggests that any proposed development is able to provide effective onsite effluent disposal. The report demonstrates that all effluent disposal would be managed within the boundaries of the property.

The property is identified as containing ground water vulnerability. Groundwater dependent ecosystems would not be impacted upon by the development as the landscape of the property is proposed to remain. The development is designed, sited and will be managed to avoid any significant adverse environmental impact. Water vulnerability is mapped below:



The development is considered to comply with Council's Local Environmental Plan 2014.

### ***State Environmental Planning Policy 44 – Koala Habitat Protection***

SEPP 44 is applicable to site given that it exceeds 1ha in size and is located within the Lithgow Local Government Area to which the SEPP applies. Part 2 of the SEPP requires Council to consider whether the land the subject of the application retains potential and subsequently core koala habitat.

Many of the trees listed within Schedule 2 of the SEPP are common within the Lithgow Local Government area, however core koala habitat within this area is rare, with only 12 koala sightings ever reported on private land within the LGA.

**Comment:** Given that no trees are to be removed as part of the development, and the section of the subject site relevant to the application is devoid of native vegetation it is considered unnecessary to proceed further with SEPP 44 assessment.

### **State Environmental Planning Policy (Infrastructure) 2007**

SEPP (Infrastructure) 2007 – Compliance Check		
Clause	Compliance	
<b>Division 6 Emergency services facilities and bush fire hazard reduction</b>		
<b>47</b>	Development permitted with consent	Yes

**Comment:** The development is permissible in the zone and complies with the above SEPP.

### **State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011**

SEPP (Sydney Drinking Water Catchment) 2011 – Compliance Check		
Clause	Compliance	
<b>10</b>	Development consent cannot be granted unless neutral or beneficial effect on water quality	Yes
<b>11</b>	Development that needs concurrence of the Chief Executive	Yes

**Comment:** Reference is made to Council's letter received 21 September 2017 requesting the concurrence of Water NSW under Clause 11 of State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (the SEPP) with a proposal for a remote area fire-fighting training facility.

The subject property, which has been inspected by Water NSW, is located within the Warragamba catchment which forms part of Sydney's water supply.

Based on Water NSW's site inspection and the information provided, the proposed development has been assessed by Water NSW as being able to achieve a neutral or beneficial effect on water quality provided appropriate conditions are included in any development consent and are subsequently implemented.

Water NSW concurs with Council granting consent to the application subject to conditions on the consent. These conditions are found later in this report.

#### 5.3.2 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

Nil.

#### 5.3.3 Any Development Control Plan

Council does not have a development control plan specifically for the proposed use. As Council's previous DCP's have been repealed, the following are used as a guide.

#### **Outdoor Advertising Development Control Plan**

Outdoor Advertising – Compliance Check		
Clause	Compliance	
<b>Part 1</b>	Objectives	Yes
<b>Part 3</b>	Procedures	Yes
<b>Part 4</b>	Design Controls- General	Yes

**Comment:** The development proposes one sign to advertise the training facility on the front of the shed above the roller door. This is satisfactory for the development.

### Off Street Carparking Development Control Plan

Off Street Carparking – Compliance Check	
Clause	Compliance
<b>Part 1</b> Objectives	Yes
<b>Part 6</b> Car Parking Standards	Yes
<b>Part 7</b> Construction Standards	Yes

**Comment:** The property has sufficient space for carparking for all types of vehicles. The development was referred to Council’s Engineers regarding the standard and construction of the carpark. These comments are found later in this report.

5.3.4 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?

Nil.

5.3.5 Any matters prescribed by the regulations that apply to the land

The development has been forwarded to Council’s Building Officer for assessment under appropriate regulations. It is considered that as a result of this assessment the development will comply with the provisions of the regulations subject to conditions of consent.

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

**Adjoining Landuse:** The development is proposed to be located within the former Blackmans Flat community. There are no residents or other existing structures within 150m of the site. The surrounding land is owned by Centennial Coal Mine but is not utilised for mining activities except monitoring purposes.

The proposal will not cause any land use conflicts and the development is permissible within the zone.

**Services:** The development will have connections to electricity services and telecommunication services. Council’s reticulated water is located within Noon Street and would be connected to the development.

A new septic system is proposed as part of the application and has been assessed by WaterNSW. The development will have neutral or beneficial effect on water quality and will not impact on adjoining properties. WaterNSW comments are found later in this report.

The development was referred to Council’s Water and Sewer Officer to comment on water connections.

Therefore, it is considered that the proposal will be adequately serviced.

**Context and Setting:** The proposed development includes a shed for the mock-up helicopter, a training room and amenities. The shed has been designed to have minimal impact the now vacant streetscape and surrounding landuses.

The facility is proposed to contain a man proof fence around the property boundary to ensure the security of the premise when unoccupied.

**Access/traffic:** The proposal will gain access from Noon Street that is within proximity to the Castlereagh Highway. Noon Street is a partially paved street with gravel in front of the site. An existing gravel driveway will be utilised for access.

During construction, traffic will be increased and will include light vehicles, delivery trucks and items of plant equipment. It is considered that as construction will be undertaken during a short time period and there are no residential uses surrounding the development, there will be minimal impact to traffic. A condition will also be placed on the consent to ensure that construction will be undertaken during daylight hours.

During operations of the facility, traffic will only be increased during training days. Traffic will include the use of light vehicles and RFS firefighting equipment.

There is sufficient space onsite for parking.

The development was referred to Council's Engineers, whose comments are found later in this report.

The road is shown in the photo below:



**Heritage:** The property is not heritage listed or contains heritage items. There are also no heritage items located within proximity to the development.

**Flora and Fauna:** No proposed clearing is required and the development will have no impact on flora or fauna.

**Social and Economic Impact:** As the proposed development will be generally in keeping with the provisions of the planning instrument and is reasonably compatible with other similar development in the locality, it is expected to have minimal social and economic impact.



**Soils:** The proposed development will have no significant impact on soils. There is no reason to believe the site would be affected by acid sulphate soil or contamination problems. Asbestos from the demolition of the dwellings were previously removed by Centennial Coal. Conditions of consent will be imposed to control erosion and sedimentation impacts on the site and therefore it is considered there will be minimal impacts on soils.

**Water:** The proposed development has been assessed using the NorBE tool as required by the *State Environmental Planning Policy (Sydney Catchment Drinking Water) 2011* with a result of satisfied. Therefore with appropriate conditions of consent it is considered that the development will have minimal impact on water.

**Air and Microclimate:** There will be no significant impact on air or microclimate.

**Waste:** The Statement of Environmental Effects states that management strategies will be in place for recyclable and waste materials. During operation the site will generate minimal amounts of waste, and will be emptied by the site manager of a regular basis.

**Natural Hazards:** The land is not known to be bushfire or flood prone.

**Noise and Vibration:** There are no nearby sources of noise or vibration that would impact detrimentally the proposal. The proposal is not expected to cause any noise issues in the surrounding area, given it is for an educational and training facility.

**Other Land Resources:** The development will not impact on the value of the land in terms of agricultural potential or mining as it was previously utilised for residential purposes within the Blackmans Flat community. Each lot contains an area of approximately 761m<sup>2</sup> and therefore agricultural production is not viable.

#### 5.3.7 The Suitability of the site for the development

The surrounding land uses are for rural and mining pursuits with the size and nature of the development to be consistent with those in the surrounding area. The proposal is compatible with the objectives of the zone and is considered to have minimal impact on the surrounding amenity. Therefore, the site is considered to be suitable for the proposed development.

#### 5.3.8 Any submissions made in accordance with this Act or the Regulations

The proposal was sent to Water NSW, Endeavour Energy, Council's Building Officer, Water & Wastewater Officer and Engineers for commenting with recommendations detailed below.

#### **WATER NSW**

Reference is made to Council's letter received 21 September 2017 requesting the concurrence of Water NSW under Clause 11 of State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (the SEPP) with a proposal for a remote area fire-fighting training facility. Additional information was received on 25 October 2017.

The subject property, which has been inspected by Water NSW, is located within the Warragamba catchment which forms part of Sydney's water supply.

The following documents have been considered in the assessment of the application:

- a Statement of Environmental Effects prepared by NSW Public Works (dated July 2017)
- Site Plan prepared by CEH Survey (dated 2 December 2016)
- Architectural Plans prepared by Kollanyi Architects Pty Ltd (dated December 2015), and
- Geotechnical Report incorporating Site and Soil Classification for On-Site Wastewater Disposal prepared by Macquarie GeoTech (dated 30 June 2017), including additional information received on 25 October 2017.

Based on Water NSW's site inspection and the information provided, the proposed development has been assessed by Water NSW as being able to achieve a neutral or beneficial effect on water quality provided appropriate conditions are included in any development consent and are subsequently implemented.

Water NSW concurs with Council granting consent to the application subject to the following conditions:

***General***

1. The site layout and works shall be as specified in the Statement of Environmental Effects prepared by NSW Public Works (dated July 2017) and shown on the Site Plan prepared by CEH Survey (CEH Ref. 4/4970; Dwg. No. RAFT 001; Amended 2 December 2016). No revised site layout, staging or external works that will impact on water quality, shall be permitted without the agreement of Water NSW.

*Reason for Condition 1 - Water NSW has based its assessment under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the development.*

***Stormwater Management***

2. A rainwater collection and reuse system for the building roof shall be installed that incorporates the following specifications and requirements:

- rainwater tanks with a minimum total capacity of 20,000 litres above any volume required for mains top-up
- roofs and gutters designed so as to maximise the capture of rainwater in the tanks
- the tanks plumbed to toilets and other areas for non-potable use including landscape watering, and
- all rainwater tank overflow shall be directed to the stormwater drainage system in Noon Street in a manner that does not cause erosion.

3. No fire-fighting chemicals that are identified as harmful to aquatic life as per their applicable Safety Data Sheet (SDS) shall be used on-site.

*Reason for Conditions 2 & 3 – To ensure appropriate stormwater treatment and quality control measures are designed, implemented and maintained so as to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.*

### ***Wastewater Management***

4. The septic tank and absorption beds shall be designed, located and installed in accordance with the recommendations in the geotechnical report prepared by Macquarie Geotech (dated 30 June 2017), and Designing and Installing On-Site Wastewater Systems (Sydney Catchment Authority, 2012) but with the following specific requirements and modifications:

- the septic tank shall have a minimum volume of 4500 litres and shall be fitted with an outlet filter,
- the effluent distribution pipe from the tank to the absorption beds shall be buried at a minimum depth of 300 mm (500 mm under access way) and laid in a manner that provides protection against mechanical damage or deformation,
- absorption beds with a total base area of at least 150 square metres shall be installed e.g. three beds each 17m long x 3m wide
- the beds shall be located as indicated in the report
- the beds shall be physically separated from vehicle access routes and car parking areas with barriers installed if necessary
- switching valves and/or a dosing/distribution mechanism shall be installed to ensure the effluent is evenly distributed to different beds, and
- all run-on and stormwater collected from roofs, access roads and other hard surface areas shall be diverted away from the beds in a manner that does not result in scour or increased rate of erosion.

5. All effluent shall be fully assimilated within the boundaries of the property.

6. No effluent disposal area shall be located within 100 metres of a named river, any perennial or intermittent creek or watercourse or water supply reservoir, or within 40 metres of a dam or drainage depression or waterbodies.

7. Appliances and fixtures with at least a four star ratings shall be installed in the building to minimise the volume of wastewater produced.

8. These conditions of consent relating to wastewater management shall be provided to the installers of the wastewater management and effluent disposal system.

9. The installers of the wastewater management and effluent disposal systems shall certify to Council in writing that the wastewater management and effluent disposal systems have been constructed and installed as per these conditions of consent and in accordance with Designing and Installing On-Site Wastewater Systems (Sydney Catchment Authority, 2012), and that the systems have been tested and are functioning properly.

10. The on-site wastewater management system shall be maintained according to Section 5 of the Department of Local Government's guidelines On-site Sewage Management for Single Households (1998), AS/NZS 1547:2012 On-site Domestic Wastewater Management, and the manufacturer's specifications.

11. Council shall not issue any Occupation Certificate until Council has received the certification from the installers and approved the onsite wastewater management system under the *Local Government Act 1993* as being consistent with these conditions.

*Reason for Conditions 4 to 11 – To ensure that the on-site wastewater management system is appropriately designed, located and constructed so as to have a sustainable neutral or beneficial effect on water quality over the longer term.*

**Other**

12. Conditions 2, 4, 6 to 9 above shall be carried out **prior to the issuance of any Occupation Certificate.**

*Reason for Condition 12 – To ensure there is an overall and sustainable neutral or beneficial impact on water quality during all stages of the proposed development.*

**Construction Activities**

13. An Erosion & Sediment Control Plan shall be prepared for all works required as part of the development by a person with knowledge and experience in the preparation of such plans. The Plan shall meet the requirements outlined in Chapter 2 of NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004) manual - the "Blue Book". The Plan shall be prepared **prior to construction commencing** and shall be to the satisfaction of Council.

14. The Plan shall be implemented and effective erosion and sediment controls shall be installed prior to any construction activity, including earthworks for building footings and site access. The controls shall prevent sediment or polluted water leaving the construction site or entering any natural drainage system or stormwater drain and shall be regularly maintained and retained until works have been completed and groundcover established.

*Reason for Conditions 13 & 14 – To manage adverse environmental and water quality impacts during the construction phase of the development so as to minimise the risk of erosion, sedimentation and pollution within or from the site during this phase.*

**ENDEAVOUR ENERGY**

No response was received by Endeavour Energy therefore it is assumed that they have no objection to the development. As there are electricity lines and power poles in the vicinity, the following standard conditions are placed on the consent:

• **Vegetation Management**

The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become a potential safety risk, cause of bush fire, restrict access or result in the interruption of supply. Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the *Electricity Supply Act 1995* (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

• ***Dial before You Dig***

Before commencing any underground activity the applicant is required to obtain advice from the ***Dial before You Dig 1100*** service in accordance with the requirements of the *Electricity Supply Act 1995* (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical and other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk.

• ***Public Safety***

Workers involved in work near electricity infrastructure run the risk of receiving an electric shock and causing substantial damage to plant and equipment. Endeavour Energy's public safety training resources, which were developed to help general public/workers to understand why you may be at risk and what you can do to work safely are available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures>

• ***Emergency Contact***

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days.

**COUNCIL'S BUILDING OFFICER**

Reference is made to the abovementioned development application in regards to Council's Planners referral dated 4 September 2017.

Please be advised of the following:

- Consolidation of the lots comprising the development will be required.
- The land is not mapped as bushfire prone, but there is a significant area of woodland to the south of the site. Therefore it is considered that the building should comply with BAL12.5 as the bush is within 100 metres of the subject property.

Therefore, there is no objection to the proposal given the following conditions of consent.

***Approved Development***

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.

***Building Code of Australia***

2. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

***Construction Certificate – Building***

3. A construction certificate is required prior to the commencement of any site or building works. This certificate can be issued either by Council as the consent authority or by an accredited certifier.

***Notification of commencement of Building/subdivision work***

4. 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.

***Erosion and sediment control***

5. 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.

***Vehicular entry during Construction***

6. Prior to the commencement of any works on the land, a single vehicle/plant entry/access to the site shall be provided to minimise ground disturbance and prevent the transportation of soil onto any public place. Single sized 40mm or larger aggregate placed 150mm deep, and extending from the street, kerb/road to the site is to be provided as a minimum requirement.

***Erection of Construction Sign***

7. 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.

***Dust Nuisance***

8. Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – "Soils and Construction" (2004) (Bluebook). All haul roads and construction areas shall be treated/regularly watered to the satisfaction of the principal certifying authority.

***Workers toilet facilities***

9. 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.

### ***Fencing***

10. An appropriate fence preventing public access to the site shall be erected for the duration of construction works.

### ***Construction Work Hours***

11. 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

12. That minimal disturbance is caused to the site during construction works. Cut and fill areas are to be battered, stabilised and revegetated to Council's satisfaction as soon as possible after excavation works and prior to the issue of the Occupation Certification.

Excavated and filled areas shall be graded and drained and all constructed batters are to be topsoiled, and turfed. Batters shall not exceed a ratio of 3 horizontal to 1 vertical and shall be stabilised and revegetated to Council's satisfaction.

13. Alterations to the natural surface contours must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.

14. 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.

### ***Septic Tank Application***

15. A separate Section 68 application for the installation of the on-site sewage management system shall be submitted to, and approved by Council prior to work commencing.

### ***Bushfire Protection***

#### ***Asset Protection Zone***

16. At the commencement of building works, and in perpetuity, the subject property shall be managed as an Inner Protection Area (IPA) as outlined within Section 4.1.3 and Appendix 5 of '*Planning for Bush Fire Protection 2006*' and the NSW Rural Fire Services Document '*Standards for asset protection zones*'.

#### ***Water and Utilities***

17. Water, electricity and gas are to comply with the requirements of Section 4.1.3 of '*Planning for Bush Fire Protection 2006*'.

#### ***Access***

19. The access road shall comply with Section 4.1.3 (2) of '*Planning for Bush Fire Protection 2006*'.

### ***Design and Construction***

20. The building shall comply with sections 3 and 5 (BAL12.5) Australian Standard AS3959-2009 *Construction of buildings in bush fire prone areas* or NASH Standard (1.7.14 updated) '*National Standard Steel Framed Construction in Bushfire Areas – 2014*' as appropriate and section A3.7 Addendum Appendix 3 of '*Planning for Bush Fire Protection 2006*'.

### ***Landscaping***

21. Landscaping to the site is to comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.

### ***Licensed plumber***

22. That all plumbing and drainage work be carried out by a licensed plumber and drainer and inspected by Council officers.

### ***Approval to use structure***

23. Prior to the use/occupation of the structure an Occupation Certificate must be issued by the Principal Certifying Authority (PCA). In this regard an application must be lodged with the PCA in conjunction with any request to carry out a final inspection.

## **Advisory Notes**

### ***AN1. Construction Inspections***

To ensure structural integrity, the maintenance of minimum health standards, the management of the buildings surrounds and the protection of the environment, compliance certificates are to be issued at significant stages throughout the construction period. These stages are:

- a) Pier holes/pad footings before filling with concrete.
- b) Trenches complete with reinforcing and prior to filling with concrete.
- c) Internal drainage carried out by licensed plumber prior to covering
- d) Reinforcing steel in position and before concrete is poured (footings, lintels, beams, columns, floors, walls and the like.
- e) Slab base if no piers required and prior to placement of the membrane.
- f) Framing when external wall and roof cladding is in place and prior to internal linings.
- g) External drainage installed by a licensed plumber and prior to covering.
- h) Wet area flashing prior to tiling or covering.
- i) Stormwater drainage between building and discharge point prior to covering.
- j) Completion of the development and sign off to all conditions of the consent including landscaping, prior to occupation and use.

At each inspection, erosion and sediment control measures and site management will be inspected.

**Note: forty-eight (48) hours notice shall be given to Council prior to inspections.**

### ***AN2. Construction Certificate Plans***

The Construction Certificate plans must indicate compliance with the following provisions of the Building Code of Australia (Volume 1):-

- The building structure must be designed for a snow load in accordance with Australian Standard AS1170.3 – Snow and ice actions.
- The glazing must comply with AS1288 – glass in buildings.



- Compliance with Section J in regard to Energy Efficiency.
- The provision of an exit door at the rear of the Remote Area Training Centre near the base of the stairs so that exit travel distances from the platform comply with Clause D1.4.
- Exit doors swinging outwards in the direction of egress in accordance with Clause D2.20.
- A performance solutions report in accordance with Clauses A0.3, A0.5 & A0.7 for the Access and Barrier Provisions of DP1, DP2 & DP3 in regard to the Remote Area Training Centre.
- Compliance with the accessibility provisions of Part D3, Clause F2.4 and Australian Standard AS1428.1, in particular:-
  - The provision of an accessible carparking space with an accessway to the entry of the building;
  - Door circulation spaces in accordance with Figure 31 of AS1428.1;
  - The provision of an ambulant sanitary facility; and
  - A detailed plan of the accessible sanitary facility in accordance with Part 15 of AS1428.1.
- Details of the proposed number of persons to be accommodated in the building and the provision of sanitary facilities in accordance with Clause F2.3.

#### **COUNCIL'S WATER & WASTEWATER OFFICER**

Reference is made to the development application in regard to Council's Planners referral dated 4 September 2017.

Please be advised of the following:

- NOTES OF ASSESSMENT
  - a) There is 100mm water reticulation located in Noon Street and a water property service installed with no meter.
  - b) Fire spring hydrants are also located in Noon Street.

Therefore, there is no objection to the proposal given the following conditions of consent:

1. The proponent must obtain written Section 68 approval from Council for water connection; this will be required prior to the start of Construction. The Section 68 application requires the submission of all detailed engineering drawings/design, specifications and any applicable supporting information for the proposed works. If your Section 68 application is approved, Council will issue you with a Section 68 approval containing conditions must be complied with during construction.
2. All live water connections and any additional water services including fire services, upgrade of size or service relocations, are to be undertaken by Council Plumbers at owners costs, the applicant is to complete a Water Service Connection Application and Application for Work at owners Costs in accordance with Lithgow Council's Fees and Charges.

3. The applicant shall install a potable water supply Backflow Prevention by the means of a Reduced Pressure Zone Device for containment purposes immediately downstream of the water meter as per AS/NZ 3500 Part 1. and be located at the property boundary to protect Councils water supply.

4. Water pressure and flow tests shall be required for Fire and Potable water design purposes if above 25mm and submitted to Council prior to the release of the Construction Certificate or any works commencing.

5. Water connections dedicated to servicing private hydrants and/or sprinkler systems shall have a double detector check valve with a 25mm diameter bypass and meter fitted. A backflow device shall be required on the bypass. The device shall be installed close to where the service crosses the property boundary prior to any booster assembly.

### **COUNCIL'S ENGINEERS**

Reference is made to the Development Application in regard to Council's Planners referral dated 4 September 2017.

As part of the proposal it is recommended that the lots be consolidated to simplify the access arrangement and negate the need for a ROW.

The existing access is adequate for the proposal and as such no engineering conditions are required.

#### 5.3.9 The public interest

There have been no issues raised from the public regarding planning issues.

## **6. DISCUSSION AND CONCLUSIONS**

The proposal is considered to generally comply with the relevant provisions of the applicable Environmental Planning Instruments. The proposal is not considered likely to have any significant negative impacts upon the environment or upon the amenity of the locality. As such it is recommended that development consent is issued subject to the conditions outlined below.

## **7. ATTACHMENTS**

Schedule A- Conditions of consent.

## **8. RECOMMENDATION**

**THAT** development application DA 228/17 is approved subject to conditions set out in Schedule A.

Report prepared by:

Supervisor:

Signed:.....

Signed:.....

Dated:.....

Dated:.....

**REASONS FOR CONDITIONS**

The conditions in Schedule A have been imposed for the following reasons:

- To ensure compliance with the terms of the relevant Planning Instruments
- To ensure no injury is caused to the existing and likely future amenity of the neighbourhood
- Due to the circumstances of the case and the public interest.
- To ensure that adequate road and drainage works are provided.
- To ensure access, parking and loading arrangements will be made to satisfy the demands created by the development.
- To ensure the structural integrity of the development.
- To ensure the protection of the health and safety of the occupants of the development.
- To protect the environment.
- To prevent, minimise, and/or offset adverse environmental impacts.
- To ensure there is no unacceptable impact on the water quality.
- To ensure adequate soil conservation and protect against movement of soil and sediments.

## **Schedule A**

### **Conditions of Consent (Consent Authority)**

**Please Note:** It should be understood that this consent in no way relieves the owner or applicant from any obligation under any covenant affecting the land.

#### **ADMINISTRATIVE CONDITIONS**

1. That the development be carried out in accordance with the application, Statement of Environmental Effects, accompanying information, plans listed in the approval and any further information provided during the process unless otherwise amended by the following conditions.
2. Lots 26-31 DP 14100 are to be consolidated and registered with the Lands Title Office prior to the issue of the Occupation Certificate.

#### **Notification of commencement of Building/subdivision work**

3. 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.

#### **PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

##### ***Erosion and sediment control***

4. 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.

##### ***Vehicular entry during Construction***

5. Prior to the commencement of any works on the land, a single vehicle/plant entry/access to the site shall be provided to minimise ground disturbance and prevent the transportation of soil onto any public place. Single sized 40mm or larger aggregate placed 150mm deep, and extending from the street, kerb/road to the site is to be provided as a minimum requirement.

##### ***Erection of Construction Sign***

6. 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.

### **Dust Nuisance**

7. Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – “Soils and Construction” (2004) (Bluebook). All haul roads and construction areas shall be treated/regularly watered to the satisfaction of the principal certifying authority.

### **Workers toilet facilities**

8. 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.

### **Fencing**

9. An appropriate fence preventing public access to the site shall be erected for the duration of construction works.

### **Construction Work Hours**

10. 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

### **Earthworks**

11. That minimal disturbance is caused to the site during construction works. Cut and fill areas are to be battered, stabilised and revegetated to Council’s satisfaction as soon as possible after excavation works and prior to the issue of the Occupation Certification.

Excavated and filled areas shall be graded and drained and all constructed batters are to be topsoiled, and turfed. Batters shall not exceed a ratio of 3 horizontal to 1 vertical and shall be stabilised and revegetated to Council’s satisfaction.

12. Alterations to the natural surface contours must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.
13. 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.

### **Septic Tank Application**

14. A separate Section 68 application for the installation of the on-site sewage management system shall be submitted to, and approved by Council prior to work commencing.

### **Bushfire Protection**

#### **Asset Protection Zone**

15. At the commencement of building works, and in perpetuity, the subject property shall be managed as an Inner Protection Area (IPA) as outlined within Section 4.1.3 and Appendix 5 of ‘*Planning for Bush Fire Protection 2006*’ and the NSW Rural Fire Services Document ‘*Standards for asset protection zones*’.

### **Water and Utilities**

16. Water, electricity and gas are to comply with the requirements of Section 4.1.3 of *Planning for Bush Fire Protection 2006*.

### **Access**

17. The access road shall comply with Section 4.1.3 (2) of '*Planning for Bush Fire Protection 2006*'.

### **Design and Construction**

18. The building shall comply with sections 3 and 5 (BAL12.5) Australian Standard AS3959-2009 *Construction of buildings in bush fire prone areas* or NASH Standard (1.7.14 updated) '*National Standard Steel Framed Construction in Bushfire Areas – 2014*' as appropriate and section A3.7 Addendum Appendix 3 of '*Planning for Bush Fire Protection 2006*'.

### **Landscaping**

19. Landscaping to the site is to comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.

### **Licensed plumber**

20. That all plumbing and drainage work be carried out by a licensed plumber and drainer and inspected by Council officers.

### **Water and Sewer**

21. The proponent must obtain written Section 68 approval from Council for water connection; this will be required prior to the start of Construction. The Section 68 application requires the submission of all detailed engineering drawings/design, specifications and any applicable supporting information for the proposed works. If your Section 68 application is approved, Council will issue you with a Section 68 approval containing conditions must be complied with during construction.
22. All live water connections and any additional water services including fire services, upgrade of size or service relocations, are to be undertaken by Council Plumbers at owners costs, the applicant is to complete a Water Service Connection Application and Application for Work at owners Costs in accordance with Lithgow Council's Fees and Charges.
23. The applicant shall install a potable water supply Backflow Prevention by the means of a Reduced Pressure Zone Device for containment purposes immediately downstream of the water meter as per AS/NZ 3500 Part 1. and be located at the property boundary to protect Councils water supply.
24. Water pressure and flow tests shall be required for Fire and Potable water design purposes if above 25mm and submitted to Council prior to the release of the Construction Certificate or any works commencing.
25. Water connections dedicated to servicing private hydrants and/or sprinkler systems shall have a double detector check valve with a 25mm diameter bypass and meter fitted. A backflow device shall be required on the bypass. The device shall be installed close to where the service crosses the property boundary prior to any booster assembly.

### **WATER NSW REQUIRMENTS**

#### **General**

26. The site layout and works shall be as specified in the Statement of Environmental Effects prepared by NSW Public Works (dated July 2017) and shown on the Site Plan prepared by CEH Survey (CEH Ref. 4/4970; Dwg. No. RAFT 001; Amended 2 December 2016). No revised site layout, staging or external works that will impact on water quality, shall be permitted without the agreement of Water NSW.

*Reason for the above Condition - Water NSW has based its assessment under the State*

*Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the development.*

### **Stormwater Management**

27. A rainwater collection and reuse system for the building roof shall be installed that incorporates the following specifications and requirements:
- rainwater tanks with a minimum total capacity of 20,000 litres above any volume required for mains top-up
  - roofs and gutters designed so as to maximise the capture of rainwater in the tanks
  - the tanks plumbed to toilets and other areas for non-potable use including landscape watering, and
  - all rainwater tank overflow shall be directed to the stormwater drainage system in Noon Street in a manner that does not cause erosion.
28. No fire-fighting chemicals that are identified as harmful to aquatic life as per their applicable Safety Data Sheet (SDS) shall be used on-site.

*Reason for the above Conditions – To ensure appropriate stormwater treatment and quality control measures are designed, implemented and maintained so as to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.*

### **Wastewater Management**

29. The septic tank and absorption beds shall be designed, located and installed in accordance with the recommendations in the geotechnical report prepared by Macquarie Geotech (dated 30 June 2017), and Designing and Installing On-Site Wastewater Systems (Sydney Catchment Authority, 2012) but with the following specific requirements and modifications:
- the septic tank shall have a minimum volume of 4500 litres and shall be fitted with an outlet filter,
  - the effluent distribution pipe from the tank to the absorption beds shall be buried at a minimum depth of 300 mm (500 mm under access way) and laid in a manner that provides protection against mechanical damage or deformation,
  - absorption beds with a total base area of at least 150 square metres shall be installed e.g. three beds each 17m long x 3m wide
  - the beds shall be located as indicated in the report
  - the beds shall be physically separated from vehicle access routes and car parking areas with barriers installed if necessary
  - switching valves and/or a dosing/distribution mechanism shall be installed to ensure the effluent is evenly distributed to different beds, and
  - all run-on and stormwater collected from roofs, access roads and other hard surface areas shall be diverted away from the beds in a manner that does not result in scour or increased rate of erosion.
30. All effluent shall be fully assimilated within the boundaries of the property.
31. No effluent disposal area shall be located within 100 metres of a named river, any perennial or intermittent creek or watercourse or water supply reservoir, or within 40 metres of a dam or drainage depression or waterbodies.
32. Appliances and fixtures with at least a four star ratings shall be installed in the building to minimise the volume of wastewater produced.

33. These conditions of consent relating to wastewater management shall be provided to the installers of the wastewater management and effluent disposal system.
34. The installers of the wastewater management and effluent disposal systems shall certify to Council in writing that the wastewater management and effluent disposal systems have been constructed and installed as per these conditions of consent and in accordance with Designing and Installing On-Site Wastewater Systems (Sydney Catchment Authority, 2012), and that the systems have been tested and are functioning properly.
35. The on-site wastewater management system shall be maintained according to Section 5 of the Department of Local Government's guidelines On-site Sewage Management for Single Households (1998), AS/NZS 1547:2012 On-site Domestic Wastewater Management, and the manufacturer's specifications.
36. Council shall not issue any Occupation Certificate until Council has received the certification from the installers and approved the onsite wastewater management system under the *Local Government Act 1993* as being consistent with these conditions.

*Reason for the above conditions – To ensure that the on-site wastewater management system is appropriately designed, located and constructed so as to have a sustainable neutral or beneficial effect on water quality over the longer term.*

#### **Other**

37. The conditions above shall be carried out **prior to the issuance of any Occupation Certificate.**

*Reason for the above condition – To ensure there is an overall and sustainable neutral or beneficial impact on water quality during all stages of the proposed development.*

#### **Construction Activities**

38. An Erosion & Sediment Control Plan shall be prepared for all works required as part of the development by a person with knowledge and experience in the preparation of such plans. The Plan shall meet the requirements outlined in Chapter 2 of NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004) manual - the "Blue Book". The Plan shall be prepared **prior to construction commencing** and shall be to the satisfaction of Council.
39. The Plan shall be implemented and effective erosion and sediment controls shall be installed prior to any construction activity, including earthworks for building footings and site access. The controls shall prevent sediment or polluted water leaving the construction site or entering any natural drainage system or stormwater drain and shall be regularly maintained and retained until works have been completed and groundcover established.

*Reason for the above conditions – To manage adverse environmental and water quality impacts during the construction phase of the development so as to minimise the risk of erosion, sedimentation and pollution within or from the site during this phase.*

#### **Approval to use structure**

40. Prior to the use/occupation of the structure an Occupation Certificate must be issued by the Principal Certifying Authority (PCA). In this regard an application must be lodged with the PCA in conjunction with any request to carry out a final inspection.



## **ADVISORY NOTES**

### ***Building Code of Australia Compliance***

AN1. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

### ***Construction Certificate – Building***

AN2. A construction certificate is required prior to the commencement of any site or building works. This certificate can be issued either by Council as the consent authority or by an accredited certifier.

### ***Construction Inspections***

AN3. To ensure structural integrity, the maintenance of minimum health standards, the management of the buildings surrounds and the protection of the environment, compliance certificates are to be issued at significant stages throughout the construction period. These stages are:

- a) Pier holes/pad footings before filling with concrete.
- b) Trenches complete with reinforcing and prior to filling with concrete.
- c) Internal drainage carried out by licensed plumber prior to covering
- d) Reinforcing steel in position and before concrete is poured (footings, lintels, beams, columns, floors, walls and the like.
- e) Slab base if no piers required and prior to placement of the membrane.
- f) Framing when external wall and roof cladding is in place and prior to internal linings.
- g) External drainage installed by a licensed plumber and prior to covering.
- h) Wet area flashing prior to tiling or covering.
- i) Stormwater drainage between building and discharge point prior to covering.
- j) Completion of the development and sign off to all conditions of the consent including landscaping, prior to occupation and use.

At each inspection, erosion and sediment control measures and site management will be inspected.

**Note: forty-eight (48) hours notice shall be given to Council prior to inspections.**

### ***Construction Certificate Plans***

AN4. The Construction Certificate plans must indicate compliance with the following provisions of the Building Code of Australia (Volume 1):-

- The building structure must be designed for a snow load in accordance with Australian Standard AS1170.3 – Snow and ice actions.
- The glazing must comply with AS1288 – glass in buildings.
- Compliance with Section J in regard to Energy Efficiency.
- The provision of an exit door at the rear of the Remote Area Training Centre near the base of the stairs so that exit travel distances from the platform comply with Clause D1.4.
- Exit doors swinging outwards in the direction of egress in accordance with Clause D2.20.
- A performance solutions report in accordance with Clauses A0.3, A0.5 & A0.7 for the Access and Barrier Provisions of DP1, DP2 & DP3 in regard to the Remote Area Training Centre.
- Compliance with the accessibility provisions of Part D3, Clause F2.4 and Australian Standard AS1428.1, in particular:-
  - The provision of an accessible carparking space with an accessway to the entry of the building;
  - Door circulation spaces in accordance with Figure 31 of AS1428.1;
  - The provision of an ambulant sanitary facility; and
  - A detailed plan of the accessible sanitary facility in accordance with Part 15 of AS1428.1.

- Details of the proposed number of persons to be accommodated in the building and the provision of sanitary facilities in accordance with Clause F2.3.

## **ENDEAVOUR ENERGY**

### ***Vegetation Management***

AN5. The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become a potential safety risk, cause of bush fire, restrict access or result in the interruption of supply. Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the *Electricity Supply Act 1995* (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

### ***Dial before You Dig***

AN6. Before commencing any underground activity the applicant is required to obtain advice from the ***Dial before You Dig 1100*** service in accordance with the requirements of the *Electricity Supply Act 1995* (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical and other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk.

### ***Public Safety***

AN7. Workers involved in work near electricity infrastructure run the risk of receiving an electric shock and causing substantial damage to plant and equipment. Endeavour Energy's public safety training resources, which were developed to help general public/workers to understand why you may be at risk and what you can do to work safely are available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures>

### ***Emergency Contact***

AN8. In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days.