

Planning and Development Act 2007

Development Application

Application Number: **201426427**

Before Starting

PLEASE NOTE: This wizard will time out if left inactive for a period of more than two hours, after which time you will lose your application and be required to complete a new wizard. It is recommended you **save** this session if it is to be left inactive for an extended period of time.

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

Type of Application

The type of application you are applying for is a **New Application**

Are you applying for a:

Development Application

Has a pre-application meeting been held in relation to this proposal?

Yes

Lease/Site Details

Site Number: 1

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb	Section	Block Number	Unit Number
<input type="text" value="LYNEHAM"/>	<input type="text" value="41"/>	<input type="text" value="23"/>	<input type="text"/>

Street Address

Site Number: 2

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb	Section	Block Number	Unit Number
<input type="text" value="LYNEHAM"/>	<input type="text" value="41"/>	<input type="text" value="21"/>	<input type="text"/>

Street Address

Applicant Details

What type of applicant are you:

Business

ACN or ABN

0

Company Name

Jefferson Godfrey Architects

Position held / Title

Director

Salutation

None

First Name

Jefferson

Surname

Godfrey

Postal Address 1

PO Box 4418

Postal Address 2

Postal Address 3

Hawker

Suburb

Hawker

State/Territory

ACT

Postcode

2614

Country

Australia

Phone Number

62783055

Fax Number

Mobile Number

Email

jgarchitects@optusnet.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Organisation or Government entity

Australian Business Number (ABN)

37307569373

Company Name

Australian Capital Territory of C/ - Dept of Terr

Position held / Title

Manager - Sportgrounds Maintenan

Salutation

Mr

First Name

Brian

Surname

Ashcofft

Postal Address 1

PO B0x 147

Postal Address 2

Postal Address 3

Suburb

Civic Square

State/Territory

ACT

Postcode

2608

Country

australia

Phone Number

62075143

Fax Number

62045149

Mobile Number

0419412132

Email

Brian.Ashcofft@act.gov.au

Notice of Decision and Plans

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

Email

Are you applying for an *Estate Development Plan* OR *Home Business*?

No

Zone

Please specify which zone applies to this application (please select one zone only). Please click [here](#) to access ACTMAPi and locate the zone.

PRZ1 Urban open space zone

If more than one zone is applicable to your application, please specify them below:

Development/Precinct Code

Please specify which development code applies to this application.

Parks and Recreation Zone Development Code

Please specify all relevant precinct code/s applied to your proposal

Fully Describe Your Proposal

Please provide a full description of your proposal

New sealed carpark with new verge crossover to replace the existing smaller carpark off Brigalow street.

New two storey community activity centre and sports pavillion adjacent to the existing oval, with toilet block and covered bleachers.

New outdoor playing courts. Associated landscaping, paths and external lighting.

Use of the Land

Describe the use of the land or the use of a building or structure on the land. **Example:** Office, childcare facility, gymnasium

Community activity centre, sports pavillion, carparking and outdoors recreation facilities

Is the use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application:

Merit

Has an Environmental Significance Opinion been sought for this proposal?

No

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment and Sustainable Development Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).*

Type of Development

Please indicate which type of development applies to this development application.

Community Use (includes Institutional)

Community Use

Please select a Community Use sub type:

New building

New building storeys

2

Community Consultation Summary

Is this proposal -

A building for residential use with 3 or more storeys and 15 or more dwellings?

No

A building with a gross floor area of more than 5000m²?

No

A building or structure more than 25m above finished ground level?

No

A variation of a lease to remove its concessional status?

No

Please Note A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.

Gross Floor Area (GFA) and Cost of Works

Please ensure that all values contain a decimal point followed by two digits

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

0.0

B - Gross Floor Area to be demolished (m²)

0.0

C - Gross Floor Area to be added (m²)

2197.0

D - Total Gross Floor Area of development (A-B+C)(m²)

2197

E - COST OF WORKS at D* (\$)

2604511.5

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA Class 10 structures included in this application

(e.g. metal carport, pergola, deck, verandah) (m²)

G - Parking areas – undercover

H - COST OF WORKS (F & G) (\$)

Cost of Associated Works

I - Cost of all associated works such as landscaping (\$)

J - Cost of all public works and/or off site works (\$)

K - TOTAL COST OF WORKS (E+H+I+J)

Cost of works **MUST be calculated in accordance with the current version of [Building \(General\) \(Cost of Building Work\) Determination](#) OR a summary of costs from a bill of quantities prepared by a quantity surveyor supplied with application. A summary of costs from a bill of quantities MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of costs from a bill of quantities **MUST** be provided for proposals where cost of work is over \$10 million.*

Demolition, Trees

Demolition

Is the [Demolition](#) item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Trees

Is the Trees item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Heritage

Heritage

Is the [Heritage](#) item relevant to your proposal?

No

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

Is the [Hazardous Materials](#) item relevant to your proposal?

No

Contamination

Is the [Contamination](#) item relevant to your proposal?

No

Erosion and Sediment Control (for sites less than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?

No

For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required

Erosion and Sediment Control (for sites greater than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites greater than 0.3 of a hectare) item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Servicing & Site Management, Utilities

Servicing and Site Management

Is the Servicing and Site Management item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Utilities

Is the *Utilities* item relevant to your proposal?

Yes

Please tick the relevant entities

Water

Electricity

Sewerage

Gas

Stormwater

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Location Requirements, Plans of Management

Location Requirements

Is the Location Requirements item relevant to your proposal?

No

Plans of Management

Is the *Plans of Management* item relevant to your proposal?

No

Subdivision, National Capital Plan, Crime Prevention, Access & Mobility, Traffic Ge

Subdivision (other than residential zones)

Is the Subdivision (other than residential zones) item relevant to your proposal?

No

National Capital Plan

Is the *National Capital Plan* item relevant to your proposal?

No

Crime Prevention through Environmental Design

Is the *Crime Prevention* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Access and Mobility

Is the *Access and Mobility* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Traffic Generation

Is the Traffic Generation item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Site Access, Parking, Lighting

Site Access

Is the Site Access item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Parking (Car)

Is the *Parking (car)* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the

requirements of the *Territory Plan*?

Yes

Parking (Bicycle)

Is the *Parking (bicycle)* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Lighting

Is the *Lighting* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Signs, Neighbourhood Plans, Environmental Effects, Water Sensitive Urban Design

Signs

Is the *Signs* item relevant to your proposal?

No

Neighbourhood Plans

Is the *Neighbourhood Plans* item relevant to your proposal?

No

Assessment of Environmental Effects

Is the Assessment of Environmental Effects item relevant to your proposal?

No

Water Sensitive Urban Design (Mains Water Consumption)

Is the Water Sensitive Urban Design (mains water consumption) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

To calculate the water consumption of commercial, Industrial or Institutional developments with and without water saving features, please click [here](#)

Water Sensitive Urban Design (Stormwater Quality)

Is the Water Sensitive Urban Design (stormwater quality) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

To calculate the water consumption of commercial, Industrial or Institutional developments with and without water saving features, please click [here](#)

Water Sensitive Urban Design, Water Use

Water Sensitive Urban Design (Stormwater Quantity)

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Water Use

Is the [Water Use](#) item relevant to your proposal?

No

Driveways (For works on verge only)

PLEASE NOTE: For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT PROPOSALS**. For more information on driveways, garages and carports, please click [here](#).

Does your proposal include construction or modification of driveway/s?

Yes

Please indicate the works to be undertaken

Construction of additional entrance

Survey Requirements - S.139(2)(i) - P & D Act 2007

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the [Planning and Development Regulations 2008](#)

Do you have a [survey certificate](#) with this application?

Yes

Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

No

*If YES – Plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor.*

Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the [Planning and Development Act 2007](#), the ACT Planning and Land Authority must make the details and associated documents relevant to a development application available for public inspection.

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the [Planning and Development Act 2007](#)

Are you requesting an exclusion from [Public Inspection](#)?

No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the ACT Planning and Land Authority staff?

No

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Applicant/Lessee Declaration

I/we hereby apply for approval to carry out the development described on the land specified in this application;

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I/we understand that the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Authority;

I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for *public inspection* including via the Internet unless exclusion has been approved;

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the ACT Planning and Land Authority will not provide written advice of this decision. I/we also understand that the ACT Planning and Land Authority is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the ACT Planning and Land Authority its servants and agents to erect sign/s on the subject property(s) as required;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal(including the inspection of driveways and trees);

I/we (lessee) appoint the applicant whose signature appears in the attached *letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the ACT Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

I/we declare that all the information given on this form and its attachments is true and complete;

If lodging on behalf of a company, organisation or Government agency: -

I/we declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

Accept

Acceptance date

12 Oct 2014

Before Submitting

You have almost completed the first stage of your Development Application/Pre-Application request. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING.** This will enable you to resume your session in the event of a system outage or other interruption.

When you click on Finish below, you will be navigated to a new page which will enable you to upload any associated plans/documents prior to submitting to ACTPLA for review.

Development applications (DAs) can be delayed unnecessarily because ACTPLA does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You **MUST** include a statement against the criteria for development applications that will be assessed in the Merit track

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the ACTPLA Customer Service Centre, 16 Challis Street, Dickson, or call us on 6207 1923 and ask to speak with a technical officer.

Privacy Notice

The personal information on this form is provided to the Environment and Planning Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPD Information Privacy Policy can be found at www.environment@act.gov.au

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601
Telephone: 62741111

Contact Details:

ACT Planning and Land Authority
Customer Service Centre
GPO Box 1908, Canberra City 2601
16 Challis Street, Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Fax: (02) 6207 1925
TTY: (02) 6207 2622
Email: actpla.customer.services@act.gov.au

Website: www.actpla.act.gov.au



ACCESS AND MOBILITY REPORT

for

Lyneham Community Activity Centre and Sports Pavilion

Block 21 and 23, section 41

Brigalow Street, Lyneham ACT

For

Sports and Recreation Services ACT



The design shall meet:

- The Disability (Access to Premises – Buildings) Standards 2010
- The NCC 2014 Part D3 (Access for People with a Disability)
- Relevant Australian Standards in particular the AS1428 series, which will enable the scheme to technically comply with current statutory requirements.

The Premises Standards & NCC seek that access for people with disabilities is provided to all areas normally used by the occupants.

TECHNICAL COMPLIANCE

In respect of technical compliance, the following issues have been identified as requiring consideration as the documentation progresses to ensure they meet NCC (and Premises Standards) and AS1428.1 requirements:

Continuous accessible path of travel and walkways

An accessible path of travel is provided to the new building. Details to be provided as documentation progresses.

Paths of travel routes are all at least 1000mm wide and provided with necessary passing places where they are less than 1800mm wide.

Building entrances

The building will have compliant accessible pedestrian entrances. In a building of >500m² a pedestrian entrance which is not accessible must not be located more than 50m from an accessible entrance.

Entrance doors will have a minimum clear width of 850mm and have appropriate circulation space and luminance contrast. Approach to the entrance will be no greater than 1:40 grade.

Manual doors in external walls may exceed allowable operating forces due to environmental factors. Where operating forces exceed 20N (to initially open the door), 20N (to swing the door) and 20N (to hold the door open between 60/90 degrees) an automated door operating system will be installed.

Where doors lead to external spaces threshold details with appropriate level access or threshold ramps in accordance with AS 1428.1 will be provided.

Internal doors

Doors will need to meet AS1428.1 and include the following:

- Have a minimum clear opening width of 850mm
- Have appropriate circulation in accordance with AS1428.1
- Have suitable hardware in accordance with AS1428.1
- Have a minimum of 30% luminance contrast
- Have a suitable opening force

Internal access routes and circulation

All stairs (except fire isolated stairs) will be in accordance with clause 11 of AS 1428.1, including any external stairs.

All ramps provided (except fire isolated ramps) will be in accordance with clause 10 of AS 1428.1. Detailed drawings will be required to assess stair and ramp designs properly as the design proceeds. A continuous accessible path of travel minimum 1000mm wide will be provided.



Passing places for 2 wheelchairs minimum 1800mm wide and 2000mm long will be provided at maximum 20m intervals. Turning spaces will also be provided within 2m of the end of accessways where it is not possible to continue on. These are as follows:

60°-90°turn 1500mm wide by 1500mm long

90°-180° turn 1540mm wide by 2070mm in direction of travel

Finishes will be slip resistant. The pile height of any carpet will not exceed 11mm and the carpet backing thickness will not exceed 4mm. Recessed matting will not be more than 3mm vertically or 5mm if rounded or bevelled above or below the surrounding surface.

Lift

The proposed lift will be in accordance with AS1735.12.

Tactile Ground Surface indicators

Tactile indicators will be provided in the following locations:

- Stairways (other than fire isolated stairways).
- Ramps (other than a step or kerb ramp).
- Where an overhead obstruction is less than 2m (except doorways) if no suitable barrier is provided
- Where an accessway adjacent to a pedestrian entrance meets a vehicular way if there is no kerb or kerb ramp at that point.

Tactile indicators will comply with sections 1 & 2 of AS 1428.4.1. Detailed information to be provided as design proceeds.

Sanitary facilities

Two accessible unisex sanitary compartments are to be provided at ground floor level. One adjacent the other toilets and the other near the entry. These will be in accordance with AS1428.1.

A compartment suitable for a person with ambulant disability in accordance with AS1428.1 will be provided to male and female facility on ground floor.

Signage & Wayfinding

Signage to sanitary facilities and to doors that require an exit sign will be provided.

Lighting

N/A

Glazing



Doorway will have decals markings to AS1428.1.



WEST KERB FACE						
Number		Chainage	Easting	Northing	Radii/A Value	Bearing
L#29	Start End	0.000 7.458	210569.585 210574.112	607300.431 607294.504	-	142°37'30" Straight
C#35	Start End IP Co-ords	7.458 10.609 9.197	210574.112 210576.891 210575.168	607294.504 607293.351 607293.122	3.000	142°37'30" Arc 82°25'59" Arc
C#36	Start End IP Co-ords	10.609 12.700 12.335	210576.891 210577.554 210578.602	607293.351 607294.950 607293.519	1.000	82°25'59" Arc 322°37'31" Arc
L#30	Start End	12.700 16.936	210577.554 210574.983	607294.950 607298.316	-	322°37'31" Straight
L#31	Start End	16.936 38.146	210574.983 210591.838	607298.316 607311.191	-	52°37'31" Straight
C#37	Start End IP Co-ords	38.146 55.937 47.049	210591.838 210605.394 210598.913	607311.191 607322.700 607316.595	172.390	52°37'30" Arc 46°42'44" Arc
L#32	Start End	55.937 60.434	210605.394 210608.478	607322.700 607319.426	-	136°42'44" Straight
C#38	Start End IP Co-ords	60.434 62.011 61.440	210608.478 210609.896 210609.168	607319.426 607319.388 607318.694	1.000	136°42'44" Arc 46°23'18" Arc
C#39	Start End IP Co-ords	62.011 69.904 65.958	210609.896 210615.488 210612.754	607319.388 607324.957 607322.110	177.890	46°23'18" Arc 43°50'45" Arc
C#40	Start End IP Co-ords	69.904 71.480 70.910	210615.488 210615.455 210616.185	607324.957 607326.375 607325.682	1.000	43°50'45" Arc 313°31'19" Arc
L#33	Start End	71.480 75.978	210615.455 210612.194	607326.375 607329.472	-	313°31'19" Straight
C#41	Start End IP Co-ords	75.978 88.978 82.481	210612.194 210620.783 210616.672	607329.472 607339.227 607334.187	172.390	43°31'19" Arc 39°12'05" Arc
L#34	Start End	88.978 93.475	210620.783 210624.268	607339.227 607336.384	-	129°12'05" Straight
C#42	Start End IP Co-ords	93.475 95.052 94.481	210624.268 210625.678 210625.047	607336.384 607336.531 607335.749	1.000	129°12'05" Arc 38°52'39" Arc
C#43	Start End IP Co-ords	95.052 101.828 98.440	210625.678 210629.830 210627.805	607336.531 607341.886 607339.169	177.890	38°52'39" Arc 36°41'42" Arc
C#44	Start End IP Co-ords	101.828 103.404 102.833	210629.830 210629.621 210630.431	607341.886 607343.289 607342.692	1.000	36°41'42" Arc 306°22'16" Arc
L#35	Start End	103.404 107.901	210629.621 210626.000	607343.289 607345.956	-	306°22'16" Straight
C#45	Start End IP Co-ords	107.901 123.502 115.707	210626.000 210634.670 210630.628	607345.956 607358.918 607352.241	172.390	36°22'16" Arc 31°11'10" Arc
L#36	Start End	123.502 127.999	210634.670 210638.518	607358.918 607356.590	-	121°11'10" Straight
C#46	Start End IP Co-ords	127.999 129.576 129.005	210638.518 210639.894 210639.378	607356.590 607356.932 607356.069	1.000	121°11'10" Arc 30°51'44" Arc
C#47	Start End IP Co-ords	129.576 130.033 129.804	210639.894 210640.128 210640.011	607356.932 607357.325 607357.128	177.890	30°51'44" Arc 30°42'54" Arc
C#48	Start End IP Co-ords	130.033 137.241 134.674	210640.128 210638.437 210642.499	607357.325 607363.561 607361.315	4.500	30°42'54" Arc 298°56'31" Arc
L#37	Start End	137.241 142.504	210638.437 210633.831	607363.561 607366.108	-	298°56'31" Straight

EAST KERB FACE						
Number		Chainage	Easting	Northing	Radii/A Value	Bearing
L#26	Start End	0.000 28.247	210564.823 210581.970	607296.780 607274.333	-	142°37'30" Straight
C#30	Start End IP Co-ords	28.247 45.526 39.247	210581.970 210597.389 210588.647	607274.333 607272.269 607265.591	11.000	142°37'30" Arc 52°37'33" Arc
L#27	Start End	45.526 64.741	210597.389 210612.659	607272.269 607283.933	-	52°37'31" Straight
C#31	Start End IP Co-ords	64.741 153.009 109.559	210612.659 210669.423 210644.275	607283.933 607350.652 607311.138	206.690	52°37'30" Arc 28°09'24" Arc
C#32	Start End IP Co-ords	153.009 156.930 155.077	210669.423 210669.802 210670.399	607350.652 607354.454 607352.475	5.000	28°09'24" Arc 343°14'02" Arc
C#33	Start End IP Co-ords	156.930 166.911 164.686	210669.802 210675.252 210667.565	607354.454 607360.852 607361.880	5.000	343°14'02" Arc 97°37'00" Arc
L#28	Start End	166.911 169.468	210675.252 210677.787	607360.852 607360.513	-	97°37'00" Straight
C#34	Start End IP Co-ords	169.468 169.491 169.480	210677.787 210677.809 210677.798	607360.513 607360.510 607360.512	0.500	97°37'00" Arc 100°11'59" Arc

AMENDMENTS		
AMENDMENT	APPROVAL	DATE

Scale		Design Agent		Client		Project		Drawing Title	
 <p>Consulting Engineers</p>		Designed by		Project Officer: GREG ZWAJGENBERG Project Number: TBA 		LYNEHAM COMMUNITY ACTIVITY CENTRE AND SPORTS PAVILION CARPARK Scale AS SHOWN Date 13/10/14		GEOMETRIC TABLES (KERB FACE) - 2 OF 2 Drg. No. RG 13039 Sheet 126 Revision 0	
		Drawn by							
		Checked by							
		Approved by							



Planning and Development Act 2007, s425

Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS DEVELOPMENT APPLICATION
APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block Section Suburb

Unit No. Street Address

Block Section Suburb

Unit No. Street Address

Describe location where no block and section details are available (e.g. for outdoor dining area location)

LESSEE(S) DETAILS - if more than two lessees please provide details of each additional lessee (Please Print)

1st Lessee Name 2nd Lessee Name

LESSEE AUTHORISATION

This appointment is made under the *Planning and Development Act 2007* and relates to: (please tick)

- Pre - application meeting Development Application Application for Reconsideration

I/we the lessee(s) authorise the person/company (to be known as *the Applicant*) detailed below:

- to obtain information in relation to this site through the pre-application process
 to act on my/our behalf in relation to a development application for the abovementioned site/s
 to act on my/our behalf in relation to an application for a reconsideration of a development application for the abovementioned site/s
 to pay all application fees, bonds and securities, liaise with the Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to the DA or Application for Reconsideration.

APPLICANT DETAILS (Please Print)

Applicant Name Email address

OR



Company Name Email address

Company Nominees – a Company can list up to three nominees. The **first** nominee **must** be authorised to sign on behalf of the Company

Nominee 1 Nominee 2 Nominee 3


LESSEE(S) DECLARATION If more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the Development Application or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

1 st Lessee's Signature		Date	<input type="text" value="1/10/14"/>
2 nd Lessee's Signature		Date	<input type="text" value="2.10.14"/>


APPLICANT DECLARATION

- I declare that I am the person authorised to sign/sign on behalf of the company described in this form
- I declare that all the information given on this form and its attachments are true and complete;

Applicant Name	<input type="text" value="JEFFERSON GODFREY"/>	Company Name	<input type="text" value="JEFFERSON GODFREY ARCHITECTS"/>
Signature		Date	<input type="text" value="24/9/14"/>

LAND CUSTODIAN AUTHORISATION

- I/we declare that I am/we are the land custodian(s) of the public land or unleased land as described above;
- I/we authorise the applicant to obtain information in relation to this site through the pre-application process and make an application for development approval.

 Delegate Name	<input type="text" value="B. Ashcroft"/>	Agency Name	<input type="text" value="SPORT AND RECREATION SERVICES - CMEEDD"/>
	Signature	<input type="text" value="BRIAN ASHCROFT"/>	Date
Delegate Name	<input type="text" value="Tony Gill"/>	Agency Name	<input type="text" value="Roads ACT - TAMS"/>
Signature	<input type="text" value="Tony Gill Dir Roads."/>	Date	<input type="text" value="30.9.14"/>

THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

Privacy Notice
 The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ActewAGL, ACTEW Corporation and other commercial organisations interested in development and building information. The *Planning and Development Act 2007* requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet.

Contact Details:
 Environment and Sustainable Development Directorate
 Customer Service Centre
 GPO Box 158, Canberra City 2601
 16 Challis Street Dickson ACT 2602

Business Hours: 8.30am - 4.30pm weekdays (excluding Public Holidays)
Email: esddcustomerservices act.gov.au
Website: www.environment.act.gov.au
Telephone: (02) 6207 1923 **TTY:** (02) 6207 2622



ACT Planning and Land Authority
Customer Service Centre
GPO Box 1908,
Canberra City 2601

Dear Sir/Madam,

Brindabella Christian College, as the proprietor of the neighbouring property of the Lyneham oval, has no objections to the proposed project by Sport and Recreation requiring a Design Approval (DA).

Should you wish to discuss this matter further, please do not hesitate to contact me on 6247 4644.

Kind regards

Rachael Axford
Business Manager
13 October 2014

From: [Paul Wishart](#)
Sent: Monday, August 18, 2014 7:22 AM
To: bruce.reid@actew.com.au
Subject: Lyneham Community Activity Centre & Sports Pavilion

Hi Bruce,

Thank you for previously providing the existing service information for the above mentioned project.

I have now been engaged to undertake the preliminary hydraulic services for a Development Application Submission for this project.

Could I please request that you provide comment on the attached letter providing details of proposed gas servicing.

Your assistance in this matter is much appreciated.

Regards

Paul Wishart

PRODRAFT

109 Summerville Cres.
FLOREY
A.C.T 2615
Phone 6259 8412
Mobile 0418 416 499
Email paul.wishart@bigpond.com

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ACTEW Sewer Network

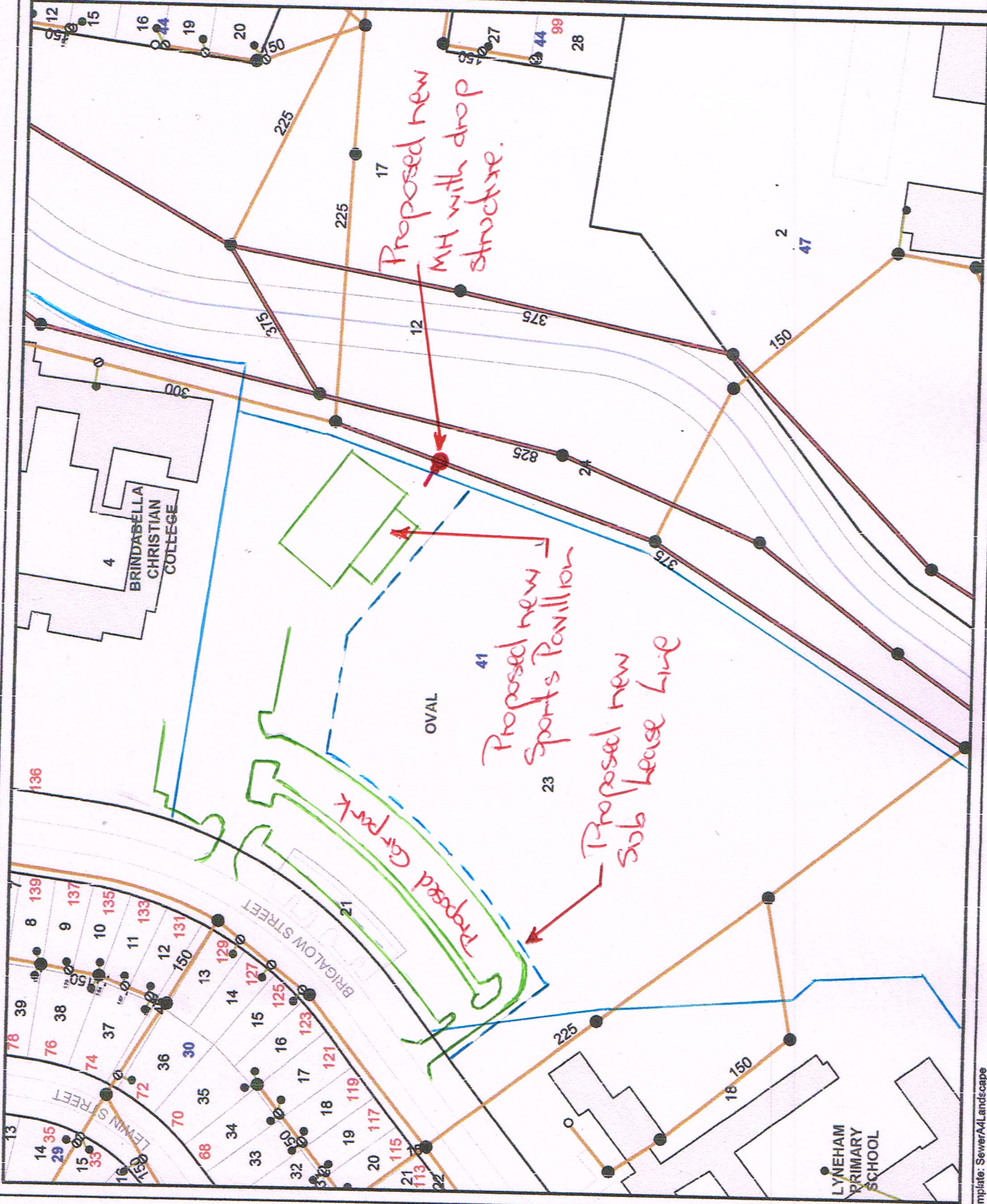
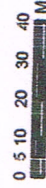
Seq #: 40875605

Brigalow Street, Lyneham

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ACTEW Water Network

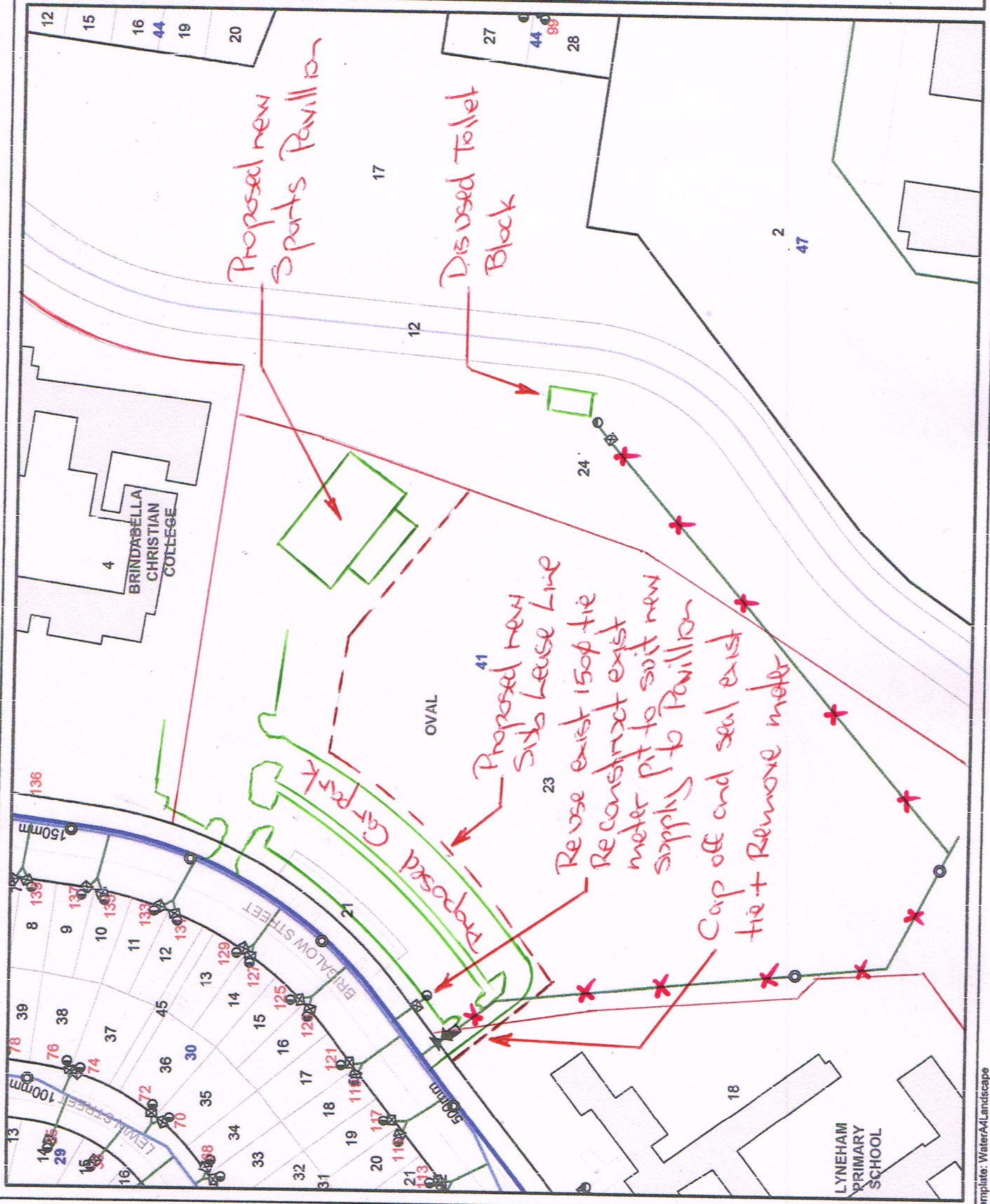
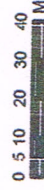
Seq #: 40875605

Brigalow Street, Lyneham

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Paul Wishart

From: "Reid, Bruce" <Bruce.Reid@actew.com.au>
Date: Tuesday, 26 August 2014 11:12 AM
To: "Paul Wishart" <paul.wishart@bigpond.com>
Subject: RE: Lyneham Community Activity Centre & Sports Pavilion

Hello Paul

Lyneham Section 41 Block 23 - Community Activity Centre & Sports Pavilion

The proposal for water supply and sewer connections are acceptable in principle.

Please reply should you require further info at this stage.

Water supply pressures for the above block were calculated at the DN150 main located within the adjacent verge of Brigalow St and approx at the existing service connection point. Figures calculated represent the minimum pressure that can be expected for 95 % of the time.

Maximum static pressure – 85 metres head.
Minimum pressure at peak demand – 66.7 m/h.
Minimum pressure plus 10 l/s – 65.3 m/h.
Minimum pressure plus 20 l/s – 64.1 m/h.
Minimum pressure plus 30 l/s – 62.5 m/h.
Minimum pressure plus 40 l/s – 60.5 m/h.
Minimum pressure plus 50 l/s – 58.1 m/h.
Minimum pressure plus 60 l/s – 55.4 m/h.

Disclaimer

- 1. The above water supply pressure information ("Information") has been calculated using data provided by third parties and/or ACTEW Water, which is then subject to mathematical modelling. The modelling endeavours to take into account future water demand patterns and future infrastructure development of adjoining areas.*
- 2. You acknowledge the scope for errors in the data used by ACTEW Water in determining the Information.*
- 3. Whilst ACTEW Water has used reasonable endeavours in determining the Information, neither ACTEW Corporation nor ACTEW Water makes any warranty as to its accuracy.*
- 4. ACTEW Corporation or ACTEW Water accepts no liability for loss or liability arising from reliance on the Information.*

Regards

Bruce Reid
Senior Technical Officer
ACTEW Water
12 Hoskins St Mitchell, ACT 2911
Ph; 6242 1133
Email; geoffrey.reid@actew.com.au

PRODRAFT

109 Summerville Crescent
FLOREY
A.C.T 2615
Phone 6259 8412
Mobile 0418 416 499
Email paul.wishart@bigpond.com

Our Ref: 14/39
18 August 2014

Bruce Reid
ACTEWAGL
12 Hoskins Street
Mitchell ACT 2911

Dear Bruce,

**Lyneham Community Activity Centre & Sports Pavilion
Block 23 Section 41 Lyneham**

We have recently been engaged to undertake the preliminary external hydraulic services documentation in readiness for a Development Application Submission for the above-mentioned project. The development will consist of the following:-

1. A proposed new at grade carpark located solely within Block 23, along the front boundary adjacent to Brigalow Street.
2. Proposed new sports pavilion located at the rear of Block 23 in the northeastern corner.

The sports pavilion is approximately 2000m², consisting of 2 levels containing sports courts, community space, canteen facilities, meeting rooms, change rooms and wet areas.

A sub-lease arrangement is proposed for the separate operation of the carpark and sports pavilion from the main oval operations also located on Block 23.

Sewer:

There is an existing service easement gazetted and located adjacent to the rear of Block 23. Two authority trunk sewer mains, sizes 375mm dia and 825mm dia are located within this easement.

It is proposed to construct a new manhole with drop structure over the existing 375mm dia sewer main. A new 100mm dia sewer tie will be provided from the manhole into the site to service the proposed new sports pavilion.

Please refer to the attached drawing Actew Sewer Network Drawing Sequence 40875605 showing the proposed servicing option as noted above.

Water:

A 150mm dia service tie located in the southwestern corner of the block currently services Block 23. It is proposed to utilise the existing tie to provide domestic and fire supply together with a future irrigation supply. The existing water meter pit will be reconstructed to accommodate these new services.

Following the construction of the new sports pavilion, the existing oval will be revitalised and as part of this works the existing disused toilet block for the oval located on Block 24 will be demolished. In readiness for this future works, it is proposed to disconnect the existing service tie for the toilet block within the works associated with the new sports pavilion.

Please refer to the attached drawing Actew Water Network Drawing Sequence 40875605 showing the proposed servicing option as noted above.

In addition to the Network Drawings, I have also attached a copy of the proposed floor and site plans, together with the proposed carpark sketch plan.

Can I please request your review of the above, and should you agree, could I please request your written approval in principle. If you do not agree with any of the above, please provide your comments and we will address them accordingly. Alternatively, we are happy to come and meet with you in your office to discuss this in more detail.

It would also be appreciated if you could provide us with the pressures at the existing water tie point for the following flow rates: 0l/sec, 20l/sec, & 40l/sec.

Please do not hesitate to contact the undersigned if you wish to discuss any aspect of the above.

Yours faithfully

Paul Wishart

Paul Wishart
PRODRAFT
0418 416 499

Paul Wishart

From: "Elle Peters" <Elle.Peters@jemena.com.au>
Date: Tuesday, 19 August 2014 11:15 AM
To: "Paul Wishart" <paul.wishart@bigpond.com>
Subject: RE: Lyneham Community Activity Centre & Sports Pavilion

Paul,

Based on the information provided, the medium pressure network has sufficient capacity to supply a development of this type/size.

The site can be connected from any point along the proposed main if adequate notice is provided to arrange road crossing/s.

Costs will depend on meter position, length of service, gas load etc.

Regards,

Elle Peters
 Network Development Manager
 Sydney South and Western

Jemena Gas Networks (NSW) Limited
 Postal Address: PO Box 687 Wagga Wagga NSW 2678
 Mobile: (08) 2040 559 Fax: (02) 42812916 Email: elle.peters@jemena.com.au

thenaturalchoice.com.au

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From: Paul Wishart [mailto:paul.wishart@bigpond.com]
Sent: Monday, 18 August 2014 7:14 AM
To: Elle Peters
Subject: Lyneham Community Activity Centre & Sports Pavilion

Hi Elle,

I have recently been engaged to undertake the preliminary hydraulic services for a Development Application Submission for the above mentioned project.

I understand that Steve Donnelly is away on long service leave.

Could I please request that you provide comment on the attached letter providing details of proposed gas servicing.

Your assistance in this matter is much appreciated.

Regards

Paul Wishart

PRODRAFT

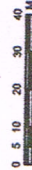
ActewAGL Gas Network

Seq # 40875005
Brigalow Street, Lynham

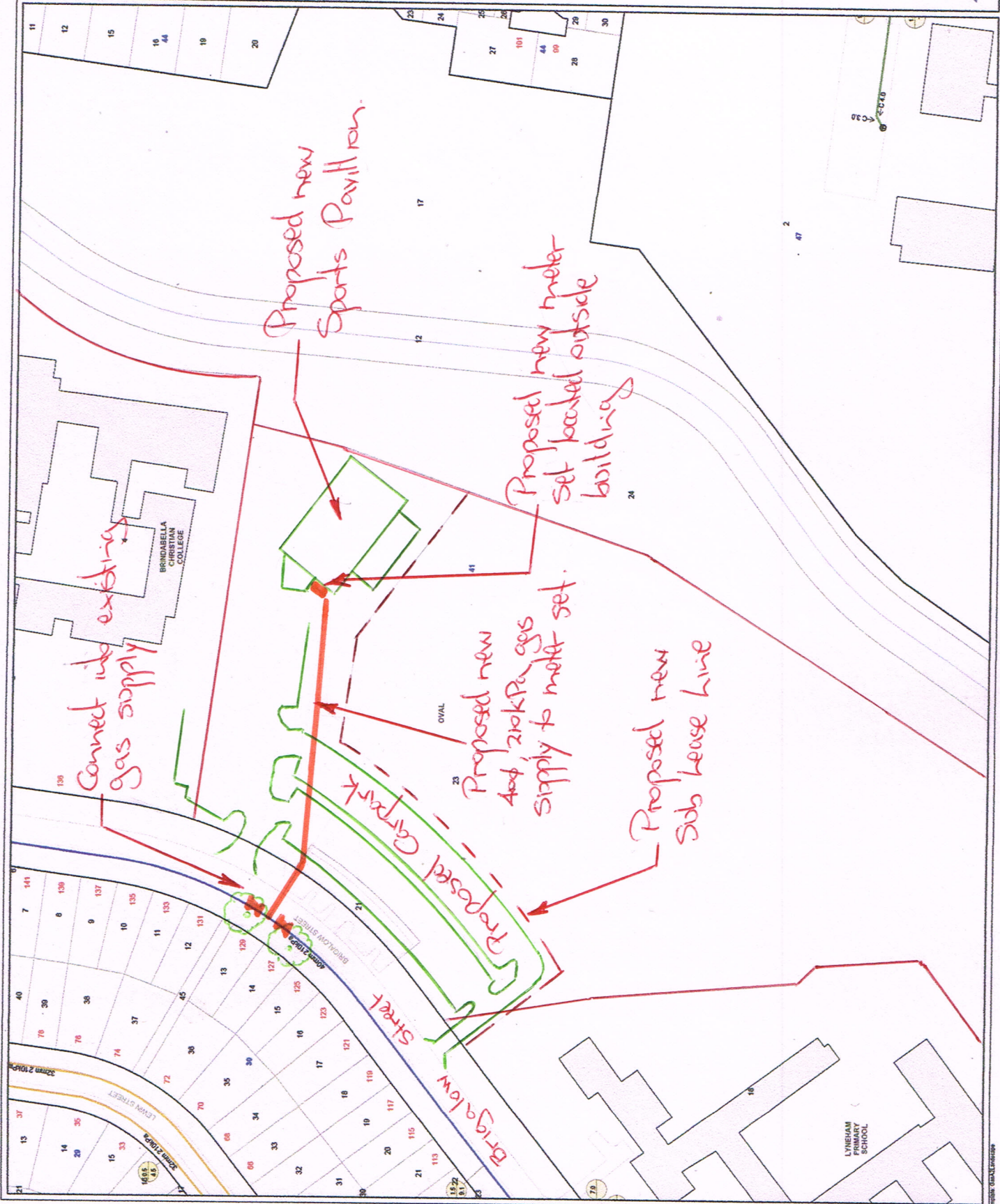
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ActewAGL



Connect into existing gas supply

Proposed new Sports Pavilion

Proposed new meter set located outside building

Proposed new 400, 210kPa gas supply to meter set

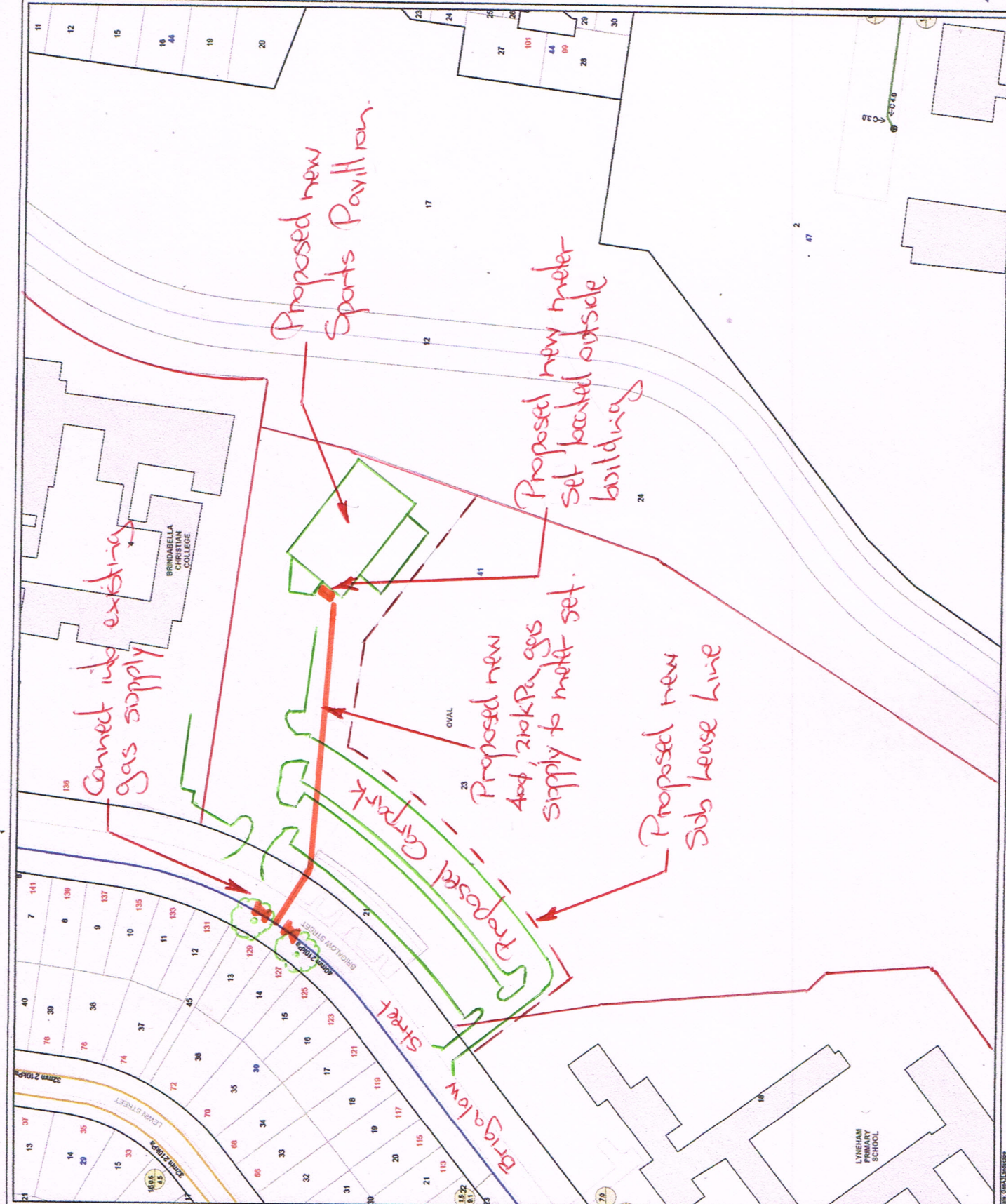
Proposed new Sub lease line

Proposed Carpark

OVAL

LYNHAM PRIMARY SCHOOL

BRINDABELLA CHRISTIAN COLLEGE



Connect into existing gas supply

Proposed new Sports Pavilion

Proposed new meter set located outside building

Proposed new 400, 210kPa gas supply to meter set

Proposed new Sub lease line

Proposed Carpark

OVAL

LYNHAM PRIMARY SCHOOL

BRINDABELLA CHRISTIAN COLLEGE

PRODRAFT

109 Summerville Crescent
FLOREY
A.C.T 2615
Phone 6259 8412
Mobile 0418 416 499
Email paul.wishart@bigpond.com

Our Ref: 14/39
18 August 2014

Steve Donnelly
Jemena Pty Ltd
5-7 Johns Place
Hume ACT 2620

Dear Steve,

**Lyneham Community Activity Centre & Sports Pavilion
Block 23 Section 41 Lyneham ACT**

We have recently been engaged to undertake the preliminary external hydraulic services documentation in readiness for a Development Application Submission for the above-mentioned project. Hence, we are writing to your office to commence the discussions into the gas service for this project. The development will consist of the following:-

1. A proposed new at grade carpark located solely within Block 23, along the front boundary adjacent to Brigalow Street.
2. Proposed new sports pavilion located at the rear of Block 23 in the northeastern corner.

The sports pavilion is approximately 2000m², consisting of two levels containing sports courts, community space, canteen facilities, meeting rooms, change rooms and wet areas.

A sub-lease arrangement is proposed for the separate operation of the carpark and sports pavilion from the main oval operations also located on Block 23.

Existing Services:

There is an existing 40mm dia, 210kPa gas main located in the far verge of Brigalow Street. It is also noted that the existing site does not have an existing service tie.

Proposed Service Connection:

A new gas service connection is proposed to be constructed as part of this project. It is proposed to connect into the existing gas main located within Brigalow Street. The new gas service tie will run into the site to the proposed new meter set located at the proposed sports pavilion.

Gas Requirements:

The following is the estimated gas consumption for the proposed new sports pavilion:-

• Mechanical Boiler	1,500 Mj/hr
• Sports Hall Heating	2,000 Mj/hr
• Domestic Hot Water	800 Mj/hr
• Canteen	800 Mj/hr
Total Proposed Gas Consumption	5,100 Mj/hr

Please refer to the attached drawing ActewAGL Gas Network Drawing Sequence 40875605 showing the proposed servicing option as noted above. In addition to the Network Drawings, I have also attached a copy of the proposed floor and site plans

Can I please request your review of the above, and should you agree, could I please request your written acceptance in principle.

Please do not hesitate to contact the undersigned if you wish to discuss any aspect of the above.

Yours faithfully

Paul Wishart

Paul Wishart
PRODRAFT
0418 416 499

DA Report for
Lyneham Community Activity Centre and Sports Pavilion

Block 21 and 23, section 41
Brigalow Street, Lyneham ACT

For
Sports and Recreation Services ACT



Assessment of Codes and Guidelines for Urban Open Space use at Lyneham.

23 41 Lyneham (Sports oval and gravel carpark) and
21 41 Lyneham (current off street parking area) are both zoned

PRZ-1 Urban Open Space : Pe -an urban open space

Under the Planning and Development Act 2007
The management objectives for public land (page 446) R39 are:

Urban Open Space	1 to provide for public and community use of the area
	2 to develop the area for public and community use

Any development of this land will be assessed under the Parks and Recreation Zones Development Code, and the PRZ-1 Urban Open Space Development Table.

Allowable uses of the land under this code using the merit track assessment with ACTPLA include:

Ancillary use: means the use of land for a purpose that is ancillary to the primary use of the land.

Ancillary means associated with and directly related to, but incidental and subordinate to the predominant use.

Community activity centre means the use of land by a public authority or a body of persons associated for the purpose of providing for the social well being of the community.

- Other relevant terms covered by this include:
- Community centre
- *Community hall*
- Meeting rooms
- Neighbourhood centre
- Scout and/or Guide hall
- Space for community groups

Minor use means the use of land for a purpose that is incidental to the use and development of land in the zone and includes but is not limited to open space; public car parking; community path systems; minor service reticulation; other utility services that do not exclude other uses from the land; street furniture and the like.

Outdoor recreation facility means the use of land for a recreation facility serving the sporting or recreational needs of people where the activities are undertaken predominantly outdoors.

The definition of a **community organisation** (under Planning and Development ACT 2007) means a corporation that—

- (a) has, as its principal purpose, the provision of a service, or a form of assistance, to people living or working in the ACT; and
- (b) is not carried on for the financial benefit of its members; and
- (c) does not hold a club licence under the Liquor Act 2010.

A Community Activity Centre will be assessed by ACTPLA Under the Parks and Recreation Zones Development Code.



Jefferson Godfrey Architects

0411 868 086

Lyneham Community Activity Centre and Sports Pavilion

October 2014

Part A – Zone Specific Controls Part A(1) - PRZ1 – Urban Open Space Zone

Element 1: Restrictions on Use

R2 states: Maximum proportion of gross area of any single open space parcel to be used for Community activity centre, Outdoor recreation facility, and Municipal depot purposes – 15%.

The size of Block 23 / 41 is 51,334m² which would allow for 7,854m²
The size of Block 21/41 is 594m² which would allow for 89.1m²
This allows for a total of 7,943.1m².

The new proposed sealed carpark is 4,220m²
The two proposed outdoor basketball courts are 1,100m²
The proposed community activity centre and sports pavilion is 2,197m²
The proposed the pathways are 250m²

Total area to be used for community activity and outdoor recreation facilities is 7,767m²

This is under the 15% max.

C2 Development for these purposes in the PRZ1 urban open space zone meets all of the following:

- a) Does not unreasonably restrict access to recreation space

The new carpark and entry exit arrangement will allow better site access

- b) Is of an appropriate scale and compatible with its open space setting.

Will sit of the fringe of the site and address it

C3 A Community Activity Centre or Outdoor Recreation Facilities are permitted as follows:
a) The proposed location is suitable in terms of the catchment to be served and access routes for users

Yes, location is suitable for demand

- b) There is a community requirement for such a facility

Yes

- c) There will be adequate opportunities for the public or community to use the facilities

The design allows for both managed in hours use of the facilities and reduced after hours use to the general public

- d) The nature of landscape works to be carried out is consistent with the surrounding open space or identified landscape theme

New works will improve current landscaping

- d) Public access to adjoining open space is adequate and sufficient open space is retained for other future purposes

Location of proposed carparking and community activity centre to the perimeter of the open space allows for upgrade and use of the main space / oval.



Jefferson Godfrey Architects

0411 868 086

Lyneham Community Activity Centre and Sports Pavilion

October 2014

- e) The proposal will not have an adverse impact on the open space environment in terms of design and aesthetics

The new development will tie into the adjacent buildings at Brindabella Christian College and create a softer edge to the open space, buy to removal of the existing gravel carpark

- f) The proposal will not adversely affect naturally occurring plant communities and patterns of wildlife movement

No naturally occurring plant communities or wildlife movement are present on the building site.

The new carpark has been design to retain all the existing trees currently in the carparking area on block 21.

- g) Important natural and cultural features including existing mature trees are conserved

All mature trees to the street perimeter will be retained

- h) There are no adverse noise and safety impacts on adjoining residential areas.

The development will reduce current congestion and safety issues faced by Brigalow street in the mornings and afternoons, with better off street parking, servicing the two schools (Brindabella Christian College and Lyneham Private School) and well and the Community Activity Centre.

The Community Activity Centre is set back 130m from the nearest Residence (131 Brigalow Street) so should now have any adverse noise impacts on the residences along Brigalow Street.

Height

C4 The scale of the development is consistent with adjacent developments and the neighbouring uses are protected from overlooking, noise and other intrusions.

The closest adjacent building to the proposed development is a two storey school building on block 4 section 41. This building is 8.5m in height and faces into the oval.

The proposed building is two storeys, but 12.5m in height. It is sighted on the block at an angle to address the oval, but also maximise the separation between the adjacent buildings.

The scale of the building is further reduced at the front with a 1 1/2 storey entry café area and to the oval with the covered bleachers.

Also on the south of all adjacent buildings, this proposed building will not impact neighbouring building.

Setbacks

R5 Minimum setback of building from boundary of blocks adjacent to Residential Zones: 6 m

The Community Activity Centre is set back 130m from the nearest Residence (131 Brigalow Street) so should now have any adverse noise impacts on the residences along Brigalow Street.

Gross Floor Area

C6 The scale of the development is consistent with adjacent developments and the neighbouring uses are protected from overlooking, noise and other intrusions.

The proposed building has been designed in its look form and materials to compliment the nearest building of the same scale which is the 2 storey 1,900m 2 Leadership and Learning Centre on the adjacent block at Brindabella Christian College.



Jefferson Godfrey Architects

0411 868 086

Lyneham Community Activity Centre and Sports Pavilion

October 2014

Part B - General Development Controls

Element 1: Restrictions on Use

C11 The development meets the requirements of the Community and Recreation Facilities Location General Code.

Under Community and Recreation Facilities Location Guidelines General Code (16 dec 2011)

Community Halls (community activity centre) should be

- close to Bicycle networks and pedestrian paths
- separated from / at residential fringe to minimise noise impact on residents
- Co-located to Park; oval or playing field Provision for safe drop-off area at site

All of these conditions are met with this proposal.

Element 3: Built Form

Materials and Finish

C16 Where the development exposes a blank façade of an adjoining building, a visually interesting architectural treatment is applied to that wall such as through the use of colour, articulation, materials and shadows.

The building does not present a blank façade to any adjoin buildings

C17 The development uses high quality materials that are not incompatible with the character of existing adjacent development and the desired architectural character of the area.

The proposed building has been designed in its look form and materials to compliment the nearest building of the same scale which is the 2 storey 1,900m² Leadership and Learning Centre on the adjacent block at Brindabella Christian College.

That building was built in 2010 and won the MBA ACT award for a commercial building under \$5m. The same architect that designed that building has design this proposed building.

Interface

C18 Where appropriate, compatible uses of any existing buildings are integrated with new development and provide physical connections and linkages between buildings, and between buildings and public spaces

Not Applicable, no pre-existing building on the site.

C19 Elements of the development that present to, or are visible from, the street, promote an attractive and appropriate streetscape.

While the main building is set back over 100m for the street, minimising any visual impact, the design has addressed the street with the main single storey element and narrow end of the building. This is the main entry to the building, and the design uses a pleasing mix of quality materials to the façade including glass, stone, brick and panelling, creating an active and appropriate streetscape.

Crime Prevention Through Environmental Design

C20 The development meets the requirements of the Crime Prevention Through Environmental Design General Code.

Refer to separate report.

Access and Mobility

C21 The development meets the requirements of the Access and Mobility General Code.



Jefferson Godfrey Architects

0411 868 086

Lyneham Community Activity Centre and Sports Pavilion

October 2014

Refer to separate report.

Location Requirements for Community and Recreation Facilities
C21A The development meets the requirements of the Community and Recreation Facilities Location Guidelines General Code.

Under Community and Recreation Facilities Location Guidelines General Code (16 dec 2011)

Community Halls (community activity centre) should be

- close to Bicycle networks and pedestrian paths
- separated from / at residential fringe to minimise noise impact on residents
- Co-located to Park; oval or playing field Provision for safe drop-off area at site

All of these conditions are met with this proposal.

Element 4: Parking and Site Access

Traffic Generation

C22 The existing road network can accommodate the amount of traffic likely to be generated by the development.

The existing road network will be able to accommodate the traffic generated by this development.

Vehicle Access and Parking

C23 Vehicle Access and parking complies with the requirements of the Parking and Vehicular Access General Code.

The Vehicle access and parking has been designed to comply with the Australian standards and the access code

Bicycle Parking

C24 Bicycle Parking complies with the requirements of the Bicycle Parking General Code.

Not applicable

Pedestrian Movement

C25 Safe and convenient movement of public transport passengers, pedestrians and cyclists is provided.

The new carpark layout separated pedestrians from vehicles and reinstates a straight and unbroken pedestrian path to the verge.

Element 5: Amenity

Lighting

R27 External lighting is provided to building frontages, all pathways, roads, laneways and car parking areas in accordance with Australian Standard AS1158.3.1 *Pedestrian Lighting*.

C27 External lighting is provided in accordance with the Crime Prevention Through Environmental Design General Code

All lighting complies

R28 All external lighting provided is in accordance with *AS 4282 Control of the Obtrusive Effects of Outdoor Lighting*.

C28 All outdoor lighting, including security and car park lighting, is designed and sited to minimise light spill.



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All lighting complies

Signs

C29 Signs comply with the Signs General Code.

No signage is proposed

Element 6: Environment

C31 The development application is accompanied by an Assessment of Environmental Effects that addresses the following:

a) provision for tree planting and appropriate landscape treatment

All existing mature verge and site trees are to be retained, new trees to be planted around the building with hedging and shrubs where appropriate.

b) impacts on the character and appearance of any building, area of architectural, historic, aesthetic or scientific interest, or otherwise of special cultural or heritage value

The building has been designed to complement the existing two storey building on the neighbouring block. No heritage items or items of cultural value has been identified on the site.

c) impacts on public health and safety, including crime prevention

No negative impact on public health and safety is foreseen with the development. The carpark with it proposed one way in and one way up will improve traffic flow and safety of both vehicles and pedestrians to Brigalow street.

d) the amount of traffic likely to be generated and its impact on the movement of traffic on the road system

No significant additional traffic is expected due to the development. The proposed new carpark arrangement is expected to reduce congestion currently experience along Brigalow Street due to the single entry point to the existing gravel carpark adjacent to Brindabella Christian college, and the on street and verge parking at Lyneham Primary during drop off and pick up hours. The new carpark running between these to schools, with separate entry and exit points with reduce help traffic flow to the street.

e) whether public transport services are necessary and, if so, whether they are available and adequate

Existing nearby bus stops will not be affected by the development.

f) impacts on the likely accessibility to facilities and services for users and consumers

Not applicable

g) any significant short or long-term effect that the relevant authority considers the use or development may have on the environment, including social and economic effects and potential cumulative effects

No short or long term effect negative effect has been identified.

h) impacts on the watercourses and drainage characteristics of the area, including water quality

This has been dealt with through on site detention and retention. Refer stormwater management plans.



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i) impacts on the amenity of surrounding land uses, including impacts on air quality, noise, overshadowing, privacy, and the level of wind turbulence generated.

The development with not create overshadowing, privacy or noise issues. Air quality and wind turbulence is not applicable.

Water Sensitive Urban Design – Mains Water Consumption

R32 Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption.

This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.

WSUD mains consumption has been designed by Sellicks to comply with the required reductions, refer to the plan C401

Water Sensitive Urban Design – Stormwater Quality

R34 Sites of size greater than 5,000m² need to provide evidence showing a reduction in average annual stormwater pollutant export load of:

- a) suspended solids by 60%
- b) total phosphorous by 45%
- c) total nitrogen by 40%

compared to an urban catchment with no water quality management controls, using the MUSIC model to demonstrate compliance. This requirement does not apply for extensions with an increase in the combined roof area, driveway, car manoeuvring areas and car parking areas of less than 25% of the original area.

Stormwater management and quality has been designed by Sellicks to comply with the required reductions, refer to the plan C401

Contamination

C37 If a statement that the site has been assessed is not provided, the application will be referred to the relevant agency in accordance with the requirements of the *Planning and Development Act 2007*.

Not applicable

Trees

R38 This rule applies to a development that has one or more of the following characteristics:

- a) requires groundwork within the tree protection zone of a *protected tree*
- b) is likely to cause damage to or removal of any *protected trees*

The authority shall refer the development application to the Conservator of Flora and Fauna.

Plans for referral provided

Erosion and Sediment Control

C40 If an endorsed Sediment and Erosion Control Plan is not provided the application will be referred to the relevant agency in accordance with the requirements of the *Planning and Development Act 2007*.

Plans for referral provided



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Hazardous Material

C41 If an endorsed Hazardous Materials Survey is not provided the application will be referred to the relevant agency in accordance with the requirements of the *Planning and Development Act 2007*.

Not applicable



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Block 21 and 23 Section 41 PARKING IMPROVEMENTS

TRANSPORT ASSESSMENT REPORT

It is proposed to develop a new carpark in the open space alongside Lyneham Neighbourhood Oval. This development would achieve a number of improvements over the existing parking arrangement servicing Brindabella Christian College and Lyneham Primary

Specific Improvements

The proposed development will achieve the following specific improvements:

- i. Parking capacity for BCC and Lyneham Primary School will be increased. This will reduce pressure on limited parking at the Lyneham Shops as well as reduce the parking pressures currently being experienced on nearby local streets such as Lewin Street.
- ii. A safer and more efficient pickup and setdown facility will be provided. The length of kerb for pickup and setdown will be increased significantly and students will be able to move safely between the kerb to the school buildings. BCC students will still need to cross a section of the existing school car park to access the school buildings. However that part of the existing car park will be restricted to teacher parking and so would not experience much vehicle movement at school finish times as teachers are required to remain at the school until most students have departed.
- iii. Currently Lyneham Primary School has very limited pickup and setdown facilities. The proposed car park will augment the existing facility at that school, reducing the congestion experienced at that school.
- iv. The current arrangement experiences congestion involving entering and exiting vehicles as well as pedestrians at the current driveway location. The proposed arrangement will result in most vehicles entering the car parking area at the current driveway and exiting at the new driveway exit, close to the Lyneham Primary boundary.
- v. This revised accessing arrangement will reduce the existing concentration of turning movements by splitting them between the two driveway locations. This can be expected to reduce impacts on Brigalow Street traffic.
- vi. The new pickup and setdown length of kerb will provide a convenient and safe location for excursion buses to store for both schools rather than on the kerb of Brigalow Street.
- vii. The existing small public car park will be replaced. The existing car park is of an irregular shape and there are conflicts between vehicles accessing the car park and pedestrians moving along the verge. These conflicts will be removed.
- vii. The new car park will provide a useful parking area for sporting events at the Lyneham Neighbourhood Oval.

Crime Prevention Through Environmental Design Report
for
Lyneham Community Activity Centre and Sports Pavilion
Block 21 and 23, section 41
Brigalow Street, Lyneham ACT

For
Sports and Recreation Services ACT



Jefferson Godfrey Architects
0411 868 086

Lyneham Community Activity Centre and Sports Pavilion
October 2014

Element 1: Neighbourhood Design

Rules	Criteria	RESPONSE
1.1 Neighbourhood Design		
There is no rule applicable.	C1.1.1 Design is in accordance with the recommendations of a crime risk assessment as outlined in the ACT Crime Prevention and Urban Design Resource Manual.	Complies.

Element 2: Use

Intent:

- a) To provide developments with an increased level of safety for its users and the wider community

Rules	Criteria	RESPONSE
2.1 General Code		
There is no applicable rule.	C2.1.1 The development described in Table 1 meets the Crime Prevention Through Environmental Design General Code.	Complies. The development increases the surveillance and lighting to the site.

Element 3: Public Realm

Rules	Criteria	RESPONSE
3.1 Open Space and Community (Shared) Areas		
There is no rule applicable.	C3.1.1 Natural surveillance of open space and community areas is provided by: <ul style="list-style-type: none"> • co-locating to adjacent activity centres; • encouraging pedestrian (or cyclist) movement through the space; • ensuring clear site lines from, and between, buildings and open space areas: community areas; and • designing out any entrapment spaces. 	Complies, the simple built form and open areas around the building allow for natural surveillance of the building and its surrounds
There is no rule applicable.	C3.1.2 Natural access is considered, providing clear entry and exit points and a legible, accessible route through the space.	Complies. The development provides clear entry and exit points and a legible, accessible route through the space.

There is no rule applicable.	C3.1.3 Planting in public spaces do not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.	Complies. Planting is predominately shrubs to boundaries and edges of built form and plantings and trees with lower shrubs and groundcovers beneath to other areas.
There is no rule applicable.	C3.1.4 Selection of plant material are sturdy and in areas of high crime, to make it difficult to snap main growing stems, heavy standard (140-160mm girth) or semi-mature trees (200-270mm girth) should be used to increase their chance of survival.	Complies. Proposed trees on the site will have mature trunk girths of over 200mm to maximise their chance of survival.
There is no rule applicable.	C3.1.5 Plant material, such as creepers or low hedges may be used to deter to access and limit the opportunity for graffiti on fences and walls.	Complies.
There is no rule applicable.	C3.1.6 Hard landscape features such as low walls, bollards are used to delineate movement areas from semi-private areas.	Complies.
3.2 Children's Play Areas		
There is no rule applicable.	C3.2.1 Children's play areas are located and designed to comply with each of the following: a) there is natural surveillance from adjoining areas b) adjacent areas are used by compatible groups c) there are multiple entry/exits	Proposed community outdoor play area to the north of the building will be fenced but have multiple entry/exits and sited for surveillance for the areas around to, but separated from the oval.
3.3 Lighting		



There is no rule applicable.	C3.3.1 Provide a schedule of lighting showing that lighting complies with each of the following: a) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 1.3: Pedestrian Area (Category P) Lighting – Performance and Design Requirements b) Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting c) Australian Standard AS3282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting	Complies. External lighting of the proposed carpark will conform to AS1158 and AS3282. Refer to plans
There is no rule applicable.	C3.3.2 Legitimate users and activities at night are encouraged by lighting: a) spaces evenly and consistently (except where accent/feature lighting is necessary) b) inset spaces, entries/exits and paths c) to reduce the casting of shadows that could hide intruders d) directional signage e) building entries f) exterior to interior spaces evenly to allow for surveillance	Complies. Refer to Lighting Plan
There is no rule applicable.	C3.3.3 Areas that are not intended for nighttime are not lit and are closed off to pedestrians.	Complies.
There is no rule applicable.	C3.3.4 Damage to light fixtures are minimised by selecting vandal-resistant, high mounted light fixtures. All light bulbs are protected with a suitable lantern bowl.	Complies. All external lights are a minimum 2550mm above ground level not easily accessed without a ladder.
3.4 Signs		



R3.4.1 A statement is provided that all directional signage will comply with the requirements of <i>AS1742.10</i> (1991) Manual of Uniform Traffic Control Devices – Pedestrian Control and Protection	This is a mandatory requirement. There is no applicable criterion.	Not Applicable. No signs proposed.
There is no rule applicable	C3.4.2 Locate signs so that they comply with each of the following: a) they are clearly visible from a distance at all times b) they are not likely to be obscured by growing vegetation c) they are strategically placed at entrances and near activity centres including bus stops, taxi rank and public facilities	Not Applicable.
There is no rule applicable.	C3.4.3 Provide legible signs for all users: a) specify signs of high contrast, with light lettering on dark backgrounds with non-reflective surfaces; b) signs should be developed as a system with a consistent pattern, based on a hierarchy of most important messages.	Not Applicable.

Element 4: Built Form

Rules	Criteria	RESPONSE
4.1 Interface between buildings and public realm		
There is no rule applicable.	C4.1.1 Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.	Complies. The entries to the building are well defined.

There is no rule applicable.	C4.1.2 Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/car park before leaving the building.	Complies.
There is no rule applicable.	C4.1.3 Recessed sections in the building elevation/façade are detailed and located so as that there is opportunity for natural surveillance, for spill lighting and the potential for hiding is minimised.	Complies. The buildings are designed so that potential for hiding is minimised.
There is no rule applicable.	C4.1.4 Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.	Complies.
There is no rule applicable.	C4.1.5 Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.	Complies. Areas are designed to minimise hiding and entrapment spots.
4.2 Materials and Finish		
There is no rule applicable.	C4.2.1 Building materials and finishes are of an appropriate quality and detailed in a manner to: a) reduce opportunities for graffiti and vandalism b) facilitate cleaning and replacement c) avoid facilitating illegal access to the building and to services	Complies. Walls to ground floor level and second level externally accessible are face brickwork and glass, with prefinished painted panels. Cleaning is acceptable if damaged by graffiti and vandalism.

Element 5: Travel and Access

Rules	Criteria	RESPONSE
5.1 Pedestrian Routes, Bicycle Paths and Lanes		
There is no rule applicable.	C5.1.1 Pedestrian Routes, Bicycle Paths and Lanes are designed to maximise opportunities for natural surveillance by: a) maintaining sightlines along paths between destination points b) allowing overlooking from adjacent areas	Not applicable.
There is no rule applicable.	C5.1.2 Provide direct access routes to buildings streets, car parks and public transport. Signs should be used to assist pedestrians where it is not possible to establish clear sightlines between destinations.	Not applicable.
There is no rule applicable.	C5.1.3 Security of pedestrian routes, bicycle paths and lanes are provided by: a) selecting and lighting 'safe routes' to the standard required for pedestrian areas so that these become the focus of legitimate movement after dark; b) ensuring that laneways have more than one entrance to avoid "dead-ends" and entrapment spots, where possible.	Not applicable.
There is no rule applicable.	C5.1.4 When planting adjacent to pedestrian /bicycle routes: a) ensuring there are open sightlines. Low planting (maximum height 600mm) and high-branching trees (two metres) should be used; b) avoiding tall bushes, dense shrubbery and dense clusters of trees, especially immediately adjacent to routes and at predictable stopping points such as road crossings.	Not applicable.



R5.1.5 A Statement is provided that pedestrian paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 13. – Pedestrians	This is a mandatory requirement. There is no applicable criterion.	All pedestrian paths will meet the required guidelines and Australia standards.
R5.1.6 A Statement is provided that Bicycle Paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 14. – Bicycles.	This is a mandatory requirement. There is no applicable criterion.	Not Applicable.
5.2 Pedestrian Underpasses and Overpasses		
There is no rule applicable.	C5.2.1 The use of pedestrian underpasses is to be avoided. Where there is no practical or feasible alternative underpasses are designed: a) wide enough to accommodate both pedestrian and cycle traffic b) straight and without recesses c) with mirrors so pedestrians can see around corners if there is a turn of 60 degrees or more d) with entrances and exits that are visible from shops, homes or other areas of frequent pedestrian traffic e) to ensure there is no screening of entries/exits f) with signs at each end indicating where it leads and an alternative route to use at night	Not Applicable.
There is no rule applicable.	C5.2.2 Overpasses are designed to reduce opportunities to throw missiles at cars or pedestrians.	Not Applicable.
5.3 Bus Interchange, Bus Stops and Taxi Ranks		



There is no rule applicable.	C5.3.1 Locate bus stops and taxi ranks so that: a) natural surveillance is possible b) there are no walls, landscaping, fences or other structures which block sightlines to bus stops and taxi ranks c) they are not located adjacent to vacant land, alleys, car parks or near possible entrapment spots d) there are short, safe routes to bus stops and taxi ranks from night-time venues such as cinemas, theatres etc	Not Applicable.
There is no rule applicable.	C5.3.2 Major bus stops and taxi ranks are well lit and protected from the weather, or adjacent to areas which are well lit or that provide protection from the weather.	Not Applicable.
There is no rule applicable.	C5.3.3 Directional signage makes it easy to find bus stops or taxi ranks, and provides up-to-date passenger information.	Not Applicable.
There is no rule applicable.	C5.3.4 Interchanges are located on the same level as significant activity generators to avoid entrapment, increase natural surveillance and provide direct routes of access.	Not Applicable.



Element 6: Services

Rules	Criteria	
6.1 Automatic Teller Machines (ATMs)		
There is no rule applicable.	C6.1.1 Approaches and entrances to ATMs are highly visible and adequately lit so that people cannot loiter, or enter, without being seen.	Not Applicable.
There is no rule applicable.	C6.1.2 Locations near licensed premises, and bus stops should be avoided to discourage loitering by potential offenders.	Not Applicable.
There is no rule applicable.	C6.1.3 Where ATMs are enclosed in a vestibule or similar, the vestibule should be securely glazed, adequately and secure from non-legitimate users	Not Applicable.
There is no rule applicable.	C6.1.4 Use bollards, or other landscaping, to restrict the potential for vehicle incursions.	Not Applicable.
6.2 Local Waste Storage Facilities		
There is no rule applicable.	C6.2.1 Screening does not provide entrapment or hiding spots and safe access and adequate lighting is provided near the waste storage areas.	Complies. The waste storage facilities are provided in a screened garbage enclosure.
6.3 Local Utility Facilities		
There is no rule applicable.	C6.3.1 Air conditioning plants, meter boxes and other service points are mounted within a secure building / enclosure for protection.	Complies. Air conditioning plants and other service points are located behind a screened area to the rear (east of the building).
6.4 Delivery and Storage Facilities		
There is no rule applicable.	C6.4.1 Ensure that: a) Delivery and storage areas are not isolated from the main building b) Secure storage areas are provided for shop owners	Not applicable.

6.5 Public Toilets		
There is no rule applicable.	C6.5.1 Ensure that: a) Public toilets are located in obvious locations, but not in isolated areas of activity centres b) Entrances are highly visible so that people cannot loiter or enter without being seen, particularly for toilets close to Children's playgrounds c) Public seating and telephones are located away from public toilets to avoid opportunities for loitering.	Not applicable.
6.6 Public Telephones		
There is no rule applicable.	C6.6.1 Public telephones are located in obvious locations, are well lit and well signposted, eg near bus stops or taxi ranks.	Not applicable.





Ignis Solutions Pty Ltd ABN: 24 160 047 325
Chartered Professional Fire Safety Engineering Consultancy

Date: 11 August 2014
Our Reference: 2014-215

fire safety design advice

Lyneham Community Activity Centre and Sports Pavillion Block 04 Section 41, Brigalow Street, Lyneham, ACT

The purpose of this advice is to provide guidance on the fire safety requirements for the proposed Lyneham Community Activity Centre and Sports Pavillion located at Block 04, Section 41, Brigalow Street, Lyneham in the ACT.

The site consists of a new community activity centre and sports pavillion. The new development consist of ground level community assembly centre (Class 9b) and an upper level sports pavillion (Class 9b). The building has a rise in storeys of 2 and is no greater than 12m in effective height. The ground floor has a height of approximately 3m, an area of approximately 1,200m² and a volume of approximately 3,600m³. The upper floor has a height of approximately 7.5m, a floor area of approximately 1000m² and a volume of approximately 7,500m³. With a rise in storeys of 2, type B construction is needed. A interconnected stair joins the two levels into one compartment. The total floor area is 2,200m² and volume is 11,100m³. These values are within the limits of Table C2.2 of Provision C2.2 of the National Construction Code - Volume One.

FIGURE 1: BUILDING PERSPECTIVE

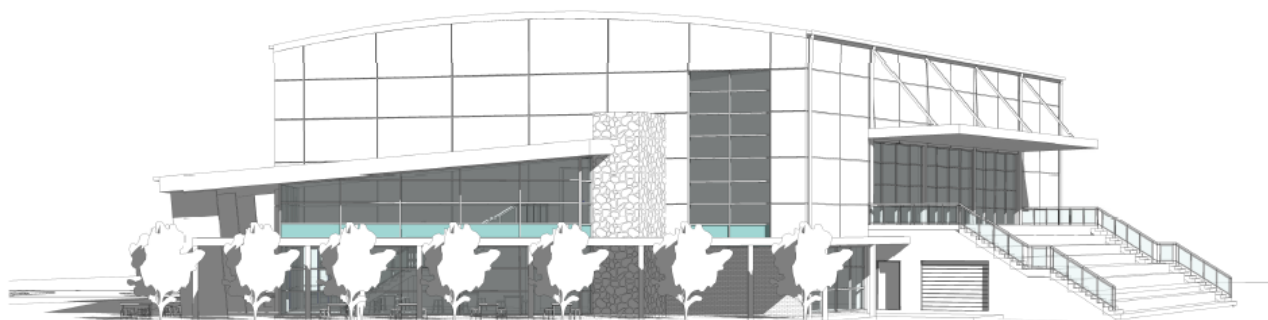
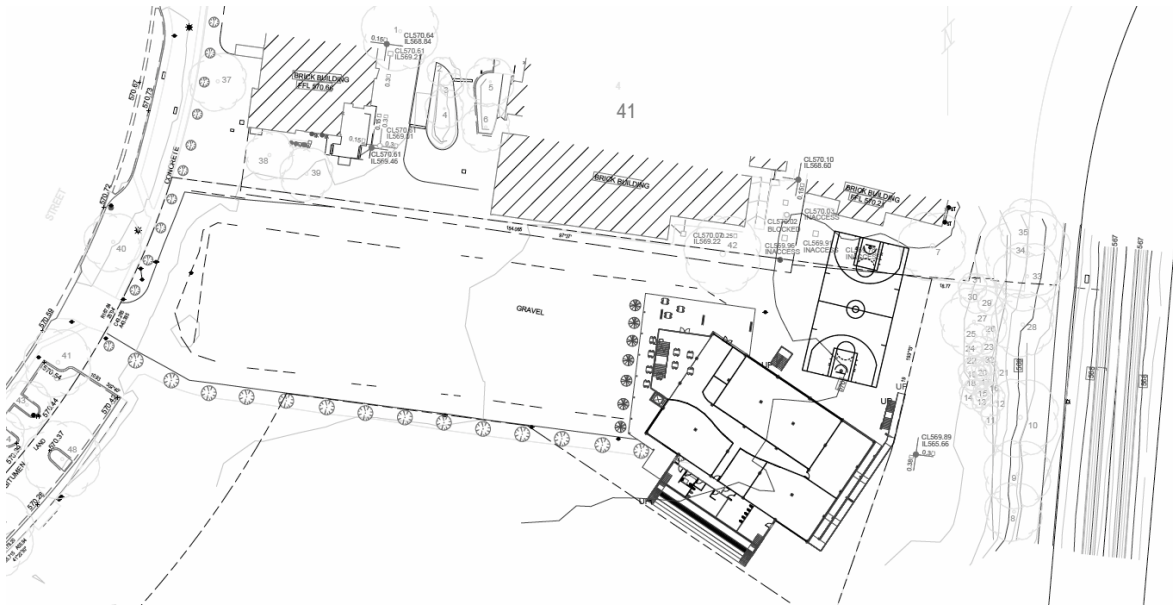


FIGURE 2: BUILDING SET BACK FROM BRIGALOW STREET

The following essential fire safety systems are required within the building.

TABLE 1: ESSENTIAL FIRE SAFETY MEASURES

Essential Fire Safety Measure	Standard of Performance	Compliance requirement
Fire resistance	BCA Provision C1.1 Specification C1.1 Table 4 - Type B Construction	✓
Travel Distance	BCA Provision D1.4, D1.5 Extended travel distances occur	✓
Fire hydrant systems	BCA Provision E1.3 AS 2419.1:2005 Design considerations required for compliance	✓
Fire Hose Reel	BCA Provision E1.4 - AS 2441: 2005 Alternative solution recommended	✓
Automatic fire sprinkler system	BCA Provision E1.5 AS 2118.1:1999	✗
Portable fire extinguishers	BCA Provision E1.6 table E1.6 - AS 2444:2005	✓
Automatic fire detection and alarm systems including occupant warning system	BCA Provision E2.2 - BCA Table E2.2a - AS 1670.1:2004 smoke detection and occupant warning system	✗
Emergency lighting	BCA Provision E4.2 and E4.4 - AS 2293.1:2005	✓
Illuminated Exit sign	BCA Provision E4.5, E4.6 and E4.8.	✓

Three areas of compliance are identified where further analysis is required. These include; egress provisions, fire hydrant system and fire hose reels.

Egress provisions

- The swing of several doors is not in the path of travel. It is recommended that the doors change the direction of their swing.
- The travel distance to a point of choice on the ground level is approximately 29m in lieu of 20m as permitted by the NCC. It is recommended that an additional exit be provided to the south or eastern side of the building. The extended travel distance could remain and be evaluated through a performance based design, but to compensate a smoke detection and alarm system would be required. This system would present an initial cost as well as ongoing maintenance and monitoring costs to the building owner.

FIGURE 3: GROUND LEVEL

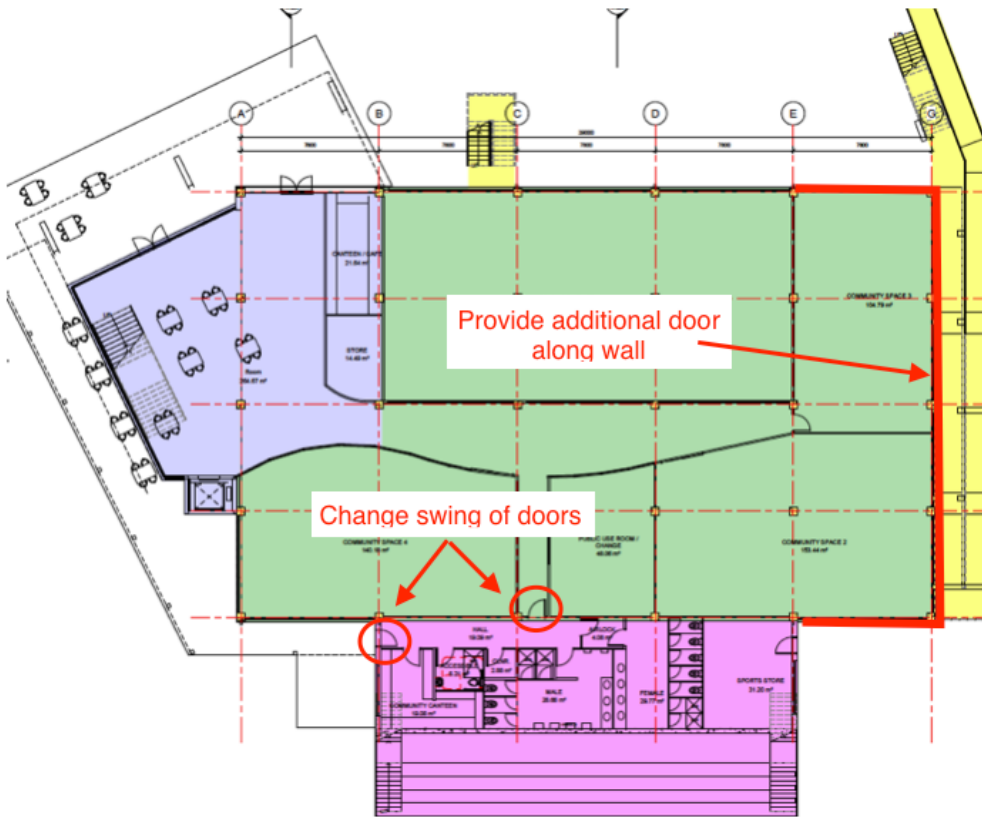
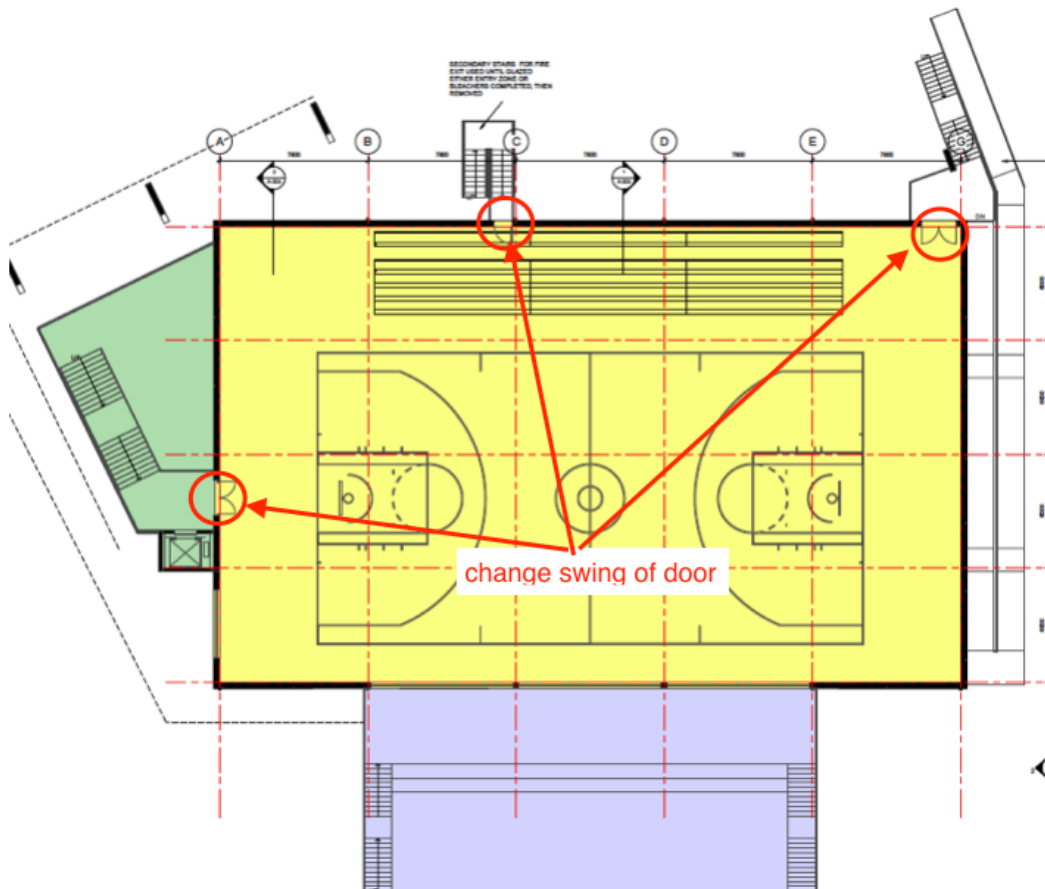


FIGURE 4: UPPER LEVEL



Fire hydrant system

As the building is set back a significant distance from the street, the existing hydrants within the street cannot be used for coverage of the building. A dedicated fire hydrant system comprising of a booster and attack hydrants can be installed. Alternatively, with an all weather hardstand adjacent to the building, a feed hydrant line can be installed from the street to the hydrant where two lengths of fire hose can reach all parts of the building.

It is recommended that the hardstand adjacent to the building be appropriate for fire service vehicles. This includes an all weather hardstand of suitable bitumen or concrete. To assist the design details of fire vehicle turning circles is provided.

FIGURE 5: SITE HYDRANT REQUIREMENTS

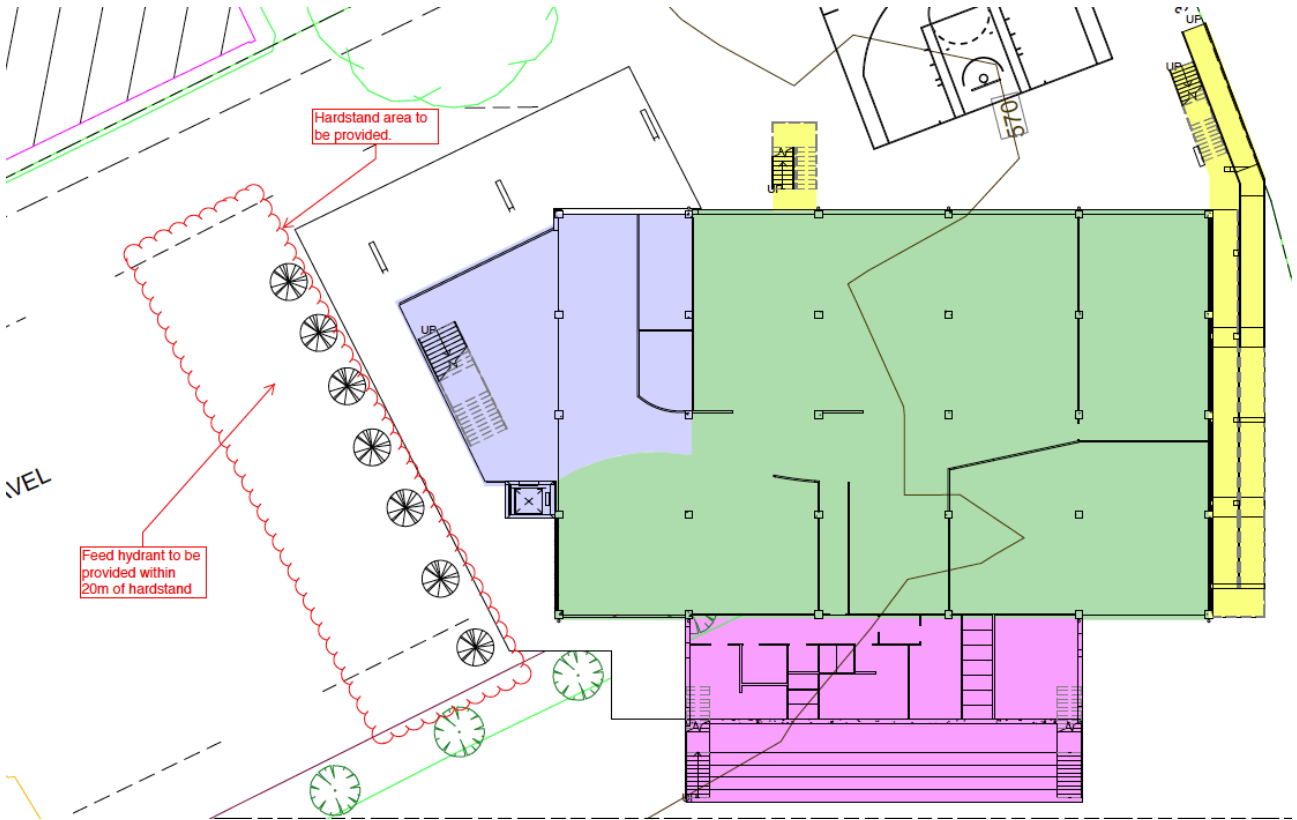
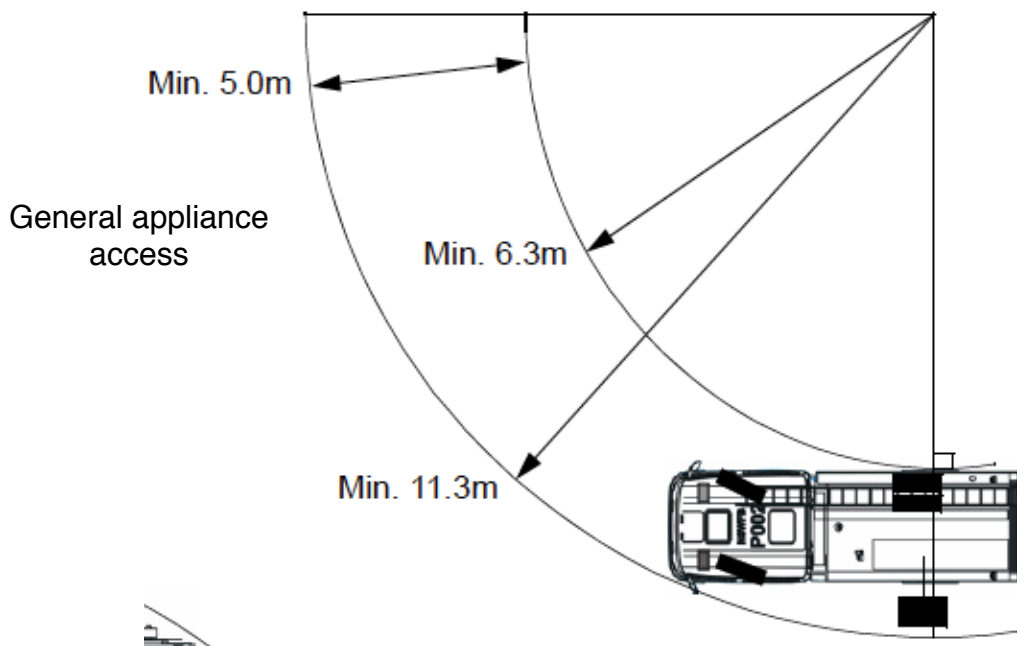


FIGURE 6: GENERAL APPLIANCE TURNING ACCESS



Fire Hose Reels

The building is required to be provided with fire hose reels. Due to the nature of the building, particularly, the sports hall, the fire hose reels are likely to be damaged. In addition the significant sterile nature of the upper level does not lend the provision of fire hose reels to be a suitable first attack mechanism. This is equally considered for the lower level through its multifunction use. It is proposed that risk specific portable fire extinguishers be provided throughout the building.

Ignis Solutions would be pleased to present an alternative solution for the deletion of fire hose reels and provision of risk specific portable fire extinguishers.

Regards,



Benjamin Hughes-Brown

Director

Ignis Solutions Pty Ltd

Chartered Professional Engineer

CPEng, NPER (Fire Safety / Mech)290091, BPB-C10- 1875, RPEQ 11498

MFireSafety (UWS), BEng (UTS), DipEngPrac (UTS), DipEng (CIT)

MIEAust, MSFS, MFPAA, AAIBS



WASTE MANAGEMENT PLAN

If you are intending to submit a Development Application and/or a Building Application you must complete this waste management plan. One set of supporting drawings must be attached to this document, showing storage location, truck access and turning circles on the site plan (please see last page of the Waste Management Plan).

Sections of the Waste Management Plan you need to complete are detailed in Section 4 Table 1 of the Code.

PROJECT SPECIFIC INFORMATION

PART 1: PROJECT AND APPLICANT DETAILS

PROJECT DESCRIPTION: lyneham community activity centre and sports pavillion

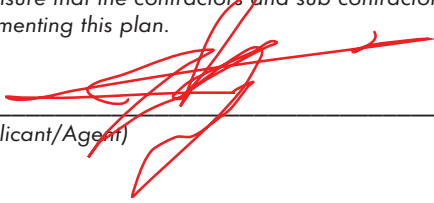
UNIT No. 23 BLOCK: 21 SECTION: 41 SUBURB: Lyneham

APPLICANT/AGENT: Jefferson Godfrey Architects

PHONE: 0411 868 086 FACSIMILE: _____

ADDRESS: 131 Brigalow street, Lyneham

Declaration: *I as applicant undertake that the disposal of the waste will take place as per the details of the plan and will ensure that the contractors and sub contractors involved in this application are also responsible for implementing this plan.*

SIGNATURE:  DATE: 10/10/14
(Applicant/Agent)

PART 2: TYPE OF PROCESS

TYPE OF APPLICATION (tick appropriate box(es))

- Development Application (DA) Lease Variation – with immediate building works
 Building Application (BA) Lease Variation – without immediate building works

TYPES OF DEVELOPMENT (tick the appropriate boxes)

- New
- Existing Redevelopment/Refurbishment/fitout
- Single Residential Dwelling
- Dual Occupancy
- Residential multi unit and cluster developments up to 10 units _____ (No. Of Units)
- Residential multi unit and cluster developments 11 and above _____ (No. Of Units)
- Offices and Non Retail Food
- Retail Food, Cafes Clubs, Restaurants and Takeaways
- Town Centre/Group Centre, Supermarkets, Shopping Centres, Hostels, Hotels, Motels, Serviced Apartments and Institutional Premises
- Estate Development Projects (ie suburban developments)

OTHER (Please specify): Carpark, and community centre with sports pavilion

DEMOLITION PHASE

Is demolition involved? Yes No
(If NO go to Part 4)

Will there be more than 5m³ of
demolition waste generated? Yes No
(If YES go to Part 3) (If NO go to Part 4)

CONSTRUCTION PHASE

Part 4 is to be completed for all the following developments:

- Refurbishments/fitouts (Non 1, 2 and 10a developments)
- Residential multi unit and cluster developments 11 and above
- Offices and Non Retail Food
- Retail Food, Cafes Clubs, Restaurants and Takeaways
- Town Centre/Group Centre, Supermarkets, Shopping Centres, Hostels, Hotels, Motels, Serviced Apartments and Institutional Premises
- Estate Development Projects (ie suburban developments)

WASTE MANAGEMENT PLAN — PART 3 DEMOLITION WASTE PROFORMA

Unit No: Block: Section: Suburb:

Applicant's Name: Applicant's Signature: Date:...../...../.....

Demolisher Assigned: Demolisher's Signature:..... ACT Builder's Licence No..... Date:...../...../.....

		REUSE/RECYCLING OF DEMOLITION WASTE				DISPOSAL AT LANDFILL	
		ON-SITE		OFF-SITE			
Type Of Material Generated	Estimated Volume Of Material Generated (m ³)	Estimated Volume (m ³)	Specify proposed reuse or on-site recycling methods	Estimated Volume (m ³)	Specify name of receiving recycling outlet(s) and/or reuse site(s)	Estimated Volume (m ³)	Specify landfill site(s)
Excavation Material					to be completed at BA stage by contractor		
Green Waste							
Bricks							
Concrete							
Timber (Please Specify)							
Plasterboard/Gyprock							
Metals (Please Specify)							
Other (Please Specify)							
TOTAL							

WASTE MANAGEMENT PLAN – PART 4 CONSTRUCTION WASTE PROFORMA

Unit No: Block Section: Suburb:

Applicant's Name: Applicant's Signature: Date:...../...../.....

		OFF-SITE REUSE/RECYCLING OF CONSTRUCTION WASTE		DISPOSAL AT LANDFILL	
Type Of Material Generated	Estimated Volume Of Waste* Material Generated (m³)	Estimated Volume of Construction Waste (m³)	Specify name of receiving recycling outlet(s) and/or reuse site(s)	Estimated Volume of Construction Waste (m³)	Specify landfill site(s)
Excavation Material			to be completed at BA stage by contractor		
Green Waste					
Bricks					
Concrete					
Timber (Please Specify)					
Plasterboard/Gyprock					
Metals (Please Specify)					
Other (Please Specify)					
TOTAL					

* In this case, "waste" means any construction material that is not used on site.

OPERATIONAL PHASE

PART 5: GENERATION OF WASTE & RECYCLABLES

		NON-RECYCLABLES (Waste)	RECYCLABLES		
			Paper	Metals/plastics/ glass/paperboard	Other (describe)
Generation Rate (e.g. m ³ /100m ² /day)					
Gross Floor Area (m ²) or No. of meals/day	meals/day m ²				
Waste generation (m ³ per week)					

Note. Refer to Section 6.2 of the code for generation rates of waste and recyclables.

NON-RECYCLABLES (Waste): CONTAINER SIZE

Container Size	No.	Capacity — m ³
140 L		
240 L		
1.5 m ³		
3.0 m ³		
4.5 m ³		
Compactor – Specify Ratio – (..... :1)		
Other Size (Please Specify):		
Number of collections per week		
Weekly capacity		
Weekly generation rate		

Name of Contractor:

RECYCLABLES: CONTAINER SIZE – THIS PROJECT

Container Size	Paper		Metals/Plastics/ Glass/Paperboard		Other (describe below)	
	No.	Capacity	No.	Capacity	No.	Capacity
240 L (120/120L divided – household/flats only)						
240 L						
1.1 m3						
1.5 m3						
3.0 m3						
4.5 m3						
Compactor – Specify Ratio – (.....:1)						
Other Size (Please Specify):						
Number of collections/week						
Weekly capacity						
Weekly generation rate						

Name of Contractor:

Agreement has been made with the neighbour BCC to use their existing waste contractor Cleanaway and there existing hoppers for the waste generated in the operations of this proposed development.

PART 6: CHECKLIST FOR ENCLOSURE(S) FOR THIS PROJECT

* Please circle a "YES" or "NO" answer where appropriate.

Enclosures YES / NO

Number of enclosures

	Length	Depth	Height
No. 1	m	m	m
No. 2	m	m	m
No. 3	m	m	m

FLOOR GRADES

Enclosure (2% max)

 %

Service area (3% max)

 %

HEIGHT DETAILS

Clear internal height

 m

Sight lines into enclosure

 m

What is the steepest grade for carting waste/recyclables to enclosure:

 %

What is the maximum carting distance for carting to storage area?

 m

Is the development designated for aged persons?

YES / NO

WALL DETAILS

Specify wall materials used:

Are wall buffers provided?

YES / NO

ROOF DETAILS

Is a roof provided?

YES / NO

Is roof drainage provided?

YES / NO

Is there 10° overhang?
(See Figure 1 of code)

YES / NO

ACCESS DETAILS

Are gates provided?

YES / NO

Will gate holds open?

YES / NO

Are roller shutters provided?

YES / NO

Is there roller shutter protection?

YES / NO

Is there separate user access provided?

YES / NO

HYDRAULICS

Is a water tap provided?

YES / NO

Is there protection provided for water tap?

YES / NO

Is a basket trap provided?

YES / NO

Is there connection to sewer?
(Note. ACTEW Approval Required)

YES / NO

Are services protected?

YES / NO

Is an environmental protection sign erected?

YES / NO

Can stormwater get into sewer via enclosure?

YES / NO

OTHER

Specify ventilation provided:

.....
.....

(Note. Waste and Recyclables must be stored within the property line.)

PART 7: COLLECTION VEHICLE ACCESS AND TURNING PROVISIONS

Item No.	Item	Yes	No	N/A	Comments if response is No
Site Access					
1	Does collection vehicle require access to site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Go to item 16 kerbside collection.
2	Is driveway reinforced concrete to industrial standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Note. Industrial Strength means F82 mesh at 30mm top cover, 150 mm thick and 20 MPa concrete.
3	Is internal access road designed for heavy vehicle axle loads of 7 tonnes per axle?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Note. Application needs to be supported by written certification from consulting engineer confirming 7 tonne axle loading.
4	Has site owner consented to heavy vehicle(s) entering site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5	Can collection vehicle drive straight through the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If no, should provide U-turn within the site. See Item 13.
Collection of Materials					
6	Is collection area clear of likely parked car interference?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7	Are containers to be emptied without manual handling?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If no go to 8. If yes go to 10
8	Are containers 1.5 m ³ or smaller	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OH&S problem if bin larger than 1.5 m ³ .
9	Is bin maneuvering area concrete surfaced including area for front wheels of collection vehicle?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other surfaces present OH&S problems. Clause 8,9,10.
10	Is bin maneuvering area slope 3% or less?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Steeper slopes present OH&S problems.
11	Are bin stops provided if the bin can roll away and cause severe damage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
On-site maneuvering					
12	Is access road in accordance with AS2890.1 and AS2890.2?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13	If collection vehicle is to turn on site is the turning area concrete surfaced to prevent pavement damage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14	Does U-turn provision satisfy turning radius of 10.0m to outside of turn and consider swept path?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15	Apart from U-turn, is reversing on site to be around curves of radius more than 30m and/or for less than 40m?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PART 7: COLLECTION VEHICLE ACCESS AND TURNING PROVISIONS

Continued

Item No.	Item	Yes	No	N/A	Comments if response is No
Kerbside collection					
16	Has responsibility for placement of MGBs at kerbside been determined?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17	Is number of MGBs at kerbside 20 or less (including recycling MGBs)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18	Is width at kerbside sufficient to cope with all MGBs in single row? Allow 1200mm per pair of MGBs (waste plus recycling).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19	Has collection pad been provided for placement of MGBs from properties other than that abutting that portion of the road reserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
20	Is overhead clearance greater than 4.2m to a distance of 1m behind kerb?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



WASTE MANAGEMENT PLAN CHECKLIST

If DA, have you ... (please tick)

1. Filled in the relevant parts of the Waste Management Plan
(Refer to section 4 Table 1 Application requirements)
2. Provided a Site Plan showing:
- Enclosure location (if applicable)
 - Driveway entry and internal road layout
 - Traffic conditions – proximity of intersections, traffic calming devices etc.
 - Site contours
 - Temporary waste storage location (if applicable)
3. Provided Plans and Drawings showing:
- Stretch of internal road used by trucks inside the property (hashed)
 - Turning circles (1:200 scale plan)
 - Side elevation of enclosure(s) – with floor grades – inside and outside
 - Spot levels of collection pad area outside of the enclosure at 1m intervals
 - Hydraulics plan – with tap location and sump with sewer connections in enclosure or other washdown area.
4. Provided Consulting Engineers certification that the pavement is designed for a maximum wheel loading of 7 tonnes per axle, in order to accommodate waste and recycling collection trucks if pavement design is other than F82 mesh, 150mm thick and 32 MPa concrete.

If BA, have you ... (please tick)

- Submitted details of 1, 2, 3 and 4 above

Note 1 Prior to the issuing of a Certificate of Occupancy, a Certificate of Compliance from the Structural Engineer is to be submitted certifying that the pavement was constructed as per the approved plans.

Note 2 Once demolition has been carried out, a compliance certificate from the demolisher should be submitted to ACT Waste.

Note 3 If development has passed through DA process, approved plans should be submitted.

Now please either send to: **PALM if DA or Private Certifiers if BA**