

Council Referral Officers Reports
DA No. 5.2020.247.1
144 Magellan Street Lismore

Alterations and additions to a recreational facility (major) comprising the upgrading of two grandstands (Gordon and Crozier Pavilions), and a new Oakes Oval Grandstand.

DEVELOPMENT APPLICATION REPORT
APPROVALS REGISTER REPORT
BY

BCA/FIRE ASSESSMENT OFFICER

DA NO: 5.2020.247.1

Development: To undertake the following alterations and additions to Oakes Oval and Crozier Field, including:

- 1) the erection of a new multi-use building (tidal building) between Oakes Oval and Crozier Field, comprising a range of medical facility spaces, player and official change rooms, amenities, meeting rooms and rooftop terrace;
- 2) alterations and additions to Gordon Pavilion (Oakes Oval), including new rooftop terrace, media and broadcasting facilities, function spaces, food and drink outlets, amenities, meeting and storage spaces and accessibility facilities;
- 3) a new 140 seat prefabricated grandstand for Oakes Oval; and
- 4) alterations to the Crozier Field Grandstand including new roof and rooftop terrace, media and broadcasting facilities, function rooms, food and drink outlets, storage and access facilities.

Property Number: P15870

Date Lodged: 30/06/2020

Date of Referral: 10/7/2020

Mr C Bradridge

Development Assessment Officer

(Planning)

Please complete comments by: 24/7/2020

Premises: DP 709802 lot 1, 144 Magellan Street LISMORE

BCA Classification: 9b

ADDITIONAL INFORMATION: (if required please advise immediately)

Please ensure that you have checked TRIM to see if there are any submissions that need to be read in conjunction with your assessment.

COMMENTS:

BCA REQUIREMENTS

a) Building Description of Development

The applicant seeks development consent to undertake alterations and additions to the existing buildings located at Oakes Oval and Crozier Field as follows:

- 1) the erection of a new multi-use building (tidal building) between Oakes Oval and Crozier Field, comprising a range of medical facility spaces, player and official change rooms, amenities, meeting rooms and rooftop terrace;
- 2) alterations and additions to Gordon Pavilion (Oakes Oval), including new rooftop terrace, media and broadcasting facilities, function spaces, food and drink outlets, amenities, meeting and storage spaces and accessibility facilities;
- 3) a new 140 seat prefabricated grandstand for Oakes Oval; and
- 4) alterations to the Crozier Field Grandstand including new roof and rooftop terrace, media and broadcasting facilities, function rooms, food and drink outlets, storage and access facilities.

b) BCA Assessment

i) Building Description

Building Classification	Gordon Pavilion –Class 9b Crozier Pavilion – Class 9b Tidal Pavilion – Class 9b New grandstand – Class 9b
Effective Height metres	The effective height of the existing buildings are less than 25 metres
Rise in Storeys	The buildings have a rise in storeys of two (2)
Type of Construction	Gordon Pavilion –Type B Crozier Pavilion – Type B Tidal Pavilion – Type B New grandstand – Type C
Floor area	Gordon Pavilion – < 5,500m ² Crozier Pavilion – < 5,500m ² Tidal Pavilion – < 5,500m ² New grandstand – < 3,000m ²

ii) Compliance with Fire Safety Provisions

Clause 94 of *Environmental Planning & Assessment Regulation 2000*, states that

- (1) This clause applies to a development application for development involving the rebuilding, alteration, enlargement or extension of an existing building where:
 - (a) the proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls, or
 - (b) the measures contained in the building are inadequate:
 - (i) to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or
 - (ii) to restrict the spread of fire from the building to other buildings nearby,
- (2) In determining a development application to which this clause applies, a consent authority is to take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the *Building Code of Australia*.

Comment

The proposed building works associated with the existing Gordon Pavilion will involve the gutting of the majority of the first floor and then reconstructing the sanitary facilities with a new accessible sanitary facility, two new external stairways (existing ones are to be demolished), internal refurbishments in the kitchen and bar and the repositioning of the internal fire hose reel from being adjacent to the northern exit to now located adjacent to the southern exit.

Accessible access is provided to the first floor of the Gordon Pavilion by a lift. It is now proposed to install an accessible sanitary facility at the first-floor level which will now provide equity for the provision of sanitary facilities.

However, the submittal architectural plans make no mention for the provision of specific wheelchair seating spaces, which are required to be provided by Clause D3.9 and Table D3.9 of the NCC Vol. 1 – BCA 2019. A condition is to be placed upon the Consent requiring that wheelchair seating spaces be provided within the first-floor level of the Gordon Pavilion building.

The refurbishment works for the remainder of the Gordon Pavilion will be required to comply with the relevant clauses of the NCC Vol. 1 – BCA 2019.

The works associated with the existing Crozier Pavilion will involve the removal of the ground floor amenities and change rooms attached to the western elevation, the removal of the media box to allow for the construction of additional seating and the removal of the western wall sheeting and some of the top tiers of seating to allow for the provision of wheelchair seating spaces as well as providing the connection with the proposed Tidal Pavilion.

As these works are linked to the construction of the new Tidal Pavilion, all works will be required to comply with the relevant clauses of the NCC Vol. 1 – BCA 2019.

iii) Assessment

A preliminary assessment of the proposed Tidal Pavilion development against the requirements of the National Construction Code Vol. 1 – Building Code of Australia 2019, as detailed in the following Table.

A detailed examination of the application will be required to be undertaken as part of the assessment process for the issue of a Construction Certificate by the Principal Certifier.

BCA ASSESSMENT TABLE				
Is proposal capable of complying with the following BCA requirements	Yes	No	N/A	Comment
Section B – Structure	X			
Section C - Fire resistance	X			<p>The Tidal Pavilion in general, due to its form of construction, with external walls either masonry or concrete block and floors of reinforced concrete is considered will generally meet the construction requirements of Table 4 (Type B) of Spec C1.1 of the BCA.</p> <p>The new grandstand in general, due to its form of construction, is considered will generally</p>

				meet the construction requirements of Table 5 (Type C) of Spec C1.1 of the BCA.
Section D - Access and Egress	X			<p>The proposed Tidal Pavilion and the new grandstand will generally satisfy the requirements for means of egress. For the Tidal Pavilion two sets of stairs are provided with one at the northern end and one at the southern end. The new grandstand has two means of egress being a set of stairs at the northern elevation and an accessible access ramp at the southern elevation.</p> <p>Access to the property is through a number of identified entrances (security gates) which are located around the perimeter of the sports ground. They also serve as required exits from the sports ground. How these exits will operate in an emergency will need to be assessed by the Principal Certifier prior to issuing a Construction Certificate.</p> <p>Part D3 Accessible Requirements</p> <ul style="list-style-type: none"> • Clause D3.3 <p>Access to be constructed in accordance with AS1428.1 – 2009. Accessible access to the first floor of each the buildings will be by via lifts and to the front row seating in the new grandstand by way of an accessible ramp.</p> <p>Wheelchair seating spaces are to be provided in the Gordon Pavilion, Tidal Pavilion and Crozier Pavilion and the new grandstand in accordance with Clause D3.9 and Table D3.9.</p> <p>Accessible paths of travel from the lifts to the wheelchair seating spaces are to comply with AS 1428.1-2009.</p> <p>Appropriate conditions are to be imposed on the Development Consent to address these specific issues.</p>
Section E - Services and Equipment	X			Fire safety measures to be determined by the Principal Certifier when assessing the Construction Certificate.
Section F - Health and Amenity	X			Sanitary Facilities are required to be provided for this particular development and are to be assessed by the Principal Certifier at the time of the Construction Certificate.
Section G - Ancillary provisions			X	

Section H - Special use buildings			X	This Section is not applicable as the existing grandstands and proposed grandstand are not defined as entertainment venues under the definitions in the NSW Environmental Planning & Assessment Regulation 2000.
Section I - Maintenance			X	
Section J - Energy Efficiency	X			To be assessed by the Principal Certifier when assessing the Construction Certificate.

Conclusion

This preliminary assessed of the subject development with regards to the relevant criteria as set out in the NCC vol. 1 – Building Code of Australia 2019, identified that there is no impediment for the issuing of a Development Consent for the proposed development.

The matters pertaining to compliance of the proposed development with respect to the NCC vol. 1 – Building Code of Australia 2019 are required to be addressed by the Principal Certifying Authority (PCA) who issues the Construction Certificate.

The attached Schedule of Building and Fire Safety Conditions is to be included in any Development Consent issued for the buildings.

SCHEDULE of CONDITIONS

CONDITIONS THAT REQUIRE MATTERS TO BE COMPLETED PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

BUILDING

- 1 The erection of the building under the terms and conditions of this Development Consent must not be commenced until:
 - (a) Detailed plans and specifications of the building have been endorsed with a Construction Certificate by:
 - (i) **The Council; or**
 - (ii) **An accredited certifier**

Before work is commenced Council must be informed in writing of the name and accreditation number of the Principal Certifying Authority who has been appointed to do the work.

Reason: *Required by Clause 6.3 of the Environmental Planning and Assessment Act, 1979.*

- 2 The development is to be undertaken in accordance with the requirements of the National Construction Code - Building Code of Australia Volume 1, 2019, so as to achieve and maintain acceptable standards of structural efficiency, fire safety, health and amenity for the ongoing benefit of the occupants of the building and the community.

Reason: *To ensure compliance with the National Construction Code Vol. 1 – Building Code of Australia 2019.*

Accessible Access Requirements

- 3 Access for people with a disability is to be provided at the main point of entry to the buildings from the allotment boundary in accordance with D3 of the National Construction Code - Building Code of Australia Volume 1, 2019 and the *Disability (Access to Premises-Buildings) Standard-2010*.

Reason: *To ensure equity in access*

- 4 Wheelchair seating spaces are to be provided in the Gordon Pavilion, Tidal Pavilion, Crozier Pavilion and the new grandstand in accordance with Clause D3.9 and Table D3.9 of the National Construction Code - Building Code of Australia Volume 1, 2019.

Reason: *To ensure equity in access*

- 5 Accessible paths of travel from the lifts to the wheelchair seating spaces are to comply with AS 1428.1-2009 – Design for access and mobility – General requirements for access.

Reason: *To ensure equity in access.*

CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Noise

- 6 Noise emissions and vibration must be minimised where possible and work is to be carried out in accordance with Environment Protection Authority guidelines for noise emissions from construction/demolition works and must also comply with the provisions of the *Protection of the Environment Operations Act 1997*.

Reason: *To ensure residential amenity is maintained in the immediate vicinity.*

Construction Hours

- 7 Building, Civil and/or Excavation works/construction shall be restricted to within the hours of 7.00 am to 5.00 pm Monday to Friday and on Saturday to within the hours of 8.00 am to 1.00 pm inclusive, with no work on Sundays and Public Holidays.

Demolition and excavation works shall be restricted to within the hours of 8.00 am to 5.00 pm Monday to Friday only.

Notes:

For the purposes of this condition:

“Building construction” means any physical activity on the site involved in the erection of a structure, cladding, external finish, formwork, fixture, fitting of service installation and the unloading of plant, machinery, materials or the like.

“Demolition works” means any physical activity to tear down or break up a structure (or part thereof) or surface, or the like, and includes the loading of demolition waste and the unloading of plant or machinery.

“Civil/Excavation work” means the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders, or the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site and includes the unloading of plant or machinery associated with excavation work.

The builder and excavator shall display, on-site, their twenty-four (24) hour contact telephone number, which is to be clearly visible and legible from any public place adjoining the site.

Reason: *To ensure that works do not interfere with reasonable amenity expectations of residents and the community.*

Installation and Maintenance of Sediment Control

- 8 Techniques used for erosion and sediment control on building sites are to be adequately maintained at all times and must be installed in accordance with the “Lismore City Council Guidelines on Sediment and Erosion Control”. All techniques shall remain in proper operation until all development activities have been completed and the site fully stabilised.

Reason: *To protect the environment from the effects of sedimentation and erosion from development sites.*

Prohibition on Use of Pavements

- 9 Building materials shall not be placed on Council's footpaths, roadways, parks or grass verges, (unless a permit is obtained from Council beforehand) and a suitable sign to this effect shall be erected adjacent to the street alignment.

Reason: *To ensure public safety and amenity on public land.*

On-site Sanitary Facilities

- 10 Temporary toilet facilities must be provided on the site, prior to commencement of building work and must be maintained until permanent facilities are provided. Pit or pan toilets are not permitted without the prior consent of Council.

Reason: *To ensure the provision of minimum amenities to the site.*

Roof Reflectivity

- 11 Roofing materials shall be factory pre-finished with low glare and reflectivity properties to be compatible with the colours of neighbouring buildings. The selected roofing material must not cause a glare nuisance or excessive reflectivity to adjoining or nearby properties. In the event that a glare nuisance does arise from the use of a material, Council reserves the right to require materials to be treated to address the glare nuisance.

Reason: *To ensure that excessive glare or reflectivity nuisance from roofing materials does not occur as a result of the development.*

Site Sign

- 12 (1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
- (a) stating that unauthorised entry to the work site is prohibited;
 - (b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
 - (c) showing the name, address and telephone number of the Principal Certifier

for the work.

- (2) Any such sign must be maintained while to building work or demolition work is being carried out but must be removed when the work has been completed.
- (3) This condition does not apply to building works being carried out inside an existing building.

Reason: Prescribed – Statutory.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO ISSUE OF ANY OCCUPATION CERTIFICATE

- 13 The buildings are not to be occupied until an Occupation Certificate is issued by the Principal Certifier and in this regard, all matters relating to this Development Consent are to be completed prior to the issue of the respective Occupation Certificate.

Reason: To meet statutory requirements and to ensure compliance with this approval.

- 14 Prior to the occupation of the building, the owner shall cause the Principal Certifier and Lismore City Council I to be furnished with a Final Fire Safety Certificate from a competent person in respect of each essential fire service or other safety measures. Such assessment must be carried out within the period of 3 months prior to the date on which the final safety certificate is issued.

Reason: To ensure the fire safety measures are installed in the building and are capable of performing to the standard required by the current fire safety schedule

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

- 15 The paths of egress and areas immediately adjacent to exit doors are to be maintained clear at all times of any obstructions.

Reason: To ensure unimpeded egress at all times from the building.

- 16 The essential fire or other safety measures detailed on the Fire Safety Schedule and are installed in the buildings are to be maintained in accordance with the relevant provisions of the National Construction Code Vol.1 – Building Code of Australia 2019 and relevant Australian Standards.

Reason: Required by Clause 182 of the Environmental Planning and Assessment Regulation 2000.

FINALISATION OF REFFERAL - TO BE COMPLETED BY REFERRAL OFFICER

I have:

- (i) Completed my comments;
- (ii) Completed the referral and emailed link to Assessment Officer from TRIM; and
- (ii) Closed off the Authority Tracking for the referral

Signed: REFERRAL OFFICER Andrew Weir

DATE 7/01/2021

DEVELOPMENT APPLICATION REPORT APPROVALS REGISTER REPORT BY

DEVELOPMENT ENGINEER

DA NO: 5.2020.247.1

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Mr C Bradridge
Development Assessment Officer

(Planning)

Please complete comments by: 24/7/2020

Premises: DP 709802 lot 1, 144 Magellan Street LISMORE

ADDITIONAL INFORMATION: (if required please advise immediately)

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COMMENTS:

VEHICULAR ACCESS/SIGHT DISTANCE

The vehicular access locations along both Magellan and Dawson Streets have been previously upgraded to Councils standards and are adequate for this development.

SIGHT DISTANCE (Visibility)

The sight distance along both Magellan and Dawson Streets are adequate for the speed environment and location of the accesses.

TRAFFIC IMPACT

As the overall footprint of the site is not being altered it can be assumed that the capacity of the site is also not been significantly altered and therefore any traffic impacts will be minimal with the surrounding road network having the capacity to cater for the increase. Furthermore,

as the capacity is not significantly increasing the Traffic Impact Assessment prepared in 2017 will still be appropriate for the additional works completed by this development.

PEDESTRIAN SAFETY

As there are no significant changes to traffic or the access locations on the site there will be no impact on the existing pedestrian safety. Further to this the site has adequate external and internal pedestrian pathways to provide safe pedestrian to and from the site.

PARKING MANOEUVRING

There are limited to no existing parking spaces on the site and none proposed with this development. Parking requirements are met through use of the on-street network and parking on adjacent sporting fields during large events. To increase the capacity of the on street parking network within Magellan Street it will be conditioned for the development to provide line marking and signage that is consistent with the Lismore City Council Plan No: 7093 ensure the on street parking

STORMWATER (Quantity)

As the proposed structures are either replacing older similar structures or existing hard stand surfaces there will be minimal additional hard stand area generated as part of this development. Therefore, all stormwater from the proposed new structures will be able to be directed into the Council stormwater network without causing any adverse impacts.

LEVIES – SECTION 94

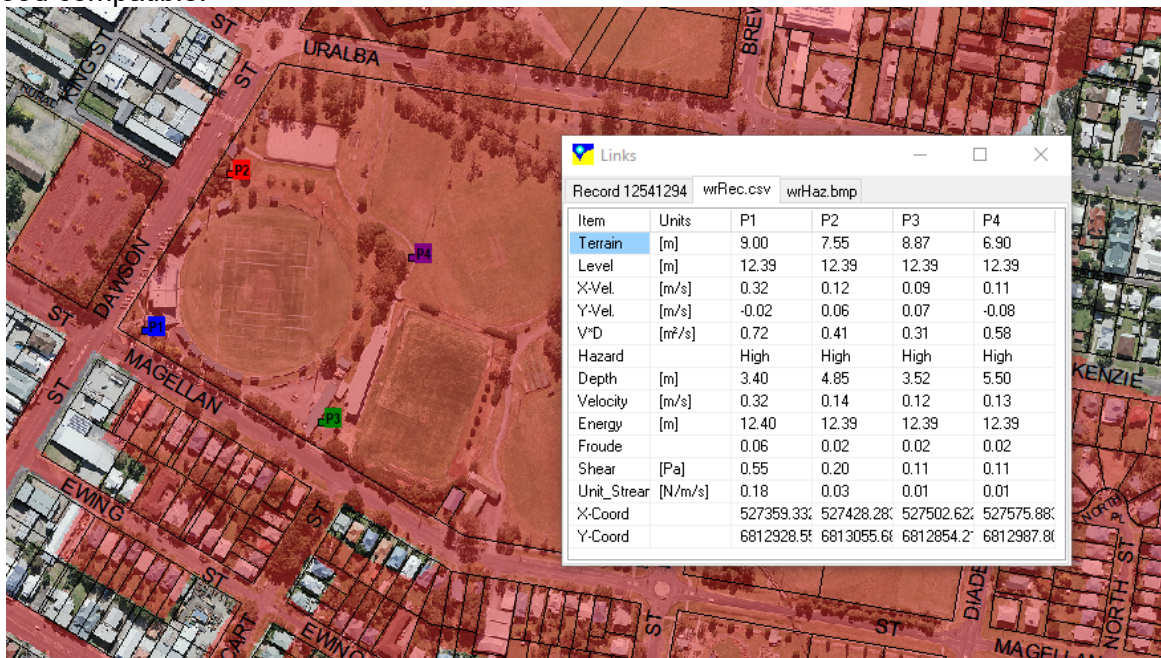
For the assessing officer to determine.

FLOODING (bulk earthworks, overland flow)

The site is mapped as being affected by the 1% AEP flood event with a level of 12.4m AHD. The Flood Impact Assessment (FIA) prepared by BMT demonstrates that a fully developed (additional work to this application) Oakes Oval will have minimal to negligible impacts on the surround properties. The FIA shows impacts of between -10mm and +10mm for the area shown below in grey. These impacts can be considered and negligible and would not be noticeable during any flood events.



As the land is flood prone all structures will require a risk analysis report to demonstrate they are structurally adequate along with ensuring that all materials below the 1% AEP level are flood compatible.



LEP Clause 6.3

As discussed above the FIA has demonstrated that there will be no significantly adverse flood impacts caused by the development on the neighbouring properties.

CONDITIONS:

B. CONDITIONS THAT REQUIRE MATTERS TO BE COMPLETED PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

Damage to Public Infrastructure

1 The applicant shall bear the cost of all restoration works to Council's property damaged during the course of this development. The applicant shall advise Council by photographic or video record, of any existing damage to Council property before commencement of the development. A dilapidation survey of Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council **prior to the issue of a Construction Certificate.**

Note: This documentation will be used to resolve any dispute over damage to infrastructure. It is in the applicant's interest for it to be as full and detailed as possible.

Reason: *To ensure the protection of existing built public infrastructure.*

Flood Refuge

2 The tidal building shall be provided with a mezzanine level (with emergency exit for evacuation purposes) above the 1 in 500yr ARI flood level as an emergency flood refuge for employees. Details shall be provided with the design plans to the Certifying Authority to demonstrate compliance with these requirements **prior to the issue of a Construction Certificate.**

Reason: *To comply with Development Control Plan No. 1, Part A, Chapter 8.*

Structural Design – Floods

3 A risk analysis report prepared by a structural engineer certifying the design criteria adopted for all proposed structures will withstand the impacts of floodwaters and debris for floods up to the 1 in 500 year ARI and PMF events. A certificate prepared by an appropriately qualified and practising Civil Engineer, shall be provided with the design plans to the Certifying Authority to certify compliance with these requirements **for approval with the Construction Certificate.**

Note: The following flood information for the subject site shall be used to prepare the risk analysis report

Event	Height (m AHD)	Velocity (m/s)
1% AEP (1 in 100yr)	12.4	0.25
0.2% AEP (1 in 500yr)	13.3	0.55
PMF	16.1	0.85

Reason: *To comply with Development Control Plan No. 1, Part A, Chapter 8.*

Drainage

4 The proponent shall make satisfactory provision for stormwater to be directed through piped drains that are constructed in accordance with Australian Standard AS3500 Plumbing and Drainage Part 3: Stormwater Drainage. All roof water from any proposed building and/or surface water from paved areas shall be directed to a Council approved drainage system. All piped drainage lines over adjoining land are to be located within drainage easements. All costs shall be the responsibility of the proponent. Design plans are to be submitted to and approved by the Council **prior to the release of a Construction Certificate.**

Reason: *To ensure that the land or adjoining land is not damaged by the uncontrolled discharge of concentrated runoff from any buildings and paved areas that may be constructed on the land. (EPA Act Sec 4.15(b))*

C. CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT Construction Management Program (Commercial and Industrial Development)

5 A Construction Management Program shall be submitted and approved in writing by

Lismore City Council **PRIOR TO THE COMMENCEMENT of work**. Any use of Council property shall require appropriate approvals prior to such work commencing. The program shall specifically address the following matters:

- (a) The proposed method of access to and egress from the site for construction vehicle, including the proposed method of traffic control, access routes through the Council area and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and disruption to traffic flows and noise in the area, and provision for vehicles leaving the site in a forwards direction. (Access across public parks and open space reserves is prohibited.
- (b) How access to neighbouring properties will be maintained at all times;
- (c) The proposed method of pedestrian management to comply with AS1742.3 and AS1742.10, including pram ramp details;
- (d) The proposed phases of construction works on the site, and the expected duration of each construction phase;
- (e) The proposed order in which works on the site will be undertaken, and the method statements on how various stages of demolition and construction will be undertaken;
- (f) The proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site The road is not to be used as a waiting area for trucks delivering to or awaiting pick up of materials;
- (g) The location and operation of any on site crane (if required). On site crange is a requirement of this consent. Mobile cranes if used shall be located wholly within the site or only utilised during the demolition and excavation phase, and in association with the establishment and removal of a site crane, removal of excavation equipment and the like;
- (h) The proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period;
- (i) The proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles shall be directed to the sediment control system within the site;

All traffic control work and excavation, demolition or construction activities shall be undertaken in accordance with the approved Construction Management Plan and any conditions attached to the approved plan. A copy of the approved Construction Management Plan, and any conditions imposed on that plan, shall be kept on the site at all times and made available to any officer of Council upon request.

Notes:

- 1) Lismore City Council's adopted fee for certification of compliance with this condition shall be payable on lodgement, or in any event, **prior to the issue of the relevant approval**.
- 2) Failure to provide complete and detailed information may result in delays. It is recommended that your Construction management Plan be lodged with Council as early as possible, as a minimum six (6) weeks' notice is required to refer items to the Traffic Committee.
- 3) Dependent on the circumstances of the site, Council may request additional information to that detailed above.

Reason: *To ensure appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process in a manner that respects adjoining owner's property rights and residential amenity in the locality, without unreasonable inconvenience to the community.*

Public Liability Insurance – Works on Public Land

6 Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$10 million in relation to the occupation of and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Lismore City Council, as an interested party and a copy of the Policy must be submitted to Council. The Policy must be valid for the entire period that the works are being undertaken on public land. Evidence that the contractor undertaking works has appropriate public liability insurance shall be provided to the Certifying Authority **prior to the commencement of works**.

Note: Applications for hoarding permits, vehicular crossings etc will require evidence of insurance upon lodgement of the application.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land.

F. CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO ISSUE OF ANY OCCUPATION CERTIFICATE

Flood Evacuation Plan

7 **Prior to the issue of any Occupation Certificate** the proponent shall submit to Council a flood evacuation plan for the development. This plan shall identify the following:

- The height at which the Lismore (Wilsons River) Rowing Club station (Station No 058176) needs to reach before evacuation procedures begin;
- The procedure for evacuation of staff and the actions taken to minimise damage to equipment, goods or other property stored in the development;
- The available evacuation routes out of Lismore.

Reason: To ensure the safe evacuation of the development during a flood event

Line Marking

8 **Prior to the issue of an Occupation Certificate** the line marking and signage works detailed in Plan No: 7093 prepared by Lismore City Council shall be completed. Any additional works (road widening or kerb and gutter installation) required to facilitate the line marking shall also be undertaken.

Reason: To increase capacity of the on-street parking network.

H. ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Flood Compatible Materials

9 All materials used in the building, fixtures and power outlets below the adopted standard flood level of 12.4m (AHD), shall be flood compatible.

Reason: To ensure adequate protection from frequent flooding. (EPA Act Section 4.15(c))

Sediment and Erosion

10 Sediment control measures must be put into place and be properly maintained to prevent soil erosion and the transport of sediment from the site to natural or constructed drainage lines or water courses. Control measures are to remain in place until the site has been adequately revegetated or landscaped to prevent soil erosion. Sediment control fencing must be completely removed once the site is adequately revegetated.

Reason: To minimise soil erosion and sedimentation.

Drainage

11 All stormwater from the site shall be disposed of without causing nuisance to adjoining properties.

Reason: *To ensure that the land or adjoining land is not damaged by the uncontrolled discharge of concentrated runoff from any buildings and paved areas that may be constructed on the land. (EPA Act Sec 4.15(b)).*

Reason: *To ensure that works do not interfere with reasonable amenity expectations of residents and the community.*

FINALISATION OF REFFERAL - TO BE COMPLETED BY REFERRAL OFFICER

I have:

- (i) Completed my comments;
- (ii) Completed the referral and emailed link to Assessment Officer from TRIM; and
- (ii) Closed off the Authority Tracking for the referral

REFERRAL OFFICER'S NAME: Lucas Myers

DATE: 17/12/2020

DEVELOPMENT APPLICATION REPORT APPROVALS REGISTER REPORT

BY

ENVIRONMENTAL HEALTH

DA NO: 5.2020.247.1

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(Planning)

Please complete comments by: 24/7/2020

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ADDITIONAL INFORMATION: (if required please advise immediately)

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COMMENTS:

The SEE Executive summary states:

The maximum capacity of the site will remain relatively unchanged, at approximately 10,000 patrons for Oakes Oval and 8,000 patrons for Crozier Field. The proposed redevelopment is therefore not expected to detrimentally change existing major event transport, traffic arrangements or noise outputs above those already experienced at and around the site. These operational matters are currently managed through individual Plans of Management for major events. Lismore City Council is currently reviewing its overarching

CONTAMINATED LAND

In recognition of the commentary provided within the SEE, acknowledgement of the existing and continued use as a sporting ground and propose works being in keeping with that existing use it is considered that the recommendation that site management of excavated

soil should follow an unidentified findings protocol in case soil with potentially contaminated features is found is supported.

Further the recommendation that all waste materials generated from demolition activities are managed in accordance with a *Hazardous Materials Management Plan* is supported.

5.3.3 State Environmental Planning Policy 55 – Remediation of Land

Clause 7 of SEPP 55 details that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

A search of the NSW Environment Protection Authority's (EPA) Contaminated Lands Register was undertaken, returning no results. Council's intramaps system indicates this site is potentially contaminated. This is associated with a past land use being a waste landfill site – non remediated. The specific location of the old landfill site is unknown, but anecdotal information suggests it may be in the northern section of Lismore Park, outside of the proposed works area.

A Hazardous Materials Risk Assessment Report was prepared for the site in 2011, which indicates the presence of hazardous building materials including lead paint, asbestos and polychlorinated biphenyl being present within structures that are proposed to be demolished.

Considering the proposal does not result in a change in land use, a detailed contamination test is not deemed to be required.

Given the amount of previous land shaping at the site, the management of excavated soil should follow an Unidentified Findings Protocol in case soil with potentially contaminating features is found.

All waste from any demolition activities will need to be handled and disposed appropriately. This will require a Hazardous Materials Management Plan being prepared and endorsed by Council prior to any works commencing onsite and implemented during works.

NOISE IMPACTS

The SEE provides the following commentary in relation to the matter of noise:

4.7 Capacity & Operations

It is important within this long-established major events and sporting precinct, that the new / upgraded facilities are allowed to be operated to support growth in existing sporting events and patronage as well as facilitate new sporting or major events and opportunities.

In reviewing the site's current patron capacity, COX Architecture has also undertaken an assessment of the site's patron capacity under the proposed development scenario. This review has confirmed that patron capacity does not significantly change and remains at approximately 10,000 patrons for Oakes Oval and 8,000 patrons for Crozier Field.

The proposed operation and use of the site under this DA, is therefore fundamentally the same as what can occur on the land today. Capacity numbers are not significantly increasing, and no restrictions precluding noise output, event frequency or even private function use currently apply across the land.

The new Tidal Building, upgraded facilities within the Gordan Pavilion and Crozier Field and surrounds have been designed to support use and operation by the community outside of event periods. These operations will remain subservient to the primary use of the site as a major events and recreation facility, providing additional / ancillary recreational, social and community land use opportunity.

No restriction on the number of events hosted at the site is therefore proposed. Rather, it is proposed that operations be governed by an overarching Plan of Management and/or possible Events Management Plan, which details limitations like patron capacity, hours of operations, noise emission, waste management, lighting and car parking and traffic control. This is to ensure that site and event operations do not unacceptably impact the amenity of the locality.

5.8.4 Noise

The site is located on the periphery of the CBD and is surrounded by a mix of homes, businesses and open space.

Similar to the discussion above regarding traffic, the proposed works are not intended to significantly increase the capacity of the site, though the frequency of attendance and use will increase. The existing recreational facilities are not limited in terms of the number of sporting events able to be held.

Opportunity exists to establish suitable noise criteria based on the potential noise generated during events, including amplified music announcements, traffic and crowds.

These findings could be used as the baseline for assessing the modelled noise emissions to surrounding sensitive receivers during events and could be considered under a wider site-specific Plan of Management, outlining noise management measures, monitoring procedures, and processes for handling complaints.

The recommendation that the venue as a whole be guided by a site-specific management plan is supported.

ON-SITE SEWAGE MANAGEMENT

N/A

ENVIRONMENTAL IMPACTS (Amenity)

See noise comments.

A condition has been nominated for construction impacts / amenity.

STORMWATER / TREATMENT DEVICES

The scale of the new works triggers the provisions of Chapter 22 – Water Sensitive Design Lismore Development Control Plan. The SEE states that the intention is to connect to existing drainage infrastructure. The additional imperious area is predominately roofed area which in quality terms is low risk. However it is considered important that the principles of WSD are incorporated into the overall design principles of the re-development. A standard condition has been nominated.

5.5.7 Chapter 22 – Water Sensitive Design

Considering the size of the land and limited extent of additional hard stand surfaces proposed, on site stormwater will be directed to the existing drainage network that traverses the land with some minor redirection required. Rainwater tanks may also be utilised to allow re-use and functioning for stormwater quality control.

Detailed servicing and stormwater management plans for the whole site have been prepared and can continue to be reviewed through the construction phase of the project. Council will need to consent to these in accordance with the requirements under the *Local Government Act 1993*.

BUFFERS

N/A

CONDITIONS:

B. CONDITIONS THAT REQUIRE MATTERS TO BE COMPLETED PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

1. **Prior to the issuing of a Construction Certificate**, a Section 68 application to carry out stormwater drainage work comprising stormwater treatment measures must be submitted to and be approved by the Consent Authority (LCC). The application details must be prepared by an appropriately qualified professional and must comply with the requirements of *Lismore Development Control Plan – Chapter 22 – Water Sensitive Design (DCP)* and address all hard surfaces. The information submitted must include commentary that clearly demonstrates compliance with the DCP including

predevelopment and post development calculations. A comprehensive Water Management Plan must be developed and include maintenance and auditing/accountability systems. Responsible persons and contact details must be provided.

The application must include a certification that the design proposal complies with the DCP.

The requirements of the approval must be complied with.

Reason: *To protect the environment, to satisfy the requirements of the Local Government Act, 1993, and to ensure the environmental management of stormwater complies with contemporary standards.*

D. CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

2. All waste materials generated from construction and demolition works shall be managed in accordance with a site specific and contemporary 'Hazardous Materials Risk Assessment Report' prepared by an appropriate qualified person. Waste materials shall only be disposed at licensed waste management facilities capable of receiving the waste as classified under the NSW Department of Environment and Climate Change (EPA) guideline document 'Waste Classification Guidelines: Part 1 Classifying Waste 2014'.

Reason: *To protect the environment and manage wastes appropriately.*

3. The hours of work for any offensive noise generating construction activity relating to demolition and construction works are to be limited to the following time restrictions:

Monday to Friday - 7.00am to 6.00pm
Saturday - 8.00am to 1.00pm

No noise generating construction activities are to take place on Sundays or public holidays.

Reason: *To preserve the environment and existing or likely future amenity of the neighbourhood.*

4. Erosion and sediment control measures must be put into place and be properly maintained to prevent soil erosion and the transport of sediment from the development site or into natural or constructed drainage lines or watercourses.

The measures must:

- maximise the diversion of clean waters
- minimise the extent and duration of site disturbance
- provide for appropriate water quantity and quality treatment and management
- include devices and practices to prevent sediment being carried from the site by vehicles and plant and including their tracks and tyres
- properly manage all dust generated by the development.

All control measures must be properly designed and be regularly inspected and be managed and maintained to ensure the measures operate to the design requirements and to meet all relevant environment protection standards. Control measures are to remain in place until the site has been adequately revegetated or landscaped to prevent soil erosion or the transport of sediment from the development site.

Reason: *To ensure the proper management of the site with regard to soil erosion and sedimentation.*

5. The existing buildings may have materials which contain asbestos. Any material that is scheduled for removal or disturbance that may contain asbestos must be demolished, and be disposed of, strictly in accordance with NSW Workcover Guidelines and contemporary environmental practice. Copies of Workcover Guidelines can be obtained by contacting the Workcover Assistance Service on 131050 or visit www.workcover.nsw.gov.au and download a copy of the publication.

Reason: *To ensure the safe and proper management of asbestos products.*

6. **Within seven (7) days of the completion of the demolition and asbestos removal work** the licensed asbestos removal contractor must provide the Consent Authority (LCC) with a certificate that states that all the asbestos materials have been removed from the land as required by this Consent and in accordance with all NSW WorkCover and NSW EPA Guidelines and good environmental practice. The certification must include details of the quantities of all asbestos materials demolished and written verification from the landfill operator that the quantity of asbestos materials have been disposed of at a licensed landfill.

Reason: *To provide quality assurance and to ensure that all asbestos materials have been demolished and disposed of in accordance with good environmental practice.*

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO OCCUPATION

7. The development shall be supported by and operated in accordance with a site-specific Operational Management Plan (OMP). The objective of the OMP is to ensure the development does not have any adverse impact upon the amenity of the locality, particularly adjoining residential properties.

Prior to the issue of any Occupation Certificate the applicant shall submit to and receive approval for a site specific OMP from the Consent Authority (LCC).

Reason: *To preserve the environment and existing or likely future amenity of the neighbourhood. (EPA Act Sec 4.15(b))*

FINALISATION OF REFFERAL - TO BE COMPLETED BY REFERRAL OFFICER

I have:

- (i) Completed my comments;
- (ii) Completed the referral and emailed link to Assessment Officer from TRIM; and
- (ii) Closed off the Authority Tracking for the referral

REFERRAL OFFICER'S NAME: Matt Kelly

DATE: 11 September 2020

DEVELOPMENT APPLICATION REPORT APPROVALS REGISTER REPORT

BY

PUBLIC HEALTH OFFICER

DA NO: 5.2020.247.1

Development: To undertake the following alterations and additions to Oakes Oval and Crozier Field, including:

- 1) the erection of a new multi-use building (tidal building) between Oakes Oval and Crozier Field, comprising a range of medical facility spaces, player and official change rooms, amenities, meeting rooms and rooftop terrace;
- 2) alterations and additions to Gordon Pavilion (Oakes Oval), including new rooftop terrace, media and broadcasting facilities, function spaces, food and drink outlets, amenities, meeting and storage spaces and accessibility facilities;
- 3) a new 140 seat prefabricated grandstand for Oakes Oval; and
- 4) alterations to the Crozier Field Grandstand including new roof and rooftop terrace, media and broadcasting facilities, function rooms, food and drink outlets, storage and access facilities.

Property Number: P15870

Date Lodged: 30/06/2020

Date of Referral: 10/7/2020

Mr C Bradridge

Development Assessment Officer

(Planning)

Please complete comments by: 24/7/2020

Premises: DP 709802 lot 1, 144 Magellan Street LISMORE

ADDITIONAL INFORMATION: (if required please advise immediately)

Please ensure that you have checked TRIM to see if there are any submissions that need to be read in conjunction with your assessment.

COMMENTS:

FOOD SAFETY

I am setting general conditions to cover both oaks and crozier oval kitchens.

PUBLIC HEALTH

No public health issues.

CONDITIONS:

G. CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO FINAL COMPLETION

- > To ensure that adequate provision is made for the cleanliness and maintenance of all food preparation areas, all building work in connection with the occupation or use of the premises for the preparation and storage of food shall be designed and carried out in accordance with the requirements of the:

- a) Food Act (as amended)
- b) Food Regulation (as in force);
- c) Food Standards Code
- d) AS4674 (Design, Construction and Fit-Out of Food Premises);
- e) Lismore Water - Trade Waste Section;
- f) AS 1668 Part 1;
- g) AS 1668 Part 2;
- h) the Protection of the Environment Operations Act; and
- i) the Building Code of Australia;

The relevant matters to be taken into account under this approval relate to:

- a) construction, materials and finishes;
- b) installation of fixtures, fittings and equipment;
- c) washing facilities, other facilities and special requirements;
- d) mechanical ventilation and exhaust discharges; and
- e) temperature control

The premises must be registered with Council **prior to the commencement of the use.**

(Reason: To ensure compliance with acceptable standards for the construction of food premises established under environmental health and safety legislation.)

1. The floor finish in all kitchens must meet the requirements of AS 4674 – 2004. If floor tiles are used they shall be epoxy grouted, impervious and free of gaps, cracks and crevices and be capable of being easily cleaned. The floor shall have a slip rating of no greater than 10.

Reason: *To meet the requirements of AS 4674 – 2004 Design, construction and fit-out of food premises.*

2. A cleaners sink, appropriate floor waste, or easy access to a similar facility connected to drainage that is not intended to prepare food, wash any equipment or for hand washing shall be provided for the disposal of wastewater (mop water) for each facility.

Reason: *To comply with the requirements of AS 4674 – 2004 Design, construction and fit-out of food premises.*

3. A toilet facility for staff must be provided or the food handlers have access to a toilet at the premises within a reasonable distance of travel. (If the toilet is for the sole use of food handlers the hand wash basin in the toilet shall be connected to warm running water.

Reason: *To comply with the Food Standards Code*

4. Mechanical ventilation is required in the kitchen if there is heated air with or without water or grease vapour produced by cooking equipment and has a maximum input exceeding 8 kW for an electrical appliance, or total gas input of 29 MJ/h for a gas appliance, or any deep fryer appliance.

Reason: To comply with Australian Standard AS 1668.2 - 2012 and relevant legislative requirements.

5. **Prior to operation** and at the completion of works an inspection by the Public Health Officer is required.

Reason: *To assess compliance with AS 4674 – 2004 Design, construction and fit-out of food premises, the Food Act 2003, the Food Standards Code and associated legislation.*

6. **Prior to operation**, the food business must notify Council with its business details in the format prescribed by Council and pay any associated fee when notifying Council.

Reason: *To comply with NSW Food Act.*

FINALISATION OF REFFERAL - TO BE COMPLETED BY REFERRAL OFFICER

I have:

- (i) Completed my comments;
- (ii) Completed the referral and emailed link to Assessment Officer from TRIM; and
- (ii) Closed off the Authority Tracking for the referral

REFERRAL OFFICER'S NAME: Cameron Smith

DATE: 15 Dec 2020

DEVELOPMENT APPLICATION REPORT APPROVALS REGISTER REPORT

BY

WATER & SEWER

DA NO: 5.2020.247.1

Development: To undertake the following alterations and additions to Oakes Oval and Crozier Field, including:

- 1) the erection of a new multi-use building (tidal building) between Oakes Oval and Crozier Field, comprising a range of medical facility spaces, player and official change rooms, amenities, meeting rooms and rooftop terrace;
- 2) alterations and additions to Gordon Pavilion (Oakes Oval), including new rooftop terrace, media and broadcasting facilities, function spaces, food and drink outlets, amenities, meeting and storage spaces and accessibility facilities;
- 3) a new 140 seat prefabricated grandstand for Oakes Oval; and
- 4) alterations to the Crozier Field Grandstand including new roof and rooftop terrace, media and broadcasting facilities, function rooms, food and drink outlets, storage and access facilities.

Property Number: P15870

Date Lodged: 30/06/2020

Date of Referral: 10/7/2020

Mr C Bradridge

Development Assessment Officer

(Planning)

Please complete comments by: 24/7/2020

Premises: DP 709802 lot 1, 144 Magellan Street LISMORE

ADDITIONAL INFORMATION: (if required please advise immediately)

Please ensure that you have checked TRIM to see if there are any submissions that need to be read in conjunction with your assessment.

COMMENTS:

The application seeks to obtain approval for the alterations and additions to an existing Sporting facility. The extent of works can be considered reasonably substantial. Council considers that there is sufficient capacity in the exist water supply mains and sewerage mains to accommodate the additional demands of the proposal.

The proposed development pending consent will be required to lodge a Hydraulic Services design for all water supply, sewerage and liquid trade waste management of the development.

Please note that this referral does not consider the requirements for Stormwater work or stormwater management.

WATER REQUIREMENTS

Water supply works are required for this development application. The finer details and approval of work are required subject to s68 application prior to the issue of a Construction Certificate.

SEWER REQUIREMENTS

Sewerage works are required for this development application. The finer details and approval of work are required subject to s68 application prior to the issue of a Construction Certificate.

LEVIES

Section 64 levies do apply to this development.

With reference to the proposed plans of the development a proportion of the development activity is refurbishment or embellishment of existing facilities. By enlarge the site as a whole operates as a community facility, e.g. rugby league, soccer, cricket and AFL for local and communities outside the Local Government area.as a regional facility. However, the development proposes expansion in terms of gross floor area at both the Gordon Pavilion and the new Tidal Pavilion to increase the gross floor area of the Gordon Pavilion and create a whole new gross floor area associated with the Tidal pavilion. In both cases the areas in question relate to areas to be used for food service, functions and conferences / meeting. In this regard the activities of these areas are or can be of a commercial nature for lease or hire, including temporary, for reward or a fee. Additionally the associated uses generate demands on the water supply and sewerage infrastructure.

In consultation with Rous Water it has been deemed that the expansion of the Gordon Pavilion at approx. 91sqm and the new Function room of the Tidal Pavilion at approx. 149sqm will be subject to water and sewer Levies. The rate applied to Offices, retail, café / restaurant are all equivalent and applied to this development at 0.01ET/sqm for both water and sewer.

Summary

Gordon Pavilion equates to $91 \times 0.01 = 0.91\text{ET}$ water and sewer.

Tidal Pavilion equates to $149 \times 0.01 = 1.49\text{ET}$ water and sewer

Total ET's. 2.4ET water and sewer.

Value:-

LCC water = $2.4 \times 1492 = \$3,580.80$. Rous Water = $2.4 \times 8872 = \$21,292.80$.

LCC Sewer = $2.4 \times 6929 = \$16,629.60$.

Combined total of **\$41,503.20**.

TRADE WASTE

The proposed development includes the construction of a commercial kitchen within the Tidal Pavilion and canteen at that proximity on-site will require appropriate pre-treatment of wastewater discharge to sewer. The existing Gordon Pavilion has an existing adequate pre-treatment system. Subject to consent the development shall be conditioned to include the requirement to make application and seek approval for the discharge of liquid trade waste to the sewerage system.

FIRE SERVICES

Subject to BCA assessment. Refer to report by the Building Surveyor. Any requirement for Fire Hydrants and or Fire Hose Reels are to be detailed in a submission of a s68 application for approval by Council. All works to be completed prior to the issue of a Occupation Certificate.

CONDITIONS

B. CONDITIONS THAT REQUIRE MATTERS TO BE COMPLETED PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

Prior to the issue of a Construction Certificate the proponent shall obtain approval under Section 68 of the Local Government Act, 1993 for the water supply, sewerage and liquid trade waste works required for this development. The proponent shall submit the appropriate Activity Application Forms accompanied by a full set of Hydraulic Services design plans including any details or specifications by a suitable qualified consultant, as required, to a standard necessary for construction purposes. Note:

- a) The proponent shall not commence construction of any part of the water supply and sewerage works prior to receiving an Activity Approval specifically for the water supply and sewerage works and plans with Council's stamp of approval.
- b) A fee applies to the Activity Application. The fee is as adopted at the time of payment and is as set out in Council's Fees and Charges.

Reason: To comply with Section 68 (s68) of the Local Government Act, 1993.

C. CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

All plumbing works shall be subject to a 'Notice of Work' issued by the licensed plumber prior to works commencing. Inspection fees apply. Fees are in accordance with Council's schedule of fees and charges and are required to be paid prior to any inspection/s. It is the licensed plumber's responsibility to monitor the requirements for inspection and payment of inspection fees.

Reason: Required by Clauses 12 and 13 of the Plumbing and Drainage Act 2011.

D. CONDITIONS THAT MUST BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

E. OPERATIONAL CONDITIONS IMPOSED UNDER EP&A ACT AND REGULATIONS AND OTHER RELEVANT LEGISLATION

>

F. CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO ISSUE OF ANY OCCUPATION CERTIFICATE

Prior to the issue of an Occupation Certificate, a Certificate of Compliance issued by Lismore City Council (and on behalf of Rous Water) under s.305-307 of the Water Management Act 2000, must be obtained and submitted to the Certifying Authority in relation to contributions payable.

Notes:

- a) The Certificate of Compliance confirms that all contributions levied under s.64 of the Local Government Act have been paid and existing infrastructure has the capacity to service the proposed development. In this regard, Lismore City Council also acts as an agent for Rous Water for the

- collection of contributions and the issue of the Certificate.
- b) There is a schedule attached to the end of this notice that details the Water and Sewer Contributions applicable to this development that must be paid prior to the issue of the Compliance Certificate.
 - c) If the proposed development requires public water/sewer infrastructure works, those requirements will be specified in conditions of this consent or under a separate approval under s.68 of the Local Government Act 1993.
 - d) An application under s.305 of the Water Management Act 2000 must be made (the form is available on Council's website) and the applicable application fee paid in order for a Compliance Certificate to be issued.

Reason: *To ensure compliance with the statutory requirements of the Local Government Act and Water Management Act in relation to the provision of water and sewer infrastructure to service the development.*

Prior to the issue of an Occupation Certificate all water supply, sewerage and liquid trade waste works required in accordance with this consent notice or by any approvals issued under s68 of the Local Government Act shall be complete. A Certificate of Compliance in accordance with the Plumbing and Drainage Act 2011 shall be issued by the Licensed plumber.

Reason: *Required by Clause 15 of the Plumbing and Drainage Act 2011.*

Prior to the issue of an Occupation Certificate the proponent shall obtain approval under Section 68 of the Local Government Act, 1993 for the **Discharge of Liquid Trade Waste** into the sewer of Council. The proponent shall submit the appropriate Activity Application Forms accompanied by any relevant supporting documentation regarding the completed liquid trade waste installation and operational plan of the proposed activity.

Note: The proponent shall not commence any discharge of liquid trade waste prior to receiving an Activity Approval specifically for the management of liquid trade waste from the completed development.

Reason: *To comply with Section 68 (s68) of the Local Government Act, 1993.*

G. CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO FINAL COMPLETION

Within two (2) days of commissioning works the licensed plumber shall submit to Council a Certificate of Compliance and a "sewerage service diagram" using the NSW Fair Trading pre-formatted Service Plan template.

Reason: *Required by Clauses 15 and 16 of the Plumbing and Drainage Act 2011.*

H. ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

At all times, the operation and management of the property and facilities shall be carried out in accordance with any terms and conditions as stated in an approval issued by Council under s68 of the Local Government Act for the discharge of liquid trade waste into the sewer of Council.

Reason: *Condition imposed by Council to ensure protection of the environment, protection of the public sewerage system and health and safety of sewerage maintenance workers.*

Table A

Local Government Act - Section 64 Contributions

The developer shall pay to Council all Water and Sewerage levies deemed necessary by Council and in accordance with Section 64 of the Local Government Act 1993. The rates and amounts applying at the date of this notice, totalling **\$41,503.20**, are set out below for your information. Such levies shall be paid, as required by Council, prior to being issued with a Section 307 - Certificate of Compliance.

Charges are levied to provide funds for the provision of services and facilities identified in Lismore City Council's and Rous Water's Development Servicing Plans as required by an increase in population or development activity (Water Management Act 2000, Sec 306).

Levy Area	Account No.	No. of ET's	Cost Per ET	Amount Payable
Water and Sewerage Development Servicing charges are levied under Section 306 of the Water Management Act 2000 and amounts payable are set out below.				
Water Supply				
Urban Reservoir Zone – Lismore Water	503	2.4	\$1,492	\$3,580.80
Rous County Council (Except Nimbin)	509	2.4	\$8,872	\$21,292.80
Sewerage Services				
Lismore Sewer	507	2.4	\$6,929	\$16,629.60
Total				\$41,503.20

IMPORTANT TO NOTE

The rates and amounts shown against the various items above are those applicable as at date of this Notice. Development Servicing Plans are reviewed every 3-5 years. The charges nominated in the Development Servicing Plans increase by CPI each year for the life of the plan.

Lismore Council and Rous Water Development charges are the adopted Development Servicing Charges per Equivalent Tenement (ET) current at the time of payment multiplied by the assessed number of ET's for the development - not the charge current at the time of consent adjusted by CPI to the time of payment.

The cost per ET is in accordance with the relevant Development Servicing Plan as at the date of this Notice.

Levies Correct – Accounting Finance Officer **Date**
/...../.....

Total levies at current rates (actual amount to be calculated when final plan submitted).

A COPY OF THIS ADVICE MUST BE PRESENTED WHEN MAKING PAYMENT

DATE:

CASHIER:

RECEIPT NO:

FINALISATION OF REFFERAL - TO BE COMPLETED BY REFERRAL OFFICER

I have:

- (i) Completed my comments;
- (ii) Completed the referral and emailed link to Assessment Officer from TRIM; and
- (ii) Closed off the Authority Tracking for the referral

REFERRAL OFFICER'S NAME: Mick Lacey

DATE: 2 Feb. 21

S64 LEVIES YES