

### 6.3.2 DA 019/02014 Demolition of Canteen and Construction of New Canteen at 21 Cudgegong Street Rylstone being the Rylstone Showground

REPORT BY PAUL BLACKWELL TO 5 FEBRUARY 2014 COUNCIL MEETING  
140205 Council1  
GOV400038, DA0197/2014, P16221

#### RECOMMENDATION

##### That:

1. That the report by Health & Building on DA 0197/2014, demolition of existing canteen, construction of new canteen and construction of awning to existing bar at the Rylstone Showground located at 21 Cudgegong Street, Rylstone be received; and
2. Development Application No. 0197/2014, demolition of existing canteen, construction of new canteen and construction of awning to existing bar at the Rylstone Showground located at 21 Cudgegong Street, Rylstone be approved, subject to the following conditions:

#### APPROVED PLANS

1. The development must be carried out in accordance with the approved stamped plans, except as otherwise provided by the conditions of this determination (Note:- modifications to the approved plans will require the lodgement and consideration by Council of a modification pursuant to Section 96 of the Environmental Planning and Assessment Act).
2. Development is to be carried out generally in accordance with the stamped plans submitted to Council by Mary Kavanagh, Drawing 1-2 Dated 25/11/2013 & Drawing 3 Dated 3/10/2013, except as varied by the conditions listed herein. Any minor modification to the approved plans will require the lodgement and consideration by Council of amended plans. Major modifications will require the lodgement of a new development application
3. Notwithstanding the approved plans, the structure is to be clear of any easements and/or any water and sewer mains in accordance with council policy.
4. All plumbing and drainage work must be carried out by a licensed plumber and drainer and must comply with the requirements of AS 3500 (National Plumbing & Drainage Code) and the Plumbing Code of Australia.
5. All plumbing and drainage inspections must be carried out by Council prior to the covering of any trenches or wall/ceiling linings.
6. All building work must comply with the requirements of the National Construction Code, together with the relevant Australian Standards and also the Environmental Planning and Assessment Act, 1979, as amended, and Regulations.

7. **All mandatory inspections required by the Environmental Planning and Assessment Act and any other inspections deemed necessary by the Principal Certifying Authority being carried out during the relevant stages of construction.**
8. **Construction work noise that is audible at other premises is to be restricted to the following times.**
  - **Monday to Saturday -- 7.00am to 5.00pm**
  - **No construction work is permitted on Sundays and Public Holidays.**
9. **Prior to the occupation of a new building, an Occupation Certificate must be obtained from the Principal Certifying Authority appointed for the erection of the building.**
10. **A sign must be erected in a prominent position on any work site on which the erection of a building is being carried out;**
  - **stating that unauthorised entry to the work site is prohibited, and**
  - **showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.**
11. **The strength of the concrete used for the reinforced concrete slab and piers must be 25MPa (N25)**
12. **All stormwater must discharge to the existing stormwater system on site.**
13. **Erosion and sediment control measures being implemented prior to the commencement of works and must be maintained during the period of construction to prevent sediment and other debris escaping from the site. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.**
14. **The removal or demolition of any materials (ie fibrous cement sheeting “fibro”) likely to contain asbestos must be carried out in accordance with the requirements of Work Cover and Australian Standard 2601 – 2005 “ Demolition of Structures”**
15. **All material containing asbestos must be disposed of to the Mudgee Waste Facility. Arrangements must be made with the Facility prior to disposal.**
16. **Prior to the commencement of any construction works, the following provisions of the Environmental Planning and Assessment Act 1979 (the Act) are to be complied with:**
  - a) **Council is to given at least 2 days notice of the date intended for commencement of building works, in accordance with Section 81A(2)(c) of the Act and Form 7 of Schedule 1 to the Regulations.**
17. **The site must be provided with a waste enclosure (minimum 1800mm x 1800mm x 1200mm high) that has a lid or secure covering for the duration of the construction works. The enclosure is to be emptied periodically to reduce the potential for rubbish to be blown from the site.**

**The Council encourages the separation and recycling of suitable materials.**  
**NOTE: ALL WASTE GENERATED FROM THE CONSTRUCTION PROCESS IS TO BE CONTAINED ON-SITE.**
18. **If the work involved in the erection/demolition of the building;**

- a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- b) building involves the enclosure of a public place

A hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

19. If any aboriginal artefacts are uncovered or identified during construction earthworks, such work is to cease immediately and the local aboriginal community and National Parks and Wildlife Service are to be notified.  
(Note: A suitably qualified person is required to be present during earthworks to identify whether any artefacts were uncovered).

## Executive Summary

<b>Applicant</b>	Mid-Western Regional Council
<b>Estimated Cost of Development</b>	\$ 93 000.00
<b>Reason for reporting to Council</b>	Council is the applicant
<b>Public Submissions</b>	No

Council has received a Development Application for the proposed demolition and construction of a canteen and construction of an awning to the existing bar located on the Rylstone Showground at 21 Cudgegong Street, Rylstone.

The canteen is proposed to be 14 meters by 9.5 meters by 3.0 meters high (approximately). The building will be constructed using steel frame on a concrete slab enclosed by colour-bond sheeting.

The awning which is proposed to be connected to the already existing bar consists of a steel skillion roof covering an area of 60 square meters.

The proposed works are being reported as Council is the applicant for the proposal.

## Detailed Report

The application has been assessed in accordance with Section 79C(1) of the Environmental Planning and Assessment Act 1979. The main issues are addressed below as follows.

### *REQUIREMENTS OF REGULATION AND POLICIES*

#### *(a) Provisions of any Environmental Planning Instrument and any draft EPI*

##### **Mid-Western Regional LEP 2012**

The land is zoned 'RU5 Village' in accordance with the Mid-Western Regional LEP 2012. The proposed development would be defined as a Kiosk and Bar area and is permissible with the consent of Council.

#### *(b) Provisions of any Development Control Plan or Council Policy*

There are no provisions within Council's Development Control Plan 2013 (DCP) that are relevant to this form of development.

## 2. *IMPACT OF THE PROPOSED DEVELOPMENT*

### (a) Context and Setting

The proposal will provide an important community facility for future events held at the Rylstone Showground. The design of the proposed structure is simple and will fit in with the existing buildings and is not considered to adversely impact on the context and setting of the heritage significant townscape.

### (b) Access, transport and traffic

The location and design of the Canteen and Awning will have minimal impact to the existing Road infrastructure. The proposed Canteen will be constructed in the existing position with the exception of a slight change to the orientation of the building so as to face the Showground. The awning for the Bar will encroach on the internal bitumen access road. This will have minimal impact to the public access as the road is used for internal use only.

### (d) Utilities

There are no utilities issues with regard to the proposed Canteen and Bar awning.

### (e) Heritage

The proposed development is outside the Heritage Conservation area of the Rylstone Township however it is considered the buildings will have no detrimental effect to the heritage significance of the Rylstone township.

### (g) Social impact in the locality

The reconstruction of the Canteen and the Bar awning will have a positive social impact on the locality.

### (s) Site design and internal design

The site design is considered appropriate for the proposal.

### (t) Construction

The buildings are proposed to be constructed using steel frame on concrete slab. The canteen will be enclosed using colour-bond cladding.

If approved, the building will be assessed against the requirements of the National Construction Code and its associated Australian Standards.

## 3. *SUITABILITY OF SITE FOR DEVELOPMENT*

### (a) Does the proposal fit in the locality

The proposed Canteen and Bar awning are seen to fit into the locality. The Canteen and Bar awning will provide an important community facility for the public for future events held at the Rylstone Showground. The design of the proposed structure is simple and will fit in with the existing buildings and is not considered to adversely impact on the context and setting of the heritage townscape.

#### 4. SUBMISSIONS MADE IN ACCORDANCE WITH ACT OR REGULATIONS

##### (a) Public Submissions

The Application was notified from 12 December 2013 until 10 January 2013 in accordance with Council's notification policy. During the notification period no submissions were received.

##### (b) Submissions from public authorities

The application was referred to the Lands Department for comment. No objections were received.

#### 5. THE PUBLIC INTEREST

The proposed Canteen and Bar awning are seen to be in the Public Interest as the proposal will provide a new community facility which has been designed and located to maximise its benefit to the community and local organisations. Given the facility incorporates design elements to enhance accessibility to persons with limited mobility, the proposal is in the broad community interest.

#### 6. CONSULTATIONS

##### (a) Town Planning

Council's Town Planning Department had no concerns with this application.

##### (b) Development Engineer

Council's Development Engineer had no concerns with this application.

#### Financial and Operational Plan implications

Funding of this project is in accordance with the Mid-Western Regional Council Operational Plan.

#### Community Plan implications

Not applicable.

PAUL BLACKWELL  
TRAINEE HEALTH & BUILDING SURVEYOR



CATHERINE VAN LAEREN  
DIRECTOR, DEVELOPMENT & COMMUNITY SERVICES

23 January 2014

APPROVED FOR SUBMISSION:

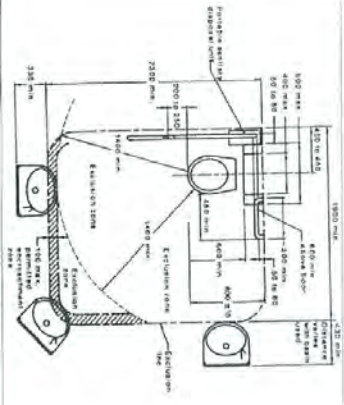


WARWICK L BENNETT  
GENERAL MANAGER

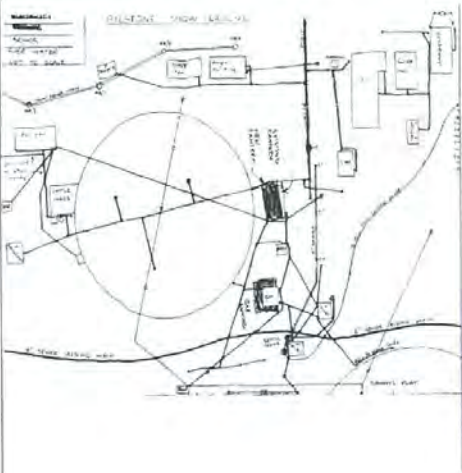
Attachments: 1. Locality Plan  
2. Site Plan  
3. Awning Plan

Canteen Plans





**Access Toilet Minimum Standards**



**Site Plan**

- Scope of Work**
1. Disconnect services to and demolish/remove existing canteen, including floor slab.
  2. Realign aspect of new canteen to face show ring as shown on site plan.
  3. Install below ground electrical, plumbing and drainageservices.
  4. Prepare/form up/pour reinforced concrete footings and floor slab for new canteen (to AS2870:2011).
  5. Install pre-fabricated steel wall and roof frames and awning to manufacturers' directions.
  6. Fit Colorbond roofing and cladding to new canteen. Install insulation to roof, ceiling and external walls.
  7. Install window and doors and construct servery as shown.
  8. Fit security bars to highlight windows and roller shutters to entry doors and servery.
  9. Install gyprock to walls and ceiling as per manufacturers' directions.
  10. Install commercial grade kitchen to layout shown (as per AS4674:2004 Design, Construction and fit-out of food) and connect to services (Elect, Water & Gas cooking/hot water) to supply authority regulations.
  11. Tiled floor finish to Kitchen, WC and Airlock. Wall tiles from floor to ceiling of same areas.

**Scope of Work**

Plans by



Mary Kavanagh  
0425 275 749

**Proposed New Canteen for Rylstone Kandos Showground Society MK II**

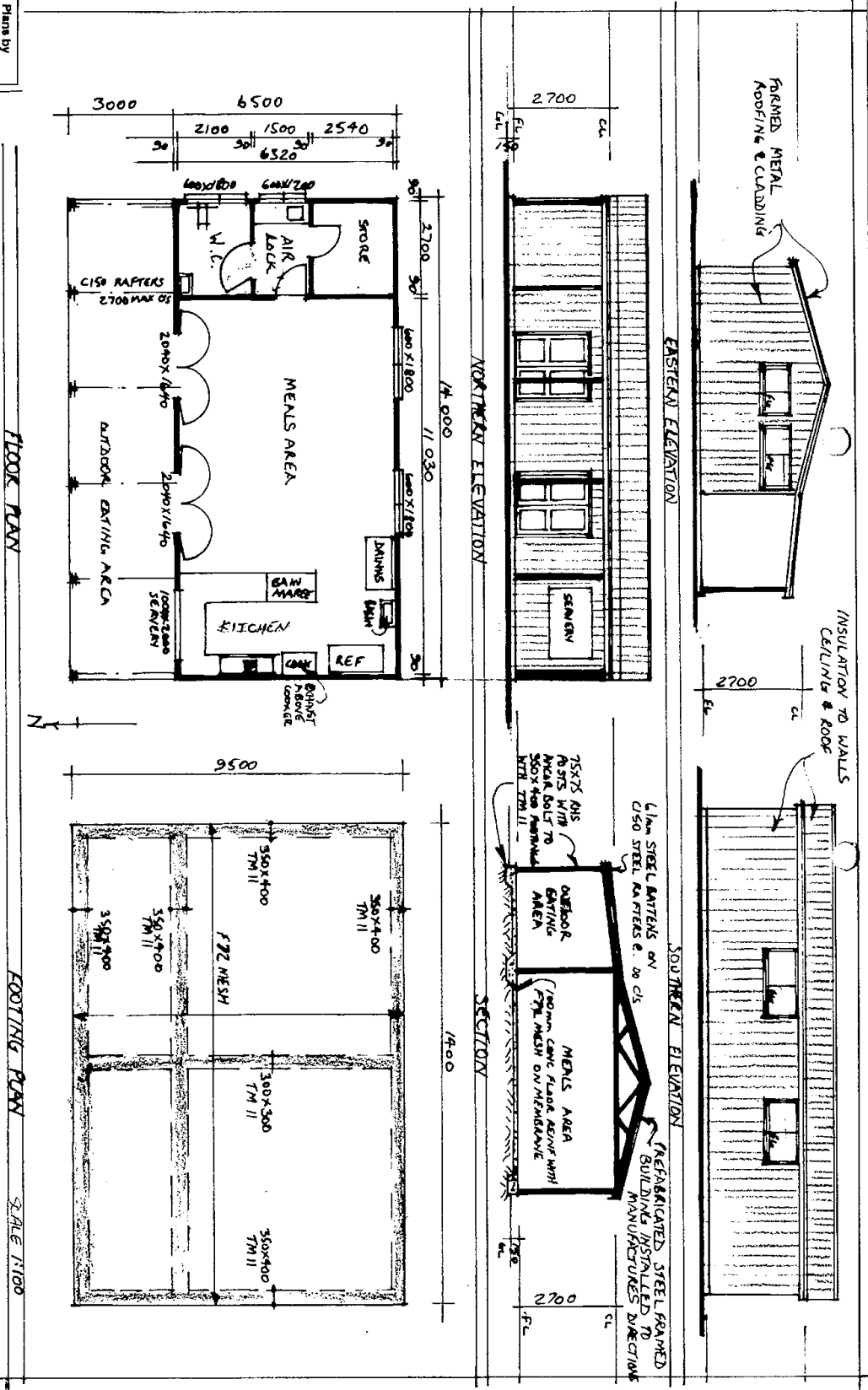
**At Rylstone Showground, Rylstone, N.S.W.**

Date 25.11.2013

Plans by  
 Mary Kavanagh  
 0425 276 748

**Proposed New Canteen for Rylstone Kandos Showground Society MK II**  
 At Rylstone Showground, Rylstone, N.S.W.

Date 25.11.2013  
 Page 1 of 2



FLOOR PLAN

FOOTING PLAN

SCALE 1:100



