

Main House DA for Public Use

Bundagen Cooperative November 2018

Background

- ▶ The Mainhouse and surrounding facilities (Meeting Hall, Meditation Space, Kids space, old school, toilets and carpark) do not have council approval for public use or commercial activities.
- ▶ Activities conducted in these buildings involving members of the public are effectively illegal and Bundagen's insurers have advised that they cannot insure the community for any "illegal activities".
- ▶ Public activities in the Main House and surrounding facilities stopped in 2015 and a working group was formed to research what would be required to get Public/Commercial Use approval from the Council and report back to the community so it can make an informed decision about how to proceed.

Consultants Reports

- ▶ Following advice from a Planning Consultant a number of Reports have been commissioned or prepared by members of the Working Group including:
 - ▶ Bushfire Hazard Assessment
 - ▶ Toilets and Sanitation
 - ▶ Traffic and Parking
 - ▶ Greywater Management
 - ▶ Disability Access
 - ▶ Landscaping and Vegetation Management
 - ▶ Fire Evacuation and Assembly

Bushfire Hazard Assessment

- ▶ Two consultants have been approached to provide Bushfire Hazard Assessment advice for the community including:
 - ▶ Midcoast Building and Environmental (Tim Mecham)
 - ▶ Bushfiresafe Australia (Wayne Hadaway)
- ▶ The objectives of a Bushfire Hazard Assessment include:
 - ▶ To ensure that Bundagen Cooperative meets the aims and objectives of the NSW Rural Fire Services *Planning for Bushfire Protection 2006* and have measures in place to minimize the impact of bushfires
 - ▶ Reduce the risk to property and the community from bushfires
 - ▶ Comply where applicable with *AS3959 (2009) - Construction of Buildings in Bushfire Prone Areas*
- ▶ A number of factors need to be considered when conducting a Bushfire Hazard Assessment including Slope, Vegetation Type, Distance from Fire Hazard, Access/Egress and Fire Weather
- ▶ Bundagen Cooperative has a *Fire Management Plan* in place since 2002 which has been revised in 2012 and 2015

Bushfire Hazard Assessment - Tim Mecham's Recommendations

- ▶ The Main House has not been constructed to comply with any Bushfire Attack Level (BAL)
- ▶ A new building with a minimum BAL rating of 29 should be constructed on the property in a cleared area with a separation distance of 100m from any Fire Hazard (e.g. adjacent to the Volley Ball courts)
- ▶ This new building (Fire Refuge) will need to accommodate up to 100 people (members and visitors) and will require a minimum floor space of 100m²
- ▶ A Fire Emergency Management Plan needs to be prepared to include early evacuation to this new building (Fire Refuge). This Plan will need to be approved by the relevant fire authority for the area (i.e. RFS). This Plan needs to consider the requirements of *AS 3745 (2010) - Planning for Emergencies in Facilities*
- ▶ Vegetation Management - vegetation around the Main House and associated facilities needs to be managed in a manner that will help minimise the spread of fire.

Bushfire Hazard Assessment - Wayne Hadaway's Recommendations

- ▶ Option 1 - modify vegetation surrounding the Meeting Hall and Meditation Building to comply with the asset protection zone requirements and upgrade the construction standards for the new Main House, Meeting Hall, Meditation Building to comply with a BAL-12.5 standard.
- ▶ Option 2 - modify vegetation to the west of the old Main House between the house and access road to comply with the asset protection zone requirements and upgrade the construction standards for the main house to comply with a BAL-12.5 to utilise as a safe refuge building.
- ▶ Option 3 - Construct a new building to the standard of BAL-12.5 and comply with appropriate asset protection zones which would need to be located within 50 metres from the new Main House, Meeting Hall and Meditation Building.
- ▶ Option 4 - Upgrade the new Main House to BAL 12.5 construction standard and comply with appropriate asset protection zones **(TO BE CONFIRMED IN WRITING)**

Fire Refuge options and costs

- ▶ Based on advice from the two fire consultants, Bundagen has 3 main options to meet our requirements for providing a Fire Refuge. These include:
- ▶ Option 1 - create a new, stand-alone building to meet BAL 12.5 (Wayne Hadaway) or BAL 29 (Tim Meacham) in a cleared area at least 100m from any fire hazard (e.g. adjacent to the volley ball courts). Estimated cost = \$80,000 to \$120,000 for a 100m² to 200m² shed on a slab with its own power and water
- ▶ Option 2 - upgrade the new Main House to BAL 12.5. Estimated cost - \$20,000
- ▶ Option 3 - Rebuild the old Main House to BAL 12.5. Estimated cost = \$150,000

Toilets and Sanitation

- ▶ A floor area of 124.6m² for the main house has been considered in respect to determining the sanitary requirements for Bundagen communal area under the Building Code of Australia (BCA).
- ▶ Only the main house internal floor area has been considered for two reasons: it provides a virtual people count of patrons that is consistent with the historic and intended proposed uses (about 100 people) and it helps keep associated cost of the DA achievable.
- ▶ The sanitary facilities for the public precinct are all recorded as Farralones (Composting) batch type toilets as recorded by C Borgeest and J Huxley (2013)
- ▶ Adequate toilet and sanitation facilities are believed to already exist to meet likely DA requirements with the exception of a Toilet with Access for people with Disabilities

Toilets and Sanitation - Required Units

Existing Building Number, Name & Proposed Classification	Building Sections' Area (m ²)									Calculations			Required facilities			
	Kitchen	Office	Library	Coop	Storage	Amenity	Hall	Verandah	Other	Total Floor Area (m ²)	Gross floor Area (m ²)	Total persons accommodated	Number of Car Spaces	Number of Sanitary Units		
														Urinals	Toilets	Washbasins
1. New Mainhouse, Class 9b & 6	22.00			13.86	10.64		124.6	129.00	Stage 18.24	318.34	24.50 164.84	4 125	1 25	1 1	Hall 4 cafe 4	3 3
2. Mediation Space, Class 9b							54.48	60			54.48	55	Sub to study 8		2	
3. Old School, Class 9b			24.75		4.81	2.5	61.62	68.75			93.68	31+1 32	Sub to study 14	1	3	
Number of Total Facilities Required:													48		9	

Access for people with a disability (parking, ramps and paths)

- ▶ Under the BCA and the Disability Discrimination Act (DDA) persons with a Disability must have access to a building regardless of their disability including provision of a continuous accessible path, building access and sanitation.
- ▶ The communal buildings on Bundagen (Main House, Meeting Hall, Meditation Space, Toilets and Parking) currently do not fully cater for Disability Access.
- ▶ The community will need to provide access to all communal buildings for people with a disability (via hard surface paths and ramps).
- ▶ A series of hard surface paths suitable for a wheelchair and 1 Disability Parking Space have been included in the DA plans.
- ▶ Plans for a Disability Composting Toilet have been prepared and it is proposed to adapt the existing composting toilet located near the Meditation Space to the East of the Main House.

Traffic and Parking

- ▶ To meet DA requirements the following Traffic and Parking provisions will need to be met:
 - ▶ 17 x sixty degree angled car parking spaces
 - ▶ 7 x parallel car parking spaces
 - ▶ 1 x Disability car parking space
 - ▶ Overflow parking spaces for an additional 8 vehicles
- ▶ Delineation of parallel car parking spaces will be achieved via the use of timber bollards at minimum 1.8m spacing. Angled car parking spaces will require signs and markers set on bollards stating the need for angled parking.
- ▶ Sealing of the proposed parking spaces and internal access roads is not recommended and would be incongruous with the surrounding environment.
- ▶ Primary access to the land will be via the existing gravel roads through Bongil Bongil National Park. Internal road access within the property will be via the existing gravel roads which are maintained by the community.

Wastewater Management

- ▶ The majority of On-site Wastewater Management Systems (OSMS) at Bundagen consist of composting toilet treatment for blackwater, with separate greywater treatment and land application.
- ▶ Greywater is either passed directly to absorption trenches, ETA mounds or ETA beds, or partial treatment with grease traps. A similar approach will be adopted for management of wastewater for the Main House and surrounding buildings for the purposes of the DA.
- ▶ Required works for managing wastewater include:
 - ▶ Installation of a new grease arrestor with capacity to treat over 150 litres/hour
 - ▶ Removal of the existing domestic downslope arrestor and redirection of all wastewater through the new arrestor
 - ▶ Installation of a distribution box
 - ▶ Disconnection of the existing narrow ETA mound
 - ▶ Installation of an ETA wick mound field of at least 230m² made up of 3 beds of 11.6m long x 1.8m wide x 0.3m deep
 - ▶ Regular inspections and maintenance

Vegetation Management

- ▶ Effective Vegetation and landscape management are critical to bushfire protection and involves:
 - ▶ Preventing flame impingement on dwellings
 - ▶ Providing a defendable space for property protection
 - ▶ Reducing spread of fire
 - ▶ Deflecting and filtering embers
 - ▶ Providing shelter from radiant heat
 - ▶ Reducing wind speed
- ▶ For the purposes of meeting the DA requirements this will require:
 - ▶ Controlling woody weed species and prevention of fire in bush gardens
 - ▶ Control of native vines in northern area
 - ▶ Storing all firewood away from any buildings in fire season (Sep to April)
 - ▶ Avoiding use of combustible mulch in vicinity of buildings
 - ▶ Completion of a windbreak in direction of likely fire front (north-west)

Estimated cost of works

- ▶ Estimated total costs of the work require ranges from \$118,400 to \$250,100 and includes:
 - ▶ Greywater - \$12,000
 - ▶ Paths - \$8,500
 - ▶ Parking - \$25,000
 - ▶ Disability toilet upgrade - \$5,000
 - ▶ Upgrading main house to commercial kitchen use - up to \$15,000
 - ▶ Ancillary signage - \$500 to \$1,000
 - ▶ Establishing a fire refuge - \$20,000 to \$150,000
 - ▶ DA application fee - \$400 to \$600
 - ▶ Bringing Meditation Space up to BAL 12.5 - \$30,000
 - ▶ Possible second fire report - \$2,000 to \$3,000

Fire refuge cost options

- ▶ **Option 1** - Creating a new fire refuge to BAL 12.5 or BAL 29 in a cleared area with 100m clearance from fire hazard - \$80,000 to \$120,000
- ▶ **Option 2** - Upgrade the new main house to BAL 12.5 - \$20,000
- ▶ **Option 3** - rebuild the old main house to BAL 12.5 - \$150,000

Budget and possible funding

- ▶ \$150,000 was set aside to renovate the old main house - \$135,651 of these funds remain. A proportion of these funds can be allocated to this project (agreed at GM held on 31/1/2015)
- ▶ Up to an additional \$120,000 to \$180,000 would be required to complete the project depending on which Fire Refuge option we adopt
- ▶ There is good scope to obtain the additional funds required via a NSW Government Grant

Potential Government Grant

NSW Infrastructure Grants

- ▶ Arts & Culture \$50,000 to \$200,000 available per project
- ▶ Emergency Preparedness \$10,000 to \$200,000 available per project
- ▶ Sport & Recreation \$100,000 to \$300,000 available per project