CAMPBELLTOWN
CITY COUNCIL

LOCAL PLANNING PANEL

22 APRIL 2020

MEETING NOTICE

Campbelltown City Council Local Planning Panel

The meeting of the Campbelltown City Council Local Planning Panel will be held in Civic Centre, Campbelltown on **Wednesday, 22 April 2020 at 3.00pm.**

MEETING AGENDA

1. ACKNOWLEDGEMENT OF LAND

I would like to acknowledge the Traditional Custodians, the Dharawal people, whose Lands we are now meeting on. I would like to pay my respects to the Dharawal Elders, past and present and all other Aboriginal people who are here today.

2. APOLOGIES

3. DECLARATIONS OF INTEREST

General Information

The role of the Local Planning Panel is to determine development applications and provide advice on planning proposals.

When the panel is considering a report relating to a development application, the panel will receive and consider verbal submissions from the applicant and from any person that made a written submission in regard to that development application (during the notification or exhibition period).

As required by the Minister's Local Planning Panels Direction, when considering a planning proposal, the role of the panel is to provide advice to Council. The panel is the first step in the evaluation process before Council and the State Government (through the Gateway process) to decide whether to support a formal public exhibition or consultation period on the proposal. It is possible that the proposal will be modified before or as part of the consideration by Council and/or through the Gateway process. The panel will consider verbal submissions made in relation to the matter from the applicant, if there is one, and from any other person. The panel will not consider written submissions tabled at the meeting, however they will be accepted and passed on to Council officers for consideration in their report to Council.

Any person who makes a verbal submission to the panel must identify themselves and must also accept that their presentation will include their images and sounds and will be webcast and stored on Council's website for future viewing. Any person who makes a verbal submission to the panel must also declare before their submission any political contributions or donations they have made over the last four years exceeding $1,000 to any political party or candidate who contested the last Ordinary Election of Council.

If you would like to make a verbal submission to the panel, it is necessary to submit the "request to address – community access to meetings" form available on Council's website by midday the day prior to the meeting. The panel chair will invite the registered speakers to the table at the appropriate time in the agenda. Verbal submissions to the panel will be limited to 5 minutes each. The chairperson has the discretion to extend the period if considered appropriate. Panel members will have the opportunity to ask you questions at the end of your submission.
.

Recommendations of the Panel

The reports are presented to the Local Planning Panel for its consideration, advice and determination if the report is for a development application.

After the panel has considered submissions made by interested parties, the panel will make recommendations to the Council if the report relates to a planning proposal and determination if the report relates to a development application. The panel's recommendations/determinations become public by 4.30 the Friday following the Local Planning Panel meeting.

Information

Should you require information regarding the panel or any item listed on the agenda, please contact Council's City Development Division on 4645 4575 between 8.30am and 4.30pm.

The following report is referred to the Local Planning Panel Panel for its consideration and recommendation.

Lindy Deitz
General Manager

4. REPORTS

4.1 Use of building as an out of school hours childcare facility - 4 Stranraer Drive, St Andrews

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.1 - Support the resilience, growth and diversity of the local economy

Referral Criteria

The land owner of the subject site is Campbelltown City Council and the determining authority pursuant to Part 4, Division 4.2, Section 4.8 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is the Local Planning Panel.

Executive Summary

- This development application proposes the use of building as an out of school hours childcare facility at Lot 136, DP260451, St Andrew Cottage, 4 Stranraer Drive, St Andrews.
- The subject site is zoned R2 Low Density Residential under the provisions of the Campbelltown Local Environmental Plan 2015.
- The application was notified to adjoining and surrounding properties from 18 January 2019 for a period of 14 days. No submissions were received during this time.
- The site is not considered suitable for the proposed use due to the proposal's failure to adequately satisfy the relevant requirements relating to traffic and parking, access and pedestrian safety as required in the Child Care Planning Guidelines.
- An assessment under Section 4.15 of EP&A Act has been undertaken and it is recommended to the panel that the application be refused, subject to the reasons outlined in this report.

Officer's Recommendation

That development application 4618/2018/DA-C for the use of building as an out of school hours childcare facility at Lot 136, DP260451, St Andrew Cottage, 4 Stranraer Drive, St Andrews be refused for the reasons listed in attachment 1.

Purpose

To assist the Campbelltown Local Planning Panel in its determination of the subject application in accordance with the provisions of the EP&A Act.

Property Description	Lot 136 DP 260451 St Andrews Cottage, 4 Stranraer Drive, St Andrews 2566
Application No	4618/2018/DA-C
Applicant	Weldon Childrens Services
Owner	Campbelltown City Council
Provisions	Campbelltown 2027 – Strategic Community Plan
	State Environmental Planning Policy 55 - Remediation of Land
	Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment
	State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
	Education and Care Services National Regulations
	Child Care Planning Guideline (CCPG)
	Campbelltown Local Environmental Plan 2015
	Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	19 December 2018

History

Site

The subject site is owned by Campbelltown City Council and has been used a community facility for a number of years.

Application

- The development application was lodged on 19 December 2018 and placed on notification for a period of 14 days from 18 January 2019. No submissions, objecting to the proposal was received during this time.

- The application was deferred on 28 March 2019 for additional information relating to owners consent for works and access through the adjoining public school, clarification on the use of the centre, outdoor and indoor playing spaces, accessibility requirements, traffic and parking non compliances, contamination report, BCA and access compliance, emergency and evacuation and acoustic impacts.

- On 11 July 2019 the applicant submitted revised documentation in response to deferral letter dated 28 March 2019.

- On 23 August 2019 the applicant advised adjoining land owners consent was unable to be obtained and as such the proposal was to be amended to be accessed from the Stranraer Drive.

- An invitation to withdraw the development application was sent to the applicant on 30 October 2019 due to the application, as amended failing to meet a number of criteria within the Child Care Planning Guidelines and Council's policies.

- On 27 November 2019 the applicant declined the invitation to withdraw and to amend the application for the use of building only without, any alterations to the existing building.

The Site and Surrounding Locality

The subject site is commonly known as 'St Andrews Cottage' at No.4 Stranraer Drive, St Andrews and legally defined as Lot 136 DP 260451. The site is a rectangular shaped allotment with a frontage of 18m to Stranraer Drive and a total land area of 584.8sqm.

Pedestrian and vehicular access to the site is achieved via Stranraer Drive from the west with a school crossing and concrete island located directly in front of the subject site.

The site is located within an established residential area with surrounding development comprising of St Andrew's Public school to the east (rear), St Andrew's Neighbourhood Centre (long day care) facility to the north and single storey residential properties to the west and south.

The subject site contains an existing single storey building and detached shed that has been used as a community facility for a number of years.

The site contains a cross fall of at least 1.6m measured from RL 48.67 at the front north western corner to the rear south eastern corner of the site at RL 47.

A location map is provided in attachment 2 of this report.

The Proposal

The development application includes the following:

- Use of 'St Andrews Cottage' as an out of school hours child care centre. Proposed operational details as follows:
    - 22 child places for over preschool age
    - Hours of operation Monday to Friday between 6:30am to 9:30am and 2:00pm – 6:30pm and vacation care between 6:30am – 6:30pm Monday to Friday during school holidays.
    - Up to three staff including centre Director
- One car space within existing garage and one car space within driveway
- Internal play area 73sqm
- Outdoor play area 120sqm
- No signage forms part of this application

Report

1. Vision

Campbelltown 2027 Community Strategic Plan

Campbelltown 2027 is the Community Strategic Plan for the city of Campbelltown. The Strategic Plan addresses four key strategic outcomes that Council and other stakeholders will work to achieve over the next ten years:

- Outcome 1: A vibrant, liveable city
- Outcome 2: A respected and protected natural environment
- Outcome 3: A thriving, attractive city
- Outcome 4: A successful city

The proposal will provide employment and contribute towards community services within a residential area which is consistent with Strategy 3.1 of Outcome 3 and this outcome requires Council support the resilience, growth and diversity of the local economy.

Despite the proposals consistency with Strategy 3.1 of Outcome 3, the proposal is inconsistent with the Strategy 4.1 of Outcome 4 in that the proposal does not provide suitable and safe, vehicle and pedestrian movement around, into and out of the development.

As such, it is considered that the proposal is not consistent with the long term vision for the Campbelltown and Macarthur Region having regard to the proposed use, site constraints and impacts on surrounding traffic environment and residential amenity.

2. Planning Provisions

The development has been assessed in accordance with the heads of consideration under Section 4.15 of the EP&A Act, and having regard to those matters the following issues have been identified for further consideration.

2.1. State Environmental Planning Policy 55 - Remediation of Land (SEPP55)

SEPP 55 requires the consent authority to consider whether the subject land of any development application is contaminated. Clause 7(2) of the SEPP requires the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines for an application that would involve a change of use on any of the land specified in subclause (4) which includes childcare facilities.

The application propose the change of use from a community facility to a childcare facility and requires a Phase 1 Preliminary Site Investigation to be submitted to satisfy Clause 7(2) of SEPP 55. The application has failed to provide Phase 1 Preliminary Site Investigation to satisfy the requirements of Clause 7(2) of SEPP 55.

2.2. Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment (GMREP)

The development site is located within the Georges River Catchment, therefore the provisions of the GMREP apply to the subject application.

The general aims and objectives of this GMREP are as follows:

(a) To maintain and improve the water quality and river flows of the Georges River and its tributaries and ensure that development is managed in a manner that is in keeping with the national, State, regional and local significance of the Catchment.

(b) To protect and enhance the environmental quality of the Catchment for the benefit of all users through the management and use of the resources in the Catchment in an ecologically sustainable manner.

(c) To ensure consistency with local environmental plans and also in the delivery of the principles of ecologically sustainable development in the assessment of development within the Catchment where there is potential to impact adversely on groundwater and on the water quality and river flows within the Georges River or its tributaries.

(d) To establish a consistent and coordinated approach to environmental planning and assessment for land along the Georges River and its tributaries and to promote integrated catchment management policies and programs in the planning and management of the Catchment.

(e) (Repealed)

(f) To provide a mechanism that assists in achieving the water quality objectives and river flow objectives agreed under the Water Reform Package.

The proposal does not conflict with any of the relevant provisions of the GMREP and is considered acceptable in this regard.

2.3. State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) (SEPP (EECCF)) 2017 applies to all child care facilities and educational establishments in NSW and is applicable to this development application.

Clause 22 Centre-based child care facility—concurrence of Regulatory Authority required for certain development

Clause 22 of Part 3 of the SEPP (EECCF) 2017 requires concurrence from the Regulatory Authority prior to determination when a proposal fails to satisfy Regulation 107 and 108 of the Education and Care Services National Regulations.

The proposal complies with the indoor floor area and outdoor space requirements in accordance with Regulation 107 and 108 of the Education and Care Services National Regulations. The proposed development does not require concurrence from the Regulatory Authority prior to determination.

Clause 25 Centre-based child care facility—non-discretionary development standards

Clause 25 of Part 3 of the SEPP (EECCF) 2017 sets out non-discretionary development standards that, if complied with, prevent the consent authority from requiring more onerous standards for those matters.

An assessment of the proposed development with consideration of the non-discretionary development standards has been considered throughout this report.

Clause 26 Centre-based child care facility—development control plans

Clause 26 of Part 3 of the SEPP (EECCF) 2017 notes where the consent authority contains provisions for Centre based child care centres within a development control plan and specifies requirements, standards or controls in relation to any of the matters listed in within this clause (including by reference to ages, age ratios, groupings, numbers or the like, of children), that DCP does not apply to development for the purpose of a centre-based child care facility and regardless of when the development control plan was made.

Clause 26 of part 3 of the SEPP (EECCF) 2017 is noted and has been considered throughout this report.

2.4. Education and Care Services National Regulations

Part 4.6 Physical Environment of the Education and Care Services National Regulations (ECSN Regulations) describe the specific regulations which apply to the design of centre based child care centres.

The following table provides an assessment against the relevant provisions listed in the ECSN Regulations.

Regulation	Requirement	Proposed	Compliance
25. Additional information about proposed education and care service premises	Subclause (d) of regulation 25 requires an assessment of soil at a proposed site, and in some cases, sites already in use for such purposes as part of an application for service approval.	No soil assessment has be provided with the application.	Unsatisfactory
106. Laundry and hygiene facilities	There must be laundry facilities or access to laundry facilities; or other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering. The laundry and hygienic facilities must be located and maintained in a way that does not pose a risk to children.	The applicant has advised alternative arrangements for dealing with soiled clothing and linen to be arranged. The existing onsite laundry will be used for storage prior to their laundering services collection. Should the application be approved, a condition of consent can be applied.	Satisfactory
107. Unencumbered indoor space	Every child being educated and cared for within a facility must have a minimum of 3.25sqm of unencumbered indoor space.	The application proposes care for 22 children which requires a minimum of 71.5sqm of unencumbered indoor space. The application proposes 73sqm of unencumbered indoor space.	Satisfactory

Regulation	Requirement	Proposed	Compliance
108. Unencumbered outdoor space	The proposed development includes at least 7.0 square metres of unencumbered outdoor space for each child.	The application proposes care for 22 children which requires a minimum of 154sqm of unencumbered outdoor space. The application proposes the use of outdoor space and transition space to satisfy the requirements for Regulation 108. A total of 162.5sqm of unencumbered outdoor space is proposed.	Satisfactory
109. Toilet and hygiene facilities	The proposed development includes adequate, developmentally and age appropriate toilet, washing and drying facilities for use by children being educated and cared for by the service. The location and design of the toilet, washing and drying facilities enable safe and convenient use by the children.	Adequate and age-appropriate toilet, washing and drying facilities are present within the existing building and are satisfactory.	Satisfactory
110. Ventilation and natural light	The proposed development includes indoor spaces to be used by children that — • will be well ventilated; and • will have adequate natural light; and • can be maintained at a temperature that ensures the safety and well-being of children.	Existing building contains sufficient windows and doors to allow adequate natural light and ventilation to indoor spaces.	Satisfactory
111. Administrative space	The proposed development includes an adequate area or areas for the purposes of conducting the administrative functions of the service; and consulting with parents of children; and conducting private conversations. Note: This space cannot be included in the calculation of unencumbered indoor space – see regulation 107	Insufficient area has been provided for administrative space in accordance with this regulation.	Unsatisfactory
112. Nappy change facilities	Only applicable if the proposed development is for a service that will care for children who wear	Not applicable to this development application. Children ages subject to this application will be over	Satisfactory

Regulation	Requirement	Proposed	Compliance
	nappies)	3 years of age.	
113. Outdoor space—natural environment	The proposed development includes outdoor spaces that will allow children to explore and experience the natural environment.	The existing outdoor space is not considered to satisfactory provide space that allows children to explore and experience the natural environment.	Unsatisfactory
114. Outdoor space—shade	The proposed development includes adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.	The proposed covered transition area contains an area of 42.5sqm, equates to 27.5% of the outdoor play area and is satisfactory. If the application was to be approved, a condition of consent can be applied for an additional shade structure.	Satisfactory
115. Premises designed to facilitate supervision	The proposed development (including toilets and nappy change facilities) are designed in a way that facilitates supervision of children at all times, having regard to the need to maintain the rights and dignity of the children.	Open plan layout proposed and the existing building contains sufficient windows and doors to allow supervision of children at all times.	Satisfactory
97. and 168. Education and Care Services National Regulations	Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation. Regulation 97 sets out the detail for what those procedures must cover including: • instructions for what must be done in the event of an Emergency; • an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit; • a risk assessment to identify potential emergencies that are relevant to the service.	A draft emergency and evacuation plan has been submitted and is satisfactory.	Satisfactory

2.5. Child Care Planning Guideline (CCPG)

Clause 23 of Part 3 of the SEPP (EECCF) 2017 requires the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development.

An assessment against the Child Care Planning Guideline has been provided below.

Objective	Requirement	Proposed	Compliance
3.1 Site Selection and Location			
To ensure that appropriate zone considerations are assessed when selecting a site.	C1 - For proposed developments in or adjacent to a residential zone, consider:		Unsatisfactory
	• the acoustic and privacy impacts of the proposed development on the residential properties	No acoustic and privacy measures proposed to limit the impacts of the proposed use on the adjoining residential property.	
	• the setbacks and siting of buildings within the residential context.	No changes are proposed to the existing building that would change the residential context.	
	• traffic and parking impacts of the proposal on residential amenity.	The proposal is considered to adversely impact upon the surrounding traffic environment and amenity of the residential area due to its in ability to provide safe pick up and drop off area, off street parking, non-compliant and unsafe pedestrian access to the building.	
To ensure that the site selected for a proposed child care facility is suitable for the use.	C2 - When selecting a site, ensure that: • the location and surrounding uses are compatible with the proposed development or use	The location is compatible with surrounding land uses.	Unsatisfactory
	• the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards	The subject site is not identified as being environmentally impacted by flooding, land slip, bushfires or coastal hazards.	
	• there are no potential environmental contaminants on the land, in the building or	No evidence has been submitted demonstrating compliance with this part.	

Objective	Requirement	Proposed	Compliance
	the general proximity, and whether hazardous materials remediation is needed		
	• the characteristics of the site are suitable for the scale and type of development proposed having regard to: • size of street frontage, lot configuration, dimensions and overall size	The sites constrained frontage and location of the existing building on the site fails to provide a safe and suitable drop off and pick up areas, and accommodate off street parking.	
	• number of shared boundaries with residential properties	One shared boundary with residential property.	
	• the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas.	Not applicable.	
	• where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use	No works are proposed to the site. The sites exterior spaces are considered unsuitable for the proposed use.	
	• there are suitable drop off and pick up areas, and off and on street parking • the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use.	The site fails to provide a safe and suitable drop off and pick up areas, and accommodate off street parking. Stranraer Drive is a local road.	
	It is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises	The site is not located within proximity to incompatible uses.	

Objective	Requirement	Proposed	Compliance
To ensure that sites for child care facilities are appropriately located.	C3 - A child care facility should be located: • near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship • near or within employment areas, town centres, business centres, shops • with access to public transport including rail, buses, ferries • in areas with pedestrian connectivity to the local community, businesses, shops, services and the like.	Adjacent land uses include St Andrews Children's Neighbourhood Centre and St Andrews Public School and the site is considered compatible. The site is located within close proximity to local employment such as St Andrews shopping centre at least 160m to the east of the site and the St and the Minto industrial prescient located at least 500m to the east. The subject site is accessible via public transport. The subject site is located within proximity to local shops and services, including St Andrews shopping centre.	Satisfactory
To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.	C4 - A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from proximity to hazardous areas.	The development would not be located near heavy industries, LPG tanks/ service stations, water systems; air pollution zones.	Satisfactory
3.2 Local Character, Streetscape and the Public Domain Interface			
To ensure that the child care facility is compatible with the local character and surrounding streetscape.	C5 - The proposed development should: • contribute to the local area by being designed in character with the locality and existing streetscape • reflect the predominant form of surrounding land uses, particularly in low density residential areas • recognise predominant	The proposal does not change the external appearance of the building and will retain the existing streetscape. The proposed use is complimentary to the surrounding educational and child care facilities. No changes to streetscape proposed.	Satisfactory

Objective	Requirement	Proposed	Compliance
	streetscape qualities, such as building form, scale, materials and colours • include design and architectural treatments that respond to and integrate with the existing streetscape • use landscaping to positively contribute to the streetscape and neighbouring amenity • integrate car parking into the building and site landscaping design in residential areas.		
To ensure clear delineation between the child care facility and public spaces.	C6 - Create a threshold with a clear transition between public and private realms, including: • fencing to ensure safety for children entering and leaving the facility • windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and connection between the facility and the community • integrating existing and proposed landscaping with fencing.	There are safety concerns regarding sight distances and visibility between vehicular and pedestrian traffic within the subject site as the existing access point is shared and this is discussed further in the report. Existing windows will provide passive surveillance to the street. Insufficient landscaping proposed.	Unsatisfactory
	C7 - On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours.	Single building access proposed. No change to the existing building or entry proposed. The existing building access for the proposed use fails to comply with the relevant AS/BCA provisions relating to access and egress.	Unsatisfactory

Objective	Requirement	Proposed	Compliance
	C8 - Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions: • clearly defined street access, pedestrian paths and building entries • low fences and planting which delineate communal/private open space from adjoining public open space • minimal use of blank walls and high fences.	This requirement does not apply to the proposed development.	Not applicable
To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.	C9 - Front fences and walls within the front setback should be constructed of visually permeable materials and treatments.	No changes proposed. Existing front fences are visually permeable.	Satisfactory
	C10 - High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.	Subject site not located on a classified road.	Satisfactory
3.3 Building Orientation, Envelope and Design			
To respond to the streetscape and site, while optimising solar access and opportunities for shade.	C11 - Orient a development on a site and design the building layout to: • ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by: • facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties	Existing doors and windows within the building are orientated away from the private open space, living rooms and bedrooms of adjoining residential properties.	Satisfactory

Objective	Requirement	Proposed	Compliance
	• placing play equipment away from common boundaries with residential properties	No details of play equipment submitted.	
	• locating outdoor play areas away from residential dwellings and other sensitive uses	The location of the outdoor play area is proposed to the rear of the building. The site adjoins an existing school and child care centre with only one side boundary adjoining residential property.	
	• optimise solar access to internal and external play areas	Due to the orientation of the site solar access would be achieved into the internal and external play areas.	
	• avoid overshadowing of adjoining residential properties	No changes to the built form proposed that would further impact on solar access to the adjoining residential property.	
	• minimise cut and fill	No earth works proposed.	
	• ensure buildings along the street frontage define the street by facing it	No changes to the existing built form proposed under this application. Existing building is orientated to the street.	
	• ensure that where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions.	This requirement is not applicable to this development. Outdoor play areas located on ground level.	
To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised	C12 - The following matters may be considered to minimise the impacts of the proposal on local character: • building height should be consistent with other buildings in the locality • building height should respond to the scale and character of the street • setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility	No changes are to the existing built form proposed under this application. The proposal retains the existing streetscape and is of comparable scale and character of the street.	Satisfactory

Objective	Requirement	Proposed	Compliance
	• setbacks should provide adequate access for building maintenance • setbacks to the street should be consistent with the existing character.		
To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	C13 - Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same setback is required for the predominant adjoining land use.	No changes to the existing setbacks proposed.	Satisfactory
	C14 - On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.	No changes to the existing setbacks proposed.	Satisfactory
To ensure that the built form, articulation and scale of development relates to its context and buildings are well designed to contribute to an area's character.	C15 - The built form of the development should contribute to the character of the local area, including how it: • respects and responds to its physical context such as adjacent built form, neighbourhood character, streetscape quality and heritage • contributes to the identity of the place • retains and reinforces existing built form and vegetation where significant • considers heritage within the local neighbourhood including identified heritage items and conservation areas	No changes are to the existing built form proposed under this application	Satisfactory

Objective	Requirement	Proposed	Compliance
	• responds to its natural environment including local landscape setting and climate • contributes to the identity of place		
To ensure that buildings are designed to create safe environments for all users.	C16 - Entry to the facility should be limited to one secure point which is: • located to allow ease of access, particularly for pedestrians • directly accessible from the street where possible • directly visible from the street frontage • easily monitored through natural or camera surveillance • not accessed through an outdoor play area. • in a mixed-use development, clearly defined and separate from entrances to other uses in the building.	There are safety concerns regarding sight distances and visibility between vehicular traffic and pedestrian access within the subject site as the existing access point is shared and these concerns are discussed further in this report.	Unsatisfactory
To ensure that child care facilities are designed to be accessible by all potential users.	C17 - Accessible design can be achieved by: • providing accessibility to and within the building in accordance with all relevant legislation • linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry • providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible	No change to the existing building and entry proposed. The existing building access for the proposed use fails to comply with the relevant AS/BCA provisions relating to access and egress.	Unsatisfactory

Objective	Requirement	Proposed	Compliance
	• minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath.		
3.4 Landscaping			
To provide landscape design that contributes to the streetscape and amenity.	C18 - Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space. Use the existing landscape where feasible to provide a high quality landscaped area by: • reflecting and reinforcing the local context • incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping.	No changes proposed. Insufficient landscaping proposed.	Unsatisfactory
	C19 - Incorporate car parking into the landscape design of the site by: • planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings • taking into account streetscape, local character and context when siting car parking areas within the front setback • using low level landscaping to soften and screen parking areas.	No changes proposed. Insufficient car parking and landscaping measures proposed. There are safety concerns regarding sight distances and visibility between vehicular traffic and pedestrian access within the subject site as the existing access point is shared and these concerns are discussed further in this report.	Unsatisfactory
3.5 Visual and Acoustic Privacy			
To protect the privacy and security of children	C20 - Open balconies in mixed use developments should not overlook facilities nor overhang	No balconies proposed.	Satisfactory

Objective	Requirement	Proposed	Compliance
attending the facility.	outdoor play spaces.		
	C21 - Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through: • appropriate site and building layout • suitably locating pathways, windows and doors • permanent screening and landscape design.	Due to the topography of the site, overlooking into indoor and outdoor play areas from public areas will be avoided.	Satisfactory
To minimise impacts on privacy of adjoining properties.	C22 - Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through: • appropriate site and building layout • suitable location of pathways, windows and doors • landscape design and screening.	No changes are to the existing building proposed. The existing building contains a covered terrace area at the rear that is proposed to be used as transition space. Concerns are raised the use of this area will impact the amenity of the adjoining residential dwelling in terms of privacy and noise. No mitigation measures proposed. No changes proposed. No landscaping or screening proposed.	Unsatisfactory
To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	C23 - A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should: • provide an acoustic fence along any boundary where the adjoining property contains a residential use. (An acoustic fence is one that is a solid, gap free fence).	The subject site shares one boundary with a residential property to the south however the proposal does not propose works to more than 50 per cent of the existing floor area. The acoustic report that was submitted with application was based on the initial proposal which includes an assessment based on ages of children between 3-6 years and 6-12 years. The application has since	Unsatisfactory

Objective	Requirement	Proposed	Compliance
	• ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure.	been amended for care for children over preschool age. A revised acoustic report has not been submitted to demonstrate compliance with this part.	
	C24 - A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters: • identify an appropriate noise level for a child care facility located in residential and other zones • determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use • determine the appropriate height of any acoustic fence to enable the noise criteria to be met.	An acoustic impact assessment was prepared by PKA Acoustic consulting and submitted with the development application. The acoustic report that was submitted with application was based on the initial proposal which includes an assessment based on ages of children between 3-6 years and 6-12 years. The application has since been amended for care for children over preschool age. A revised acoustic report has not been submitted to demonstrate compliance with this objective.	Unsatisfactory
3.6 Noise and Air Pollution			
To ensure that outside noise levels on the facility are minimised to acceptable levels.	C25 - Adopt design solutions to minimise the impacts of noise, such as: • creating physical separation between buildings and the noise source • orienting the facility perpendicular to the noise source and where possible buffered by other uses. • using landscaping to reduce the perception of noise	No changes proposed to existing fencing or building to ensure noise impacts will be minimised. Additionally, a revised acoustic report has not been submitted to demonstrate the existing building will achieve compliance with this objective.	Unsatisfactory

Objective	Requirement	Proposed	Compliance
	• limiting the number and size of openings facing noise sources • using double or acoustic glazing, acoustic louvers or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and softs		
	C26 - An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations: • on industrial zoned land • where the ANEF contour is between 20 and 25, consistent with AS 2021 – 2000 • along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007 • on a major or busy road • other land that is impacted by substantial external noise.	The proposed development is not located within close proximity to lands described in this requirement.	Satisfactory
To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial	C27 - Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development.	The proposed development is not located along a major road or within proximity to industrial developments.	Satisfactory
	C28 - A suitably qualified air quality professional should prepare an air quality assessment report	Air quality assessment report is not required given the site is not located along a major road or industrial	Satisfactory

Objective	Requirement	Proposed	Compliance
development.	to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines. The air quality assessment report should evaluate design considerations to minimise air pollution such as: • creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution • using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway • incorporating ventilation design into the design of the facility.	developments.	
3.7 Hours of Operation			
To minimise the impact of the child care facility on the amenity of neighbouring residential developments.	C29 - Hours of operation within areas where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non-residential land uses.	The development proposes to operate from Monday to Friday between 6:30am to 9:30am and 2:00pm – 6:30pm and vacation care between 6:30am – 6:30pm Monday to Friday during school Holidays. The proposed hours are satisfactory given the sites location adjoining existing education facilities.	Satisfactory

3.8 Traffic, Parking and Pedestrian Circulation			
To provide parking that satisfies the needs of users and demand generated by the centre.	C31 - Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.	Volume 1, Part 8 of the Council DCP applies to development for the purposes of Childcare Centres and requires a minimum of one (1) on site car parking space shall be provided for every four (4) children approved to attend the Centre-based Child Care Facility. Based on a childcare centre with 22 places, a minimum 6(5.5) car space are required. No changes are proposed to the existing car parking arrangements. The site provides two car spaces in a stacked configuration and is unacceptable.	Unsatisfactory
	C32 - In commercial or industrial zones and mixed use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.	The subject site is located within low density residential zone.	Not applicable
	C33 - A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised. The study should also address any proposed variations to parking rates and demonstrate that: • the amenity of the surrounding area will not be affected • there will be no impacts on the safe operation of the surrounding road network.	A Traffic impact assessment prepared by SBMG planning has been submitted. The application proposes insufficient car parking and landscaping measures to accommodate the proposed use. Additionally, there are safety concerns regarding sight distances and visibility between vehicular traffic and pedestrian access within the subject site as the existing access point is shared and these concerns are discussed further in this report.	Unsatisfactory

To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	C34 - Alternate vehicular access should be provided where child care facilities are on sites fronting: • a classified road • roads which carry freight traffic or transport dangerous goods or hazardous materials.	The subject site is not located on a site fronting a classified road. Alternative vehicular access is not required.	Satisfactory
	C35 - Child care facilities proposed within cul-de-sacs or narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.	A children's crossing is located in front of the subject site with concrete islands on each side of the road narrowing the travel path for vehicles. The presence of this crossing impedes access to the site in times of emergency.	Unsatisfactory
To provide a safe and connected environment for pedestrians both on and around the site.	C36 - The following design solutions may be incorporated into a development to help provide a safe pedestrian environment: • separate pedestrian access from the car park to the facility • defined pedestrian crossings included within large car parking areas • separate pedestrian and vehicle entries from the street for parents, children and visitors • pedestrian paths that enable two prams to pass each other • delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities. • vehicles can enter and leave the site in a forward direction.	There are safety concerns regarding sight distances and visibility between vehicular traffic and pedestrian access within the subject site as the existing access point is shared and these concerns are discussed further in this report.	Unsatisfactory
	C38 - Car parking design	There are safety concerns	Unsatisfactory

	should: • include a child safe fence to separate car parking areas from the building entrance and play areas • provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards • include wheelchair and pram accessible parking.	regarding sight distances and visibility between vehicular traffic and pedestrian access within the subject site as the existing access point is shared and these concerns are discussed further in this report.	

2.6. Campbelltown Local Environmental Plan 2015 (CLEP 2015)

The subject site is subject to the provisions of Campbelltown Local Environmental Plan 2015 and is zoned R2 Low Density residential. The application proposes the use of the building as an out of school hours Centre-based Child Care Facility and out of school hours Centre-based Child Care Facility is permissible with consent within the R2 zone.

R2 Low Density Residential Zone

The objectives of the R2 zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To enable development for purposes other than residential only if that development is compatible with the character of the living area and is of a domestic scale.
- To minimise overshadowing and ensure a desired level of solar access to all properties.
- To facilitate diverse and sustainable means of access and movement.

The last objective of the R2 zone is focused on accessibility within low density residential environments. In the subject context, the proposed development is considered to be inconsistent with the last objective in that one of the fundamental foundations; namely, pedestrian and vehicle safety is significantly compromised.

Clause 4.1C Minimum qualifying site area and lot size for certain residential and centre-based child care facility development in residential zones

Development consent must not be granted for Centre-based Child Care Facilities within an R2 Low density Residential if the area of the lot is equal to or greater than 800sqm.

Clause 25(2)(c) of the SEPP EECCF requires development for centre based child care facilities may be located on a site of any size and have any length of street frontage or any allotment depth.

Clause 4.4 Floor Space Ratio

Clause 4.4 a maximum floor space ratio of 0.55:1 for Centre-based child care facilities in a residential zone. No additional floor area is proposed under this application.

2.5. Campbelltown (Sustainable City) Development Control Plan (SCDCP 2015)

The SCDCP 2015 is broken down into several volumes and parts which relate to specific localities and various developments. Volume 1, Part 2 relates to development controls for all types of development and Part 8 relating to centre-based child care facilities.

The following table provides an assessment of the proposal in accordance with the relevant requirements of the SCDCP 2015.

Control	Requirement	Proposed	Compliance
2.2 Site Analysis	A Site Analysis Plan shall be lodged with the development application.	A site analysis plan has been provided with the development application.	Satisfactory
2.5 Landscaping	a) Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	No changes proposed. Insufficient landscaping proposed.	Unsatisfactory
	d) A Landscape Concept Plan is required to be submitted for development applications that in the opinion of council a landscape plan is required.	No changes proposed. Insufficient landscaping proposed.	
	e) The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/ retained and shall be prepared by a suitably qualified person.	No changes proposed. Insufficient landscaping proposed.	
2.10.3 Stormwater Drainage	a) A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.	No changes to stormwater collection proposed.	Satisfactory

2.14.1 Contaminated Land	a) The requirements of Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (EPA, DUAP, 1998) shall be satisfied on sites known to have, or may give Council reason to suspect, a potential for previous contamination.	A Stage 1 - Preliminary investigation report is required to satisfy Clause 7 (2) of SEPP 55. No PSI report has been submitted.	Unsatisfactory
2.15 Waste Management	A detailed Waste Management Plan (WMP) for child care centres are to be provided and detail how ongoing commercial waste will be managed.	Ongoing waste will managed by the tenants. Waste storage areas are proposed along the sites southern boundary behind the building line.	Satisfactory
2.16 Provision of Services	This section of the DCP details requirements to ensure that development is provided with adequate water and power supply.	The subject site is serviced by essential service utilities.	Satisfactory
8.2 Licence Requirement	In order to operate a Centre-based Child Care Facility in Campbelltown, the applicant needs to obtain: i) a development consent from Council under the EP&A Act; and ii) a licence to operate from the NSW Department of Family and Community Services.	The proposed development seeks consent for the proposed use of the existing building as a childcare centre. Should the application be approved, a condition of consent can be applied that prior to issue of the occupation certificate the operator of the proposed child care facility is required to provide a copy of their licence to operate from the NSW Department of Family and Community Services.	Satisfactory
8.3.1 Locality Requirements	a) Centre-based Child Care Facilities shall not be located on an allotment that: i) is accessed from a State road (refer to Table 8.3.1 for a list of State roads in Campbelltown LGA); ii) is within 100 metres of the intersection of a State road; iii) is within a no through road; iv) has vehicular access to a road where the carriageway is less than 6.5 metres in width;	 Subject site is not accessed from a State Road. Subject site is not located within 100m of an intersection of a State Road. Stranraer Drive is not a no through road. Stranraer Drive contains a carriageway greater than 6.5m.	Unsatisfactory

	v) has a building erected upon it that is constructed of materials that contain asbestos or lead paint;	An Asbestos Building Materials Register and Survey was prepared by Asbestex and submitted with the application. The report identifies the laundry/ WC, Bathroom/WC and vanity room and Kitchen and main hall either detected asbestos or was presumed to contain asbestos. Due to the condition of these area, the recommendations of this report was to remain in situ, clearly label and regularly inspect the area. Should any work be required in this area, the requirements of Worksafe Australia and the OH&S Regulations are to be carried out. Should the application be approved, a condition of consent can be applied.	
	vi) is adjacent to a: potentially hazardous industry; hazardous industry; potentially offensive industry; offensive industry; agricultural produce industries; livestock processing industries; heavy industrial storage establishment or waste or resource management facility.	Subject site is not located within close proximity of hazardous industries as listed in this control.	
	vii) is within a 150 metre radius of a sex restricted premises; sex services premises or home occupation (sex services);	Subject site is not located within close proximity of any known adult only services.	
	viii) presents a potential safety hazard for vehicle and pedestrian traffic, unless it can be demonstrated to Council's satisfaction that there would be no vehicular/pedestrian conflict (refer to Figure 8.3.1);	No changes are proposed. Existing vehicular access and pedestrian access presents safety concerns for the proposed use surrounding sight distances and visibility. These concerns are discussed further in this report.	

	b) Centre-based Child Care Facilities shall not be located within a basement of a building (excluding storage rooms and offices ancillary to the Centre-based Child Care Facility).	No basement areas proposed.	
	c) Centre-based Child Care Facilities shall not be permitted on a local street, unless it can be demonstrated to Council's satisfaction that: i) the proposed Centre-based Child Care Facility will not impact negatively on the local traffic network; ii) the proposed Centre-based Child Care Facility has adequate on site parking and manoeuvring/turning spaces; and iii) the amenity of the surrounding properties is maintained.	No changes are proposed. Existing vehicular access and pedestrian access presents safety concerns for the proposed use surrounding sight distances and visibility. These concerns are discussed further in this report.	
8.3.2 Site Requirements	a) Council may consider a proposal for a Centre-based Child Care Facility within an existing building on sites within areas zoned B3, B4 or B5 that do not necessarily meet the site width requirement.	Not applicable, Subject site is located within an R2 low Density residential zone.	Not applicable
8.3.3 Streetscape	a) The design of new purpose built buildings (including facade treatments, building massing, roof design and entrance features, setbacks and landscaping) shall complement the scale of surrounding development, character and qualities of the desired streetscape.	No works are proposed to the external elevation of the existing building. The existing streetscape will be retained.	Satisfactory
	b) Notwithstanding Clause 8.3.1 a) viii) new buildings on corner sites shall incorporate façade treatments that address both street frontages and achieve positive articulation in building design.	Subject site not located a corner site.	
	c) Clothes lines and air conditioning units shall be screened and not visible by the public when viewed from	Clothes lines and air conditioning units have not been proposed.	

	a public area.		
	d) The built form, design and layout of all outdoor play areas shall relate to the natural land form and setting to ensure that the amenity (visual and acoustic privacy) of adjoining properties is protected.	No changes are proposed with outdoor play area located at the rear of the site.	
8.3.4 Fencing	a) Fencing along the primary and secondary street boundaries shall: i) not be constructed of bonded sheet metal; ii) not be higher than 1.2 metres; iii) be articulated, incorporate landscape treatments and complement the design and finish of the development.	Existing fencing to be retained along the primary street boundary. Existing fencing along the western boundary comprising of a 1.2m high wire mesh fence.	Satisfactory
	b) Fencing to the rear and side boundaries shall be: i) located behind the primary and secondary street setbacks; and ii) a maximum of 2.1 metres in height (excluding retaining walls).	Existing fencing to be retained alongside and rear property boundary. Existing fencing along the side boundaries comprise of part 1.2m high wire mesh fence and part 1.8m high colour bond fence. Existing rear boundary fence comprises of 1.5m high colour bond fence.	
	c) Bonded sheet metal fencing shall only be permitted where all of the following criteria have been met: i) the fence is located behind a 1.5 metre wide landscaped buffer; and ii) the fence is located behind the building line of all street frontages.	Existing colourbond fencing to be retained and is located behind the building of all street frontages in accordance with this control.	
8.3.5 Visual and Acoustic Privacy	a) An acoustic report prepared by a suitably qualified person shall be submitted with all Centre-based Child Care Facility development applications demonstrating: i) that the noise levels generated from the Centre-based Child Care Facility,	An acoustic impact assessment was prepared by PKA Acoustic consulting and submitted with the development application. The acoustic report that was submitted with application was based on the initial proposal	Unsatisfactory

	when measured over a 15 minute period, does not exceed the background noise by more than 5 dBA; ii) that the noise levels comply with the requirement of the Protection of The Environment Operations Act 1997; and iii) illustrating ways to minimise the impacts of noise on adjoining properties.	which includes an assessment based on ages of children between 3-6 years and 6-12 years. The application has since been amended for care for children over preschool age. A revised acoustic report has not been submitted to demonstrate compliance with this part.	
	b) Direct views to and from neighbouring and surrounding properties shall be minimised through: i) appropriate building design and location of outdoor play areas; and ii) the use of fencing and landscaping buffers.	No changes are proposed to the existing building. The existing building contains a covered terrace area at the rear that is proposed to be used as transition space. Concerns are raised the use of this area will impact the amenity of the adjoining residential dwelling in terms of privacy and noise. No mitigation measures proposed.	Unsatisfactory
8.3.6 Waste Management	a) Waste storage, collection areas and service/delivery areas shall be screened from public view and located to minimise adverse impacts on adjoining properties.	Waste storage areas are proposed along the sites southern boundary behind the building line.	Satisfactory
	b) The waste collection area shall be located and designed to minimise safety hazards for any person within the site or within the adjacent private/public areas.	Waste storage areas are proposed along the sites southern boundary behind the building line.	Satisfactory
	c) A waste management plan shall be submitted for all Centre-based Child Care Facility developments including information with regard to the storage and disposal of used nappies, general waste and recycling.	Due to the ages of the children anticipated to attend the centre, the storage and disposal of uses nappies is not required to be detailed. A satisfactory Waste Management Plan detailing how general waste, recycling and green waste will be managed was submitted.	Satisfactory
8.3.7 Additional Requirements – Residential Zones	a) A maximum of 50 children shall occupy a Centre-based Child Care Facility on any single allotment.	The application proposes 22 children.	Satisfactory

	b) The Centre-based Child Care Facility shall be wholly located on the ground floor of the building (excluding offices and storage rooms).	The application proposes the use of an existing single storey building as a Centre-based Child Care Facility. No basement areas proposed.	Satisfactory
	c) Centre-based Child Care Facilities shall be setback a minimum of: i) 5.5 metres from the primary street boundary; ii) 5 metres from the rear boundary; iii) 3.0 metres from the side boundary; and iv) 3 metres from any secondary street boundary.	No changes to the existing setbacks are proposed under this DA. This DA proposes the use of an existing building for the purposes of a centre based child care centre for out-of-school-hours care. The existing front and rear setbacks are considered acceptable. The existing building not comply with the minimum 3m side setback requirements and no mitigation measures for the adjoining residential property to attenuate noise and privacy impacts have been proposed.	Unsatisfactory
	d) Where a proposal comprises a Centre-based Child Care Facility and a residential dwelling, the proposal shall meet the requirements as listed in this control.	Not applicable.	Not applicable.
8.4.1 Car Parking	a) Car parking areas shall be setback a minimum of 3 metres from the front boundary and any secondary boundary.	No changes proposed. Existing parking area do not comply with this part.	Unsatisfactory
	b) A minimum of one on site car parking space shall be provided for every four children approved to attend the Centre-based Child Care Facility.	Based on 22 places, the proposed use generates a requirement of 6 (5.5) car spaces. Two car spaces in a stacked configuration are proposed, one in the garage and one in the driveway. Part (e) of this part states Parking spaces that are stacked will not be considered for the purpose of parking calculations. The application proposes a short fall of five (5) car spaces.	
	c) Off street parking and loading shall be designed in accordance with Australian Standards 2890.1 and 2 (as	Separate off street parking and loading areas have not been proposed.	

	amended), except as otherwise provided by this Plan.		
	d) No required car parking space shall be designed in a stacked configuration.	Stacked parking proposed.	
	e) Parking spaces that are stacked will not be considered for the purpose of parking calculations.	Stacked parking proposed and has been counted as one space.	
	f) Pedestrian access shall be separated from vehicular access with clearly defined paths to and from the building.	No changes are proposed. The existing site contains combined pedestrian and vehicular access and is unacceptable for the proposed use.	
	g) Each site shall have a maximum of one ingress and one egress driveway.	No changes proposed to site ingress/egress.	
	h) The minimum width of a driveway shall be: i) three metres for one way traffic movement; and ii) six metres for two way traffic movement.	No changes proposed to existing driveway.	
	h) Driveways shall be located a minimum distance of six (6) metres from the tangent point of any unsignalled intersection.	Existing driveway is located more than 6m from the tangent point of the nearest intersection at Stranraer Drive and Ballantrae Drive.	
	j) Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point turn to exit the site in a forward direction.	No changes are proposed. Insufficient space provided on site to allow vehicles exit the site in a forward direction.	
	k) All car parking spaces shall be line marked and delineated with appropriate signage and pavement marking.	No changes proposed.	
	l) Development applications Centre-based Child Care Facilities catering for 20 or more children shall include a Traffic Impact Statement, prepared by a suitably qualified person addressing the following criteria: i) the existing traffic environment; ii) anticipated traffic generation from the proposed development; iii) the potential cumulative	A Traffic impact statement prepared by SBMG Planning was submitted.	

	impact on the locality; iv) the need for local traffic improvements in the locality; v) traffic egress/ingress; and vi) sight distance and other relevant safety issues including vehicular/ pedestrian movements.		
8.4.2 Access for People with Disabilities	a) Centre-based Child Care Facilities shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises — Buildings) Standards 2010 and Australian Standard 1428 – Design for Access and Mobility (as amended).	A BCA report prepared by 360 Certification was submitted based on the initial plans. The report recommended a suite of changes are required to be implemented relating access ramps, fire separation, services and equipment etc to achieve BCA compliance. A BCA report was not submitted on the revised proposal.	Unsatisfactory
8.4.3 Emergency Evacuation	a) Development applications for Centre-based Child Care Facilities catering for 20 or more children shall include an Emergency Evacuation Plan prepared by a suitably qualified person in accordance with Australian Standard 3745 Emergency Control Organization and Procedures for Buildings, Structures and Workplaces (as amended), addressing the matters contained within this part.	A draft Emergency Evacuation Plan has been prepared and submitted.	Satisfactory.
8.5 Landscaping	a) Landscaping shall be provided to a minimum of a: i) 3 metre wide strip along the primary and secondary street frontage (other than vehicle driveways); and ii) 1.5 metre wide strip along the full length of side and rear setbacks.	No changes proposed. The proposal does not comply with this requirement.	Unsatisfactory
	b) Native mature trees on site shall be retained.	No Trees are proposed to be removed. Existing tree within the front setback will be retained.	
	c) Development applications for Centre-based Child Care Facilities shall include a	No changes proposed. Insufficient information has been submitted to	

	Landscape Plan and report, prepared by a suitably qualified person addressing the following: i) species, location and mature height of proposed planting; ii) location of play equipment; iii) separation from car parking spaces and driveway areas; iv) fencing height and materials; and v) surfaces (sand, grass or the like).	demonstrate compliance with this part.	
	d) All existing vegetation on the site and on adjoining sites shall be assessed to ensure that the plants: i) are not toxic or dangerous (refer to Appendix 7 for a list of Unsuitable Plant Species); and ii) do not impose a safety hazard such as personal injury from falling branches and seeds, poisoning and/or choking.	Insufficient information has been submitted to demonstrate compliance with this part.	
8.6 Play Areas	a) Centre-based Child Care Facility play areas shall: i) comply with the Children (Education and Care Services) Supplementary Provisions Regulation 2004 (as amended); ii) be appropriately designed and located to minimise noise impacts to adjoining properties; and iii) be naturally lit and ventilated.	 Unsatisfactory. Insufficient information has been provided to demonstrate the existing building can adequately mitigate noise impacts to adjoining properties. Proposed indoor and outdoor areas will receive sunlight and are capable of being ventilated.	Unsatisfactory
	b) The siting of outdoor play areas shall: i) be located on a predominantly flat gradient; ii) allow direct supervision from within the centre; and iii) provide adequate fencing.	The proposed outdoor play area is generally flat, contains adequate fencing and is capable of being supervised from within the centre.	Satisfactory
	c) Where a Centre-based	Centre-based Child Care	Satisfactory

	Child Care Facility is proposed to be located on the first floor of a building (in the case of a Centre-based Child Care Facility proposed within a comprehensive centre zone), the designated play areas shall: i) be provided on the same level and directly accessible from the Centre-based Child Care Facility; ii) have a minimum ceiling height of 2.7 metres; and iii) be physically separated from the indoor space area.	Facility is proposed on the ground floor.	
8.7 Advertising Signs	a) Despite any other provision of this Plan, a Centre-based Child Care Facility shall have a limit of one business identification sign in accordance with the requirements of this control.	No signage is not proposed.	Not applicable

2.6. Developer Contributions

Section 7.12 development contributions would be applicable to the proposed development.

3. Planning Assessment

3.1 Impacts on the natural and built environment

Section 4.15(1)(b) of the EP&A Act requires Council to assess the development's potential impacts on the natural and built environment, as well as potential social and economic impacts.

The key matters for considerations when considering the development's potential impact on the natural and built environment are as follows:

- Traffic, Parking and pedestrian circulation
- Noise and Privacy
- Landscaping

Traffic, Parking and Pedestrian Circulation

Clause 23 of Part 3 of the SEPP (EECCF) 2017 requires the consent authority to take into consideration of the Child Care Planning Guidelines. These guidelines require consideration to site access, pedestrian safety, the traffic and parking impacts from the proposal and any impacts to the surrounding residential amenity.

The application fails to satisfy the relevant requirements of the Child Care Planning Guidelines for the following reasons:

- Access to the building entry is via a combined pedestrian and vehicular access and presents a risk to pedestrian safety.
- The traffic and parking study prepared by SBMG Planning submitted raises safety concerns surrounding sight distances and visibility between onsite vehicular and pedestrian traffic associated with the combined pedestrian and vehicular access.
- Accessible building access in accordance with the relevant legislation has not been proposed.
- No drop off and pick up areas have been accommodated within the site.
- No additional off street parking is proposed.
- The application proposes one car space to satisfy the rates for child care facilities specified in Council's DCP requirements and results in a shortfall of five (5) spaces.
- The substantial reduction of off-street car parking heavily relies on street parking along Stranraer Drive.
- The reliance on street parking will adversely impact the amenity of the street for the existing residents.
- An existing school crossing and concrete island is located directly in front of the subject site limiting access and availability to street car parking directly in front of the site.
- The location of unrestricted parking area is approximately 35m from the site's entry and presents a safety concern for children and parents at evening collection times during day light saving periods.
- The traffic and parking study prepared by SBMG Planning submitted refers to a parking survey that was conducted during peak periods. No parking survey was submitted to support this evidence.
- Existing pedestrian paths are insufficient in width to enable two prams to pass each other.
- Vehicles cannot enter and leave the site in a forward direction.
- No wheelchair and pram accessible parking is proposed.
- No child safe fence to separate car parking areas from the building entrance and play areas is proposed.

The application does not propose any changes to the existing building and the existing building configuration/site is not considered suitable for the proposed use. The proposal significantly compromises pedestrian and vehicle safety and the application fails to accommodate the shortfall of five car spaces to satisfy car parking requirements and will increase demand for street parking that in turn will impact upon the amenity of the surrounding area.

The proposal fails to comply with the relevant requirements relating to traffic and parking, access and pedestrian safety as required in the Child Care Planning Guidelines and the site is not considered suitable for the intended use.

Noise and Privacy

Part 8.3.5 of the Campbelltown (Sustainable City) DCP 2015 and the Childcare Planning Guidelines require an acoustic impact assessment to be submitted with the application to demonstrate that outside noise levels at the facility are minimised to acceptable levels and prescribe to the relevant noise requirements.

An acoustic report was prepared by PKA Acoustic consulting and submitted with the development application. The report was based on the initial proposal which includes an assessment based on 40 places and ages of children between 3-6 years and 6-12 years. The application has since been amended. The amended application proposes a reduction of

places for care however proposes a greater proportion of care for children over preschool age (between 6 -12 years) who produce a greater db(a).

This report concluded, the original proposal results with a noncompliance with NPfl daytime amenity criterion. A revised acoustic report based on the revised number and age cohorts has not been submitted for Council's consideration.

Further, Part 8.3.5 of the Campbelltown (Sustainable City) DCP 2015 requires direct views to and from neighbouring and surrounding properties shall be minimised through building design, appropriate location of outdoor play areas and incorporation of fencing and landscaping buffers. The application proposes to use the existing covered area as transitional outdoor place space. The location of this covered area adjoins the private open space to the residential property to the south and the application fails to propose any privacy measures to protect the amenity of this property.

Landscaping

The Childcare Planning Guidelines and Part 8 of the Campbelltown (Sustainable City) DCP 2015 require child care facilities to provide landscaping that contributes to the streetscape and amenity, provide a landscaping strip to the full perimeter of the site at varying lengths to provide acoustic and privacy measures for adjoining residential properties and provide details of the specifics relating to planting species, surfaces, play equipment etc.

No changes are proposed under this application and the existing landscaping is not considered appropriate for the intended use.

Additionally, a landscape strip has not been proposed and insufficient details have been submitted to satisfy Part 8.5 of the Campbelltown (Sustainable City) DCP 2015.

3.2 Social, Economic and Environmental impacts

Section 4.15(1)(b) of the EP&A Act requires the Consent Authority to assess the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Having regard to social and economic impacts generated by the development, the proposal will provide employment and complimentary services to existing educational facilities. Despite the proposals ability to provide complimentary services to adjoining land uses, the sites inability to provide satisfactory traffic, parking and pedestrian measures will significantly impact the safety of the future users and will adversely impact the amenity of surrounding residential properties.

3.3 Site Suitability

Section 4.15(1)(c) of the EP&A Act requires Council to assess the suitability of the site for the proposed development.

Despite the site located within close proximity to complimentary land uses, the site is not considered suitable for the proposed use due to its inability to provide satisfactory traffic, parking and pedestrian measures, acoustic and privacy provisions, landscaping and satisfactory site investigation report that demonstrates the site is suitable for the intended use.

3.4 Public Interest

The public interest is a comprehensive requirement that requires consent authorities to consider the long-term impacts of development and the suitability of the proposal in a larger context. The public interest is serviced through the orderly and economic use of land, in a manner that is sensitive to the surrounding environment and having regard to the reasonable amenity expectation of surrounding land users.

In the circumstances of this case, the proposed development is not considered to be in the public interest. The application has failed to consider critical aspects of the proposal that have been raised through the assessment process relating to safe traffic, parking and pedestrian movements, compliant access requirements, acoustic and privacy impacts to the adjoining residential property and adequate landscaping measures.

Further, the application proposes a number of non-compliances to the Childcare Planning Guidelines, the Campbelltown (Sustainable City) DCP 2015 and the proposal would set an undesirable precedent for similar inappropriate and non-compliant development within the Campbelltown Local Government Area.

Refusal of the proposed development is considered to be in the public interest.

4. Public Participation

Section 4.15(1)(d) of the EP&A Act requires Council to consider submissions. The development application was notified to adjoining properties on 18 January 2019 for a period of 14 days. No submissions were received.

5. Conclusion

This application has been assessed against the provisions of Section 4.15 of the EP&A Act. The proposed development is permissible with consent under the provisions of the Campbelltown Local Environmental Plan 2015.

The issues and concerns raised in this report, particularly in relation to safe traffic, parking and pedestrian movements, accommodating compliant building access, appropriate acoustic and privacy measures and adequate landscaping. It is considered the site is unsuitable for the proposed use.

Overall, having regard to the matters of consideration under Section 4.15 of the EP&A Act, and relevant matters discussed within this report, it is recommended that the development for the use of building as an out of school hours childcare facility at St Andrew Cottage, 4 Stranraer Drive, St Andrews (Lot 136, DP260451), be refused subject to the recommended reasons for refusal detailed in attachment 1.

Attachments

1. Recommended Reasons for Refusal (contained within this report)
2. Location Map (contained within this report)
3. Architectural Plans as lodged (contained within this report)
4. Architectural Plans as amended (contained within this report)
5. Acoustic Report (contained within this report)
6. Traffic Report (contained within this report)
7. BCA Report (contained within this report)

8. Asbestos Building Material Report (contained within this report)

Reporting Officer

Executive Manager Urban Centres

ATTACHMENT 1
4618/2018/DA-C
Recommended Reasons for Refusal

Development application 4618/2018/DA-C for the use of building as an out of school hours childcare facility at St Andrew Cottage, 4 Stranraer Drive, St Andrews is refused for the following reasons identified in the assessment of the application in accordance with section 4.15 of the Environmental Planning and Assessment Act 1979:

1. The application does not comply with the last objective of the R2 zone of the Campbelltown Local Environmental Plan, 2015. The development does not enable a diverse and sustainable means of access to the site and significantly compromises pedestrian, cycle and vehicular safety and the surrounding traffic environment.

2. The application was not accompanied by satisfactory information to allow Council to properly consider the matters prescribed by Clause 7(2) of SEPP 55. In particular, a Preliminary Site Investigation was not provided for Council's consideration or satisfaction.

3. The application does not satisfy the requirements of Regulation 25 (d) of the Education and Care Services National Regulations that requires an assessment of soil of the proposed site.

4. The application does not satisfy the requirements of Regulation 111 of the Education and Care Services National Regulations that requires development include adequate area for the purposes of conducting the administrative functions.

5. The application does not satisfy the requirements of Regulation 113 of the Education and Care Services National Regulations that requires development include outdoor spaces that will allow children to explore and experience the natural environment.

6. The application does not comply with the design principles and matters for consideration of the Child Care Planning Guideline including:

    - It has not been demonstrated that clear and safe delineation between the parking area and pedestrian paths to the child care facility has been provided.
    - It has not been demonstrated that sight distances and clear visibility between vehicular and pedestrian traffic within the subject site has been achieved.
    - Insufficient fencing existing proposed to ensure the safety for children entering and leaving the facility.
    - Compliant building access with the relevant Australian Standards/ Building Code of Australia requirement has not been provided.
    - It has not been demonstrated the use of the existing building will be accessible by all potential users.
    - It has not been demonstrated the existing landscaping contributes to the streetscape and amenity for the proposed use.
    - It has not been demonstrated adequate measures to minimise impacts on privacy and noise of adjoining properties from the proposed use have been provided.
    - Insufficient off street parking has been proposed.
    - It has not been demonstrated a safe and connected environment for pedestrians both on and around the site has been achieved.

7. The application does not comply with the objective and controls of the Campbelltown (Sustainable City) Development Control Plan 2015 including:

    - It has not been demonstrated that a landscaping strategy which enhances the visual character of the area and matches the proposed use has been achieved.
    - It has not been demonstrated to Council's satisfaction that there would be no vehicular/pedestrian conflict and that the proposed arrangements do not present a potential safety hazard for vehicle and pedestrian traffic.

- Insufficient information has been submitted to ensure direct views to and from neighbouring and surrounding properties have been minimised.
- It has not been demonstrated that compliance with car parking requirements in accordance with Part 8.4.1 of the DCP is achieved.
- It has not been demonstrated that sufficient space has been provided on site allow vehicles exit the site in a forward direction.
- It has not been demonstrated that minimum access requirements contained within the BCA, the Disability (Access to Premises — Buildings) Standards 2010 and Australian Standard 1428 – Design for Access and Mobility (as amended) is achieved.
- It has not been demonstrated that compliance with landscaping requirements in accordance with Part 8.5 of the DCP is achieved.
- It has not been demonstrated that compliance with play areas in accordance with Part 8.5 of the DCP is achieved.

8. The site is not suitable for the proposed development having regard to the site constraints and failure to comply with the relevant requirements relating to traffic and parking, access and pedestrian safety.

9. The development would have an adverse impact upon the surrounding traffic environment and presents significant concerns to vehicular and particularly pedestrian movements to, in and around the site.

10. The proposed development would set an undesirable precedent for similar inappropriate development and is therefore not in the public interest.

Appendix 2 - Location Map

CAMPBELLTOWN CITY COUNCIL

EXISTING STREETSCAPE - STRANRAER DRIVE

STREETSCAPE WITH PROPOSED DEVELOPMENT - STRANRAER DRIVE

KIRA ROBSON architect
Board of Architects Registration 7694
Disability Discrimination Act Consultant AC-AA no. 380
Livable Housing Australia Registered Assessor no.10053
PO Box 178, Forestville NSW 2087
Mob. 0425 307 394
kirarobson@bigpond.com

Rev	Date	Issue
-	19.12.2018	Issued to Campbelltown Council for Development Application
A	10.02.2019	Issued to Campbelltown Council for Development Application

Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451

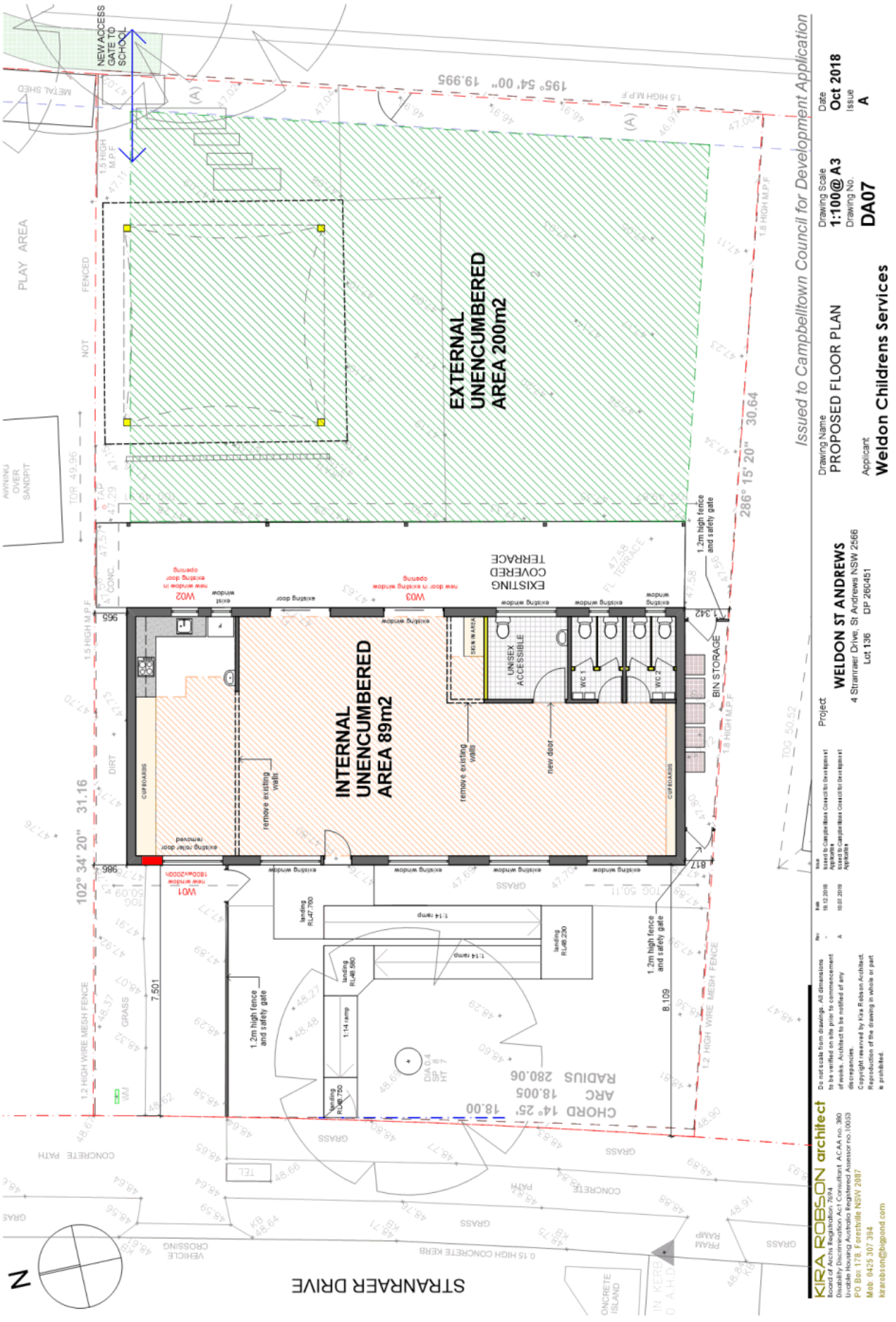
Issued to Campbelltown Council for Development Application

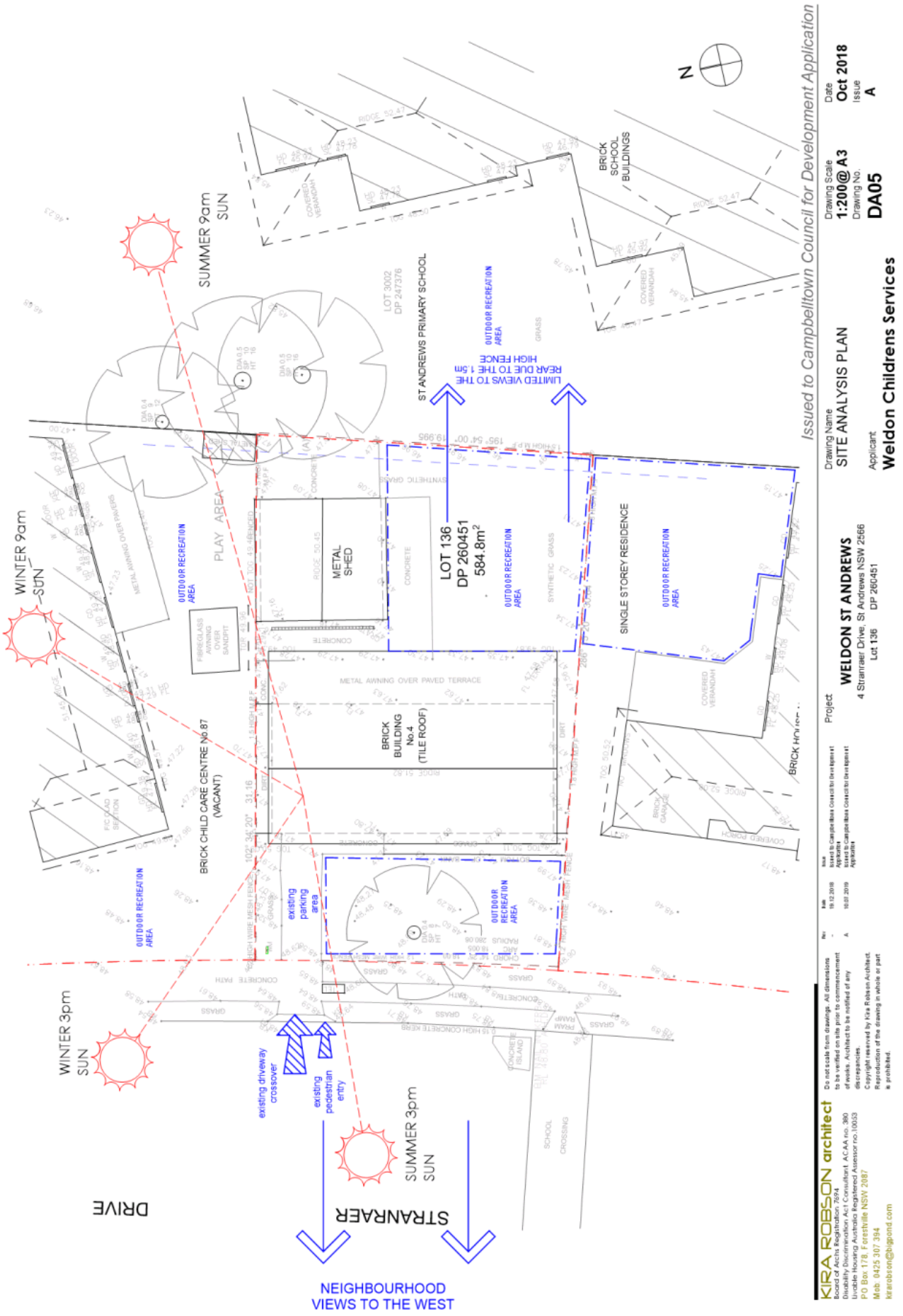
Drawing Name
STREETSCAPE ANALYSIS

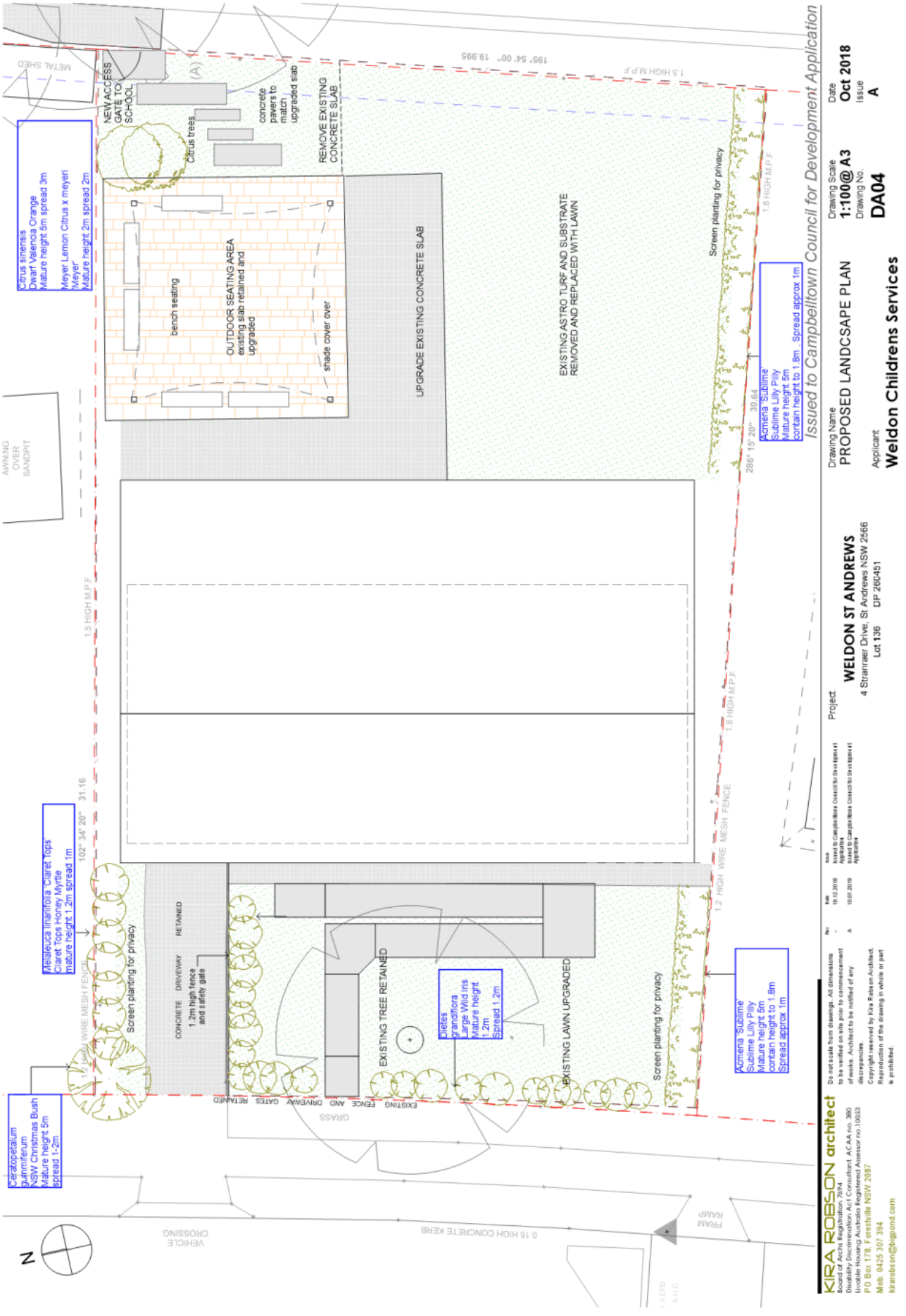
Applicant
Weldon Childrens Services

Drawing Scale
Not to scale
Drawing No.
DA06

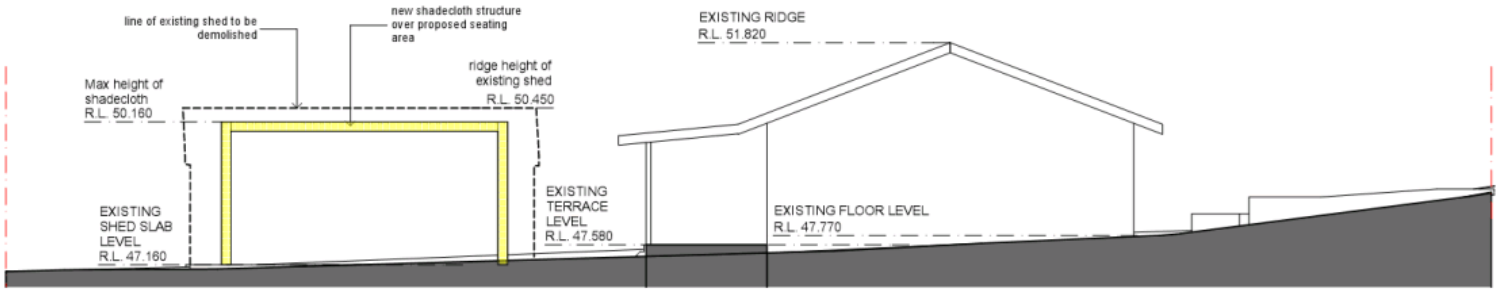
Date
Oct 2018
Issue
A


EXTERNAL
UNENCUMBERED
AREA 200m2
INTERNAL
UNENCUMBERED
AREA 89m2
EXISTING
COVERED
TERRACE
UNISEX
ACCESSIBLE
WC 1
WC 2
BIN STORAGE
remove existing walls
new door
1.2m high fence and safety gate
NEW ACCESS GATE TO SCHOOL
PLAY AREA
STRANRAER DRIVE
Issued to Campbelltown Council for Development Application
Drawing Name
PROPOSED FLOOR PLAN
Drawing Scale
1:100@ A3
Drawing No.
DA07
Date
Oct 2018
Issue
A
Applicant
Weldon Childrens Services
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
KIRA ROBSON architect

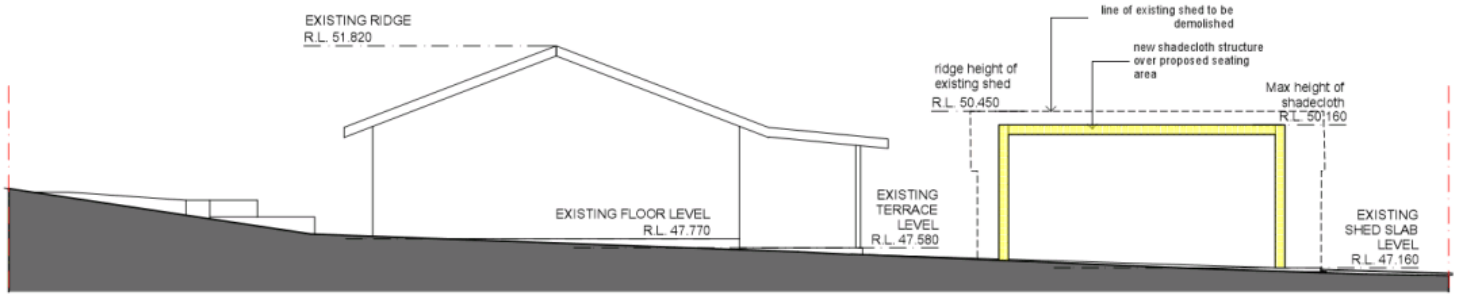

Issued to Campbelltown Council for Development Application
Drawing Name
SITE ANALYSIS PLAN
Drawing Scale
1:200@ A3
Drawing No.
DA05
Date
Oct 2018
Issue
A
Applicant
Weldon Childrens Services
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
KIRA ROBSON architect
Board of Architects Registration 7694
Disability Discrimination Act Consultant. ACAA no. 3860
Livable Housing Australia Registered Assessor no. 10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.
Issue
Issued to Campbelltown Council for Development Application
19.12.2018
Issued to Campbelltown Council for Development Applicaiton
10.07.2019
N
SUMMER 9am SUN
WINTER 9am SUN
WINTER 3pm SUN
SUMMER 3pm SUN
ST ANDREWS PRIMARY SCHOOL
BRICK SCHOOL BUILDINGS
LIMITED VIEWS TO THE REAR DUE TO THE 1.5m HIGH FENCE
LOT 136 DP 260451 584.8m²
SINGLE STOREY RESIDENCE
METAL SHED
BRICK BUILDING No.4 (TILE ROOF)
BRICK CHILD CARE CENTRE No.87 (VACANT)
PLAY AREA
OUTDOOR RECREATION AREA
existing parking area
existing driveway crossover
existing pedestrian entry
STRANRAER
DRIVE
NEIGHBOURHOOD VIEWS TO THE WEST


Issued to Campbelltown Council for Development Application
Drawing Name
PROPOSED LANDCSAPE PLAN
Drawing Scale
1:100@A3
Drawing No.
DA04
Date
Oct 2018
Issue
A
Applicant
Weldon Childrens Services
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
KIRA ROBSON architect
Board of Archs Registration 7694
Disability Discrimination Act Consultant. ACAA no. 3860
Livable Housing Australia Registered Assessor no. 10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.
Issue
Issued to Campbelltown Council for Development Application
19.12.2018
Issued to Campbelltown Council for Development Application
10.01.2019
NEW ACCESS GATE TO SCHOOL
REMOVE EXISTING CONCRETE SLAB
concrete pavers to match upgraded slab
Citrus trees
Citrus sinensis Dwarf Valencia Orange Mature height 5m spread 3m
Meyer Lemon Citrus x meyeri Meyer Mature height 2m spread 2m
bench seating
OUTDOOR SEATING AREA existing slab retained and upgraded
shade cover over
UPGRADE EXISTING CONCRETE SLAB
EXISTING ASTRO TURF AND SUBSTRATE REMOVED AND REPLACED WITH LAWN
Screen planting for privacy
Acmena Sublime Sublime Lilly Pilly Mature height 5m contain height to 1.8m . Spread approx 1m
1.8 HIGH M.P.F
30.64
286° 15' 20"
195° 54' 00" 19.995
1.5 HIGH M.P.F
AWNING OVER SANDPIT
1.5 HIGH M.P.F
102° 34' 20" 31.16
Melaleuca linariifolia 'Claret Tops' Claret Tops Honey Myrtle mature height 1.2m spread 1m
1.2 HIGH WIRE MESH FENCE
Screen planting for privacy
CONCRETE DRIVEWAY RETAINED
1.2m high fence and safety gate
EXISTING TREE RETAINED
Plectes grandiflora Large Wild Iris Mature height 1.2m Spread 1.2m
EXISTING LAWN UPGRADED
1.8 HIGH WIRE MESH FENCE
Screen planting for privacy
Acmena Sublime Sublime Lilly Pilly Mature height 5m contain height to 1.8m Spread approx 1m
Ceratopetalum gummiferum NSW Christmas Bush Mature height 5m Spread 1-2m
EXISTING FENCE AND DRIVEWAY GATES RETAINED
GRASS
0.15 HIGH CONCRETE KERB
RAMP
VEHICLE CROSSING
N

EXISTING RIDGE
R.L. 51.820
existing floor to ceiling height
2.430
EXISTING FLOOR LEVEL
R.L. 47.770
EXISTING TERRACE LEVEL
R.L. 47.580
new shadecloth structure over proposed seating area
Max height of shadecloth
R.L. 50.160
EXISTING SHED SLAB LEVEL
R.L. 47.160
BUILDING SECTION
EXISTING RIDGE
R.L. 51.820
EXISTING FLOOR LEVEL
R.L. 47.770
Existing window
Existing door
W01
in existing opening
830
exist
WEST ELEVATION
EXISTING RIDGE
R.L. 51.820
EXISTING FLOOR LEVEL
R.L. 47.770
W02
new window in existing door opening
W03
new door in existing window opening
1.530
1.200
exist
EAST ELEVATION
Issued to Campbelltown Council for Development Application
KIRA ROBSON architect
Board of Architects Registration: 7694
Disability Discrimination Act Consultant. ACAA rec. 3860
Livable Housing Australia Registered Assessor no.10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
Drawing Name
EAST & WEST ELEVATIONS AND SECTION
Applicant
Weldon Childrens Services
Drawing Scale
1:100@ A3
Drawing No.
DA03
Date
Oct 2018
Issue
A



NORTH ELEVATION



SOUTH ELEVATION

Issued to Campbelltown Council for Development Application

KIRA ROBSON architect
Board of Archs Registration 7694
Disability Discrimination Act Consultant ACAA no. 380
Livable Housing Australia Registered Assessor no.10033
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com

Rev	Date	Issue
-	19.12.2018	Issued to Campbelltown Council for Development Application
A	10.01.2019	Issued to Campbelltown Council for Development Application

Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451

Drawing Name
NORTH & SOUTH ELEVATIONS

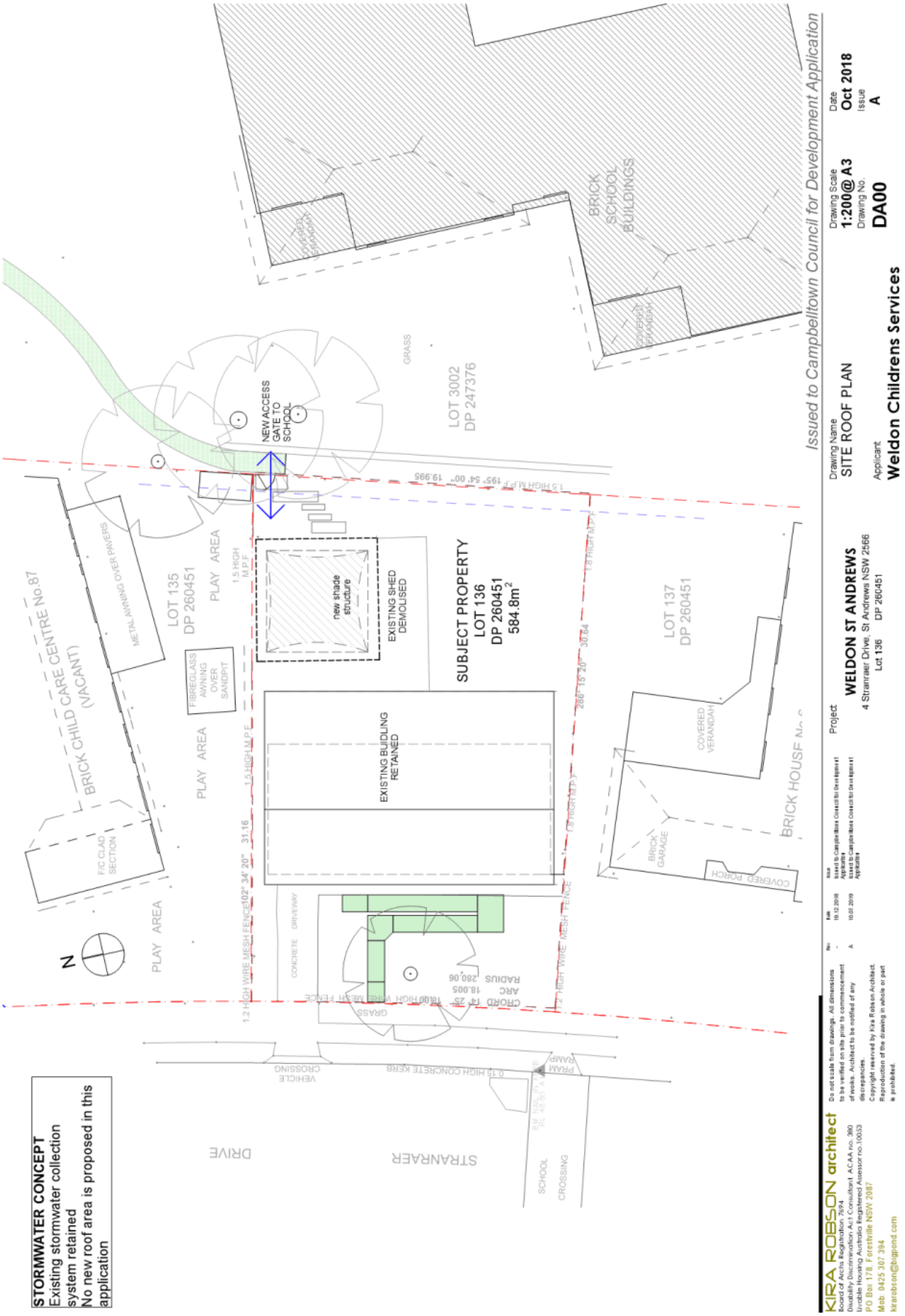
Applicant
Weldon Childrens Services

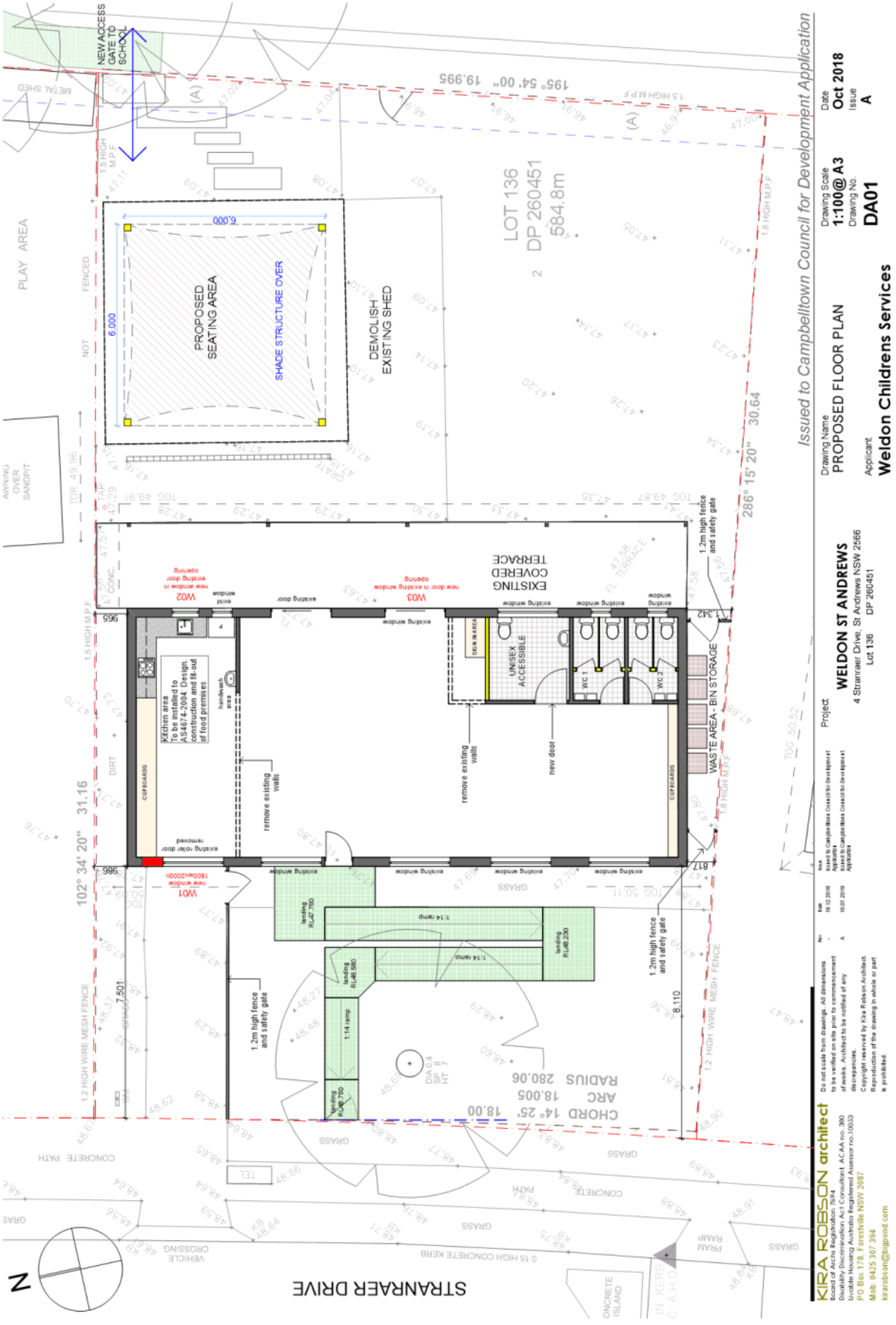
Drawing Scale
1:100@ A3

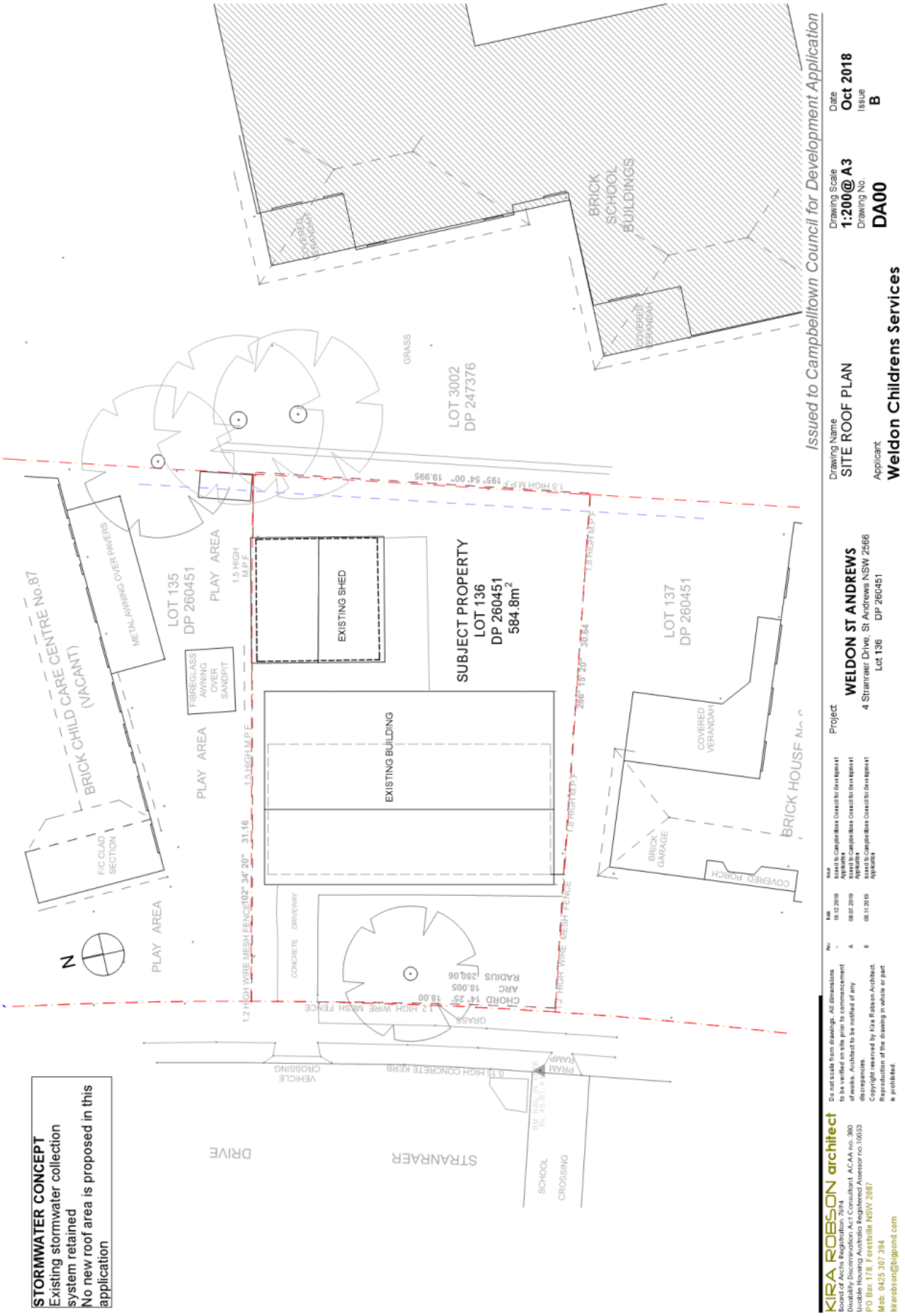
Drawing No.
DA02

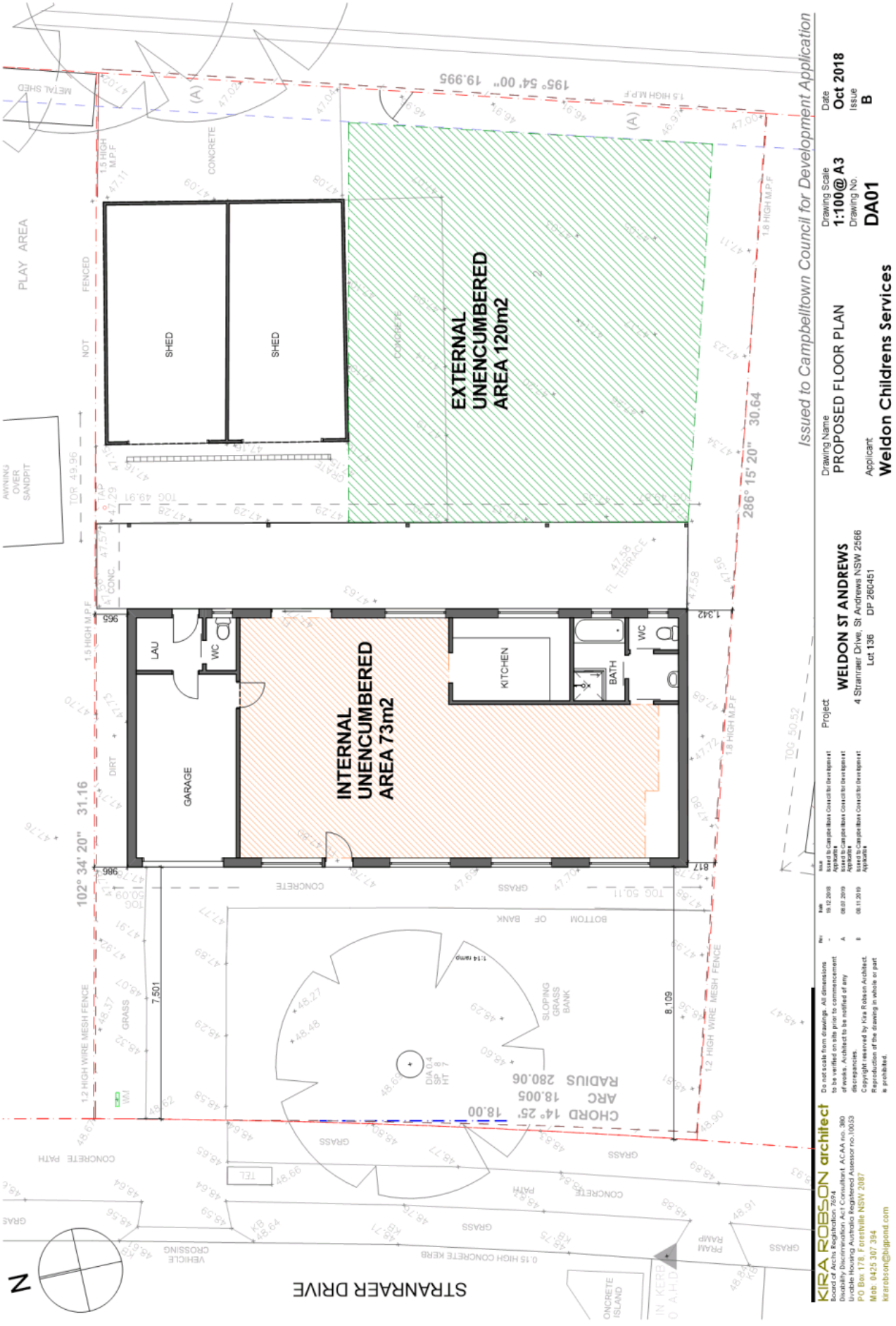
Date
Oct 2018

Issue
A


Issued to Campbelltown Council for Development Application
Drawing Name
SITE ROOF PLAN
Drawing Scale
1:200@ A3
Drawing No.
DA00
Date
Oct 2018
Issue
A
Applicant
Weldon Childrens Services
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
KIRA ROBSON architect
Board of Architects Registration: 7694
Disability Discrimination Act Consultant: AC-AA no: 380
Livable Housing Australia Registered Assessor no: 10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.
Rev
-
A
Date
19.12.2018
10.01.2019
Issue
Issued to Campbelltown Council for Development Application
Issued to Campbelltown Council for Development Application
STORMWATER CONCEPT
Existing stormwater collection system retained
No new roof area is proposed in this application
NEW ACCESS GATE TO SCHOOL
LOT 3002 DP 247376
GRASS
BRICK SCHOOL BUILDINGS
COVERED VERANDAH
new shade structure
EXISTING SHED DEMOLISED
SUBJECT PROPERTY
LOT 136
DP 260451
584.8m²
EXISTING BUILDING RETAINED
LOT 135 DP 260451
PLAY AREA
1.5 HIGH M.P.F.
FIBREGLASS AWNING OVER SANDPIT
METAL AWNING OVER PAVERS
BRICK CHILD CARE CENTRE No.87
(VACANT)
F/C CLAD SECTION
1.2 HIGH WIRE MESH FENCE
102° 34' 20"
31.16
CONCRETE DRIVEWAY
1.8 HIGH M.P.F.
286° 15' 20"
30.64
LOT 137 DP 260451
BRICK HOUSE No.2
COVERED VERANDAH
BRICK GARAGE
COVERED PORCH
CHORD 18.005
ARC 18.25
RADIUS 280.06
1.2 HIGH WIRE MESH FENCE
1.8 HIGH WIRE MESH FENCE
GRASS
0.15 HIGH CONCRETE KERB
RAMP
VEHICLE CROSSING
SCHOOL CROSSING
STRANRAER
DRIVE
N

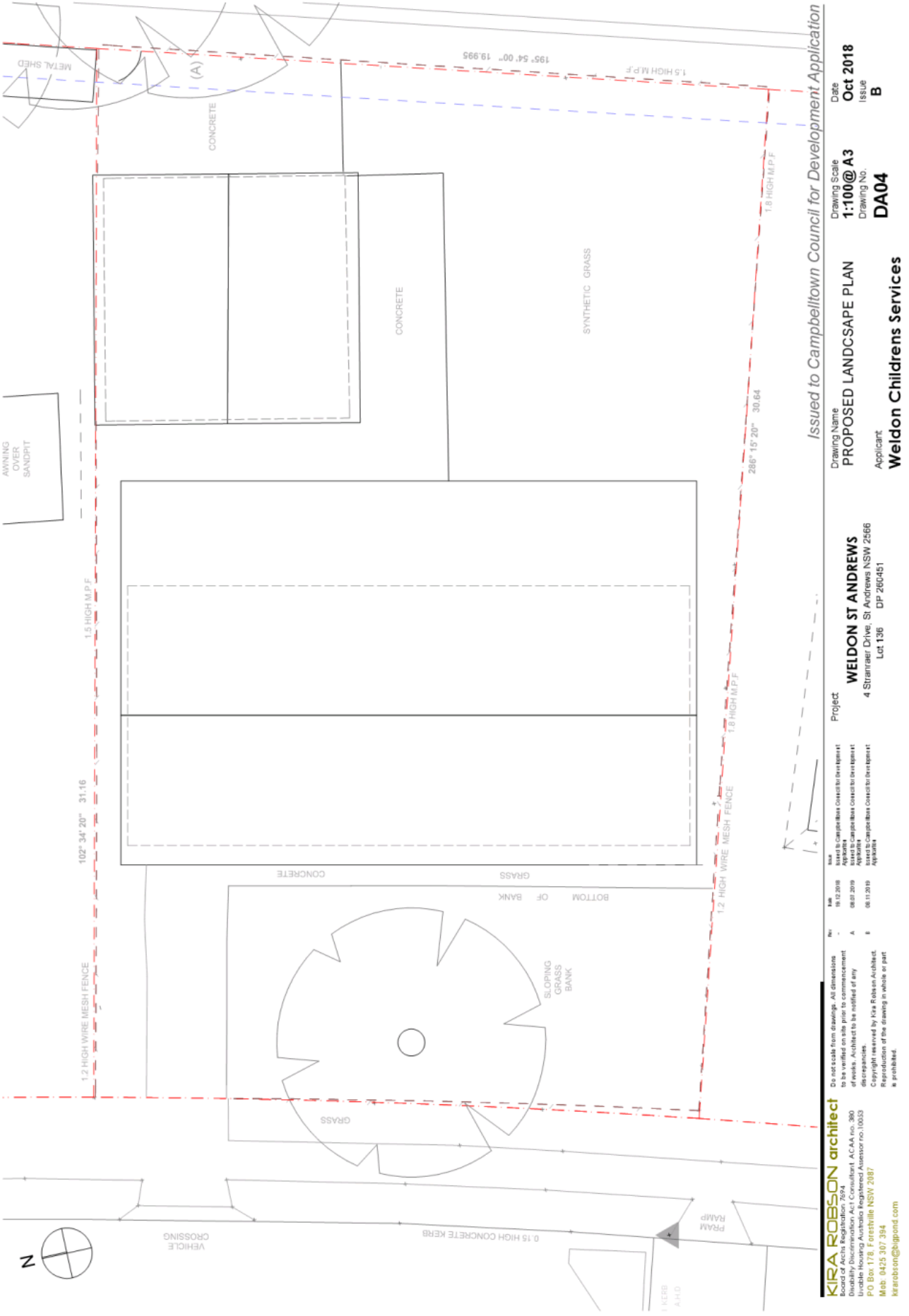

Issued to Campbelltown Council for Development Application
Drawing Name
PROPOSED FLOOR PLAN
Drawing Scale
1:100@ A3
Drawing No.
DA01
Date
Oct 2018
Issue
A
Applicant
Weldon Childrens Services
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
KIRA ROBSON architect
Board of Arch Registration: 7694
Disability Discrimination Act Consultant: AC-AA no: 380
Livable Housing Australia Registered Assessor no: 10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
NEW ACCESS GATE TO SCHOOL
PROPOSED SEATING AREA
SHADE STRUCTURE OVER
DEMOLISH EXISTING SHED
LOT 136 DP 260451 584.8m
EXISTING COVERED TERRACE
UNISEX ACCESSIBLE
WASTE AREA - BIN STORAGE
Kitchen area To be installed to AS 4674-2004 Design, construction and fit-out of food premises
remove existing walls
new door
1.2m high fence and safety gate
1:14 ramp
landing RL47.700
landing RL46.580
landing RL46.230
landing RL46.750
CHORD 18.005
ARC 18.00
RADIUS 280.06
STRANRAER DRIVE
PLAY AREA
METAL SHED
1.2 HIGH WIRE MESH FENCE
CONCRETE PATH
GRASS
DIRT
N

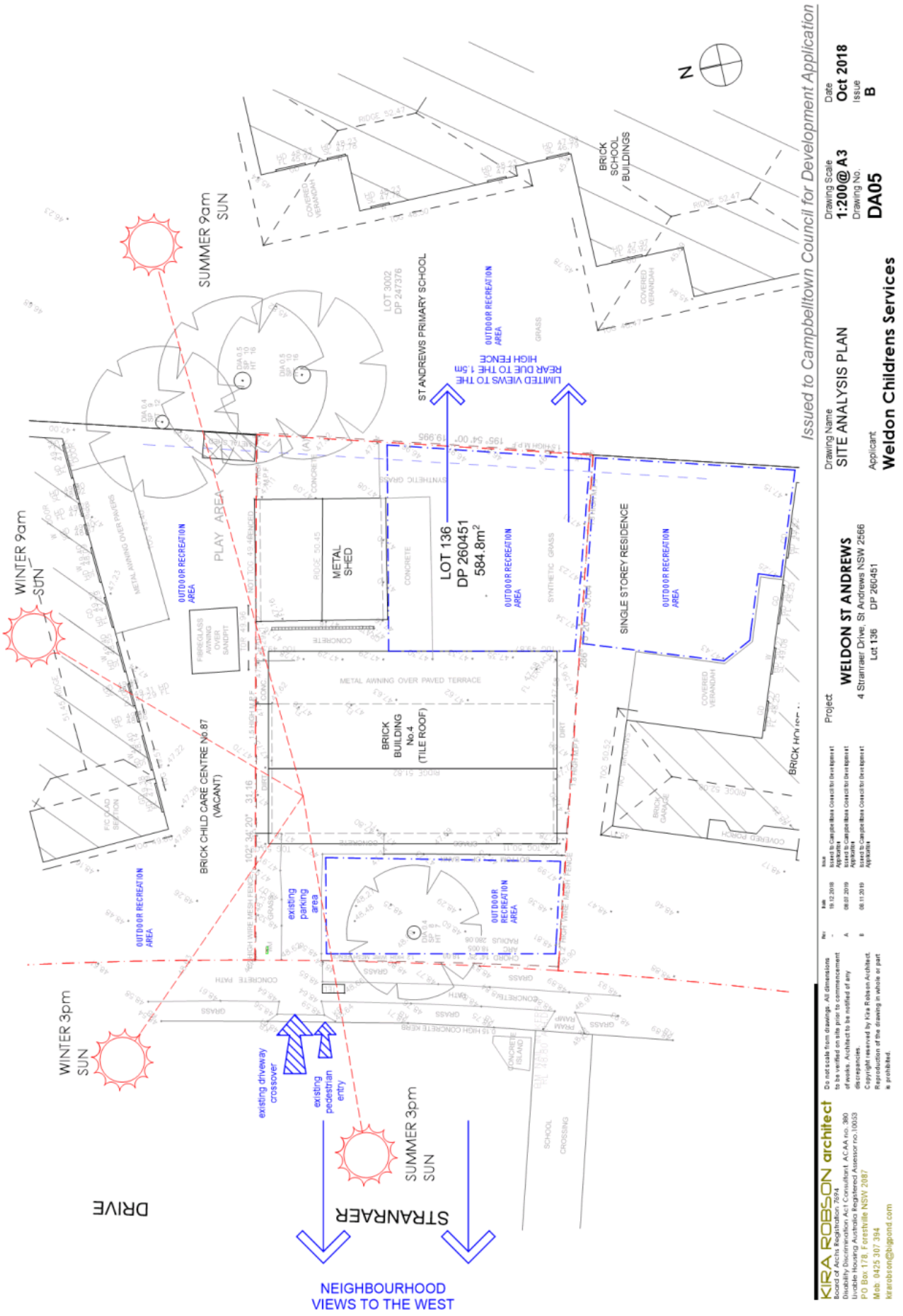

Issued to Campbelltown Council for Development Application
Drawing Name
SITE ROOF PLAN
Drawing Scale
1:200@ A3
Date
Oct 2018
Drawing No.
DA00
Issue
B
Applicant
Weldon Childrens Services
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
KIRA ROBSON architect
Board of Architects Registration 7694
Disability Discrimination Act Consultant AC-AA no. 380
Livable Housing Australia Registered Assessor no. 10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.
STORMWATER CONCEPT
Existing stormwater collection system retained
No new roof area is proposed in this application
SUBJECT PROPERTY
LOT 136
DP 260451
584.8m²
EXISTING BUILDING
EXISTING SHED
LOT 135
DP 260451
LOT 137
DP 260451
LOT 3002
DP 247376
BRICK CHILD CARE CENTRE No.87
(VACANT)
METAL AWNING OVER PAVERS
F/C CLAD SECTION
FIBREGLASS AWNING OVER SANDPIT
PLAY AREA
BRICK HOUSE No.2
COVERED VERANDAH
BRICK GARAGE
COVERED PORCH
BRICK SCHOOL BUILDINGS
COVERED VERANDAH
GRASS
CONCRETE DRIVEWAY
1.2 HIGH WIRE MESH FENCE
1.5 HIGH M.P.F.
1.8 HIGH M.P.F.
1.5 HIGH M.P.F. 195° 54' 00" 19.995
102° 34' 20" 31.16
286° 15' 20" 30.64
CHORD 14.25 18.00
ARC 18.005
RADIUS 284.06
0.15 HIGH CONCRETE KERB
RAMP
VEHICLE CROSSING
SCHOOL CROSSING
STRANRAER
DRIVE
N


Issued to Campbelltown Council for Development Application
Drawing Name
PROPOSED FLOOR PLAN
Drawing Scale
1:100@ A3
Drawing No.
DA01
Date
Oct 2018
Issue
B
Applicant
Weldon Childrens Services
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
EXTERNAL UNENCUMBERED AREA 120m2
INTERNAL UNENCUMBERED AREA 73m2
SHED
SHED
GARAGE
LAU
WC
KITCHEN
BATH
WC
PLAY AREA
METAL SHED
AWNING OVER SANDPIT
FENCED
NOT
1.5 HIGH M.P.F
1.8 HIGH M.P.F
1.2 HIGH WIRE MESH FENCE
CONCRETE
GRASS
DIRT
TERRACE
CONC.
SLOPING GRASS BANK
BOTTOM OF BANK
CONCRETE PATH
VEHICLE CROSSING
0.15 HIGH CONCRETE KERB
CONCRETE ISLAND
PRAM RAMP
STRANRAER DRIVE
N
102° 34' 20" 31.16
286° 15' 20" 30.64
195° 54' 00" 19.995
CHORD 14° 25' 18.00
ARC 18.005
RADIUS 280.06
7.501
8.109
1.342
986
965
817
KIRA ROBSON architect
Board of Architects Registration: 7594
Disability Discrimination Act Consultant. AC-AA reg. 3860
Livable Housing Australia Registered Assessor no. 10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.
Issued to Campbelltown Council for Development Application 19.12.2018
Issued to Campbelltown Council for Development Application 08.03.2019
Issued to Campbelltown Council for Development Application 08.11.2019

EXISTING RIDGE
R.L. 51.820
EXISTING FLOOR LEVEL
R.L. 47.770
EXISTING
TERRACE
LEVEL
R.L. 47.580
ridge height of
existing shed
R.L. 50.450
EXISTING
SHED SLAB
LEVEL
R.L. 47.160
NORTH ELEVATION
EXISTING RIDGE
R.L. 51.820
ridge height of
existing shed
R.L. 50.450
EXISTING
SHED SLAB
LEVEL
R.L. 47.160
EXISTING
TERRACE
LEVEL
R.L. 47.580
EXISTING FLOOR LEVEL
R.L. 47.770
SOUTH ELEVATION
Issued to Campbelltown Council for Development Application
KIRA ROBSON architect
Board of Architects Registration 7694
Disability Discrimination Act Consultant AC-AA no. 3860
Livable Housing Australia Registered Assessor no. 10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.
Rev
-
A
B
Date
19.12.2018
08.03.2019
08.11.2019
Issue
Issued to Campbelltown Council for Development Application
Issued to Campbelltown Council for Development Application
Issued to Campbelltown Council for Development Application
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
Drawing Name
NORTH & SOUTH ELEVATIONS
Applicant
Weldon Childrens Services
Drawing Scale
1:100@ A3
Drawing No.
DA02
Date
Oct 2018
Issue
B

EXISTING SHED SLAB LEVEL R.L. 47.160
EXISTING TERRACE LEVEL R.L. 47.580
EXISTING FLOOR LEVEL R.L. 47.770
existing floor to ceiling height 2.430
EXISTING RIDGE R.L. 51.820
BUILDING SECTION
EXISTING RIDGE R.L. 51.820
EXISTING FLOOR LEVEL R.L. 47.770
WEST ELEVATION
EXISTING RIDGE R.L. 51.820
EXISTING FLOOR LEVEL R.L. 47.770
EAST ELEVATION
Issued to Campbelltown Council for Development Application
Drawing Name
EAST & WEST ELEVATIONS AND SECTION
Applicant
Weldon Childrens Services
Drawing Scale
1:100@ A3
Drawing No.
DA03
Date
Oct 2018
Issue
B
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
KIRA ROBSON architect
Board of Architects Registration: 7694
Disability Discrimination Act Consultant. AC-AA no. 380
Livable Housing Australia Registered Assessor no. 10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.
Rev Date Issue
- 19.12.2018 Issued to Campbelltown Council for Development Application
A 08.07.2019 Issued to Campbelltown Council for Development Application
B 08.11.2019 Issued to Campbelltown Council for Development Application


Issued to Campbelltown Council for Development Application
Drawing Name
PROPOSED LANDCSAPE PLAN
Drawing Scale
1:100@ A3
Date
Oct 2018
Drawing No.
DA04
Issue
B
Applicant
Weldon Childrens Services
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
KIRA ROBSON architect
Board of Archs Registration 7694
Disability Discrimination Act Consultant AC-AA no. 380
Livable Housing Australia Registered Assessor no. 10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.
Rev Date Issue
- 19.12.2018 Issued to Campbelltown Council for Development Application
A 08.07.2019 Issued to Campbelltown Council for Development Application
B 08.11.2019 Issued to Campbelltown Council for Development Application
METAL SHED
(A)
CONCRETE
195° 54' 00" 19.995
1.5 HIGH M.P.F
1.8 HIGH M.P.F
SYNTHETIC GRASS
CONCRETE
AWNING OVER SANDPIT
286° 15' 20" 30.64
1.5 HIGH M.P.F
102° 34' 20" 31.16
1.2 HIGH WIRE MESH FENCE
1.8 HIGH M.P.F
1.2 HIGH WIRE MESH FENCE
CONCRETE
GRASS
BOTTOM OF BANK
SLOPING GRASS BANK
GRASS
0.15 HIGH CONCRETE KERB
PRAM RAMP
VEHICLE CROSSING
N


Issued to Campbelltown Council for Development Application
Drawing Name
SITE ANALYSIS PLAN
Drawing Scale
1:200@ A3
Drawing No.
DA05
Date
Oct 2018
Issue
B
Applicant
Weldon Childrens Services
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
KIRA ROBSON architect
Board of Architects Registration 7694
Disability Discrimination Act Consultant. AC-AA no. 380
Livable Housing Australia Registered Assessor no. 10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.
Issue
Issued to Campbelltown Council for Development Application
Issued to Campbelltown Council for Development Application
Issued to Campbelltown Council for Development Application
SUMMER 9am SUN
WINTER 9am SUN
WINTER 3pm SUN
SUMMER 3pm SUN
N
ST ANDREWS PRIMARY SCHOOL
LIMITED VIEWS TO THE REAR DUE TO THE 1.5m HIGH FENCE
LOT 136 DP 260451 584.8m²
SINGLE STOREY RESIDENCE
METAL SHED
BRICK BUILDING No.4 (TILE ROOF)
BRICK CHILD CARE CENTRE No.87 (VACANT)
PLAY AREA
OUTDOOR RECREATION AREA
existing parking area
existing driveway crossover
existing pedestrian entry
BRICK SCHOOL BUILDINGS
STRANRAER
DRIVE
NEIGHBOURHOOD VIEWS TO THE WEST

EXISTING STREETSCAPE - STRANRAER DRIVE

Issued to Campbelltown Council for Development Application

KIRA ROBSON architect
Board of Archs Registration 7694
Disability Discrimination Act Consultant ACAA no. 380
Livable Housing Australia Registered Assessor no.10033
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com

Rev	Date	Issue
-	19.12.2018	Issued to Campbelltown Council for Development Application
A	08.01.2019	Issued to Campbelltown Council for Development Application
B	06.11.2019	Issued to Campbelltown Council for Development Application

Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451

Drawing Name
STREETSCAPE ANALYSIS

Applicant
Weldon Childrens Services

Drawing Scale
Not to scale

Drawing No.
DA06

Date
Oct 2018

Issue
B

DA ACOUSTIC REPORT – EDUCATION AND CARE FACILITY

Weldon Children's Education and Care Facility, St. Andrews

ID: 11406 R01v2

26 April 2019

Prepared For:
Kira Robson, Architecture & Access Consultancy

PO Box 178
Forestville NSW 2087

Email: dchalloner@bigpond.com

File: PKA11406 R01v2 DA Acoustic Report.docx

DOCUMENT INFORMATION

Author: Sri Harsha Eati
Signature Removed

Checked By: Daniel Firth
Signature Removed

Issue: R01

Version: 2

Date	Version	To	Email
17/12/2018	A DRAFT	Kira Robson	dchalloner@bigpond.com
17/12/2018	1	Kira Robson	dchalloner@bigpond.com
26/04/2019	2	Kira Robson	dchalloner@bigpond.com

Prepared By:
PJ Knowland Pty. Ltd.
t/a PKA Acoustic Consulting
PO Box 345, Lane Cove NSW 1595

ABN 87 256 407 546, ACN 621 896 204
T (02) 9460 6824 · **E** admin@pka.com.au

Association of Australian Acoustical Consultants

CONTENTS

LIST OF FIGURES

LIST OF TABLES

1.0 INTRODUCTION

PKA Acoustic Consulting have been commissioned by Kira Robson of Architecture & Access Consultancy to assess the acoustic interaction of the proposed Weldon Children's Education and Care Facility located at 4 Stranraer Drive, St Andrews.

The assessment will be part of the DA conditions and documents to be presented to Campbelltown City Council. The purpose of the assessment is to establish the noise impact of the proposed centre's operation and provide recommendations to comply with the relevant criteria.

This assessment has been conducted following the relevant guidelines and policies listed below:

- *State Environmental Planning Policy 2007 (Education and Child Care) (ESEPP)*
- *NSW EPA Noise Policy for Industry 2017 (NPfI)*

2.0 SITE DESCRIPTION

2.1 Overview

The proposed children's education and care facility is located at 4 Stranraer Drive, St Andrews. The site is bound by St Andrews Public School to the east, to the north is an existing childcare premise, Stranrear Drive to the west and other residential premises to the south.

The site location is shown in Figure 2-1.

Figure 2-1 Site Location

The proposed centre is to operate between 7am and 6:30pm. The maximum occupancy will be 27 children ranging from pre-school ages up to 12 years old and 2 staff members at given time. The centre will use the existing carpark located in St. Andrews Public School and will not have any additional car parking on site and therefore, this component is not being assessed.

2.2 Sensitive Receivers

The following is the summary of the sensitive residential receivers of the noise impact from the activity at the proposed function centre.

Residential Receiver 1 (R1) – A single storey residential premises at 6 Stranraer Drive, St Andrews, located to the south of the site, directly sharing a boundary fence. This will be most sensitive residential receiver that will be impact by the outdoor play area. There is a 1.8m boundary fence separating the two premises.

Residential Receiver 2 (R2) – 1 – 3 Stranraer Drive, St Andrews, located to the east across the road at approximately 30m away. This residential premise will be less affected by the outdoor area and mostly subject to potential noise impact from the indoor areas of the care facility.

3.0 NOISE CRITERIA

3.1 Noise Policy for Industry

Noise generated from commercial and industrial premises and from mechanical noise is generally assessed against the current *NSW EPA Noise Policy for Industry 2017* (NPfI).

The policy sets out two separate criteria to ensure environmental noise objectives are met. The first criterion considers intrusive noise to residential properties and the second is set to ensure the amenity of the land use is protected. The lower value of both criteria is considered to be the Project noise trigger level, which is the limit of the $L_{Aeq\ 15min}$ noise level that must not be exceeded for the corresponding period of the day.

Amenity Criterion

To limit continuing increases in noise levels, the maximum ambient noise level within an area from commercial noise sources should not normally exceed the levels as specified in Table 2.2 of the policy for the specified time of the day. The NPfI recommends the following Amenity Noise Levels for various receiver premises.

Table 3-1 Noise Criteria - Amenity for receiver buildings

All values in dB(A)

Type of receiver	Time of day	Recommended Amenity Noise Level $L_{Aeq\ (period)}$
Residential (Suburban)	Day	55
	Evening	45
	Night	40

To ensure that industrial noise levels (existing plus new) remain within the recommended amenity noise levels for an area, a project amenity noise level applies for each new source of industrial noise as follows:

Project amenity noise level for development = recommended amenity noise level **minus 5 dB(A).**

To standardise the time periods for the intrusiveness and amenity noise levels, this policy assumes that the Amenity $L_{Aeq,15min}$ will be taken to be equal to the $L_{Aeq,\ period}$ **+ 3 decibels (dB).**

Intrusiveness Criterion

The intrusiveness of a stationary noise source may be considered acceptable if the average of the maximum A-weighted levels of noise, $L_{Aeq\ 15\ minute}$ from the source do not exceed by more than 5dB the Rating Background Level (RBL) measured in the absence of the source. This applies during all times of the day and night. There also exists an adjustment factor to be applied as per the character of the noise source. This includes factors such as tonal, fluctuating, low frequency, impulsive, intermittent etc. qualities of noise. The RBL is determined in accordance with Section 2.3 of the NSW EPA NPfI. The intrusiveness criterion is $L_{Aeq\ 15\ minute}$ < RBL+5.

3.2 Noise Criteria Discussion

The NPfI Intrusiveness criteria, being background + 5 dB(A), is very difficult to achieve for facilities such as this when residential receivers are in close proximity, combined with a quiet suburban environment. Noise exceedances are mostly the result of outside play area noise with minimal options for noise treatment beyond very high barriers.

Furthermore, there is already an existing school premises on site and an existing childcare facility in the area. Therefore, for children noise, the amenity criteria are being used to set the noise goals whereas, for the any mechanical equipment, the intrusiveness criteria are being used as plant and equipment is more controllable.

4.0 NOISE SURVEY

Unattended noise monitoring was conducted on site between 3rd and 10th December 2018 to record the ambient noise levels. The monitors were programmed to store the L_n percentile noise levels for each 15-minute sampling period. Measurements were made of L_{min}, L_{max}, L_{90}, and L_{eq} and were later retrieved for analysis. The positions of noise monitors are shown in Figure 2-1. The results and summary of the noise monitoring are listed in graphical form in Appendix B of this report.

4.1 Instrumentation

Noise measurements were conducted using the following equipment:

- Svan 958A Class 1 Sound Analyser, Serial number 45589.
- Sound calibrator B&K 4230, Serial number 11419.

The instrument was calibrated before and after the noise measurements and there was no adverse deviation between the two. The analysers are type 1 and comply with AS IEC 61672.2-2004. The instruments carry traceable calibration certificates.

4.2 Project Noise Criteria

Data from the noise monitors were processed to obtain the ambient noise levels and the noise goals.

Ambient Noise Measurements

The tables below present the results of the ambient noise monitor measurements.

The assessment periods are defined by the NSW NPfI are as follows:

Table 4-1 EPA NSW NPfI Assessment Periods

Period	Monday to Saturday	Sundays and Public Holidays
Day	07:00 to 18:00	08:00 to 18:00
Evening	18:00 to 22:00	18:00 to 22:00
Night	22:00 to 07:00	22:00 to 08:00

Table 4-2 Noise Logger Results

Period	L_{A90} Rating Background Level (RBL) dB(A)	L_{Aeq} Ambient Noise Level dB(A)
Day	42	51
Evening	41	51
Night	34	48

Table 4-3 NPfI Project Noise Trigger Levels

All values in dB(A)

Receiver Type	Period	Measured RBL L_{A90}	Acceptable Noise Levels $L_{Aeq(period)}$	NSW Noise Policy for Industry Criteria	
				Amenity $L_{Aeq15min}$	Intrusiveness $L_{Aeq15min}$
Residential (Sub-Urban)	Day	42	55	53	47
	Evening	41	45	43	46
	Night	34	40	38	39

The care facility is proposed to be used only during the daytime hours and therefore, the evening and night criteria will not be assessed in this report.

5.0 ASSESSMENT

Neither the care facility or the outdoor areas are affected by traffic noise as the premises is located away from any busy roads or corridors.

Noise level of children at play was obtained from the AAAC (Association of Australasian Acoustical Consultants) publication, *Guidelines for Childcare Noise Assessment*. The publication suggests the following noise levels:

- 10 Children aged 3-6 years old at play as SWL 87 dB(A).

Based on previous measurements and extensive data collected by PKA:

- 10 Children aged 6-12 years old at play as SWL 91 dB(A).

Based on the assumptions above (Total 27 children with 13 children under ages 6, and 14 children between 6 years and 12 years old), noise calculations were undertaken, which resulted in non-compliance with the NPfI Daytime Amenity Criterion by a margin of 9 dB(A).

Discussion & Recommendations

Due to its largely uncontrollable nature, noise generated by any student activity often struggles to achieve strict compliance with NPfI design limits when residential premises are located adjacently. As councils routinely consider childcare premises to be beneficial to communities, providing public good and services to the nearby areas, it is the position of PKA to not strictly apply the NPfI noise goals to noise from outdoor play areas but to provide noise control solutions minimising noise emissions as far as feasible.

Also considering the existing school premises, noise from children activity is usually typical for a location of this type where a public school is present bounding the residential premises.

Generally, outdoor spaces are difficult to treat acoustically as noise control methods are limited apart from the typically recommended boundary fence which is already existing in this case. This existing 1.8m metre fence must be retained and no additional penetrations must be made. Operational management is another typical method of noise control, including staff supervision of student activity.

The noise impact from the indoor spaces (to R1 & R2) of the centre will comply with typical glazing.

However, the location of any future mechanical plant and equipment should be located away from residential receivers. The selection of all mechanical plant and equipment must be selected to ensure compliance with the NPfI Intrusiveness Noise Criteria listed in Table 4-3. All final selections must be checked by an acoustic consultant to ensure the noise criteria is not exceeded.

APPENDIX A DRAWINGS USED TO PREPARE REPORT

This report was prepared using drawings provided by Kira Robson Architect, prepared for Weldon Children's Services.

No.	Rev.	Title	Date
DA00	-	Site Roof Plan	Oct 2018
DA01	-	Proposed Floor Plan	Oct 2018
DA02	-	North & South Elevations	Oct 2018
DA03	-	East & West Elevations	Oct 2018

APPENDIX B NOISE MEASUREMENTS (GRAPHICAL)

11406 Weldon Children's Services, St Andrews

PKA Acoustic Consulting

Project Address: 4 Stranrear Drive, St Andrews

Logger Location: At sensitive residential boundary to the south

		Background Noise Levels L_{A90} dB		
		Daytime 07:00 - 18:00 Measured	Evening 18:00 - 22:00 Measured	Nighttime 22:00 - 07:00 Measured
Monday	03/12/2018	41.2	43.8	36.8
Tuesday	04/12/2018	43.2	41.0	27.7
Wednesday	05/12/2018	41.6	38.3	31.5
Thursday	06/12/2018	42.1	43.1	36.4
Friday	07/12/2018	42.7	44.0	37.7
Saturday	08/12/2018	39.3	40.4	34.1
Sunday	09/12/2018	37.8	38.6	31.8
Monday	10/12/2018	40.3		
Rating Background Level (RBL)		**41**	**41**	**34**

		Existing Noise Levels L_{Aeq} dB			
		Daytime 07:00 - 18:00 Measured	Evening 18:00 - 22:00 Measured	Nighttime 22:00 - 07:00 Measured	Sunday or Public Holiday?
Monday	03/12/2018		51.7	47.6	
Tuesday	04/12/2018	52.2	50.5	45.2	
Wednesday	05/12/2018	53.2	50.7	46.5	
Thursday	06/12/2018	52.0	51.4	49.3	
Friday	07/12/2018	51.2	53.6	52.3	
Saturday	08/12/2018	49.5	50.3	46.5	
Sunday	09/12/2018	49.2	50.0	46.0	Y
Monday	10/12/2018				
Average Noise Level (L_{Aeq})		**51**	**51**	**48**	

11406 Weldon Children's Services, St Andrews

Project Address: 4 Stranrear Drive, St Andrews
Logger Location: At sensitive residential boundary to the south

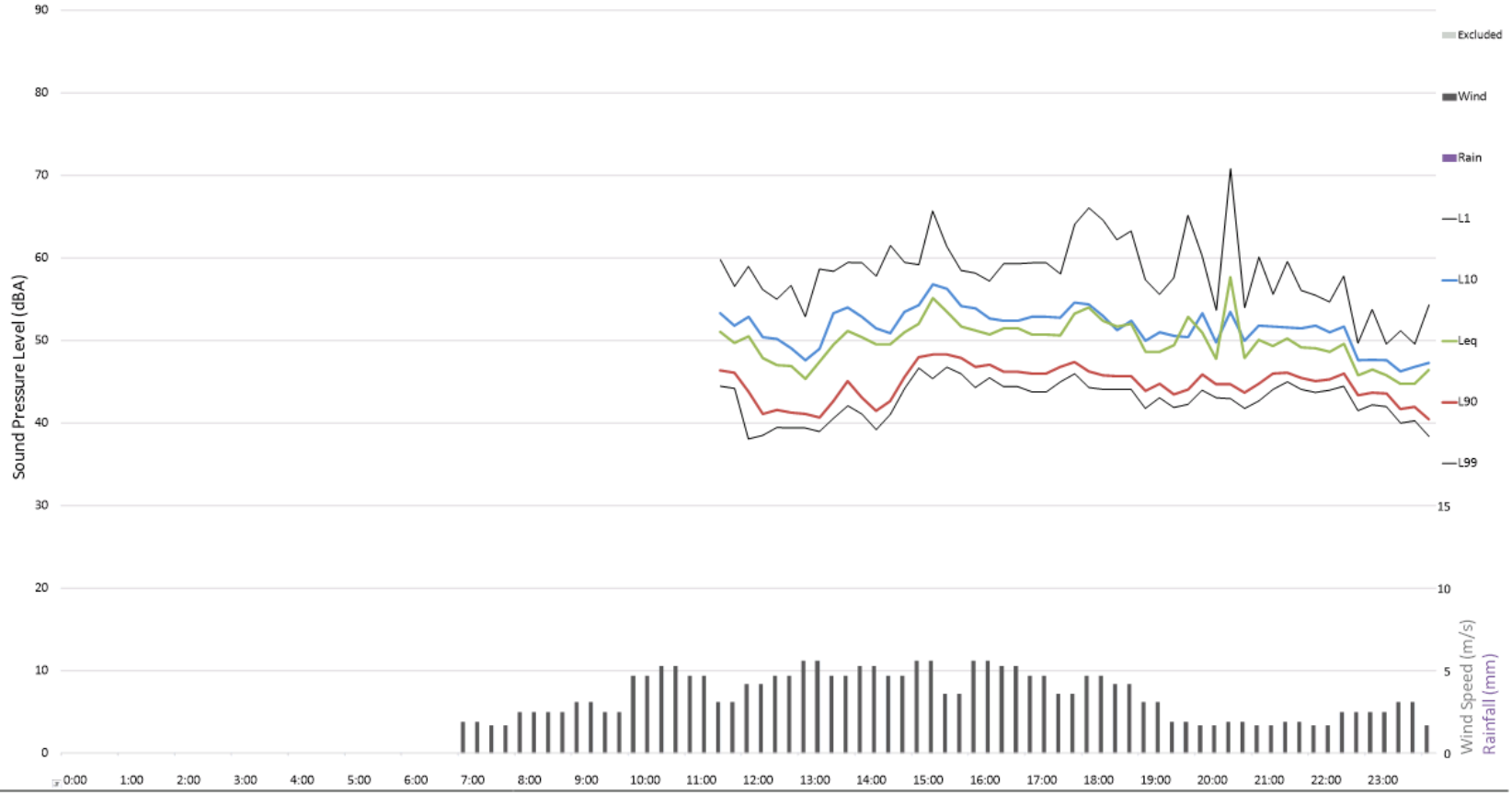
BOM weather data: Campbelltown IDN60901

PKA Acoustic Consulting

	Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
	Measured	Corrected	Measured	Corrected	Measured	Corrected
L_{Aeq} dB			51.7	51.7	47.6	47.6
L_{A90} dB			43.8	43.8	36.8	36.8

03/12/2018 Monday

Existing Ambient Noise Levels (dBA)



11406 Weldon Children's Services, St Andrews

Project Address: 4 Stranrear Drive, St Andrews
Logger Location: At sensitive residential boundary to the south

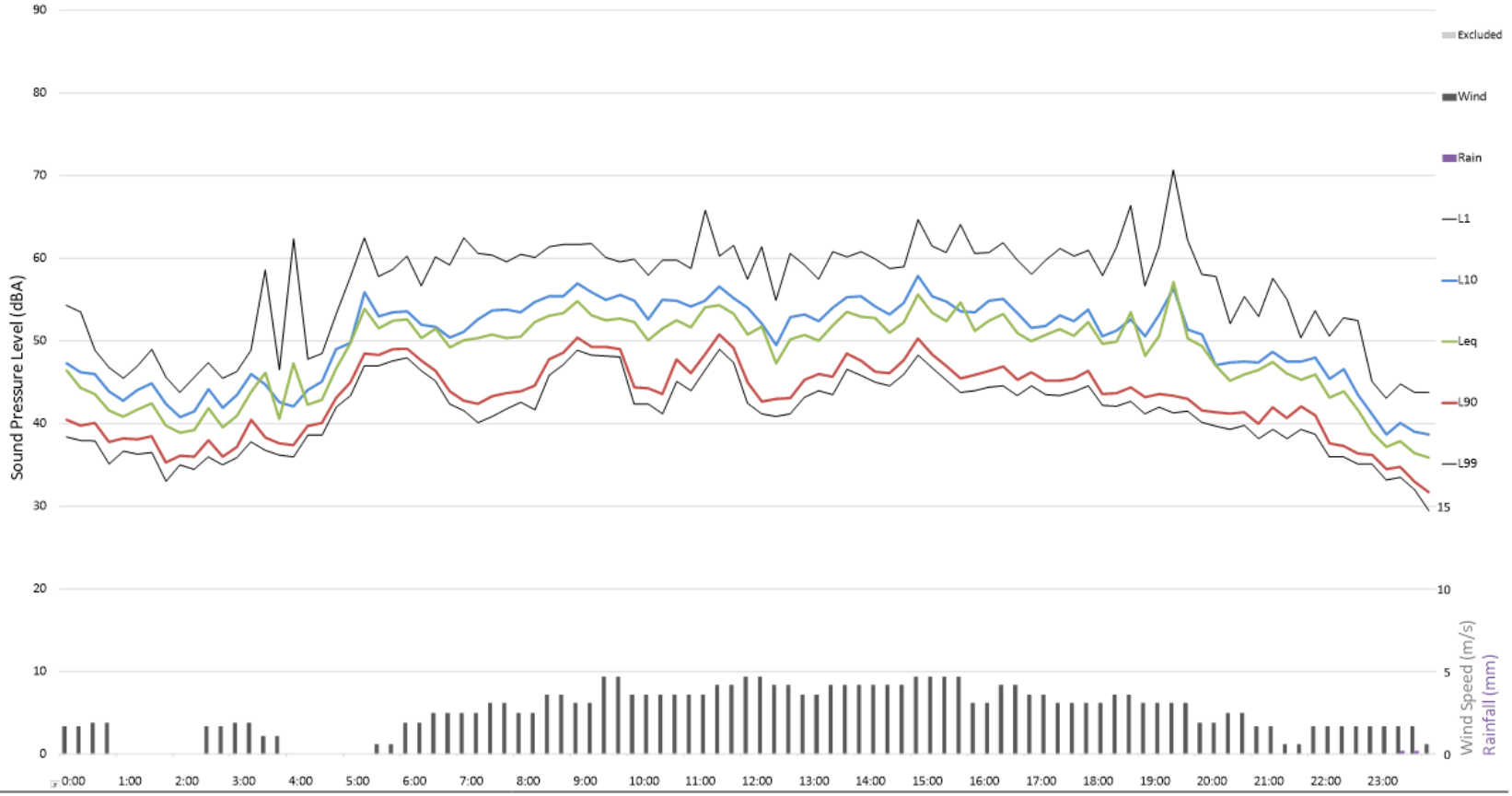
BOM weather data: Campbelltown IDN60901

Acoustic Consulting

	Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
	Measured	Corrected	Measured	Corrected	Measured	Corrected
L_{Aeq} dB	52.2	52.2	50.5	50.5	45.2	45.2
L_{A90} dB	43.2	43.2	41.0	41.0	27.7	27.7

04/12/2018 Tuesday

Existing Ambient Noise Levels (dBA)



11406 Weldon Children's Services, St Andrews

PKA Acoustic Consulting

Project Address: 4 Stranrear Drive, St Andrews

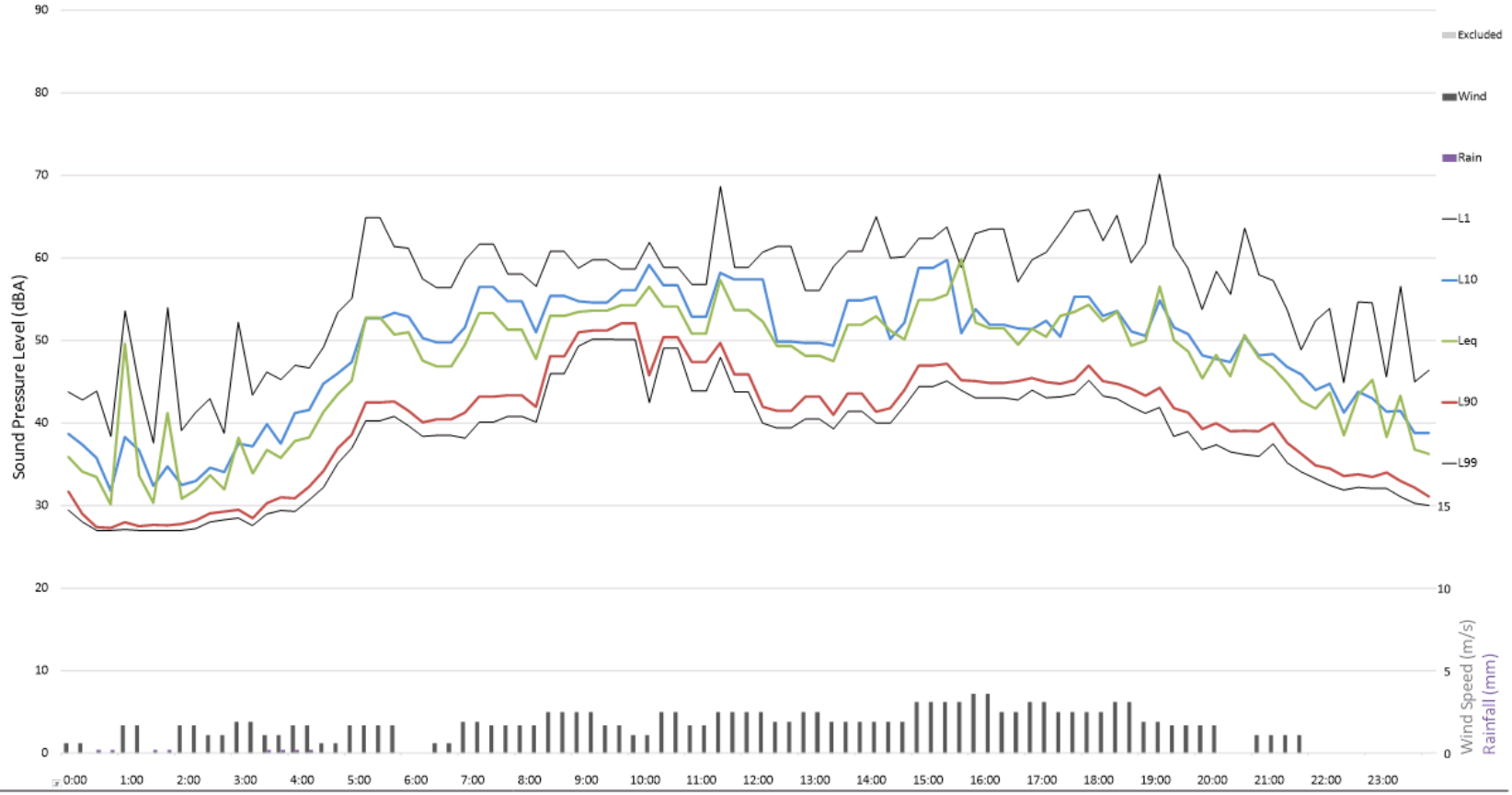
Logger Location: At sensitive residential boundary to the south

BOM weather data: Campbelltown IDN60901

05/12/2018 Wednesday

Existing Ambient Noise Levels (dBA)

	Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
	Measured	Corrected	Measured	Corrected	Measured	Corrected
L_{Aeq} dB	53.2	53.2	50.7	50.7	46.5	46.5
L_{A90} dB	41.6	41.6	38.3	38.3	31.5	31.5



11406 Weldon Children's Services, St Andrews

Project Address: 4 Stranrear Drive, St Andrews
Logger Location: At sensitive residential boundary to the south

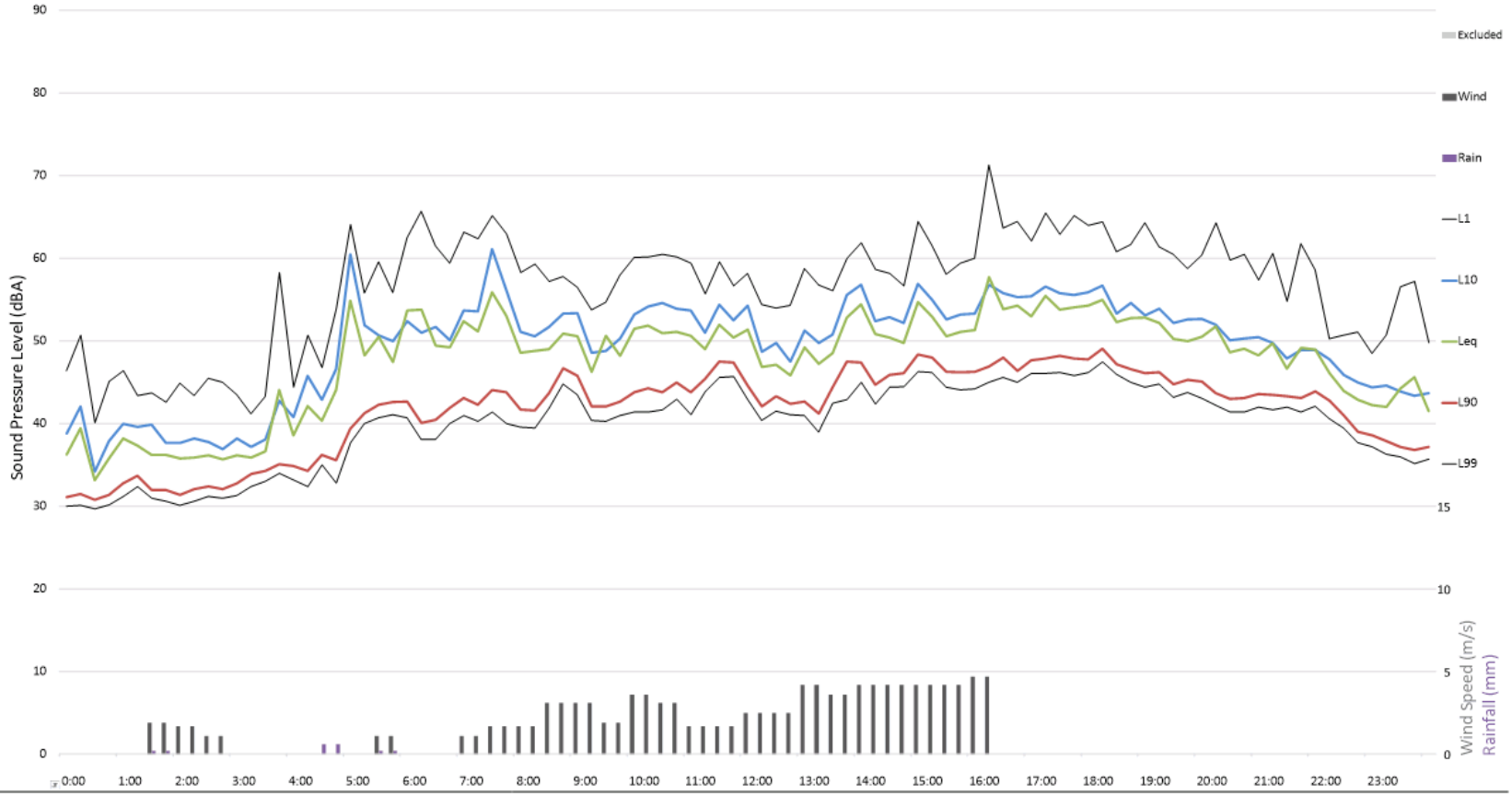
BOM weather data: Campbelltown IDN60901

Acoustic Consulting

	Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
	Measured	Corrected	Measured	Corrected	Measured	Corrected
L_{Aeq} dB	52.0	52.0	51.4	51.4	49.3	49.3
L_{A90} dB	42.1	42.1	43.1	43.1	36.4	36.4

06/12/2018 Thursday

Existing Ambient Noise Levels (dBA)



11406 Weldon Children's Services, St Andrews

PKA Acoustic Consulting

Project Address: 4 Stranrear Drive, St Andrews

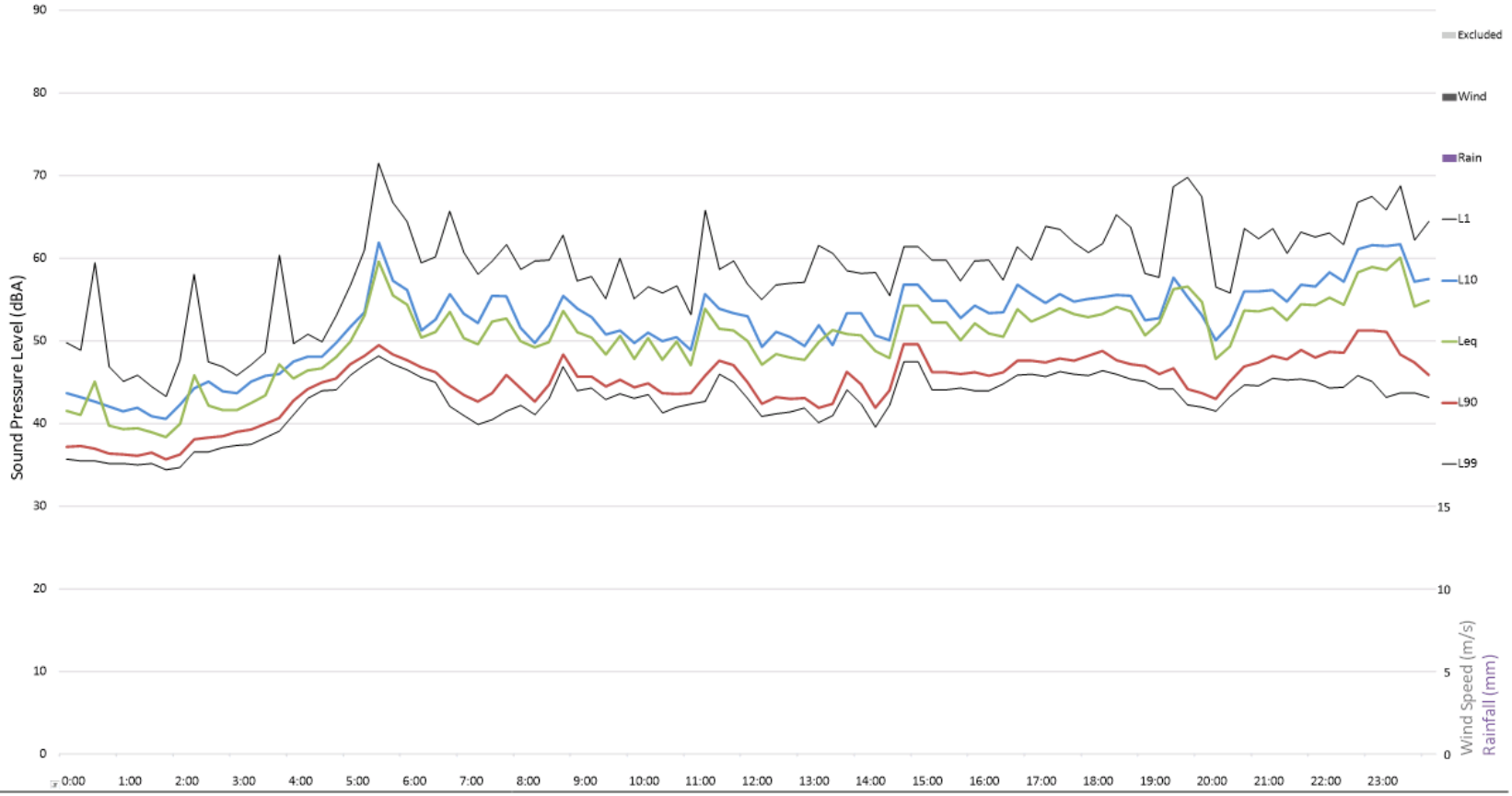
Logger Location: At sensitive residential boundary to the south

BOM weather data: Campbelltown IDN60901

07/12/2018 Friday

Existing Ambient Noise Levels (dBA)

	Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
	Measured	Corrected	Measured	Corrected	Measured	Corrected
L_{Aeq} dB	51.2	51.2	53.6	53.6	52.3	52.3
L_{A90} dB	42.7	42.7	44.0	44.0	37.7	37.7



11406 Weldon Children's Services, St Andrews

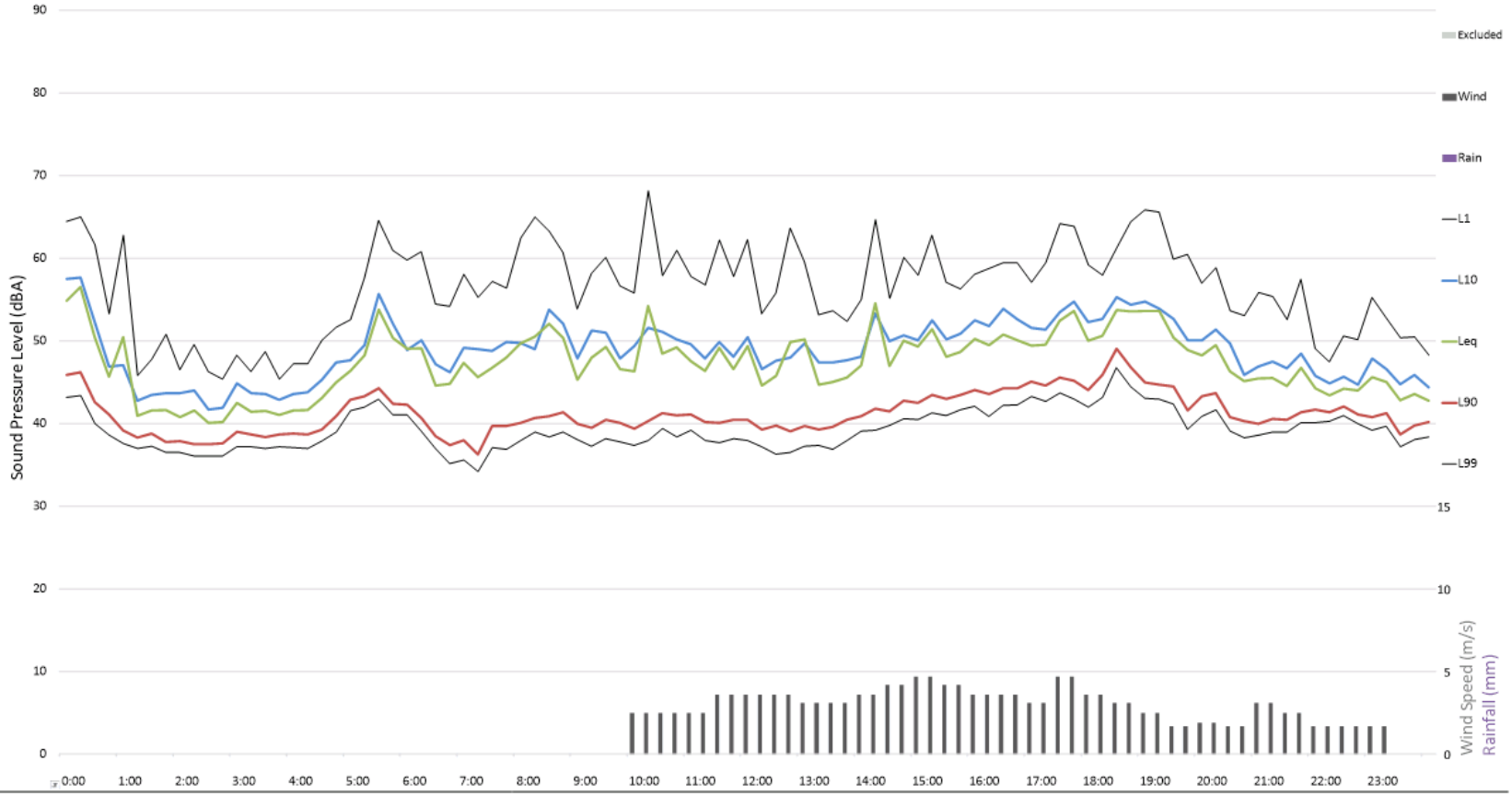
Project Address: 4 Stranrear Drive, St Andrews
Logger Location: At sensitive residential boundary to the south

BOM weather data: Campbelltown IDN60901

Acoustic Consulting

08/12/2018 Saturday
Existing Ambient Noise Levels (dBA)

	Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
	Measured	Corrected	Measured	Corrected	Measured	Corrected
L_{Aeq} dB	49.5	49.5	50.3	50.3	46.5	46.5
L_{A90} dB	39.3	39.3	40.4	40.4	34.1	34.1



11406 Weldon Children's Services, St Andrews

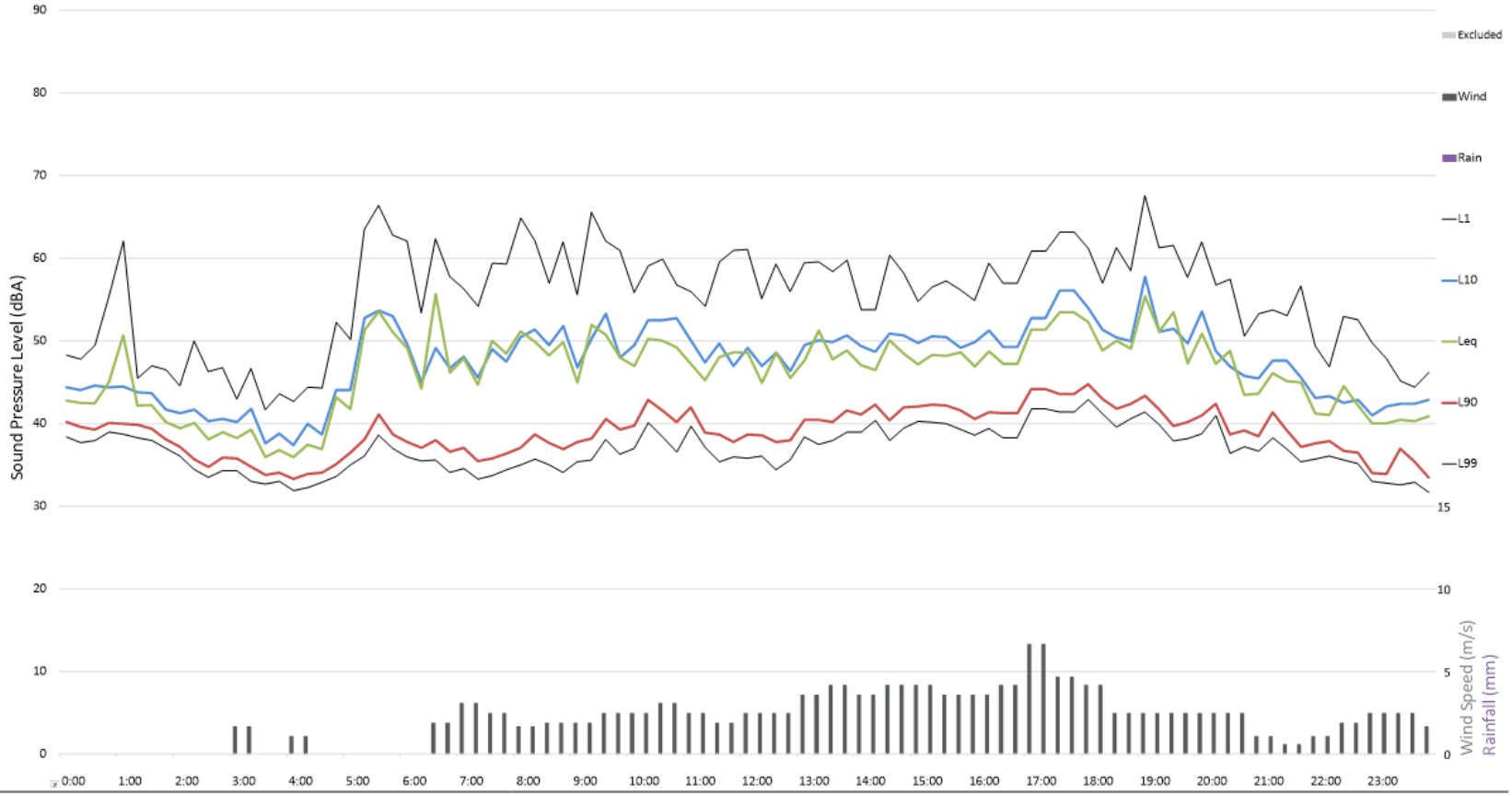
Project Address: 4 Stranrear Drive, St Andrews
Logger Location: At sensitive residential boundary to the south

BOM weather data: Campbelltown IDN60901

Acoustic Consulting

09/12/2018 Sunday
Existing Ambient Noise Levels (dBA)

	Daytime 08:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 08:00	
	Measured	Corrected	Measured	Corrected	Measured	Corrected
L_{Aeq} dB	49.2	49.2	49.8	49.8	46.0	46.0
L_{A90} dB	37.8	37.8	38.6	38.6	31.8	31.8



11406 Weldon Children's Services, St Andrews

Project Address: 4 Stranrear Drive, St Andrews
Logger Location: At sensitive residential boundary to the south

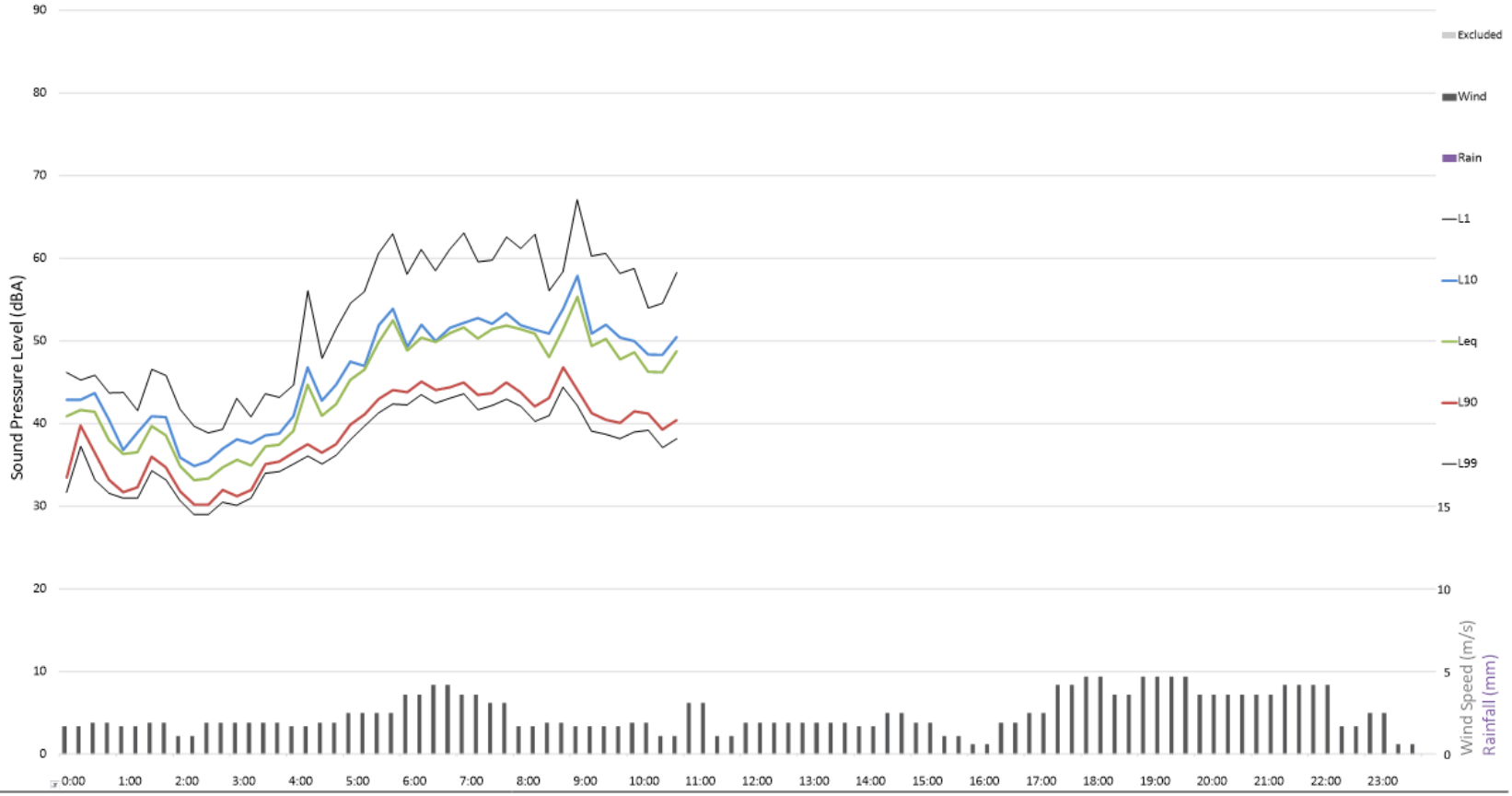
BOM weather data: Campbelltown IDN60901

Acoustic Consulting

	Daytime 07:00 - 18:00		Evening 18:00 - 22:00		Nighttime 22:00 - 07:00	
	Measured	Corrected	Measured	Corrected	Measured	Corrected
L_{Aeq} dB						
L_{A90} dB						

10/12/2018 Monday

Existing Ambient Noise Levels (dBA)



PKA ACOUSTIC CONSULTING

PO Box 345, Lane Cove 1595

+612 9460 6824 — admin@pka.com.au

Traffic Impact Assessment

4 Stranraer Drive, Saint Andrews
Out Of School Hours Care Facility

Prepared for: Weldon Children's Services

Tuesday, 21 January 2020
Document Number: SBMG01888-00 R2

Table of Contents

Revisions

Rev	Date	Description
0	12/06/19	Issue for submission
1	19/11/19	Revised access proposal
2	21/01/20	Minor updates to 5.3 & 5.4 to reflect proposal

1 Introduction

This traffic and parking impact assessment report has been developed to accompany the DA of 4 Stranraer Drive, St Andrews NSW. It includes assessment against the criteria provided by Campbelltown Council, such as; potential cumulative impact on the locality, the need for local traffic improvements in the locality and how parents, children and staff are anticipated to access the site via the adjoining St Andrews Public School. Council's Development Control Plan (DCP) and the RTA Guide to Traffic Generating Development have been considered during preparation of the traffic impact assessment.

The proposed development of the property includes, alterations and additions to an existing building for use as an Out Of School Hours Care (OOSHC) facility.

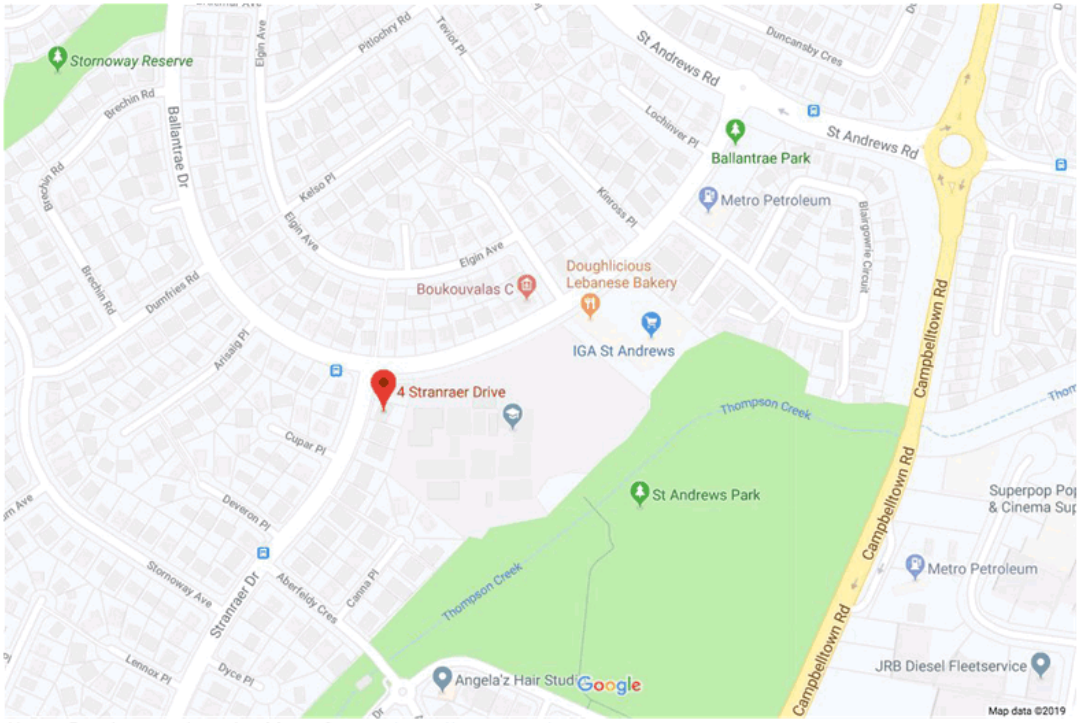
As part of the traffic impact assessment a parking survey was conducted at peak periods to determine weekday impacts to surrounding residents and adjacent schools.

This report is based on information collected from site and the applicant. The report specifically addresses:

- Current traffic and parking conditions including active transport at the site location
- Parking survey results and analysis
- Expected traffic generation
- Impact of the proposed development
- Mitigation measures to minimise perceived and actual impact during operations

2 Location

The proposed is located at 4 Stranraer Drive, St Andrews as shown below.



Above: Development Location Map – Source: https://www.google.com.au

3 Existing Conditions

4 Stranraer Drive is located near the intersection of Stranraer Drive and Ballantrae Drive adjacent to an existing long day care centre (not operating) and St Andrews Public School (SAPS). A Children's Crossing is located adjacent to the subject site providing access for pedestrians to crossing Stranraer Drive. During School Zone hours 'Children Crossing' Flags are displayed to warn approaching motorists of the increased frequency of children crossing at this location.

The local area is characterised as a low to medium traffic area due to the following locational features:
The site is located on the edge of residential zone
A small-scale shopping centre is located approx. 200m east along Ballantrae Drive containing a small supermarket (IGA), pharmacy, bakery and other specialty retail tenancies.
A small service station (Metro) located approx. 320m east along Ballantrae Drive.
A large school (St Andrew Public School) located at the rear boundary to the subject site.
Long Day Care Centre (not currently operating) adjacent to the site

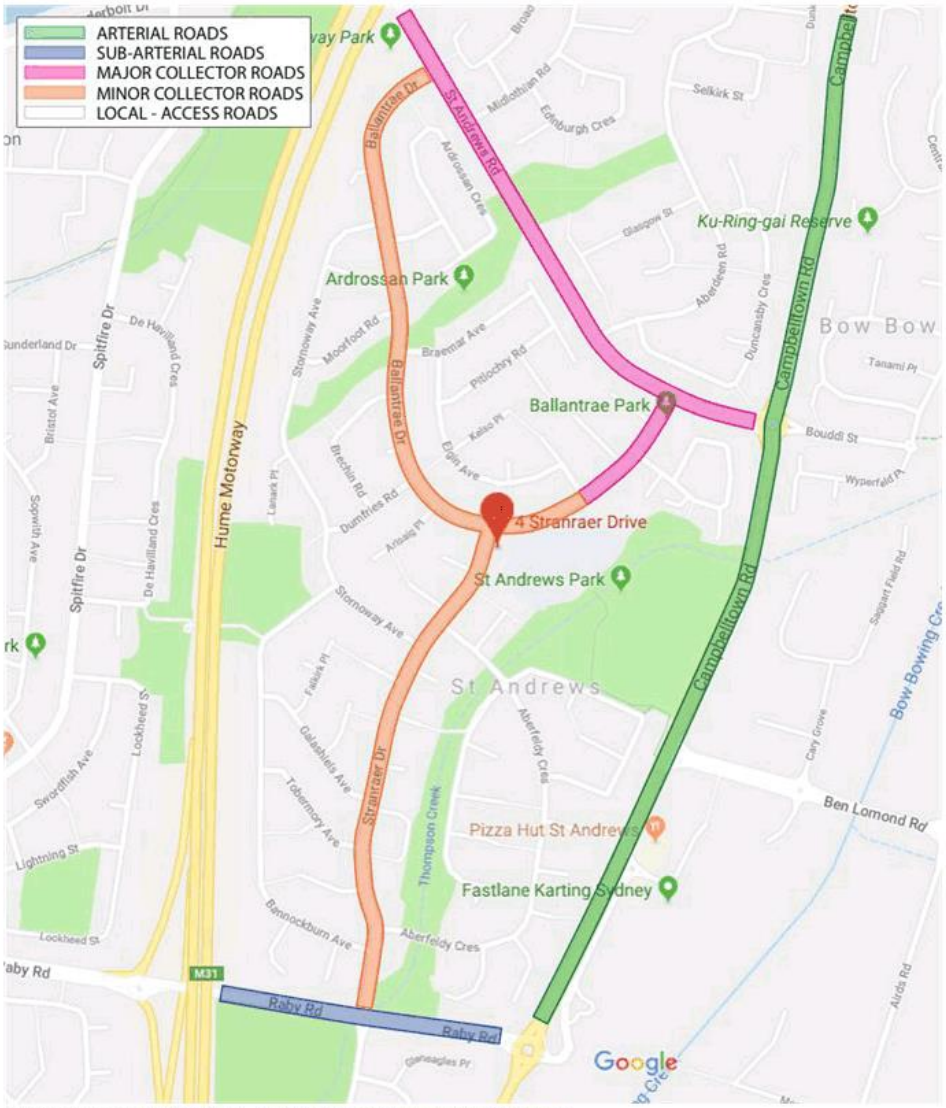
There is a unique weekday local traffic variability around the site due to the proximity to SAPS with associated morning drop-off and afternoon pick-up periods. To investigate this variability site visits were conducted by Sbmg during a weekday morning drop-off and an afternoon pick-up period. The St Andrews Public School was observed to have traffic generation limited to a period of approx. one hour in the morning and one hour in the afternoon.

Therefore, the existing local traffic conditions at the subject site are summarised in two distinct types:

1. Low local traffic generated by residential and small-scale retail land uses.

2. High local traffic during the periods 8.30am to 9.00am and 2.30pm to 3.30pm Monday to Friday.

3.1 Road Network



Above: Road Hierarchy Map – Source: https://www.google.com.au

3.1.1 Stranraer Drive

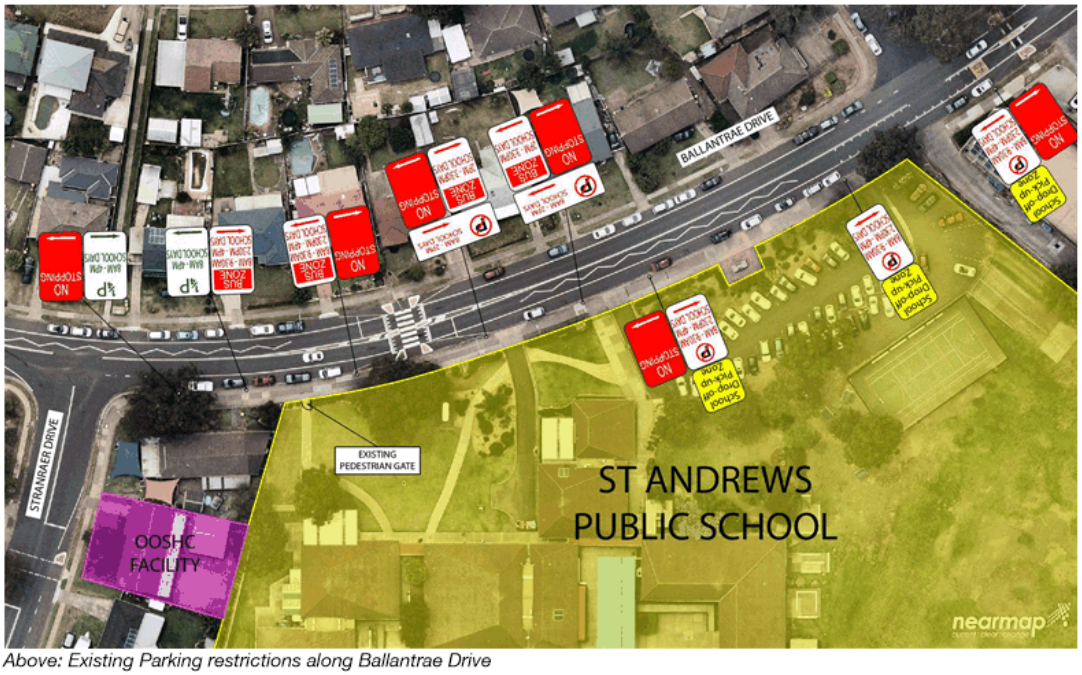
Stranraer Drive is a local 2 lane road with unrestricted parking along both sides except for 'No Stopping' zones near the Ballantrae Drive Intersection. Along the eastern side (site frontage) the 'No stopping' Zone starts at the Ballantrae Intersection and travels south for approx. 57m at which point the kerb restrictions are removed and on-street parking is permitted. The 'No Stopping' zone along the western side of Stranraer Drive travel between Ballantrae Drive and Cupar Place.

A 'Children's Crossing' is located just south of the subject site with concrete islands on each side of the road narrowing the travel path for vehicles to approx. 8m (full road width is 12.5m). Flags showing 'Children Crossing' are displayed during School Zone hours in both directions in addition to the fixed children crossing ahead sign located 47m south of the crossing for northbound traffic.

The sign posted speed limit is 50km/h with a School Zone speed limit of 40km/h operating between 8:00am and 9:30am in the morning and 2:30pm and 4:00pm in the afternoon on school days.

3.1.2 Ballantrae Drive

Ballantrae Drive is a local 2 lane road with unrestricted parking along both sides except along the St Andrews Public School and adjacent Long Day Care facility (non-operational) frontage. As shown on the image below all parking restrictions are limited to school days and during school or School Zone hours. Unrestricted parking is permitted at all other times.



Above: Existing Parking restrictions along Ballantrae Drive

The sign posted speed limit is 50km/h with a School Zone speed limit of 40km/h operating between 8:00am and 9:30am in the morning and 2:30pm and 4:00pm in the afternoon on school days.

3.2 Existing Parking Opportunities

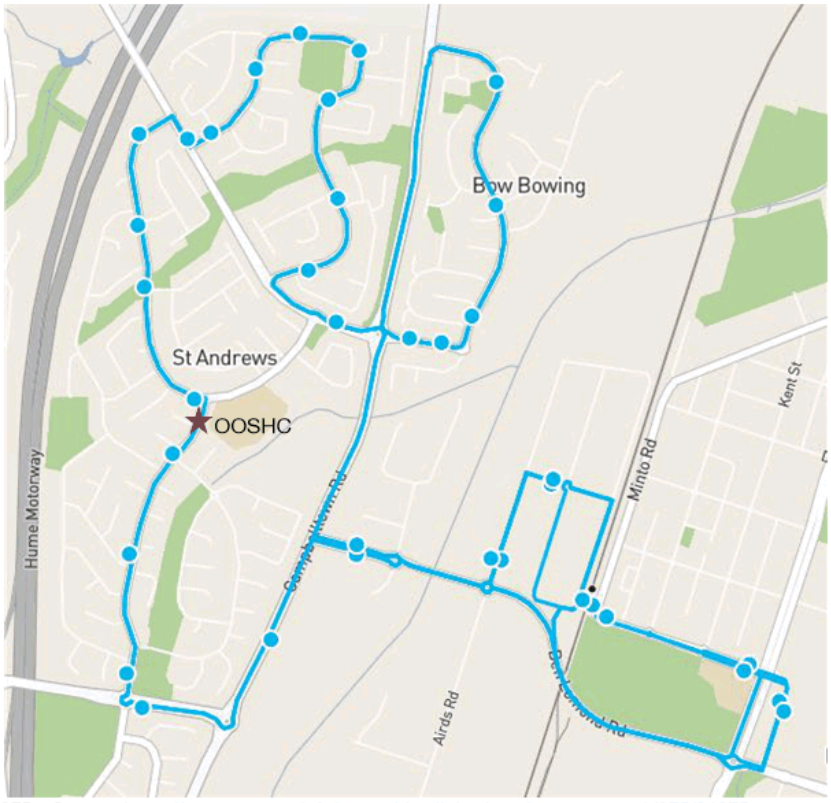
Parking demands within the local area significantly decreases, the further away the street is from the shopping centre. All requirements for staff parking at SAPS are catered for within the school grounds, limiting the current parking demands along Stranraer Drive and surrounding local streets to scattered parking for surrounding residential parking. The unrestricted parking spaces opposite the school do have consistent use during site visits, however there are many available parking opportunities within a short walk (100m radius) from the subject site.

3.3 Public Transport

A bus service (route 875 shown on image below) does operate along both Stranraer Drive and Ballantrae Drive, however the route travel in a northern direction past the subject site and turn left onto Ballantrae Drive. The closest two stops are as follows:

2566159 – Southern side of Ballantrae Drive approx. 23m west of Stranraer Drive Intersection

2566160 – Western side of Stranraer Drive approx. 12m south of Deveron Place.



Above: Route 875 – Source: https://transportnsw.info/routes/details/sydney-buses-network/875/21875

3.4 Active Transport

Active transport includes cycling and walking. The places at OOSHC are expected to be made wholly with students from St Andrews Public School who are commonly children within the local area. Although these attending children may live within 'walking' distance from the subject site, the nature of the facility is to provide extended care aligned with working hours. It is anticipated that all students will be driven to and from the subject site to allow parents/carers to drop-off and pick-up the children when traveling to and from work. It is therefore expected that active transport will not be used as a common mode of transport to and from the OOSHC facility.

3.4.1 Cycling Facilities

Limited dedicated cycling facilities exist within the local area however, the local road network provides wide cycle friendly streets.

3.4.2 Walking Facilities and Pedestrian Access

Concrete footpaths are provided along both sides of Stranraer Drive and Ballantrae Drive allowing all-weather access from on-street parking locations surrounding the subject site. The 'Children's Crossing' point provides a marked crossing location on Stranraer Drive and the raised 'Wombat crossing' on Ballantrae Drive providing a marked crossing location for pedestrians needing access to the subject side from the northern side.

Above: Children's Crossing location on Stranraer Drive adjacent to the subject site - Source: https://www.google.com.au

Above: Wombat Crossing location on Ballantrae Drive in-front of St Andrews PS - Source: https://www.google.com.au

An existing barrier is install around the south-eastern corner at the intersection Ballantrae Drive and Stranraer Drive to remove the ability for pedestrians to cross close to the intersection and promote the use of the marked crossing points.

Above: Image of existing barrier facing south east - Source: https://www.google.com.au

4 Traffic and Parking Assessment and Impacts

4.1 Parking Demand

There are 22 Licenced places available for students, which requires 2 staff.

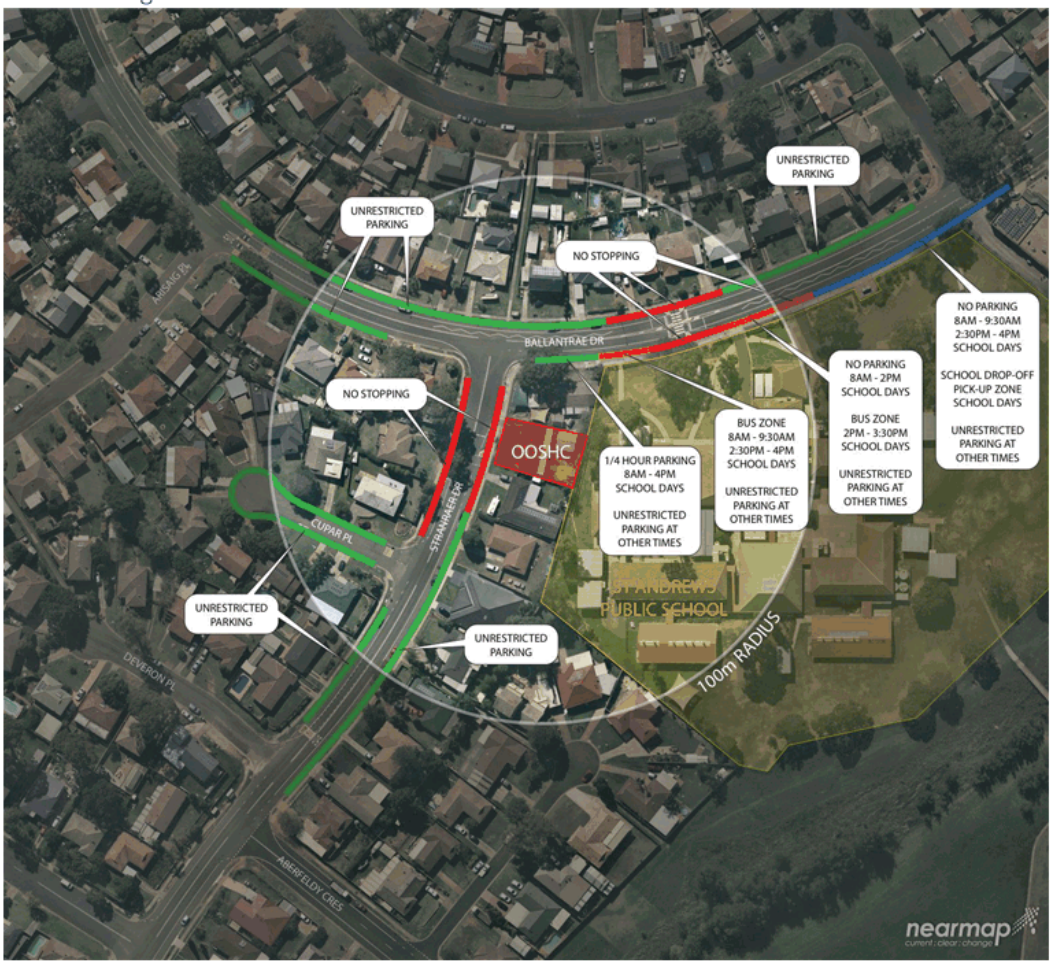
The primary staff parking area is to be accommodated within the subject property utilising the existing garage. The additional space required for the second staff member will use existing on-street parking, however this will only be required during the OOSHC operating hours (See 5.3 for proposed operating hours).

As determined by using the RTA Guide to Traffic Generating Developments (Issue 2.2) the parking demand is calculated at 0.23 cars per child at any one time, which for this site is (22*0.23 = 5.06) 7 vehicles on average and then length of stay is 6.8 minutes.

Note: The calculations above use calculation based on survey results of all centres which include pre-school, long-day care and before / after care and as stated in the guide Before / after school care was found to be the lowest across all three categories.

4.2 Parking Analysis

4.2.1 Existing restrictions



Above: Existing kerb restrictions surrounding the subject site

4.2.2 Weekday Parking Analysis

During site visits, there are many parking opportunities within short walking distance (100m radius) from the proposed development. As you move further away from the school the more parking is available.

The main access to the OOSHC facility will be via a dedicated pedestrian gate off Stranraer Drive which is away from the kerb restrictions associated with the St Andrews Public School.

4.2.3 Weekend Parking Analysis

Not applicable as OOSHC will not operate on weekends.

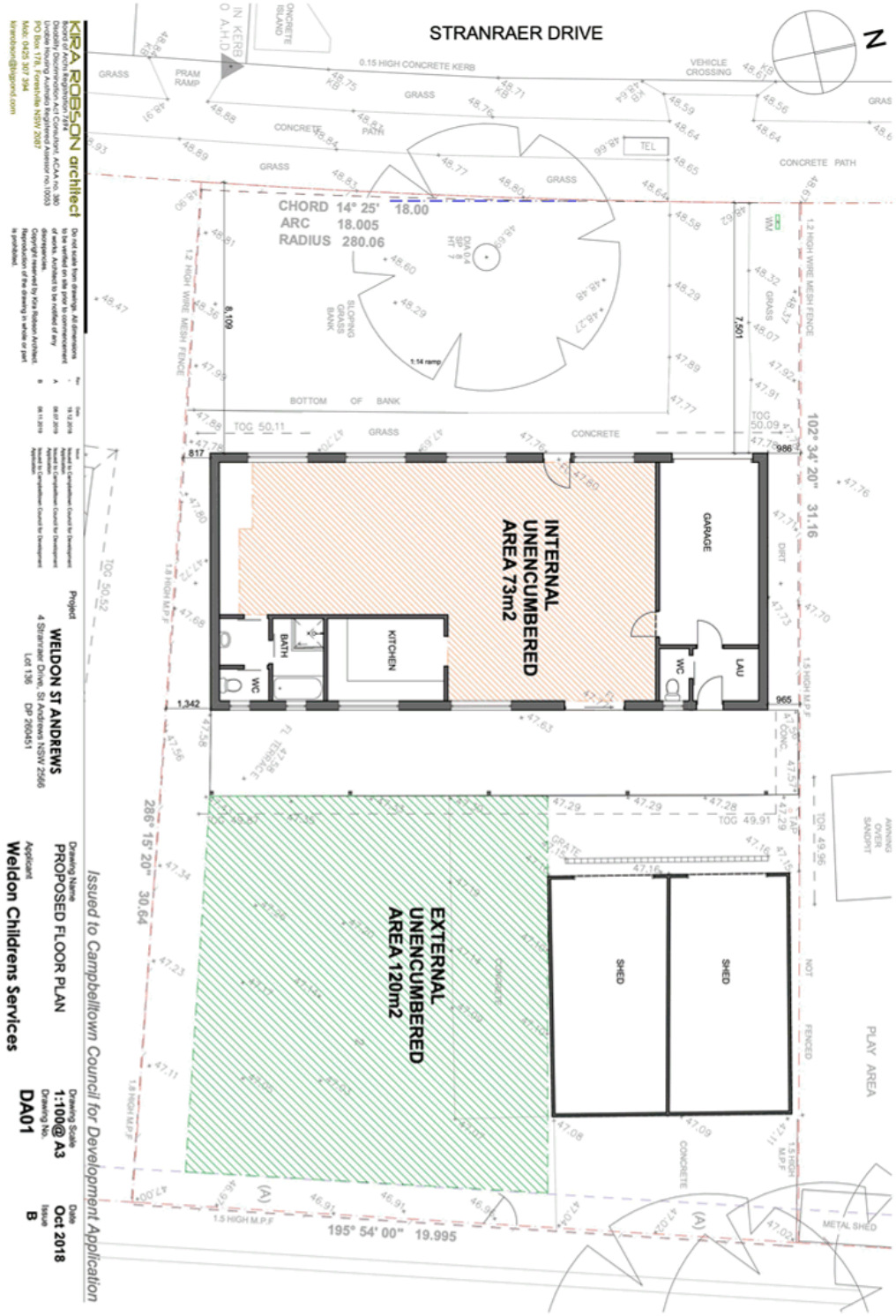
4.2.4 School Holidays Parking Analysis

Analysis has not been carried out during school holidays, however the demand and impact will be much lower as a reduced number of students use the facility for vacation care. Should the numbers remain at 22 the parking requirements will be similar to school days, but the cumulative impact will be significantly lower as the normal school traffic will be removed.

5 Development Proposal

The proposed development of the 4 Stranraer Drive, St Andrews include:

- No alterations to the existing conditions proposed within the subject site.
- Existing structures to be retaining.



Above: Proposed Floor Plan – Source: Kira Robson Architect – For DA Submission

Note: For up to date plans refer to architectural drawings

5.1 Safety

There are safety concerns regarding sight distances and visibility between vehicular and pedestrian traffic within the subject site as the existing access point is shared. These risks are mitigated by scheduling any vehicle movements within the subject site to outside of OOSHC operating hours. The existing gate across the driveway will be closed when not in use.

Should a vehicle need to move within the subject site during OOSHC operating hours, students will be advised to stay within the building or remain outside of the property boundary.

The exiting access gate is also to be used where required by emergency services.

5.1.1 Pedestrian Access via Stranraer Drive

Pedestrian access to the site is provided from the Stranraer Drive frontage utilising the existing gate and concrete driveway and path. As there are no vehicle movements within the subject site during OOSHC operating hours the risk to pedestrians being hit by a vehicle is nil.

5.2 OOSHC Facility Operations

The proposed development has identified this location due to fill a need within the St Andrews Public School community for convenient before and after school care. Due to the number of students at the school (approx. 900) it is anticipated that the facility will reach it capacity of 22 places as soon as it is operating. The current needs of many potential OOSHC students are to use an off-site facility and must travel to and from these care centres each day. Once the proposed development is operational, these students will be able to walk from / to the OOSHC, which may either reduce the number of off-site trips required or allow this place to be filled by another student. Whilst this may have positive flow on affects, this change in activity for 22 students is expected to have little impact to the current traffic conditions for the schools 900 student population.

5.3 OOSHC Facility Proposed Operating Hours

Before School:	Monday – Friday	6:30am – 9:30am
After School:	Monday – Friday	2:00pm – 6:30pm
Vacation Care:	Monday – Friday (School Holidays)	6:30am – 6:30pm

5.4 Traffic Generation

As determined by using the RTA Guide to Traffic Generating Developments (Issue 2.2) the traffic generation rates for child care centres are as follows with calculation for the proposed development

Before / After School Care	7:00am – 9:00am	2:30pm – 4:00pm	4:00pm – 6:00pm
Number of Children	22	22	22
Peak Vehicle Trips / Child	0.5	0.2	0.7
Proposed Development Traffic Generation Rate	11 (11 vehicles / hr)	4.4 (5 vehicles / hr)	15.4 (16 vehicles / hr)

Peak Vehicle Trips / Child Data Source: RTA Guide to Traffic Generating Developments (Issue 2.2) Table 3.6

The predicted volume of traffic generated during normal operation of the OOSHC is consistent with practical experience of other similarly sized childcare facilities within the Weldon Children's Services business.

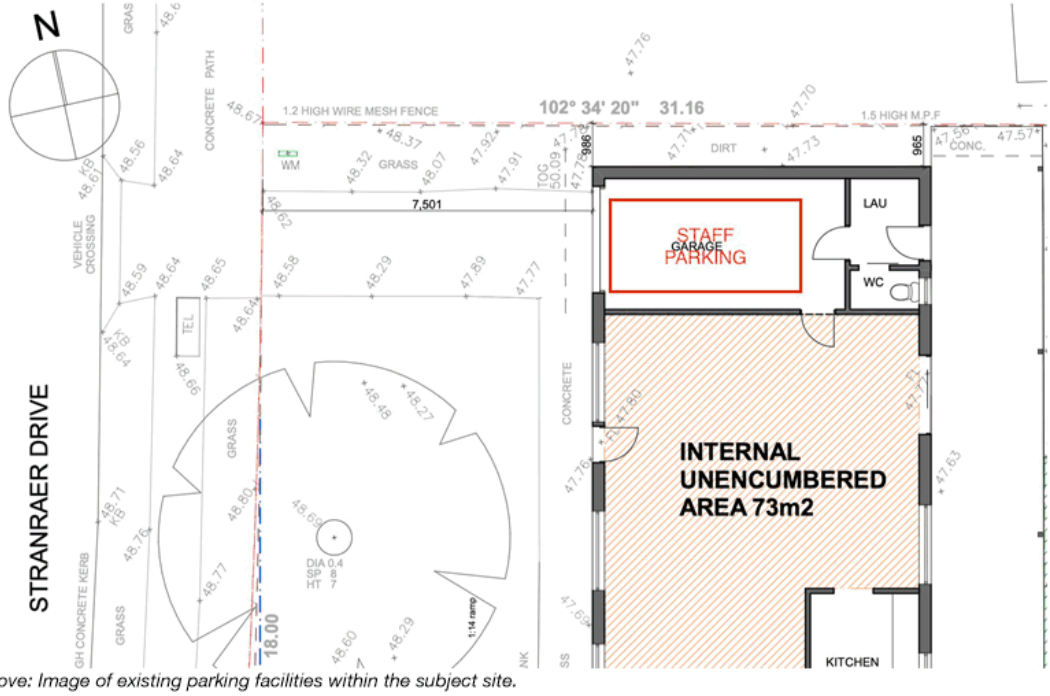
During morning Drop-off 11 vehicles will enter the locality at any one time as a result of the OOSHC operations. Given the nature of the facility all these movements are to be made outside of normal school drop- off hours. Given the current local traffic volumes when drop-offs to the OOSHC are required, an additional 11 vehicles per hour at most is considered to be very low impact. The same analysis can be done for pick-up volumes with an additional 16 vehicles per hour at most the additional impact to the local area is minimal.

5.5 Parking Generation

5.5.1 Parking Provisions

The subject site has a single existing driveway to a single garage.

All staff parking will be accommodated within the existing garage of the subject site.



Above: Image of existing parking facilities within the subject site.

There is a shortfall of 6 car parking spaces as required by the Campbelltown (Sustainable City) Development Control Plan (CDCP) 2015 and calculated in Parking Demand (see item 4.1), however the site survey shows that adequate street parking opportunities exist and should these children be dropped off at SAPS drop-off time onsite parking is also not provided.

> *8.4.1 Car Parking – Design Requirements b) A minimum of one (1) on site car parking space shall be provided for every four (4) children approved to attend the Centre-based Child Care Facility.*

Source: https://www.campbelltown.nsw.gov.au/files/assets/public/document-resources/builddevelop/dcps/dcp-2015-v1-parts-1-18/part8childcarecentres.pdf

Even if the maximum number of vehicles per hour during peak time all arrived at once there would be a requirement for 18 parking spaces. Sufficient parking opportunities are available within 100m of the subject site and additional parking available beyond this short walking distance.

Furthermore, these parking requirements fall outside of normal school pick-up and drop-off periods resulting in zero additional parking demand for St Andrews Public School students.

5.5.2 Accessible Parking

While no accessible parking spaces are provided within the footprint of the proposed development, all street parking have adjacent concrete footpaths with kerb ramps installed at both marked road crossing points. Access to the subject site will be provided via the existing conditions using the concrete driveway off Stranraer Drive.

6 Conclusion

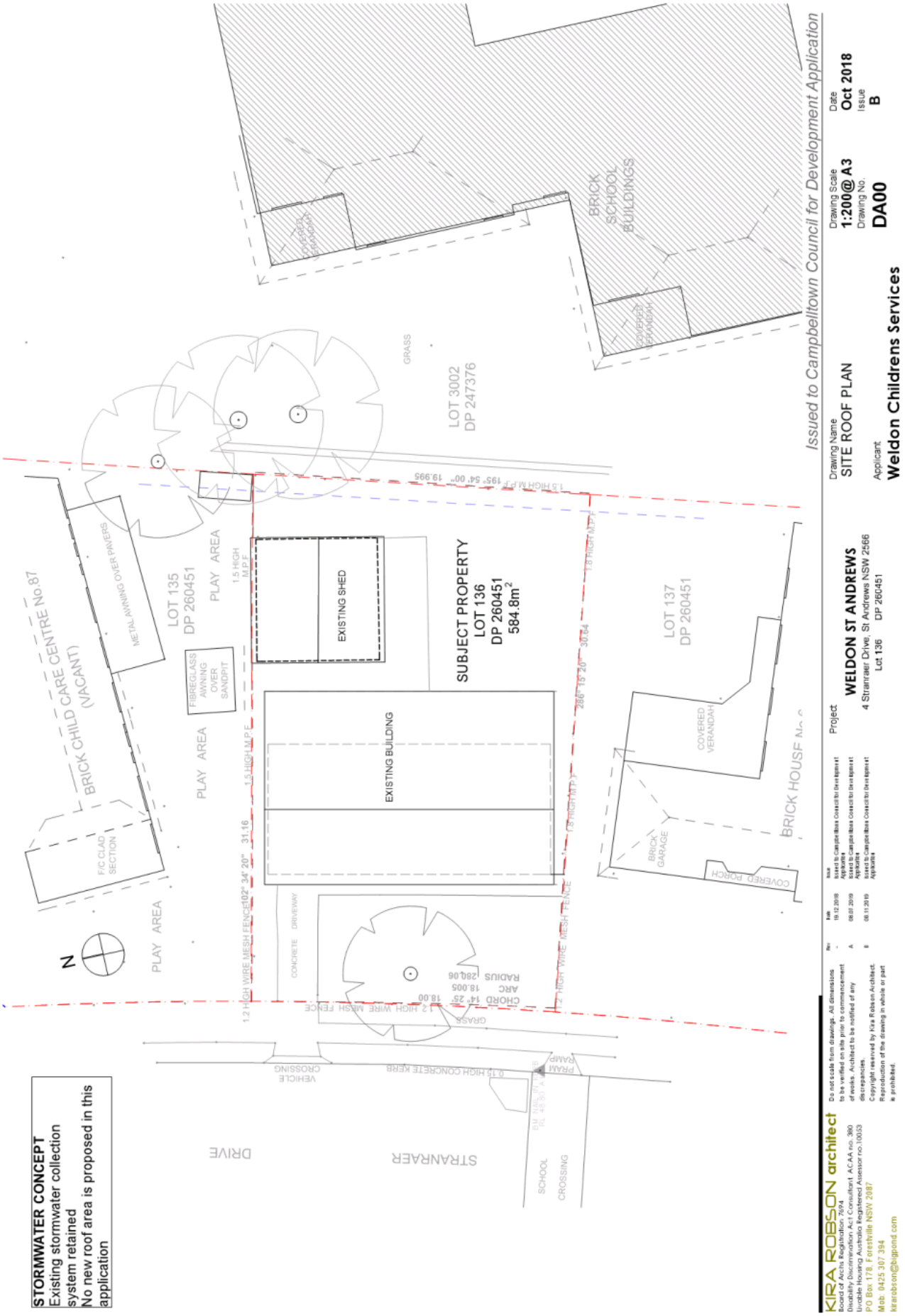
Based on the information collected during site visits, it is found that the proposed development will not adversely impact traffic and parking in the immediate vicinity of the site. Furthermore, it is expected that demand for on-street parking may even decrease during the St Andrews Public School drop off and pick up period as parents will come earlier to drop off or later to pick up their children from the OOSHC facility.

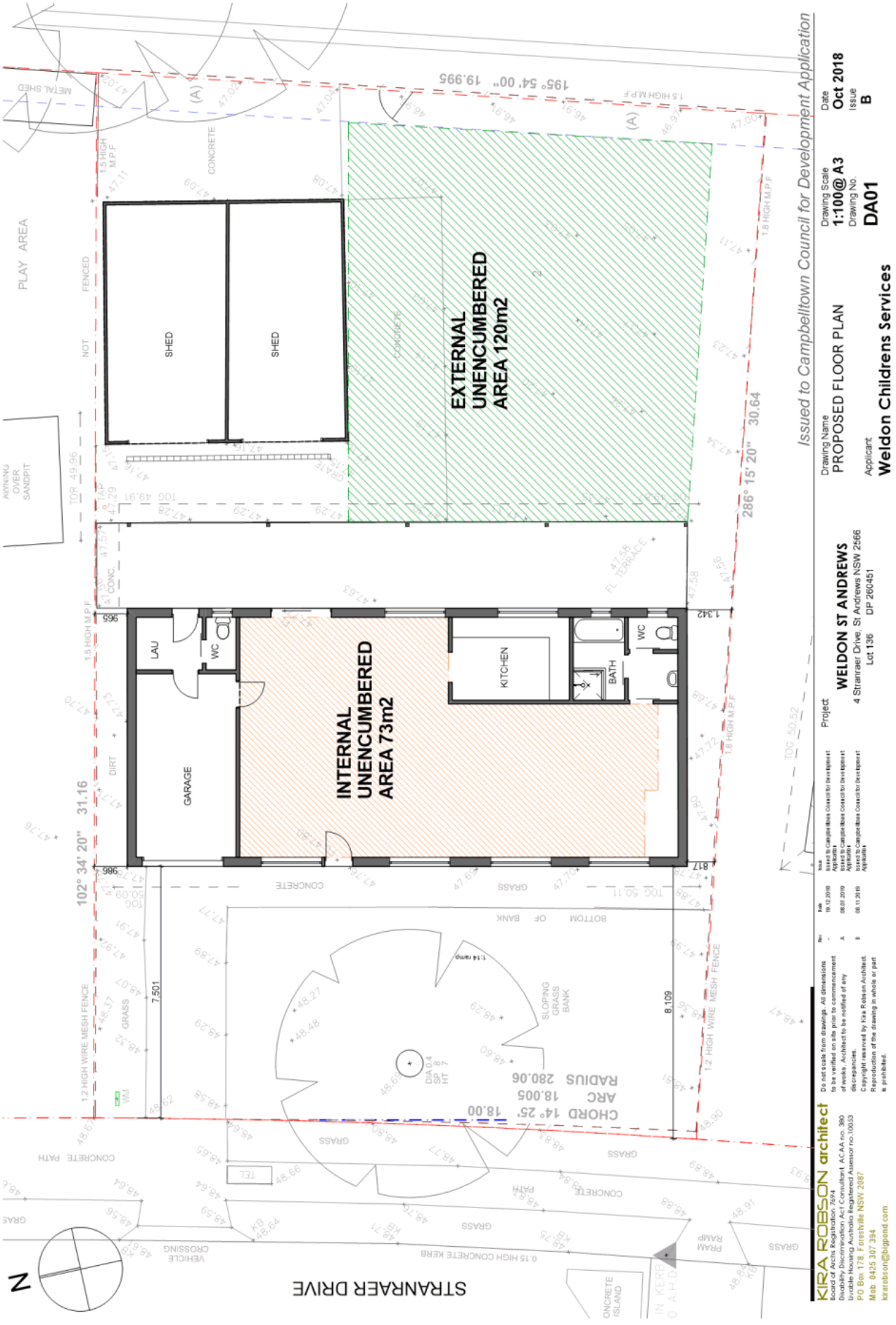
The additional parking demands outside of the school peak periods will be easily absorbed by the existing on-street parking facilities. Excellent existing pedestrian facilities surrounding the subject site also provide access for parents, carers and children accessing the OOSHC.

Appendix A

Site Plans (7 pages)

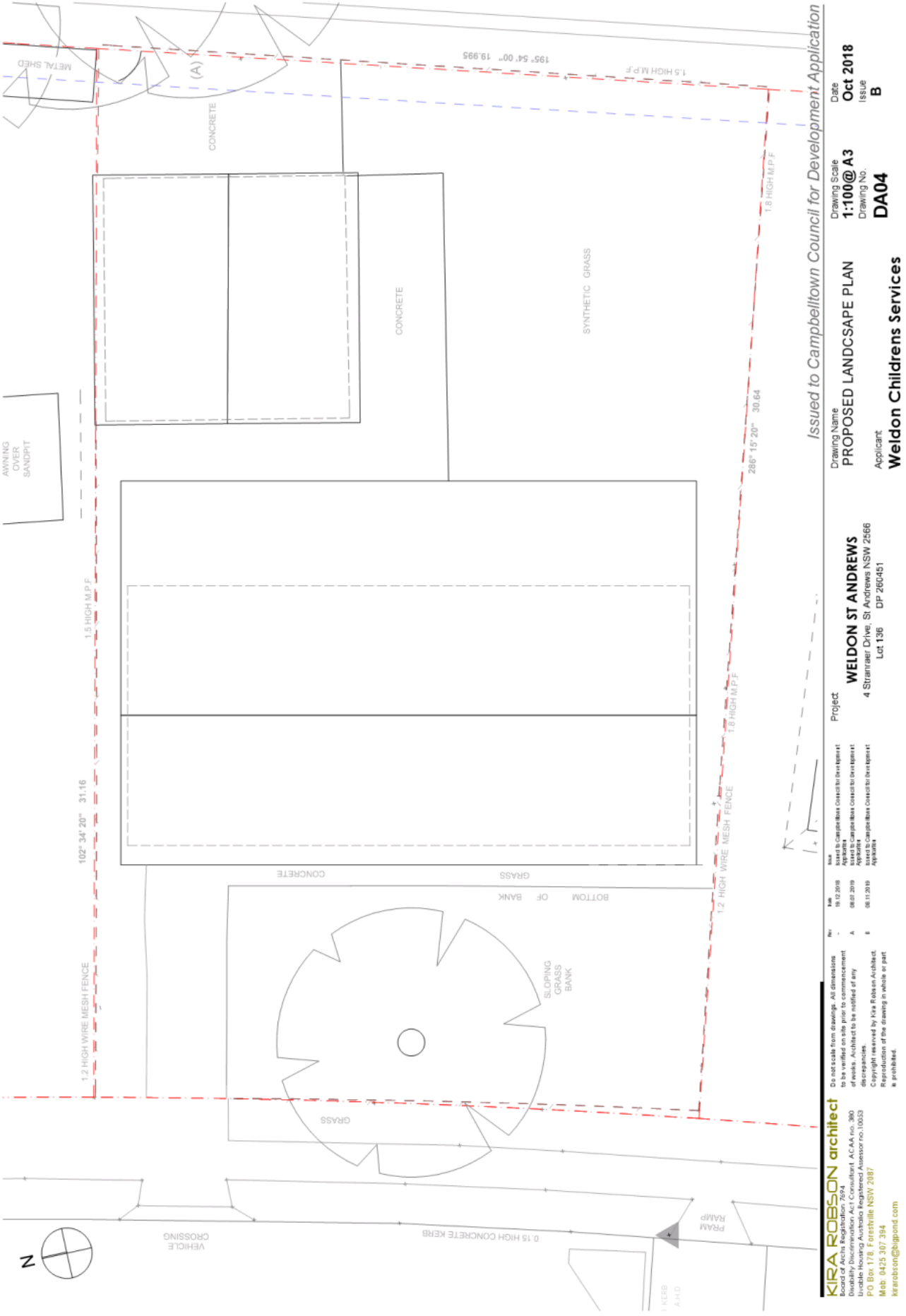
Appendix A

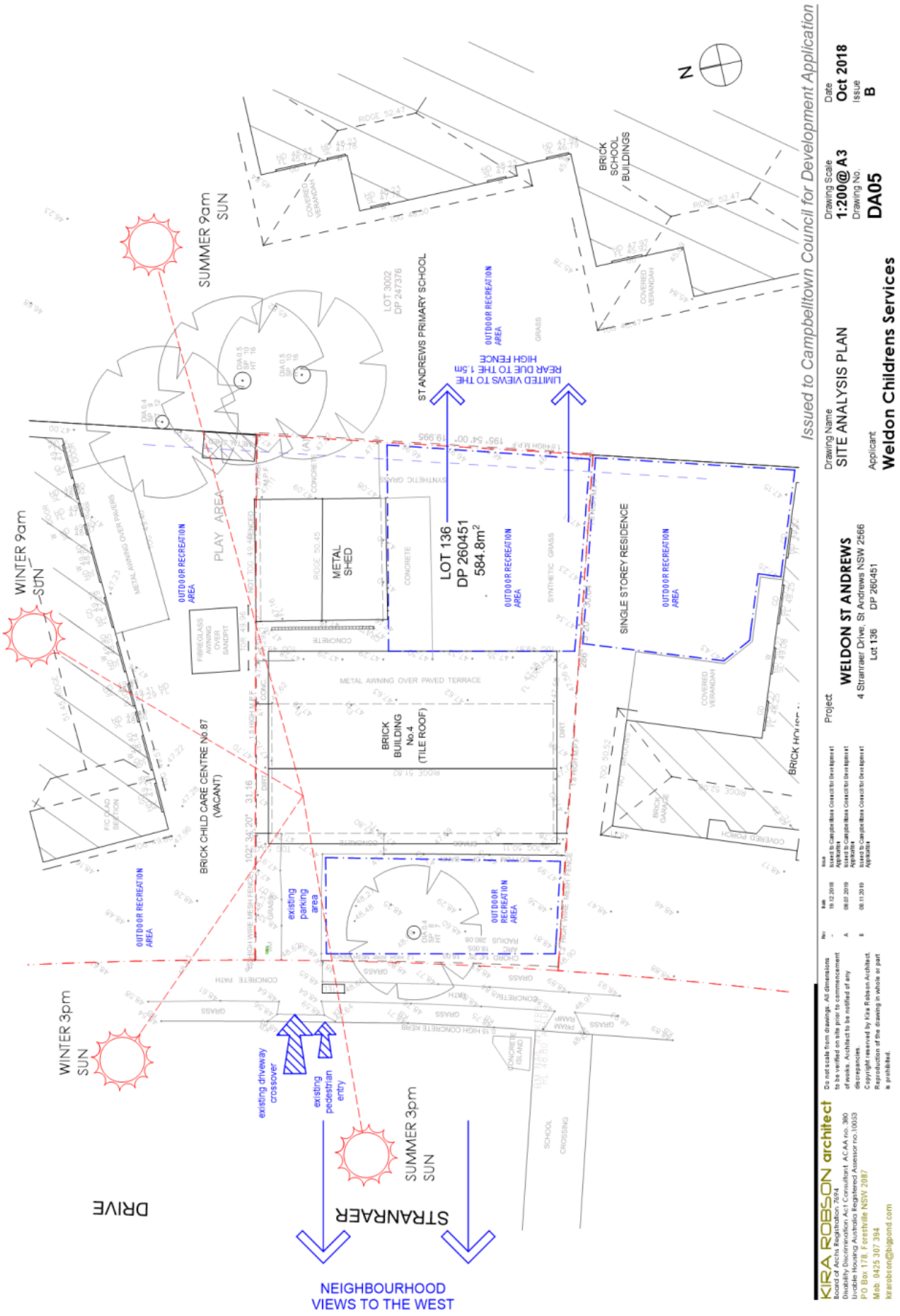

Issued to Campbelltown Council for Development Application
Drawing Name
SITE ROOF PLAN
Drawing Scale
1:200@ A3
Date
Oct 2018
Drawing No.
DA00
Issue
B
Applicant
Weldon Childrens Services
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
KIRA ROBSON architect
Board of Archs Registration 7694
Disability Discrimination Act Consultant AC-AA no. 380
Livable Housing Australia Registered Assessor no. 10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.
Rev
Date
Issue
19.12.2018
Issued to Campbelltown Council for Development Application
08.07.2019
Issued to Campbelltown Council for Development Application
08.11.2019
Issued to Campbelltown Council for Development Application
STORMWATER CONCEPT
Existing stormwater collection system retained
No new roof area is proposed in this application
SUBJECT PROPERTY
LOT 136
DP 260451
584.8m²
EXISTING BUILDING
EXISTING SHED
LOT 135
DP 260451
LOT 137
DP 260451
LOT 3002
DP 247376
BRICK CHILD CARE CENTRE No.87
(VACANT)
METAL AWNING OVER PAVERS
F/C CLAD SECTION
FIBREGLASS AWNING OVER SANDPIT
PLAY AREA
1.5 HIGH M.P.F.
1.2 HIGH WIRE MESH FENCE
102° 34' 20"
31.16
CONCRETE DRIVEWAY
GRASS
1.2 HIGH WIRE MESH FENCE
CHORD 14.25
ARC 18.005
RADIUS 284.06
18.00
0.15 HIGH CONCRETE KERB
RAMP
VEHICLE CROSSING
SCHOOL CROSSING
STRANRAER DRIVE
BRICK SCHOOL BUILDINGS
COVERED VERANDAH
BRICK HOUSE No.2
BRICK GARAGE
COVERED PORCH
286° 15' 20"
30.64
1.8 HIGH M.P.F.
1.5 HIGH M.P.F. 195° 54' 00" 19.995
N


Issued to Campbelltown Council for Development Application
Drawing Name
PROPOSED FLOOR PLAN
Drawing Scale
1:100@ A3
Drawing No.
DA01
Date
Oct 2018
Issue
B
Applicant
Weldon Childrens Services
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
EXTERNAL UNENCUMBERED AREA 120m2
INTERNAL UNENCUMBERED AREA 73m2
SHED
SHED
GARAGE
LAU
WC
KITCHEN
BATH
WC
PLAY AREA
FENCED
NOT
AWNING OVER SANDPIT
METAL SHED
CONCRETE
1.5 HIGH M.P.F
1.8 HIGH M.P.F
1.2 HIGH WIRE MESH FENCE
DIRT
GRASS
CONCRETE PATH
SLOPING GRASS BANK
BOTTOM OF BANK
CHORD 14° 25' 18.00
ARC 18.005
RADIUS 280.06
102° 34' 20" 31.16
286° 15' 20" 30.64
195° 54' 00" 19.995
7.501
8.109
STRANRAER DRIVE
VEHICLE CROSSING
0.15 HIGH CONCRETE KERB
PRAM RAMP
CONCRETE ISLAND
N
KIRA ROBSON architect
Board of Archs Registration 7594
Disability Discrimination Act Consultant. AC-AA no. 380
Livable Housing Australia Registered Assessor no. 10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.

EXISTING RIDGE
R.L. 51.820
EXISTING FLOOR LEVEL
R.L. 47.770
EXISTING
TERRACE
LEVEL
R.L. 47.580
ridge height of
existing shed
R.L. 50.450
EXISTING
SHED SLAB
LEVEL
R.L. 47.160
NORTH ELEVATION
EXISTING RIDGE
R.L. 51.820
ridge height of
existing shed
R.L. 50.450
EXISTING
SHED SLAB
LEVEL
R.L. 47.160
EXISTING
TERRACE
LEVEL
R.L. 47.580
EXISTING FLOOR LEVEL
R.L. 47.770
SOUTH ELEVATION
Issued to Campbelltown Council for Development Application
KIRA ROBSON architect
Board of Architects Registration 7694
Disability Discrimination Act Consultant AC-AA no. 3860
Livable Housing Australia Registered Assessor no. 10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.
Rev
-
A
B
Date
19.12.2018
08.03.2019
08.11.2019
Issue
Issued to Campbelltown Council for Development Application
Issued to Campbelltown Council for Development Application
Issued to Campbelltown Council for Development Application
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
Drawing Name
NORTH & SOUTH ELEVATIONS
Applicant
Weldon Childrens Services
Drawing Scale
1:100@ A3
Drawing No.
DA02
Date
Oct 2018
Issue
B

EXISTING SHED SLAB LEVEL R.L. 47.160
EXISTING TERRACE LEVEL R.L. 47.580
EXISTING FLOOR LEVEL R.L. 47.770
existing floor to ceiling height 2.430
EXISTING RIDGE R.L. 51.820
BUILDING SECTION
EXISTING RIDGE R.L. 51.820
EXISTING FLOOR LEVEL R.L. 47.770
WEST ELEVATION
EXISTING RIDGE R.L. 51.820
EXISTING FLOOR LEVEL R.L. 47.770
EAST ELEVATION
Issued to Campbelltown Council for Development Application
Drawing Name
EAST & WEST ELEVATIONS AND SECTION
Applicant
Weldon Childrens Services
Drawing Scale
1:100@ A3
Drawing No.
DA03
Date
Oct 2018
Issue
B
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
KIRA ROBSON architect
Board of Archs Registration 7694
Disability Discrimination Act Consultant AC-AA no. 380
Livable Housing Australia Registered Assessor no. 10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.
Rev - Date 19.12.2018 Issue Issued to Campbelltown Council for Development Application
Rev A Date 08.03.2019 Issue Issued to Campbelltown Council for Development Application
Rev B Date 08.11.2019 Issue Issued to Campbelltown Council for Development Application


Issued to Campbelltown Council for Development Application
Drawing Name
PROPOSED LANDCSAPE PLAN
Drawing Scale
1:100@ A3
Drawing No.
DA04
Date
Oct 2018
Issue
B
Applicant
Weldon Childrens Services
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
KIRA ROBSON architect
Board of Architects Registration 7694
Disability Discrimination Act Consultant AC-AA no. 380
Livable Housing Australia Registered Assessor no. 10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.
Rev Date Issue
- 19.12.2018 Issued to Campbelltown Council for Development Application
A 08.07.2019 Issued to Campbelltown Council for Development Application
B 08.11.2019 Issued to Campbelltown Council for Development Application
METAL SHED
(A)
CONCRETE
195° 54' 00" 19.995
1.5 HIGH M.P.F
1.8 HIGH M.P.F
SYNTHETIC GRASS
CONCRETE
AWNING OVER SANDPIT
286° 15' 20" 30.64
1.5 HIGH M.P.F
102° 34' 20" 31.16
1.2 HIGH WIRE MESH FENCE
1.8 HIGH M.P.F
1.2 HIGH WIRE MESH FENCE
CONCRETE
GRASS
BOTTOM OF BANK
SLOPING GRASS BANK
GRASS
0.15 HIGH CONCRETE KERB
PRAM RAMP
VEHICLE CROSSING
N


Issued to Campbelltown Council for Development Application
Drawing Name
SITE ANALYSIS PLAN
Drawing Scale
1:200@ A3
Drawing No.
DA05
Date
Oct 2018
Issue
B
Applicant
Weldon Childrens Services
Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451
KIRA ROBSON architect
Board of Architects Registration 7694
Disability Discrimination Act Consultant AC-AA no. 380
Livable Housing Australia Registered Assessor no.10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com
Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.
Issue
Issued to Campbelltown Council for Development Application
Issued to Campbelltown Council for Development Application
Issued to Campbelltown Council for Development Application
N
SUMMER 9am SUN
WINTER 9am SUN
WINTER 3pm SUN
SUMMER 3pm SUN
DRIVE
STRANRAER
ST ANDREWS PRIMARY SCHOOL
BRICK SCHOOL BUILDINGS
LIMITED VIEWS TO THE REAR DUE TO THE 1.5m HIGH FENCE
NEIGHBOURHOOD VIEWS TO THE WEST
LOT 136 DP 260451 584.8m²
SINGLE STOREY RESIDENCE
BRICK CHILD CARE CENTRE No 87 (VACANT)
BRICK BUILDING No.4 (TILE ROOF)
METAL SHED
PLAY AREA
existing parking area
existing driveway crossover
existing pedestrian entry
OUTDOOR RECREATION AREA
METAL AWNING OVER PAVED TERRACE
COVERED VERANDAH
BRICK GARAGE
COVERED PORCH
SCHOOL CROSSING

EXISTING STREETSCAPE - STRANRAER DRIVE

Issued to Campbelltown Council for Development Application

KIRA ROBSON architect
Board of Architects Registration 7694
Disability Discrimination Act Consultant AC-AA no. 380
Livable Housing Australia Registered Assessor no.10053
PO Box 178, Forestville NSW 2087
Mob: 0425 307 394
kirarobson@bigpond.com

Do not scale from drawings. All dimensions to be verified on site prior to commencement of works. Architect to be notified of any discrepancies.
Copyright reserved by Kira Robson Architect. Reproduction of the drawing in whole or part is prohibited.

Rev	Date	Issue
-	19.12.2018	Issued to Campbelltown Council for Development Application
A	08.02.2019	Issued to Campbelltown Council for Development Application
B	08.11.2019	Issued to Campbelltown Council for Development Application

Project
WELDON ST ANDREWS
4 Stranraer Drive, St Andrews NSW 2566
Lot 136 DP 260451

Drawing Name
STREETSCAPE ANALYSIS

Applicant
Weldon Childrens Services

Drawing Scale
Not to scale
Drawing No.
DA06

Date
Oct 2018
Issue
B

C2019043

BUILDING CODE OF AUSTRALIA 2019 REPORT

4 STRANRAER DRIVE ST. ANDREWS

Centre-Based Child Care Facility

11 June 2019

Revision 1

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

TABLE OF CONTENTS Page No.

PO Box 94 Spit Junction NSW 2088. ABN: 24 606 570 825, ACN: 606 570 825

1.0 – Executive Summary

This BCA 2019 Report has been prepared to assess the proposed plans appurtenant to the Development Application for a *centre-based child care facility*.

The assessment of the documentation has revealed that the building is primarily capable of complying with the *Deemed-to-Satisfy* [herein 'DTS'] provisions of the BCA 2019 (Volume 1, Class 2-9 Buildings) [herein 'BCA 2019'], and where necessary the Performance Requirements, without modification that would require the development consent to be modified.

1.1 – Design Considerations

No.	Recommendation	DTS Clause
1	The fire hazard properties of floor linings, floor coverings, wall linings, ceiling linings and air-handling ductwork, must comply with this clause. The floor linings are to achieve a critical radiant flux *not less than* 2.2 and a maximum smoke development rate not less than 750 percent-minutes. [Natural wool carpets and timber floors comply with this clause]. Wall and ceiling linings to have a minimum GROUP No. of 1, 2 or 3. [Plasterboard wall and ceiling linings comply with this clause].	C1.10
2	Electrical distribution boards that are located within a path of travel to an exit must be contained within non-combustible construction (metal cabinet) and smoke sealed.	D2.7
3	The proposed thresholds are capable of complying with this clause and are subject to detailed design at construction certificate stage. The current floor level of 47.80 and adjoining landing of 47.76 must be a 1:8 threshold ramp that complies with AS 1428.1-2009.	D2.15
4	The exit door is permitted not to swing in the direction of egress, as it is the only required exit from the building, and the building is less than 200m^2, provided the door has a hold-open device.	D2.20
5	The door hardware must be a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3— (A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm. Panic bars are not required due to the low population load.	D2.21
6	An access way is provided to the building from the street via a ramp. A landing needs to be provided on the inside of the entry gate for circulation space. The surface and edges of this path must comply with AS 1428.1-2009, which are subject to detailed designs at construction certificate stage. Cross section details must be shown on the construction certificate plans.	D3.2
7	The ramp must comply with AS 1428.1-2009. Detailed designs are required at construction certificate stage.	D3.3

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

<table>
<tr><td>8</td><td>Hearing augmentation not required unless an inbuilt amplification system is proposed.</td><td>D3.7</td></tr>
<tr><td>9</td><td>Tactiles required to the main external ramp. Details to be shown on the construction certificate plans.</td><td>D3.8</td></tr>
<tr><td>10</td><td>On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1-2009.</td><td>D3.12</td></tr>
<tr><td>11</td><td>Portable fire extinguishers must be installed to the serve the subject building. PFE's to comply with Table E1.6 and AS 2444-2001.</td><td>E1.6</td></tr>
<tr><td>12</td><td>The proposed use is Class 9b, which is subject to NSW Table E2.2b. Specifically, this requires that a building or part of a building used as an assembly building, must be provided with automatic shutdown of any air-handling system (other than non-ducted individual room units with a capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1-2018), which does not form part of the smoke hazard management system, on the activation of— (i) smoke detectors installed complying with Clause 6(b)(i) of Specification E2.2a; and (ii) any other installed fire detection and alarm system, including a sprinkler system complying with Specification E1.5.

The building will be serviced by natural and mechanical ventilation. It is assumed that the ventilation will be a ducted mechanical ventilation system or an A/C system greater than 1000 l/s.

As such, the building will require an extended spacing smoke detection and alarm system in accordance with Clause 6(b)(i) of Specification E2.2a that is interfaced with the mechanical ventilation system or the A/C system, so that if smoke is detected, the systems automatically shutdown.</td><td>NSW E2.2b</td></tr>
<tr><td>13</td><td>The new wet areas must be waterproofed in accordance with Table F1.7 and AS 3740-2010.</td><td>F1.7</td></tr>
<tr><td>14</td><td>The building is proposed to be used for 27 students and 2 staff. However, this report has been assessed on the maximum numbers of 40 students and 3 staff. As such, the following facilities are required.
Employees: < 10 (5 males & 5 Females)
<table>
<tr><th colspan="3">Male</th></tr>
<tr><td>WC's</td><td>UR</td><td>WB</td></tr>
<tr><td>1</td><td>0</td><td>1</td></tr>
<tr><th colspan="3">Female</th></tr>
<tr><td>WC's</td><td>UR</td><td>WB</td></tr>
<tr><td>1</td><td>-</td><td>1</td></tr>
</table>
This is adequately covered with one unisex accessible toilet, which is counted once for each sex as per Clause F2.2(c).

Students: 40 (20 males & 20 Females).
<table>
<tr><th colspan="3">Male</th></tr>
<tr><td>WC's</td><td>UR</td><td>WB</td></tr>
<tr><td>1</td><td>1</td><td>2</td></tr>
<tr><th colspan="3">Female</th></tr>
<tr><td>WC's</td><td>UR</td><td>WB</td></tr>
<tr><td>2</td><td>--</td><td>2</td></tr>
</table>
One additional male and one female washbasin is required.</td><td>F2.3</td></tr>
<tr><td>15</td><td>One accessible bathroom is required and provided.

One male toilet must be ambulant.

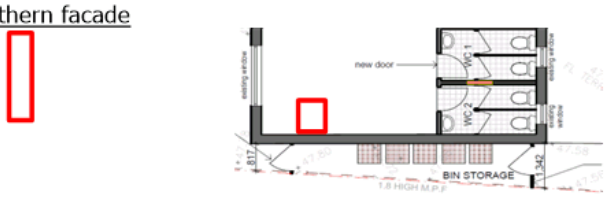
One female toilet must be ambulant.</td><td>F2.4</td></tr>
<tr><td>16</td><td>The door to a fully enclosed sanitary compartment must—
(i) open outwards; or
(ii) slide; or
(iii) be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2 m, measured in accordance with Figure F2.5, between the closet pan within the sanitary compartment and the doorway.

The doorways to the toilets must be lift off hinges. Details to be provided at construction certificate stage.</td><td>F2.5</td></tr>
</table>

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

17	Toilet doors do not open to hallways or the like. A such an air lock, hallway or the like not less than 1.1m^2 is required, or the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view. Full height cubicles will satisfy this clause subject to the room being provided with natural or mechanical ventilation.	F4.8 F4.9

1.2 – Fire Engineering

No.	Recommendation	DTS Clause	Performance Requirements
1	The following windows are within 3m of the northern and southern side boundaries respectively, and therefore require protection as per this clause. Northern Façade:  Southern facade  The proponent has indicated that they intend to address this item as a fire engineered performance solution based on radiant heat calculations.	C3.2 C3.4	CP1

1.3 – Report Version

Revision	Date	Comments	Prepared & Approved
DRAFT	04 June 2019	DRAFT report.	Greg Evans, Accredited Certifier BPB 1870.
Revision 1	11 June 2019	Minor corrections and door swing adjustment.	Greg Evans, Accredited Certifier BPB 1870.

Signature Removed

Greg Evans
Director
Accredited Certifier BPB 1870
360 Certification

Date: **11 June 2019**

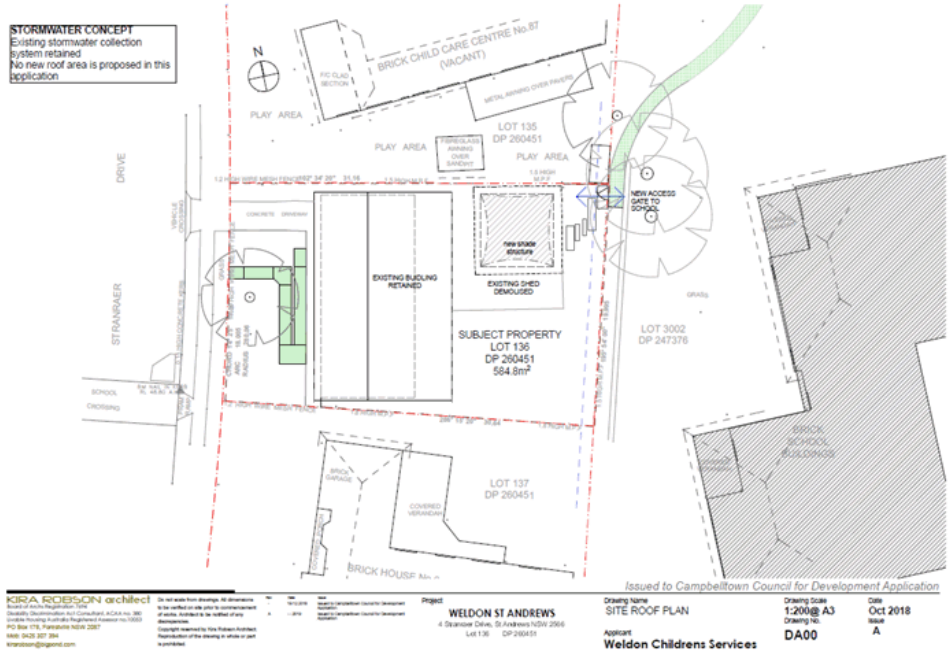
2.0 – Property Description

2.1 – Building Location

The existing building is located on Lot 136, 260541, and is known as 4 Stranraer Drive St Andrews NSW.

The site is rectangular in shape. St Andrews Public School adjoins the rear boundary. Stranraer Drive adjoins the western boundary. A child-care centre adjoins the northern boundary. A dwelling house adjoins the southern boundary.

Image: Site plan: 4 Stranraer Drive St Andrews. © Google Maps.



2.2 – Basis of Assessment

This BCA 2019 Report has been prepared based of the following: -

- The *Deemed-to-Satisfy* provisions of BCA 2019 including NSW Variations and relevant Australian Standards;
- Were relevant, the *Performance Requirements* of BCA 2019;
- Plans prepared by Kira Robson Architect, DA00, DA01, DA02, DA03, DA04, Revision A, dated June 2019;
- The *Environmental Planning & Assessment Act 1979;*
- *Clause 131 and 143 of the Environmental Planning & Assessment Regulations 2000*;
- *Disability (Access to Premises — Buildings) Standards 2010*.

2.3 – Report Purpose

The BCA 2019 Report will:

- compare the proposed building against the *Deemed-to-Satisfy* provisions of BCA 2019 including NSW Variations and relevant Australian Standards;
- Identify DTS breaches that can be altered to comply with the DTS provisions of BCA 2019;
- Identify DTS breaches and relevant performance requirements to be considered for Performance Solutions by the fire engineering and other consultants.

2.4 – Report Methodology

This BCA 2019 report initially relies upon the plans of the proposed building, and a review of the structure against *Deemed-to-Satisfy* provisions of BCA 2019 and adopted Australian Standards.

Consideration can be given to the Performance Requirements of BCA 2019 where appropriate. Where relevant the assessment can include the following categories –

- Structural;
- Fire resistance and compartmentation;
- Occupant Access/Egress;
- Fire Safety/Protection Services
- Health & Amenity;
- Energy Efficiency.

Where compliance is not achieved with the relevant Deemed-to-Satisfy provisions, recommendations will be made to comply with the DTS or the relevant performance requirements.

2.5 – Exclusions, Assumptions and Limitations

- The report is limited to the existing building and excludes those existing elements unless directly relevant to the building use;
- This report does not imply, nor make reference to structural design or operating capability or design of any electrical, fire, hydraulic or mechanical services;
- Furthermore, limited reference is made to the Disability (Access to Premises — Buildings) Standards 2010 and the *Disability Discrimination Act 1992 (Cth);*
- This report excludes a detailed Section J Assessment;
- Property protection, asset protection, environment protection, business interruption, issues associated with insurance or community impact are specifically excluded in this report;
- No liability is accepted for the accuracy of any documents / drawings provided by others which may form the basis of the analysis in this report;
- This report is specifically limited to the project / building and all contents (including data, methodologies, calculations and conclusions) in this report shall not be used for any other projects / buildings or any other purposes. No liability is accepted for the use of findings of this report by others;
- Modifications, changes or future developments to the building and / or any fire safety systems may invalidate the findings of this report. A re-assessment should be sought if these changes happen.

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

2.6 – Building Description

<table>
<tr><td>Building Use</td><td>Centre-based child care centre [Standard Instrument]

centre-based child care facility means:
(a) a building or place used for the education and care of children that provides any one or more of the following:
(i) long day care,
(ii) occasional child care,
(iii) out-of-school-hours care (including vacation care),
(iv) preschool care, or
(b) an approved family day care venue (within the meaning of the Children (Education and Care Services) National Law (NSW)),

Note: An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the Children (Education and Care Services) National Law (NSW)) is provided.

but does not include:
(c) a building or place used for home-based child care or school-based child care, or
(d) an office of a family day care service (within the meanings of the Children (Education and Care Services) National Law (NSW)), or
(e) a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
(f) a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children's parents are using the facility, or
(g) a service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or
(h) a child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.</td></tr>
<tr><td>Use/Classifications</td><td><table><tr><th>Storey</th><th>Description</th><th>Classification(s)</th></tr><tr><td>Ground floor</td><td>Assembly building</td><td>9b</td></tr></table></td></tr>
<tr><td>Rise in Storeys</td><td>The existing building has a rise in storeys of one as per Clause C1.2.</td></tr>
<tr><td>Storeys contained</td><td>The existing building contains one storey.</td></tr>
<tr><td>Effective Height</td><td>The building has an effective height of 0.00m.</td></tr>
<tr><td>Floor Area</td><td>The floor area of the building is less than the maximum area permitted for Type 'C' construction of 2,000m^2.</td></tr>
<tr><td>Volume</td><td>The volume of the building is less than maximum permitted for Type 'C' construction of 12,000m^2.</td></tr>
<tr><td>Car parking Spaces</td><td>Nil.</td></tr>
<tr><td>Type of Construction</td><td>The existing and altered building requires Type 'C' Construction.</td></tr>
<tr><td>Primary FRL's</td><td>90 minutes as the building requires Type 'C' Construction.</td></tr>
<tr><td>Fire Compartments</td><td>The whole building is one fire compartment.</td></tr>
<tr><td>Zoning</td><td>R2 - Low Density Residential</td></tr>
<tr><td>Flood Prone</td><td>No</td></tr>
<tr><td>Bush Fire Prone</td><td>No</td></tr>
<tr><td>Acid Sulphate Soils</td><td>No</td></tr>
<tr><td>Heritage</td><td>No</td></tr>
<tr><td>Conservation Area</td><td>No</td></tr>
</table>

2.7 – Category 1 Fire Safety Provisions

A *change of building use* is a change of BCA Classification under *Environmental Planning & Assessment Act 1979.* Pursuant to clause 131 (*Complying Development Certificate applications*) or clause 143 (*Construction Certificate applications*) of the *Environmental Planning & Assessment Regulations 2000,* a *change of building use* requires compliance with CATEGORY 1 Fire Safety Provisions.

The proposed new use of the building as a *centre-based child care facility*, results in a:
- change in use in planning law from a dwelling house to *centre-based child care facility;*
- *change in building use* from Class 1a to Class 9b.

As such, the CATEGORY 1 Fire Safety Provisions have been reviewed as detailed in the table below:

CAT 1 Fire Safety Measure	*Description*	*Compliance Yes/No*	*Notes*
EP1.3	Hydrants	N/A	Fire hydrant coverage is only required when a building is greater than 500m². As the building is less than 500m², the building does not require fire hydrant coverage.
EP1.4	Sprinklers	N/A	None installed, required or proposed.
EP1.6	Fire brigade intervention facilities.	N/A	The building does not require or proposed a fire control centre.
EP2.1	Smoke Detection	N/A	The proposed use does not have sleeping accommodation. As such, this does not apply to the building.
EP2.2	Untenable conditions	N/A N/A Subject to works	Clause E2.2(a)(i): The building does not require smoke detection as per this clause as the building is only two storeys. Clause E2.2(a)(ii) The building does not have a Class 6 fire compartment greater than 2,000m². As such, the Class 6 part does not require smoke detection per this clause. NSW Table E2.2b. The proposed use is Class 9b, which is subject to NSW Table E2.2b. Specifically, this requires that a building or part of a building used as an assembly building, must be provided with automatic shutdown of any air-handling system (other than non-ducted individual room units with a capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1-2018), which does not form part of the smoke hazard management system, on the activation of— (i) smoke detectors installed complying with Clause 6(b)(i) of Specification E2.2a; and (ii) any other installed fire detection and alarm system, including a sprinkler system complying with Specification E1.5. The building will be serviced by natural and mechanical ventilation. It is assumed that the ventilation will be a ducted mechanical ventilation system or an A/C system greater than 1000 l/s. As such, the building will require an extended spacing smoke detection and alarm system in accordance with Clause 6(b)(i) of Specification E2.2a that is interfaced with the mechanical ventilation system or the A/C system, so that if smoke is detected, the systems automatically shutdown.

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

		N/A N/A N/A	Clause E2.2(b) Not applicable as the building is one fire compartment. Clause E2.2(c) Not applicable as the building is one fire compartment. Clause E2.2(d) Not applicable as no smoke control or stair pressurisation in the building required or proposed.
EP3.1	Stretcher facilities lifts	N/A	Not required as no lifts.
P2.3.2	Fire Detection and Early Waring	N/A	Not a Class 1 building.

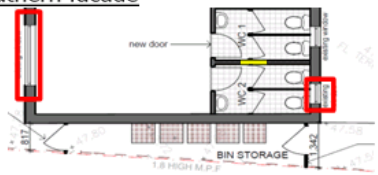
3.0 - BCA 2019 Assessment

3.1 – Structural & Fire Resistance (Section B & C of BCA 2019)

Part B	***Structural Provisions***	***Clause Requirements/Comments***	***Compliance***
B1.0	Deemed-to-satisfy provisions	Part applicable.	Note only.
B1.1	Resistance to actions.	Only minor internal structural adjustments proposed that will comply with this clause.	Yes
B1.2	Determination of individual actions.	Only minor internal structural adjustments proposed that will comply with this clause.	Yes
B1.3	*****	Blank clause.	N/A
B1.4	Determination of structural resistance of materials and forms of construction.	Only minor internal structural adjustments proposed that will comply with this clause.	Yes
B1.5	Structural software.	Note only.	Note only.
B1.6	Construction of buildings in flood hazard areas.	Only minor internal structural adjustments proposed that will comply with this clause.	Yes
Part C1	***Fire Resistance and Stability***	***Clause Requirements/Comments***	***Compliance***
C1.0	DtS Provisions.	Applicable *performance requirements* for *building solutions.*	Note only
C1.1	Type of construction required.	Type 'C' construction required to comply with Clause 2 and 5 of Specification C1.1. The external walls are located within 3m of the side (north and south) boundaries and therefore require the following FRL from outside only. <u>0m to 1.5m</u> Load bearing 90/90/90 Non load bearing --/90/90 <u>1.5m to 3.0m</u> Load bearing 90/90/90 Non load bearing --/90/90 The existing walls are assumed to be brick veneer. Single brick generally achieves an 90 minute FRL in fire tests. As such, no further recommendation is made in relation to the external walls. The roof does not require an FRL.	Yes
C1.2	Calculation of rise in storeys.	The existing building has a *rise in storeys* of one.	Yes
C1.3	Buildings of multiple classifications.	Not applicable as the building is only class 9b.	N/A
C1.4	Mixed type of construction.	The building is not subject to mixed types of construction.	N/A
C1.5	Two storey Class 2, 3 or 9c buildings.	Not a Class 2, 3 or 9c building.	N/A
C1.6	Class 4 parts of buildings.	No Class 4 parts.	N/A

C1.7	Open spectator stands and indoor sports stadiums.	Not an open spectator stand or an indoor sports stadium.	N/A
C1.8	Lightweight fire rated construction.	No lightweight fire rated construction proposed.	Yes
C1.9	Non-combustible building elements	Not Type A or B construction, as such, not applicable.	N/A
C1.10	Fire hazard properties NSW Variations NSW C1.10(a)(v) NSW C1.10(b) NSW C1.10(c)(xiii).	The fire hazard properties of floor linings, floor coverings, wall linings, ceiling linings and air-handling ductwork, must comply with this clause. The floor linings are to achieve a critical radiant flux *not less than* 2.2 and a maximum smoke development rate not less than 750 percent-minutes. [Natural wool carpets and timber floors comply with this clause]. Wall and ceiling linings to have a minimum GROUP No. of 1, 2 or 3. [Plasterboard wall and ceiling linings comply with this clause].	Design consideration
C1.11	Performance of external walls in fire.	Not applicable as the building not constructed with concrete tilt up panels.	N/A
C1.12	****	Deleted clause.	N/A
C1.13	Fire-protected timber: Concession	Not proposed to comply with requirements for fire protective timber.	N/A
C1.14	Ancillary elements	Not applicable as the existing building only requires Type 'C' construction and therefore the external walls are permitted to be combustible.	N/A
Part C2	***Compartmentation and Separation***	***Clause Requirements/Comments***	***Compliance***
C2.0	DtS Provisions.	Applicable *performance requirements* for *building solutions.*	Note only
C2.1	Application of Part.	Applicable Yes or No	Applicable
C2.2	General floor area and volume limitations.	The existing building has an area and volume less than the maximum permitted for Type 'C' construction. (2,000m^2 and 12,000m^3 respectively)	Yes
C2.3	Large isolated buildings.	Not a large isolated building.	N/A
C2.4	Requirements for open space and vehicular access.	Not a large isolated building.	N/A
C2.5	Class 9a and 9c buildings. NSW Variations NSW C2.5(b).	Not a Class 9a or 9c building.	N/A
C2.6	Vertical separation of openings in external walls.	Spandrel separation not required as the building only requires Type 'C' construction.	N/A
C2.7	Separation by fire walls.	No fire walls separating fire compartments.	N/A
C2.8	Separation of classifications in the same storey.	The building is only Class 9b. As such, this clause does not apply.	N/A
C2.9	Separation of classifications in the different storey.	The building is only Class 9b. As such, this clause does not apply.	N/A
C2.10	Separation of lift shafts.	Not applicable as no lifts.	N/A

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

C2.11	Stairways and lifts in one shaft.	Not applicable as no lifts.	N/A
C2.12	Separation of equipment.	The following equipment must be fire separated from the building: - *(i) lift motors and lift control panels; or* *(ii) emergency generators used to sustain emergency equipment operating in the emergency mode; or* *(iii) central smoke control plant; or* *(iv) boilers; or* *(v) a battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more.* *(vi) on-site fire pumps must comply with the requirements of AS 2419.1* None of the above equipment within the building required or proposed.	N/A
C2.13	Electricity supply system.	No electrical substation within the building. The main switchboard will not serve emergency equipment operating in the emergency mode.	N/A
C2.14	Public corridors in Class 2 and Class 3 buildings.	Not a Class 2 and 3 building.	N/A
Part C3	***Protection of Openings***	***Clause Requirements/Comments***	***Compliance***
C3.0	DtS Provisions.	Applicable *performance requirements* for *building solutions.*	Note only
C3.1	Application of part.	Applicable Yes or No.	Note only
C3.2	Protection of openings in external walls.	The following windows are within 3m of the northern and southern side boundaries respectively, and therefore require protection as per this clause. <u>Northern Façade:</u>  <u>Southern facade</u>  The proponent has indicated that they intend to address this item as a fire engineered performance solution based on radiant heat calculations.	Subject to fire engineering
C3.3	Separation of external walls and associated openings in different fire compartments.	The building is one fire compartment. As such, this clause does not apply.	N/A

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

C3.4	Acceptable methods of protection.	Refer to Clause C3.2.	Subject to fire engineering
C3.5	Doorways in fire walls.	No *fire walls* or doorways in *fire walls*.	N/A
C3.6	Sliding fire doors.	No sliding fire doors.	N/A
C3.7	Protection of doorways in horizontal exits.	No horizontal exits.	N/A
C3.8	Openings in fire isolated exits.	No fire isolated exists.	N/A
C3.9	Service penetrations in fire isolated exits.	No fire isolated exists.	N/A
C3.10	Openings in fire isolated lift shafts.	No fire isolated lift shafts.	N/A
C3.11	Bounding construction: Class 2, 3, 4 & 9b buildings NSW Variation NSW C3.11(d).	Not a Class 2, 3, 4 or 9b building used as an entertainment venue.	N/A
C3.12	Openings in floors and ceilings for services.	The floors and ceilings do not require an FRL.	N/A
C3.13	Openings in shafts.	Not applicable as Type 'C' construction.	N/A
C3.14	*****	Blank clause.	N/A
C3.15	Openings for service installations	Not applicable as Type 'C' construction and the building is one fire compartment and the Class 9b part is located on the ground floor.	N/A
C3.16	Construction joints.	Construction joints in external walls that require an FRL must be fire stopped.	Yes
C3.17	Columns protected with lightweight construction to achieve an FRL.	No columns proposed to be fire stopped.	Yes

3.2 – Access & Egress (Section D, BCA 2019)

Part D1	***Provisions for Escape***	***Clause Requirements/Comments***	***Compliance***
D1.0	DtS Provisions	Applicable *performance requirements* for *building solutions.*	Note only.
D1.1	Application of Part	Part applicable	Note only.
D1.2	Number of exits required NSW Variation NSW D1.2(d)(vii).	The subject building only requires one exit as the building accommodates less than 50 persons as per Clause D1.2(d)(vi).	Yes
D1.3	When fire-isolated stairways and ramps are required.	No fire isolated stair required.	N/A
D1.4	Exit travel distances	The exit travel distance complies with this clause as occupants are within 20m to a single exit.	Yes
D1.5	Distance between alternative exits	Alternative exists not relied upon.	N/A
D1.6	Dimensions of exits and paths of travel NSW Variations NSW D1.6(f)(vii) NSW D1.6(i)	The dimensions of exits and paths of travel to exits generally complies with this clause and is subject to detailed design at construction certificate stage. The aggregate egress width complies with this clause. The building is proposed to be used for 27 students and 2 staff. However, this report has	Yes

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

		been assessed on the maximum numbers of 40 students and 3 staff.	
D1.7	Travel via fire-isolated exits.	No fire isolated exits.	N/A
D1.8	External stairways or ramps in lieu of fire-isolated exits	No external stair in lieu of a fire isolated stair.	N/A
D1.9	Travel by non-fire-isolated stairways or ramps.	No internal stair serving the building.	N/A
D1.10	Discharge from exits NSW Variation NSW D1.10(f).	The discharge of the exits complies with this clause as occupants discharge directly to Stranraer Drive via an accessible ramp that generally complies with AS 1428.1-2009.	Yes
D1.11	Horizontal exits.	No horizontal exits are provided / required.	N/A
D1.12	Non-required stairways, ramps or escalators.	No non-required stairways, ramps or escalators.	N/A
D1.13	Number of persons accommodated. NSW Variation NSW Table D1.13.	The building is proposed to be used for 27 students and 2 staff. However, this report has been assessed on the maximum numbers of 40 students and 3 staff.	Yes
D1.14	Measurement of distances	Note only.	Note only.
D1.15	Method of measurement	Note only.	Note only.
D1.16	Plant rooms and lift machine rooms: Concession.	No plant concession required.	N/A
D1.17	Access to lift pits	No lifts required or proposed.	N/A
Part D2	***Construction of Exits***	***Clause Requirements/Comments***	***Compliance***
D2.0	DtS Provisions.	Applicable *performance requirements* for *building solutions.*	Note only.
D2.1	Application of part NSW Variation NSW D1.2(c).	Part applies.	Note only.
D2.2	Fire-isolated stairways and ramps.	No fire isolated stairways.	N/A
D2.3	Non-fire-isolated stairways and ramps.	No internal non fire isolated stairs.	N/A
D2.4	Separation of rising and descending stair flights.	No rising and descending stair flights.	N/A
D2.5	Open access ramps and balconies.	No open access ramps or balconies used to comply with the requirements of Table E2.2a.	N/A
D2.6	Smoke lobbies.	No smoke lobbies utilised.	N/A
D2.7	Installations in exits and paths of travel.	Electrical distribution boards that are located within a path of travel to an exit must be contained within non-combustible construction (metal cabinet) and smoke sealed.	Design consideration
D2.8	Enclosure of space under stairs and ramps.	No stairs serving the building.	N/A
D2.9	Width of stairways.	No stairways serving the subject building.	N/A
D2.10	Pedestrian ramps.	No internal pedestrian ramps serving as exits.	N/A
D2.11	Fire-isolated passageways.	No fire isolated passageways proposed or required.	N/A
D2.12	Roof as open space.	The roof is not utilised as open space for the purpose of this clause.	N/A
D2.13	Goings and risers. NSW Variation NSW 2.13(a)(ix), (x), xi	No stairs serving the subject building.	N/A

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

D2.14	Landings.	No stairs serving the subject building.	N/A
D2.15	Thresholds. NSW Variation NSW D2.15(d)(e).	The proposed thresholds are capable of complying with this clause and are subject to detailed design at construction certificate stage. The current floor level of 47.80 and adjoining landing of 47.76 must be a 1:8 threshold ramp that complies with AS 1428.1-2009.	Design consideration
D2.16	Balustrades or other barriers. NSW Variation D2.16(g)(iv) & (v).	No stairs serving the subject building.	N/A
D2.17	Handrails.	No stairs serving the subject building and the proposed use is at ground floor where hand rails not required.	N/A
D2.18	Fixed platforms, walkways' stairways and ladders.	No fixed platforms, walkways and ladders proposed or required.	N/A
D2.19	Doorways and doors. NSW Variation NSW D2.19(b)(v).	At present, no revolving, sliding or tilt up doors proposed in an exit or in the path of travel to an exit.	N/A
D2.20	Swinging doors.	The exit door is permitted not to swing in the direction of egress, as it is the only required exit from the building, and the building is less than 200m^2, provided the door has a hold-open device.	Design consideration
D2.21	Operation of latch. NSW Variation NSWD2.21(c)& (d).	The door hardware must be a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3— (A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm. Panic bars are not required due to the low population load.	Design consideration
D2.22	Re-entry from fire-isolated exits.	Building not >25m in effective height.	N/A
D2.23	Signs on doors.	No fire isolated stairs.	Yes
D2.24	Protection of openable windows. Class 2, 3, 4 or 9b building. http://www.legislation.nsw.gov.au/#/view/act/2015/50/part6/div3/sec118	Not a Class 2, 3, 4 or 9b building with a floor area higher than 2m above the ground level.	N/A
D2.25	Timber stairways: Concession	Not applicable as timber stairs.	N/A
NSW D2.101	Doors in path of travel in an entertainment venue.	Not an *'entertainment venue'*, as defined by the EP & A Regs. 2000.	N/A
Part D3	***Access for People with Disabilities***	***Clause Requirements/Comments***	***Compliance***

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

D3.0	DtS Provisions.	Applicable *performance requirements* for *building solutions.*	Note only.
D3.1	General building access requirements.	Disabled access is a requirement of BCA 2019 and Federal legislation. In this instance, disabled access must be provided from the principal pedestrian entry at the property boundary to and through the primary entry of the building and generally throughout the building.	Yes
D3.2	Access to buildings.	An access way is provided to the building from the street via a ramp. A landing needs to be provided on the inside of the entry gate for circulation space. The surface and edges of this path must comply with AS 1428.1-2009, which are subject to detailed designs at construction certificate stage. Cross section details must be shown on the construction certificate plans.	Design consideration
D3.3	Parts of buildings to be accessible.	The ramp must comply with AS 1428.1-2009. Detailed designs are required at construction certificate stage.	Design consideration
D3.4	Exemptions.	Disabled access need not be provided to non-accessible toilet facilities.	Yes
D3.5	Accessible car parking.	No accessible car parking space is required.	N/A
D3.6	Signage.	No applicable as exit signage not required.	N/A
D3.7	Hearing augmentation.	Hearing augmentation not required unless an inbuilt amplification system is proposed.	Design consideration
D3.8	Tactile indicators.	Tactiles required to the main external ramp. Details to be shown on the construction certificate plans.	Design consideration
D3.9	Wheelchair seating in Class 9b assembly buildings.	No fixed seating proposed as part of the building fit-out.	N/A
D3.10	Swimming Pools.	No pools proposed.	N/A
D3.11	Ramps.	No ramps proposed as variation between the Roads and the premises has a gradient of 1:20 or more,	N/A
D3.12	Glazing on an accessway.	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1-2009.	Design consideration

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

3.3 – Services and Equipment (Section E, BCA 2019)

Part E1	***Fire Fighting Equipment***	***Clause Requirements/Comments***	***Compliance***
E1.0	DtS Provisions	Applicable *performance requirements* for *building solutions*	Note only
E1.1	*****	Blank clause.	N/A
E1.2	*****	Blank clause.	N/A
E1.3	Fire hydrants.	Fire hydrant coverage is only required when a building is greater than 500m². As the building is less than 500m², the building does not require fire hydrant coverage.	N/A
E1.4	Fire hose reels.	Fire hose reels not required as no internal hydrants and no fire compartment greater than 500m².	N/A
E1.5	Sprinklers NSW Variation NSW Table E1.5	No sprinklers required.	N/A
E1.6	Portable fire extinguisher.	Portable fire extinguishers must be installed to the serve the subject building. PFE's to comply with Table E1.6 and AS 2444-2001.	Design consideration
E1.7	*****	Blank clause.	N/A
E1.8	Fire control centres.	Not required as less than 25m in effective height.	N/A
E1.9	Fire precautions during construction.	Not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stairway or exit.	Yes
E1.10	Provision for special hazards.	Not required or proposed.	N/A
Part E2	***Smoke Hazard Management***	***Clause Requirements/Comments***	***Compliance***
E2.0	DtS Provisions	Applicable *performance requirements* for *building solutions*	Note only
E2.1	Application of Part.	Part applies.	Applicable
E2.2	General requirements.	Clause E2.2(a)(i): The building does not require smoke detection as per this clause as the building is only two storeys. Clause E2.2(a)(ii) The building does not have a Class 6 fire compartment greater than 2,000m². As such, the Class 6 part does not require smoke detection per this clause. NSW Table E2.2b. The proposed use is Class 9b, which is subject to NSW Table E2.2b. Specifically, this requires that a building or part of a building used as an assembly building, must be provided with automatic shutdown	N/A N/A Design consideration

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

		of any air-handling system (other than non-ducted individual room units with a capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1-2018), which does not form part of the smoke hazard management system, on the activation of— (i) smoke detectors installed complying with Clause 6(b)(i) of Specification E2.2a; and (ii) any other installed fire detection and alarm system, including a sprinkler system complying with Specification E1.5. The building will be serviced by natural and mechanical ventilation. It is assumed that the ventilation will be a ducted mechanical ventilation system or an A/C system greater than 1000 l/s. As such, the building will require an extended spacing smoke detection and alarm system in accordance with Clause 6(b)(i) of Specification E2.2a that is interfaced with the mechanical ventilation system or the A/C system, so that if smoke is detected, the systems automatically shutdown. Clause E2.2(b) Not applicable as the building is one fire compartment. Clause E2.2(c) Not applicable as the building is one fire compartment. Clause E2.2(d) - Not applicable as no smoke control or stair pressurisation in the building required or proposed.	N/A N/A N/A
E2.3	Provision of special hazards. NSW variations NSW Table E2.2a NSW Table E2.2b	The building is not considered to be subject to the provision of special hazards.	N/A
Part E3	***Lift Installations***	***Clause Requirements/Comments***	***Compliance***
E3.0	DtS Provisions	Applicable *performance requirements* for *building solutions.*	Note only
E3.1	Lift installations.	No lit existing, required or proposed.	N/A
E3.2	Stretcher facility in lifts.	No lit existing, required or proposed.	N/A
E3.3	Warnings against the use of lifts in fire.	No lit existing, required or proposed.	N/A
E3.4	Emergency lifts.	No lit existing, required or proposed.	N/A
E3.5	Landings.	No lit existing, required or proposed.	N/A
E3.6	Passenger lifts.	No lit existing, required or proposed.	N/A
E3.7	Fire service controls.	No lit existing, required or proposed.	N/A
E3.8	Aged care buildings.	No lit existing, required or proposed.	N/A
E3.9	Fire service recall operation switch.	No lit existing, required or proposed.	N/A
E3.10	Lift car service drive control switch.	No lit existing, required or proposed.	N/A
Part E4	***Emergency Lighting, Exit Signs and Warning Systems***	***Clause Requirements/Comments***	***Compliance***

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

E4.0	DtS Provisions	Applicable *performance requirements* for *building solutions.*	Note only.
E4.1	*****	Blank clause.	N/A
E4.2	Emergency lighting requirements.	Emergency lighting is not required as the building is less than 300m^2, and occupants discharge directly to open space.	N/A
E4.3	Measurement of distance.	Noted.	Note only.
E4.4	Design and operation of emergency lighting.	Emergency lighting is not required as the building is less than 300m^2, and occupants discharge directly to open space. However, if installed for other reasons, including for insurance purposes, the emergency lighting must be installed in accordance with AS 2293.1-2005.	N/A
E4.5	Exit signs.	Exit signs are not required as occupants discharge directly to open space and the building does not required emergency lighting. However, if installed for other reasons, including for insurance purposes, the exit signs must be installed in accordance with AS 2293.1-2005.	N/A
E4.6	Direction signs. NSW Variation NSW E4.6	If the exit is not readily apparent, additional directional exit signs must be installed to guide occupants to the exit. Directional exit signs not required as the exit will be readily apparent.	N/A
E4.7	Class 2 & 3 buildings and Class 4 parts: Exemption.	Not a Class 2, 3 or 4 building.	N/A
E4.8	Design and operation of exit signs.	Exit signs are not required as occupants discharge directly to open space and the building does not required emergency lighting. However, if installed every required exit sign must comply with— AS 2293.1; or for a photoluminescent exit sign, Specification E4.8; and be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.	N/A
E4.9	Sound systems and intercom systems for emergencies	Not a class 9b with a rise-in-storeys more than 2.	N/A

3.4 – Health & Amenity (Part F, BCA 2019)

Part F1	***Damp and Waterproofing***	***Clause Requirements/Comments***	***Compliance***
F1.0	DtS Provisions	Applicable *performance requirements* for *building solutions.*	Note only
F1.1	Stormwater drainage.	No changes to the stormwater system.	N/A
F1.2	*****	Blank clause	N/A
F1.3	*****	Blank clause	N/A
F1.4	External above ground membranes.	No changes to external membranes.	N/A
F1.5	Roof coverings.	No changes to roof coverings.	N/A
F1.6	Sarking	No changes to sarkings.	N/A
F1.7	Waterproofing of wet areas in buildings.	The new wet areas must be waterproofed in accordance with Table F1.7 and AS 3740-2010.	Design consideration
F1.8	*****	Blank clause.	N/A
F1.9	Damp-proofing	No changes to damp-proof courses.	N/A
F1.10	Damp-proofing of floors on the ground.	No changes to damp-proof courses.	N/A
F1.11	Provision of floor wastes.	Not a Class 2, 3 or 4 building.	N/A
F1.12	Sub-floor ventilation.	No changes to the sub-floor ventilation.	N/A
F1.13	Glazed assemblies.	New glazed members will comply with this clause and AS 1428.1-2009.	Yes
Part F2	***Sanitary and Other Facilities***	***Clause Requirements/Comments***	***Compliance***
F2.0	DtS Provisions	Applicable *performance requirements* for *building solutions.*	Note only
F2.1	Facilities in residential buildings.	Not a residential building.	N/A
F2.2	Calculation of number of occupants and facilities.	The building is proposed to be used for 27 students and 2 staff. However, this report has been assessed on the maximum numbers of 40 students and 3 staff.	Noted
F2.3	Facilities in Class 3-9 buildings.	The building is proposed to be used for 27 students and 2 staff. However, this report has been assessed on the maximum numbers of 40 students and 3 staff. As such, the following facilities are required. Employees: < 10 (5 males & 5 Females) **Male**: WC's 1 / UR 0 / WB 1 **Female**: WC's 1 / UR - / WB 1 This is adequately covered with one unisex accessible toilet, which is counted once for each sex as per Clause F2.2(c). Students: 40 (20 males & 20 Females). **Male**: WC's / UR / WB	Design consideration

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

		<table><tr><td>1</td><td>1</td><td>2</td></tr><tr><td colspan="3">Female</td></tr><tr><td>WC's</td><td>UR</td><td>WB</td></tr><tr><td>2</td><td>--</td><td>2</td></tr></table> One additional male and one female washbasin is required.	
F2.4	Accessible sanitary facilities.	One accessible bathroom is required and provided. One male toilet must be ambulant. One female toilet must be ambulant.	Design consideration
F2.5	Construction of sanitary compartments.	The door to a fully enclosed *sanitary compartment* must— (i) open outwards; or (ii) slide; or (iii) be readily removable from the outside of the *sanitary compartment*, unless there is a clear space of at least 1.2 m, measured in accordance with Figure F2.5, between the closet pan within the *sanitary compartment* and the doorway. The doorways to the toilets must be lift off hinges. Details to be provided at construction certificate stage.	Design consideration
F2.6	Interpretation: Urinals and washbasins.	Noted only.	Yes
F2.7	Microbial. NSW Variation NSW F2.7	Not applicable in NSW.	N/A
F2.8	Waste management.	Not Class 9a	N/A
F2.9	Accessible adult change facilities	Not applicable as not a large venue as per Clause F2.9(b)(i)-(v).	N/A
Part F3	***Room Heights***	***Clause Requirements/Comments***	***Compliance***
F3.0	DtS Provisions	Applicable *performance requirements* for *building solutions.*	Applies
F3.1	Height of rooms and other spaces.	The height of rooms are required to be 2.4 meters in height in habitable rooms and 2.1m in non-habitable rooms. It is noted that that normal internal heights are 2.4 metres or more.	Yes
Part F4	***Light and Ventilation***	***Clause Requirements/Comments***	***Compliance***
F4.0	DtS Provisions	Applicable *performance requirements* for *building solutions.*	Applicable
F4.1	Provision of natural light.	Natural lighting not required.	N/A
F4.2	Methods and extent of natural lighting. Average Daylight Factor $= \frac{W}{A} \frac{T\theta}{(1-R^2)}$ **W** = the net area of the light transmitting area of the window (m^2); and **A** = the total area of the internal wall, floor and ceiling surfaces (m^2); and **T** = the diffuse light transmittance of the *window*; and	Natural lighting not required, as the building will not be used as a general-purpose classroom in a primary or secondary school or a playroom in an early childhood centre.	N/A

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

	θ = visible sky angle in degrees, measured in a vertical plane normal to and from the centre of the *window*, and **R** = the area-weighted average reflectance of area A.		
F4.3	Natural light borrowed from adjoining room.	Borrowed light not required as direct natural lighting provided.	N/A
F4.4	Artificial lighting.	Artificial lighting will comply with this clause, Part J6 and AS 1680.0-2009.	Yes
F4.5	Ventilation of rooms. NSW Variation F4.5(b).	The building must be provided with natural or mechanical ventilation as per AS 1668.2-2012.	Yes
F4.6	Natural ventilation.	The main floor area is approximately 160m^2, which requires 8m^2 of natural ventilation. This is adequately provided by the existing or modified windows and doorways.	Yes
F4.7	Ventilation borrowed from adjoining room.	Borrowed ventilation not relied upon.	N/A
F4.8	Restriction of position of water closets and urinals.	Toilet doors do not open to hallways or the like. A such an air lock, hallway or the like not less than 1.1m^2 is required, or the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view. Full height cubicles will satisfy this clause subject to the room being provided with natural or mechanical ventilation.	Design consideration
F4.9	Airlocks.	Toilet doors do not open to hallways or the like. A such an air lock, hallway or the like not less than 1.1m^2 is required, or the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view. Full height cubicles will satisfy this clause subject to the room being provided with natural or mechanical ventilation.	Design consideration
F4.10	*****	Blank clause.	N/A
F4.11	Carparks	No car parks.	N/A
F4.12	Kitchen and local exhaust ventilation.	No commercial kitchens.	N/A
Part F5	***Sound Transmission and Insulation***	***Clause Requirements/Comments***	***Compliance***
F5.0	DtS Provisions	Applicable *performance requirements* for *building solutions.*	Noted.
F5.1	Application of Part.	Applies to Class 2, 3 or 9c building.	N/A
F5.2	Determination of airborne sound insulation ratings.	Applies to Class 2, 3 or 9c building.	N/A
F5.3	Determination of impact sound insulation ratings.	Applies to Class 2, 3 or 9c building.	N/A

F5.4	Sound insulation of floors.	Applies to Class 2, 3 or 9c building.	N/A
F5.5	Sound insulation of walls.	Applies to Class 2, 3 or 9c building.	N/A
F5.6	Sound insulation of internal services.	Applies to Class 2, 3 or 9c building.	N/A
F5.7	Sound insulation of pumps.	Applies to Class 2, 3 or 9c building.	N/A
Part F6	***Condensation Management***		
F6.0	DtS Provisions	Applicable *performance requirements* for *building solutions.*	Note only
F6.1	Application of Part	Not applicable as not a sole-occupancy unit of a Class 2 or 4 part.	N/A
F6.2	Pliable building membrane. Sydney East – CZ 5 Sydney West – CZ 6	Not applicable as not a sole-occupancy unit of a Class 2 or 4 part.	N/A
F6.3	Flow rate and discharge of exhaust systems	Not applicable as not a sole-occupancy unit of a Class 2 or 4 part.	N/A
F6.4	Ventilation of roof spaces	Not applicable as not a sole-occupancy unit of a Class 2 or 4 part.	N/A

3.5 – Ancillary Provisions (Part G, BCA 2019)

Part G1	***Damp and Waterproofing***	***Clause Requirements/Comments***	***Compliance***
G1.0	DtS Provisions	Applicable *performance requirements* for *building solutions.*	Note only
G1.1	Swimming Pools NSW G1.1(a)and (b)	No swimming pool proposed.	N/A
G1.2	Refrigerated chambers, strong rooms and vaults.	No refrigerated or cooling chamber, strongroom or vault proposed.	N/A
G1.3	Outdoor play spaces	Not a Class 9b building used as an early childhood centre.	N/A
NSW G1.101	Provision of cleaning windows	(a) A building must provide for a safe manner of cleaning any windows located 3 or more storeys above ground level. (b) A building satisfies (a) where— (i) the windows can be cleaned wholly from within the building; or (ii) provision is made for the cleaning of the windows by a method complying with the *Work Health and Safety Act 2011* and regulations made under that Act.	N/A
Part G2	***Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues.***	***Clause Requirements/Comments***	***Compliance***
G2.0	DtS Provisions	Applicable *performance requirements* for *building solutions.*	Note only
G2.1	****	Deleted clause.	N/A
G2.2	Installation of appliances	G2.2 Installation of appliances The installation of a stove, heater or similar appliance in a building must comply with: (a) * * * * * (b) Domestic solid-fuel burning appliances — Installation: AS/NZS	N/A

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

		2918. (c) For boilers and pressure vessels: Specification G2.2. At present none of the above equipment proposed.	
G2.3	Open fireplaces	No open fire place proposed.	N/A
G2.4	Incinerator rooms	No incinerator rooms proposed.	N/A
Part G3	***Atrium construction***	***Clause Requirements/Comments***	***Compliance***
G3.1	DtS Provisions	Applicable *performance requirements* for *building solutions.*	Note only
G3.2	Dimension of atrium well	No atrium proposed.	N/A
G3.3	Separation of atrium by bounding walls.	No atrium proposed.	N/A
G3.4	Construction of bounding walls	No atrium proposed.	N/A
G3.5	Construction of balconies	No atrium proposed.	N/A
G3.6	Separation of roof	No atrium proposed.	N/A
G3.7	Means of egress	No atrium proposed.	N/A
G3.8	Fire and smoke control systems	No atrium proposed.	N/A
Part G4	***Construction in Alpine Areas***	***Clause Requirements/Comments***	***Compliance***
G4.0	DtS Provisions	Not an alpine area	N/A
Part G5	***Construction in Bush Fire Prone Area.***	***Clause Requirements/Comments***	***Compliance***
G5.0	DtS Provisions	Not a Bush Fire Prone Area	N/A
Part G6	***Occupiable outdoor areas***	***Clause Requirements/Comments***	***Compliance***
G6.1	DtS Provisions	Note this clause does not apply as the occupiable open space is connected to open space.	N/A
G6.2	Fire hazard properties	(a) Subject to (b), a lining, material or assembly in an occupiable outdoor area must comply with C1.10 as for an internal element. (b) The following fire hazard properties of a lining, material or assembly in an occupiable outdoor area are not required to comply with C1.10: (i) *Average specific extinction area.* (ii) *Smoke-Developed Index.* (iii) Smoke development rate. (iv) Smoke growth rate index ($SMOGRA_{RC}$).	N/A

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

3.6 – Energy Efficiency. (Section J, BCA 2019)

The following BCA 2019 Section J National provisions will be applicable to the Class 9b parts

Item	Comment
Building Fabric	The external walls are not proposed to be modified.
Glazing	The adjusted glazing must comply with Section J1.5 of BCA 2019.
Building Sealing	If the existing sealing of the doors and windows are to be adjusted, they must comply with Part J3 of BCA 2019.
Air-Conditioning and Ventilation System	If proposed to be altered, the air-conditioning and ventilation system to the building must be designed to comply with Part J5 of BCA 2019.
Artificial Lighting and Power	The maximum lighting power levels and control systems are applicable and must be designed to comply with Part J6 of BCA 2019.
Hot Water Supply	Hot water supply systems must be installed in accordance with Part J7 of BCA 2019 and AS/NZS 3500.4.
Access for Maintenance	The building is to have facilities for maintenance and energy monitoring in compliance with Part J8 and the NSW variations for a building greater than 500m^2, but less than 2,000m^2.

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

4.0 – Proposed Fire Safety Schedule

Measure	Standard of Performance
Automatic smoke detection and alarms system For auto shutdown of the mechanical ventilation system.	BCA Clause E2.2(a)(ii), NSW Table E2.2b, Clause 6(b)(i) of Spec. E2.2a, AS 1670.1-2018.
Portable fire extinguishers	BCA Clause E1.6, AS 2444-2001

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

5.0 – Conclusion

This BCA 2019 Report has been prepared to assess the proposed plans appurtenant to the Development Application for a *centre-based child care facility*.

The assessment of the documentation has revealed that the building is primarily capable of complying with the *Deemed-to-Satisfy* [herein 'DTS'] provisions of the BCA 2019 (Volume 1, Class 2-9 Buildings) [herein 'BCA 2019'], and where necessary the Performance Requirements, without modification that would require the development consent to be modified.

Prepared by:

Signature Removed

Greg Evans
Director
Accredited Certifier BPB 1870
360 Certification

Date: **11 June 2019**

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

6.0 – References Documents & Plans

See attached plans.

360 Certification [Mosman Certifiers Pty Ltd], PO Box 94 Spit Junction NSW 2088
ABN: 24 606 570 825, ACN: 606 570 825

ASBESTOS BUILDING MATERIALS
REGISTER & SURVEY

4 Stranraer Drive, St Andrews NSW 2566

Report Number: ES1915066 (Revision 0)
Date of Issue: 21 April 2019

Prepared for:
Weldon Children's Services
23 Weldon St
BURWOOD, NSW 2134

Site Address: 4 Stranraer Drive, St Andrews NSW 2566

Report By:
Asbestex Consulting Pty Ltd
ABN: 95 622 682 017
Octagon Building, Level 1, Suite F
110 George Street, Parramatta, NSW 2150
consulting@asbestex.com.au

Contents

Survey Ref: ES1915066 (Revision 0)

Your Ref: Weldon Children's Services
Report Number: ES1915066
Report TAT: STANDARD

ASBESTOS BUILDING MATERIALS SURVEY

4 Stranraer Drive, St Andrews NSW 2566

21 April 2019

Dear Kira Robson Architects,

We refer to your request to conduct an Asbestos Building Materials Survey for the above-mentioned site. Detailed below is a report of the location, condition, extent and recommendations with possible asbestos materials within the areas and building inspected.

1. SCOPE

Asbestex Consulting Pty Ltd (Asbestex) was requested by Kira Robson Architects to conduct an asbestos survey and register of the structure located at 4 Stranraer Drive, St Andrews NSW 2566. Asbestex has been instructed locate and comment on potential ACM's (Asbestos Containing Material's) present within the proposed childcare centre.

2. LIMITATIONS

This assessment constitutes an Asbestos Register of the entire building identified. Inspections/Assessments are conducted in a conscientious and professional manner. The nature of the task, however, and the likely disproportion between any damage or loss which might arise from the work and any report prepared as a result and the cost of our services is such that Asbestex cannot guarantee that all asbestos materials/issues of concern have been identified.

Thus, while we carry out the work to the best of our ability, we totally exclude any loss or damages which may arise from services we have provided to Weldon Children's Services and/or associated parties. Where potential ACD's are identified these are normally reported on to the best of the consultant's ability. Analysis was requested by the client, however, there is no guarantee that all such materials have been identified and/or addressed.

All work conducted, and reports produced by Asbestex are prepared for a Client's objective and are based on a specific scope, conditions and limitations, as agreed upon between Asbestex and the Client. Information and/or report(s) prepared by Asbestex may therefore not be suitable for any use other than the intended objective. No parties other than the Client should use any information and/or report(s) without first conferring with Asbestex.

Before forwarding this report on to any third party, any information and/or report(s) prepared by Asbestex, the Client is to inform fully the third party of the objective and scope, and all limitations and conditions, including any other relevant information which applies to the information and/or report(s) prepared by Asbestex.

It is the responsibility of third parties to investigate fully to their satisfaction if any information and/or report(s) prepared by Asbestex are suitable for a specific objective. The report(s) and/or information produced by Asbestex should not be reproduced and/or presented/reviewed except in full.

3. INSPECTION METHODOLOGY

The onsite works was an inspection and assessment conducted primarily of the internal and external areas of the structure, namely the current single level brick veneer structure known as 4 Stranraer Drive, St Andrews NSW 2566 ('The Site').

Four (4) presumed asbestos samples were taken from the site for further PLM asbestos analysis and identification. A photographic register is located in the 'The Asbestos Register'.

4. INSPECTION AND SITE DETAILS

The site is located at 4 Stranraer Drive, St Andrews NSW 2566 [Figure 1]. The site is in use as a single level brick veneer structure formally in use as private residential premises. For the ease of reporting the building is oriented to the West and fronting on towards Stranraer Drive. At the time of the assessment, the building was unoccupied. The inspection was undertaken by Asbestos Consultant, Michael Elkorr of Asbestex Consulting on 17 May 2019, at approximately 11:00hrs.

The building was inspected so far as reasonably practicable to determine possible ACM within the immediate building area. The building was accessible at the time of inspection. The exterior roofing of the structure was not accessed due to height restrictions ie. No harness points / roof safety rails. The sub-floor area of the structure was not accessed due to confined space restrictions.

Figure 1. 4 Stranraer Drive, St Andrews NSW 2566 (Google Earth Images 2018)

5. ASBESTOS EFFECTS ON HEALTH

Asbestos is formed in fibre bundles and, as it is further processed or disturbed, the fibre bundles become progressively finer and more hazardous to health. The finer fibres are classified as most hazardous to human health, invisible to the naked eye and, when inhaled, penetrate the deepest part of the lungs (respirable fibres). Significant health risks may arise from the inhalation of airborne asbestos fibres. Compared with straight amphibole fibres, such as amosite and crocidolite, chrysotile fibres are curly and less likely to penetrate the deepest parts of the lung. Breathing in fibres brings a risk of asbestosis, lung cancer and mesothelioma.

Evidence suggests that asbestos causes gastrointestinal and laryngeal cancers in humans, but to a far lesser extent than lung cancer. Usually, asbestos related diseases have a delay or latency period of 15 to 40 years between first exposure and the onset of symptoms and detection of the disease. Asbestos-related diseases can appear or progress even after a person is no longer exposed.

Asbestosis is the scarring of lung tissue that can result from the inhalation of substantial amounts of asbestos over a period of years. It results in breathlessness that may lead to disability and, in some cases, death. Minor changes in X-ray images may be detected for many years without any symptoms of asbestosis or progression of the disease.

Lung cancer is related to the amount of fibre that is breathed in and the risk of lung cancer is greatly increased in those who also smoke tobacco.

Mesothelioma is a cancer of the pleura (outer lung lining) or the peritoneum (the lining of the abdominal cavity). The risk of mesothelioma is less with chrysotile than with other types of asbestos. Both pleural and peritoneal mesothelioma can result from exposure to amosite and crocidolite. Exposure of humans to chrysotile alone has caused few pleural mesotheliomas and has never produced peritoneal mesothelioma without exposure to either amosite or crocidolite. Mesothelioma rarely occurs in less than 15 years from first exposure, and most cases occur over 30 years after first exposure.

As for many cancer-causing substances, no safe level of exposure for lung cancer or mesothelioma has been identified. However, the amount of asbestos fibre in the air that people inhale is the important factor in determining the level of health risk. The highest risks involve inhaling air that contains a high concentration of asbestos fibre.

Asbestos fibres may be released into the air whenever they are disturbed, and especially during the following activities:

- any direct action on ACM, such as drilling, boring, cutting, filing, brushing, grinding, sanding, breaking, smashing or blowing with compressed air (State legislation prohibits most of these actions);
- the inspection or removal of ACM from workplaces (including vehicles, plant and equipment);
- the maintenance or servicing of materials from vehicles, plant, equipment or workplaces; - the renovation or demolition of buildings containing ACM.

Non-friable (bonded) ACM (Asbestos Containing Material) that has been subjected to extensive weathering, damage or deterioration also has a higher potential to release asbestos fibres into the air and be classified as friable under certain circumstances.

6. ASBESTOS CLASSIFICATION

Under NSW OHS legislation, material that contains asbestos is referred to as Friable or Non-Friable (bonded).

7. NON-FRIABLE (BONDED) ASBESTOS MATERIAL

Bonded ACM is any material or product that contains asbestos in a bonded matrix. It may consist of Portland cement or various resins/binders and cannot be crushed by hand when dry. This term is restricted to material that cannot pass a 7mm x 7mm sieve. Asbestos cement (AC) products and electrical meter boards in good condition are examples of bonded asbestos material. Many products made from bonded asbestos material are still found in Australian buildings, motor vehicles and plant components. These products can include:

- Flat (fibro), corrugated or compressed asbestos cement sheeting
- Asbestos cement pipes such as electrical, water, drainage and flue pipes
- Vinyl Floor Tiles

Non-Friable ACM in sound condition, even if broken or fragmented, represents a low human health risk. An asbestos removal contractor with a SafeWork NSW Class B licence for non-friable asbestos is required for its removal.

8. FRIABLE ASBESTOS MATERIAL – AF/FA

Friable asbestos material or Asbestos fines (AF) is any material or product that contains asbestos and is in the form of a powder, or can be crumbled, pulverized or reduced to powder by hand pressure when dry. These free fibres, fibre bundles or fragments of ACM can pass a 7mm x 7mm sieve. Can pose a considerable risk if made airborne. Examples of friable asbestos include:

- Sprayed limpet
- Asbestos Loose-fill insulation
- Asbestos cloth and rope
- Millboard
- Pipe lagging
- Boiler lagging
- Asbestos Dust
- Insulation Rope

Any asbestos cement products that have been subjected to substantial weathering, or damaged by hail, fire damage or water blasting, are considered to be friable asbestos and an asbestos removal contractor with a SafeWork NSW Class A licence AS1 for friable asbestos is required for its removal or handling.

EXAMPLES OF NON-FRIABLE & FRIABLE ASBESTOS BUILDING PRODUCTS

1. Non-Friable Fibre Cement Sheet

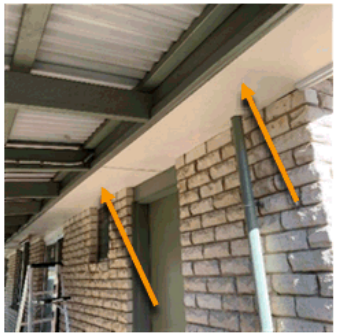
2. Friable (Loose) Asbestos based loose-fill insulation

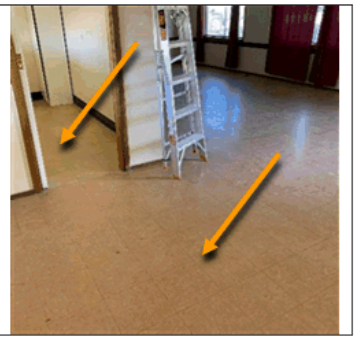
9. ASBESTOS REGISTER

No visible asbestos containing materials were located on building materials at the time of inspection. It should be noted however that if there is a likelihood of discovering further asbestos containing materials during demolition or refurbishment works due to the age of the structure.

Sample No.	Sample Location	Approx. Area	Asbestos Detected / Likelihood	Material Condition	Asbestos Classification	Recommended Control Measure*	Photographic Location
AS6486	INTERIOR – Laundry and WC Rooms Fibre Cement Wall Linings	30m^2	Chrysotile (White) Asbestos Detected	Good / Sealed	Non-Friable (Bonded) Class B	**P4*** Labelling recommended. Keep painted or sealed. Do not drill, cut or create dust. Periodically review and monitor.	
AS6487	INTERIOR – Bathroom, WC Room and Vanity Room Fibre Cement Wall Linings	40m^2	Chrysotile (White) Asbestos Detected	Good / Sealed	Non-Friable (Bonded) Class B	**P4*** Labelling recommended. Keep painted or sealed. Do not drill, cut or create dust. Periodically review and monitor.	

Asbestex Consulting Pty Ltd | ABN 95 622 682 017 | PO Box 2603, North Parramatta NSW, 1750 | Phone (02) 9008 0499
Octagon Building, Level 1, Suite F, 110 George Street, Parramatta NSW 2150 | projects@asbestex.com.au
www.asbestex.com.au

AS6488	EXTERIOR – Eaves Lining Fibre Cement Sheet	n/a	No Asbestos Detected. Use Caution other sheets may contain asbestos.	Good	n/a	n/a	
AS6489	INTERIOR – Free Standing Shed Partition Wall Lining Fibre Cement Sheets	n/a	No Asbestos Detected.	n/a	n/a	n/a	

n/a	INTERIOR – Kitchen and Main Hall - Vinyl Floor Tiles	150m^2	Presumed to Contain Asbestos.	Good / Sealed	Non-Friable	**P4*** Labelling recommended. Keep painted or sealed. Do not drill, cut or create dust. Periodically review and monitor.	

10. ASBESTOS MANAGEMENT PLAN

Sample No.	Sample Location	Recommended Control Measure	Person Responsible + Work To Be Done	Date To Commence	Expected Time To Complete	Work Completed By	Signed Off Date
AS6486	INTERIOR – Laundry and WC Rooms Fibre Cement Wall Linings	P4					
AS6487	INTERIOR – Bathroom, WC Room and Vanity Room Fibre Cement Wall Linings	P4					
n/a	INTERIOR – Kitchen and Main Hall - Vinyl Floor Tiles	P4					

Procedures for detailing accidents, incidents or emergencies of asbestos in the workplace - any work with asbestos or ACM is to comply with the *'How to manage and control asbestos in the workplace - Code of Practice'* (ISBN 978-0-642-33315-5); control of the workplace in accordance with the above Code of Practice.

In the case of Emergencies, accidents or incidents relating to asbestos.
Contact: Michael Elkorr (Asbestex Consulting Pty Ltd) Phone: 0416 747 474 or (02) 9008 0499
Next Asbestos Register Revision Date: TBA

11. *CONTROL MEASURES

The ultimate goal is for all workplaces or structures to be free of ACM (Asbestos Containing Material). Where practicable, consideration should be given to the removal of ACM during renovation, refurbishment, and maintenance, rather than other control measures such as enclosure, encapsulation or sealing.

The control measures required for identified and presumed ACM should be determined from the risk assessment and should follow the following principles:

These control measures reflect the following hierarchy of controls:

P1 - Elimination/removal (most preferred);
If the ACM are friable or non-friable and not in a stable condition, and there is a risk to health from exposure, they should be removed by an asbestos removalist as soon as practicable.

P2 - Isolation/enclosure/sealing;
If the ACM are friable or non-friable but are in a stable condition and are accessible, serious consideration should be given to their removal. If the removal is not immediately practicable, short-term control measures, such as sealing and enclosure, may be able to be used until removal is possible.

P3 - Engineering controls;
If the ACM are not friable and are in a good, stable condition, minimising disturbance and encapsulation may be appropriate controls.

P4 - Safe Work Practices – Remain in-situ (administrative controls);
Any remaining ACM should be clearly labelled, where possible, and regularly inspected to ensure they are not deteriorating or otherwise contributing to an unacceptable health risk.

12. SUGGESTED REMEDIATION ACTION PLAN AND SCOPE OF WORKS

The following works to be carried out to remove the ACM from the affected area of the site if found. Where practical, the work should be carried out in the order listed below in the second section. **In NSW you must use and Asbestos Licensed Removal Contractor.**

- Maintain and erect warning signs during work. All affected areas to be barricaded and covered with a suitable polythene barrier.
- Use of a dust suppression system during removal in order to minimize creation of dust and eliminate the potential of any loose asbestos fibres from becoming airborne. The removal of the ACM must be under moist or damp conditions. If this cannot be achieved, then asbestos removal by 'dry method' should be used.
- Manual removal of the ACM paying particular attention to any leakage of residue, dust or debris of the material during re-location. If the contractor observes any loose-fill or friable ACM – works to be stopped and re-assess the site and scope as required.
- Double encapsulation of the ACM with polythene sheeting and sealing the ACM to get an 'air-tight' rating. The use of heavy duty duct tape must be used around all openings of the polythene sheeting.

- An asbestos wet wiping procedure to be conducted on the timber and immediate surrounding area of the work location. Each wet wipe must only been used for one swipe and disposed of in a suitable and approved labelled asbestos waste receptacle. Each waste receptacle must be double goose necked prior to transport.

- Removal of the ACM are to be carried out systematically and carefully. The only way to avoid this is to gently manoeuvre and place the ACM in containers to be loaded into a dedicated truck or skip bin. If the ACM are to be taken by hand to the load point then extreme care should be observed not to spill any contaminated material inside the dwelling or transit-route. All waste should be double bagged before transporting.

13. SUGGESTED WORK PROCEDURE

The following procedure is an outline of the method to be used to safely carry out the above work if aACM is discovered during demolition of the site. This procedure does not override the requirements of the *Worksafe Australia Asbestos Code of Practice* or the *NSW Occupational Health and Safety Regulations 2011*. **Prior to the commencement of the work the licensed asbestos removal contractor should provide a comprehensive safe work method statement including risk and hazard assessment.**

1. SafeWork NSW, property occupier and neighbouring properties to be notified by postage mail (5) days prior to works by the licensed asbestos removal contractor. Notifications to remove asbestos are required by *clause 466 of the Work Health and Safety Regulation 2011*.

2. Barricades and warning signs are to be placed around the perimeter of the work area. Polythene plastic dust barriers should be used around the site to stop any dust moving out into adjacent areas.

3. It is recommended all seals and vents leading into occupied areas be sealed and made airtight. (Control) air monitoring should be carried out by a qualified asbestos occupational or environmental hygienist or Licensed Asbestos Assessor (LAA) inside the area concerned during the removal process for the detection and concentration of airborne asbestos fibre in compliance with the *WH&S Act 2011* and associated *Codes of Practice*.

4. All persons entering the work area are to wear disposable coveralls (Type 5-6) and appropriate respiratory protection (at least class P2). At the completion of the shift, disposable coveralls are to be bagged for disposal as asbestos contaminated waste.

5. Any asbestos contaminated material is to be placed into 0.2mm plastic bags for disposal as asbestos waste. All asbestos contaminated waste should be double bagged. The loaded truck should be covered with 0.2mm thick plastic and sealed in order stop any loose asbestos fibres or ACM from becoming air borne during transportation.

6. Upon completion of work in area, a visual inspection and/or clearance air monitoring shall be carried out to verify that all asbestos contamination has been removed without the release of asbestos fibre.

7. The removal contractor to submit proof of proper disposal (if applicable) of the contaminated waste at a landfill licensed to accept asbestos waste before clearance is issued.

8. Wet rags may be used to wet wipe PPE for reuse and dust from shoes etc.

14. COMMENTS

Materials which were not identified or concealed during this assessment but become exposed during demolition or building works and are suspected of containing asbestos should have their composition determined prior to works in these areas continuing. Removal of asbestos materials should be undertaken by an asbestos removal licence holder and in accordance with the regulations and requirements of the NSW Government and the SafeWork Australia Code of Practice - *How to Safely Remove Asbestos - 2011.*

This report should be made available to any visiting tradesmen for perusal, before they commence their work, so that precautions can be taken. The external ground areas should be checked for any asbestos contamination by systematic dust sampling and analysis. There are detailed site/work-specific requirements and precautions that must be taken in the management, control and removal of asbestos containing materials.

ACM need to be removed before further works are undertaken if they are likely to be disturbed by those works in accordance with the *Code of Practice for the Safe Removal of Asbestos* [NOHSC: 2002 (2005)].

The following are some general recommendations and precautions that should be considered. Detailed documents, which may include Management Plans, Technical Scope of Works, Risk Assessments and Safe Work Method Statements, should be prepared to appropriately address health and safety issues associated with specific work and site conditions.

- As a general rule, all asbestos should be removed as soon as practicable. Removal must be by a contractor licensed to undertake such works. In the interim, if there has been significant damage or disturbance to the asbestos, access to the site should be appropriately restricted (i.e. barricaded, etc.) and no access to the general public should be given. Persons wishing to access the site must complete a suitable and sufficient risk assessment, the results of which may include the use of appropriate Personal Protective Equipment (PPE) which may include disposable coveralls and respiratory protection (RPE).

- Access to locations potentially containing friable or bonded asbestos should be restricted (i.e. barricaded, etc.) until such time as the contamination has been removed by a licensed contractor and a clearance certificate has been issued by an occupational hygienist and LAA (licensed asbestos assessor).

- Access to any unsealed ACM should be appropriately restricted as contact with the ACM may result in the release of asbestos fibres and can be highly dangerous, particularly if the ACM is friable. Appropriate health and safety precautions (e.g. risk assessment, use of respiratory protection and disposable coveralls) must be taken when performing any work that may disturb the ACM.

- ACM are to be removed as soon as practicable. As part of good ongoing management, we recommend regular inspections of ACM left in-situ in the building to check the condition of these materials.

- The condition of the ACM's should continue to be monitored and recorded if not removed.

- If asbestos materials become damaged and/or produce visible dust or significant debris, then health and safety management works are likely to be required. A suitably qualified and experienced consultant, such as Asbestex, can advise and assist in carrying out such works.

- Any areas of the workplace that contain ACM including plant, equipment and components should be sign posted with appropriate warning signs to ensure that asbestos is not unknowingly disturbed without the correct precautions being taken. These signs should be placed at all the main entrance to the work areas where asbestos is present. The sign should read 'This site contains ACM' conforming to *Australian Standard 1319-1994 Safety Signs for the Occupational Environment.*

15. RESPONSIBILITES AND LICENCING

Persons in adjoining properties that might be affected by the asbestos removal activities must be consulted.

SafeWork NSW requires that certain asbestos removal work be licensed under the *Occupational Health and Safety Regulation 2011*.

An AS1 (Class A): Friable Asbestos Licence is required to remove any friable asbestos or non-friable asbestos which has become friable and any non-friable asbestos.

An AS2 (Class B) Non-Friable Asbestos Licence is required to remove any non-friable asbestos material over the amount of 10sqm.

The client is responsible for ensuring an asbestos removalist carries out the removal of ACM. The client should request details of the contactor's asbestos removal licence prior to any removal of ACM. A copy of the notification must be displayed at the place of work.

SafeWork NSW must be notified minimum [5] days before undertaking any friable asbestos removal work. The [5] day notification period may be waivered by SafeWork NSW if the asbestos is a risk to occupants or workers. A copy of the notification must be displayed at the place of work.

The asbestos removalist must ensure the removal is adequately supervised and is carried out in a safe manner by ensuring that a nominated supervisor recognised by SafeWork NSW is on site at all times when licensed work is being carried out.

All persons involved in the removal of ACM must be competent for the tasks allocated to them. The licence holder must ensure asbestos workers have had training in safe work methods in asbestos work.

16. SITE PREPERATION

Preparation activities include minimising the number of people present and gathering the correct tools, PPE, decontamination materials, barricades, warning signs, etc. at the workplace before any work commences.

The responsible person should ensure the security and safety of the asbestos removal site and asbestos work area at all times, particularly if the removal process is to take place over several days or an extended period of time.

The asbestos removal site should be clearly defined to ensure that non-essential people do not enter and to clearly delineate the removal site and warn persons that asbestos removal work is being carried out (e.g. through the placement of barriers and signs or other warning devices). All barriers and warning signs should remain in place until a clearance to re-occupy has been granted.

Before removal tasks commence plastic sheeting (for containment) may need to be placed on the floor or other surfaces that may be contaminated with asbestos dust. If the removal work is not being carried out in an enclosure, the surfaces to be worked on should be cleaned, by either wet wiping or vacuuming, to minimise exposure from the disturbance of asbestos fibres that might be on the surfaces prior to the commencement of removal tasks.

17. ASBESTOS REMOVAL EQUIPMENT

Care should be taken in selecting tools for asbestos removal tasks. In addition to having to be suitable for these tasks, all tools should prevent or minimise the generation and dispersion of airborne asbestos fibres as much as possible.

The use of power tools in asbestos removal work should be avoided because of the possibility of internal contamination, which commonly occurs with such devices. In general, manually operated hand tools are preferred. A constant low-pressure water supply is required for wetting down asbestos. This can be achieved with a mains-supplied garden hose fitted with a pistol grip.

If no water supply is readily available, a portable pressurised vessel, such as a pump-up garden sprayer, may be able to be used.

Asbestos vacuum cleaners should comply with the requirements of AS 3544-1988 *Industrial Vacuum Cleaners for Particulates Hazardous to Health* and AS 4260-1997 *High Efficiency Particulate Air Filters (HEPA) – Classification, Construction and Performance*.

Warning: **Domestic vacuum cleaners are unsuitable and should never be used, even if they have a HEPA filter.**

Asbestos vacuum cleaners should only be used for collecting small pieces of asbestos dust and debris. Larger pieces should never be broken into smaller sizes so they can be vacuumed.

18. PERSONAL PROTECTIVE EQUIPMENT (PPE)

All persons engaged in asbestos removal work should wear respiratory protective equipment (RPE) conforming to the requirements of AS/NZS1716-2003 *Respiratory Protective Devices*.

The selection, use and maintenance of respirators should be in accordance with AS/NZS1715-1994 *Selection Use and Maintenance of Respiratory Protective Devices*. Protective clothing such as Type-5 or Type-6 disposable coveralls should be provided and worn at all times during all work in the asbestos work area prior to the final clearance inspection. Protective clothing should be made from materials which provide adequate protection against fibre penetration. Coveralls should not have external pockets or Velcro fastenings because these features are easily contaminated and difficult to decontaminate. Disposable coveralls are preferred. They should never be reused, and must be disposed of as asbestos waste.

19. DECONTAMINATION

The type of decontamination required will depend on the type of asbestos (i.e. friable or non-friable); the work method used, and site conditions. Decontamination must include the asbestos work area, all tools and equipment and personal decontamination. All contaminated materials, including cleaning rags, plastic sheeting and PPE etc., must be disposed of as asbestos waste. Some asbestos removal work necessitates the use of decontamination units such as friable asbestos removal work.

20. ASBESTOS WASTE REMOVAL

Loose asbestos waste should not be allowed to accumulate within the asbestos work area. Asbestos waste should be collected in heavy-duty 200µm (minimum thickness) polythene bags that are no more than 1200 mm long and 900 mm wide.

The bags should be labelled with an appropriate warning, clearly stating that they contain asbestos and that dust creation and inhalation should be avoided. If it is not feasible to use asbestos waste bags, drums or bins, because of the volume or size of the asbestos wastes, a waste skip, vehicle tray or similar container that has been double lined with heavy-duty plastic sheeting (200µm minimum thickness) may be used. Once the skip is full, its contents should be completely sealed with the plastic sheeting.

21. DISPOSAL OF ASBESTOS WASTE

All asbestos waste should be removed from the workplace by a competent person and transported and disposed of in accordance with all relevant State legislation and guidelines for the transport and disposal of asbestos waste.

All asbestos waste must be transported in a covered leak-proof vehicle and:

- not mixed with general building waste;
- not taken to a waste facility for recycling.

Only vehicles licensed by the DECC can transport friable asbestos waste in the metropolitan area. Asbestos in any form must be disposed of in a manner approved by the DECC and at a waste facility licensed by the DECC to accept asbestos waste. NSW licensed landfills that accept asbestos waste from the public are listed by region on the DECC website.

Vehicles and their containers must be cleaned before leaving the waste facility. Contact the DECC and/or the local council for details of waste facilities that can accept asbestos waste. To demonstrate proof of proper disposal, copies of asbestos waste disposal receipts are to be kept for inspection by SafeWork NSW, the DECC or the local council.

22. AIR MONITORING

Air monitoring should be performed whenever ACM are being removed, to ensure the control measures used by the licensed contractor are effective. Air monitoring should be performed in accordance with the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres* [NOHSC: 3003 (2005)].

23. CLEARANCE TO REOCCUPY

A visual inspection involving an examination of the asbestos work area should be carried out, prior to the resumption of normal work in the area by unprotected personnel, to confirm that the asbestos removal work has been completed and there is no visual evidence of dust and debris.

Particular attention should be paid to ledges, the tops of air-conditioning ducts, cracks in the floor, folds in plastic sheeting and crevices or other areas which may have been overlooked during the initial clean-up. The clearance inspection must be conducted by a Licensed Asbestos Assessor who is independent from the person responsible for the removal work.

24. LEGISLATION, GUIDELINES AND REGULATIONS

The removal and disposal of asbestos containing construction materials in NSW is overseen by various authorities including SafeWork NSW (SafeWork), the Office of Environment and Heritage (NSW OEH), local government (council) by administering various legislation, regulations and codes of practice.

There is a concerted effort to harmonise the Occupational Health and Safety legislation around Australia using the National Work Health and Safety (WHS) Model. The new WHS legislation was adopted by NSW, QLD, ACT, NT and

the Commonwealth, and the Work Health and Safety Act 2011 (WHS Act) and the Work Health and Safety Regulation 2011 (WHS Reg.) came into effect from 1 January 2012 in each State above. The term 'Person Conducting a Business or Undertaking' (PCBU) now captures a much wider range of person being responsible under the WHS legislation, and the definition of 'worker' includes contractors, sub-contractors, employees, volunteers, amongst other persons. The new legislation has also significantly increased the requirements in dealing with asbestos and ACM, and in essence requires all buildings built before 31 December 2003 to obtain an Asbestos Register in order to comply.

Statutory documents that are applicable to the work include (but are not limited to) the following:

- *Work Health and Safety Act 2011*
- *Work Health and Safety Regulations 2011*
- *Code of Practice for How to Safely Remove Asbestos [Safe Work Australia (2011)]*
- *Code of Practice for How to Manage and Control Asbestos in the Workplace [Safe Work Australia (2011)] Occupational Health and Safety Commission: 3003 (2005)]*
- *AS/NZS 1716-2003 - Respiratory Protective Devices*
- *AS/NZS 1715-1994 - Selection, Use and Maintenance of Respiratory Protective Devices*
- *AS 2601-2001 - The Demolition of Structures*
- *AS 1319-1994 Safety Signs for the Occupational Environment*

24.1 The new Work Health and Safety legislation for Managers and Property Owners

There is a concerted effort to harmonise the Occupational Health and Safety legislation around Australia using the National Work Health and Safety (WHS) Model. The new WHS legislation was adopted by NSW, QLD, ACT, NT and the Commonwealth, and the Work Health and Safety Act 2011 (WHS Act) and the Work Health and Safety Regulation 2011 (WHS Reg) came into effect from 1 January 2012 in each State above. The term 'Person Conducting a Business or Undertaking' (PCBU) now captures a much wider range of person being responsible under the WHS legislation, and the definition of 'worker' includes contractors, sub-contractors, employees, volunteers, amongst other persons.

The new legislation has also significantly increased the requirements in dealing with asbestos and ACM, and requires all buildings built before 31 December 2003 to obtain an Asbestos Register in order to comply (see Annex B for a summary of the penalties that applies to asbestos non-compliance).

25. STATE: NEW SOUTH WALES

The use of all forms of asbestos is no longer permitted. The use of all types of asbestos in the amphibole group was banned in Australia in the mid-1980s, and the manufacture and use of products containing chrysotile was prohibited nationally from 31 December 2003. Therefore, a building that is constructed prior to 2004 will require an asbestos assessment.

Under the Work Health & Safety Act 2011 and Work Health & Safety Act 2011 effective from 01 January 2012, all persons who conduct a business or undertaking (PCBU) must ensure, so far as is reasonably practicable, that workers and other persons are not put at risk from work carried out as part of the business or undertaking. "Persons with management or control "duties include:

- Must ensure all asbestos at the workplace is identified by a competent person or presume its presence.
- May identify asbestos by arranging a sample of the asbestos to be analysed.
- Must ensure the presence and location of the asbestos at the workplace is clearly indicated (by a label if reasonably practicable).
- Must ensure an asbestos register for the workplace is maintained and reviewed at certain times and ensure it is readily available to workers who carry out, or intend to carry out work at the workplace, their health and safety representatives and other persons.
- Must ensure when management or control of the workplace is relinquished by a PCBU, a copy of the asbestos register is given to the person taking over management or control.

- Must, where asbestos has been identified at the workplace, ensure that an asbestos management plan is developed and maintained. The plan must be reviewed and revised (if necessary) every 5 years.
- Must ensure a risk assessment is undertaken and reviewed by a competent person before the work is carried out
- Prior to demolition and refurbishment work, must review the asbestos register and ensure all asbestos that is likely to be disturbed is identified and removed as far as is reasonably practicable. A copy of the asbestos register must be given to the person carrying out demolition or refurbishment work.
- Must, if an emergency occurs and a building, structure or plant is to be demolished, ensure that before the demolition occurs, there is a procedure to eliminate or minimise the exposure to asbestos to below the exposure standard and notify the regulator about the emergency.

Please do not hesitate to contact me on (02) 9008 0499 or consulting@asbestex.com.au if you require any further information in relation to this site.

Yours faithfully,
Signature Removed

Michael Elkorr
Accredited Asbestos Technician

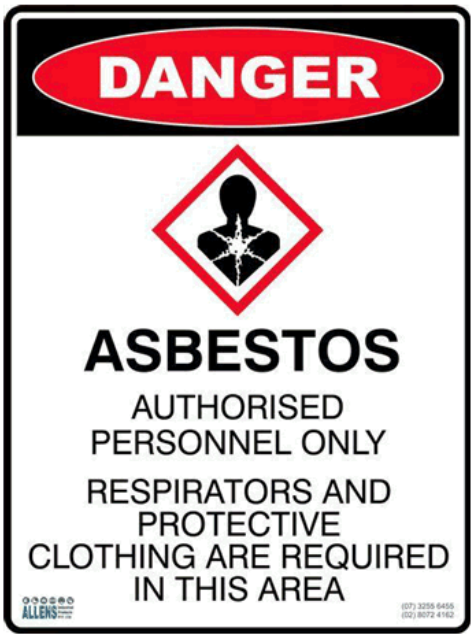
Appendix A

Asbestos Warning Labels


DANGER
ASBESTOS


DANGER
ASBESTOS
REMOVAL IN
PROGRESS


WARNING
CONTAINS
ASBESTOS
Breathing
asbestos dust
is dangerous
to health
Follow safety
instructions


DANGER
ASBESTOS
AUTHORISED
PERSONNEL ONLY
RESPIRATORS AND
PROTECTIVE
CLOTHING ARE REQUIRED
IN THIS AREA


WARNING
ASBESTOS
CONTAINING MATERIAL
AUTHORISED
PERSONNEL ONLY
THIS SITE IS MANAGED BY A
LICENCED ASBESTOS REMOVALIST

Appendix B

Certificate of Analysis – Laboratory

ALS Environmental

CERTIFICATE OF ANALYSIS

Work Order	: **ES1915066**	Page	: 1 of 3
Client	: **ASBESTEX CONSULTING PTY LTD**	Laboratory	: Environmental Division Sydney
Contact	: MR MICHAEL ELKORR	Contact	: Hayley Worthington
Address	: PO Box 2603 North Parramatta NSW 1750	Address	: 277-289 Woodpark Road Smithfield NSW Australia 2164
Telephone	: ----	Telephone	: +612 4014 2500
Project	: 4 Stranraer Dr, st Andrews NSW	Date Samples Received	: 17-May-2019 14:00
Order number	:	Date Analysis Commenced	: 21-May-2019
C-O-C number	: ----	Issue Date	: 21-May-2019 11:43
Sampler	: MICHAEL ELKORR		
Site	: Kira Robson		
Quote number	: NE/092/18		
No. of samples received	: 4		
No. of samples analysed	: 4		

ilac-MRA NATA

Accreditation No. 825
Accredited for compliance with
ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Descriptive Results

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Alana Smylie	Asbestos Identifier	Newcastle - Asbestos, Mayfield West, NSW

Page	: 2 of 3
Work Order	: ES1915066
Client	: ASBESTEX CONSULTING PTY LTD
Project	: 4 Stranraer Dr, st Andrews NSW

General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
^ = This result is computed from individual analyte detections at or above the level of reporting
ø = ALS is not NATA accredited for these tests.
~ = Indicates an estimated value.

- EA200: Asbestos Identification Samples were analysed by Polarised Light Microscopy including dispersion staining.
- EA200 Legend
- EA200 'Am' Amosite (brown asbestos)
- EA200 'Ch' Chrysotile (white asbestos)
- EA200 'Cr' Crocidolite (blue asbestos)
- EA200: 'UMF' Unknown Mineral Fibres. "-" indicates fibres detected may or may not be asbestos fibres. Confirmation by alternative techniques is recommended.
- EA200: Negative results for vinyl tiles should be confirmed by an independent analytical technique.
- EA200: N/A - Not Applicable

Analytical Results

Sub-Matrix: SOLID (Matrix: SOLID)			Client sample ID	AS6486	AS6487	AS6488	AS6489	-----
			Client sampling date / time	17-May-2019 00:00	17-May-2019 00:00	17-May-2019 00:00	17-May-2019 00:00	----
Compound	CAS Number	LOR	Unit	ES1915066-001	ES1915066-002	ES1915066-003	ES1915066-004	--------
				Result	Result	Result	Result	----
EA200: AS 4964 - 2004 Identification of Asbestos in bulk samples								
Asbestos Detected	1332-21-4	0.1	g/kg	**Yes**	**Yes**	**No**	**No**	**----**
Asbestos Type	1332-21-4	-	--	**Ch**	**Ch**	**-**	**-**	**----**
Sample weight (dry)	----	0.01	g	**0.36**	**0.41**	**0.19**	**6.89**	**----**
APPROVED IDENTIFIER:	----	-	--	**A. SMYLIE**	**A. SMYLIE**	**A. SMYLIE**	**A. SMYLIE**	**----**
Synthetic Mineral Fibre	----	0.1	g/kg	**No**	**No**	**No**	**No**	**----**
Organic Fibre	----	0.1	g/kg	**Yes**	**Yes**	**Yes**	**Yes**	**----**

Page	:	3 of 3
Work Order	:	ES1915066
Client	:	ASBESTEX CONSULTING PTY LTD
Project	:	4 Stranraer Dr, st Andrews NSW

Analytical Results

Descriptive Results

Sub-Matrix: **SOLID**

Method: Compound	Client sample ID - Client sampling date / time	Analytical Results
EA200: AS 4964 - 2004 Identification of Asbestos in bulk samples		
EA200: Description	AS6486 - 17-May-2019 00:00	A collection of asbestos cement sheeting debris.
EA200: Description	AS6487 - 17-May-2019 00:00	A collection of asbestos cement sheeting debris.
EA200: Description	AS6488 - 17-May-2019 00:00	A collection of cement sheeting debris.
EA200: Description	AS6489 - 17-May-2019 00:00	Two pieces of cement sheeting.