



REVIEW OF ENVIRONMENTAL FACTORS
**Minor alterations or
additions**

Aspect, WESTERN SYDNEY

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Revision No.: B

Revision Date: July 2023

**EC2255 – Aspect, Western Sydney
Minor Alterations and Additions – Administration Building**



Project Revision History:

Date	Author	Rev. No.	Scope of Revision
18/05/23	L Popowitz	A	Draft for Internal Review
17/07/23	A Cropley	B	Finalised and Issued to Client

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1. INTRODUCTION

1.1. Overview

This Review of Environmental Factors (REF) Addendum, has been prepared by EPM Projects for Autism Spectrum Australia (Aspect) as an addendum to the REF for minor alterations and additions, issued 26 April 2023. Due to minor modifications to proposed scope of works, this REF assesses the proposed minor internal alterations and additions to the administration building at the Aspect Western Sydney campus at 295 Victoria Street, Wetherill Park (the site). The modifications are as follows:

- Amendments to the extent of demolition within the Administration building.
- Amendments to the proposed internal layout of the Administration building.

This Addendum REF for minor internal alterations and additions, including structural alterations to the administration building has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP).

The proposed development is 'development permitted without consent' under the provisions of the T&I SEPP and given the likely minimal environmental impacts of the work, the works are classified as 'minor alterations or additions, such as internal fitouts' pursuant to s. 3.37(1)(b)(i) of the T&I SEPP. This REF has been prepared in accordance with the Department of Planning and Environment's *Guidelines for Division 5.1 Assessments, June 2022* (the Guidelines) and the *NSW Code of Practice for Part 5 activities for Registered Non-Government Schools, August 2017*.

On the basis of the assessment contained within this REF, it is concluded that by adopting the mitigation measures identified at **Section 6**, the works will not result in unacceptable environmental impacts.

1.2. School Information

Detail	Description
School Name	Aspect Western Sydney School
School Address	295 Victoria Street, Wetherill Park
Lot(s) and DP(s)	Lot 8 DP 230076
Local Government Area	Fairfield City Council
Location of Proposed Works	Administration building
Land Owner	Autism Spectrum Australia
Easements and Covenants	1. Reservations and conditions in the Crown Grant(s) 2. Z9565 Lease to autistic association of New South Wales. Expires 1.10.2088

1.3. Scope of Works and Assessment Requirements

Detail	Description
What are the proposed works?	Minor internal structural alterations and additions to the existing administration building. The works will not result in any additional gross floor area.
Does the project involve works outside the Aspect campus?	No – the proposed works are within the existing school boundary.
Will the project facilitate any increase in student numbers?	No

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Assessment of Class of Activity

Minor activity

1.4. Certification

This REF provides a true and fair review of the Proposal in relation to its potential effects on the environment. It addresses to the fullest extent possible, all matters affecting or likely to affect the environment as a result of the Proposal. The information contained in this REF is neither false nor misleading.

Person who prepared the REF:

Louise Popowitz

Position and Qualifications:

Planner
BSc Natural Resources – Nature Management KU
M. Urban Planning & Environment RMIT

Person who reviewed the REF:

Amy Cropley

Position and Qualifications:

Associate Planner
M. Urban Design (Urban Design & Planning) USyd
RPIA

Signature:



Date: 17 July 2023

I have examined this REF and the Certification and accept the REF on behalf Autism Spectrum Australia (Aspect).

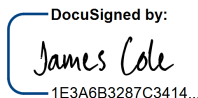
Name of Aspect Reviewing Officer:

James Cole

Position:

Project Manager

Signature:

DocuSigned by:

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Date: 18/7/2023 | 11:48 AM AEST

I accept this REF on behalf of Autism Spectrum Australia (Aspect), as a public authority and determine that the Proposal can proceed subject to the mitigation measures in Section 6 being implemented before the carrying out of works and occupation of the facilities).

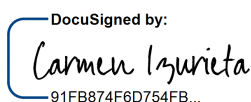
Name of Aspect Delegated Officer:

Carmen Izurieta

Designation:

Chief Operating Officer

Signature:

DocuSigned by:

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Date: 18/7/2023 | 12:07 PM AEST

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1.5. Architectural Plans

Drawing Name	Drawing No.	Issue	Date
Cover Sheet & Drawing Register	AR-001	10	29/06/2023
Demolition Plan – Admin Building Level	AR-111	4	29/06/2023
General Layout – Admin Building Level Plan	AR-202	6	29/06/2023
General Ceiling -RCP Plans	AR-401	4	29/06/2023
Administration – Plan – Interior Details	AR-1005	7	29/06/2023
Door Schedule	AR-1300	5	29/06/2023

Modified architectural plans prepared by DesignInc are listed above and provided in **Appendix A**.

1.6. Site Information

The Aspect Western Sydney campus is located on a single allotment at 295 Victoria Street, Wetherill Park and is legally known as Lot 8/DP230076. A Certificate of Title and Deposited Plan for the allotment subject to the proposed works are included at **Appendix C**.

Aspect Western Sydney comprises learning spaces, COLA, administrative spaces, landscaping, shade structures and carparking. The proposed works would be contained within the administration building on the site as shown in **Figure 1** and **Figure 2**.



Figure 1: Aerial photograph of site indicating location of proposed works (in red)

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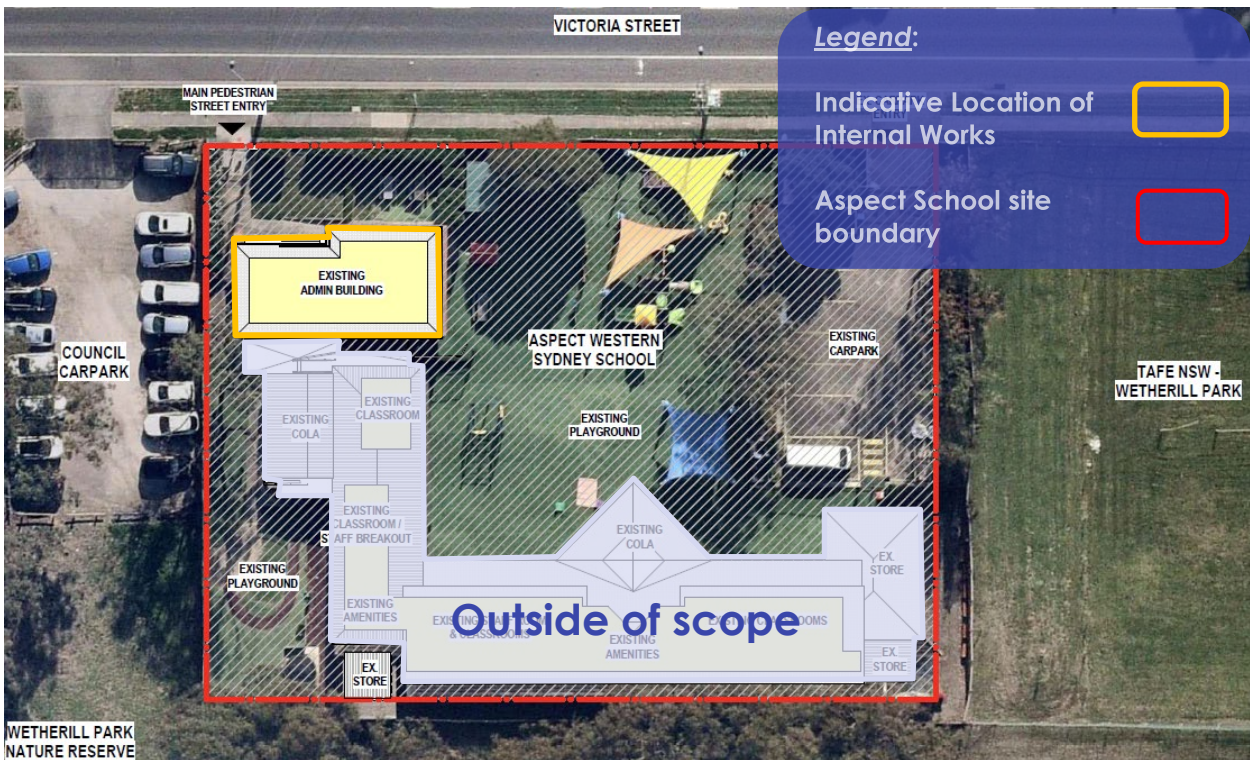


Figure 2: Extract of Site plan with proposed works marked in orange (source: DesignInc)

The site is located on 295 Victoria Street with direct vehicle and pedestrian access to the southern side of Victoria Street. The site adjoins Wetherill Park Nature Reserve to the west and Wetherill Park TAFE College to the southern and eastern boundary.

Photographs of the existing administration building are included as part of the Architectural Plans (**Appendix A**) and are provided at **Figure 3** and **Figure 4** for context.



Figure 3: View of entrance to administration building, facing east along the northern boundary



Figure 4: View of administration building, facing south-east from neighbouring carpark.

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2. PROPOSED WORKS

2.1. Justification of Proposal

Aspect Western Sydney is proposing minor internal structural alterations and additions to the existing administration building. The works the subject of this REF addendum comprise minor modifications to the extent of demolition and changes to the proposed internal layout of the administration building.

Minor alterations or additions, such as internal fitouts within the boundaries of the existing school are permitted without development consent pursuant to s. 3.37(1)(b)(i) of the T&I SEPP.

2.2. Definition of Proposed Works

The proposed works are defined as 'development permitted without consent' pursuant to the provisions of the T&I SEPP. For the purposes of Part 5 of the EP&A Act, the proposal is defined as 'works' or an 'activity'. Any reference to 'development', 'works' or an 'activity' is considered to have the same meaning for the purposes of this assessment.

2.3. Summary of Proposed Works

Architectural Plans have been prepared by DesignInc (**Appendix A**) with Core Engineering having provided a performance solution for the hallway (**Appendix B**). The proposed modified works shown in (**Figure 5**) include:

- Replacement of floor finishes and skirtings
- Replacement of plasterboard ceiling, fitting and fixtures above kitchenette
- Removal of existing staff kitchenette, including overhead joinery and tiled splashback
- Installation of banquette seating area
- Removal of existing door and door frame
- Infill of existing doorway.

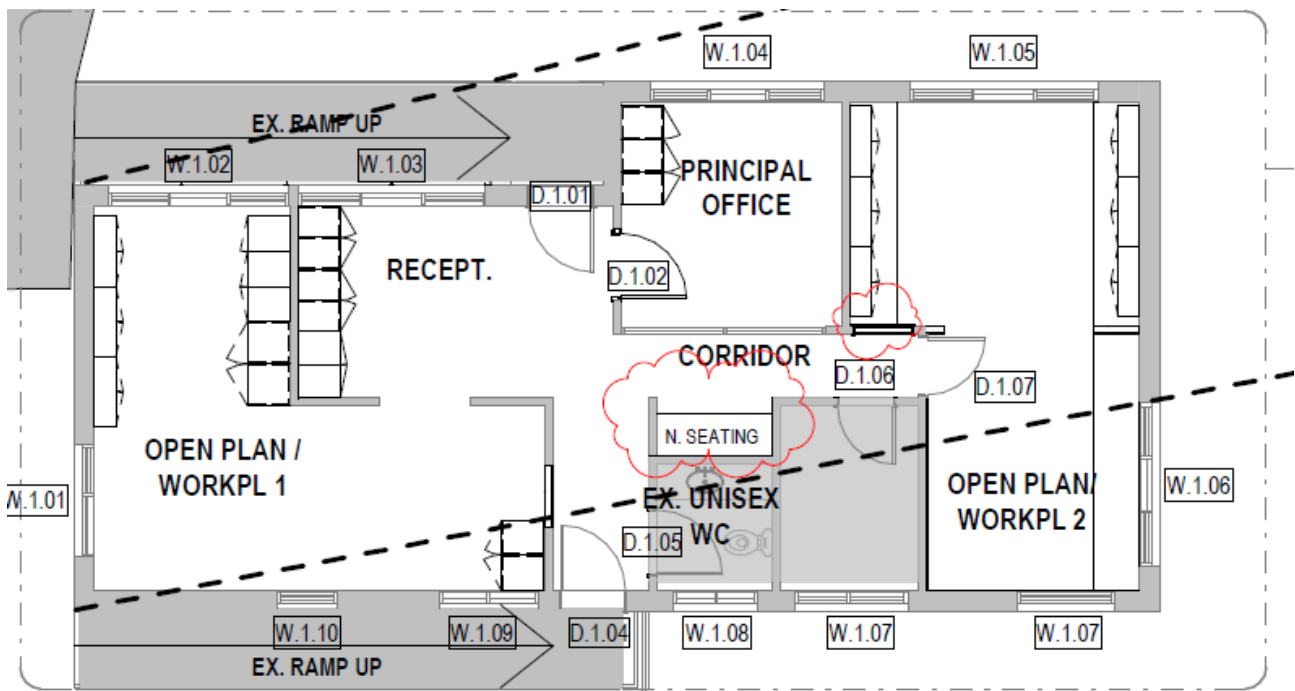


Figure 5: Extract of proposed fitout of the existing administration building dated 29/06/2023

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3. STATUTORY FRAMEWORK

The proposed works as described above are required to be assessed “to the fullest extent possible” against the applicable statutory framework pursuant to Part 5 of the EP&A Act and must take into consideration the environmental factors set out under Section 171 of the EP&A Regulation.

This section of the REF will provide an overview of the planning context for the site, together with an assessment against the relevant matters for consideration.

The following table provides an overview of the planning context for the portion of the site where the works are proposed.

Planning Matter	Assessment
Local Environmental Plan (LEP)	<i>Fairfield Local Environmental Plan 2013</i> (the Fairfield LEP 2013)
Zoning	R2 Low Density Infrastructure (the R2 zone)
Are the works being carried out in a prescribed zone?	Yes, the R2 zone is a prescribed zone pursuant to Section 3.34 of T&I SEPP.
Permissibility	Development for the purpose of a school is permissible with consent in the R2 zone under the Fairfield LEP 2013 as well as under Section 3.34 of T&I SEPP.
FSR Control	0.45:1
Acid Sulfate Soils	The site is not mapped as containing acid sulfate soils
HOB Control	9m
Is the site ‘environmentally sensitive land’ under any environmental planning instrument?	Yes – the south-western corner of the site is mapped for Biodiversity Values comprising threatened species or communities with potential for serious and irreversible impacts. The southern boundary is further mapped for Terrestrial Biodiversity under the Fairfield LEP 2013
Does the site comprise bushfire prone land?	Yes – the site is mapped for Vegetation Buffer
Is the site listed as a Heritage Item or is it within a Heritage Conservation Area?	NIL
List any other environmental constraints identified as applying to the site	Potential for Salinity A copy of the Section 10.7 (2) &(5) planning certificate is provided as Appendix G .

The works are proposed to be carried out as development without consent pursuant to the provisions of the T&I SEPP. Accordingly, an assessment of the proposal against the relevant provisions of the T&I SEPP is provided in the following table:

T&I SEPP – Relevant Provisions	Assessment	Complies
Part 3.2 General Division 1		
3.8 Consultation with Councils – development with impacts on council-related infrastructure or services	The works will not involve impacts on council-related infrastructure or services and therefore consultation is not required under this clause.	Yes
3.9 Consultation with Councils – Development with impacts on local heritage.	There are no heritage items located on the site or within close proximity to the site.	Yes

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T&I SEPP – Relevant Provisions	Assessment	Complies
	Therefore, notification of Fairfield City Council is not required under this clause.	
3.10 Notification of Councils and State Emergency Service – Development on Flood Liable Land	The land is not identified as being flood liable land. Therefore, notification of Fairfield City Council and the SES is not required under this clause.	Yes
3.11 Consideration of Planning for Bush Fire Protection	The land is mapped as comprising bushfire prone land. Consideration has been given to PBFP with a statement from BFCS (Appendix D) confirming that “there are no bushfire requirements for internal works”.	Yes
3.12 Consultation with public authorities other than Councils	The works will not trigger the requirement for consultation with any prescribed public authorities under this clause.	Yes
Part 3.4 Schools – specific development controls		
3.37(1) Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing or approved school —	The works are being carried out within the boundaries of an existing educational establishment being the Aspect Western Sydney School establishment.	Yes
(b) minor alterations or additions, such as — (i) internal fitouts, or	The proposed works comprising the infill of removed door space and make good of existing floor and walls within the existing administration qualify as minor internal fitouts.	Yes
(2) Subsection (1) applies only if the development does not require an alteration of traffic arrangements, for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school.	The proposed works will not require an alteration of traffic arrangements.	Yes
(3) Subsection (1)(a) applies only if the development does not result in a prohibited increase in student or staff numbers.	The proposed works are being undertaken pursuant to section 3.37(1)(b)(i) and therefore, this subsection doesn't apply to the development. Nevertheless, the works do not result in any increase in student or staff numbers.	Yes
(4) Nothing in this section authorises the carrying out of development in contravention of any existing condition of the development consent currently operating (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste	The works to the administration building are internal only and therefore will not result in any contravention of any conditions currently operating on the site in relation to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management and landscaping. The works do not seek to increase staff or student numbers.	Yes

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T&I SEPP – Relevant Provisions	Assessment	Complies
<i>management, landscaping or student or staff numbers.</i>		
(5) <i>A reference in this section to development for a purpose referred to in subsection (1)(a), (b) or (c) includes a reference to development for the purpose of construction works in connection with the purpose referred to in subsection (1)(a), (b) or (c).</i>	N/A	N/A
(6) <i>This section does not apply to development for the purposes of campus student accommodation.</i>	The works are not for the purposes of campus student accommodation.	N/A

3.1. Development Control Plans

Fairfield City Development Control Plan 2013 (DCP) provides a broad range of development and precinct planning controls. There are no controls specifically for educational establishments, although general controls apply to all development, including bushfire.

It is noted that assessment against the Fairfield City DCP is not a mandatory consideration as the T&I SEPP is the relevant planning instrument for the proposed works and development without consent is not subject to local planning controls.

Notwithstanding, the works are generally consistent with the relevant parts of Fairfield City DCP.

3.2. Additional Relevant Legislation

Section 6.28 of the EP&A Act applies to the works as they are being carried out on behalf of a public authority and requires that the works do not commence unless it is certified to “comply with the Building Code of Australia”. The proposed internal alterations and additions do not meet the relevant deemed-to-satisfy requirements of the BCA in relation to the unobstructed width of a corridor that is relied upon for a required egress path of travel. Therefore, a Fire Engineering Report (FER) has been prepared by Core Engineering Group (**Appendix B**) that documents a performance solution to meet the relevant performance requirements. The FER concludes that “evaluation of those Performance Solutions has identified that the project will comply with the Performance Requirements of the NCC (BCA)”. An email from MBC Group (BCA Consultants) dated 14 July 2023 (**Appendix E1**) has confirmed that the modified plans as referenced in this REF remain consistent with the BCA Assessment letter dated 18 April 2023 (**Appendix E2**). It is therefore considered that the proposed alterations and additions to the administration building at Aspect Western Sydney are capable of complying with the requirements of the Building Code of Australia.

The following legislation is applicable to the works proposed at Aspect Western Sydney. The works are not inconsistent with the relevant provisions of the following legislation (where applicable):

- NSW Legislation:
 - *Local Government Act 1993*
 - *Work Health and Safety Act 2011*
 - *Work Health Safety Regulation 2017*
 - *Biodiversity Conservation Act 2016*
 - *Waste Avoidance and Resource Recovery Act 2011*
 - *Australian Standard AS 2061-1991 – Demolition of Structures*
- Commonwealth Legislation:
 - *Environment Protection and Biodiversity Conservation Act 1999*
 - *Disability Discrimination Act 1992*

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3.3. Consultation and Notification

Pursuant to the assessment carried out in **Section 3.1**, the proposed works is internal alterations and additions and has been assessed against the consultation and notification requirements of the T&I SEPP. The works do not trigger any of these requirements and therefore the proposal is not subject to any consultation or notification requirements prior to being carried out.

4. ENVIRONMENTAL IMPACT ASSESSMENT

This section of the REF will carry out an environmental impact assessment of the proposed works, applying an assessment methodology of considering the potential for environmental risk arising from the site constraints, identifying potential risks associated with the carrying out of the proposed works, and identifying mitigation procedures and control measures appropriate to respond to these risks.

An assessment of the works against the factors which must be taken into account when assessing the impact of an activity on the environment pursuant to Section 171 of the EP&A Regulation is then provided in the following section.

4.1. Site Constraints

The assessment carried out under this REF has considered a range of potential constraints for the site, including matters relating to bushfire, heritage, contamination, flooding, threatened species, Aboriginal cultural significance, acid sulfate soils, land slip, and other matters.

The primary site constraints relevant to this assessment is in relation to bushfire risk, and biodiversity, which is discussed below.

Bushfire

The site is partially mapped as Vegetation Buffer on Council's Bush Fire Prone Land map, (**Figure 6**).

Section 100B of the *Rural Fires Act 1997* (RF Act) provides that schools are development for a special fire protection purpose (SFPP) and as such, school development within bushfire prone land requires a Bushfire Safety Authority (BFSA). The Aspect Western Sydney School is mapped as partially bushfire prone land - vegetation Buffer.

Section 6.5 Minor development in SFPP facilities in the RFS publication *Planning for Bushfire Protection 2019* sets out a list of works that are not considered to have any influence on potential bushfire impacts or the bush fire protection of the building and therefore do not require a BFSA. These works include internal works and minor non-structural building alterations (external).

This is confirmed again under Clause 46 of the *Rural Fires Regulation 2022*, where “development excluded from requirements for bush fire safety authority” includes “development of a minor nature that relates to an existing building that is for a special fire protection purpose. Advice from BCS has confirmed that there are no bushfire requirements for internal works (**Appendix D**).

Accordingly, the works have been considered with regard to the bushfire affectation of the site and a BFSA is not required under the RF Act.

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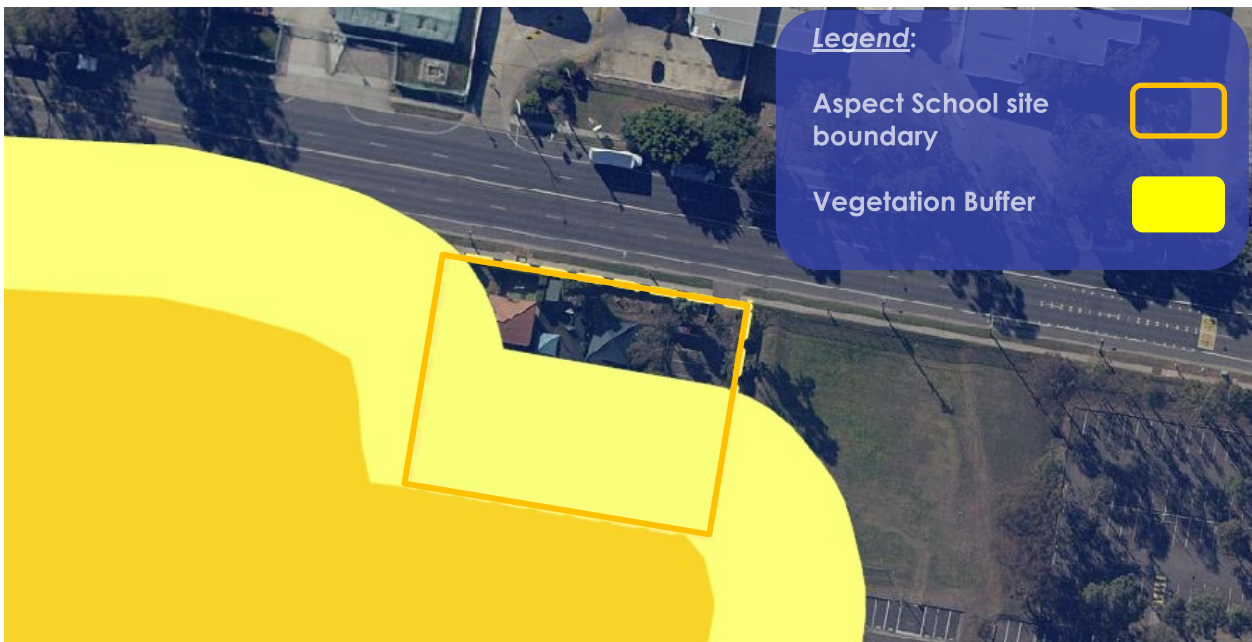


Figure 6: Bushfire Prone Land Map (Source: ePlanning Spatial Viewer)

Biodiversity

The site is partially mapped as containing NSW Biodiversity Values (**Figure 7**) as well as Terrestrial Biodiversity (**Figure 8**). As the works comprise internal alterations, this matter requires no further consideration.



Figure 7: Extract of NSW Biodiversity Values Mapping (Source: ePlanning Spatial Viewer)

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Figure 8: Terrestrial Biodiversity Land Map (Source: ePlanning Spatial Viewer)

4.2. Environmental Risk

As the works are minor and contained within the existing educational establishment site boundaries, the only environmental risk relevant to the carrying out of the works is in the handling of demolition and construction waste (refer to Waste Management Plan **Appendix F**). Mitigation measures are included to ensure waste is handled such that it is not an element of environmental risk.

A Hazardous Materials Survey was prepared for the original REF dated 26 April 2023, which identified the likely presence of Asbestos within the electrical backing board, of the Administration Building. The contaminated materials were managed and removed in accordance with the relevant legislation, regulations, codes of practice and guidelines, including work and health safety legislation and regulations include SafeWork NSW Codes of Practice and NSW Environment Protection Authority (EPA) requirements, prior to this REF.

4.3. Staff and Student Safety

During the works, staff and students may continue to attend the campus during school terms. A Construction Management Plan (CMP) will need to be prepared prior to works commencing to provide a suitable work zone during the demolition and construction. The CMP should include the establishment of hoardings and other measures to protect staff and students. No access to the demolition and construction works zones will be permitted for staff or students.

4.4. Cumulative Impacts

Under the Guidelines, the following definition of 'cumulative impacts' is provided:

Impacts that are a result of incremental, sustained and combined effects of human action and natural variations over time, both positive and negative, or by the compounding effects of a single project or multiple projects in an area, and by the accumulation of effects from past, current and relevant future projects. Refer to definition for 'relevant future projects' to understand scope of projects to be included.

Relevant future projects are defined under the Guidelines as:

The following types of development are 'relevant future projects':

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- *Other State significant development and State significant infrastructure project*
- *projects classified as designated development and require an EIS*
- *projects that require assessment under Division 5.1 of the EP&A Act that are likely to significantly affect the environment and require an EIS*
- *projects that have been declared to be controlled actions under the EPBC Act*
- *any major greenfield and urban renewal developments that are scheduled for the area (e.g. new areas zoned for urban development).*

These types of projects are generally large in scale and could potentially contribute to or compound material impacts. They are also generally publicly notified and should therefore be known or reasonably foreseeable.

The proposed works are internal and small in scale and therefore, it is considered that the proposed development is unlikely to have an adverse cumulative impact on the Wetherill Park locality.

4.5. Section 171 Considerations

Section 171 of the EP&A Regulation details factors that must be taken into account when assessing the impact of an activity on the environment. The table below provides an assessment of these considerations.

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Section 171 Review of Environmental Factors	Assessment	Mitigation Required
Any environmental impacts on a community?	The minor internal alterations and additions will not result in any long-term environmental impacts on the community. Any short-term impacts during demolition and construction will be able to be appropriately managed through the implementation of a construction management plan.	Mitigation measure included for construction management.
Any transformation of a locality?	The minor internal alterations and additions will not result in any transformation of a locality, they are limited to the administration building on an existing school site.	Nil
Any environmental impact on the ecosystems of the locality?	The proposed minor works will not result in any environmental impacts on the ecosystems of the locality. No tree removal is proposed/required.	Nil
Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	The proposed alterations and additions are limited to internal works within the administration building and will not reduce aesthetic, recreational, scientific or other environmental quality or value of the locality.	Nil
Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations?	As the proposed works are all internal and within the existing School site, it will not result in any such effects on a locality, place or building.	Nil
Any impact on the habitat of any protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i>)?	The internal alterations and addition works will not result in any impact on the habitat of any protected animals.	Nil
Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air?	The internal alterations and addition works will not endanger any species of animal, plant or other form of life.	Nil
Any long-term effects on the environment?	The proposed internal alterations and addition works will not result in any long-term effects on the environment.	Nil
Any degradation of the quality of the environment?	The proposed internal alterations and addition works will not result in degradation of the quality of the environment.	Nil
Any risk to the safety of the environment?	Student and staff safety will need to be managed throughout the works, through the separation of work zone /sites and access control. Appropriate site fencing / hoardings will prevent unauthorised access to construction work areas.	Mitigation Measure included for Site Safety and Construction Management

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Section 171 Review of Environmental Factors	Assessment	Mitigation Required
Any reduction in the range of beneficial uses of the environment?	The internal alterations and addition work to the administration building will not result in the reduction in the range of beneficial uses of the environment.	Nil
Any pollution of the environment?	The internal alterations and addition work will not result in the pollution of the environment.	Mitigation Measure included for Waste Management
Any environmental problems associated with the disposal of waste?	<p>The proposed works include demolition of staff kitchenette and doorway, and will generate a small amount of waste. Where possible, this waste will be taken off-site for re-use and recycling. Any construction and demolition waste removed from site will need to be managed in accordance with the provisions of current legislation and may include segregation by material type classification in accordance with NSW EPA (2014) <i>Waste Classification Guidelines: Part 1: Classifying Waste</i> and disposal at facilities that are appropriately licensed to receive the particular materials.</p> <p>A hazardous material survey has been undertaken prior on site as part of the original REF, with the identified hazardous materials having been removed in accordance with the relevant legislation and guidelines.</p>	Mitigation Measure included for Waste Management
Any increased demands on resources (natural or otherwise) which are, or are likely to become, in short supply?	The proposed minor works will not result in any increased demands on resources.	Nil
Any cumulative environmental effect with other existing or likely future activities?	The existing and future use of the site will remain as an educational establishment as a result of these works and therefore there will be no cumulative environmental effect arising from the works.	Nil
Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?	The works will have no impact on coastal processes or hazards.	Nil
Any applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1?	<p>The Fairfield City Local Strategic Planning Statement of March 2020 sets out a 20 – year vision for the future of Fairfield City LGA as it grows and changes.</p> <p>The proposal for internal alterations and addition works of the administration building at the existing school will help ensure that the school can continue to meet the day to day needs of the community in form of the continued development and upgrade of the educational facilities.</p>	Nil

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Section 171 Review of Environmental Factors	Assessment	Mitigation Required
Any other relevant environmental factors?	There are no other relevant environmental factors that require assessment in relation to the proposed minor works.	Nil

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5. CONCLUSION

This Review of Environmental Factors Addendum has reviewed the proposed works, assessed the works against the relevant statutory framework and has carried out an environmental impact assessment of the works, pursuant to the requirements of the EP&A Act, EP&A Regulation, the T&I SEPP and the Code. This REF should be read in conjunction with the original REF dated 26 April 2023.

The proposed works are classified as “minor alterations and additions” under the provisions of the Code, and do not trigger any of the consultation or notification requirements under the provisions of the T&I SEPP.

Specialist BCA and fire engineering advice has accompanied this assessment and have found the proposed works to be consistent with applicable plans and policies. A mitigation measure relating to BCA compliance has been included to ensure these outcomes are achieved.

The only mitigation measure relevant to the carrying out of the proposed works relates to the disposal of waste resulting from the construction phases of the works in accordance with the Waste Management Statement. Accordingly, an appropriate mitigation measure has been included in this regard.

This assessment has found that there are no unreasonable or detrimental impacts resulting from the minor works assessed under this REF and accordingly they can proceed pursuant to the Mitigation Measures set out under **Section 6**.

6. MITIGATION MEASURES

6.1. Authorised Documents

The development shall take place in accordance with the following plans prepared by DesignInc (modified and/or additional drawings identified in **bold**):

Drawing Name	Drawing No.	Issue	Date
Cover Sheet & Drawing Register	AR-001	10	29/06/2023
General Notes	AR-002	1	02/03/2023
Site Plan	AR-100	2	02/03/2023
Demolition Plan – Admin Building Level	AR-111	4	29/06/2023
General Layout – Admin Building Level Plan	AR-202	6	29/06/2023
FF&E – Level 1 Plan	AR-221	3	17/04/2023
General Ceiling -RCP Plans	AR-401	4	29/06/2023
Wall Types	AR-701	1	02/03/2023
Administration – Plan – Interior Details	AR-1005	7	29/06/2023
Joinery Details – Kitchen – JK-01 & Admin J-05 & JB-03	AR-1213	1	02/03/2023
Door Schedule	AR-1300	5	29/06/2023

The development shall also take place in accordance with the following documentation:

Document Name	Author	Issue	Date
Certificate of Title and Deposited Plan	Land Registry Services	-	23/03/2023
Bushfire Statement	BFCs	-	17/03/2023

**EC2255 – Aspect, Western Sydney
Minor Alterations and Additions – Administration Building**



Document Name	Author	Issue	Date
Building Code of Australia Assessment Statement	MBC Group	-	18/04/2023
Email dated 14 July 2023	MBC Group	-	14/07/2023
Fire Engineering Report	Core Engineering Group	01	26 June 2023
Construction and Waste Management Report	Greenpoint Group Construction	-	23/03/2023
Section 10.7(2)&(5) Certificate	Fairfield City Council	-	23/03/2023
Structural Concept Plans	Adams Engineering	-	13/02/2023
Hazardous Materials Survey	Airsafe	-	12/10/2021

6.2. Mitigation Measures

6.2.1 BCA Compliance

The proposed works are to be carried out as described and assessed in the following document:

- BCA Assessment Statement prepared by MBC Group dated 23 April 2023.
- Fire Engineering Report prepared by Core Engineering Group dated 26 June 2023.
- Email from MBC Group dated 14 July 2023.

So that the works will comply with the applicable requirements of the relevant BCA in force at the time.

6.2.2 Waste Management

The management of waste during the carrying out of works must be in accordance with the Waste Management Statement prepared by Greenpoint Construction Group dated 23 March 2023, including the on-site storage of waste and correct disposal of waste materials in accordance with current legislation and the NSW EPA's *Waste Classification Guidelines, Part 1: Classifying Waste* (2014).

6.2.3 Waste Management Works

The Contractors shall remove all rubbish from the site resulting from the works. Rubbish shall be handled in a manner so as to confine the material completely and to minimise dust emissions. Waste is to be disposed of in accordance with the Waste Management Statement referenced under **Condition 6.2.2**.

6.2.4 Hazardous Materials Survey

A hazardous materials survey was undertaken as part of the original REF, to identify any hazardous or potentially hazardous materials, to address the management of hazardous materials and to identify the relevant procedures to minimise the risk for staff, students, contractors and other visitors. The survey identified the likely presence of Asbestos on site, within the electrical backing board of the Administration building. These materials were managed in accordance with the relevant requirements of the NSW EPA and all relevant legislation.

6.2.5 Construction Management Plan

A Construction Management Plan should be prepared by the contractor to outline the general construction management principles and controls to be implemented at the site. This should include measures to protect staff and students during the works, as well as the management of stakeholder consultation and communication.

**EC2255 – Aspect, Western Sydney
Minor Alterations and Additions – Administration Building**



6.3. Obligations under Code of Practice

6.3.1 Notification of Determination

Pursuant to Section 3.5.2 of the Code, once a determination has been made by the completion of a Decision Statement (and prior to the commencement of works), Autism Spectrum Australia is to notify Fairfield City Council and adjoining neighbours of its intention to proceed with the development proposal.

6.3.2 Certification of Building Works

Pursuant to Section 3.6.2 of the Code, prior to carrying out the works the subject of this REF, Autism Spectrum Australia is to obtain certification that the works comply with the technical provisions of the State's building laws.

**EC2255 – Aspect, Western Sydney
Minor Alterations and Additions – Administration Building**



GLOSSARY OF TERMS

- **BCA or Building Code of Australia** means the document, published by or on behalf of the
- **Consent Authority** means the authority having the function to determine a development application or an application for a CDC, and includes a Council or other entity specified by the EP&A Act, EP&A Regulation or an environmental planning instrument
- **Development Application** means an application for development consent under Part 4 of the EP&A Act to carry out development, but does not include an application for a complying development certificate.
- **DCP or Development Control Plan** means a development control plan in force under Division 6 of Part 3 of the EP&A Act
- **Environmental Planning Instrument** means an environmental planning instrument (including a SEPP or LEP but not including a DCP) made under Part 3 of the EP&A Act
- **EP&A Act** means the Environmental Planning & Assessment Act 1979 (NSW)
- **EP&A Regulation** means the Environmental Planning and Assessment Regulation 2021 (NSW)
- **Exempt Development** means a development which is specified in an environmental planning instrument as not requiring development consent or an approval under Part 5 of the EP&A Act
- **LEP** means a Local Environmental Plan made under Division 4 of Part 3 of the EP&A Act
- **LGA** means Local Government Area
- **Planning Certificate** means a certificate made by a Council specifying matters relating to land in accordance with the provision of Section 149 of the EP&A Act.
- **SEPP** means a State Environmental Planning Policy made under Division 2 of Part 3 of the EP&A Act
- **Standard Instrument** means the Standard Instrument - Principal Local Environmental Plan
- **T&I SEPP** mean the State Environmental Planning Policy (Transport and Infrastructure) 2021

**EC2255 – Aspect, Western Sydney
Minor Alterations and Additions – Administration Building**



APPENDIX A – Architectural Plans

ARCHITECTURE:

- 000 GENERAL INFORMATION
- 100 SITE INFORMATION
- 200 GENERAL ARRANGEMENT PLANS
- 400 GA RCP'S
- 700 WALL TYPES
- 1000 INTERIOR - SPECIAL AREAS
- 1100 WET AREAS
- 1200 INTERIOR DETAILS
- 1300 SCHEDULES

295 VICTORIA ST, WETHERILL PARK

ASPECT WESTERN SYDNEY CAMPUS



PROPOSED CONCEPT CLASSROOM DESIGN - FOR INFORMATION ONLY

SHEET LIST- DRAWING REGISTER				
SHEET NUMBER	SHEET NAME	REVISION	REVISION DATE	REVISION DESCRIPTION
000 - GENERAL				
AR-001	COVER SHEET & DRAWING REGISTER	10	29/06/2023	UPDATED FOR CONSTRUCTION
AR-002	GENERAL NOTES	1	02/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
100 - SITE				
AR-100	SITE PLAN	2	02/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-110	DEMOLITION PLAN - GLA & STAFF BUILDING	3	22/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-111	DEMOLITION PLAN - ADMIN BUILDING LEVEL	4	29/06/2023	UPDATED FOR CONSTRUCTION
200 - PLANS SERIES				
AR-201	GENERAL LAYOUT - GROUND FLOOR GLA BUILDING PLAN	3	22/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-202	GENERAL LAYOUT - ADMIN BUILDING LEVEL PLAN	6	29/06/2023	UPDATED FOR CONSTRUCTION
AR-220	FF&E - GROUND FLOOR PLAN	3	28/06/2023	ISSUE FOR REVIEW
AR-221	FF&E - LEVEL 1 PLAN	5	28/06/2023	ISSUE FOR REVIEW
400 - REFLECTED CEILING PLANS				
AR-401	GENERAL CEILING - RCP PLANS	4	29/06/2023	UPDATED FOR CONSTRUCTION
700 - WALL TYPES				
AR-701	WALL TYPES	1	02/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
1000 - INTERIOR SPECIAL AREAS				
AR-1000	INTERIOR GLA COLOURS KEY PLAN	1	02/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-1001	STAFF MULTIPURPOSE ROOM & GLA 1	4	26/25/2023	UPDATED FOR CONSTRUCTION
AR-1002	STAFF ROOM & GLA 2-3 - INTERIOR DETAILS	3	22/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-1003	GLA 4-6 - INTERIOR DETAILS	3	22/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-1004	LAUNDRY & STORE ROOM DETAILS	1	08/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-1005	ADMINISTRATION - PLAN - INTERIOR DETAILS	7	29/06/2023	UPDATED FOR CONSTRUCTION
1100 - WET AREAS				
AR-1101	EXISTING GIRLS TOILETS - GF - PLAN & ELEVATIONS	1	02/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-1102	EXISTING GIRLS TOILETS - GF - RCP & ELEVATIONS	1	02/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-1103	EXISTING BOYS TOILETS - GF PLAN & ELEVATIONS	2	14/06/2023	Updated for Construction
AR-1104	EXISTING BOYS TOILETS - RCP	1	02/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-1105	EX. STUDENT TOILETS - GF - PLANS & ELEVATIONS	2	14/06/2023	Updated for Construction
AR-1106	EX. STAFF MALE TOILET - GF - PLANS & ELEVATIONS	1	02/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-1107	EX. STAFF FEMALE TOILETS - GF - PLANS & ELEVATIONS	1	02/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
1200 - INTERIOR DETAILS				
AR-1200	FLOOR JUNCTION DETAILS	1	02/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-1201	PARTITION, SKIRTING & CEILING DETAILS	1	02/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-1210	TYPICAL JOINERY DETAILS	1	02/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-1211	JOINERY DETAILS - GLA'S - J-01 & JB-01	1	02/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-1212	JOINERY DETAILS - GLA'S - J-03, JC-01	1	08/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-1213	JOINERY DETAILS - KITCHEN - JK-01 & ADMIN J-05 & JB-03	1	02/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
AR-1214	JOINERY - LAUNDRY & STORE ROOM JS-01, JC-03W, J-03W & JC-05W	1	08/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE
1300 - SCHEDULES				
AR-1300	DOOR SCHEDULE	5	29/06/2023	UPDATED FOR CONSTRUCTION
AR-1301	GLAZING SCHEDULE	2	22/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE

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No	DATE	REVISIONS	BY
3	08/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE	PA
4	22/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE	PA
5	27/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE	PA
6	17/04/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE	PA
7	26/25/2023	UPDATED FOR CONSTRUCTION	PA
8	31/05/2023	UPDATED FOR CONSTRUCTION	PA
9	14/06/2023	Updated for Construction	PA
10	29/06/2023	UPDATED FOR CONSTRUCTION	PA

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CLIENT
 **ASPECT AUTISM SPECTRUM**

PROJECT
WESTERN SYDNEY CAMPUS UPGRADE

295 VICTORIA ST, WETHERILL PARK

DETAILS
 DRAWN PA
 CHECKED RF
 APPROVED
TITLE

COVER SHEET & DRAWING REGISTER

DRAWING NUMBER SCALE
 AR-001 NTS @A1

ARCHITECTURE:

- 000 GENERAL INFORMATION
- 100 SITE INFORMATION
- 200 GENERAL ARRANGEMENT PLANS
- 400 GA RCP'S
- 700 WALL TYPES
- 1000 INTERIOR - SPECIAL AREAS
- 1100 WET AREAS
- 1200 INTERIOR DETAILS
- 1300 SCHEDULES

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No	DATE	REVISIONS	BY
A	27/06/2022	CONCEPT PHASE - PRELIMINARY ISSUE FOR REVIEW	PA
B	19/12/2022	DESIGN DEVELOPMENT	PA
C	30/01/2023	DESIGN DEVELOPMENT	PA
1	22/02/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE	PA
2	22/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE	PA
3	26/25/2023	UPDATED FOR CONSTRUCTION	PA
4	29/06/2023	UPDATED FOR CONSTRUCTION	PA

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PROJECT
WESTERN SYDNEY CAMPUS UPGRADE



295 VICTORIA ST, WETHERILL PARK

DETAILS
 DRAWN JO
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 APPROVED
 TITLE

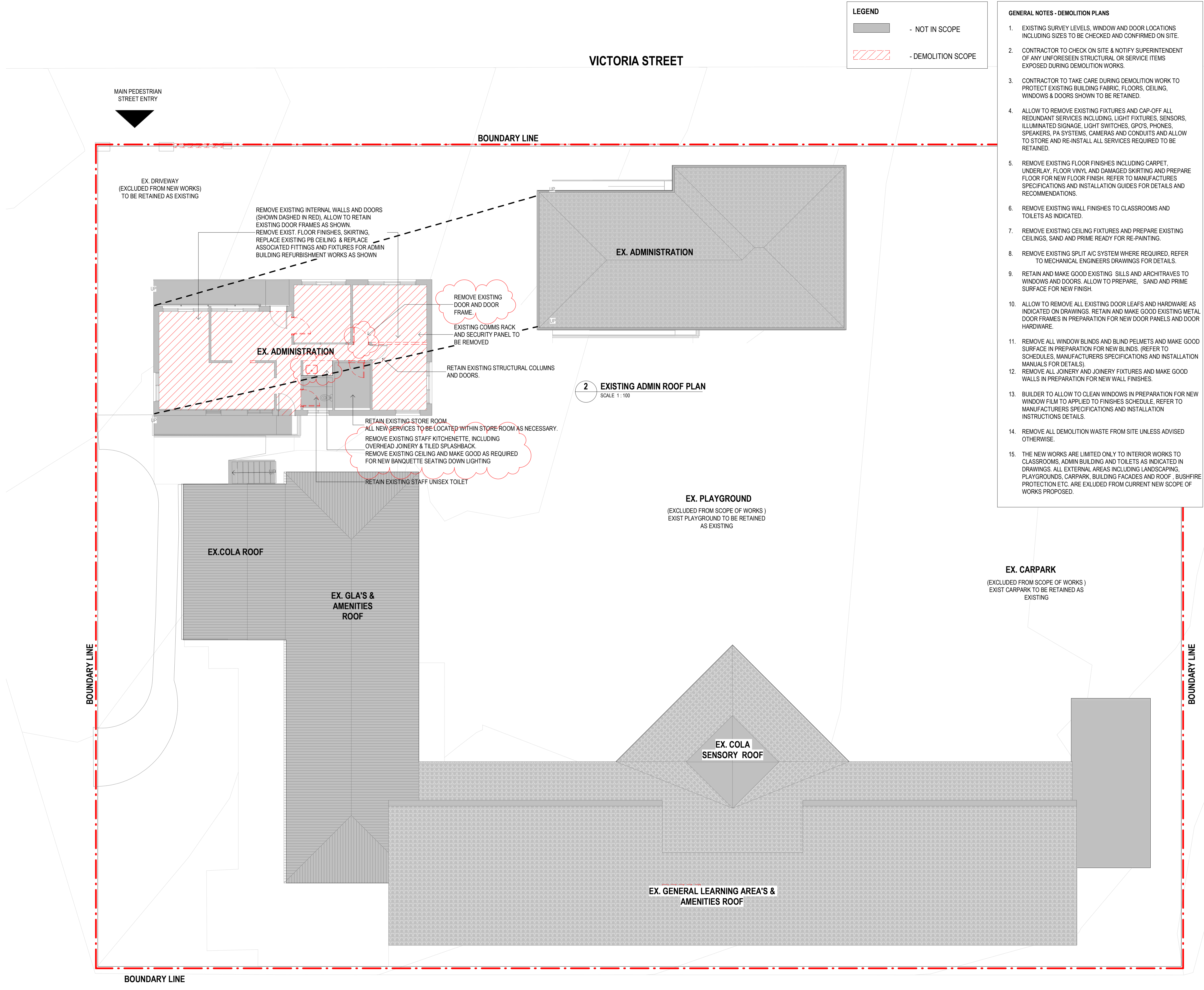
DEMOLITION PLAN - ADMIN BUILDING LEVEL

DRAWING NUMBER AR-111
 SCALE 1:100 @ A1

LEGEND

-  - NOT IN SCOPE
-  - DEMOLITION SCOPE

- GENERAL NOTES - DEMOLITION PLANS**
1. EXISTING SURVEY LEVELS, WINDOW AND DOOR LOCATIONS INCLUDING SIZES TO BE CHECKED AND CONFIRMED ON SITE.
 2. CONTRACTOR TO CHECK ON SITE & NOTIFY SUPERINTENDENT OF ANY UNFORESEEN STRUCTURAL OR SERVICE ITEMS EXPOSED DURING DEMOLITION WORKS.
 3. CONTRACTOR TO TAKE CARE DURING DEMOLITION WORK TO PROTECT EXISTING BUILDING FABRIC, FLOORS, CEILING, WINDOWS & DOORS SHOWN TO BE RETAINED.
 4. ALLOW TO REMOVE EXISTING FIXTURES AND CAP-OFF ALL REDUNDANT SERVICES INCLUDING LIGHT FIXTURES, SENSORS, ILLUMINATED SIGNAGE, LIGHT SWITCHES, GPO'S, PHONES, SPEAKERS, PA SYSTEMS, CAMERAS AND CONDUITS AND ALLOW TO STORE AND RE-INSTALL ALL SERVICES REQUIRED TO BE RETAINED.
 5. REMOVE EXISTING FLOOR FINISHES INCLUDING CARPET, UNDERLAY, FLOOR VINYL AND DAMAGED SKIRTING AND PREPARE FLOOR FOR NEW FLOOR FINISH. REFER TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION GUIDES FOR DETAILS AND RECOMMENDATIONS.
 6. REMOVE EXISTING WALL FINISHES TO CLASSROOMS AND TOILETS AS INDICATED.
 7. REMOVE EXISTING CEILING FIXTURES AND PREPARE EXISTING CEILINGS, SAND AND PRIME READY FOR RE-PAINTING.
 8. REMOVE EXISTING SPLIT A/C SYSTEM WHERE REQUIRED. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR DETAILS.
 9. RETAIN AND MAKE GOOD EXISTING SILLS AND ARCHITRAVES TO WINDOWS AND DOORS. ALLOW TO PREPARE, SAND AND PRIME SURFACE FOR NEW FINISH.
 10. ALLOW TO REMOVE ALL EXISTING DOOR LEAFS AND HARDWARE AS INDICATED ON DRAWINGS. RETAIN AND MAKE GOOD EXISTING METAL DOOR FRAMES IN PREPARATION FOR NEW DOOR PANELS AND DOOR HARDWARE.
 11. REMOVE ALL WINDOW BLINDS AND BLIND PELMETS AND MAKE GOOD SURFACE IN PREPARATION FOR NEW BLINDS. (REFER TO SCHEDULES, MANUFACTURERS SPECIFICATIONS AND INSTALLATION MANUALS FOR DETAILS).
 12. REMOVE ALL JOINERY AND JOINERY FIXTURES AND MAKE GOOD WALLS IN PREPARATION FOR NEW WALL FINISHES.
 13. BUILDER TO ALLOW TO CLEAN WINDOWS IN PREPARATION FOR NEW WINDOW FILM TO APPLIED TO FINISHES SCHEDULE. REFER TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS DETAILS.
 14. REMOVE ALL DEMOLITION WASTE FROM SITE UNLESS ADVISED OTHERWISE.
 15. THE NEW WORKS ARE LIMITED ONLY TO INTERIOR WORKS TO CLASSROOMS, ADMIN BUILDING AND TOILETS AS INDICATED IN DRAWINGS. ALL EXTERNAL AREAS INCLUDING LANDSCAPING, PLAYGROUNDS, CARPARK, BUILDING FACADES AND ROOF, BUSHFIRE PROTECTION ETC. ARE EXCLUDED FROM CURRENT NEW SCOPE OF WORKS PROPOSED.



ARCHITECTURE:

000	GENERAL INFORMATION
100	SITE INFORMATION
200	GENERAL ARRANGEMENT PLANS
400	GA RCP'S
700	WALL TYPES
1000	INTERIOR - SPECIAL AREAS
1100	WET AREAS
1200	INTERIOR DETAILS
1300	SCHEDULES

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No	DATE	REVISIONS	BY
C	30/01/2023	DESIGN DEVELOPMENT	PA
D	16/02/2023	DESIGN DEVELOPMENT ISSUE	PA
1	22/02/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE	PA
2	22/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE	PA
3	27/03/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE	PA
4	17/04/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE	PA
5	26/25/2023	UPDATED FOR CONSTRUCTION	PA
6	29/06/2023	UPDATED FOR CONSTRUCTION	PA

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PROJECT
WESTERN SYDNEY CAMPUS UPGRADE

295 VICTORIA ST, WETHERILL PARK
 DETAILS
 DRAWN PA
 CHECKED RF
 APPROVED
 SCALE BAR: 1:100
 0 1000 2000 3000 4000 5000 mm

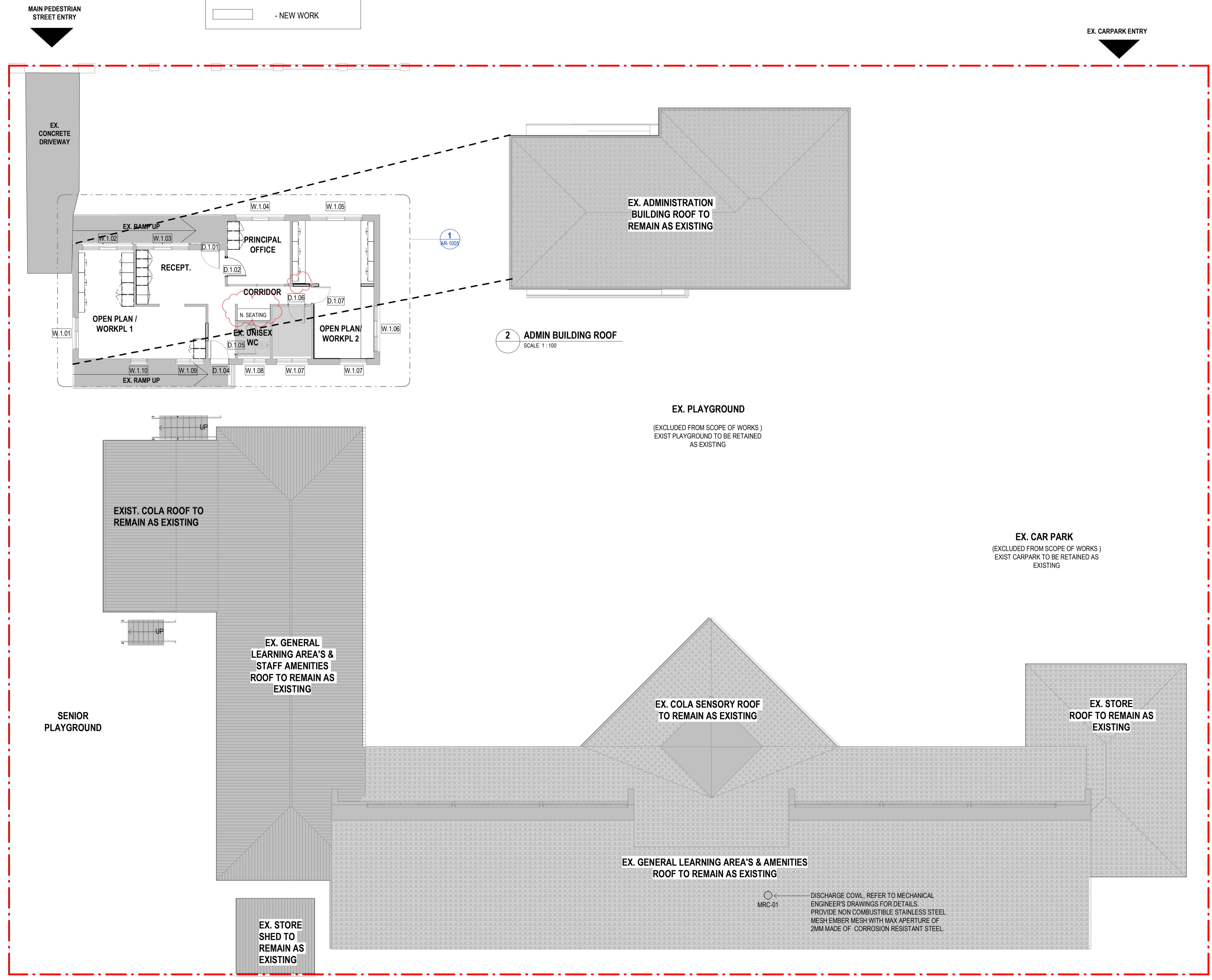
TITLE
GENERAL LAYOUT - ADMIN BUILDING LEVEL PLAN

DRAWING NUMBER SCALE
AR-202 1:100 @ A1

VICTORIA STREET

LEGEND

- NOT IN SCOPE
- NEW WORK



2 ADMIN BUILDING ROOF
 SCALE: 1:100

EX. PLAYGROUND
 (EXCLUDED FROM SCOPE OF WORKS)
 EXIST PLAYGROUND TO BE RETAINED AS EXISTING

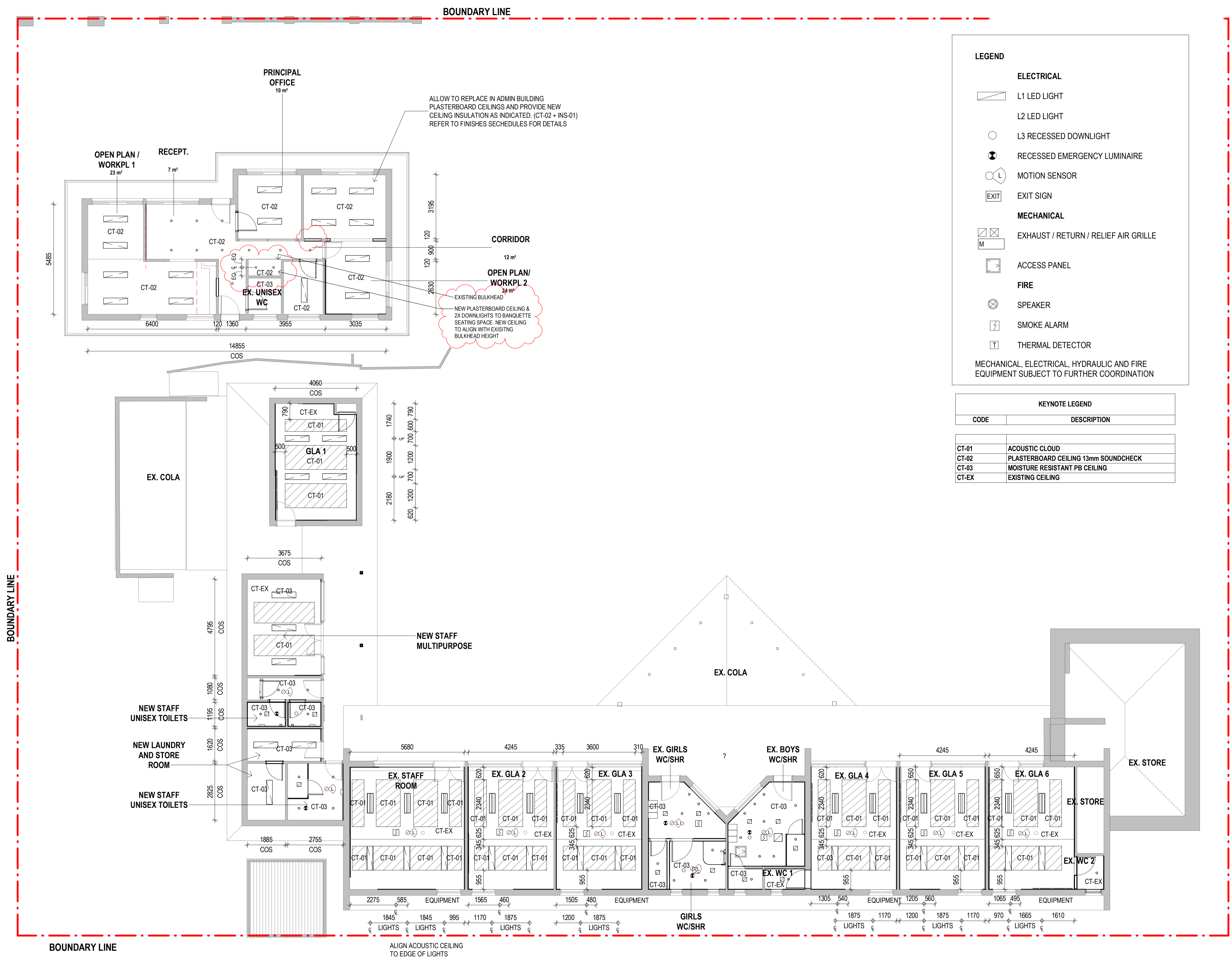
EX. CAR PARK
 (EXCLUDED FROM SCOPE OF WORKS)
 EXIST CARPARK TO BE RETAINED AS EXISTING

MRC-01
 DISCHARGE COWL, REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR DETAILS. PROVIDE NON COMBUSTIBLE STAINLESS STEEL MESH EMBER MESH WITH MAX APERTURE OF 2MM MADE OF CORROSION RESISTANT STEEL.

VICTORIA STREET

ARCHITECTURE:

- 000 GENERAL INFORMATION
- 100 SITE INFORMATION
- 200 GENERAL ARRANGEMENT PLANS
- 400 GA RCP'S
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- 1200 INTERIOR DETAILS
- 1300 SCHEDULES



LEGEND

ELECTRICAL

- L1 LED LIGHT
- L2 LED LIGHT
- L3 RECESSED DOWNLIGHT
- RECESSED EMERGENCY LUMINAIRE
- MOTION SENSOR
- EXIT SIGN

MECHANICAL

- EXHAUST / RETURN / RELIEF AIR GRILLE
- ACCESS PANEL

FIRE

- SPEAKER
- SMOKE ALARM
- THERMAL DETECTOR

MECHANICAL, ELECTRICAL, HYDRAULIC AND FIRE EQUIPMENT SUBJECT TO FURTHER COORDINATION

KEYNOTE LEGEND

CODE	DESCRIPTION
CT-01	ACOUSTIC CLOUD
CT-02	PLASTERBOARD CEILING 13mm SOUNDCHECK
CT-03	MOISTURE RESISTANT PB CEILING
CT-EX	EXISTING CEILING

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No	DATE	REVISIONS	BY
A	19/12/2022	DESIGN DEVELOPMENT	PA
B	30/01/2023	DESIGN DEVELOPMENT	PA
C	16/02/2023	DESIGN DEVELOPMENT ISSUE	PA
1	22/02/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE	PA
2	17/04/2023	PRE-CONSTRUCTION SET - ISSUE FOR CO-ORDINATION AND REVIEW - UPDATE	PA
3	26/25/2023	UPDATED FOR CONSTRUCTION	PA
4	29/06/2023	UPDATED FOR CONSTRUCTION	PA

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ASPECT AUTISM SPECTRUM

PROJECT
WESTERN SYDNEY CAMPUS UPGRADE

295 VICTORIA ST, WETHERILL PARK

DETAILS
 DRAWN JO
 CHECKED RF
 APPROVED
 SCALE BAR: 1:100
 0 1000 2000 3000 4000 5000 mm

TITLE
GENERAL CEILING - RCP PLANS

DRAWING NUMBER AR-401
SCALE 1:100 @ A1

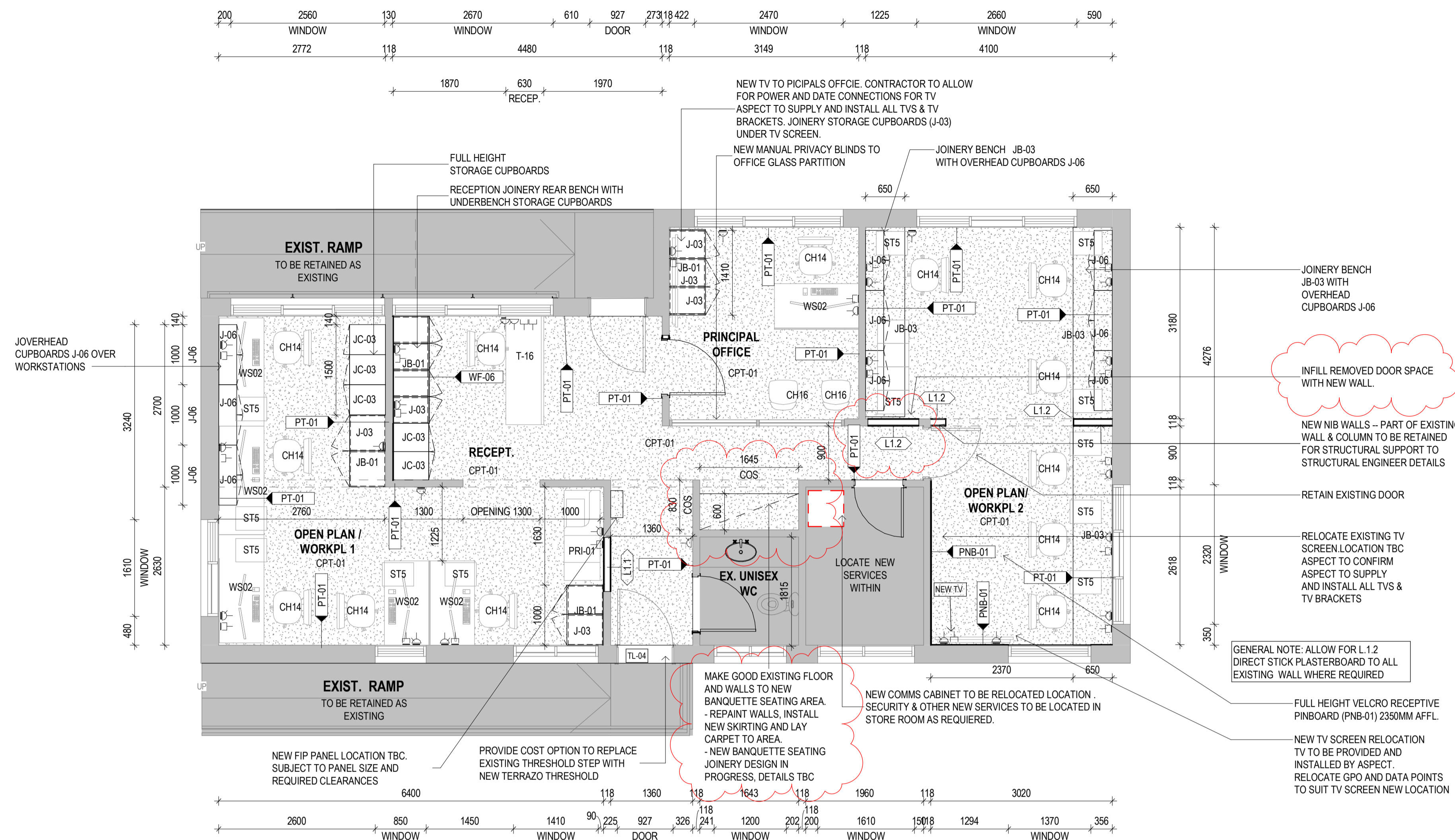
1000 Series

ARCHITECTURE:

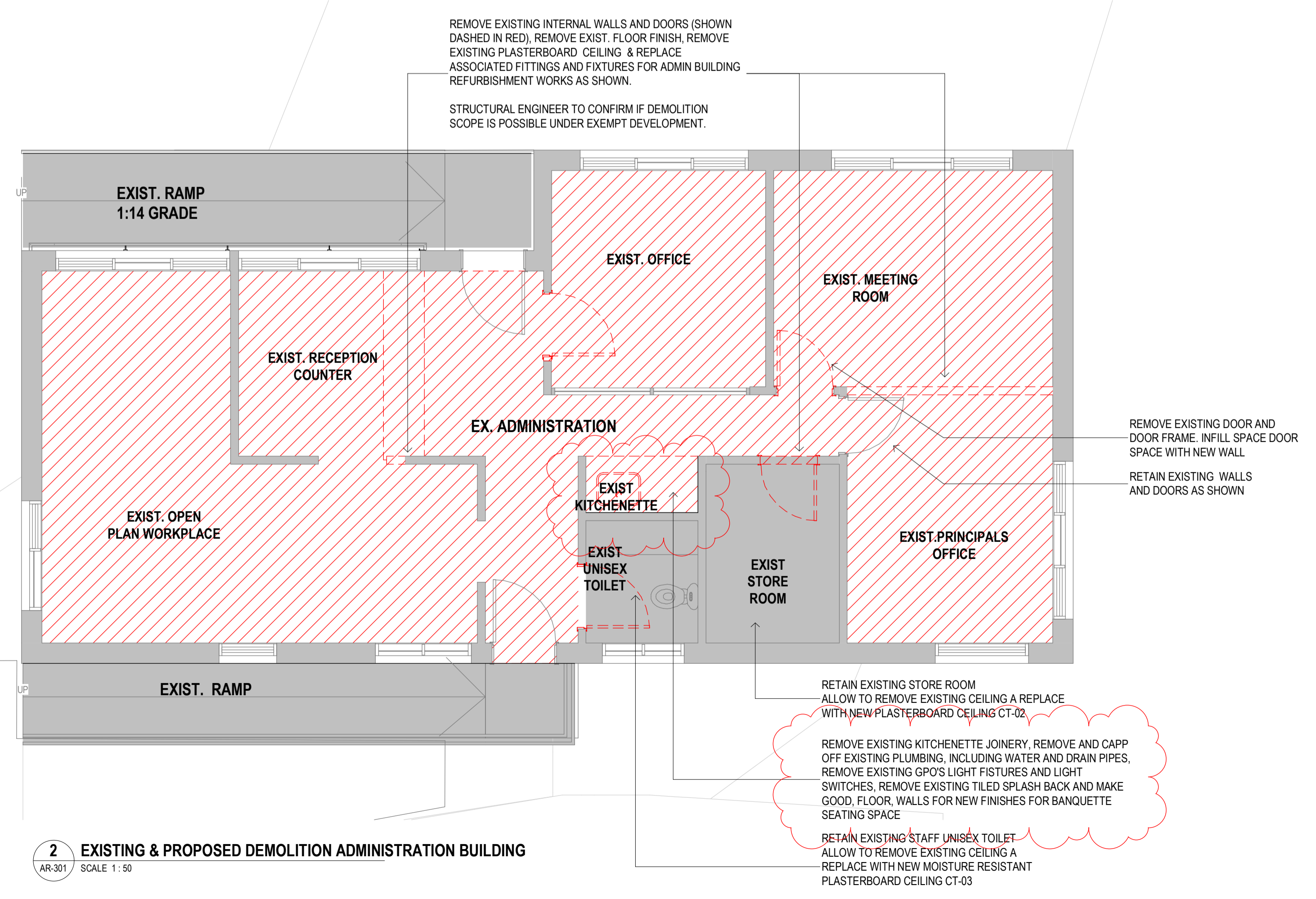
- 000 GENERAL INFORMATION
- 100 SITE INFORMATION
- 200 GENERAL ARRANGEMENT PLANS
- 400 GA RCP'S
- 700 WALL TYPES
- 1000 INTERIOR - SPECIAL AREAS
- 1100 WET AREAS
- 1200 INTERIOR DETAILS
- 1300 SCHEDULES

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1 PROPOSED NEW ADMINISTRATION INTERNAL LAYOUT
 AR-202 SCALE 1:50



2 EXISTING & PROPOSED DEMOLITION ADMINISTRATION BUILDING
 AR-301 SCALE 1:50

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PROJECT
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DETAILS
 DRAWN PA
 CHECKED RF
 APPROVED
 SCALE BAR: 1:50
 0 500 1000 1500 2000 2500 mm

TITLE
ADMINISTRATION - PLAN - INTERIOR DETAILS

DRAWING NUMBER AR-1005
SCALE 1:50 @ A1

1300 Series

ARCHITECTURE:

- 000 GENERAL INFORMATION
- 100 SITE INFORMATION
- 200 GENERAL ARRANGEMENT PLANS
- 400 GA RCP'S
- 700 WALL TYPES
- 1000 INTERIOR - SPECIAL AREAS
- 1100 WET AREAS
- 1200 INTERIOR DETAILS
- 1300 SCHEDULES

NOTE:

1. PRIOR ORDERING DOORS AND WHERE NEW DOOR LEAFS ARE BEING PROVIDED OR REPLACED ON TO EXISTING DOOR FRAMES, CONFIRM DOOR LEAF SIZE AND DIMENSIONS ON SITE.
2. TIGHT FITTING TO THE DOOR FRAME OR TO AN ABUTTING DOOR (IF APPLICABLE)
3. PROVIDED WITH WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS AT THE BASE OF SIDE-HUNG EXTERNAL DOORS
4. FIRE RATED DOORS PROVIDED WITH SEALS THAT SHALL NOT COMPROMISE THE FRL OR THE PERFORMANCE ACHIEVED IN AS1530.4 AS REQUIRED.
5. NEW HARDWARE TO ALL NEW DOORS. REFER TO HARDWARE SCHEDULE TO BE PROVIDED BY OTHERS.

LEGEND:

DOOR HARDWARE:

BH Butt Hinge
 JH Joinery Hinge
 PH Pivot Hinge
 FB Flush Bolts
 PF Patch Fitting
 RS Reed Switch
 ES Electric Strike
 DS1 Door Stop, floor fixed
 DS2 Door Stop, wall mounted
 HND-1 Lever Handle
 SC Self Closing
 LO Lift Off Hinges
 FG Finger Guard
 NH New hardware to all new doors schedule by others

SEALS:

AS Acoustic Seal
 FS Fire Rated Seal
 SS Smoke Seal
 WS Weather Seal

NOTES:

DG Door Grille
 FXG Fixed Glass
 KP Kick Plate
 UC Undercut door
 VP View Panel
 LH Left Handed
 RH Right Handed
 EX Existing

MATERIALS:
 (REFER TO FINISHES SCHEDULE)

AN Anodised
 GV Galvanised
 PC Powder Coated
 PT Paint Finish
 LAM Laminate Finish
 WB Whiteboard Finish
 PNB Pinboard Finish
 ZA Zincanneal
 ST1 Stainless Steel, grade 301
 ST2 Stainless Steel, grade 304
 ST3 Stainless Steel, grade 316
 TR Translucent Interlayer
 FLM-03 Window Film
 ML-02 Bushfire Mesh

DOOR TYPE:

SDH1 Single leaf, solid core, hinged. Painted finish
 SCL1 WC partition door, single leaf, solid core, hinged, 13mm compact laminate
 DDH1 Double leaf, solid core, hinged. Painted finish - One leaf 920mm wide.

GLS1 Single leaf, hinged, aluminium framed & glazed. Powdercoat finish.
 GLS2 Single leaf, hinged, steel framed & glazed.
 GLD1 Double leaf, hinged, aluminium framed & glazed. Powdercoat finish

FRS1 Single leaf, BAL-FZ /30/- fire rated, hinged. Painted finish
 FRS2 Single leaf, BAL-FZ /60/30 fire rated, hinged. Painted finish
 FRS3 Single leaf, BAL-FZ fire rated & tested to AS 1530.8.2, hinged. Painted finish
 FRD1 Double leaf, BAL-FZ /30/- fire rated, hinged. Paint finish

SG1 Palisade fence single gate. Powdercoated finish
 SG2 Bushfire mesh single gate.
 DG1 Palisade fence double gate. Powdercoated finish
 DG2 Solid fence double gate. Paint finish

FRAME TYPE:

AL-04 Pressed double rebated aluminium frame to suit door leaf as scheduled. Frame width to match wall thickness.

MF-01 Proprietary 1 hour fire rated pressed double rebated steel frame to suit door leaf as scheduled. Frame width to match wall thickness.

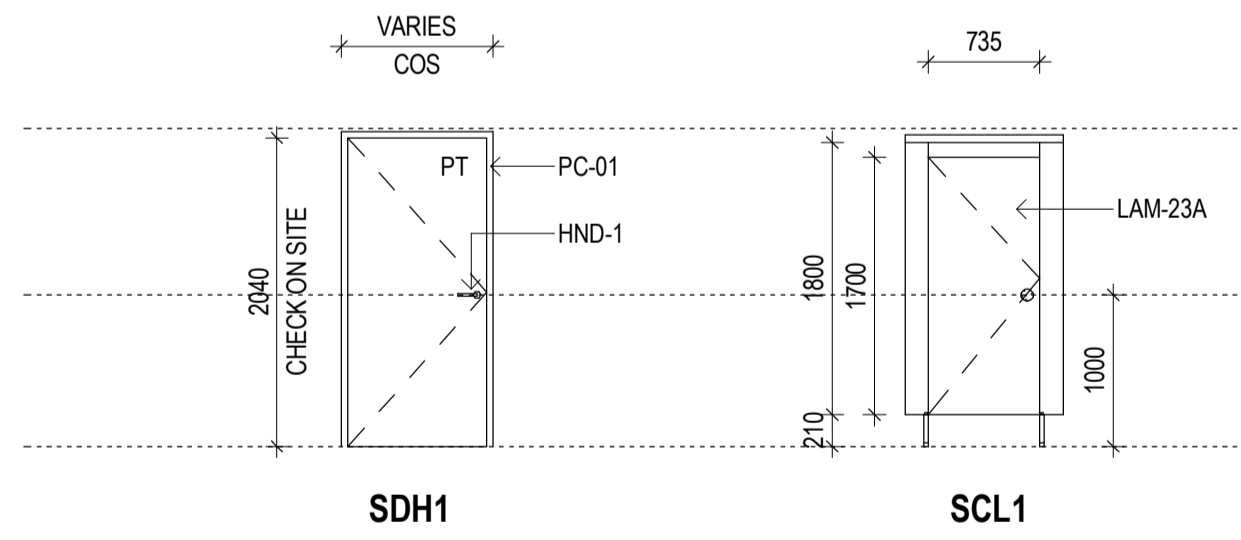
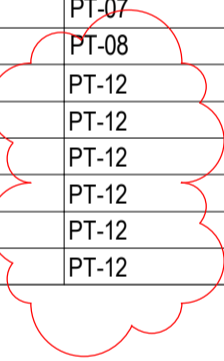
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- Any discrepancies should be immediately referred to the Project Manager.
- All work to comply with Federal and State legislation, National Construction Code (NCC), statutory authorities and relevant Australian Standards.
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DOOR SCHEDULE																
DOOR NUMBER	LOCATION ROOM NAME	TYPE	DOOR DESCRIPTION	Fire Rating	DOOR LEAF				DOOR FRAME		DOOR FRAME FINISH	HARDWARE				COMMENTS
					HEIGHT	WIDTH	THICKNESS	FINISH 1	TYPE	FINISH 1		SET	HINGES	SEALS	STOPS	
		SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	820	40	PT-08	Existing	EX	PT-12	NH	EX.			EXISTING DOOR TO BE RETAIN AND REPAINTED. LOCK DOOR TO BE UNOPERABLE
		SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	820	40		Existing							
D.0.01	GLA 1	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	920	40	PT-05	Existing	EX	PT-12	NH	BH	FS,WS	FG, DS1	RETAIN EXISTING DOOR LEAFS. ALLOW TO MAKE GOOD AND REPAIR
D.0.02	GLA 1	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	820	40	PT-07	Existing	EX	PT-12	NH	BH			
D.0.03	STAFF MULTI PURPOSE	DDH1	Cat and Kitten, flush panel, solid timber core door	N/A	2040	1540	35	PT-08	Existing	EX	PT-12	NH	BH	FS,WS	FG	RETAIN EXISTING DOOR LEAFS. ALLOW TO MAKE GOOD AND REPAIR
D.0.04	EX. STAFF FEMALE WC	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	870	40	PT-08	Existing	EX	PT-12	NH	BH	FS,WS		RETAIN EXISTING DOOR LEAFS. ALLOW TO MAKE GOOD AND REPAIR
D.0.05	EX. STAFF FEMALE WC	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	820	40	PT-12	Existing	EX	PT-12	NH	BH			
D.0.06	EX. STAFF FEMALE WC	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	770	40	PT-08	Existing	EX	PT-12	NH	BH			UC
D.0.07	EX. STAFF FEMALE WC	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	770	40	PT-08	Existing	EX	PT-12	NH	BH			UC
D.0.08	LAUNDRY	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	820	40	PT-08	Existing	EX	PT-12	NH	BH	FS,WS		RETAIN EXISTING DOOR LEAFS. ALLOW TO MAKE GOOD AND REPAIR
D.0.09	EX. STORE	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	820	40	PT-08	Existing	EX	PT-12	NH	BH			
D.0.10	MALE STAFF TOILET	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	820	40	PT-08	Existing	EX	PT-12	NH	BH	FS,WS		RETAIN EXISTING DOOR LEAFS. ALLOW TO MAKE GOOD AND REPAIR
D.0.11	EX. STAFF ROOM	DDH1	Cat and Kitten, flush panel, solid timber core door	N/A	2040	1480	35	PT-07	Existing	EX	PT-12	NH	BH	FS,WS	FG, DS1	RETAIN EXISTING DOOR LEAFS. ALLOW TO MAKE GOOD AND REPAIR
D.0.12	EX. GLA 2	DDH1	Cat and Kitten, flush panel, solid timber core door	N/A	2040	1480	35	PT-06	Existing	EX	PT-12	NH	BH	FS,WS	FG, DS1	RETAIN EXISTING DOOR LEAFS. ALLOW TO MAKE GOOD AND REPAIR
D.0.13	EX. GLA 3	DDH1	Cat and Kitten, flush panel, solid timber core door	N/A	2040	1480	35	PT-05	Existing	EX	PT-12	NH	BH	FS,WS	FG, DS1	
D.0.14	EX. GIRLS WC/SHR	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	920	40	PT-10	Existing	EX	PT-12	NH	BH	FS,WS	FG, DS1	RETAIN EXISTING DOOR LEAFS. ALLOW TO MAKE GOOD AND REPAIR
D.0.15	EX. GIRLS WC	SCL1	Single leaf, flush panel, solid timber core door	N/A	1800	735	40	PT-10	Aluminium	AL-04	PC-01	NH	BH			
D.0.16	GIRLS WC/SHR	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	1020	40	PT-10	Steel	AL-04	PC-01	NH	LO		DS1	UC
D.0.17	EX. BOYS WC/SHR	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	920	40	PT-11	Existing	EX	PT-12	NH	BH	FS,WS	FG, DS1	RETAIN EXISTING DOOR LEAFS. ALLOW TO MAKE GOOD AND REPAIR
D.0.18	BOYS AMB WC	SCL1	Single leaf, flush panel, solid timber core door	N/A	1800	735	40	LAM	Aluminium	AL-04	PC-01	NH	BH		DS2	
D.0.19	BOYS WC	SCL1	Single leaf, flush panel, solid timber core door	N/A	1800	635	40	LAM	Aluminium	AL-04	PC-01	NH	BH		DS2	
D.0.20	EX. GLA 4	DDH1	Cat and Kitten, flush panel, solid timber core door	N/A	2040	1480	35	PT-05	Existing	EX	PT-12	NH	BH	FS,WS	FG, DS1	RETAIN EXISTING DOOR LEAFS. ALLOW TO MAKE GOOD AND REPAIR
D.0.21	EX. WC 1	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	920	40	PT-05	Existing	EX	PT-12	NH	BH		FG, DS1	UC
D.0.22	EX. GLA 5	DDH1	Cat and Kitten, flush panel, solid timber core door	N/A	2040	1480	35	PT-06	Existing	EX	PT-12	NH	BH	FS,WS	FG, DS1	RETAIN EXISTING DOOR LEAFS. ALLOW TO MAKE GOOD AND REPAIR
D.0.23	EX. GLA 6	DDH1	Cat and Kitten, flush panel, solid timber core door	N/A	2040	1480	35	PT-07	Existing	EX	PT-12	NH	BH	FS,WS	FG, DS1	RETAIN EXISTING DOOR LEAFS. ALLOW TO MAKE GOOD AND REPAIR
D.0.24	EX. WC 2	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	920	40	PT-07	Existing	EX	PT-12	NH	BH		FG, DS1	UC
D.0.25	MALE STAFF TOILET	SCL1	Single leaf, flush panel, solid timber core door	N/A	1800	735	40	PT-08	Aluminium	EX	PT-12	NH	BH			
D.1.01	CORRIDOR	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	920	40	PT-12	Existing	EX	PT-12	NH	BH	FS,WS		
D.1.02	PRINCIPAL OFFICE	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	920	40	PT-12	Existing	EX	PT-12	NH	BH			
D.1.04	CORRIDOR	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	920	40	PT-12	Existing	EX	PT-12	NH	BH	FS,WS		
D.1.05	EX. STAFF WC	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	920	40	PT-12	Existing	EX	PT-12	NH	BH			EXISTING DOOR TO BE RETAIN AND REPAINTED
D.1.06	EX. STORE	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	820	40	PT-12	Existing	EX	PT-12	NH	EX.			EXISTING DOOR TO BE RETAIN AND REPAINTED
D.1.07	OPEN PLAN WORKPL 2	SDH1	Single leaf, flush panel, solid timber core door	N/A	2040	820	40	PT-12	Existing	EX	PT-12	NH	EX.			EXISTING DOOR TO BE RETAIN AND REPAINTED



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PROJECT

WESTERN SYDNEY CAMPUS UPGRADE

295 VICTORIA ST, WETHERILL PARK

DETAILS

DRAWN PA
 CHECKED PA
 APPROVED

TITLE

DOOR SCHEDULE

DRAWING NUMBER

AR-1300

SCALE

As indicated @ A1

**EC2255 – Aspect, Western Sydney
Minor Alterations and Additions – Administration Building**



APPENDIX B – Fire Engineering Report



Core Engineering Group • Fire • Risk • Emergency Management

Construction Assignments
19-21 Buckland St
Chippendale NSW 2008

05 July 2023 | Final Issue | Report No. F202057_FER_02

Fire Engineering Report

Aspect Western Sydney School

295 Victoria Street, Wetherill Park, NSW, 2164

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REPORT DETAILS

Project: Aspect Western Sydney School, 295 Victoria Street, Wetherill Park, NSW, 2164
 Document: Fire Engineering Report
 Report No.: F202057_FER_02

Report Revision History

REV	DATE ISSUED	COMMENT	PREPARED BY	REVIEWED BY	VERIFIED BY
01	26/06/23	Draft Issue for Comment	Rex Huang <i>BEng (Mechanical) (Hons)</i>	Neil Campbell <i>BEng (Mech)</i> <i>MEng (Fire Safety)</i> <i>MIEAust CPEng NER (Mech)</i>	Graham Morris <i>MEng (Structural and Fire Safety)</i> <i>MIEAust CPEng NER (Fire Safety)</i> <i>Registered Certifier – Fire Safety (BDC 3200)</i> <i>G. Morris</i>
02	05/07/23	Final Issue			

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DOCUMENT REVISION HISTORY

The following table summarises the changes incorporated in each revision of this report.

Report Revision History

REV	DATE ISSUED	COMMENT
01	26/06/2023	Draft Issue for Comment
02	05/07/2023	Final Issue

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EXECUTIVE SUMMARY

CORE Engineering Group has been engaged by Construction Assignments, on behalf of Autism Spectrum Australia (Aspect), to develop a Performance Solution for Aspect Western Sydney School located at 295 Victoria Street, Wetherill Park, NSW, 2164. The project encompasses minor internal alterations and fit out works for an existing administration building on the campus. The proposed works include demolition of internal walls and doorways and replacement of floor finishes, skirtings, plasterboard ceiling, fittings and fixtures.

This Fire Engineering Report (FER) highlights areas of non-conformance with the National Construction Code, Volume 1 2022 (NCC) [1] Deemed-to-Satisfy (DtS) Provisions for the project.

The FER outlines the scope of work for the Fire Engineering Analysis, sets down the basis on which the analysis has been undertaken (as agreed by the stakeholders), the necessary acceptance criteria and specifies a Fire Safety Strategy and work schedule for compliance.

The following table lists the departures from the DtS Provisions of the NCC for the works and those Fire Engineering requirements formulated as part of the evaluation. The procedures outlined in NCC Clause A2G2 has been used to identify the NCC DtS Provisions and Performance Requirements that are relevant to the Performance Solutions. The assessment methodology for the Fire Engineering Assessment has been prepared in accordance with the Australian Fire Engineering Guidelines (AFEG) [3].

It has been identified that within the building, a corridor relied upon for egress has a reduced width not compliant to the DtS Provisions.

As detailed within this report, evaluation of those Performance Solutions has identified that the project will comply with the Performance Requirements of the NCC.

Table 1: Summary of Performance Solutions

NCC DTS PROVISIONS	DETAILS OF PERFORMANCE BASED SOLUTION
<p>Reduced Corridor Width</p> <p>NCC DtS Provisions Provision D2D8: Widths of exits and paths of travel to exits.</p> <p>Performance Requirements D1P6</p>	<p>Relevant NCC DtS Provisions Provision D2D8: The unobstructed width of each required exit or path of travel to an exit, must be not less than 1 m.</p> <p>DtS Variation A corridor within the subject administration building has a reduced width of 900 mm.</p> <p>Performance Solution The Performance Solution is reliant on the following:</p> <ul style="list-style-type: none"> ● Corridor width is not less than 750 mm. ● Minimal occupant capacity served by the corridor. <p>Approaches and Method of Analysis The analysis shall be absolute, and qualitative in accordance with A2G2(1)(b) and A2G2(2)(d) of the NCC.</p> <p>Acceptance Criteria The reduced width of the corridor within the administration building must not cause entrapment or adversely affect occupant evacuation to a greater degree than a DtS compliant design.</p>

As a result of the identified building and occupant characteristics, fire safety objectives, identified fire hazards and DtS non-compliances the Fire Safety Strategy (Trial Design) has been formulated.

In this instance the following is put forward as a summary of the fire safety measures required by the Fire Engineering Assessment in ensuring the Performance Solutions assessed herein comply with the relevant Performance Requirements of the National Construction Code. Where not commented on herein it is expected that all other relevant fire safety requirements either through the NCC or Australian Standards are to comply.

Table 2: Summary of Fire Engineering Requirements

FIRE ENGINEERING REQUIREMENT	DETAILS	STANDARD OF COMPLIANCE
General		
<i>NCC DtS compliance</i>	With the exception of the Performance Solution assessed herein all other aspects relating to fire safety within the building are to comply with the Deemed-to-Satisfy Provisions of the NCC.	NCC Section C, D and E
Access and Egress		
<i>Dimensions of paths of travel to exits</i>	Paths of travel to exits within the building are to be provided with compliant clearances in accordance with the DtS provisions, noting the following exceptions: <ul style="list-style-type: none"> • A minimum corridor width of 750 mm is permitted within the administration building. 	NCC DtS Provision D2D8 Performance Solution

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1 INTRODUCTION

1.1 OVERVIEW

This Fire Engineering Report has been undertaken to nominate proposed Performance Solutions for assessing compliance with the nominated Performance Requirements of the NCC, Volume 1 [1] in accordance with the methodologies defined in the AFEG [4] and provide a workable and safe Fire Safety Strategy through a trial design. In order to develop and assess the nominated non-compliances the following flowchart process is to be adopted.

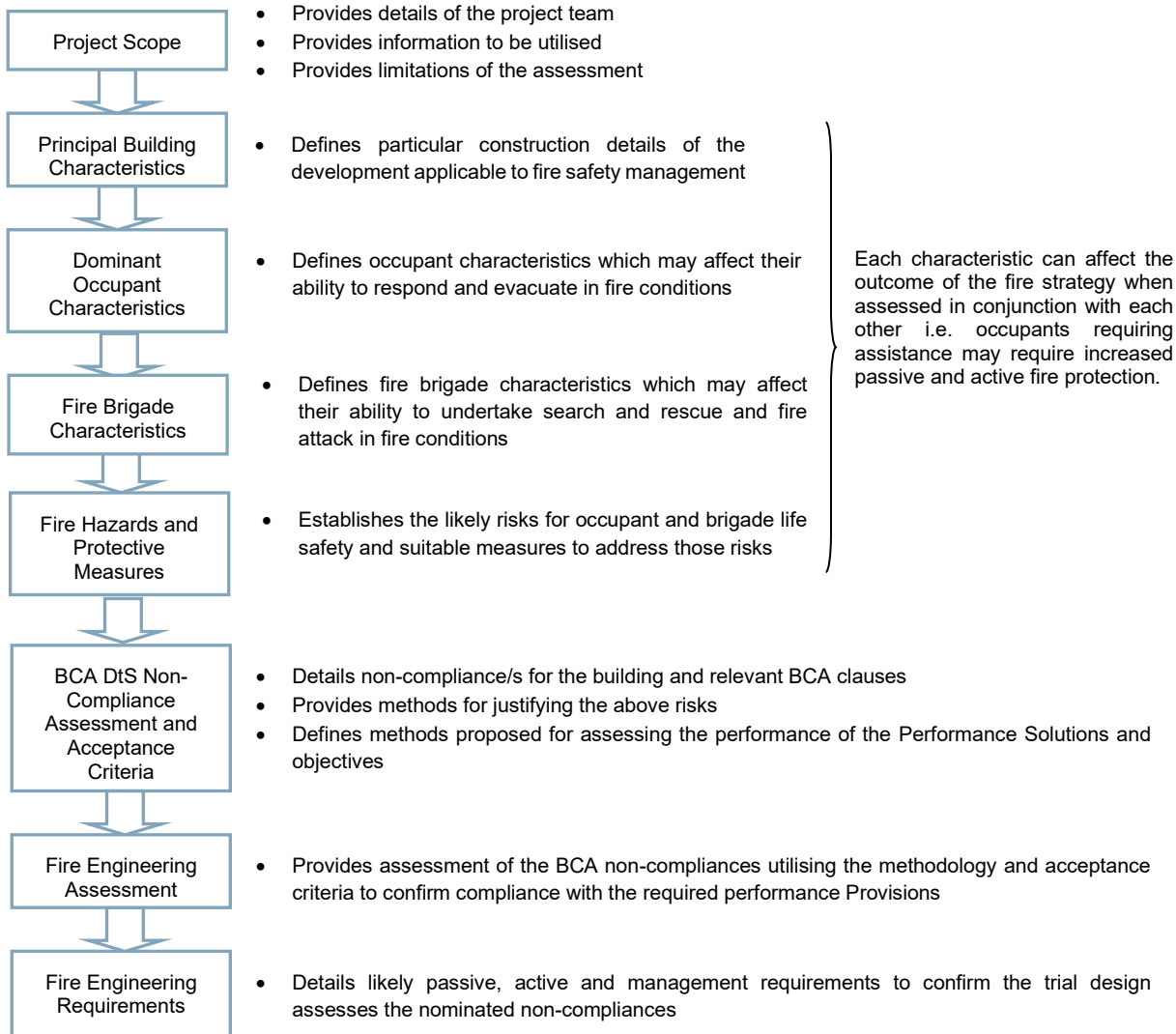


Figure 1-1: Fire Engineering Report Process

1.2 FIRE SAFETY OBJECTIVES

The objective of this Fire Engineering Assessment is to develop a Fire Safety System, which satisfies the performance requirements of the NCC whilst maintaining an acceptable level of life safety, protection of adjacent property and adequate provisions for Fire Brigade intervention. At a community level, fire safety objectives are met if the relevant legislation and regulations are complied with. As stated in the NCC, “A Building Solution will comply with the NCC if it satisfies the Performance Requirements”. In addition to this, certain non-regulatory objectives exist as detailed below.

1.2.1 Building regulatory objectives

The following items are a summary of the fire and life safety objectives of the NCC:

- **Life safety of occupants** - the occupants must be able to leave the building (or remain in a safe refuge) without being subject to hazardous or untenable conditions. The objective of the Fire Engineering Assessment is to demonstrate that the proposed building design and fire safety systems would minimise the risk of exposing building occupants to hazardous or untenable conditions in an event of a fire.
- **Life safety of fire fighters** - fire fighters must be given a reasonable time to rescue any remaining occupants before hazardous conditions or building collapse occurs. The objective of the Fire Engineering Assessment is to demonstrate that the proposed building design and fire safety systems would facilitate fire brigade intervention and minimise the risk of exposing fire fighters to hazardous or untenable conditions in an event of a fire.
- **Protection of adjoining buildings** - structures must not collapse onto adjacent property and fire spread by radiation should not occur. The objective of the Fire Engineering Assessment is to demonstrate that the proposed building design and fire safety systems would minimise the risk of fire spreading from one building to another.

1.2.2 Fire Brigade objectives

The overall philosophical Fire Brigade objectives throughout Australia are to protect life, property and the environment from fire according to the Fire Brigade Intervention Model (FBIM) [9] as per the Fire Services State and Territory Acts and Regulations.

Over and above the requirements of the NCC, the Fire Brigade has functions with regard to property and environmental protection and considerations regarding occupational health and safety for its employees.

1.2.3 Non-prescribed objectives

Fire Engineering has an overarching benefit to many facets of the built environment where non-prescribed objectives can have an influence on the Fire Safety Strategy adopted. Although not assessed within, the following can be considered if requested.

Business continuity - will the loss of a particular facility due to fire / smoke damage result in excessive financial impact on the client? For example, is the facility critical to business continuity?

- **Public perception** - should a fire occur within the facility is there likely to be questionable public perception about the safety and operation of the facility?
- **Environmental protection** - fires of excessive sizes can have significant effects on the environment which may require a detailed risk assessment to minimise such outcomes.
- **Heritage salvation** - buildings can have a heritage value for both cultural and educational purposes which can be destroyed by insufficient fire protection.
- **Risk mitigation / insurance limitations** - are there specific limitations on insurance with respect to risk mitigation and fire safety design? i.e. Does the relevant insurer have concerns with respect to open voids through the building?
- **Future proofing (isolation of systems)** - what flexibility is required in the overall design to allow for future development or changes in building layout?
- **Occupational Health and Safety (OHS) requirements** - buildings may have specific fire safety requirements pertaining to OHS requirements.

1.3 REGULATORY FRAMEWORK OF THE FIRE ENGINEERING ASSESSMENT

1.3.1 National Construction Code

One of the goals of the NCC is the achievement and maintenance of acceptable standards of safety from fire for the benefit of the community. This goal extends no further than is necessary in the public interest and is considered to be cost effective and not needlessly onerous in its application.

Section A2G1 of the NCC [1] outlines how compliance with the Performance Requirements can be achieved, being satisfied by one of the following:

- (a) A Performance Solution which demonstrates—
 - (i) Compliance with all relevant Performance Requirements; or
 - (ii) The solution is at least equivalent to the Deemed-to-Satisfy Provisions; or
- (b) A Deemed-to-Satisfy Solution; or

(c) a combination of (1) and (2).

Section A2G2 of the NCC provides several different methods for assessing that a Performance Solution complies with the Performance Requirements, through one or a combination of the following Assessment Methods:

- (a) Evidence of suitability that shows the use of a material, product, form of construction or design meets the relevant Performance Requirements.
- (b) A Verification Method including the following:
 - (i) the Verifications Methods in the NCC; or
 - (ii) other Verification Methods, accepted by the appropriate authority that show compliance with the relevant Performance Requirements.
- (c) Expert Judgement.
- (d) Comparison with the Deemed-to-Satisfy Provisions.

Where a Performance Requirement is satisfied entirely by a Performance Solution, the following method must be used to determine the Performance Requirements relevant to the Performance Solution:

- (a) Identify the relevant Performance Requirement from the Sections or Part to which the Performance Solution applies.
- (b) Identify Performance Requirements from other Sections of Parts that are relevant to any aspects of the Performance Solution proposed or that are affected by the application of the Performance Solution.

Under Section A2G4, the following method must be used to determine the relevant Performance Requirements when using a Performance Solution in combination with a Deemed-to-Satisfy Solution: These methods are summarised as follows:

- (a) Identify the relevant Deemed-to-Satisfy Provisions of each Section or Part that are to be the subject of the Performance Solution.
- (b) Identify the Performance Requirements from the same Section or Part that are relevant to the identified Deemed-to-Satisfy Provisions.
 - (i) Identify Performance Requirements from the other Sections and Parts that are relevant to any aspects of the Performance Solution proposed or that are affected by the application of the Deemed-to-Satisfy Provisions that are the subject of the Performance Solution.

Where a Performance Solution is proposed to satisfy the Performance Requirements, Provision A2G2(4) of NCC 2022 requires that the following steps be undertaken:

- (a) Prepare a performance-based design brief in consultation with relevant stakeholders
- (b) Carry out analysis, using one or more of the Assessment Methods listed in (2) (refer to Section 1.3 of this report), as proposed by the performance based design brief.
- (c) Evaluate results from (b) against the acceptance criteria in the performance based design brief
- (d) Prepare a final report that include –
 - i. All Performance Requirements and/or Deemed-to-satisfy Provisions identified through A2G2(3) or A2G4(3) as applicable; and
 - ii. Identification of the assessment methods used; and
 - iii. Details of steps (a) to (c)
 - iv. Confirmation that the Performance Requirement has been met; and
 - v. Details of conditions or limitations, if any exist, regarding the Performance Solution

The definition of a Performance Based Design Brief in the NCC is *“the process and the associated report that defines the scope of work for the performance-based analysis, the technical basis for the analysis, and the criteria for acceptance of any relevant Performance Solution as agreed by stakeholders”*

1.3.2 Australian Fire Engineering Guidelines

The AFEG [4] document has been developed for use in fire safety design and assessment of buildings and reflects Australian best practice. The document is intended to provide guidance for fire engineers as they work to develop and assess strategies that provide acceptable levels of safety.

The document is particularly useful in providing guidance in the design and assessment of Performance Solutions against the Performance Requirements of the NCC. The prescribed methodology set out in the AFEG has been generally adopted in the Fire Engineering Report.

2 PROJECT SCOPE

2.1 OVERVIEW



CORE Engineering Group has been engaged by Construction Assignments, on behalf of Autism Spectrum Australia (Aspect) to develop a Performance Solution for Aspect Western Sydney School located at 295 Victoria Street, Wetherill Park, NSW, 2164. The project encompasses minor internal alterations and fit out works for an existing administration building on the campus. The proposed works include demolition of internal walls and doorways and replacement of floor finishes, skirtings, plasterboard ceiling, fittings and fixtures.

Specifically, this fire engineering report presents Performance Solutions to address the following items that do not conform with the DtS Provisions of the NCC;

- Reduced Corridor Width

2.2 RELEVANT STAKEHOLDERS

This Performance Solution has been developed collaboratively with the relevant stakeholders as identified below:

Table 2-1: Relevant Stakeholders

ROLE	NAME	ORGANISATION
Client Representative	Colin Murray	Autism Spectrum Australia
Project Manager	Victoria Minter	Construction Assignments
BCA Consultant	Joel Lewis	MBC Group
Principal Certifying Authority	Carmen Izurieta	EPM Projects
Fire Safety Engineer	Rex Huang Neil Campbell	CORE Engineering Group
Registered Certifier – Fire Safety	Graham Morris	

It should be noted that at times some parties may have a vested interest in the outcome of the Fire Engineering assessment. Such parties can include local fire brigades, insurers, Environmental Protection Authority (EPA), project control groups, end users and community representatives. Although not always a legislative requirement, the design team should give due consideration to their inclusion in the Fire Engineering process. Where not required by legislation it is the client's decision to involve such parties, especially local fire brigade, to ensure a transparent and adequate fire safety solution for all. Where we are not notified of the inclusion of such parties it is assumed the client / representative has given due consideration to the above.

2.3 SOURCES OF INFORMATION

The following sources of information have been provided by the design team:

- REF Report provided by EPM Projects dated 26/04/2023.
- AFSS for Aspect Western Sydney campus dated 13/05/2020.
- Fire Services Plans and Specification provided by Services 4 Buildings.
- Architectural Plans provided by Construction Assignments as indicated in Table 2-2 below.

Table 2-2: Drawings

DRAWING NO.	DESCRIPTION	ISSUE	DATE
AR-202	GENERAL LAYOUT – ADMIN BUILDING LEVEL PLAN	5	26/05/23
AR-1005	ADMINISTRATION – PLAN – INTERIOR DETAILS	5	26/05/23

2.4 PERFORMANCE BASED DESIGN BRIEF

2.4.1 Consultation with Design Team

In order to comply with A2G2(4) of the NCC, a Performance Based Design Brief (PBDB) was undertaken, primarily in the form of a Fire Engineering Brief Questionnaire (FEBQ). The PBDB consultation process in this case involved ongoing consultation with stakeholders as listed in Table 2-1, resulting in a Draft FEBQ being provided for comment on 02/06/23, with updates made prior to submission to FRNSW as a stakeholder (refer to Section 2.4.2). Additional consultation with the design team was undertaken via email correspondence.

2.4.2 Consultation with Fire & Rescue NSW

In accordance with the methodology outlined in the AFEG [4], and as required by the *Environmental Planning and Assessment Regulation (Development Certification & Fire Safety) 2021* for referral of fire safety provisions to the fire authority in accordance with Section 27 of the *Regulation*, the consultation and referral of information to Fire & Rescue New South Wales (FRNSW) has been considered an integral component of the Fire Engineering process.

Clause A2G2(4) of NCC 2022 requires that consultation with all relevant stakeholders be undertaken as part of preparing the performance based design brief. In a position statement released on the 30th of July 2021, FRNSW affirmed that it considers itself a relevant stakeholder in all fire safety related Performance Solutions in Class 2 to 9 buildings. As such, an FEBQ submission was lodged to FRNSW on 06/06/23 (FRN23/1950; BFS23/3087, #8000028710), with FRNSW confirming that a review of the FEBQ will not be provided on (19/06/23).

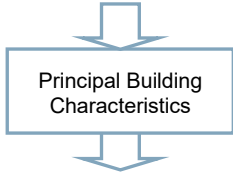
2.5 LIMITATIONS AND ASSUMPTIONS

In this instance the Fire Engineering Report is developed based on applicable limitations and assumptions for the development which are listed as follows:

- The report is specifically limited to the project described in Section 3.
- The report is based on the information provided by the team as listed above in Section 2.3.
- Building and occupant characteristics are as per Section 3 and 4 respectively of this report. Variations to these assumptions may affect the Fire Engineering Strategy and therefore they should be reviewed by a suitably qualified Fire Engineer should they differ.
- As per any building design, DtS or otherwise, the report is limited to the fire hazards and fuel loads as prescribed in Appendix A. The report does not provide guidance in respect of areas, which are used for Dangerous Good storage, processing of flammable liquids, explosive materials, multiple fire ignitions or sabotage of fire safety systems.
- The development complies with the DtS Provisions of the NCC, Volume 1 [1] with all aspects for fire and life safety unless otherwise stated in this report. Where not specifically mentioned, the design is expected to meet the NCC DtS requirements of all relevant codes and legislation at the time of construction and / or at the time of issue of this report.
- The assessment is limited to the objectives of the NCC and does not consider property damage such as building and contents damage caused by fire, potential increased insurance liability and loss of business continuity.
- Malicious acts or arson with respect to fire ignition and safety systems are limited in nature and are outside the objectives of the NCC. Such acts can potentially overwhelm fire safety systems and therefore further strategies such as security, housekeeping and management procedures may better mitigate such risks.
- This report is prepared in good faith and with due care for information purposes only, and should not be relied upon as providing any warranty or guarantee that ignition or a fire will not occur.
- The Fire Engineering Report is only applicable to the completed building. This report is not suitable, unless approved otherwise, to the building in a staged handover.
- Where parties nominated in Section 2.2 have not been consulted or legislatively are not required to be, this report does not take into account, nor warrant, that fire safety requirements specific to their needs have been complied with.

3 PRINCIPAL BUILDING CHARACTERISTICS

3.1 OVERVIEW



Building characteristics are assessed as part of the Fire Engineering Review due the following:

1. The location can affect the time for fire brigade intervention and potential external fire exposure issues.
2. The structure will impact on the ability to resist a developing fire and support condition to allow occupants to escape the building and the fire brigade to undertake firefighting to the degree necessary.
3. The floor area determines the potential fire size and area required to be evacuated in the event of a fire.
4. NCC details such as Type of Construction, Class and Height will dictate passive and active fire safety systems.

3.2 SITE LOCATION

The Aspect Western Sydney campus is located at 295 Victoria St in Wetherill Park, approximately 34 km west of Sydney's Central Business District. The campus is access via Victoria Street bounding the site on the north, the campus is bounded to the west by Wetherill Park Nature Reserve, and to the east and south by TAFE NSW – Wetherill Park.



Figure 3-1: Local Context

The building site influences the likely fire brigade intervention times, and given the close proximity to the nearest fire station is expected to facilitate a relatively convenient and expedient fire brigade response. The two nearest fire brigade stations provided with permanent staff are Smithfield and Yennora, approximately 2.7 km and 7.2 km from the site respectively.

3.3 SITE LAYOUT

The site is approximately 2,760 m² with only single-storey buildings. The building extending along the south and west side of the site contains GLA (general learning areas) and COLA (covered outdoor learning area) areas for students. The subject administration building is approximately 100 m² in floor area and is located at the north-western corner of the campus for use by school staff as shown in Figure 3-2. A carpark is located at north-eastern corner with the central and south-western corner of the campus used as playground areas for the students.

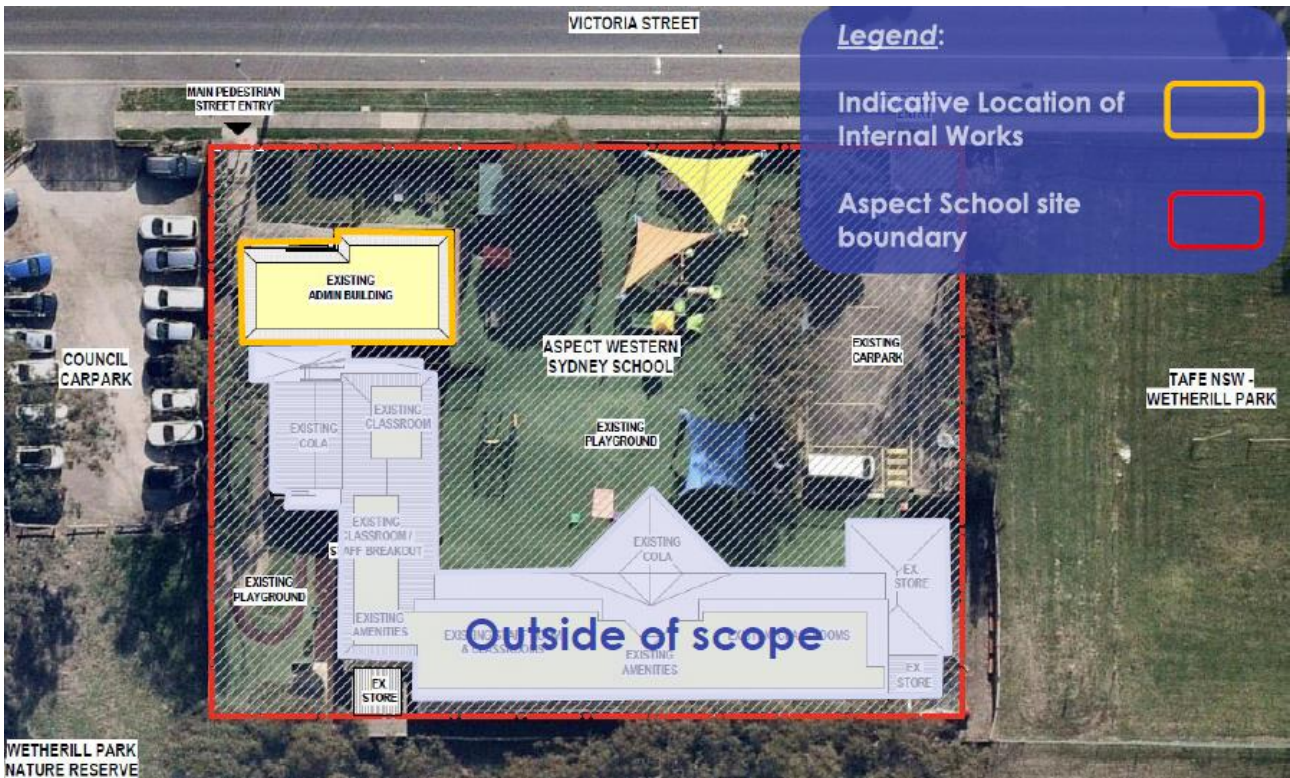


Figure 3-2: Extract from REF Report showing Extent of Works

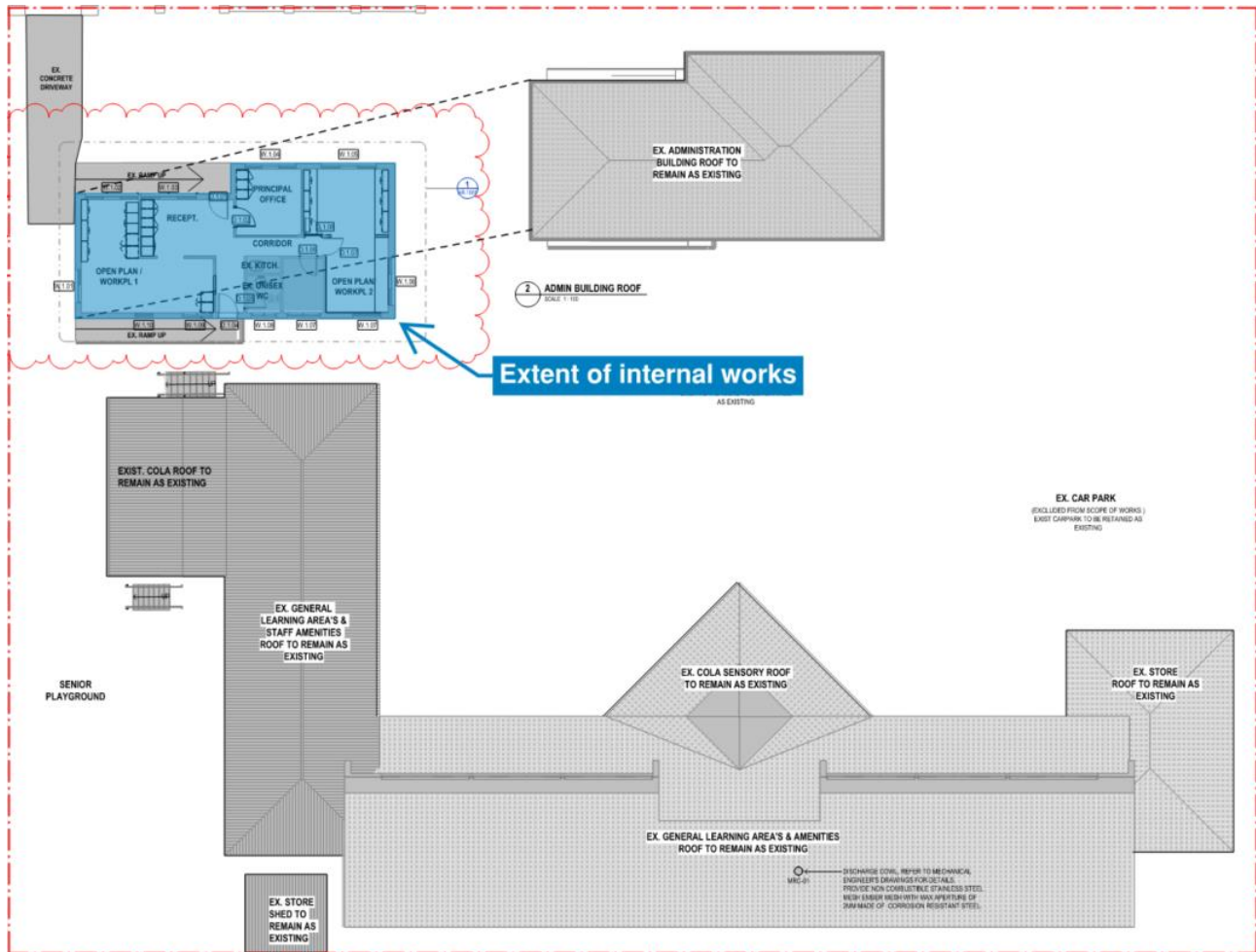


Figure 3-3: Aspect Western Sydney School Site Plan

3.4 BUILDING STRUCTURE

The existing administration building is constructed from masonry and roof tiles. Materials and finishes shall generally be in accordance with the DtS requirements for Type C construction, with an exception to the office columns which are addressed by a Performance Solution.

Materials used in construction will conform with the testing methodology outlined in the DtS Provisions so as to avoid the spread of smoke and fire and minimise the risk to occupants and fire fighters.

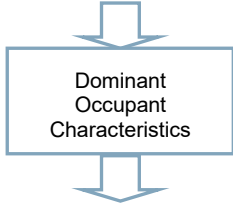
3.5 NCC ASSESSMENT SUMMARY

Table 3-1: NCC Building Characteristics

CHARACTERISTIC	DESCRIPTION	
Classification	Class 9b (School)	
Construction Type	Type C required	
Rise in Storeys	One (1)	
Effective Height	0 m	
Floor Area	Administration Building	100 m ²
<i>Approximate – for information only</i>	Total:	100 m²

4 DOMINANT OCCUPANT CHARACTERISTICS

4.1 OVERVIEW



The occupant characteristics are assessed within the Fire Engineering Report due to the following:

1. Population numbers can dictate the time required to evacuate the building and the required life safety systems to be provided due to evacuation times.
2. Physical and mental attributes affect the occupants' capacity to respond to various fire cues and react accordingly.
3. Familiarity of occupants can affect the time taken to evacuate the building and subsequent active / passive requirements.

4.2 OCCUPANT NUMBERS AND DISTRIBUTION

Table D2D18 of the NCC provides a means of estimating the population of an area based on the use of that area and its size. The following occupant densities are considered applicable to each area in this building:

- School – staff room: 10 m² per person

These values result in the following estimated populations based on the floor areas provided in Section 3.5.

Table 4-1: Estimated Building Population (DtS Table D2D18)

BUILDING PART	FLOOR AREA	ESTIMATED POPULATION
<i>Administration Building</i>	100 m ²	10

In the absence of specific occupant numbers provided by the tenant, the population estimated from Table D2D18 of the NCC DtS Provisions will be utilised in the analysis, therefore providing a conservative population in the warehouse parts. It should be noted that these numbers are utilised as an input to the fire engineering analysis only and do not necessarily form requirements for amenities or the like.

4.3 OCCUPANT ATTRIBUTES

Occupants within the building are expected to be primarily staff on a daily basis but there may be occasional visits by students. They are expected to be awake and alert at all times when present and not under the influence of drugs or alcohol.

- **Staff and Security** are expected to be mobile with normal hearing and visual abilities, and occupants in this group are considered to take and implement decisions independently and required minimal assistance during evacuation in a fire emergency. This occupant group is expected to be awake and fully conscious at all times when inside the building. In particular, teachers are likely to be in charge of a class of students, thereby implementing a directed evacuation upon fire alarm.
- **Students** are anticipated to be fully physically able however are expected to rely on school staff for directions during the case of an emergency.

4.4 OCCUPANT FAMILIARITY

The majority of occupants within the building are expected to be either students or staff and therefore the population in general are likely to react favourably in an emergency situation.

- **Staff and Security** can be expected to have a good familiarity with the building and are to be trained in accordance with the building's Emergency Management Plan / Procedures (however we note that this is not a requirement of the Performance Solutions of this report).
- **Students** are expected to have a high level of familiarity with the building, similar to that of staff, due to their daily attendance. They are likely to be under the supervision of teachers when in the building and therefore assisted in evacuation where necessary.
- **Visitors** may or may not be familiar with the layout of the building and may require assistance in locating the exits.

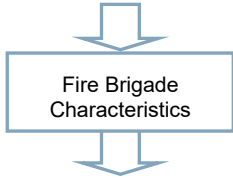
4.5 EMERGENCY TRAINING

Occupants should be familiar with escape procedures through fire drills and designated fire wardens being appointed to mitigate risks under Workplace Health and Safety legislation (AS 3745:2010). Clear escape routes should be maintained with doors unlocked, and no obstructions or rubbish to hinder evacuation.

Staff and visitors are not expected to have fire suppression training and such training is not relied upon for this building population; however, staff may attempt to extinguish a fire or limit fire spread by removing objects in the vicinity of the fire in order to defend their belongings.

5 FIRE BRIGADE CHARACTERISTICS

5.1 OVERVIEW



The fire brigade characteristics are assessed within the Fire Engineering Report due to the fact that Fire Brigade characteristics can dictate the time required for fire brigade intervention including search and rescue and fire attack.

5.2 FIRE BRIGADE ASSESSMENT SUMMARY

A new detection system is proposed to be installed throughout all buildings within the Aspect Western School Campus and shall have an automatic link to the fire brigade via a new Fire Indicator Panel. The new FIP is proposed to be located within the administration building as shown in Figure 5-1.

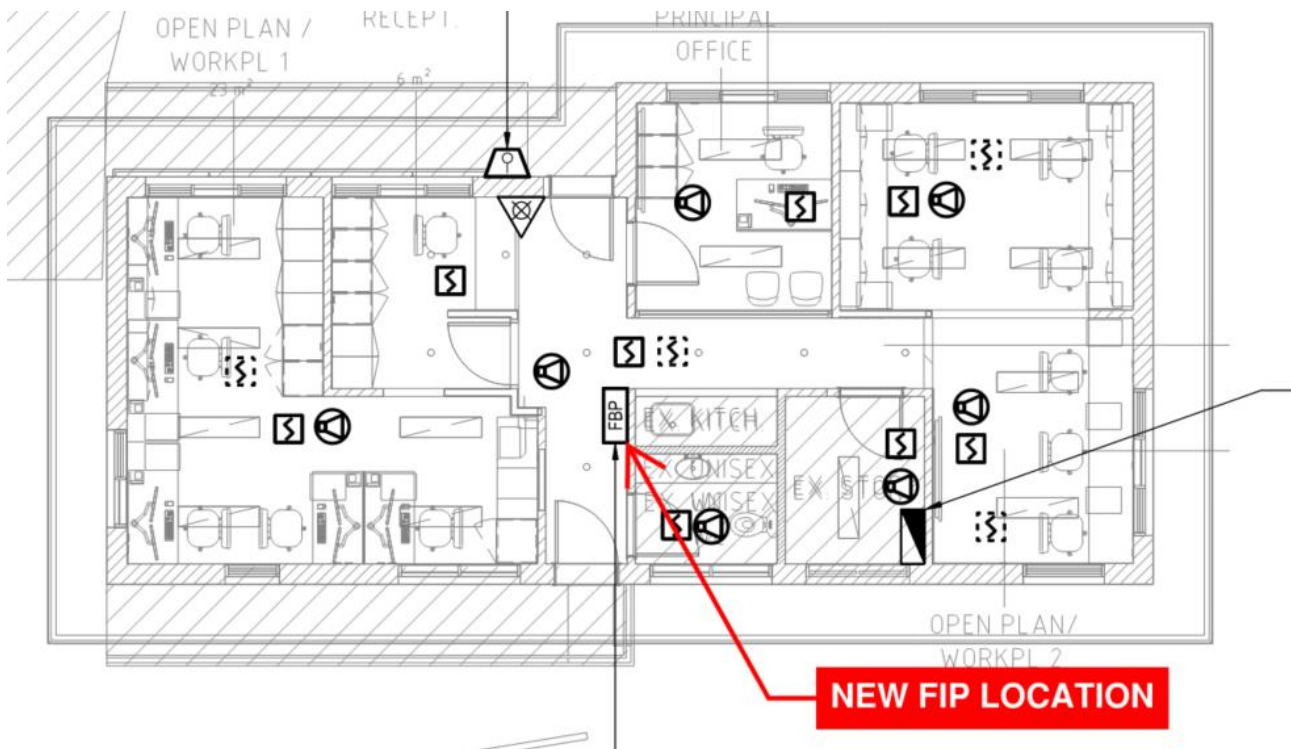


Figure 5-1: New Fire Indicator Panel in Administration Building

The building is located within the Fire and Rescue New South Wales (FRNSW) jurisdictional turnout area. The closest two fire stations to the site that are provided with permanent staff are located in Smithfield and Yennora, approximately 2.7 km and 7.2 km from the site respectively.

6 HAZARDS AND PROTECTIVE MEASURES

6.1 OVERVIEW



The fire hazard analysis forms the basis for the review of non-compliances within the building. In assessing expected and statistically validated hazards, preventative and protective measures are developed commensurate with those expected risks. The following section reviews applicable hazards and recommends possible measures to address those risks. Furthermore, hazards identified can form a justified basis for selected scenarios.

6.2 FIRE HAZARDS

Subsequent to a review of the relevant fire statistics and hazards presented in Appendix A, the fire hazards are specific to this building are summarised below.

6.2.1 General Layout

Two exits are provided on the northern and southern side of the administration building to allow for alternative egress opportunities. Travel distance are within the DtS thresholds as per the NCC.

No hazards to adjoining buildings have been identified and internal hazards are minimal. Due to the small floor area of the subject building, internal fire exposures are also expected to be minimal as occupants in the area of fire origin are likely to immediately become aware of fire and are likely to commence evacuation.

6.2.2 Photo-Voltaic Cells

Existing PV cells are present on the roof of the administration building as seen in Figure 6-1.



Figure 6-1: PV Cells on Roof (google maps satellite view)

6.2.3 Activities

It is not expected that regular hot work processes, use of highly flammable materials, manufacturing processes or operation of high friction or high temperature machinery will be performed within the building. The development is an office building.

6.2.4 Ignition Sources

Based on the statistical review contained in Appendix A, the ignition sources relevant to this site, in descending order of frequency are:

Office

- Cooking equipment

- Electrical equipment
- Heating equipment

6.2.5 Fuel Sources

Quantity of Materials

The following mean fuel load densities from the IFEG [3] are considered applicable to the subject development:

- Office – 420 MJ/m² with isolated peak values reaching 760 MJ/m².

Dangerous Goods

Dangerous goods cannot be discounted from being present in the building. However, the quantity will be limited by the space available and relevant workplace health and safety regulations will apply governing storage allowances (quantity) and requirements.

Location of Materials

Fuel loads will be distributed throughout the office tenancy, such as paper, waste and rubbish containers, at desks and kitchenette areas.

Fire Behaviour

Fire growth rates will vary with fuel type and conditions of ventilation and compartmentation. The most likely outcome of any fire outbreak within the building is an uncontrolled fire. This would be expected to grow at a medium time-squared fire growth rate until depletion of fuel loads within the building.

6.3 PREVENTATIVE AND PROTECTIVE MEASURES

6.3.1 Fire Initiation and Development and Control (Sub-System A)

To minimise the risk of fires initiating and growing to a size which may impact on building occupants, fire safety systems are provided within the building as listed in the following sections.

6.3.2 Smoke Development and Spread and Control (Sub-System B)

It is recognised that smoke is one of the most serious threats to life safety in the event of a fire. However, a smoke hazard management system is not required for a building tenancy of this small size.

6.3.3 Fire Spread and Impact and Control (Sub-System C)

To limit the extent and impact of fire spread through the building, the following are implemented in the building.

- Type C construction.

6.3.4 Fire Detection, Warning and Suppression (Sub-System D)

The following active systems provided within the building to facilitate occupant warning.

- Smoke Detection System.

6.3.5 Occupant Evacuation and Control (Sub-System E)

The building is provided with the following systems to assist in the evacuation of occupants:

- Emergency Lighting.
- Exit Signage.

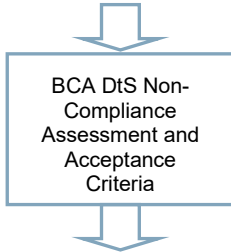
6.3.6 Fire Services Intervention (Sub-System F)

The building is provided with the following systems to assist in fire brigade intervention:

- Street Hydrants.
- Automatic Link to Fire Brigade.

7 NCC DTS NON-COMPLIANCE ASSESSMENT

7.1 OVERVIEW



In this instance the NCC DtS non-compliances have been formulated based on the regulatory review as provided by the principal certifying authority. Where not listed herein the building is required to achieve compliance with relevant DtS Provisions or if existing, comply with relevant codes, reports and / or Standards approved at the time of consideration.

The following table lists the departures from the DtS Provisions of the NCC for the proposed building and the analysis methodology proposed for the Fire Engineering assessment, which is to be generally in accordance with the AFEG [3].

7.2 NCC DTS NON-COMPLIANCES AND PERFORMANCE SOLUTIONS

Table 7-1: Summary of Performance Solutions

NCC DTS PROVISIONS	DETAILS OF PERFORMANCE BASED SOLUTION
<p>Reduced Corridor Width</p> <p>NCC DtS Provisions Provision D2D8: Widths of exits and paths of travel to exits.</p> <p>Performance Requirements D1P6</p>	<p>Relevant NCC DtS Provisions Provision D2D8: The unobstructed width of each required exit or path of travel to an exit, must be not less than 1 m.</p> <p>DtS Variation A corridor within the subject administration building has a reduced width of 900 mm.</p> <p>Performance Solution The Performance Solution is reliant on the following:</p> <ul style="list-style-type: none"> ● Corridor width is not less than 750 mm. ● Minimal occupant capacity served by the corridor. <p>Approaches and Method of Analysis The analysis shall be absolute, and qualitative in accordance with A2G2(1)(b) and A2G2(2)(d) of the NCC.</p> <p>Acceptance Criteria The reduced width of the corridor within the administration building must not cause entrapment or adversely affect occupant evacuation to a greater degree than a DtS compliant design.</p>

8 FIRE ENGINEERING ASSESSMENT

8.1 OVERVIEW



In order to establish that the required NCC Performance Requirements have been adequately assessed the following section details the results of the analysis and compares those results to each applicable Performance Requirement. The results of the analysis are collated and evaluated taking into consideration the DtS requirements, assessment methodology, and acceptance criteria.

8.2 REDUCED CORRIDOR WIDTH

8.2.1 Regulatory assessment

In order to assess the non-compliance of the relevant NCC DtS clause(s) the following table is provided to outline the relevant regulatory requirements and assessment methods.

Table 8-1: Regulatory Assessment

REGULATORY REQUIREMENT	DESCRIPTION / DETAILS
NCC DtS Provisions:	Provision D2D8: The unobstructed width of each required exit or path of travel to an exit, must be not less than 1 m.
Non-compliance with DtS Provisions:	A corridor within the subject administration building has a reduced width of 900 mm.
Relevant Performance Requirements:	D1P6
Approaches and Method of Analysis:	The analysis shall be absolute, and qualitative in accordance with A2G2(1)(b) and A2G2(2)(d) of the NCC.
Acceptance criteria:	The reduced width of the corridor within the administration building must not cause entrapment or adversely affect occupant evacuation to a greater degree than a DtS compliant design.

8.2.2 Introduction

Due to the structure and layout of the existing administration building, a corridor within the tenancy has a reduced width of 900 mm which is below the minimum DtS requirement of 1 m width as per the NCC.

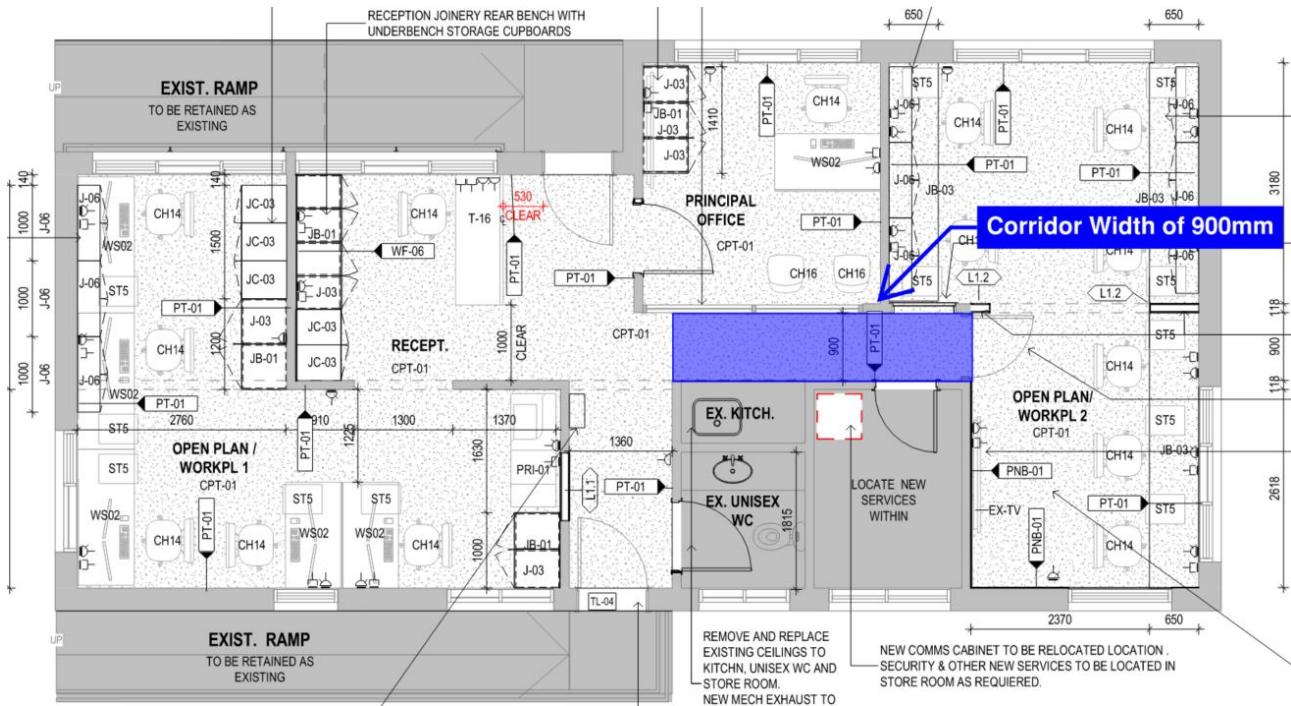


Figure 8-1: Corridor with Reduced Width

8.2.3 Intent of the NCC

In order to determine whether the Performance Solution suitably satisfies the Performance Requirements of the NCC, the intent of the NCC must first be understood.

According to the Guide to the NCC [2], the intention of DtS Provisions D2D8 are “To require exits and paths of travel to an exit to have dimensions to allow all occupants to evacuate safely within a reasonable time”. The associated Performance Requirement is D1P6 which indicates the factors that must be considered when demonstrating compliance with the requirements including:

- The number of occupants in the building; and
- The mobility and other characteristics of the occupants; and
- The function and use of the building.

To this end, the analysis shall demonstrate that the Performance Solution satisfies the intent of the DtS Provisions and Performance Requirement D1P6.

8.2.4 Performance Solution

The Performance Solution is reliant on the following:

- Corridor width is not less than 750 mm.
- Minimal occupant capacity served by the corridor.

8.2.5 Fire Engineering Analysis

The reduced width of the corridor is justified by demonstrating the following:

- The corridor does not entrap or obstruct occupants from exiting the building.
- The time taken for occupants to egress from the building must be equivalent or less than a DtS compliant design.

Entrapment and Obstruction of Occupants

Justification of the first point is reliant on the corridor width being no less than 750 mm which is the minimum required exit width of doorways as per NCC Provision D2D9. Therefore, by this rationale, a path of travel greater than 750 mm wide is deemed acceptable for passage of occupants. Furthermore, the area that the subject corridor serves can only be accessed by passing through the corridor, this prevents any personnel that are unable to traverse the corridor from becoming entrapped on the other side. With the above, it is expected that occupants will not be obstructed or entrapped due to the reduced width of the corridor.

Delayed Egress Time

The other hazard associated with reduced path width is the reduced flow of occupants leading to increased evacuation times. To demonstrate that the reduced width of the corridor does not present an adverse impact on the egress time of occupants, a comparison of the flow of occupants is conducted between the Performance Solution and a DtS compliant design.

An egress width of 750 mm is conservatively considered within the comparative assessment to demonstrate that the 900 mm reduced width of the corridor presents a favourable scenario compared to a DtS design.

According to the SFPE Handbook [10] individuals will move in their own pace and speed of between 0.8 – 1.2 m/s if the population density is less than 0.54 persons/m². Occupants within the buildings are expected to be fully mobile and familiar with the layout, thereby the median travel speed of 1.0 m/s can be appropriately assumed. Any reduced movement speed due to high population density for the DtS scenario is conservatively discounted.

The population of the administration building was conservatively determined to be a total of 10 occupants as per Section 4.2. Further, the subject corridor serves an area less than half the area of the administration building, therefore less than half of the occupants within the building is expected to utilise this corridor for access/egress. However, 10 occupants shall be conservatively considered for the calculation. For the DtS scenario, the number of occupants permissible for an aggregate exit width of 1 m is a maximum of 100 persons or less as per the NCC DtS Provision D2D8.

According to the SFPE Handbook persons moving through the exit routes of a building maintain a boundary layer clearance from walls and other stationary obstacles they pass. This clearance is needed to accommodate lateral body sway and assure balance. For corridors, a boundary layer of 200 mm each side is allowed based on research by Gwynne and Rosenbaum [10] for a total boundary layer width of 400 mm. The SFPE Handbook also indicates a maximum specific flow of occupants of 1.3 persons/s/m of effective width for corridors.

The following parameters are used for the calculation undertaken on the basis of the hydraulic flow theory utilising the method documented in the SFPE Handbook [10]. Calculation results are shown in Figure 8-2 and Figure 8-3.

Table 8-2: Parameters used for hydraulic flow calculation

PARAMETER	DtS COMPLIANT DESIGN	PERFORMANCE SOLUTION
Occupant travel speed	1 m/s	
Boundary layer width	0.4 m	
Maximum specific flow	1.3 persons/s/m	
Egress width	1 m	0.75 m
Number of occupants	100	10

TRAVEL TIME CALCULATIONS		
SFPE Handbook – “Employing the Hydraulic Model in Assessing Emergency Movement”, Chapter 59, 5th Edition, 2016		
Inputs		
No. of Occupants	100	people
Occupant Horizontal Travel Speed	1	m/sec
Travel Distance to Stair/Exit Door	13	
Combined Exit Width	1	m
Combined Boundary Layer Width (0.3m per exit)	0.3	m
Maximum Specific Flow (Fs)	1.3	persons/s/m of effective width
Effective width of exits	0.7	m
Doorway Calculated Flow (Fc)	0.91	persons/s
Outputs		
Travel time for last occupant to reach exit door	13	s
Time for all occupants to pass through exit door	110	s <----- critical

Figure 8-2: Egress Time – DtS Solution

TRAVEL TIME CALCULATIONS		
SFPE Handbook – “Employing the Hydraulic Model in Assessing Emergency Movement”, Chapter 59, 5th Edition, 2016		
Inputs		
No. of Occupants	10	people
Occupant Horizontal Travel Speed	1	m/sec
Travel Distance to Stair/Exit Door	13	
Combined Exit Width	0.75	m
Combined Boundary Layer Width (0.3m per exit)	0.225	m
Maximum Specific Flow (Fs)	1.3	persons/s/m of effective width
Effective width of exits	0.525	m
Doorway Calculated Flow (Fc)	0.6825	persons/s
Outputs		
Travel time for last occupant to reach exit door	13	s
Time for all occupants to pass through exit door	15	s <----- critical

Figure 8-3: Egress Time – Performance Solution

From the results of the hydraulic flow calculation, the Performance Solution is shown to provide an exit width (per person) significantly greater than and in excess of the DtS benchmark. Therefore, the reduced width of the corridor does not delay occupant evacuation any more than that presented in a DtS compliant design.

Brigade Intervention

Minimal number of brigade personnel are expected to enter the building during intervention due to the small size of the building and are expected to be able to access pathways no less than 750 mm wide, therefore the reduced width of the corridor is not expected to adversely impact brigade access in the building.

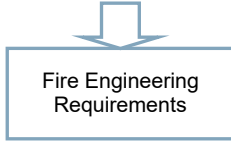
8.2.6 Conclusions

It has been demonstrated through the above analysis that the reduced width of the corridor does not adversely affect occupant evacuation to a greater degree than a DtS compliant design. This is reliant on the fire engineering requirements as presented in Section 9 of this report being implemented and maintained.

The Performance Solution described herein has been assessed in accordance with A2G2(1)(b) and A2G2(2)(d) and therefore complies with the requirements of A2G2(3) and Performance Requirement D1P6.

9 FIRE ENGINEERING REQUIREMENTS

9.1 OVERVIEW



The following are the design requirements, to be undertaken by others, to achieve the nominated fire safety objectives of this report.

All other items not specifically addressed are to be in accordance with DtS Provisions of the NCC or as accepted by the relevant authorities. Any change in this information to suit future building works or re-organisation will require further analysis to confirm compliance with the regulations and this Fire Engineering Report.

Table 9-1: Summary of Fire Engineering Requirements

FIRE ENGINEERING REQUIREMENT	DETAILS	STANDARD OF COMPLIANCE
General		
<i>NCC DtS compliance</i>	With the exception of the Performance Solution assessed herein all other aspects relating to fire safety within the building are to comply with the Deemed-to-Satisfy Provisions of the NCC.	NCC Section C, D and E
Access and Egress		
<i>Dimensions of paths of travel to exits</i>	Paths of travel to exits within the building are to be provided with compliant clearances in accordance with the DtS provisions, noting the following exceptions: <ul style="list-style-type: none"> A minimum corridor width of 750 mm is permitted within the administration building. 	NCC DtS Provision D2D8 Performance Solution

10 NOMENCLATURE

ACRONYM	EXPANSION
ABCB	Australian Building Codes Board
AFEG	Australian Fire Engineering Guidelines
AFSS	Annual Fire Safety Statement
ASE	Alarm Signalling Equipment
NCC	National Construction Code
DtS	Deemed-to-Satisfy
EPA	Environmental Protection Authority
FDCIE	Fire Detection Control and Indicating Equipment
FCC	Fire Control Centre
FER	Fire Engineering Report
FIP	Fire Indicator Panel
FRL	Fire Resistance Level
FRNSW	Fire Rescue NSW
FSS	Fire Safety Strategy
IFEG	International Fire Engineering Guidelines
NCC	National Construction Code
NFPA	National Fire Protection Association
OHS	Occupational Health and Safety
PBDB	Performance Based Design Brief
RTI	Response Time Index

11 REFERENCES

1. ABCB, "National Construction Code, Volume One", CanPrint Communications, Canberra 2022.
2. ABCB, "Guide to Volume 1 of the NCC 2022", CanPrint Communications, Canberra 2022.
3. ABCB, "International Fire Engineering Guidelines", ABCB, Canberra, 2005.
4. ABCB, "Australian Fire Engineering Guidelines", ABCB, Canberra, 2021.
5. BS 9999: Code of practice for fire safety in the design, management and use of buildings, October 2008.
6. Campbell, R., "U.S. Structure Fires in Office Properties", National Fire Protection Association, Quincy MA, August 2013.
7. England, J., "Guide for the design of fire resistance barriers and structures", Building Control Commission, Australia, 2000.
8. Fire Analysis Research Division, 'Structure Fires by Occupancy' 2007-2011 – Annual Averages', National Fire Protection Association, Quincy MA, April 2013.
9. "Fire Brigade Intervention Model V3", Australasian Fire Authorities Council, April 2020.
10. Society of Fire Protection Engineers, 'Handbook of Fire Protection Engineers', 5th Edition, 2016.
11. Technical Standard, "NFPA 92B: Standard for Smoke Management Systems in Malls, Atria and Large Spaces", National Fire Protection Association (NFPA), 2009.

APPENDIX A STATISTICS

A.1 FIRE STATISTICS

In order to assess the most likely fire hazards within the building, and subsequently the risk presented by these hazards it is necessary to develop an understanding of the factors that have an influence on the fire safety of building occupants. The best method in doing so is to review existing statistical data.

Existing data is an invaluable tool in providing an overview of the situations in which occupant deaths have, and are likely to occur, and factors that contribute to more severe fires. This aids in understanding, and helps evaluate the effectiveness of, and the need for various fire safety systems. Reference is made to the American database as it is significantly larger than Australian data sets, but is generally considered to be representative of the Australian situation.

Table A-1: Civilian fatalities in various occupancy types

STRUCTURE USE	FIRES PER YEAR	CIVILIAN FATALITIES PER YEAR	CIVILIAN FATALITIES PER 1000 FIRES
Hospice	38	0	0
Hospitals	1,288	0	0
Schools	4,060	0	0
Public assembly*	5,390	0	0
Eating and Drinking Establishments	7,480	3	0.40
Retail/Department Store	1,150	1	0.87
Business offices	2,890	3	1.04
Manufacturing	5,303	7	1.32
Industrial	2,860	4	1.40
Stores/Other mercantile properties	10,210	15	1.47
Vehicle Storage/Garage	6,200	10	1.61
Day-care	580	1	1.72
24-hour nursing homes	2,749	5	1.82
Hotels or motels	3,610	11	3.05
Apartments	106,380	410	3.85
Homes	260,180	2165	8.32

* Excluding Eating and Drinking Establishments and Religious and Funeral Properties.

Source: NFPA 'Structure Fires by Occupancy 2007-2011' Report [8]

1.2 OFFICE

From the NFPA 'Structure Fires by Occupancy 2007-2011 – Annual Averages' Report [8], the civilian fatality rate from 2007 to 2011 (highlighted in Table A-1) was 3 civilian deaths per year due to fire in office buildings. This reflects the general population characteristics of offices; occupants are generally of working age (between 18 and 70), are alert and are capable of rational and unimpaired decision making when they are present. For this reason, evacuation (if required) generally begins early in comparison to structures where occupants are asleep.

Statistics taken from the NFPA report on "U.S Structure Fires in Office Properties" by Campbell [6] allow an analysis of the peak times that fires occur, death rates, the cause of fires and their area of origin and the extent

of fire spread, based on data from 2007-2011. With only 4 civilian fatalities per year in office buildings, fatality data is deemed not to accurately represent risk and so has been omitted from the graphs.

1.2.1 Alarm time

Figure A-1 presents the percentage of fires by time of alarm. Less than one-third (31%) of the total fires occurred between 19:00 and 07:00. The peak time of day for fires in these properties is between 12:00 and 14:00.

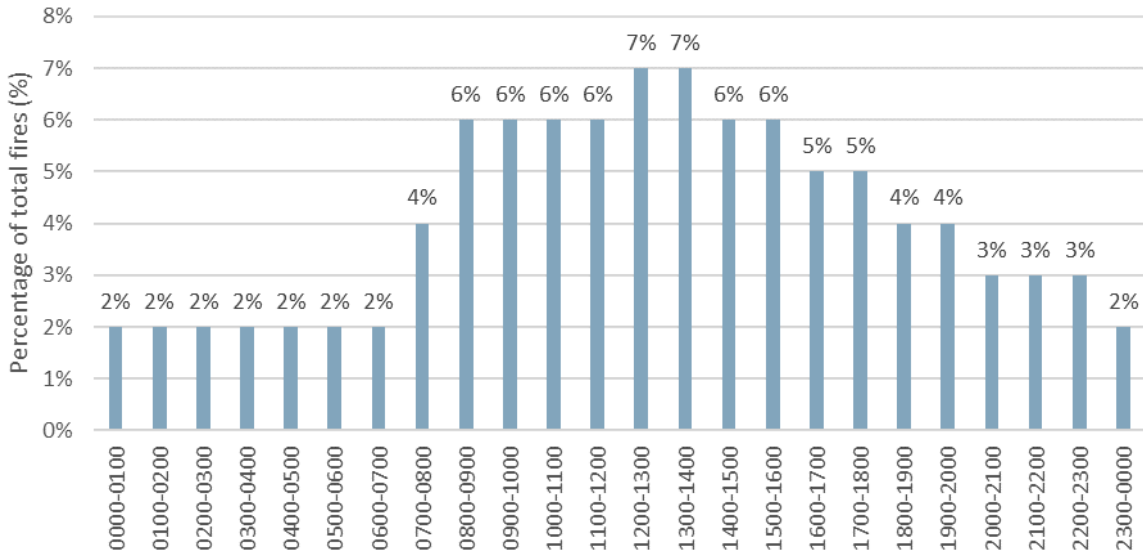


Figure A-1: Fires by alarm time for office properties [6]

1.2.2 Causes of fires

Figure A-2 presents the leading cause of fire in office properties. The most probable cause of fire in these structures is cooking equipment with more than one in every four office property fires (29%) being caused by this factor. Fires that were intentionally set count as one-tenth (10%) of the total fires.

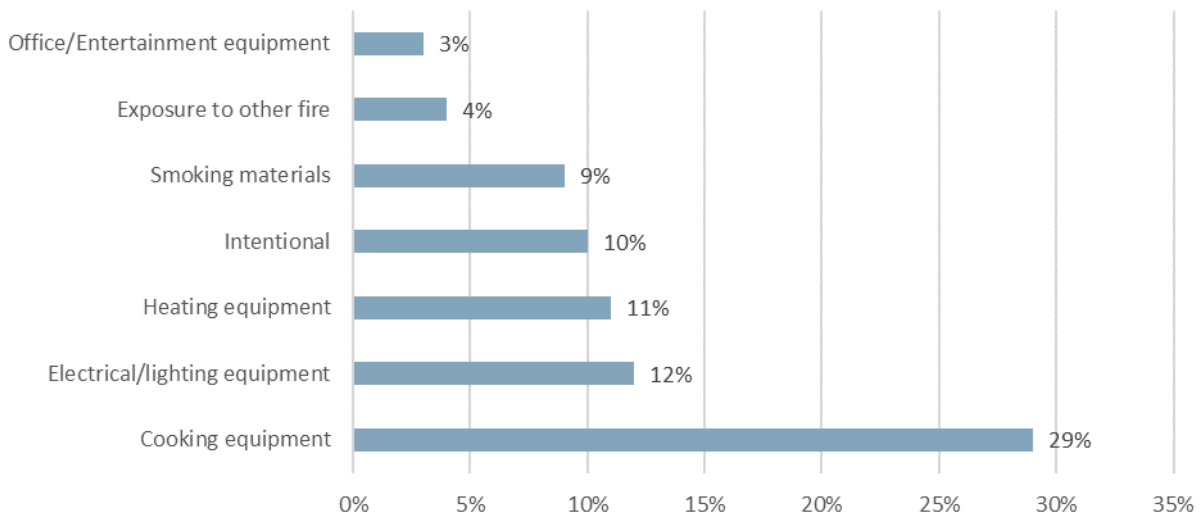


Figure A-2: Leading causes of fires in office structures [6]

1.2.3 Areas of fire origin

Figure A-3 presents data on the area of origin of fires in office properties. Just over one-fifth (22%) of the reported fires in office properties began in the kitchen or cooking area, making this the most likely area of origin for fire in these structures. The next most likely area of origin is office areas, accounting for 12% of fires.

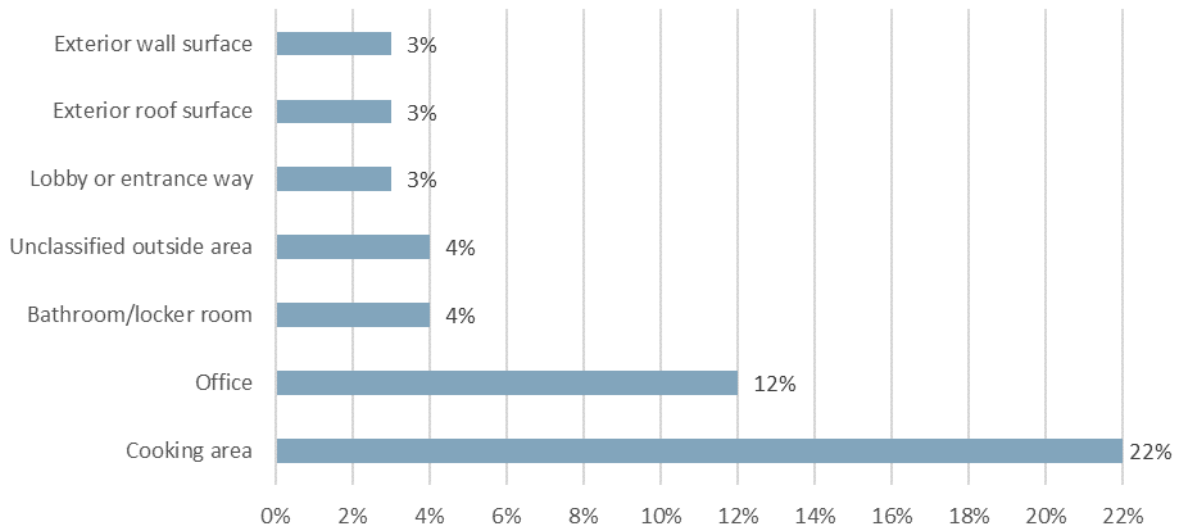


Figure A-3: Areas of origin for fires in office structures [6]

1.2.4 Extent of fire spread

Figure A-4 presents data on the extent of fire spread for office properties. As the figure shows, four out of five office property fires (80%) were confined to the room of origin. The vast majority of fires (98%) were confined to the building of origin.

It should be noted that the probability of whether a fire spreads beyond the room of origin is considered approximately equivalent to the occurrence of that fire reaching flashover [7]. This is based upon the reasonable assumption that if automatic or human/manual fire suppression was to occur to control fire growth, that this is likely to only be effective if it is carried out prior to a fire spreading beyond the room of origin - due to high risk to life safety in the room of origin and the fact that if a fire has spread from a room, it has most likely fully involved the room of origin.

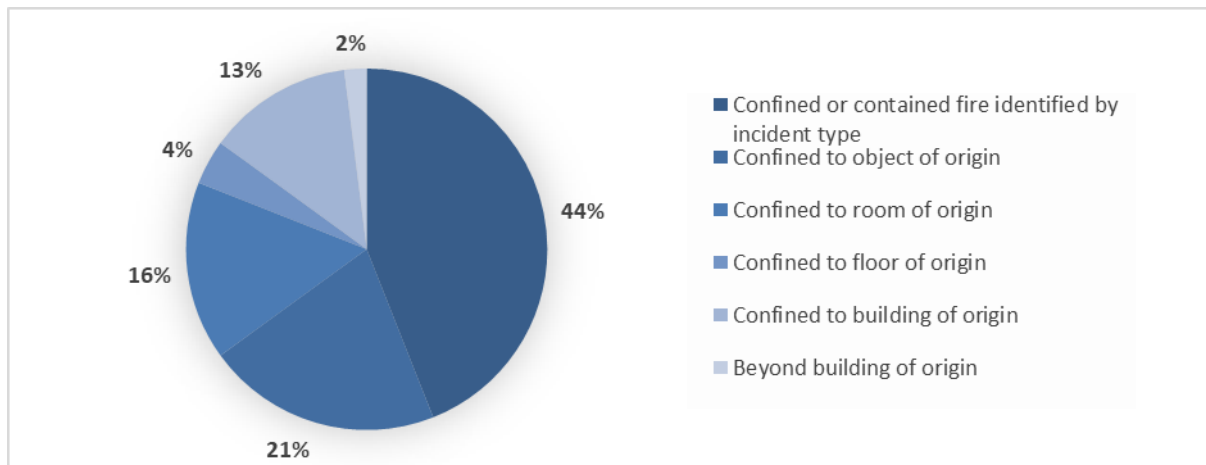


Figure A-4: Extent of fire spread for office properties [6]

A.3 FIRE LOAD

The fire load within a room or compartment will influence the duration and severity of a fire and resultant hazard to occupants. The effective fire load for the building has been estimated by consideration of the typical spaces within the building.

The following fire loads have been extracted from Chapter 3.4 of the International Fire Engineering Guidelines [3] and are listed in Table 6-1. This data is derived from Switzerland, however is also applicable to buildings in Australia of similar use.

Table A-2: Fire Load Densities

TYPE OF OCCUPANCY	AVERAGE FIRE LOAD
Offices	420 MJ/m ²

The IFEG indicates that for well-defined occupancies, average values should be multiplied by a factor of 1.35 to 1.65 to reach the 90% fractile value and for isolated peak values a factor of 2 should be used.

A.4 FIRE GROWTH RATE AND INTENSITY

As the fire increases in size, the rate of fire growth accelerates. The growth rate of a fire can result in various hazards for occupants due to the following:

- Protective and preventative measures may not be adequate
- Occupants may have insufficient time to evacuate
- Occupants may perceive a reduced threat from slow growing fires

The rate of fire growth is generally expressed in terms of an energy release rate. The most commonly used relationship is what is commonly referred to as a quadratic t-squared fire. In such a fire, the rate of heat release is given by the expression:

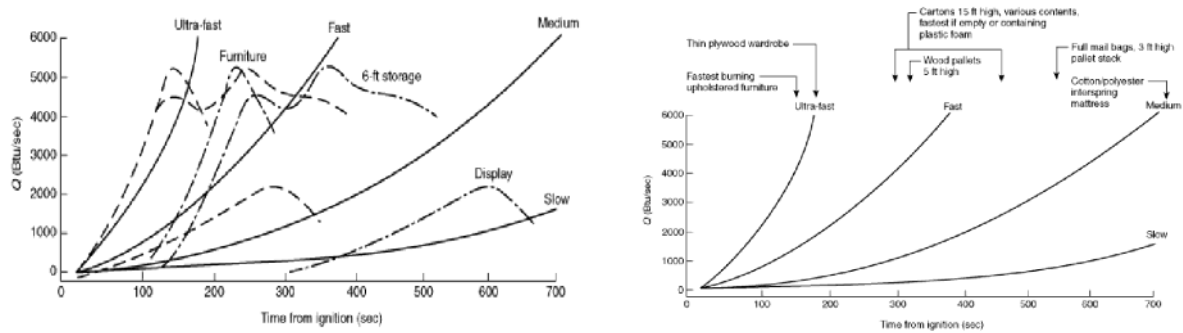
$$Q = \left(\frac{t}{k}\right)^2$$

Where:

- t = time from ignition of the fire (seconds);
- k = the growth time (seconds) for the fire to reach a heat output of 1.055 MW.

The continued growth of a fire defined by the above equation relies on both a sufficient source of fuel and air and assumes that flashover has not been reached. The rate of fire growth can be estimated from the results of a number of fire tests that have been performed on various fuel commodities.

National Fire Protection Association Standard NFPA 92B [11], provides information on the relevance of t-squared approximation to real fire as depicted in Figure A-1.



(a) t-squared fire, rates of energy release

(b) Relation of t-squared fires to some fire tests

Figure A-1: NFPA 92B Design Fires and Heat Release Rates

A slow fire growth is not considered to be the most challenging in terms of fire and life safety or fire brigade intervention.

The continued growth of a fire defined by the above equation relies on both a sufficient source of fuel and air and assumes that flashover has not been reached. The rate of fire growth can be estimated from data published in British Standard (BS) 9999:2008 [5] as shown below.

Table A-3: Fire Growth Rates as Specified in BS 9999:2008

BUILDING AREA PROVIDING FUEL	GROWTH RATE
Office	Medium

From the above table it is concluded that the likely fire scenarios in this office building may be approximated by the standard medium time-squared fire growth rate curve.

**EC2255 – Aspect, Western Sydney
Minor Alterations and Additions – Administration Building**



APPENDIX C – Property Documents



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 8/230076

SEARCH DATE	TIME	EDITION NO	DATE
23/3/2023	10:21 AM	1	22/5/1990

LAND

LOT 8 IN DEPOSITED PLAN 230076
AT WETHERILL PARK
LOCAL GOVERNMENT AREA FAIRFIELD
PARISH OF ST LUKE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP230076

FIRST SCHEDULE

THE COUNCIL OF THE MUNICIPALITY OF FAIRFIELD

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 Z9565 LEASE TO AUTISTIC ASSOCIATION OF NEW SOUTH WALES.
EXPIRES 1.10.2088

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

EC2255

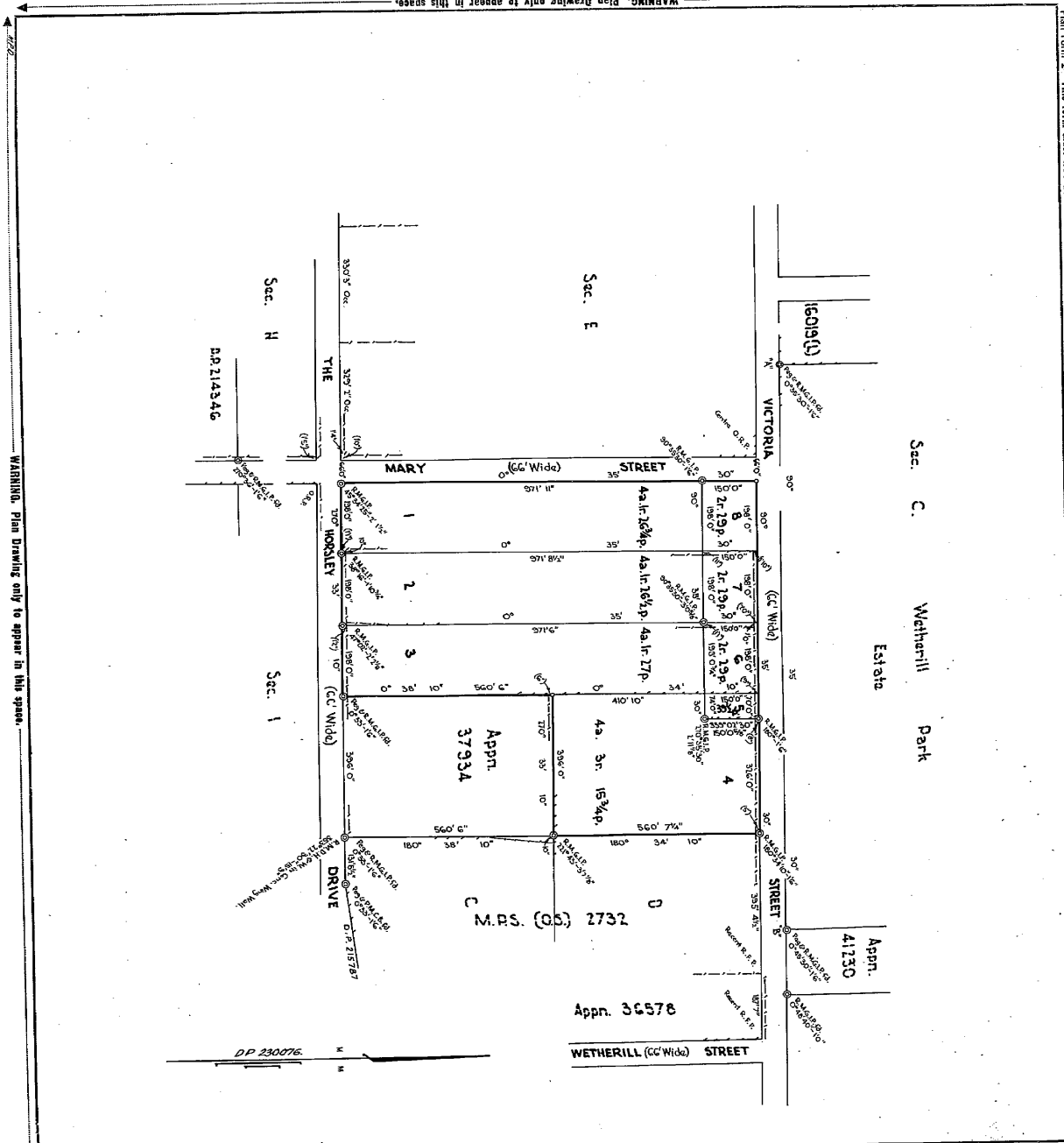
PRINTED ON 23/3/2023



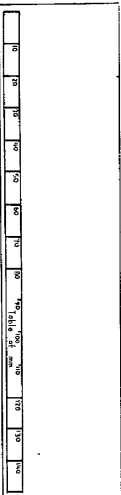
SB 2273R
 37005594

WARNING, Plan Drawing only to appear in this space.

Plan Form 2—This form must NOT be used where it is intended to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to use—See Form 3, WARNING GRASSHOP OR FOLDING WILL LEAD TO REJECTION.



WARNING, Plan Drawing only to appear in this space.



I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made in accordance with the provisions of section 127 of the Land Act, 1925, as amended.



Registered: DP230076
 Title System: Old System
 Purpose: Resumption
 Part: Parish
 Lot Plan: M.P.S. (Q5) 2732
 PLAN OF SUBDIVISION OF LOTS 6, 7, 8 and part of lots 4, 5, Section D, 43A(10)
 Scale: 100 feet to an inch
 Locality: Wetherill Park
 Parish: Shire of Parramatta
 County: Cumberland
 William Walker (Surveyor)
 Surveyor General for New South Wales
 Date of Survey: 17th Nov 1976

AC RD P	AC RD P	AC RD P	HA
36 1/2	822		1,787
38 1/2	879.1		1,788
2 29	2757		1,788
1 28 1/2			1,787
4 1 28 3/4			1,788
4 1 27			1,788
4 3 15 3/4			1,787

CONVERSION TABLE APPROVED BY REGISTRAR GENERAL'S DEPARTMENT
 DP 230076
 Council Clerk's Certificate
 I hereby certify that—
 (a) the requirements of the Land Act, 1925, as amended, have been complied with in relation to the proposed "new road" or "subdivision" as set out herein.
 Subdivision No. _____
 Date: _____
 (Signature) _____
 Council Clerk

**EC2255 – Aspect, Western Sydney
Minor Alterations and Additions – Administration Building**



APPENDIX D – Bushfire Statement

From: Catherine Gorrie <catherine@bfcs.com.au>
Sent: Friday, March 17, 2023 9:10 AM
To: Victoria Minter <victoria.minter@constructionassignments.com>
Subject: RE: Aspect Western Sydney

Hi Victoria

Thanks for your email. There are no bushfire requirements for internal works. I hope this helps,

Kind Regards

Catherine Gorrie

(a person who is recognised by the NSW Rural Fire Service as a suitably qualified consultant in bush fire risk assessment)

Accredited Bushfire Planning and Design Practitioner

Fire Protection Association Australia BPAD-Level 3 (BPAD 20751)

Grad Dip Bushfire Protection (UWS 2010)

Diploma Environmental Health & Building Surveying (TAFE 2005)

Corporate Silver Member Fire Protection Association Australia



Bushfire Consulting Services Pty Ltd
PO Box 1020
Penrith NSW 2751
ACN. 161 040 295
Tel: 02 4744 5800
Mob: 0425 833 893
www.bfcs.com.au

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Minor Alterations and Additions – Administration Building**



APPENDIX E.1 – Email from MBC (14 July 2023)

W constructionassignments.com

The secret of success is to do the common thing uncommonly well... John D. Rockefeller Jr.

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From: Joel Lewis <jlewis@mbc-group.com.au>
Sent: Friday, July 14, 2023 10:44 AM
To: Victoria Minter <victoria.minter@constructionassignments.com>
Cc: Project AWP <AWP@constructionassignmentsau.onmicrosoft.com>; Sarah Davis <sarah.davis@constructionassignments.com>
Subject: RE: Our Ref File- <<23000228>> - Lot 8 / DP 230076 - 295 Victoria Street Wetherill Park

Hi Victoria,

The plans as referenced in email below remain consistent with the BCA Advice as previously provided.

Joel Lewis
Director



m 0448 550 811

p 02 9939 1530

Manly | N.Strathfield | Newcastle

www.mbc-group.com.au



From: Victoria Minter <victoria.minter@constructionassignments.com>
Sent: Wednesday, July 5, 2023 5:03 PM
To: Joel Lewis <jlewis@mbc-group.com.au>
Cc: Project AWP <AWP@constructionassignmentsau.onmicrosoft.com>; Sarah Davis <sarah.davis@constructionassignments.com>
Subject: RE: Our Ref File- <<23000228>> - Lot 8 / DP 230076 - 295 Victoria Street Wetherill Park

External Communication

Good afternoon Joel,

You may recall, we spoke previously regarding Aspect Western Sydney, Admin Building. When we started works we discovered the existing internal corridor was in fact 900 wide, not a meter, and there was no existing performance solution in place.

We have gone ahead and progressed a Fire Engineered Performance Solution (draft attached), and will be updating our REF Development Without Consent approval accordingly.

Our Town Planner (who prepares the approval letter), has **requested that MBC respond (by email is fine) with confirmation that the attached plans (reference below) remain consistent with the BCA Advice attached.**

AR-001	Coversheet and Drawing Register	Rev 10	29/06/2023
AR-111	Demolition Plan Admin Building	Rev 4	29/06/2023
AR-202	General Layout Admin Building	Rev 6	29/06/2023
AR-401	General RCP	Rev 4	29/06/2023
AR-1005	Administration Plan Int Details	Rev 7	29/06/2023
AR-1300	Door Schedule	Rev 5	29/06/2023

If you had capacity to respond to this tomorrow, to close this out for us, this would be extremely helpful.

I'm available on my mobile if you have any questions. Thank you,

Kind regards,

Victoria Minter Project Manager

Construction Assignments
SYDNEY | MELBOURNE | ADELAIDE

T 02 9557 5118 **M** 0403 778 939

E victoria@constructionassignments.com

W constructionassignments.com

The secret of success is to do the common thing uncommonly well... John D. Rockefeller Jr.

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From: Sarah Davis <sarah.davis@constructionassignments.com>

Sent: Tuesday, April 18, 2023 4:45 PM

To: Joel Lewis <jlewis@mbc-group.com.au>

Cc: Project AWP <AWP@constructionassignmentsau.onmicrosoft.com>; Victoria Minter <victoria.minter@constructionassignments.com>

Subject: RE: Our Ref File- <<23000228>> - Lot 8 / DP 230076 - 295 Victoria Street Wetherill Park

You're a machine. Thank you.

Kind regards,

Sarah Davis Senior Project Manager

Construction Assignments
SYDNEY | MELBOURNE | ADELAIDE

T 02 9557 5118 **M** 0452 442 743

E sarah@constructionassignments.com

W constructionassignments.com

Note I am in the office Monday – Thursday.

Through judging we separate. Through understanding we grow... Doe Zantamata

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From: Joel Lewis <jlewis@mbc-group.com.au>
Sent: Tuesday, April 18, 2023 4:21 PM
To: Sarah Davis <sarah.davis@constructionassignments.com>
Subject: Our Ref File- <<23000228>> - Lot 8 / DP 230076 - 295 Victoria Street Wetherill Park

Hi Sarah,

Please see attached revised as requested.

Apologies, this was updated however did not save.

Joel Lewis
Director



m 0448 550 811

p 02 9939 1530

Manly | N.Strathfield | Newcastle

www.mbc-group.com.au



**EC2255 – Aspect, Western Sydney
Minor Alterations and Additions – Administration Building**



APPENDIX E.2 – BCA Assessment Letter

E-Memo

	Name	Company	Email address
To:	Victoria Minter	Construction Assignments	victoria.minter@constructionassignments.com
From:	Joel Lewis	MBC Group	jlewis@mbc-group.com.au
Date:	18 April 2023	Ref:	23000228
Re:	Proposed works – Administration Building Aspect Autism Spectrum Western Sydney Campus 295 Victoria Stret, Wetherill Park NSW 2164		

MBC Group were engaged to undertake an assessment of the proposed works in relation to accessibility compliance at the above mentioned address.

MBC Group have reviewed architectural design documents prepared by DesignInc (refer appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2019 Amendment 1 and AS1428.1-2009.

It is noted that the extent of the review is in relation to the proposed works only, existing measures have not been included as part of the assessment.

The proposed scope, other than the above items, generally complies with the provision of the BCA and AS1428.1-2009.

Should you have any queries, please feel free to contact me directly.

Regards,



Joel Lewis
Director

Appendix A – Architectural Drawings Reviewed

Drawing No.	Title	Drawn By	Revision
AR-001	COVER SHEET & DRAWING REGISTER	DesignInc Pty Ltd	6
AR-002	GENERAL NOTES	DesignInc Pty Ltd	1
AR-100	SITE PLAN SITE PLAN	DesignInc Pty Ltd	2
AR-110	DEMOLITION PLAN -GLA & STAFF BUILDING	DesignInc Pty Ltd	3
AR-111	DEMOLITION PLAN -ADMIN BUILDING LEVEL	DesignInc Pty Ltd	2
AR-201	GENERAL LAYOUT -GROUND FLOOR GLA BUILDING PLAN	DesignInc Pty Ltd	3
AR-202	GENERAL LAYOUT -ADMIN BUILDING LEVEL PLAN	DesignInc Pty Ltd	4
AR-220	FF&E -GROUND FLOOR PLAN	DesignInc Pty Ltd	2
AR-221	FF&E -LEVEL 1 PLAN	DesignInc Pty Ltd	3
AR-401	GENERAL CEILING -RCP PLANS	DesignInc Pty Ltd	2

**EC2255 – Aspect, Western Sydney
Minor Alterations and Additions – Administration Building**



APPENDIX F – Waste Management Plan

WASTE MANAGEMENT PLAN

A Waste Management Plan details how you intend to manage waste generated during the demolition and construction stage of your project as well as the waste generated from the ongoing use of the development. This form must be completed and submitted to Fairfield City Council with your Development Application and indicate what waste will be generated and how much, how waste will be avoided, reused on site, recycled and disposed and how you intend to keep disposal of waste to a minimum.

Proposal			
1. Site address			
House / unit no. 295	Lot: 8	Section:	DP / SP: 230076
Street:	Victoria Street		
Suburb:	Wetherill Park		
2. Buildings and other structures on site. Please indicate what is on the site now.			
Austism Spectrum Australia (Aspect Schools) Western Sydney School Campus. Comprising Single storey masonry and roof tile buildings.			
3. Description of proposal. Please indicate what you intend to do on the land.			
Campus upgrade, comprising the internal refurbishment of the existing Admin building, classrooms, bathrooms, staff room, laundry etc.			

Details of waste management – demolition phase

MATERIALS ON SITE			DESTINATION		
			Reuse and recycling		Disposal
Type of materials	Estimated volume (m ² or m ³)	Estimated weight (t)	On-site Specify proposed reuse or on-site recycling methods	Off-site Specify contractor and recycling outlet	Specify contractor and landfill site
Excavated materials	0m3	0			
Green waste	0m3	0			
Bricks	1m3	3		Boral Recyc Widemere (Wetherill	
Tiles	0m3	0			
Concrete	0m3	0			
Fibro	0	0			
Plasterboard	3	1			Bingo Eastern Creek Recyc Ecol
Asbestos	0	0			Bingo Eastern Creek Recyc Ecol
Metals - please specify : Fencing, misc,	1	5		Some to To Sell&Parker Blacktown 02 9621 2633	Bingo Eastern Creek Recyc Ecology Park 1300 424 646
Timber - please specify : Mixed, framing	5	4		Bingo Eastern Creek Recyc Ecology Park 1300 424 646	
Other waste - please specify (eg. paints, PVC tubing, cardboard): Ceramic tiles, glass, paint, PVC, tubing, Carpet, vinyl, cardboard,	2	4		Bingo Eastern Creek Recyc Ecology Park 1300 424 646	

Details of waste management – construction phase

MATERIALS ON SITE			DESTINATION		
			Reuse and recycling		Disposal
Type of materials	Estimated volume (m ² or m ³)	Estimated weight (t)	On-site Specify proposed reuse or on-site recycling methods	Off-site Specify contractor and recycling outlet	Specify contractor and landfill site
Excavated materials	0m3	0			
Green waste	0m3	0			
Bricks	1m3	2		Boral Recyc Widemere (Wetherill	
Tiles	1m3	2		Bingo Eastern Creek Recyc Ecol	
Concrete	0m3	0			
Fibro	1m3	2.5		Bingo Eastern Creek Recyc Ecol	
Plasterboard	3m3	1		Bingo Eastern Creek Recyc Ecol	
Metals - please specify : Metal Roofing	0m3	0			
Timber - please specify : Mixed	1m3	0.5		Bingo Eastern Creek Recyc Ecology Park 1300 424 646	
Other waste - please specify (eg. paints, PVC tubing, cardboard): Ceramic tiles, glass, paint, PVC, tubing, Carpet, vinyl, cardboard,	2m3	8		Bingo Eastern Creek Recyc Ecology Park 1300 424 646	

Applicants details, checklist and consent

Checklist required for your Waste Management Plan :

- Have you provided applicant's name, address and phone number ?
 - Have you noted the structures currently on site and details of your proposal ?
 - Have you specified each material to be used on site ?
 - Have you identified any hazardous and toxic materials (eg: asbestos) and complied with SafeWork NSW requirements ?
 - Have you specified who your recycling and waste contractors will be ?
 - Have you estimated how much general waste will be produced on your site ?
 - Have you provided accurate measures of general waste ?
 - Have you made sure not to over order on materials ?
 - Have you investigated returning waste to the supplier (eg: plasterboard) ?
 - Have you maximised recycling and reuse of materials ?
 - Have you specified your recycling and/or landfill (if any) destinations ?
- I/we declare that all the information and details provided are correct as to how I/we intend to manage waste during this project.

Title:	<input checked="" type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Miss <input type="checkbox"/> Other	
Name:	Robert Sposari	
Company (if applicable):	Greenpoint Construction Group Pty Ltd	
Address:	PO Box 935	
	ST IVES NSW	Postcode: 2075
Contact details:	Home:	Mobile:
	Work: 02 9170 7818	Fax:
E-mail:	mail@greenpointgroup.com.au	
Signature:		Date: 23/03/2023

More information

For more information, please contact Council's Duty Officer between 8:30am and 4:30pm at Fairfield City Council's Administration Centre or by telephone 9725-0222.

**EC2255 – Aspect, Western Sydney
Minor Alterations and Additions – Administration Building**



APPENDIX G – Section 10.7 Certificate

23/03/2023

**InfoTrack
GPO Box 4029
SYDNEY NSW 2000**

Dear Sir/ Madam,

Following is your planning certificate as requested. Should you have any further queries please contact Council on (02) 9725 0821.

PLANNING CERTIFICATE

(under section 10.7 of the Environmental Planning and Assessment Act 1979 as amended)

Applicant:	InfoTrack
Certificate No.:	1055/2023
Applicant's Reference:	EC2255-#113737236#
Issue Date:	23/03/2023
Receipt No.:	

PROPERTY ADDRESS:	295 Victoria Street WETHERILL PARK NSW 2164
LEGAL DESCRIPTION:	Lot: 8 DP: 230076



**Marcus Rowan
MANAGER STRATEGIC LAND USE PLANNING**

PLEASE NOTE: This is page 1 of 26. Should this certificate or any subsequent copy not contain this many pages, please confirm with Council prior to acting on the basis of information contained in this certificate under Section 10.7(2) & (5) and inclusive of Flood Information Sheet.

Information provided under Section 10.7(2) of the Environmental Planning and Assessment Act 1979

Notes:

- (1) The following prescribed matters may apply to the land to which this certificate relates.
 - (2) Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.
 - (3) The following information is provided pursuant to Section 10.7(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 3 of the Environmental Planning and Assessment Regulation 2021 and is applicable as at the date of this certificate.
 - (4) Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them by either contacting Council on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.
-

1. Names of relevant planning instruments and development control plans

- (1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

State Environmental Planning Policies (SEPP)

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Precincts – Western Parkland City) 2021

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development

Regional Environmental Plans (Deemed SEPP)

There is no Regional Environmental Plan applying to this land.

Local Environmental Plans (LEP)

**Fairfield Local Environmental Plan 2013
Published on NSW Legislation Website: 17/05/2013.
In Force from: 31/05/2013.
As Amended.**

Development Control Plans (DCP)

The land is subject to adopted Development Control Plans. (See attached schedule).

- (2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been the subject of community consultation or on public exhibition under the Act that will apply to the carrying out of development on that land.

Draft State Environmental Planning Policies (SEPP)

There is no draft SEPP applying to this land.

Draft Local Environmental Plan (LEP)

Fairfield Local Environmental Plan 2013 (Amendment No.46). The amendment aims to: (a). Rezone certain land and/or amend development standards for certain land in the Fairfield, Cabramatta, Canley Vale and Carramar centres and in adjoining residential areas in Canley Vale and Carramar (if applicable, details are provided under section 2 of this planning certificate below); (b). Increase the floor space ratio and height of building under certain circumstances in Zone R3 Medium Density Residential in the eastern part of the City; (c). Replace clause 6.4 - Floodplain Risk Management with a new standard flood clause 5.22 - Special Flood Considerations; and (d). List four new local heritage items in Schedule 5 Environmental Heritage. Council's Outcomes Committee at its meeting held on 14 June 2022 resolved to endorse the above changes inclusive of the new land use zonings and associated development standards. Amendment No.46 will come into effect once further endorsed and implemented by the NSW Department of Planning and Environment on the NSW Legislation website.

Draft Development Control Plan (DCP)

No Draft DCP applies

- (3) Subclass (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if –

- a) It has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
- b) for a proposed environmental planning instrument – the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

None relevant.

- (4) In this section, **proposed environmental planning instrument** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

2. Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in any zone, however described –

(a) what is the identity of the zone,

R2 Low Density Residential

(b) the purposes for which development in the zone

(i) may be carried out without development consent

Environmental protection works; Home-based child care; Home occupations.

(ii) may not be carried out except with development consent

Attached dwellings; Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Hospitals; Hostels; Information and education facilities; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Public administration buildings; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture

(iii) is prohibited

Any other development not specified in item b(i) or b(ii).

- c) whether any additional uses apply to the land,

There are no additional uses permitted with consent.

- d) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,

No development standards that fix the minimum land dimensions for the erection of a dwelling house apply to this land. Controls in other policies and plans may apply.

- (e) whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,

No.

- (f) whether the land is in a conservation area, however described,

No

- (g) whether an item of environmental heritage, however described, is located on the land.

No.

Attention is drawn however to Clause 5.10(5) of Fairfield Local Environmental Plan 2013:

"The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared to assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned."

3. Contributions plans

- (1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

Fairfield City Council indirect (Section 7.12) Development Contributions Plan 2011 applies to all land within the City of Fairfield.

Fairfield City Council direct (Section 7.11) Development Contributions Plan 2011 applies to this land.

- (2) If the land is in a special contributions area under the Act, Divisions 7.1, the name of the area.

None.

4. Complying development

- (1) If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy clause 1.17A (1) (c)- (e), (2), (3) or (4), 1.18 (1)(c3) or 1.19.

Housing Code:

Complying development under the Housing Code may not be carried out as the land is reserved for a public purpose.

Rural Housing Code:

No. The Rural Housing Code does not apply to this land.

Low Rise Housing Diversity Code:

Complying development under the Low Rise Housing Diversity Code may be carried out on the land.

Housing Alterations Code:

Complying development under the Housing Alterations Code may be carried out on the land.

General Development Code:

Complying development under the General Development Code may be carried out on the land.

Industrial and Business Alterations Code:

Complying development under the Industrial and Business Alterations Code may be carried out on the land.

Industrial and Business Buildings Code:

No. The Industrial and Business Buildings Code does not apply to the land.

Container Recycling Facilities Code:

No. The Container Recycling Facilities Code does not apply to the land.

Subdivisions Code:

Complying development under the Subdivision Code may be carried out on the land.

Demolition Code:

Complying development under the Demolition Code may be carried out on the land.

Fire Safety Code:

Complying development under the Fire Safety Code may be carried out on the land.

Agritourism Code:

No. The Agritourism Code does not apply to the land.

- (2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

None relevant.

- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that –
- (a) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Council does not have any relevant statement to make in relation to any further restrictions that may apply to complying development being carried out on the land. All information in relation to the extent that complying development can be carried out on the land is provided under Part 4(1) & (2) of this certificate.

Note: Part 4(1) and (2) refers only to land based exclusions as listed in Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP (Exempt and Complying Development Codes) 2008. To be complying development, the development must be complying development that meets the standards and other requirements specified for that development as required by the SEPP. Please contact your accredited certifier or Council for further information.

- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

The Housing Code is varied in its application by omitting clauses 3.16(1(a) and 4 and 3.23(3).

5. Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

Yes - exempt development may be carried out on the land.

- (2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

Not applicable

- (3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—
- (a) a restriction applies to the land, but it may not apply to all of the land, and

Restrictions apply to carrying out exempt development on the land or part of the land as it is identified as being bush fire prone land. Refer to the SEPP (Exempt and Complying Development Codes) 2008 for further information.

- (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

To be exempt development, the development must meet the requirements and criteria specified under the SEPP (Exempt and Complying Development Codes) 2008 that can be viewed on the NSW Legislation Website at www.legislation.nsw.gov.au/browse/inforce.

- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

None.

6. Affected building notices and building product rectification orders

- (1) Whether the council is aware that –
- (a) an affected building notice is in force in relation to the land, or
- (b) a building product rectification order is in force in relation to the land that has been fully complied with, or
- (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.
- (2) In this section –
affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

None relevant.

7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

The land is not reserved for acquisition under Fairfield Local Environmental Plan 2013.

8. Road widening and road realignment

Whether the land is affected by road widening or road realignment under-

- (a) the *Roads Act* 1993, Part 3, Division 2, or
- (b) an environmental planning instrument, or
- (c) a resolution of the council.

The land is not affected by any road widening proposal under Division 2 of Part 3 of the Roads Act or Fairfield Local Environmental Plan 2013.

Adjoining land is subject to proposed road closure. For further details please apply in writing to Council's City Services Department.

9. Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

Based on the information currently available to Council, the land is not within the flood planning area. However, this is subject to future flood studies and reviews.

Mainstream Flooding

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

Overland Flooding

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

Based on the information currently available to Council, the land is not between the flood planning area and the probable maximum flood. However, this is subject to future flood studies and reviews.

Note: The flood information is the current information to date. However, Council reviews flood studies on an on-going basis and new information may become available in future. Please contact Council's Catchment Planning Division on 9725 0222 for any updated information.

-
- (3) In this clause –

flood planning area has the same meaning as the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

10. Council and other public authority policies on hazard risk restrictions

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

Policies on hazard risk restrictions are as follows:

(i) Landslip

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of landslide risk or subsidence.

(ii) Bushfire

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.

(iii) Tidal Inundation

No.

(iv) Subsidence

No, the land is not so affected

(v) Acid Sulfate Soils

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of acid sulfate soils.

(vi) Contamination

The provisions of Section 3.6 - Land Contamination of the Fairfield City Wide DCP applies to all land in the Fairfield Local Government Area. Under State Government planning legislation, this requires Council to take into consideration the potential for contamination of land when a development application or a rezoning proposal is considered by Council, having regard to current or previous uses of the land

(vii) **Aircraft Noise**

None relevant

(viii) **Salinity**

A Council adopted policy -No 67. Building in saline environments applies to the land.

(ix) **Coastal hazards**

None relevant.

(x) **Sea level rise**

None relevant.

(xi) **Any other risks**

No, the land is not so affected

(2) In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11. Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.
- (2) If none of the land is bush fire prone land, a statement to that effect.

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is bush fire prone as defined in Part 4 of the Environmental Planning and Assessment Act 1979. Council is also required to have regard to the guidelines "Planning for Bushfire Protection" (published by the NSW Rural Fire Service and Planning NSW) or comments provided by the NSW Rural Fire Service pursuant to s.4.14 of the Environmental Planning and

Assessment Act 1979 (as amended) which may place restrictions or special requirements on development of the site in relation to the bushfire affectation.

12. Loose-fill asbestos insulation

If the land includes any residential premises, within the meaning of the *Home Building Act 1989, Part 8, Division 1A*, that are listed on the register kept under that Division, a statement to that effect.

Not Applicable.

13. Mine Subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of of the *Coal Mine Subsidence Compensation Act 2017*.

No, this land is not affected.

14. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that –
(a) applies to the land, or
(b) is proposed to be subject to a ballot.

(2) The date of any subdivision order that applies to the land.

(3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

No such plan or order applies to the land.

15. Property vegetation plans

If the land is land in relation to which a property vegetation plan approved and in force under the *Native Vegetation Act 2003, Part 4*, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

No.

16. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016, Part 5*, a statement to that effect, but only if the council has been notified of the existence of the agreement by the the Biodiversity Conservation Trust.

Note: "Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995, Part 7A* that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016, Part 5*.

No such agreement applies to the land.

17. Biodiversity certified land

If the land is biodiversity certificate land under the *Biodiversity Conservation Act 2016*, Part 8, a statements to that effect.

Note : Biodiversity certified land includes land certified under the *Threatened Species Conservation Act*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016, Part 8*.

The land is not biodiversity certified land.

18. Orders under Trees (Disputes between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land, but only if the council has been notified of the order.

No

19. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

(1) If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this section –
existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.
Note – Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existing before 1 January 2011.

No annual charges under section 553B of the *Local Government Act 1993*, are applicable to the land.

20. Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*, Chapter 4 the land is –

(a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Chapter, section 4.17, or

No

(b) shown on the Lighting Intensity and Wind Shear Map, or

No

(c) shown on the Obstacle Limitation Surface Map, or

No

(d) in the “public safety area” on the Public Safety Area Map, or

No

(e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

No

21. Development consent conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, clause 88(2).

None.

22. Site compatibility certificates and development consents for affordable rental housing

(1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the Department.

None.

(2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

None.

(3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

None.

(4) In this section—

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

Note: The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate.

- (a) that the land to which the certificate relates is significantly contaminated land—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
- (b) that the land to which the certificate relates is subject to a management order—if it is subject to such an order at the date when the certificate is issued,
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal—if it is the subject of such an approved proposal at the date when the certificate is issued,
- (d) that the land to which the certificate relates is subject to an ongoing maintenance order—if it is subject to such an order at the date when the certificate is issued,
- (e) that the land to which the certificate relates is the subject of a site audit statement—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Continuously updated information in relation to the above matters can also be found by searching the records of the Environmental Protection Authority (EPA) at the website of the EPA. The search page can be found at: <http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx>.

The following information is available to Council but may not be current:

The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997.

The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997.

The land is not subject to a Voluntary Management Proposal that is the subject of the Environment Protection Authority's agreement under Section 17 of the Contaminated Land Management Act 1997.

The land is not subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997.

Note 2: Any advice received by Council pursuant to section 26(2) of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009, is included below.

No such certificate applies to the land.

**The following additional information is provided under
Section 10.7(5) of the Environmental Planning and Assessment Act 1979**

Note:

- (1) When information pursuant to section 10.7(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section.
 - (2) Council draws your attention to section 10.7(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).
 - (3) The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.
-

Cumberland Plain Critically Endangered Ecological Community - Contains or in Close Proximity to Community - Council is in receipt of information by the NSW National Parks and Wildlife Service indicating the land either contains or is in close proximity to an area possibly containing remnant vegetation associated with a Cumberland Plain Critically Endangered Ecological Community that is listed under the Biodiversity Conservation Act 2016 (NSW). On request Council will supply such information available from its records, however interested parties must take and rely on their own advice and enquiries.

Cumberland Plain Critically Endangered Ecological Community - Contains or in Close Proximity to Community with an Area Greater than 0.5 hectares and Tree Cover - Information from NSW National Parks and Wildlife Service indicates that the land either contains or is in close proximity to an area possibly containing remnant vegetation associated with a Cumberland Plain Critically Endangered Ecological Community. NPWS have identified the community as Cumberland Plain Woodland (Shale Hills Woodland, Shale Plains Woodland) that is listed as critically endangered under the Biodiversity Conservation Act 2016 (NSW).

NPWS mapping indicates that the remnant vegetation is part of an area that is greater than 0.5 hectares and has greater than 10% crown cover.

The land is subject to the provisions of the SEPP (Biodiversity and Conservation) 2021, Vegetation in non-rural areas which sets the rules for the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application.

Land must not be cleared or filled except with the consent of Council.

Potential for Salinity - The applicant's attention is drawn to the Department of Infrastructure, Planning and Natural Resources map at the 1:100,000 scale 'Salinity Potential in Western Sydney 2002' that indicates there is potential for salinity in the Region. The map can be viewed at Council's Customer Service Centre (86 Avoca Road Wakeley).

Building In Saline Environments - Council's policy 'Building in Saline Environments', applies to all areas of Fairfield City and requires use of construction measures and materials in new development to minimise risk of salt damage to buildings from urban salinity.

Western Sydney Airport - On 15th April 2014, the Australian Government announced that it intends to proceed with an airport at Badgerys Creek in the Liverpool City Council area. The Western Sydney Airport draft Environmental Impact Statement (EIS) was released for public exhibition on Monday 19 October 2015. You should make your own enquiries with the Commonwealth Government Department responsible via the website <http://westernsydneyairport.gov.au/>.

Demolition of a building or work requires development consent under clause 2.7 of Fairfield Local Environmental Plan 2013.

There is no draft SEPP applying to this land.

FAIRFIELD CITY COUNCIL DEVELOPMENT CONTROL PLANS

Fairfield Citywide Development Control Plan

Title	Adopted by Council*	Effective Date
Fairfield Citywide Development Control Plan 2013	13 November 2012	31 May 2013
<u>Amendment No.1</u> change maximum height permissible for detached secondary dwellings, clarify requirements and correct various anomalies, incorporate outdoor dining policy into a number of site specific DCPs (see table below)	11 February 2014	5 March 2014
<u>Amendment No.2</u> amend chapter 2 to reference Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
<u>Amendment No.3</u> Introduce Chapter 4B - Secondary Dwellings in Rural Area - Horsley Park and Cecil Park	11 December 2013	14 March 2014
<u>Amendment No. 4</u> amends Chapter 9 Industrial Development Site Specific Controls for 449 Victoria Street and 96 Newton Road, Wetherill Park	24 September 2013	21 March 2014
<u>Amendment No.5</u> amends Chapters 2 and 10 and Appendix B to ensure provisions within the DCP are in line with the SEPP (Exempt and Complying Development Codes) 2008.	13 May 2014	28 May 2014
<u>Amendment No. 5A</u> amends Chapter 6A – Multi Dwelling Housing – Town house and Villas: Site Specific DCP – 46 & 50 Cobbett Street, Wetherill Park.	12 March 2013	22 August 2014
<u>Amendment No. 6</u> including increase to building heights for detached granny flats, removal of reference to minimum lot sizes for R1 zoned lands, inclusion of new controls and provisions relating to neighbourhood shops and pad mounted sub stations, clarify requirements and correct a number of anomalies associated with secondary dwellings, dual occupancy, narrow lots and residential flat buildings and other minor inconsequential amendments.	12 August 2014	3 September 2014
<u>Amendment No. 6A</u> amends Chapter 14 Subdivision – Applying to land located on 630 Elizabeth Drive and 9-10 Schubert Place, Bonnyrigg Heights to facilitate a future road link between Stivala Place and Schubert Place.	12 August 2014	3 September 2014
<u>Amendment No.7</u> proposed amendments include – Additional Controls for Child Care Centres, Boarding Houses and Granny Flats; Revised Heritage Chapter; New provisions relating to CCTV for specific land uses, and; Acoustic measures for development in the Rural Area.	25 November 2014	3 December 2014
<u>Amendment No. 7A</u> amends Chapter 10 Miscellaneous Development - applying to land located on 1 Bartley Street, Cabramatta to facilitate the development of a hotel or motel accommodation at the Cabravale Diggers site.	26 August 2014	16 January 2015
<u>Amendment 8</u> amends Chapter 9 – Industrial Development. This amendment includes provisions for industrial/employment development proposals in close proximity to residential land. The amended controls cover the following issues: General Design Requirements (including setback considerations, driveways, loading and storage areas, etc); Bulk and scale; Vehicular and Pedestrian Access Privacy; Light Spill; Noise and Vibration; and Landscaping.	10 March 2015	1 April 2015
<u>Amendment 9</u> includes new provisions relating to various forms of residential development including: Building Appearance, Landscaping, Private Open space, Minimum Lot Width, Car Parking Rates and Notification of S82A Applications.	12 May 2015	27 May 2015
<u>Amendment 10</u> including amendments to: <ul style="list-style-type: none"> • the intent of the Development Control Plan and Development Application process – the DA Guide • provisions for rural zone development • residential flat building setbacks • heritage advice • road classifications 	14 July 2015	5 August 2015
<u>Amendment No.11</u> includes site specific development controls (private open space, car parking and dwelling density) for 46-50 Cobbett Street, Wetherill Park included in Chapter 6A Multi Dwelling Housing – Townhouses and Villas.	1 December 2015	16 December 2015

<u>Amendment No. 12</u> addresses anomalies in the DCP including but not limited to providing clarity on minimum room sizes, updated acoustic proofing measures for new dwellings in rural areas, car parking rates for disabled parking, and provisions for site servicing and loading requirements in neighbourhood shops in residential zones.	10 May 2016	25 May 2016
<u>Amendment No. 13</u> Clarification to requirements for acoustic measures for development in the rural areas, location of alfresco areas for secondary dwellings, car parking rates for restaurants & amendments to ensure controls for residential flat buildings are consistent with the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development & associated Apartment Design Guide.	14 March 2017	5 April 2017
<u>Amendment No. 14</u> Site specific provisions for 620 Elizabeth Drive, Bonnyrigg Heights.	27 June 2017	15 September 2017
<u>Amendment No. 15</u> Amendment to Appendix G, and addition of Appendix H to introduce Aboriginal Heritage Management controls for development across Fairfield City	12 September 2017	28 February 2018
<u>Amendment No. 16</u> Amendments provide clarity relating to alfresco areas and carports provisions for secondary dwellings, lot width provisions for dual occupancy and multi dwelling housing on cul-de-sac heads, setbacks for residential flat buildings on corner sites, removal of Chapter 8B Neighbourhood and Local Centres – Mixed Use (Up to 2 storeys) to ensure consistency with the Apartment Design Guide, inclusion of accessibility requirements, inclusion of Council's Stormwater Management Policy, and guidelines for acknowledging petitions.	27 February 2018	21 March 2018
<u>Amendment No. 18</u> Amendment to Chapter 10.11 to revise existing site specific DCP in relation to the Cabravale Diggers Club site at 1 Bartley Street, Canley Vale	14 November 2017	28 February 2018
<u>Amendment No. 19</u> Amendment to introduce site specific development controls for 17-23 Longfield Street, Cabramatta.	11 September 2018	28 February 2019
<u>Amendment No. 20</u> Amendment No. 20 provides clarity on controls and guidelines within the following chapters: <ul style="list-style-type: none"> • Chapter 3 – Environmental Management and Constraints; • Chapter 4A – Development in the Rural Zones; • Chapter 5A – Dwelling Houses; • Chapter 5B – Secondary Dwellings; • Chapter 6A – Multi Dwelling Housing; • Chapter 6B – Dual Occupancy; • Chapter 9 – Industrial Development; and • Chapter 14 – Subdivision 	12 February 2019	13 March 2019
<u>Amendment No. 22</u> Amendment No. 22 provides clarity on control and guidelines within the following chapters: <ul style="list-style-type: none"> • Appendix A – Definitions • Chapter 2 – Development Application Process • Chapter 3 – Environmental Management and Constraints • Chapter 5A – Dwelling Houses • Chapter 5B – Secondary Dwellings • Chapter 5C – Dwelling Houses on Narrow Lots • Chapter 7 – Residential Flat Buildings and Shop Top Housing • Chapter 8 – Neighbourhood and Local Centres Business Use • Chapter 12 – Car Parking, Vehicle and Access Management • Chapter 13 – Child Care Centres • Chapter 14 - Subdivision 	9 June 2020	21 September 2020

Place Based and Site Specific Development Control Plans

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP 2018	6 August 2019	4 September 2020
Cabramatta Town Centre DCP (5/2000) <ul style="list-style-type: none"> - <u>Amendment No.1</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 2</u> (New clause regarding Model Submission – 3.09.2014) - <u>Amendment No. 3</u> (Amended clauses and map regarding Precinct 2- Dutton Lane Car Park) - <u>Amendment No. 4</u> (Precinct 4A – East side market square and station interface) 	10 May 2022	07 October 2022
Fairfield City Centre DCP 2013 <ul style="list-style-type: none"> - <u>Amendment No.1</u> (Outdoor Dining Controls – 5.3. 2014) - <u>Amendment No. 2</u> (Remove reference to Public Art Guide and update signage controls reference – 3.09.2014) - <u>Amendment No. 3</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy) 	10 May 2016	25 May 2016
Canley Corridor DCP No.37 (2013) (Canley Vale and Canley Heights town centres) <ul style="list-style-type: none"> - <u>Amendment No.1:</u> (Development Controls for Adams Reserve 12.9.2006) - <u>Amendment No.2:</u> (Development Controls for 45-47 Peel St, Canley Heights 9.4.2008) - <u>Amendment No.3:</u> (Awnings controls 3.11.2010) - <u>Amendment No.4:</u> (Development Controls for 190 Canley Vale Rd, Canley Heights 19.4.2011) - <u>Amendment No.5:</u> (References to Fairfield LEP 2013 31.5.2013) - <u>Amendment No.6:</u> (Outdoor Dining Controls –5.3.2014) - <u>Amendment No. 7</u> (Remove reference to Public Art Guide – 3.09.2014) - <u>Amendment No. 8</u> (Include 46 Derby Street, Canley Heights into Town Centre Catchment – 01.07.2015) - <u>Amendment No. 9</u> (removes reference to the Fairfield Art Strategy as Council has not formally adopted a Public Art Strategy) 	10 May 2016	25 May 2016
Prairiewood Town Centre – Southern Precinct DCP 2013	13 November 2012	31 May 2013
Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
Fairfield Heights Town Centre DCP 2018	06 August 2019	05 June 2020
Villawood Town Centre DCP 2020	28 April 2020	05 June 2020

Master Plans

Title	Adopted by Council*	Effective Date
Prairiewood Masterplan (December 2005)	13 November 2012	31 May 2013
Fairfield Town Centre Masterplans – The Crescent and Barbara Street Precincts (May 2007)		May 2007

Urban Design Studies

Title	Adopted by Council
Fairfield City Centre Key Sites Urban Design Study	27 March 2018
Fairfield Heights Town Centre Urban Design Study	27 March 2018
Villawood Town Centre Urban Design Study	27 March 2018

* Note: Some "In Force" Development Control Plans may be under review, check with Council for date of last amendment.

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Flood Information Sheet

Applicant:	InfoTrack
Certificate No.:	1055/2023
Applicant's Reference:	EC2255-#113737236#
Issue Date:	23/03/2023
Receipt No.:	

PROPERTY ADDRESS:	295 Victoria Street WETHERILL PARK NSW 2164
LEGAL DESCRIPTION:	Lot: 8 DP: 230076

Council has adopted a policy on flooding which may restrict the development of land. The Fairfield City-Wide Development Control Plan 2013 (which includes provisions for flood management) applies to all of the Fairfield Local Government area.

Important Notes:

Not Applicable values indicate that the subject land is not known to be subject to flooding.

Not Available values indicate that Council does not have the required flood information for the subject land.

A Glossary is also attached at the end of this Flood Information Sheet.

MAINSTREAM FLOODING

Description

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

Mainstream Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum	Not Applicable
PMF maximum	Not Applicable
1 in 100 year minimum	Not Applicable
1 in 100 year maximum	Not Applicable
1 in 20 year minimum	Not Applicable
1 in 20 year maximum	Not Applicable

LOCAL OVERLAND FLOODING

Description

Based on the information currently available to Council, this land is not affected by overland flooding. However, this is subject to future flood studies and reviews.

Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
PMF minimum	Not Applicable
PMF maximum	Not Applicable
1 in 100 year minimum	Not Applicable
1 in 100 year maximum	Not Applicable
1 in 20 year minimum	Not Applicable
1 in 20 year maximum	Not Applicable

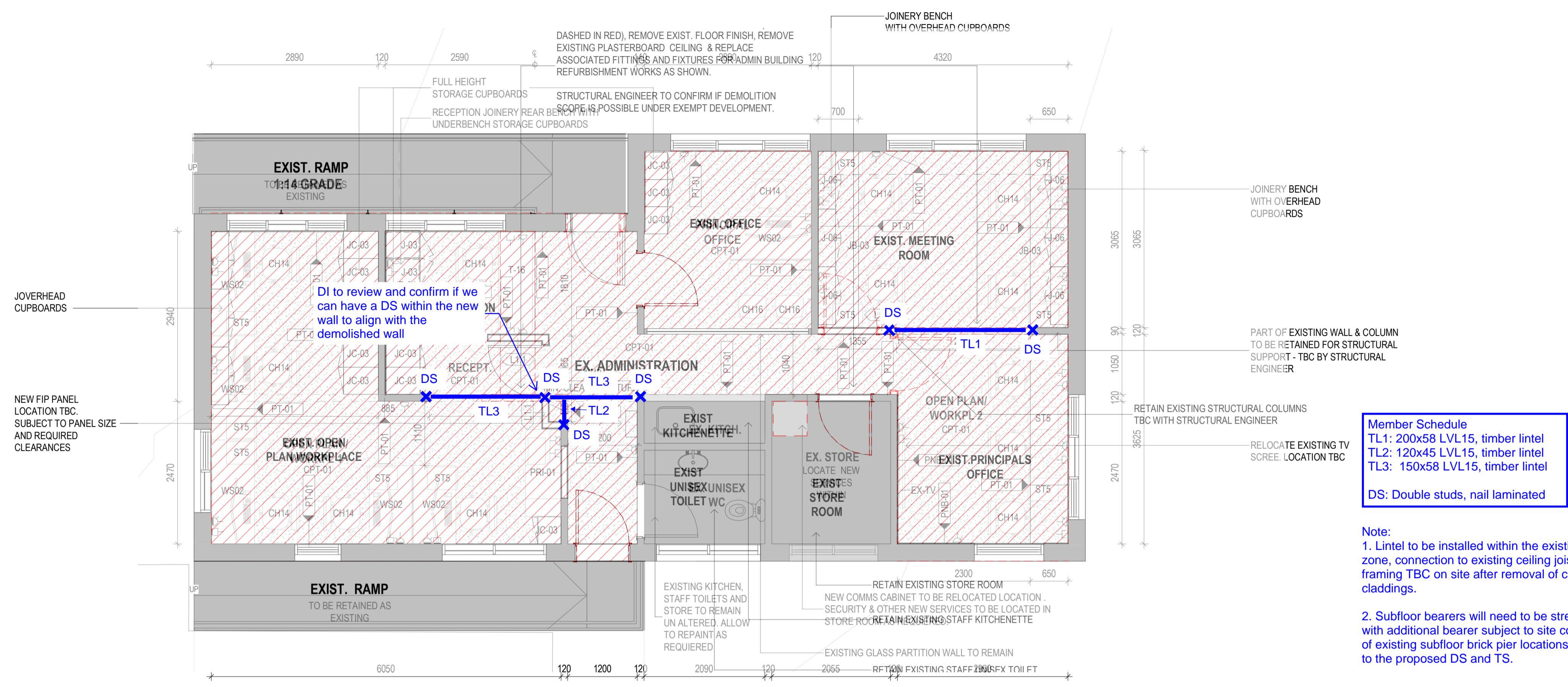
GLOSSARY	
m AHD	metres Australian Height Datum (AHD).
Australian Height Datum (AHD)	A common national plane of level approximately equivalent to the height above sea level. All flood levels, floor levels and ground levels are normally provided in metres AHD.
Average Recurrence Interval (ARI)	The long term average number of years between the occurrence of a flood as big as the selected event. For example, floods with a discharge as great as the 20 year ARI event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.
Flood	A relatively high stream flow that overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam. It also includes local overland flooding associated with major drainage before entering a watercourse, or coastal inundation resulting from raised sea levels, or waves overtopping the coastline.
Flood risk precinct	<p>An area of land with similar flood risks and where similar development controls may be applied by a Council to manage the flood risk. The flood risk is determined based on the existing development in the precinct or assuming the precinct is developed with normal residential uses. Usually the floodplain is categorised into three flood risk precincts 'low', 'medium' and 'high', although other classifications can sometimes be used.</p> <p>High Flood Risk: This has been defined as the area of land below the 100-year flood event that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties.</p> <p>Medium Flood Risk: This has been defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.</p> <p>Low Flood Risk: This has been defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.</p>
Local overland flooding	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
Mainstream flooding	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
Probable Maximum Flood (PMF)	The largest flood that could conceivably occur at a particular location.
Flood Planning Area	The area of land below the FPL and thus subject to flood related development controls.
Flood Planning Level	Are the combinations of flood levels (derived from significant historical flood events or floods of specific AEPs) and freeboards selected for floodplain risk management purposes, as determined in management studies and incorporated in management plans.
Flood Control Lot	A lot to which flood related development controls apply in respect of development for the purposes of industrial buildings, commercial premises, dwelling houses, dual occupancies, multi dwelling housing or residential flat

	buildings (other than development for the purposes of group homes or seniors housing)
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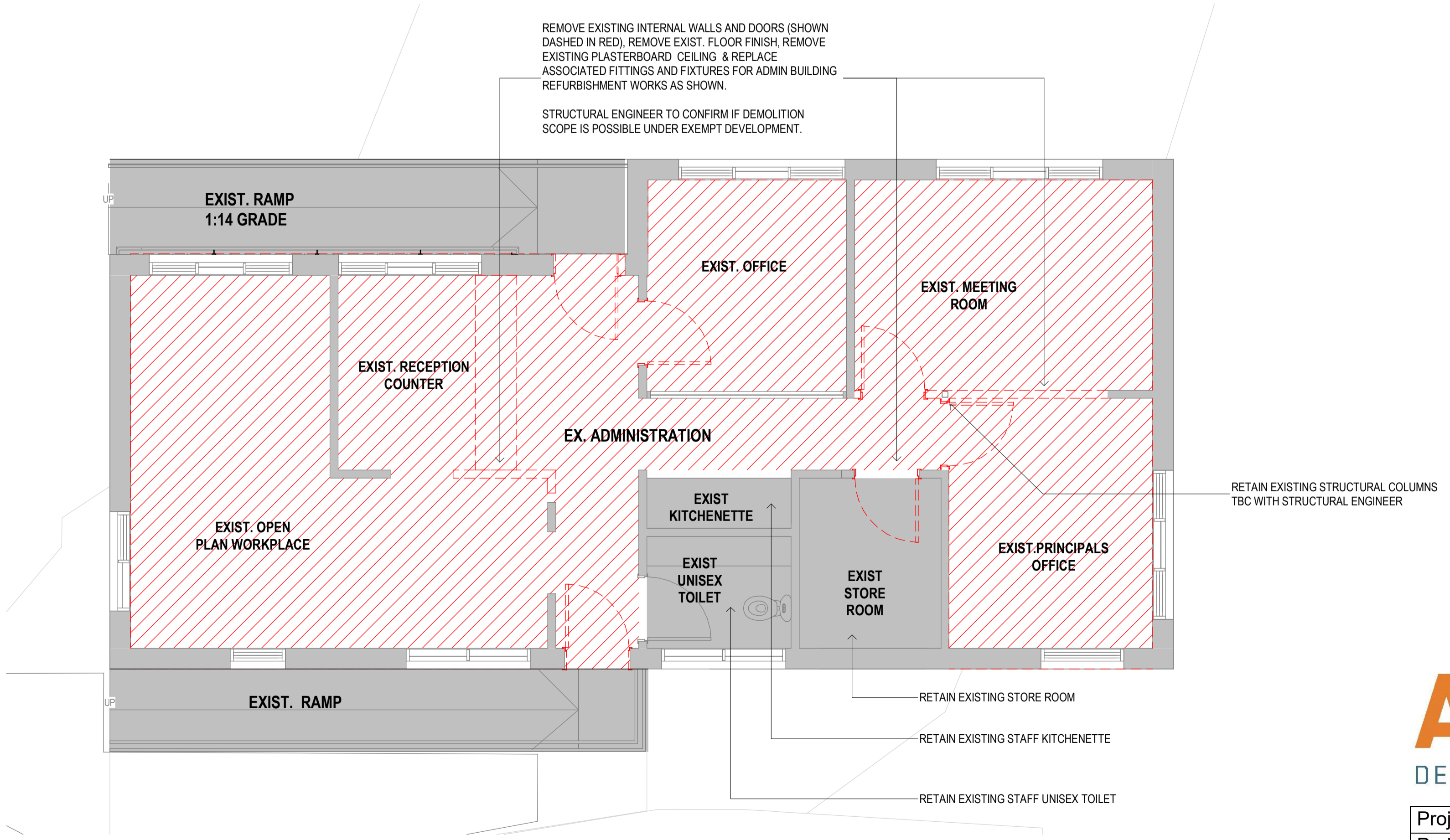
**EC2255 – Aspect, Western Sydney
Minor Alterations and Additions – Administration Building**



Appendix H – Structural Concept



1 PROPOSED NEW ADMINISTRATION INTERNAL LAYOUT
 AR-202 SCALE 1:50



2 EXISTING & PROPOSED DEMOLITION ADMINISTRATION BUILDING
 AR-301 SCALE 1:50

ARCHITECTURE:

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- Figuredimensions govern, do not scale of drawings. Do not scale drawings.
- Any discrepancies should be immediately referred to the Project Manager.
- All work to comply with Federal and State legislation, National Construction Code (NCC), statutory authorities and relevant Australian Standards.
- Refer to general notes sheet & titlesheets for additional disclaimer notes.

No	DATE	REVISIONS	BY
A	27/06/2022	CONCEPT PHASE - PRELIMINARY ISSUE FOR REVIEW	PA
B	19/12/2022	DESIGN DEVELOPMENT	PA
C	30/01/2023	DESIGN DEVELOPMENT	PA

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 Email: mail@greenpointgroup.com.au
 Web: www.greenpointgroup.com.au

CLIENT
autism spectrum AUSTRALIA
ASPECT AUTISM SPECTRUM

PROJECT
WESTERN SYDNEY CAMPUS UPGRADE

295 VICTORIA ST, WETHERILL PARK

DETAILS
 DRAWN PA
 CHECKED RF
 APPROVED
 SCALE BAR - 1:50
 0 500 1000 1500 2000 2500 mm

ADMINISTRATION - PLAN - INTERIOR DETAILS

DRAWING NUMBER AR-1005
SCALE 1:50 @ A1

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Project: Aspect Western Sydney School			
Project Number	Date	By	Scale
230058	13/02/2023	ACE	N.T.S
Sketch Number: Admin alternation coordination markup			