GCA

Geotechnical Consultants Australia

Montessori Academy Group

Hazardous Materials Survey

Proposed Development at:

170 Derby Street

Penrith NSW 2750

Lot 2 / - / DP109053

E20160-1

9th November 2020

Geotechnical Consultants Australia Pty Ltd
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Report Distribution

Hazardous Materials Survey

Address: 170 Derby Street Penrith NSW 2750

GCA Report No.: E20160-1

Date: 9th November 2020

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Version	Prepared By	Reviewed By	Date Issue
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FINAL	**Luke Breva** *Graduate Environmental Consultant* [redacted]	**Nick Caltabiano** *Project Manager*	9th November 2020

Report Revision	Details	Report No.	Date	Amended By
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Issued By:

[redacted]

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TABLE OF CONTENTS

APPENDICES

1. Introduction

This Hazardous Materials Survey (HMS) was prepared by Geotechnical Consultants Australia Pty Ltd (GCA) for the site located at No. 170 Derby Street Penrith NSW 2750 (the site) and was prepared for Montessori Academy Group (the client).

This survey was conducted to identify the existence of any potentially hazardous materials within the building structures onsite. This involved a visual inspection of representative areas throughout the properties to identify potential Asbestos Containing Materials (ACM), lead paint, Polychlorinated Biphenyls (PCB's) and Synthetic Mineral Fibre (SMF).

Where required, additional sampling/analysis was conducted to assist in the identification of materials suspected of being potentially hazardous to human health.

2. Objectives

The objective of the survey is to identify hazardous materials located throughout the site and to provide a hazardous materials report outlining the findings of the inspection and any recommendations for the management of potentially dangerous materials found onsite.

This is undertaken in relation to legislative requirements concerning the preparation of a site for remediation prior to demolition or construction activities occurs on the property.

3. Scope of Works

- Locate, inspect and sample, as far as reasonably practicable, ACM, SMF, PCB's containing capacitors in in fluorescent light fittings, lead containing paint and lead containing dust.
- Where collected, samples will be analysed at an external National Association of Testing Authorities, Australia (NATA) accredited laboratory.
- Document the nature, location and condition of hazardous building materials identified on the site, including a risk assessment and photographic evidence within a report as well as a register providing recommendations for the remediation of the hazardous building materials.

This register covers the interior and exterior the building onsite. This survey was conducted to identify the presence of common hazardous materials.

4. Legislative Requirements

The survey was conducted in accordance with the following:

- Work Health and Safety Act 2011.
- Work Health and Safety Regulation 2017.
- Code of Practice for How to Manage and Control Asbestos in the Workplace September 2016 (SafeWork NSW).
- Code of Practice for How to Safely Remove Asbestos September 2016 (SafeWork NSW).
- Guidance note on the Membrane Filter Method for the estimation of airborne asbestos fibres 2nd edition [NOHSC: 3003 (2005)].
- Code of Practice Demolition Work September 2016 (SafeWork NSW).
- Australian Standards (AS) 2601 (2001) Demolition of Structures.
- AS 4361.2 Guide to Lead Paint Management; Part 2 Residential and Commercial Buildings
- Guide to handling Refractory Ceramic Fibres.
- Code of Practice for the safe use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].
- Guidance notes on the Membrane Filter Method for the estimation of airborne synthetic mineral fibres [NOHSC: 3006 (1989)].
- Australian and New Zealand Environment and Conservation Council (ANZECC) 1997 publication:

Identification of PCB-containing capacitor.

5. Methodology

The survey of the subject site was conducted based on GCA policies and procedures; consistent with ISO 9001 (2015), ISO 17020 and ISO 17025 as well as considering the experience of the competent person and/or Licensed Asbestos Assessor (LAA).

6. About Your Register

The survey involved a visual inspection of accessible and representative building materials and the collection and analysis of materials suspected of containing hazardous materials. Destructive sampling techniques were undertaken to collect the samples where practicable and safe to do so. Where required and possible, samples were collected from discrete locations and the sample location stabilised to prevent further disturbance.

An asbestos register will normally involve a walk-through inspection of the respective Building(s) by a LAA and/or a competent person. During the inspection, samples may be collected to confirm the presence/absence of hazardous materials. If collected, samples must be analysed by a NATA accredited laboratory.

6.1 Asbestos Containing Materials

Suspected ACM's were sampled by GCA in accordance with AS 4964-2004 Method for the Qualitative Identification of Asbestos in Bulk Samples. Where taken, representative samples of suspected ACM are placed into sealable clip-lock plastic bags and were analysed by an external NATA accredited laboratory for the presence of asbestos by Polarised Light Microscopy.

6.2 Synthetic Mineral Fibre Materials

The assessment of SMF materials was carried out by visually identification of SMF with reference to Code of Practice for the 'Safe Use of Synthetic Mineral Fibres' [NOHSC:2006 (1990)]. Where taken, representative samples of suspected SMF are placed into sealable clip-lock plastic bags and were analysed by an external NATA accredited laboratory for the presence of SMF by Polarised Light Microscopy.

6.3 Polychlorinated Biphenyls

The assessment for the potential presence of PCBs capacitors made based on a visual assessment of the age and condition of the light fixtures. Furthermore, the PCB capacitor serial numbers are cross referenced with Australian and New Zealand Environment and Conservation Council (ANZECC) document 'Identification of PCB-containing Capacitors 1997'.

6.4 Lead Containing Paint

Suspected lead-based paint systems are sampled in accordance with AS 4361.2-1998 Guide to Lead Paint Management – Part 2: Residential and Commercial Buildings (AS 4361.2). Where taken, representative samples of paint are collected and placed in a clip-lock sealable bag and then analysed by an external NATA accredited laboratory for determination of the amount of lead by ICP-AES test method.

AS 4361.2 defines in which the lead content is in excess of 1.0 per cent by weight of the dry film as determined by laboratory testing to be lead containing paint. Results are expressed in per-cent weight per weight.

6.5 Lead Containing Dust

Suspected lead containing dust is sampled in accordance with AS 4361.2. An area to be sampled is marked out on the surface where accumulated dust is located. A wet wipe is used to collect the sample. Where taken, representative samples are collected and placed in a clip-lock sealable bag and then analysed by and external NATA accredited laboratory for determination of the amount of lead by Atomic Absorption Spectroscopy.

Samples collected from the spaces are to be compared to 8mg/m^2 adopted clearance criteria as indicated by Section 5.0 of AS 4361.2.

GCA did not identify any area onsite where potential lead containing dust was present, thus, no samples were taken.

7. Inaccessible Areas

Areas which are inaccessible or materials which were not visible during the inspection must be 'Presumed to Contain Asbestos and/or other hazardous materials (i.e. lead dust) until the area can be safely inspected'. These may include:

- Materials which are obscured or covered by a second building fabric, such as a ceiling above a false ceiling, or a second concealed floor covering beneath the primary floor covering.
- Areas with limited/no safe access, such as subfloors, roof areas, ceiling spaces, lift shafts, and some plant rooms.
- Air conditioning, heating, mechanical, electrical or other equipment with inaccessible components which require specialist knowledge.
- General exterior roof surfaces, beneath ground cover and subsurface areas e.g. asbestos in fill/soil.
- Materials dumped, hidden, or otherwise placed in locations which one could not reasonably anticipate.
- Materials other than normal building fabric, materials in special purpose facilities and building materials that cannot be reasonably and safely assessed without assistance.

8. Unexpected Finds and Emergency Procedure

This document outlines the steps and processes that must be followed onsite when an emergency and or unexpected hazardous building material is found.

Most asbestos incidents happen when workers disturb asbestos without expecting it. These incidents are often UNCONTROLLED, around UNPROTECTED PERSONS, and not properly ACTED UPON. What should you do if you or another person disturbs potential ACM?

1. **ISOLATE** the area and set up a barricade to restrict access. Ideally a 10-metre exclusion zone is required as a minimum (anything less will require air monitoring to be undertaken by a NATA accredited company at the exclusion zone boundary).
2. **SIGNPOST** the exclusion zone. Place ASBESTOS WARNING SIGNS at all points of entry into the area. If you don't have asbestos warning signs, use danger flags or normal danger / warning signs in the short term.
3. **CONTACT** your preferred Asbestos Assessor or Occupational Hygienist. They will inspect the area and decide on the appropriate decontamination requirements.
4. **AIR MONITORING** is the only way to answer the question "Have I been exposed to asbestos?", and it MUST be conducted by a NATA accredited company. **REMOVAL** of the contamination should be undertaken by a licensed asbestos removal contractor. Contact your Asbestos Assessor for advice on selecting a licensed removal contractor.
5. **CLEARANCE** is required by a Licensed Asbestos Assessor after the clean-up but before the area is

reoccupied. No person is allowed back into the impacted area prior to clearance being granted (except the contractor or the Asbestos Assessor).

9. Labelling of Asbestos Containing Materials (ACM)

Labelling of ACM is an effective way to reduce the risk posed by inadvertent or accidental disturbance. The label should be clearly visible and of a suitable design to withstand deterioration by weather and UV light.

10. Survey Findings & Recommendations

Please find attached in **Appendix A** the onsite findings noting the findings and recommendations for the remediation of hazardous building materials found onsite prior to the proposed demolition works. Figures and onsite photographs are also presented in **Appendix A**.

Results of the analysis carried out by the external NATA accredited laboratory on selected samples collected within the site are presented in the laboratory certificates attached in **Appendix B** of this report.

11. Demolition

Buildings and infrastructures within the site are proposed to be demolished. Given the specialist nature of demolition work, a demolition management plan should be prepared to collate the key information relevant to the work into a single document, including some information relevant to WHS and an Asbestos Management Plan (AMP). A demolition management plan should not duplicate a WHS management system or Safe Work Method Statement (SWMS) but may reference them.

12. Limitations

The findings of this report are based on the scope of work outlined in Section 3. GCA performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental consulting profession. No warranties, express or implied are made.

The results of this assessment are based upon the information documented and presented in this report. All conclusions and recommendations regarding the site are the professional opinions of GCA personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, GCA assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of GCA, or developments resulting from situations outside the scope of this project.

The results of this assessment are based on the site conditions identified at the time of the site inspection and validation sampling. GCA will not be liable to revise the report to account for any changes in site characteristics, regulatory requirements, assessment criteria or the availability of additional information, subsequent to the issue date of this report.

GCA is not engaged in environmental consulting and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes.

Geotechnical Consultants Australia Pty Ltd (GCA)

Prepared by:	**Reviewed by:**
[redacted]	
Luke Breva *Graduate Environmental Consultant*	**Nick Caltabiano** *Project Manager*

RISK ASSESSMENT NOTES:

A score of 0 - 12 = low risk (the current condition of the hazardous material poses a low risk to persons in/and around it)
A score of 12 – 15 = medium risk (the current condition of the hazardous material poses a medium risk to persons in/and around it. Care should be taken with consideration to using appropriate respiratory protection and/or PPE)
A score of 16+ = high risk (the current condition of the hazardous material poses a high risk to persons in/and around it. No unprotected persons should be within the immediate vicinity of this material. Complete respiratory protection and appropriate PPE MUST be worn)

GENERAL NOTES:

- Electrical backing boards are presumed to be positive for asbestos. To prove otherwise testing must be undertaken, with power isolated by a licenced electrician prior to any sampling taking place.
- Inaccessible areas (eg. locked rooms, subfloor spaces etc.) should be assumed to contain hazardous materials unless proven otherwise

170 Derby Street, Penrith, NSW, 2750

Occurrence	Friability	Status	Occurrence Details	Comments and Risk Assessment	Image
ASBESTOS					
Material within the wall of the office.	Non-Friable	Negative	First Recorded: 30.10.20 Reinspection Due: 30.10.25 Labelled: Yes Removed: Yes Sample Tested: Yes **Name: S1** **No Asbestos Detected**	**Low Risk** There was minimal risk in obtaining the sample. However, it is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	

Material within the wall	Non-Friable	Positive	First Recorded: 30.10.20 Reinspection Due: 30.10.25 Labelled: Yes Removed: Yes Sample Tested: Yes **Name: S2** **No Asbestos Detected** **Lead Paint: 0.002 %w/w**	**Low Risk** It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	
Material used at the back of the shed.	Non - Friable	Negative	First Recorded: 30.10.20 Reinspection Due: 30.10.25 Labelled: Yes Removed: Yes Sample Tested: Yes **Name: S6** **No Asbestos Detected**	**Low Risk** It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury if/when sample if being collected.	

Material used for ceiling	Non - Friable	Negative	First Recorded: 30.10.20 Reinspection Due: 30.10.25 Labelled: No Removed: No Sample Tested: No	**Low Risk** No sample was taken due to the height of the ceiling. It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury if/when sample if being collected.	
LEAD PAINT					
Edges along the corner of the room	N/A	Positive	First Recorded: 30.10.20 Reinspection Due: 30.10.25 Labelled: Yes Removed: Yes Sample Tested: Yes **Name: S3** **Lead Paint: 0.001 %w/w**	**Low Risk** There was minimal risk in obtaining the sample. However, it is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	

Paint from the door	N/A	Positive	First Recorded: 30.10.20 Reinspection Due: 30.10.25 Labelled: Yes Removed: Yes Sample Tested: Yes **Name: S4** **Lead Paint: 0.002 %w/w**	**Low Risk** There was minimal risk in obtaining the sample. However, it is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	
Peeled paint from the shed.	N/A	Positive	First Recorded: 30.10.20 Reinspection Due: 30.10.25 Labelled: Yes Removed: Yes Sample Tested: Yes **Name: S5** **Lead Paint: 17 %w/w**	**Low Risk** There was minimal risk in obtaining the sample. However, it is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	

Peeling paint from eves of the property.	N/A	Negative	First Recorded: 30.10.20 Reinspection Due: 30.10.25 Labelled: No Removed: No Sample Tested: No	**Low Risk** No sample was taken due to the height of the ceiling. It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	
Peeling paint from gutter of the property.	N/A	Negative	First Recorded: 30.10.20 Reinspection Due: 30.10.25 Labelled: No Removed: No Sample Tested: No	**Low Risk** No sample was taken due to the height of the ceiling. It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	

PCB					
Front porch light.	N/A	Assumed positive	First Recorded: 30.10.20 Reinspection Due: 30.10.25 Labelled: No Removed: No Sample Tested: No	**Low Risk** No sample was taken due to the light being in viable condition. It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury.	
Lights within the residential structure	N/A	Assumed positive	First Recorded: 30.10.20 Reinspection Due: 30.10.25 Labelled: No Removed: No Sample Tested: No	**Low Risk** It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury. No sample was taken due to the light being in viable condition.	

SMF					
Water Heater located outside the property	N/A	Assumed positive	First Recorded: 30.10.20 Reinspection Due: 30.10.25 Labelled: No Removed: No Sample Tested: No	**Low Risk** It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury. No sample was taken due to the water heater being in viable condition.	
Air conditioner	N/A	Assumed positive	First Recorded: 30.10.20 Reinspection Due: 30.10.25 Labelled: No Removed: No Sample Tested: No	**Low Risk** It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury. No sample was taken due to the air conditioner being in viable condition.	

Heater within the property	N/A	Assumed positive	First Recorded: 30.10.20 Reinspection Due: 30.10.25 Labelled: No Removed: No Sample Tested: No	**Low Risk** It is recommended that appropriate PPE should be worn by field technician to minimise risk of injury. No sample was taken due to the air conditioner being in viable condition.	

APPENDIX A

Figures and Site Photographic Log

N

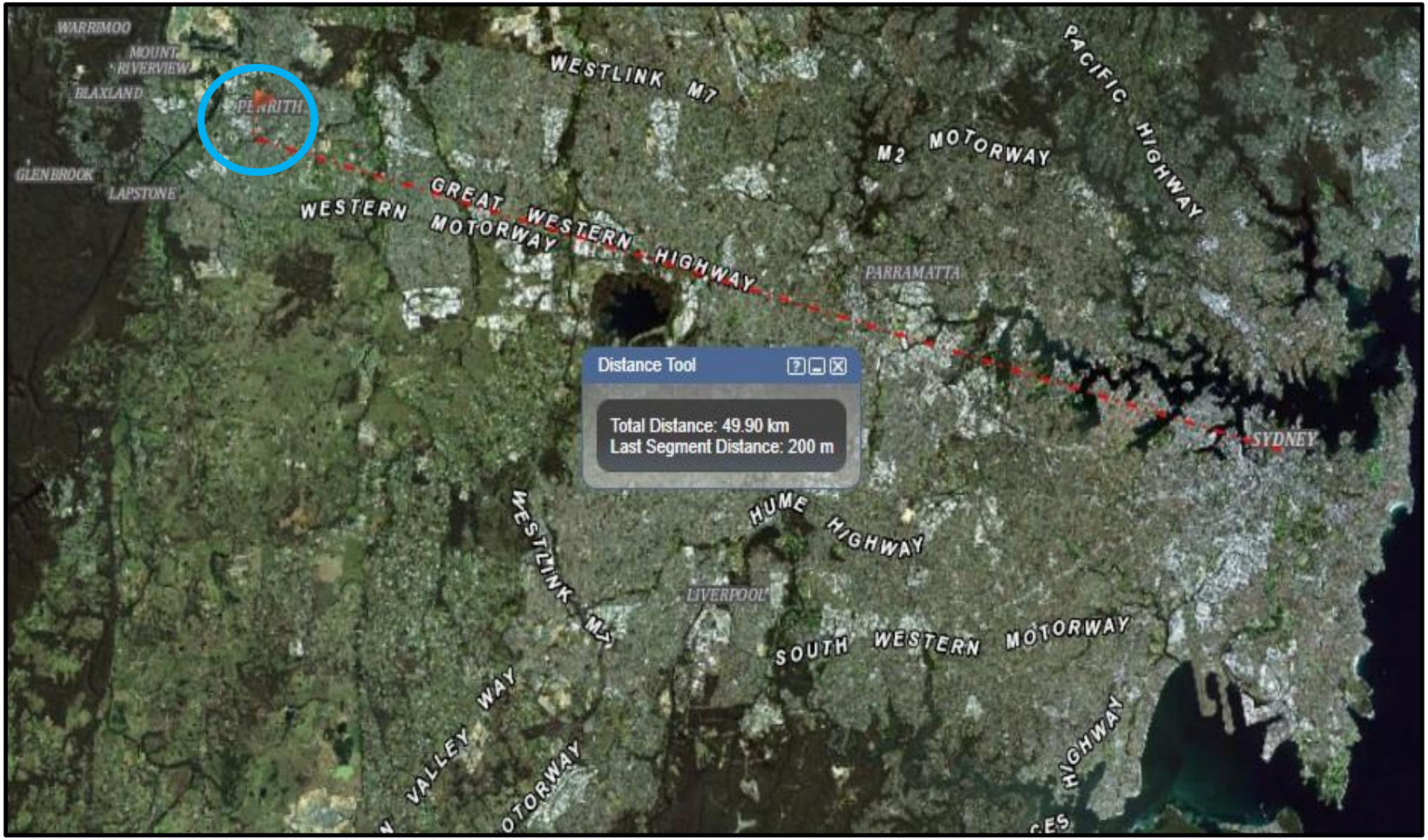

Figure 1: Depicts an aerial map of the site in relation to the CBD. The site is located approximately 49.90 km north - west of Sydney's CBD.

Site location

Source: Six Maps 2020

Figure 1	Locality Map
Project	170 Derby Street, Penrith, NSW, 2750

N

Figure 2: Depicts an aerial photo of the site. The total area of this site is approximately 1307m^2. Six (6) samples were taken from the property. NOTE: "NT" = Not Tested

Sample Name	Lead %w/w	Asbestos
S1	NT	No
S2	0.002	No
S3	0.001	NT
S4	0.002	NT
S5	17	NT
S6	NT	No

Site boundary

Source: Six Maps 2020

Figure 2	Site Area
Project	170 Derby Street, Penrith, NSW, 2750

N

Figure 3: Depicts an aerial image of the site in 1943. The site contains a residential property. Surrounding the property was vacant land and other residential lots.

Site Location

Source: Metro Maps 2020

Figure 3	Historical Image: 1943
Project	170 Derby Street, Penrith, NSW, 2750

N

Figure 4: Depicts an aerial photo of the site in 2000. The surrounding vacant lots have been developed into residential properties.

Site Location

Source: Metro Maps 2020

Figure 4	Historical Image: 2000
Project	170 Derby Street, Penrith, NSW, 2750

N

Figure 5: Depicts an aerial photo of the site in 2020. The site is still similar to figure 4.

Site Location

Source: Metro Maps 2020

Figure 5	Historical Image: 2020
Project	170 Derby Street, Penrith, NSW, 2750

Onsite Photographs: 04/11/2020

Image 1: Overview image of the site. The site contains a single storey residential property. The site is being used as an Associate Psychology Practice. There is brick base and front pillars, with wooden cladding.

Image 2: Depicts the entrance to the site. The site contains a carpark and vegetation bundled within certain areas of the site. There is a steep elevation near the entrance of the site.

Image 3: Depicts the reception area within the property.

Image 4: Depicts the waiting room within the property.

Image 5: Represents the main walkway within the property. The walkway distributes into different rooms where appointments are made.

Image 6: Rear end of the property has a meeting area which distributes into offices.

APPENDIX B

Laboratory Results (NATA)

ANALYTICAL REPORT

Accreditation No. 2562

CLIENT DETAILS

Contact	Nick Caltabiano
Client	NEO CONSULTING PTY LTD
Address	PO BOX 279 RIVERSTONE NSW 2765

[redacted]

Project	N4668
Order Number	(Not specified)
Samples	6

LABORATORY DETAILS

Manager	Huong Crawford
Laboratory	SGS Alexandria Environmental
Address	Unit 16, 33 Maddox St Alexandria NSW 2015
Telephone	+61 2 8594 0400
Facsimile	+61 2 8594 0499
Email	au.environmental.sydney@sgs.com
SGS Reference	SE213022 R0
Date Received	30/10/2020
Date Reported	6/11/2020

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

No trace asbestos fibres detected using trace analysis technique.

Asbestos analysed by Approved Identifier Ravee Sivasubramaniam.

SIGNATORIES

[redacted]

Bennet LO
Senior Organic Chemist/Metals Chemist

Ravee SIVASUBRAMANIAM
Hygiene Team Leader

Metals in Paint by ICPOES [AN065/AN320] Tested: 2/11/2020

PARAMETER	UOM	LOR	S2 MATERIAL - 30/10/2020 SE213022.002	S3 PAINT - 30/10/2020 SE213022.003	S4 PAINT - 30/10/2020 SE213022.004	S5 PAINT - 30/10/2020 SE213022.005
Lead, Pb	%w/w	0.001	0.002	0.001	0.002	17

Fibre ID in bulk materials [AN602] Tested: 4/11/2020

PARAMETER	UOM	LOR	S1 MATERIAL - 30/10/2020 SE213022.001	S2 MATERIAL - 30/10/2020 SE213022.002	S6 MATERIAL - 30/10/2020 SE213022.006
Asbestos Detected	No unit	-	No	No	No

METHOD	METHODOLOGY SUMMARY
AN065/AN320	A portion of paint chips sample is digested with nitric acid to solubilise the metals into solution. Digest then analysed by ICP OES with result calculated back to the as received paint sample basis .
AN602	Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic `clues`, which provide a reasonable degree of certainty, dispersion staining is a mandatory `clue` for positive identification. If sufficient `clues` are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.
AN602	Fibres/material that cannot be unequivocably identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf). The fibres detected may or may not be asbestos fibres.
AN602	AS4964.2004 Method for the Qualitative Identification of Asbestos in Bulk Samples, Section 8.4, Trace Analysis Criteria, Note 4 states:"Depending upon sample condition and fibre type, the detection limit of this technique has been found to lie generally in the range of 1 in 1,000 to 1 in 10,000 parts by weight, equivalent to 1 to 0.1 g/kg."

FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
		NVL	Not validated.	LOR	Limit of Reporting.
**	Indicative data, theoretical holding time exceeded.	IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
		LNR	Sample listed, but not received.		
***	Indicates that both * and ** apply.				

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.
Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be 1.6 / 2 (0.8 mg/kg). Where only 2 analytes are being summed, the " Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the ± sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.
Note that in terms of units of radioactivity:

a. 1 Bq is equivalent to 27 pCi
b. 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: www.sgs.com.au/en-gb/environment-health-and-safety.

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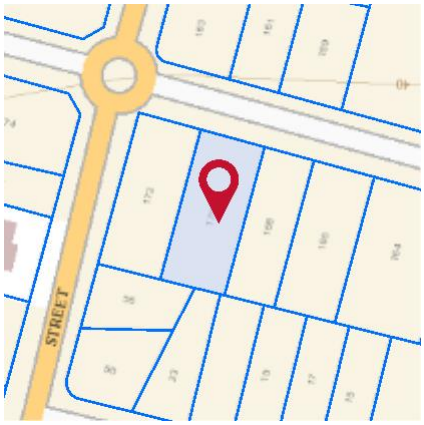
APPENDIX C

Proposed Development

Property Report

170 DERBY STREET PENRITH 2750



Property Details

Address:	170 DERBY STREET PENRITH 2750
Lot/Section /Plan No:	2/-/DP109053
Council:	PENRITH CITY COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Penrith Local Environmental Plan 2010 (pub. 11-8-2017)
Land Zoning	R3 - Medium Density Residential: (pub. 28-1-2015)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	400 m²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)

- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007: Land Application (pub. 28-9-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 19—Bushland in Urban Areas: Land Application (pub. 24-10-1986)
- State Environmental Planning Policy No 1—Development Standards: Land Application (pub. 17-10-1980)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)
- State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes): Land Application (pub. 1-5-2002)
- Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997): Land Application (pub. 7-11-1997)
- Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997): Sub Catchment Boundaries (pub. 7-11-1997)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Local Aboriginal Land Council	DEERUBBIN

NOTES

NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BEARINGS, DIMENSIONS AND AREAS ARE FROM TITLE ONLY AND ARE SUBJECT TO CONFIRMATION BY BOUNDARY SURVEY.

DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DETAIL FROM THE DRAWING. SURVEYOR MUST BE CONTACTED IF THERE ARE ANY DISCREPANCIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (A.H.D.) USING SSM 10972 39.801(AHD) RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ±0.05m

ADJOINING DWELLINGS AND BUILDINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY. ADJOINING WINDOWS HAVE NOT BEEN SURVEYED.

CONTOURS ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN PREFERENCE TO SPOT LEVELS SHOWN.

CONTOUR INTERVALS 1m – 0.2m.

LEGEND

- WATER METER
- BENCH MARK
- COMMS PIT
- ELEC
- POWER POLE
- SIGN POST
- STOP VALVE
- HYDRANT
- SEWER LAMP HOLE
- GUT : TOP OF GUTTER
- ST : DENOTES STAIRS
- US : DENOTES UNKNOWN SERVICE
- S:3 (SPREAD) D:0.3 (DIAMETER) H:10 (HEIGHT)
- SHRUB

M.M.

STREET

DERBY

1 DP 109053

No. 172 TWO STOREY BRICK AND WEATHERBOARD RESIDENCE METAL ROOF

RIDGE RL 47.85

WT: 46.15 WS: 45.21 | WT: 46.15 WS: 45.21 | WT: 46.15 WS: 45.21

BRICK SHED METAL ROOF

FIBRO SHED METAL ROOF

TIMBER FENCE

PAILING FENCE

185°51'50" 55.285

GRASS

CONCRETE

FIBRO SHED METAL ROOF

RAMP

No. 170 ONE STOREY WEATHERBOARD RESIDENCE TILE ROOF

RIDGE RL 46.77

FLOOR RL 41.71

PATIO

ST

DRIVEWAY

US

GUT 46.30

GUT 44.18

GUT 45.30

GUT 43.64

PATH

KERB

VEHICLE CROSSING

17 DP 36418

FIBRO SHED METAL ROOF

94°33'00" 23.655

METAL FENCE

2 DP 109053 1296m² (BY TITLE)

18 DP 36418

ATOP WALL

FENCE RETAINING

METAL BLOCK

185°51'50" 54.740

METAL FENCE

95°51'50" 23.645

FENCE

1 DP 1102223

No. 168 TWO STOREY BRICK AND WEATHERBOARD RESIDENCE TILE ROOF

RIDGE RL 48.93

WT: 44.12 WS: 42.92 | WT: 44.12 WS: 43.24 | WT: 44.12 WS: 42.92

WT: 43.30 WS: 41.40 | WT: 46.11 WS: 44.90 | WT: 43.30 WS: 41.40

RIDGE RL 47.26

No. 168 TWO STOREY BRICK AND WEATHERBOARD RESIDENCE TILE ROOF

KERB OUTLET RL 39.36

KERB OUTLET RL 39.40

BM CUT IN KERB RL 39.53(AHD)

A	13/11/19		INITIAL ISSUE

VERTEX SURVEYORS
ABN 80 763 670 528

PROJECT ADDRESS
170 DERBY STREET, PENRITH

DRAWING TYPE
PLAN SHOWING LEVELS & DETAIL OVER LOT 2 IN DP 109053

CLIENT
MONTESSORI ACADEMY

SURVEYED BY	DRAWN BY
T.M.	M.W.

DATE OF SURVEY
13/11/2019

HEIGHT ORIGIN
SSM 10972 R.L.39.801(AHD)

SCALE
1 : 100 @ A1

LOCAL GOVERNMENT AREA
PENRITH

CAD REFERENCE
C:\19029-001.dwg

DRAWING NO
19029-001

SHEET 1 OF 1

JOB NAME	REV
DERBY	A

PROPOSED CHILDCARE CENTRE
170 DERBY STREET, PENRITH

FOR MONTESSORI ACADEMY

PRE-DEVELOPMENT APPLICATION

AUGUST 2020

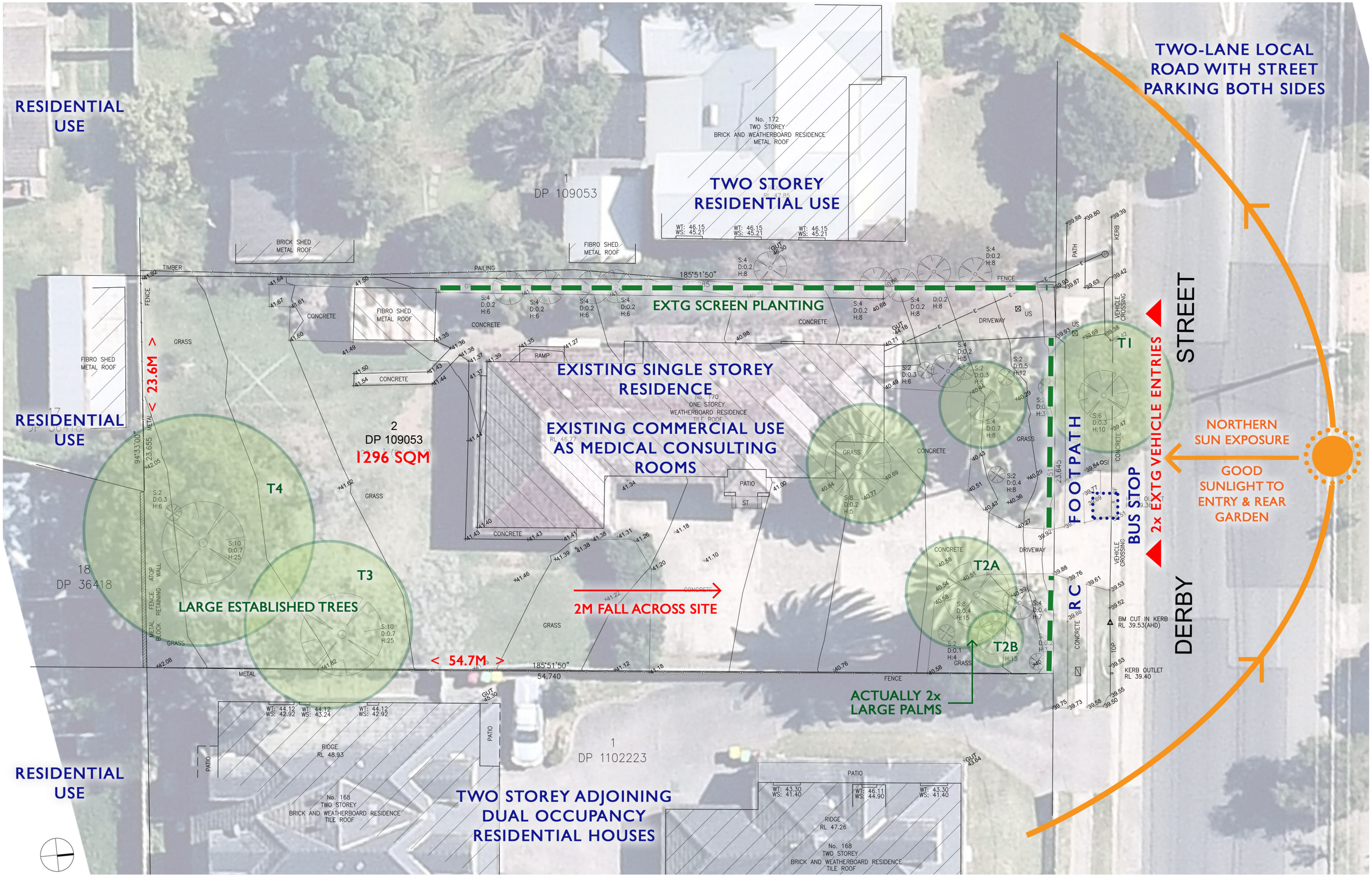
CULLEN FENG ARCHITECTS

a 303 / 77 Dunning Ave
Rosebery NSW 2018

t 02 8310 2095

e cullenfeng@cullenfeng.com.au

w www.cullenfeng.com.au



PROJECT SITE

HERITAGE ITEM (STATE SIGNIFICANCE)

163 DERBY STREET - STREET VIEW

1

2

3

170 DERBY STREET - STREET VIEW

4

5

170 DERBY STREET - TREES AT REAR

6

7

8

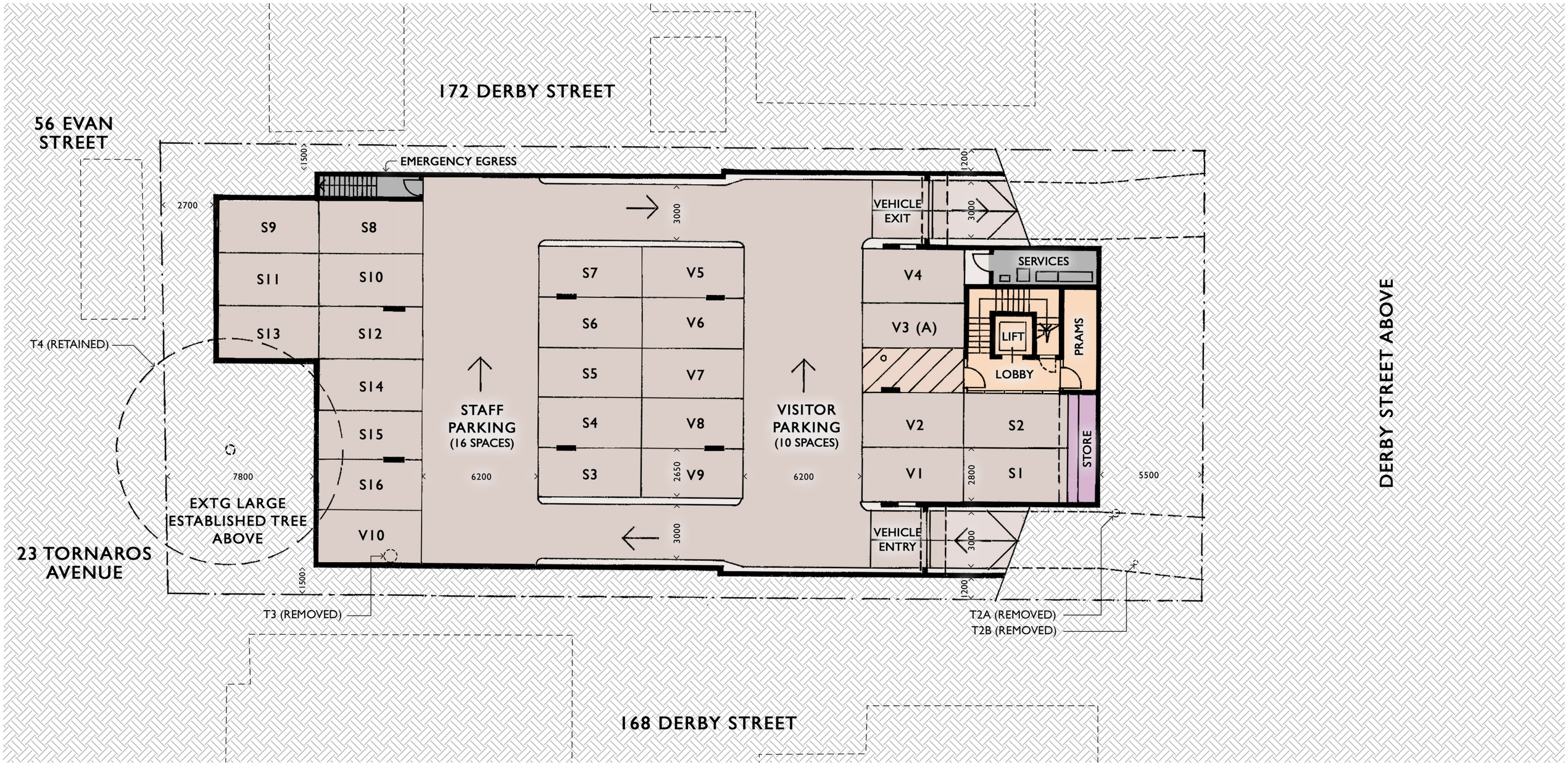
CULLEN FENG ARCHITECTS

MONTESSORI ACADEMY

N.T.S.
4 AUGUST 2020
2023 - 170 DERBY STREET, PENRITH

CONTEXT PHOTOGRAPHS

PRE-D.A.



LEGEND & AREA SCHEDULE

BUILDING / INTERNAL AREAS	B (sqm)	G (sqm)	L1 (sqm)	TOTAL (sqm)
COMMON LOBBY / CIRCULATION FRONT-OF-HOUSE/ BACK-OF-HOUSE	51.3	83.3	32.9	167.5
STAFF / ADMIN AREA	8.7	89.9	22.1	120.7
CLASSROOMS / INDOOR PLAY 0-2 YEARS / 2-3 YEARS / 3-6 YEARS	-	199.3	142.0	341.3
CLASSROOMS - ANCILLARY	-	101.2	37.7	138.9
CARPARKING	739.5	-	-	739.5
PLANT / SERVICES	16.8	23.8	-	40.6
TOTAL (sqm)	816.3	497.5	234.7	1548.5

EXTERNAL AREAS	G (sqm)	L1 (sqm)	TOTAL (sqm)
PLAY AREA OUTDOOR	357.8	310.1	667.9
EXTERIOR PAVED	160.7	-	160.7
LANDSCAPING	121.7	52.7	174.4
CARPARK DRIVEWAY	99.9	-	99.9
PLANT / SERVICES	24.2	-	24.2
TOTAL (sqm)	764.3	362.8	1127.1

*figures to be updated

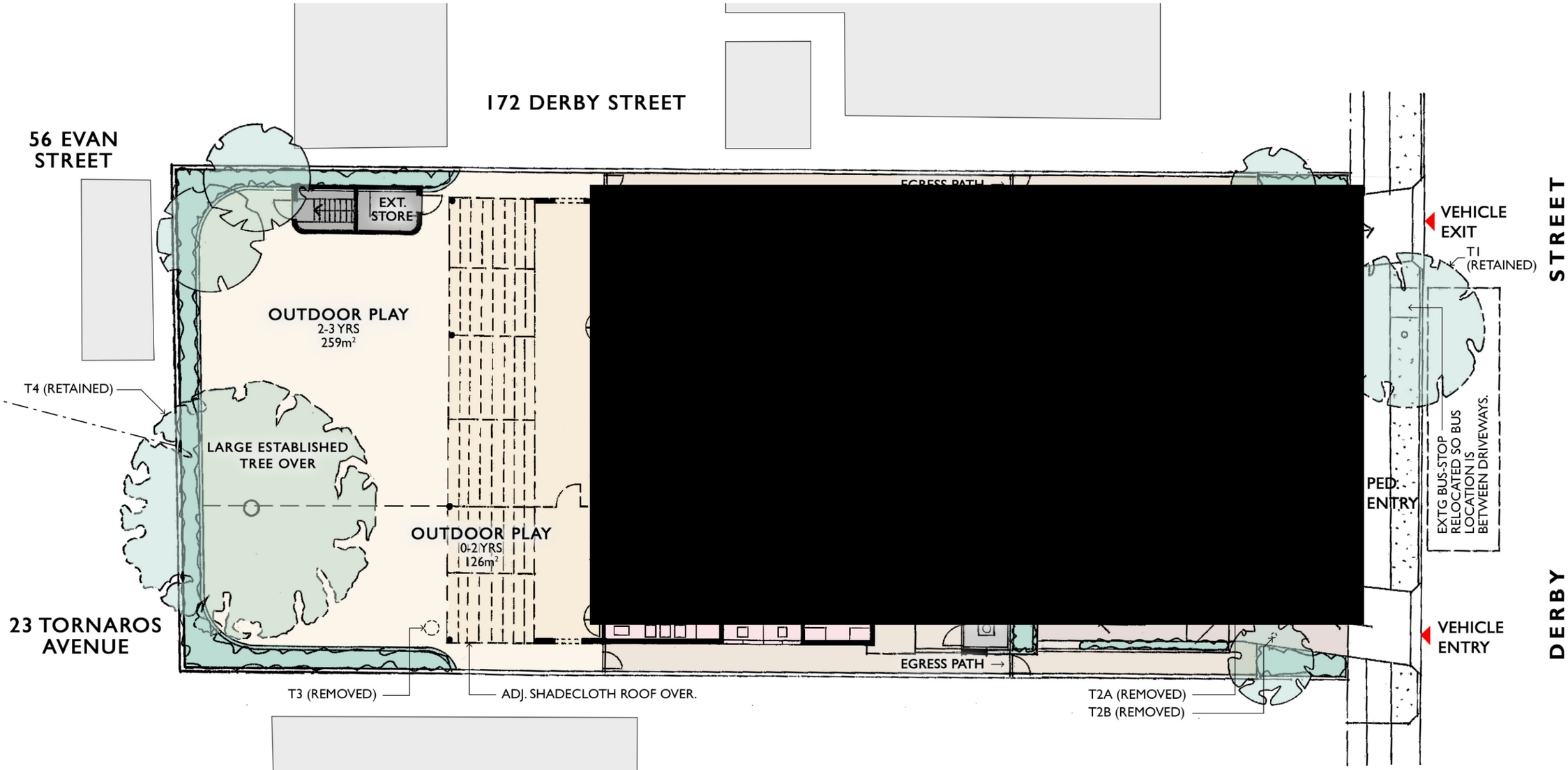
CUTLER PENDLE ARCHITECTS

MONTESSORI ACADEMY

1:200 @ A3
7 AUGUST 2020
2023 - 170 DERBY STREET, PENRITH

BASEMENT PLAN - OPTION 5

SK31



LEGEND & AREA SCHEDULE

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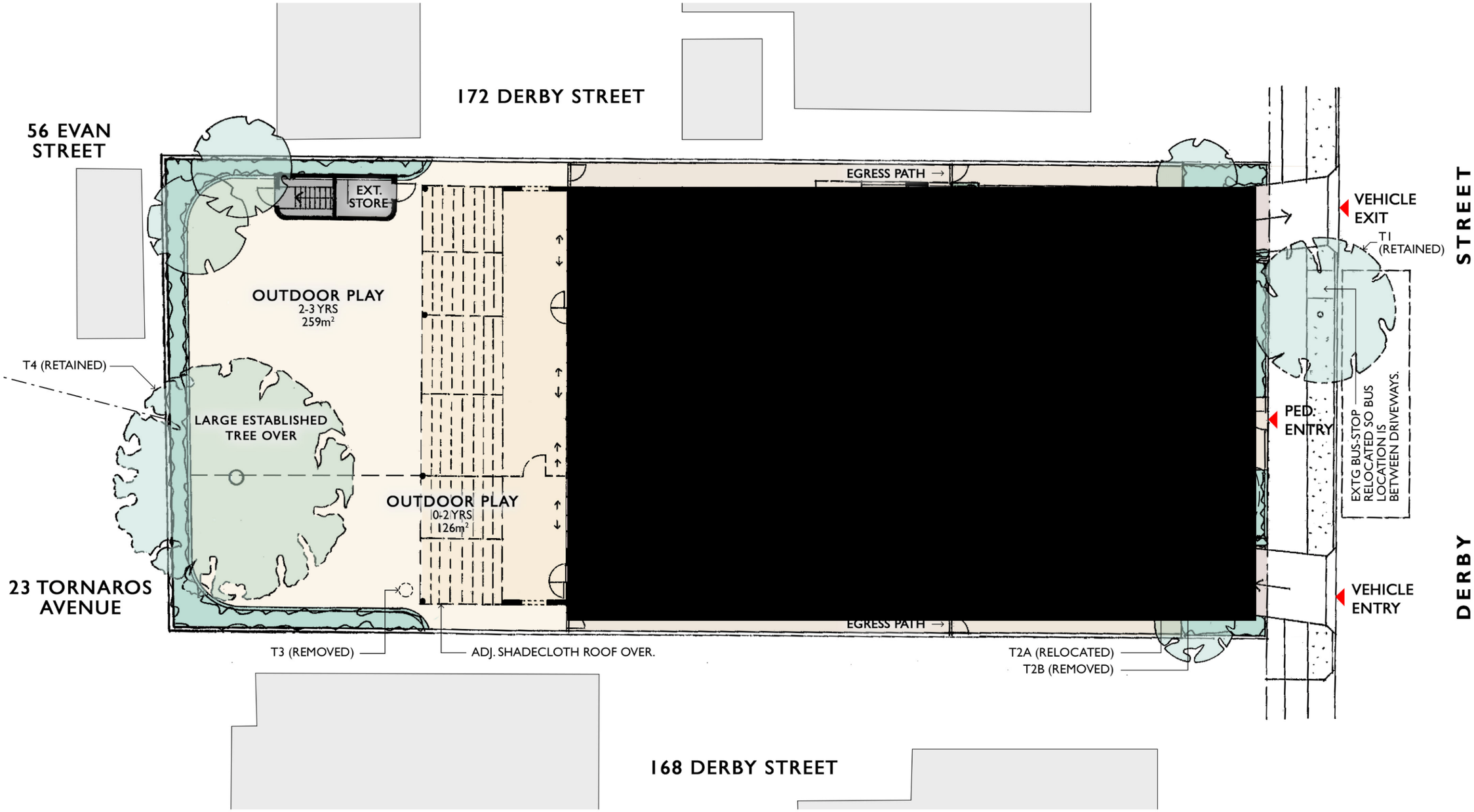
CULLEN FENG ARCHITECTS

MONTESSORI ACADEMY

1:200 @ A3
7 AUGUST 2020
2023 - 170 DERBY STREET, PENRITH

GROUND PLAN - OPTION 8A

SK32



LEGEND & AREA SCHEDULE

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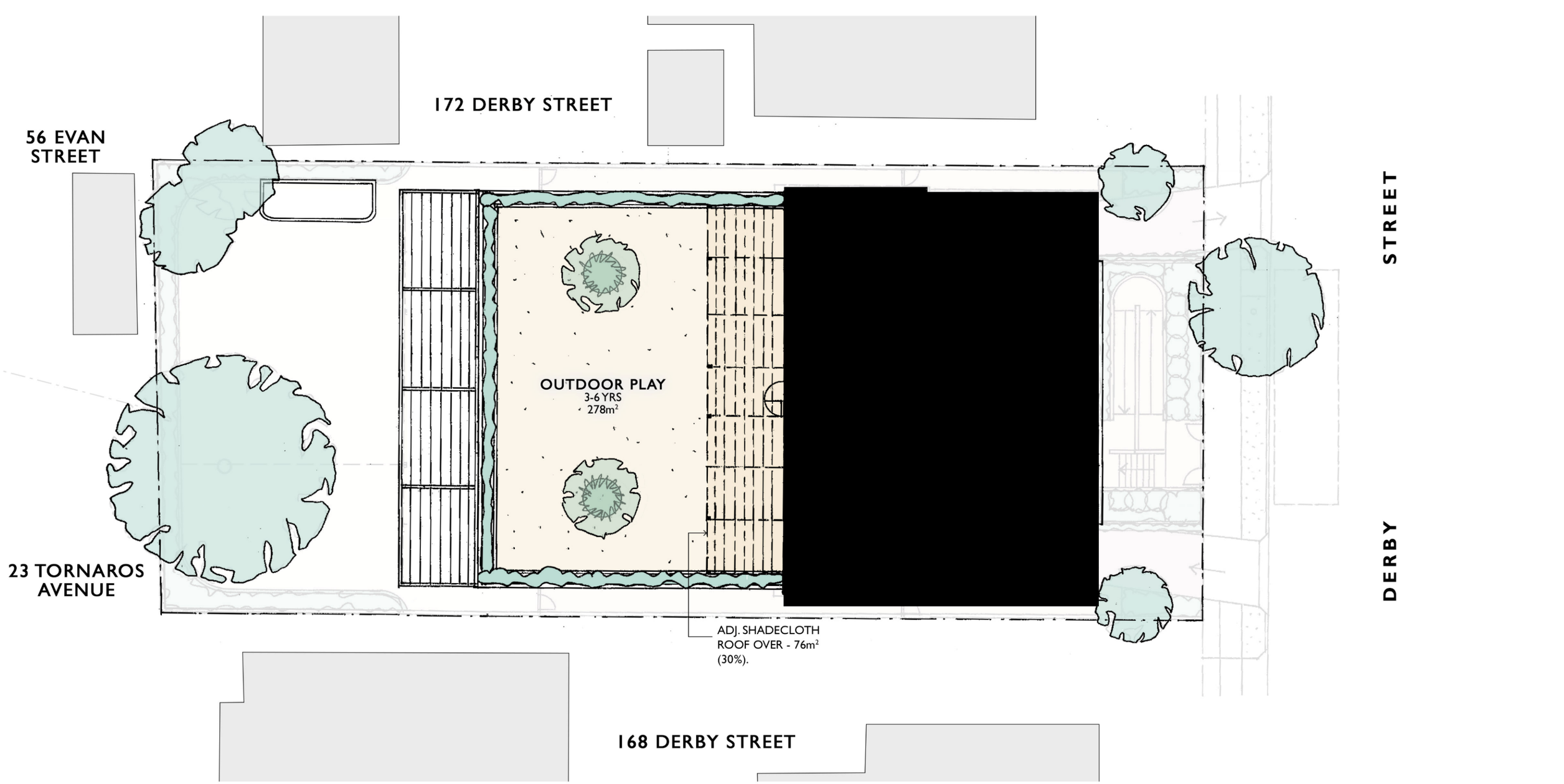
*figures to be updated

MONTESSORI ACADEMY

1:200 @ A3
7 AUGUST 2020
2023 - 170 DERBY STREET, PENRITH

GROUND PLAN - OPTION 8B

SK33



LEGEND & AREA SCHEDULE

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*figures to be updated

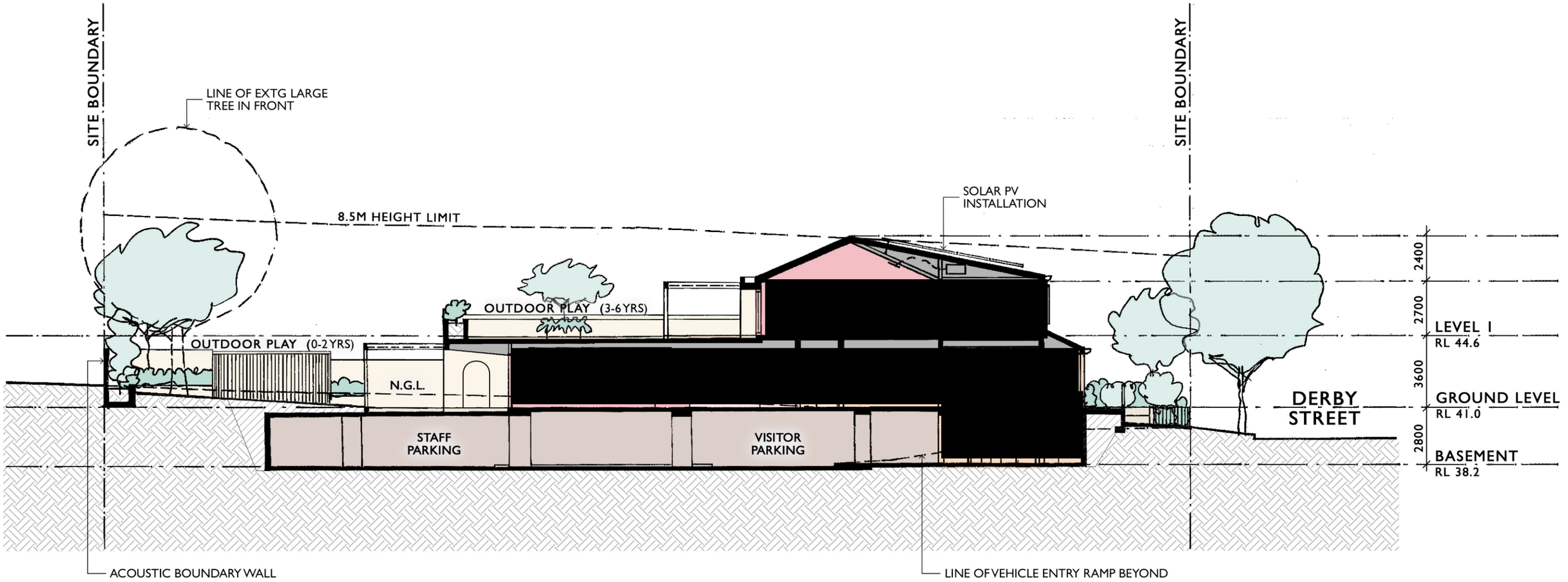
CULLEN FENG ARCHITECTS

MONTESSORI ACADEMY

1:200 @ A3
7 AUGUST 2020
2023 - 170 DERBY STREET, PENRITH

LEVEL 1 PLAN - OPTION 5

SK29A



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*figures to be updated

CUTLER PENDO ARCHITECTS

MONTESSORI ACADEMY

1:200 @ A3
7 AUGUST 2020
2023 - 170 DERBY STREET, PENRITH

SECTION THROUGH SITE - OPTION 5

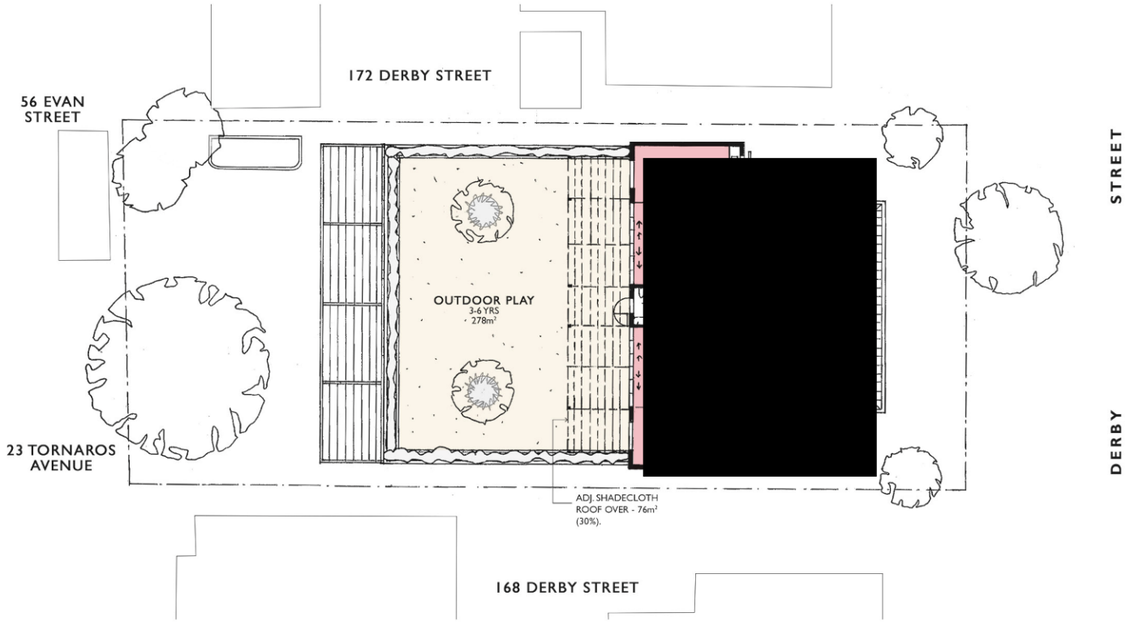
SK30A

MONTESSORI ACADEMY

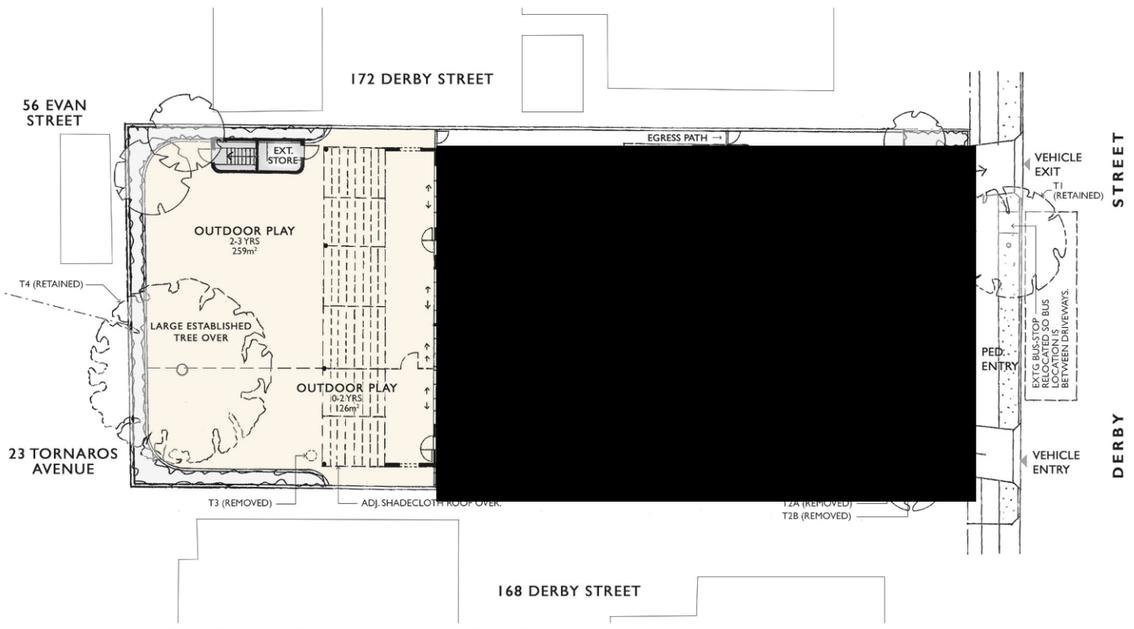
N.T.S.
21 JULY 2020
2023 - 170 DERBY STREET, PENRITH

VIEW FROM DEBRY STREET - OPTION 2

SK25



LEVEL 1 PLAN (OPTION 5)
1:400



GROUND FLOOR PLAN (OPTION 8A)
1:400

CHILDREN & REQUIRED PLAY SPACE AREA REQ PER CHILD: 3.25sqm (indoor) / 7sqm (outdoor)					
CLASSROOM	AGE	NO.	INDOOR PLAY	OUTDOOR PLAY	TEACHERS
1	0-2	20	65.0 SQM	140.0 SQM	5
2 3	2-3	15 20	113.8 SQM	245.0 SQM	7
4 5	3-6	20 20	130.0 SQM	280.0 SQM	4
TOTAL		95	308.8 SQM	665.0 SQM	16

CARPARKING REQUIREMENTS PENRITH DCP 2014 PART C10		
CHILDREN / CARERS	1 SPACE PER 10 CHILDREN 95 CHILDREN = 10 SPACES	10
STAFF	1 SPACE PER EMPLOYEE 16 EMPLOYEES = 16 SPACES	16
	TOTAL CAR SPACES REQUIRED	26

PROPOSED DEVELOPMENT		
INDOOR PLAY SPACE	322.0 SQM	COMPLIES
OUTDOOR PLAY SPACE	665.2 SQM	COMPLIES
CARPARKING SPACES	26 SPACES	COMPLIES

CULLEN FENG ARCHITECTS

MONTESSORI ACADEMY

1:400 @ A3
7 AUGUST 2020
2023 - 170 DERBY STREET, PENRITH

AREA CALCULATIONS

SK10E