PERCEPTION PLANNING

STATEMENT OF ENVIRONMENTAL EFFECTS

8 EDWARD STREET, MORPETH, NSW, 2321
LOT: 2 DP: 708453

TEMPORARY USE AS FUNCTION CENTRE, ASSOCIATED AMENITIES BUILDING, CAR PARKING AREA AND RELOCATION OF SHIPPING CONTAINER

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Prepared for	Michael Bowe

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EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Mike Bowe (the client) to prepare a Statement of Environmental Effects (SEE) for a temporary use as a function centre (existing shed), associated amenities building, car parking area and relocation of existing shipping container at 8 Edward Street, Morpeth, NSW, 2321, legally identified as proposed Lot 2 in Deposited Plan 708453 (**'the site'**).

The site is zoned RU – Primary Production under the Maitland Local Environmental Plan 2011 (MLEP). The site currently contains several structures associated with general farm use.

The characteristics of the proposed development include:

- Temporary use of the land involving the existing building on site for functions (mainly weddings) in accordance with Clause 2.8 of the MLEP,
- The existing shed is not anticipated to hold more than 120 people at any one time,
- Hours of operation (to provide flexibility for patrons)
    - 9am – 9pm, Mon – Thurs
    - 9am – 12pm, Fri + Sat
    - 9am – 5pm, Sun and Public Holidays.
- Amenities building (33m^2)
    a) Two female toilets and two basins;
    b) Two male toilets and two basins;
    c) One disabled bathroom with one toilet and one basin.
- Associated building works – landscaping, formal gravel parking area and accessible parking spaces only.
- Relocation of an existing shipping container behind the established building line

The site has reticulated water and on-site wastewater management system available.

The development is considered suitable because:

- The proposed development is permissible pursuant to Clause 2.8 of the MLEP;
- The development will have a positive economic impact with the creation of short term jobs during events;

- The development will have a positive social impact by providing a venue for people to gather and celebrate milestone events; and

- The development can manage or mitigate any environmental impacts.

The proposal has been assessed against the relevant statutory planning framework to identify and address the key planning requirements and site constraints. These issues have been addressed throughout the SoEE to ensure potential environmental issues have been appropriately managed or mitigated where possible to allow the change of use to be approved by the Consent Authority.

TERMS AND ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
EPA	Environment Protection Authority
EP&A Act	Environmental Planning & Assessment Act 1979
EPI	Environmental Planning Instrument
DA	Development Application
DCP	Development Control Plan
LEP	Local Environmental Plan
LGA	Local Government Area
SEPP	State Environmental Planning Policy
SEE	Statement of Environmental Effects

LIST OF FIGURES

PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

Appendix	Document	Prepared by
1	EP&A Regulation Compliance Table	Perception Planning
2	DCP Compliance Table	Perception Planning
3	Deposited Plan	N/A
4	Certificate of title	NSW Lands Registry
5	Architectural Plans	Sorensen Design
6	Dial Before You Dig Results	DBYD
7	Survey Plan	Delfs Lascelles
8	Hunter Water Stamped Plans	Hunter Water
9	AHIMS result	OEH
10	Building Code of Australia Assessment	Perception Planning
11	Traffic, Parking and Access Report	Seca Solution
12	Noise Assessment	Rapt Consulting
13	Site Waste Management Plan	Perception Planning

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1 BACKGROUND

1.1 PURPOSE

The purpose of this Statement of Environmental Effects (SEE) is to assist Council in their assessment and determination and to assist the community in understanding the proposed development.

This SEE has been prepared in coordination with Michael Bowe (**'the client**') and other sub-consultants to demonstrate the relevant matters associated with in the proposed development. The SEE examines the existing development and site location, how the proposed development relates to the location and the environment, as well as the planning merits of the development with respect to the relevant legislation, regulation and other requirements. The SEE examines the applicable site attributes and the specifics of the development proposal that are appropriate to the development application stage. The SEE seeks to provide all the relevant data to give a suitable level of certainty to the consent authority that the proposal has a positive impact on the immediate area and the wider surrounds.

This SEE has been prepared in accordance with best practice principles, applicable aspects of the Development Assessment Framework and the Department of Planning and Infrastructure's (now the Department of Planning, Infrastructure and Environment) guide to the *Environmental Planning and Assessment Act* (EP&A Act) 1979 (s4.15).

The objectives of this SEE are as follows:

- To provide a description of the site, existing development and the surrounding locality;
- To provide a description of the proposal and the key issues;
- To provide a discussion of the relevant Environmental Planning Instruments (EPI)s; and
- To provide an assessment of the potential environmental impacts, having regard to the matters for consideration pursuant to the EP&A Act (s4.15) and other State, Regional and Local environmental planning policies and guidelines.

1.2 SITE DETAILS

Property Address	8 Edward Street, Morpeth, NSW, 2321
Lot and DP	Lot 2 in DP 708453
Current Use	Farm Buildings and associated ancillary structures
Zoning	RU1 Primary Production
Size	11.18 Ha
Site Constraints	Flood Planning Area EPI Heritage – Morpeth Heritage Conservation Areas Minimum Lot Size – 40Ha Acid Sulfate Soils – Class 5
Owner	Owners consent has been provided on the Application Form for the DA.
DP and 88B Instrument	The lot is known as 2/DP708453. The certificate of title contained in **Appendix 4** lists a number of restrictions on the use of land. There are no known restrictions on the site which would prevent the strata title subdivision.

1.3 SITE DESCRIPTION

The following information describes the physical site, location and surrounding context.

The site is located at 8 Edward Street, Morpeth and legally identified as Lot 2 in Deposited Plan 708453, shown in **Figure 1**. The site approximately 11.27ha in area, irregular in shape with a varied topography. The site contains several structures clustered in the south western portion of the allotment which are associated with the general farm use of the site. The remainder of the site is considered pastural land and cleared of vegetation. There are no watercourses present on site.

The site is situated on the eastern side of Edward Street and southern side of Brisbane Fields Road. Access to the site is provided by a simple driveway connection from Brisbane Field Road.

Land adjoining the site to the north and east are similar in size and identified as primary production allotments. Ray Lawler reserve adjoins the site to the south with residential allotments to the west fronting Edward Street and Brisbane Field Road.

Figure 1: Locality Plan (Near Maps, 2021)

1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS

The site is known as 8 Edward Street, Morpeth, the proposed development is associated with Lot 2 in Deposited Plan 1122972. The site is currently used for primary production containing several structures associated with general farm use of the site. No approval history was able to be retrieved from the Maitland Council DA tracker when searched on 10 May 2021. The search did not identify any recent or historic approvals for the subject site. It is assumed that approval for the approval for the agricultural shed was issued pre-dating 1980.

No known compliance matters exist over the site which would pose issues for the proposed development.

2 DESCRIPTION OF THE DEVELOPMENT

2.1 PROPOSED DEVELOPMENT

The proposed development is for the temporary use of an existing shed as a function centre, associated amenities block and car parking area on the site.

The proposed development will include:

- Temporary use of the land involving the existing building on site for functions (mainly weddings) in accordance with Clause 2.8 of the MLEP,
- The existing shed is not anticipated to hold more than 120 people at any one time,
- Hours of operation (to provide flexibility for patrons)
    - 9am – 9pm, Mon – Thurs
    - 9am – 12pm, Fri + Sat
    - 9am – 5pm, Sun and Public Holidays.
- Amenities building (33m^2)
    d) Two female toilets and two basins;
    e) Two male toilets and two basins;
    f) One disabled bathroom with one toilet and one basin.
- Associated building works – landscaping, formal gravel parking area and accessible parking spaces only.
- Relocation of existing shipping container behind the established building line.

Figures 2 and 3 below show the proposed development, the architectural plans are provided in **Appendix 5**.

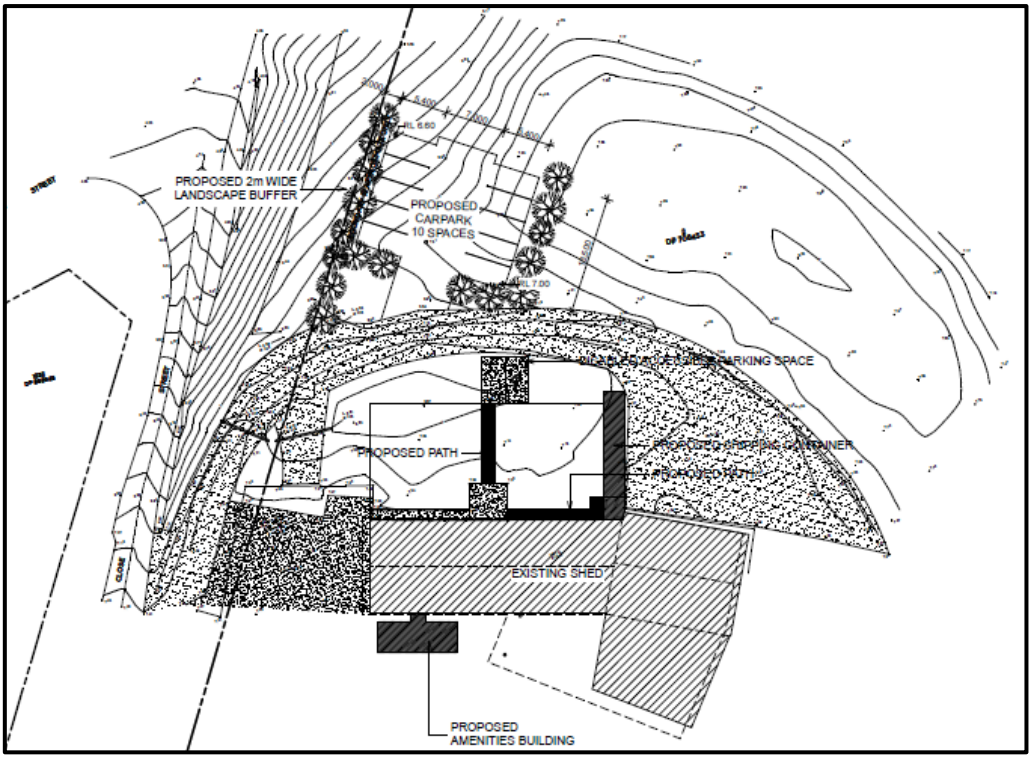

Figure 2: Proposed amenities building and carparking (Sorensen Design, 2021)

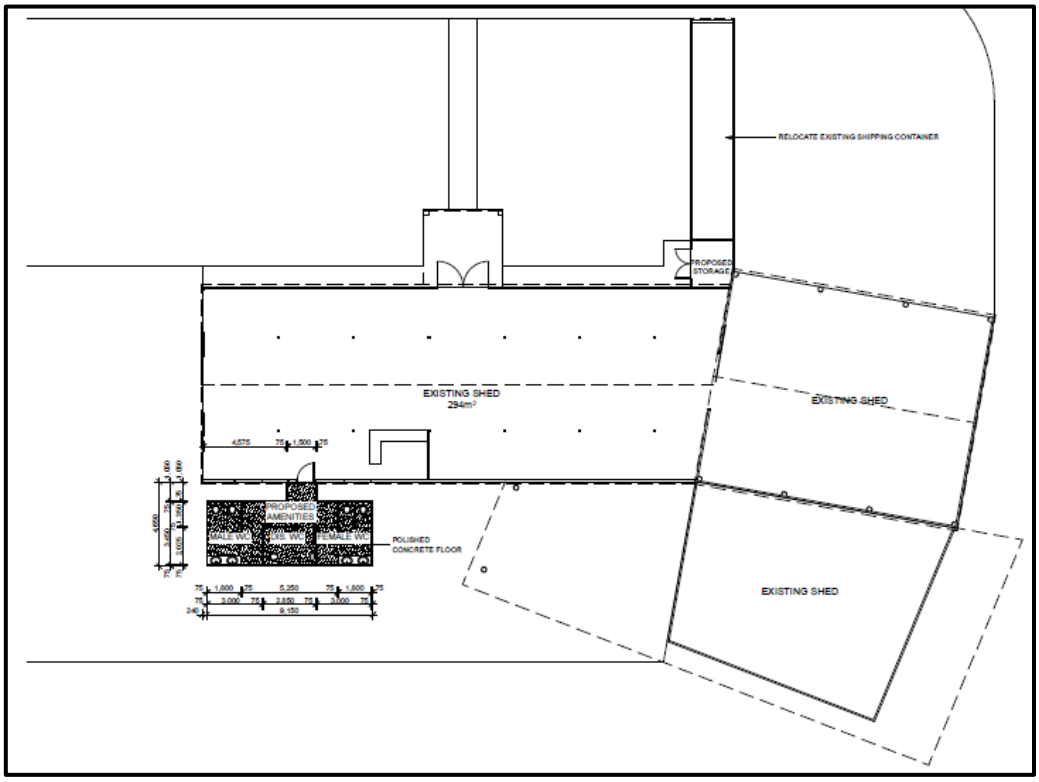

Figure 3: Proposed ground floor plan (Sorensen Design, 2021)

3 PLANNING CONTROLS

Section 4.15 (1) of the EP&A Act outlines the matters for consideration when determining a Development Application. The Consent Authority must take into consideration:

Section 4.15 (1) of the EP&A Act outlines the matters for consideration when determining a Development Application. The Consent Authority must take into consideration:

1 (a) the provisions of:

(i) any environmental planning instrument (EPI), and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.

The following section will address the matters of consideration listed under Clause (1)(a).

3.1 ACTS

All NSW Acts have been considered in the preparation of this SEE. The following Acts are considered relevant to the proposed development and discussed in further detail below.

- *Environmental Planning and Assessment Act 1979*
- *Hunter Water Act 2000*
- *Water Management Act 2000*
- *Biodiversity Conservation Act 2016*

3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The EP&A Act is the principal planning and development legislation in NSW and is applicable to the proposed development. Section 4.15 of the EP&A Act specifies the

'meaning of development' and the matters which a consent authority must consider when determining a DA.

Pursuant to Section 1.5 of the EP&A Act, the proposal is considered development through the following meanings:

a) *the use of land;*
b) *the erection of a building; and*
c) *the carrying out of a work.*

The relevant matters for consideration under Section 4.15 are addressed in further detail in separate sections of this SoEE below.

- ***Section 4.46 – What is integrated development?***

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the approvals listed within **Table 2** below. The proposed development is not classified as integrated development.

- ***Section 7.11 – Development Contributions***

Development contributions may be calculated and charged in accordance with Maitland City Council's Development Contribution Plan. They are understood not to apply in this instance.

3.1.2 HUNTER WATER ACT 1991

The subject site is not located within a Drinking Water Catchment. To this effect, a referral to HW is not required under Section 51 of the HW Act. Stamped plans in accordance with Section 49 of the HW Act are provided as **Appendix 8** to this application.

3.1.3 WATER MANAGEMENT ACT 2000

The subject site is not located within a Drinking Water Catchment and the site is not located within 40m of waterfront land, thus it is not considered that referral to NRAR is required pursuant to the *Water Management Act 2000.*

3.1.4 BIODIVERSITY CONSERVATION ACT 2016

The purpose of the Biodiversity Conservation Act 2016 (BC Act) is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The proposed development does not include any vegetation removal and therefore further consideration of the Act is not required.

Table 1 - Integrated development

Integrated development	Proposed Development

Fisheries Management Act 1994	▪ s 144 ▪ s 201 ▪ s 205 ▪ s 219	N/A
Heritage Act 1977	▪ s 58	N/A – The building is not listed as a State or Local Heritage Item, however, it is located within a General Heritage Conservation Area. Pursuant to s 58 of the Heritage Act 1977, approval is required for the carrying out of an act, matter or thing referred to in Section 57(1) of the Act. Section 57(1) refers to matters relating solely to Items listed on the State Heritage Register. As the building does not meet this criteria, referral is not required.
Coal Mine Subsidence Compensation Act 2017	▪ s 22	N/A – The site is not located within a Mine Subsidence Area.
Mining Act 1992	▪ s 63, 64	N/A
National Parks & Wildlife Act 1974 (as amended)	▪ s 90	No – The AHIMs Search Results **(Appendix 9)** do not identify the site as containing any Aboriginal sites or places (including buffer of 50m), thus no referral to the Biodiversity Conservation Division (BCD) as integrated development is required as part of this application. There are no works associated with the development proposal.
Protection of the Environment Operations Act 1997	▪ ss 43(a), 47, 55 ▪ ss 43(b), 48, 55 ▪ ss 43(d), 55, 122	N/A
Roads Act 1993	▪ s 138	N/A
Rural Fires Act 1997	▪ s 100B	No – the site is not bushfire prone.

Water Management Act 2000	▪ ss 89, 90, 91	No – There are no physical works associate with the development. Accordingly, referral to the Natural Resource Access Regulator as integrated development is not required as part of this application.

3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

All State Environmental Planning Policies (SEPPs) have been considered. The following SEPPs are considered relevant to the proposed development and discussed in further detail below.

- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy (Koala Habitat Protection) 2019*
- *State Environmental Planning Policy No 55 – Remediation of Land*

3.2.1 SEPP (INFRASTRUCTURE) 2007

The purpose of the Infrastructure SEPP is to facility the effective delivery of infrastructure across the state and identifying matters to be considered in the assessment of developments adjacent to particular types of development.

The proposed development does not include any works in or adjacent to a classified road. The development is not classified as traffic generating development in accordance with Schedule 3. However, a Traffic Impact Assessment (contained in **Appendix 11**) has been prepared by SECA Solutions, to ensure the site is suitable for the proposed purpose. Further discussion of traffic impacts is contained in DCP compliance assessment, see Appendix 5 and Section 4.1.2 Access, Transport and Traffic.

Further assessment against the Infrastructure SEPP is not required.

3.2.2 SEPP (KOALA HABITAT PROTECTION) 2020

SEPP (Koala Habitat Protection) 2020 aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas. It replaces the now repealed (1 March 2020) SEPP No. 44. Pursuant Schedule 1 of the SEPP applied to the Maitland local government (LGA).

The area of the site is less than greater than 1 hectare, furthermore there is no vegetation removal associated with the proposed development. It is considered that there will be no impact on koala habitat and the local koala population. It is believed that there is no basis to deny this development pursuant to the Koala SEPP.

3.2.3 SEPP No.55 – REMEDIATION OF LAND

SEPP No.55 provides a State-wide planning approach to the remediation of contaminated land. Clause 7 of SEPP No.55 legislates that a consent authority must not consent to the carrying out of development on land unless it has given consideration to whether the land subject to the development is contaminated. Where the land is contaminated a consent authority must determine if the land is suitable in its contaminated state for the development, or alternatively determine that the land would be suitable once remediated.

Based on the history of the site being for primary production, it is unlikely that the land is contaminated that requires remediation. It is considered that further investigation into contamination is unwarranted in this instance and further assessment of SEPP No.55 is not required.

3.2.4 SEPP – PRIMARY PRODUCTION AND RURAL DEVELOPMENT 2019

The aim of this Policy is to facilitate the orderly economic use and development of lands for primary production and reduce land use conflict and sterilisation of rural land by balancing primary production, residential development, and the protection of native vegetation, biodiversity, and water resources. The subject site is identified as RU1 Primary Production. However, pursuant with the Land Application Map 001, the is not subject to this Policy. No further consideration of this Policy is required.

3.3 LOCAL ENVIRONMENTAL PLAN

Pursuant to the MLEP Land Application Map (LAP_001) the subject site is land to which the environmental plan applies. Accordingly, the MLEP is the appropriate EPI to assess the development proposal.

The proposed development is seeking consent to operate a function centre as a Temporary Use pursuant to Clause 2.8 of the MLEP. Development consent for the temporary use of land may be granted for development on land in any zone for a maximum of 52 days in any 12 month period, provided the consent authority is satisfied that:

(a) *the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and*
(b) *the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and*
(c) *the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and*
(d) *at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.*

The proposed development includes the provision for an amenities building, the built form on the site is considered to be only marginally altered and the proposed temporary use will not prejudice the subsequent carrying out of development on the land. The proponent has

commissioned a Noise Impact Assessment and Traffic Impact Assessment to identify whether the proposed temporary use would have any impacts on adjoining landowners. The reports identified that the proposed temporary use as a function centre is unlikely to result in any adverse impacts on the amenity of the neighbourhood that require mitigation. Further discussion of the likely impacts of traffic and noise is provided in Sections 4.1.2 and 4.1.8 respectively.

- **Clause 4.1 – Minimum lot size**

Not applicable. The proposed development does not include subdivision of land.

- **Clause 5.10 – Heritage conservation**

The site is not identified as a heritage item in Schedule 5 of the MLEP however, it is located within a general heritage conservation area. The objectives of Clause 5.10 are:

> *(a) to conserve the environmental heritage of Maitland,*
>
> *(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
>
> *(c) to conserve archaeological sites,*
>
> *(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

In accordance with Clause 5.10 (2)(a)(iii) development consent is required for building work within a heritage conservation area. Subsequently the consent authority must consider the effect of the proposed development will have on the heritage conservation area.

The proposed development involves the provision of an amenities building situated adjacent to the southern building elevation of the existing shed, car parking area and landscaping. Vegetation will be incorporated adjacent to the car parking area to reduce any potential visual impacts from Edward Street. The proposed development will not result in a significant variation to the presentation of the existing building given its intended location will not be visible from Edward Street. The proposed changes are deemed minor and will not result in a significant impact on the HCA.

A search of the Aboriginal Heritage Information Services (AHIMS) database (7 May 2021) did not identify the subject site (with a buffer area of 50m) as containing any Aboriginal sites or places as shown in **Appendix 9**. Given there are no works associated with the development application, there is no risk associated with the application that an Aboriginal object will be exposed.

The above assessment demonstrates that the proposed minor changes to the existing building will have minor impact on the HCA streetscape. It is considered that the cultural significance of the area is maintained with the conservative layout proposed. In this regard, the proposed development is consistent with the objectives and requirements of Clause 5.10 and should be considered for approval.

- **Clause 7.1 – Acid Sulfate Soils**

The site is identified with Class 5 and Class 4 Acid Sulfate Soils (ASS). The proposed development does not involve any works via which the water table will be lowered more than 1m below the natural ground surface. Accordingly, neither an investigation into the presence of Acid Sulfate soils or an Acid Sulfate Soils Management Plan is required. The proposal does not disturb, expose or drain Acid Sulfate soils.

- **Clause 7.3 – Flood Planning**

The site is identified to be located within a flood prone area. However, it is noted that the location of the existing built form and proposed amenities building, are not located within this area as shown in **Figure 4** below. Despite this, it is not anticipated that the proposed development will adversely be affected by the sites flooding potential.

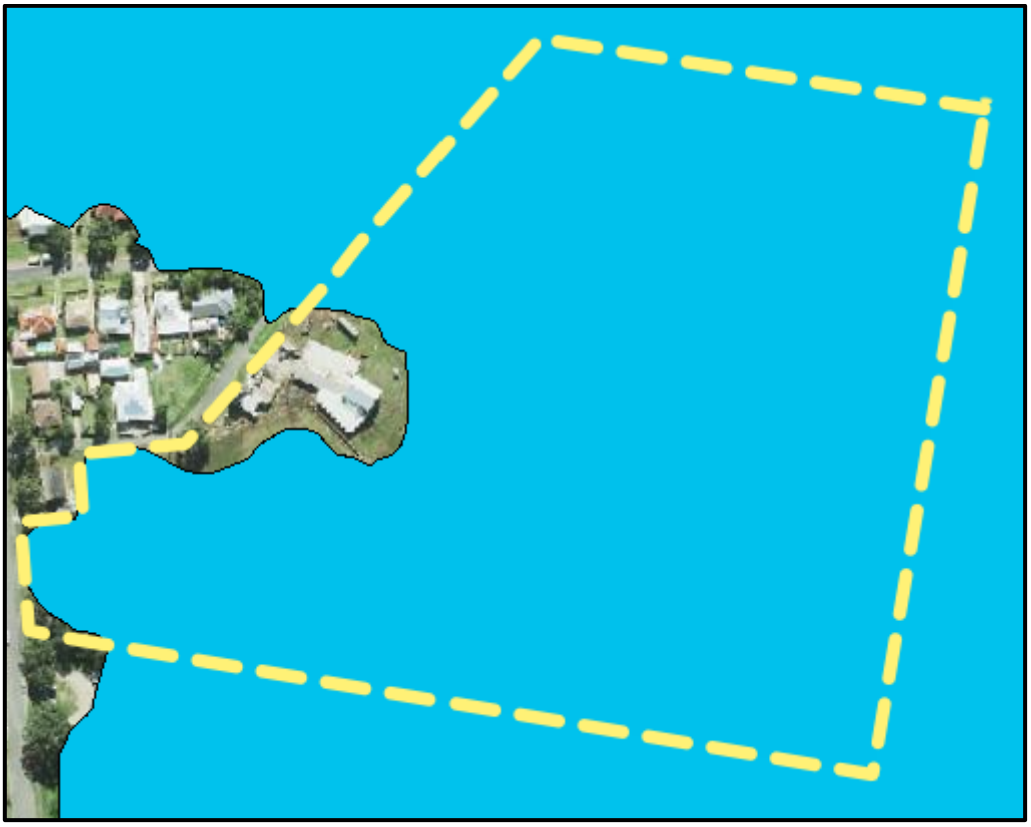

Figure 4: Flood Prone Area (Source: NSW Eplanning Spatial Viewer

3.4 DEVELOPMENT CONTROL PLAN (DCP)

Consideration of compliance and/or consistency with the relevant provisions of the Maitland DCP 2011 is provided in the Table of Compliance provided at **Appendix 2.** The Table of Compliance identifies that the proposed development demonstrates compliance with the relevant provisions of the DCP or overarching objectives where variations are proposed.

4 LIKELY IMPACTS OF THE DEVELOPMENT

The likely impacts of the proposed development and constraints affecting the subject site have been explored throughout this SEE. The following sections detail the major potential impacts and constraints in greater detail, in accordance with Section 4.15(1) of the EP&A Act 1979.

4.1 BUILT ENVIRONMENT

4.1.1 CONTEXT, SETTING AND VISUAL IMPACT

The proposed development involves an amenities building, car parking area associated with the existing shed on the site and temporary use of the structure as a function centre. Due to the low scale nature, design and location of the proposed development, there are no anticipated adverse impacts on the existing built environment or HCA. The inclusion of the amenities building, and car parking area will not significantly affect the visual perception of the site, nor detrimentally affect any nearby uses within proximity. Further, suitable levels of landscaping will be provided adjacent the car parking area to reduce any visual impact from the public domain. The proposed development is considered to satisfy Council's criteria for development within a heritage conservation area.

4.1.2 ACCESS, TRANSPORT AND TRAFFIC

The Traffic Impact Assessment (TIA) prepared by SECA Solutions has determined the that the site access and parking arrangements are suitable for the proposed development. The report identifies that the sightlines meet the requirements of AS 2890 and considers that vehicles can safely enter and exit the site via Brisbane Fields Road with negligible impact upon the overall operation of the road.

The TIA addresses the required parking provisions required to hold functions with a maximum of 120 guests. The report nominates a parking demand for of 40 vehicles. The architectural plans nominate formalised parking with overflow parking to be provided in the existing paddock area adjacent to the existing farm sheds.

It is considered that the proposed development will not have a detrimental impact on the road network and can accommodate the required parking provisions on site.

4.1.3 PUBLIC DOMAIN

The proposed development will not have an impact on any public domain.

4.1.4 SERVICES AND WASTE WATER MANAGEMENT

The site has capacity to connect to sewer available in the street network as per the DBYD search results and stamped HWC plan contained here as **Appendix 6** and **Appendix 8.**

4.1.5 NOISE AND VIBRATION

There are no vibration impacts have been identified as part of this SoEE.

The proposed temporary use will generate noise through increased number of patrons, traffic and live and amplified music. The Acoustic Assessment, contained in **Appendix 12**, determined that the proposed temporary use, applying worst case scenario assumptions is expected to have compliance with all noise goals for the development on neighbouring residences and commercial operators. The Assessment recommends that, whilst compliance is likely to be achieved, outdoor patron noise should be located to the south east portion of the site directed away from nearest residences. No other mitigating measures are required as part of this application and the proposal is considered suitable for the locality without significantly impacting upon amenity.

4.1.6 HERITAGE

The site of the proposed development is located within Morpeth Heritage Conservation Area as identified under MLEP. The proposed development involves the provision of an amenities building situated adjacent the southern building elevation of the existing shed, car parking area and landscaping. The proposed development will not result in a significant variation to the presentation of the existing building given its intended location will not be visible from Edward Street. Vegetation will be incorporated adjacent the car parking area to reduce any potential visual impacts from Edward Street. The proposed changes is deemed minor in nature and will not result in a significant impact on the HCA.

4.2 NATURAL ENVIRONMENT

4.2.1 ECOLOGICAL

The proposed development does not require any vegetation removal. It is not anticipated that the development will negatively impact the ecological environment.

4.2.2 LANDSCAPING

Suitable levels of landscaping will be provided adjacent Edward Street as noted on the site plan contained here as **Appendix 5**. There are no proposed landscaping plans associated with this application.

4.2.3 ARCHAEOLOGY

A search of the Aboriginal Heritage Information Services (AHIMS) database (7 May 2021) did not identify the subject site as containing any Aboriginal sites or places as shown in **Appendix 9**. Accordingly, it is considered that there will be negligible impact on Aboriginal Heritage.

4.2.3 STORMWATER

There is no requirement to alter the stormwater management system already implemented at site.

4.3 SOCIAL AND ECONOMIC

The proposed development is considered to have positive social and economic outcomes by providing a venue for people to gather and celebrate events. The proposed development is

not considered to increase any negative social impacts currently present with site and the Morpeth district in general.

The construction of the proposed development will provide employment opportunities in the locality and support the local building and development industries. The on-going operation of the function centre will generate hospitality jobs. The proposed development will have direct monetary input to the local economy, and the attraction of patrons to the area will provide ongoing economic input through daily activities.

The social and economic impacts have been considered in relation to the development. It is considered that the development will have a positive impact to the Morpeth district and local economy. The development has been considered in relation to social impacts and it is anticipated that no adverse social impacts will result in relation to the proposed development that could not be managed under the current practices implemented by the venue.

Overall, it is believed that the proposed development will have a positive social and economic impact in the locality.

4.3.1 SAFETY, SECURITY AND CRIME PREVENTION

No additional safety, security or crime prevention measures are required above those that would be implemented as per best practice business management. This may include, but not be limited to ensuring no cash is kept on premises, possible installation of security lighting, and staff procedures will be implemented through the life of the development in order to maintain the security of the premises and safety of staff and visitors.

4.3.2 FLOODING

The site is identified to be located within a flood prone area. However, it is noted that the location of the existing built form and proposed amenities building, are not located within this area as shown in **Figure 4** above. Despite this, it is not anticipated that the proposed development will adversely be affected by the sites flooding potential.

4.3.3 ACID SULFATE SOILS

This site is identified as affected by Class 4 Acid Sulfate Soils. No excavation or soil disturbance greater than 2m below natural ground level is proposed.

4.1.13 BUILDING CODE OF AUSTRALIA ASSESSMENT

In the current form, the main building to be used as the function centre is not compliant with the requirements of the BCA. The BCA Assessment identified the following:

- The 2 doors indicated by images 4 and 5 in the report contained at **Appendix 10** would both be required exits (due to requirement of the use to have 2 exits). One of the sliding door/s will need to meet specific requirements (noted in D2.19) to be used as a required exit.

- It is recommended that the doors mentioned above require exit signs and the building require emergency lighting to be installed.

- Fire extinguishers will be required in the Building/s and it is considered that a minimum of 1 will be required.
- The building is required to be accessible.

Further detail and assessment is contained within the BCA Assessment report, however it is considered that the buildings can meet the requirements of the BCA.

The Access Statement, contained in **Appendix 10**, outlines that the current structures are built for purpose and permits access for all abilities. The site has suitable gravel toping and flat topography which allows access from the car park to the buildings. The main building to act as the function centre has an oversized sliding door at grade which permits easy access for all abilities. The toilet facilities have a compliant ramp, wide doorframe for wheelchair access and guard rails to support movement within the facility. It is considered that the proposed temporary use does not discriminate against people with a disability and can be utilized by all people.

5 SUITABILITY OF THE SITE AND PUBLIC INTEREST

The proposal is consistent with the zone permissibility and considered to be in accordance with MLEP legislative requirements and MDCP controls for the site. The proposed development is the temporary use of ancillary structures as a function centre. The proposed development does not alter the built form on the site and will meet the requirements of the BCA and relevant Australian Standards The site is therefore considered appropriate for the development and the proposed modifications.

The public interest is best served by the orderly and economic use and development of land for purposes permissible under the relevant planning regime and predominantly in accordance with the prevailing planning controls. The development proposal as outlined by this SoEE, has minimal impact on the surrounding locality and is considered compatible with the development in the area.

The development is considered to be in the public interest as it:

- Is a permissible form of development, and
- Is consistent with the applicable environmental planning instruments.

The proposal represents a positive contribution to the public realm and is considered to be in the publics' best interest.

6 ANY SUBMISSIONS AND CONSULTATION

As part of the DA consideration process, it is envisaged Council may place the proposal on public exhibition and send neighbour notification letters to adjoining or adjacent properties in accordance with the Community Participation Plan. We welcome the opportunity to respond to any submission made in relation to this development application.

7 SOCIAL AND ECONOMIC IMPACT ON THE LOCALITY

The proposed development is not considered to produce any adverse social or economic impact on the locality. The proposed development will have a positive social impact by providing a space to come together and connect. Furthermore, the function center will have a positive economic impact through job generation when functions are booked and encouraging direct monetary input within the municipality.

8 CONCLUSION

This SEE has shown that the development is within the public's interest, both socially, economically and environmentally. The proposed temporary use as a function centre is a compatible development option for the site. Any relevant matters have been addressed through this SoEE, with any potential issues managed or mitigated.

The development is considered suitable as;

- The proposed development is permissible pursuant to Clause 2.8 of the MLEP;
- The development will have a positive economic impact with the creation of short term jobs during events;
- The development will have a positive social impact by providing a venue for people to gather and celebrate milestone events; and
- The development can manage or mitigate any environmental impacts.

It is considered that the proposal will have negligible impacts on the surrounding properties that is likely to adversely affect their enjoyment or amenity.

We look forward to Councils determination of this matter. If we can provide any further information or clarity, please don't hesitate to contact us.

ATTACHMENT 1 –

A development application under Schedule 1 (2) – Forms of the Environmental Planning and Assessment Regulation 2000 is to be accompanied by the following information.

No	Requirement	Response
Information to be included in development application		
1(a)	Name and address of the Applicant	This is provided on the Council DA Form and within the SoEE.
1(b)	A description of the development to be carried out	
1(c)	The address, and formal particulars of title, of the land on which the development is to be carried out	
1(d)	An indication as to whether the land is, or is part of, critical habitat	The site is not identified as a critical habitat. The proposed development does not include vegetation removal.
1(e)	An indication as to whether the development is likely to significantly affect threatened species, populations or ecological communities, or their habitats, unless the development is to be taken to be development that is not likely to have such an effect because it is a biodiversity compliant development.	
1(ea)	For biodiversity compliant development, an indication of the reason why the development is biodiversity compliant development.	
1(f)	A list of authorities from which concurrence must be obtained before the development may be lawfully carried out or from which concurrence would have been required, but for section 4.13 (2A) or 4.41	This is provided on the Council DA Form and within the SoEE. The development is not classified as integrated.
1(f1)	In the case of an application that is accompanies by a biodiversity development assessment report, the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values if different biodiversity credits are proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016.	NA

1(f2)	If the land is subject to a private land conservation agreement under the Biodiversity Conservation Act 2016, a description of the king of agreement and the area to which it applies.	
1(g)	A list of any approvals of the kind referred to in section 4.46(1) of the Act that must be obtained before the development may be lawfully carried out.	No referrals are required.
1(g1)	In the case of State significant development, a list of any authorisations that must be provided under section 4.4 of the Act in relation to the development.	The development is not identified as State significant.
1(h)	The estimated cost of the development.	The estimated cost of the development is identified on the Council DA Form.
1(h1)	In the case of State Significant development, the capital investment value of the development.	The development is not defined as State significant.
1(i)	Evidence that the owner of the land on which the development is to be carried out consents to the application, but only if the application is made by a person other than the owner and the owner's consent is required by this Regulation.	The owners' consent is provided on the Council DA Form.
1(j)	A list of the documents accompanying the application.	A list of documents accompanying this application is provided within this Statement of Environmental Effects.
Documents to accompany development application		
2 (a)	A site plan of the land	A site plan is provided within this Statement of Environmental Effects.
2(b)	A sketch of the development	Development plans for the development is provided within this Statement of Environmental Effects.
2(c)	A statement of environmental effects (in the case of development other than designated development or State significant development)	This table is an attachment to the SoEE.
2(d)	In the case of development that involves the erection of a building, an A4 plan of the building	Architectural plans are supplied.

	that indicates its height and external configuration, as erected, in relation to its site (as referred to in clause 56 of this Regulation)	
2(e)	An environmental impact statement (in the case of designated development or State significant development)	The development is not defined as designated or state significant.
2(f)	A species impact statement (in the case of land that is, or is part of, critical habitat or development that is likely to significantly affect threatened species, populations or ecological communities, or their habitats, but not if the development application is for State significant development	Nothing (i.e. vegetation) on the site suggests that an Ecological Assessment should be prepared for this DA.
2(g)	If the development involves any subdivision work, preliminary engineering drawings of the work to be carried out	The proposed development does not involve subdivision of land/
2(h)	If an environmental planning instrument requires arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services), documentary evidence that such arrangements have been made.	This SoEE discusses 'essential services' and the approach taken.
2(i)	If the development involves a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure): (i) a list of the Category 1 fire safety provisions that currently apply to the existing building, and (ii) a list of the Category 1 fire safety provisions that are to apply to the building following its change of use	The proposed development is not a change of use.
2(j)	If the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building	A scaled plan of the existing building is provided.
2(k)	If the land is within a wilderness area and is the subject of a wilderness protection agreement or conservation agreement within the meaning of the Wilderness Act 1987, a copy of the consent	The proposed development is not located within a wilderness area.

	of the Minister for the Environment to the carrying out of the development	
2(k1)	In the case of development comprising mining for coal (within the meaning of section 380AA of the Mining Act 1992)—documentary evidence that the applicant holds an authority under the Mining Act 1992 in respect of coal and the land concerned or has the written consent of the holder of such an authority to make the development application.	The development does not compromise mining for coal.
2(l)	In the case of development to which clause 2A applies, such other documents as any BASIX certificate for the development requires to accompany the application.	The development does not require a BASIX certificate to be supplied.
2(m)	In the case of BASIX optional development—if the development application is accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 2A for it to be so accompanied), such other documents as any BASIX certificate for the development requires to accompany the application	
2(n)	If the development involves the erection of a temporary structure, the following documents: (i) documentation that specifies the live and dead loads the temporary structure is designed to meet, (ii) a list of any proposed fire safety measures to be provided in connection with the use of the temporary structure, (iii) in the case of a temporary structure proposed to be used as an entertainment venue—a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the Building Code of Australia are to be complied with (if an alternative solution, to meet the performance requirements, is to be used), (iv) documentation describing any accredited building product or system sought to be relied	The development does not involve the erection of any temporary structures.

	on for the purposes of section 4.15 (4) of the Act, (v) copies of any compliance certificates to be relied on	
2(o)	In the case of a development involving the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant—a statement that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies	The development is for a function centre and outlines that the maximum number of patrons at any one time will be 120.

Perception Planning Pty Ltd.
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PERCEPTION PLANNING

DCP COMPLIANCE TABLE

TEMPORARY USE AS A FUNCTION CENTRE ASSOCIATED AMENITIES BUILDING, CAR PARKING AREA AND RELOCATION OF AN EXISTING SHIPPING CONTAINER

8 EDWARD STREET, MORPETH, NSW 2321
Lot: 2 DP: 708453

Ashlee Rutherford Town Planner PO BOX 107 CLARENCE TOWN, NSW, 2321	**Phone**: 0428 801 720 **Email**: ashlee@perceptionplanning.com.au

PP Reference	J001348
Prepared for	Michael Bowe

Document Versions and Control				
DCP Compliance Assessment, 8 Edward Street, Morpeth				
No:	**Date:**	**PP Ref:**	**Author:**	**Reviewed by:**
Version 1	10/05/21	Appendix 5: DCP Compliance Assessment – 8 Edward St	AR	ED

Table 2: Maitland DCP (MDCP 2011) Examined as Relevant

MDCP 2011	Controls/Purpose	Review/Response	Comply
Part A - Administration			
A.4 – Notification	Formal notification of development applications is a requirement of the legislation. There are different requirements for different development types.	This application does not require formal notification under any EPI or the MDCP	Yes
Part B – Environmental Guidelines			
B2 – Stormwater	a) Ensure that compliance with BASIX objectives and requirements are achieved. (b) Ensure that an acceptable standard of water quality is maintained within storm water lines and rain water storage tanks. (c) Ensure the most suitable rainwater storage method is employed pursuant to the relevant site conditions, including health and safety aspects of the storage installation. (d) Ensure the method of laying storm water lines is in accordance with the relevant Australian Standard, (AS/NZS 3500.3:2003). (e) Ensure that storm water discharge points at kerbs and inter-allotment drainage pits are of an acceptable standard and location	All stormwater is to be disposed to Council required to the existing site system, the provision of a stormwater management plan is not required. Adjoining developments will not be impact by stormwater at the proposal site.	Yes

B3 – Hunter River Floodplain	The onus is on the proponent to provide an adequate level of information to support any development on land below the FPL. The Council will require a Statement of Environmental Effects (or an Environmental Impact Statement if the proposal is designated development) justifying the development in its location.	The site is identified to be located within a flood prone area. However, it is noted that the location of the existing built form and proposed amenities building, are not located within the area subject to flooding. Despite this, it is not anticipated that the proposed development will adversely be affected by the sites flooding potential.	Yes
B4 – Onsite Sewage Management System	This chapter applies to all land within the Maitland City Council Local Government Area that is not capable of being connected to a reticulated sewerage system.	The site has capacity to connect to sewer and water available within the street network as per the DBYD sech and stamped HWC plan contained here as **Appendix 6 and Appendix 8**.	Yes
B5 – Tree Management	This section prescribes the types of trees and vegetation where development approval is required under clause 5.9 of the *Maitland Local Environmental Plan 2011*. These provisions only apply to urban land.	No trees or significant vegetation will be removed for the proposed development.	N/A
B6 – Waste Minimisation & Management	This section only applies to a specific type of development – a change of use is included in this list.	A SWMP has been prepared and contained here as **Appendix 13**.	Yes
B7 – Riparian Land and Waterways	This DCP chapter applies to all land within the Maitland Local Government Area (LGA) that contains riparian land and/or waterways.	The site is not identified as “Watercourse Land” on the Maitland Local Environmental Plan 2011 Watercourse Map.	N/A

Part C – Design Guidelines The proposed development is a change of use application and associated amenities block. There are no direct controls for this development type in the MDCP.			
C.1 Accessible Living	This chapter applies primarily to new buildings. However, where Council considers practicable and reasonable to do so, access to existing buildings will be required in connection with proposals for changes of use or alteration which will result in an increased level of public usage.	Given the nature of the proposed development and the diversity of patrons that may likely attend a function at the site, it is considered important that the venue can accommodate people of all abilities. The site and existing structures are capable of accommodating access for all abilities. It is considered that the buildings are compliant with Control C1.	Yes
2.1 Building Regulations	The building regulations give us the minimum standards for providing a desirable level of access and provisions for people with disabilities.	Access to the building is considered to meet current accessibility requirements for people using mobility devices given the flat topography and the level entry into the buildings. The shed will provide an oversized sliding access door on ground level allowing people of mixed abilities to access and enjoy the premises.	Yes
C.4 – Heritage Conservation			
2.1 General Requirements	The content and range of issues to be addressed in a development application will depend on the heritage significance of the site and the impact the proposed development is likely to have. As a general rule, the greater the significance of the item or the potential impacts of the proposal, the more detail should be provided.	The subject site falls within the Morpeth Heritage Conservation Area, the site is not identified as containing a Heritage Item. Due to the minor nature of the development in the HCA it is believed that a Heritage Impact Assessment is not required, however one can be prepared if the Consent Authority requests.	Yes

2.2 Heritage Impact Statement	Clause 5.10(5) in the Maitland LEP 2011 provides for a consent authority to request the preparation of a Heritage Impact Statement (HIS) to assist in the assessment of a development application.		
3.2 Local provisions	All components of a Heritage Conservation Area including, but not limited to, listed heritage items contribute to its character, regardless of whether they are individually significant. It is for this reason that the controls relating to demolition are quite stringent, and will be applied consistently	The proposed development does not involve demolition works.	N/A
4 General requirements to Alterations and Additions	The objective of the following guidelines is to ensure that new development involving heritage items and buildings in a Conservation Area will respect and enhance the heritage character of the building and their surrounding area.	This development proposal does not include any alterations or additions to a listed Heritage Item. The proposed development involves temporary use of the existing shed as a function centre, associated amenities building and car parking area. Architectural plans are contained in **APPENDIX 5** which provide a floor plan and elevations of the proposed development. The alteration to the existing building has taken into consideration with respect to the heritage conservation area, the site and the streetscape. The amenities building will be obscured from the public domain behind the established building line to not appear intrusive on the streetscape character. It is considered the presentation of the building within the HCA will remain substantially the same. Further, suitable vegetation will be planted adjacent the car parking area to limit any potential visual	Yes

		impact from the streetscape. The development proposal is considered appropriate for the locality and sympathetic to the character of the HCA. It is considered that the proposed alterations will blend and harmonise with the HCA.	
4.2 Siting, Setback and Orientation	To maintain and enhance the existing character of the street and the surrounding area. To ensure that new alterations or additions respect established patterns of settlement (ie pattern of subdivision and allotment layout, landscaped settings, car parking and fencing.) To provide an appropriate visual setting for heritage items and heritage conservation areas. To ensure that the relationship between buildings and their sites which contribute to the character of the area are no disturbed or devalued	There is no alteration to the siting, setback or orientation of the existing shed on the subject site. The existing shipping containing will be relocated behind the building line which is considered an appropriate location and a positive outcome for the site.	Yes
4.3 Size and scale	To ensure that new alterations and additions respect the character of the building and surrounding area	The proposed development does not involve overwhelming changes to the existing built form noting the addition includes 33 sqm of additional floor area to provide for an amenities building on the southern side of the existing building and relation of the existing shipping container behind the established building line. Thus, the proposed development is not believed to dominate the existing building and its surrounds.	Yes

4.4 Roof Form and Shapes	To retain characteristic scale and massing of roof forms within Conservation Areas and on heritage items when designing alterations and additions	The amenities building roof form will be sympathetic to the traditional style of the shed; a hip profile is proposed which will maintain the character of the building. The new proposed alterations will not significantly adversely affect the visual perception of the site.	Yes
4.5 Shop fronts	The quality and style of shopfronts is of great importance as they reflect the quality and style of significant architectural buildings, and enhance the character and interest of footways for pedestrians	N/A	N/A
4.6 Accessibility	Providing access to building for people with disabilities is required under the Disability Discrimination Act. Heritage places are no exception, however there is also a need to conserve these places and not alter them in a way which will impact on their heritage significance.	As previously discussed, it is considered that the venue can accommodate for people of all abilities. The site displays a predominantly level topography and comprises buildings that are fit for purpose with no entry steps required. No alterations or additions are required to accommodate access for all abilities.	Yes
4.7 Materials and Colours	To ensure that materials and colours used in alterations and additions respect the significance and character of the existing building and surrounding area.	It is proposed that the colours and materials will compliment and blend with the existing streetscape.	
4.11 Services and New Technologies	To minimise any obtrusive effect of new building services and technical equipment in Conservation Areas and on heritage items.	No additional technical equipment is proposed.	N/A
5. General Requirements for new buildings in historic areas			

The proposed development does not include a wholly new building, assessment against this section is not required.			
C.7 Signage *The proposed development does not include signage, assessment against this section is not required.*			
C.7 Outdoor Dining *This section is not applicable, the application does not seek permission for outdoor dining.*			
C.11 – Vehicular Access and Car Parking		**This chapter outlines Council's policy for the provision of parking and service delivery facilities in association with development proposals**	
2.2 Calculation of Parking Requirements	(a) Development generally The minimum number of parking spaces to be provided for a particular development is to be calculated in accordance with Appendix A of this policy.	Appendix A does not stipulate the parking requirement for a Temporary Use or a Function Centre. Other uses – not defined are to satisfy the peak cumulative parking requirements of the development as a whole. Accordingly, the commission of a Traffic Impact Assessment (TIA), contained in Appendix 11, was used to determine access and parking requirements. The TIA assumed that the average number of people per vehicle when attending a function is likely to be three. This equates to a parking demand of 40 vehicles. The site has suitable area to accommodate the carparking demand on site. The architectural plans provide areas of formalised parking. Overflow parking can be accommodated in the existing paddock area adjacent to the existing farm sheds. It is considered that the parking arrangements are suitable for the proposed development.	Yes

3. Guidelines for The Design, Layout and Construction of Access and Parking Areas	The dimensional requirements for on-site car parking spaces and driveways giving access to parking spaces shall generally be as set out in accordance with the Australian Standard AS2890.1-1993 Parking Facilities – Off-Street Car Parking	There are no changes to the access arrangements on site. Formalised parking areas in accordance with the architectural plans will remain gravel with appropriate signage to identify accessible car park allocation.	Yes
5 Car Parking for Persons with a Disability	Special parking spaces for persons with a disability are to be made available in the provision of car parking facilities, in accordance with Australian Standard AS2890.1 – 1993. In general, where 10 or more vehicle spaces are required, one designated parking space for people with disabilities is required per 100 (or part thereof) car spaces provided.	The TIA identifies that the proposed development requires an onsite parking provision of 40 car parks. In accordance with the DCP control, this requires the provision of one accessible car park. The proposed development will provide for two accessible car parking spaces adjacent the northern building elevation of the existing shed. The accessible carpark will be in accordance with the AS 2890.1-1993.	Yes
C.12 – Crime Prevention Through Environmental Design		**Crime Prevention through Environmental Design (CPTED) seeks to influence the design of buildings and places in ways that lessen or prevent the incidence of crime.**	
1.1 Development Requirements	This section sets out the controls and development requirements for development proposals. A function centre is not listed as a development type requiring the completion of a CPTED Report.	The proposed temporary use is not considered to increase or compromise the safety or security of the site or immediate area. General crime prevention controls such as security lighting and staff procedures can be implemented through the life of the development in order to maintain the security of the premises and safety of staff and visitors.	Yes
Part E – Special Precincts			

E3 – Heritage Conservation Areas	There are five (5) Heritage Conservation Areas (HCA) with special characteristics in the Maitland local government area. The purpose of these descriptions is to provide an understanding of their history and diversity, to identify those things that are unique about them, and to provide a thematic and historic context within which individual buildings can be considered. This context or background is essential to the preparation and assessment of development applications in Heritage Conservation Areas.		
Morpeth Heritage Conservation Area	The site falls across within the rural outskirts precinct. Accordingly, the following assessment will be made for the amenities building and relocation of the existing shipping container within the rural outskirts precinct.		
Views from within Township to Rural Surrounds	The relationship between the town and the rural surrounds should be maintained through the protection of these significant view corridors.	It is not anticipated that the proposed development will compromise any views from the residential precinct to the rural outskirts given the location of current built form on the site. The existing shipping container will be relocated to the rear of the existing shed which is considered a positive outcome from the site.	Yes
Subdivisions and Amalgamations	Requirements: 1. Where any subdivision occurs, it will generally be supported only as a Torrens Title subdivision for the purposes of a single detached residence. 2. Subdivision will generally be considered only where there is an established pattern of subdivision in the vicinity of the site and where not located in the vicinity of a heritage item or intact groupings of heritage buildings.	The proposed development does not involve subdivision or consolidation of land.	N/A

	3. No new kerb crossings within existing sandstone kerb and gutter will be permitted, in particular on Swan, High or James Streets. Any subdivisions of allotments facing these streets will be permitted only where rear lane access to all lots can be provided and/or use existing kerb crossings. 4. Frontages to east west streets (Swan, Close, High, Princess and James) shall not be reduced to less than 15 metres, and frontages to side streets shall not be reduced to less than 40m. 5. No amalgamation of sites permitted, unless for a use of identified community benefit		
Demolition	Aim: To retain the character of Morpeth as a collection of groups of buildings from different eras, in particular those dating from the mid to late 19th century.	There are no demolition works proposed as part of this development application.	N/A

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/708453

SEARCH DATE	TIME	EDITION NO	DATE
7/5/2021	2:56 PM	3	15/6/2018

LAND

LOT 2 IN DEPOSITED PLAN 708453
AT MORPETH
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF ALNWICK COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP708453

FIRST SCHEDULE

MICHAEL GERARD BOWE (AD AN418424)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Delfs Lascelles PRINTED ON 7/5/2021

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.
Warning: the information appearing under notations has not been formally recorded in the Register.

PLAN FORM 2

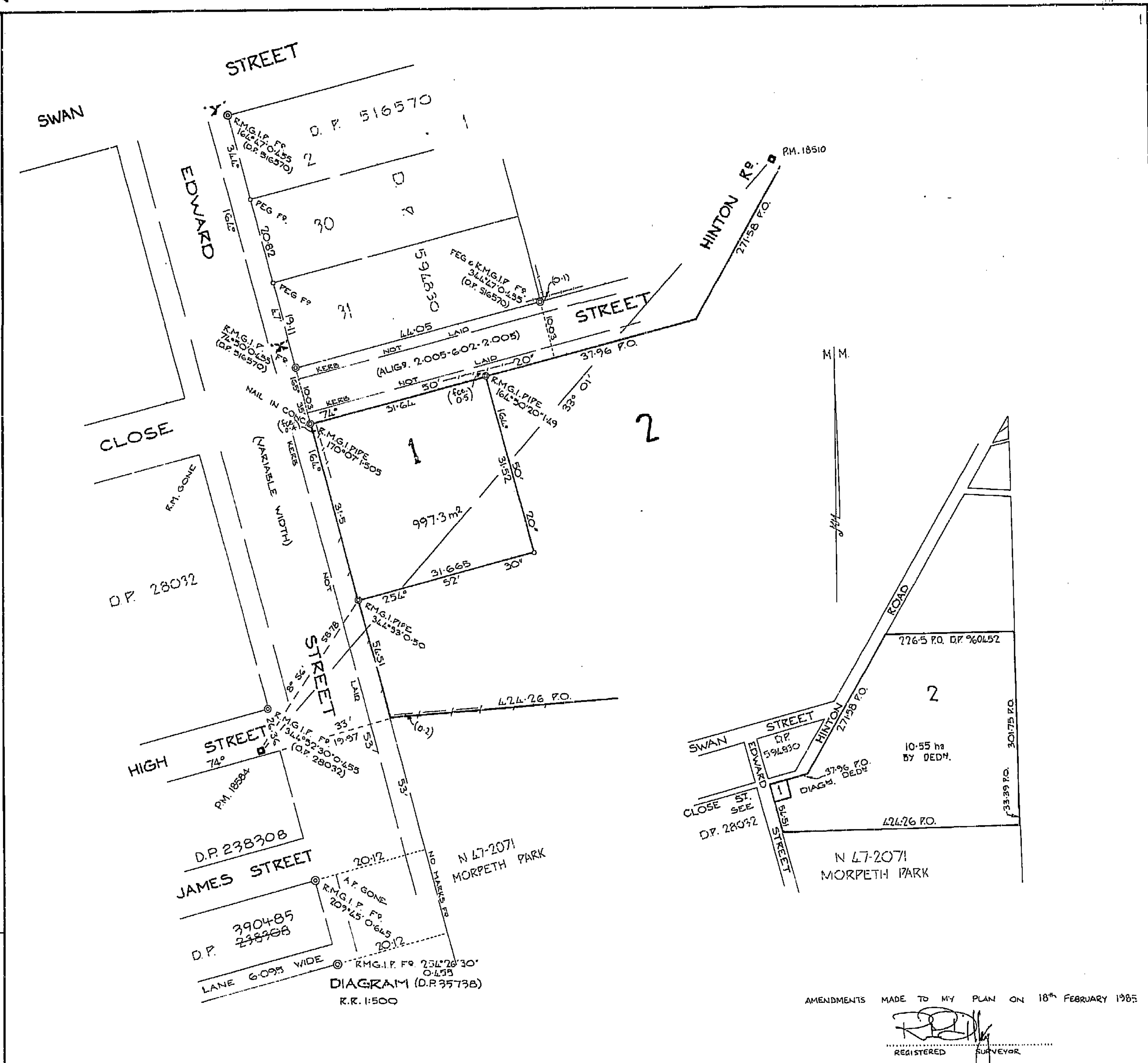
Plan Drawing only to appear in this space

* OFFICE USE ONLY

Signatures and seals only.

P J Bowe

P. I. Bowe



AMENDMENTS MADE TO MY PLAN ON 18th FEBRUARY 1985

REGISTERED SURVEYOR

D.P. 708453

Registered: 15·3·1985

C.A.: No 133/5/83020 OF 24·5·1984

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U 5472-24*, 33* & 52*

Last Plan: PARISH

PLAN OF SUBDIVISION OF PART OF PORTION 63 BEING C.T. VOL. 6854 FOL. 117 & 118

Reduction Ratio 1: 5000
Lengths are in metres.

~~Mun/Shire~~ City: MAITLAND

Locality: MORPETH

Parish: ALNWICK

County: NORTHUMBERLAND

~~This is sheet 1 of my plan in sheets. (Delete if inapplicable).~~

I, RAYMOND PAUL DILLEY SCOTT CRISP CASHMERE & PARTNERS P/L of 13 CHURCH ST. MAITLAND a surveyor registered under the Surveyors Act, 1929 as amended, hereby certify that the survey represented in this plan IN REGARDS TO LOT 1 ONLY is accurate and has been made ~~*(1) by me~~ (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on † 17-2-1984

Signature R. P. Dilley

Surveyor registered under Surveyors Act, 1929, as amended.
Datum Line of Azimuth. X-Y
*Strike out either (1) or (2). †Insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

Council Clerk's Certificate

I hereby certify that -

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

*(b) the requirements of section 34B of the †Metropolitan Water, Sewerage and Drainage Act, 1924, as amended. †Hunter District Water, Sewerage, and Drainage Act, 1938, as amended

have been complied with by the applicant in relation to the proposed Subdivision (Insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No. 133/5/83020

Date 24/5/1984

(Signature) .... Council Clerk

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.
†Delete if inapplicable.

Table of mm

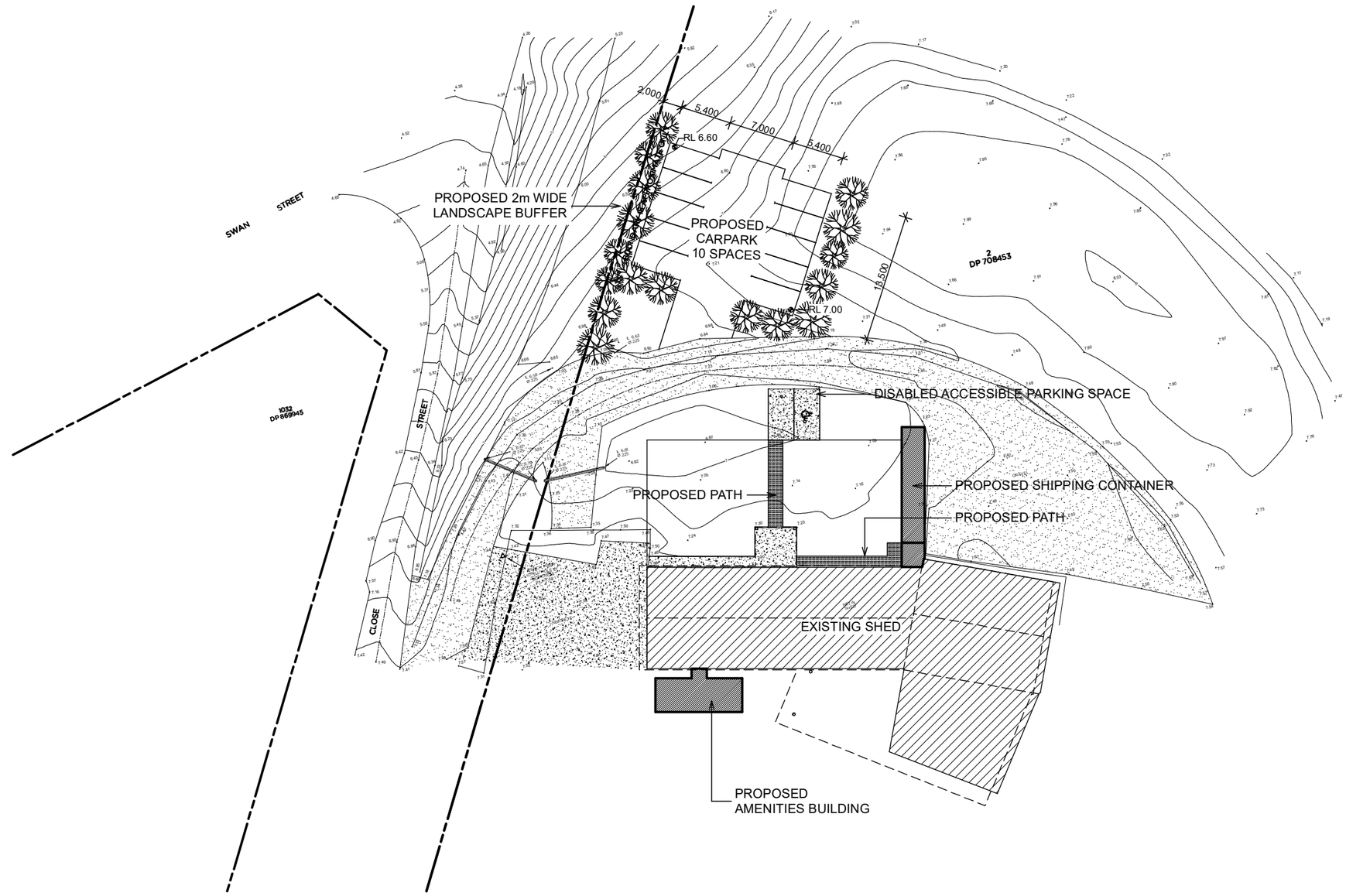
M.P.D.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE: 14/11/(5021?)

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 19th March, 1985

D.P. 708453

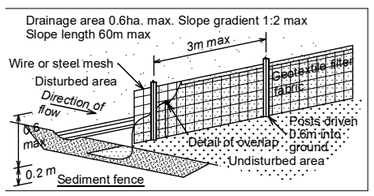


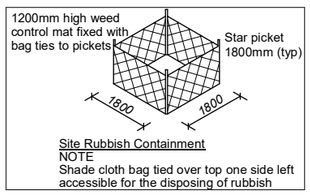
LEGEND

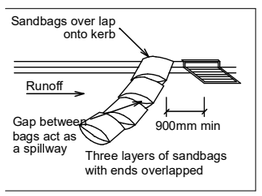
AW	AWNING WINDOW
BFD	BI-FOLD DOOR
CONC	CONCRETE
CPT	CARPET
CW	CASEMENT WINDOW
CSD	CAVITY SLIDING DOOR
DH	DOUBLE-HUNG WINDOW
DP	DOWNPIPE
FG	FIXED GLASS
f.w.	FLOOR WASTE
GB	GLASS BLOCKS
HWS	HOT WATER SYSTEM
LV	LOUVRE WINDOW
PLD	PANEL LIFT DOOR
REF	REFRIGERATOR
RD	ROLLER DOOR
SH	SHOWER
SD	SLIDING DOOR
SW	SLIDING WINDOW
s.d.	SMOKE DETECTOR
VA	VANITY BASIN
WM	WASHING MACHINE
WC	WATER CLOSET

SITE PLAN

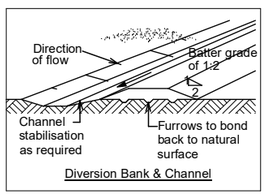
1:100







NOTE
1 No vehicle crossing or stockpiling of material on vegetation buffer.
2 All sedimentation control structures to be inspected & maintained by site manager daily.
3 All sediment retaining structures to be cleaned on reaching 50% storage capacity.
4 All existing vegetation will be retained outside the construction site.
5 Clean sediments from footpaths, driveways & roads daily.
6 Roof drainage via sealed pipeline to street gutter on roof completion.



MEMBER OF BUILDING DESIGNERS AUSTRALIA NSW

WINNER 2010 HIA Hunter Residential Building Designer of the Year

WINNER 2011 HIA Hunter Residential Building Designer of the Year

ISSUE	DETAILS
A	28/08/20 - PRELIMINARY ISSUE

SORENSEN DESIGN & PLANNING

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Suite 4/ 10 Yacaaba Street
Nelson Bay NSW 2315

NEWCASTLE OFFICE
Ph: (02) 4961 5544

SINGLETON OFFICE
Ph: (02) 4961 5544

CONTACT DETAILS
General Enquiries:
reception@sorensendesign.com.au
www.sorensendesign.com.au

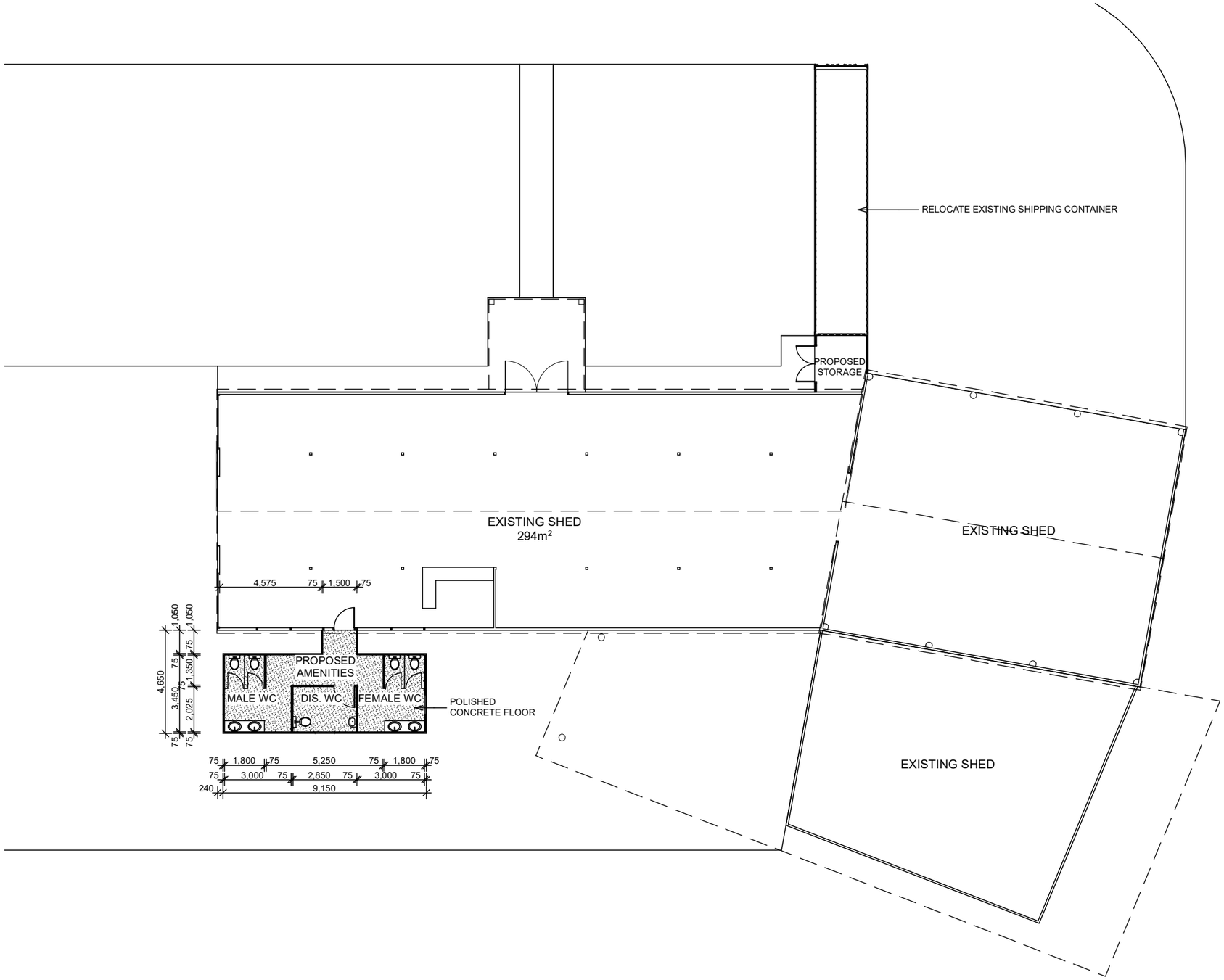
PROJECT: **PROPOSED AMENITIES AT 8 EDWARDS STREET MORPETH**

CLIENT: **BOWE**

TITLE: **SITE PLAN**

FILE: _ DATE: **21/08/20** SHEET: **1** OF **5**

A3



GROUND FLOOR PLAN

1:200

ISSUE	DETAILS
A	28/08/20 - PRELIMINARY ISSUE

SORENSEN DESIGN & PLANNING

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SINGLETON OFFICE
Ph: (02) 4961 5544

CONTACT DETAILS
General Enquiries:
reception@sorensendesign.com.au

www.sorensendesign.com.au

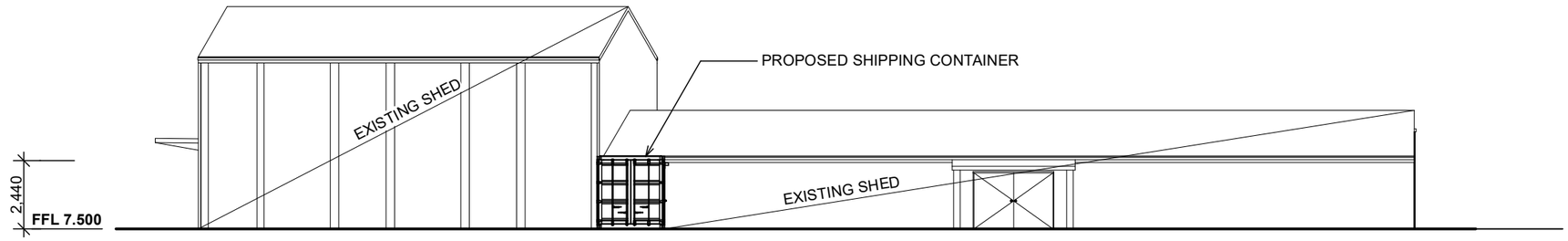
PROJECT: **PROPOSED AMENITIES AT 8 EDWARDS STREET MORPETH**

CLIENT: **BOWE**

TITLE: **FLOOR PLAN**

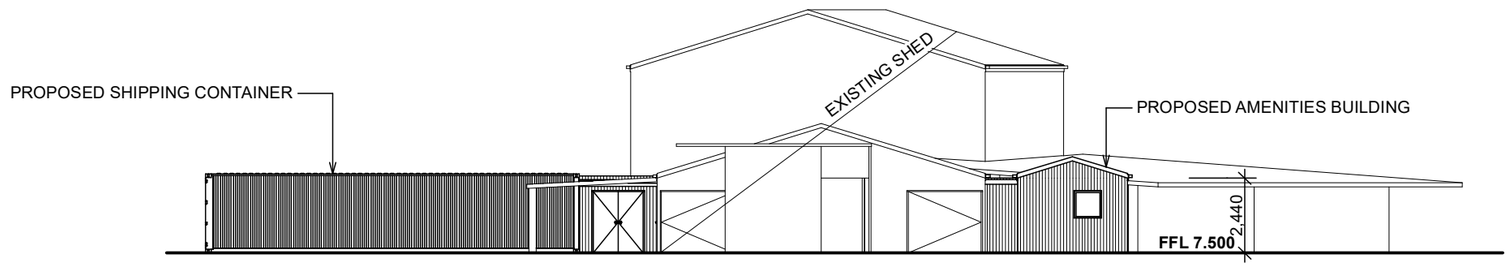
FILE: _ DATE: **21/08/20** SHEET: **2** OF **5**

A3



NORTH ELEVATION

1:200



WEST ELEVATION

1:200

ISSUE	DETAILS
A	28/08/20 - PRELIMINARY ISSUE

SORENSEN DESIGN & PLANNING

PORT STEPHENS OFFICE
Ph: (02) 4984 9955
Suite 4/ 10 Yacaaba Street
Nelson Bay NSW 2315

NEWCASTLE OFFICE
Ph: (02) 4961 5544

SINGLETON OFFICE
Ph: (02) 4961 5544

CONTACT DETAILS
General Enquiries:
reception@sorensendesign.com.au
www.sorensendesign.com.au

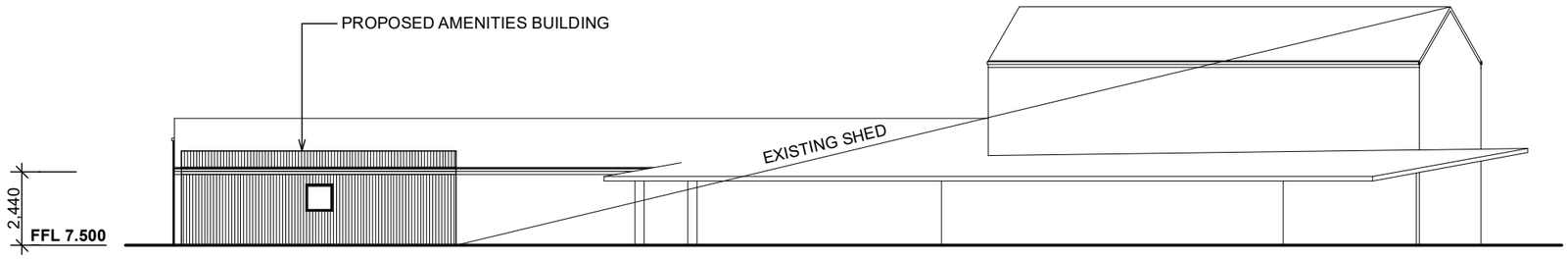
PROJECT: **PROPOSED AMENITIES AT 8 EDWARDS STREET MORPETH**

CLIENT: **BOWE**

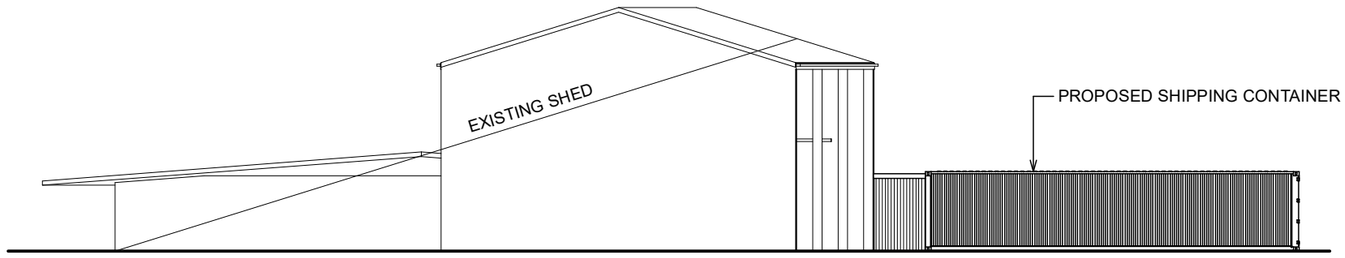
TITLE: **ELEVATIONS**

FILE: _ DATE: **21/08/20** SHEET: **3** OF **5**

A3



SOUTH ELEVATION
1:200



EAST ELEVATION
1:200

MEMBER OF BUILDING DESIGNERS AUSTRALIA NSW

WINNER 2010 HIA Hunter Residential Building Designer of the Year

WINNER 2011 HIA Hunter Residential Building Designer of the Year

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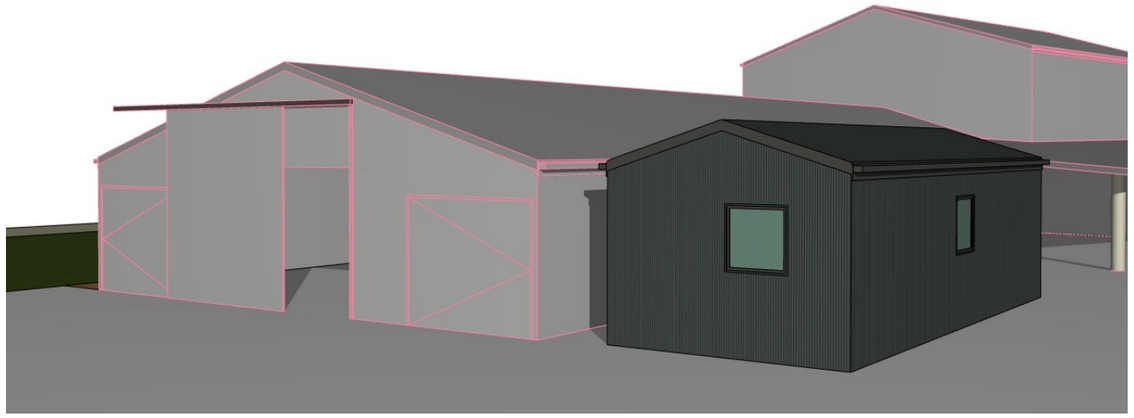
PROJECT: **PROPOSED AMENITIES AT 8 EDWARDS STREET MORPETH**

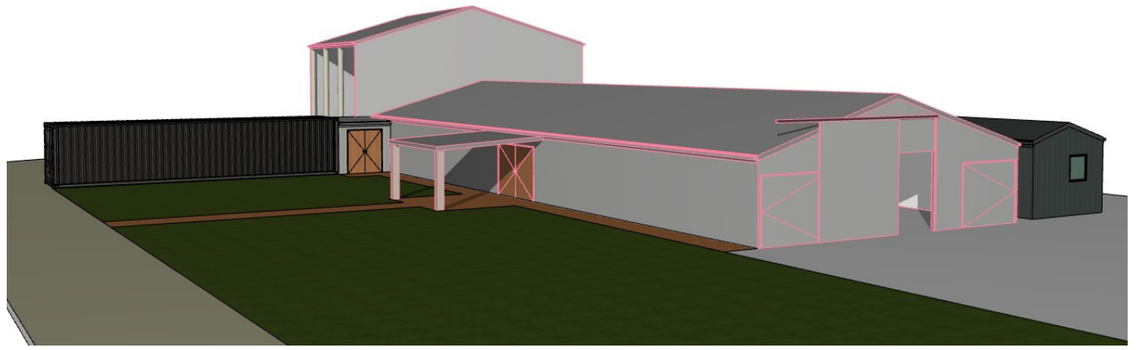
CLIENT: **BOWE**

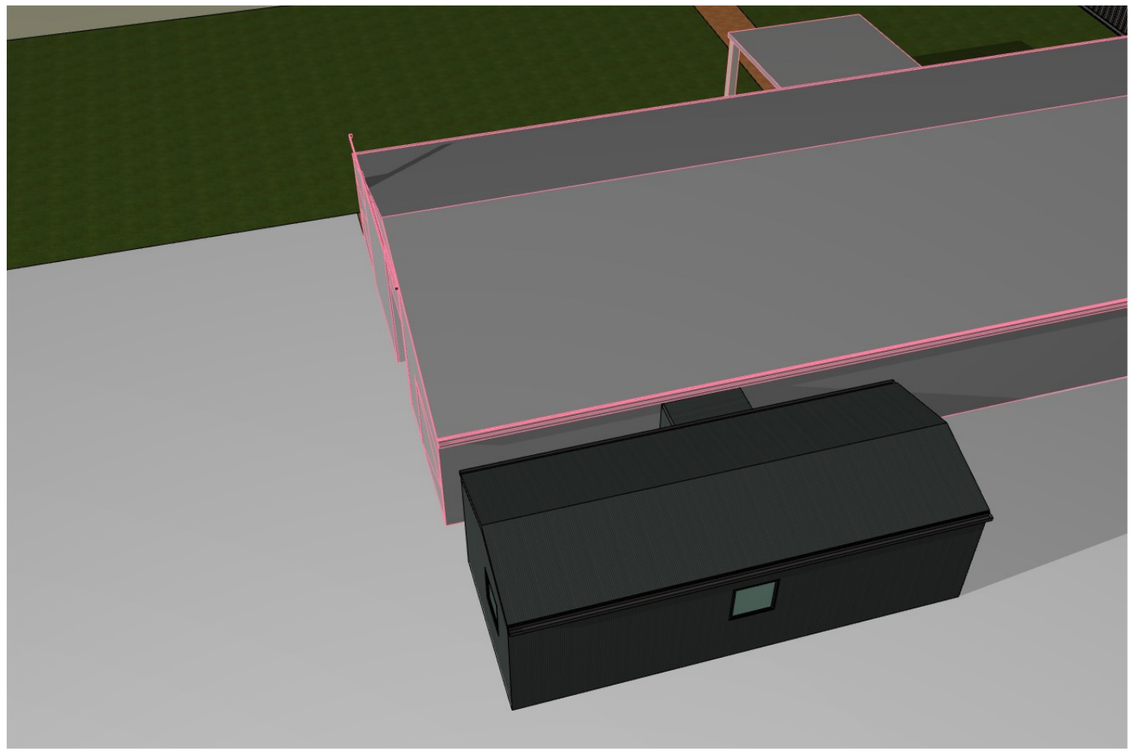
TITLE: **ELEVATIONS**

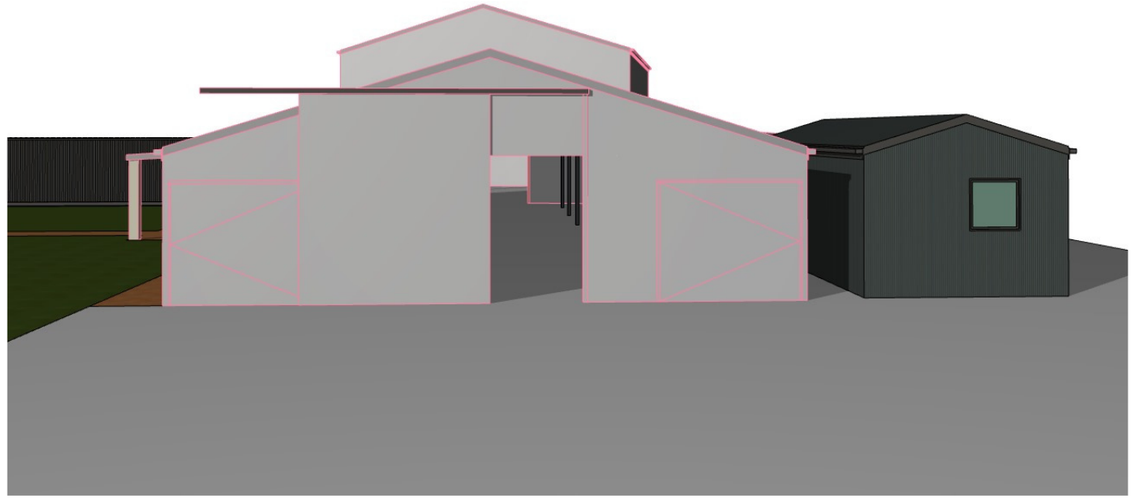
FILE: _ DATE: **21/08/20** SHEET: **4** OF **5**

A3









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PROJECT: **PROPOSED AMENITIES AT 8 EDWARDS STREET MORPETH**

CLIENT: **BOWE**

TITLE: **3D VIEWS**

FILE: _ DATE: **21/08/20** SHEET: **5** OF **5**

A3

Dial Before You Dig (DBYD)
Location Information

Hunter Water Corporation
36 Honeysuckle Drive
NEWCASTLE NSW 2300

To:
Miss Ashlee Rutherford
260 Maitland Road
Mayfield NSW 2304

Enquiry Details	
Utility ID	80220
Job Number	21579877
Sequence Number	109473128
Enquiry Date	07/05/2021 15:09
Response	**NOT AFFECTED**
Address	8 Edward Street Morpeth
Location in Road	Not Supplied
Activity	Planning and Design

Enquirer Details			
Customer ID	2365923		
Contact	Miss Ashlee Rutherford		
Company			
Email	ashlee@perceptionplanning.com.au		
Phone	0413244473	**Mobile**	Not Supplied

Enquirer Responsibilities

Hunter Water Corporation's (**HWC**) provision, and your access to and use, of the data, maps and other information contained in this response (**Information**) are subject to the following terms and conditions, and all additional disclaimers contained elsewhere within this response.

Nature of HWC's assets

You acknowledge that:

- water in the main is under pressure and may cause injury if the main is damaged;
- sewer mains can be under pressure and may cause injury if the main is damaged;
- recycled water mains can be under pressure and may cause injury if the main is damaged;
- services are laid at varying depths;
- the Information does not include data related to property services; and
- HWC will seek recovery of repair costs if assets are damaged.
- All electrical services are to be considered live.

Accordingly, all persons must exercise extreme care and only use hand excavation until the exact location of all assets within a relevant work area is established.

Your use of Information

You acknowledge and accept that all Information provided in this response by HWC:

(a) is generated based on an automated analysis of the data you submit to the Dial Before You Dig website (**DBYD**). Accordingly, the relevance and reliability of such Information is dependant on the accuracy and suitability of the data you provide to DBYD;

(b) the Information is intended to have a general application only and may not be suitable for your specific requirements; and

(c) all Information is intended to provide guidance only and any reliance you place on such Information is entirely at your own risk.

The Information is provided for the sole purpose of assisting the location of HWC assets before excavation (**Permitted Purpose**), and you must not copy, translate, modify, distribute or make derivative works of the Information except as you directly require to achieve the Permitted Purpose. All Information contained in this response must be used and kept together. Your access to, and use of, the Information does not grant you any ownerships rights in respect of the Information or any intellectually property in the Information.

Disclaimer

While HWC takes all reasonable care in providing details of its underground assets, due to changes in road and footway alignments and levels, the age and incompleteness of some records and the intended general nature of the Information, it is not possible to conclusively specify the location of all of HWC's underground assets.

ALL INFORMATION IS PROVIDED AS GENERAL GUIDANCE ONLY AND SHOULD NOT BE USED OR RELIED UPON IN SUBSTITUTION FOR SPECIALISED PROFESSIONAL INDEPENDENT ADVICE.

If you have a question or concern about the appropriateness, reliability or application of any Information you must seek advice from a relevantly qualified professional.

HWC makes no representation and gives no warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information or that the Information can be used for any purpose in substitution for specialised, professional and independent advice.

You must not solely rely upon the Information when undertaking underground works.

To the full extent permitted by law, HWC disclaims responsibility or liability for all loss, damage, injury or other claim whatsoever for any outcome arising from:

(a) your access to, or use of, the Information, including any failure to avail yourself of the Information;

(b) your reliance on the Information or its inability to meet your needs;

(c) your failure to correctly or accurately:

  (1) submit relevant or valid data to DBYD; or

  (2) use or interpret the Information provided by HWC; or

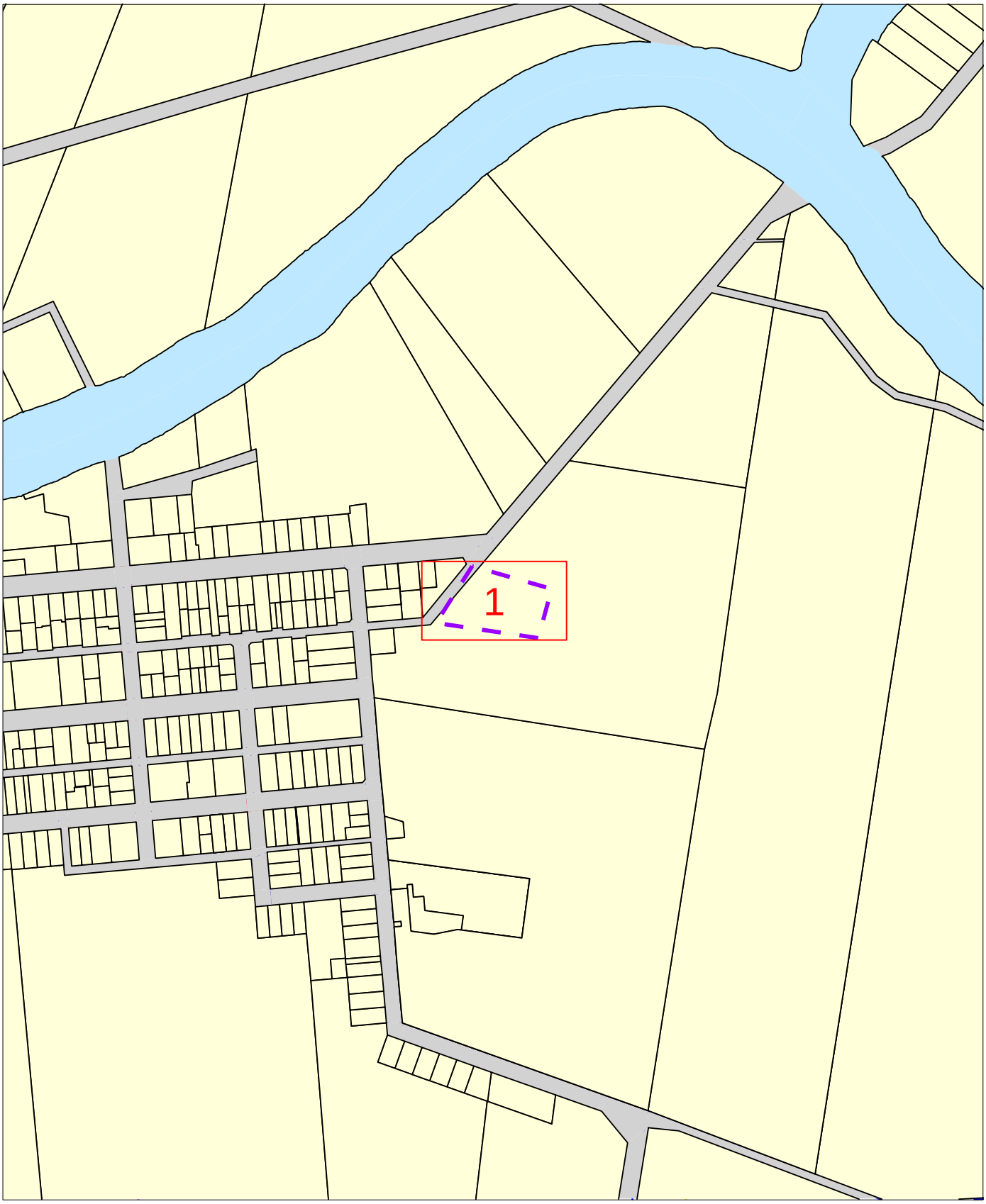
(d) any delay, failure, interruption, or corruption of any Information.

Date: 07/05/2021

Overview Map

Sequence No: 109473128

8 Edward Street Morpeth



LEGEND:

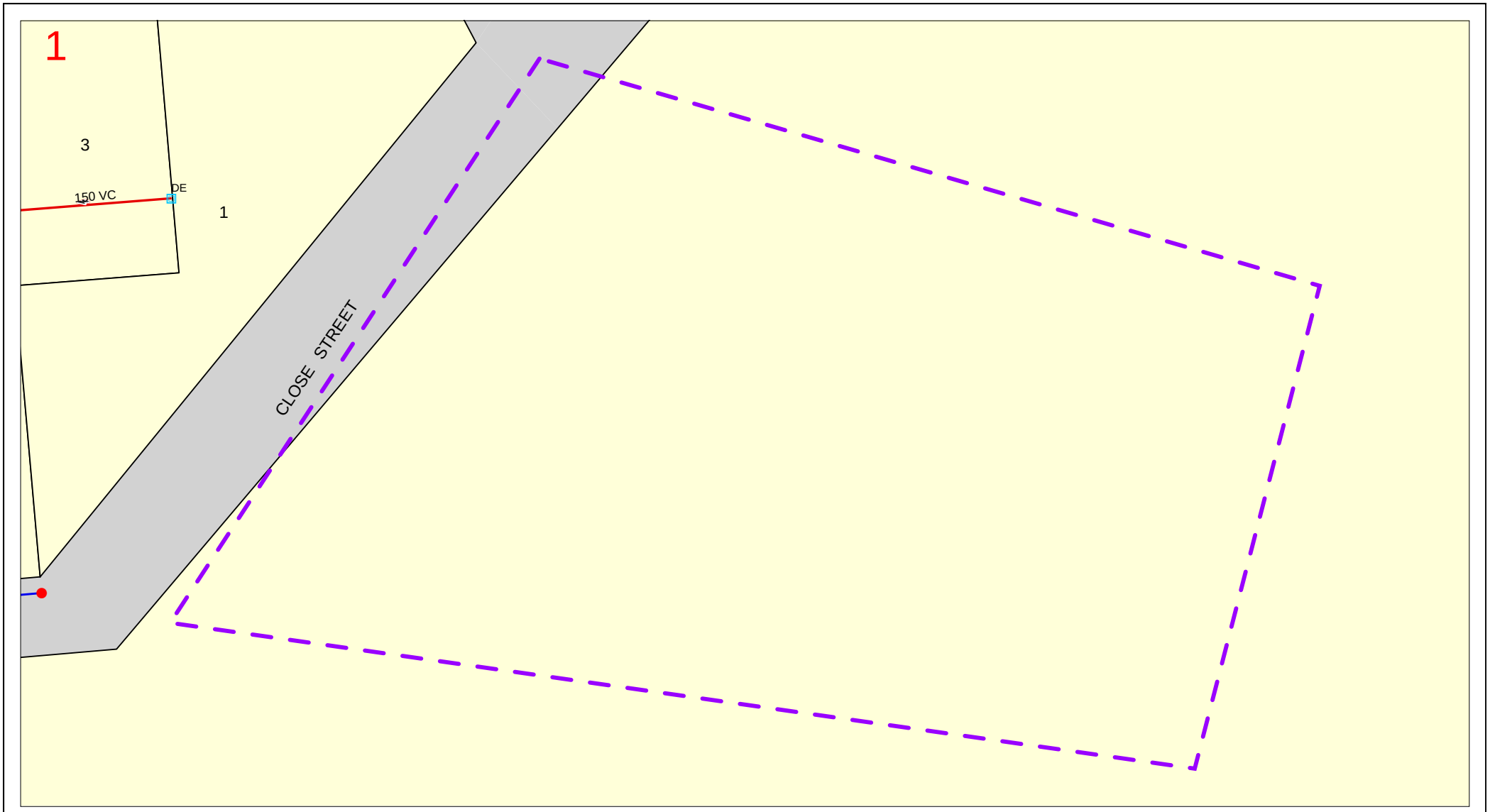
1 Detail Map

DBYD Work Area

Date: 07/05/2021

Map 1

Sequence No: 109473128 **Number**



N

0 0.006km

IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

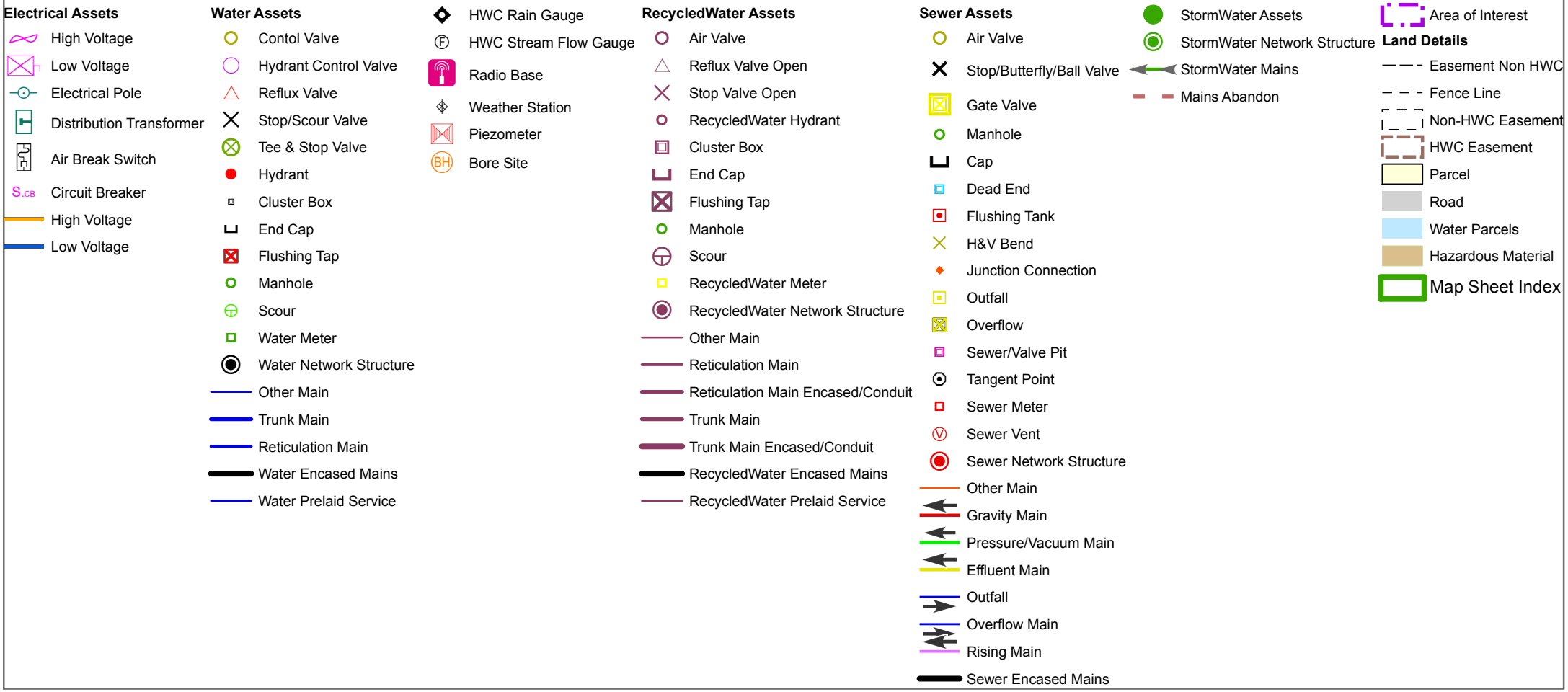
THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

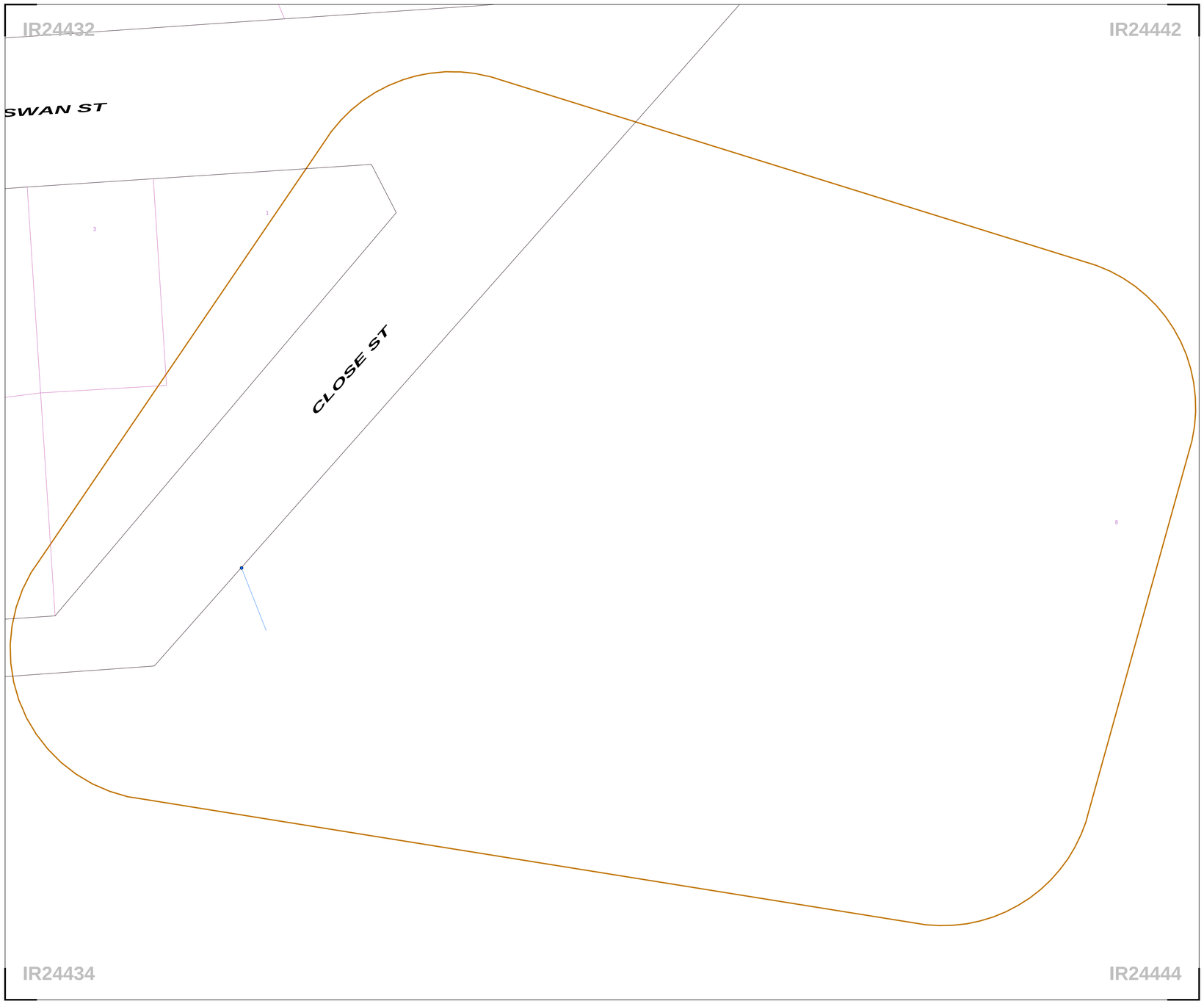
SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.

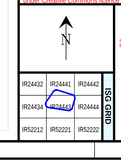
Hunter Water Corporation
DBYD Asset Legend





WARNING

Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the area.
Persons working near electricity networks must exercise care and will be held responsible for any damage caused.
You must excavate by hand or use vacuum excavation to establish the location of Ausgrid underground cables and associated assets.
Underground: Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in Safework NSW Code of Practice for Excavation and Safework NSW Guide for Work Near Underground Assets
as well as recommendations of Ausgrid's Network Standard NS156.
Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers.
WORK CLOSE: Maintain safe approach distances and follow applicable Safework NSW Code of Practice.
NOTE: 1. You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans. 2. This information includes data from the NSW Digital Cadastral Database by Land and Property Information (c) 2016, used under Creative Commons licence version 4.0



GMLA0

Distr + Trans - 109473126

INFORMATION ON THIS PLAN ONLY VALID FOR 30 DAYS FROM ISSUE DATE

7 May 2021

Page 1 of 1

1:264

0 — 16 metres

Ausgrid

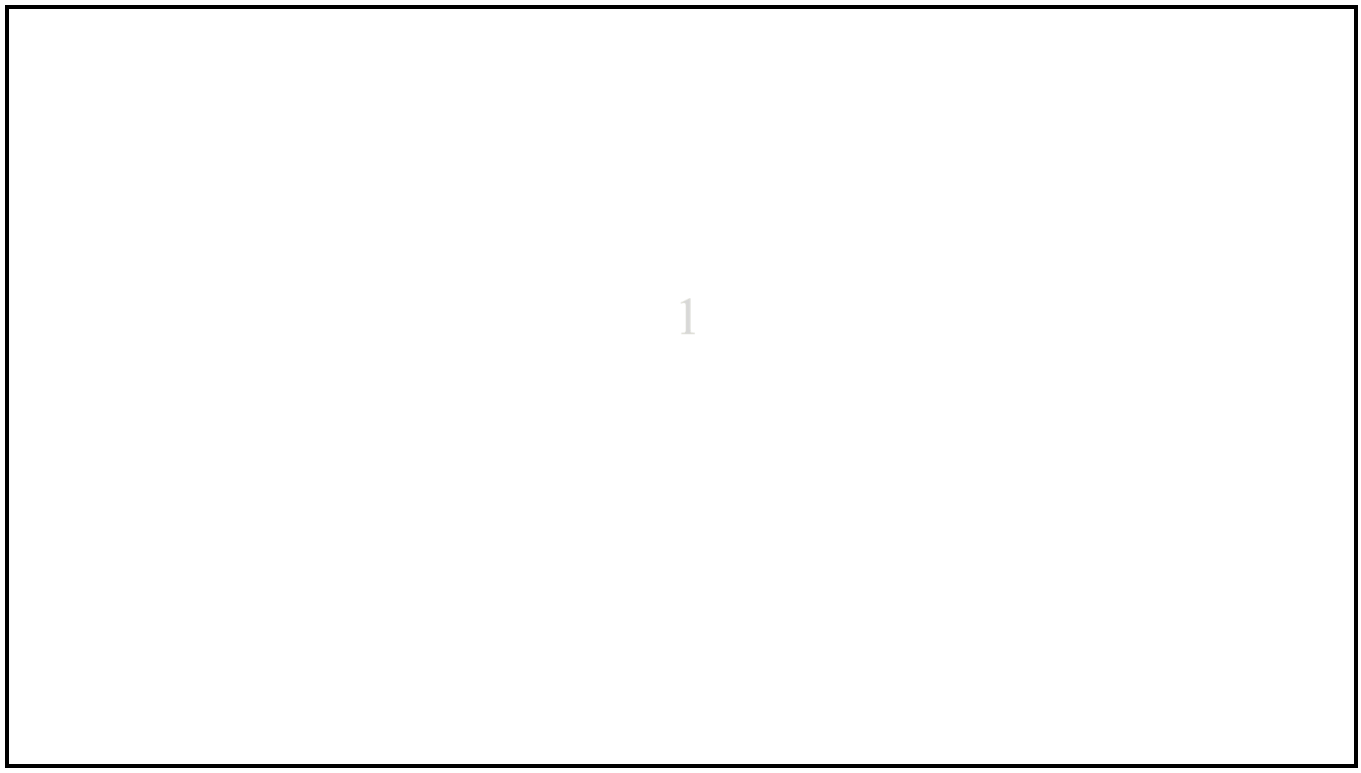
A0 MOCS_std_plot

n_109473126_GMLA0_1.mapd

To:	Miss Ashlee Rutherford
Phone:	Not Supplied
Fax:	Not Supplied
Email:	ashlee@perceptionplanning.com.au

Dial before you dig Job #:	21579877
Sequence #	109473129
Issue Date:	07/05/2021
Location:	8 Edward Street , Morpeth , NSW , 2321

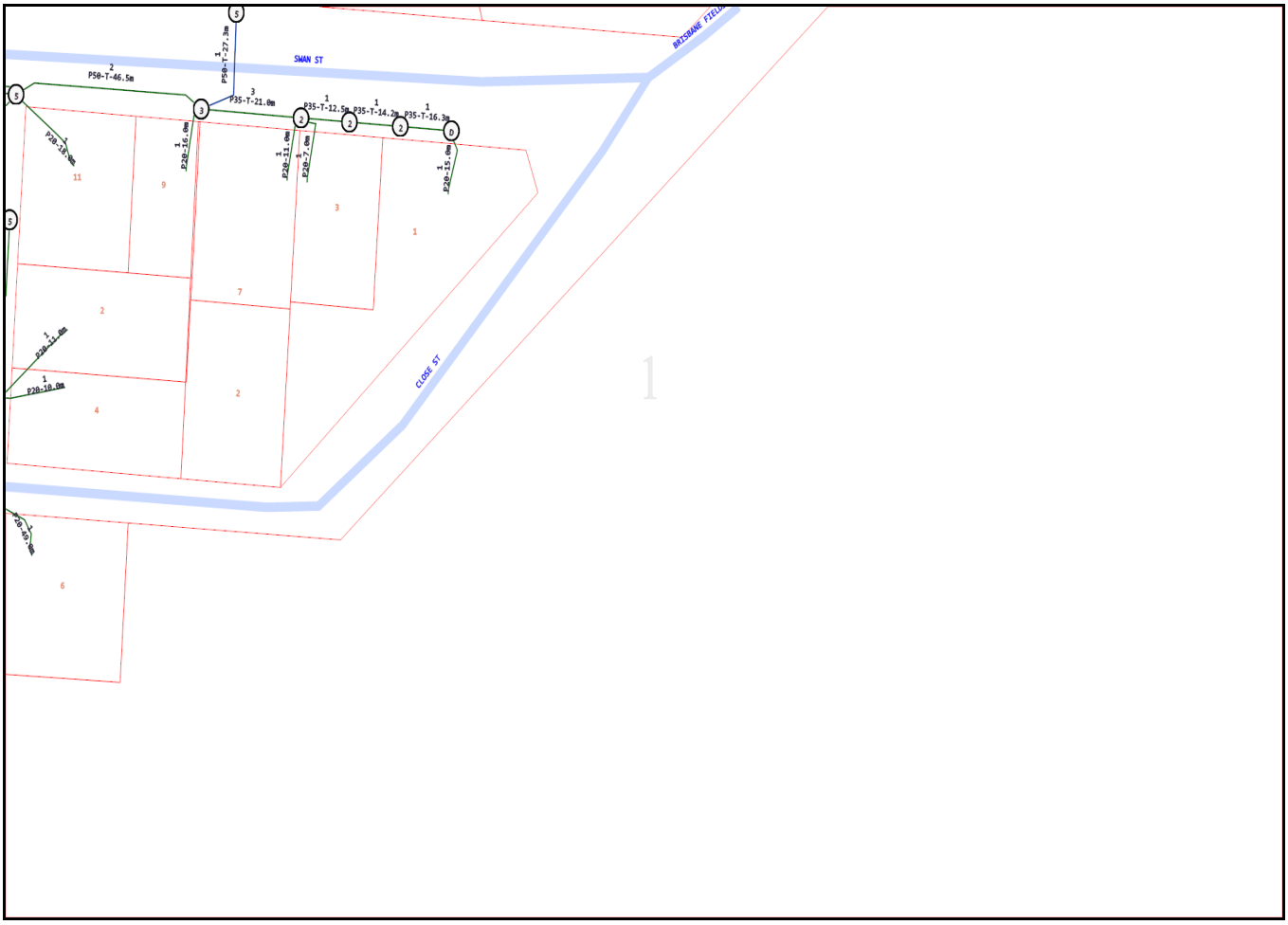
Indicative Plans



LEGEND

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m

Email dbyd@nbnco.com.au Web www.nbn.com.au



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Email dbyd@nbnco.com.au Web www.nbn.com.au

MGA

SWAN STREET

STREET

CLOSE

1032
DP 869945

2
DP 708453

BOUNDARY IS APPROXIMATE ONLY

IL 6.58
Ø 225

IL 6.63
Ø 225

IL 6.67
Ø 225

IL 6.70
Ø 225

IL 6.81
Ø 225

IL 6.81
Ø 225

BENCH MARK
DRILL HOLE IN
CONCRETE
R.L.=7.39

CONCRETE

GRAVEL

METAL
SHED

NOTES:

1. FEATURES SHOWN TO SCALE ACCURACY.
2. THIS PLAN IS SUITABLE FOR DETAILED PLANNING AND DESIGN AT THE SCALE/S STATED. THE PLAN MAY NOT BE SUITABLE FOR ANY OTHER PURPOSE OR FOR USE AT ANY OTHER SCALE/S.
3. SERVICES LOCATED ONLY WHERE VISIBLE.
4. THE LOCATION OF ALL UNDERGROUND SERVICES WHETHER SHOWN ON THE PLAN OR NOT, SHOULD BE PRECISELY DETERMINED BEFORE ANY CONSTRUCTION WORK COMMENCES AND MEASURES TAKEN TO PROTECT THESE SERVICES FROM DAMAGE.
5. CONTOUR INTERVAL - 0.2m
6. THE BOUNDARIES SHOWN ARE APPROXIMATE ONLY. THE BOUNDARIES SHOWN HAVE BEEN COMPILED FROM THE RELEVANT DEPOSITED PLANS. FURTHER SURVEY WILL BE REQUIRED IF CONSTRUCTION IS TO TAKE PLACE ON OR ADJACENT TO THE BOUNDARIES.

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY
- MINOR CONTOUR LINE
- 10 MAJOR CONTOUR LINE
- FENCE LINE
- TOP & TOE OF BANKS

REV.	DATE	AMENDMENT(S)	SUR	DFT	CHK
A	06.10.20	ORIGINAL ISSUE	SG	JD	TC

DELFS LASCELLES
CONSULTING SURVEYORS
260 MAITLAND ROAD,
MAYFIELD NSW 2304
ABN: 28 164 260 100
T: (02) 4964 4886
E: admin@delacs.com.au
delacs.com.au

DETAIL SURVEY OF PART OF LOT 2 DP 708453

SITE ADDRESS:
8 EDWARDS STREET
MORPETH

CLIENT:
M & L BOWE

CAD REF: 20541 - DET

POSITION DATUM:	ASSUMED
ORIENTATION:	MGA (GROUND)
EASTING:	-
NORTHING:	-
CLASS: -	ORDER: -
HEIGHT DATUM:	PM 18584
CLASS: LB	PU: 0.06
RL: 8.187m (AHD)	DATE: 11/09/2020

SURVEYED	DRAFTED	CHECKED
SG	JD	TC
SCALE	PAGE SIZE	DATE
1:150	A1	06.10.20
SHEET	REV.	PROJECT No.
1	A	20541

Version 2.2 (30 November 2020)

BUILDING PLAN ASSESSMENT

Clear of Hunter Water Assets

Reference No: 23453

☑ Water available for connection
☑ Sewer available for connection

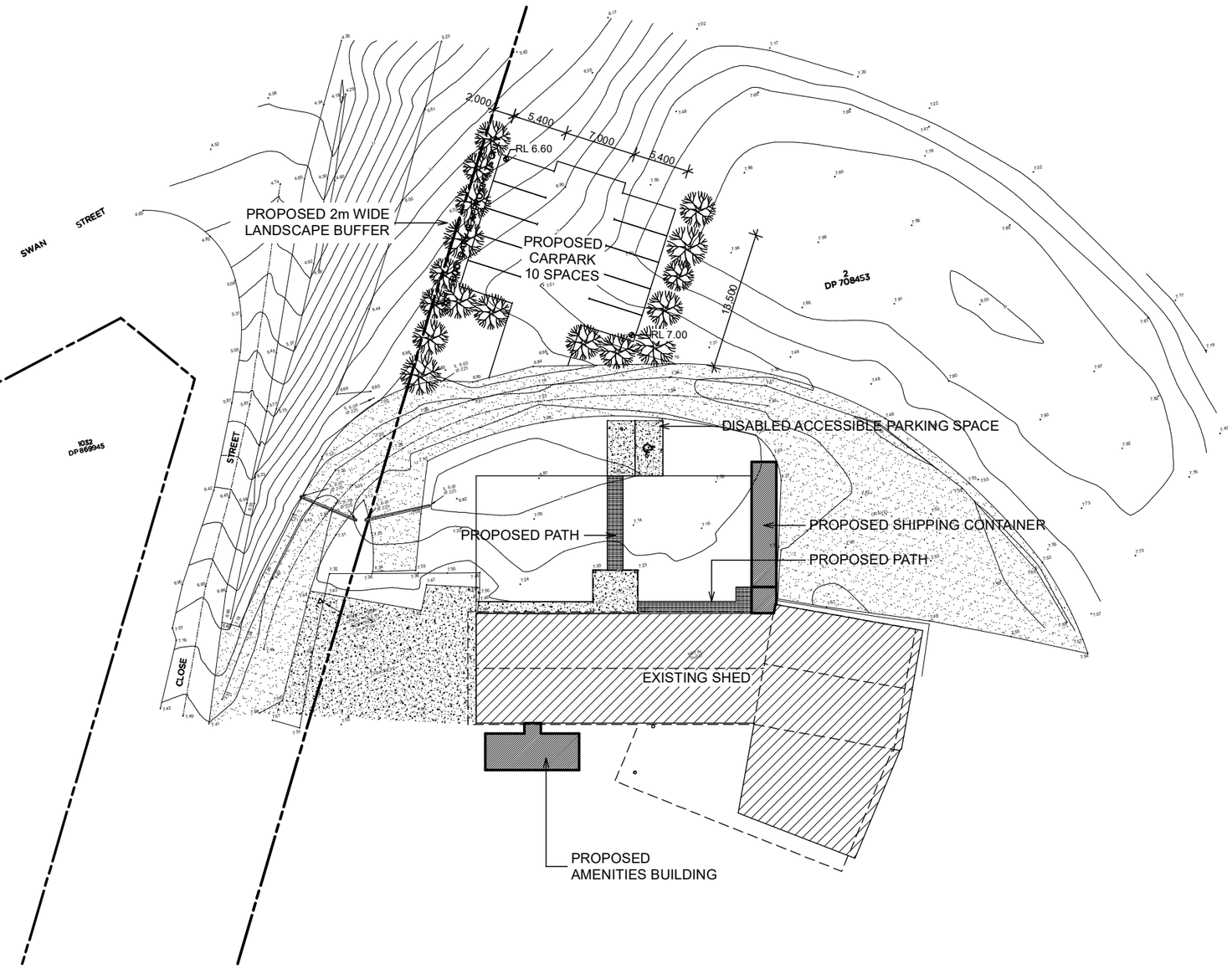
Development Assessment (Section 50) application has been submitted and is being reviewed by Hunter Water. A Hydraulic Design Assessment application is required if development is larger than 2 units or commercial/industrial.

Date Processed: 10-May-2021
Applicant: Perception Planning - Ashlee Rutherford

Property Location: **8 EDWARD STREET MORPETH**

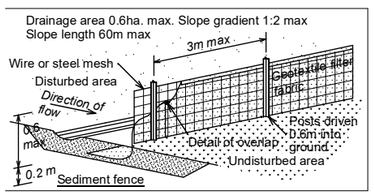
PLEASE TAKE INTO CONSIDERATION

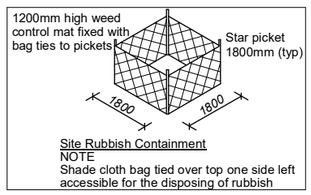
This is not a compliance certificate. This stamp indicates that Hunter Water has undertaken an initial assessment of the proposed development to identify possible impacts to our infrastructure. Conditions of Hunter Water easements apply. For information on Hunter Water's processes please refer to our 'Land Development Manual' on our website or contact us on 1300 657 657.

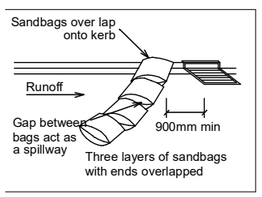


LEGEND

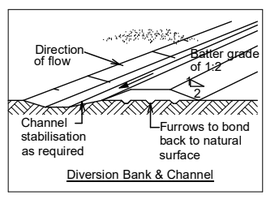
AW	AWNING WINDOW
BFD	BI-FOLD DOOR
CONC	CONCRETE
CPT	CARPET
CW	CASEMENT WINDOW
CSD	CAVITY SLIDING DOOR
DH	DOUBLE-HUNG WINDOW
DP	DOWNPIPE
FG	FIXED GLASS
f.w.	FLOOR WASTE
GB	GLASS BLOCKS
HWS	HOT WATER SYSTEM
LV	LOUVRE WINDOW
PLD	PANEL LIFT DOOR
REF	REFRIGERATOR
RD	ROLLER DOOR
SH	SHOWER
SD	SLIDING DOOR
SW	SLIDING WINDOW
s.d.	SMOKE DETECTOR
VA	VANITY BASIN
WM	WASHING MACHINE
WC	WATER CLOSET







NOTE
1 No vehicle crossing or stockpiling of material on vegetation buffer.
2 All sedimentation control structures to be inspected & maintained by site manager daily.
3 All sediment retaining structures to be cleaned on reaching 50% storage capacity.
4 All existing vegetation will be retained outside the construction site.
5 Clean sediments from footpaths, driveways & roads daily.
6 Roof drainage via sealed pipeline to street gutter on roof completion.



N

SITE PLAN

1:100

MEMBER OF BUILDING DESIGNERS AUSTRALIA NSW

WINNER 2010 HIA Hunter Residential Building Designer of the Year

WINNER 2011 HIA Hunter Residential Building Designer of the Year

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PROJECT: **PROPOSED AMENITIES AT 8 EDWARDS STREET MORPETH**

CLIENT: **BOWE**

TITLE: **SITE PLAN**

FILE: _ DATE: **21/08/20** SHEET: **1** OF **5**

A3

AHIMS Web Services (AWS)
Search Result

Purchase Order/Reference : 8 Edwards

Client Service ID : 589273

Ashlee Rutherford

260 Maitland Road
Mayfield New South Wales 2304

Attention: Ashlee Rutherford

Email: ashlee@perceptionplanning.com.au

Date: 07 May 2021

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 2, DP:DP708453 with a Buffer of 50 meters, conducted by Ashlee Rutherford on 07 May 2021.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.

A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date .Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

3 Marist Place, Parramatta NSW 2150
Locked Bag 5020 Parramatta NSW 2220
Tel: (02) 9585 6380 Fax: (02) 9873 8599

ABN 30 841 387 271
Email: ahims@environment.nsw.gov.au
Web: www.environment.nsw.gov.au

PERCEPTION PLANNING

BUILDING CODE OF AUSTRALIA (BCA) ASSESSMENT FOR

Wedding and Function Centre

at 8 Edward St, Morpeth, NSW 2321 (Lot: 2 DP: 708453)

Prepared by Perception Planning Pty Ltd on behalf of Mick Bowe

2/01/2021

Contact:
Andrew Ashton
Building Consultant, Perception Planning Pty Ltd
PO Box 107,
Clarence Town, NSW, 2321
Phone: 0475 855 480
Email: andrew@perceptionplanning.com.au

Document Versions and Control				
BCA Advice, 8 Edward St, Morpeth, NSW 2321				
No:	**Date:**	**PP Ref:**	**Author:**	**Reviewed by:**
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EXECUTIVE SUMMARY

The following items should be noted, however do not constitute a full and comprehensive BCA assessment of the building;

The subject of this BCA review is based largely on the subject of the proposed works and where applicable, their relationship with the current facilities. The previous uses and approvals largely suit the current use and the facilities, are generally prepared for such a use.

Any previous uses or approvals as noted within this report, have been used to determined what has been approved and works that may have been subject to the current use of the premises. These are noted where known however, there exists limitations on what can be extracted by the information sourced from previous files, if available.

It should be understood that the attached shed used to store farm equipment can potentially carry 2 different classifications. A Class 10a non-habitable low impact use shed or a Class 8 classification which is reserved generally for larger, commercial functioning farm operations. It is not anticipated this shed carries the Class 8 designation and reasoning is provided in C1.3. The following body of the report has been assessed using this methodology.

The key matters for BCA consideration and potential works, upgrades or similar are referenced below.

i. The 2 doors indicated by images 4 and 5 would both be required exits (due to requirement of the use to have 2 exits). One of the sliding door/s will need to meet specific requirements (noted in D2.19) to be used as a required exit. If it cannot meet this requirement an additional access/egress door (another PA door required exit) will be required. If that occurs, the PA doors become the required exits and should be located no more than 20m from any point on the floor.

   Note 1: the sliding doors should be confirmed to be able to comply with D2.19 (the amount of force to open the door) prior to consideration of installing a new 'exit door'. If the sliding door can't meet the requirements in D2.19 an additional door *[meeting the requirements of D1.2; D1.4; D1.6; D1.10; D2.20; D2.21 and Part D3 (Access for people with a disability)]* will be required.

   Note 2: layout of any stored items need to be considered in the context of the 20m travel distance.

ii. It is recommended that the doors mentioned above require exit signs and the building require emergency lighting to be installed. Generally emergency lighting is located to help persons evacuate safely and quickly in the event of an emergency. The recommendation is due to the fact that the floor area trigger of 300m² is very close at 296m² and the proposed toilet facilities at 33m² go over the 300m² trigger regardless of the separate classification. *See E4.2, E4.5, E4.6 for more information*

   Note: layout of stored items need to be considered in the context of the location and number of emergency lights.

iii. Fire extinguishers will be required in the Building/s and it is considered that a minimum of 1 *(depending of location in the main Function Centre)* will be required. See E1.6 for more details on type and location.

It is recommended that the attached open shed area requires the addition of a fire extinguisher to cover general fire risk and potentially fuel fires. *See E1.6 for more details.*

iv. The building is required to be *accessible*. The accessibility requirements have been addressed however please see the separate access audit for more comprehensive review of access for this building.

TERMS & ABBREVIATIONS

Ambulatory Disability	an impairment that prevents, or impedes walking
Accessible	means having features to enable use by people with a disability.
Accessway	means a continuous *accessible* path of travel (as defined by AS1428.1) to, into or within a building
AS	Australian Standard
Assembly Building	means a building where people may assemble for entertainment, places of worship, disco, nightclub, bar area of a hotel or motel providing live entertainment or containing a dance floor etc.
BCA	Building Code of Australia
Critical flux index	is an index tabling the lowest thermal load per unit area capable of initiating a combustion reaction on a given material (either flame or smoulder ignition).
DTS	Deemed to satisfy (prescriptive provisions of the BCA)
Fire Source Feature	the far side of a boundary of a **road**; the rear or side boundary of an allotment or the external wall of another building on the same allotment, which is not a class 10 building.
FRL	Fire Resistance Level
Lightweight Construction	construction that incorporates, sheet or board material, concrete containing pumice, perlite, vermiculite or the like and masonry less than 70mm thick
Mezzanine	An intermediate floor within a room
NCC	National Construction Code
Photoluminescent	the light produced by the absorption of infrared radiation, visible light, or ultraviolet radiation *("glow in the dark")*
Smoke-Developed Index	means the index number for smoke as determined by AS/NZS 1530.3.
Spread-of-Flame Index	means the index number for spread of flame as determined by AS/NZS 1530.3.

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1.0 INTRODUCTION

This report is an assessment of the proposed use for the large farm shed to be used as a wedding and function centre, with associated structures including toilets, to determine how the proposal generally complies with the (NCC/BCA) Building Code of Australia 2019 *(Amd 1)*. The building and its current and proposed uses are considered; with the proposed use being assessed against the Deemed-to-Satisfy (DTS) Provisions of the BCA as applicable. The sections of the BCA addressed are generally limited to the items required to be addressed by this class of building and is based off a non-intrusive site inspection only.

As the building is considered a change of building use, Clause 93 of the Environmental Planning and Assessment Regulation 2000 is triggered. This requires the consent authority to take category 1 fire safety provisions into consideration. While some category 1 fire safety provisions are not applicable to this structure; where they are, these BCA clauses have been bolded for easy consideration. The Category 1 fire safety provisions are EP1.3; EP1.4; EP1.6 *(satisfied with DTS E1.1 to E1.10/ H1)*; EP2.1; EP2.2 *(satisfied with DTS E2.1 to E2.3/ H1)* and EP3.2 *(Lift installations)*

The assessment predominately relates to the BCA/NCC 2019 *(Amd 1)* and NSW Environmental Planning and Assessment legislation current at the time. The assessment relates specifically to the building/s (the subject of this report) and therefore should not be construed to apply to any other building/s.

The assessment is based on review of the proposed use only and no intrusive or destructive inspections have taken place to determine existing construction parameters.

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1.1 SITE DETAILS AND ANALYSIS

The site is located at 8 Edward St, Morpeth, NSW 2321; and is legally identified as Lot: 2 DP: 1122972 (the site) (FIGURE 1). The site has a total area of approximately 11.27ha and is accessible directly from Close St. The site is zoned RU1: Primary Production. The subject site contains several structures associated with general farm use, the subject farm shed to be used for wedding and function centre (including bar) with associated toilet block. The site has reticulated water and on site wastewater management system available.

1.2 PROPERTY ZONING

The site of the proposed development is zoned RU1: Primary Production

1.3 DESCRIPTION OF BUILDING

Location:	**8 Edward St, Morpeth, NSW 2321**
Use of Building:	Wedding and Function Centre
NCC/ BCA Use Classification:	9b [A6.9 (2)] Assembly building 10a Shed
Rise in Storeys:	1 (C1.2)
Type of Construction:	Type C [Table C1.1]]
Effective Height:	Less than 25 m
Floor Area/s:	296 m² Proposed function centre 185 m² 10a Shed (attached) 33 m² Proposed amenities block *[8.7 m² Bar (inclusive of main building)]*
Known previous uses:	Current use/s Farm shed/s

FIGURE 1 – Locality Map

2.0 NCC/BCA ASSESSMENT

The following table provides an assessment of the building against the relevant parts of the (NCC/BCA) Building Code of Australia 2019 *(inc. amendment 1)*;

Table 1 – NCC/BCA Assessment

BCA Clause	Description	Assessment Comments	
Section A- General Provisions			
A6.6	Building/s Classification	Classification is a 9b (Assembly Building)	
Section B- Structure			
B	Structural Provisions	The structural provisions have not been assessed. The structure appears to be around 70 years old. It is robust and typical of farm construction of that timeframe. The structure has demonstrated itself as competent over that time with its exposure to many of the design load parameters tabled in AS1170. Namely dead, live, wind and earthquake load over the past 100 years has provided a demonstrated compliance with the performance requirement BP1.1 *(structural reliability)* • permanent actions (dead loads); and • imposed actions (live loads arising from occupancy and use); and • wind action; and • earthquake action; and • liquid pressure action; and • ground water action; and • rainwater action (including ponding action); and • earth pressure action; and • differential movement; and • time dependent effects (including creep and shrinkage); and • thermal effects; and • ground movement caused by- (a) swelling, shrinkage or freezing of the subsoil; and (b) landslip or subsidence; and (c) siteworks associated with the building or structure; and • construction activity actions; and • termite actions. And BP1.2 *(structural resistance)*- With the materials and forms of construction used at	*Note Only*

		the time of construction, demonstrating appropriate materials and forms of construction utilised to provide adequate structural resistance. The performance requirements can be further satisfied through DTS provisions B1.1 and B1.2 or assessment against the AS1170.1; AS1170.2; AS1170.3; AS1170.4 as appropriate. *See image 1*	
Section C- Fire Safety			
C1.1	Type of Construction Required	9b Function Centre- Type C See table C1.1 and Spec C1.1(5 Type C)	*Note only*
C1.2	Calculation of Rise in Stories	1	*Note only*
C1.3	Building of multiple classifications	In a building of multiple classifications the type of construction required is the one that has the most fire resisting construction. - The Function Centre structure has a bar of 8.7 m²; this area will be included and assessed as the remainder of the Function Centre structure (9b) (Main structure 296m²); - There exists an attached farm shed structure at the rear of the enclosed shed that is used for general functions associated with farming use (Class 10a- 185m²) Note: It is considered a Class 10a for the following reasons; a *farm building* as defined in the NCC refers to a building that at any time does not exceed more than 2 persons per 200m² or part thereof. Given the use of this particular farm structure it would not meet this requirement. A *farm shed* as defined by the NCC defines this classification with the same occupancy rate and has further inclusion of a floor area of more than 500m² but not more than 2000m². The ABCB provides further guidance on this subject via their	

		resource, "Classifications of Farm Sheds" *(dated 16/05/2017)* where it clearly defines that a class 10a can still be a valid BCA Classification for a shed on a farm. - A side awning attached to the southern side that meets the provisions of C1.14 (i) 'Ancillary elements'. - The new amenities block can be assessed as a Class 10a (33m²) ***Note 1: As the 10a shed and function centre wall do not fall under the definition of a fire source feature, the area of the 10a shed has not been used in floor area calculations for further provisions relating to fire source features (FSF)*** *See images 2 and 3*	
C1.4	Mixed Types of Construction	N/A All type c construction	*N/A*
C1.8 (a) (i)	Lightweight Construction	No walls are required to achieve an FRL ***Read in conjunction with C1.3 Note 1 and Spec C1.1***	*No walls require FRL*
C1.10 (a) (c)	Fire Hazard Properties	- No floor coverings noted. - No wall and ceiling linings noted; *Any floor linings or floor coverings, wall or ceiling linings or air handling ductwork will require compliance with Spec. C1.10*	*N/A* *See note*
C1.11	Performance of External Walls in a Fire	N/A	*N/A*
C1.13	Fire Protected Timber: Concession	N/A	*N/A*
C1.14	Ancillary Elements	Item identified as an awning to the southern side of the main structure. No others noted outside those noted as allowable attachments	*Complies*

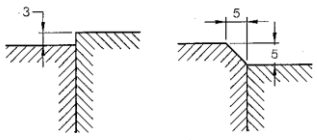
Spec. C1.1	Fire Resistance	5. Type C Fire-Resisting Construction- ***See Note 1 C1.3*** The end wall is adjacent another (10a) shed/ structure on the site. This wall as defined as a Class 10a and bounding wall of the function centre is not defined as a fire source feature All external walls are in excess of 3m from fire source feature (boundary and other structures on site (that are not 10a buildings)	*Complies*
Spec. C1.8	Structural Tests for Lightweight Construction	No walls requiring an FRL are required	
Spec. C1.10	Fire hazard properties	Class 9b Function Centre Floor lining or floor covering must not have a critical flux index of not less than 2.2kW/m² and a maximum smoke development rate of 750 percent-minutes Other materials must not have a spread of flame index greater than 9 or a smoke developed index of 8 if the spread of flame index is more than 5	
Part C2- Compartmentation and Separation			
C2.2	General floor and volume limitations	*Class 9b; Type C construction* 9b- Floor area under 3000m² 9b- Volume under 18,000m³	*Complies*
C2.3	Large isolated buildings	Note: Subclause (c) of this clause identifies that if multiple buildings exist on site; and are closer than 6m to each other, they are regarded as one building and collectively must comply with this clause. **With consideration of this clause the following calculations are made.** **Area of Function centre, *(separate)* WC block [*WC block (within 6m)]* and *(attached)* 10a shed combined is under the limit for Type C *(Const.)* of 3,000 m² and volume of 18,000m³**	*Complies* *Not classified as a large isolated building*

C2.7	Separation of fire walls	N/A *See C1.3 Note 1 and Spec. C1.1*	*N/A*
C2.8	Separation of classifications in the same storey	N/A *See C1.3 Note 1 and Spec. C1.1*	*N/A*
C2.12	Separation of equipment	Note: While there is no note of such equipment to be installed it is advised to maintain a distance of 3m to keep items such as on site fire pumps, a battery system that has a voltage of more than 12 volts and a capacity of 200kWh or more or an emergency generator away from the external walls of the buildings or they will need separation by a 120/120/120 FRL wall **other items are listed as requiring separation under this clause however it is not considered they would be installed on this site.*	*Note only*
Part C3- Protection of Openings			
C3.2	Protection of openings in external walls	No opening in the walls are closer than 3m to the boundary or 6m to another building that is not a class 10; (a)(iii) of this clause requires any opening in an external wall to be protected by a wall wetting sprinkler (or similar method of fire protection) if it is within 6m to another building on the same allotment that is not a class 10 structure ***where that wall is required to have an FRL*** ***See C1.3 Note 1 and Spec. C1.1***	*Complies* *No openings requiring protection*
Section D- Access and Egress			
Part D1- Provision for Escape			
D1.2	Number of exits	Complies; every building must have at least one exit from each storey. (d)(vi) Class 9 buildings require not less than 2 exits where more than 50 people are accommodated *(calculation of persons in accordance with D1.13)* The building class and type of construction has no further requirements ***(subject to D1.4, D1.6, D2.19)***	*Complies* *Complies/ Can Comply*

		Note 1: It is suggested that the construction of the toilet block incorporate this doorway as a complying exit and thereby facilitating 2 compliant exits on either side of the building. *Images 4 and 5*	
D1.4	Exit travel distances	No point on a floor must be more than 20m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m.	*Complies*
D1.5	Distance between exits	Uniformly distributed and not more than 60m apart	*N/A* *Complies*
D1.6	Dimensions of exits and travel paths to exists	Dimensions of exits and paths of travel to exits- the unobstructed height should be no less than 2m (doorways no less than 1980mm in height) with a width (not including doorways) of 1m. Class 9b Function Centre *(See D1.13 limited to 120 persons at any one time)* ***Note:*** - If a storey accommodates more than 200 people the exit (travel) widths (not including doorways) are required to be increased to 2m, plus 500mm for every 75 persons (or part thereof) - Doorway width can be 250mm less	*Complies*
D1.10	Discharge from exits	- Point of discharge must not be blocked - Exits discharge to either public open space and/or public roads Class 9b Function centre- discharges to open space *If an exit discharges to open space that is at a different level than the public road to which it is connected, the path of travel to the road must be by a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if required by the Deemed-to-Satisfy Provisions of Part D3 (Access for People with a Disability)*	*Complies*

D1.13	Number of person's accommod.	Class 9b Function Centre- The approval for use of the function centre is being sought for 120 people at any one time *For the purposes of DTS provisions the number of persons must be determined by this clause and Table D1.13- Area per person according to use **or** reference to a seating capacity in an assembly building or room **or** any other means of assessing its capacity.*	*Note Only*
Part D2- Construction of exits			
D2.2	Fire isolated stairways and ramps	N/A	*N/A*
D2.3	Non-fire-isolated stairways and ramps	Rise of stories 1 N/A	*N/A*
D2.4	Separation of rising and descending stair flights	N/A- No fire isolated stairs required	*N/A*
D2.13	Goings and risers	N/A	*N/A*
D2.14	Landings	N/A	*N/A*
D2.15	Thresholds	N/A	*N/A*
D2.16	Barriers to prevent falls	N/A	*N/A*
D2.17	Handrails	N/A	*N/A*
D2.18	Fixed platforms, walkways, stairways and ladders	N/A	*N/A*
D2.19	Doorways and doors	D2.19 (b) (iii) a doorway serving as a required exit must not be fitted with a sliding door unless; (a)it leads directly to a road or open space; and (b)the door is able to be opened manually under a force of not more than 110 N; and	*Can Comply* *Read this in conjunction with D1.2*

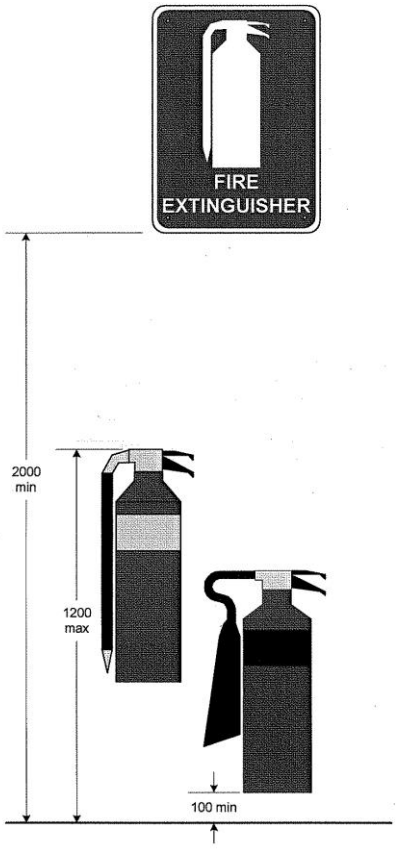
		D2.19 (iv) **if** fitted with a door which is power-operated— (a) it must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and (b) if it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door. **9b Function centre- the doors noted on site as sliding entry/ exit doors towards the Edward St end of the structure, must comply with above; If not; D1.2 'note' will apply requiring an additional PA type access/ egress door/s be provided or recommendation in .** **In consideration of D1.2* one of the sliding doors are to be 'required exits' from the Class 9b Function Centre unless an additional exit door is provided.** **** D1.2 (d)(vi)** Class 9 buildings require not less than 2 exits where more than 50 people are accommodated (calculation of persons in accordance with D1.13)* ** No point on a floor must be more than 20m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m.* *See image 4*	
D2.20	Swinging doors	Must not encroach on a landing, ramp, stairway or passageway by more than 500mm and when fully open must not encroach the required width of the passageway by more than 100mm **and must swing in the direction of egress** *(unless the door serves a floor area of less than 200m²).* ***See D2.19 (Only applicable if the current sliding doors can't comply with D2.19)***	*Can Comply N/A*

D2.21	Operation of latch	Must operate by a single hand downward action on a single device which is located between 900mm and 1100mm from the floor (where required to be accessible by D3 1.2m in other circumstances) ***Note: Read in conjunction with D2.19, D2.20 only applies where compliance with D2.19 cannot be achieved, and PA doors are required*** *(Operation of latch does not apply to a part of a building with a floor area of less than 200m²).*	*Complies/ can comply*
Part D3- Access with People with a Disability			
D3.1	General access requirements	9b buildings require access to common areas and to any wheelchair seating spaces; ***Note: please refer to associated accessibility audit provided as part of this proposal.*** 1. *Entrance and path of travel from an accessible carpark needs to be graded to comply with AS1428. The path is required to be no less than 1m wide. Transitions between surfaces should have a step of no more than 5mm if edges are chamfered at 45°. See below detail.* Tolerances for raked joint pavers shall be as shown in Figure 7.  (a) Change in level ***Note: a continuous path of travel requires a slip resistant surface. The texture of the surface needs to be able to be easily used by people who use a wheelchair and those with an ambulant or sensory disability.*** 2. *If accessible carpark is to be provided [if not more than 5 car parking spaces the accessible space need not be designated to restrict use D3.5(d)]*	*Can comply however is considered that D3.4 exemptions apply to the exclusive farm only areas*

D3.2	Access to buildings	9b Function Centre- An accessway must be provided to a building required to be accessible- (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. ***Note: please refer to associated accessibility audit provided as part of this proposal.***	*Can comply/ NA* *Assumed compliance*
D3.3	Parts of building to be accessible	Every ramp or stairway An *accessway* must be provided to a building required to be accessible: • From the main points of pedestrian entry • From another accessible building connected by a pedestrian link • From any required accessible carparking space on the allotment • Accessways must have passing spaces at max 20m *(complying with AS1428.1);* and turning spaces *(complying with AS1428.1)* a passing space may serve as a turning space ***Note: please refer to associated accessibility audit provided as part of this proposal.***	
D3.4	Exemptions	The following areas are not required to be accessible a) An area where access would be inappropriate because of the particular purpose for which the area is used. b) An area that would pose a health or safety risk for people with a disability. c) Any path of travel providing access only to an area exempted by (a) or (b). ***Note: please refer to associated accessibility audit provided as part of this proposal.***	*Note only*

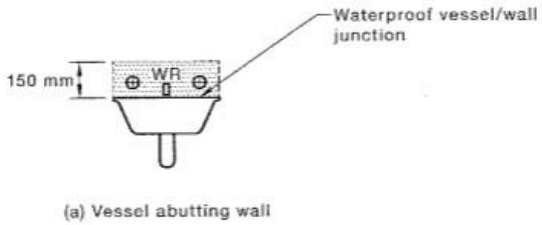
D3.5	Accessible carparking	9b Function Centre- *would require 1 accessible carpark for every 100 carparking spaces (or part thereof)* If accessible carpark is to be provided [if not more than 5 car parking spaces (in total) the accessible space need not be designated to restrict use D3.5(d)] ***Note: please refer to associated accessibility audit provided as part of this proposal.***	*Note only*
D3.6	Signage	9b Function Centre- braille and tactile signage complying with Specification D3.6 must- (i) be in accordance with AS 1428.1 and identify each (ii) sanitary facility (iii) identify each door required by E4.5 to be provided with an exit sign and state "**Exit**" • Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use and • signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; • where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance ***Note: please refer to associated accessibility audit provided as part of this proposal.***	*Can comply* *Only additional facilities structure to be built, no further works as part of this proposal*
D3.7	Hearing augmentation	*Required where an inbuilt amplification system installed*	*N/A*
D3.8	Tactile indicators	9b Function Centre- Where required to be accessible; Tactile ground surface indicators are required at ramps, stairways and must comply with AS1428.1	*N/A* *N/A*

		Note: please refer to associated accessibility audit provided as part of this proposal.	
D3.9	Wheelchair seating in assembly buildings	Only required where fixed seats are provided	*N/A*
D3.11	Ramps	Only applicable where an accessway is to be provided ***See D3.1, D3.2, D3.3***	*N/A*
Section E- Services and Equipment			
Part E1- Fire Fighting Equipment			
E1.3	Fire Hydrants	N/A internal floor space less than 500m²	*N/A*
E1.4	Fire Hose Reels	N/A doesn't apply to a Class 9b with a floor area of less than 500m²	*N/A*
E1.5	Sprinkler System	N/A rise of less than 4 stories with an effective height lower than 25m	*N/A*
E1.6	Portable Fire Extinguishers	Class 9b Function Centre- Required to cover Class A fire risks in normally occupied fire compartments less than 500 m² not provided with fire hose reels. *AS2444- 2001* *For Class A fire risks, a fire extinguisher should not be more than 15m from any point and should have a 3A rating (if it can be located centrally as a 3A rating covers up to 300m² the main Function Centre floor area) to cover the 'ordinary fire hazard' and the floor area limitations.* ***Note 1:*** *If a (centrally located) extinguisher cannot be located less than 15m from any point on the floor in the main Function Centre area, 2 extinguishers will be required and the rating can be reduced to cover the resultant reduced floor area to be covered.* ***Note 2:*** *It is recommended that an additional extinguisher be provided within the attached farm shed.* *Installed in accordance with AS2444- Class A fire risks**; 3A rating (ordinary fire risk, up to 300m²)*	*Can Comply New installation required* *See notes 1and 2*

		***** *Where fuel (or flammable liquid is stored in the shed in excess of 50lt (not including those in fuel tanks of vehicles) a Class B extinguisher should be located in the vicinity in accordance with AS2444- 2001* *General location and height of fire extinguishers and signs* *Source: AS2444*  DIMENSIONS IN MILLIMETRES FIGURE 3.2 MOUNTING HEIGHTS FOR PORTABLE FIRE EXTINGUISHERS AND LOCATION SIGNS	

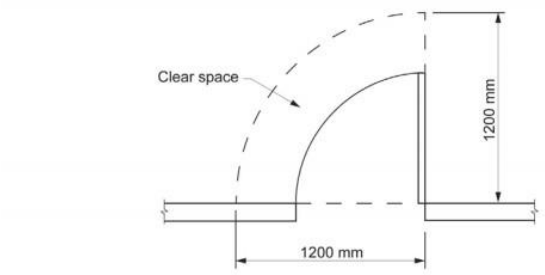
E1.10	Provision for special hazards	See Note 2 E1.6. For additional protection it is recommended that the attached open farm shed be provided with portable fire extinguisher protection.	
Part E2- Smoke Hazard Management			
E2.2	General requirements	(table 2.2a) No requirement for Class 9b Function Centre	*No requirements under 3 storeys and under 2000m²*
E2.3	Provisions for Special Hazards	*Class 9b*- no 'special functions or uses' are considered apparent to necessitate any special measures to be implemented	*N/A*
Part E4- Visibility in an Emergency, Exit Signs and Warning Systems			
E4.2	Emergency Lighting Requirements	*Required at total floor area of 300m²* ***see Note 1*** Class 9b Function Centre- Total floor area 296m² **Note 1:** The floor area of the function centre is 296m²; with the inclusion of the facilities structure even though this structure is considered a 10a structure, it is recommended to provide emergency lighting to assist in evacuation. **Note 2:** Noting the above recommendation; the emergency lighting requirement is that lighting be installed in accordance with AS2293.2; in any storey having a *floor area* more than 300 m² and every passageway, corridor, hallway, or the like, that is part of the path of travel to an *exit*. *This would require emergency lighting in the main Function Centre area to facilitate exit to the required exit points from all parts of the floor.*	*Can comply* *Recommended new installation required*
E4.5	Exit Signs	Class 9b Function Centre- Total Floor area 296m² ***Note 1; Exit signs are required where emergency lighting is installed therefore, they would be triggered if the***	*Can comply New installation required*

		recommendations of 'E4.2- Note 1' are followed ***Note 2:*** *The floor area of the function centre is 296m²; with the inclusion of the facilities structure even though this structure is considered a 10a structure, it is recommended to provide emergency lighting and resultant, exit signs to assist in evacuation.* An *exit* sign must be clearly visible to persons approaching the *exit*, and must be installed on, above or adjacent to each- • Door serving as, or forming part of, a *required exit* in a *storey required* to be provided with emergency lighting in accordance with E4.2. This would require installation at both doors noted in D1.2 and D1.4 and subject to notes on D1.2, D1.4 and D2.19 in regard to paths of travel to exits and potential requirement for a potential additional PA door *(subject of those notes)* ***Note: Where a sliding door does not meet the requirements in D1.2, D1.4, D1.6 or D2.19 and an additional PA door is required only the 2 doors (PA door and main entry/ exit point) used as required exits would need exit signs*** ***Note installed signs must comply with AS2293 or Spec E4.8***	
E4.6	Direction signs	If an exit is not readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a required exit.	*Note*
E4.8	Design and operation of signs	Every required exit sign must comply with— (a) AS/NZS 2293.1; or (b) for a photoluminescent exit sign, Specification E4.8; and be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.	*Note*

Section F Health and Amenity			
Part F1- Damp and Weatherproofing			
F1.1	Stormwater drainage	*The final stormwater disposal location is not a challenge on a site with ample space. It is recommended that stormwater (final disposal/ tank overflow) be ejected a minimum of 6m away from the building (in clay substrates) to not affect the building footings and to avoid differential soil movement issues.*	*Complies*
FP1.4	Weather proofing *(Performance requirement; no DTS provision applicable)*	The roof and external wall (including any opening around external windows and doors) must prevent the entry of water that could cause- (a) Unhealthy or dangerous conditions, or loss of amenity to occupants; and (b) Undue dampness or deterioration of building elements	*Complies/ minor works for compliance*
F1.5	Roof covering		*Complies*
F1.6	Sarking	*(Where used)* Sarking-type material used for weatherproofing of roofs and walls must comply with AS/NZS 4200.1 and AS 4200.2	*Note*
F1.7	Water proofing of wet areas in buildings	Sink, basins or similar *located in the kitchen* are required to be waterproofed in accordance with AS3740-2010 Waterproofing of domestic wet areas *(incorporating amendment 1)*. Required wet area flashing; no floors or horizontal surfaces required; above the basin/ sink must be water resistant to a min of 150mm above sink *(see image below)*.  (a) Vessel abutting wall *Source: AS3740-2010* Waterproof wall *(and floor)* junctions are required where the vessel is attached to the wall. The new toilet block must be waterproofed in accordance with the following table	*Can comply*

		(Water resistant floor and waterproof floor penetrations and waterproof wall/floor junctions) and AS3740- Waterproofing of domestic wet areas.  	
F1.9	Damp proofing	*Moisture from the ground must be prevented from reaching—* *(i) the lowest floor timbers and the walls above the lowest floor joists; and* *(ii) the walls above the damp-proof course; and* *(iii) The underside of a suspended floor constructed of a material other than timber, and the supporting beams or girders.* ***Note:** While certain elements of the structure of the Function centre does not appear to comply with this clause due to certain timbers being in direct contact with the ground, it is considered a common construction practice at the time and precautions would have been undertaken at the time of installation however not in the manner that current NCC requirements dictate. While not directly applicable, AS1684.2 maintains use of stumps directly in contact with the ground as an acceptable construction method.*	*N/A* *See notes*
F1.10	Damp-proofing of floors on the ground	Moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870. ***Note:** Unable to determine if a vapour barrier has been installed under the concrete slab. Where installation of a vapour barrier cannot be demonstrated a post applied application will be required complying with (Performance Requirement) FP1.5 and demonstrate the ability to prevent; Moisture from the ground from causing;*	*See Note; provide evidence of installation of vapour barrier.*

		(a) undue dampness or deterioration of building elements; and *(b) unhealthy or dangerous conditions, or loss of amenity for occupants.*	
Part F2- Sanitary and other Facilities			
F2.2	Calculation of number of occupants and facilities	Class 9b Function Centre- ***Note 1:*** *D1.13-120 persons. Facilities are calculated based on this occupancy rate* ***Note 2:*** *In calculating the number of sanitary facilities to be provided under F2.3, a unisex facility required for people with a disability may be counted once for each sex [F2.2 (c)].* ***Note 3:*** *For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary products.*	*Note*
F2.3	Facilities in class 3 to 9 buildings	Class 9b Function Centre- Male patrons - 1 Closet Pan - 2 Urinals - 2 washbasins Female patrons - 3 Closet pans - 2 washbasins ***Note 1:*** *Occupancy based on a 50/ 50 male female split.* ***Note 2:*** *Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females.*	*Complies* *Also see F2.2 note 2*
F2.4	Accessible Sanitary Facilities	Class 9b Function centre- Minimum facilities to be provided- 1 where sanitary facilities are provided *See F2.2 Note 3* ***Note: please refer to associated accessibility audit provided as part of this proposal.***	*Complies*
F2.5	Construction of sanitary compartments	(a) Sanitary compartments must have doors and partitions that separate adjacent compartments and extend-	

		(i) from floor level to the ceiling in the case of a unisex facility; or (ii) to a height of not less than 1.5 m above the floor if primary school children are the principal users; or (iii) 1.8 m above the floor in all other cases. (b) The door to a fully enclosed sanitary compartment must- (i) open outwards; or (ii) slide; or (iii) be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2 m, measured in accordance with Figure F2.5, between the closet pan within the sanitary compartment and the doorway. **Figure F2.5 Construction of sanitary compartments**  	
F2.6	Interpretation: urinals and washbasins	A urinal may be— (i) an individual stall or wall-hung urinal; or (ii) each 600 mm length of a continuous urinal trough; or (iii) a closet pan used in place of a urinal.	
Part F3- Room Heights			
F3.1 (b)	Room Heights	Class 9b Function Centre Room heights of 2.4m min. and corridor, passageway, kitchen, laundry *(or the like)* heights of 2.1m min.	*Complies*
Part F4- Natural Light and Ventilation			
F4.1	Provision of natural light	No direct requirements Indirect requirements- *(See F4.4)* have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the floor area of the room	*N/A-*

F4.4	Provision of Artificial Light	Class 9b Function Centre- Where natural light equivalent to F4.1 cannot be achieved *(or periods of occupation or use of the room or space will create undue hazard to occupants seeking egress in an emergency),* artificial lighting is to be installed to all areas frequently occupied *or required to be accessible,* in accordance with AS1680.0 *Note: A minimum of 20lx is required throughout the space.*	*Complies*
F4.5	Ventilation of rooms	Class 9b Function Centre- must have natural ventilation complying with F4.6 Alternatively, a mechanical ventilation or air-conditioning system complying with AS 1668.2 can be utilised.	*Complies* *14.8m² required*
F4.6	Natural ventilation	Class 9b Function Centre- must have natural ventilation with a ventilating area not less than 5% of the floor area of the room required to be ventilated. ***Note:*** *the structure has multiple sliding doors that can be opened to provide ventilation.* See Image 5, 6 and 7	*Complies*
F4.8	Restriction of location of sanitary compartments	Sanitary compartments must not open directly into a kitchen or pantry	*Note only*
F4.9	Airlock	If a sanitary compartment is prohibited under F4.8 from opening directly to another room (i) access must be by an airlock, hallway or other room with a floor area of not less than 1.1 m2 and fitted with self-closing doors at all access doorways; or (ii) the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view.	*Note only*
F4.12	Kitchen local exhaust ventilation	Class 9b Function Centre	*Note only*

		Where installed; A commercial kitchen must be provided with a kitchen exhaust hood complying with AS1668.1 and AS1668.2 where- (a) any cooking apparatus has- (i) a total maximum electrical power input exceeding 8 kW; or (ii) a total gas power input exceeding 29 MJ/h; **or** (b) the total maximum power input to more than one apparatus exceeds- (i) 0.5 kW electrical power; or (ii) 1.8 MJ/hour gas, per m2 of floor area of the room or enclosure ***Note:*** *The cooking apparatus utilised in the kitchen will require the total power input calculated. Where in excess of the above parameters, local exhaust ventilation must be installed in accordance with AS1668.1 and AS1668.2*	
Part F5- Sound transmission and insulation			
		N/A Part only applies to Class 2, 3 and 9c buildings	*N/A*
Part F6- Condensation Management			
F6.3	Flow rate and discharge of exhaust systems	Class 9b Function Centre- If an exhaust system is considered necessary in accordance with F4.12 a) the exhaust system installed in a kitchen, must have a minimum flow rate of— (i) 25 L/s for a bathroom or sanitary compartment; and (ii) 40 L/s for a kitchen or laundry. b) Exhaust from a kitchen must be discharged directly or via a shaft or duct to outdoor air.	*Note only*
Section G Ancillary provisions			
G1.2	Refrigerated chambers, strong-rooms and vaults	***Where installed;*** A refrigerated or cooling chamber *(cool room),* strongroom or vault which is of sufficient size for a person to enter must have-	*Note only*

		(i) a door which is capable of being opened by hand from inside without a key; and (ii) internal lighting controlled only by a switch which is located adjacent to the entrance doorway inside the chamber, strongroom or vault; and (iii) an indicator lamp positioned outside the chamber, strongroom or vault which is illuminated when the interior lights required by (a)(ii) are switched on; and (iv) an alarm that is- a) located outside but controllable only from within the chamber, strongroom or vault; and b) able to achieve a sound pressure level outside the chamber, strongroom or vault of 90 dB(A) when measured 3 m from the sounding device. A door required by (a)(i) in a refrigerated or cooling chamber must have a doorway with a clear width of not less than 600 mm and a clear height not less than 1.5 m.	
Section H Special use buildings			
Part H1- 9b buildings			
H1.1	Application of part	The Deemed-to-Satisfy Provisions of this Part apply to every enclosed Class 9b building or part of a building which- (a) (i) is a school assembly, church or community hall with a stage and any backstage area with a total floor area of more than 300 m2; or (ii) otherwise, has a stage and any backstage area with a total floor area of more than 200 m2; or (iii) has a stage with an associated rigging loft. **(b) Notwithstanding (a)—** **(i) H1.4 applies to every open or enclosed Class 9b building; and** **(ii) H1.7 applies to every enclosed Class 9b building.**	

H1.4	Seating area	In a seating area— (a) the gradient of the floor surface must not be steeper than 1 in 8, or the floor must be stepped so that— (i) a line joining the nosing's of consecutive steps does not exceed an angle of 30° to the horizontal; and (ii) the height of each step in the stepped floor is not more than 600 mm; and (iii) the height of any opening in such a step is not more than 125 mm; and (b) if an aisle divides the stepped floor and the difference in level between any 2 consecutive steps— (i) exceeds 230 mm but not 400 mm — an intermediate step must be provided in the aisle; and (ii) exceeds 400 mm — 2 equally spaced intermediate steps must be provided in the aisle; and (iii) the going of intermediate steps must be not less than 270 mm and such as to provide as nearly as practicable equal treads throughout the length of the aisle; and (c) the clearance between rows of fixed seats used for viewing performing arts, sport or recreational activities must be not less than— (i) 300 mm if the distance to an aisle is not more than 3.5 m; or (ii) 500 mm if the distance to an aisle is more than 3.5 m.	*Note*
H1.7	Aisle lights	N/A	

The following attachments are provided under separate cover:

- **ATTACHMENT 1 –** Images

Attachment 1

IMAGE 1: GENERAL FUNCTION CENTRE CONSTRUCTION

IMAGE 2: 10 A SHED FOR GENERAL PERSONAL FARM USE

FIGURE 3: FROM REAR OF 10A SHED LOOKING TOWARDS OPENED END

FIGURE 4: THREE SLIDING DOORS AT EDWARD ST FACING END

FIGURE 5: MAIN EXIT DOORS FROM PROPOSED FUNCTION CENTRE

FIGURE 6: LARGE SLIDING DOOR TO FRONT FACING EDWARD ST

FIGURE 7: SHOWING LARGE DOOR TO CLASS 10A SHED

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22 March 2021

P1989 PP 8 Edward Street Morpeth Function Centre

Perception Planning
Maitland Road
Mayfield NSW

Attn: Erin Daniel

Dear Erin,

Proposed Function Centre, 8 Edward Street, Morpeth, NSW

Traffic, Parking and Access Review

Further to your recent email, we have now completed our site work and review of the information provided for the proposed function centre to be located at 8 Edward Street, Morpeth. The subject site has operated as a diary and we understand that the existing site buildings will be used to host functions. Parking is proposed within the paddock area to north of the existing shed and the existing access driveway.

A summary of the findings of our study work is provided below.

Existing road conditions

Edward and Swan streets:

- This is a sealed road providing a single lane of travel in both directions.
- It provides connection between Morpeth and Raymond Terrace and in the vicinity of the site provides access to residential lots on the north of Morpeth.
- Edwards Street is approximately 11 meters wide whilst Swan Street is 13 metres wide with kerb and guttering and allows parking to each side
- North of Edwards Street, Swan Street narrows to 6m wide and becomes a no through road, rural in nature providing access to a number of rural lots and farm holdings
- Traffic flows on these roads are low of a weekend (120 vehicle per hour two way surveyed on Saturday 30th January 2021), associated with local residential access and through traffic to and from Morpeth. There are minimal larger vehicles noted being those associated with rural activities in the area. Mid-week flows would be similar.
- North of Edwards Street traffic flows are very low (13 vehicles per hour two way).
- It operates under the posted speed limit of 50 km/h in the vicinity of the site.

Brisbanefield Road (Close Street):

- This is a sealed residential lane which north of Edward Street provides a width of approximately 3 metres
- Along this length it provides access to two residences on the west and the subject site (diary) to the east
- It has no kerb and guttering but has a wide grass verge to both sides
- Traffic flows on this road are also negligible with no traffic noted during the survey period.

- It operates under the posted speed limit of 50 km/h in the vicinity of the site.
- The road is sign posted as a No Through Road however it intersects with Swan Street to the north and continues as Brisbanefield Road which is a No Through Road

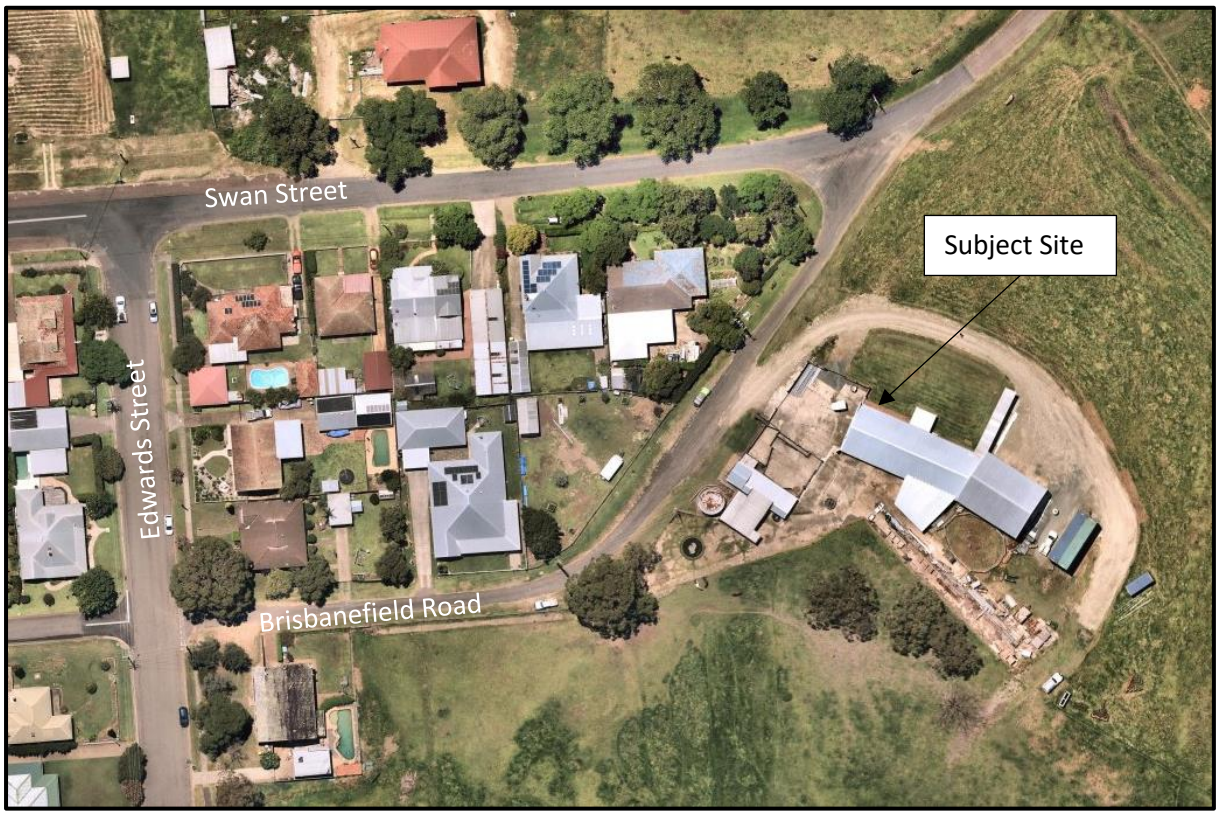


Figure 1 Aerial of subject site within context of local road network

Photo 1 – View looking north along Swan Street showing typical cross section and intersection with Brisbanefield Road

Photo 2 – View looking west along Edward Street showing typical cross section and alignment

Photo 3 – View north towards Brisbanefield Road (Close Street)

Main access to the locality is via the New England Highway and then local connections via Morpeth Road or Raymond Terrace Road for vehicles travelling either north or west.

The existing traffic flows within the general locality of the subject site are low at less than 120 vehicles per hour two way on a Saturday coinciding with the main demands for a function centre.

Site Access

Access to the subject site is provided via a simple driveway connection to what is signposted as Brisbanefield Road. This length of road operates as a lane providing access to the subject site and two dwellings opposite. There are minimal traffic flows along this road.

The driveway is in the order of 14 metres wide allowing for the swept path of trucks including milk trucks. The connection is located on a reasonably straight section of lane with a right-hand bend approximately 49 metres to the left (south west) of the driveway with visibility to the right (north east) to the intersection with Swan Street/Brisbanefield Road being approximately 60 metres.

Proposed development

The proposal allows for the use of the site for weddings and similar functions for up to 52 days in a 12 month period. There may be up to 5 staff on site with up to 120 patrons. The site will allow for informal parking in the adjacent paddock as well as an accessible parking space adjacent to the shed.

It is expected that the majority of events at the site shall occur on a weekend.

All vehicle access shall be via the existing access on Brisbanefield Road.

Traffic Impacts

Weddings and associated functions will typically be held of a weekend although there may be some mid-week functions. These will typically generate low traffic volumes. Due to the location of the site, a large number of the guests attending events could use alternative transport such as carpooling or arranging shuttle buses. With a capacity of 120 guests and allowing for a typical car occupancy rate of 3 people per car, this would see up to 40 vehicles entering the site for a function and then a similar number leaving at the conclusion of the event. All vehicles would typically arrive over a 30-minute period prior to the start of a function and then depart over a similar timeframe at the end of the event.

If a private bus was used to access the site, these typically carry 40 passengers which would reduce the reliance upon car use to 70 people and thus 23 cars only would enter and exit the site. Mini buses such as a Toyota Hi-Ace would also be a popular option which carry 12 passengers and again would reduce the overall number of vehicles below the worst case scenario of 40 entering and exiting the site. Five staff are assumed to have entered the site earlier in the day and will leave at the end of the function after the guests have departed.

With existing traffic flows on the surrounding road being in the order of 120 vehicles per hour 2-way, it can be seen that the additional 40 vehicles inbound and outbound per day for the wedding guests associated with the project site shall have a minimal and acceptable impact upon the operation of either Swan or Edward Street. As rural roads, the RMS Guide to Traffic Generating Developments shows that for a level road with 5% heavy good vehicles, the hourly limit for the road at a level of service of B for road users is 590 vehicles (2-way). With the development traffic, the hourly traffic flow on this road could be in the order of 160 vehicles per hour and therefore well within the roads limit.

Traffic movements along Brisbanefield Road are negligible and so the impact of up to 40 additional vehicle per hour would be within the environmental capacity of an access way being 100 vehicles per hour.

Site access

The site access can provide a safe and appropriate access point to the property. Visibility for drivers entering and exiting the site is acceptable and has been assessed on site as 49 metres to the left and 60 meters to the right. As a driveway with a frontage road operating under the posted speed limit of 50 km/h AS2890 indicates that the sight distance required is a minimum of 45 metres and 69 metres desirable. These minimum distances are available.

Also, given the nature of this short length of road vehicle speeds along the road are likely to be slower which would see the desirable sight distance for a 40km/hr frontage road also achieved.

The use of the site as a function centre would typically see traffic arriving or departing together. In this way it is unlikely that vehicles will need to pass on this road. To reduce the demand for passing traffic exiting traffic associated with functions will be directed to turn right out of the site and the turn left onto Swan Street being able to either travel south towards Maitland or turn left onto Edwards Street to travel east towards Raymond Terrace or Newcastle.

Photo 4 – View looking right along Brisbanefield Road for a driver exiting the site

Photo 5 – View looking to left along Brisbanefield Road (Close Street) for a driver exiting the site.

Entry into the site may be evenly split from the north or south depending upon direction of origin and maps-based navigation tools. Given the low traffic volumes on surrounding roads as well as at the site entry there shall be minimal delay for all vehicles approaching the site. At the end of a function patrons leaving would not be delayed with minimal through traffic on Brisbanefield Road (north of the site). Therefore, traffic flows into or out of the site can occur efficiently and in a safe manner.

Impact on road safety

The site inspection has demonstrated that the sight lines at the site access meet the requirements for AS2890 and the surrounding intersections are well laid out with clear visibility and typically straight roads. The additional traffic movements on either Swan Street or Edwards Street primarily of a weekend, shall have a negligible impact upon the overall operation of these roads and therefore negligible impacts upon road safety.

Parking Impacts

As noted above, the site is proposed to be used to host wedding ceremonies or similar events up to 52 times a year, with 120 patrons maximum. The Maitland DCP provides no guidance on the parking requirements for a Function Centre. Therefore, it has been assumed there could be 3 people per car, giving a parking demand of 40 vehicles. The existing paddock area adjacent to the existing farm sheds shall be used for this parking. This area has adequate capacity to accommodate this parking demand in an informal manner. This parking will be managed by staff on site as required.

Internal pedestrian access

There are paths proposed to improve access to the shed to be used for the functions which allows for pedestrian connection from the driveway as well as the accessible parking space.

Overall, it is concluded that the proposed use on the site can be safely accommodated and that the impact upon the local road network will be negligible.

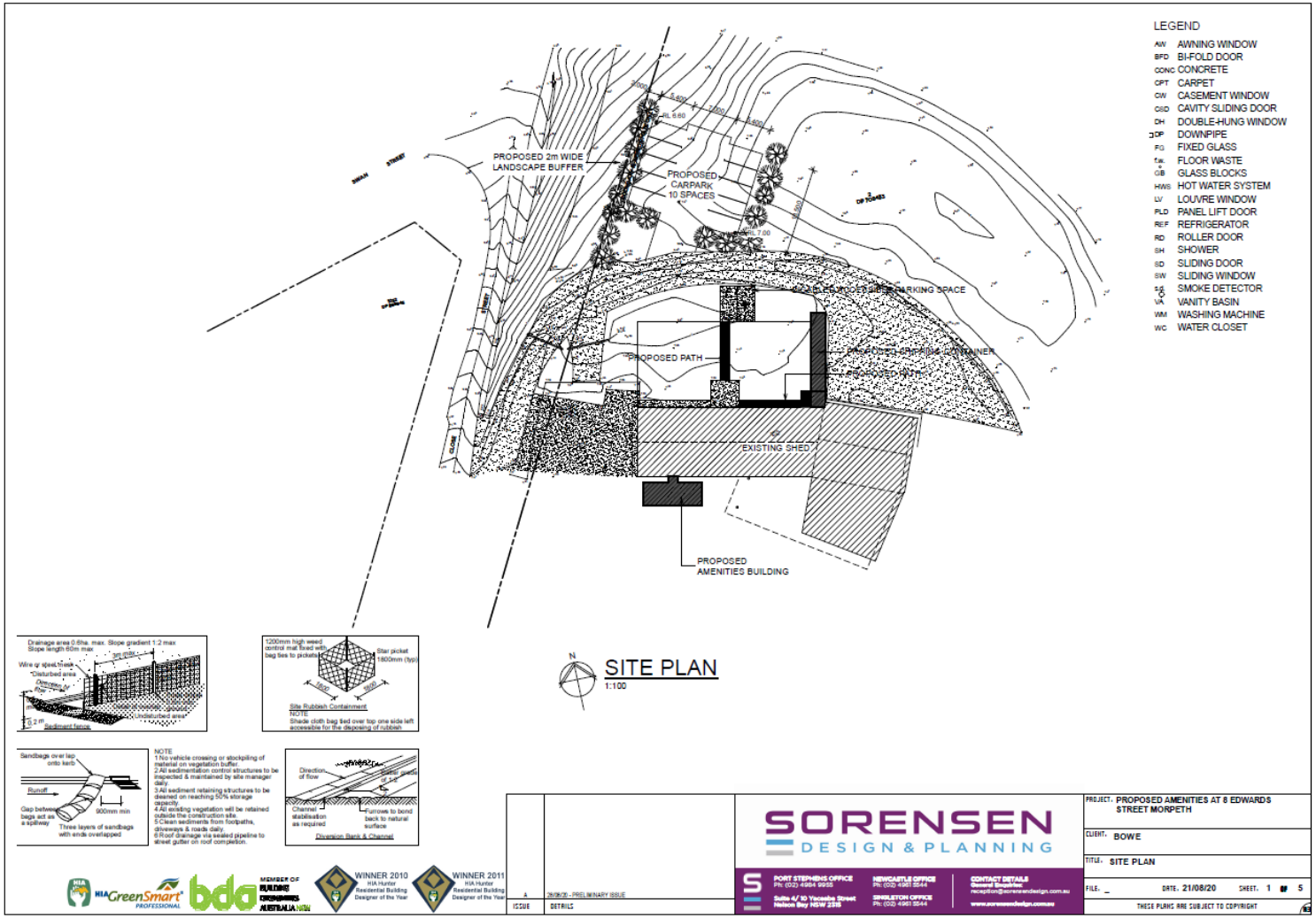
Please feel free to contact me on 4032-7979 should you have any queries.

Yours sincerely

Sean Morgan

Director

Attachment A – Site Plan



RAPT CONSULTING

Mike Bowe C/O Perception Planning

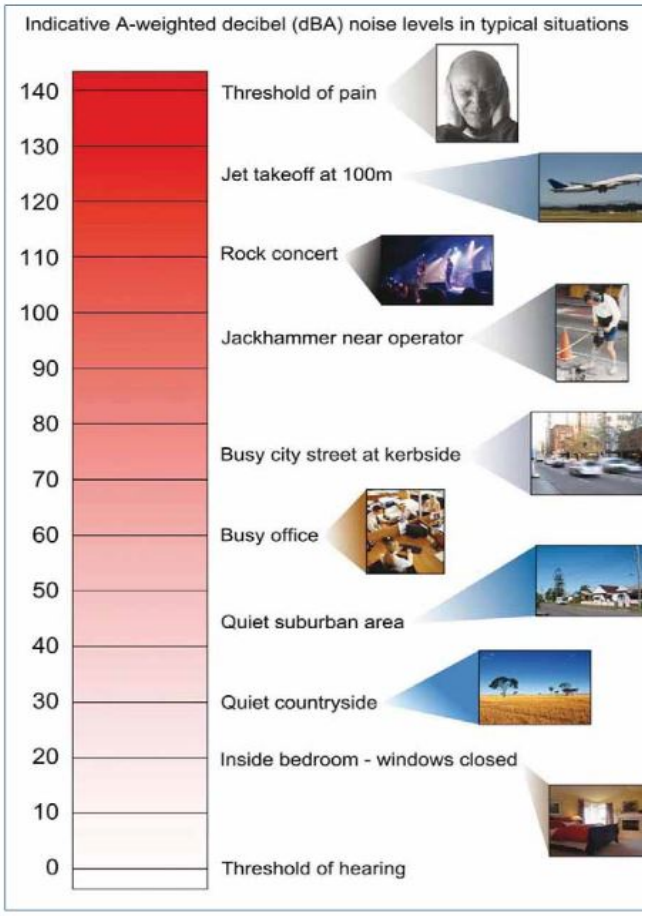
Noise Assessment – 8 Edward Street Morpeth, NSW.

Relationships **A**ttention **P**rofessional **T**rust

Contents

Revision	Date	Author	
Rev 0	09 February 2021	Gregory Collins	

Glossary of Acoustic Terms

Term	Definition
dB	Decibel is the unit used for expressing the sound pressure level (SPL) or power level (SWL) in acoustics. The picture below indicates typical noise levels from common noise sources. 
dB(A)	Frequency weighting filter used to measure 'A-weighted' sound pressure levels, which conforms approximately to the human ear response, as our hearing is less sensitive at very low and very high frequencies.
$L_{Aeq(period)}$	Equivalent sound pressure level: the steady sound level that, over a specified period of time, would produce the same energy equivalence as the fluctuating sound level actually occurring.
$L_{A10(period)}$	The sound pressure level that is exceeded for 10% of the measurement period.
$L_{A90(period)}$	The sound pressure level that is exceeded for 90% of the measurement period.
L_{Amax}	The maximum sound level recorded during the measurement period.
Noise sensitive receiver	An area or place potentially affected by noise which includes:

	A residential dwelling. An educational institution, library, childcare centre or kindergarten. A hospital, surgery or other medical institution. An active (e.g. sports field, golf course) or passive (e.g. national park) recreational area. Commercial or industrial premises. A place of worship.
Rating Background Level (RBL)	The overall single-figure background level representing each assessment period (day/evening/night) over the whole monitoring period.
Feasible and Reasonable (Noise Policy for Industry Definition)	**Feasible** mitigation measure is a noise mitigation measure that can be engineered and is practical to build and/or implement, given project constraints such as safety, maintenance and reliability requirements. Selecting **Reasonable** measures from those that are feasible involves judging whether the overall noise benefits outweigh the overall adverse social, economic and environmental effects, including the cost of the mitigation measure. To make a judgement, consider the following: Noise impacts Noise mitigation benefits Cost effectiveness of noise mitigation Community views.
Sound power level (SWL)	The sound power level of a noise source is the sound energy emitted by the source. Notated as SWL, sound power levels are typically presented in dB(A).

1. Introduction

Background

RAPT Consulting has been engaged by Mike Bowe C/O Perception Planning to undertake a noise assessment to inform a Development Application (DA) for a proposed temporary use of land function centre to be located at 8 Edward Street Morpeth, NSW using Clause 2.8 of the Maitland LEP 2011.

The characteristics of the proposed development include:

- Is not anticipated to hold more than 120 people at any one time,
- Temporary use of the land / existing building for functions (mainly weddings) in accordance with Clause 2.8 of the MLEP,
- Hours of operation (to provide flexibility for patrons)
    - 9am – 9pm, Mon – Thurs
    - 9am – 12pm, Fri + Sat
    - 9am – 5pm, Sun and Public Holidays.
- Built works – amenities building, landscaping, formal gravel parking area and accessible parking spaces only. The shed is existing on-site

An aerial photo of the site and surrounding area is shown in Figure 1.

Figure 1 Site and Surrounding Area

1.1 Limitations

The purpose of this report is to provide an independent acoustic assessment for the proposal.

It is not the intention of the assessment to cover every element of the acoustic environment, but rather to conduct the assessment with consideration to the prescribed work scope.

The findings of the noise assessment represent the findings apparent at the date and time of the assessment undertaken. It is the nature of environmental assessments that all variations in environmental conditions cannot be assessed and all uncertainty concerning the conditions of the ambient environment cannot be eliminated. Professional judgement must be exercised in the investigation and interpretation of observations.

In conducting this assessment and preparing the report, current guidelines for noise were referred to. This work has been conducted in good faith with RAPT Consulting's understanding of the client's brief and the generally accepted consulting practice.

No other warranty, expressed or implied, is made as to the information and professional advice included in this report. It is not intended for other parties or other uses.

2. Existing Environment

Attended measurements to collect background and ambient noise levels were conducted at 8 Edward Street adjacent to the nearest potentially affected residence at 1 Swan Street on 03 February 2021 to quantify the acoustic environment. No activities were occurring at 8 Edward Street and the location selected was considered indicative of the local ambient noise environment. Measurements were conducted using a RION NL-42 Sound Level Meter with Type 2 Precision. 15-minute measurements were undertaken for the Daytime and Evening Time Periods as it is understood the development will not be operating during night-time periods. The attended noise surveys were conducted with consideration to the procedures described in Australian Standard AS 1055:2018, "Acoustics – Description and Measurement of Environmental Noise" and the NSW Noise Policy for Industry (NPfI). Calibration was checked before and after each measurement and no significant drift occurred. The acoustic instrumentation used carries current NATA calibration and complies with AS/NZS IEC 61672.1-2019-Electroacoustics – Sound level meters – Specifications.

During site visits it was noted that existing road traffic, distant road traffic, and natural wildlife primarily described the ambient noise environment and is indicative of a sub-urban noise environment.

A photograph of the monitoring location is provided in Figure 2 below.

Figure 2 Noise Monitoring Location

The LA90 descriptor is used to measure the background noise level. This descriptor represents the noise level that is exceeded for 90 per cent of the time over a relevant period of measurement. The LA90 descriptor is used to establish the Rating Background Noise Level (RBL). The RBL has been calculated, according to the procedures described in the EPA's NPfI and by following the procedures and guidelines detailed in Australian Standard

AS1055-1997, "Acoustics - Description and Measurement of Environmental Noise, Part 1 General Procedures" The LAeq is the equivalent continuous noise level which would have the same total acoustic energy over the measurement period as the varying noise actually measured, so it is in effect an energy average.

Logged data was reviewed and filtered to exclude any extraneous data during the monitoring period. The Rating Background Levels (RBL) and ambient L_{Aeq} levels are provided in Table 1 below.

Table 1 Background and Ambient Noise Monitoring Results

Location	Noise Period	Noise Level		Noise Sources
		L_{Aeq}	L_{A90}	
8 Edward Street	03/02/2021 5:40pm – 5:55pm	42	38	road traffic, wildlife noise
8 Edward Street	03/02/2021 6:05pm – 6:20pm	40	36	road traffic, wildlife noise

3. Noise Guidelines

3.1 Noise Policy for Industry (NPfI) Operational Noise Criteria

The New South Wales Noise Policy for Industry (NPfI) provides guidance on the assessment of operational noise impacts. The guidelines include both intrusive and amenity criteria that are designed to protect receivers from noise significantly louder than the background level and to limit the total noise level from all sources near a receiver.

Intrusive noise levels set by the NPfI control the relative audibility of operational noise compared to the background level. Amenity criteria limit the total level of extraneous noise. Both sets of criteria are calculated and the lower of the two in each time period normally apply. Intrusive criteria are simply 5 decibels above the measured (or adopted) background level with a minimum of 40 dB(A) for daytime and 35 dB(A) for evening and night-time. In determining project noise trigger levels for a particular development, it is generally recommended that the project intrusiveness noise level for evening be set at no greater than the project intrusiveness noise level for daytime. The project intrusiveness noise level for night-time should be no greater than the project intrusiveness noise level for day or evening.

Amenity noise levels are determined based on the overall acoustic characteristics of the receiver area and the existing level of noise excluding other noises such as traffic and insects. Residential receiver areas are characterised into 'urban', 'suburban', 'rural' or other categories based on land uses, the existing level of noise from industry, commerce, and road traffic. Project amenity noise levels (ANL) are the ANL (Table 2.1 of the NPfI) minus 5 dB(A) and plus 3 dB(A) to convert from a period level to a 15-minute level. The project noise trigger level is the lower value between the intrusive and the amenity noise levels.

The NPfI noise criteria are planning levels and are not mandatory limits required by legislation however the noise criteria assist the regulatory authorities to establish licensing conditions. Where noise criteria are predicted to be exceeded, feasible and reasonable noise mitigation strategies should be considered. In circumstances where noise criteria cannot be achieved negotiation is required to evaluate the economic, social and environmental costs and benefits of the development against the noise impacts. The regulatory authority then sets statutory compliance levels that reflect the achievable and agreed noise limits from the development.

The NPfI is generally intended for large and complex industrial sources and recommends considerable monitoring and assessment measures that may not always be applicable to certain situations. However, the NPfI will be referred to for determining operational noise goals for this project.

Nearest residential receptors are considered sub-urban. Project noise trigger levels are provided for residences and commercial premises in Table 2.

Table 2 Project Noise Trigger Levels

	Day 7 am to 6 pm	Evening 6 pm to 10 pm
Rating Background Level $L_{A90(Period)}$	38	36
Intrusiveness Noise Level,	43	41

	Day 7 am to 6 pm	Evening 6 pm to 10 pm
$L_{Aeq(15min)}$		
Amenity Noise Level (Sub-Urban), $L_{Aeq(Period)}$	50	40
Project Amenity Noise Level $L_{Aeq(15min)}$	53	43
Project Noise Trigger Level Residential	**43 $L_{Aeq(15min)}$**	**41 $L_{Aeq(15\ min)}$**
Commercial Premises (When in use)	**60**	**60**

3.2 Liquor and Gaming NSW

Amplified music/patron noise from premises including licensed by Liquor and Gaming NSW additionally have the following noise guidelines which are provided in Figure 4.

Current noise condition

The L_{A10}* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz–8kHz inclusive) by more than 5dB between 7:00 am and 12:00 midnight at the boundary of any affected residence.

The L_{A10}* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz–8kHz inclusive) between 12:00 midnight and 7:00 am at the boundary of any affected residence.

Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 7:00 am.

* For the purpose of this condition, the L_{A10} can be taken as the average maximum deflection of the noise emission from the licensed premises.

This is a minimum standard. In some instances the Director may specify a time earlier than midnight in respect of the above condition.

Interior noise levels which still exceed safe hearing levels are in no way supported or condoned by the Director.

Figure 3 NSW Liquor and Gaming Noise Requirements

3.3 NSW Road Noise Policy (RNP)

The NSW Road Noise Policy (RNP) recommends various criteria for different road and residential developments and uses. Although it is not mandatory to achieve the noise assessment criteria in the RNP, proponents will need to provide justification if it is not considered feasible or reasonable to achieve them. Based on the definitions in the RNP, Edward Street, Swan Street and Close Street are considered to be a local roads. Based on

this, the following noise goals for residences taken from Table 3 of the RNP are provided in Table 3 Below.

Table 3 NSW Road Noise Policy Noise Goals

Road Category	Day (7am – 10pm)
Existing residences affected by additional traffic on existing local roads roads generated by land use development	55 $L_{Aeq(1hr)}$ External

4. Assessment of Potential Impacts

4.1 Operational Noise

Assessment approach

Acoustic modelling was undertaken using Bruel and Kjaer's "Predictor" to predict the effects of site noise. Predictor is a computer program for the calculation, assessment and prognosis of noise propagation. Predictor calculates environmental noise propagation according to ISO 9613-2, "Acoustics – Attenuation of sound during propagation outdoors". Terrain topography, ground absorption, atmospheric absorption and relevant shielding objects are taken into account in the calculations.

Modelling results are based on available information provided and should only be used as a guide for comparative purposes. Site layout and building structures were based on information provided at the time of the assessment.

Primary onsite environmental noise sources will be in the form of patrons conversing primarily indoors and potentially outside. There is also the potential for live or background music which is understood to be indoors.

Live Music

Typically, live music in comes in the form of a singer and a live amplifier which produces a variety of noise sources including, bass, drums, guitar, backing vocals and keyboards. RAPT Consulting has undertaken numerous measurements of these situations. L_{A10} sound power noise levels from these activities are provided in Table 4.

Table 4 L_{A10} SWL of Live Music

	L_{A10} SWL dB(A) Octave Band Centre Frequency, Hz									
	31.5	**63**	**125**	**250**	**500**	**1K**	**2K**	**4K**	**8K**	**dB(A)**
Live Music $L_{A(10)}$	58	71	84	86	87	89	86	77	65	**94**

The music has been modelled as an indoor source playing in the south eastern area of the facility.

Other Noise Sources

Patron noise in the form of human raised voice has been sourced from RAPT Consulting's database. The sound level of normal conversation is generally between 50 and 65 dB(A) at 1 metre. A sound level of 60 dB(A) for patron noise has been assumed to be operating from the indoor area in the form of 60 persons conversing respectively as it is not expected every patron would be conversing at one time.

We have assumed one kitchen exhaust fan will be required, typically vertical fans with the outlet located 1 metre above roof level over the kitchen. Refrigeration and air conditioning plant will also be required. A sound power level of 70 SWL dB(A) for these sources has conservatively been assumed with data sourced from RAPT Consulting's database.

Onsite vehicles entering and exiting noise modelling assumptions include 5 cars in 15 minutes within the 10 car carpark with a 20km/hr sound power level of 85dB(A), one bus traveling at 20 km/hr with a sound power level of 93 dB(A) and and a sound power level of a car door opening and closing of 78dB(A) which has been sourced from RAPT consultings' internal sound level database.

Building Materials

The shed walls and roof are constructed of metal sheeting with windows.

Based on this provided reduction indexes (Rw) of building elements are provided in Table 5.

Table 5 Building Material Information

	63	125	250	500	1K	2K	4K	8K
Glass 8mm	18	18	25	31	32	28	36	39
Metal Sheeting	3	8	14	20	23	27	27	35

To simulate a worst-case scenario, received noise produced by anticipated activities of outdoor patrons, live music, mechanical plant and vehicular movements have been simulated. Figure 4 shows the results of the modelling.

Figure 4 Cumulative Noise Modelling Results Leq(15min) dB(A)

The results of the modelling indicate compliance is expected at all residential and commercial receptors during daytime and evening even in the event a worst-case scenario with all items operating.

These are worst case scenarios with all people conversing, mechanical plant and music playing with no attenuation measures in place other than buildings and other environmental factors. In reality, it is highly unlikely for this scenario to occur where all of these items are operating simultaneously at their sound power levels. Actual noise levels received can be expected to be significantly lower. Based on this assessment compliance can be expected for the development at residential receptors and for commercial receptors.

While noise trigger levels are expected to be met for the proposal ,it is recommended in the establishments' plan of management, implement a plan particularly to have music playing at the most south eastern point within the structure as far as practicable and to deal with the unlikely occurrence of excessive patron noise and vehicles entering and leaving the facility. Additionally, all doors are recommended to be shut while music is playing. Other recommendations include:

- Speaker set up should be to the south east (directed away from nearest residences)
- Where possible the bass noise component of the entertainment (125Hz and below) should be kept at low levels. This generally means that the bass guitar and drum

noise should be kept down. It is, typically, the low frequency noise which is the cause of most complaints in relation to noise from entertainment venues.

Road Noise

While the road network is consists of local roads, to increase noise levels by 2dB(A) one would have to increase the cumulative traffic volume by 60%. The amount of vehicles resulting from the proposal on the road network is negligible and will not increase overall traffic noise levels by more than 2 dB(A) on the surrounding road network. Therefore, compliance is expected.

5. Conclusion

This noise assessment has been undertaken for Mike Bowe C/O Perception Planning to inform a Development Application (DA) for a proposed temporary use of land, function centre to be located at 8 Edward Street Morpeth, NSW.

Based on the results and the information provided regarding the development, compliance with all noise goals is expected for the development on neighbouring residences and commercial operators. While compliance is expected, recommendations have been made in order to minimise risk pertaining to the noise amenity of the area.

SITE WASTE MINIMISATION AND MANAGEMENT PLAN FOR A TEMPORARY USE – FUNCTION CENTRE

AT 8 Edward Street, Morpeth, NSW, 2321
(Lot 2, DP 708453)

Prepared by Perception Planning Pty Ltd on behalf of Michael Bowe

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Document Versions and Control				
Site Waste Minimisation Plan, 8 Edwards Street, Morpeth, NSW 2321				
No:	**Date:**	**PP Ref:**	**Author:**	**Reviewed by:**
V1	7/05/21	SWMP_8 Edward Street	AR	

EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Darren Obrien ('**the client**') to prepare a site waste minimisation plan for the temporary use of an existing shed as a function centre at 8 Edwards Street, Morpeth, NSW, 2321. Legally identified as LOT 2 DP 708453.

In planning a construction project, it is important to understand what excess materials are likely to be generated and then focus on how the generation of those excess materials can either be avoided or the material can be diverted from landfill. One approach is to develop a waste management plan. The key objectives of any waste management plan should be to:

1. Minimise the amount of waste generated as part of the project
2. Maximise the amount of material which is sent for reuse, recycling or reprocessing
3. Minimise the amount of material sent to landfill.

When developing and implementing this waste management plan, the following key elements have been considered:

1. Waste streams: identify which waste streams are likely to be generated and estimate the approximate amounts of material.

2. Focus on waste avoidance: instead of managing the waste once it has been generated, look at ways to avoid the generation of that waste in the first place.

3. Services: select an appropriately qualified waste management contractor who will provide services for the waste streams generated and data on waste/recycling generation.

4. On-site: understand how the waste management system will work on-site, including bin placement and access.

5. Clearly assign and communicate responsibilities: ensure that those involved in the construction are aware of their responsibilities in relation to the construction waste management plan.

6. Engage and educate personnel: be clear about how the various elements of the waste management plan will be implemented and ensure personnel have an opportunity to provide feedback on what is/isn't working.

7. Monitor: to ensure the plan is being implement, monitor on-site.

8. Evaluate: once the project is complete, evaluate your estimates in the plan against the actual data for waste generated and consider feedback from personnel.

OUTLINE OF PROJECT

Site address: 8 Edward Street, Morpeth, NSW, 2321 61 Flat Road, Bolwarra, NSW, 2. Legally identified as LOT 13 DP 1122972.
Applicants name: Perception Planning
Mailing address: PO Box 107 Clarence Town, NSW, 2321
Phone: 0428 801 633
Email: katrina@perceptionplanning.com.au
Buildings and other structures currently on-site (if any): Dwelling and ancillary farm buildings
Brief description of proposal: Temporary use of the farm buildings as a function centre.

The details provided in this report accurately describe the proposed waste management actions to be undertaken as part of this project. This waste management plan will not outline actions relating to demolition. The proposed works will only be for the required alterations to the existing buildings in accordance with the BCA report prepared by Perception Planning, construction and future use. It should be noted that all waste management practices will be contained within the subject site (where necessary) – This is not relevant to material that will be transported in and out of the site.

SITE WASTE MINIMISATION AND MANAGEMENT PROCEDURE

Construction

- An area will be dedicated for a waste disposal bin / garbage receptacle for the length of the construction / fit-out / demolition phase where required;
- Footpaths, public reserves and street gutters will not be used as places to store demolition waste or materials of any kind without Council approval;
- Any material moved offsite is transported in accordance with the requirements of the *Protection of the Environment Operations Act1997*;
- Any hazardous waste (i.e. asbestos) will be removed in accordance with the Safe Work Australia Guidelines;
- Licenced contractors will remove waste associated with the development, incorporating that of potential reused / recycled materials; and
- Demolition of internal walls (where required) will be carried out in accordance with AS 2601-2001, The Demolition of Structures.

Operational waste

- The bin storage area is within the side setback screened by a gate (consistent with the current arrangement), conveniently accessible by users and is well ventilated and lit;
- Waste collection will be via Council kerbside collection. Should waste exceed the threshold, private contractor collection will be arranged; and
- The waste management system is designed and operated to prevent the potential for risk or injury.

The construction and operational waste management will be conducted in accordance with **TABLE 1** and **2** respectfully**.**

Table 1: Construction Site Waste Minimisation Plan

Construction (all types of developments)

Type of waste generated	***Description***	***Reuse***	***Recycling***	***Disposal***	***Specific method of onsite reuse, contractor and recycling outlet and or waste depot to be used***
Excavation material	The extent of excavation will be the soil the proposed structures will go on. Minor cut for footings.	Potentially. Minor fill may be required on land that was over cut.	Excess unused fill will be reused as per normal practices.	Excess fill will not be disposed (unless found to be contaminated) . As such, soil will be treated accordingly.	Site disturbance shall be minimised, it is not anticipated that the required works will result in the need for excavation or fill.
Timber	Basic framework may utilise this material.	Measures will be taken to ensure maximum reuse value with timber will be used throughout construction phase	Excess timber will be sorted accordingly to be reused at a different time/ different site for the purpose of future developments .	Disposal of timber will be located within designed skip bins/ material waste areas in close proximity to the proposed developments .	Timber will be managed before, during and after construction phase to ensure minimal resources wastage is achieved during this development . Excess material will be taken from site to

Type of waste generated	***Description***	***Reuse***	***Recycling***	***Disposal***	***Specific method of onsite reuse, contractor and recycling outlet and or waste depot to be used***
					be further used/ managed for potential disposal at relevant waste managemen t centre.
Concrete	May be used for the initial footings to support development .	Set concrete will not be reused on site	Excess Concrete will be recycled accordingly and where necessary. Material will be transported to specialised concrete recycling centres.	Disposal of concrete will be located within designed skip bins/ material waste areas in close proximity to the proposed developments .	Concrete will be managed before, during and after construction phase to ensure minimal resources wastage is achieved during this development . Excess material will be taken from site to be further used/ managed for potential disposal at relevant

Type of waste generated	***Description***	***Reuse***	***Recycling***	***Disposal***	***Specific method of onsite reuse, contractor and recycling outlet and or waste depot to be used***
					waste management centre.
Bricks	May be used primarily on the façade of the proposed structure	Measures will be taken to ensure maximum reuse value with bricks will be used throughout construction phase	Excess bricks will be recycled accordingly and where necessary. Material will be transported to specialised brick recycling centres	Disposal of bricks will be located within designed skip bins/ material waste areas in close proximity to the proposed developments.	Bricks will be managed before, during and after construction phase to ensure minimal resources wastage is achieved during this development. Excess material will be taken from site to be further used/ managed for potential disposal at relevant waste management centre.
Tiles	May be used primarily	Broken tiles will not be	Excess tiles will be	Disposal of tiles will be	Tiles will be managed

Type of waste generated	***Description***	***Reuse***	***Recycling***	***Disposal***	***Specific method of onsite reuse, contractor and recycling outlet and or waste depot to be used***
	within the proposed amenities development	reused within this development	recycled accordingly and where necessary. Material will be transported to specialised tile recycling centres	located within designed skip bins/ material waste areas in close proximity to the proposed developments.	before, during and after construction phase to ensure minimal resources wastage is achieved during this development. Excess material will be taken from site to be further used/ managed for potential disposal at relevant waste management centre.
Metal	May be used primarily for structural support	Where necessary, metal onsite will be cut to relevant size to ensure maximum	Excess metal will be recycled accordingly and where necessary.	Disposal of metal will be located within designed skip bins/ material waste areas in close proximity to	Metal will be managed before, during and after construction phase to ensure

Type of waste generated	***Description***	***Reuse***	***Recycling***	***Disposal***	***Specific method of onsite reuse, contractor and recycling outlet and or waste depot to be used***
		usage of material	Material will be transported to specialised metal recycling centres	the proposed developments.	minimal resources wastage is achieved during this development. Excess material will be taken from site to be further used/ managed for potential disposal at relevant waste managemen t centre.
Glass	Glass may primarily be used for windows and doors.	Broke glass will not be reused for this developmen t	Unlikely to have excessive material as glass will be ordered on a quantity basis. However, excess metal will be recycled accordingly	Disposal of glass will be located within designed skip bins/ material waste areas in close proximity to the proposed developments. Extra precautions for clean-up and	Glass will be managed before, during and after construction phase to ensure minimal resources wastage is achieved during this development

Type of waste generated	***Description***	***Reuse***	***Recycling***	***Disposal***	***Specific method of onsite reuse, contractor and recycling outlet and or waste depot to be used***
			and where necessary. Material will be transported to specialised glass recycling centres	management of sharps will be paramount	. Excess material will be taken from site to be further used/ managed for potential disposal at relevant waste managemen t centre.
Plasterboar d	Internal walls may be constructed from this material primarily	Where possible, broken plasterboar d will be cut down to size for reuse. However, reuse value will be negligible	Unlikely to have excessive plasterboard as glass will be ordered on a quantity basis. However, excess metal will be recycled accordingly and where necessary. Material will be transported to specialised	Disposal of plasterboards will be located within designed skip bins/ material waste areas in close proximity to the proposed developments .	Plasterboard will be managed before, during and after construction phase to ensure minimal resources wastage is achieved during this development . Excess material will be taken from site to be further

Type of waste generated	***Description***	***Reuse***	***Recycling***	***Disposal***	***Specific method of onsite reuse, contractor and recycling outlet and or waste depot to be used***
			glass recycling centres		used/ managed for potential disposal at relevant waste managemen t centre.
Packaging (used pallets, pallet wrap)	Packaging will be generated from incoming material for construction	Pallets will be returned to supplier to ensure continued reuse of material packaging. Pallet wrap will be disposed of.	Pallets will be returned for reuse to the supplier. Depending on pallet wrap, material will be disposed of accordingly.	Disposal of pallet wrap will be located within designed skip bins/ material waste areas in close proximity to the proposed developments	Packaging will be organised prior to construction. Pallet boards will be taken from site to be further used by the supplier.
Containers (cans, plastic, glass)	Will be used to assist in the construction of the development (paint, silicon, nail boxes etc.)	Containers will not be reused for this developmen t	Containers that are recycle friendly will be managed accordingly	Disposal of containers will be located within designed skip bins/ material waste areas in close proximity to the proposed developments .	Containers will be managed before, during and after construction phase to ensure minimal resources wastage is

Type of waste generated	***Description***	***Reuse***	***Recycling***	***Disposal***	***Specific method of onsite reuse, contractor and recycling outlet and or waste depot to be used***
					achieved during this development.

Residual waste					
Hazardous/special waste e.g. asbestos (specify)	N/A	N/A	N/A	N/A	No hazardous/ special waste will be used in the construction of this development(s)
Other (specify)	Food scraps Will be generated by applicable tradespersons and other relevant people(s) on site	Will not be reused	Organic and general waste will be managed accordingly	Will be disposed of in separate areas to separate material from food waste/ packaging	Will be managed accordingly.

Table 2: Operational Site Waste Minimisation Plan

Type of waste generated	***Description***	***Reuse***	***Recycling***	***Disposal***	***Specific method of onsite reuse, contractor and recycling outlet and or waste depot to be used***
Commercial waste	Commercial type waste may be produced as part of the ongoing use of the site as a temporary	Commercial waste will not be reused	It is not expected that unused Commercial waste will be created. No recycling of this type	Commercial type waste will be appropriately disposed of in waste bins on the site and removed by a licenced contractor.	Commercial waste will be managed before, during and after to ensure minimal resources

Type of waste generated	*Description*	*Reuse*	*Recycling*	*Disposal*	*Specific method of onsite reuse, contractor and recycling outlet and or waste depot to be used*
	function centre.		of waste is proposed.		wastage is achieved.
General Waste	General waste may be produced as part of the ongoing use of the site as a temporary function centre	General waste will not be reused on the site.	Recycling will occur where possible, being disposed of in the Yellow lid Council bins for collection by the roadside pickup.	General Waste which cannot be recycled will be appropriately disposed of in the red lid Council bins for collection by the roadside pick up.	General waste will be managed before, during and after to ensure minimal resources wastage is achieved.
Paper/glass/cans	Recyclable waste such as paper, glass and cans may be produce as part of the ongoing use of the site as a temporary	Paper/glass/cans will be collected separately from general waste and recycled	Recycling will occur where possible, being disposed of in the Yellow lid Council bins for collection by the	Contaminated recyclable materials will be separated and disposed of in the red lid Council bins for collection by the roadside pick up.	Recyclable waste will be managed before, during and after to ensure minimal resources wastage is achieved.

Type of waste generated	***Description***	***Reuse***	***Recycling***	***Disposal***	***Specific method of onsite reuse, contractor and recycling outlet and or waste depot to be used***
	function center		roadside pickup.		
Wastewater	Wastewater will be generated as a result of the ongoing use of the temporary function centre	Wastewater will not be reused across the site	Wastewater will not be recycled	Collection is via pumpout by a suitably qualified contractor	Wastewater will be disposed of at an appropriate collection facility by the engaged contractor.