RAW EARTH
ENVIRONMENTAL

Waste Management Plan

86 The Avenue, Bankstown

NSW, 2200

11 June 2024

RAWEARTHENVIRONMENTAL.COM.AU

REPORT DISTRIBUTION

Report Title	Waste Management Plan
Site Address	86 The Avenue, Bankstown, NSW 2200
Lot/DP	Lot 47 DP110163
Project Reference	S00215
Prepared For	Envision Building Design
Document Number	1.0
Author	Tiago Guedes Environmental Engineer B. Environmental Engineering
Reviewed by	Anthony Podolak Principal Environmental Compliance Officer BSc. Environmental Health
Date	12th June 2024
Raw Earth Environmental Pty Ltd ACN: 635 583 327	Enquiries: hello@rawearthenvironmental.com.au www.rawearthenvironmental.com.au

Table of Contents

Appendix A - Figures

Appendix B – Waste Quantities

Appendix C – Site Drawings

1 Introduction

1.1 Background

Raw Earth Environmental Pty Ltd (Raw Earth) were engaged by Envision Building Design to prepare this Waste Management Plan (WMP) for the site located at 86 The Avenue, Bankstown, NSW 2200.

This WMP relates to the management of waste to be generated as part of the development at the site. This includes demolition of existing structures currently onsite, and excavation works to facilitate the construction of a two-storey childcare centre with basement carparking. This WMP will also address the ongoing operational waste at the proposed childcare facilities. This will address the specific waste types, proposed volumes, how the proposed waste will be reused and recycled where applicable, how this waste will be stored, collected and disposed and general management of waste post construction.

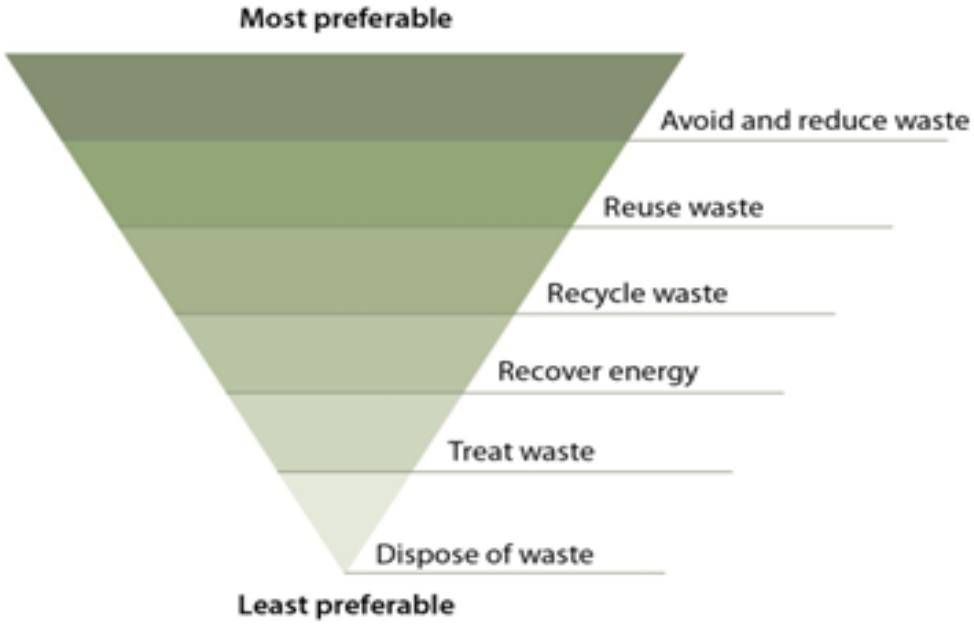
The site is described as Lot 47 DP110163 and comprises an approximate total area of 1,195 m².

The site is located approximately 30km southwest of Sydney CBD, within the Local Government Area of Canterbury-Bankstown Council. The site location plan is shown in Figure 1 in the **Appendix A** of this Report.

1.2 Objectives

The objectives of this WMP are to develop a plan for the management of wastes on the site in accordance with the *NSW Waste Avoidance and Resource Recovery Strategy 2014-21 (WARR).* This includes managing waste in accordance with the waste hierarchy established under the *Waste Avoidance and Resource Recovery Act 2001 (NSW WARR).*

Diagram 1: The Waste Hierarchy



The NSW WARR aims to maximise conservation of natural resources and to minimise environmental harm from waste management and disposal of solid waste.

The specific objectives of the WMP are as follows:

Avoid/Reduce

- Reduce general waste at the source, determine changes in returnable delivery systems, including packaging and purchasing;
- Require suppliers to use stackable/ returnable/ reusable boxes instead of disposable cardboard boxes;
- Reduce consumption of resources that have the potential to become waste through strategies such as green purchasing - purchasing items with reusable, recyclable, has no packaging or are biodegradable;
- Examining all processes to determine where wastes are produced and to devise measures for waste prevention or reduction;
- Partnering with others to assist with waste minimisation; and
- Keeping track of changes and improvements.

Reuse

- Set up a reuse area for excess materials and promote the contribution and reuse of excess food;
- Promote behavioural changes to food waste;
- Implementing the Product Stewardship to improve product design and packaging to reduce waste;
- Reusing drums, cartridges, and containers where possible;
- Repurpose or reuse through general site operations or activities; and
- Selling or donating usable waste materials to other organisations.

Recycle

- Introduce recycling systems for major waste streams generated onsite, including:
    - Paper & cardboard;
    - Bottles & cans; and
    - Packaging and plastics.
- Investigating alternative uses for organic waste that cannot be reduced or reused (composting, bio-gas from digester etc.).
- Explore opportunities for recycling waste types not included in primary waste streams, including:
    - Batteries;
    - Ink Cartridges; and
    - E-waste.

Monitoring and Assessment

- Request waste contractor to provide monthly data and reporting on recycling and materials sent to landfill.

2 Scope of Works

To complete this WMP, Raw Earth will address, at a minimum, the following matters:

- The volume and type of waste generated during the re-development of the site;
- The methods of storage of material on site;
- Management of waste from construction and demolition works;
- Provide operational waste management quantities and how waste will be managed post construction;
- How recyclable materials will be segregated, managed and where the materials will be sent for recycling; and
- The location and methods of disposal of all residual waste.

3 Regulatory Framework

This Waste Management Plan was undertaken in accordance with the following regulatory framework and guidelines:

- Waste Avoidance and Resource Recovery Act 2001;
- Contaminated Land Management Act 1997;
- Environmentally Hazardous Chemicals Act 1985;
- Protection of the Environment Operations Act 1997;
- Protection of the Environment Operations (Waste) Regulation 2014;
- Canterbury Bankstown Development Control Plan 2023;
- Canterbury Bankstown Local Environmental Plan 2023;
- Canterbury Bankstown Waste Design for New Developments Guide F 2023;
- NSW EPA Better practice guide for resource recovery in residential developments 2019;
- Construction and Demolition Waste Guide – Recycling and Reuse Across the Supply Chain Department of Sustainability, Environment, Water Population and Communities 2012;
- NSW EPA Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities 2012;
- NSW Environmental Protection Authority Waste Classification Guidelines, Part 1: Classifying Waste, November 2014; and,
- NSW Environmental Protection Authority Waste Avoidance and Resource Recovery Strategy 2014-21, November 2014;

4 Construction and Demolition Waste Management

As part of the demolition process, various waste products will be generated and consolidated onsite before being transported offsite to a licenced landfill for disposal. The following sections outline the proposed management strategies for the materials stream anticipated to be generated.

4.1 Waste Streams

The NSW EPA Waste Classification Guidelines (NSW EPA, 2014a) group wastes that pose similar environmental and human health risks, as defined in the Protection of the Environment Operations Act 1997. The Primary Waste Streams expected to be generated and corresponding EPA classifications for the ongoing development operation are summarised in **Table 1**.

Table 1: Potential Waste Types and Classifications & AS 4123.7 Waste Storage Requirements

EPA Classification	Waste Stream	Waste Type	Bin Colour	Waste Management
(Non-putrescible)	Recycling	Hard plastics (recyclable)	Yellow	Plastic recycling bins
		Glass (bottles, containers, jars)		
		Soft Plastic (plastic bags, bread bags, bubble wrap, plastic wrappers etc.)	Any colour	Plastic recycling bins
		Return & earn plastic bottles (ONLY containers with the 10c refund label)	White	Container deposit scheme
		Paper (excluding paper towels, toilet paper and tissues)	Blue	Paper & cardboard recycling bins
		Cardboard (excluding waxed cardboard)		
	General	Non-recyclable plastics (dirty/contaminated plastics)	Red	General waste disposal
		General refuse		
Potentially Hazardous Material	Other	Chemical liquid & solid waste	N/A	Collected by an appropriate contractor or sub-contractor
		Sanitary waste (feminine hygiene products, nappy waste etc.)		
		Lead-acid or nickel-cadmium batteries		
		Secure destruction (of sensitive documents		
		Used printer/ink cartridges		
		e-waste		

4.2 Demolition Waste

Demolition waste, including bricks, concrete, asphalt, and roof tiles, is primarily present at the site in the form of existing infrastructure. The following steps will be implemented through the management of demolition wastes:

- Oversize materials will be further broken down before crushing.
- Waste will be separated during the demolition phase comprising of stockpiles for:
    - Brick/ tile;
    - Timber/ plasterboard;
    - Metals (separation of copper);
    - Asphalt/ Concrete; and
    - General (wires, PVC, miscellaneous).
- Disposal to approved recycling facilities or offsite waste facilities via licenced waste transporter.

Demolition of existing buildings will be undertaken in accordance with a specific Building Demolition Works Plan. Works will be completed under the protocols outlined in the Hazardous Material Survey and Asbestos Removal Control Plan (ARCP), noting the presence of hazardous materials, including asbestos and lead paint, within building materials. Hazardous materials removed from buildings during demolition will be tracked on the site materials tracking register to ensure these materials are not combined with other material. Waste estimations of each site can be found in **Appendix B.**

4.3 Green Waste

Existing vegetation comprises of trees and shrubs, which may require removal before earthworks commence. Prior to any trees and shrubs being removed, Canterbury-Bankstown Shire Council's Environmental Health Division should be consulted to obtain the necessary approval and ensure compliance with the Local Environmental Plan and Development Control Plan.

Should trees and shrubs require removal, they will be cut at ground level and mulched onsite to under 50 mm (nominal diameter) for reuse onsite in accordance with the Mulch Order (NSW EPA, 2016). Removal of mulch from site will be undertaken regularly to prevent the risk of fire if required.

Clearance of vegetation will be undertaken as follows:

- Cutting of selected trees at ground level and excavation of root balls;
- Mulching of trees/ shrubs to under 50 mm (nom. Diameter) for reuse;
- Segregation of topsoil from roots through controlled mechanical shaking;
- Stockpiling of segregated roots;
- Offsite disposal of roots as green waste to an appropriately licensed recycling or landfill facility; and
- Complete waste tracking documentation.

4.4 Soils

A large volume of soil is anticipated to be generated throughout the development works, including cut/ fill balance to achieve desirable landform, and remaining clean fill stockpiles from excavation works. **Table 2** presents the soil management procedures for soil waste generated on site.

Table 2: Soil Management Procedures		
Waste Source	**Destination**	**Procedures**
Cut/ Fill	Remain on site	All excess material generated as part of the earthworks is proposed to be reused on site for levelling and landscaping
Clean fill stockpile	Remain onsite	Any remaining clean fill will be utilised for levelling, backfilling, or landscaping.

4.4.1 Cross Contamination

Temporary stockpiling of excavated and demolished materials will be required throughout the construction works. Stockpiled excavated material has the potential to be contaminated with Asbestos Containing Material (ACM) which may contaminate imported 'clean' material if not stored correctly. Contaminated soil may cross contaminate clean material via migration as sediment in surface water flow due to poor equipment hygiene (e.g. use of contaminated trucks to transport clean material) or incidental commingling with other material (poor materials tracking). The following measures must be employed to minimise the potential for exposure to or migration of contaminated soils:

- Label stockpiles with material type and contamination status (e.g. clean, dirty and imported);
- Place stockpiles on hardstand surfaces or plastic construction sheeting;
- Place stockpiles away from drainage systems to minimise sediment transport;
- Cover the stockpile with geotextile or plastic sheeting;
- Install silt fences or construct a berm around the base of the stockpile to prevent possible transport of sediment if necessary;
- Maintain minimum setback distances from excavations for the proposed placement of excavated materials;
- Form stockpiles no higher than the height of the site boundary fence; and
- Where space allows, form stockpiles with a shallow grade to provide pedestrians safe access (e.g. to cover and uncover stockpiles).

4.5 Special Waste

4.5.1 Asbestos

It is noted that asbestos may present as building material in some of the infrastructure to be demolished. Furthermore, there is the potential for asbestos fragments to be present on the site surface. The following steps will be implemented to address this material:

- Segregation of ACM from existing structures demolition and stockpiling in dedicated and controlled areas; and
- Segregation of ACM from other areas of the site where feasible.

Any activities likely to interact with asbestos will be undertaken under the ARCP and managed by the Occupational Hygienist.

4.6 Hazardous Waste

Hazardous waste (excluding contaminated soil) such as batteries, radiator fluid, hydraulic fluid, spill clean-ups or other chemicals that may be generated through development works will be carefully stored and subsequently managed by an appropriately qualified and licensed contractor, in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 (Waste Regulation).

4.7 Liquid Waste

Liquid wastes anticipated to be generated as part of the development works are limited to the following:

- Stormwater runoff from rain events;
- Effluents from site amenities; and
- Oils, grease, fuel, chemicals and other fluids.

4.8 Miscellaneous Waste

General waste requiring offsite disposal through the development works will likely be limited to waste generated by site workers and other consumables packaging generated as part of the development works. Such waste will be stored in closable wheel-mounted skip bins to reduce the potential for vermin. Skip bins will be placed at various locations at the site and collected by a waste contractor for offsite disposal as required.

4.8.1 PPE Waste

Workers performing day-to-day activities must wear specific PPE to mitigate exposure to asbestos and other hazardous material. Specific PPE requirements are outlined in the ARCP and SWMS. PPE waste likely to be generated during development works include (but is not limited to):

- Disposable coveralls;
- Disposable dust masks;
- Disposable nitrile gloves;
- Respirator filters; and
- Wiping rags used to clean non-disposable PPE.

These wastes will be collected in dedicated, disposable, heavy-duty clear plastic bags. The bags will be sealed, filled and marked “Caution-Asbestos-Do not open or damage bag. Do not inhale dust”. Once collected, PPE waste bags will be stored in a skip in a dedicated location onsite (typically adjacent to the personnel decontamination station, dependent onsite set-up). The wastes will be disposed of offsite in accordance with tracking procedures outlined in **Table 3**.

5 Waste Tracking

5.1 Offsite Disposal

In accordance with the Protection of the Environment Operations (Waste) Regulation 2014, the following waste are to be tracked within NSW if disposed offsite:

- Hazardous Waste as defined in **Table 3**, hazardous characteristics and dangerous good properties of the waste that needs to be tracked (NSW EPA 2018);
- Liquid Waste (Category 1 Trackable Waste);
- More than 100 kilograms of actual asbestos waste or more than 10m^2 of asbestos sheeting in any single load (not applicable to asbestos impacted soil);
- Waste oil/ water, hydrocarbon/ water mixtures or emulsions; and

Table 3: Waste Documentation Requirement

Waste	Tracking mechanism	Documentation Required	Responsibility
Asbestos	NSW EPA Integrated Waste Tracking System	Waste tracking form Copy of waste transported EPA license Copy of waste receiving facility EPA license Waste transporter dockets	Site manager
	Materials tracking form	Waste Tracking Form Collation of completed waste tracking forms into a site material tracking register	Project engineer
All other waste	NSW EPA online waste tracking system	Waste Tracking Form Copy of waste transported EPA license Copy of waste receiving facility EPA license Waste transporter dockets	Site manager
	Materials tracking form	Waste tracking form Collation of completed waste tracking forms into a site material tracking register	Project engineer

Waste Tracking Compliance

Wastes will be monitored throughout development works using the site materials tracking register. Waste dockets received from the disposal facility must be obtained and kept on record within the material tracking register. Updating of the materials tracking register will be the Project Engineer's responsibility, with the Site Manager's support.
The tracking of waste will be subject to monthly compliance audit by the project manager who will:

- Verify the completeness of waste tracking information entered into the materials tracking register;
- Verify all wastes disposed offsite have been assigned the correct waste classification in accordance with the NSW EPA (2014) Waste Classification Guidelines;
- Verify the volume of waste disposed offsite matches the volume stated on disposal dockets;
- Verify the facility receiving the waste is appropriately licensed to accept the class of waste being received; and
- Identify any non-conformances against the regulatory waste tracking requirements to the Site Manager.

6 Ongoing Operational Waste Management

6.1 Estimated Generated Waste Quantities

Waste generation relating to the operation of childcare facilities is highly variable, depending largely on the scope and scale of the establishment. Canterbury Bankstown Development Control Plan 2023 Chapter 3.3 outlines the Council requirements for Waste Management in relation to specific types of development, namely, section 6: Specific Use which relate to childcare centres. This has been compared to the NSW Environmental Protection Agency's Better practice guide for resource recovery in residential developments 2019 to generate waste quantities for the operations of the childcare facility. **Table 4** below compares the projected waste quantities as per the listed guidelines.

Table 4: Waste Guidelines and waste generation rates

Guideline	Waste	Paper, cardboard and comingled waste	Rate
Canterbury Bankstown DCP 2023	20L	5L	Per child/ per day
NSW EPA Best Practice Guide for Resource Recovery 2019	5L	5L	Per child/ per day

Given the NSW EPA Best Practices Guide for Resource Recovery in residential developments 2019 takes precedence over the Canterbury Bankstown Development Control Plan 2023, Raw Earth in consultation with the client have adopted the NSW EPA Best practice guide for Resource Recovery in residential developments 2019 to provide waste generation calculations. **Table 5** below outlines the waste generation calculations and servicing requirements.

Table 5: Waste Generation Rates and servicing

Service Type	Waste generation rates Litres of space / child / week			Total Space required	Bin Size	Services Per Week	Bins Required	Bins Provided
	Litres	Children	Days					
Waste	5	68	5	1700	240	2	3.54	4
Recycling/ Comingled	5	68	5	1700	240	2	3.54	4

6.2 Waste Storage Systems

It is anticipated that 240L Mobile Garbage Bins (MGBs) will be utilised within the site at operation; therefore, a combination of MGBs suitable to use for waste streams and separation will be utilised. These bins will have colour coded lids outlining red for general waste and yellow for recycling. Separate sanitary convenience bins will be provided as outlined in Section 6.6.

It is anticipated that all staff and visitors of the operational site will place general waste and recycling into small waste and recycling bins (paper and comingled) located in the multiple areas throughout the buildings and outdoor areas, depending upon the site occupancy and projected waste generation quantity as outlined in **Table 5**. These small waste bins will be segregated as per the final waste

streams. Waste will then be transported by cleaning contractors via nominated egress corridors/pathways to a waste storage pad and placed in the appropriate waste stream bins.

The waste storage area will be located nearby a pre-approved waste collection point and must be suitably screened from public view as per the drawing DA05 in **Appendix C**. In relation to the size and design of the waste and recycling mobile bins, the following technical information is provided in **Table 6** below:

Table 6: Mobile Garbage Bin specifications

Container type	Height (metres)	Depth (metres)	Width (metres)
240-litre mobile container	1.080	0.735	0.585

The waste storage area (WSA) will be located in a designated areas in close proximity to the kerbside collection areas. The WSA will be constructed of rendered masonry walls, concrete floor with adequate ventilation to prevent odour nuisance. The size of the WSA has been designed to accommodate the required number of mobile garbage bins to service the childcare facility.

Responsibility for the cleaning/maintenance of the waste storage area and all associated service compartments will be designated to cleaning staff. The basic requirements for the waste storage pad are as follows:

- To be of adequate size;
- Integrated with building design and site landscaping;
- Suitably screened from public areas;
- Area to be level, with appropriate access for collection;
- Assurance that OH&S requirements for waste contractors are met;
- Colour coded bins to be provided throughout to collect general waste;
- Access to waste enclosure to be safe, convenient for all users and to meet NSW Work, Health and Safety Guidelines;
- Waste enclosure to conceal bins from the view of the street; and
- Bins to be covered against birds, vermin, and vandals.

6.3 Waste Collection Point & Collection Hours

All commercial waste and recycling services will be provided by a licensed waste contractor. It will be the responsibility of the proprietor to ensure that a service level agreement for the collection and disposal of waste and recycling material is in place prior to operating the childcare facility. An area adjacent to the kerbside of 86 The Avenue will be nominated as the waste collection point. The appointed waste contractors will collect each waste stream from the kerbside at the nominated times in accordance with the relevant waste contract. Due to height restrictions of the basement carpark and the width of the development site, on-site collection of waste will not be viable due to waste truck being unable to access the basement car park.

The waste collection truck will schedule collection out of the site's operational hours to reduce any risk from the truck and bin movements to the site buildings and their occupants/staff. The collection of waste and/or any recycling is recommended to occur before 8am and after 4pm on workdays to

minimise noise disturbances to the occupants/staff. With reference to various other site occupancies, the ideal waste collection time will be estimated to be between 6.00am and 7.30am.

6.4 Vehicle Movements

Waste collection vehicles will not obstruct access to adjacent premises, roadways, the footpath or any primary pedestrian entrances to the buildings. In addition, waste collection will be carried out with due care for public safety including other road users, cyclists and pedestrians. A review of the current site plans has prevented onsite waste collection from occurring due height restrictions of the basement preventing access based on the average waste vehicle dimensions outlined below.

- General waste truck (size in m = 10.4 long x 3.08 wide x 4.1 high);
- Cardboard and paper truck (size in m = 8.1 long x 2.82 wide x 3.4 high); and
- Co-Mingled Recycling waste truck (size in m = 9.6 long x 3.08 wide x 2.9 high).

Other points to note:

- General waste and Co-Mingled Recycling waste are collected by separate trucks at separate times/days;
- All bins will be presented to the kerbside for collection of the nominated collections days as per the Service Level Agreement with the waste contractor.

6.5 Contractors

A contract with a licensed waste contractor for the removal of all waste, will be arranged prior to an occupation certificate or commencement of use. The contract should also include provisions for the collection of potentially hazardous waste including e-waste.

This contract is mandatory and covers waste management services (bins, collections, transport, processing, treatment, and disposal). Waste streams include general waste, organic, grease trap, recycling, secure destruction and clinical.

6.6 Sanitary Waste

Sanitary waste includes disposable nappy and incontinence waste product waste and is to be disposed of in accordance with the requirements of the NSW EPA. According to EPA standards sanitary waste is not classified as clinical waste, as such it does not need to be treated and can be disposed of directly to landfill through supervised burial.

All sanitary waste will be stored in an appropriate number of receptacles and be disposed of separately to the general waste bins by a licensed contractor. Given the number of children attending the centre on a daily basis will be 68, an appropriate number of 45-litre nappy bins will be provided to store all sanitary (nappy and toilet) waste. It is understood that these bins measure approximately 600mm x 300m and will hold approximately 50 to 60 soiled nappies, which will account for approximately 4 x episodes per child per day of sanitary waste. All sanitary waste will be stored in nappy bins provided in the Nappy Change Room.

In order to minimise the risk and spread of infectious diseases that are transmitted by faeces and other body fluids through changing nappies, the following resources will be provided in an appropriate location within the facility:

- Stable Nappy Change table or bench,
- A mat or surface of change table that is impervious (non-penetrable),
- Hand washing facilities,
- Sanitary facilities for storage of wet and soiled nappies,
- Storage area for clean nappies,
- Gloves, and,
- Paper towels, wipes, soap, and detergent and warm water

The proprietor of the facility will abide by their obligations under the current Education and Care Services National Regulations and the relevant National Quality Standard in relation to nappy changing and nappy changing practices with children.

Any nappy changing bench or mat must be cleaned after each use. Nappy changing facilities must be designed, located and maintained so as to prevent unsupervised access by children (this relates to children not being able to climb on high change tables nor access unsafe products).

Nappy changing facilities must be separate from food preparation facilities.

The dignity and need for privacy of each child is respected during Nappy Changing, incorporating the following procedures:

- Children be closely attended on the nappy change table (if applicable).
- Liaise with families to establish and maintain Nappy Change routines with each child that are workable at home and in the Day Care setting.
- Provision of information about each child's Nappy Changing to their family each day via methods that suit the home environment and family.
- Support Nappy Changing as being a relaxed and positive experience.
- Consider and accommodate the specific health and hygiene needs of older children in care, giving consideration to protecting their dignity and respecting their right to privacy.

6.7 Segregating Waste

Waste will be segregated into separate streams, including paper and cardboard, collection of bottles and cans through a container deposit scheme, for eligible containers and general waste for the remaining material. Effective segregation is best achieved through:

- Education and training to all occupants/staff, contractors and visitors who generate waste;

- Ensuring identifiable colour coding and labelling of bins for each waste stream is implemented and maintained (as seen in **Table 1**);
- Ordering and provisions of suitable containers at appropriate locations;
- Incorporation of quick and efficient waste disposal methods into staff areas; and
- Ensuring all waste can be easily, safely, and correctly segregated at the point of generation, for instance, including appropriate bins in food preparation and administrative areas.

6.8 Signage

Signage will be provided in all waste disposal, storage, and collection areas, demonstrating how to use the waste management system, including what materials are acceptable in each bin. All waste streams will be stored in clearly labelled; colour coded bins as appropriate to ensure what waste streams are not inadvertently mixed. Signage will be prepared and located on site in accordance with the Australian Standard (AS 1319) for safety signs and the NSW EPA and Australian Standard for Recycling signage.

The provision of space must include source separation, including bin stations and appropriate signage of waste and receptacles for multiple waste streams. Designers must refer to the Australian Standard 4123.7 (AS 4123.7); Mobile waste containers – colours, markings, and designation requirements for further guidance on bin colour, waste stream and waste type (see **Table 7)**.

Table 7: AS 4123.7 (Waste Storage Requirements)

Bin Colour	Waste Stream	Waste Type
Lime Green	Organics	Food Organics and Garden Organics
Yellow	Recycling	Co-Mingled waste (metal, hard plastic and glass)
Blue	Recycling	Paper and Cardboard
White	Recycling	Return & Earn Plastic Bottles (ONLY containers with the 10c refund label) - Container Deposit Scheme
Any Colour	Recycling	Soft Plastic
Red	General	General Waste

6.9 Education and Training

It is anticipated that the site occupants will aim to build a strong culture of waste reduction and recycling through regular waste management updates, education, and training programs in order to establish an effective framework outlining the responsibilities of waste monitoring and management outlined within **Table 8**.

It is expected that all personnel will commit to the WMP and remain accountable for their actions in adhering to the waste management objectives.

Table 8: Roles and Responsibilities in Waste Monitoring and Management		
Responsibility	**Activity**	**Monitoring**
Administrative Manager	• Ensuring staff are inducted into the WMP and other applicable management plans. • Responsible for undertaking procurement of operational materials in accordance with the waste management hierarchy. • Segregation of waste streams where required to ensure appropriate use, treatment and/or disposal. • Compliance with applicable environmental legislation and project conditions. • Ensure environmental management plan(s) across the site are adhered to and accurate to site conditions. • Undertake inspections to ensure compliance. • Maintenance of waste-related signage, colour coding and MGBs. • Security of waste storage pad area during day-to-day business. • Ensure no waste is placed on the public way. • Promoting and enabling compliance with the WMP by other stakeholders (cleaners, staff etc.) through delivery of positive waste management culture at the workplace.	Monitor contractors and cleaners for compliance to the WMP
Cleaners Removing Material	• Responsible for acting in accordance with the WMP. • Transfer of waste within the site. • Transfer of MGBs to the nominated waste storage pad and return of MGBs to waste areas. • Clean areas around waste storage pad. • Ensure no waste is placed on the public way.	Ensure there is no contamination in co-mingled bins
Staff/Occupants	• Adherence to the WMP. • Placement of waste/recycling in correct bins.	Ensure there is no contamination in co-mingled bins.

	• Notify manager/cleaning contractor when bins are overfull and require transport to the MGBs. • Informing administrative manager of any waste management incidences. • Reinforcing positive waste management culture as defined by the Administrative Manager amongst colleagues, occupants and visitors. • Responsible use of waste facilities and appropriate disposal of waste. • Encourage BYO for the following items: water bottles, containers, straws, reusable utensil sets, washable hand towels, carry bags and coffee cups.	
Waste Contractors	• Acknowledge and comply with waste targets. • Use reasonable endeavours to assist reaching the waste targets. • Provide feedback on the actual volumes of waste and recycling collected to enable waste volume evaluation by the Administrative Manager.	Quantify the amount and types of waste. Monitor, report and address contamination through regular monitoring/bin inspections

7 Limitations

Raw Earth Environmental Pty Ltd (Raw Earth) understands to the best of our knowledge, the information within this report is accurate at the date of issue. However, due to the irregularity and dynamic nature of subsurface conditions, soil and groundwater characteristics are capable of change over a short period of time. No warranties, expressed or implied, are made. The contents of this report must be read in full.

If the unexpected finds of materials suspected to be hazardous or toxic occur, all site works must cease, and Raw Earth must be immediately contacted for further instruction.

Raw Earth performed the services in a manner consistent with the expected level of care and expertise exercised by members of the environmental consulting profession. There is no investigation thorough enough to dismiss a particular material that, presently or in the future, is considered hazardous at the site. Regulatory criteria are subject to change, where concentrations of a particular contaminant currently considered low could be subject to review and fall under different regulatory standards and criteria and may require remediation in the future.

The results of this assessment are based on a desktop review of available information and regulatory criteria identified at the time of the site inspection. Raw Earth will not be liable to revise the report to account for any changes in site characteristics, regulatory requirements, assessment criteria or the availability of additional information after the issue date of this report. The scope and period of Raw Earths' services are subject to restrictions and limitations. Raw Earth did not perform a complete assessment of all possible conditions that may exist at the site.

Raw Earth takes no responsibility or liability for errors in any data obtained from scientific laboratories, regulatory agencies, statements from sources outside of Raw Earth, or developments resulting from situations outside the scope of this project.

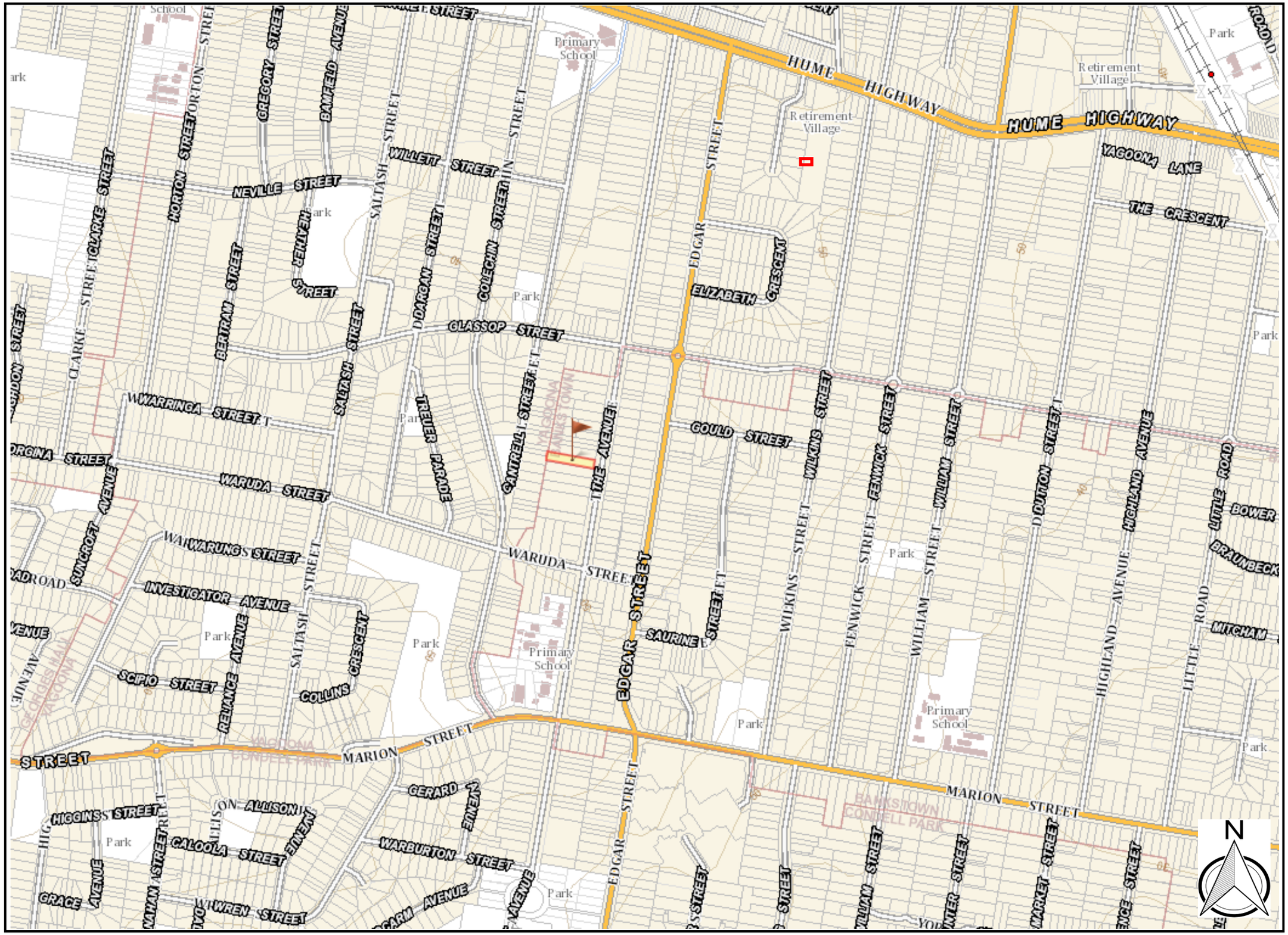
All conclusions and recommendations regarding the site are the opinion of Raw Earth. Opinions are judgements based on our understanding and interpretation of current regulatory standards and should not be construed as legal opinions.

We trust the information contained within this document meets your requirements. Should you have any queries, please do not hesitate to contact the Raw Earth.

8 Abbreviations

Abbreviation	Full Description
ACM	Asbestos Containing Material
BTEXN	Benzene, Toluene, Ethylbenzene, Xylene and Naphthalene
C&D	Construction & Demolition
DA	Development Application
DWP	Design Worldwide Partnership
EPA	Environment Protection Agency
MGB	Mobile Garbage Bins
OWMP	Operational Waste Management Plan
PACM	Potential Asbestos Containing Material
TPH	Total Petroleum Hydrocarbons
WMP	Waste Management Plan

Appendix A – Figures



Client: Envision Group	**Project Number:** S00215		**Date:** 22.11.2023	Site Location
Location: 86 The Avenue, Bankstown, NSW, 2200	**Drawn By:** Tiago Guedes	**Figure 1:** Site Location	**Scale Bar (m):** 0 100 200	

RAW EARTH ENVIRONMENTAL

Client: Envision Group	**Project Number:** S00215		**Date:** 22.11.2023
Location: 86 The Avenue, Bankstown, NSW 2200	**Drawn By:** Tiago Guedes	**Figure 2:** Site Area	**Scale Bar (m):** 0 15 30

Site Boundary

Dwelling

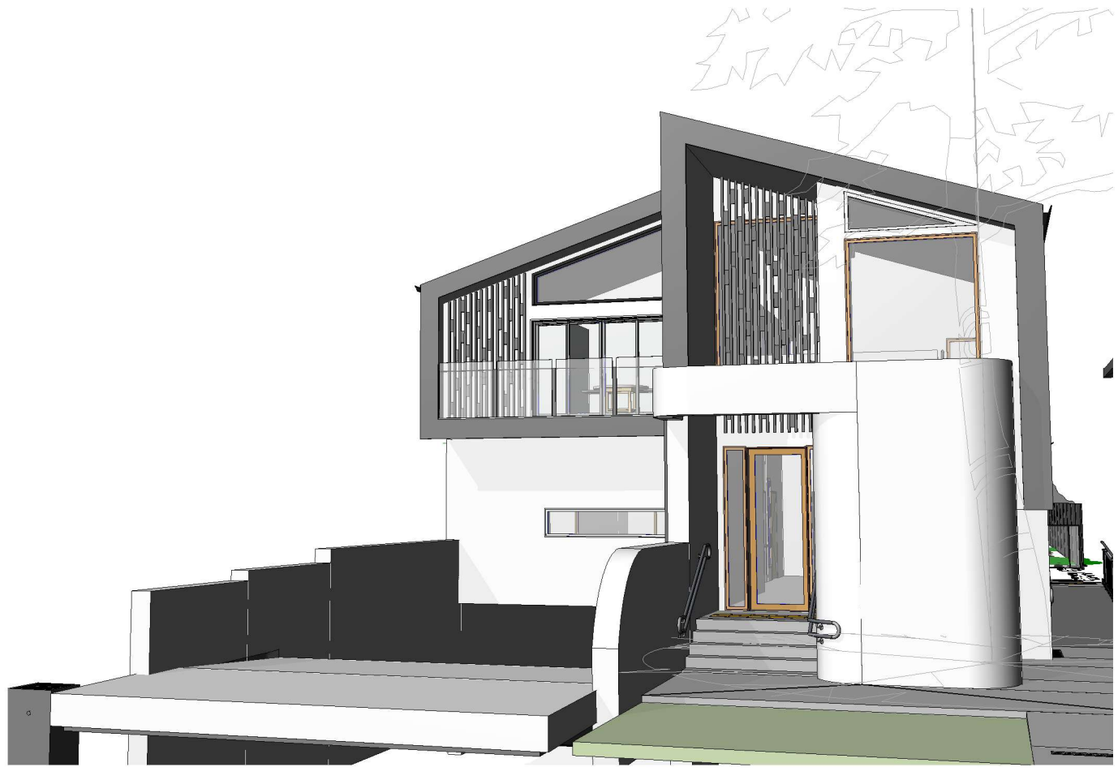
RAW EARTH ENVIRONMENTAL

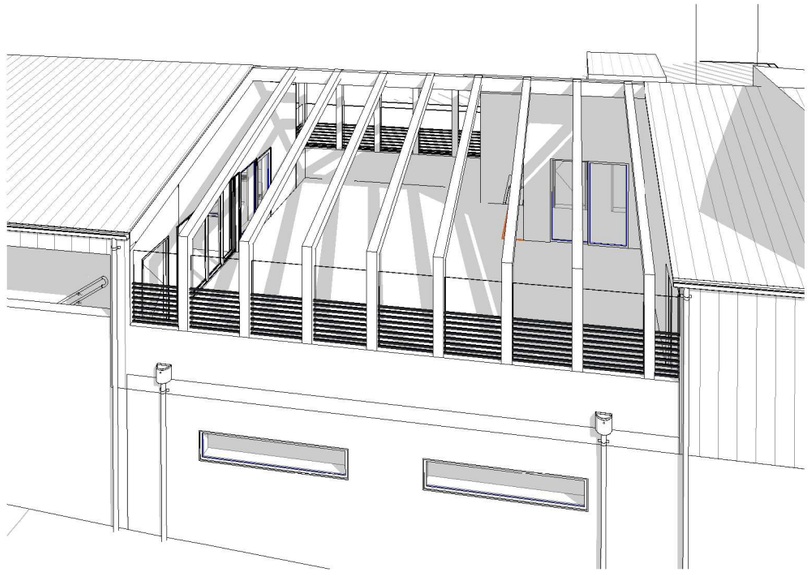
Appendix B – Waste Quantities

Table 1: Waste Quantities – Primary Dwelling

Type of waste	Reuse ($m^{3)}$	Recycle (m^3)	Landfill (m^3)	Method of disposal
Excavated Soil Material	TBD	TBD	TBD	Depending on the suitability of the soil, it could be re-used on site, recycled as ENM or disposed of at landfill facility.
Timber				
Plywood		4.1		Separation during demolition and recycled via waste contractor
Pine		4.2		Separation during demolition and recycled via waste contractor
Hardwood		3.92		Separation during demolition and recycled via waste contractor
Fibre cement (asbestos)			18.25	Disposal via landfill
Plasterboard			2.85	Disposal via landfill
Acrylic			1.4	Recycle as plastic via waste contractor
PVC Pipe		1.32		Recycle as plastic via waste contractor
Tiles		1.20		Recycle as masonry via waste contractor
Glass		0.3		Recycle through Waste Resource Recovery Centre
Floor Coverings			2.85	Disposal via landfill
Concrete/ Brick		21.39		Recycle via waste contractor.
Metal				
Guttering		1.34		Recycle through metal recycler
Stainless Steel		Unknown		Recycle through metal recycler

Appendix C – Site Drawing





PROPOSED CHILDCARE CENTRE

PROJECT REF. NO. #186

ENTITY 8886

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200

ACOUSTIC RECOMMENDATIONS:

ACOUSTIC RECOMMENDATIONS TO BE READ IN CONJUNCTION WITH ENVIRONMENTAL NOISE IMPACT ASSESSMENT PREPARED BY ***DAY DESIGN PTY LTD REPORT REF NO. 7622-1.1R REV D*** *DATED 21, July 2023*

8.0 NOISE CONTROL RECOMMENDATIONS

8.1 MANAGEMENT PLAN

8.1 MANAGEMENT PLAN

8.1.1 OPERATIONAL CONTROLS - SCHEDULED OUTOOR PLAY

WE RECOMMEND THAT OUTDOOR PLAY IS SCHEDULED SUCH THAT A RESTRICTION IN THE NUMBER OF 2-3 YEAR OLDS AND 3-5 YEAR OLDS ARE PERMITTED TO PLAY AT ANY ONE TIME. THE FOLLOWING OUTDOOR PLAY SCENARIOS ARE TO BE IMPLEMENTED:

SCENARIO 1:
- GROUND FLOOR: - 12 X 0-2 YEAR OLDS; - 15 X 2-3 YEAR OLDS.
- FIRST FLOOR: - 20 X 3-5 YEAR OLDS.

SCENARIO 2:
- GROUND FLOOR: - 12 X 0-2 YEAR OLDS; - 20 X 2-3 YEAR OLDS.
- FIRST FLOOR: - 10 X 3-5 YEAR OLDS.

8.1.2 INDOOR PLAYROOMS AND COT ROOM WINDOW/DOOR CLOSURE

IN ORDER TO LIMIT NOISE EMISSION TO NEARBY RECEIVERS, THE FOLLOWING WINDOWS ARE REQUIRED TO BE CLOSED:
- THE NORTHERN FAÇADE WINDOWS OF THE 0-2 YEAR OLD INDOOR PLAYROOM (PLAYROOM 1);
- THE NORTHERN AND SOUTHERN FAÇADE WINDOWS OF THE 2-3 YEAR OLD INDOOR PLAYROOM (PLAYROOM 2);
- THE NORTHERN, EASTERN AND SOUTHERN WINDOWS/SLIDING DOORS OF THE 2-3 YEAR OLD INDOOR PLAYROOM (PLAYROOM 3);
- THE NORTHERN FAÇADE WINDOWS OF THE 3-5 YEAR OLD INDOOR PLAY ROOM (PLAYROOM 4); AND
- THE NORTHERN AND SOUTHERN FAÇADE WINDOWS OF THE 3-5 YEAR OLD INDOOR PLAYROOM (PLAYROOM 5).

AS THESE WINDOWS/DOORS ARE REQUIRED TO BE CLOSED, ALTERNATIVE VENTILATION MAY NEED TO BE PROVIDED. ROOMS ARE TO BE VENTILATED TO THE STANDARDS SET OUT IN CLAUSE F6D6 OF THE NATIONAL CONSTRUCTION CODE AND AUSTRALIAN STANDARD AS1688.2:1991. AN AIR CONDITIONING SYSTEM WITH FRESH AIR SUPPLY OR SILENCEAIR VENTS (SEE WWW.SILENCEAIR.COM) WILL SATISFY THIS REQUIREMENT.

ANY WINDOWS NOT SPECIFIED ABOVE OR HIGHLIGHTED IN THE ATTACHED APPENDIX D CAN REMAIN OPEN WHEN THE ROOMS ARE IN USE, IN ORDER TO PROVIDE NATURAL VENTILATION.

8.2 SOUND BARRIER WALLS

IN ADDITION TO THE ASSUMED BARRIERS STATED IN SECTION 6.4, THE FOLLOWING BARRIERS ARE RECOMMENDED FOR INSTALLATION, AS SHOWN IN APPENDIX D:
- 1.8 METRE-HIGH SOLID ACOUSTIC FENCE, CONSTRUCTED ALONG THE NORTHERN BOUNDARY OF THE PLAY AREA 01;
- 1.8 METRE-HIGH SOLID ACOUSTIC FENCE ALONG THE NORTHERN, EASTERN AND SOUTHERN BOUNDARIES OF PLAY AREA 02; AND
- 1.8 METRE-HIGH ACOUSTIC FENCE AROUND THE PERIMETER OF THE PLAY AREA 03.

8.3 GENERAL CONSTRUCTION METHOD OF SOUND BARRIERS

THE SOUND BARRIER WALLS SPECIFIED ABOVE MAY BE CONSTRUCTED FROM 3 RAIL 'SOLID CAPPED AND LAPPED' TIMBER, 10 MM THICK SOLID POLYCARBONATE (NOT HOLLOW), 6.38 MM THICK LAMINATED GLASS OR MASONRY. THE CONSTRUCTION SHALL BE FREE OF VISIBLE AIR GAPS TO PROVIDE AN IMPERVIOUS SOUND BARRIER.
FOR THE SOUND BARRIER ALONG THE NORTHERN SIDE OF PLAY AREA 01, A SECTION DETAIL IS PROVIDED IN APPENDIX E WHICH ALLOWS ACCESS FOR MAINTAINING PLANTINGS WITHIN THE SETBACK WHILE ALSO PROVIDING ACOUSTIC INTEGRITY FOR THE SOUND BARRIER.

8.4 MECHANICAL PLANT & EQUIPMENT - FOR CONSTRUCTION CERTIFICATE

THE SPECIFICATIONS FOR THE MECHANICAL PLANT HAVE NOT YET BEEN SELECTED FOR THIS DEVELOPMENT. FOR TYPICAL MECHANICAL PLANT EQUIPMENT WITH SOUND POWER LEVELS NOT EXCEEDING THOSE LISTED IN TABLE 8, IT IS REASONABLE & FEASIBLE TO ACOUSTICALLY TREAT THE ASSOCIATED DUCTING OR LOCATE THE EQUIPMENT ITSELF SO THAT NOISE WILL NOT IMPACT THE NEIGHBOURING PROPERTIES.

ONCE MECHANICAL PLANT & ITS LOCATION HAS BEEN SELECTED, A DETAILED ACOUSTIC ASSESSMENT SHOULD BE CONDUCTED, PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE, TO ENSURE THE USE OF THE MECHANICAL PLANT WILL COMPLY WITHTHE PROJECT SPECIFIC NOISE CRITERIA IN SECTION 5.5 OF THE ACOUSTIC REPORT. IT IS RECOMMENDED THAT THE MECHANICAL SERVICES ENGINEERS SELECT MECHANICAL PLANT EQUIPMENT WITH THE LOWEST SOUND POWER LEVELS AVAILABLE, TO REDUCE THE AMOUNT OF ACOUSTIC TREATMENT NECESSARY TO ACHIEVE THE NOISE CRITERIA AT NEARBY RESIDENTIAL RECEIVERS.

THE CUMULATIVE NOISE EMISSIONS FROM THE MECHANICAL PLANT SYSTEM, & THE USE OF THE INDOOR PLAY AREAS & CARPARK, IS NOT TO EXCEED THE PROJECT NOISE TRIGGER LEVELS SPECIFIED IN SECTION 5.5.

DAY DESIGN PTY LTD PROVIDE DETAILED NOISE CONTROLS WHEN SPECIFICATIONS OF THE MECHANICAL PLANT EQUIPMENT HAVE BEEN FINALISED. ROOMS ARE TO BE VENTILATED TO THE STANDARDS SET OUT IN CLAUSE F6D6 OF THE NATIONAL CONSTRUCTION CODE AND AUSTRALIAN STANDARD AS1688.2:1991.

NAPPY CHANGE NCC REQUIREMENTS - CLAUSE F4D4 (9)(C)

G) A CLASS 9B EARLY CHILDHOOD CENTRE MUST BE PROVIDED WITH—

(II) ONE BATH, SHOWER OR SHOWER-BATH; AND

(III) IF THE CENTRE ACCOMMODATES CHILDREN YOUNGER THAN 3 YEARS OLD—

(A) A LAUNDRY FACILITY COMPRISING A WASHTUB AND SPACE IN THE SAME ROOM FOR A WASHING MACHINE; AND

(B) A BENCH TYPE BABY BATH, WHICH IS WITHIN 1 M OF THE NAPPY CHANGE BENCH; AND

(C) A NAPPY CHANGING BENCH WHICH—

(AA) IS WITHIN 1 M OF SEPARATE ADULT HAND WASHING FACILITIES AND BENCH TYPE BABY BATH; AND

(BB) MUST BE NOT LESS THAN 0.9 M^2 IN AREA AND AT A HEIGHT OF NOT LESS THAN 850 MM, BUT NOT MORE THAN 900 MM ABOVE THE FINISHED FLOOR LEVEL; AND

(CC) MUST HAVE A SPACE NOT LESS THAN 800 MM HIGH, 500 MM WIDE AND 800 MM DEEP FOR THE STORAGE OF STEPS; AND

(DD) IS POSITIONED TO PERMIT A STAFF MEMBER CHANGING A NAPPY TO HAVE VISIBILITY OF THE PLAY AREA AT ALL TIMES.

NATIONAL CONSTRUCTION CODE 2022 F4D4 FACILITIES IN CLASS 3 TO 9 BUILDINGS

NAPPY CHANGE TABLE (NCT) TO BE DONE IN ACCORDANCE WITH NCC F4D4 (9) (C) (III) (A-D)

CHILD CARE FACILITES - NCC CLAUSE F4D4

THE FOLLOWING FACILITIES ARE REQUIRED TO CHILDCARE CENTRES:

A KITCHEN WITH SINK, SEPARATE HAND WASHING FACILITIES, SPACE FOR A FRIDGE AND COOKING FACILITIES

AS THE CENTRE CATERS FOR CHILDREN <5, THE KITCHEN MUST HAVE A GATE OR DOOR THAT IS CHILD PROOF (1.5m LATCHING)

AS THE CENTRE CATERS FOR CHILDREN <2, THE KITCHEN MUST FACILITATE SUPERVISION OF THOSE CHILDREN

ONE BATH, SHOWER OR SHOWER/BATH

AS THE CENTRE ACCOMMODATE CHILDREN <3 A LAUNDRY FACILITY COMPRISING OF A WASHTUB AND SPACE FOR A WASHING MACHINE IN THE SAME ROOM IS REQUIRED

AS THE CENTRE ACCOMMODATES CHILDREN <3 A BENCH-TYPE BABY BATH WHICH IS WITHIN 1M OF A NAPPY CHANGE TABLE IS REQUIRED

AS THE CENTRE ACCOMMODATES CHILDREN <3, A NAPPY CHANGING BENCH THAT IS WITHIN 1M OF AN ADULT HAND WASH BASIN, BE AT LEAST 0.9m^2, 850-900mm HIGH AND MUST HAVE A SPACE NO LESS THAN 800mm(H) X 500mm(W) X 800mm(D) FOR THE STORAGE OF STEPS AND BE POSITIONED TO ALLOW SUPERVISION OF THE PLAY AREA AT ALL TIMES

SLIP RESISTANCE (IN ACCORDANCE WITH NCC TABLE D3D15 & SPECIFICATION 27)

1. STAIRS TREADS OR LANDING SURFACE DRY P3 OR R10 OR WET P4 OR R11
2. STAIR COLOUR CONTRAST NOSING DRY P3 OR WET P4
3. RAMPS STEEPER THAN 1:14 GRADIENT DRY P4 PR R11 OR WET P5 OR R12
4. RAMPS STEEPER THAN 1:20 BUT NOT STEEPER THAN 1:14 GRADIENT DRY P3 OR R10 OR WET P4 OR R11
5. WET AREAS *(AS TOILETS, SHOWER OR SIMILAR)* P3 OR R10
6. DRY AREA R9

KITCHEN - GENERAL NOTES:

FITOUT OF KITCHEN TO BE IN ACCORDANCE WITH AS 4674-2004 DESIGN, CONSTRUCTION AND FITOUT OF FOOD PREMISES.

GENERAL REQUIREMENTS

1. PROOF AGAINST PESTS.
2. COOKING APPLIANCES EXCEEDING A TOTAL MAX. POWER INPUT OF 8kW FOR ELECTRICAL, OR A TOTAL GAS INPUT OF 29Mj/h FOR A GAS APPLIANCE ARE REQUIRED TO HAVE A KITCHEN EXHAUST SYSTEM INSTALLED IN ACCORDANCE WITH CLAUSE F6D12 OF NCC AND AS1668, PARTS 1 & 2.
3. HOT WATER SERVICES TO BE POSITIONED 75 MM CLEAR
4. HEATED WATER IN ACCORDANCE WITH AS 3500.4.2
5. **WALL OF ALL FOOD PREMISES SHALL BE OF SOLID CONSTRUCTION.**
6. CERAMIC FLOOR TILES SHALL BE CLEANABLE, NON-ABSORBENT, EPOXY GROUTED AND LAID IN ACCORDANCE WITH AS 3958.1
7. **THE INTERSECTION OF FLOORS WITH WALLS SHALL MEET THE COVING REQUIREMENT.**
8. COVING TILE MINIMUM RADIUS TO BE 25mm.
9. WALLS AND CEILINGS SHALL BE OF SOLID CONSTRUCTION.
10. **CEILINGS SHALL BE NON-PERFORATED AND FINISHED FREE OF OPEN JOINS, CRACKS AND CREVICES.**
11. WALL AND CEILING SHALL BE TIGHT JOINTED, SEALED AND DUST PROOF.
12. SEALANTS USED SHALL BE WASHABLE AND OF IMPERVIOUS MATERIAL.
13. WALL AND CEILINGS ARE TO BE OF LIGHT COLOUR.
14. ALL SHELVING TO BE 25mm OFF WALL.

SERVICES:

SERVICE PIPE CONDUITS AND WIRING SHALL BE CONCEALED IN FLOOR PLINTHS, WALLS AND CEILING.

SHALL BE FIXED ON BRACKERS WITH 25mm CLERANCE BETWEEN PIPE AND WALL SURFACE.

ALL PENETRATIONS SHALL BE SEALED.

FIXTURES SHALL BE MOVABLE FOR CLEANING.

REFER TO MECHANICAL CONSULTANTS DRAWINGS FOR ALL VENTILATION DETAILS

REFER TO HYDRAULIC CONSULTANTS DRAWINGS FOR AL HYDRAULIC DETAILS AND DISPOSAL OF WASTE WATER.

REFER TO ELECTRICAL CONSULTANTS DRAWINGS FOR ALL ELECTRICAL DETAILS

HAND WASHING:
HAND BASINS ARE TO BE FREE STANDING AND PROVIDED WITH A SINGLE OUTLET FOR WARM (40°C) CLEAN POTABLE WATER.

PROVIDE A TOWEL AND SOAP DISPENSER.

A RECEPTACLE FOR USED TOWELS SHALL BE PROVIDED.

ACOUSTIC RECOMMENDATIONS

- 1.44m HIGH ACOUSTIC BARRIER
- 1.52m HIGH ACOUSTIC BARRIER - 1.0 VERTICAL BARRIER WITH 1.1m CANTILEVERED INWARDS AT 63° ANGLE
- 1.84m HIGH ACOUSTIC BARRIER - 1.0m VERTICAL BARRIER WITH 1.3m CANTILIVERED INWARDS AT 51° ANGLE

PRELIM

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

PROJECT NO.: #186

DA 00

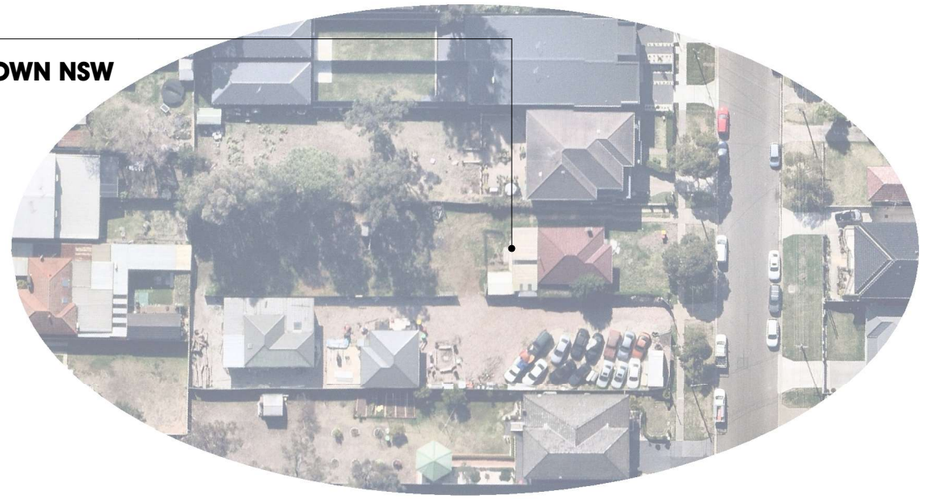
ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200

SUBJECT SITE
NO.86 THE AVENUE, BANKSTOWN NSW
LOT 47, SEC A, DP 110163
SITE AREA: 1195 m²



LOCATION PLAN

SCALE 1:2000 (A3)

DEVELOPMENT DATA

SITE ADDRESS	LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200
SITE AREA	1195.1 m2 (BY TITLE)
ZONE	R2 LOW DENSITY RESIDENTIAL
TOTAL BUILDING AREA	379.0m2
GFA (MAX.478m2)	466.0m2
FSR	0.39:1
TOTAL NO. OF PLACEMENTS	**68 CHILDREN**
CARPARKING	
REQUIRED SPACES 68/4	17
PROVIDED SPACES	17

Sheet List

Sheet Number	Sheet Name	Revision	Revision Date
DA 0	Cover	D	04.04.24
DA 00	Notes		
DA 01	Location Plan	D	04.04.24
DA 02	Site Analysis	C	05.12.23
DA 03	Site Plan	D	04.04.24
DA 03A	Key Plans	D	04.04.24
DA 04	Basement Plan	D	04.04.24
DA 04A	Basement Plan	D	04.04.24
DA 05	Ground Floor Plan	D	04.04.24
DA 05A	Ground Floor Plan	D	04.04.24
DA 06	First Floor Plan	D	04.04.24
DA 07	Roof Plan	D	04.04.24
DA 07A	Roof Plan	D	04.04.24

Sheet List

Sheet Number	Sheet Name	Revision	Revision Date
DA 08	North Elevation	D	04.04.24
DA 08A	North Elevation	D	04.04.24
DA 09	South Elevation	D	04.04.24
DA 09A	South Elevation	D	04.04.24
DA 10	East & West Elevation	D	04.04.24
DA 11	Streetscape Elevation		
DA 12	Section	D	04.04.24
DA 12A	Section	D	04.04.24
DA 12B	Section	D	04.04.24
DA 12C	Section	D	04.04.24
DA 12D	Section	D	04.04.24
DA 13	Demolition Plan		

Sheet List

Sheet Number	Sheet Name	Revision	Revision Date
DA 13A	Demolition Plan		
DA 14	Erosion & Sediment Control Plan		
DA 16	Concept Drainage Plan		
DA 17	BASIX Commitments		
DA 18	Shadow Diagrams		
DA 18A	Shadow Diagrams		
DA 18B	Shadow Diagrams		
DA 19	Notification Plan		
DA 20	ACOUSTIC FENCE DETAILS		

PRELIM

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

B	ISSUED TO CLIENT FOR APPROVAL	30.11.23
C	ISSUED TO DA CONSULTANTS	05.12.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

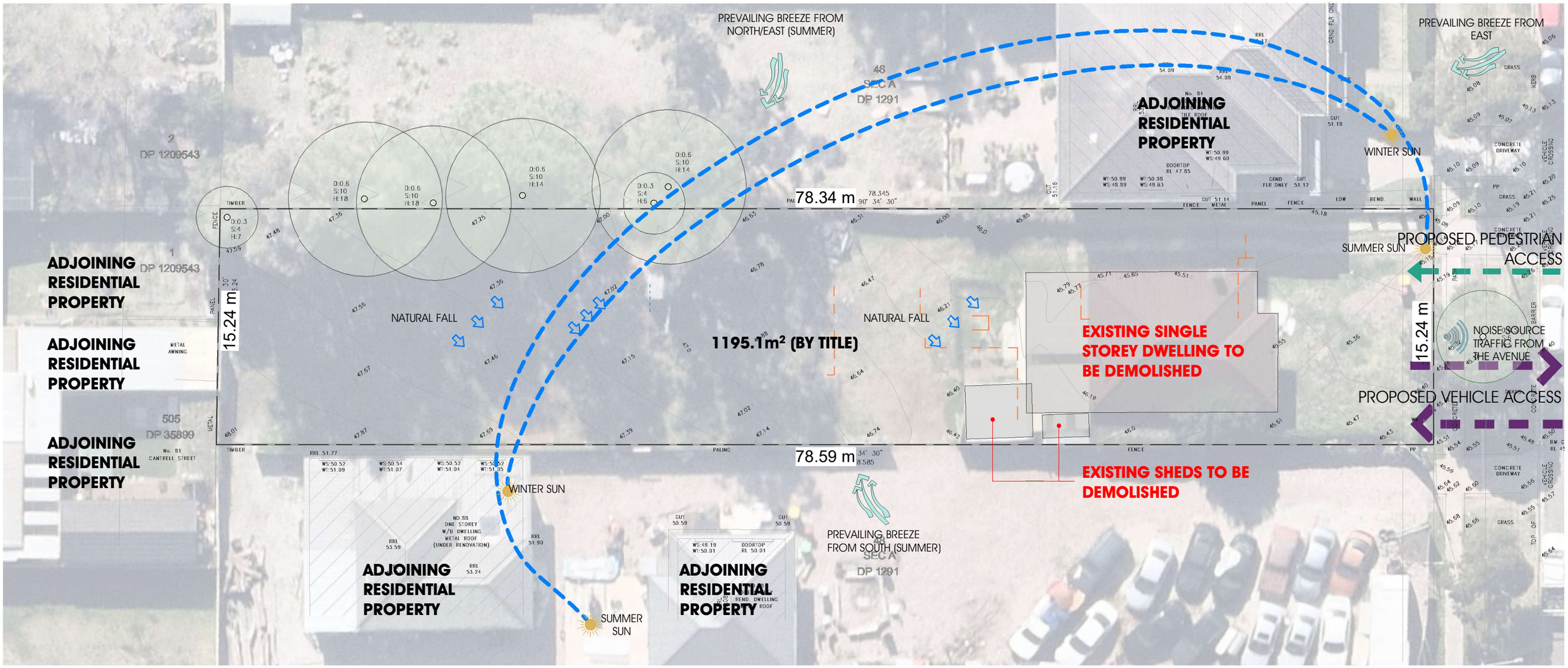
DA 01

ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200



SITE ANALYSIS PLAN

SCALE 1 : 250 (A3)

0 12.5 25 m

PRELIM

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

B	ISSUED TO CLIENT FOR APROVAL	30.11.23
C	ISSUED TO DA CONSULTANTS	05.12.23

PROJECT NO.: #186

DA 02

ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200

DEVELOPMENT DATA

SITE ADDRESS	LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200
SITE AREA	1195.1 m2 (BY TITLE)
ZONE	R2 LOW DENSITY RESIDENTIAL
TOTAL BUILDING AREA	379.0m2
GFA (MAX.478m2)	466.0m2
FSR	0.39:1
TOTAL NO. OF PLACEMENTS	**68 CHILDREN**

CARPARKING

REQUIRED SPACES 68/4	17
PROVIDED SPACES	17

GROSS FLOOR AREA.

BASEMENT	15m2
GROUND FLOOR	318m2
FIRST FLOOR	133m2
TOTAL	**466m2**

INTERNAL PLAYSPACE AREA SCHEDULE

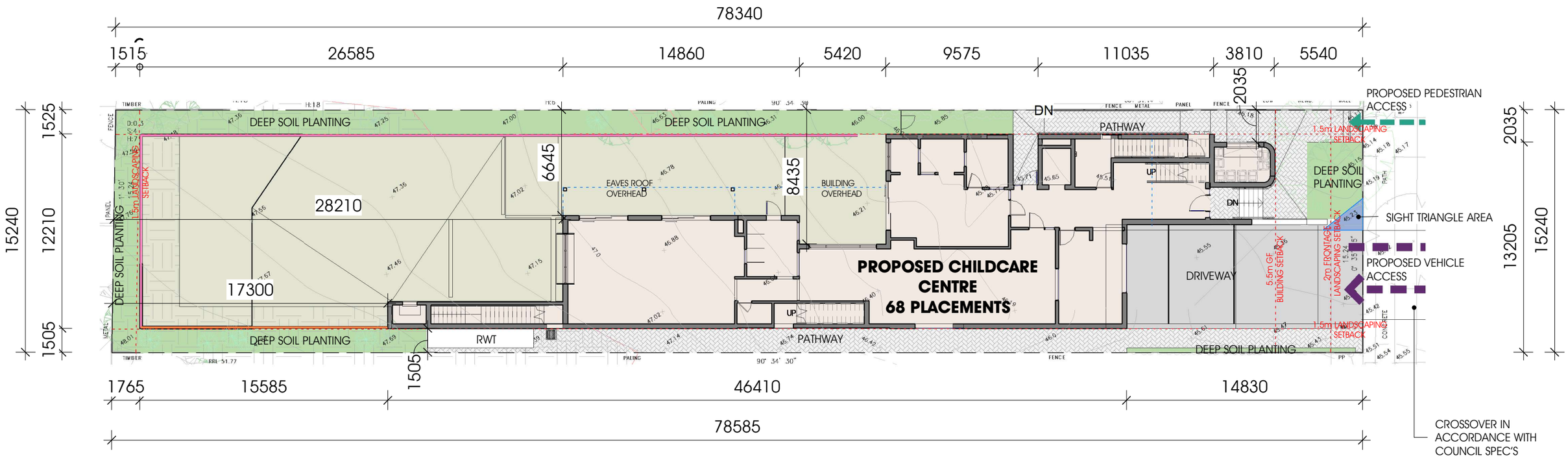
Name	Comments	Area Required	Area Provided	Staff Ratio	No. of Staff
PLAYROOM 01	8 - 0-2 YO	26	26.79 m²	1:4	2
PLAYROOM 02	20 - 3-6 YO	65	70.23 m²	1:10	4
PLAYROOM 03	20 - 3-6 YO	65	66.87 m²	1:10	4
PLAYROOM 04	20 - 2-3YO	65	53.33 m²	1:5	2
UNENCUMBERED INDOOR PLAYROOM 04			12.69 m²		
		221	229.92 m²		12

EXTERNAL PLAYSPACE CALCS.

EXT. PLAY AREA 01	41m2
EXT. PLAY AREA 02	364m2
EXT. PLAY AREA 03	71m2
TOTAL	**476.0m2**

ACOUSTIC RECOMMENDATIONS

- 1.44m HIGH ACOUSTIC BARRIER
- 1.52m HIGH ACOUSTIC BARRIER - 1.0 VERTICAL BARRIER WITH 1.1m CANTILEVERED INWARDS AT 63° ANGLE
- 1.84m HIGH ACOUSTIC BARRIER - 1.0m VERTICAL BARRIER WITH 1.3m CANTILEVERED INWARDS AT 51° ANGLE



SITE PLAN

SCALE 1 : 250 (A3)

0 12.5 25 m

PRELIM

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

A	ISSUED TO CLIENT FOR COMMENTS	19.09.23
B	ISSUED TO CLIENT FOR APROVAL	30.11.23
C	ISSUED TO DA CONSULTANTS	05.12.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

DA 03

ENTITY 8886

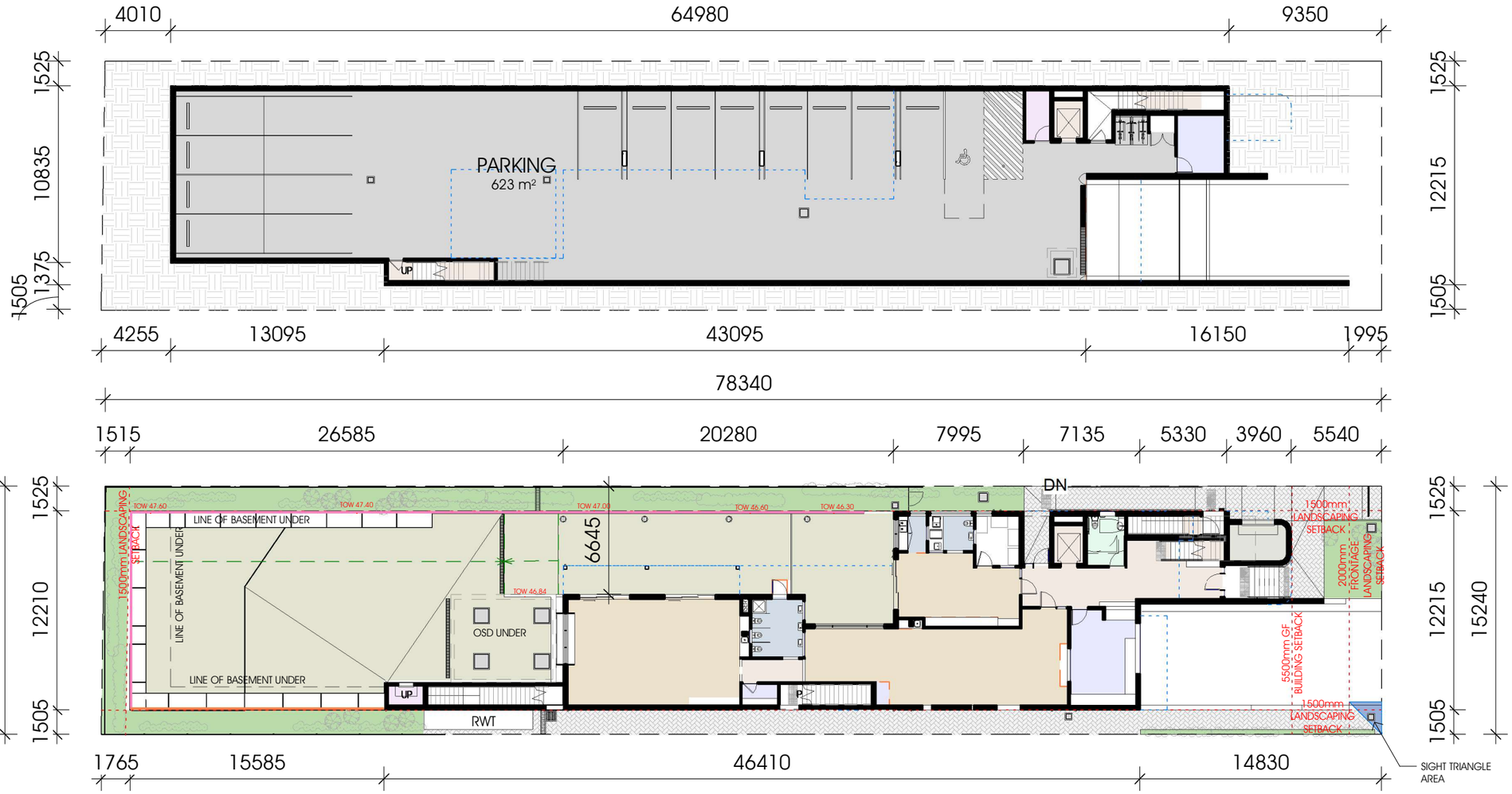
PROPOSED CHILDCARE CENTRE

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200

BASEMENT PLAN

SCALE 1 : 300 (A3)

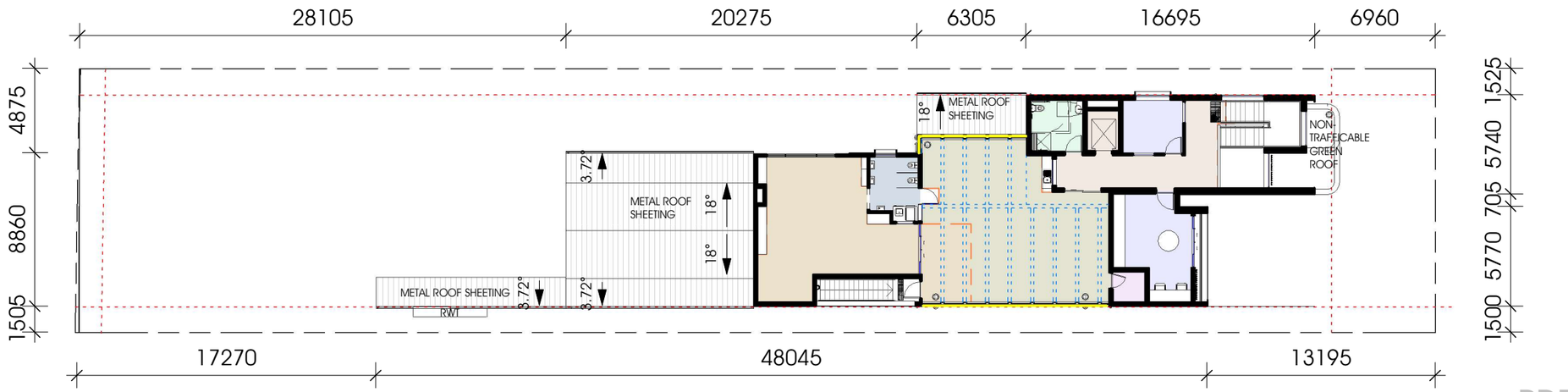


GROUND FLOOR PLAN

SCALE 1 : 300 (A3)

FIRST FLOOR PLAN

SCALE 1 : 300 (A3)



PRELIM

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

A	ISSUED TO CLIENT FOR COMMENTS	19.09.23
B	ISSUED TO CLIENT FOR APROVAL	30.11.23
C	ISSUED TO DA CONSULTANTS	05.12.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

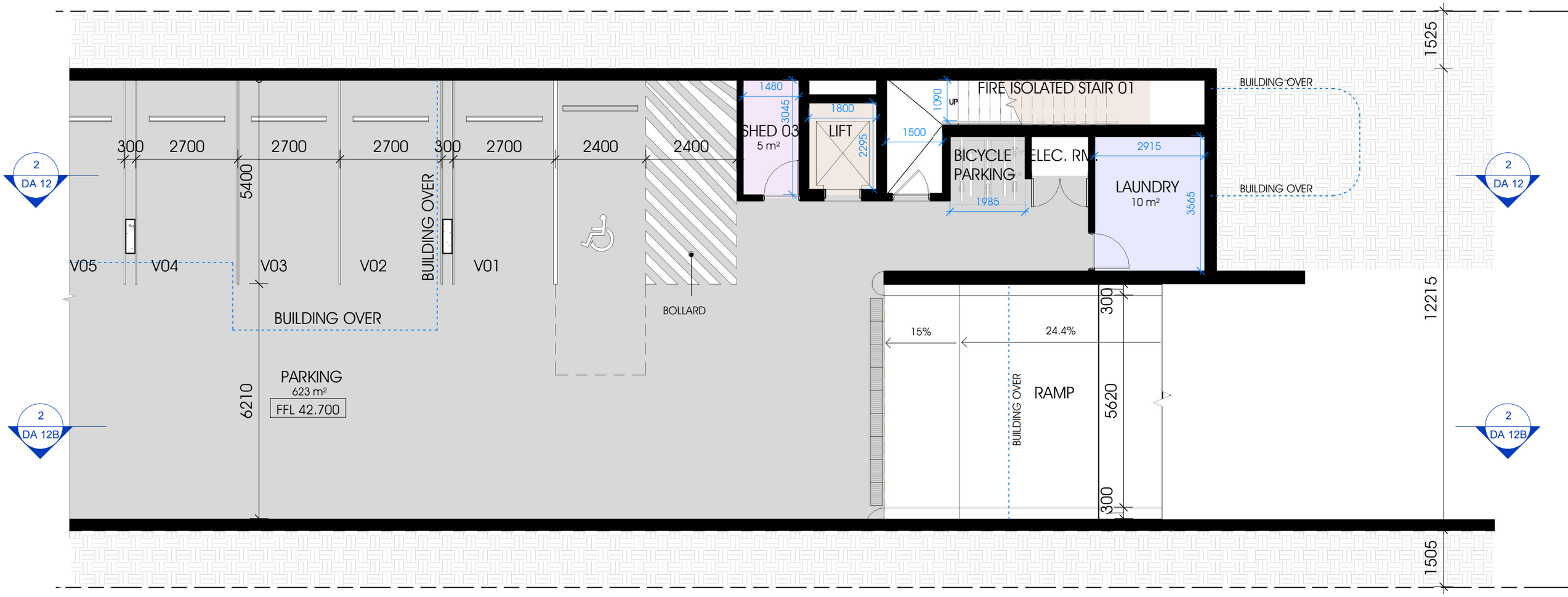
ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m

DA 03A

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200



BASEMENT PLAN

SCALE 1 : 100 (A3)

0 5 10 m

PRELIM

AMENDMENTS:

A	ISSUED TO CLIENT FOR COMMENTS	19.09.23
B	ISSUED TO CLIENT FOR APROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

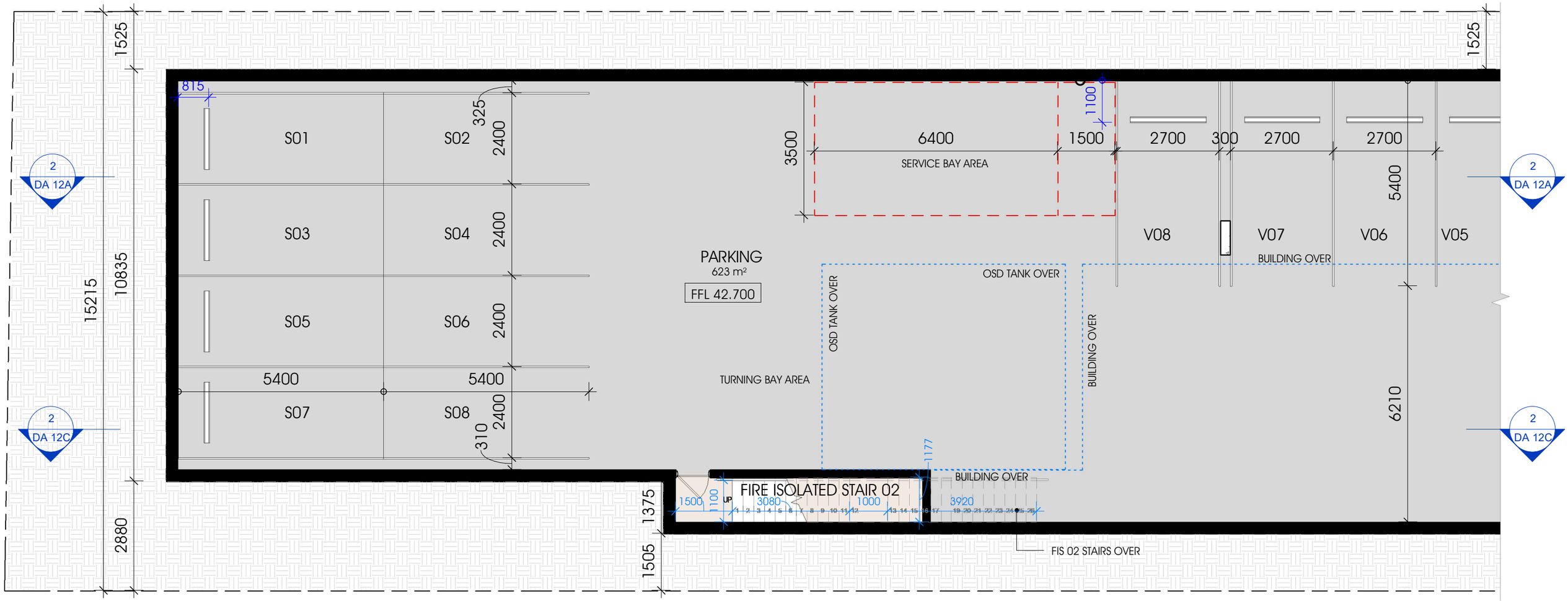
ENTITY 8886

PROPOSED CHILDCARE CENTRE

DA 04

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200



BASEMENT PLAN

SCALE 1 : 100 (A3)

PRELIM

0 5 10 m

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

A	ISSUED TO CLIENT FOR COMMENTS	19.09.23
B	ISSUED TO CLIENT FOR APROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

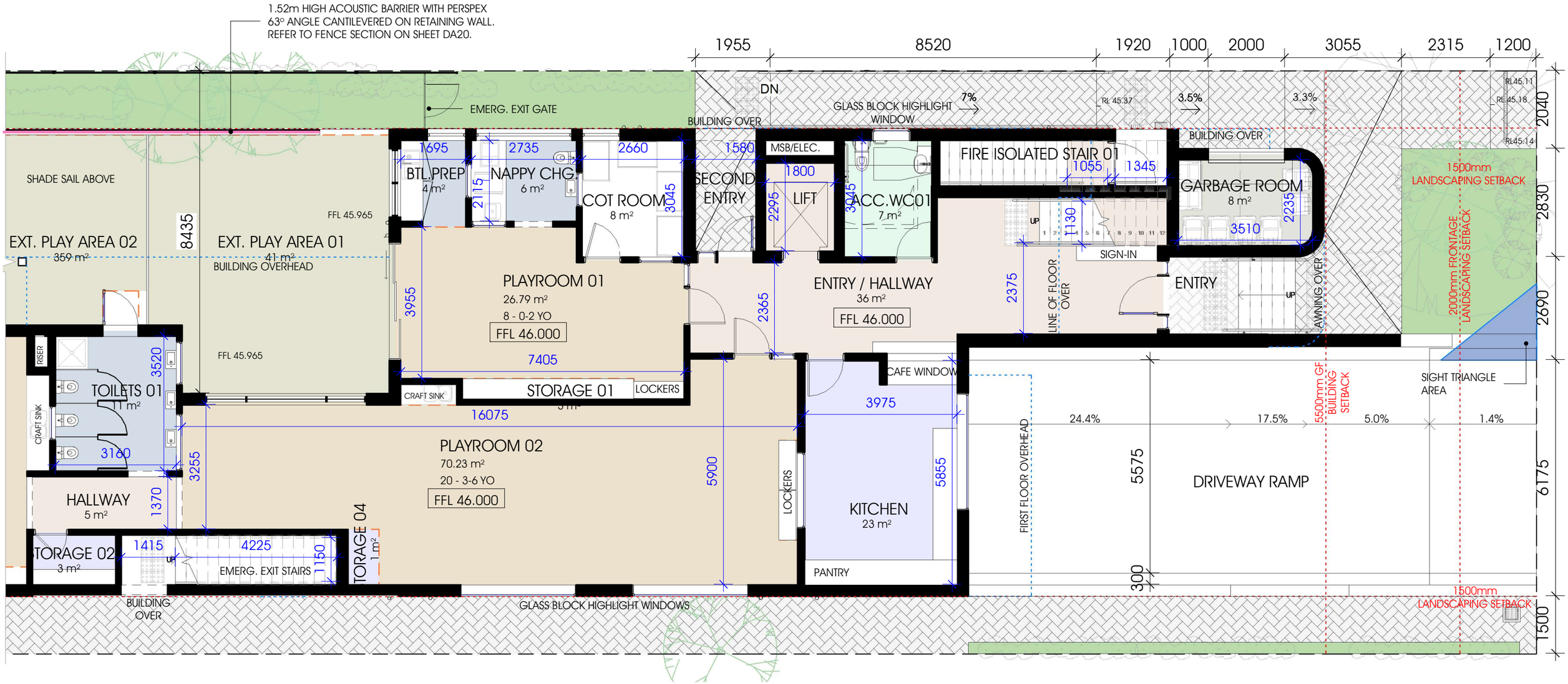
ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m

DA 04A

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200



GROUND FLOOR PLAN

SCALE 1 : 100 (A3)

PRELIM

0 5 10 m

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

A	ISSUED TO CLIENT FOR COMMENTS	19.09.23
B	ISSUED TO CLIENT FOR APROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

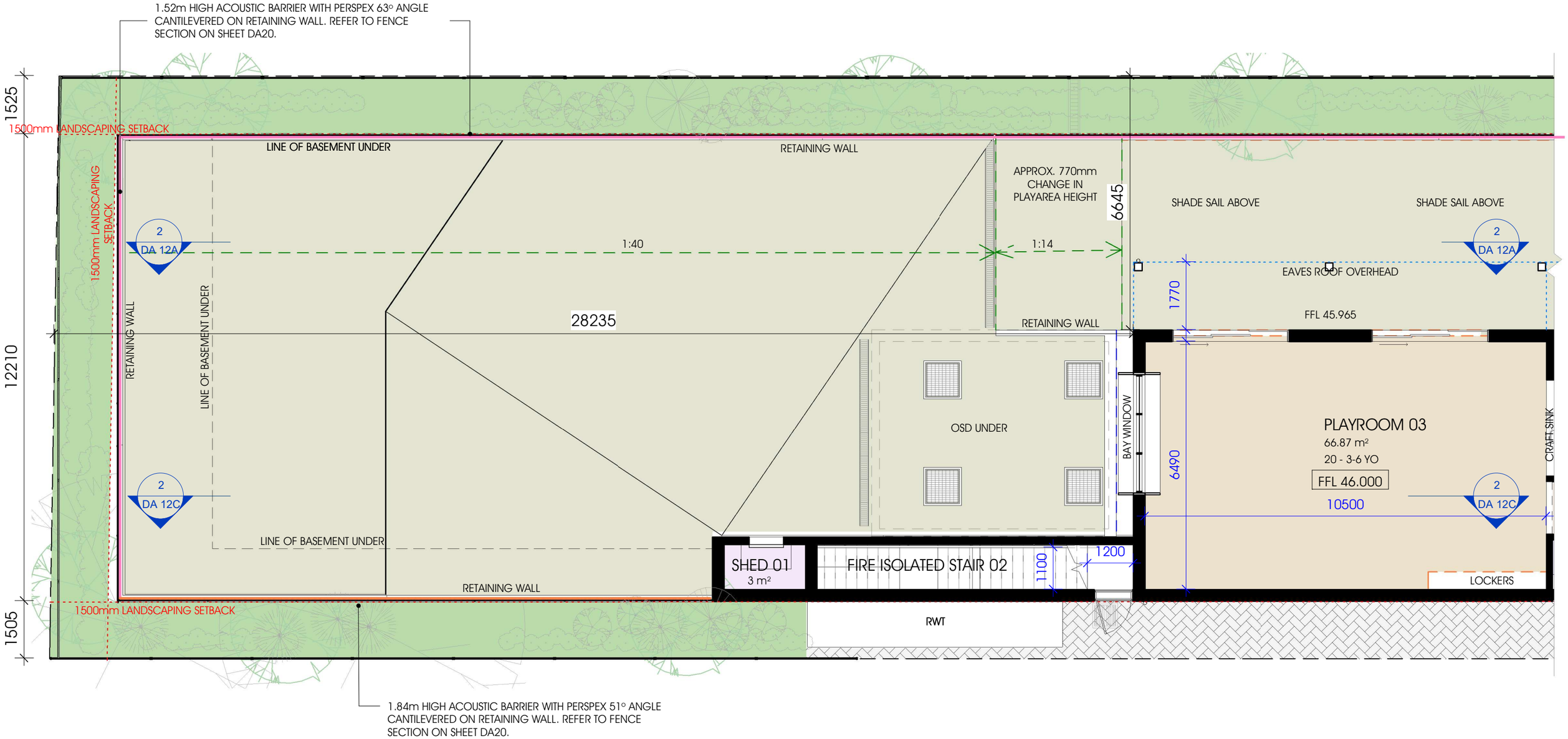
DA 05

ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200



GROUND FLOOR PLAN

SCALE 1 : 100 (A3)

PRELIM

0 5 10 m

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

A	ISSUED TO CLIENT FOR COMMENTS	19.09.23
B	ISSUED TO CLIENT FOR APROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

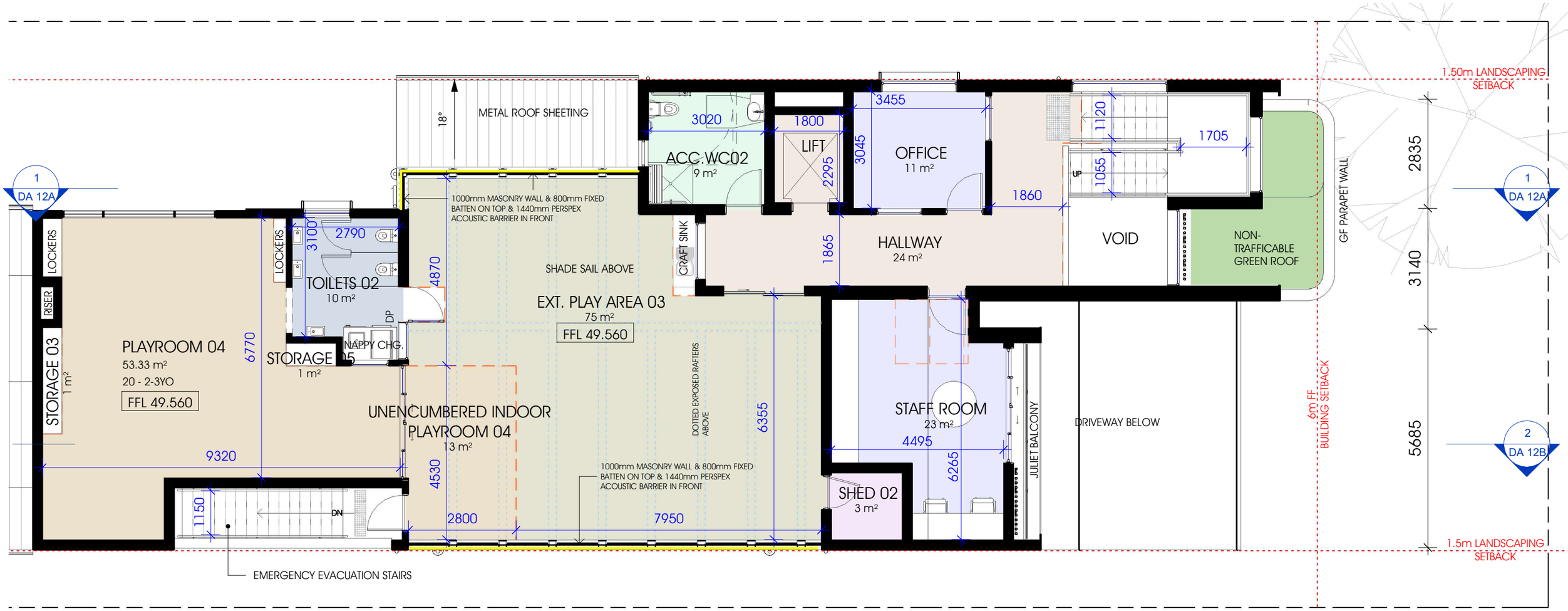
DA 05A

ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200



FIRST FLOOR PLAN

SCALE 1 : 100 (A3)

0 5 10 m

PRELIM

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

A	ISSUED TO CLIENT FOR COMMENTS	19.09.23
B	ISSUED TO CLIENT FOR APROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

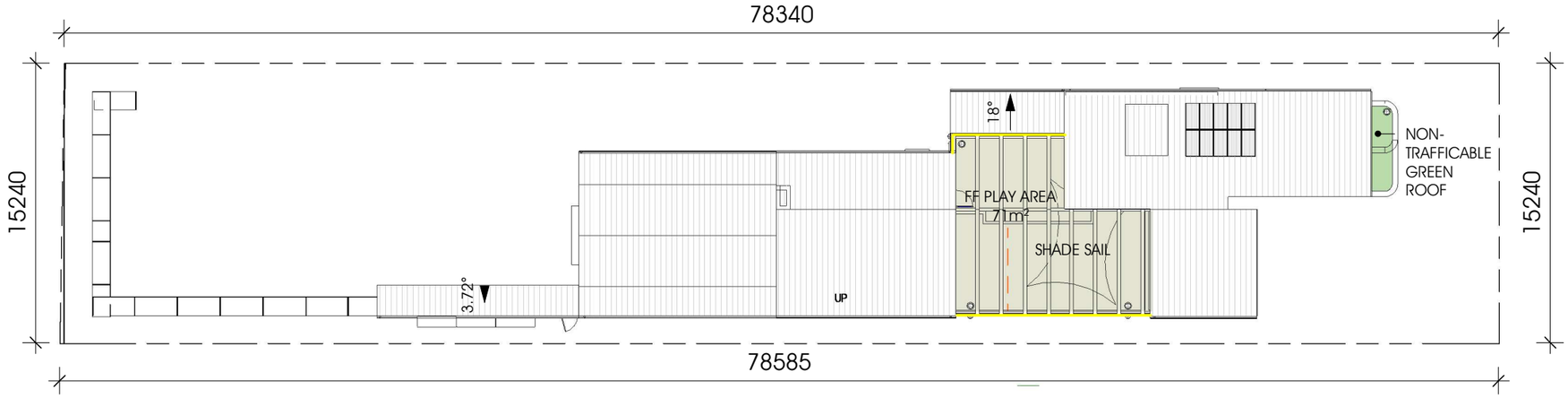
DA 06

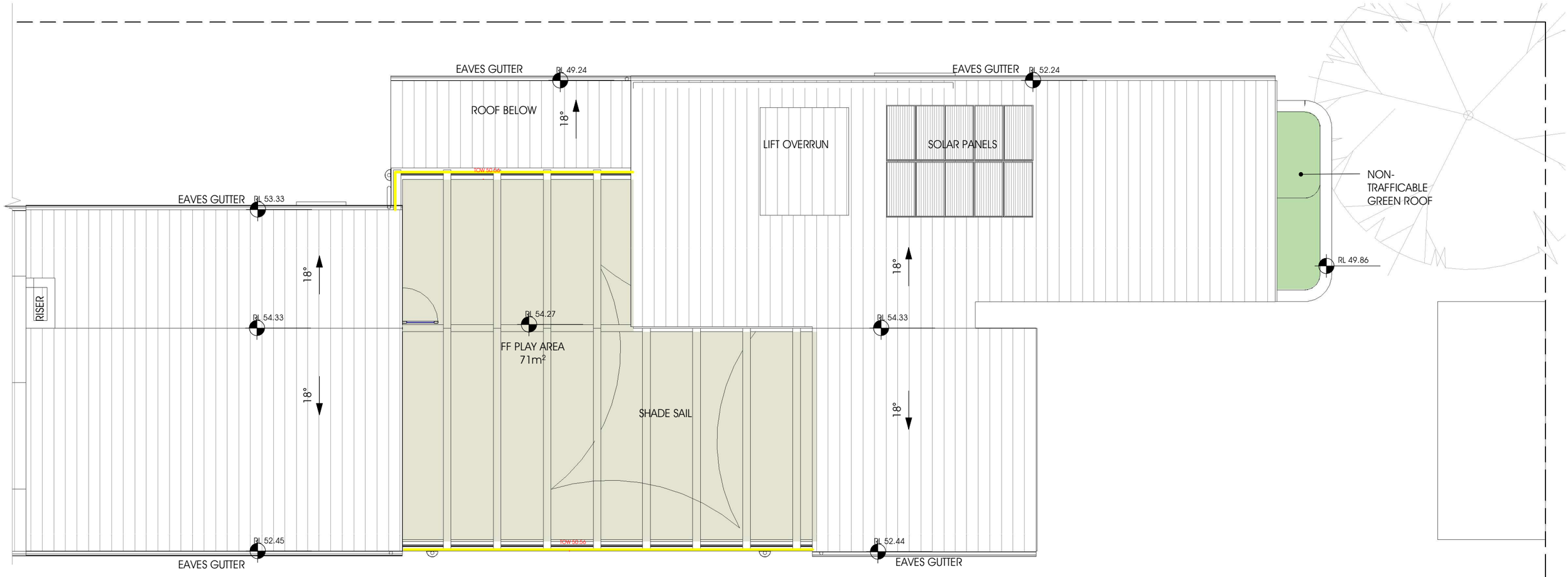
ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200





ROOF PLAN

SCALE 1 : 100 (A3)

PRELIM

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa
ACCREDITED
BUILDING DESIGNER

AMENDMENTS:

B	ISSUED TO CLIENT FOR APROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.:

#186

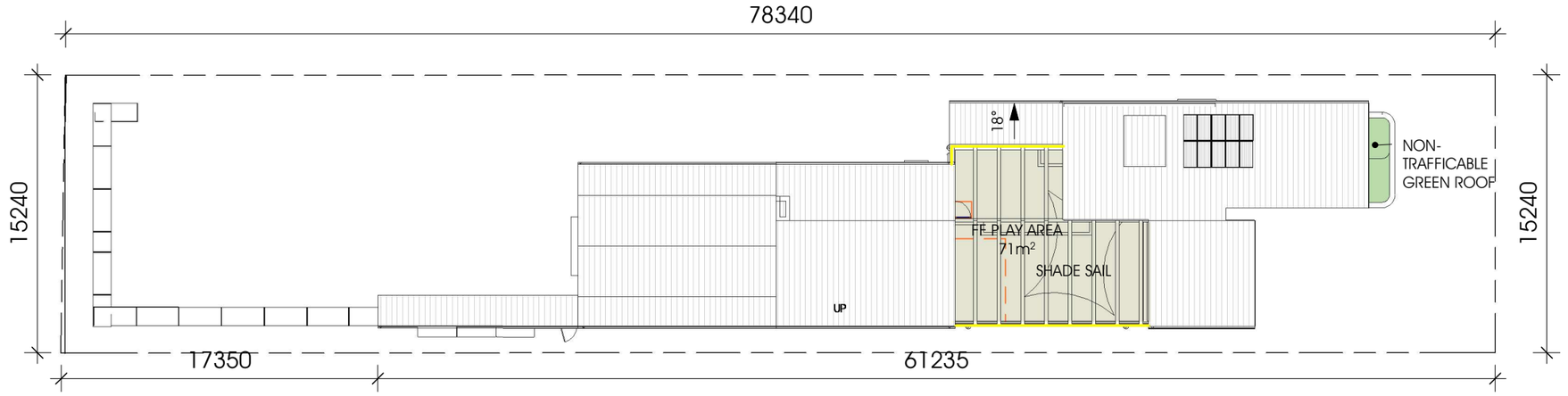
DA 07

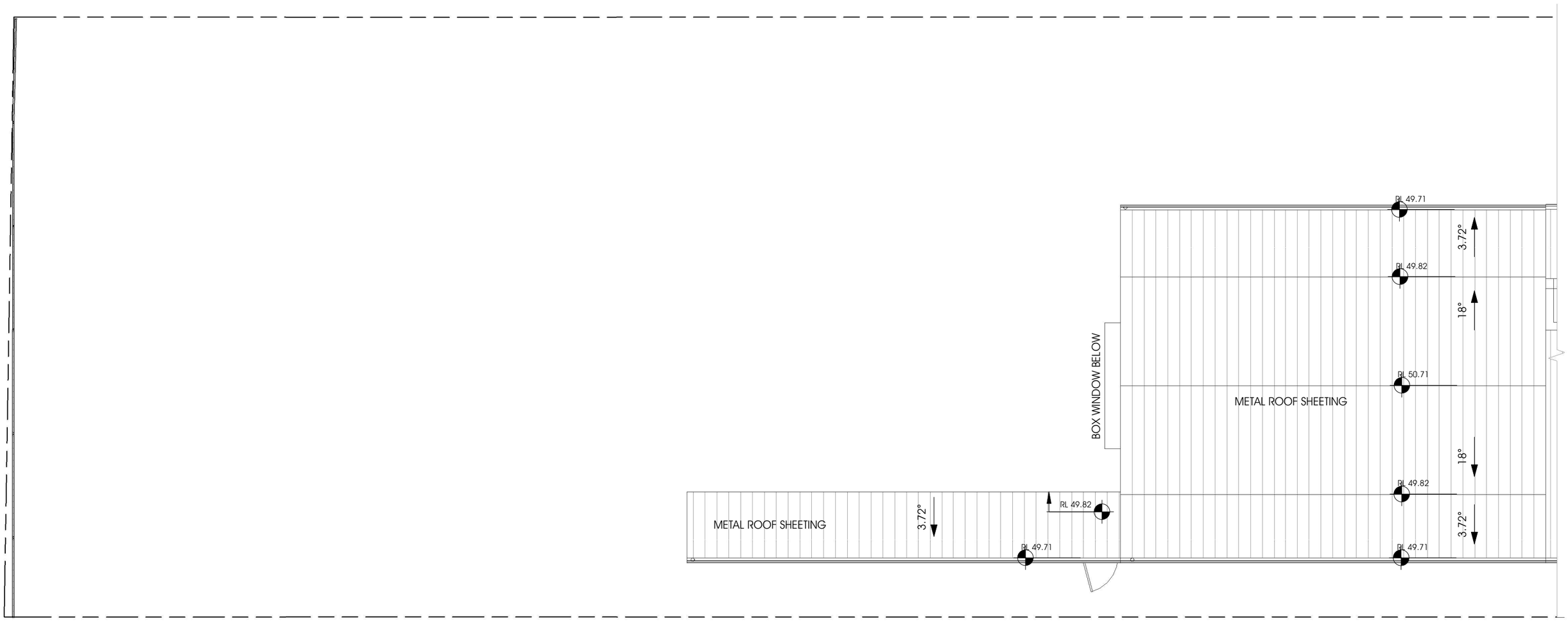
ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200





ROOF PLAN

SCALE 1 : 100 (A3)

0 5 10 m

PRELIM

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

B	ISSUED TO CLIENT FOR APROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

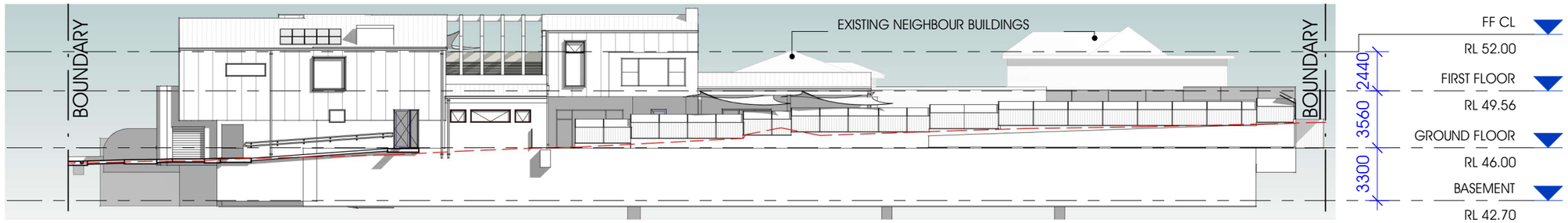
DA 07A

ENTITY 8886

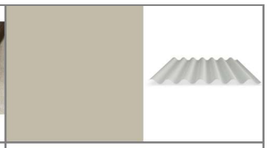
PROPOSED CHILDCARE CENTRE

0 1 2m

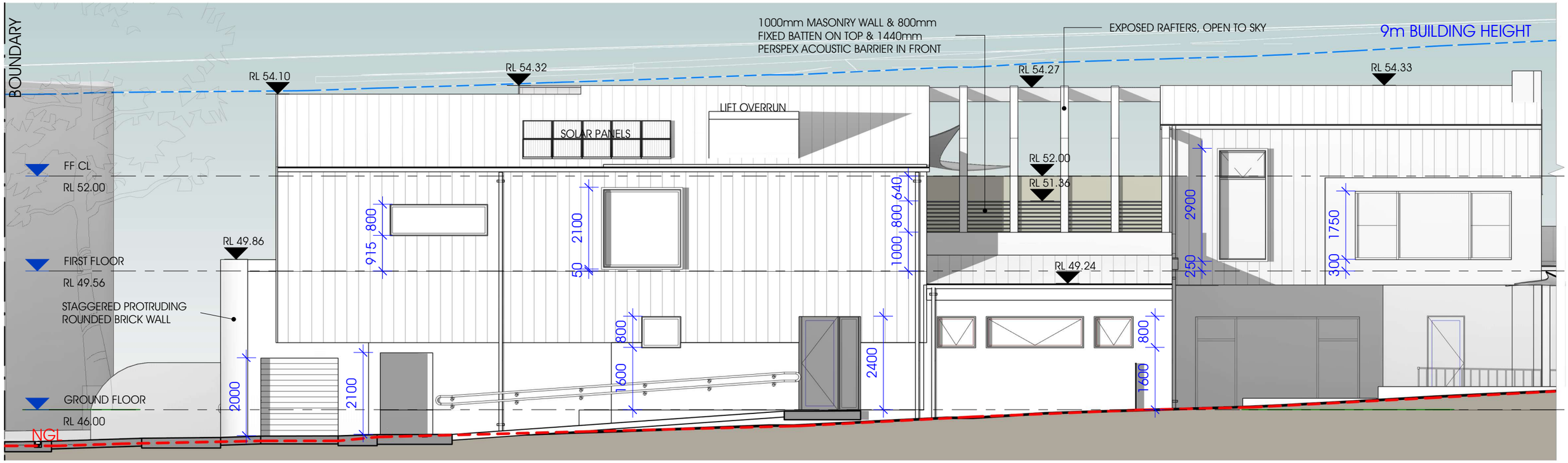
LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200



EXTERNAL FINISHES SCHEDULE

								
F1- Breezewat Blocks Austral Masonry *10-908 Flower Breezeway*	F2- Face Brick Austral Bricks Hamptons *Hamptons in Whiteheaven*	F3- Render Finish *Taubmans Tibetan Tea*	F4- Metal Wall Cladding (Non-Combustible) *Lysaght Longline 305®* *Colorbond Designer Series Honeytone*	F5- Downpipes Powdercoat *Dulux Weathered Copper Matt*	F6- Downpipes to match wall color	F7- Barge Capping Powdercoat *Dulux Weathered Copper Matt*	F8- Timber Look Metal Battens (Non-Combustible) *Covet Koshi Batten Rectangle Profile 85x170mm Color OKU*	F9- Metal Roof Sheeting *Custom Orb Accent® 35 Colorbond Evening Haze*

UPDATE WITH FINISHES FOR THIS PROJECT



NORTH ELEVATION

SCALE 1 : 100 (A3)

0 5 10 m

PRELIM

AMENDMENTS:

A	ISSUED TO CLIENT FOR COMMENTS	19.09.23
B	ISSUED TO CLIENT FOR APPROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

ENTITY 8886

PROPOSED CHILDCARE CENTRE

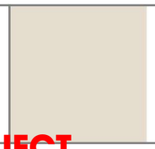
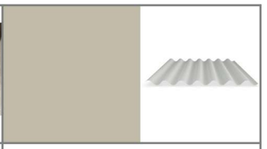
0 1 2m

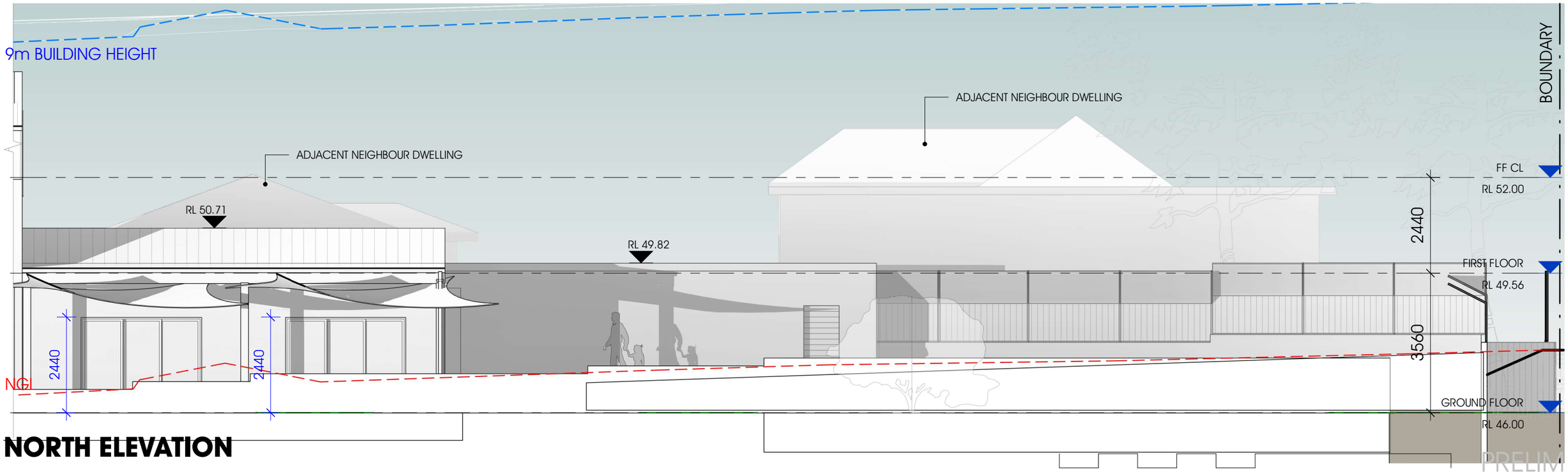
DA 08

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200

EXTERNAL FINISHES SCHEDULE

UPDATE WITH FINISHES FOR THIS PROJECT

								
F1- Breezewat Blocks Austral Masonry *10-908 Flower Breezeway*	F2- Face Brick Austral Bricks Hamptons *Hamptons in Whiteheaven*	F3- Render Finish *Taubmans Tibetan Tea*	F4- Metal Wall Cladding (Non-Combustible) *Lysaght Longline 305® Colorbond Designer Series Honeytone*	F5- Door/Windows Powdercoat *Dulux Weathered Copper Matt*	F6- Downpipes to match wall color	F7- Barge Capping Powdercoat *Dulux Weathered Copper Matt*	F8- Timber Look Metal Battens (Non-Combustible) *Covet Koshi Batten Rectangle Profile 85x170mm Color OKU*	F9- Metal Roof Sheeting *Custom Orb Accent® 35 Colorbond Evening Haze*



NORTH ELEVATION

SCALE 1 : 100 (A3)

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

A	ISSUED TO CLIENT FOR COMMENTS	19.09.23
B	ISSUED TO CLIENT FOR APROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

DA 08A

ENTITY 8886

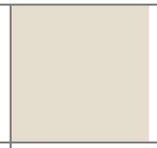
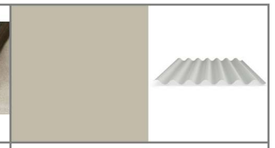
PROPOSED CHILDCARE CENTRE

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200

EXTERNAL FINISHES SCHEDULE

UPDATE WITH FINISHES FOR THIS PROJECT

								
F1- Breezewat Blocks Austral Masonry *10-908 Flower Breezeway*	F2- Face Brick Austral Bricks Hamptons *Hamptons in Whiteheaven*	F3- Render Finish *Taubmans Tibetan Tea*	F4- Metal Wall Cladding (Non-Combustible) *Lysaght Longline 305® Colorbond Designer Series Honeytone*	F5- Door/Windows Powdercoat *Dulux Weathered Copper Matt*	F6- Downpipes to match wall color	F7- Barge Capping Powdercoat *Dulux Weathered Copper Matt*	F8- Timber Look Metal Battens (Non-Combustible) *Covet Koshi Batten Rectangle Profile 85x170mm Color OKU*	F9- Metal Roof Sheeting *Custom Orb Accent® 35 Colorbond Evening Haze*

SOUTH ELEVATION

SCALE 1 : 100 (A3)

PRELIM

0 5 10 m

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

B	ISSUED TO CLIENT FOR APROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

DA 09

ENTITY 8886

PROPOSED CHILDCARE CENTRE

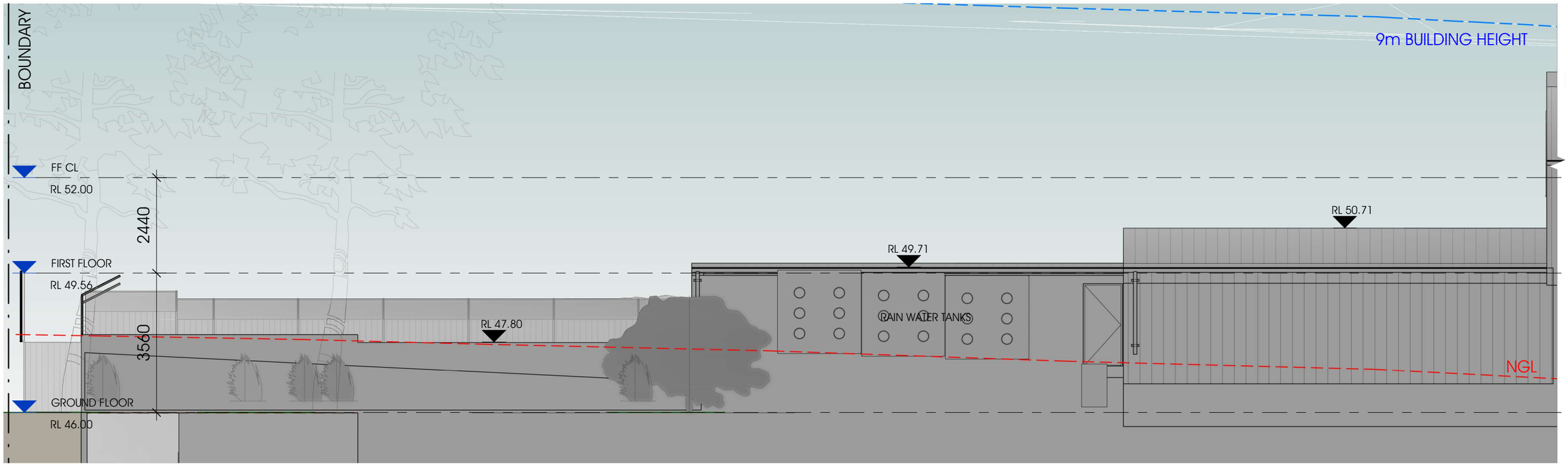
0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200

EXTERNAL FINISHES SCHEDULE

UPDATE WITH FINISHES FOR THIS PROJECT

F1-	F2-	F3-	F4-	F5-	F6-	F7-	F8-	F9-
Breezewat Blocks Austral Masonry *10-908 Flower Breezeway*	Face Brick Austral Bricks Hamptons *Hamptons in Whiteheaven*	Render Finish *Taubmans Tibetan Tea*	Metal Wall Cladding (Non-Combustible) *Lysaght Longline 305®* *Colorbond Designer Series Honeytone*	Door/Windows Powdercoat *Dulux Weathered Copper Matt*	Downpipes to match wall color	Barge Capping Powdercoat *Dulux Weathered Copper Matt*	Timber Look Metal Battens (Non-Combustible) *Covet Koshi Batten Rectangle Profile 85x170mm Color OKU*	Metal Roof Sheeting *Custom Orb Accent® 35 Colorbond Evening Haze*



SOUTH ELEVATION

SCALE 1 : 100 (A3)

0 5 10 m

PRELIM

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

B	ISSUED TO CLIENT FOR APROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

DA 09A

ENTITY 8886

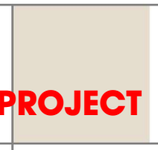
PROPOSED CHILDCARE CENTRE

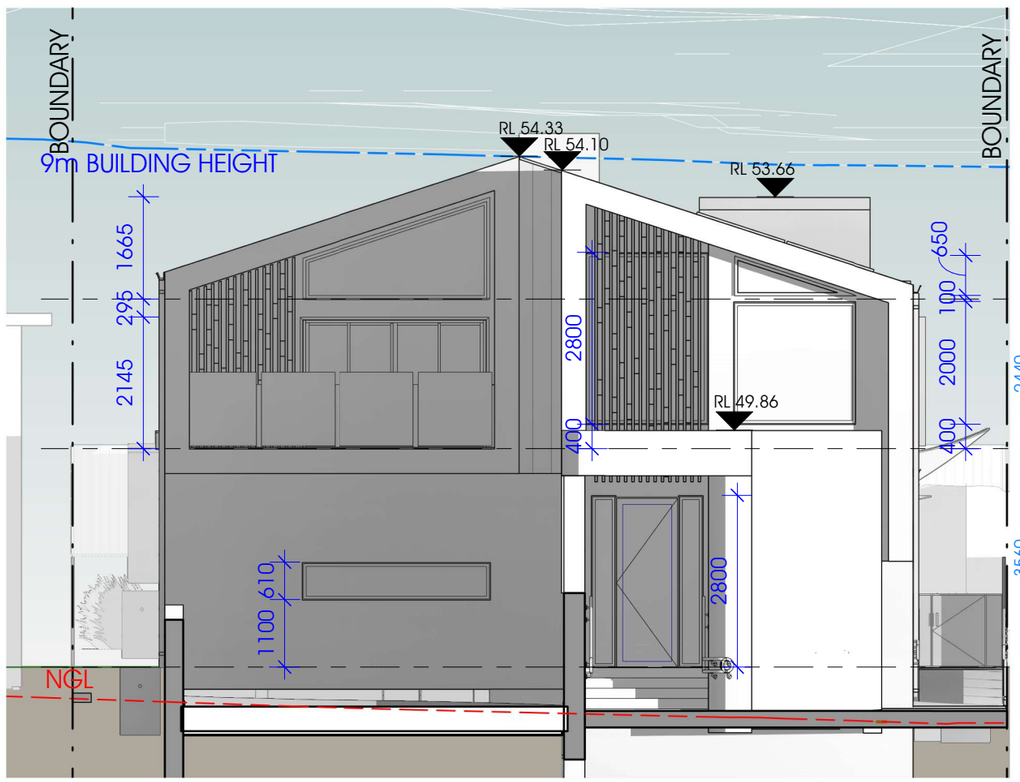
0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200

EXTERNAL FINISHES SCHEDULE

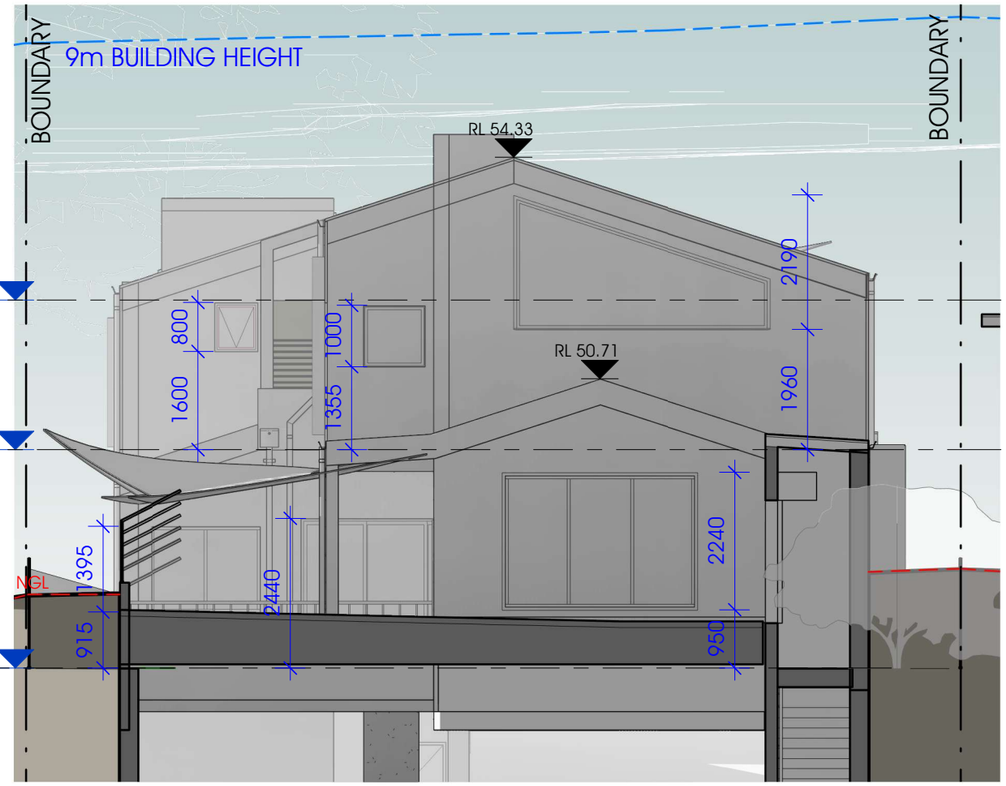
UPDATE WITH FINISHES FOR THIS PROJECT

								
F1- Breezewat Blocks Austral Masonry *10-908 Flower Breezeway*	F2- Face Brick Austral Bricks Hamptons *Hamptons in Whiteheaven*	F3- Render Finish *Taubmans Tibetan Tea*	F4- Metal Wall Cladding (Non-Combustible) *Lysaght Longline 305® Colorbond Designer Series Honeytone*	F5- Door/Windows Powdercoat *Dulux Weathered Copper Matt*	F6- Downpipes to match wall color	F7- Barge Capping Powdercoat *Dulux Weathered Copper Matt*	F8- Timber Look Metal Battens (Non-Combustible) *Covet Koshi Batten Rectangle Profile 85x170mm Color OKU*	F9- Metal Roof Sheeting *Custom Orb Accent® 35 Colorbond Evening Haze*



EAST ELEVATION

SCALE 1 : 100 (A3)



WEST ELEVATION

SCALE 1 : 100 (A3)

0 5 10 m

PRELIM

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

A	ISSUED TO CLIENT FOR COMMENTS	19.09.23
B	ISSUED TO CLIENT FOR APROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

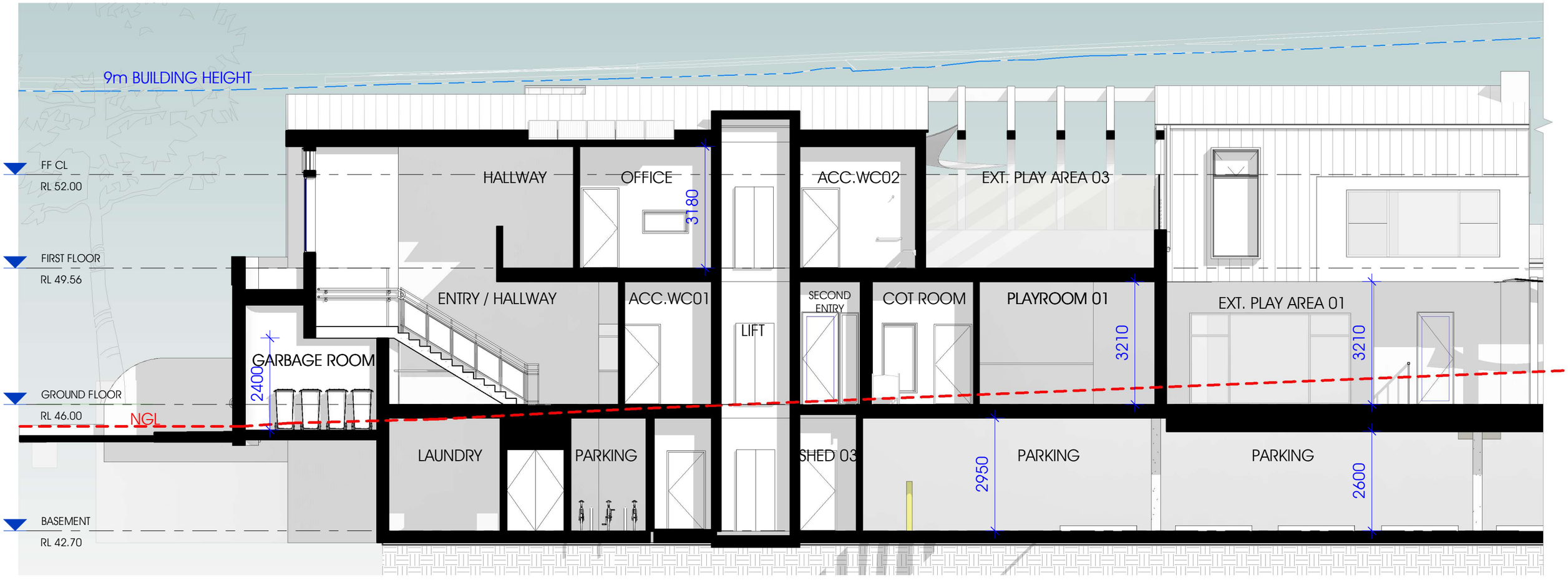
DA 10

ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200



SECTION A-A

SCALE 1 : 100 (A3)

PRELIM

0 5 10 m

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

B	ISSUED TO CLIENT FOR APROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

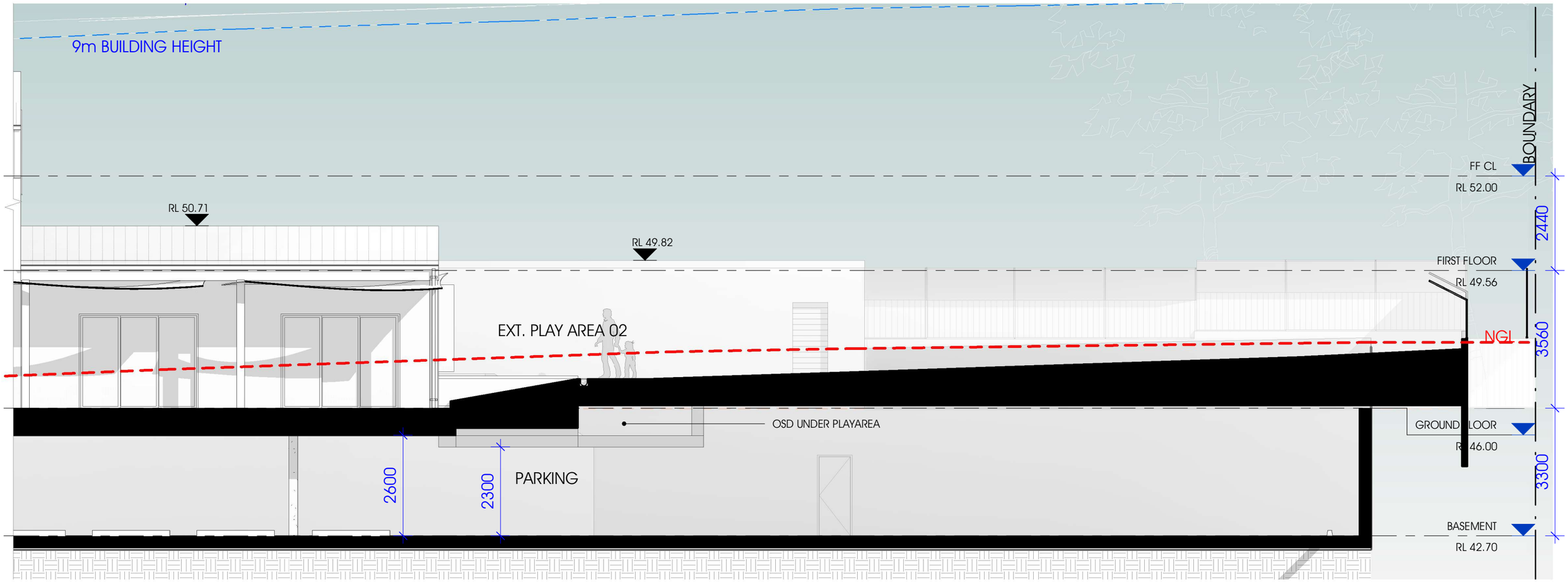
DA 12

ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200



SECTION A-A

SCALE 1 : 100 (A3)

PRELIM

0 5 10 m

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

B	ISSUED TO CLIENT FOR APROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

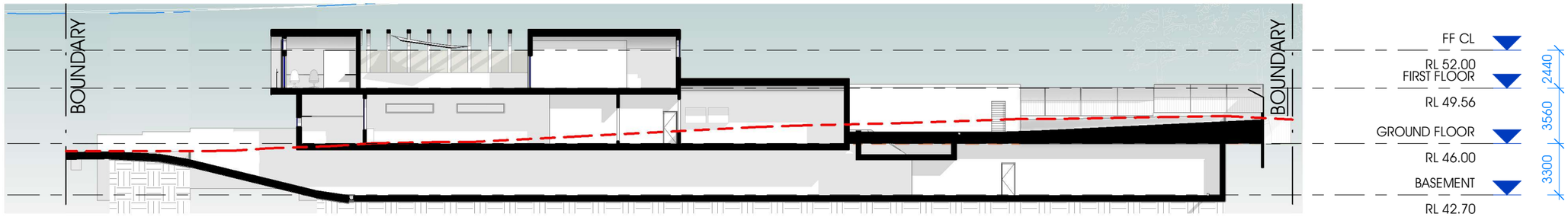
ENTITY 8886

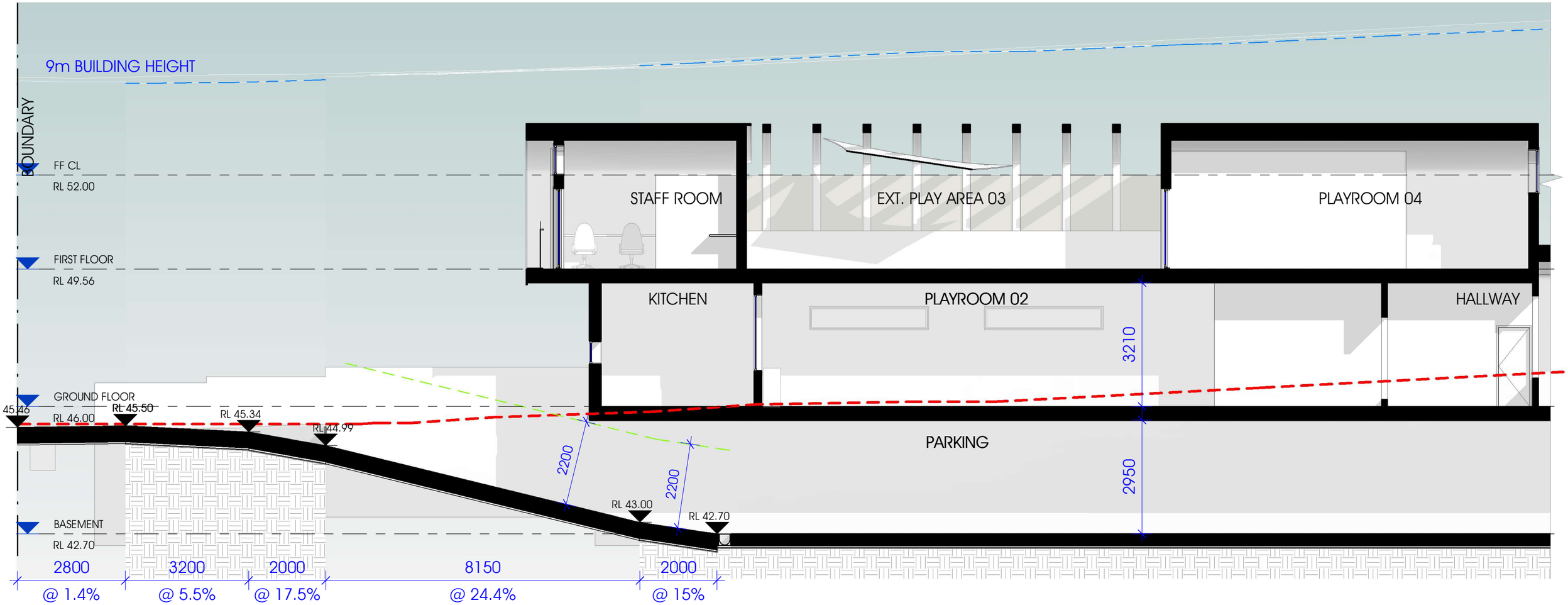
PROPOSED CHILDCARE CENTRE

DA 12A

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200





SECTION B-B

SCALE 1 : 100 (A3)

0 5 10 m

PRELIM

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

B	ISSUED TO CLIENT FOR APROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

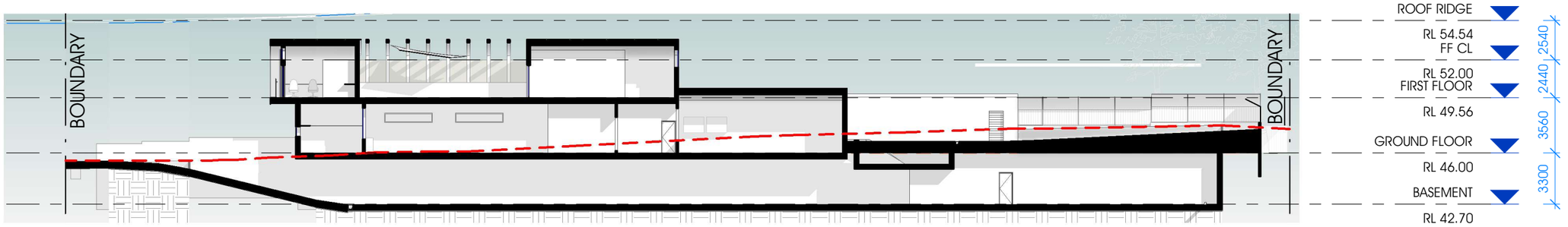
ENTITY 8886

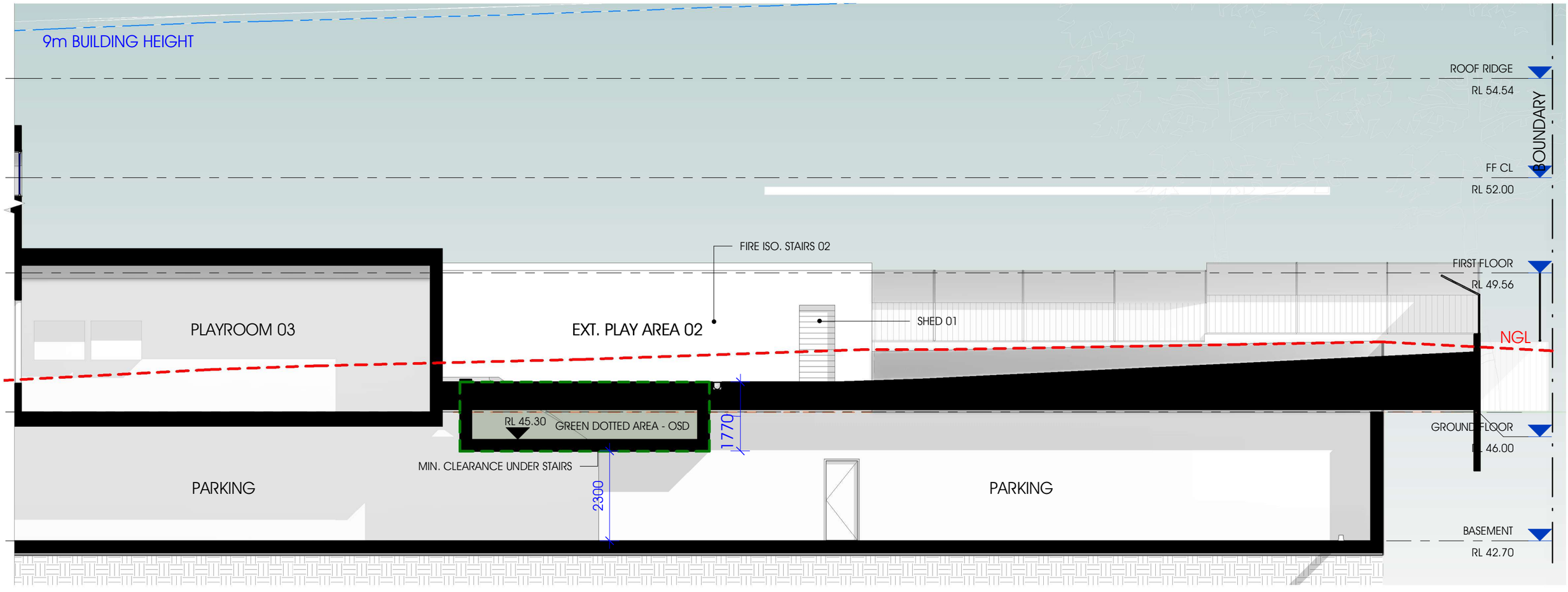
PROPOSED CHILDCARE CENTRE

DA 12B

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200





SECTION B-B

SCALE 1 : 100 (A3)

PRELIM

0 5 10 m

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

B	ISSUED TO CLIENT FOR APROVAL	30.11.23
D	REVISED FF - ISSUED TO CLIENT FOR APPROVAL	04.04.24

PROJECT NO.: #186

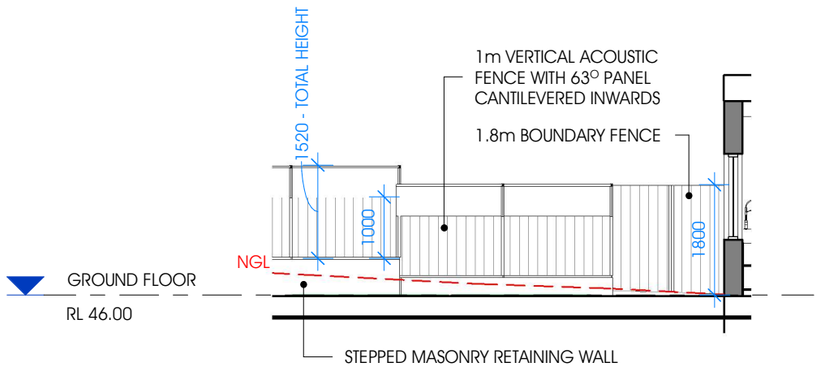
DA 12C

ENTITY 8886

PROPOSED CHILDCARE CENTRE

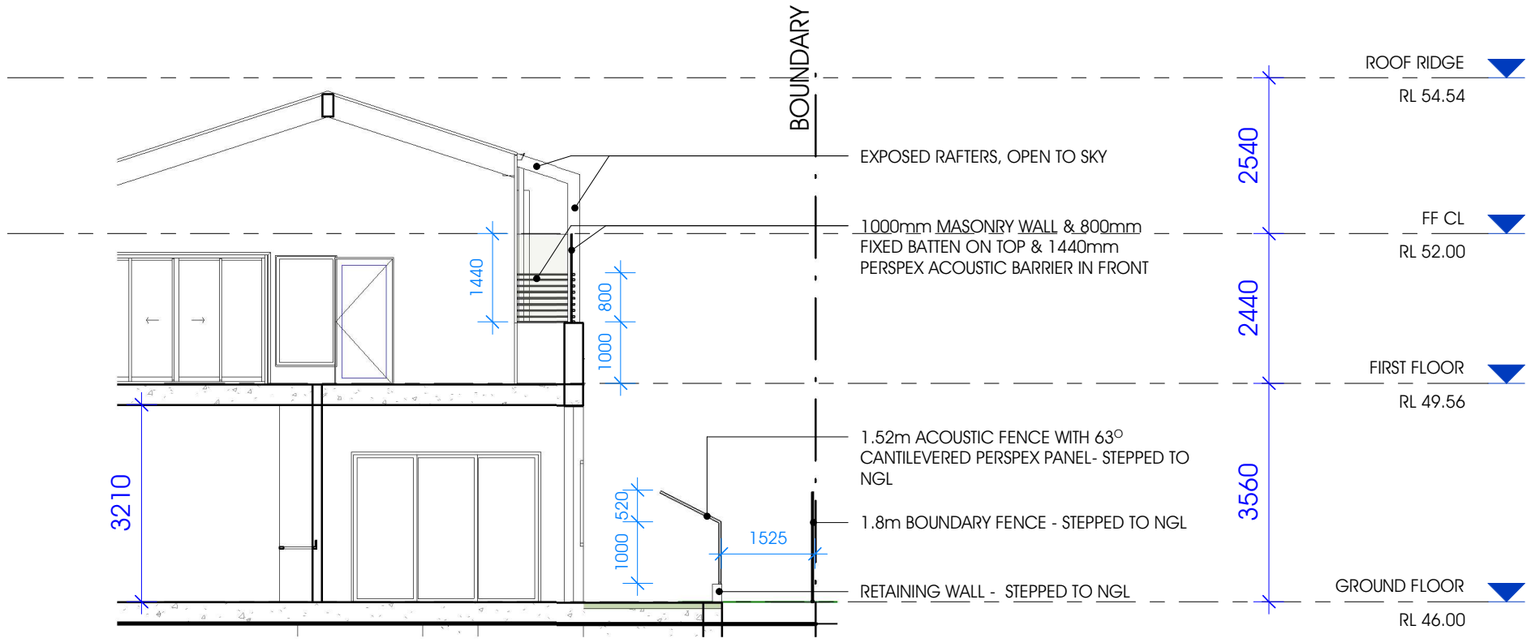
0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200



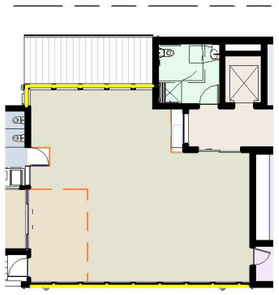
GROUND FLOOR - NORTHERN FENCE DETAIL

SCALE 1 : 100 (A3)



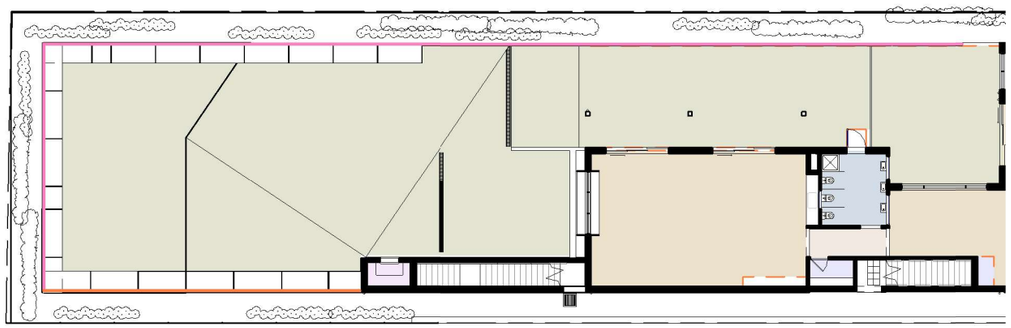
FIRST FLOOR - BARRIER DETAIL & NORTHERN SECTON DETAIL

SCALE 1 : 100 (A3)



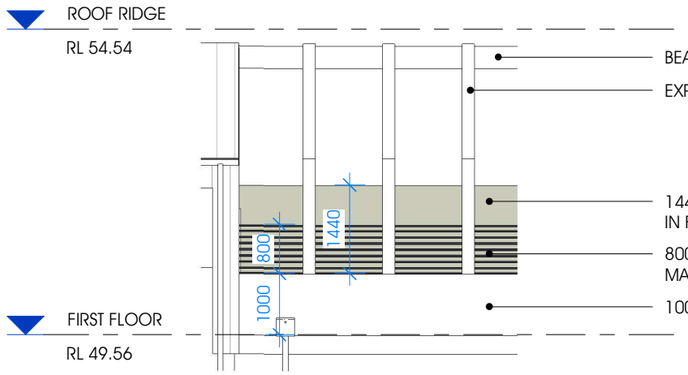
FIRST FLOOR ACOUSTIC FENCE PLAN

SCALE 1 : 300 (A3)



GROUND FLOOR ACOUSTIC FENCE PLAN

SCALE 1 : 300 (A3)



FIRST FLOOR BARRIER DETAIL

SCALE 1 : 100 (A3)

ACOUSTIC RECOMMENDATIONS

- 1.44m HIGH ACOUSTIC BARRIER
- 1.52m HIGH ACOUSTIC BARRIER - 1.0 VERTICAL BARRIER WITH 1.1m CANTILEVERED INWARDS AT 63O ANGLE
- 1.84m HIGH ACOUSTIC BARRIER - 1.0m VERTICAL BARRIER WITH 1.3m CANTILIVERED INWARDS AT 51° ANGLE

PRELIM

ENVISION GROUP PTY. LTD.
P: 0455 025 207
projects@envisiongroup.com.au
6a/27 Justin Street, Smithfield, NSW, 2164
PO Box 3371, Wetherill Park, NSW, 2164
envisiongroup.com.au

bdaa ACCREDITED BUILDING DESIGNER

AMENDMENTS:

PROJECT NO.: #186

DA 20

ENTITY 8886

PROPOSED CHILDCARE CENTRE

0 1 2m

LOT 47, SEC. A, DP110163, 86 THE AVENUE, BANKSTOWN NSW 2200