



TUMUT BUILDING
DESIGN

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Statement of Environmental Effects

Proposed Change of Use to
Educational Establishment including
Alterations & Additions
For Country Universities Centre

79-81 Capper Street,
TUMUT NSW 2720

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1 Introduction

In accordance with Schedule 1 of the Environmental Planning and Assessment Regulation 2000, a development application (DA) must be accompanied by a Statement of Environmental Effects. This document has been prepared by Tumut Building Design for Lot 21 DP848711. The document identifies the main environmental effects identified for the DA submission for the proposed change of use to an educational establishment including alterations and additions to part of the existing building amenities on Lot 21 DP848711 at 79-81 Capper Street, Tumut NSW.

1.1 Location

The proposed development site is in the town of Tumut, NSW in the local government area of Snowy Valleys Council. Tumut is a town in the Riverina region of New South Wales, situated on the banks of the Tumut River, located on the north-west foothills of the Snowy Mountains. It is 411kms south-west of Sydney, 525kms north-east of Melbourne and 196km west of Canberra.

Table 1-1: Location and Property Description

LOCATION AND PROPERTY DESCRIPTION			
Unit No: NA	House No: 79-81	Street: Capper Street	Suburb: Tumut
Lot and DP or SP: Lot 21 DP848711			Post Code: 2720

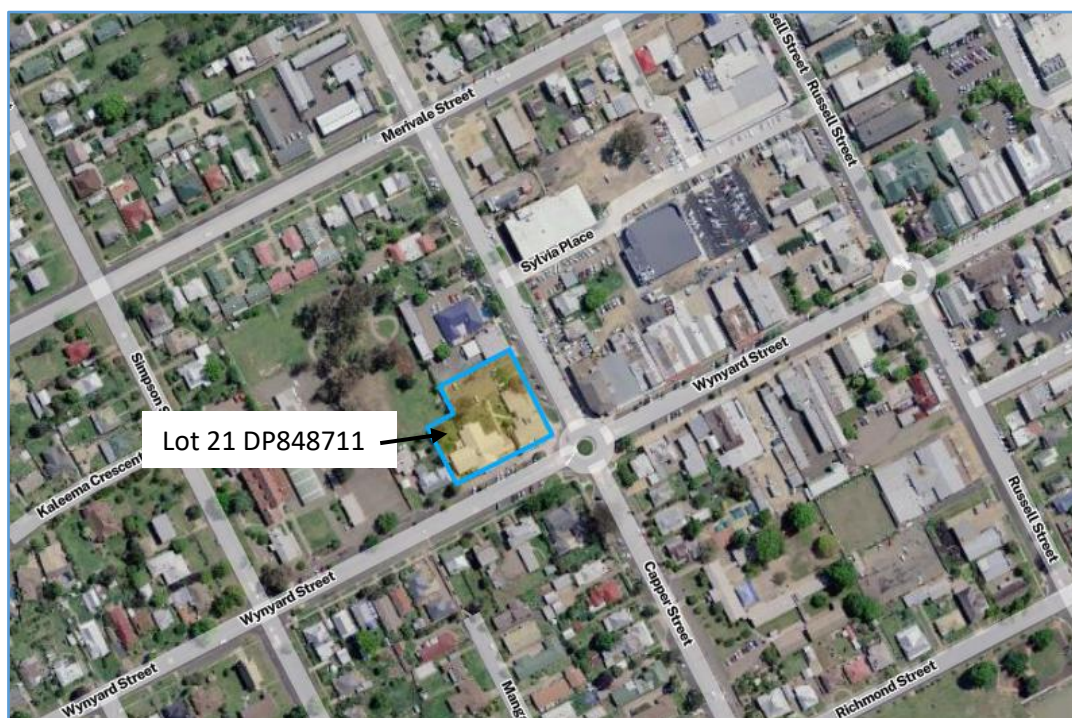


Figure 1-1 Location Map of Lot 21 DP848711 (image taken from Six Maps)

2 Proposed Development

The proposed development is to upgrade the amenities' part of the existing commercial building and minor alterations to the part proposed for a Country Universities Centre tenancy. The application also seeks change of use permission from offices to educational establishment.

The existing amenities service all tenancies and consist of external toilet facilities and non-compliant accessible wc. The proposed amenities will also service all tenancies but with internal access and will include separate male, female facilities and compliant unisex accessible facilities.

A floor plan layout showing the proposed works has been provided with the Development Application.

3 Site Suitability

The development site is located on the corner of Capper Street and Wynyard Street within the Tumut town centre. There is an existing commercial building, library and shared parking lot on the site. The central location allows great accessibility for members of the public, within walking distance of the town centre for patrons on foot.

The site has existing landscaping and vegetation which will not be affected by the proposed works. There are no waterways on or within close proximity to the development site.

The proposed amenities are replacing the existing in the same location, minimising site works required and not substantially altering the building footprint. The addition is at the rear of the building so will not be visually prominent or impact the aesthetics of the physical or natural environment. There will be no known impact on any items of cultural or heritage significance.

The proposal is consistent with surrounding land uses, character and amenity of the area with other retail and commercial buildings located within the surrounding area.

The proposed development will improve the amenity and facilities at the site.

4 Present and Previous uses

The current and previous use of the site and building is commercial offices and meeting rooms.

5 Traffic, Access and Utilities

Pedestrian access to the site is available from both Capper Street and Wynyard Street with parking accessible from a sealed driveway off Capper Street. Current access options cater for pedestrians, cars and bikes and the proposed development is not expected to increase local traffic movements or volumes. Additional road access will not be required.

All required services are currently connected to the site.

6 Privacy, Views and Overshadowing

As the proposed development replaces an existing building part in the same location there is not expected to be any impact to the privacy, views or overshadowing of adjoining properties.

7 Environmental Impacts

The proposed development is not expected to result in any form of air, water or noise pollution with the addition replacing an existing part. The existing drainage is connected to the Council sewer.

Only minor excavation works are required and with the development area having been previously developed and behind the existing building it is unlikely to cause erosion or soil contamination or water pollution during construction activities.

The development is not expected to impact on any heritage item or item of cultural significance.

Some noise will be generated while the works are being undertaken however all construction activities will only be performed during the hours provided by Snowy Valleys Council on the Development Consent to minimise disturbance to the surrounding properties and area.

8 Flora and Fauna

The proposed development does not include removal or disturbance of any native vegetation and is not expected to have any impact on threatened species or native habitat.

9 Planning Controls

The site is zoned E1, Local Centre



Figure 9-1 B2 zoning of Lot 21 DP848711 (image taken from Planning Portal)

9.1 Land Use Table

The Land use table of Tumut Local Environmental Plan (LEP) 2012 states the following in relation to E1-Local Centre zone:

1-Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area
- To encourage employment opportunities in accessible locations
- To maximise public transport patronage and encourage walking and cycling

2 Permitted without consent

Nil

3 Permitted with consent

Artisan food and drink industries; Boarding houses; Centre-based childcare facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Camping grounds; Caravan parks; Eco-tourist facilities; Freight transport facilities; Heavy industrial storage establishments; Industries; Open cut mining; Pond-based aquaculture; Residential accommodation; Rural industries; Sex services premises; Storage premises; Transport depots; Truck depots; Warehouse or distribution centres

The proposed development consistent with zone objectives, meeting community needs with the provision of a new service within the town centre. Educational Establishments are permitted within the E1 zone with consent.

Replacement of the existing amenities will result in updated and modern facilities including compliant accessible facilities and improve the leasability of all tenancies within the building.

9.2 State Environmental Planning Instruments

Evaluation under S4.15 of the EP& A Act 1979		
S4.15(1)(a) Any Environmental Planning Instrument		
Applicable EPI	Relevant Sections/Clauses	Compliance
Transport and Infrastructure SEPP	Part 3.5 – 3.44 Interpretation	Noted, the development site is zoned E1 Local Centre
	3.45 – Development for purposes of campus student accommodation	Not applicable – building is not for campus accommodation
	3.46 – Development permitted with consent	Subsection 1 applies as the development is permitted within the E1 zone
	3.47 – Development permitted without consent	Not applicable – building is not an existing university
	3.48 – Notification of carrying out of certain development without consent	Not applicable as 3.47 doesn't apply
	3.49 – Existing universities exempt development	Not applicable – building is not an existing university
	3.50 – Existing universities complying development	Not applicable – building is not an existing university

9.3 Snowy Valleys Development Control Plan 2024

1(a)(iii) SVC Development Control Plan - delete clauses that are not applicable	
Variations to the DCP	No variations are identified
CHAPTER 3 - Requirements Applying to all Types of Development	
Objectives	Noted
Vehicle access standards	Existing driveway and carpark off Capper Street. Driveway has adequate sight distance in both directions and joins the road at 90 degrees as required
Bushfire	The site does not identify as bushfire prone on current mapping
Car Parking	In addition to the existing carpark, the site currently utilises street parking along Capper Street and Wynyard Street. 3.2.3.3 provides that change of use of all enclosed floor space within existing approved building is exempt from car parking standards to facilitate increasing the use of existing vacant buildings in the commercial areas of towns and villages
Construction over Council land and services	The development site is owned by Council and consent has been provided for submission of relevant applications
Contaminated land	No contamination issues known
Cut and fill	Minimal earthworks with the proposed external works resulting in a reduction of footprint to existing developed area ie: the extent of the new amenities is less than the current extent
Demolition	Some demolition required as part of the proposed works, the majority being the existing amenities building/s. All demolition work shall comply with AS2601-2001 – The Demolition of Structures
Development near electrical easements	Not applicable
Erosion & sediment control	None proposed – minimal site works only
Flooding	The development site is not affected by flooding on current planning maps
Heritage	The development site is not identified as being within the heritage conservation area
Landscaping	No change to existing landscaping at the site
On-site Wastewater Management	The new amenities will be connected to the Council sewer main (and existing disconnected)
Provision of services	Electricity, water, sewer, drainage, natural gas and phone are all available and connected where applicable to the existing building
Retaining walls	No retaining walls proposed
Safer by Design	CPTED checklist has been completed and attached at the end of this Statement of Environmental Effects
Stormwater/roof water Management	Stormwater from the new roof will be connected to the existing line and discharged to kerb (assumed). No change to existing proposed

CHAPTER 5 – Commercial Development	
Objectives	Noted
Building Design	The building is existing. No change to street facing facades proposed. Where existing exterior materials can't be matched materials sympathetic of other buildings on the lot have been selected
Building Heights	The proposed additions are lower than the existing roof line/building height
Building Setbacks	The setbacks to boundaries are not affected by the proposed works. Separation between buildings on the lot are no less than existing
Car Parking and Access	Carpark and driveway are existing with access off Capper Street. Additional off-street carparking is not required for Change of Use applications within the central business district. An accessible parking space is proposed as part of the new works, to be provided in the existing carpark as per proposed site plan provided
Commercial Use of Council Footpaths	Not applicable to proposed development
Erosion and Sediment Control	None proposed – minimal site works only
Development near electrical easements	Not applicable
Erosion & sediment control	None proposed – minimal site works only
Fencing	No new fencing proposed
Flooding	The addition is replacing existing therefore will have no effect of flood behaviour
General Outdoor Lighting	New sensor lighting is proposed to the new tenancy access at the rear of the building only, which does not adjoin residential areas
General Signage	Business signage will comply with the State Exempt and Complying Development Code
Heritage	The development site is not identified as being within the heritage conservation area
Landscaping	No change to existing landscaping at the site
Noise	The proposed use is a quiet study space for students
Public Areas	No change to the street facing facades
Services	Electricity, water, sewer, drainage, natural gas and phone are all available and connected where applicable to the existing building
Shop Top Housing	Not applicable to proposed development
Small Scale Commercial Developments	Not applicable to proposed development
Stormwater Management	Stormwater from the new roof will be connected to the existing line and discharged to kerb (assumed). No change to existing proposed
Waste Management	All construction and demolition waste shall be secured neatly onsite for regular disposal at the local waste management facility. Alternatively, a contractor with skip bins may be engaged

10 Natural Hazards

The site is not subject to bushfire, landslip or flooding.

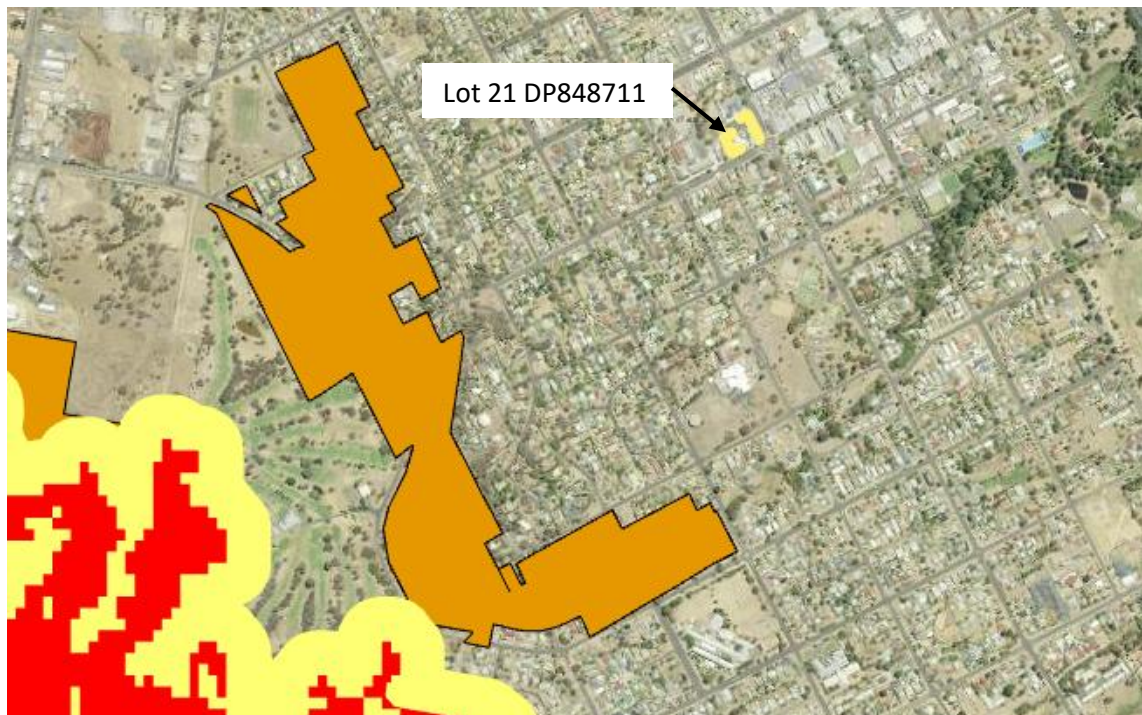


Figure 10-2 Natural hazards surrounding Lot 21 DP848711 (image taken from Planning Portal)

11 Erosion and Sedimentation Control

Only minor excavation works are required and with the development area having been previously developed and behind the existing building it is unlikely to cause erosion or soil contamination or sedimentation of watercourses during or after construction.

12 Stormwater and Effluent Disposal

There is no change required to the existing stormwater or effluent disposal systems which currently discharge to the existing council drainage system and sewer respectively.

All new and/or replacement plumbing fixtures, fittings and downpipes will be plumbed into the existing drainage lines.

13 Waste disposal

The proposed development will not increase operational waste and no change to current waste collection processes are proposed.

Demolition and construction waste will be disposed of at the local waste and recycling centre. Expected demolition materials include concrete blocks, brickwork, reinforced concrete, old timber doors and jambs, plasterboard, ceramic tiles and plumbing fixtures and fittings.

It is not known whether existing materials contain asbestos. If suspected during demolition activities the material shall be removed by a Class A or B licenced asbestos removalist prior to work continuing.

14 Social and Economic Impacts

The proposed development is expected to have positive social and economic consequences, with the provision of improved facilities for current and future users of the building including occupants, patrons, visitors and the general public.

The County Universities College tenancy will provide a new service to the town with a quiet study space for students to utilise.

The proposed works are not expected to increase demand on community services and/or infrastructure.

15 Operational and Management Details

15.1 Description and hours of operation

The Country Universities College study facility will provide a quiet study space for tertiary and university students. It will also provide administrative support for potential applicants to prepare and submit applications to the learning bodies.

It will be open to the public between 8.30am and 4.30pm Monday to Friday with teaching support personnel. Swipe card access will be available between 5am and 12am 7 days a week for pre-approved students, cleaners, IT technicians etc.

It is expected in the initial stages 6-8 students will be using the facility at any given time, increasing to 10-12 once the service has become established in the community.

Other Country University Centres have reported that the majority of students use the building before and after work hours, not during business hours.

15.2 Provision of kitchen and sanitary facilities

The whole building, excluding the 'Sounds of the Mountains' tenancy which has its own facilities and can't be accessed from the remainder of the building, has an internal area of 430 sqm and is a combination of office and storage spaces.

The existing tearoom will be isolated from the remainder of the building for use by the CUC tenancy. A second tearoom will be created for access by all other tenancies as shown in the proposed plans.

NCC provisions for office facilities are 10 sqm per person. Based on 430 sqm building area there would be a maximum of 43 occupants in the building. This is split equally between male and female occupants unless it can be demonstrated otherwise.

The following sanitary facilities are required by current NCC provisions:

Females 1-30 – 2 pans and 2 washbasins

Males 1-30 – 2 pans, 1 urinal and 2 washbasins

The following sanitary facilities are proposed:

Females – 2 pans and 2 washbasins plus unisex accessible consisting of pan and washbasin

Males – 2 pans and 2 washbasins plus unisex accessible consisting of pan and washbasin

15.3 Provision for disabled access and facilities

The proposed tenancy allows for an accessible entry with automatic doors from the rear of the building, considered to be the principle pedestrian entry to the tenancy. The replacement amenities include a unisex accessible sanitary compartment compliant with current AS1428.1.

15.4 Parking

There is an existing sealed carpark to the north-west of the development site with access driveway off Capper Street. A compliant accessible parking space is proposed as part of the proposed works, to be located as close as practicable to the new entry.

16 CONCLUSION

This Statement of Environmental Effects accompanies a Development Application for the proposed Change of Use to Educational Establishment including replacement amenities and minor tenancy alterations within the existing building at 79-81 Capper Street, Tumut. The assessment of environmental effects makes the following findings:


- ✓ The proposed development meets the provisions of relevant planning instruments including the Tumut Local Environmental Plan 2012;
- ✓ The proposed development is compatible with the character of the locality, streetscape and surrounding land uses, and improves the amenity of the site;
- ✓ The proposed development will not impact on the amenity of neighbouring properties in relation to noise, overshadowing or privacy;
- ✓ The proposed development will encourage walking and cycling commute with updated modern facilities; and
- ✓ The proposed development will improve the services and facilities available to the buildings' occupants and the community including provision of compliant accessible facilities.
- ✓ The Country Universities College tenancy will provide a new service for the town.

Given the above assessment, the proposed development has planning merit and the DA can therefore be supported and granted with consent by Council.


I/we declare to the best of my/our knowledge and belief that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.

Name: Tumut Building Design
Date: 03.06.25



Crime Prevention through Environmental Design (CPTED) - Checklist

CPTED MEASURES	RECOMMENDATIONS	COMPLY YES 	IF NO, PLEASE PROVIDE JUSTIFICATION
<p>* Where relevant, each item is to be shown on the architectural plans. A description of how the development complies, together with the corresponding plan reference number, should also be provided.</p> <p>* This checklist is designed to assist the Developer to introduce these CPTED measures into a final Safer By Design Report.</p>			
1. STREET NUMBER / WAY FINDING SIGNAGE	1.1 The street number must be clearly visible from the street. 1.2 The street number must be visible at night. 1.3 Unit block identification signage must be visible from the street frontage.		Building is existing with business signage displayed for identification purposes
2. SIGNAGE	2.1 There must be directional signage located at the entry to the estate/complex clearly indicating location of estate managers office, building names and unit numbers. 2.2 There must be warning signs displayed. 2.3 The warning signs must be appropriate. 2.4 A map must be displayed of the complex.		Building is existing. Proposed CUC tenancy will be clearly entry identified with appropriate signage
3. FENCES AND GATES	3.1 Alcoves or recesses must be monitored by CCTV. 3.2 Garbage bays must be locked to		


Crime Prevention through Environmental Design Checklist

CPTED MEASURES	RECOMMENDATIONS	COMPLY YES 	IF NO, PLEASE PROVIDE JUSTIFICATION
	<p>restrict unauthorised entry.</p> <p>3.3 There must be a 'Rapid Removal' policy for graffiti.</p> <p>3.4 There must be graffiti resistant materials utilised in the design of the building. For example painted on masonry garden walls, fencing.</p> <p>3.5 There must be perimeter fences erected around the property.</p> <p>3.6 Access must not be restricted by large garbage bins or other objects.</p> <p>3.7 Fences must be fitted with locks.</p> <p>3.8 Fences and gates must be in good condition.</p> <p>3.9 Fences must be constructed of appropriate materials.</p> <p>3.10 Gates must be secured.</p> <p>3.11 If the estate complex is a gated complex local Ambulance, Fire Brigade and Police must have keys/swipe cards etc for access in an emergency.</p> <p>3.12 Gate locking mechanisms must be at a distance unable to be reached by a human arm.</p> <p>3.13 Fences need to be at a height that does not allow jump access.</p> <p>3.14 Box lights, garden beds or any other fixed objects must not be built near fence lines and used as a ladder.</p>		<p>New garbage storage area will be secured with lockable screening.</p> <p>Council has a graffiti removal policy which will apply to this existing building as it is owned by Council.</p> <p>New external walls will be painted weatherboards to match the library on the same site - easily able to be painted over if graffiti can not be removed.</p> <p>No new perimeter fencing is proposed. The buildings on the site are for public use therefore security fencing is not applicable.</p> <p>Swipe card access will be available to the new CUC tenancy and cards will be made available to emergency services as required</p>
4. LANDSCAPING	<p>4.1 People must be able to see your unit/premises clearly from the street.</p> <p>4.2 Landscaping must be regularly maintained.</p> <p>4.3 No person should be able to conceal themselves behind vegetation or gardens.</p>		<p>Existing landscaping will not be affected by proposed development and no new landscaping is proposed.</p>


Crime Prevention through Environmental Design Checklist

CPTED MEASURES	RECOMMENDATIONS	COMPLY YES 	IF NO, PLEASE PROVIDE JUSTIFICATION
5. SECURITY LIGHTING	<p>5.1 Security lighting must be installed.</p> <p>5.2 Security lighting must be operating.</p> <p>5.3 The entry and exit points must be adequately lit.</p> <p>5.4 Lighting must be positioned in a way to reduce opportunities for vandalism?</p> <p>5.5 The lighting must be sufficient to support images obtained from CCTV footage.</p> <p>5.6 Light switches for all lights must be located in a secure area within the premises.</p> <p>5.7 There must be light timers.</p>		New sensor lighting is proposed to the new entry/access for the CUC tenancy at the rear of the existing building, to be visible from the off-street carpark
6. POWER BOARD & LETTERBOX	<p>6.1 The power board must be enclosed in a cabinet or room.</p> <p>6.2 The cabinet or room must be fitted with a lock set approved by the local authority.</p> <p>6.3 The cabinet or room must be kept locked?</p> <p>6.4 The letter box must be fitted with an appropriate lock set and kept locked.</p>  <p><i>This is a strongly recommended method on how to secure the letter box collection facility in a unit complex.</i></p> <p>6.5 The letter box collection facility must be enclosed in the foyer window of the property that has street frontage.</p> <p>6.6 The letter box collection facility must be in view of video surveillance.</p>		<p>Electrical boards will be located internally where new boards are required as part of the works.</p> <p>No change to existing letterbox/mail delivery system proposed</p> <p>This is strongly recommended. Please provide a description of the proposed letter box facility.</p>


Crime Prevention through Environmental Design Checklist

CPTED MEASURES	RECOMMENDATIONS	COMPLY YES 	IF NO, PLEASE PROVIDE JUSTIFICATION
7. GARAGE	<p>7.1 The garage must be lockable.</p> <p>7.2 The garage 'tilta' door must have a bolt lock installed.</p> <p>7.3 The garage facility must have floor to ceiling wall. For example strong mesh or masonry walls.</p> <p>7.4 The garage ceiling and walls must be painted white or a light coloured concrete must be used. This will enhance the light in the basement.</p> <p>7.5 The contents inside the garage facility must not be able to be visible from the outside.</p> <p>7.6 The garage facilities must have CCTV coverage.</p> <p>7.7 The garage facility area must be restricted to non-residents by way of security gates.</p>		There is no garage proposed or existing
8. BALCONY	<p>8.1 The balcony must be designed so as not to act as a natural ladder.</p> <p>8.2 The balcony must be adequately designed so as not to allow hand and foot holds to potential offenders trying to scale up the outside of the building.</p> <p>8.3 The railings must be designed so that foot or hand grips cannot be used by offenders.</p> <p>8.4 The balcony must have a sensor light to automatically activate when motion is detected.</p> <p>8.5 Sliding doors and windows adjacent to balconies must be re-enforced with adequate locks etc to restrict unauthorised access.</p>		Not applicable - no balconies proposed or existing


Crime Prevention through Environmental Design Checklist

CPTED MEASURES	RECOMMENDATIONS	COMPLY YES 	IF NO, PLEASE PROVIDE JUSTIFICATION
9. DOORS AND FIRE EXITS	<p>9.1 The external doors must be of solid construction.</p> <p>9.2 The door frames must be of solid construction.</p> <p>9.3 The doors must be fitted with quality lock sets to restrict access when not in use.</p> <p>9.4 The locks must be in good working order.</p> <p>9.5 A peep hole (door viewer) must be installed.</p> <p>9.6 An Australian standard security/screen door must be installed on the front door or any glass sliding doors.</p> <p>9.7 Security screen doors are recommended for ground to 3rd Floor unit complexes.</p> <p>9.8 Balconies are to be designed with anti climb features.</p> <p>9.9 Sliding doors must be fitted with a suitable lock sets.</p> <p>9.10 Entry/exit points must be clearly identified by signage.</p> <p>9.11 All fire exit doors must be self-closing.</p> <p>9.12 All external door hinges must be mounted so they cannot be removed?</p>		<p>New external doorway is a glazed aluminium automatic sliding door for accessibility.</p> <p>Proposed exit signs are provided on the floor plan submitted with the application</p>
10. WINDOWS	<p>10.1 All external windows must be solidly constructed.</p> <p>10.2 All windows must be fitted with quality lock sets.</p> <p>10.3 All unused windows must be permanently closed & secured.</p> <p>10.4 Windows must be able to be locked in a partially open position. For example with a bolt lock.</p> <p>10.5 Skylights must be suitably secured.</p> <p>10.6 Keys must be removed from locks when no persons are home.</p>		<p>New windows to be provided to the new amenities block shall be provided with a locking mechanism to allow the window to be locked in a partially open position</p>


Crime Prevention through Environmental Design Checklist

CPTED MEASURES	RECOMMENDATIONS	COMPLY YES 	IF NO, PLEASE PROVIDE JUSTIFICATION
11. CARPARK	<p>11.1 There must be security car parking facilities available.</p> <p>11.2 Residents must have an individual secured garage spaces.</p> <p>11.3 The access to residential car park must be restricted to residents only.</p> <p>11.4 Access and control must be restricted to residents only by keypad, swipe card or remote system.</p> <p>11.5 'Park Smarter' signage must be displayed within this area to warn motorists to secure their vehicle and property.</p> <p>11.6 CCTV system must be installed and monitor inside the car park facility.</p> <p>11.7 All residents must be supplied with additional storage facilities so that items are not left in areas where they can be seen or easily removed.</p> <p>11.8 The car park must be well lit.</p> <p>11.9 The ceiling of the car park must be painted white.</p> <p>11.10 The car park entry must be restricted by a security roller shutter.</p> <p>11.11 Access to the security roller shutter must have access control measures such as swipe card, key pad or remote system.</p> <p>11.12 Bicycle racks must be positioned in visible areas from the street.</p> <p>11.13 Emergency Services parking should be provided in a large unit complex.</p>		<p>The existing carpark is part of the public open space of the development site, which is predominately for use by the public.</p> <p>The street lighting along Capper Street would illuminate the carpark being that it is open in nature</p>


Crime Prevention through Environmental Design Checklist

CPTED MEASURES	RECOMMENDATIONS	COMPLY YES 	IF NO, PLEASE PROVIDE JUSTIFICATION
12. SURVEILLANCE SYSTEM	<p>12.1 CCTV systems must be installed at vehicle entry points.</p> <p>12.2 CCTV systems must be installed at all foyer entry points.</p> <p>12.3 CCTV systems must be installed on the perimeter of the building.</p> <p>12.4 CCTV systems must be installed near to letter box collection facilities.</p> <p>12.5 CCTV systems must be installed near to waste facilities.</p> <p>12.6 CCTV systems must be installed near to fire exits.</p> <p>12.7 Footage must be recorded appropriately.</p> <p>12.8 Footage must be kept for a minimum of 14 days.</p> <p>12.9 The property must be free of dummy cameras.</p> <p>12.10 The cameras must be placed in suitable locations to positively identify an individual from recorded images.</p> <p>12.11 Information must be provide on where the CCTV system will be stored.</p> <p>12.12 Information must be provided on who will be able to access the footage.</p>		Building is existing and there have been no known security issues to warrant upgrade to CCTV footage
13. FIRE SAFETY	<p>13.1 Smoke detectors must be installed within foyer areas and garages of unit blocks to comply with the Building Code of Australia?</p> <p>13.2 Smoke detector must be installed in the unit complex.</p> <p>13.3 Gutters must be kept clean.</p> <p>13.4 The unit complex must have a site plan displayed in a prominent position.</p> <p>13.5 Waste bins must be stored in a secure place after hours.</p>		Proposed fire safety measures for the new tenancy have been provided on the proposed floor plan submitted with the application

Crime Prevention through Environmental Design Checklist

CPTED MEASURES	RECOMMENDATIONS	COMPLY YES 	IF NO, PLEASE PROVIDE JUSTIFICATION
14. Construction Stage	<p>14.1 During construction stage all tools and building materials must be stored in strong rooms with tamper proof security systems.</p> <p>14.2 Construction sites should be fenced with appropriate security fencing.</p> <p>14.3 Security Guards should be used during high risk times.</p> <p>14.4 CCTV should be used during construction stage.</p> <p>14.5 Lighting should be installed on the grounds of the construction site.</p> <p>14.6 Lighting should be installed near to containers/storage facilities.</p>		<p>Contractors shall be responsible for the security of their own tools if they can not be removed from site everyday.</p> <p>Temporary construction fencing shall be erected at the request of Council prior to and during undertaking of all construction activities</p>
15. Rooftop	<p>15.1 Are retaining walls/fencing/ barriers adequate to prevent accidental falls/ slips/suicide attempts</p> <p>15.2 Are there protocols in place to monitor and regulate the times in which the roof common areas can be used by residents (to minimise noise issues)</p>		<p>No retaining walls/ barriers/fencing/roof common areas existing at the site</p>
16. Security Consultant	<p>16.1 With the large developments, it is advantageous to engage a Crime Prevention Through Environmental Design Consultant to compile a Safer by Design Report.</p> <p>16.2 It is also advantageous to engage a Security Consultant to assist with the correct camera placements.</p>		<p>The proposed development is small scale and attributed to an existing building</p>

Crime Prevention through Environmental Design Checklist

CPTED MEASURES	RECOMMENDATIONS	COMPLY YES 	IF NO, PLEASE PROVIDE JUSTIFICATION
17. Emergency Management	<p>17.1 An Emergency Management / Evacuation Plan must be developed for the building prior to occupation and forwarded to Emergency Services.</p> <p>17.2 Police recommend that there must be an inspection with a Town Planner and the Building Manager prior to Occupancy Certificate Stage.</p>		<p>Any such plan shall be provided by the building occupant/ owner prior to occupation of the tenancy</p>

Disclaimer

NSW Police Force has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained within this document, any person who does so acknowledges that:

- It is not possible to make areas evaluated by NSW Police Force absolutely safe for the community and their property.
- Recommendations are based upon information provided to, and observations made by NSW Police Force at the time the document was prepared.
- The evaluation/report is a confidential document and is for use by the person/organisation referred to at the start of this document.
- The contents of this evaluation/report are not to be copied or circulated otherwise than for the purposes of the person/organisation referred to at the start of this assessment.
- NSW Police Force hopes that by using the recommendations contained within the document, criminal activity will be reduced and the safety of the community will be increased.