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30 October 2019

The General Manager
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSAL FOR NEW FIT- OUT

Name: Biopoint (a division of Regeneus Ltd)
Address: Suite 16, 13A Narabang Way, Belrose, NSW 2085

Dear Sir/ Madam,

This report seeks to describe for the purposes of a Development Application the nature of the proposed new fitout for Biopoint, a division of Regeneus Ltd., at Suite 16, in the building known as 13A Narabang Way at 13 Narabang Way, Belrose, NSW 2085.

13A Narabang Way, Belrose (facing street)

1. Description of Existing Building and Location

Map: 13A Narabang Way, Belrose (Source Google Maps)

The building at 13A Narabang Way is located within the Austlink Business Park, on the North East section of the Bungarra Estate which is described as Lot 110 in DP 874154 and is located on the South Western loop of Narabang Way, Belrose.

The site is shown on Map 07 within the Land Zone Maps of the Warringah LEP (2011) and is within a B7 (Business Park) Zone.

Parking for 80 cars is provided on site and local buses stop nearby on Forest Way and at various points on Narabang Way.

The building known as 13A Narabang Way is a Commercial Office building with a mix of Office tenants on Ground and First Floors with some Light Industry tenants on the rear, lower level.

Suite 16, 13A Narabang Way

Suite 16 is located on the First Floor of 13A Narabang Way and has an area of approximately 130 sqm. The suite is currently carpeted with a suspended grid and tile ceiling. The Western side of the suite faces onto and has access to a large balcony.

Some existing fitout remains from the previous tenant. It is proposed to retain parts of the existing fitout.

2. Land Zoning and Permissibility

The site is located within Zone 7 – Business Park under the Warringah LEP (2011). The development is categorized as Light Industry under the Warringah LEP (2011). Light Industry is permissible with consent

*(Permitted with consent: Centre-based child care facilities; Garden centres; Hardware and building supplies; **Light industries**; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Self-storage units; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4)*

3. The Proposed Development

The proposed works to be undertaken consist of the interior fitout of Suite 16 as a Laboratory facility with three laboratory rooms accessed via a Corridor and with an attached Dark Room. Also proposed are a Reception area, Storeroom, Staff Lunch / Breakout area and Office Admin Area.

The Laboratory facility will be classified as a BC2 and PC2 facility as described in AS 2982 (2010) *Laboratory Design and Construction* and AS 2243.3 (2010) *Microbiological Safety and Containment*.

Construction of Corridor and Laboratory Rooms from full height plasterboard walls, 1 half glass /half plasterboard wall to Corridor and with 2 double doors with self-close mechanisms.

Removal of existing acoustic ceiling tiles in Laboratory zone to replace with new, impervious vinyl ceiling tiles and reusing existing ceiling grid.

Existing Carpet will be retained in the admin and office area with new welded sheet vinyl flooring with cove skirting in the proposed laboratory zone.

Laboratory zone will be pressurized via the HVAC system with forced extraction of air to maintain negative pressure in accordance with AS 2243 (2010). Return air from the Laboratory Zone will be separated from regular return air and will be ducted through the ceiling plenum.

Hydraulic services will use a separate water supply with non-return valves and drainage will be via charged wastes.

A hand sanitising facility will be provided in the Lab corridor.

4. Description of works carried out in the Laboratories

Biopoint will manufacture water testing kits within the laboratory. The kits are sold to customers such as Sydney Water and Thames Water for testing drinking water.

Details of the water testing products can be seen at:
www.biopoint.com.au<http://www.biopoint.com.au

5. Equipment in the Laboratory

Equipment used in the laboratory will be: flow cytometers, microscopes, waterbath, centrifuge, balance, stirrers and pipettes.

6. Building Specification and Compliance Notes. (BC2 and PC2 Environment)

All new building works shall be carried out in accordance with the provisions of the Building Code of Australia 2019 (BCA 2019), AS 1428.1 (2009), AS 2982 (2010), AS 2243.3 (2010) and Conditions for Approved Arrangement Site: Class 5, Biosecurity Containment level 2 (BC2).

1. All demolition and make good work shall be carried out in accordance with AS 2601-2001.
2. New floor, ceiling and wall linings shall comply with the requirements of Clause C1.10 and Specification C1.10 of the BCA 2019. Fire hazard indices to be provided to the Certifying Authority prior to the final occupation certificate.
3. Ceiling tiles to Lab Corridor and Labs shall be impervious, vinyl faced tiles.
4. Partitions in Lab Corridor and Labs shall be painted in an impervious, semi-gloss, washable finish.
5. Floors in Lab Corridor and Labs shall be welded vinyl with coved skirting.
6. Where penetrations are made to the floors or other fire rated elements they shall be fire sealed or stopped to meet BCA 2019 requirements and certification shall be supplied to the Principal Certifying Authority at project completion i.e. AS1530.4 - 2005, BCA Clause C3.15, BCA Spec C3.15.
7. The required exit width or path of travel to an exit shall be not less than 1m as required by BCA 2019 Clause D1.6.
8. New doors if fitted with security devices shall fail safe in the event of sprinkler or smoke detector activation in accordance with Clause D2.21(a)(iv) of the BCA 2019.
9. All existing essential fire safety measures shall comply with the base building's Annual Fire Safety Statement.

10. New works shall comply with AS1428.1 - 2009. This includes circulation spaces at doorways and in corridors.
11. New doors shall have a clear opening width of not less than 850mm in accordance with AS1428.1-2009. All door leaves shall be a minimum of 920mm.
12. All new door handles shall be D or Lever type and positioned 1000mm above finished floor level & comply with clause 13.5 of AS1428.1 - 2009.
13. All new light switches, intercoms, swipe card consoles, remote door switches etc shall be positioned 1000mm above finished floor level and minimum 500mmm from internal corners.
14. All glazed elements, including glazed doors shall be fitted with safety decals complying with AS1428.1 - 2009. A 75mm continuous unbroken band of 30% colour contrast shall be applied so that the lower edge of the contrasting band is located between 900mm and 1000mm above the finished floor level.
15. All new doors shall have a minimum luminance contrast of 30% provided between -
    a. Door leaf and door jamb;
    b. Door leaf and adjacent wall;
    c. Architrave and wall;
    d. Door leaf and architrave; or
    e. Door jamb and adjacent wall.
16. The minimum width of the area of luminance contrast shall be 50mm.
17. New glazing shall comply with AS1288-2006.
18. A level transition through all doorways must be provided along all pedestrian access ways.
19. All floor and ground surfaces must be slip resistant in accordance with Handbook 198 and AS4586-2013.
20. New doors in a required exit, forming part of a required exit or in the path of travel to a required exit shall be readily openable without a key from the side that faces a person seeking egress by single hand downward action or pushing action on a single device located between 900mm and 1100mm from the floor in accordance with Part D2.21 of the BCA 2019.
21. A maximum construction tolerance of 3mm is permitted for an abutment of floor and ground surfaces.
22. Emergency & exit lighting shall comply with BCA 2019 E4.2, E4.4, AS/NZS 2293.1.
23. The existing building occupant warning system shall comply with the standard of performance as indicated on the Annual Fire Safety Statement.
24. Sprinkler coverage to the new works shall comply with existing performance standards indicated on the Annual Fire Safety Statement.
25. Fire hose reel coverage shall comply with existing performance standards indicated on the Annual Fire Safety Statement.
26. Fire hydrant coverage shall comply with existing performance standards indicated on the Annual Fire Safety Statement.

27. Modifications to existing mechanical ventilation system to comply with AS 1668.2-2012 and BCA 2019 Part J5.
28. Return air in Lab Corridor and Labs to be ducted and installed with filters in accordance with AS 2243 (2010) and not use ceiling plenum as return air path.
29. Lab Corridor and Labs are to be pressurised with forced extraction of air to maintain negative pressure in accordance with AS 2243 (2010).
30. All Hydraulic work shall comply with AS 3500. No gap smaller than 25 mm behind any exposed service pipes.
31. All sinks and basins in Lab Corridor and Labs shall be fitted with separate water supply and non-return valves.
32. All drains to sinks and basins in Lab Corridor and Labs and shall be fitted with charged traps.
33. All benches in Lab Corridor and Labs shall have min 150 mm clearance under for cleaning.
34. Hooks to be provided for PPE in each Lab.
35. Hand sanitising station in corridor outside Labs to comply with AS 4775.
36. Path of travel to comply with BCA D1.6, BCA 2019 Part D, Div 7 of EPA Reg 2000.
37. Floor to ceiling heights shall be not less than 2.4m in accordance with BCA 2019 Clause F3.1.
38. Artificial lighting to new works shall comply with BCA 2019 Clause F4.4(a)(i) and AS1680-2009.
39. New lighting where installed shall comply with BCA 2019 Part J6, Table J6.2a & J6.3.
40. Artificial lighting for all new works shall be individually operated by a switch or other control device in accordance with BCA 2019 Clause J6.3(e).
41. All electrical wiring shall comply with AS3000 - 2018.

7. Hours of Operation

The hours of operation for the proposed Laboratory are as follows:

Monday to Friday: 8.00am-5.00pm

Saturday: Closed

Sunday: Closed

8. Staff Numbers

Staff numbers: 5 Staff.

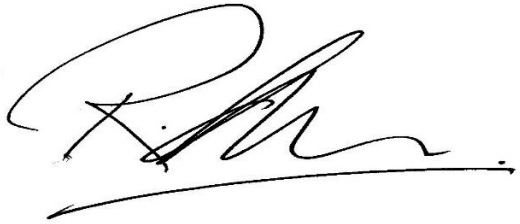
9. Conclusion

The proposed development is in accordance with the aims and objectives of the Warringah LEP (2011) and will make a positive impact on the local business environment within the Austlink Business Park

No significant environmental impact will occur as a result of either the proposed works or the ongoing operation of the proposed development.

We look forward to Council's determination of this application, and to assisting in this process by providing any additional information as may be required by Council.

Richard W. de Vries
B.A. Design U.T.S.
Director



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