BUSHELL'S TEA SIGN
68 RAILWAY STREET, WOY WOY
CONSERVATION TREATMENT REPORT

Prepared for:
Bruce Kerr Realty

November 2020

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1 INTRODUCTION

International Conservation Services (ICS) was approached by Bruce Kerr Realty to recommend and later undertake conservation treatments to protect a severely damaged "Bushell's Tea" sign painted on the western side of the heritage building located at 68 Railway Street, Woy Woy. Preventive conservation was required due to development works on the neighbouring site.

The project was funded by Bruce Kerr Realty.

1.1 Background

A building development application was approved for an apartment complex at 68 Railway Street, Woy Woy. The apartment complex abuts a building designated as having local heritage significance under the Central Coast Council Local Environmental Plan. The heritage building was originally a corner store with a Bushell's tea sign painted on its Western side wall. The sign had been re-painted many times during the history of the corner store. Although the sign was now in poor condition, with several renditions of the sign visible, the signage is associated with the heritage significance of the building.

The development of this site will partially obscure the sign. GML Heritage consultant Rachel Jackson advised that the sign required in situ protection to be undertaken prior to construction works commencing.

ICS was commissioned by property owner Janet Matthews of Bruce Kerr Realty in July 2019, to undertake the recommendations of GML Heritage as follows:

1. Undertake a condition inspection of a Bushell's sign, painted on the side of the historic property, located at 68 Railway St, Woy Woy as a requirement of a condition of consent to a development approval.
2. Issue a report providing advice on the current condition of the sign, including recommendations and in-situ preservation and conservation measures for the best method of protection.
3. Submit a Conservation Condition and Preservation Treatment Report (2019) to the client, which incorporates further comments and conservation treatment recommendations.

Based on the advice outlined in the ICS Conservation Condition and Preservation Treatment Report (2019) preventative conservation was approved and undertaken by ICS in October 2020.

1.2 History and Cultural Significance

Signage was traditionally painted on buildings as advertising and was designed to be eye-catching. The former corner store at 68 Railway Street, Woy Woy, is of local heritage value and the Bushell's sign adorning the Western wall exterior is integral to the building's history.

The sign has had several iterations of the Bushell's logo over the span of the store's use. In its current condition, none of these renditions are cohesive. There are several approaches for conserving historic signs. In situ preservation is recommended in this instance, as the Bushell's sign only requires protection from damage during construction works and further deterioration.

2 ASSESSMENT

2.1 Initial Assessment

A site visit was undertaken on 31 July 2019 by Claire Heasman, ICS Painting Conservator. An onsite discussion was held with reference to heritage observations and advice provided by GML Heritage consultant Rachel Jackson via email on 23 July 2019, and the condition of the sign was visually inspected and photographed.

Observations on condition of the sign included:

- The many iterations of the Bushell's sign had been overpainted and graffitied so that only a section of the original sign remained visible
- The various paint layers visible were:
    - fading
    - actively flaking
    - featured extensive paint losses due to the age of the paint and environmental exposure

2.2 In Situ Preservation Treatment Proposal

The following conservation treatment plan was proposed:

1. Conduct a pre-commencement visit to site to reconfirm the treatment methodology and test conservation materials (due to the age of the sign, lead paint was almost certainly present)
2. Reconfirm scope of works and materials to be used with client, and provide a Safe Work Method Statement
3. Resource/prepare materials required for conservation
4. Undertake photographic documentation before, during and after treatment in order to understand its multiple renditions as well as the context of the whole building as a corner store
5. Surface clean the sign of dust and debris
6. Consolidate flaking paint with an appropriate consolidant/surface coating
7. Apply surface coating to the entire surface as a sealant
8. Advise client on materials and method for covering the sign during building works
9. Prepare an after-treatment report with appropriate photographic documentation along with a certificate of completion

3 TREATMENT

3.1 Site Visit

On approval of works, a second site visit was conducted on 7 October 2020 to test for lead paint, which was almost certainly present given the age of the sign (pre-1970s). Lead paint was confirmed and a treatment methodology developed accordingly. Conservators also found that some areas of the sign were soluble. As the sign had to be cleaned with water (to contain any loose lead particles or contaminated dust) conservators noted the need for great care to be taken when treating areas deemed to be soluble.

3.2 SWMS

A Safe Work Methods Statement was produced setting out the risks and hazards involved with treatment and the measures put in place to control the risks (see Appendix).

3.3 Cleaning

Plastic spray bottles, hose spray and hose brush attachments (to allow for a slow and mild release of water) were used to dampen down the sign and contain any loose lead paint flakes and lead contaminated dust during cleaning. Sponges were used to clean larger sections of the painted sign that were not water soluble.

3.4 Consolidation

Areas of paint that appeared to be delaminated were consolidated with Westox RAP Adhesive (see Appendix). This water-based acrylic adhesive was chosen to both consolidate and coat the painted sign due to its water resistance, long tern stability and high bond strength (https://westox.com/westox-rap-adhesive)

3.5 Coating

The sign was coated several times with Westox RAP Adhesive to ensure the paint was fully consolidated to protect it as much as possible from further paint loss in its external environment.

3.6 Protective Cover

To further protect the sign throughout building works on the neighbouring property, a drop sheet was hung over the conserved sign.

4 OUTCOMES

The “Bushells Tea” sign at 68 Railway Street, Woy Woy has been cleaned, consolidated and a protective coating applied to reduce its rate of deterioration. It will be temporarily covered for protection during the remainder of building works as per recommendations made in the ICS Conservation Condition and Preservation Treatment Report (2019).

5 AUTHORSHIP AND PROJECT TEAM

Conservation works were undertaken on 12-13 October 2020 by Claire Heasman and Oliver Hull, ICS Principal Conservator. This report was prepared by Claire Heasman, ICS Paintings Conservator and reviewed by Julian Bickersteth, ICS Chief Executive Officer..

6 REFERENCES

Rachel Jackson & Caroline Lawrence (2006), *3. Conservation* in 'Conserving Historic Signs Conservation Guidelines for Historic Signs and New Signs on Heritage Buildings', NSW Heritage Office, P.13-20

Australian Government, n.d., 'Lead in House Paint', *Department of Agriculture, Water and Environment*, Accessed 13th October 2020 on http://www.environment.gov.au/protection/chemicals-management/lead/lead-in-house-paint

Chemwatch, 2018, Westox Rap Adhesive', *Westox Building Materials Safety Data Sheet*, accessed 13th October 2020 on https://westox.com/wp-content/uploads/2018/07/RAP-Adhesive-2018-2.pdf

Dulux, n.d. 'Lead in Paint', *Dulux Trade*, accessed 13th October 2020 on https://www.dulux.com.au/applicator/technical-advice/general/lead-in-paint

Westlegate Pty Ltd, 2018, 'Rap Adhesive', *Westox Building Products,* accessed 13th October 2020 on https://westox.com/wp-content/uploads/2018/09/Westox-RAP-Adhesive-2-sheets-PDF.pdf

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7 APPENDIX

7.1 Photographic Documentation

Image 1: Before Treatment, 7th October 2020

Image 2: Before Treatment, 7th October 2020

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Image 3: Before Treatment, detail, 7th October 2020

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Image 4: Before Treatment, detail, 7th October 2020

Image 5: Before Treatment, detail, 7th October 2020

Image 6: Before Treatment, detail, 7th October 2020

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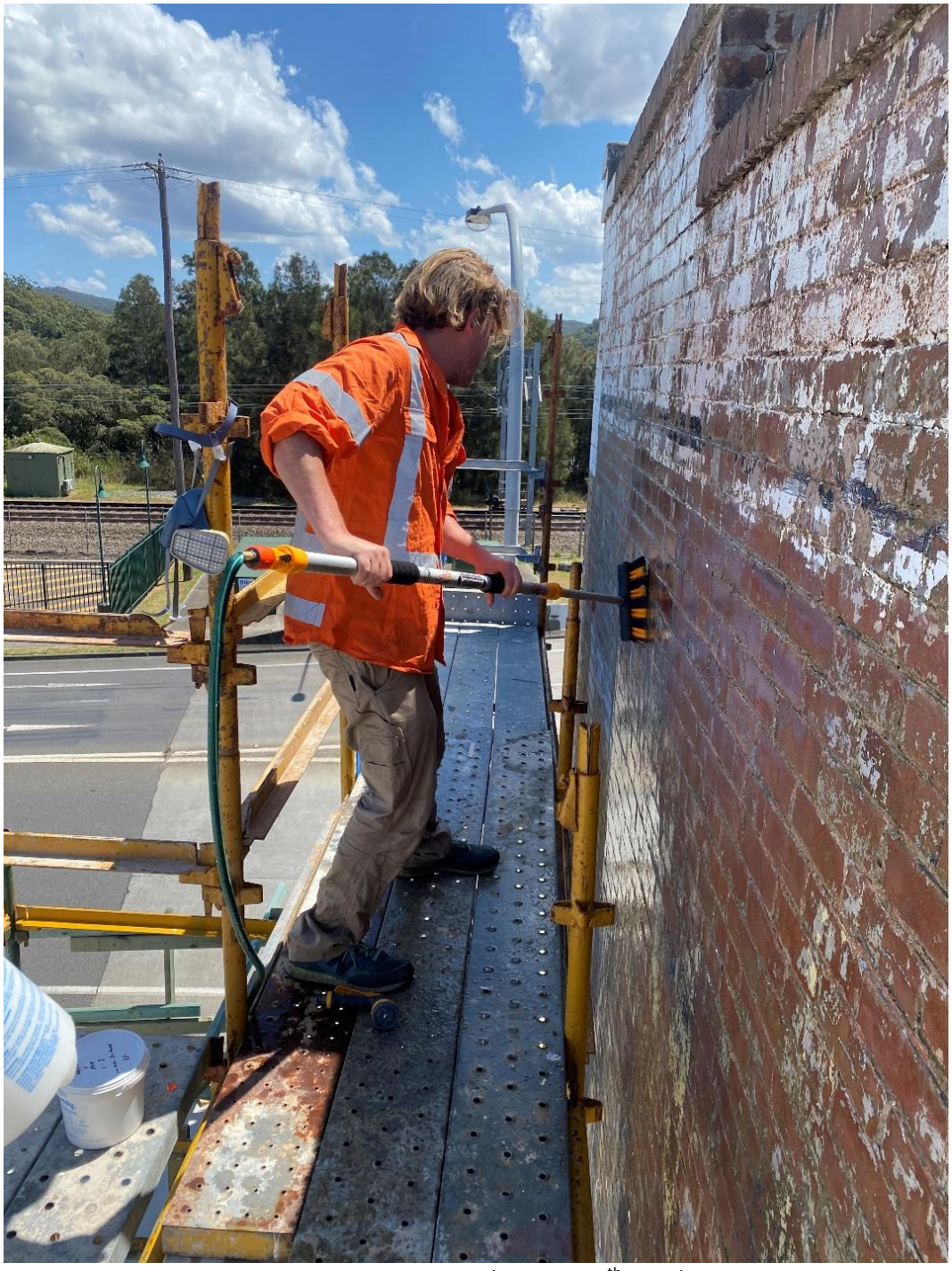

Image 7: During Treatment, cleaning, 12th October 2020

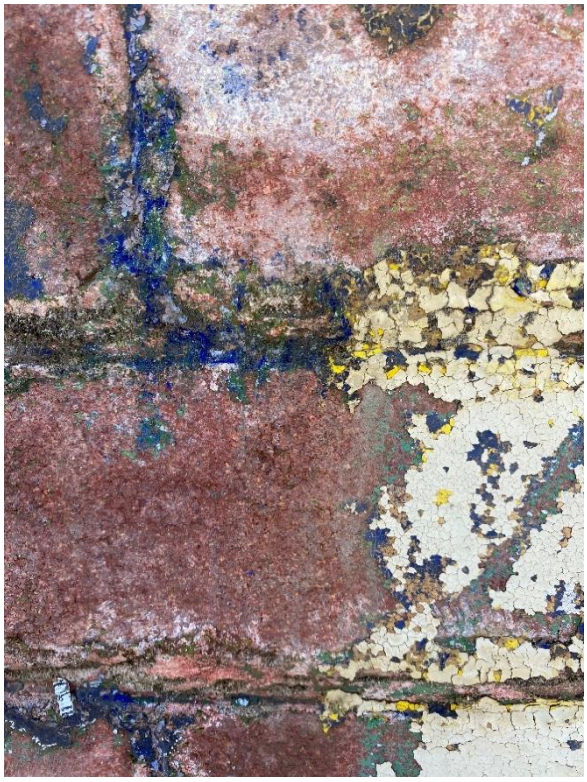

Image 8 & 9: During Treatment, moss removeal, before and after treatment, 12th October 2020

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Image 10: During Treatment, consolidation, 12th October 2020

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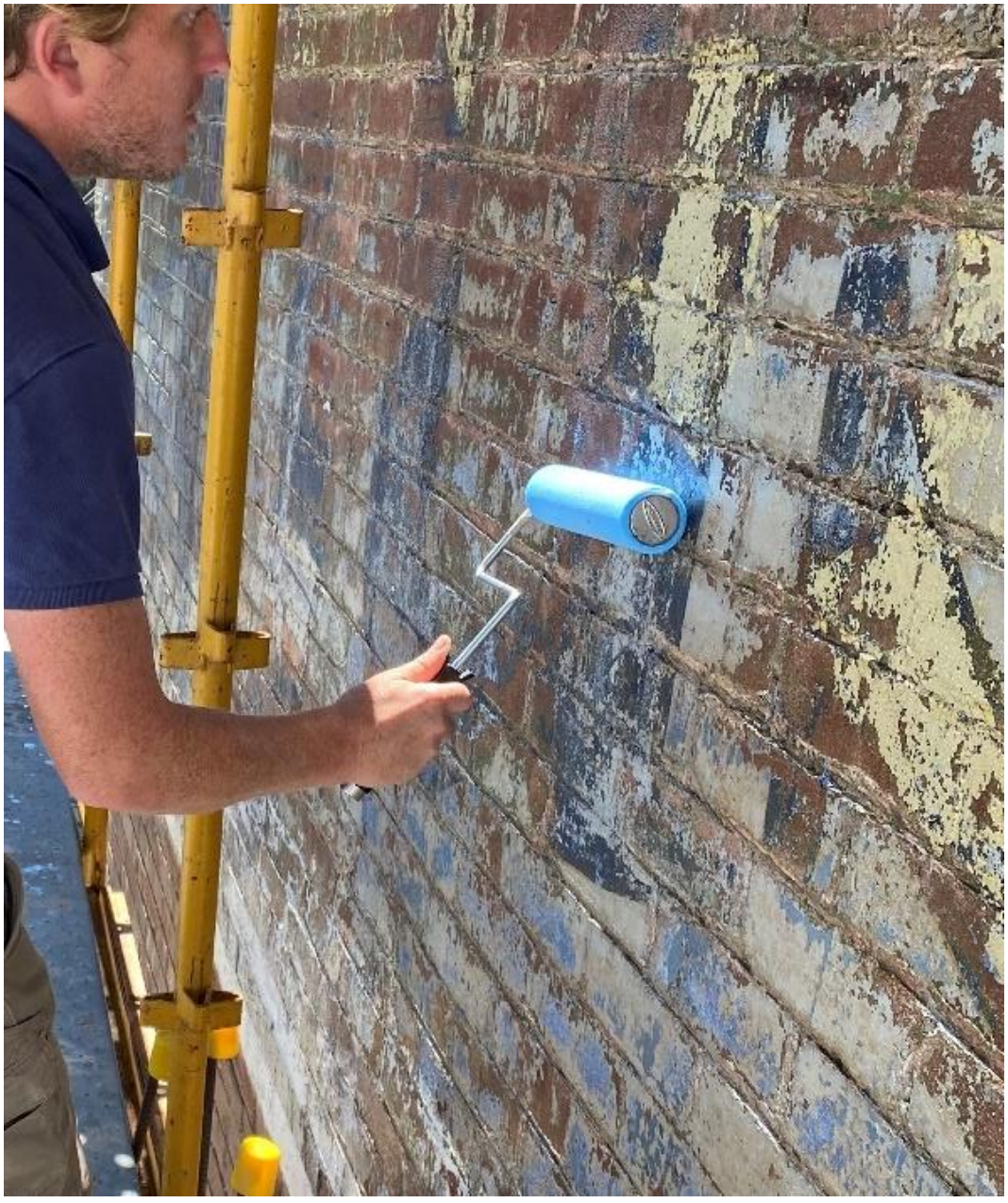

Image 11: During Treatment, surface coating, 13th October 2020

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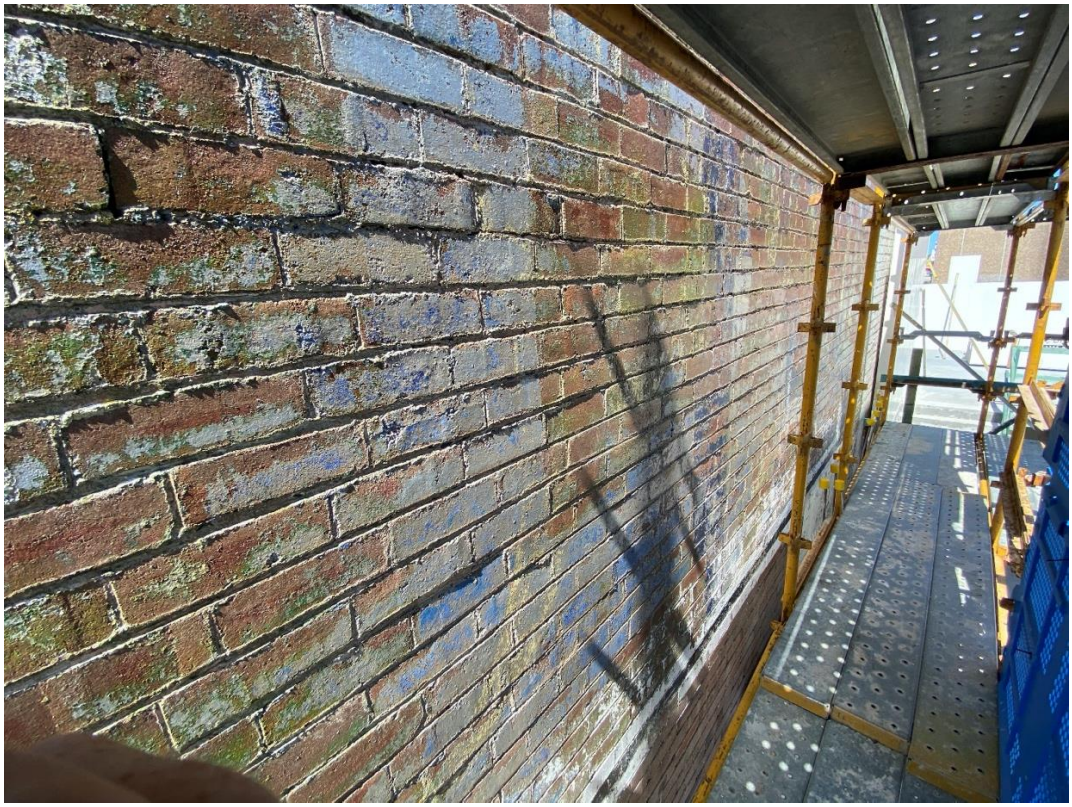

Image 12: After Treatment, 13th October 2020

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Image 13: After Treatment, 13th October 2020

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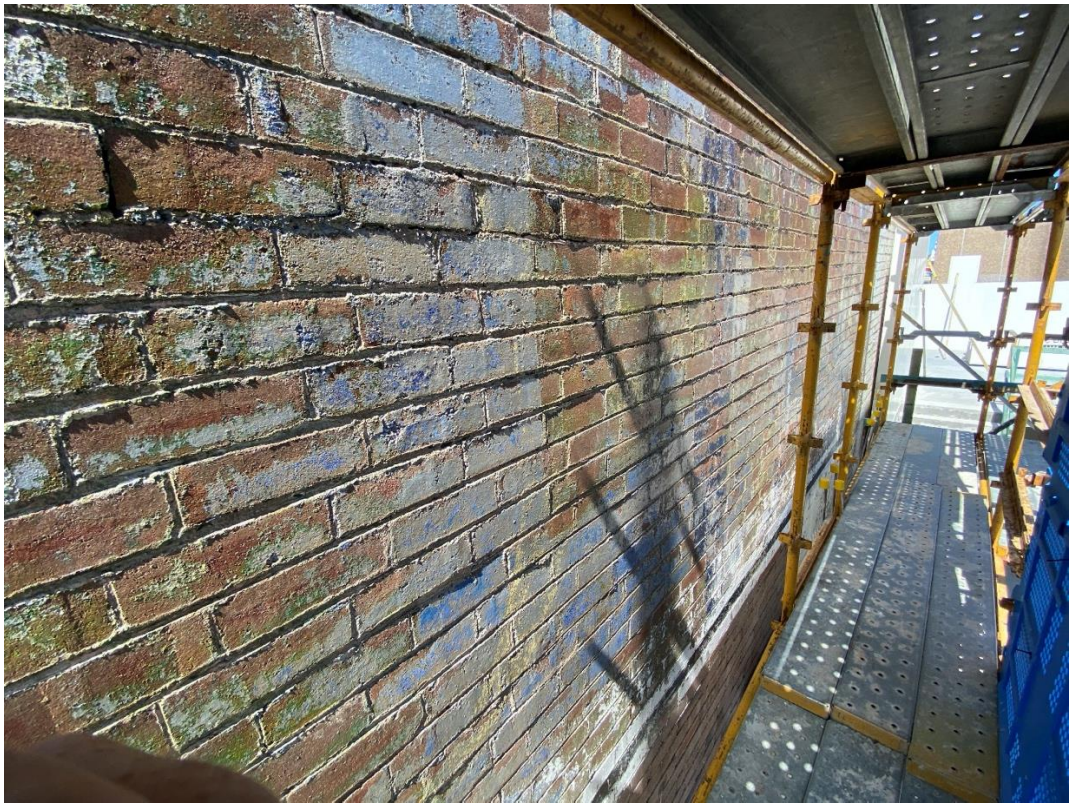

Image 14: After Treatment, 13th October 2020

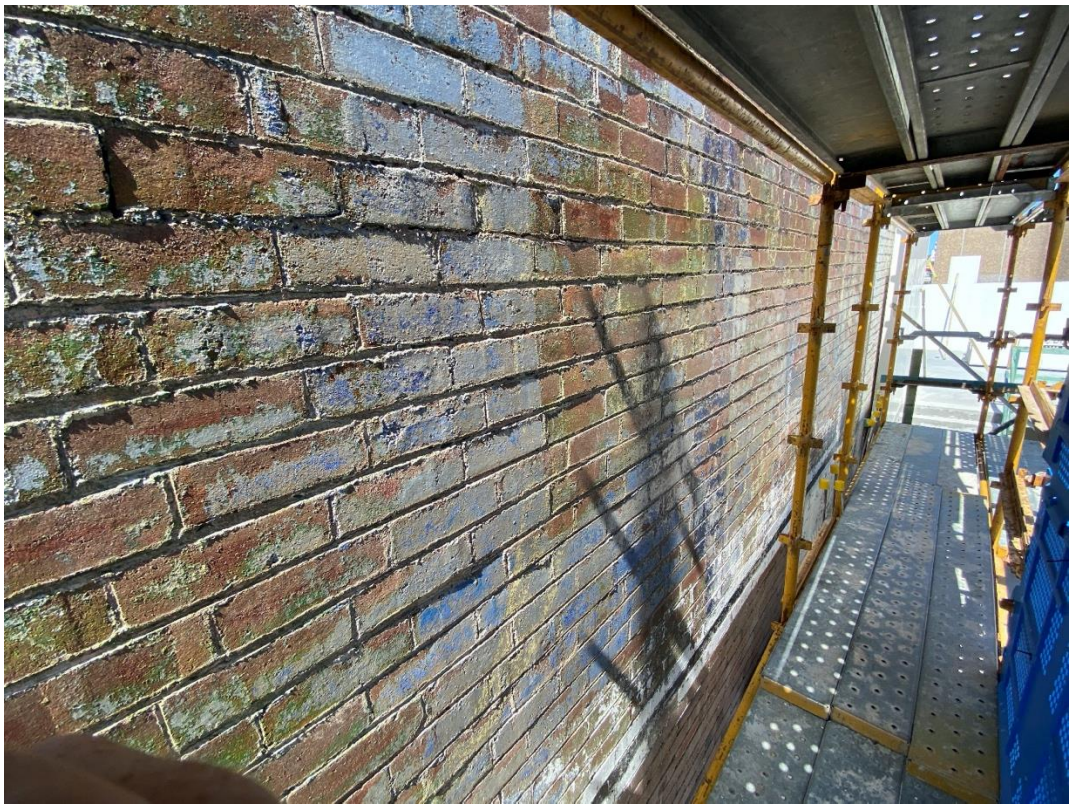

Image 15: After Treatment, 13th October 2020

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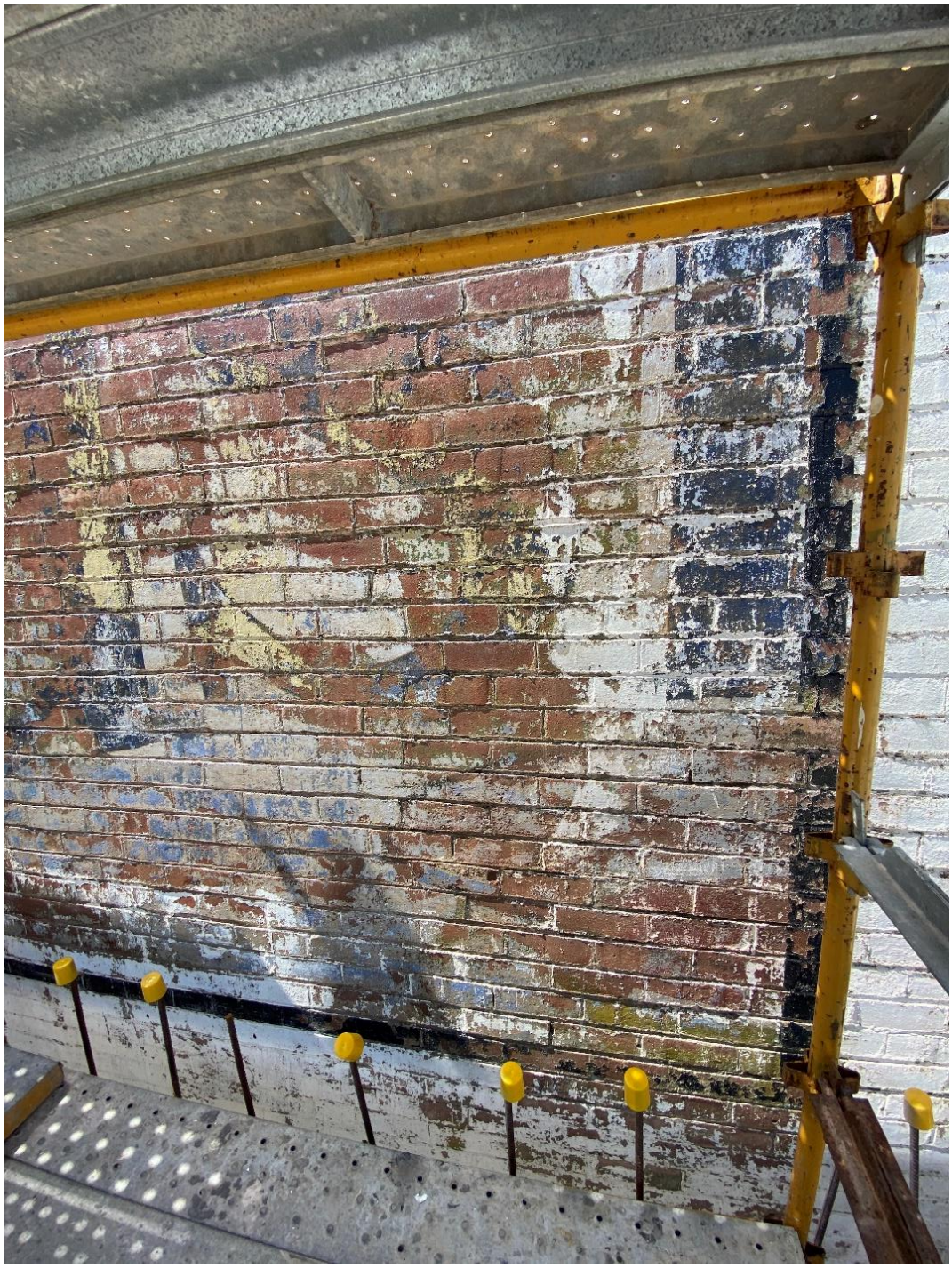

Image 15: After Treatment, 13th October 2020

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Image 17: After Treatment, 13th October 2020

Image 18: After Treatment, 13th October 2020

Image 19: After Treatment, 13th October 2020

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Image 20: After Treatment, 13th October 2020

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Image 21: After Treatment, 13th October 2020

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Image 22: After Treatment, 21st October 2020

Image 23: After Treatment, protective covering, 21st October 2020

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7.2 Chemical Safety Data Sheet

Safety Data Sheet WESTOX BUILDING PRODUCTS

WESTOX RAP ADHESIVE

Westlegate Pty Ltd.

Chemwatch Hazard Alert Code: 0

Chemwatch: 41834
Version No: 4.1.1.1
Safety Data Sheet according to WHS and ADG requirements

Issue Date: 18/05/2018
Print Date: 21/08/2019
L.GHS.AUS.EN

SECTION 1 IDENTIFICATION OF THE SUBSTANCE / MIXTURE AND OF THE COMPANY / UNDERTAKING

Product Identifier

Product name	WESTOX RAP ADHESIVE
Synonyms	acrylic polymer resin latex emulsion concrete additive
Other means of identification	Not Available

Relevant identified uses of the substance or mixture and uses advised against

Relevant identified uses	Used for concrete and plaster repairs and reinstatement.

Details of the supplier of the safety data sheet

Registered company name	Westlegate Pty Ltd.
Address	16 Frost Road Campbelltown NSW 2560 Australia
Telephone	+61 2 4628 5010
Fax	+61 2 4628 5020
Website	www.westox.com
Email	info@westox.com

Emergency telephone number

Association / Organisation	Poisons Information Centre
Emergency telephone numbers	13 11 26 (24hr) (Australian Poisons Information Centre), 000 (Police, Fire Brigade or Ambulance)
Other emergency telephone numbers	0800 764 766 (24hr) (NewZealand Poisons Information Centre), 111 (NZ Emergency Services)

SECTION 2 HAZARDS IDENTIFICATION

Classification of the substance or mixture

Poisons Schedule	Not Applicable
Classification	Not Applicable

Label elements

Hazard pictogram(s)	Not Applicable
SIGNAL WORD	NOT APPLICABLE

Hazard statement(s)

Not Applicable

Precautionary statement(s) Prevention

Not Applicable

Precautionary statement(s) Response

Not Applicable

Precautionary statement(s) Storage

Not Applicable

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Precautionary statement(s) Disposal

Not Applicable

SECTION 3 COMPOSITION / INFORMATION ON INGREDIENTS

Substances

See section below for composition of Mixtures

Mixtures

CAS No	%[weight]	Name
Not Available	30-60	acrylic polymer
Not Available	<0.1	acrylic monomers, residual
Not Available	1-10	additives unregulated
7732-18-5	30-60	water

SECTION 4 FIRST AID MEASURES

Description of first aid measures

Eye Contact	If this product comes in contact with eyes: ▸ Wash out immediately with water. ▸ If irritation continues, seek medical attention. ▸ Removal of contact lenses after an eye injury should only be undertaken by skilled personnel.
Skin Contact	If skin or hair contact occurs: ▸ Flush skin and hair with running water (and soap if available). ▸ Seek medical attention in event of irritation.
Inhalation	▸ If fumes, aerosols or combustion products are inhaled remove from contaminated area. ▸ Other measures are usually unnecessary.
Ingestion	▸ If swallowed do **NOT** induce vomiting. ▸ If vomiting occurs, lean patient forward or place on left side (head-down position, if possible) to maintain open airway and prevent aspiration. ▸ Observe the patient carefully. ▸ Never give liquid to a person showing signs of being sleepy or with reduced awareness; i.e. becoming unconscious. ▸ Give water to rinse out mouth, then provide liquid slowly and as much as casualty can comfortably drink. ▸ Seek medical advice.

Indication of any immediate medical attention and special treatment needed

Treat symptomatically.

SECTION 5 FIREFIGHTING MEASURES

Extinguishing media

- There is no restriction on the type of extinguisher which may be used.
- Use extinguishing media suitable for surrounding area.

Special hazards arising from the substrate or mixture

Fire Incompatibility	None known.

Advice for firefighters

Fire Fighting	▸ Alert Fire Brigade and tell them location and nature of hazard. ▸ Wear breathing apparatus plus protective gloves in the event of a fire. ▸ Prevent, by any means available, spillage from entering drains or water courses. ▸ Use fire fighting procedures suitable for surrounding area. ▸ **DO NOT** approach containers suspected to be hot. ▸ Cool fire exposed containers with water spray from a protected location. ▸ If safe to do so, remove containers from path of fire. ▸ Equipment should be thoroughly decontaminated after use.
Fire/Explosion Hazard	▸ The material is not readily combustible under normal conditions. ▸ However, it will break down under fire conditions and the organic component may burn. ▸ Not considered to be a significant fire risk. ▸ Heat may cause expansion or decomposition with violent rupture of containers. ▸ Decomposes on heating and may produce toxic fumes of carbon monoxide (CO). ▸ May emit acrid smoke. Decomposition may produce toxic fumes of: carbon dioxide (CO_2) acrylic monomer
HAZCHEM	Not Applicable

SECTION 6 ACCIDENTAL RELEASE MEASURES

Personal precautions, protective equipment and emergency procedures

See section 8

Environmental precautions

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See section 12

Methods and material for containment and cleaning up

Minor Spills	▸ Clean up all spills immediately. ▸ Avoid breathing vapours and contact with skin and eyes. ▸ Control personal contact with the substance, by using protective equipment. ▸ Contain and absorb spill with sand, earth, inert material or vermiculite. ▸ Wipe up. ▸ Place in a suitable, labelled container for waste disposal. Slippery when spilt.
Major Spills	Minor hazard. ▸ Clear area of personnel. ▸ Alert Fire Brigade and tell them location and nature of hazard. ▸ Control personal contact with the substance, by using protective equipment as required. ▸ Prevent spillage from entering drains or water ways. ▸ Contain spill with sand, earth or vermiculite. ▸ Collect recoverable product into labelled containers for recycling. ▸ Absorb remaining product with sand, earth or vermiculite and place in appropriate containers for disposal. ▸ Wash area and prevent runoff into drains or waterways. ▸ If contamination of drains or waterways occurs, advise emergency services. Slippery when spilt.

Personal Protective Equipment advice is contained in Section 8 of the SDS.

SECTION 7 HANDLING AND STORAGE

Precautions for safe handling

Safe handling	▸ Limit all unnecessary personal contact. ▸ Wear protective clothing when risk of exposure occurs. ▸ Use in a well-ventilated area. ▸ Avoid contact with incompatible materials. ▸ When handling, **DO NOT** eat, drink or smoke. ▸ Keep containers securely sealed when not in use. ▸ Avoid physical damage to containers. ▸ Always wash hands with soap and water after handling. ▸ Work clothes should be laundered separately. ▸ Use good occupational work practice. ▸ Observe manufacturer's storage and handling recommendations contained within this SDS. ▸ Atmosphere should be regularly checked against established exposure standards to ensure safe working conditions are maintained.
Other information	▸ Store in original containers. ▸ Keep containers securely sealed. ▸ Store in a cool, dry, well-ventilated area. ▸ Store away from incompatible materials and foodstuff containers. ▸ Protect containers against physical damage and check regularly for leaks. ▸ Observe manufacturer's storage and handling recommendations contained within this SDS.

Conditions for safe storage, including any incompatibilities

Suitable container	▸ Polyethylene or polypropylene container. ▸ Packing as recommended by manufacturer. ▸ Check all containers are clearly labelled and free from leaks.

SECTION 8 EXPOSURE CONTROLS / PERSONAL PROTECTION

Control parameters

OCCUPATIONAL EXPOSURE LIMITS (OEL)

INGREDIENT DATA

Not Available

EMERGENCY LIMITS

Ingredient	Material name	TEEL-1	TEEL-2	TEEL-3
WESTOX RAP ADHESIVE	Not Available	Not Available	Not Available	Not Available

Ingredient	Original IDLH	Revised IDLH
water	Not Available	Not Available

MATERIAL DATA

Exposure controls

Appropriate engineering controls	Engineering controls are used to remove a hazard or place a barrier between the worker and the hazard. Well-designed engineering controls can be highly effective in protecting workers and will typically be independent of worker interactions to provide this high level of protection. The basic types of engineering controls are: Process controls which involve changing the way a job activity or process is done to reduce the risk. Enclosure and/or isolation of emission source which keeps a selected hazard "physically" away from the worker and ventilation that strategically "adds" and "removes" air in the work environment. Ventilation can remove or dilute an air contaminant if designed properly. The design of a ventilation system must match the particular process and chemical or contaminant in use. Employers may need to use multiple types of controls to prevent employee overexposure.

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General exhaust is adequate under normal operating conditions. If risk of overexposure exists, wear SAA approved respirator. Correct fit is essential to obtain adequate protection. Provide adequate ventilation in warehouse or closed storage areas. Air contaminants generated in the workplace possess varying "escape" velocities which, in turn, determine the "capture velocities" of fresh circulating air required to effectively remove the contaminant.

Type of Contaminant:	Air Speed:
solvent, vapours, degreasing etc., evaporating from tank (in still air)	0.25-0.5 m/s (50-100 f/min)
aerosols, fumes from pouring operations, intermittent container filling, low speed conveyer transfers, welding, spray drift, plating acid fumes, pickling (released at low velocity into zone of active generation)	0.5-1 m/s (100-200 f/min.)
direct spray, spray painting in shallow booths, drum filling, conveyer loading, crusher dusts, gas discharge (active generation into zone of rapid air motion)	1-2.5 m/s (200-500 f/min)
grinding, abrasive blasting, tumbling, high speed wheel generated dusts (released at high initial velocity into zone of very high rapid air motion).	2.5-10 m/s (500-2000 f/min.)

Within each range the appropriate value depends on:

Lower end of the range	Upper end of the range
1: Room air currents minimal or favourable to capture	1: Disturbing room air currents
2: Contaminants of low toxicity or of nuisance value only	2: Contaminants of high toxicity
3: Intermittent, low production.	3: High production, heavy use
4: Large hood or large air mass in motion	4: Small hood - local control only

Simple theory shows that air velocity falls rapidly with distance away from the opening of a simple extraction pipe. Velocity generally decreases with the square of distance from the extraction point (in simple cases). Therefore the air speed at the extraction point should be adjusted, accordingly, after reference to distance from the contaminating source. The air velocity at the extraction fan, for example, should be a minimum of 1-2 m/s (200-400 f/min.) for extraction of solvents generated in a tank 2 meters distant from the extraction point. Other mechanical considerations, producing performance deficits within the extraction apparatus, make it essential that theoretical air velocities are multiplied by factors of 10 or more when extraction systems are installed or used.
Use in a well-ventilated area

Personal protection

Eye and face protection

- Safety glasses with side shields
- Chemical goggles.
- Contact lenses may pose a special hazard; soft contact lenses may absorb and concentrate irritants. A written policy document, describing the wearing of lenses or restrictions on use, should be created for each workplace or task. This should include a review of lens absorption and adsorption for the class of chemicals in use and an account of injury experience. Medical and first-aid personnel should be trained in their removal and suitable equipment should be readily available. In the event of chemical exposure, begin eye irrigation immediately and remove contact lens as soon as practicable. Lens should be removed at the first signs of eye redness or irritation - lens should be removed in a clean environment only after workers have washed hands thoroughly. [CDC NIOSH Current Intelligence Bulletin 59], [AS/NZS 1336 or national equivalent]

Skin protection

See Hand protection below

Hands/feet protection

Wear general protective gloves, eg. light weight rubber gloves.
The selection of suitable gloves does not only depend on the material, but also on further marks of quality which vary from manufacturer to manufacturer. Where the chemical is a preparation of several substances, the resistance of the glove material can not be calculated in advance and has therefore to be checked prior to the application.
The exact break through time for substances has to be obtained from the manufacturer of the protective gloves and has to be observed when making a final choice.
Personal hygiene is a key element of effective hand care. Gloves must only be worn on clean hands. After using gloves, hands should be washed and dried thoroughly. Application of a non-perfumed moisturiser is recommended.
Suitability and durability of glove type is dependent on usage. Important factors in the selection of gloves include:

- frequency and duration of contact,
- chemical resistance of glove material,
- glove thickness and
- dexterity

Select gloves tested to a relevant standard (e.g. Europe EN 374, US F739, AS/NZS 2161.1 or national equivalent).

- When prolonged or frequently repeated contact may occur, a glove with a protection class of 5 or higher (breakthrough time greater than 240 minutes according to EN 374, AS/NZS 2161.10.1 or national equivalent) is recommended.
- When only brief contact is expected, a glove with a protection class of 3 or higher (breakthrough time greater than 60 minutes according to EN 374, AS/NZS 2161.10.1 or national equivalent) is recommended.
- Some glove polymer types are less affected by movement and this should be taken into account when considering gloves for long-term use.
- Contaminated gloves should be replaced.

As defined in ASTM F-739-96 in any application, gloves are rated as:

- Excellent when breakthrough time > 480 min
- Good when breakthrough time > 20 min
- Fair when breakthrough time < 20 min
- Poor when glove material degrades

For general applications, gloves with a thickness typically greater than 0.35 mm, are recommended.
It should be emphasised that glove thickness is not necessarily a good predictor of glove resistance to a specific chemical, as the permeation efficiency of the glove will be dependent on the exact composition of the glove material. Therefore, glove selection should also be based on consideration of the task requirements and knowledge of breakthrough times.
Glove thickness may also vary depending on the glove manufacturer, the glove type and the glove model. Therefore, the manufacturers' technical data should always be taken into account to ensure selection of the most appropriate glove for the task.
Note: Depending on the activity being conducted, gloves of varying thickness may be required for specific tasks. For example:

- Thinner gloves (down to 0.1 mm or less) may be required where a high degree of manual dexterity is needed. However, these gloves are only likely to give short duration protection and would normally be just for single use applications, then disposed of.
- Thicker gloves (up to 3 mm or more) may be required where there is a mechanical (as well as a chemical) risk i.e. where there is abrasion or puncture potential

Gloves must only be worn on clean hands. After using gloves, hands should be washed and dried thoroughly. Application of a non-perfumed moisturiser is

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	recommended.
Body protection	See Other protection below
Other protection	No special equipment needed when handling small quantities. **OTHERWISE:** ▸ Overalls. ▸ Barrier cream. ▸ Eyewash unit.

Recommended material(s)

GLOVE SELECTION INDEX

Glove selection is based on a modified presentation of the:
"Forsberg Clothing Performance Index".
The effect(s) of the following substance(s) are taken into account in the ***computer-generated*** selection:
WESTOX RAP ADHESIVE

Material	CPI
BUTYL	A
NEOPRENE	A
VITON	A
NATURAL RUBBER	C
PVA	C

* CPI - Chemwatch Performance Index
A: Best Selection
B: Satisfactory; may degrade after 4 hours continuous immersion
C: Poor to Dangerous Choice for other than short term immersion
NOTE: As a series of factors will influence the actual performance of the glove, a final selection must be based on detailed observation. -
* Where the glove is to be used on a short term, casual or infrequent basis, factors such as "feel" or convenience (e.g. disposability), may dictate a choice of gloves which might otherwise be unsuitable following long-term or frequent use. A qualified practitioner should be consulted.

SECTION 9 PHYSICAL AND CHEMICAL PROPERTIES

Information on basic physical and chemical properties

Appearance	Milky white polymer emulsion with a mild acrylic odour; mixes with water. May coagulate on freezing. Flash point: >95 PMCC

Physical state	Liquid	**Relative density (Water = 1)**	1.04-1.07
Odour	Not Available	**Partition coefficient n-octanol / water**	Not Available
Odour threshold	Not Available	**Auto-ignition temperature (°C)**	Not Available
pH (as supplied)	8.5-9.5	**Decomposition temperature**	Not Available
Melting point / freezing point (°C)	Not Available	**Viscosity (cSt)**	Not Available
Initial boiling point and boiling range (°C)	Not Available	**Molecular weight (g/mol)**	Not Applicable
Flash point (°C)	Not Applicable	**Taste**	Not Available
Evaporation rate	Not Available	**Explosive properties**	Not Available
Flammability	Not Applicable	**Oxidising properties**	Not Available
Upper Explosive Limit (%)	Not Available	**Surface Tension (dyn/cm or mN/m)**	Not Available
Lower Explosive Limit (%)	Not Available	**Volatile Component (%vol)**	Not Available
Vapour pressure (kPa)	2.3 @ 20 deg C	**Gas group**	Not Available
Solubility in water	Miscible	**pH as a solution (1%)**	Not Available
Vapour density (Air = 1)	Not Available	**VOC g/L**	Not Available

SECTION 10 STABILITY AND REACTIVITY

Reactivity	See section 7
Chemical stability	Product is considered stable and hazardous polymerisation will not occur.
Possibility of hazardous reactions	See section 7
Conditions to avoid	See section 7
Incompatible materials	See section 7
Hazardous decomposition products	See section 5

SECTION 11 TOXICOLOGICAL INFORMATION

Information on toxicological effects

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	Although inhalation is not thought to produce harmful effects (as classified under EC Directives), the material may still produce health damage, especially where pre-existing organ (e.g liver, kidney) damage is evident. Present definitions of harmful or toxic substances are generally confined to doses producing mortality rather than those producing morbidity (disease, ill-health). Inhalation of vapour is more likely at higher than normal temperatures. Acrylic polymer emulsions may contain residual traces of odourous acrylic monomers; the amounts remaining in compounded mixtures represents a very low order of exposure, however this may become noticeable with some materials particularly in confined or poorly ventilated spaces.
Ingestion	Considered an unlikely route of entry in commercial/industrial environments Ingestion may result in nausea, abdominal irritation, pain and vomiting
Skin Contact	The material is not thought to produce adverse health effects or skin irritation following contact (as classified by EC Directives using animal models). Nevertheless, good hygiene practice requires that exposure be kept to a minimum and that suitable gloves be used in an occupational setting.
Eye	Although the liquid is not thought to be an irritant (as classified by EC Directives), direct contact with the eye may produce transient discomfort characterised by tearing or conjunctival redness (as with windburn).
Chronic	Principal routes of exposure are by accidental skin and eye contact and by inhalation of vapours especially at higher temperatures. As with any chemical product, contact with unprotected bare skin; inhalation of vapour, mist or dust in work place atmosphere; or ingestion in any form, should be avoided by observing good occupational work practice.

WESTOX RAP ADHESIVE	TOXICITY	IRRITATION
	Not Available	Not Available
water	TOXICITY	IRRITATION
	Oral (rat) LD50: >90000 mg/kg[2]	Not Available
Legend:	*1. Value obtained from Europe ECHA Registered Substances - Acute toxicity 2.* Value obtained from manufacturer's SDS. Unless otherwise specified data extracted from RTECS - Register of Toxic Effect of chemical Substances*	

WATER	No significant acute toxicological data identified in literature search.

Acute Toxicity	✗	**Carcinogenicity**	✗
Skin Irritation/Corrosion	✗	**Reproductivity**	✗
Serious Eye Damage/Irritation	✗	**STOT - Single Exposure**	✗
Respiratory or Skin sensitisation	✗	**STOT - Repeated Exposure**	✗
Mutagenicity	✗	**Aspiration Hazard**	✗

Legend: ✗ *– Data either not available or does not fill the criteria for classification*
✓ *– Data available to make classification*

SECTION 12 ECOLOGICAL INFORMATION

Toxicity

WESTOX RAP ADHESIVE	ENDPOINT	TEST DURATION (HR)	SPECIES	VALUE	SOURCE
	Not Available	Not Available	Not Available	Not Available	Not Available
water	ENDPOINT	TEST DURATION (HR)	SPECIES	VALUE	SOURCE
	LC50	96	Fish	897.520mg/L	3
	EC50	96	Algae or other aquatic plants	8768.874mg/L	3
Legend:	*Extracted from 1. IUCLID Toxicity Data 2. Europe ECHA Registered Substances - Ecotoxicological Information - Aquatic Toxicity 3. EPIWIN Suite V3.12 (QSAR) - Aquatic Toxicity Data (Estimated) 4. US EPA, Ecotox database - Aquatic Toxicity Data 5. ECETOC Aquatic Hazard Assessment Data 6. NITE (Japan) - Bioconcentration Data 7. METI (Japan) - Bioconcentration Data 8. Vendor Data*				

Persistence and degradability

Ingredient	Persistence: Water/Soil	Persistence: Air
water	LOW	LOW

Bioaccumulative potential

Ingredient	Bioaccumulation
water	LOW (LogKOW = -1.38)

Mobility in soil

Ingredient	Mobility
water	LOW (KOC = 14.3)

SECTION 13 DISPOSAL CONSIDERATIONS

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Waste treatment methods

Product / Packaging disposal	Legislation addressing waste disposal requirements may differ by country, state and/ or territory. Each user must refer to laws operating in their area. In some areas, certain wastes must be tracked. A Hierarchy of Controls seems to be common - the user should investigate: ▸ Reduction ▸ Reuse ▸ Recycling ▸ Disposal (if all else fails) This material may be recycled if unused, or if it has not been contaminated so as to make it unsuitable for its intended use. If it has been contaminated, it may be possible to reclaim the product by filtration, distillation or some other means. Shelf life considerations should also be applied in making decisions of this type. Note that properties of a material may change in use, and recycling or reuse may not always be appropriate. ▸ **DO NOT** allow wash water from cleaning or process equipment to enter drains. ▸ It may be necessary to collect all wash water for treatment before disposal. ▸ In all cases disposal to sewer may be subject to local laws and regulations and these should be considered first. ▸ Where in doubt contact the responsible authority. ▸ Recycle wherever possible. ▸ Consult manufacturer for recycling options or consult local or regional waste management authority for disposal if no suitable treatment or disposal facility can be identified. ▸ Dispose of by: burial in a land-fill specifically licensed to accept chemical and / or pharmaceutical wastes or incineration in a licensed apparatus (after admixture with suitable combustible material). ▸ Decontaminate empty containers. Observe all label safeguards until containers are cleaned and destroyed.

SECTION 14 TRANSPORT INFORMATION

Labels Required

Marine Pollutant	NO
HAZCHEM	Not Applicable

Land transport (ADG): NOT REGULATED FOR TRANSPORT OF DANGEROUS GOODS

Air transport (ICAO-IATA / DGR): NOT REGULATED FOR TRANSPORT OF DANGEROUS GOODS

Sea transport (IMDG-Code / GGVSee): NOT REGULATED FOR TRANSPORT OF DANGEROUS GOODS

Transport in bulk according to Annex II of MARPOL and the IBC code

Not Applicable

SECTION 15 REGULATORY INFORMATION

Safety, health and environmental regulations / legislation specific for the substance or mixture

WATER(7732-18-5) IS FOUND ON THE FOLLOWING REGULATORY LISTS

Australia Inventory of Chemical Substances (AICS)	IMO IBC Code Chapter 18: List of products to which the Code does not apply

National Inventory Status

National Inventory	Status
Australia - AICS	Yes
Canada - DSL	Yes
Canada - NDSL	No (water)
China - IECSC	Yes
Europe - EINEC / ELINCS / NLP	Yes
Japan - ENCS	Yes
Korea - KECI	Yes
New Zealand - NZIoC	Yes
Philippines - PICCS	Yes
USA - TSCA	Yes
Taiwan - TCSI	Yes
Mexico - INSQ	Yes
Vietnam - NCI	Yes
Russia - ARIPS	Yes
Thailand - TECI	Yes
Legend:	*Yes = All CAS declared ingredients are on the inventory* *No = One or more of the CAS listed ingredients are not on the inventory and are not exempt from listing(see specific ingredients in brackets)*

SECTION 16 OTHER INFORMATION

Revision Date	18/05/2018
Initial Date	22/02/2002

Other information

Classification of the preparation and its individual components has drawn on official and authoritative sources as well as independent review by the Chemwatch Classification committee using

Continued...

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available literature references.

The SDS is a Hazard Communication tool and should be used to assist in the Risk Assessment. Many factors determine whether the reported Hazards are Risks in the workplace or other settings. Risks may be determined by reference to Exposures Scenarios. Scale of use, frequency of use and current or available engineering controls must be considered.

Definitions and abbreviations

PC—TWA: Permissible Concentration-Time Weighted Average
PC—STEL: Permissible Concentration-Short Term Exposure Limit
IARC: International Agency for Research on Cancer
ACGIH: American Conference of Governmental Industrial Hygienists
STEL: Short Term Exposure Limit
TEEL: Temporary Emergency Exposure Limit。
IDLH: Immediately Dangerous to Life or Health Concentrations
OSF: Odour Safety Factor
NOAEL :No Observed Adverse Effect Level
LOAEL: Lowest Observed Adverse Effect Level
TLV: Threshold Limit Value
LOD: Limit Of Detection
OTV: Odour Threshold Value
BCF: BioConcentration Factors
BEI: Biological Exposure Index

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7.3 Safe Work Method Statement

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+Project particulars			
Project name	(ICS Job No. 17132)	Principal contractor/client (PC)	Janet Matthews Bruce Kerr Real Estate 2 Blackwall Rd, Woy Woy NSW 2256
Work activity	Wall Painting Conservation	Work location	68 Railway Street, Woy Woy, NSW
ICS project supervisor	Julian Bickersteth	Work date/s	12/10/2020 – 14/10/2020
ICS site contact details	Claire Heasman Ph 0404 131 616 Oliver Hull Ph 0422992879	Works manager/client contact details	Josh Kerr Ph 0405474103
SWMS particulars			
Prepared by (name and position)	Claire Heasman, Paintings Conservator	Date prepared	07/10/2020
Have workers been consulted?	Yes	Who was consulted? (name and position)	Oliver Hull (Principle Conservator)
Last SWMS review date		Review #	
SWMS Approvals: I am satisfied that the risks are not significant or are adequately controlled and that the resources required will be provided.			
Director / Operations Manager	Name Ruth Thompson Signature	Date	9 October 2020
Provision of SWMS to PC			
Date provided to PC		Date received by PC	

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Risk assessment – risk rating matrix					
		Likelihood			
Consequence		Very likely (could happen at any time)	Likely (could happen some time)	Unlikely (could happen but very rarely)	Very unlikely (could happen but probably never will)
	Potential death, permanent disability or major structural damage	1	1	2	3
	Long term illness, serious injury or minor structural damage	1	2	3	4
	Medical attention and several days off work	2	3	4	5
	First aid required	3	4	5	6

Points to consider

When completing the risk assessment, consider the following:

- How severely could the potential hazard hurt someone, or how ill could it make someone?
- How often will people be near the hazard?
- Has the hazard ever happened before?
- When completing the risk assessment, break the job down into logical work groups or tasks. Where it make sense to address a range of tasks with one control measure, group them into one entry.
- When identifying hazards, consider the environment, equipment, work methods, other contractors/workers etc.
- What will be done to control the risk to make the tasks as safe as possible? Use the hierarchy of controls:
    1. **Eliminate** the risk
    2. **Substitute** hazard for something safer
    3. **Isolate** the hazard from people
    4. **Reduce** risk through **engineering controls**
    5. **Reduce** exposure to the hazard using **administrative actions**
    6. Use **PPE**

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List of legislation, code of practice, Australian standards, guidance materials used to determine control measures

- ICS WHS Manual
- Work Health and Safety Act 2011 NSW
- Work Health and Safety Regulation 2017 NSW
- Code of Practice How To Manage Work Health and Safety Risks in the Workplace 2012 NSW
- Code of Practice Managing the Risk of Falls at Workplaces 2016 NSW
- Code of Practice First Aid IN the Workplace 2015 NSW
- Code of Practice Managing Risks of Hazardous Chemicals in the Workplace 2014 NSW
- Code of Practice Hazardous Manual Tasks 2016 NSW
- Protection of the Environment Operations Act 1997
- Contaminated Land Management Act 1997
- Environmentally Hazardous Chemicals Act 1985
- Waste Avoidance and Resource Recovery Act 2001
- Pesticides Act 1999

In accordance with SafeWork NSW legislation at:
http://www.safework.nsw.gov.au/law-and-policy/legislation-and-codes/codes-of-practice

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Hazardous materials considerations					
Is there a known or suspected presence of hazardous materials in the object/s being conserved or the worksite? Eg.	Not present	Possible	Likely	Known	Risk addressed below? Y/N
Toxic, eg. lead paint, cadmium				X	Y
Asbestos					
Biohazard, eg. mould					
Other, eg. radiation (specify)					

WORK TO BE UNDERTAKEN (also refer to Safe Work Procedures listed below)					
What is the activity?	Who is responsible?	INHERENT RISK *What are the hazards and risks that could occur if controls fail or are not in place?*	RISK RATING	CONTROL MEASURES *How will the hazards and risks be controlled?*	RESIDUAL RISK RATING
1. Working during Covid-19 • Site specific precautions to mitigate the spread of Covid-19 in the workplace • Hand sanitiser and alcohol wipes to be available on site	ICS	• Exposure to virus • Spread or transfer of the virus	3	• Practice good hygiene • Personnel not to attend work if unwell • Cover coughs and sneezes with an elbow or a tissue • Avoid touching the face, eyes, nose and mouth • Wash hands with soap or use hand sanitiser: o prior to entering site o before during and after the completion of a work task o before and after eating o after coughing or sneezing o after going to the toilet	5

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				○ after changing tasks ○ after touch potentially contaminate surfaces • Avoid intentional physical contact i.e. no handshaking, patting backs • Uphold social distancing requirements between personnel and between personnel and public i.e. maintain 1.5m distance as far as reasonably practical • Consider wearing additional PPE such as gloves and/or mask • Clean shared surfaces/tools with alcohol wipes before and after use	
2. Working at height • Client to provide scaffolding from which ICS will undertake work	ICS	• Faulty, incomplete scaffold • Unauthorised modifications • Slips, trips, falls • Uneven surfaces and gaps • Injury to personnel or pedestrians if tools or equipment fall • People working above and below	4	• Refer to E **Lifting and carrying tools and equipment** • Refer to G **Working on scaffold** • Refer to F **Using tools and equipment** • Scaffolding to meet NSW safety regulations and display appropriate tags	6
3. Transport/travel to work site • Packing equipment into vehicle • Driving to job location	ICS	• Injury to pedestrians • Collision with other vehicles	4	• Exercise caution and obey road rules • Take care when approaching site • Use hazard lights and/or indicator when approaching site • Be aware of pedestrians and other vehicles • Park in designated parking spaces	6

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4. Site establishment • Familiarise with site Unload equipment	ICS	• **Refer to C Site establishment / site demobilisation**	4	• **Refer to C Site establishment / site demobilisation** • **Refer to E Lifting and carrying tools and equipment**	6
5. Pre-start meeting / toolbox meeting • Discuss work to be done	ICS project supervisor	• Inadequate personal protective equipment (PPE) • New hazards and risks may be identified	4	• Ensure everyone paying attention • Identify extent of site and work area • Report new hazards/risks and add control measures to SWMS • Ensure SWMS signed off by all staff • Wear appropriate PPE • Define scope of works and aims • Outline site rules, emergency meeting points, first aid and exits • Regular toolbox talks and daily pre-starts • Review appropriate MSDS sheets (i.e. Lead)	6
6. Paint analysis and investigation • Photography and documentation • Record paint layers and colour	ICS	• **Refer to D Working with Lead Paint** • **Refer to E Lifting and carrying tools and equipment** • **Refer to G Working on scaffold** • **Refer to H Flammable fluids** • **Refer to I Electrical equipment**	3	• **Refer to D Working with Lead Paint** • **Refer to E Lifting and carrying tools and equipment** • **Refer to G Working on scaffold** • **Refer to F Using tools and equipment** • **Refer to H Flammable fluids** • **Refer to I Electrical equipment**	5

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7. Surface clean painted surface • Spray water onto the surface to contain friable lead paint • Sponge surface dirt	ICS	• Refer to D Working with Lead Paint • Refer to E Lifting and carrying tools and equipment • Refer to G Working on scaffold • Refer to F Using tools and equipment	4	• Refer to D Working with Lead Paint • Refer to E Lifting and carrying tools and equipment • Refer to G Working on scaffold • Refer to F Using tools and equipment	6
8. Apply surface coating • Apply surface coating to the entirety of the mural surface to consolidate paint	ICS	• Refer to D Working with Lead Paint • Refer to E Lifting and carrying tools and equipment • Refer to G Working on scaffold • Refer to F Using tools and equipment	4	• Refer to D Working with Lead Paint • Refer to E Lifting and carrying tools and equipment • Refer to G Working on scaffold • Refer to F Using tools and equipment	6
9. Site demobilisation / transport from site • Remove hazardous waste from site for proper disposal (sharps, lead contaminated waste, etc) Packing up equipment back into vehicle • Driving from job location	ICS	• Refer to 2 Transport/travel to work site	4	• Refer to 2 Transport/travel to work site	6

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SAFE WORK PROCEDURES					
What is the activity?	Who is responsible?	INHERENT RISK *What are the hazards and risks that could occur if controls fail or are not in place?*	RISK RATING	CONTROL MEASURES *How will the hazards and risks be controlled?*	RESIDUAL RISK RATING
SITE MANAGEMENT/ ENVIRONMENT					
A. Transport/travel to/from work site	ICS	• Injury to pedestrians • Collision with other vehicles	4	• Exercise caution and obey road rules • Take care when approaching site • Use hazard lights and/or indicator when approaching site • Use vehicle layby where appropriate • Where driving onto traffic island is required, have person/s waiting in advance to provide a safe passage for the car to arrive on site	6
B. Site inductions and pre-start meetings	ICS / Principal contractor	• Untrained personnel or personnel not inducted • Inadequate personal protective equipment (PPE) • New hazards and risks may be identified		• Ensure everyone paying attention • Identify extent of site and work area • Report new hazards/risks and add control measures to SWMS • Ensure everyone on site has been inducted • Ensure SWMS signed off by all staff • Wear appropriate PPE • Define scope of works and aims • Outline site rules, emergency meeting points, first aid and exits • Regular toolbox talks and daily pre-starts	

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C. Site establishment / site demobilisation	ICS	• Poorly designed work area • Obstructions and hazards in work area • Slips and trips • Manual handling injury • Unauthorised access by pedestrians and passers-by • Proximity of passing vehicles		• Make sure site is clean and clear before establishment / after demobilization • Establish exclusion zone with barricades/fencing • Secure site to prevent unauthorized access • Use signage where appropriate • Confine equipment and materials within work area • Refer control measures for **Manual Handling** • Be aware of others and vehicles • Make sure site is clean and clear before establishment / after demobilisation • Wear appropriate PPE • Take breaks where appropriate	
D. Working with Lead Paint	ICS	• Proximity of Lead Paint	3	• Remove anything contaminated with Lead paint and dispose of correctly • Refer and review to ICS **MSDS manual** • Wear appropriate PPE • Remove and dispose of any lead contaminated items correctly	5

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MANUAL HANDLING					
E. Lifting and carrying tools and equipment	ICS	• Manual handling injury • Heavy equipment • Damage to equipment • Injure other personnel • Slip, trips • Repetitive strain injury (RSI)	4	• Plan routes and ensure clear pathways • Reduce size of load where possible • Consider multiple person lifts • Use lifting aids if available • Take regular breaks • Wear PPE as required • Use correct lifting techniques: - Bend knees not back - Do not twist whilst carrying load	5
F. Using tools and equipment • Hand tools • Power tools • Heavy equipment	ICS	• Manual handling injury • Over extension • Cuts and abrasions • Damage equipment • Injure other personnel • Repetitive strain injury (RSI) • Dust and particulate matter • Noise	3	• Visually inspect tools before use and check in serviceable condition • Adjust position or modify tool for difficult and hard to reach areas • Due care with sharp tools • Dispose of sharps and used materials appropriately • First aid kit readily available • Minimise repetitive tasks and use task variation where repetitive work is required • Take regular breaks • Wear appropriate PPE	5

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WORKING AT HEIGHT					
G. Working on scaffold	ICS	• Faulty, incomplete scaffold • Unauthorised modifications • Slips, trips, falls • Uneven surfaces and gaps • Injury to personnel if tools or equipment fall • People working above and below	4	• Visually inspect scaffold before use, check tag is current • No unauthorised modifications to the scaffold • Avoid working directly above or below others • Communicate with others • Wear appropriate PPE • Be aware of uneven ground and gaps • Secure equipment and materials in containers, keep away from edges	5
DANGEROUS AND HAZARDOUS MATERIALS & EQUIPMENT					
H. Flammable fluids • Solvents		• Injuries due to exposure (inhalation, ingestion, skin contact) • Ignition or combustion • Unlabelled containers • Spills or uncontrolled run-off • Hazardous vapours		• MSDS to be available on site, read MSDS before use • Use appropriate PPE as listed in MSDS • Advise others of solvent use • No open flames • Label all containers • Use lids on containers to minimize risk of spills • Minimise use of solvents and prevent liquid run-off by applying small amounts at a time • Have spill kit readily available • Store in secure location when not in use • Work in ventilated area	

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				• Dispose of contaminated waste and used materials appropriately	
I. Electrical equipment • Power tools • Electrical leads	ICS	• Electrocution	3	• Visually inspect before use, ensure tagged and in serviceable condition • Keep elevated and away from water • Use hooks where extension leads are required • Use splitter box and earth leakage protection	5

Emergency controls for dealing with fires, spills or exposure to hazardous substances and/or emergency shutdown procedures

In case of emergency
- Check the site folder for emergency contact details.
- Contact Managing Director or Operations Manager or relevant service if urgent (eg. police, ambulance, fire brigade).
- Complete ICS Incident / Hazard / Injury form.

Implementation of additional risk controls if required

Additional risk controls needed	Resources required	Responsible person	Date of implementation	Signature of staff implementing

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Equipment supplied by ICS		
Non-powered equipment	**Details**	**WHS safety compliance (is a WHS check necessary?)**
PPE	• Steel cap boots • Gloves • Eye protection • Hi-Visibility vest • 3M mask with combination filters Hearing protection	Visual check prior to use.
First Aid kit	• First Aid kit, full and weather-proof	Visual check prior to use.
Hazardous goods	• White spirits • Ethanol • Westox RAP Adhesive	• All containers labelled. • Copies of MSDS onsite. • Hazards and control measures identified above. • Spill Kit available near by
Hand Tools	• Miscellaneous hand tools	• Visual check prior to use. • Experienced personnel to use materials and equipment
Powered equipment	**Details**	**WHS safety compliance (is a WHS check necessary?)**
Camera chargers		Tested with inspection tag attached.

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Training Register				
Employee name	Task/ qualifications required	Card/Reg No	Date of course	Expiry
Oliver Hull	WH&S White Card	CGI100579241SEQ 1	28/02/2007	
	Working Safely at Heights Accreditation – State NSW	1819238-6532-1136241	9/05/2014	
Claire Heasman	WH&S White Card	CG10215285SEQ01	19/06/2012	
	Working Safely at Heights Accreditation – State NSW	1819102-6532-1004866	09/05/2014	

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SWMS sign-off		
Staff working on this project	**Signature of staff working on this project***	**Date staff read this SWMS**
Claire Heasman		12/10/2020
Oliver Hull		12/10/2020

*** By signing this document, personnel declare that they have read and understood the SWMS activities outlined in this document**

7.4 Certificate of Completion

WORK COMPLETION CERTIFICATE

Bushell's Tea Sign, 68 Railway Street, Woy Woy (ICS Job Number 17132C)

This is to certify that International Conservation Services (ICS) has successfully completed in-situ conservation of the Bushell's Tea sign at 68 Railway Street, Woy Woy.

CONTRACTOR INFORMATION
International Conservation Services
53 Victoria Avenue Chatswood NSW 2067 Australia
(02) 9417 3311,
ics@icsconservation.com

PROJECT NAME
In-situ preventative conservation of the Bushell's Tea sign at 68 Railway Street, Woy Woy

PROJECT DESCRIPTION
- Clean
- Consolidate
- Apply protective coating
- Provide advice on protective covering throughout building works

WORK PERIOD
12-13 October 2020

Regard

Julian Bickersteth
International Conservation Services
Chief Executive Officer

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- Consolidate
- Protective coating
- Advice on protective covering throughout building works

WORK PERIOD
12-13 October 2020

Regards,

Julian Bickersteth
International Conservation Service
Chief Executive Officer

Michael Leavey Consulting
Planning & Development Services
ABN 63 279 339 494

Additional Information
DA59637/2020
68 Railway Street, Woy Woy

The following additional information is provided in response to Council's letter of 2 November 2020.

1. Stratum Subdivision

The primary reasons for submitting the proposal as a stratum subdivision are the mixed-use nature of the approved development and also the overhangs between different building elements that do not allow a more traditional form of Torrens subdivision.

The use of stratum subdivision is normally associated with mixed uses in an attached development, and is designed to accommodate the different and at times conflicting needs of the various occupants in a mixed use development. The NSW Registrar General's Guidelines for stratum subdivision recognise this, and also acknowledge that stratum subdivision of a building is not limited to large inner city office towers, and it may also be utilised by small land owners.

In the case of 68 Railway Street, the approved development is in effect a single development comprising both commercial and residential uses, and with the commercial component also being a heritage item undergoing restoration and conservation works. There are different operational and maintenance requirements between the approved commercial and residential uses on the site, including heritage maintenance obligations, and the use of stratum subdivision will ensure that the different operational and maintenance responsibilities between the commercial and residential uses remain clear and independent of each other.

The use of stratum subdivision will enable a better identification of responsibilities for the future heritage management of the site, with responsibility for the ongoing conservation and maintenance of the heritage item more appropriately resting with the owner of that building, as a single point of contact, rather than with a strata body covering both heritage and non-heritage buildings. Stratum subdivision would also assist Council to better identify the mapped heritage listing applying to part of the site, which could not be achieved through a strata subdivision approach.

In support of the stratum subdivision between the 2 residential units, this will provide a consistent approach to the subdivision and titling of the site as a whole, rather than having a different type of subdivision then again for just the residential component, and the subdivision of the residential units in this way would be consistent with Council's intended

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planning approach under the draft Central Coast LEP 2018, which intends to allow the Torrens subdivision of dual occupancy dwellings below the minimum lot size in some circumstances. There is an overhang at the first level between the 2 residential units which preclude standard Torrens subdivision, and the use of a stratum subdivision will be consistent with the subdivision of the development as a whole, will be consistent with Council's intended planning approach to allow the Torrens subdivision of dual occupancy units and will result in no different impacts compared to a strata subdivision of the units, which would also be permissible.

For these reasons the applicant seeks a stratum subdivision of the development as a whole, and the proposed subdivision will not result in any external changes to the already approved development and will not result in any external impacts for neighbouring properties compared to other forms of subdivision.

The applicant is not intending to prepare a Building Management Statement, due to the layout and separate access provided to each of the proposed lots. The NSW Registrar General's Guidelines for stratum subdivision identifies that s.196D of the *Conveyancing Act, 1919* provides that a Building Management Statement *may* be prepared for a stratum subdivision, and this is typically where there is shared use or shared access within internal building areas, and where corresponding management measures are required. In the case of 68 Railway Street, there is no shared use of internal building areas and separate pedestrian and vehicular access is provided to each of the lots.

2. Engineering

Amendments have been made to the plan of subdivision , and additional information is provided in response to the engineering raised by Council, as addressed below:

a) Easements to drain water for interallotment drainage purposes are shown on the updated stratum subdivision plans, and will extend over all stormwater pipelines as approved.
b) The proposed easement to drain water extends over the full width of the rear driveway/ access areas, and including the location of the secondary flow path as approved. A restriction as to user has also been included in the draft s.88B Instrument.
c) A restriction as to user and positive covenant has been provided in the draft s.88B Instrument addressing the nutrient control system, which will be in accordance with the approved engineering drawings.
d) The stratum subdivision plans have been updated to include reduced levels to AHD, where as available, as some ceilings are yet to be completed.
e) Reciprocal easements for maintenance and repair are shown on the updated stratum subdivision plans.
f) Reciprocal easements for support are shown on the updated stratum subdivision plans.
g) The applicant confirms that guttering will not be continuous, and there will be small gaps between the guttering between the residential units.

We trust the additional information addresses the matters raised by Council, and if any further information is required please contact me on 0449 536 694.

Michael Leavey
Michael Leavey Consulting

21 December 2020

Attachments
A – Updated Stratum Subdivision Plan showing levels and easements
B – Proposed s.88B Instrument