



- REVIEW OF ENVIRONMENTAL FACTORS -
for a single storey modular classroom building at



ORANGE ANGLICAN GRAMMAR SCHOOL

On behalf of

The Anglican Schools Corporation

By

INGHAM PLANNING Pty Ltd
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SIGNED CERTIFICATION

This Review of Environmental Factors (REF) has been prepared in accordance with the NSW Code of Practice for Part 5 Activities for registered non-government schools dated August 2017.

Environmental Assessment prepared by:

Name(s): David Winley (Director)
Master of Urban and Regional Planning (Sydney University)
Registered Planner (Planning Institute of Australia)

Address: Ingham Planning Pty Ltd
PO Box 251
Artarmon NSW 1570

On behalf of: Anglican Schools Corporation

Applicant and Land Details

Applicant: Anglican Schools Corporation

Applicant Address: c/- Ingham Planning Pty Ltd
PO Box 251 Artarmon NSW 1570

Land to be developed: 7 Murphy Lane, ORANGE
known as Orange Anglican Grammar School

Project: Single Storey Modular Classroom Building

Declaration

I certify that that I have prepared the contents of this REF and, to the best of my knowledge, it is in accordance with the Code approved under Clause 244N of the Environmental Planning and Assessment Regulation 2000, and the information it contains is neither false nor misleading.

Name:



David Winley MURP (Syd) RPIA

Director



Date: 3rd September 2021

1.1 Background

This Review of Environmental Factors (REF) has been prepared by Ingham Planning Pty Ltd on behalf of The Anglican Schools Corporation for the proposed activity being the construction of a new single storey modular classroom building at Orange Anglican College. The proposed activity is described in detail in Section 2 and illustrated in the detailed drawings attached as **Appendix A**.

This report examines the characteristics of the subject property, the nature of the surrounding locality, the zoning of the property and details of the proposed school building. The report then provides a review of the environmental factors of the proposal in terms of impacts of the activity, the zoning of the land and consideration of environmental matters relevant to the activity as required by Part 5 of the Environmental Planning and Assessment Act 1979 (as amended).

1.2 Proponent

The proponent of the proposed works is the Anglican Schools Corporation who governs the operation of Orange Anglican College.

1.3 Determining Authority

Under the provisions of the EP&A Act and Regulations and the Education SEPP, registered non-government schools are deemed to be a "determining authority" for Part 5 "*development without consent*" within the boundaries of an existing school.

Orange Anglican College is a registered non-government school (RNS) within the meaning of the Education Act 1990. The Anglican Schools Corporation governs the operation the school. Therefore, for the purposes of the proposed activity, TASC is the determining authority.

1.4 Purpose of the Report

The purpose of this REF is to assist ASC to fulfil its obligations as a determining authority for the proposed activity in accordance with Part 5 of the EP& A Act and the NSW Code of Practice for Part 5 Activities for registered non-government schools dated August 2017.

2

Subject Site and Location

2.1 Existing School

Orange Anglican Grammar School (OAGS), established in 2007, is a co-educational day school in the Anglican tradition. The school currently caters for students from transition (4 year olds) to Year 12.

Orange Anglican Grammar School aims to provide a high quality education in a caring Christian environment and is committed to providing quality school facilities for its students. Facilities provided are comparable to those provided in newly built State schools but tailored to suit the schools own particular teaching philosophies.

The proposed works on the subject land are designed to provide improved and enhanced educational facilities for a modern curriculum for the existing school enrolment and enhance and improve the use of the land for educational purposes.

2.2 Location of School

The subject property is known as Orange Anglican College at 7 Murphy Lane, Orange. (see **Figure 1 - Location**). The school owned land has a frontage to Murphy Lane and Hewitt Close and is located approximately 200 m north west of the intersection of the Mitchell Highway with the Northern Distributor Road. The site is approximately 3.5 km north-west of the Orange CBD.

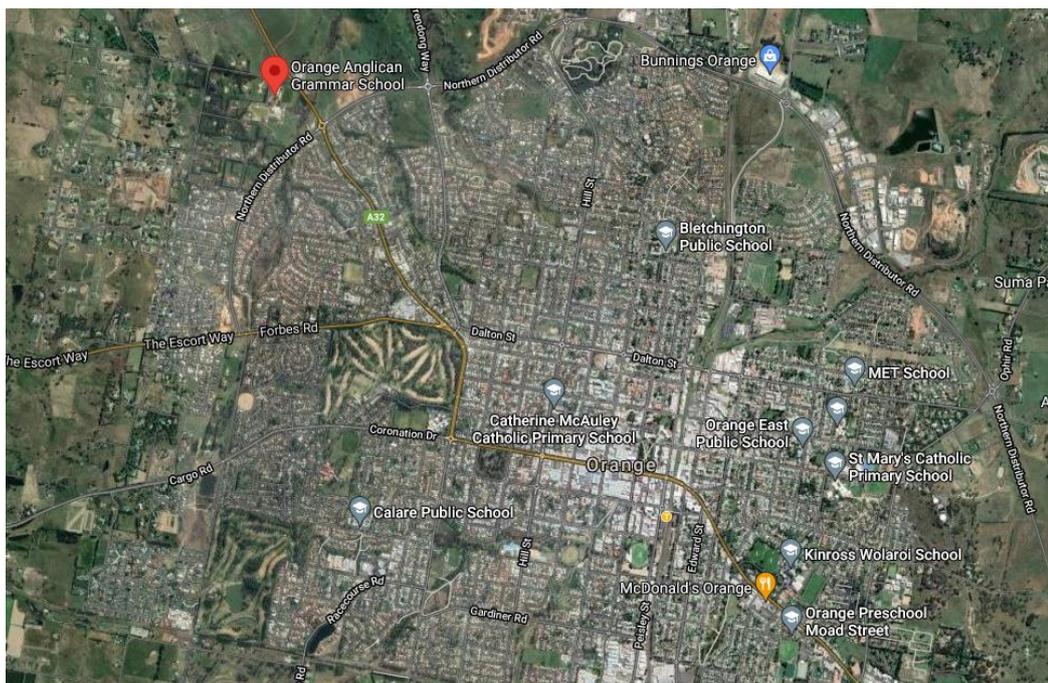


Figure 1 – Location of Orange Anglican Grammar School

2.1 Subject site and location of proposed activity

The subject land comprises land known as Orange Anglican Grammar School (located at 415 Mitchell Highway and 7 Murphy Lane Orange) as shown in Figure 2 below. The school also owns adjoining parcels of land at 48 Hewitt Close (Lot 71 DP 1004166) and 38 Hewitt Close (Lot 103 DP 1178849 (see **Figure 2 – The Site**)



Photo 1 Aerial View of Orange Anglican Grammar School

No.48 Hewitt Close (Lot 71) immediately adjoins the existing school property to the south and has a site area of around 2.64 ha. The property comprises a dwelling house well setback from Hewitt Close currently leased to school staff.

No. 38 Hewitt Close (Lot 103) adjoins No. 48 and is located on the opposite side of Hewitt Close to the school and has a site area of around 1.57 ha. The property is currently vacant land and has a line of trees that act as a physical and visual buffer from residential properties further to the west of the school owned land.



Figure 2- Existing School and adjoining school owned properties

It is noted that the proposed modular classroom building lies immediately adjacent to an area of the school site that has been approved for a new Agricultural Learning Centre (DA 18/2021). The environmental impacts of new school development have been recently considered and approved by Council in this area of the site. It is also noted that Orange Council have recently issued a tree removal permit (see **Appendix B**) to accommodate the construction of a new classroom building in this locality. The new modular building will be setback around 20 metres from the closest boundary as approved under the boundary adjustment undertaken as part of the new agricultural centre building Council approval. The registration of DP1276846 has been lodged with NSW Land Registry Services.

3

Proposed Activity

3.1 Summary of Activity

The proposed activity is for the construction of a single storey modular classroom building within the existing school property at the rear of the main school campus buildings. The proposed activity is described in detail in Section 2.3 and illustrated in the detailed drawings attached as **Appendix A**.

3.3 Description of the Activity

The proposal comprises a new single storey modular classroom building (comprising 2 general learning areas) fitted out with interactive whiteboards, air conditioning, electrical and data provisions, LED lighting and floor carpet tiles. Toilet facilities are also proposed adjacent to the western edge of the classroom modular building. The building will be serviced by a covered verandah and connecting concrete pathway to the main school campus.

The proposed works are illustrated in the detailed drawings attached as **Appendix A**.

The single storey building is located central to the site and well setback and screened from surrounding public roads by existing school development.

The proposed modular classroom building is located in an area that requires the removal of approximately 3 trees which are located within a grove of planted trees between the existing school buildings and the proposed new Agricultural Learning Centre. A Tree Removal Permit has been issued by Orange City Council for the removal of these trees to accommodate the new classroom building within the school grounds. (see **Appendix B**).

There are no changes proposed to vehicle access or approved traffic arrangements to the school site.

Student/Staff/Personnel

The modular classroom building will accommodate additional space for the teaching of students on the subject site. The number of student and staff at the school will not be greater than 10% (compared with the average of each of those numbers for the 12-month period immediately before the commencement of the development).

Personnel onsite during construction is anticipated to be 6-8 people including Site supervisor, architect and engineering consultants and individual contractors.

Timing

The construction period is intended to commence at the end of September/early October 2021 and extend for a works period of between 4-6 weeks (weather permitting)

Construction Hours of Operation

Construction activities will adhere to the requirements of the Interim Noise Guidelines (DECC 2009) and the NSW Industrial Noise Policy (EPA, 2000) being

Monday – Friday: 7am - 5pm
Saturday: 8am - 1pm

Plant and Equipment

Construction plant and equipment anticipated to be required include a convoy of flat bed trucks, 65 T crane, various utes and support vehicles along with various trade deliveries.

4

Planning Legislation

4.1 Education SEPP and Part 5 of Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (the Education SEPP) gazetted in September 2017 has provisions that are stated as making it easier for child-care providers, schools, TAFEs and universities to build new facilities and improve existing ones by streamlining approval processes to save time and money and deliver greater consistency across NSW.

Clause 36 of the Education SEPP sets out the range of activities that can be undertaken by Government schools and registered non-government schools under the "development without consent" pathway under the Environmental Planning and Assessment Act 1979.

Clause 36(1) states that:

(1) Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school:

- (a) construction, operation or maintenance, more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, of...*
- (ii) a portable classroom (including a modular or prefabricated classroom) that is not more than 1 storey high, or*

The proposal comprises a single storey modular classroom building within an existing school that is setback well over 20 metres from the closest boundary and includes general learning areas for school students.

Clause 36(2) states that:

(2) However, subclause (1) applies only to development that:

- (a) does not require an alteration of traffic arrangements (for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school), or*
- (b) in the case of development referred to in subclause (1) (a)—does not allow for an increase in:
 - (i) the number of students the school can accommodate, or*
 - (ii) the number of staff employed at the school, that is greater than 10% (compared with the average of each of those numbers for the 12-month period immediately before the commencement of the development).**

The proposed works do not require any new vehicular access point to the school or change the location of any existing vehicular access points. There is no alteration to transport or traffic arrangements associated with the new classroom building.

The modular classroom building will accommodate additional space for the teaching of students on the subject site. There is no increase to the existing school student and staff numbers proposed with these works.

Clause 36(3) states that:

(3) Nothing in this clause authorises the carrying out of development in contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.

The proposed works will not contravene any existing condition of development consent relating to the school site. The new building is in a vacant underutilised location within the existing school grounds and maintains existing hours of operation,

noise, car parking, vehicular movement, traffic generation, loading, waste management and landscaping as provided for the current school operations under the existing development consent.

4.2 NSW Code of Practice for Part 5 Activities for Registered Non-government Schools (RNS).

The NSW Code of Practice for Part 5 Activities for Registered Non-government Schools (RNS) is an approved code under Clause 244N of the Environmental Planning and Assessment Regulation 2000. Compliance with the Code is required for an RNS who intends to undertake any activities identified as 'development without consent' under the Education SEPP. The assessment process of Section 3 of the Code has been followed in regard to the proposed activity.

In accordance with the NSW Code of Practice for Part 5 activities for Non-government schools, the proposed works are deemed to be Class 1 works which is school development with relatively minor environmental impacts and include the following:

Minor School Development works

Minor School works include minor alterations to school buildings and structures; internal works; fitouts; accessibility works; restoration, replacement and repair works; and security measures such as fencing. These works still require an REF, however, require a less detailed assessment given the likely minimal environmental impact. Due to their minor nature, these works will not require the same level of consultation than other school development works.

Minor Class 1 works require RNSs to place the REF on their website to make the proposal and relevant parts of the assessment publicly available.

Other School Development works

Other School works include construction, operation or maintenance of school buildings and additions to existing buildings, particularly those that are close to residential boundaries, located within bushfire zones or affecting heritage items.

It is likely that the REF for these developments will require more detailed assessment than for minor developments to determine the likely impacts of the activity and whether suitable conditions are proposed to mitigate any impacts on the environment or surrounding locality.

These works will require consultation as set out in Section 3.3.3 of the Code.

The proposed activity is considered to be Part 5 "*development without consent*" under the provisions of State Environmental Planning Policy (Educational Establishments and Child Care Centre (the Education SEPP).

The legislative and environmental triggers identified in the Code have been considered in Section 3.3 and Section 4 of this REF.

The planning principles for schools in the Education SEPP are reproduced in **Appendix C** of the REF and have been used as a reference tool in assessing the proposed activity.

4.3 Orange Local Environmental Plan 2011

The relevant environmental planning instrument is the Orange Local Environmental Plan 2011. The subject land is zoned R5 Large Lot Residential pursuant to the provisions of Orange Local Environmental Plan 2011. The land use table is provided below and zoning of land illustrated in **Figure 3 – Zoning**.

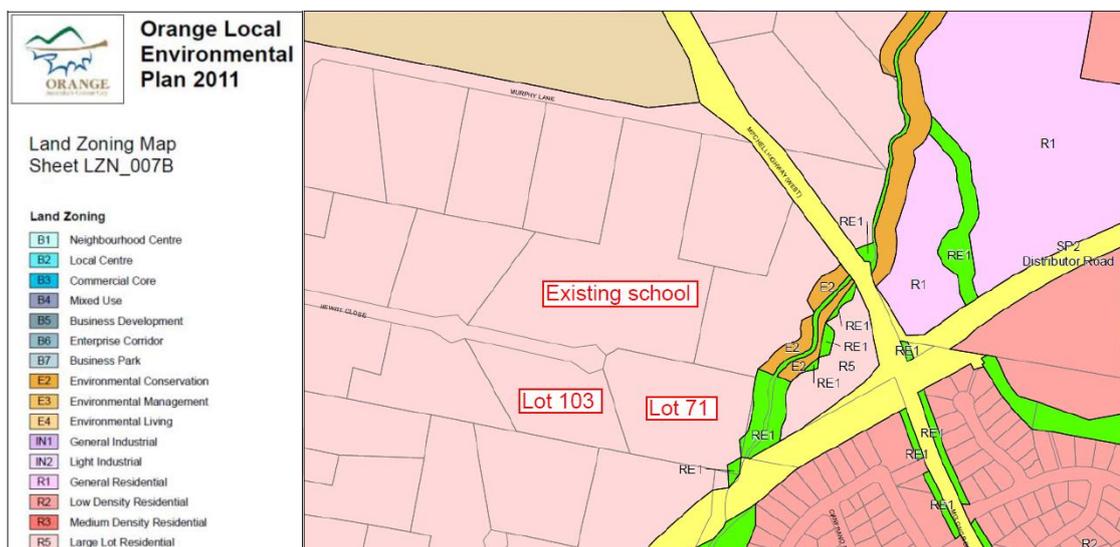


Figure 3 - Extract of Zoning Map (Orange LEP 2011)

Zone R5 Large Lot Residential

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To provide for student housing in close proximity to the Charles Sturt University.
- To ensure development is ordered in such a way as to maximise public transport patronage, and encourage walking and cycling, in close proximity to settlement.
- To ensure development along the Southern Link Road has an alternative access.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations

3 Permitted with consent

Animal boarding or training establishments; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Crematoria; Dwelling houses;

Environmental facilities; Exhibition homes; Home businesses; Home industries; Information and education facilities; Kiosks; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Tank-based aquaculture; Veterinary hospitals; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

“Educational establishments” are a permissible use in all residential zones throughout NSW subject to the provisions of the Educational Establishment and Child Care Centre SEPP (ESEPP). The proposed educational use of the land for the teaching of agriculture is a permissible use.

The proposed single storey classroom building is permissible within the zone and consistent with the character of development on the site. The activity will allow for the orderly and efficient use of land that is compatible with the existing land use within the locality.

4.4 Other Statutory and Planning Approval Requirements

Appendix D outlines the statutory and planning approval requirements of the activity and outlines the legislation that may be applicable to the development.

The proposed activity is not likely to have a significant impact on matters of National Environmental Significance (NES) or Commonwealth land, and therefore does not require a referral under the Commonwealth EPBC Act.

The proposed activity is not likely to significantly affect the environment or threatened species, populations or ecological communities, or their habitats. No Species Impact Statement is required.

Environmental considerations under Section 111 of the E.P & A Act 1979 are addressed in the following section of the report and in **Appendix E**.

Section 100B (3) of the [Rural Fires Act 1997](#) requires a person to obtain a bush fire safety authority (BFSa) under that Act before developing bush fire prone land for a special fire protection purpose such as a school. The subject land is not identified as bushfire prone land.

5.1 Impacts of the Activity

In terms of the assessment of environmental impact of the proposed works, when assessing a Part 5 activity, a registered non-government school must fulfil its duty under Section 111, 112 of the EP& A Act and 228 of the Environmental Planning and Assessment Regulation 2000.

[Section 111\(1\) of the EP&A Act](#)

Section 111(1) of the EP& A Act requires that for the purpose of attaining the objects of this Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed activity. These matters have been considered in **Appendix E**.

It is noted that the regulations also may make provision for an approved code to address the matters referred to in Section 111. This Review of Environmental Factors has been prepared in accordance with the Code approved under Clause 244N of the Environmental Planning and Assessment Regulation 2000.

Section 112 of the EP & A Act provides that where an activity is a prescribed activity or an activity of a prescribed kind or is likely to significantly affect the environment then an environmental impact statement (EIS) is to be prepared. The proposed activity does not trigger any of the above requirements and as such Section 112 provisions do not apply.

[Clause 228\(2\) of the EP&A Regulation](#)

An assessment of various environmental and legislative triggers and the environmental factors provided in Clause 228(2) have been considered in the assessment process with key environmental issues identified in this report.

a. any environmental impact on a community,

Comment: The works will have a temporary impact during construction but minimal environmental impact on the surrounding community overall. It will assist the school community in the ongoing operations of the school.

b. any transformation of a locality,

Comment: The proposal will not significantly transform the locality. It will be a low scale addition to the classroom facilities of the existing school.

c. any environmental impact on the ecosystems of the locality,

Comment: The proposal will not have any significant environmental impact on ecosystems.

d. any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality,

- Comment:** The proposal will maintain the aesthetic quality of the educational establishment in the locality. There will be not reduction in the recreational, scientific or other environmental quality or value of the locality.
- e. *any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations,*
Comment: No significant impact
- f. *any impact on the habitat of protected fauna (within the meaning of the National Parks and Wildlife Act (1974),*
Comment: No impact
- g. *any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air,*
Comment: No impact
- h. *any long-term effects on the environment,*
Comment: No long term effect
- i. *any degradation of the quality of the environment,*
Comment: The proposal will have minor impact during construction but will not degrade the quality of the environment
- j. *any risk to the safety of the environment,*
Comment: The proposal will operate as part of the existing school environment. Minor temporary risk to safety during construction that will be addressed in Construction Environmental Management Plan.
- k. *any reduction in the range of beneficial uses of the environment,*
Comment: No reduction in beneficial uses of the environment. The proposal provides a positive use of underutilised land within the existing school site.
- l. *any pollution of the environment,*
Comment: Minimal pollution during construction period. The proposal will not create any significant pollution to the environment
- m. *any environmental problems associated with the disposal of waste,*
Comment: Nil expected. Waste management will be undertaken in accordance with existing school waste operations. Construction waste will be dealt with in accordance with a Construction Environmental Management Plan.
- n. *any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply,*
Comment: The proposal will not create any significant demand of resources in short supply
- o. *any cumulative environmental effect with other existing or likely future activities,*
Comment: There is no significant cumulative effect on existing or likely future activities. The proposal provides efficient use of existing school land for classroom purposes.
- p. *any impact on coastal processes and coastal hazards, including those under projected climate change conditions.*
Comment: No impact on coastal processes or hazards.

5.2 Other Environmental Considerations

A Section 10.7 Certificate has been provided by the project co-ordinator for the existing school site known as Orange Anglican Grammar School at 7 Murphy Lane, Orange. It is noted that the school land is not affected by bushfire prone land and the school land is not flood affected. There is no critical habitat on the site and the site is not land to which a property vegetation plan under the native Vegetation act 2003 applies.

It is noted that the proposed modular classroom building lies immediately adjacent to an area of the school site that has been recently approved for a new Agricultural Learning Centre (DA 18/2021). The environmental impacts of new school development in this area of the site have been recently considered and approved by Council.

It is also noted that Orange Council have recently issued a tree removal permit (see **Appendix B**) to accommodate the construction of a new classroom building in this locality. The new modular building will be setback around 20 metres from the closest boundary approved by Council as part of a boundary adjustment undertaken with the new agricultural centre building approval.

5.2.1 Context and setting

The impact of the proposed works on the surrounding natural and built environment will be minimal. It is considered that the proposed use is entirely consistent with the location of the site and the context and setting of the locality. The existing school has been important social infrastructure in the Greater Orange region and the proposed works form a logical enhancement on the school curriculum and facilities.

The proposed single storey built form relates well to the topography of the land.

The landscape setting of the site will be maintained with appropriate setbacks and landscaped areas.

5.2.2 Traffic and Carparking

The proposed development maintains existing approved carparking on the subject site which meets the requirement for the existing school population.

There are no additional students proposed with this application and no increase to existing traffic or carparking requirements for the school.

The access arrangements to the site also remain unchanged. There is no additional or new access proposed from Hewitt Close.

5.2.3 Accessibility

The proposed works will maintain appropriate access to the educational establishment. Sufficient access is provided for a range of persons and the proposal will satisfy the obligations of school development with respect to the Disability Discrimination Act.

5.2.4 Other matters

The impact of the activity on the surrounding natural and built environment will be minimal. It is considered that the proposed school building will sit comfortably within the grounds of the subject property and will provide an overall appearance that is consistent with and complements the character of the locality.

Environmental Protection

- ❖ No significant filling of land is required as a result of this development.
- ❖ Existing site characteristics will be maintained.
- ❖ 3 trees required to be removed have been addressed in the Tree Removal Permit
- ❖ The site has no heritage significance
- ❖ The proposal will not give rise to any form of pollution.
- ❖ The proposal will not be affected by traffic noise.

Services

- ❖ The site is already serviced by water, electricity, telephone, gas and connected to sewerage.

Special Considerations

- ❖ The proposal will create no overshadowing of surrounding residential property.
- ❖ The proposal will result in a no increase in students or staff.
- ❖ There will be no changes to access and traffic arrangements. The proposal is not a significant traffic generating development.

5.2.5 Public Consultation

In accordance with the provisions of the Education and NSW Code of Practice for Part 5 Activities for Non-government schools prepared by NSW Planning & Environment, the Anglican Schools Corporation undertook public consultation in the form of writing to the Local Council and the owners of neighbouring properties to the school including a description of the works and copy of the proposed plan. Submissions were invited during a period of 21 business days between 23rd July and 23rd August 2021.

There were no submissions received during the public consultation period.

In accordance with the NSW Code of Practice for Part 5 Activities for Non-government the registered non-government school (RNS) will notify Orange City Council of its intention to proceed with the development and when commencement of works will start on the school land. The Decision Statement made by the RNS for the proposed activity will also be made available on the RNS's website prior to the commencement of the activity.

6

Mitigation Measures and Implementation

Following review of the environmental issues and impacts on the locality, this section of the REF provides details and overview of the potential environmental impacts during the construction and operational phase of the works and mitigation measures recommended for the proposed activity. These matters are provided in a table in **Appendix F – Mitigation Measures.**

The significance criteria for impacts is described below:

- *Adverse Impact* - Impact is a major problem. The impacts of the project are likely to be important considerations due to extensive disturbance resulting in adverse environmental impacts. These impacts are of concern to the project, as it is expected that there will be permanent changes to the local topography. Depending upon the relative importance attached to the issue during the decision-making process, mitigation measures and detailed design work will not remove the impacts upon the affected project infrastructure. Residual impacts would predominate.
- *Moderate Impact* - Impact is considered to be moderate. The impacts within the project area are likely to result in significant changes to features of the local environment. These impacts represent issues where adverse outcomes would be experienced but mitigation measures and detailed design work can ameliorate some of the consequences upon affected infrastructure. Some residual impacts would still arise.
- *Low Impact* - Impact recognisable but acceptable. These impacts are likely to be important only on a local scale and are unlikely to be of significant importance in the decision-making process. These impacts are generally of relevance for enhancing the subsequent design of the project and in the consideration of mitigation measures.
- *Negligible* - Minimal change. No impacts or those which are beneath levels of perception within normal bounds or variation or within the margin of forecasting error.

In accordance with the implementation procedures outlined in the Code, the mitigation measures include a requirement that building works cannot be commenced unless they have been certified in accordance with the National Construction Code (NCC) by a suitably qualified person demonstrating compliance with the technical provisions of the State's building laws.

It is also a requirement that a Construction Environmental Management Plan (CEMP) will be prepared addressing erosion and sediment control, waste management measures, access routes for construction vehicles, site entry and exit points and the like.

7

Conclusion

Having inspected the subject site and the surrounding locality, we are of the opinion that the proposed activity represents an appropriate and positive use of the land.

The proposed activity will not significantly affect the environment or threatened species, populations or ecological communities, or their habitats. The proposal does not require the preparation of an Environmental Impact Statement or a Species Impact Statement.

The proposed activity is not likely to have a significant impact of matters of National Environmental Significance (NES) or Commonwealth land, and therefore does not require a referral under the Commonwealth EPBC Act.

The proposed activity will result in the further development of a quality educational establishment with minimal impact on the amenity of adjoining properties and the existing character of the area. The works are considered appropriate following this review of environmental factors.

Appendix A

Reduced Set of Drawings

Sanitary Facilities

ABCB National Construction Code Calculator

Building address: Address Line 1, Address Line 2, City, State, Postcode

Building classification: Class 9a - schools

Building Design, Occupancy, Use Group	Class	Required sanitary facilities	Notes for the selected building class
Male	22	WC	See P2.3.1 for more information
Female	22	WC	See P2.3.1 for more information
Male	22	WC	See P2.3.1 for more information
Female	22	WC	See P2.3.1 for more information

Calculating the required number of accessible and ambulant unisex sanitary facilities

NOTE: ACCESSIBLE UNISEX SANITARY COMPARTMENT: These consist of 12.5% of the total number of sanitary compartments. The design of the accessible sanitary facility must comply with AS 1924.1. Refer to P2.3.1 for more information on accessible sanitary facilities.

NOTE: AMBulant UNISEX SANITARY COMPARTMENT: Due to the minimum value of 12.5% of the total number of sanitary compartments, the number of ambulant sanitary compartments can be calculated. The calculator is rounded up to the nearest whole number.

NOTE: ACCESSIBLE ADULT CHANGE FACILITIES: The use of the calculator is based on the assumption that the building is a school. Refer to P2.3.1 for more information.

STUDENT NUMBERS - 2021

	TOTAL	MALE	FEMALE
JUNIOR SCHOOL (K-6) TOTAL	446	223	223
SENIOR SCHOOL (7-12) TOTAL	498	248	248
TOTAL	498	248	248

STAFF NUMBERS - 2021

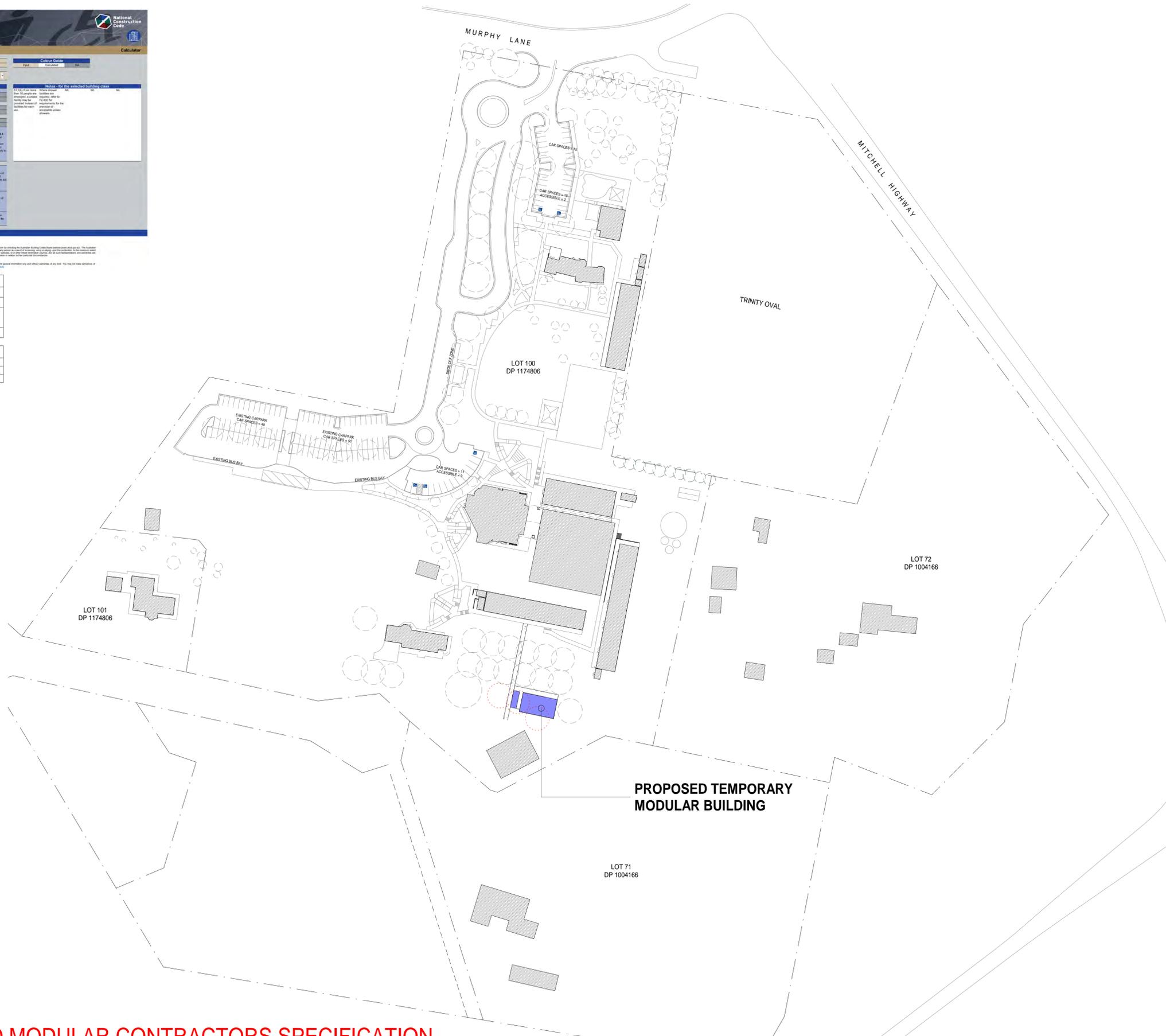
	TOTAL	MALE	FEMALE
STAFF (K-12)	49	17	32

EXISTING PARKING NUMBERS

CAR PARKING SPACES	132
ACCESSIBLE PARKING SPACES	5

EXISTING TOILET NUMBERS

FEMALE CUBICLES (K-12)	12
FEMALE WASH BASINS (K-12)	11
MALE CUBICLES (K-12)	13
MALE URINALS (K-12)	7
MALE WASH BASIN (K-12)	14
ACCESSIBLE UNISEX WC (K-12)	5 UNISEX
MALE STAFF WASH BASIN (K-12)	1
FEMALE STAFF WASH BASIN (K-12)	3
FEMALE STAFF WASH BASIN (K-12)	3



PART 5 APPLICATION
MASTER SITE PLAN TO MODULAR CONTRACTORS SPECIFICATION



CAPITAL WORKS AND ASSET MANAGEMENT
 LEVEL 3 8 WOODVILLE STREET, HURSTVILLE NSW 2220
 P.O BOX 465, HURSTVILLE BC NSW 1481
 ABN 63 544 529 806

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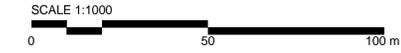
NOTES:
 - ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER BEFORE COMMENCING WORK
 - ALL WORKS MUST COMPLY WITH RELEVANT AUSTRALIAN BUILDING CODES AND AUSTRALIAN STANDARDS
 - FINISHED FLOOR LEVEL REFERS TO INTERNAL FINISHED CONCRETE LEVEL
 - WRITTEN DIMENSIONS TAKE PRECEDENCE TO SCALE

PROPOSED TEMPORARY MODULAR - PART 5

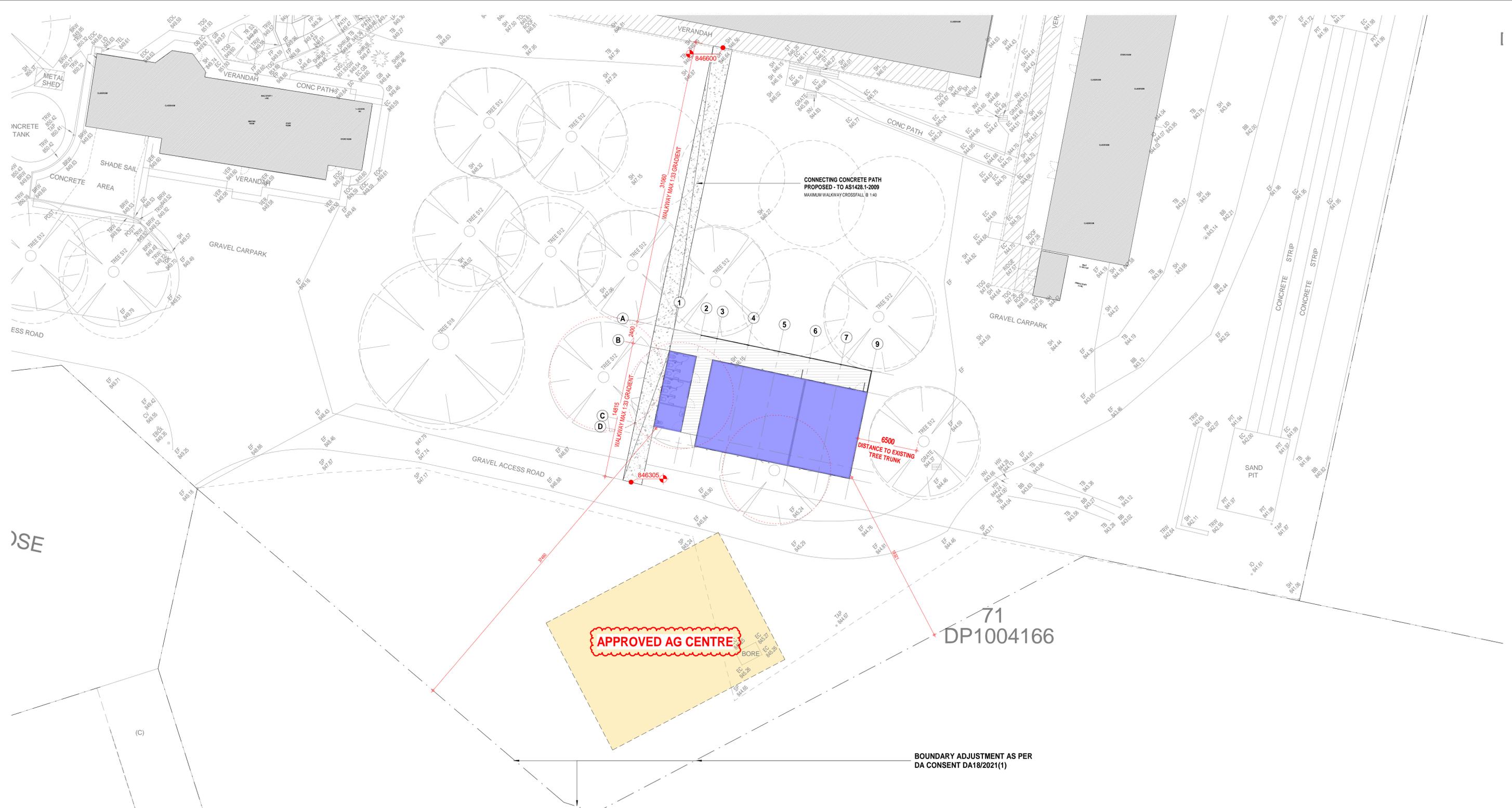
CLIENT
 THE ANGLICAN SCHOOL CORPORATION

ADDRESS
 7 MURPHY LANE, ORANGE NSW 2800

ISSUE	DESCRIPTION	DATE
A	TEMPORARY MODULAR - PART 5	15.03.21
B	ISSUED FOR REVIEW AND COMMENT	20.04.21
C	AMENDED POSITION PER TREE REMOVAL APPLICATION	08.06.21
D	ISSUED FOR PART 5 APPLICATION - REVIEW	05.07.21



STATUS		PART 5 APPLICATION			
DESCRIPTION	PROPOSED TEMPORARY MODULAR - PART 5				
DRAWN	JS	DRAWING No.	REVISION		
DATE	05.07.21	PRT5-01	D		
SCALE	As indicated				



PART 5 APPLICATION
PROPOSED SURVEY PLAN TO MODULAR CONTRACTORS SPECIFICATION



CAPITAL WORKS AND ASSET MANAGEMENT
 LEVEL 3 8 WOODVILLE STREET, HURSTVILLE NSW 2220
 P.O BOX 465, HURSTVILLE BC NSW 1481
 ABN 63 544 529 806

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NOTES:
 - ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER BEFORE COMMENCING WORK
 - ALL WORKS MUST COMPLY WITH RELEVANT AUSTRALIAN BUILDING CODES AND AUSTRALIAN STANDARDS
 - FINISHED FLOOR LEVEL REFERS TO INTERNAL FINISHED CONCRETE LEVEL
 - WRITTEN DIMENSIONS TAKE PRECEDENCE TO SCALE

PROPOSED TEMPORARY MODULAR - PART 5
 CLIENT
 THE ANGLICAN SCHOOL CORPORATION
 ADDRESS
 7 MURPHY LANE, ORANGE NSW 2800

ISSUE	DESCRIPTION	DATE
A	TEMPORARY MODULAR - PART 5	15.03.21
B	ISSUED FOR REVIEW AND COMMENT	20.04.21
C	AMENDED POSITION PER TREE REMOVAL APPLICATION	08.06.21
D	ISSUED FOR PART 5 APPLICATION - REVIEW	05.07.21

STATUS		PART 5 APPLICATION		
DESCRIPTION		PROPOSED TEMPORARY MODULAR - PART 5		
DRAWN	JS	DRAWING No.	REVISION	
DATE	05.07.21	PRT5-02	D	
SCALE	1:200			



210616A
 THE ANGLICAN SCHOOLS CORPORATION
 7 MURPHY LANE, CALARE NSW 2800

12.0 x 10.35m CLASSROOM

View indicative only

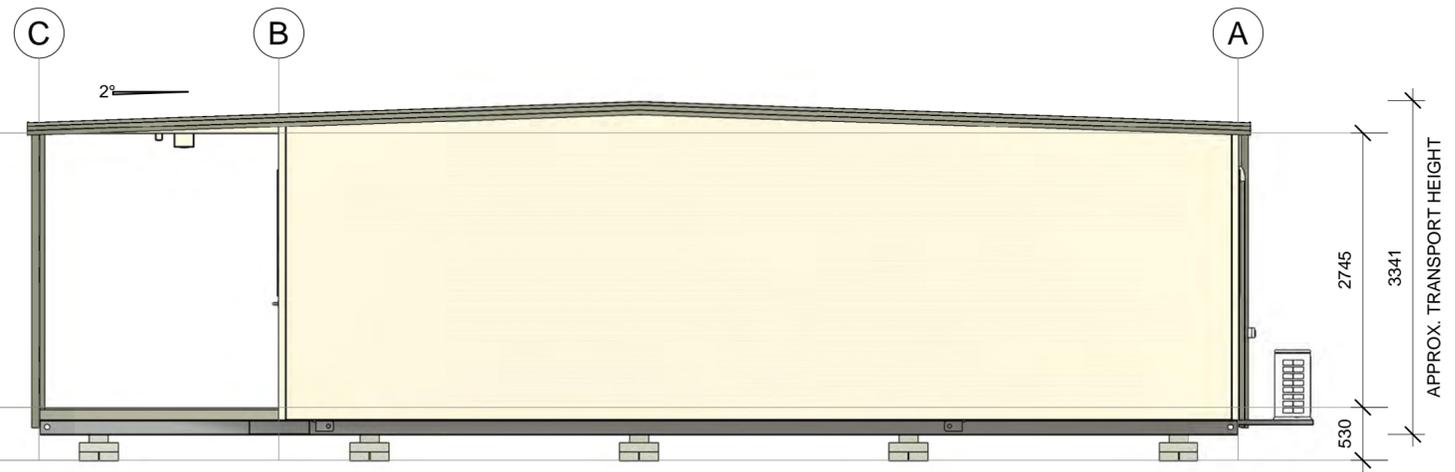
DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
A000	TITLE PAGE	A
A200	PLAN	A
A300	ELEVATIONS	A
A500	SALES SCHEDULES	A

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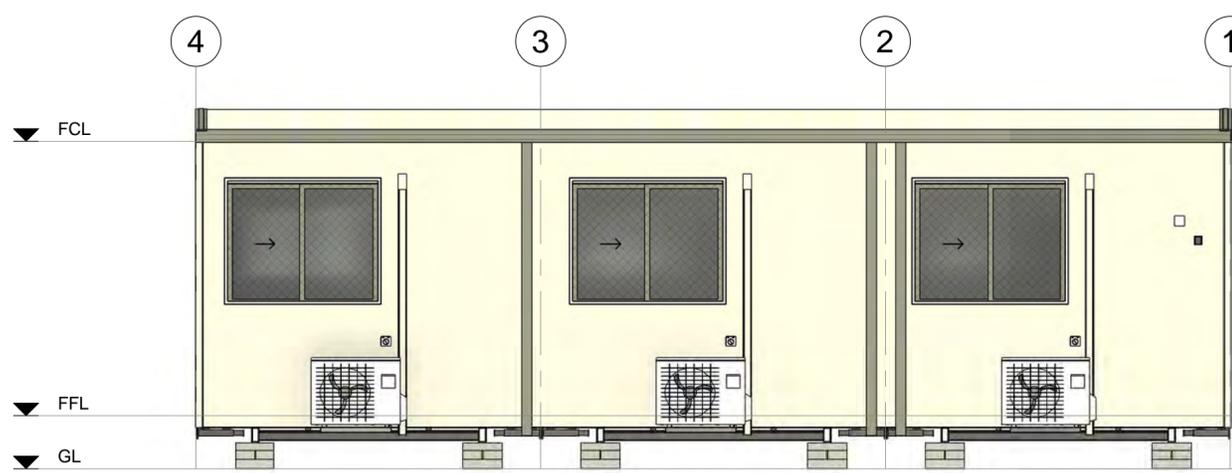
ATCO STRUCTURES & LOGISTICS PTY. LTD. PHONE: (07) 3412 8600
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 P.O. BOX 393, BEENLEIGH, QLD 4207 ABN: 71 083 902 309
 E-mail: ASLAu.Sales@atco.com



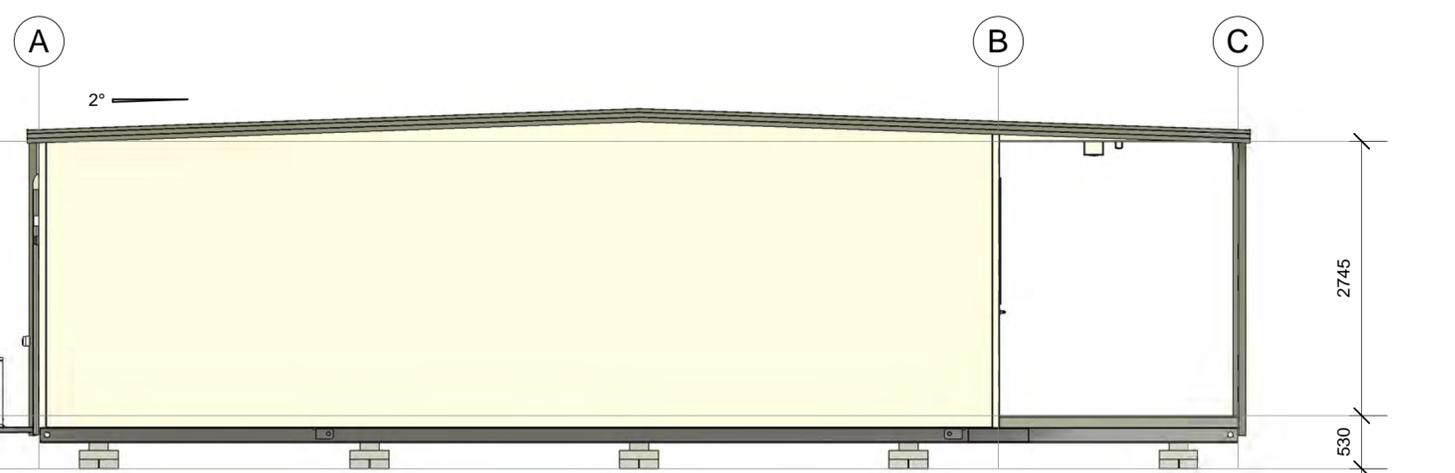
A ELEVATION
A200 1:50



B ELEVATION
A200 1:50



C ELEVATION
A200 1:50



D ELEVATION
A200 1:50

CONFIRM DETAILS OF SET OUTS, LEVELS AND CRITICAL DIMENSIONS ON SITE PRIOR TO SHOP DRAWINGS AND FABRICATION. QUALITY CERTIFIED TO AS/NZS ISO 9001:2008 BY SCI-QUAL INTERNATIONAL REGN No. 531. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS. OVERALL DIMENSIONS EXCLUDE EXTERNAL CLADDINGS U.N.O. ALL CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND APPLICABLE AUSTRALIAN STANDARDS. THIS DRAWING REMAINS THE PROPERTY OF ATCO STRUCTURES & LOGISTICS PTY. LTD. (ATCO). IT MAY NOT BE REPRODUCED OR COPIED WHOLE OR IN PART WITHOUT WRITTEN AUTHORITY.

REV	DESCRIPTION	DATE	BY	CHKD
A	ISSUED FOR REVIEW	22.06.21	VT	

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E-mail: ASL@atco.com

CLIENT THE ANGLICAN SCHOOLS CORPORATION	TITLE ELEVATIONS
DESCRIPTION 12.0 x 10.35m CLASSROOM	PROJECT No.
ADDRESS 7 MURPHY LANE, CALARE NSW 2800	SCALE AT A2 1:50
DRAWING NUMBER 210616A -A300	REVISION A

ISSUED FOR REVIEW

BASEFRAME SCHEDULE	
DESCRIPTION	BACK TO BACK
150 PFC SKID BEAMS	2200

FLOORING SCHEDULE	
ITEM	DESCRIPTION
FLOOR - 100mm JOISTS, 17mm PLY WITH CARPET E/E	
FLOOR FRAMING	100mm STEEL JOIST (REFER STRUCTURAL SPECIFICATION)
INSULATION - UNDER FLOOR	R2.1 HEAVY DUTY FOIL FACED BATTS
FLOORING	17mm F11 T&G PLYWOOD
FLOOR COVERING	CARPET TILES
FLOOR - DECK	
FLOOR FRAMING	100mm STEEL JOIST (REFER STRUCTURAL SPECIFICATION)
DECKING	88 x 19mm SHOTEDGE DECKING

WALL SCHEDULE	
ITEM	DESCRIPTION
WALL - EXT PLY / MRIB - E/E	
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD
THERMAL BREAK BETWEEN FRAMING & CLADDING	INSULBREAK TAPE
FRAMING	78mm STEEL STUD (REFER STRUCTURAL SPECIFICATION)
INSULATION	R2.7 HP BATTS

CEILING & ROOF SCHEDULE	
ITEM	DESCRIPTION
CEILING (EXTERNAL) - 75mm w/ FC LINING	
CEILING LINING - EXTERNAL	6mm FIBRE CEMENT - DECK AREA ONLY, PAINTED
JOIST	75mm JOIST (REFER STRUCTURAL SPECIFICATION)
CEILING (INTERNAL) - 75mm w/ PLY LINING (GROUP 1) - INSULATED	
CEILING LINING - INTERNAL	3.6mm COATED PLYWOOD (GROUP 1)
JOIST	75mm JOIST (REFER STRUCTURAL SPECIFICATION)
INSULATION	R1.8 BATTS - BETWEEN CEILING JOISTS
ROOF - SUPERDEK CBD (0.42mm)	
INSULATION	R2.3 FOIL BACKED FIBREGLASS INSULATION
ROOF SHEETING	0.42mm BMT SUPERDEK COLORBOND ROOFING

DOOR SCHEDULE												
No.	DOOR LEAF	GLASS	DOOR LEAF SIZE		DOOR FRAME	DOOR HARDWARE					QTY	COMMENTS
			H	W		HANDLE TYPE	LOCKING	CLOSER	PANIC BAR	SEALS		
D01	SOLID CORE MC	HALF GLASS	2040	920	COLORBOND	LEVER	CLASSROOM	Yes	No	E/E	1	6.38mm CLEAR LAMINATE, DDA CLOSER

WINDOW SCHEDULE									
No.	TYPE	GLAZING	SIZE		SILL HEIGHT	MOULDS	SECURITY	QTY	COMMENTS
			H	W					
W01	SLIDING	6.38mm GREY LAMINATE	1200	1508	1120	PVC	SECURITY SCREEN (DIAMOND)	6	

MECHANICAL SCHEDULE						
No.	DESCRIPTION			SILL HEIGHT	QTY	COMMENTS
ME01	AIR CONDITIONER, SPLIT SYSTEM, INVERTER - 7.0kW R/C			2285	3	

FINISHES SCHEDULE		
ITEM	DESCRIPTION	COLOUR/ TREATMENT
DECKING	88 x 19mm SHOTEDGE DECKING	
FLOOR COVERING	CARPET TILES	GRADATION
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL	DUNE
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD	WHITE
SKIRTING	PVC	WHITE
WALL JOINT - PLY LINING	PVC	WHITE
CORNICE	PVC	WHITE
CEILING LINING - EXTERNAL	6mm FIBRE CEMENT - DECK AREA ONLY, PAINTED	WHITE
CEILING LINING - INTERNAL	3.6mm COATED PLYWOOD (GROUP 1)	SILVER CLOUD
ROOF SHEETING	0.42mm BMT SUPERDEK COLORBOND ROOFING	SURFMIST
EXTERNAL DOOR LEAF	COLORBOND	WOODLAND GREY
EXTERNAL DOOR FRAME	COLORBOND	DUNE
WINDOW FRAME	POWDERCOATED	WOODLAND GREY
WINDOW ARCHITRAVE	PVC	WHITE
DOWNPIPE	COLORBOND	WOODLAND GREY
HANDRAILS	POWDERCOATED	WOODLAND GREY
GUTTER	HI-SQUARE, COLORBOND	WOODLAND GREY
FASCIA	COLORBOND - WOODLAND GREY	
VERTICAL CORNER ANGLE	COLORBOND - DUNE	

GENERAL NOTES

- NO ALLOWANCE FOR COMPLIANCE WITH AS1170.3 - 2003 (DESIGN FOR SNOW LOADING, SUB-ALPINE REGION)
- NO ALLOWANCE FOR FIRE SEPARATION FROM EXISTING BUILDINGS / STRUCTURES ON SITE
- COVERED LANDINGS, STAIRS/RAILINGS, RAMP & TACTILE INDICATORS INSTALL ON SITE BY OTHERS

CLASSROOM COMPLIANCE NOTES

- CLASSROOM GLA COMPLIANT TO DDA AS1428.1 - 2009

MISCELLANEOUS NOTES

1. EXTERNAL BUILDING PERIMETER SKIRTING NOT SHOWN AND IS SUBJECT TO SITE REQUIREMENTS ON REQUEST.
2. NO FIRE / ACOUSTIC TREATMENT BETWEEN BUILDINGS, NOR FROM ANY EXISTING STRUCTURES ONSITE.

FITTINGS SCHEDULE		
ITEM	DESCRIPTION	QTY
Electrical Fixtures		
	DRAW WIRE, CEILING MOUNTED, DATA - DOUBLE	2
	DRAW WIRE, DATA	4
	ELECTRICAL - SWITCHBOARD & POINT OF ENTRY	1
	GPO - SHUTTERED, SINGLE POLE - 2x10A	10
	GPO, CEILING MOUNTED, SINGLE POLE - 2x10A	1
	ISOLATION SWITCH FOR AIR CONDITIONER	3
	PHOTO ELECTRIC CELL	1
Lighting Fixtures		
	LIGHT - 20W LED BATTEN - IP65	3
	LIGHT - 40W LED BATTEN & DIFFUSER	12
	LIGHT SWITCH, SINGLE	1
	LIGHT, EMERGENCY (SPITFIRE) - CEILING MOUNTED. C0 = D40, C90 = D40	1
	LIGHT, EMERGENCY (SPITFIRE) - WEATHERPROOF, CEILING MOUNTED. C0 = D50, C90 = D50	1
	LIGHT, EXIT - WALL MOUNTED. C0 = E2.0, C90 = E2.0, 24m VIEW DISTANCE	1
Plumbing Fixtures		
PL01	DOWNPIPE - 100 x 75mm c/w 3 STRAPS	6

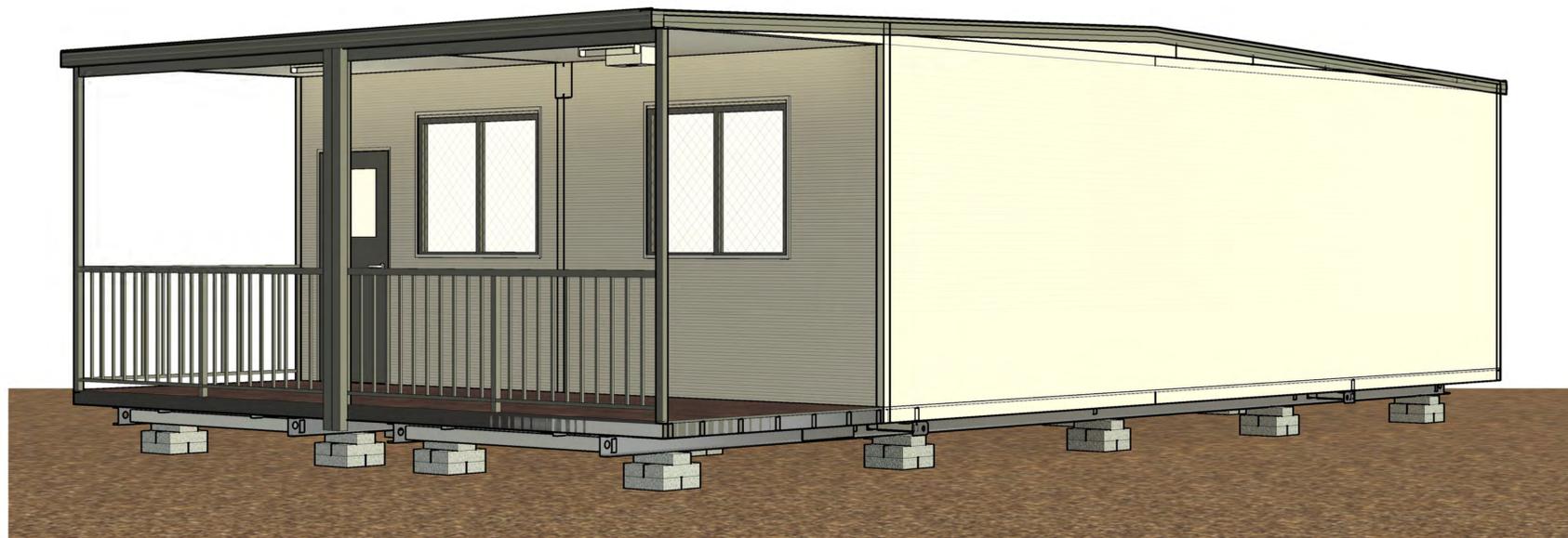
CONFIRM DETAILS OF SET OUTS, LEVELS AND CRITICAL DIMENSIONS ON SITE PRIOR TO SHOP DRAWINGS AND FABRICATION. QUALITY CERTIFIED TO AS/NZS ISO 9001:2008 BY SCI-QUAL INTERNATIONAL REGN No. 531
DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS OVERALL DIMENSIONS EXCLUDE EXTERNAL CLADDINGS U.N.O. ALL CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND APPLICABLE AUSTRALIAN STANDARDS THIS DRAWING REMAINS THE PROPERTY OF ATCO STRUCTURES & LOGISTICS PTY. LTD. (ATCO). IT MAY NOT BE REPRODUCED OR COPIED WHOLE OR IN PART WITHOUT WRITTEN AUTHORITY

REV	DESCRIPTION	DATE	BY	CHKD
A	ISSUED FOR REVIEW	22.06.21	VT	



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P.O. BOX 393, BEENLEIGH, QLD 4207 ABN: 71 083 902 309
E-mail: ASLAu.Sales@atco.com

CLIENT THE ANGLICAN SCHOOLS CORPORATION	TITLE SALES SCHEDULES
DESCRIPTION 12.0 x 10.35m CLASSROOM	PROJECT No. SCALE AT A2
ADDRESS 7 MURPHY LANE, CALARE NSW 2800	DRAWING NUMBER 210616A -A500
	REVISION A



View indicative only

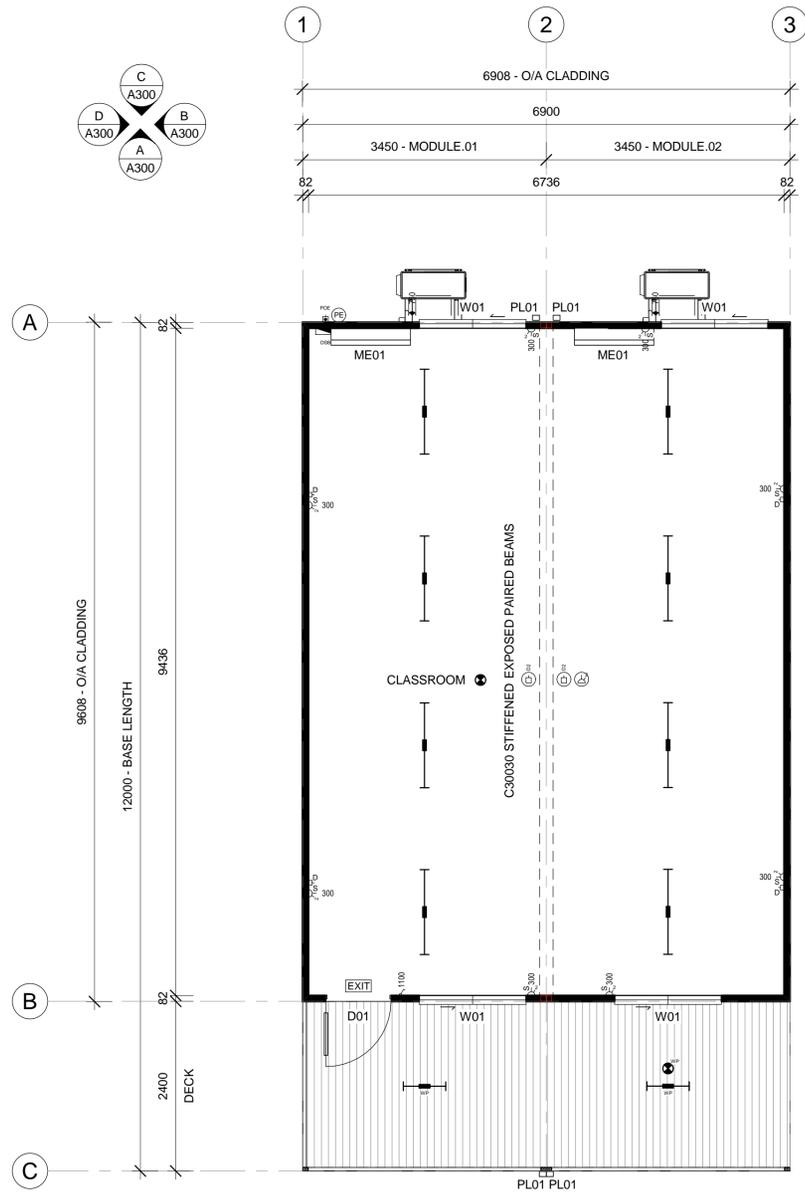
DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
A000	TITLE PAGE	A
A200	PLAN	A
A300	ELEVATIONS	A
A500	SALES SCHEDULES	A

210616B
 THE ANGLICAN SCHOOLS CORPORATION
 7 MURPHY LANE, CALARE NSW 2800

12.0 x 6.9m CLASSROOM

ATCO

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 P.O. BOX 293, BIRKENHEAD, QLD 4207 ABRN: 71 853 902 309
 E-mail: ASL@atco.com



1 PLAN
1 : 50

WIND REGION:	B
TERRAIN CATEGORY:	2
IMPORTANCE LEVEL:	2
SHIELDING FACTOR:	NS
BUILDING CLASS:	9b
FLOOR LOADS:	DISTRIBUTED (kPa): 3.0
CONCENTRATED (kN):	2.7
CLIMATE ZONE:	7

FLOOR LOADS CALCULATED FROM AS1170.1 - 2002. WIND SPEED CALCULATED FROM AS1170.2 - 2011. BUILDING CLASS, IMPORTANCE LEVEL, PROBABILITY OF EXCEEDANCE, WIND REGION, TERRAIN CATEGORY, TOPOGRAPHIC CLASSIFICATION, SHIELDING FACTOR, CLIMATE ZONE & NORTH POINT ARE ASSUMED UNLESS OTHERWISE ADVISED BY CLIENT.



ROOM SCHEDULE	
NAME	AREA
CLASSROOM	63.56 m ²

FINISHES SCHEDULE	
DECKING	88 x 19mm SHOTEDGE DECKING
FLOOR COVERING	CARPET TILES
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD
CEILING LINING - EXTERNAL	6mm FIBRE CEMENT - DECK AREA ONLY, PAINTED
CEILING LINING - INTERNAL	3.6mm COATED PLYWOOD (GROUP 1)
ROOF SHEETING	0.42mm BMT SUPERDEK COLORBOND ROOFING

ITEM LIST		
ITEM	QTY	DESCRIPTION
Plumbing Fixtures		
PL01	4	DOWNPIPE - 100 x 75mm c/w 3 STRAPS

GENERAL NOTES

- NO ALLOWANCE FOR COMPLIANCE WITH AS1170.3 - 2003 (DESIGN FOR SNOW LOADING, SUB-ALPINE REGION)
- NO ALLOWANCE FOR FIRE SEPARATION FROM EXISTING BUILDINGS / STRUCTURES ON SITE
- COVERED LANDINGS, STAIRS/RAILINGS, RAMP & TACTILE INDICATORS INSTALL ON SITE BY OTHERS

CLASSROOM COMPLIANCE NOTES

- CLASSROOM GLA COMPLIANT TO DDA AS1428.1 - 2009

MISCELLANEOUS NOTES

- EXTERNAL BUILDING PERIMETER SKIRTING NOT SHOWN AND IS SUBJECT TO SITE REQUIREMENTS ON REQUEST.
- NO FIRE / ACOUSTIC TREATMENT BETWEEN BUILDINGS, NOR FROM ANY EXISTING STRUCTURES ONSITE.

SYMBOL LEGEND

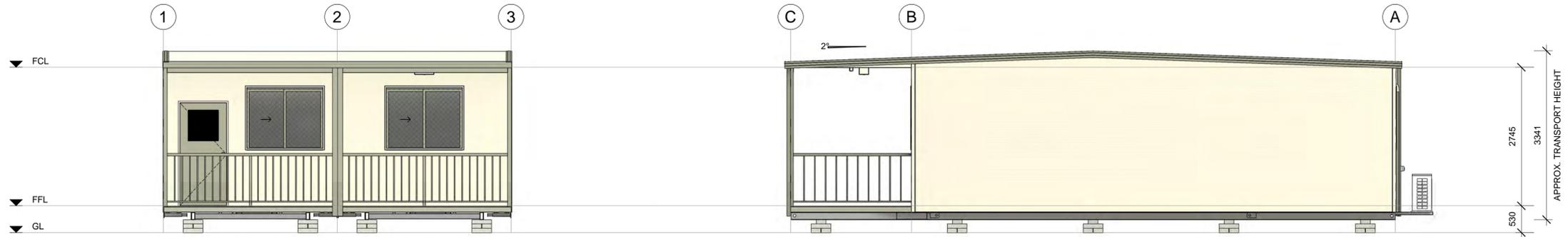
	ELECTRICAL SWITCHBOARD
	ELECTRICAL POINT OF ENTRY
	LIGHT SWITCH, SINGLE
	ISOLATION SWITCH
	GPO - SHUTTERED, SINGLE POLE - 2x10A
	- INDICATES CEILING MOUNTING
	DRAW WIRE - 'D' DENOTES DATA
	DRAW WIRE, CEILING MOUNTED, DATA - DOUBLE
	GPO, CEILING MOUNTED, SINGLE POLE - 2x10A
	LIGHT - 600mm LED BATTEN - WEATHERPROOF - 20W
	LIGHT - 1200mm LED BATTEN & DIFFUSER - 40W
	LIGHT, EMERGENCY (SPITFIRE) - CEILING MOUNTED, C0 = D40, C90 = D40
	LIGHT, EMERGENCY (SPITFIRE) - WEATHERPROOF, CEILING MOUNTED, C0 = D50, C90 = D50
	LIGHT, EXIT - WALL MOUNTED, C0 = E2.0, C90 = E2.0, 24m VIEW DISTANCE
	PHOTO ELECTRIC CELL

REV	DESCRIPTION	DATE	BY	CHKD
A	ISSUED FOR REVIEW	22.06.21	VT	

CONFIRM DETAILS OF SET OUTS, LEVELS AND CRITICAL DIMENSIONS ON SITE PRIOR TO SHOP DRAWINGS AND FABRICATION. QUALITY CERTIFIED TO AS/NZS ISO 9001:2008 BY SCHOQUAL INTERNATIONAL REGN No. 531. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS. OVERALL DIMENSIONS EXCLUDE EXTERNAL CLADDINGS UNLESS STATED. ALL CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND APPLICABLE AUSTRALIAN STANDARDS. THIS DRAWING REMAINS THE PROPERTY OF ATCO STRUCTURES & LOGISTICS PTY. LTD. (ATCO). IT MAY NOT BE REPRODUCED OR COPIED WHOLE OR IN PART WITHOUT WRITTEN AUTHORITY.

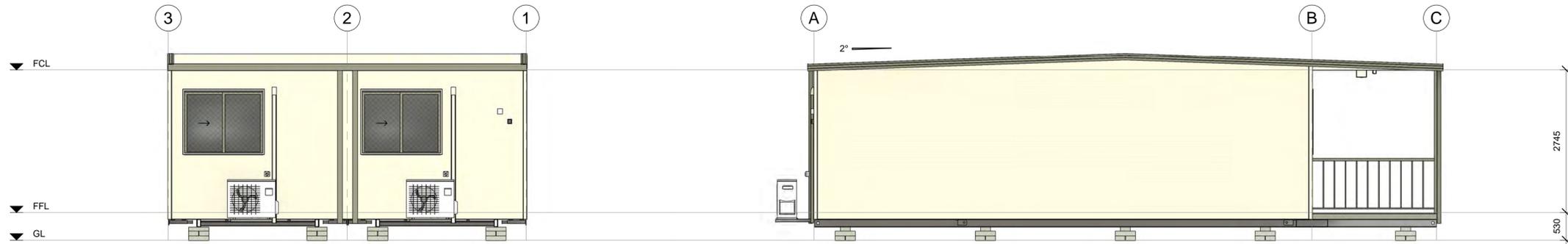


CLIENT	THE ANGLICAN SCHOOLS CORPORATION	TITLE	PLAN
DESCRIPTION	12.0 x 6.9m CLASSROOM	PROJECT No.	
ADDRESS	7 MURPHY LANE, CALARE NSW 2800	SCALE AT A1	1 : 50
DRAWING NUMBER	210616B -A200	REVISION	A



A ELEVATION
A200 1:50

B ELEVATION
A200 1:50



C ELEVATION
A200 1:50

D ELEVATION
A200 1:50

CONFIRM DETAILS OF SET OUTS, LEVELS AND CRITICAL DIMENSIONS ON SITE PRIOR TO SHOP DRAWINGS AND FABRICATION. QUALITY CERTIFIED TO AS/NZS ISO 9001:2008 BY SQUAL INTERNATIONAL REGN No. 531 DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS. OVERALL DIMENSIONS EXCLUDE EXTERNAL CLADDING UNLESS NOTED. ALL CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND APPLICABLE AUSTRALIAN STANDARDS. THIS DRAWING REMAINS THE PROPERTY OF ATCO STRUCTURES & LOGISTICS PTY. LTD. (ATCO). IT MAY NOT BE REPRODUCED OR COPIED WHOLE OR IN PART WITHOUT WRITTEN AUTHORITY.			
REV	DESCRIPTION	DATE	BY (CHKD)
A	ISSUED FOR REVIEW	22.06.21	VT

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 95 TONKA STREET, LICISMORE, QLD 4307 FAX: (07) 3412 8699
 P.O. BOX 393, BEEBALEIGH QLD 4207 ABN: 71 083 902 309
 E-mail: ASU@atcostructures.com

CLIENT	THE ANGLICAN SCHOOLS CORPORATION
DESCRIPTION	12.0 x 6.9m CLASSROOM
ADDRESS	7 MURPHY LANE, CALARE NSW 2800

TITLE	ELEVATIONS
PROJECT No.	
DRAWING NUMBER	210616B -A300
SCALE AT A1	1:50
REVISION	A

ISSUED FOR REVIEW

BASEFRAME SCHEDULE	
DESCRIPTION	BACK TO BACK
150 PFC SKID BEAMS	2200

FLOORING SCHEDULE	
ITEM	DESCRIPTION
FLOOR - 100mm JOISTS, 17mm PLY WITH CARPET E/E	
FLOOR FRAMING	100mm STEEL JOIST (REFER STRUCTURAL SPECIFICATION)
INSULATION - UNDER FLOOR	R2.1 HEAVY DUTY FOIL FACED BATTS
FLOORING	17mm F11 T&G PLYWOOD
FLOOR COVERING	CARPET TILES
FLOOR - DECK	
FLOOR FRAMING	100mm STEEL JOIST (REFER STRUCTURAL SPECIFICATION)
DECKING	88 x 19mm SHOTEDGE DECKING

WALL SCHEDULE	
ITEM	DESCRIPTION
WALL - EXT PLY / MRIB - E/E	
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD
THERMAL BREAK BETWEEN FRAMING & CLADDING	INSULBREAK TAPE
FRAMING	78mm STEEL STUD (REFER STRUCTURAL SPECIFICATION)
INSULATION	R2.7 HP BATTS

CEILING & ROOF SCHEDULE	
ITEM	DESCRIPTION
CEILING (EXTERNAL) - 75mm w/ FC LINING	
CEILING LINING - EXTERNAL	6mm FIBRE CEMENT - DECK AREA ONLY, PAINTED
JOIST	75mm JOIST (REFER STRUCTURAL SPECIFICATION)
CEILING (INTERNAL) - 75mm w/ PLY LINING (GROUP 1) - INSULATED	
CEILING LINING - INTERNAL	3.6mm COATED PLYWOOD (GROUP 1)
JOIST	75mm JOIST (REFER STRUCTURAL SPECIFICATION)
INSULATION	R1.8 BATTS - BETWEEN CEILING JOISTS
ROOF - SUPERDEK CBD (0.42mm) 2	
INSULATION	R2.3 FOIL BACKED FIBREGLASS INSULATION
BIRD PROOFING	YES
SISALATION	YES
ROOF SHEETING	0.42mm BMT SUPERDEK COLORBOND ROOFING

FINISHES SCHEDULE		
ITEM	DESCRIPTION	COLOUR/ TREATMENT
DECKING	88 x 19mm SHOTEDGE DECKING	
FLOOR COVERING	CARPET TILES	GRADATION
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL	DUNE
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD	WHITE EMBOSSED
SKIRTING	PVC	WHITE
WALL JOINT - PLY LINING	PVC	WHITE
CORNICE	PVC	WHITE
CEILING LINING - EXTERNAL	6mm FIBRE CEMENT - DECK AREA ONLY, PAINTED	WHITE
CEILING LINING - INTERNAL	3.6mm COATED PLYWOOD (GROUP 1)	SILVER CLOUD
ROOF SHEETING	0.42mm BMT SUPERDEK COLORBOND ROOFING	SURFMIST
EXTERNAL DOOR LEAF	COLORBOND	WOODLAND GREY
EXTERNAL DOOR FRAME	COLORBOND	DUNE
WINDOW FRAME	POWDERCOATED	WOODLAND GREY
WINDOW ARCHITRAVE	PVC	WHITE
DOWNPIPE	COLORBOND	WOODLAND GREY
HANDRAILS	POWDERCOATED	WOODLAND GREY
FASCIA	COLORBOND - WOODLAND GREY	
GUTTER	HI-SQUARE, COLORBOND	WOODLAND GREY
VERTICAL CORNER ANGLE	COLORBOND - DUNE	

FITTINGS SCHEDULE		
ITEM	DESCRIPTION	QTY
Electrical Fixtures		
	DRAW WIRE, CEILING MOUNTED, DATA - DOUBLE	2
	DRAW WIRE, DATA	4
	ELECTRICAL - SWITCHBOARD & POINT OF ENTRY	1
	GPO - SHUTTERED, SINGLE POLE - 2x10A	8
	GPO, CEILING MOUNTED, SINGLE POLE - 2x10A	1
	ISOLATION SWITCH FOR AIR CONDITIONER	2
	PHOTO ELECTRIC CELL	1
Lighting Fixtures		
	LIGHT - 600mm LED BATTEN - WEATHERPROOF - 20W	2
	LIGHT - 1200mm LED BATTEN - 40W	8
	LIGHT SWITCH, SINGLE	1
	LIGHT, EMERGENCY (SPITFIRE) - CEILING MOUNTED. C0 = D40, C90 = D40	1
	LIGHT, EMERGENCY (SPITFIRE) - WEATHERPROOF, CEILING MOUNTED. C0 = D50, C90 = D50	1
	LIGHT, EXIT - WALL MOUNTED. C0 = E2.0, C90 = E2.0, 24m VIEW DISTANCE	1
Plumbing Fixtures		
PL01	DOWNPIPE - 100 x 75mm c/w 3 STRAPS	4

GENERAL NOTES

- NO ALLOWANCE FOR COMPLIANCE WITH AS1170.3 - 2003 (DESIGN FOR SNOW LOADING, SUB-ALPINE REGION)
- NO ALLOWANCE FOR FIRE SEPARATION FROM EXISTING BUILDINGS / STRUCTURES ON SITE
- COVERED LANDINGS, STAIRS/RAILINGS, RAMP & TACTILE INDICATORS INSTALL ON SITE BY OTHERS

CLASSROOM COMPLIANCE NOTES

- CLASSROOM GLA COMPLIANT TO DDA AS1428.1 - 2009

MISCELLANEOUS NOTES

- EXTERNAL BUILDING PERIMETER SKIRTING NOT SHOWN AND IS SUBJECT TO SITE REQUIREMENTS ON REQUEST.
- NO FIRE / ACOUSTIC TREATMENT BETWEEN BUILDINGS, NOR FROM ANY EXISTING STRUCTURES ONSITE.

DOOR SCHEDULE												
No.	DOOR LEAF	GLASS	DOOR LEAF SIZE		DOOR FRAME	DOOR HARDWARE					QTY	COMMENTS
			H	W		HANDLE TYPE	LOCKING	CLOSER	PANIC BAR	SEALS		
D01	SOLID CORE MC	HALF GLASS	2040	920	COLORBOND	LEVER	CLASSROOM	Yes	No	E/E	1	6.38mm CLEAR LAMINATE, DDA CLOSER

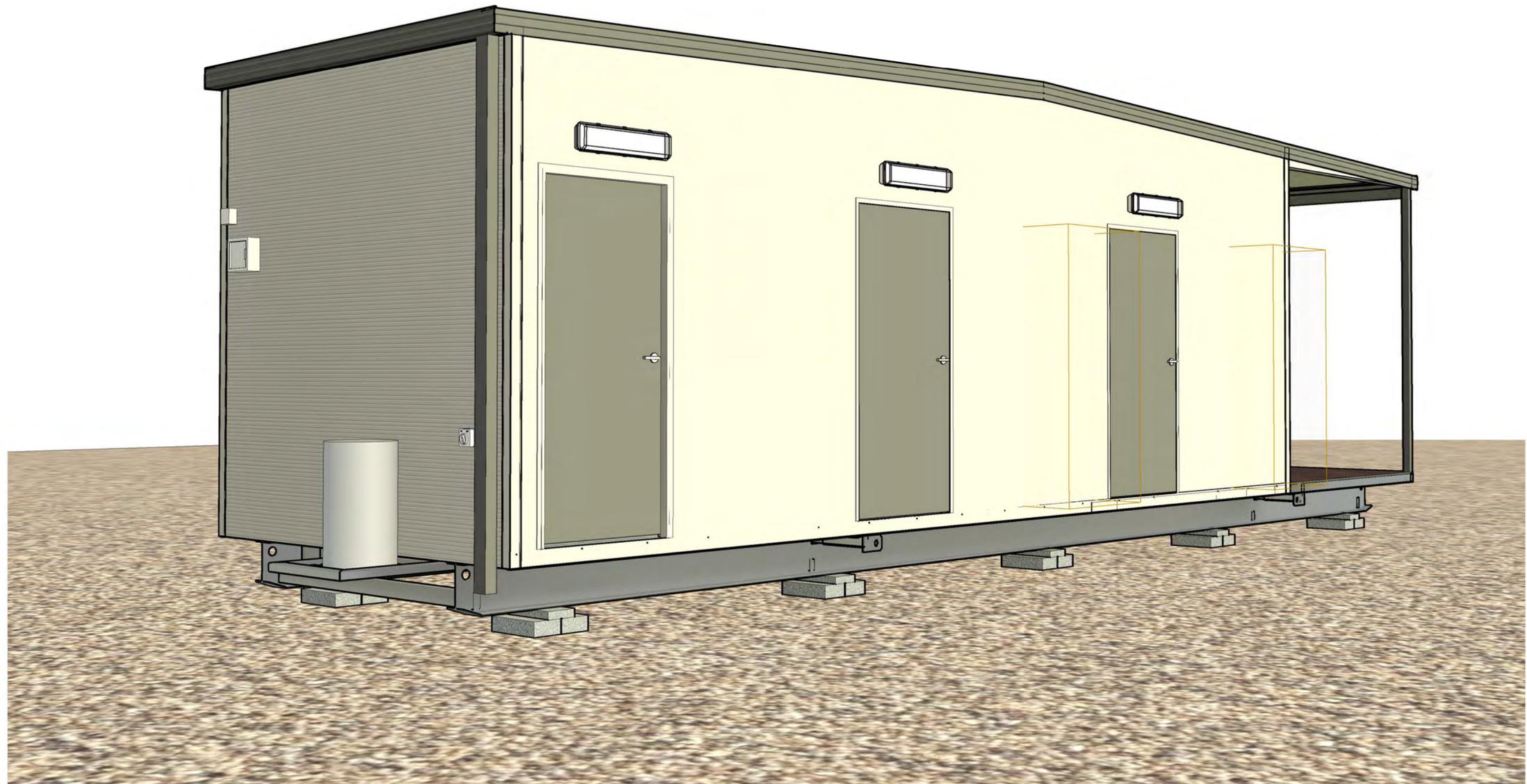
WINDOW SCHEDULE									
No.	TYPE	GLAZING	SIZE		SILL HEIGHT	MOULDS	SECURITY	QTY	COMMENTS
			H	W					
W01	SLIDING	6.38mm GREY LAMINATE	1200	1508	1120	PVC	SECURITY SCREEN (DIAMOND)	4	

MECHANICAL SCHEDULE						
No.	DESCRIPTION			SILL HEIGHT	QTY	COMMENTS
ME01	AIR CONDITIONER, SPLIT SYSTEM, INVERTER - 7.1KW R/C			2285	2	

CONFIRM DETAILS OF SET OUTS, LEVELS AND CRITICAL DIMENSIONS ON SITE PRIOR TO SHOP DRAWINGS AND FABRICATION.	REV	DESCRIPTION	DATE	BY	CHKD
QUALITY CERTIFIED TO AS/NZS ISO 9001:2008 BY SQUAL INTERNATIONAL REGN No. 531	A	ISSUED FOR REVIEW	22.06.21	VT	
DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS					
OVERALL DIMENSIONS EXCLUDE EXTERNAL CLADDING UNLESS NOTED OTHERWISE					
ALL CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND APPLICABLE AUSTRALIAN STANDARDS					
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CLIENT	THE ANGLICAN SCHOOLS CORPORATION	TITLE	SALES SCHEDULES
DESCRIPTION	12.0 x 6.9m CLASSROOM	PROJECT No.	SCALE AT A1
ADDRESS	7 MURPHY LANE, CALARE NSW 2800	DRAWING NUMBER	REVISION
		210616B -A500	A



View indicative only

210616C
 THE ANGLICAN SCHOOLS CORPORATION
 7 MURPHY LANE, CALARE NSW 2800

10.8 x 3.0m MALE/FEMALE/DISABLED TOILET

DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
A000	TITLE PAGE	A
A200	PLAN	A
A300	ELEVATIONS	A
A500	SALES SCHEDULES	A

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 P.O. BOX 393, BEENLEIGH, QLD 4207 ABN: 71 083 902 309
 E-mail: ASLAU.Sales@atco.com

WIND REGION:	B
TERRAIN CATEGORY:	2
IMPORTANCE LEVEL:	2
SHIELDING FACTOR:	NS
BUILDING CLASS:	10a
FLOOR LOADS	DISTRIBUTED (kPa): 2.0
	CONCENTRATED (kN): 1.8
CLIMATE ZONE:	7

FLOOR LOADS CALCULATED FROM AS1170.1 - 2002. WIND SPEED CALCULATED FROM AS1170.2 - 2011. BUILDING CLASS, IMPORTANCE LEVEL, PROBABILITY OF EXCEEDANCE, WIND REGION, TERRAIN CATEGORY, TOPOGRAPHIC CLASSIFICATION, SHIELDING FACTOR, CLIMATE ZONE & NORTH POINT ARE ASSUMED UNLESS OTHERWISE ADVISED BY CLIENT.



ROOM SCHEDULE	
NAME	AREA
FEMALE	7.87 m ²
MALE	7.87 m ²
PWD	7.14 m ²

FINISHES SCHEDULE	
DECKING	88 x 19mm SHOTEDGE DECKING
FLOOR COVERING	2mm VINYL - SLIP RESISTANT, COVERED 150mm
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD
CEILING LINING - EXTERNAL	6mm FIBRE CEMENT - DECK AREA ONLY, PAINTED
CEILING LINING - INTERNAL	3.6mm COATED PLYWOOD
ROOF SHEETING	0.42mm BMT SUPERDEK COLORBOND ROOFING

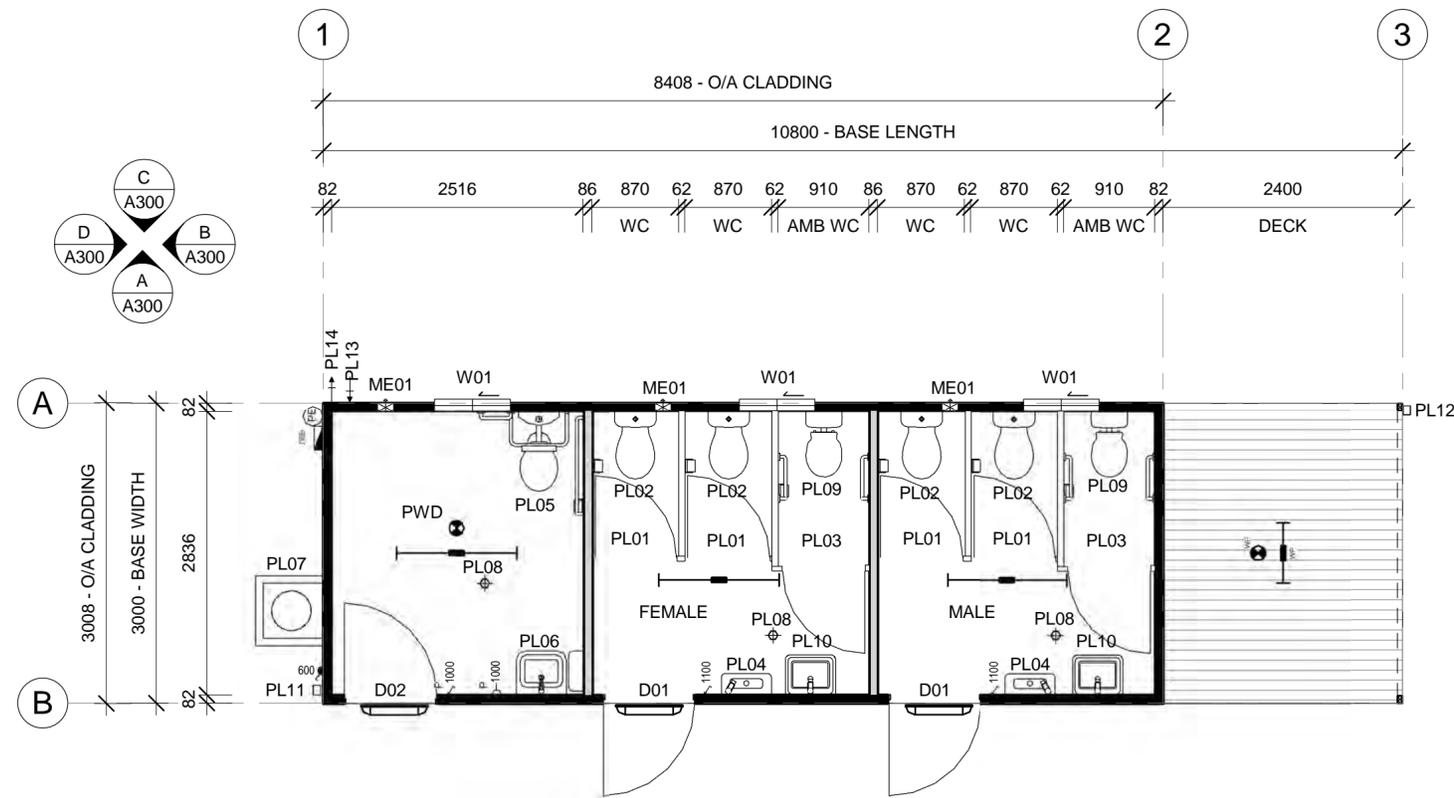
ITEM LIST		
ITEM	QTY	DESCRIPTION
Plumbing Fixtures		
PL01	4	WC CUBICLE
PL02	4	WC SUITE c/w TOILET ROLL HOLDER, WC CUBICLE
PL03	2	WC - AMBULANT CUBICLE c/w GRABRAILS, TOILET ROLL HOLDER & COAT HOOK
PL04	2	HAND BASIN, COMPACT, STAINLESS STEEL (HOT & COLD FLICKMIXER) w/ MIRROR
PL05	1	WC SUITE, AS1428.1: 2009 COMPLIANT - c/w TOILET ROLL HOLDER, GRAB RAILS & BACKREST
PL06	1	HAND BASIN, COMPLIANT TO AS1428.1: 2009 - c/w OVERSIZED MIRROR OVER, SS SHELF
PL07	1	HOT WATER SYSTEM, MOUNTED EXTERNALLY - 50Ltr, 1x3.6kW
PL08	3	FLOOR WASTE
PL09	2	WC SUITE, AMBULANT DISABLED COMPLIANT c/w TOILET ROLL HOLDER
PL10	2	HAND BASIN, STAINLESS STEEL (HOT & COLD FLICKMIXER) w/ 300mm SPLASHBACK & MIRROR
PL11	1	DOWNPIPE - 100 x 75mm c/w 3 STRAPS
PL12	1	DOWNPIPE - 100 x 75mm c/w 3 STRAPS
PL13	1	WATER INLET
PL14	1	WASTE MANIFOLD OUTLET

GENERAL NOTES

- NO ALLOWANCE FOR COMPLIANCE WITH AS1170.3 - 2003 (DESIGN FOR SNOW LOADING, SUB-ALPINE REGION)
- NO ALLOWANCE FOR FIRE SEPARATION FROM EXISTING BUILDINGS / STRUCTURES ON SITE
- COVERED LANDINGS, STAIRS/RAILINGS, RAMP & TACTILE INDICATORS INSTALL ON SITE BY OTHERS

SYMBOL LEGEND

	DISTRIBUTION SWITCHBOARD
	SINGLE LIGHT SWITCH
	LIGHT SWITCH, SINGLE - PWD COMPLIANT
	ISOLATION SWITCH
	10 AMP SINGLE GPO
	GPO, SINGLE POLE - 1x10A, PWD COMPLIANT
	LIGHT - 600mm LED BATTEN - WEATHERPROOF - 20W
	LIGHT - 40W LED BATTEN & DIFFUSER
	LIGHT, EMERGENCY (SPITFIRE) - CEILING MOUNTED. C0 = D40, C90 = D40
	LIGHT, WEATHERPROOF - 1 x 20W
	PHOTOELECTRIC LIGHT SWITCH
	PLUMBING WATER INLET POINT
	PLUMBING WASTE MANIFOLD OUTLET POINT



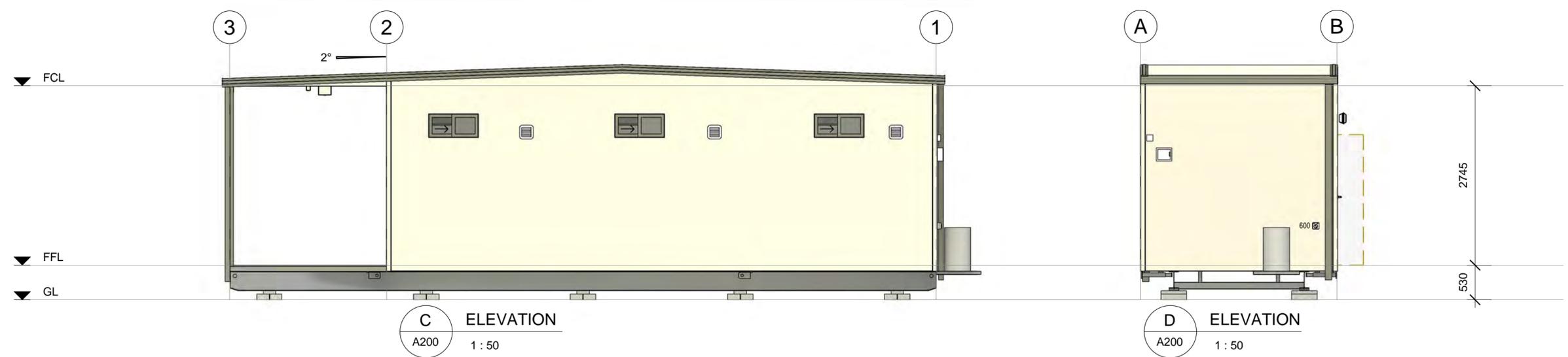
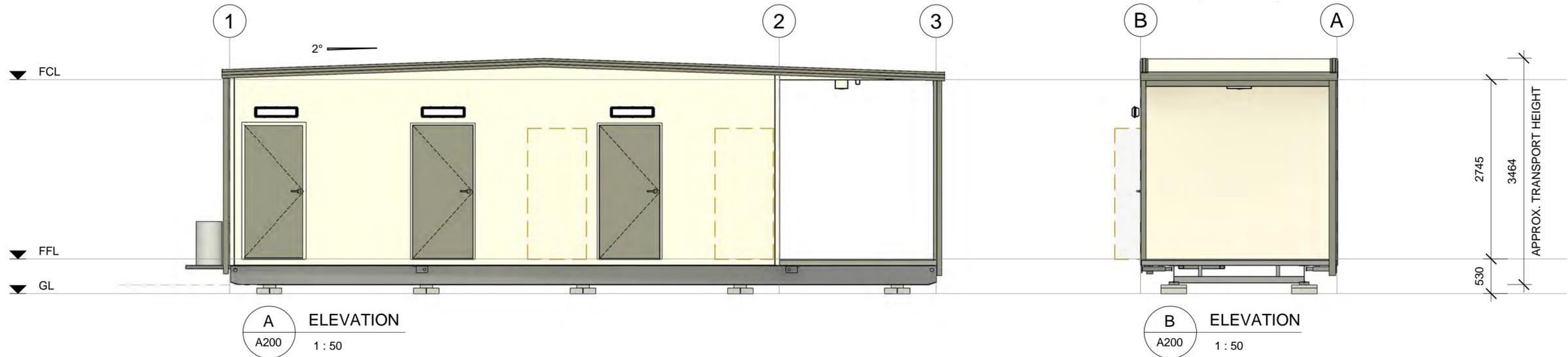
1 PLAN
1 : 50

REV	DESCRIPTION	DATE	BY	CHKD
A	ISSUED FOR REVIEW	22.06.21	VT	

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 P.O. BOX 393, BEENLEIGH, QLD 4207 ABN: 71 083 902 309
 E-mail: ASL@atco.com

CLIENT	THE ANGLICAN SCHOOLS CORPORATION	TITLE	PLAN
DESCRIPTION	10.8 x 3.0m MALE/FEMALE/DISABLED TOILET	PROJECT No.	SCALE AT A2
ADDRESS	7 MURPHY LANE, CALARE NSW 2800	DRAWING NUMBER	1 : 50
		210616C - A200	REVISION
			A



CONFIRM DETAILS OF SET OUTS, LEVELS AND CRITICAL DIMENSIONS ON SITE PRIOR TO SHOP DRAWINGS AND FABRICATION. QUALITY CERTIFIED TO AS/NZS ISO 9001:2008 BY SCI-QUAL INTERNATIONAL REGN No. 531. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS. OVERALL DIMENSIONS EXCLUDE EXTERNAL CLADDINGS U.N.O. ALL CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND APPLICABLE AUSTRALIAN STANDARDS. THIS DRAWING REMAINS THE PROPERTY OF ATCO STRUCTURES & LOGISTICS PTY. LTD. (ATCO). IT MAY NOT BE REPRODUCED OR COPIED WHOLE OR IN PART WITHOUT WRITTEN AUTHORITY.

REV	DESCRIPTION	DATE	BY	CHKD
A	ISSUED FOR REVIEW	22.06.21	VT	

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E-mail: ASLAu.Sales@atco.com

CLIENT
THE ANGLICAN SCHOOLS CORPORATION

DESCRIPTION
10.8 x 3.0m MALE/FEMALE/DISABLED TOILET

ADDRESS
7 MURPHY LANE, CALARE NSW 2800

TITLE ELEVATIONS	
PROJECT No.	SCALE AT A2 1:50
DRAWING NUMBER 210616C-A300	REVISION A

ISSUED FOR REVIEW

BASEFRAME SCHEDULE	
DESCRIPTION	CENTRE TO CENTRE
310 UB SKID BEAMS	2000

FLOORING SCHEDULE	
ITEM	DESCRIPTION
FLOOR - 75mm JOISTS, 17mm PLY WITH SLIP RESISTANT VINYL	
FLOOR FRAMING	75mm STEEL JOIST (REFER STRUCTURAL SPECIFICATION)
FLOORING	17mm F11 T&G PLYWOOD
FLOOR COVERING	2mm VINYL - SLIP RESISTANT, COVERED 150mm
FLOOR - DECK	
FLOOR FRAMING	75mm STEEL JOIST (REFER STRUCTURAL SPECIFICATION)
DECKING	88 x 19mm SHOTEDGE DECKING

WALL SCHEDULE	
ITEM	DESCRIPTION
WALL - EXT PLY / MRIB	
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD
FRAMING	78mm STEEL STUD (REFER STRUCTURAL SPECIFICATION)
WALL - INT PLY / PLY	
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD
FRAMING	78mm STEEL STUD (REFER STRUCTURAL SPECIFICATION)

CEILING & ROOF SCHEDULE	
ITEM	DESCRIPTION
CEILING (EXTERNAL) - 75mm w/ FC LINING	
CEILING LINING - EXTERNAL	6mm FIBRE CEMENT - DECK AREA ONLY, PAINTED
JOIST	75mm JOIST (REFER STRUCTURAL SPECIFICATION)
CEILING (INTERNAL) - 75mm w/ PLY LINING	
CEILING LINING - INTERNAL	3.6mm COATED PLYWOOD
JOIST	75mm JOIST (REFER STRUCTURAL SPECIFICATION)
ROOF - SUPERDEK CBD (0.42mm)	
INSULATION	R2.3 FOIL BACKED FIBREGLASS INSULATION
ROOF SHEETING	0.42mm BMT SUPERDEK COLORBOND ROOFING

FINISHES SCHEDULE		
ITEM	DESCRIPTION	COLOUR/TREATMENT
DECKING	88 x 19mm SHOTEDGE DECKING	
FLOOR COVERING	2mm VINYL - SLIP RESISTANT, COVERED 150mm	SILVER
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL	DUNE
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD	WHITE EMBOSSED
WALL JOINT - PLY LINING	PVC	WHITE
CORNICE	PVC	WHITE
CEILING LINING - EXTERNAL	6mm FIBRE CEMENT - DECK AREA ONLY, PAINTED	WHITE
CEILING LINING - INTERNAL	3.6mm COATED PLYWOOD	SILVER CLOUD
ROOF SHEETING	0.42mm BMT SUPERDEK COLORBOND ROOFING	SURFMIST
EXTERNAL DOOR LEAF - M/F	COLORBOND	WOODLAND GREY
EXTERNAL DOOR FRAME - M/F	COLORBOND	DUNE
WINDOW FRAME	POWDERCOATED	WOODLAND GREY
WINDOW ARCHITRAVE	PVC	WHITE
DOWNPIPE	COLORBOND	WOODLAND GREY
TOILET CUBICLE DOOR	TIMBER, PAINTED	GREY
TOILET CUBICLE PARTITION	3.6mm POLYESTER COATED PLYWOOD	WHITE EMBOSSED
TOILET CUBICLE POST	PAINTED	WHITE
FASCIA	COLORBOND - WOODLAND GREY	
GUTTER	HI-SQUARE, COLORBOND	WOODLAND GREY
VERTICAL CORNER ANGLE	COLORBOND - DUNE	

GENERAL NOTES	
- NO ALLOWANCE FOR COMPLIANCE WITH AS1170.3 - 2003 (DESIGN FOR SNOW LOADING, SUB-ALPINE REGION)	
- NO ALLOWANCE FOR FIRE SEPARATION FROM EXISTING BUILDINGS / STRUCTURES ON SITE	
- COVERED LANDINGS, STAIRS/RAILINGS, RAMP & TACTILE INDICATORS INSTALL ON SITE BY OTHERS	

FITTINGS SCHEDULE		
ITEM	DESCRIPTION	QTY
Electrical Fixtures		
	ELECTRICAL - SWITCHBOARD	1
	GPO, SINGLE POLE - 1x10A, PWD COMPLIANT	1
	ISOLATION SWITCH FOR HOT WATER SYSTEM	1
	PHOTO ELECTRIC CELL	1
Lighting Fixtures		
	LIGHT - 40W LED BATEN & DIFFUSER	3
	LIGHT - 600mm LED BATTEN - WEATHERPROOF - 20W	1
	LIGHT SWITCH, SINGLE	2
	LIGHT SWITCH, SINGLE - PWD COMPLIANT	1
	LIGHT, EMERGENCY (SPITFIRE) - CEILING MOUNTED. C0 = D40, C90 = D40	1
	LIGHT, EMERGENCY (SPITFIRE) - WEATHERPROOF, CEILING MOUNTED. C0 = D50, C90 = D50	1
	LIGHT, WEATHERPROOF - 1 x 20W	3
Plumbing Fixtures		
PL01	WC CUBICLE	4
PL02	WC SUITE c/w TOILET ROLL HOLDER, WC CUBICLE	4
PL03	WC - AMBULANT CUBICLE c/w GRABRAILS, TOILET ROLL HOLDER & COAT HOOK	2
PL04	HAND BASIN, COMPACT, STAINLESS STEEL (HOT & COLD FLICKMIXER) w/ MIRROR	2
PL05	WC SUITE, AS1428.1: 2009 COMPLIANT - c/w TOILET ROLL HOLDER, GRAB RAILS & BACKREST	1
PL06	HAND BASIN, COMPLIANT TO AS1428.1: 2009 - c/w OVERSIZED MIRROR OVER, SS SHELF	1
PL07	HOT WATER SYSTEM, MOUNTED EXTERNALLY - 50Ltr, 1x3.6kW	1
PL08	FLOOR WASTE	3
PL09	WC SUITE, AMBULANT DISABLED COMPLIANT c/w TOILET ROLL HOLDER	2
PL10	HAND BASIN, STAINLESS STEEL (HOT & COLD FLICKMIXER) w/ 300mm SPLASHBACK & MIRROR	2
PL11	DOWNPIPE - 100 x 75mm c/w 3 STRAPS	1
PL12	DOWNPIPE - 100 x 75mm c/w 3 STRAPS	1
PL13	WATER INLET	1
PL14	WASTE MANIFOLD OUTLET	1

TOILET CUBICLE DOORS			
HEIGHT	WIDTH	QTY	COMMENTS
1500	820	6	

DOOR SCHEDULE									
No.	DOOR LEAF		DOOR FRAME	DOOR HARDWARE				QTY	COMMENTS
	DOOR LEAF	SIZE		HANDLE TYPE	LOCKING	CLOSER	SEALS		
D01	HOLLOW CORE MC	2040 920	COLORBOND	LEVER	ENTRANCE	Yes		2	50mm REVEALS
D02	SOLID CORE MC	2040 920	COLORBOND	LEVER	ENTRANCE	Yes	WEATHER	1	PWD INDICATOR BOLT, 50mm REVEALS, DDA CLOSER

WINDOW SCHEDULE								
No.	TYPE	GLAZING	SIZE		SILL HEIGHT	MOULDS	QTY	COMMENTS
			H	W				
W01	SLIDING, PV	3mm OBSCURE	350	750	1960	PVC	3	

MECHANICAL SCHEDULE				
No.	DESCRIPTION	SILL HEIGHT	QTY	COMMENTS
ME01	EXHAUST FAN, WALL MOUNTED	1960	3	

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REV	DESCRIPTION	DATE	BY	CHKD
A	ISSUED FOR REVIEW	22.06.21	VT	



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P.O. BOX 393, BEENLEIGH, QLD 4207 ABN: 71 083 902 309
E-mail: ASLA@atco.com

CLIENT THE ANGLICAN SCHOOLS CORPORATION	TITLE SALES SCHEDULES
DESCRIPTION 10.8 x 3.0m MALE/FEMALE/DISABLED TOILET	PROJECT No. SCALE AT A2
ADDRESS 7 MURPHY LANE, CALARE NSW 2800	DRAWING NUMBER 210616C -A500
	REVISION A

DESIGN COMPLIANCE CERTIFICATE – MECHANICAL

Project Name	Orange Anglican Grammar School
DA Reference	TBC
Address	7 Murphy Lane Calare NSW 2800
Part of Building to be certified	Mechanical

I hereby certify that:

- a) The drawings and specifications have been designed in accordance with the relevant Standards of Performance, including those nominated below.

NB: This declaration does not cover commissioning or any other requirements for on-site installation covered in the nominated standards below.

Measure and/or system	Standards of Performance
Ventilation (General)	NCC 2019 Amendment 1 Clause NSW F4.5 & F4.6
Mechanical Design	NCC 2019 Amendment 1 Clause F4.5; Part J5 & AS 1668.2:2012 Not Applicable
Mechanical Air Handling System (Automatic shutdown of air handling system)	NCC 2019 Amendment 1 Clause E4.2; E4.4 and AS1668.1:2015 Not Applicable

- b) I am a properly qualified person and have a good working knowledge of the relevant codes and standards referenced above. (My qualifications and accreditations are listed below)

ADD relevant qualifications, licences and accreditations:

MUST be on the National Engineering Register or other appropriate register for the field they are signing off on.

- c) The information contained in this statement is true and accurate to the best of my knowledge.

Name:	Phillip De Loryn (Certificate Number 45352S)
Role:	Construction Manager
Company:	ATCO Structures & Logistics Pty Ltd
ABN/ACN:	71 083 902 309
Address:	55 Tonka Street, Luscombe QLD 4207
Phone:	07 3412 8600
Email:	phil.deloryn@atco.com
Signature:	
Date:	29.6.2021

ATTACHMENT A DOCUMENTATION CERTIFIED

Document No	Title	Revision	Revision Date
210616A-A200	PLAN	A	22.06.2021
210616A-A300	ELEVATIONS	A	22.06.2021
210616A-A500	SALES SCHEDULE	A	22.06.2021
210616A-LIGHT_VENT CALC	LIGHT VENTILATION CALCULATOR	A	22.06.2021
210616B-A200	PLAN	A	22.06.2021
210616B-A300	ELEVATIONS	A	22.06.2021
210616B-A500	SALES SCHEDULE	A	22.06.2021
210616B-LIGHT_VENT CALC	LIGHT VENTILATION CALCULATOR	A	22.06.2021
210616C-A200	PLAN	A	22.06.2021
210616C-A300	ELEVATIONS	A	22.06.2021
210616C-A500	SALES SCHEDULE	A	22.06.2021
210616C-LIGHT_VENT CALC	LIGHT VENTILATION CALCULATOR	A	22.06.2021

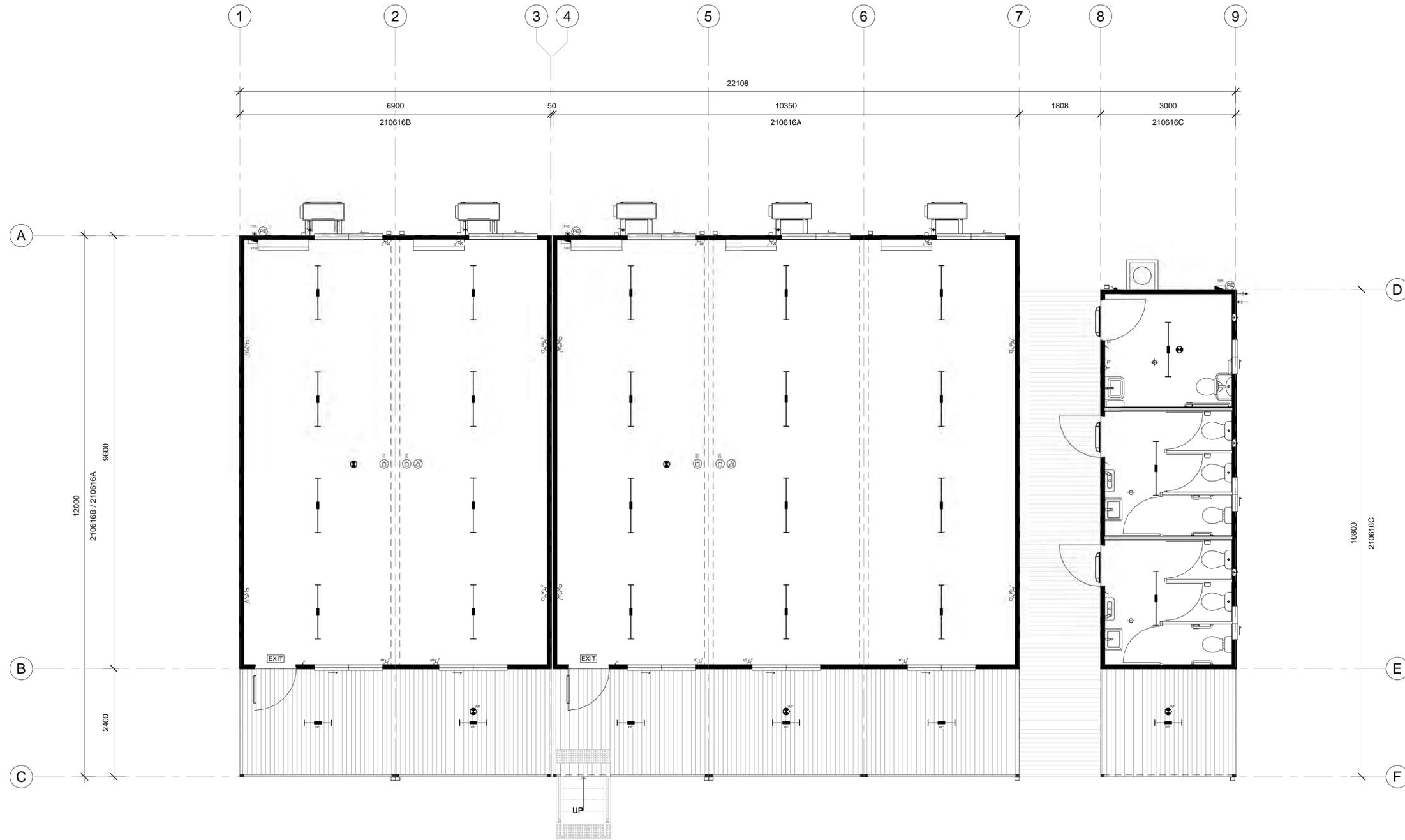
ATCO

ABN 71 083 902 309

ATTACHMENT B SITE ADDRESS

WIND REGION:	B
TERRAIN CATEGORY:	2
IMPORTANCE LEVEL:	2
SHIELDING FACTOR:	NS
BUILDING CLASS:	VAR
FLOOR LOADS DISTRIBUTED (kPa):	VAR
FLOOR LOADS CONCENTRATED (kN):	VAR
CLIMATE ZONE:	7

FLOOR LOADS CALCULATED FROM AS1170.1 - 2002
WIND SPEED CALCULATED FROM AS1170.2 - 2011.
BUILDING CLASS, IMPORTANCE LEVEL, PROBABILITY OF EXCEEDANCE, WIND REGION, TERRAIN CATEGORY, TOPOGRAPHIC CLASSIFICATION, SHIELDING FACTOR, CLIMATE ZONE & NORTH POINT ARE ASSUMED UNLESS OTHERWISE ADVISED BY CLIENT.



1 PLAN
1:50

GENERAL NOTES

- NO ALLOWANCE FOR COMPLIANCE WITH AS1170.3 - 2003 (DESIGN FOR SNOW LOADING, SUB-ALPINE REGION)
- NO ALLOWANCE FOR FIRE SEPARATION FROM EXISTING BUILDINGS / STRUCTURES ON SITE
- COVERED LANDINGS, STAIRS/RAILINGS, RAMP & TACTILE INDICATORS INSTALL ON SITE BY OTHERS

CLASSROOM COMPLIANCE NOTES

- CLASSROOM GLA COMPLIANT TO DDA AS1428.1 - 2009

MISCELLANEOUS NOTES

- EXTERNAL BUILDING PERIMETER SKIRTING NOT SHOWN AND IS SUBJECT TO SITE REQUIREMENTS ON REQUEST.
- NO FIRE / ACOUSTIC TREATMENT BETWEEN BUILDINGS, NOR FROM ANY EXISTING STRUCTURES ONSITE.

REV	DESCRIPTION	DATE	BY	CHKD
A	ISSUED FOR REVIEW	22.06.21	VT	

CONFIRM DETAILS OF SET OUTS, LEVELS AND CRITICAL DIMENSIONS ON SITE PRIOR TO SHOP DRAWINGS AND FABRICATION.
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P.O. BOX 391, BEALEIGH QLD 4207 A.B.N. 71 083 902 309
E-mail: ASLA@atcostructures.com

CLIENT	THE ANGLICAN SCHOOLS CORPORATION	TITLE	PLAN
DESCRIPTION	SITE PLAN	PROJECT No.	
ADDRESS	7 MURPHY LANE, CALARE NSW 2800	SCALE AT A1	1:50
DRAWING NUMBER	210616SP-A200	REVISION	A

Appendix B

Tree Removal Permit from Orange City Council

D21/33977
PR25746

4 June 2021

Mr Matthew Earl
Rossmark Pty Ltd
11 Erskine Road
CARINGBAH NSW 2229

matthew@rossmark.com.au

Dear Mr Earl,

PERMIT – TREE REMOVAL – LOT 100 DP 1174806, 7 MURPHYS LANE, ORANGE

This permit is for the approval to remove tree(s) as listed below from the above mentioned property. The subject trees are as marked on the attached drawing TRA-02 Revision B.

2 x Horse Chestnut (*Aesculus hippocastanum*)
1 x London Place Tree (*Platanus x hybrid*)

Reasoning:

- Approval is granted to enable additional classrooms to be constructed.

Condition:

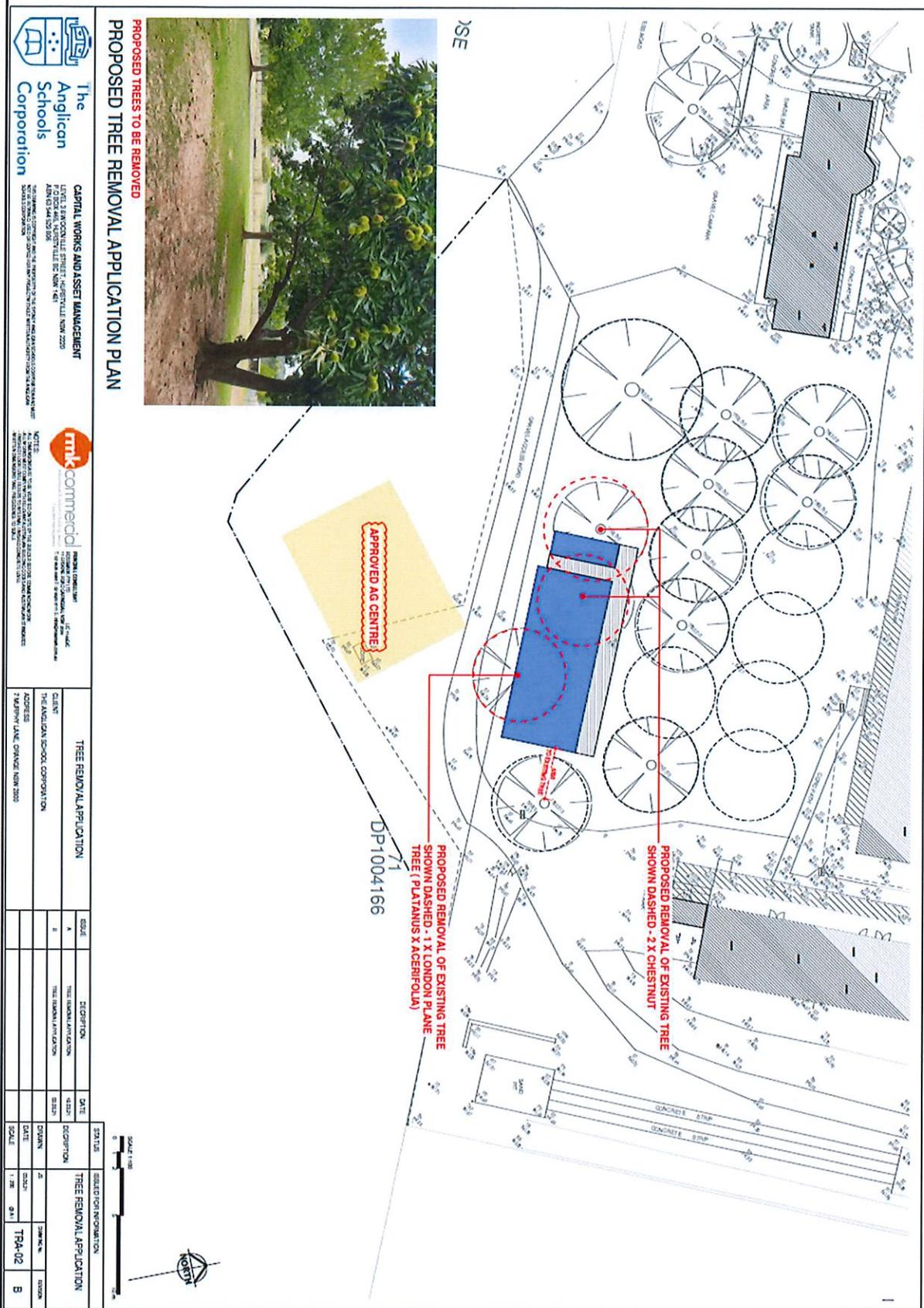
- The subject trees shall be replaced within the school grounds with 3 x 100 Litre containerised trees attaining a minimum mature height of 15 metres.

Should you have any queries in relation to this matter please contact the undersigned on 6393 8241.

Yours sincerely



Nigel Hobden
MANAGER CITY PRESENTATION



Capital Works and Asset Management
 1/11-1/12 WOODVILLE STREET, HURSTVILLE NSW 2220
 02 9550 5000
 www.anglican.schools.nsw.edu.au



Tree Removal Application
 CLIENT: THE ANGLICAN SCHOOLS CORPORATION
 ADDRESS: 7 MURPHY LANE, CHANDLER NSW 2220

SCALE	DESCRIPTION	DATE
A	TREE REMOVAL APPLICATION	14/02/2024
B	TREE REMOVAL APPLICATION	14/02/2024

STATUS	DESCRIPTION	DATE
APPROVED	TREE REMOVAL APPLICATION	14/02/2024
APPROVED	TREE REMOVAL APPLICATION	14/02/2024

Appendix C

Education SEPP Planning Principles

Appendix C: Education SEPP Planning Principles

Creating and maintaining safe, functional and well- designed schools has been an important consideration in the location and design of the proposed administration and storage building at Arndell Anglican College. The NSW Code provides the following seven planning principles to guide RNSs in their assessment of new school development proposals as follows:

Principle 1—context, built form and landscape

Comment: The location of the proposed building has considered the spatial organization of the school campus and located the building in an unutilized area adjacent to the recently approved agricultural teaching facility. The proposal forms a logical extension to the built form on the site. The single storey building is located on relatively level land and well setback from adjoining property boundaries and the street frontage of the site. There is no significant native vegetation required to be removed for the proposed activity. A tree removal permit has been issued by Council. The proposal recognizes and protects the visual setting and natural environment.

Principle 2—sustainable, efficient and durable

Comment: Good design combines positive environmental, social and economic outcomes. The proposed building is built form materials that seek to minimize waste, energy loss, water and natural resources. The school building will be durable, resilient and adaptable to meet the ongoing administration needs of the school into the future.

Principle 3—accessible and inclusive

Comment: School buildings and their ground should provide wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities. The proposed classroom building caters for the needs of various staff and students being located adjacent to the existing school campus with easy level access via a ramp to other school campus buildings.

Principle 4—health and safety

Comment: Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment. The proposed development satisfies this principle as it provides an accessible and welcoming building within a safe and secure location.

Principle 5—amenity

Comment: Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood. The proposal is well setback and protects the amenity of neighbouring properties.

Principle 6—whole of life, flexible and adaptive

Comment: The school building design has considered future needs and taken a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. The proposed building provides environmental performance, ease of adaptation and maximises multi-use facilities.

Principle 7—aesthetics

Comment: The proposed school building and its setting is aesthetically pleasing and achieves a built form that has good proportions and a balanced composition of elements. It is considered to have a positive impact on the quality and character of the locality and the quality and sense of identity of the school within the surrounding neighbourhood.

Appendix D

Statutory Planning Framework

Appendix D - Statutory and Planning Context

1.1 Commonwealth legislation

1.1.1 *Environment Protection & Biodiversity Conservation Act 1999 (EPBC Act)*

The EPBC Act protects matters of National Environmental Significance (NES), such as threatened species and ecological communities, migratory species (protected under international agreements), and National Heritage places (among others).

Any actions that will, or are likely to have a significant impact on the matters of NES require referral and approval from the Australian Government Environment Minister. Significant impacts are defined by the Commonwealth (reference <http://www.environment.gov.au/epbc/guidelines-policies.html>) for matters of NES.

No matters of NES have been identified at or near the site of the proposed activity. A referral to the Commonwealth Department of Environment is not required.

1.2 State Legislation

1.2.1 *Environmental Planning and Assessment Act 1979 (EP&A Act)*

The EP&A Act is the principal planning legislation for NSW. It provides a framework for the overall environmental planning and assessment of proposals.

As ASC is the proponent, the works are to be assessed as 'development permissible without consent' under Part 5 of the EP&A Act. Accordingly ASC must satisfy Sections 111 and 112 of that Act by examining, and taking into account to the fullest extent possible, all matters which are likely to affect the environment. This REF is intended to assist, and ensure ASC compliance, with the EP&A Act including Sections 111 and 112.

This report addresses the requirements of s228 of the EP&A Regulation 2000.

1.2.2 *Threatened Species Conservation Act 1995 (TSC Act)*

The TSC Act lists and protects threatened species, populations and ecological communities that are under threat of extinction in NSW. NSW Office of Environment and Heritage (OEH) is responsible for administering the TSC Act.

Impacts to species, populations, or endangered communities listed under the TSC Act must be assessed using the '7-Part Test' under Section 5A of the EP&A Act. If the assessment determines that a significant impact to a particular species, population or community is likely to result, a Species Impact Statement (SIS) may be required.

Threatened species and communities listed under this Act will not be impacted by the works and therefore a Species Impact Statement is not required.

1.2.3 *Fisheries Management Act 1995 (FM Act)*

FM Act provides for the protection, conservation, and recovery of threatened species defined under the Act. It also makes provision for the management of threats to threatened species, populations, and ecological communities defined under the Act, as well as the protection of fish and fish habitat in general.

The development does not involve harm to mangroves or other protected marine vegetation, dredging or reclamation, blocking of fish passage and does not involve impact to a Key Fish

Habitat waterway. Therefore the works will not require a Part 7 Fisheries permit under the FM Act.

1.2.4 Native Vegetation Act 2003 (NV Act)

The NV Act regulates the clearing of native vegetation on all land in NSW, except for land listed in Schedule 1 of the Act and biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*).

Section 25(g) provides a legislative exclusion to 'any clearing that is, or is part of, an activity carried out by a determining authority' within the meaning of Part 5 of the EPA Act if the determining authority has complied with that part.

There is no clearing of native vegetation proposed.

1.2.5 National Parks and Wildlife Act 1974 (NPW ACT)

The NPW Act is administered by the Director-General of the National Parks and Wildlife Services, who is responsible for the control and management of all national parks, historic sites, nature reserves, and Aboriginal areas (among others). The main aim of the Act is to conserve the natural and cultural heritage of NSW.

The Act aims to conserve the natural and cultural heritage of NSW. Where works will disturb Aboriginal objects, an Aboriginal Heritage Impact Permit (AHIP) is required.

The proposed development is unlikely to harm Aboriginal objects and therefore a permit under the NP&W Act is not required.

1.2.6 Heritage Act 1977

The proposed development does not involve an item or place listed on the NSW State Heritage Register. Approval of works on the site is therefore not under s57 of the Heritage Act.

1.2.7 Protection of the Environment Operations Act 1997 (POEO ACT)

The POEO Act is the key environmental protection and pollution statute. The POEO Act is administered by the EPA and establishes a licensing regime for waste, air, water and pollution. Relevant sections of the Act are listed below:

- Part 5.3 Water Pollution
- Part 5.4 Air Pollution
- Part 5.5 Noise Pollution
- Part 5.6 Land Pollution and Waste.

Any work potentially resulting in pollution must comply with the POEO Act. Relevant licences must be obtained if required.

No licenses have been identified as being required including an Environmental Protection Licence (EPL).

1.2.8 Water Management Act 2000 (WM Act)

The WM Act's main objective is to manage NSW water in a sustainable and integrated manner that will benefit today's generations without compromising future generations' ability to meet their needs. The WM Act is administered by NSW Department of Primary Industries Water (DPI – Water) (previously NSW Office of Water) and establishes an approval regime for activities within waterfront land.

Controlled activity approval is typically required for work within 40 m of the highest bank of a river, lake or estuary. Section 91E of the Act creates an offence for carrying out a controlled activity within waterfront land without approval.

There are no works proposed within 40 metres of a river, lake or estuary. A controlled activity permit is not required.

1.2.9 Roads Act 1993

The proposed development does not involve carrying out work on a public road or connection to a classified road and therefore does not require approval under s138 of the Roads Act.

1.2.10 State Environmental Planning Policy (Educational Establishments and Child Care Centre) 2017 (Education SEPP)

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (the Education SEPP) gazetted in September 2017 has provisions that are stated as making it easier for child-care providers, schools, TAFEs and universities to build new facilities and improve existing ones by streamlining approval processes to save time and money and deliver greater consistency across NSW. Clause 36 of the Education SEPP sets out the range of activities that can be undertaken by Government schools and registered non-government schools under the “development without consent” pathway.

The proposed activity is the subject of a Part 5 ‘development without consent’ pathway of assessment in accordance with the NSW Code of Practice for Part 5 Activities for registered non-government schools.

1.2.11 State Environmental Planning Policy No 14 (Coastal Wetlands)

The proposed development is not located on land subject to SEPP 14. In accordance with s7 of the SEPP, the concurrence of the Director-General of the Department of Planning and Infrastructure is not required.

1.2.12 State Environmental Planning Policy No 26 (Littoral Rainforests)

The proposed development is not located on land subject to SEPP 26. The concurrence of the Director-General of the Department of Planning and Infrastructure is not required.

1.2.13 State Environmental Planning Policy No 44 (Koala Habitat)

SEPP 44 aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for *Phascolarctos cinereus* (Koala) to ensure a permanent free-living population over their present range and reverse the current trend of Koala population decline.

The project is being assessed under Part 5 of the EP&A Act and is not a development application, and therefore SEPP44 does not apply.

1.2.14 State Environmental Planning Policy No 71 (Coastal Protection)

The Coastal Protection SEPP aims to protect and manage the values of coastal areas by ensuring appropriate access and developments within this area.

According to Clause 7 as the proposed works are not subject to a Development Application SEPP 71 does not apply to these works.

Appendix E

Environmental Considerations under Sec 111 of EP&A Act

APPENDIX E - Section 111(1) of the EP&A Act Considerations

For the purpose of attaining the objects of this Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of this Act or the provisions of any other Act or of any instrument made under this or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.

- Principles of Ecological Sustainable Development
- Proximity to items of national environmental significance
- Precautionary Principle
- Potentially effects on threatened species, populations or ecological communities, or their habitats, including fish and marine vegetation
- Working near marine vegetation (mangroves, seagrass beds, etc.) or dredging a water body
- Impacting State, Local or section 170 register (Non-Aboriginal) heritage
- Potential impacts on Aboriginal cultural heritage including Aboriginal objects or Aboriginal places declared under the *National Parks and Wildlife Act 1974*, a Potential Aboriginal Deposit (PAD) or native title
- Working near protected wetlands and rainforests
- Working within a drinking water catchment area
- Working within State forests/area subject to forest agreement
- Altering ground water, water bodies, etc
- Discharging to stormwater or sewer
- Siting oil filled equipment within 40m of a sensitive area or within 5m upstream of a drain
- Working within areas with potential or actual contaminated land
- Impacting hollow bearing trees
- Impacting high value Habitat
- Koala Habitat
- Clearing native vegetation
- Electric and Magnetic Fields (EMF) and Prudent Avoidance
- Bushfire risk and vegetation management.

The above matters have been considered in the assessment of the potential environmental impact of the activity. The proposed activity will have little to no impact on the matters identified above. Other environmental protection matters have been discussed and mitigation measures recommended in the in the Review of Environmental Factors.

It is noted that the regulations may also make provision for an approved code to address the above matters. The Review of Environmental Factors has been prepared in accordance with the Code approved under Clause 244N of the Environmental Planning and Assessment Regulation 2000.

Appendix F

Mitigation Measures

Appendix I Mitigation Measures

Impact On	Impact Level (Construction Phase)	Impact Level (Operational Phase)	Safeguards/Mitigation Measures	Responsibility
General				
All environmental factors	Low	Low	<ul style="list-style-type: none"> A CEMP should be prepared prior to any construction works commencing. The CEMP should include relevant REF safeguards summarised in Section 5. Prior to building work commencing, all works are to be certified to be in accordance with provisions of National Construction Code by a qualified certifier. 	Project Manager Contractor
Air Quality				
	Low	Negligible	<ul style="list-style-type: none"> Measures to minimise or prevent air pollution or dust are to be used including watering or covering exposed areas. Works are not to be carried out during strong winds or in weather conditions where high levels of dust or air borne particulates are likely. Vegetation or other materials are not to be burnt on site. Vehicles and vessels transporting waste or other materials that may produce odours or dust are to be covered during transportation. Stockpiles or areas that may generate dust are to be managed to suppress dust emissions. 	Project Manager Contractor

APPENDIX F Review of Environmental Factors for a single storey Modular Classroom Building at Orange Anglican Grammar School

Impact On	Impact Level (Construction Phase)	Impact Level (Operational Phase)	Safeguards/Mitigation Measures	Responsibility
Noise				
	Low	Negligible	<ul style="list-style-type: none"> • General noise from construction works must comply with the requirements with applicable Australian Standards or legislation • Works to be carried out during normal work hours (i.e. 7am to 6pm Monday to Friday; 8am to 1pm Saturdays). Any work that is performed outside normal work hours or on Sundays or public holidays may not be permitted and, if permitted, works are to minimise noise impacts. 	Project Manager Contractor
Soil and Erosion				
	Low	Negligible	<ul style="list-style-type: none"> • Site management will incorporate best management erosion and sediment control practices such as those found in the Department of Housing's "Blue Book (4th Edition) on erosion and sediment control. • All erosion and silt control devices will be visually inspected weekly to ensure effectiveness as well as after each rainfall event. 	Project Manager Contractor
Water				
	Low	Negligible	<ul style="list-style-type: none"> • No dirty water may be released into drainage lines and/or waterways. • Visual monitoring of local water quality (ie turbidity, hydrocarbon spills/slicks) is to be undertaken on a regular basis to identify any potential spills or deficient erosion and sediment controls. 	Project Manager Contractor

APPENDIX F Review of Environmental Factors for a single storey Modular Classroom Building at Orange Anglican Grammar School

Impact On	Impact Level (Construction Phase)	Impact Level (Operational Phase)	Safeguards/Mitigation Measures	Responsibility
			<ul style="list-style-type: none"> Water quality control measures are to be used to prevent any materials (eg. concrete, grout, sediment etc) entering drain inlets or waterways. Wash down should use potable water and excess debris removed using hand tools. Wash down waste must be filtered before release. 	
Flood Impact				
	Low	Low	<ul style="list-style-type: none"> School land is not identified as flood affected 	
Waste Management and Minimisation				
	Low	Low	<ul style="list-style-type: none"> All surplus material, off cuts, and other debris resulting from the work shall be removed from site and disposed of by a licensed contractor to a licensed waste management facility Waste material, other than vegetation and tree mulch, is not to be left on site once the works have been completed. Working areas are to be maintained, kept free of rubbish and cleaned up at the end of each working day. 	Project Manager Contractor
Bushfire				
	Low	Low	School land is not identified as being bushfire prone land	
Traffic				
	Low	Low	<ul style="list-style-type: none"> Current traffic movements and property accesses are to be maintained during the works. Any disturbance is to be minimised to prevent unnecessary traffic delays. 	Project Manager Contractor

APPENDIX F Review of Environmental Factors for a single storey Modular Classroom Building at Orange Anglican Grammar School

Impact On	Impact Level (Construction Phase)	Impact Level (Operational Phase)	Safeguards/Mitigation Measures	Responsibility
			<ul style="list-style-type: none"> Where possible, current vessel movements and public accesses to the waterway and foreshore are to be maintained during works. Any disturbance is to be minimised as much as practicable. 	
Hazardous Waste				
	Low	Low	<ul style="list-style-type: none"> No bulk storage of hazardous substances or dangerous goods on site Minimise fuel volumes stored on site Emergency procedures shall be displayed in prominent position Spillage of chemicals will be cleaned up immediately 	Project Manager Contractor