



PART 5 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

REVIEW OF ENVIRONMENTAL FACTORS

Mamre Anglican School

LOT 4 DP 587334 NO.45-59 BAKERS LANE, KEMPS CREEK

Erection of a Single - Storey (Modular) Classroom Building – State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2007.

PREPARED BY: PETER FRYAR

27th August, 2018

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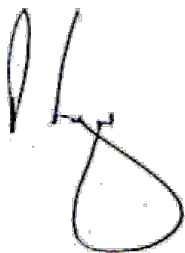
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ISSUE NO	AMENDMENT	DATE
A	Initial draft Report	24 AUGUST 2018
B	Final for issue to Client	27 AUGUST 2018

REPORT PREPARED BY:

Peter Fryar

BTP (UNSW), CERT T&CP (Ord4), MPIA



DIRECTOR,

KEY URBAN PLANNING

Waiver

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed with Key Urban Planning and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by Key Urban Planning and any sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information contained herein or for any consequences of its use will be accepted by Key Urban Planning.

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The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

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PROPOSED ACTIVITY

The subject property is noted to contain the Mamre Anglican School and is large in size having a total site area of 10.5 ha.

The subject property is known as Lot 4 in DP 587334 No. 45-59 Bakers Lane, KEMPS CREEK (the “site”)

The site is currently occupied by a number of buildings incorporating the full range of school facilities including general spaces, administration, staff, library, hall, canteen, student amenities and carparking. A 90 place childcare centre is located on the site, however is operated separately from the Mamre Anglican School. More recently, a new Seniors Building was constructed on the site.

The surrounding area is characterised by predominantly rural with rural/residential development located in the surrounding lands. Emmaus Catholic College is located within close proximity of the site.

The existing school was approved by Council in 1985 under Consent No.56/85. Development Application 71/90 was approved which included the construction of additional classrooms, toilets, staff rooms etc. and increased the number of students capped at 740. Consent No. DA14/0224 was approved by Council in March 2014 for a new Senior Studies Building for Year 11 & 12 Students. At the time the school had 467 students enrolled. The new senior school block allowed an increase of 120 students plus staff with an expected capacity of 600 students.

Photograph 1 – Aerial Photograph of Site & Locality



The proposed development involves the construction of a new classroom building located centrally within the existing junior school on a vacant part of the site used as a student play area. The building is of modular construction and will be pre-fabricated off site. The modules will be transported to the site and assembled on piers. The proposed building will have overall dimensions of 25.2m x 25.8m.

The proposed building will be constructed from FC wall lining with paint finish and a corrugated (colorbond) roof. The floor plan essentially involves four rooms for teaching of students, a central 'breakout' area, toilets and a small meeting room. A covered verandah will extend around the perimeter of the external walls. The undercroft area of the building will comprise corrugated colorbond metal slats. Minimal site excavation is proposed.

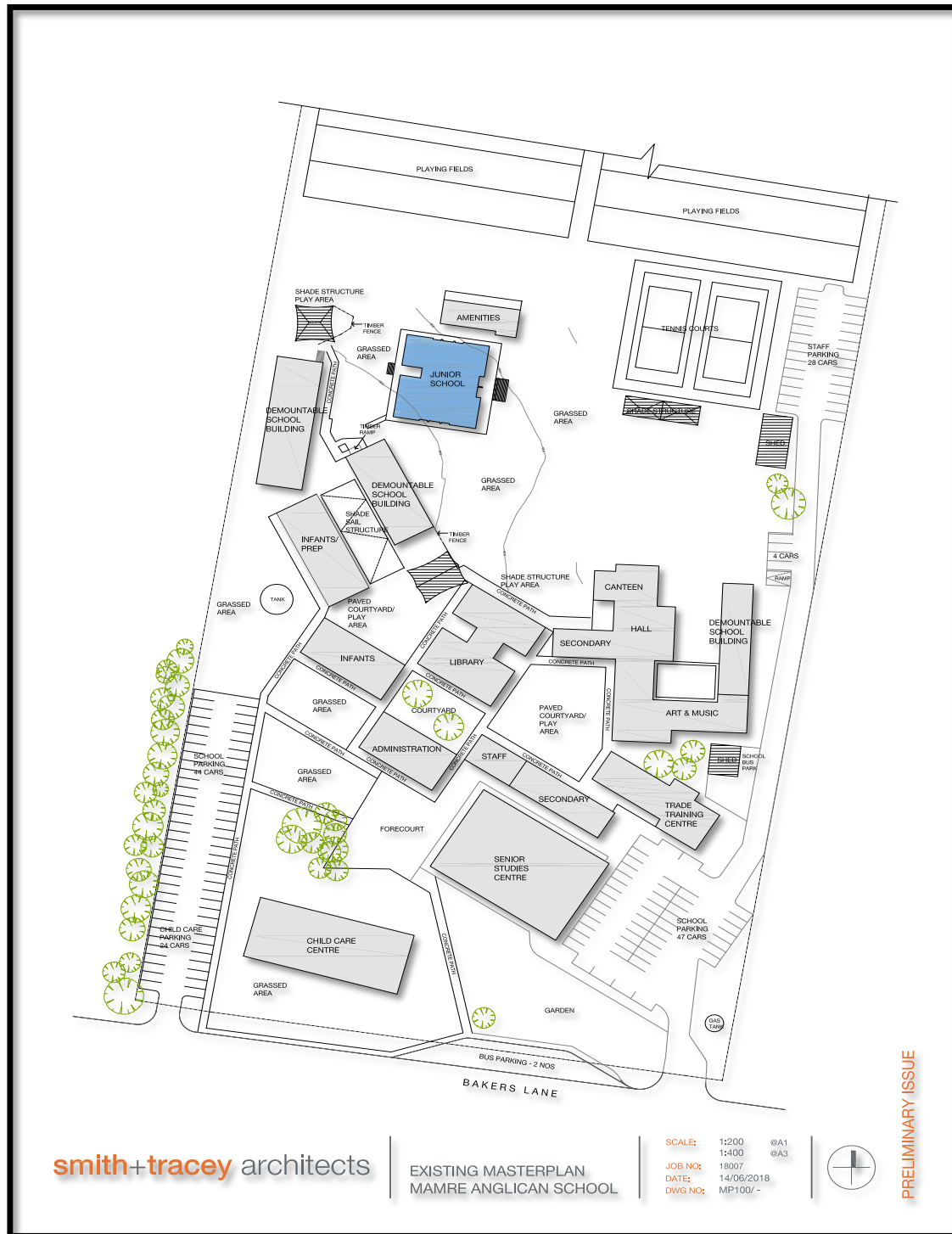
The proposed building will be slightly elevated above natural ground level. Consequently, a disabled access ramp and separate stairway will be constructed to provide access to the building.

The purpose of the building is to provide additional classroom space for the school. No increase in student numbers is proposed as a consequence of the construction of the proposed building. As such, the current capped student level of a maximum of 740 students will not be exceeded.

Photograph 2 – Photograph showing location for building



Photograph 3 – Site Plan



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CERTIFICATION AUTHORITY

2.1 CERTIFICATION

Peter Fryar of Key Urban Planning has prepared this Review of Environmental Factors (the “REF”).

- I am a Town Planner with over 30 years experience in Local Government and private practice.
- I hold a Degree as a Bachelor of Town Planning (UNSW) and a Certificate as a ‘Town and Country Planner’ under the Local Government Act, 1919.
- I am a Corporate Member of the Planning Institute of Australia.

This REF assesses the impacts of the proposed development under the provisions of the relevant Planning Controls applicable to the subject site. This assessment has given due consideration of the matters prescribed under clause 228(2) of the Environmental Planning & Assessment Regulation 2000 (the “Regs”).

DECLARATION

“I certify 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”.

Signed:



Peter Fryar

BTP (UNSW), CERT T&CP (Ord4), MPIA

2.2 PROPONENT, DETERMINING AUTHORITIES & ANY REQUIRED APPROVALS

Proponent:

Mr Dennis Macan

Capital Works Manager

On behalf of:

The Anglican Schools Corporation

Level 3

No. 8 Woodville Street

Hurstville NSW 2220

Determining Authority:

The Anglican Schools Corporation

Level 3

No. 8 Woodville Street

Hurstville NSW 2220

Authority Approvals:

NSW Rural Fire Service

Bush Fire Safety Authority

Section 100B (3) of the Rural Fires Act 1997

3/

ENVIRONMENT OF THE ACTIVITY

The subject property is known as Lot 4 in DP 587334 No. 45-59 Bakers Lane, KEMPS CREEK.

The site is currently occupied by a number of buildings incorporating the full range of school facilities including general spaces, administration, staff, library, hall, canteen, student amenities and carparking. A 90 place childcare centre is located on the site, however is operated separately from the Mamre Anglican School. More recently, a new Seniors Building was constructed on the site.

The surrounding area is characterised by predominantly rural with rural/residential development located in the surrounding lands. Emmaus Catholic College is located within close proximity of the site.

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. A referral to the Commonwealth Department of Environment is not required.

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.

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. No clearing of vegetation is required.

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 licences have been identified as being required including an Environmental Protection licence.

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. The works are not within 40 metres of a waterway.

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STATUTORY FRAMEWORK

STATE ENVIRONMENTAL PLANING POLICY (EDUCATIONAL ESTABLISHMENTS & CHILD CARE CENTRES) 2017

Previously, planning provisions for schools and tertiary institutions were covered in the Infrastructure SEPP. The proposed building falls under the provisions of State Environmental Planning Policy (Educational Establishments & Child Care Centres) 2017 (the “SEPP”).

Clause 36 of the SEPP states:

“36 Schools—development permitted without consent

(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:

(i) a library or an administration building that is not more than 1 storey high, or

(ii) a portable classroom (including a modular or prefabricated classroom) that is not more than 1 storey high, or

(iii) a permanent classroom that is not more than 1 storey high to replace an existing portable classroom and that is used for substantially the same purpose as the portable classroom, or

(iv) a kiosk, cafeteria or bookshop for students and staff that is not more than 1 storey high, or

(v) a car park that is not more than 1 storey high,

(b) minor alterations or additions, such as:

(i) internal fitouts, or

(ii) alterations or additions to address work health and safety requirements or to provide access for people with a disability, or

(iii) alterations or additions to the external facade of a building that do not increase the building envelope (for example, porticos, balcony enclosures or covered walkways),

(c) restoration, replacement or repair of damaged buildings or structures,

- (d) security measures, including fencing, lighting and security cameras,
- (e) demolition of structures or buildings (unless a State heritage item or local heritage item).

(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).

(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.

(4) A reference in this clause to development for a purpose referred to in subclause (1) (a), (b) or (c) includes a reference to development for the purpose of construction works in connection with the purpose referred to in subclause (1) (a), (b) or (c).

Note. Section 100B (3) of the [Rural Fires Act 1997](#) requires a person to obtain a bush fire safety authority under that Act before developing bush fire prone land for a special fire protection purpose such as a school."

NB. Underlining and bold by Author

Registered non-Government schools (RNSs) are prescribed to be 'public authorities' under Part 5 of the Environmental Planning and Assessment Act 1979 (the "**Act**") only for the purposes of assessing and carrying out development without consent under clause 36 of the SEPP.

Clause 244M of the Regs. contains definitions and defines activities for the purposes of an existing school to mean:

"activities for the purposes of an existing school means activities (within the meaning of Part 5 of the Act) for the purpose of development that is permitted without consent under clause 36 of [State Environmental Planning Policy \(Educational Establishments and Child Care Facilities\) 2017](#)."

Accordingly an RNS can also undertake 'development without consent' for this type of development. They are also prescribed to be 'determining authorities' for these purposes and therefore are subject to the environmental assessment requirements of Part 5 of the Act like other public authorities.

Clause 244N of the Regs. states:

“244N Approved Code must be complied with

- (1) An approved Code may make provision for or with respect to the exercise by a proprietor of a registered non-government school of its functions under section 5.5 of the Act in respect of activities for the purposes of an existing school.*
- (2) An approved Code is not to apply to activities for the purposes of an existing school for which the proprietor is required under Part 5 of the Act to furnish or obtain an environmental impact statement.*
- (3) Without limitation, an approved Code may include provision for or with respect to any of the matters listed in section 5.6 (2) of the Act.*
- (4) An approved Code may specify the period for which the approved Code is in force.*
- (5) The Minister may, by notice in writing to a proprietor of a registered non-government school, exempt a specified activity from the operation of an approved Code. An exemption may be made subject to conditions and may be revoked or varied at any time by notice in writing to the proprietor.”*

RNSs must follow the assessment process outlined in Section 3 of the 'NSW Code of Practice for Part 5 Activities' before carrying out school development proposals that are identified as 'development without consent' in the SEPP.

Clause 244N(1) of the Regs. enables a RNS to undertake the functions prescribed under section 5.5 of the Act in respect of activities for the purposes of an existing school. The Act defines a “public authority” to mean:

“public authority means:

- (a) a public or local authority constituted by or under an Act, or*
- (b) a Public Service agency, or*
- (c) a statutory body representing the Crown, or*
- (d) a Public Service senior executive within the meaning of the [Government Sector Employment Act 2013](#), or*
- (e) a statutory State owned corporation (and its subsidiaries) within the meaning of the [State Owned Corporations Act 1989](#), or*
- (f) a chief executive officer of a corporation or subsidiary referred to in paragraph (e), or*
- (g) a person prescribed by the regulations for the purposes of this definition.”***

An RNS is a person prescribed by the Regulations for the purposes of the definition of a “public authority”.

The proposed modular classroom building will comply with the setback requirements prescribed under subclause (1)(a) of the SEPP above. The building is proposed to be placed on piers with the floor being elevated above the natural ground level. The SEPP specifies that a portable

classroom is not to be more than one (1) storey high. Clause 5 of the SEPP contains definitions and in the preamble states that “A word or expression used in this Policy has the same meaning as it has in the Standard Instrument unless it is otherwise defined in this Policy”. A storey is not defined under the SEPP and therefore the definition of “storey” under the Standard Instrument needs to be relied upon. The Dictionary in the Standard Instrument defines a ‘storey’ as follows:

“storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or*
- (b) a mezzanine, or*
- (c) an attic.”*

The proposed building would comply with the one (1) storey height control as there is no reference in the definition to floor height above natural ground level.

There will be no increase in student numbers as a consequence of the erection of the new classroom building. The Statement of Environmental Effects that accompanied DA14/0224 for a Senior Studies Building approved by Council makes reference to a consent in 1994 that capped student numbers to 740. We are advised that the matters referred to under clause 36(2) will be satisfied.

Finally, the development will not result in a contravention of any existing condition of the most recent development consent (DA 14/0224) in relation to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers (Clause 36(3) of the SEPP).

The proposed development would constitute “development permitted without consent” under clause 36 of the SEPP.

PART 5 EP & A ACT 1979 – REVIEW OF ENVIRONMENTAL FACTORS

The ‘NSW Code of Practice for Part 5 Activities’ (the “**code**”) covers activities that fall under Part 5 of the Act. Class 1 works are school development (outlined in the Education SEPP as development permitted without consent) with relatively minor environmental impacts. These Part 5 activities are broadly categorised into two key types:

- Minor School Development Works
- Other School Development Works

The proposal is categorised as “other school development works”.

An RNS must prepare a REF for all Class 1 development. The level of assessment in the REF should reflect the level of environmental impact resulting from the proposed works. For example, minor Part 5 works such as internal building works or routine maintenance will not require the same amount of assessment as other school development, but will still require an REF.

The site has been identified as being 'Bushfire Prone Land'. Section 100B (3) of the [Rural Fires Act 1997](#) requires a person to obtain a bush fire safety authority under that Act before developing bush fire prone land for a special fire protection purpose such as a school.

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ENVIRONMENTAL IMPACTS

Clause 228(1) of the Regs. states:

“228 What factors must be taken into account concerning the impact of an activity on the environment?

(cf clause 82 of EP&A Regulation 1994)

(1) For the purposes of Part 5 of the Act, the factors to be taken into account when consideration is being given to the likely impact of an activity on the environment include:

(a) for activities of a kind for which specific guidelines are in force under this clause, the factors referred to in those guidelines, or

(b) for any other kind of activity:

(i) the factors referred to in the general guidelines in force under this clause, or

(ii) if no such guidelines are in force, the factors referred to subclause (2).”

The factors referred to in subclause (1)(b)(ii) above in relation to the proposed development are addressed in the table below.

CLAUSE 228(2) FACTORS FOR CONSIDERATION		
SUB CLAUSE	MATTERS FOR CONSIDERATION	COMPLIANCE
(a) any environmental impact on a community	The proposed building will form part of an existing school and will not result in an intensification of the use. Conditions are recommended to ensure compliance with the provisions of the SEPP.	YES
(b) any transformation of a locality	No change to the character and general operations of the school are proposed.	YES
(c) any environmental impact on the ecosystems of the locality	Proposed building will be located on an existing cleared area within the school grounds.	YES
(d) any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	No change to the character and general operations of the school are proposed.	YES
(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	No change to the character and general operations of the school are proposed.	YES

REVIEW OF ENVIRONMENTAL FACTORS

generation		
(f) any impact on the habitat of protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i>)	No impacts.	YES
(g) any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air, (h) any long-term effects on the environment, (i) any degradation of the quality of the environment, (j) any risk to the safety of the environment, (k) any reduction in the range of beneficial uses of the environment, (l) any pollution of the environment,	No change to the character and general operations of the school are proposed.	YES
(m) any environmental problems associated with the disposal of waste	Existing waste services are available for the school operations and are adequate to cater for the proposed building.	YES
(n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply, (o) any cumulative environmental effect with other existing or likely future activities, (p) any impact on coastal processes and coastal hazards, including those under projected climate change conditions.	No change to the character and general operations of the school are proposed.	YES

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CONSULTATION

The Code prescribes notification requirements that the RNS must comply with. Under the code, notification is specified as 'Phase 3' as follows:

Phase 3 Mandatory Consultation

It is a mandatory requirement under this Code for the RNS to make the REF available on its website for Class 1 Minor School Development Works.

For all Class 1 Other School Development Works, it is a mandatory requirement for the RNS to:

- Write (by letter or email) to:
- the Government agencies the RNS considers relevant
- the local council of the area within which the school is located
- all neighbours *the RNS considers relevant*
- Consider all submissions received during the 21 business days stipulated in the correspondence, including an assessment of the issues raised and how they have been addressed in the assessment of the proposed activity.

The RNS must keep written records of all consultation undertaken for five years after the consultation took place in a way that the records can be produced to a third party within 21 **business days** and to a standard where a reasonable person could understand the essential nature of the consultation without extrinsic material.

Penrith City Council were contacted and provided the proponent landowner details. A notification letter was sent to all landowners advising of the proposed development and provided 21 calendar days to make a submission (if required). Adjoining property owners were given 21 business days to make a submission (if required).

One submission was received at the time of finalisation of the REF. Sydney Water raised no objection to the proposal. Any further submissions received will be considered under separate advice to the determining authority prior to a decision being made.

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CONCLUSIONS

The merits of the application have been considered in this assessment under Part 5 of the Environmental Planning and Assessment Act 1979. More specifically, the proposal fully meets the standards of the SEPP and, the general requirements of the relevant parts of the Act and Regs.

The proposal satisfies the intent of the relevant planning controls for the locality.

The proposal achieves the factors prescribed under clause 228 of the Regs. and is considered to be suitable for approval.

Peter Fryar

BTP(UNSW), CERT T&CP(Ord4), MPIA

Director,

KEY URBAN PLANNING



RECOMMENDATION

THAT the Part 5 'activity' involving the erection of a Single - Storey (Modular) Classroom Building – State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2007 on Lot 4 in DP 587334 No. 45-59 Bakers Lane, KEMPS CREEK be approved subject to the following conditions:

1. Approved Plans and Supporting Documentation

The development must be carried out in accordance with the plans and documentation listed below except where amended by other conditions of this consent:

- School General Floor Plan (Rev B) dated 20/6/18 and prepared by Marathon Modular
- School Elevations 1 (Rev B) dated 21/6/18 and prepared by Marathon Modular
- Waste Management Plan dated 7/8/18 and prepared by Sydney Anglican Schools Corp
- Bushfire Risk Assessment dated 12/8/18 and prepared by Bushfire Planning Services

2. National Construction Code

All approved building work must be carried out in accordance with the relevant requirements of the National Construction Code. Certification by a suitably qualified person under section 6.28(2) of the Environmental Planning and Assessment Act 1979 must be obtained prior to the commencement of construction work.

3. Sydney Water – Approval

This activity must be submitted to *Sydney Water* for approval to determine whether the development would affect any *Sydney Water* infrastructure, and whether further requirements are to be met.

Note: Building plan approvals can be obtained online via Sydney Water Tap in™ through www.sydneypwater.com.au under the Building and Development tab.

4. Design and Construction - Bushfire

a) A Bush Fire Safety Authority under Section 100B (3) of the Rural Fires Act 1997 shall be obtained from the Rural Fire Service prior to the commencement of construction.

b) The recommendations contained within the Bushfire Risk Assessment dated 12/8/18 and prepared by Bushfire Planning Services shall be complied with.

5. Toilet Facilities

a) To provide a safe and hygienic workplace, toilet facilities must be available or be installed at the works site before works begin and must be maintained until the works are completed at a ratio of one toilet for every 20 persons employed at the site.

b) Each toilet must:

1. i) be a standard flushing toilet connected to a public sewer; or
2. ii) be a temporary chemical closet approved under the *Local Government Act 1993*; or
3. iii) have an on-site effluent disposal system approved under the *Local Government Act 1993*.

6. Erosion and Sediment Control

To protect the water quality of the downstream environment, erosion and sediment control measures must be provided and maintained throughout the construction period in accordance with the manual *'Soils and Construction 2004 (Bluebook)'*, the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sediment control devices must remain in place until the site has been stabilised and revegetated.

7. Construction Work Hours

All works on site, including demolition and earth works, must only occur between 7am and 5pm Monday to Saturday. No work is to be undertaken on Sundays or public holidays.

8. Environmental Management

To prevent sediment run-off, excessive dust, noise or odour emanating from the site during the construction, the site must be managed in accordance with the publication *'Managing Urban Stormwater – Landcom (March 2004)'* and the *Protection of the Environment Operations Act 1997*.

9. Council Property

To ensure that the public reserve is kept in a clean, tidy and safe condition during construction works, no building materials, waste, machinery or related matter is to be stored on the road or footpath.

10. Excavated Material

All excavated material removed from the site must be classified by a suitably qualified person in accordance with the Department of Environment, Climate Change and Water NSW *Waste Classification Guidelines* prior to disposal to an approved waste management facility and be reported to the principal certifying authority prior to the issue of an Occupation Certificate.

APPENDIX A

Waste Management Plan & Notification Letters

WASTE MANAGEMENT PLAN

DEMOLITION, CONSTRUCTION AND USE OF PREMISES

If you need more space to give details, you are welcome to attach extra pages to this form.

PLEASE COMPLETE ALL PARTS OF THIS FORM THAT ARE RELEVANT TO YOUR DEVELOPMENT APPLICATION (DA).

IF YOU NEED MORE SPACE TO GIVE DETAILS, YOU ARE WELCOME TO ATTACH EXTRA PAGES TO THIS FORM.

Council will assess the information you provide on this form along with your attached plans. We will take into account the types and volumes of waste that could be produced as a result of your proposed development, and how you are planning to:

- minimise the amount of waste produced
- maximise re-use and recycling
- store, transport and dispose of waste safely and thoughtfully.

APPLICANT DETAILS

First name	Surname
Sydney Anglican Schools Corp.	n/a
Postal Address	
Street No.	Street name
Lvl 1, 420	Forest Street
Suburb	Post code
Hurstville	2220
Contact phone number	Email address
0422 479 375	kwatson@sasc.nsw.edu.au

DETAILS OF YOUR PROPOSED DEVELOPMENT

Street No.	Street name
45	Bakers Lane
Suburb	Post code
Erskine Park	2178

What buildings and other structures are currently on the site?

The site currently contains approximately nine structures that perform the function of a primary and secondary school, as well as a childcare centre.

Briefly describe your proposed development

The proposed building is an additional school building intended for use as a Senior Studies Centre, housing year eleven and twelve students, composed of six classroom spaces of varying size and a central learning area, as well as services and amenities.

Applicant Signature	Date
	24/02/14

PENRITH
CITY COUNCIL

*Please include details on the plans you submit with this form, for example location of on-site storage areas/containers, vehicle access point/s.

SECTION 1: DEMOLITION

Materials		Destination		
		Re-use and recycling		Disposal
Material	Estimated volume (m ² or m ³)	ON-SITE* Specify proposed re-use or on-site recycling	OFF-SITE Specify contractor and recycling facility	Specify contractor and landfill site
Excavation (eg soil, rock)				
Green waste	2-3m3	Recycle on site.	Not Applicable.	Not Applicable.
Bricks	<1m3	Store on site.	Not Applicable.	Not Applicable.
Concrete				
Timber (Please specify type/s)				
Plasterboard				
Metals (Please specify type/s)				
Other				

PENRITH CITY COUNCIL

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SECTION 2: CONSTRUCTION

*Please include details on the plans you submit with this form, for example location of on-site storage areas/containers, vehicle access point/s.

Materials		Destination		
		Re-use and recycling		Disposal
Material	Estimated volume (m ² or m ³)	ON-SITE* Specify proposed re-use or on-site recycling	OFF-SITE Specify contractor and recycling facility	Specify contractor and landfill site
Excavation (eg soil, rock)	375m ³	Re-use on site at rear of property.	Not Applicable.	Not Applicable.
Green waste				
Bricks				
Concrete	Concrete: 2-3m ³ Blockwork: 1m ³		To be advised.	To be advised.
Timber (Please specify type/s)	5m ³		To be advised.	To be advised.
Plasterboard	3-5m ³		To be advised.	To be advised.
Metals (Please specify type/s)	Steel: 2-3m ³ Roof Sheet: 3m ³		To be advised.	To be advised.
Other	Mixed Waste: 10m ³		To be advised.	To be advised.

SECTION 3: WASTE FROM ON-GOING USE OF PREMISES

If relevant, please list the type/s of waste that may be generated by on-going use of the premises after the development is finished.	Expected volume (average per week)
General school waste: Wrappers, food waste, paper recycling.	3.5m2 per week

SECTION 4: ON-GOING MANAGEMENT OF PREMISES

If relevant, please give details of how you intend to manage waste on-site after the development is finished, for example through lease conditions for tenants or an on-site caretaker/manager. Describe any proposed on-site storage and treatment facilities. Please attach plans showing the location of waste storage and collection areas, and access routes for tenants and collection vehicles.

The school at current produces 12m³ of waste each week, with an additional 2m³ of recycling. This equates to a load of 0.0299m³ per student per week with a current student load of 467.

With an expected maximum capacity of 120 students, the new Senior Studies Centre will expect to generate approximately 3.5m3 (0.0299x120) of additional waste to this each week.

The on-going management of this will be integrated into the existing school waste services arrangement, whereby general waste is collected twice weekly, with recycling collected once per week.

This collection takes place from the existing western carpark, where bins are stored at the rear. No additional services are seen to be required due to the load of the new building.

NOTIFICATION OF DEVELOPMENT



16th August 2018

Branka Atelj, Zeljko Perica, Desanka O'Hara
1-23 Aldington Road
KEMPS CREEK NSW 2178

Dear Land Owner,

Proposed School Classroom Building

45 Bakers Lane, KEMPS CREEK (Mamre Junior School)

We act on behalf of 'The Anglican Schools Corporation' (the **"Client"**) in relation to a proposed development for the construction of a modular classroom building within the above site known as Mamre Junior School. Clause 244M of the Planning and Assessment Regulation 2000 defines the school as **"activities for the purposes of an existing school"** means activities (within the meaning of Part 5 of the Act) for the purpose of development that is permitted without consent under clause 36 of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*.

We have attached a site plan that identifies the location of the structure. The building will be located internally on the site and is of modular construction. We are required to undertake an Environmental Assessment under Part 5 of the Environmental and Assessment Act 1979. We are of the opinion that there will be no significant impacts the proposed development will have on the environment.

Our Client is proposing to construct the classroom building under the provisions of Clause 36 of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.

We are required to invite submissions within twenty-one (21) business days of this notification. We are nominated by our Client to be the representative to receive submissions in writing.

Please do not hesitate contacting the undersigned on **0432 678 268** should you require any further assistance in this matter.

Yours faithfully,

Peter Fryar

BTP(UNSW), CERT T&CP(Ord4), MPIA

KEY URBAN PLANNING 10/151-153 Peats Ferry Road HORNSBY NSW 2077 | W 9987 4041 | M 0432 678 268 | E keyurbanplan@optusnet.com.au

NOTIFICATION OF DEVELOPMENT



21st August 2018

Penrith City Council
PO Box 60
Penrith NSW 2751
council@penrith.city

Dear Sir,

Proposed School Classroom Building

45 Bakers Lane, KEMPS CREEK (Mamre Junior School)

We refer to the above and our previous correspondence dated 16 August 2018 giving notice of the proposed development. As previously advised, we act on behalf of 'The Anglican Schools Corporation' (the **"Client"**) in relation to a proposed development for the construction of a modular classroom building within the above site known as Mamre Junior School. Our previous correspondence provided a period of twenty-one (21) days calendar days from 16 August 2018 for a notification period. Our client is required under the '*NSW Code of Practice for Part 5 activities*' to notify the proposal for twenty-one (21) **business days**. Accordingly, should you wish to make a submission, you have up until COB on 7 September 2018 in accordance with the Code.

We are currently undertaking an Environmental Assessment under Part 5 of the Environmental and Assessment Act 1979. We are of the opinion that there will be no significant impacts the proposed development will have on the environment. The environmental assessment will be in the form of a Review of Environmental Factors. You were previously provided with a plan showing the location of the proposed classroom within the school site.

We have undertaken the following to date (in accordance with the Code):

- Phase 1 – Scoping.
- Phase 2 – Assessment involving the following:
 - Drawing together necessary data;
 - Confirming appropriate assessment and approvals process;
 - Confirming any other licences or approvals required;
 - Identified any mitigation measures required; and
 - Demonstrated that the undersigned is suitably qualified in environmental assessment.

Phase 3 is the mandatory consultation process we are currently undertaking.

NOTIFICATION OF DEVELOPMENT

Should you wish to make a submission, you should contact us in writing by COB on 7 September 2018. Our contact details are as follows:

Key Urban Planning
10/151- 153 Peats Ferry Road
HORNSBY NSW 2077

Please do not hesitate contacting the undersigned on **0432 678 268** should you require any further assistance in this matter.

Yours faithfully,



Peter Fryar
BTP(UNSW), CERT T&CP(Ord4), MPIA