



**REVIEW OF ENVIRONMENTAL FACTORS
FOR A
RELOCATED SINGLE STOREY
PORTABLE CLASSROOM BUILDING
AT
ORAN PARK ANGLICAN COLLEGE**



Prepared for
**The Anglican School Corporation and
Oran Park Anglican College**

By
**INGHAM PLANNING PTY LTD
PO Box 251 ARTARMON NSW 1570
Job 22220**

February 2023

Urban and Regional Planning, Environmental Planning and Statutory Planning
PO Box 251 Artarmon NSW 1570
Telephone: (02) 9416 9111 Email: admin@inghamplanning.com.au
A.C.N 106 713 768
www.inghamplanning.com.au

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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: 54-60 Central Avenue ORAN PARK
known as Oran Park Anglican College

Project: Single Storey Portable Classroom Building Relocation

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: 1st February 2023

1. INTRODUCTION

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 relocation of a portable single storey classroom building at Oran Park 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 Oran Park Anglican College.

1.3 Determining Authority

Under the provisions of the EP&A Act and Regulations and the Transport & Infrastructure 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.

Oran Park 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 TASC 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. PROPOSED ACTIVITY

2.1 Summary of Activity

The proposed activity is for the relocation of a single storey portable classroom building within the existing school property to a central location adjacent to planned Building 8 within the main school campus. The proposed activity is described in detail in Section 2.3 and illustrated in the detailed drawings attached as **Appendix A**.

2.2 Location of Proposed Activity

The subject property is known as the Oran Park Anglican College site, Oran Park and comprises a large parcel of land located between Peter Brock Drive, Central Avenue, Shannon Way and South Circuit, Oran Park. (see **Figure 1 - Location** and **Figure 2 – Aerial Photo of Site**).

The legal description of the existing parcel of land is Lot 15 DP 1193031 and it is known as 54-60 Central Avenue, Oran Park.

The site area is 4.29 hectares. The existing site has a 294 m frontage to Peter Brock Drive, a western frontage to Central Avenue of 106 m, a southern frontage to Shannon Way of 213 m, an eastern frontage to South Circuit of 213 m and a south eastern frontage to Redman Grange of 102 m.

The land slopes gently from the Peter Brock Drive frontage down to Shannon Way with the large Wayne Gardner Oval reserve located on the opposite side of Shannon Way.

Existing access to the site is provided from Central Avenue and Shannon Way. The subject site has direct and convenient access to existing and planned public transport facilities located along Peter Brock Drive.

The subject site forms part of a planned Oran Park town centre between Harrington Park and Leppington in the South West Sydney. The new town centre and residential neighbourhood development generally extending from Cobbity Road to the south, The Northern Road to the west with connection to Camden Valley Way to the east.

The planned Oran Park Town Centre and residential neighbourhood development is interspersed by a wide range of retail, commercial, leisure, civic and cultural facilities, community and educational uses including churches, schools and open space areas.

The school site is well served by planned public transport and is located within easy access to surrounding retail, commercial and community facilities associated with the Oran Park Town Centre.



Figure 1 – Location (Source: www.oranparktown.com.au)



Figure 2 – Aerial Photo of Oran Park Anglican College

2.3 Description of the Activity

The proposed activity is for the relocation of an existing single storey portable classroom building as illustrated in the detailed drawings attached as **Appendix A**.

The portable classroom building will be relocated within the school campus immediately to the west of the planned Building 8 in the approved Masterplan for the subject site. The portable classrooms will be relocated about 30 m south-west of the existing location within the school site. The portable will be setback from the adjoining site boundary to Redman Grange by a minimum of approximately 30m.

The proposed area is level, underutilised land with no significant vegetation and easily accessible to the wider school facilities.

The single storey building will have a footprint of approximately 293 sqm (ie. 12200mm x 24000mm) including verandah. The proposed building is in close proximity to existing academic facilities of the school and is well setback from any neighbouring residential property.

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

Student/Staff/Personnel

The Anglican Schools Corporation have advised that proposed works will not result in an increase in the number of students or staff beyond the existing approvals for the school. The purpose of the proposed relocation of the existing portable classroom building is to provide flexibility in classroom space during the construction of the Building 8 project and ongoing completion of the approved Masterplan works at the school.

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 in early-mid 2023 and extend for a works period of between 3-4 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 flat bed truck, 65 T crane, various utes and support vehicles along with various trade deliveries.

3. PLANNING LEGISLATION

3.1 SEPP (Transport and Infrastructure) and Part 5 of the Environmental Planning and Assessment Act 1979.

Part 3 of State Environmental Planning Policy (Transport and Infrastructure) 2021 gazetted in February 2022 has the previous provisions of the Educational Establishment and Child Care Facilities SEPP 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.

Under the SEPP legislation, in order for development to be allowed within the boundaries of an existing school as development permitted without consent, the land use (ie. educational establishment) must be a permissible use (with development consent) under the provisions of the relevant environmental planning instrument.

The subject land is approved and used as an existing educational establishment known as Oran Park Anglican College, Oran Park. The land use is permissible and compatible with the objectives of the zone. The relocated single storey portable classroom building will be located on land that has been set aside and approved for school development.

The portable classroom is a temporary building that will serve the school population while other project works are undertaken within the school as part of the staged development approval.

Educational establishments are identified in the zoning and land use table applicable to the site as permissible with development consent on the subject land.

Furthermore, the State Environmental Planning Policy (Transport and Infrastructure) 2021 is a state wide environmental planning instrument that applies to the land and provides zones where educational establishments are permissible with development consent across NSW.

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

Oran Park 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.

Non-government schools can undertake work 'without consent' in accordance with the Education SEPP providing that they comply with the NSW Code of Conduct for Part 5 activities. An overview of the five stage assessment process for Part 5 determination is provided in **Appendix B – Part 5 Assessment Flowchart**.

Under the provisions of Clause 3.37 of the SEPP (Transport and Infrastructure) 2021 the following development can be undertaken as development permitted without consent if it is on land within the boundaries of an existing school.

3.37 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 2 storeys high, or
 - (ii) a portable classroom (including a modular or prefabricated classroom) that is not more than 2 storeys high, or
 - (iii) a permanent classroom that is not more than 2 storeys high to replace an existing portable classroom and that is used for substantially the same purpose as the portable classroom, or
 - (iv) a kiosk or shop selling school-related goods to students and staff, such as books, stationery or school uniforms, that is not more than 2 storeys high, or
 - (v) a cafeteria or canteen that is not more than 2 storeys high and carried out in accordance with AS 4674—2004, *Design, construction and fit-out of food premises*, published by Standards Australia on 11 February 2004, or
 - (vi) a car park that is not more than 1 storey high,

The proposed works are for a portable classroom building that is one storey in height located within the boundaries of an existing school and is therefore can be considered for the "development without consent" pathway.

Clause 3.37(4) of the SEPP states that:

- (4) Nothing in this section authorises the carrying out of development in contravention of any existing condition of the development consent currently operating (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 existing portable classroom will be relocated to 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.

The portable classroom building is to provide flexibility in classroom space during the construction of the Building 8 project and ongoing completion of the approved Masterplan works at the school.

It is noted that the provisions of **Clause 3.37(7)** does not allow for a prohibited increase in student and staff as development without consent. Subclause (7) defines a prohibited increase in student or staff numbers as follows:

(7) In this section—

prohibited increase in student or staff numbers means—

- (a) an increase in the number of students that the school can accommodate that is more than the greater of 10% or 30 students, compared with the average number of students for the 12 months immediately before the commencement of the development, or
- (b) an increase in the number of staff employed at the school that is more than 10%, compared with the average number of staff for the 12 months immediately before the commencement of the development.

We have received advice from the school that there is no increase in student numbers beyond existing approvals proposed as part of this project.

3.2 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 Transport and Infrastructure SEPP.

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 broadly defined as including the following works:

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 assessment process of Section 3 of the NSW Code of Practice has been followed in regard to the proposed activity.

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.

3.3 State Environmental Planning Policy (Sydney Region Growth Centre) 2006

The subject property encompasses land zoned R3 Medium Density Residential under the provisions of SEPP (Sydney Region Growth Centre) Appendix 1 Oran Park and Turner Road Precinct Plan (see **Figure 6 – Zoning**).

The land use table provided in the SEPP for the R3 Medium Density Residential states the following:

1 Objectives of zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

- *To support the well being of the community, including educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment.*
- *To provide for a variety of recreational uses within open space areas.*
- *To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas.*

2 Permitted without consent

Nil

3 Permitted with consent

Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Airports; Airstrips; Biosolid waste applications; Bulky goods premises; Business premises; Car parks; Caravan parks; Cemeteries; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Dual occupancies; Dwelling houses; Entertainment facilities; Exhibition homes; Extractive industries; Farm buildings; Freight transport facilities; Function centres (other than those within recreation areas or operated in conjunction with recreation areas or recreation facilities); Hazardous storage establishments; Helipads; Heliports; Home occupations (sex services); Industrial retail outlets; Industries; Landscape and garden supplies; Liquid fuel depots; Materials recycling or recovery centres; Mines; Mortuaries; Offensive storage establishments; Office premises; Passenger transport facilities; Public administration buildings; Registered clubs; Restricted premises; Restriction facilities; Retail premises (other than neighbourhood shops and other than kiosks, markets, restaurants or take away food and drink premises within recreation areas or operated in conjunction with recreation areas or recreation facilities); Roadside stalls; Rural industries; Rural workers' dwellings; Sawmill or log processing works; Service stations; Sewage treatment works; Sex services premises; Stock and sale yards; Storage premises; Timber and building supplies; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste disposal land fill operations; Waste management facilities

Schools are permissible subject to development consent on the subject site. It is considered that the proposed school building is consistent with the existing and planned characteristics of the site and locality.

3.3 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**.

It is noted that the Code allows for Part 5 development to occur providing any other approval or permit required under State legislation is obtained prior to implementation of the works (see extract below).

3.6 Stage 5: Implementation

The object of Stage 5 is to ensure that the RNS implements the activity only after a determination in accordance with Part 5 of the EP&A Act and any conditions of that determination.

3.6.1 Other approvals required

This Code operates under the EP&A Act and applies to development that does not require a planning approval. Approvals and permits may also be required under other State legislation, such as the Local Government Act 1993, the Heritage Act 1977 or the Roads Act 1993, or under any relevant Commonwealth legislation. Nothing in this Code allows an RNS to undertake an activity without first obtaining all licences and approvals required under any other legislation.

In this regard, no other approvals or permits are required for the proposed works under other State legislation.

4. REVIEW OF ENVIRONMENTAL FACTORS

4.1 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 5.5 (old Section 111), 5.7 (Old Section 112) of the EP& A Act and Section 171 (old Section 228) of the Environmental Planning and Assessment Regulation 2021.

Section 5.5 of the EP&A Act

Section 5.5 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 5.5 (old 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 5.7 (old 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 171 of the EP&A Regulation 2021](#)

An assessment of various environmental and legislative triggers and the environmental factors provided in Clause 171 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 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 no reduction in the recreational, scientific or other environmental quality or value of the locality.

e. any effect on a locality, place or building that has (a) having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or (b) other special value for present or future generations,

Comment: No significant impact

f. any impact on the habitat of protected animals (within the meaning of the Biodiversity Conservation Act 2016,

Comment: No impact

g. the 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. long-term effects on the environment,

Comment: No long term effect

i. 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. 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. 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. pollution of the environment,

Comment: Minimal pollution during construction period. The proposal will not create any significant pollution to the environment

m. 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. increased demands on natural or other resources 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. 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.

q. applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1

Comment: No impact on strategic planning statements.

r. other relevant environmental factors.

Comment: No impact on other relevant environmental factors.

4.2 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.
- ❖ 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.
- ❖ A surveyor has confirmed that there is no easement affected by the proposed modular classroom

Special Considerations

- ❖ The proposal will create no overshadowing of surrounding residential property.
- ❖ The relocated modular provides teaching spaces for existing students/staff.
- ❖ There will be no changes to access and traffic arrangements. The proposal is not a significant traffic generating development.

4.5 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 (ie. Camden Council) and to relevant 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 22nd December 2022 and 25th January 2023.

It is noted that the subject site has already received approval as an educational establishment and the subject land has been approved by Camden Council for staged redevelopment (including recently approved stages) under DA 927/2012.

No submissions were received during the 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 Camden 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.

5. 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 I – 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 are 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.

Any structural engineering, civil and footing design, electrical and hydraulic works shall be certified by a suitably qualified person demonstrating compliance with relevant technical and legislative requirements.

Drainage design and plumbing works including appropriate waste treatment shall be designed by a suitably qualified person with evidence submitted demonstrating compliance with technical and legislative requirements for such works.

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.

6. 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.

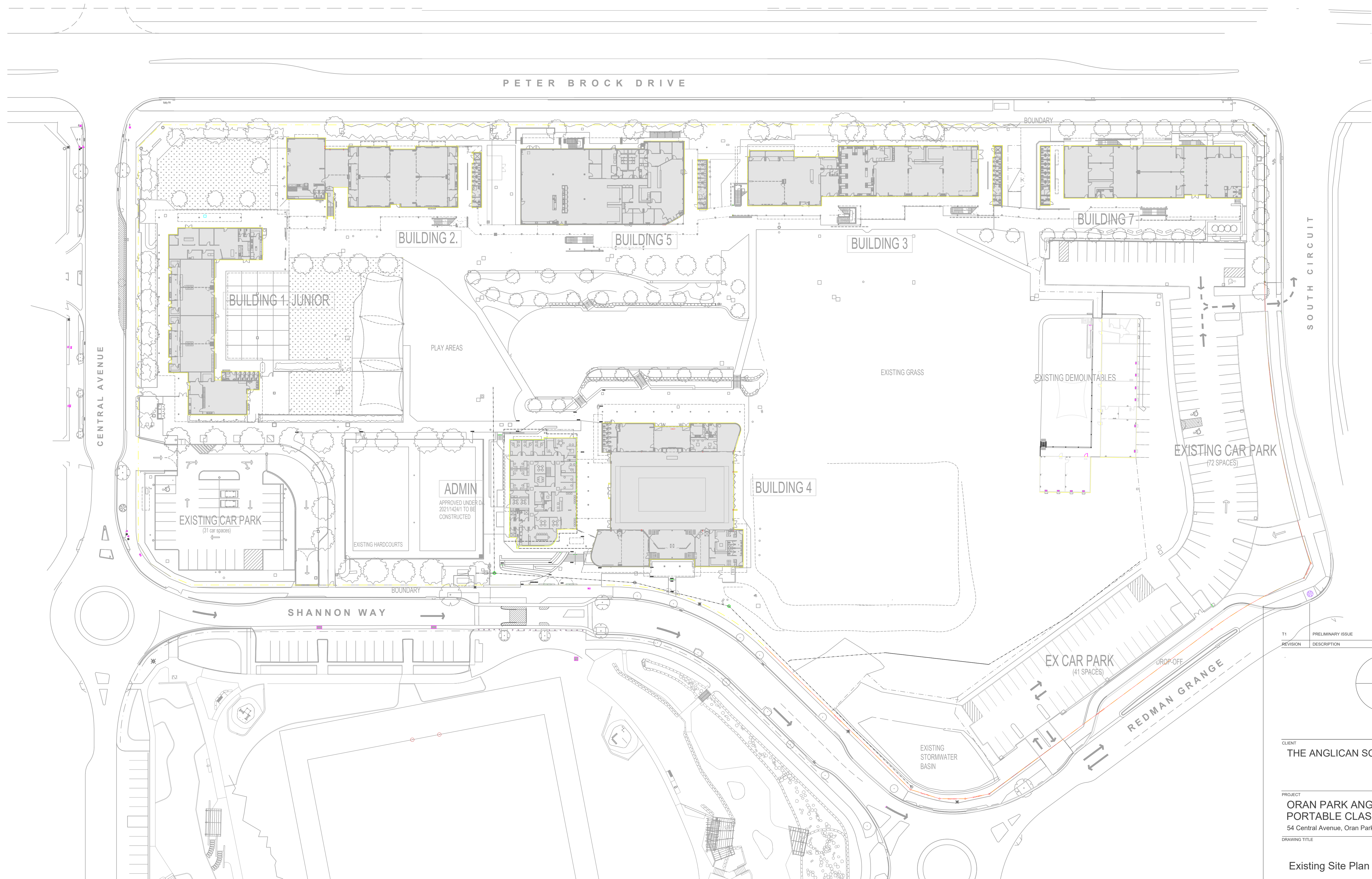
The proposed activity will not significantly affect the environment or threatened species, populations or ecological communities, or their habitats. The proposal does not require the preparation of an Environmental Impact Statement or a Species Impact Statement.

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 ongoing 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



EXISTING SITE PLAN

REVISION	DESCRIPTION	DATE
T1	PRELIMINARY ISSUE	8 Dec 22

CLIENT
THE ANGLICAN SCHOOLS CORPORATION

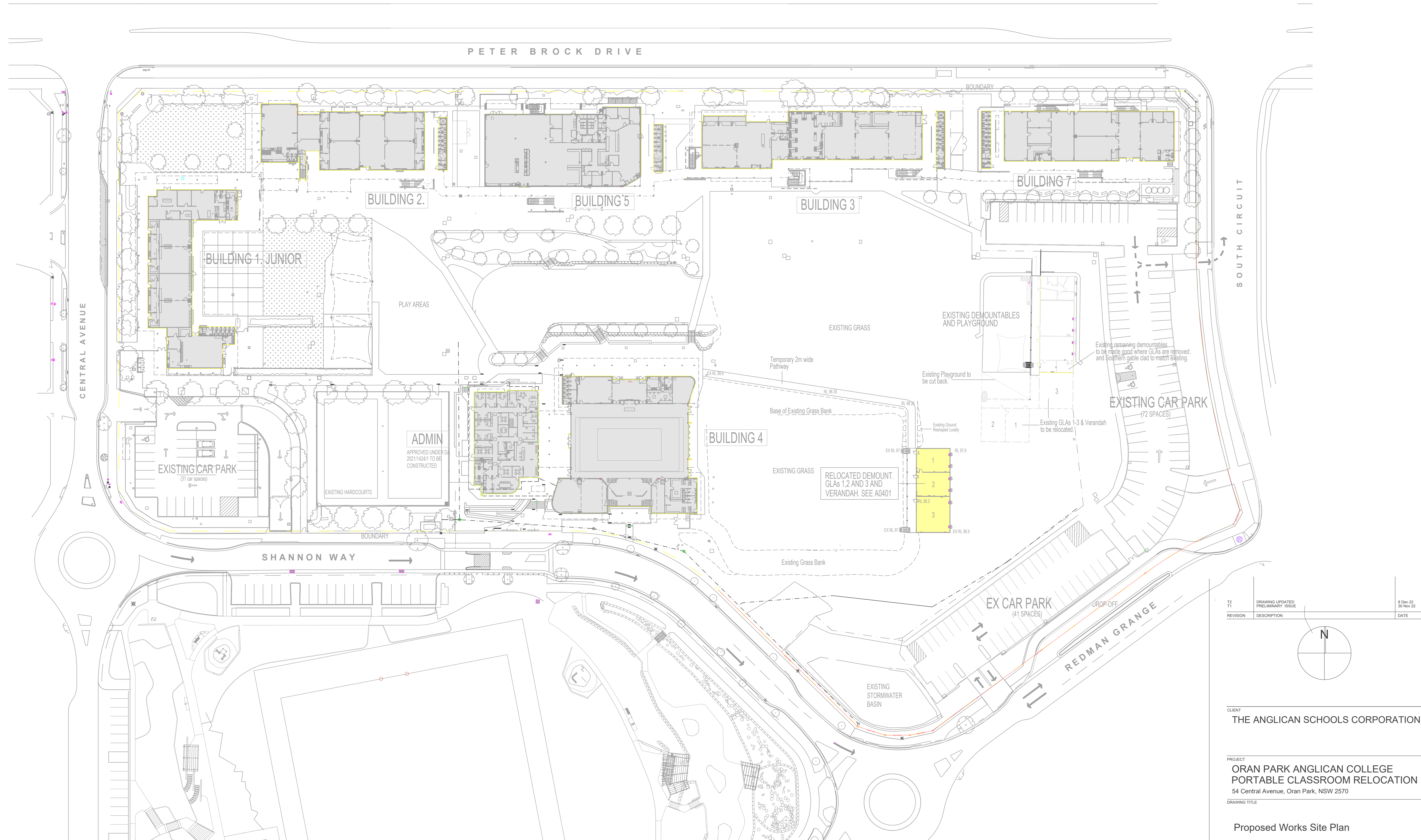
PROJECT
ORAN PARK ANGLICAN COLLEGE
PORTABLE CLASSROOM RELOCATION
54 Central Avenue, Oran Park, NSW 2570

DRAWING TITLE

Existing Site Plan

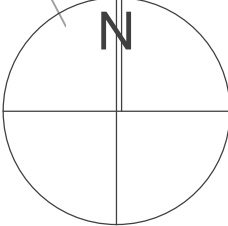
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22095		DA0300		T1	
DRAWING SCALE	SHEET SIZE	DRAWN	CHECKED	DATE	
1:500	A1		WF	8 Dec 22	
ARCHITECT					





PROPOSED EARLY WORKS SITE PLAN

T2	DRAWING UPDATED	8 Dec 22
T1	PRELIMINARY ISSUE	30 Nov 22
REVISION	DESCRIPTION	DATE



CLIENT
THE ANGLICAN SCHOOLS CORPORATION

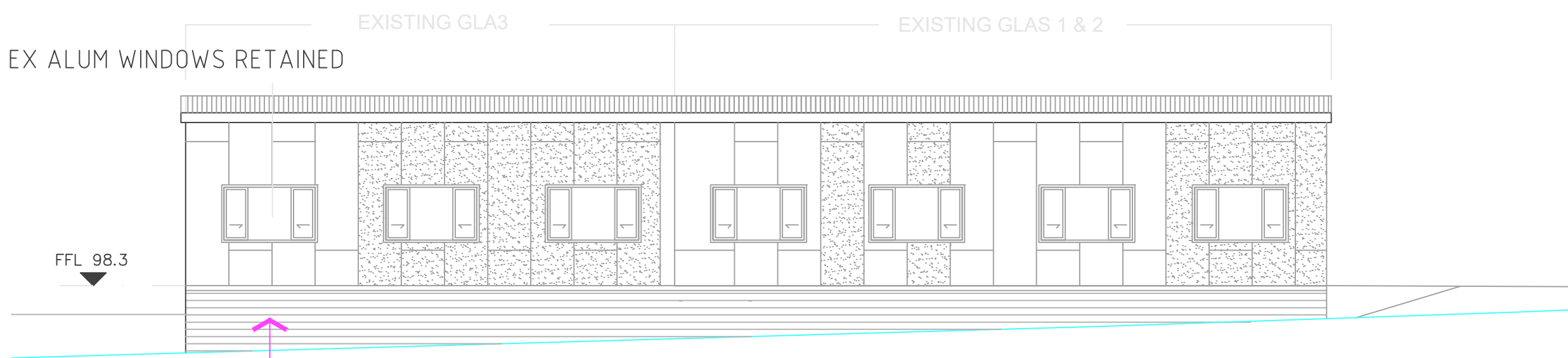
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ORAN PARK ANGLICAN COLLEGE
PORTABLE CLASSROOM RELOCATION
54 Central Avenue, Oran Park, NSW 2570

DRAWING TITLE

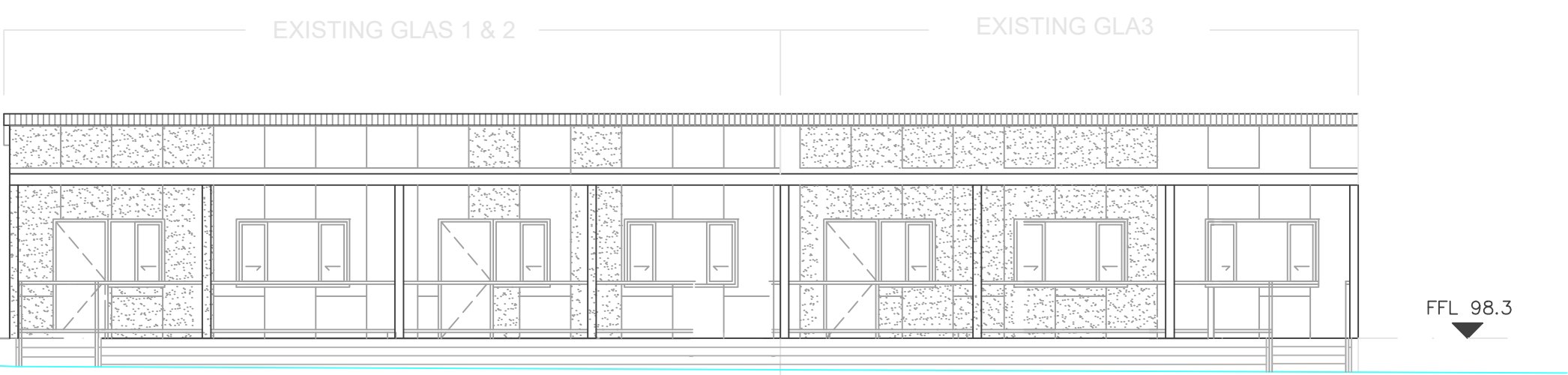
Proposed Works Site Plan

PROJECT No	DRAWING No	REVISION
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DRAWING SCALE	SHEET SIZE	DRAWN
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ARCHITECT	CHECKED	DATE
		8 Dec 22

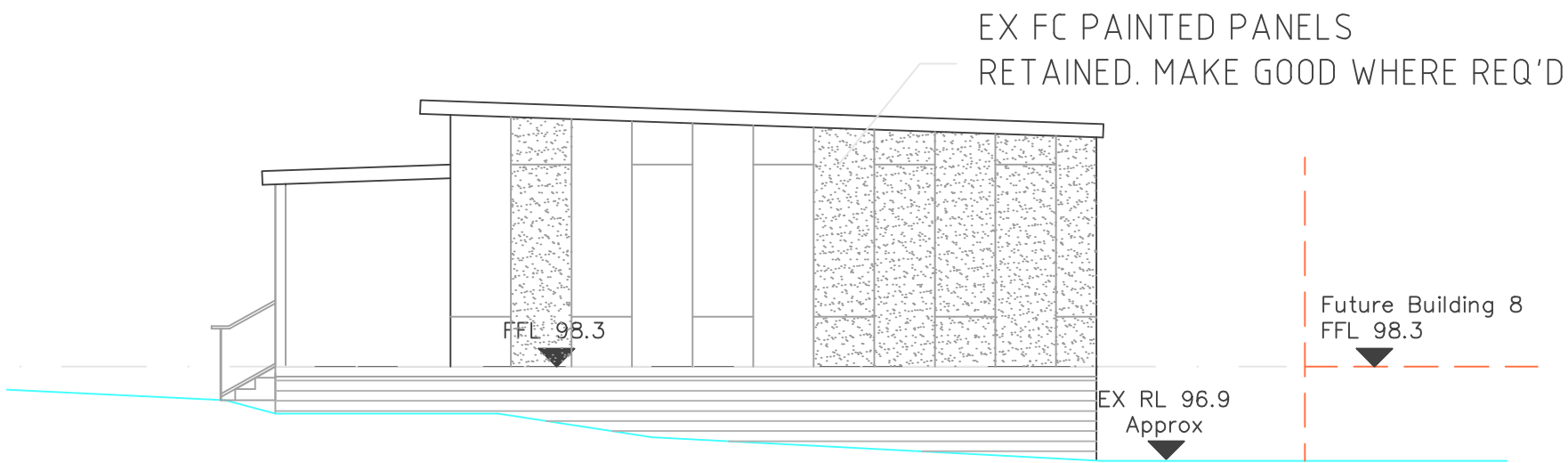




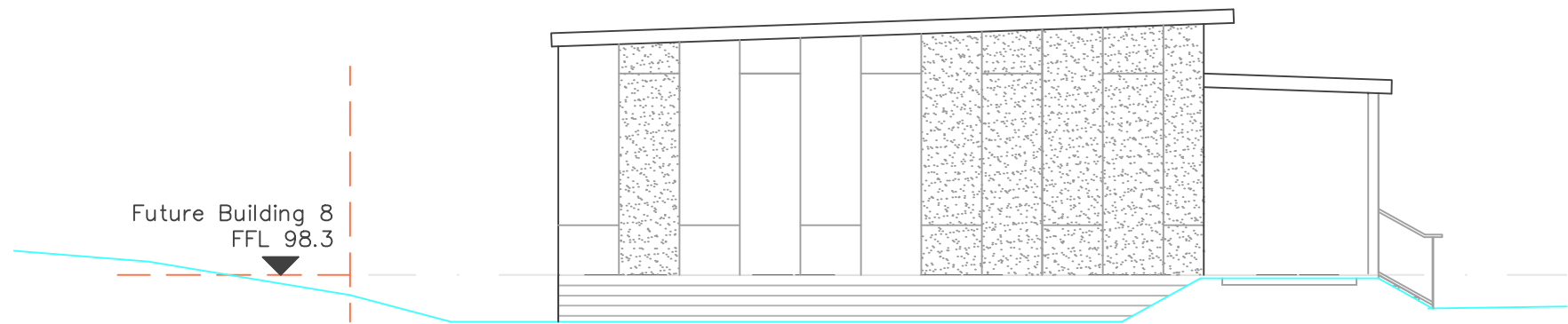
EAST ELEVATION



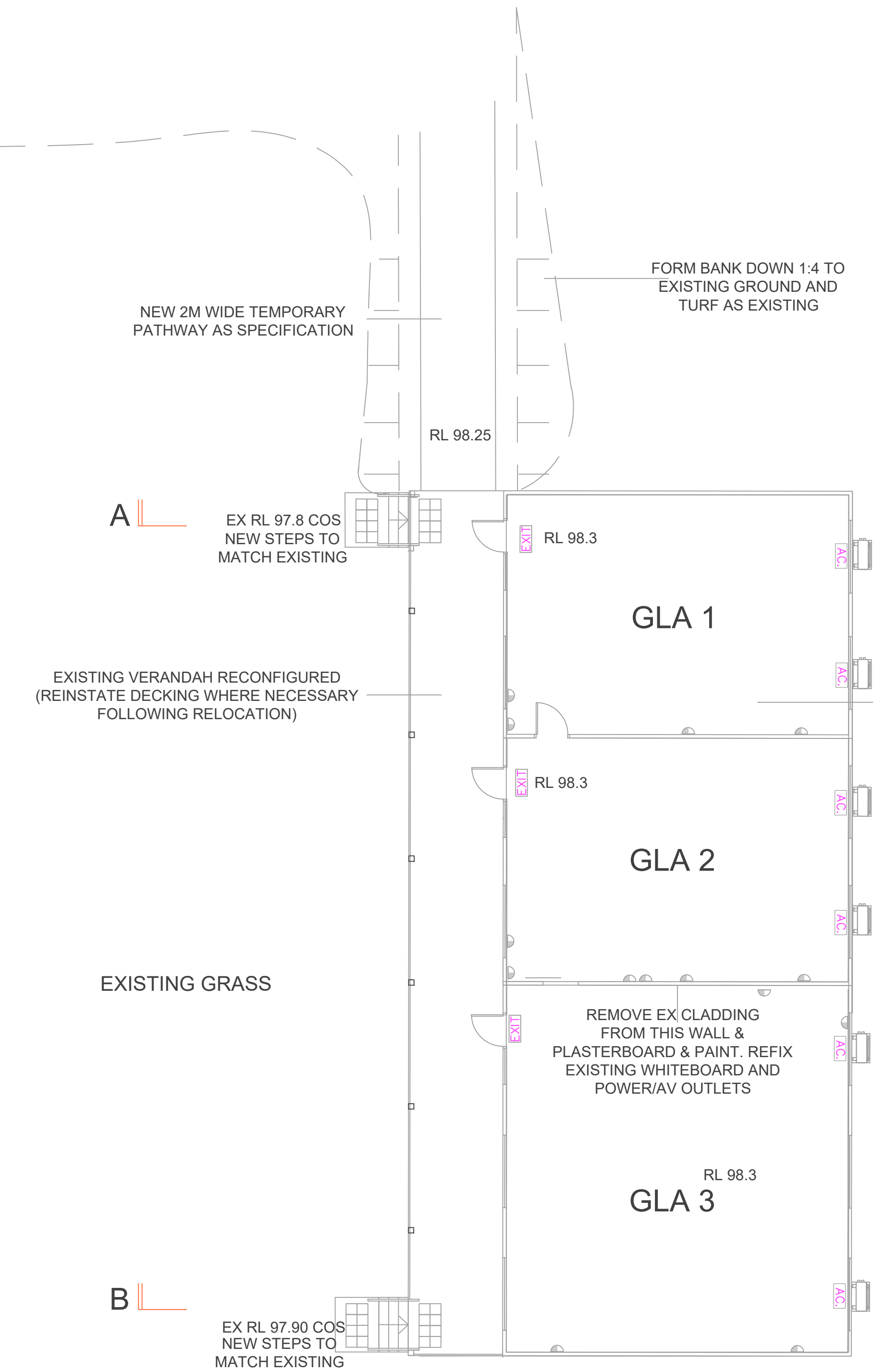
WEST ELEVATION



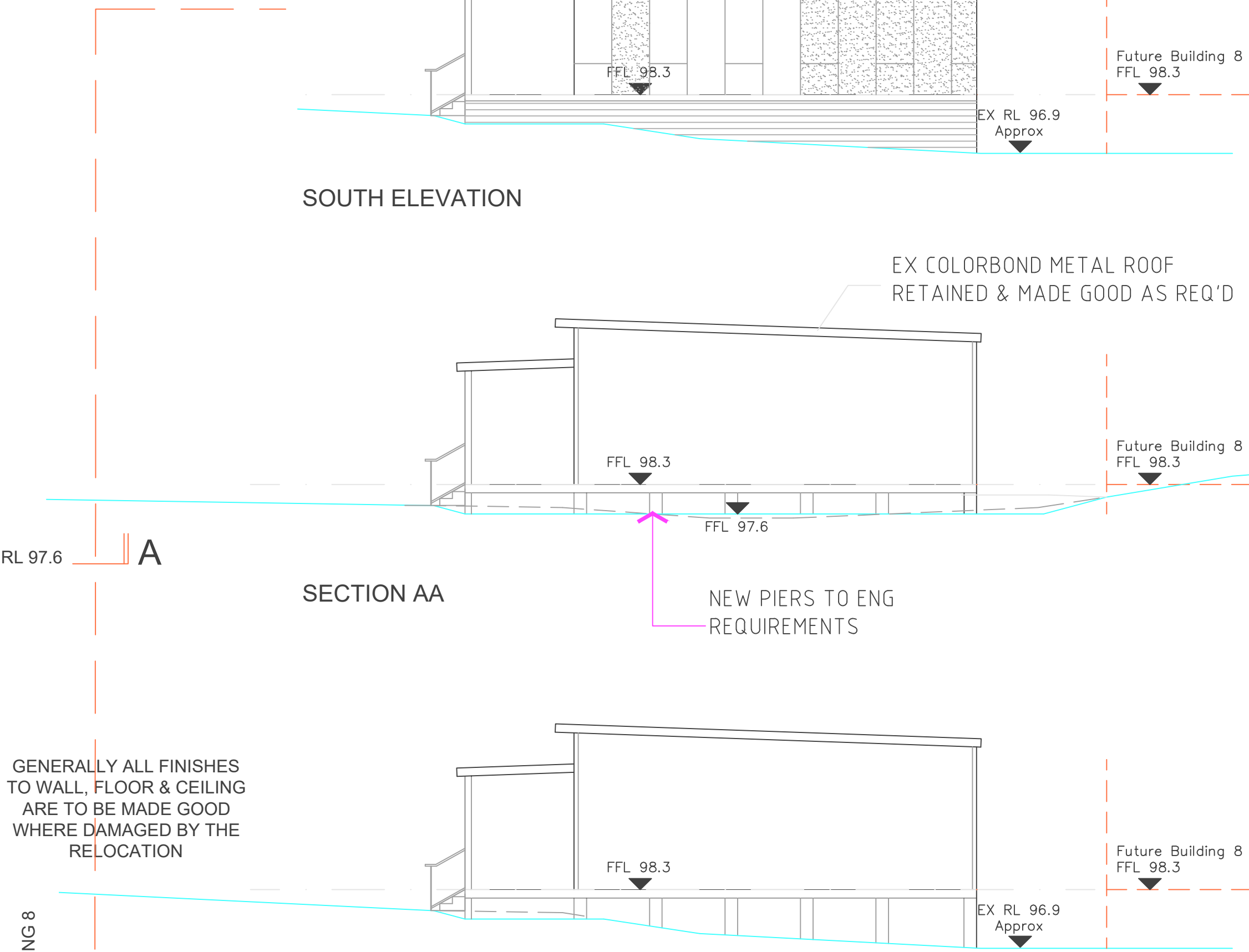
SOUTH ELEVATION



NORTH ELEVATION



PROPOSED EARLY WORKS PLAN



SECTION AA

SECTION BB

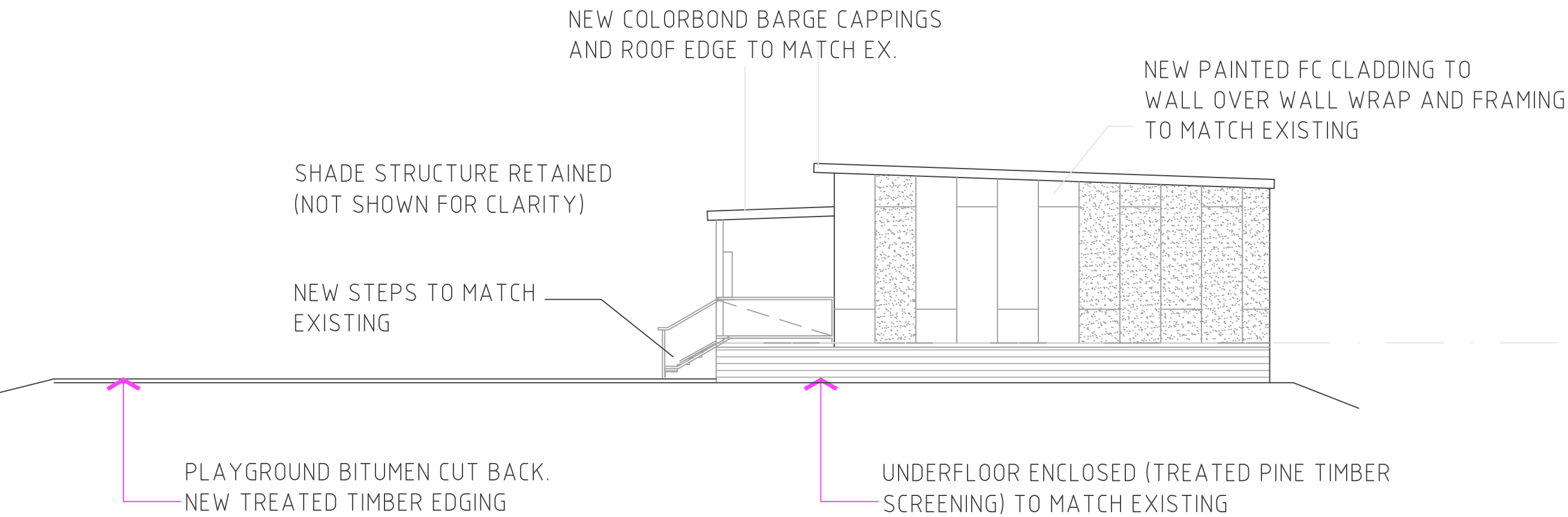
3.1M (MIN 3M) GAP BETWEEN DEMOUNTABLES & BUILDING 8
LINE OF FUTURE BUILDING 8

EX RL 96.9 COS

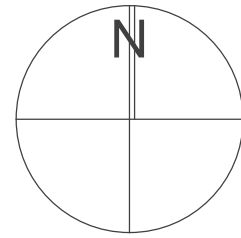
GENERALLY ALL FINISHES TO WALL, FLOOR & CEILING ARE TO BE MADE GOOD WHERE DAMAGED BY THE RELOCATION

SECTION BB

EXISTING DEMOUNTABLES-NEW SOUTH ELEVATION



T2	DRAWING UPDATED	8 Dec 22
T1	PRELIMINARY ISSUE	30 Nov 22
REVISION	DESCRIPTION	DATE



CLIENT
THE ANGLICAN SCHOOLS CORPORATION

PROJECT
ORAN PARK ANGLICAN COLLEGE
PORTABLE CLASSROOM RELOCATION
54 Central Avenue, Oran Park, NSW 2570

Proposed Works Plan, Sections
and Elevations

PROJECT No	DRAWING No	REVISION
22095	A0401	T2
DRAWING SCALE	SHEET SIZE	DRAWN
1:100	A1	WF
ARCHITECT	CHECKED	DATE
		8 Dec 22



APPENDIX B

NSW Code of Practice Flowchart

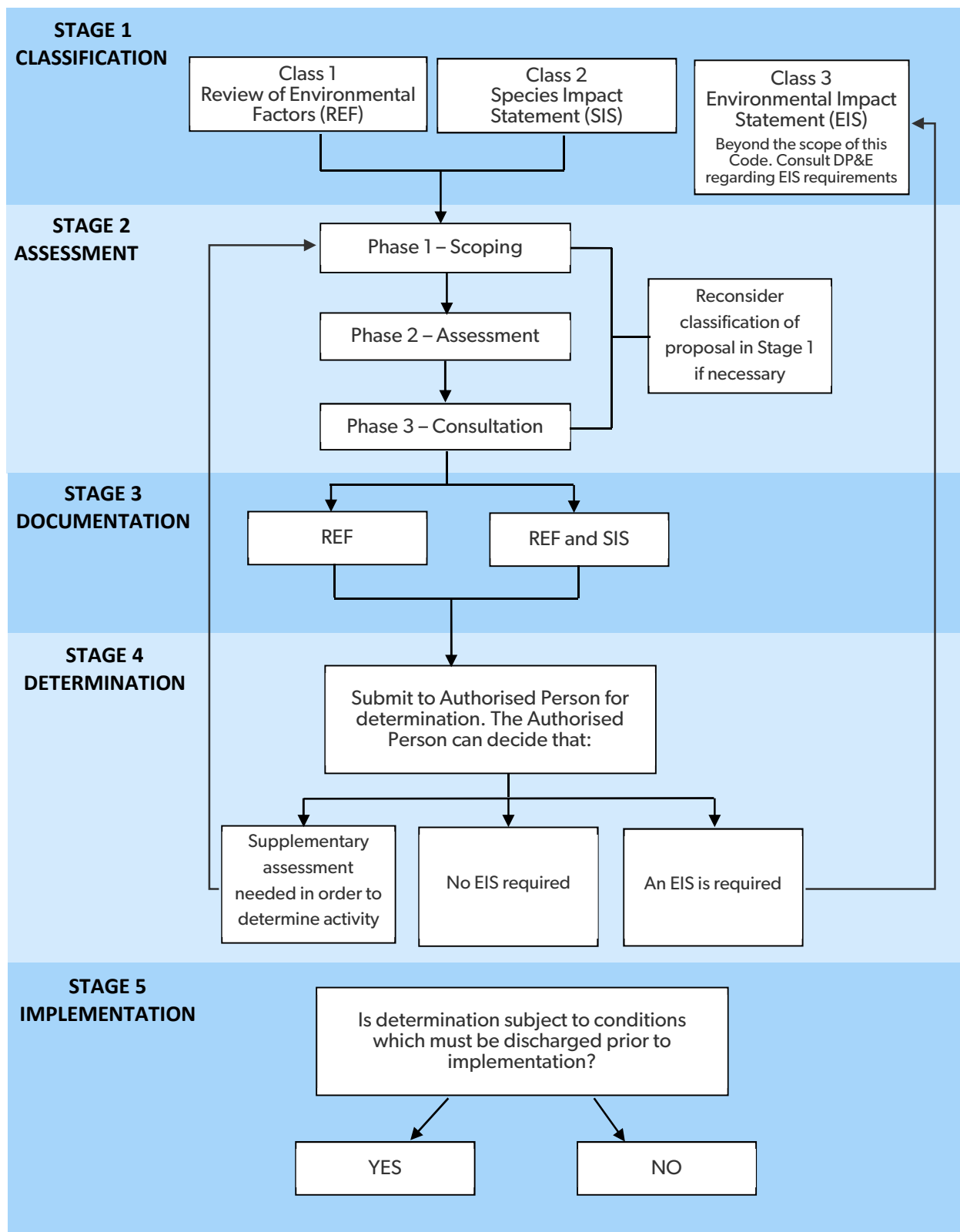


Figure 3. Five stage assessment process for Part 5 determination

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 relocated single storey portable classroom building at Oran Park 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 relocation of the single storey portable classroom building has considered the spatial organization of the school campus and located the buildings in an unutilized area adjacent to the existing school classrooms and school carpark area. 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 removal of vegetation required for the proposed activity. 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 flexible teaching 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 staff and students being well located within the school campus with easy access to and from the single storey building.

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 flexibility of learning areas.

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 (Transport and Infrastructure) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021 gazetted in February 2022 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 3.37 of the 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 (Resilience and Hazards) 2021

This SEPP commenced on 1 March 2022 and brought together the following SEPPs as chapters within the new instrument:

- SEPP (Coastal Management) 2018
- SEPP 33 – Hazardous and Offensive Development
- SEPP 5 – Remediation of Land

The proposed development is not located on land subject to the provisions of the SEPP. 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 (Biodiversity and Conservation) 2021

This SEPP aims to encourage the proper conservation and management of areas of natural vegetation including providing 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.

1.2.13 State Environmental Planning Policy (Resources and Energy) 2021

This SEPP relates to land subject to mining, petroleum production and extractive industries. The proposed works are not relevant to the provisions of this SEPP.

APPENDIX E

Environmental Considerations under Sec 5.5 (Old Section 111) of EP&A Act

APPENDIX E - Section 5.5 (Old Section 111) 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.

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 F 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 shall be prepared prior to any construction works commencing. The CEMP should include relevant REF safeguards summarised in Section 4. 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

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

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. 	
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
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. 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. 	Project Manager Contractor

APPENDIX F I Review of Environmental Factors for Relocation of Portable Classroom Building at Oran Park Anglican College

Impact On	Impact Level (Construction Phase)	Impact Level (Operational Phase)	Safeguards/Mitigation Measures	Responsibility
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