



**REVIEW OF ENVIRONMENTAL FACTORS
FOR
ALTERATIONS, INTERNAL WORKS and FITOUT
AT EXISTING WHELAN CLASSROOM BUILDING
ARDELL ANGLICAN COLLEGE**



Prepared for
**The Anglican School Corporation and
Arndell Anglican College**

By
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August 2022

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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:

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Registered Planner (Planning Institute of Australia)

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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: 118 Wolseley Road OAKVILLE (Lot 18 DP 1252151)
known as Arndell Anglican College

Project: Alterations, internal works and fit out of existing Whelan Building

Declaration

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

Name:



David Winley MURP (Syd) RPIA

Director



Date: 19th August 2022

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 alterations, internal works and fit out of the existing Whelan classroom building at Arndell 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 Arndell Anglican College.

1.3 Determining Authority

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

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

1.4 Purpose of the Report

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

2. PROPOSED ACTIVITY

2.1 Summary of Activity

The proposed activity is for alterations, internal works and fit out of existing Whelan classroom building within the school property at Arndell Anglican College. 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 Arndell Anglican College at 118-132 Wolseley Road, Oakville. (see **Figure 1 - Location** and **Figure 2 – Surrounding Land Uses**).

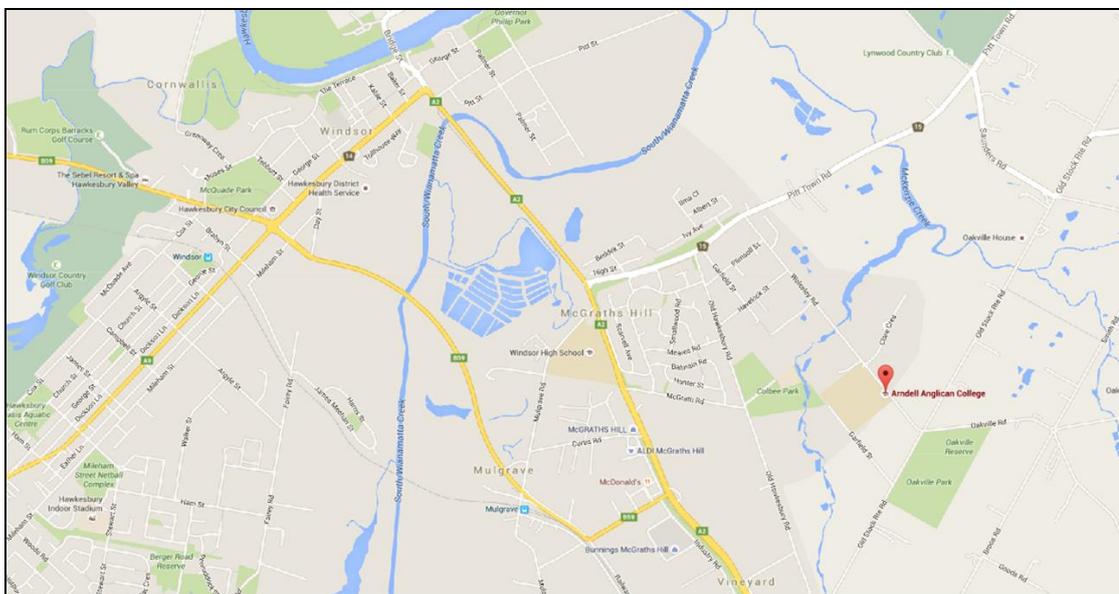


Figure 1 - Location

Arndell Anglican College is located approximately 1km to the east of Windsor Road between the centres of Vineyard and McGraths Hill.

The Arndell Anglican College comprising Junior and Senior School campus is the dominant land use within the Wolseley Road streetscape.

Arndell Anglican College comprising an early childhood centre, primary and secondary classroom modules, library, multi-purpose hall, sports courts and facilities, playing fields and carparking areas.

The site is adjoined by surrounding land uses comprising generally residential and rural/agricultural properties comprising single storey cottages and rural outbuildings (see **Figure 2 – Surrounding Land Uses**)

A sealed driveway to a large industrial shed extends along the boundary of the adjoining property to the north. The Garfield Street road reserve extends along the south-western boundary of the site providing access to rural residential premises opposite to the rear of the school land. There are also rural properties that are well setback from the school on the opposite side of Wolseley Road.

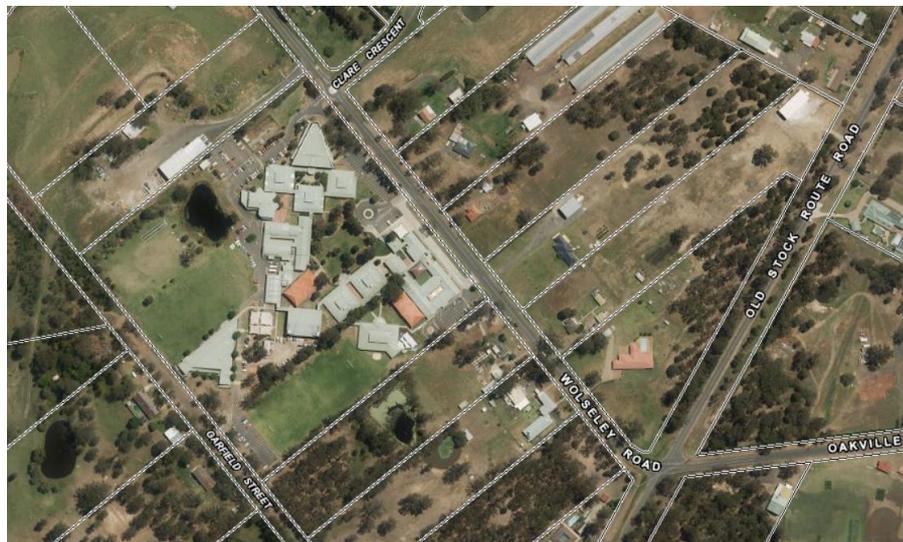


Figure 2 – Surrounding Land Uses

The location of the proposed works on the subject site is within the existing Whelan building in the central campus area of the school as illustrated in **Figure 3 – Location of Proposed Works**.

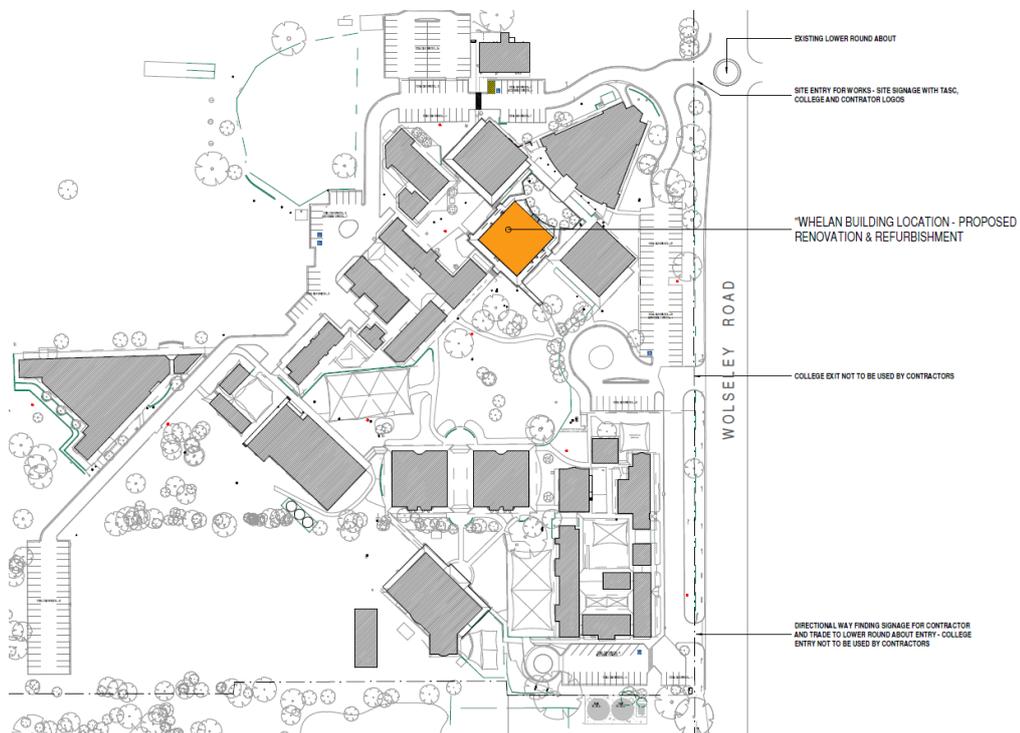


Figure 3 – Location of Proposed Works

2.3 Description of the Activity

The proposed activity is for alterations, internal works and fitout of the existing Whelan building. The renovation and refurbishment works are illustrated in the detailed drawings attached as **Appendix A**. The works include demolition of internal walls to staff offices, storage areas, toilet/ kitchen and adjoining classrooms and the construction of new operable walls to classrooms, provision of central staff room with kitchen and new accessible and ambulant compliant door openings and toilet facilities. The internal classrooms will be refurbished and will be fitted out with interactive whiteboards, air conditioning, electrical and data provisions, LED lighting and floor coverings.

The works within the existing single storey classroom building are located central to the school campus and well setback from surrounding public roads and adjoining rural residential properties.

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

Student/Staff/Personnel

The renovations and refurbishment works will upgrade and enhance the existing classroom building and will provide improved flexible teaching space for students and staff on the subject site.

The Anglican Schools Corporation have advised that proposed works will not result in an increase in the number of students or staff at the school of greater than 10% compared to the 12 month enrolment period up to the end of June quarter 2022.

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 late September 2022 and extend for a works period of between 6-8 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, 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 local environmental planning instrument is the Hawkesbury Local Environmental Plan 2012. The subject site is zoned RU4 Primary Production Small Lots. Educational establishments are identified in the land use table 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.

Arndell 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.

- (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).

The proposed works are for minor internal alterations including demolition, internal fitouts and alterations and additions to improve access for people with a disability. The proposed works are located within an existing single storey classroom building 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 internal alterations to the exiting Whelan building are 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.

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.

The renovations and refurbishment works will upgrade and enhance the existing classroom building and will provide improved flexible teaching space for students and staff on the subject site.

The Anglican Schools Corporation have advised that proposed works will not result in an increase in the number of students or staff at the school of greater than 10% compared to the 12 month enrolment period up to the end of June quarter 2022.

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 Education SEPP as follows:

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.

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.

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.

3.2 Hawkesbury Local Environmental Plan 2012

The zoning of the subject land falls under Hawkesbury local environmental planning instrument is the Hawkesbury Local Environmental Plan 2012 (HLEP). The subject site is zoned RU4 Primary Production Small Lots.

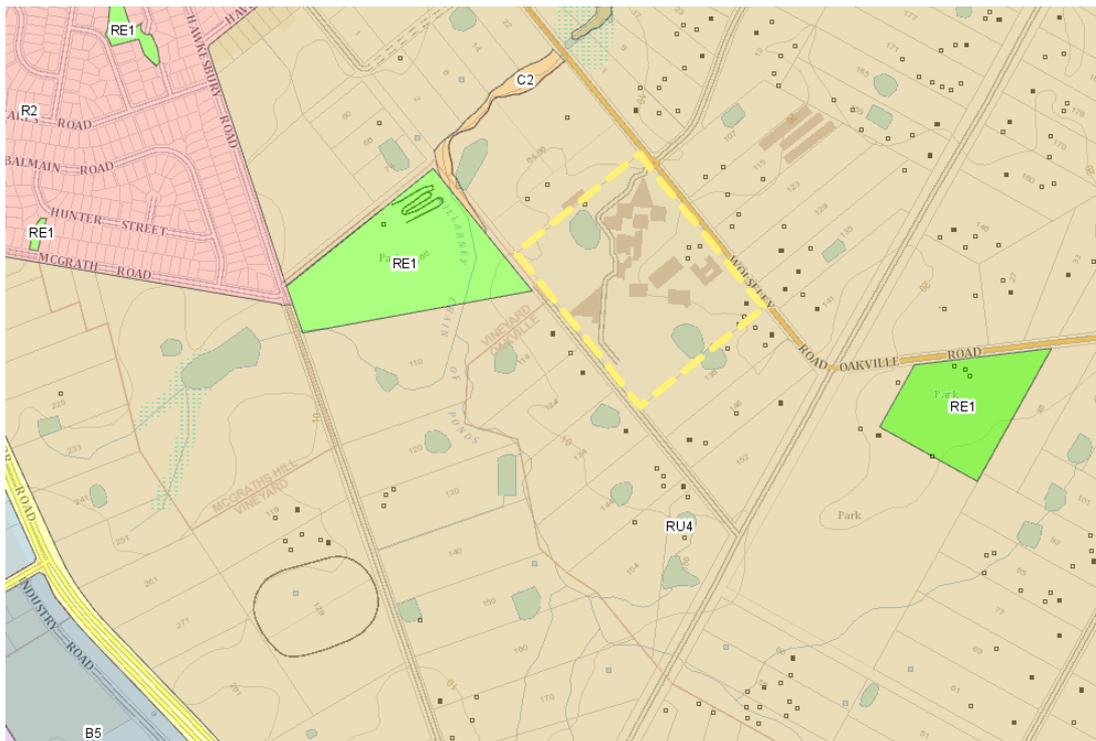


Figure 3 – Extract from Zoning Map (Source: NSW ePlanning Spatial Viewer)

The zoning table of HLEP as it relates to this zone states as follows:

Zone RU4 Primary Production Small Lots**1 Objectives of zone**

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.

2 Permitted without consent

Bed and breakfast accommodation; Environmental protection works; Extensive agriculture; Home occupations

3 Permitted with consent

*Animal boarding or training establishments; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; **Educational establishments**; Entertainment facilities; Environmental facilities; Farm buildings; Flood mitigation works; Food and drink premises; Home-based child care; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Moorings; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Rural workers' dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water storage facilities*

4 Prohibited

Any development not specified in item 2 or 3

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

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, Section 100B (3) of the [Rural Fires Act 1997](#) requires a person to obtain a bush fire safety authority (BFSA) under that Act before developing bush fire prone land for a special fire protection purpose such as a school. A Bushfire assessment has been undertaken of the proposal (see **Appendix F**) and a BFSA has been issued by the RFS for the development and is attached as **Appendix G**

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 and 5.7 of the EP& A Act and Clause 171 of the Environmental Planning and Assessment Regulation 2021.

[Section 111\(1\) 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. 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 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 5.7 provisions do not apply.

Clause 171 of the EP&A Regulation

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 classroom facilities of the existing school.

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

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

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

Comment: The proposal will maintain the aesthetic quality of the educational establishment in the locality. There will be 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 Environmental Considerations

A Section 149 Certificate has been previously provided by the project co-ordinator for the land known as Arndell Anglican College. It is noted that the part of the school land is affected by bushfire prone land and part of the school land is flood affected. The flood liable land policy provisions of Hawkesbury City Council will need to be considered and the NSW Rural Fire Service consulted in order to obtain a bushfire safety authority for the project. These matters are discussed in the following sections of this report.

4.2.1 Bushfire Prone Land

The extract from the Hawkesbury City Council - Bushfire Prone Land Map dated December 2016 shows that the subject site is clear of Class 1, 2 or 3 vegetation under the Rural Fire Service mapping but has an element of bushfire "Vegetation Buffer" area in the southern portion of the site and along the property boundaries.

The "development without consent" provisions of Clause 36 of the Education SEPP comprise a note stating as follows:

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.

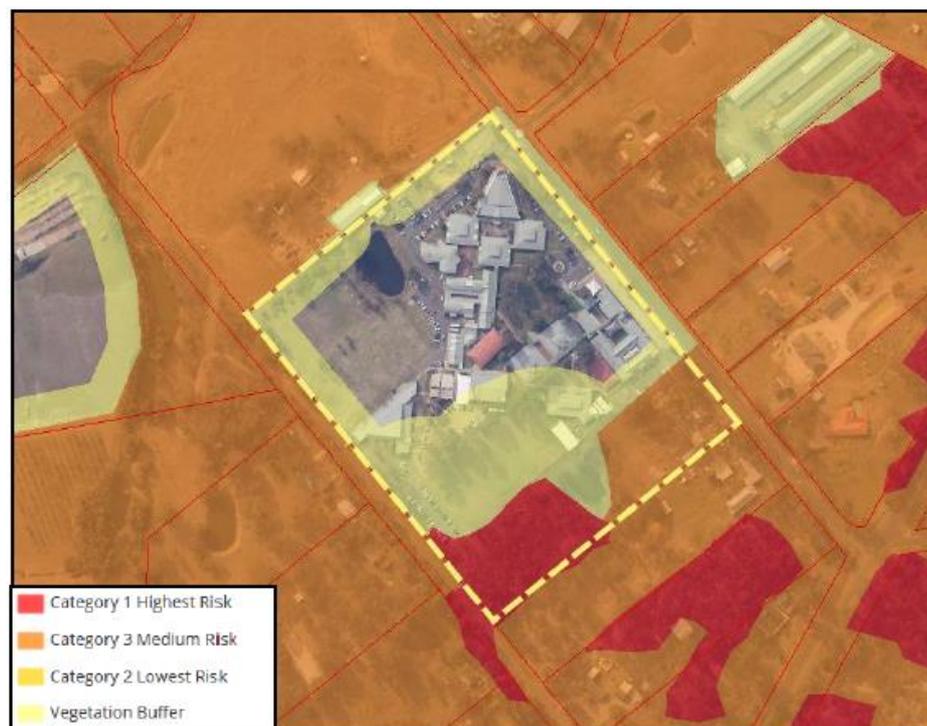


Figure 4 – Bushfire Prone Land (Source: Hawkesbury Bushfire Prone Land Map Dec 2016)

A Bushfire Assessment of the proposed single storey modular classroom building on the school site has been prepared by a bushfire consultant and consultation with the Rural Fire Service has also been undertaken. The Bushfire Assessment is attached as **Appendix F** and the Bushfire Safety Authority for the proposed works obtained from the Rural Fire Service is attached as **Appendix G**.

The works associated with the proposed activity will be implemented in accordance with the findings and recommendation of the Bushfire Assessment and Bushfire Safety Authority obtained for the Rural Fire Service.

4.2.2 Flood Prone Land

The existing school property is affected by flood prone land. Indeed from review of the Hawkesbury City Council flood mapping of approximate flood extents of the Hawkesbury River (see **Figure 5 – Hawkesbury Flood Liable Land**), it would seem as though effectively the whole of McGraths Hill and most of Oakville is flood affected land.

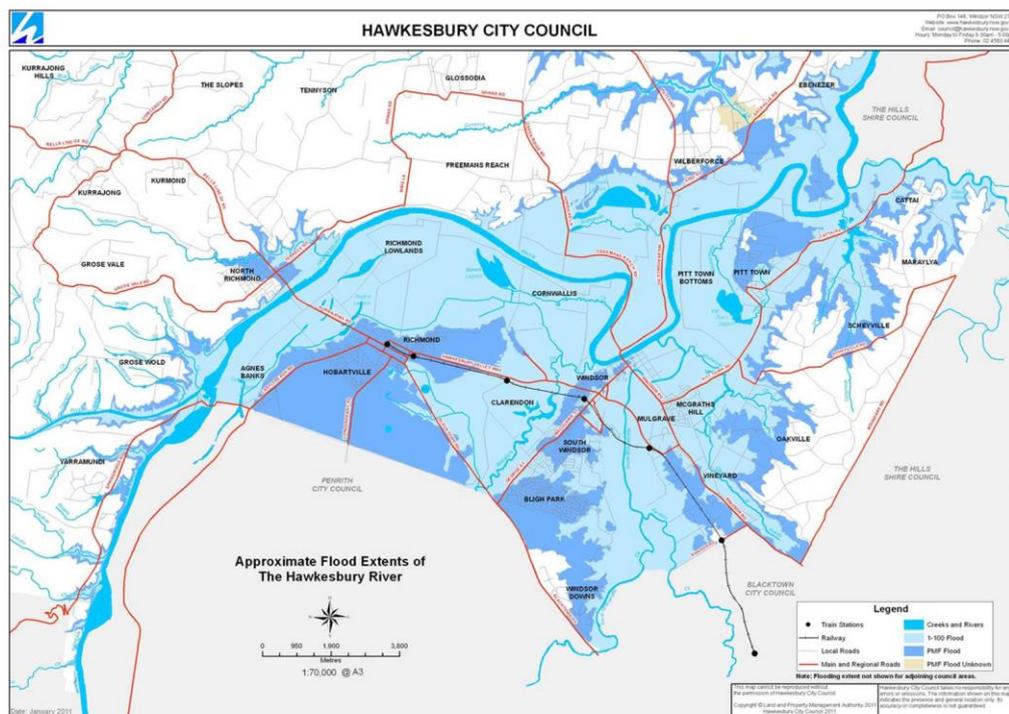


Figure 5 – Hawkesbury Flood Liable Land

Taylor Thompson Whitting (TTW) has been previously engaged to undertake a flood impact assessment for the proposed administration building at Arndell Anglican College (see **Appendix H**).

The works to the existing classroom building are located on flood prone land and must therefore comply with Clause 6.3 of the Hawkesbury Local Environmental Plan 2012 (LEP) and Hawkesbury Development of Flood Liable Land Policy 2012.

The Hawkesbury Development of Flood Liable Land Policy states that:

3.0 POLICY STATEMENT

The following matters are to be applied when assessing an application on flood affected land or to which Clause 6.3 – Flood Planning, of the Hawkesbury Local Environmental Plan 2012 applies.

1. A building shall not be erected on any land lying at a level lower than 3 metres below the 1:100 ARI (average recurrent interval) flood event level for the area in which the land is situated, except as provided by subclauses (3) and (5).
2. Each habitable room in a building situated on any land to which this Policy applies shall have a floor level no lower than the 1:100 ARI (average recurrent interval) flood event level for the area in which the land is located.

Flood advice has been obtained for the subject property from Hawkesbury City Council which states that the adopted flood planning level for the site AEP RL 17.3AHD.

It is noted that amendments to flood planning legislation have been introduced in NSW on 14th July 2021. These matters have been reviewed and compliance with Hawkesbury City Council Flood Related Development Controls is addressed within the report provide by TTW (see **Appendix H**). The report states that:

TTW have produced a previous flood impact statement report for the "Art Temporary Modular Development" proposal dated 23 July 2021 which made acknowledges of several amendments made to flood planning introduced to NSW on July 14th, 2021. These acknowledgements have also been adopted for use in this report. A summary of these amendments relating to site has been provided below.

- Flood Development Controls within NSW can now be considered at the Peak Maximum Flood (PMF) as opposed to the 1% Annual Exceedance Probability (AEP). Hawkesbury City Council has performed a flood study of the surrounding areas (Hawkesbury Floodplain Risk Management Study and Plan, July 2012), which indicates that while only the north-west boundary of site is subject to the 1% AEP, all regions are susceptible to a PMF event. A comparison of the PMF and 1% flood extents is shown in **Figure 2**.
- Development of site must comply with requirements outlined within the Hawkesbury City Council Schedule of Flood Related Development Controls (July 2021) in line with land developments subject to Clause 5.21 of the Hawkesbury Local Environmental Plan 2012 and in accordance with Hawkesbury City Council Flood Policy 2020.

Flood advice obtained for previous modular building developments located on site and developed by TTW for The Anglican Schools Corporation confirmed a Flood Planning Level (FPL) for the development site lies at 17.30m AHD for the 1% AEP. As such, the proposed development site lies firmly above the FPL with an existing Floor Level of 19.22m AHD.

Hawkesbury City Council's updated Schedule of Flood Related Development Controls maintains the FPL at the 1% AEP and does not increase this to the PMF level. As such, the previous FPL of 17.33m is still relevant.

As the proposed works includes only alterations and refurbishments to the existing building, it is not anticipated that overland flow paths are to be impacted by the development.

4.2.4 Other matters

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

Environmental Protection

- ❖ No significant filling of land is required as a result of this development.
- ❖ Existing site characteristics will be maintained.
- ❖ The site has no heritage significance
- ❖ The proposal will not give rise to any form of pollution.
- ❖ The proposal will not be affected by traffic noise.

Services

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

Special Considerations

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

4.2.5 Public Consultation

In accordance with the provisions of the Education and NSW Code of Practice for Part 5 Activities for Non-government schools prepared by NSW Planning & Environment, the Anglican Schools Corporation undertook public consultation in the form of writing to with relevant Government agencies (ie. Rural Fire Service), the Local Council (ie. Hawkesbury City Council) and the owners of neighbouring properties to the school including a description of the works and copy of the proposed plan. Submissions were invited during a period of 21 business days between 27th June 2022 and 30th July 2022.

No other submissions were received during the consultation period. It is noted that previous submissions from Hawkesbury City Council on similar minor development on the school site highlighted the flooding and bushfire issues that should be considered for any development on the land.

The matters relating to flooding and bush fire prone land have been assessed in this REF and mitigation measures proposed in accordance with technical consultant input and bush fire safety authority issued by the RFS provided in the Appendices to the report.

In accordance with the NSW Code of Practice for Part 5 Activities for Non-government the registered non-government school (RNS) will notify Hawkesbury 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 is considered to be moderate. The impacts within the project area are likely to result in significant changes to features of the local environment. These impacts represent issues where adverse outcomes would be experienced but mitigation measures and detailed design work can ameliorate some of the consequences upon affected infrastructure. Some residual impacts would still arise.
- *Low Impact* - Impact recognisable but acceptable. These impacts are likely to be important only on a local scale and are unlikely to be of significant importance in the decision-making process. These impacts are generally of relevance for enhancing the subsequent design of the project and in the consideration of mitigation measures.
- *Negligible* - Minimal change. No impacts or those which are beneath levels of perception within normal bounds or variation or within the margin of forecasting error.

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

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

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 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

GENERAL & COMPLIANCE NOTES:

- ALL NEW WORKS TO BE IN COMPLIANCE WITH NCC & BCA 2019
- ALL NEW AND EXISTING 12 TIMBER WALL FRAMING IN COMPLIANCE WITH AS1884 - MAKE GOOD AS NECESSARY
- ALL DOOR SCHEDULES AND INDICATORS TO BE IN COMPLIANCE WITH AS1681-2009
- ALL SERVICES MUST BE LOCATED BEFORE WORK COMMENCES
- EMERGENCY LIGHTING REQUIRED TO BE IN ACCORDANCE WITH CLAUSES E4.2 & E4.4 OF BCA 2016 AND AS2293.1-2018
- ALL EXIT SIGNS TO BE INSTALLED TO COMPLY WITH CLAUSES E4.5, E4.6, E4.8 & E4.8 OF BCA 2016 AND AS2293.1-2018
- SMOKE DETECTORS TO BE INSTALLED TO COMPLY WITH CLAUSE E- E2.2A OF THE BCA
- ALL RIGID AND FLEXIBLE DUCTWORK MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS4245 PARTS 1 & 2
- ALL PLUMBING WORKS SHALL BE IN ACCORDANCE WITH AS3500, LOCAL WATER AUTHORITY, THE BCA AND WATER GUIDELINES
- ALL SWITCHES AND CONTROLS TO COMPLY WITH AS1428.1-2009
- ALL ARTIFICIAL, INTERNAL OR EXTERNAL LIGHTING SHALL BE IN ACCORDANCE WITH BCA 2016 PART J6 AND AS/NZS1680.0-2009
- AIR CONDITIONING AND VENTILATION SYSTEMS ARE TO COMPLY WITH THE BCA 2016 PART J5 AND AS1668.2-2012
- BUILDING OCCUPANT WARNING SYSTEM TO COMPLY WITH PART E3.2A OF THE BCA AND AS1670.1-2018
- FIRE BLANKETS TO BE IN ACCORDANCE WITH AS3504-2008 AND AS3444-2001
- MECHANICAL AIR HANDLING SYSTEMS TO BE IN ACCORDANCE WITH BCA CLAUSE E2.2 AND AS/NZS1668.1-2015
- PORTABLE FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH BCA CLAUSE E1.6 AND AS3444-2001
- ALL FIRE DOORS TO BE IN COMPLIANCE WITH BCA CLAUSE C2.12 AND AS1905.1-2015
- FIRE SEALS TO BE IN COMPLIANCE WITH CLAUSE C3.15 OF THE BCA AND AS1584-2014 AND AS4072.1-2005
- ALL LIGHTWEIGHT CONSTRUCTION TO BE IN COMPLIANCE WITH BCA CLAUSE C1.8 AND AS1530.3-1999
- EXTERNAL GLAZING TO BE IN COMPLIANCE WITH AS2047-2014
- GLAZING IN BUILDINGS TO BE IN COMPLIANCE WITH AS1288-2009
- ALL INTERNAL AND EXTERNAL WALKING SURFACES TO BE IN COMPLIANCE WITH AS/NZS4586-2013 AND HB198-2014
- ALL NEW HEATED WATER SUPPLY SYSTEMS TO BE IN ACCORDANCE WITH PART 62 OF THE NCC VOLUME 3 - PLUMBING CODE OF AUSTRALIA
- ALL EXTERNAL DOORS TO HAVE A DRAUGHT PROTECTION DEVICE ALONG THE BOTTOM AS WELL AS AROUND THE EDGES
- CONTRACTOR TO LAISE WITH AAC TO ENSURE MASTER KEY AND KEY SYSTEM MEETS AND MATCHES EXISTING
- ALL EXTERNAL AND INTERNAL EXIT DOOR-HARDWARE TO COMPLY WITH THE BCA AND AS 1428.1-2009 ACCESS AND MOBILITY REQUIREMENTS
- ALL EXTERNAL PRODUCTS IN COMPLIANCE WITH BAL12.5 REQUIREMENTS
- WATERPROOFING TO WET AREA TO COMPLY WITH AS3740-2010
- ALL HAZARD SIGNS SHALL COMPLY WITH AS1319
- IMPACT PLASTERBOARD TO BE INSTALLED TO ALL NEW WALLS UP TO 12mm ABOVE FINISHED FLOOR LEVEL
- NEW WALLS TO BE FITTED WITH BRADPORE R3 SOUND SCREEN BATTIS
- ALL EXISTING AND NEW WALLS TO BE PAINTED SELECTED COLOUR
- ALL REDUNDANT POWER AND LIGHTING CIRCUITS AND OUTLETS TO BE DISCONNECTED AND REMOVED
- DECALS ON GLASS DOORS TO COMPLY WITH AS1428.1 CLAUSE 6.6
- CONTRACTOR TO ENSURE ANY NEW OR ALTERED CONCRETE SLAB WHERE WYVIL FLOOR IS TO BE LAID TO BE IN ACCORDANCE WITH AS1884-2012

- KEY:
- VP VINYL FLOOR COVERING
 - VP VINYL PLANK FLOOR COVERING
 - CT CARPET TILES
 - REM RECESSED ENTRY MAT
 - FW FLOOR WASTE
 - CF CONCRETE FINISH

- EXIT SIGNS
NON MAINTAINED LED ILLUMINATED TYPE SIGNS WITH MINIMUM TYPE D32 CLASSIFICATION - TO AS2293
- EXIT & WAY FINDING SIGNS
NON MAINTAINED LED ILLUMINATED TYPE SIGNS WITH MINIMUM TYPE D32 CLASSIFICATION - TO AS2293
- BRILLE EXIT SIGN
TO BE PLACED NEXT TO ALL EMERGENCY EXITS TO COMPLY WITH AS1428.1-2009



MASTER SITE PLAN



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

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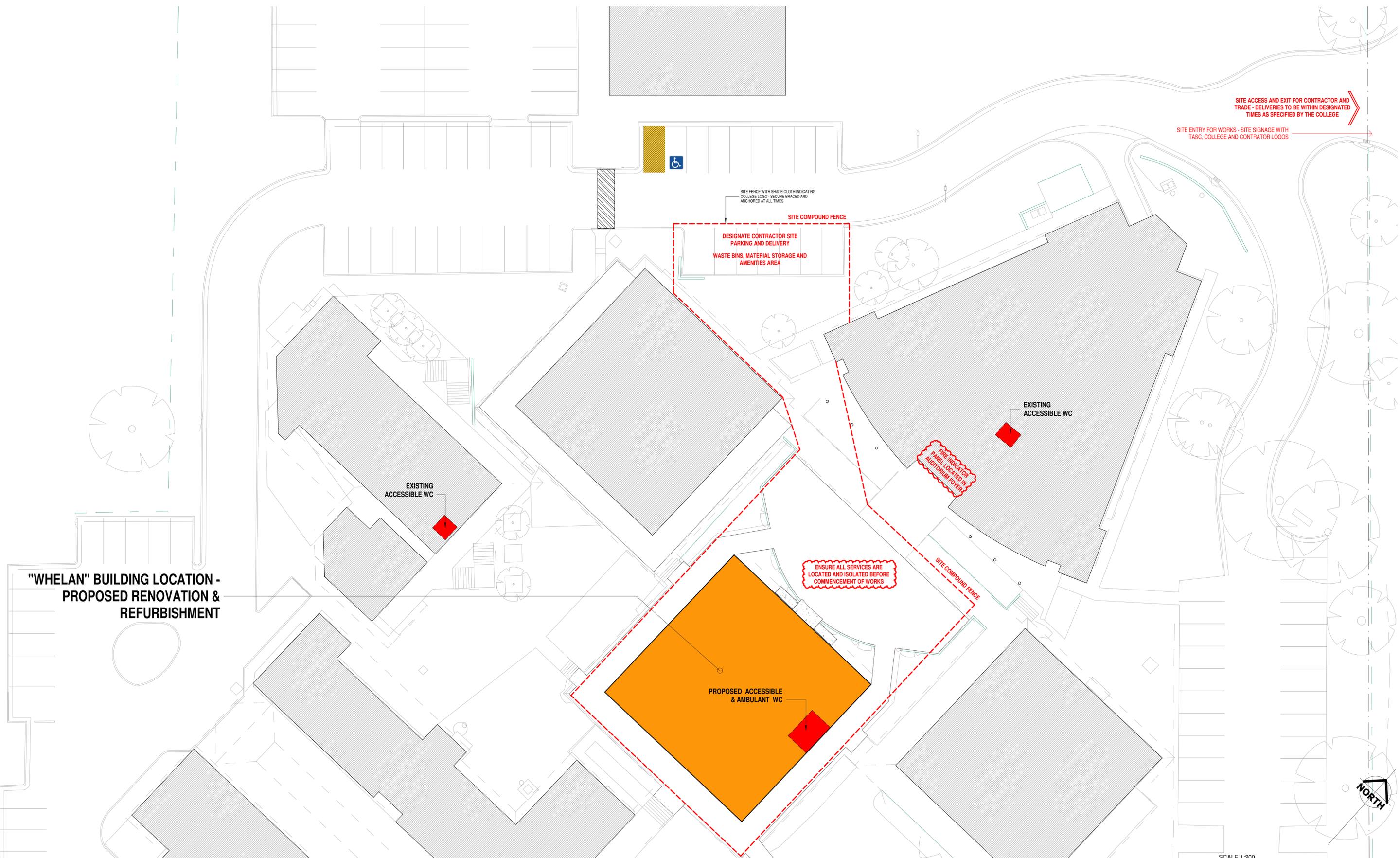
"WHELAN" RENOVATION AND REFURBISHMENT
CLIENT
 THE ANGLICAN SCHOOLS CORPORATION
ADDRESS
 118-124 Wolseley Road, Oakville NSW 2765

ISSUE	DECIPTION	DATE
E	ISSUED FOR FEE PROPOSAL / INFORMATION	08.04.22
F	ISSUED FOR CONSULTANT INFORMATION	04.05.22
G	ISSUED FOR REVIEW	26.05.22
H	ISSUED FOR REVIEW	30.05.22
I	ISSUED FOR CONSULTANT INFORMATION	06.06.22



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DRAWN	JS	DRAWING No.	REVISION	
SCALE	1 : 750 @ A1	TD-A01	I	
DATE	26.05.22			





"WHELAN" BUILDING LOCATION - PROPOSED RENOVATION & REFURBISHMENT

SITE ACCESS AND EXIT FOR CONTRACTOR AND TRADE - DELIVERIES TO BE WITHIN DESIGNATED TIMES AS SPECIFIED BY THE COLLEGE

SITE ENTRY FOR WORKS - SITE SIGNAGE WITH TASC, COLLEGE AND CONTRATOR LOGOS

PROPOSED ACCESSIBLE & AMBULANT WC

EXISTING ACCESSIBLE WC

ENSURE ALL SERVICES ARE LOCATED AND ISOLATED BEFORE COMMENCEMENT OF WORKS

FIRE INDICATOR PANEL LOCATED IN AUDITORIUM POWER

SITE FENCE WITH SHADE CLOTH INDICATING COLLEGE LOGO - SECURE BRACED AND ANCHORED AT ALL TIMES

DESIGNATE CONTRACTOR SITE PARKING AND DELIVERY WASTE BINS, MATERIAL STORAGE AND AMENITIES AREA

SITE COMPOUND FENCE

SITE COMPOUND FENCE



LOCAL SITE PLAN / SITE MANAGEMENT PLAN



CAPITAL WORKS AND ASSET MANAGEMENT
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"WHELAN" RENOVATION AND REFURBISHMENT

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 THE ANGLICAN SCHOOLS CORPORATION

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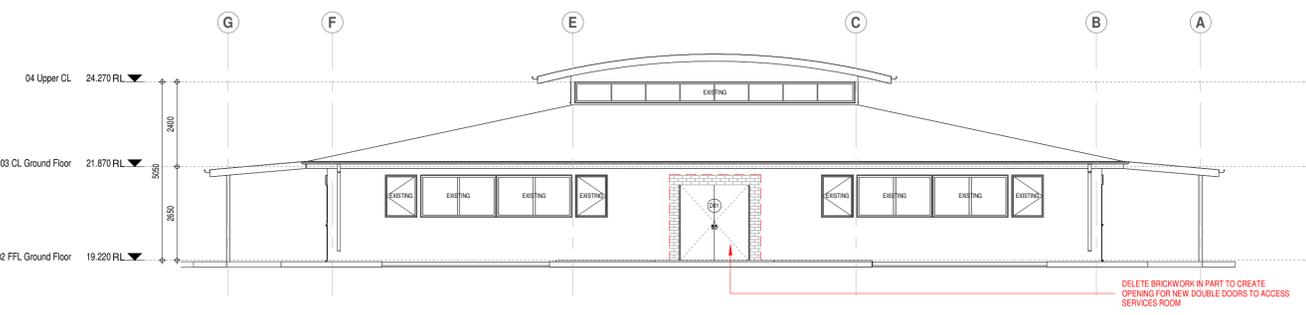
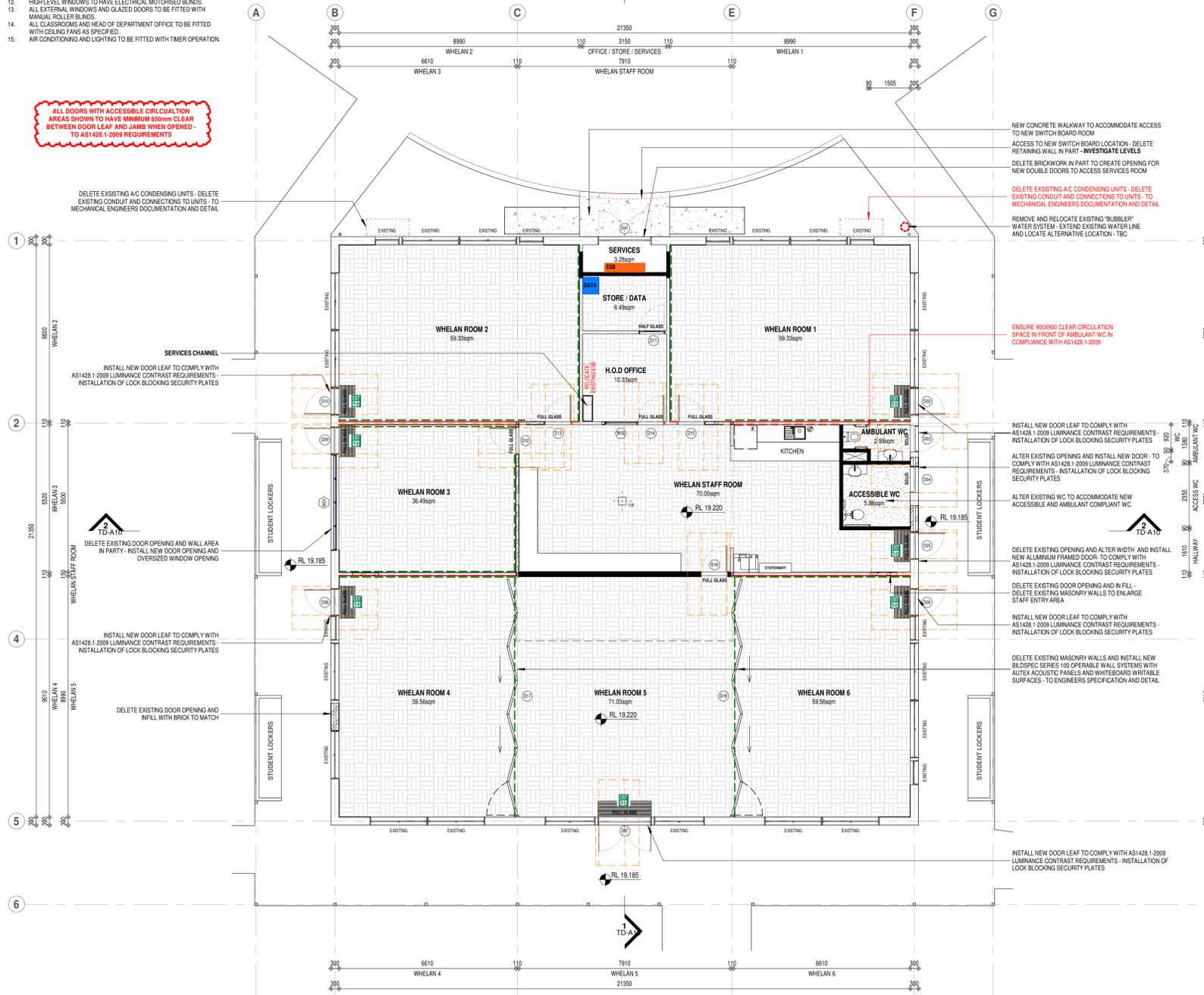
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SCALE	1 : 200 @ A1	TD-A02	I
DATE	26.05.22		

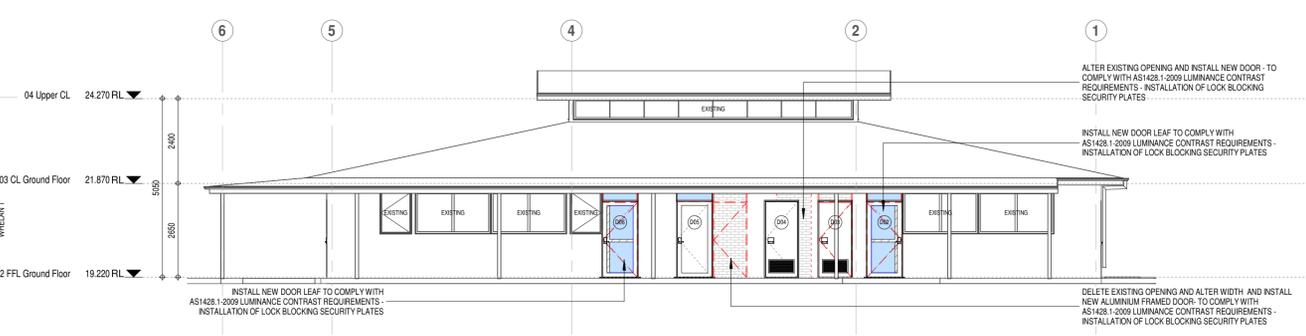
- ALL AFFECTED AREAS AND SURFACES TO BE MADE GOOD AS REQUIRED.
- ALL DELETED ELEMENTS SHOWN RED DASHED.
- ALL PROJECTORS TO BE INSTALLED CENTRE OF ASSIGNED WALL.
- WHITE BOARD SURFACES TO BE INSTALLED ON INTERNAL BRICK FACING AREAS (TO CLASSROOMS ONLY) 1200mm HIGH AND 800mm ABOVE FFL.
- EXISTING CARPET TO BE REMOVED AND DISPOSED OF. FLOORS TO BE PREPARED ACCORDINGLY AND NEW SELECTED CARPET TILE INSTALLED.
- ALL NEW AND EXISTING DOOR SWINGS TO COMPLY WITH AS1428.1-2009 CIRCULATION REQUIREMENTS.
- ALL NEW AND ALTERED BRICKWORK TO MATCH EXISTING. SAMPLES TO BE PROVIDED.
- BLUE DASHED LINE INDICATES WHITEBOARD WALL SURFACES AREAS.
- RED DASHED LINE INDICATES WALLS TO BE BATTENED OUT TO CATER FOR CONDUIT CABLING SERVICES.
- CONNECT NEW FIRE DETECTION SYSTEM TO EXISTING FIRE INDICATOR PANEL LOCATED IN PERFORMING ARTS BUILDING.
- LIGHTING SECTION CLOSES TO PROJECTOR AND WHITEBOARDS TO HAVE SEPARATE SWITCHING TO ALLOW ISOLATION WHEN REQUIRED.
- HIGH LEVEL WINDOWS TO HAVE ELECTRICAL MOTORIZED BLINDS.
- ALL EXTERNAL WINDOWS AND GLAZED DOORS TO BE FITTED WITH MANUAL ROLLER BLINDS.
- ALL CLASSROOMS AND HEAD OF DEPARTMENT OFFICE TO BE FITTED WITH CEILING FANS AS SPECIFIED.
- AIR CONDITIONING AND LIGHTING TO BE FITTED WITH TIMER OPERATION.

ALL EXISTING AND PROPOSED NEW DOORS TO HAVE ACCESSIBLE DOOR THRESHOLD RAMPS IN COMPLIANCE WITH AS1428.1-2009

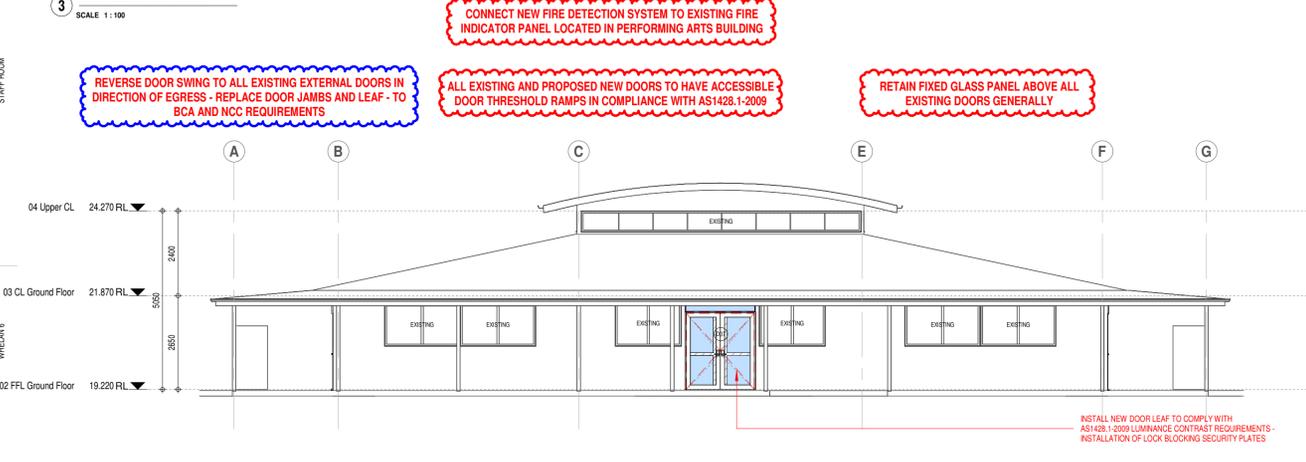
ALL DOORS WITH ACCESSIBLE CIRCULATION AREAS SHOWN TO HAVE MINIMUM 850mm CLEAR BETWEEN DOOR LEAF AND JAMB WHEN OPENED - TO AS1428.1-2009 REQUIREMENTS



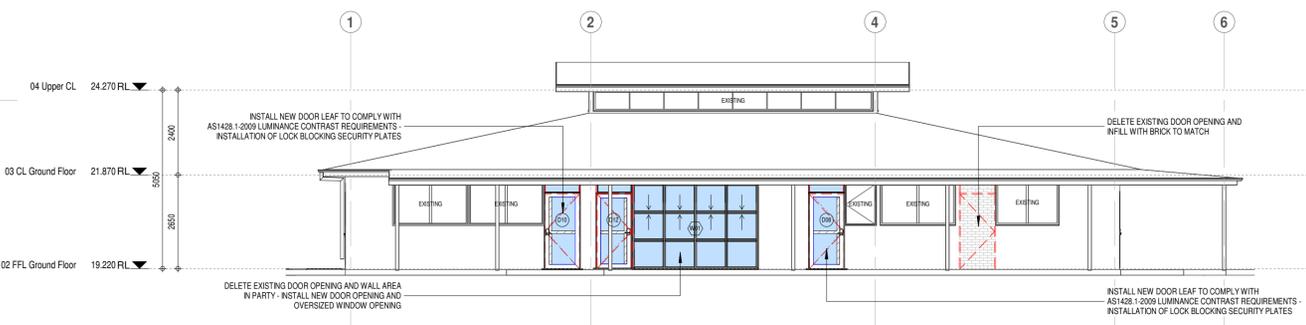
2 North Eastern Elevation
SCALE 1:100



3 South Eastern Elevation
SCALE 1:100



4 South Western Elevation
SCALE 1:100



5 North Western Elevation
SCALE 1:100



PROPOSED FLOOR PLANS



CAPITAL WORKS AND ASSET MANAGEMENT
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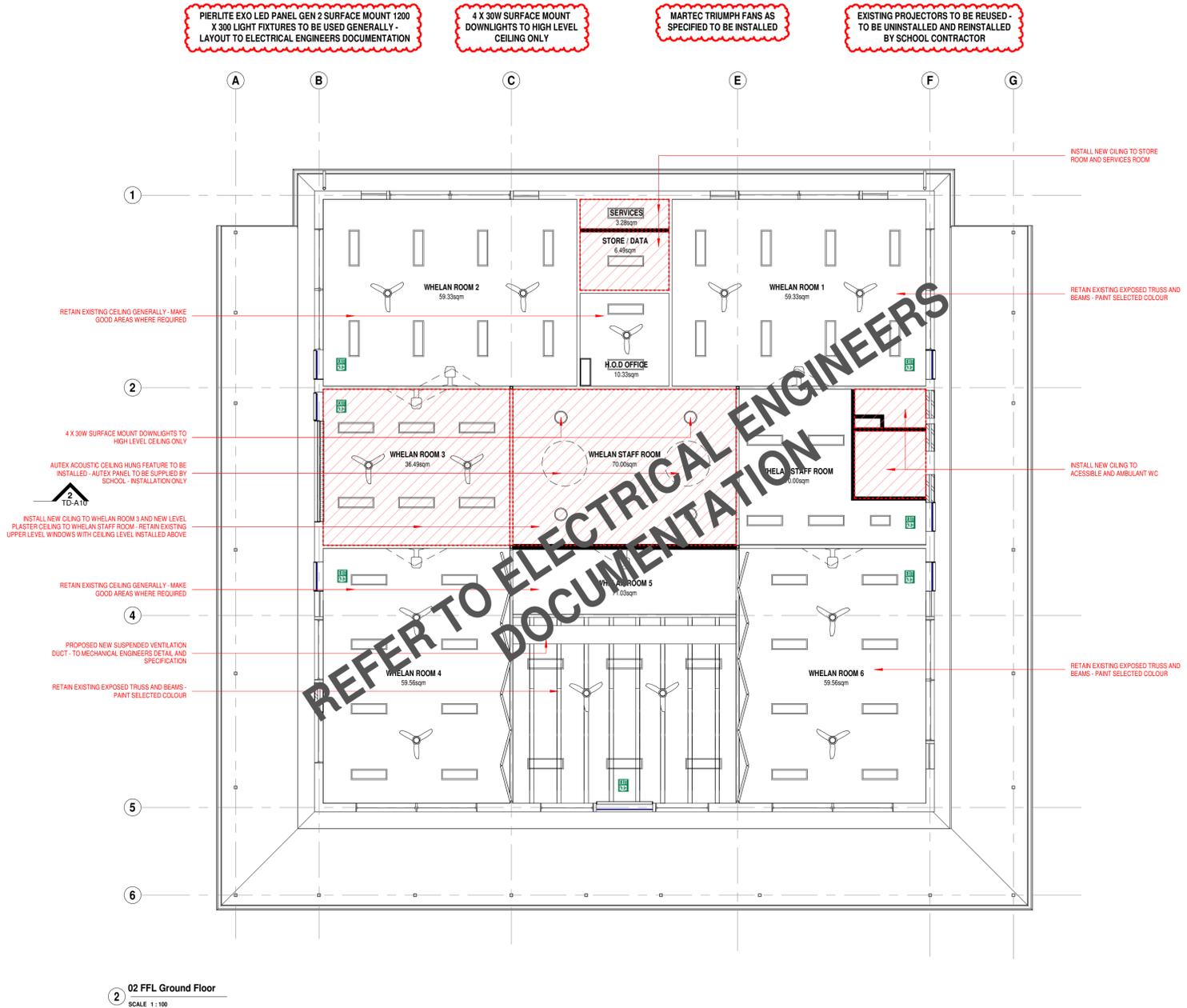
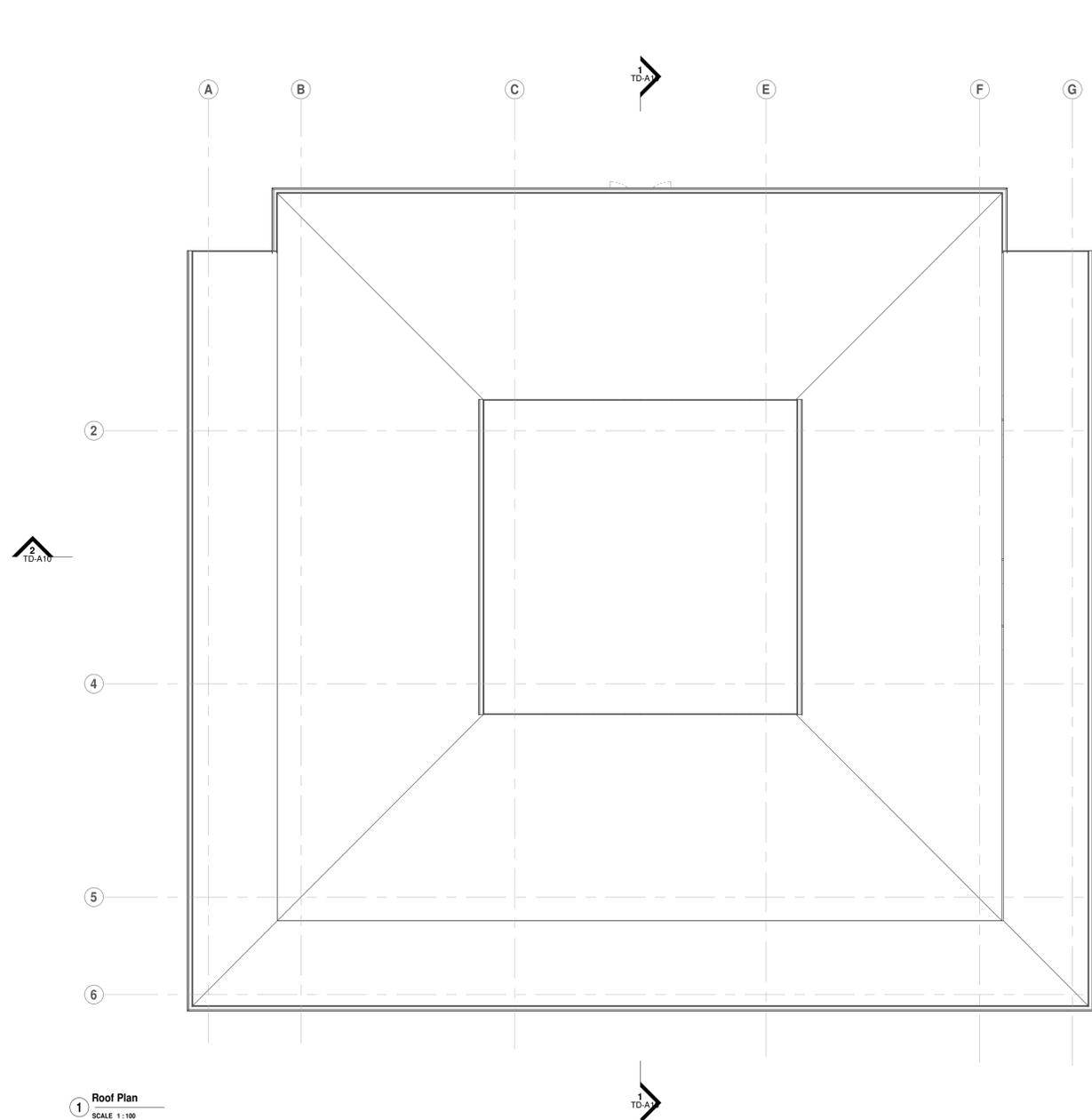
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"WHELAN" RENOVATION AND REFURBISHMENT	
CLIENT	THE ANGLICAN SCHOOLS CORPORATION
ADDRESS	118-124 Wolseley Road, Oakville NSW 2765

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G	ISSUED FOR REVIEW	26.05.22	DRAWN	
H	ISSUED FOR REVIEW	30.05.22	SCALE	
I	ISSUED FOR CONSULTANT INFORMATION	06.06.22	DATE	

DESCRIPTION	"WHELAN" RENOVATION AND REFURBISHMENT
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SCALE	1:100 @ A1
DATE	26.05.22
DRAWING No.	TD-A04
REVISION	I



PIERLITE EXO LED PANEL GEN 2 SURFACE MOUNT 1200 X 300 LIGHT FIXTURES TO BE USED GENERALLY - LAYOUT TO ELECTRICAL ENGINEERS DOCUMENTATION

4 X 30W SURFACE MOUNT DOWNLIGHTS TO HIGH LEVEL CEILING ONLY

MARTEC TRIUMPH FANS AS SPECIFIED TO BE INSTALLED

EXISTING PROJECTORS TO BE REUSED - TO BE UNINSTALLED AND REINSTALLED BY SCHOOL CONTRACTOR

RETAIN EXISTING CEILING GENERALLY - MAKE GOOD AREAS WHERE REQUIRED

4 X 30W SURFACE MOUNT DOWNLIGHTS TO HIGH LEVEL CEILING ONLY

AUTEX ACOUSTIC CEILING HUNG FEATURE TO BE INSTALLED - AUTEX PANEL TO BE SUPPLIED BY SCHOOL - INSTALLATION ONLY

INSTALL NEW CEILING TO WHELAN ROOM 3 AND NEW LEVEL PLASTER CEILING TO WHELAN STAFF ROOM - RETAIN EXISTING UPPER LEVEL WINDOWS WITH CEILING LEVEL INSTALLED ABOVE

RETAIN EXISTING CEILING GENERALLY - MAKE GOOD AREAS WHERE REQUIRED

PROPOSED NEW SUSPENDED VENTILATION DUCT - TO MECHANICAL ENGINEERS DETAIL AND SPECIFICATION

RETAIN EXISTING EXPOSED TRUSS AND BEAMS - PAINT SELECTED COLOUR

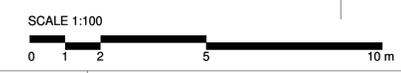
INSTALL NEW CEILING TO STORE ROOM AND SERVICES ROOM

RETAIN EXISTING EXPOSED TRUSS AND BEAMS - PAINT SELECTED COLOUR

INSTALL NEW CEILING TO ACCESSIBLE AND AMBULANT WC

RETAIN EXISTING EXPOSED TRUSS AND BEAMS - PAINT SELECTED COLOUR

PROPOSED ROOF AND REFLECTED CEILING PLANS



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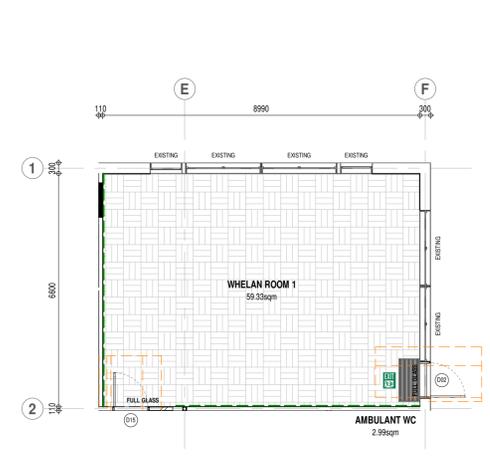
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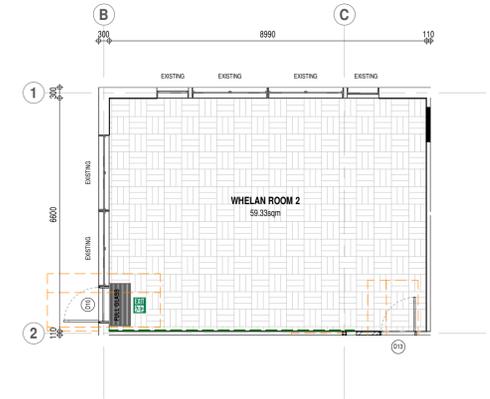
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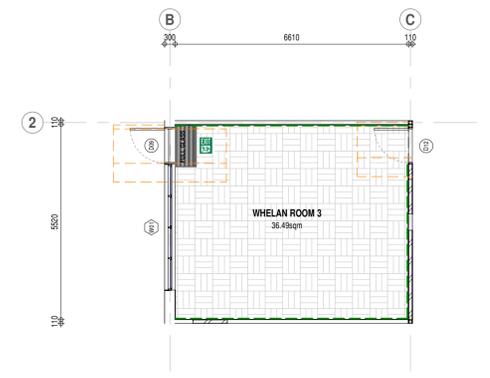
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DESCRIPTION	"WHELAN" RENOVATION AND REFURBISHMENT			
DRAWN	JS	DRAWING No.	REVISION	
SCALE	1 : 100 @ A1	TD-A05	I	
DATE	26.05.22			



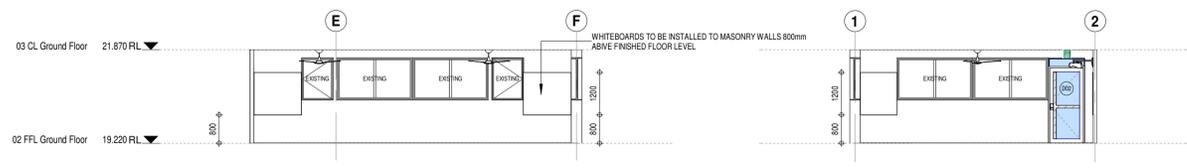
1 Whelan Room 1 Plan
SCALE 1:100



6 Whelan Room 2 Plan
SCALE 1:100

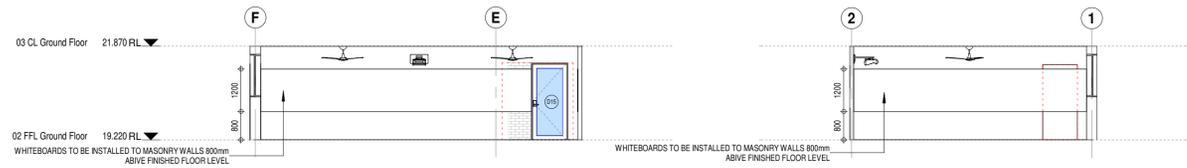


11 Whelan Room 3 Plan
SCALE 1:100



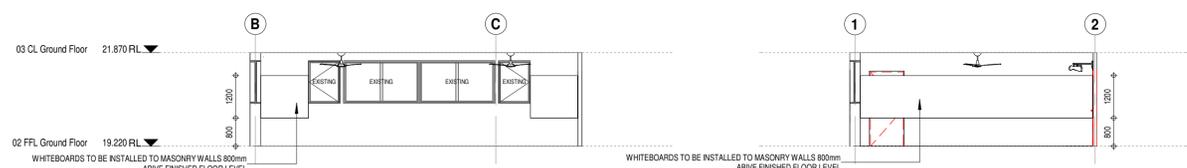
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SCALE 1:100

3 Whelan Room 1 - B
SCALE 1:100



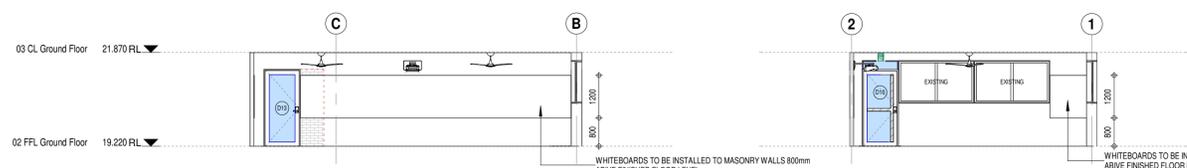
4 Whelan Room 1 - C
SCALE 1:100

5 Whelan Room 1 - D
SCALE 1:100



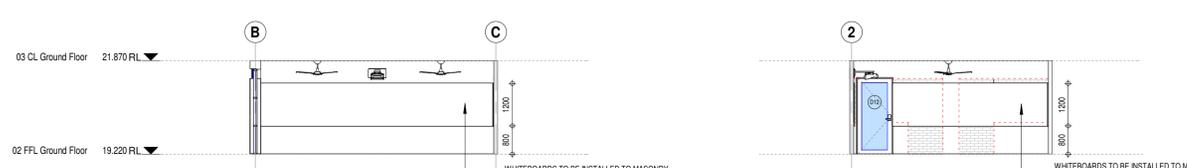
7 Whelan Room 2 - A
SCALE 1:100

8 Whelan Room 2 - B
SCALE 1:100



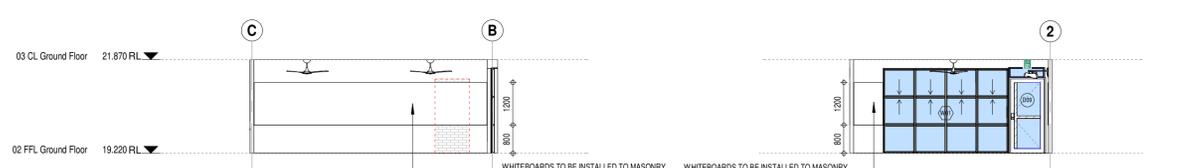
9 Whelan Room 2 - C
SCALE 1:100

10 Whelan Room 2 - D
SCALE 1:100



12 Whelan Room 3 - A
SCALE 1:100

13 Whelan Room 3 - B
SCALE 1:100



14 Whelan Room 3 - C
SCALE 1:100

15 Whelan Room 3 - D
SCALE 1:100

FLOORING SCHEDULE

FLOORING TYPE	LOCATION	MAKER / BRAND	COLOUR	AREA
VINYL	STAFF ROOM KITCHENETTE	POLYSAFE	POLYSAFE VERONA PUR 'RICH BLACK 5236'	8m ² - CONTRACTOR TO CONFIRM
CARPET TILE	CLASSROOM 1, 2, 3, 4 & OFFICES, STAFF ROOM, MEZZANINE	GODFREY HRST - NEW CURRICULUM	0779 KNOWLEDGE	315m ² - CONTRACTOR TO CONFIRM
CARPET TILE	CLASSROOM 1, 2, 3, 4 & OFFICES, STAFF ROOM, MEZZANINE	GODFREY HRST - NEW CURRICULUM	0950 GROWING GREEN	35m ² - CONTRACTOR TO CONFIRM
CARPET TILE	CLASSROOM 1, 2, 3, 4 & OFFICES, STAFF ROOM, MEZZANINE	GODFREY HRST - NEW CURRICULUM	0680 READING RED	35m ² - CONTRACTOR TO CONFIRM
CARPET TILE	CLASSROOM 1, 2, 3, 4 & OFFICES, STAFF ROOM, MEZZANINE	GODFREY HRST - NEW CURRICULUM	0870 CURIOUS COBALT	35m ² - CONTRACTOR TO CONFIRM
CARPET TILE	CLASSROOM 1, 2, 3, 4 & OFFICES, STAFF ROOM, MEZZANINE	GODFREY HRST - NEW CURRICULUM	0380 SENSIBLE SOLAR	35m ² - CONTRACTOR TO CONFIRM

INTERNAL COLOUR SCHEME - SUPPLIED AND INSTALLED BY CONTRACTOR

APPLICATION	DESCRIPTION	MAKER / BRAND	COLOUR
SKIRTING	90mm PENCIL ROUND TIMBER SKIRTING - TO CARPETED ROOMS	EDITIM	LEXICON HALF
PAINT - CLASSROOM	ALL INTERNAL WALLS	DULUX	LEXICON HALF
PAINT - STAFF ROOM	ALL INTERNAL WALLS	DULUX	LEXICON HALF
PAINT - POWER LEARNING ROOM	ALL INTERNAL WALLS	DULUX	LEXICON HALF
PAINT - PB ROOM	ALL INTERNAL WALLS	DULUX	LEXICON HALF
ENTRY MAT	RECESSED ENTRY MAT	-	TO MATCH EXISTING IN COLLEGE
ARCHITRAVES	MIL - PLASTERSET	-	CONTRACTOR TO PROVIDE SAMPLES
FLOORING - KITCHENETTE	VINYL SHEET FLOOR	POLYFLOR	POLYSAFE VERONA PUR 'RICH BLACK 5236'
OPERABLE WALL	SERIES 100 STANDARD OPERABLE WALL - STANDARD STYLE	BILDSPEC	AUTEX PINBOARD SURFACE 'CHARCOAL' - WHITEBOARD SURFACE 'WHITE'
WINDOW / DOOR BLINDS	ROLLER BLINDS - MANUALLY OPERATED	LUXAFLEX	SCHOOL TO CONFIRM

FITOUT

ITEM	DESCRIPTION	MAKER / BRAND	COLOUR	PART NUMBER	DIMENSIONS	SUPPLIER
KITCHEN JOINERY	KITCHEN BENCH TOP - 34mm PENCIL ROUND	LAMINEX	POLAR WHITE	-	-	CONTRACTOR
KITCHEN JOINERY	CUPBOARD DOORS - LAMINATED	LAMINEX	POLAR WHITE	-	-	CONTRACTOR
KITCHEN JOINERY	19mm ADJUSTABLE INTERNAL SHELVES - MELAMINE	LAMINEX	POLAR WHITE	-	-	CONTRACTOR
KITCHEN SINK	SANTORNI SINGLE BOWL TAPMOUNT SINK WITH DRAINER	OLIVERI	BLACK	ST-BL1520	860 X 500	CONTRACTOR
TAP WARE	SAUK MIXER	DORF	CHROME	6595.045A	REFER TO SPEC.	CONTRACTOR
WATER SYSTEM	UNDER BENCH INSTANT BOILING / CHILLED WATER SYSTEM	BY COLLEGE	-	-	-	BY COLLEGE
SPLASHBACK	PERSPEX KITCHEN SPLASHBACK	PERSPEX	WHITE	-	-	CONTRACTOR
FRIDGE	EXISTING KITCHENETTE FRIDGE	BY COLLEGE	-	-	-	BY COLLEGE
WINDOW / DOOR BLINDS	ROLLER BLINDS - INTERNAL	-	-	-	-	CONTRACTOR

CARPET TILES - GODFREY HRST NEW CURRICULUM - PROVIDED BY SCHOOL - CONTRACTOR TO INSTALL

VINYL FLOORING - POLYFLOR - POLYSAFE VERONA PUR 'RICH BLACK 5236'

ORANGE DASHED LINES INDICATING CLEAR CIRCULATION AREA FOR PROPOSED OPENINGS TO AS1428.1-2009

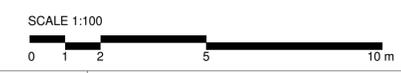
EXISTING PINBOARDS TO BE REMOVED AND DISPOSED - COLLEGE TO REMOVE AND STORE ALL EXISTING AV SYSTEMS AND WHITEBOARDS - NEW AV SYSTEMS TO BE INSTALLED WHERE INDICATED TO THE SCHOOLS SPECIFICATION & DETAIL - BY TASC CONTRACTOR - ASSOCIATED CABLING AND CONDUITS BY CONTRACTOR

ROLLER BLINDS TO BE REPLACED TO ALL EXTERNAL GLAZED WINDOWS AND DOORS - BY CONTRACTOR

GODFREY HRST NEW CURRICULUM - PROVIDED BY SCHOOL - CONTRACTOR TO INSTALL

INSULATION TO WALLS ONLY - NIL ALLOWANCE FOR CEILING INSULATION

INTERNAL ELEVATIONS



CAPITAL WORKS AND ASSET MANAGEMENT

LEVEL 3 8 WOODVILLE STREET, HURSTVILLE NSW 2220
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ABN 63 544 529 806

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ABN 63 544 529 806

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- WRITTEN DIMENSIONS TAKE PRECEDENCE TO SCALE

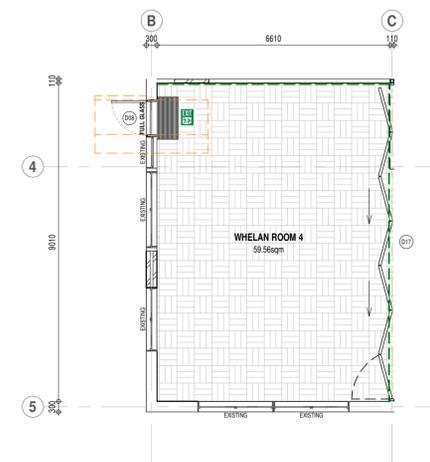
"WHELAN" RENOVATION AND REFURBISHMENT

CLIENT
THE ANGLICAN SCHOOLS CORPORATION

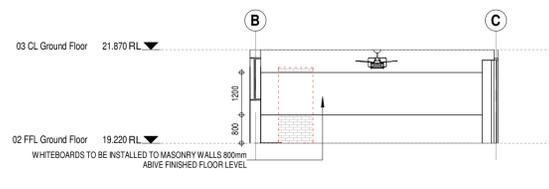
ADDRESS
118-124 Wolseley Road, Oakville NSW 2765

ISSUE	DESCRIPTION	DATE
E	ISSUED FOR FEE PROPOSAL / INFORMATION	08.04.22
F	ISSUED FOR CONSULTANT INFORMATION	04.05.22
G	ISSUED FOR REVIEW	26.05.22
H	ISSUED FOR REVIEW	30.05.22
I	ISSUED FOR CONSULTANT INFORMATION	06.06.22

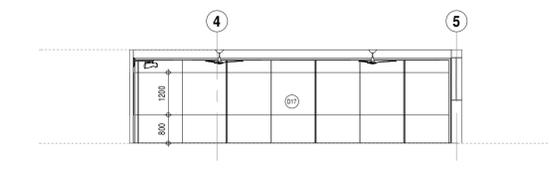
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DRAWN	JS
SCALE	1:100 @ A1
DATE	26.05.22
DRAWING No.	TD-A06
REVISION	I



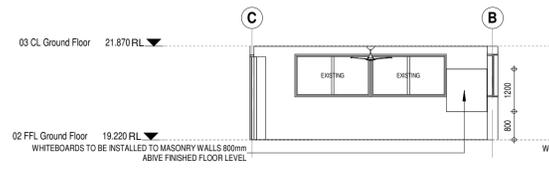
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SCALE 1:100



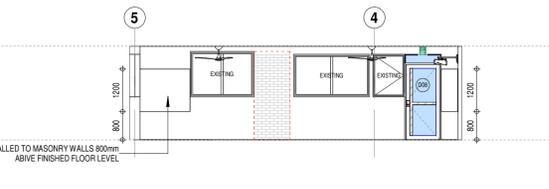
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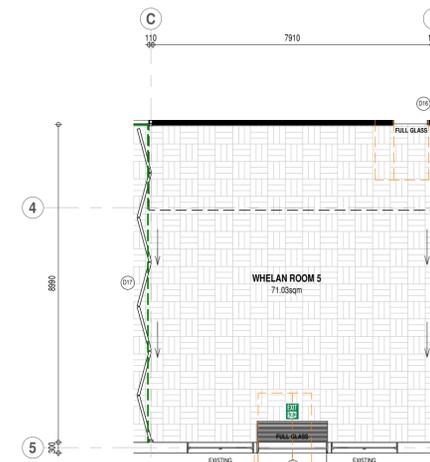
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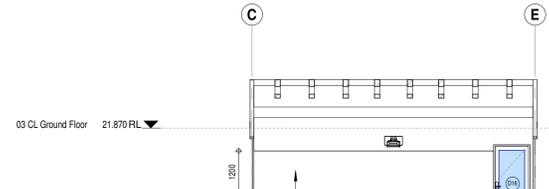
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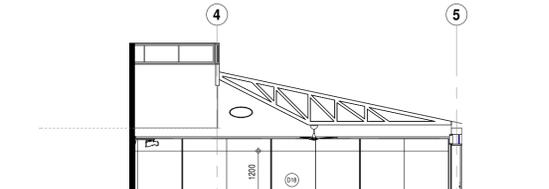
5 Whelan Room 4 - D
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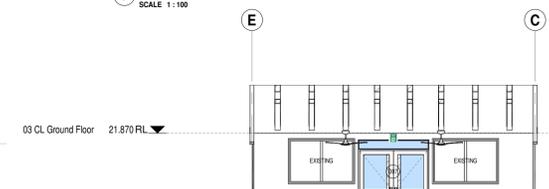
6 Whelan Room 5 Plan
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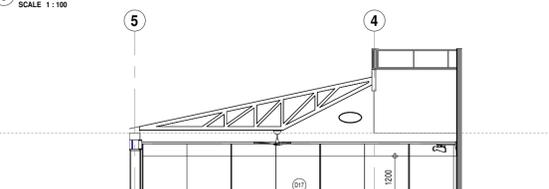
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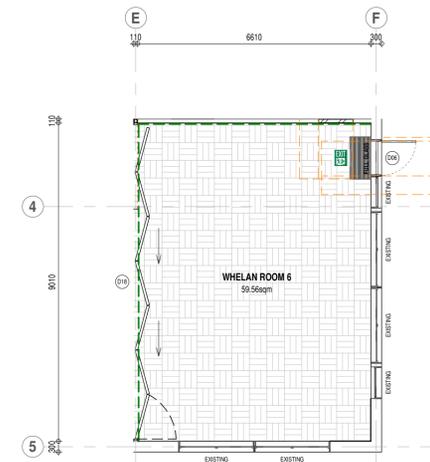
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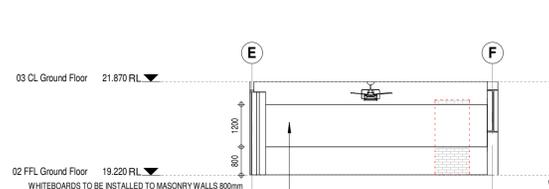
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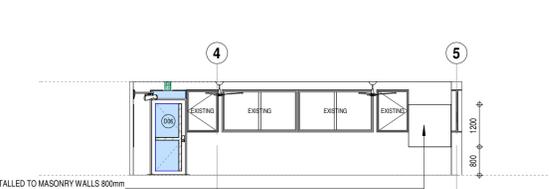
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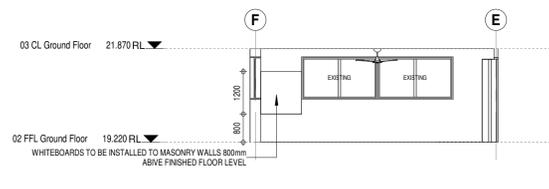
11 Whelan Room 6 Plan
SCALE 1:100



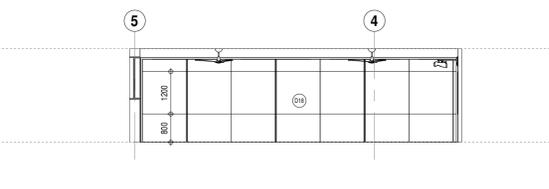
12 Whelan Room 6 - A
SCALE 1:100



13 Whelan Room 6 - B
SCALE 1:100



14 Whelan Room 6 - C
SCALE 1:100



15 Whelan Room 6 - D
SCALE 1:100

INTERNAL ELEVATIONS

FLOORING SCHEDULE

FLOORING TYPE	LOCATION	MAKER / BRAND	COLOUR	AREA
VINYL	STAFF ROOM KITCHENETTE	POLYSAFE	POLYSAFE VERONA PUR "RICH BLACK 5236"	8m ² - CONTRACTOR TO CONFIRM
CARPET TILE	CLASSROOM 1, 2, 3, 4 & OFFICES, STAFF ROOM, MEZZANINE	GODFREY HRST - NEW CURRICULUM	0770 KNOWLEDGE	315m ² - CONTRACTOR TO CONFIRM
CARPET TILE	CLASSROOM 1, 2, 3, 4 & OFFICES, STAFF ROOM, MEZZANINE	GODFREY HRST - NEW CURRICULUM	0950 GROWING GREEN	35m ² - CONTRACTOR TO CONFIRM
CARPET TILE	CLASSROOM 1, 2, 3, 4 & OFFICES, STAFF ROOM, MEZZANINE	GODFREY HRST - NEW CURRICULUM	0680 READING RED	35m ² - CONTRACTOR TO CONFIRM
CARPET TILE	CLASSROOM 1, 2, 3, 4 & OFFICES, STAFF ROOM, MEZZANINE	GODFREY HRST - NEW CURRICULUM	0870 CURIOUS COBALT	35m ² - CONTRACTOR TO CONFIRM
CARPET TILE	CLASSROOM 1, 2, 3, 4 & OFFICES, STAFF ROOM, MEZZANINE	GODFREY HRST - NEW CURRICULUM	0380 SENSIBLE SOLAR	35m ² - CONTRACTOR TO CONFIRM

INTERNAL COLOUR SCHEME - SUPPLIED AND INSTALLED BY CONTRACTOR

APPLICATION	DESCRIPTION	MAKER BRAND	COLOUR
SKIRTING	90mm PENCIL ROUND TIMBER SKIRTING - TO CARPETED ROOMS	EZTRIM	LEXICON HALF
PAINT - CLASSROOM	ALL INTERNAL WALLS	DULUX	LEXICON HALF
PAINT - STAFF ROOM	ALL INTERNAL WALLS	DULUX	LEXICON HALF
PAINT - POWER LEARNING ROOM	ALL INTERNAL WALLS	DULUX	LEXICON HALF
PAINT - DR ROOM	ALL INTERNAL WALLS	DULUX	LEXICON HALF
ENTRY MAT	RECESSED ENTRY MAT	TO MATCH EXISTING IN COLLEGE	CONTRACTOR TO PROVIDE SAMPLES
FRUIT BINS	ALL FRUIT BINS	-	-
FLOORING - KITCHENETTE	VINYL SHEET FLOOR	POLYFLOR	POLYSAFE VERONA PUR "RICH BLACK 5236"
OPERABLE WALL	SERIES 100 STANDARD OPERABLE WALL - STANDARD STYLE	BLDSPFC	AUTEX PINBOARD SURFACE "CHARCOAL" - WHITEBOARD SURFACE "WHITE"
WINDOW AND DOOR BLINDS	ROLLER BLINDS - MANUALLY OPERATED	LUXAFLEX	SCHOOL TO CONFIRM

FITOUT

ITEM	DESCRIPTION	MAKER / BRAND	COLOUR	PART NUMBER	DIMENSIONS	SUPPLIER
KITCHEN JOINERY	KITCHEN BENCH TOP - 34mm PENCIL ROUND	LAMINEX	POLAR WHITE	-	-	CONTRACTOR
KITCHEN JOINERY	CLIPBOARD DOORS - LAMINATED	LAMINEX	POLAR WHITE	-	-	CONTRACTOR
KITCHEN JOINERY	12mm ADJUSTABLE INTERNAL SHELVES - MELAMINE	LAMINEX	POLAR WHITE	-	-	CONTRACTOR
KITCHEN SINK	SANTORINI SINGLE BOWL TAPMOUNT SINK WITH DRAINER	OLIVERI	BLACK	ST-BL-1520	860 X 500	CONTRACTOR
TAP WARE	SINK MIXER	DORF	CHROME	6595-045A	REFER TO SPEC.	CONTRACTOR
WATER SYSTEM	UNDER BENCH INSTANT BOILING / CHILLED WATER SYSTEM	BY COLLEGE	-	-	-	BY COLLEGE
SPLASHBACK	PERSPEX KITCHEN SPLASHBACK	PERSPEX	WHITE	-	-	CONTRACTOR
FRIDGE	EXISTING KITCHENETTE FRIDGE	BY COLLEGE	-	-	-	BY COLLEGE
WINDOW / DOOR BLINDS	ROLLER BLINDS - INTERNAL	-	SUPPLY SAMPLES	-	-	CONTRACTOR

CARPET TILES - GODFREY HRST NEW CURRICULUM - PROVIDED BY SCHOOL - CONTRACTOR TO INSTALL

VINYL FLOORING - POLYFLOR - POLYSAFE VERONA PUR "RICH BLACK 5236"

ORANGE DASHED LINES INDICATING CLEAR CIRCULATION AREA FOR PROPOSED OPENINGS TO AS1428.1:2009

EXISTING PINBOARDS TO BE REMOVED AND DISPOSED - COLLEGE TO REMOVE AND STORE ALL EXISTING AV SYSTEMS AND WHITEBOARDS - NEW AV SYSTEMS TO BE INSTALLED WHERE INDICATED TO THE SCHOOLS SPECIFICATION & DETAIL - BY TASC CONTRACTOR - ASSOCIATED CABLING AND CONDUITS BY CONTRACTOR

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GODFREY HRST NEW CURRICULUM - PROVIDED BY SCHOOL - CONTRACTOR TO INSTALL

INSULATION TO WALLS ONLY - NIL ALLOWANCE FOR CEILING INSULATION

GENERAL & COMPLIANCE NOTES:

- ALL NEW WORKS TO BE IN COMPLIANCE WITH NCC & BCA 2019
- ALL NEW AND EXISTING 12 TIMBER WALL FRAMING IN COMPLIANCE WITH AS1884 - MAKE GOOD AS NECESSARY
- ALL DOOR SENSORS AND INDICATORS TO BE IN COMPLIANCE WITH AS1428.1:2009
- ALL SERVICES MUST BE LOCATED BEFORE WORK COMMENCES
- EMERGENCY LIGHTING REQUIRED TO BE IN ACCORDANCE WITH CLAUSES E4.2 & E4.4 OF BCA 2019 AND AS2293.1:2018
- ALL EXIT SIGNS TO BE INSTALLED TO COMPLY WITH CLAUSES E4.5, E4.6, & E4.8 OF BCA 2019 AND AS2293.1:2018
- SMOKE DETECTORS TO BE INSTALLED TO COMPLY WITH CLAUSE 5 - E2.2.3 OF THE BCA
- ALL RIGID AND FLEXIBLE DUCTWORK MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS4245 PARTS 1 & 2
- ALL PLUMBING WORKS SHALL BE IN ACCORDANCE WITH ASS350, LOCAL WATER AUTHORITY, THE BCA AND WATER GUIDELINES
- ALL SWITCHES AND CONTROLS TO COMPLY WITH AS1428.1:2009
- ALL ARTIFICIAL INTERNAL OR EXTERNAL LIGHTING SHALL BE IN ACCORDANCE WITH BCA 2019 PART J6 AND AS/NZ1680.0:2009
- AIR CONDITIONING AND VENTILATION SYSTEM ARE TO COMPLY WITH THE BCA 2019 PART J5 AND AS1688.2:2012
- BUILDING OCCUPANT WARNING SYSTEM TO COMPLY WITH PART E2.2.4 OF THE BCA AND AS1670.1:2018
- FIRE BLANKETS TO BE IN ACCORDANCE WITH AS3504:2006 AND AS2444:2001
- MECHANICAL AIR HANDLING SYSTEMS TO BE IN ACCORDANCE WITH BCA CLAUSE E2.2 AND AS/NZS1688.1:2015
- PORTABLE FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH BCA CLAUSE E1.4 AND AS4444:2001
- ALL FIRE DOORS TO BE IN COMPLIANCE WITH BCA CLAUSE C2.12 AND AS1906.1:2015
- FIRE SEALS TO BE IN COMPLIANCE WITH CLAUSE C2.15 OF THE BCA AND AS1539.4:2014 AND AS4072.1:2005
- ALL LIGHTWEIGHT CONSTRUCTION TO BE IN COMPLIANCE WITH BCA CLAUSE C1.8 AND AS1530.3:1999
- EXTERNAL GLAZING TO BE IN COMPLIANCE WITH AS2047:2014
- GLAZING IN BUILDINGS TO BE IN COMPLIANCE WITH AS1288:2006
- ALL INTERNAL AND EXTERNAL WALKING SURFACES TO BE IN COMPLIANCE WITH AS/NZS4586:2013 AND HB198:2014
- ALL NEW HEATED WATER SUPPLY SYSTEMS TO BE IN ACCORDANCE WITH PART BC OF THE NCC VOLUME 3 - PLUMBING CODE OF AUSTRALIA
- ALL EXTERNAL DOORS TO HAVE A DRAUGHT PROTECTION DEVICE ALONG THE BOTTOM AS WELL AS AROUND THE EDGES
- CONTRACTOR TO LIASE WITH AAC TO ENSURE MASTER KEY AND KEY SYSTEM MEETS AND MATCHES EXISTING
- ALL EXTERNAL AND INTERNAL EXIT DOOR HARDWARE TO COMPLY WITH THE BCA AND AS 1428.1:2009 ACCESS AND MOBILITY REQUIREMENTS
- ALL EXTERNAL PRODUCTS IN COMPLIANCE WITH BAL12.5 REQUIREMENTS
- WATERPROOFING TO WET AREA TO COMPLY WITH AS3740:2010
- ALL HAZARD SIGNS SHALL COMPLY WITH AS1319
- IMPACT PLASTERBOARD TO BE INSTALLED TO ALL NEW WALLS UP TO 1200mm ABOVE FINISHED FLOOR LEVEL
- NEW WALLS TO BE FITTED WITH BRANIFFORD R2.5 SOUND SCREEN BATT
- ALL EXISTING AND NEW WALLS TO BE PAINTED SELECTED COLOUR
- ALL REDUNDANT POWER AND LIGHTING CIRCUITS AND OUTLETS TO BE DISCONNECTED AND REMOVED
- DETAILS ON GLASS DOORS TO COMPLY WITH AS1428.1:2009 CLAUSE 4.6
- CONTRACTOR TO ENSURE ANY NEW OR ALTERED CONCRETE SLAB WHERE VINYL FLOOR IS TO BE LAID TO BE IN ACCORDANCE WITH AS1884:2012

- KEY:
- V VINYL FLOOR COVERING
- VP VINYL PLANK FLOOR COVERING
- CT CARPET TILES
- REM RECESSED ENTRY MAT
- PW FLOOR WASTE
- CF CONCRETE FINISH



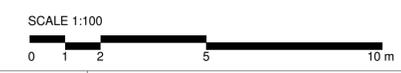
EXIT SIGNS
NON MAINTAINED LED ILLUMINATED TYPE SIGNS WITH MINIMUM TYPE D32 CLASSIFICATION - TO AS2293



EXIT & WAY FINDING SIGNS
NON MAINTAINED LED ILLUMINATED TYPE SIGNS WITH MINIMUM TYPE D32 CLASSIFICATION - TO AS2293



BRILLE EXIT SIGN
TO BE PLACED NEXT TO ALL EMERGENCY EXITS TO COMPLY WITH AS1428.1:2009



CAPITAL WORKS AND ASSET MANAGEMENT
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ABN 63 544 529 806

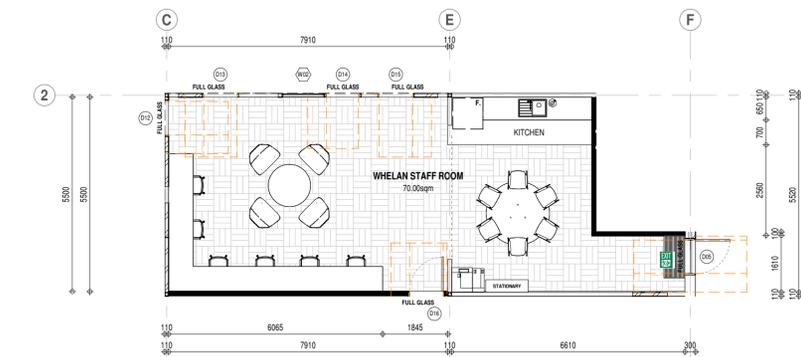


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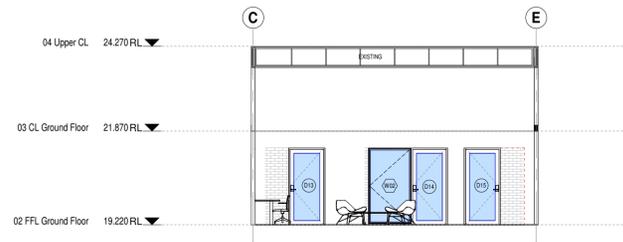
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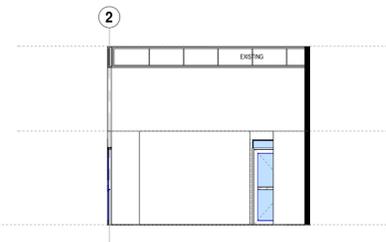
"WHELAN" RENOVATION AND REFURBISHMENT		ISSUE	DESCRIPTION	DATE	STATUS	ISSUED FOR CONSULTANT INFORMATION		
CLIENT THE ANGLICAN SCHOOLS CORPORATION	ADDRESS 118-124 Wolseley Road, Oakville NSW 2765	E	ISSUED FOR FEE PROPOSAL / INFORMATION	08.04.22	DRAWN	"WHELAN" RENOVATION AND REFURBISHMENT		
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		I	ISSUED FOR CONSULTANT INFORMATION	06.06.22				
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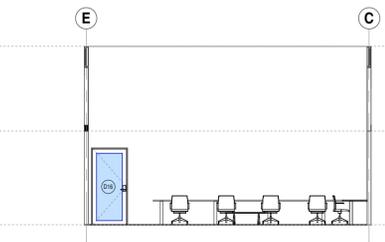
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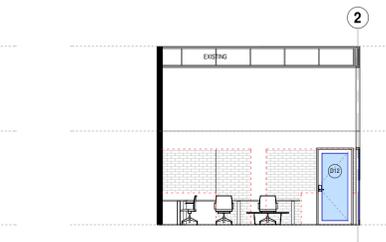
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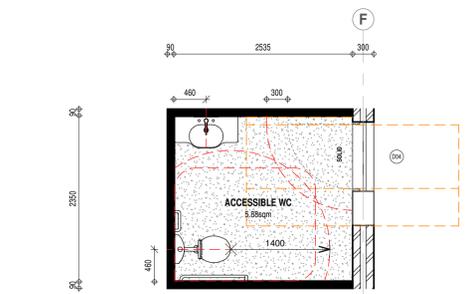
3 Whelan Staff Room - B
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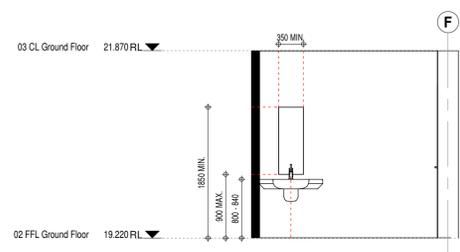
4 Whelan Staff Room - C
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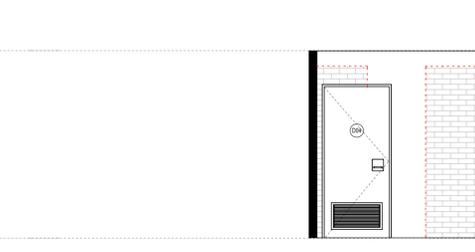
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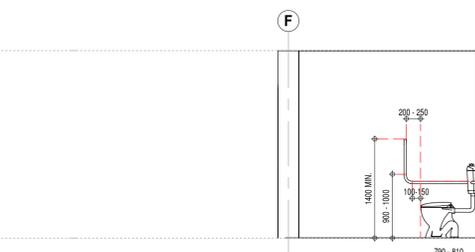
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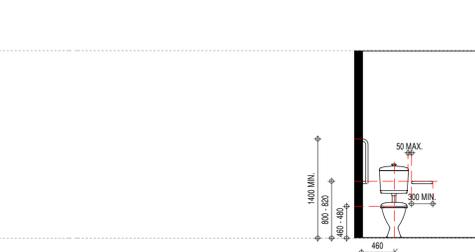
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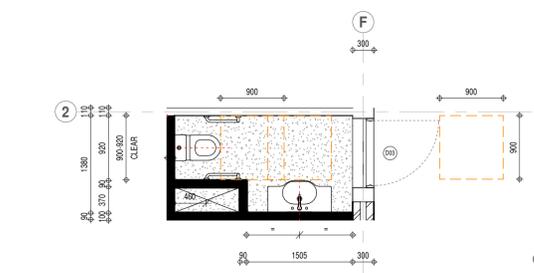
8 Accessible WC - B
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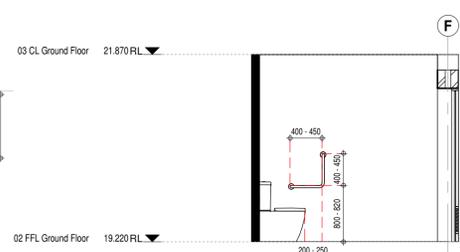
9 Accessible WC - C
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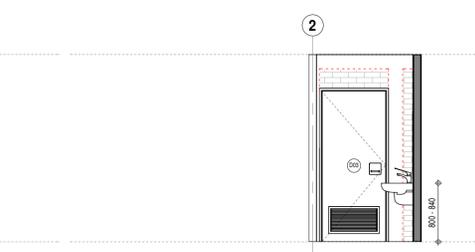
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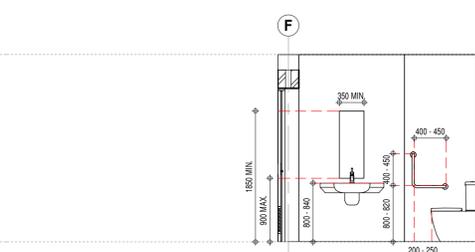
11 Ambulant WC Plan
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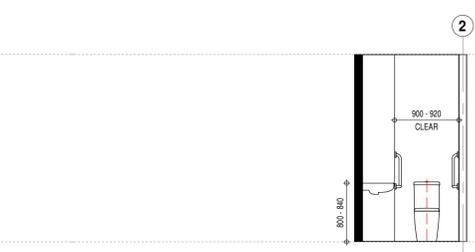
12 Ambulant WC - A
SCALE 1:50



13 Ambulant WC - B
SCALE 1:50



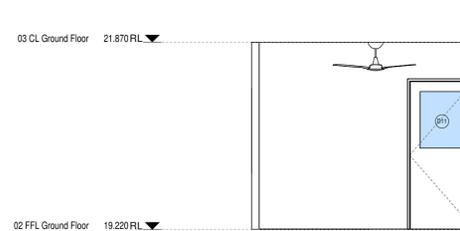
14 Ambulant WC - C
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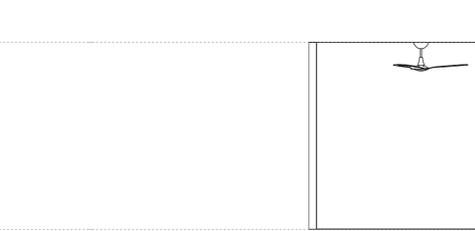
15 Ambulant WC - D
SCALE 1:50



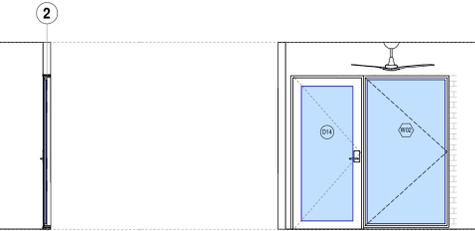
16 Head of Department Office Plan
SCALE 1:50



17 Head of Department - A
SCALE 1:50



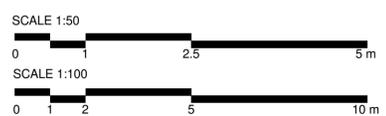
18 Head of Department - B
SCALE 1:50



19 Head of Department - C
SCALE 1:50



20 Head of Department - D
SCALE 1:50



INTERNAL ELEVATIONS



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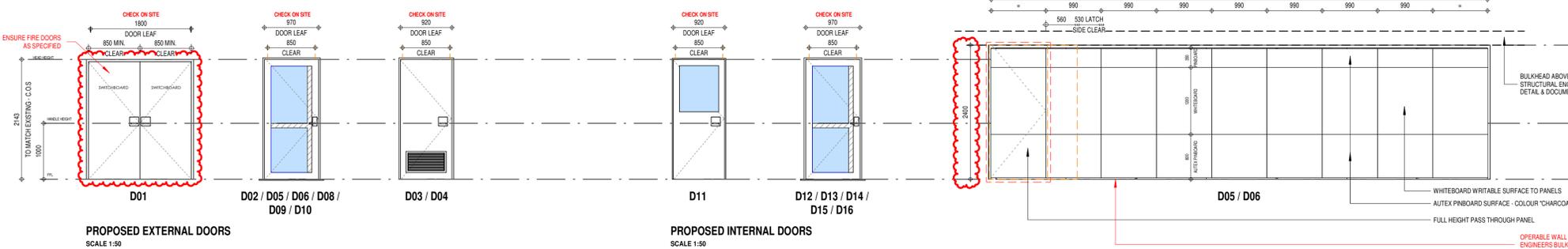
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"WHELAN" RENOVATION AND REFURBISHMENT	
CLIENT	THE ANGLICAN SCHOOLS CORPORATION
ADDRESS	118-124 Wolseley Road, Oakville NSW 2765

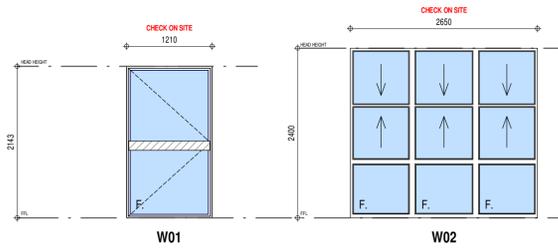
ISSUE	DESCRIPTION	DATE
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F	ISSUED FOR CONSULTANT INFORMATION	04.05.22
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H	ISSUED FOR REVIEW	30.05.22
I	ISSUED FOR CONSULTANT INFORMATION	06.06.22

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DRAWN	JS	DRAWING No.	REVISION
SCALE	As indicated @ A1	TD-A08	I
DATE	26.05.22		

Door Schedule											
Mark	Function	Room Name	Height	Width	Frame Material	Comments	Door Hardware	Door Blinds	Glazing Type	Signage	Notes
D01	External - Swing Double	Switchboard	2143	1940	Timber	Solid - Lower Vent	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	N/A	N/A	SWITCHBOARD	Soft Closer - External Grade 1 Hour Timber Fire Doors & Jamb
D02	External - Single Swing	Whelan Room 1	2143	970	Aluminium	Full Glazed - Glazing Motif	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	Roller Blinds	5mm Toughened - Privacy Strip	WHELAN 1	Draught Seal - Circulation to AS1428.1-2009
D03	External - Single Swing	Ambulant WC	2143	920	Aluminium	Solid - Lower Vent	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	N/A	N/A	AMBULANT WC	Draught Seal - Circulation to AS1428.1-2009
D04	External - Single Swing	Accessible WC	2143	920	Aluminium	Solid - Lower Vent	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	N/A	N/A	ACCESSIBLE WC	Draught Seal - Circulation to AS1428.1-2009
D05	External - Single Swing	Whelan Staff Room	2143	970	Aluminium	Full Glazed - Glazing Motif	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	Roller Blinds	5mm Toughened - Privacy Strip	STAFF ROOM	Draught Seal - Circulation to AS1428.1-2009
D06	External - Single Swing	Whelan Room 5	2143	970	Aluminium	Full Glazed - Glazing Motif	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	Roller Blinds	5mm Toughened - Privacy Strip	WHELAN 5	Draught Seal - Circulation to AS1428.1-2009
D07	External - Single Swing	Whelan Room 6	2200	1940	Aluminium	Full Glazed - Glazing Motif	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	Roller Blinds	5mm Toughened - Privacy Strip	WHELAN 6	Draught Seal - Circulation to AS1428.1-2009
D08	External - Single Swing	Whelan Room 4	2143	970	Aluminium	Full Glazed - Glazing Motif	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	Roller Blinds	5mm Toughened - Privacy Strip	WHELAN 4	Draught Seal - Circulation to AS1428.1-2009
D09	External - Single Swing	Whelan Room 3	2100	970	Aluminium	Full Glazed - Glazing Motif	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	Roller Blinds	5mm Toughened - Privacy Strip	WHELAN 3	Draught Seal - Circulation to AS1428.1-2009
D10	External - Single Swing	Whelan Room 2	2143	970	Aluminium	Full Glazed - Glazing Motif	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	Roller Blinds	5mm Toughened - Privacy Strip	WHELAN 2	Draught Seal - Circulation to AS1428.1-2009
D11	Internal - Single Swing	Store / Data	2100	920	Aluminium	Half Light	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	N/A	5mm Toughened	STORE	
D12	Internal - Single Swing	Whelan Room 3 / Whelan Staff Room	2143	970	Aluminium	Full Glazed - Glazing Motif	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	N/A	5mm Toughened - Obscure		Draught Seal - Circulation to AS1428.1-2009
D13	Internal - Single Swing	Whelan Room 2 / Whelan Staff Room	2143	970	Aluminium	Full Glazed - Glazing Motif	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	N/A	5mm Toughened - Obscure		Draught Seal - Circulation to AS1428.1-2009
D14	Internal - Single Swing	Head of Department Office	2143	970	Aluminium	Full Glazed - Glazing Motif	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	N/A	5mm Toughened - Obscure	HEAD OF DEPARTMENT	Draught Seal - Circulation to AS1428.1-2009
D15	Internal - Single Swing	Whelan Room 1 / Whelan Staff Room	2143	970	Aluminium	Full Glazed - Glazing Motif	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	N/A	5mm Toughened - Obscure		Draught Seal - Circulation to AS1428.1-2009
D16	Internal - Single Swing	Whelan Room 5 / Whelan Staff Room	2143	970	Aluminium	Full Glazed - Glazing Motif	Lever Action Handle to AS1428 - Lock - Master Key - Soft Closer	N/A	5mm Toughened - Obscure		Draught Seal - Circulation to AS1428.1-2009
D17	Internal - Operable Wall	Whelan Room 4 / 5	2400	8990	Aluminium	Operable - Passthrough Panel	Passthrough Panel	N/A	N/A		Circulation to AS1428.1-2009
D18	Internal - Operable Wall	Whelan Room 5 / 6	2400	8990	Aluminium	Operable - Passthrough Panel	Passthrough Panel	N/A	N/A		Circulation to AS1428.1-2009



Window Schedule											
Mark	Internal / External	Location	Window Style	Width	Height	Material	Glazing	Blinds	Fly Screen	Hardware	
W01	External	General Learning Area 2	Double Hung	3550	2400	Aluminium	To AS1289-2006 & Section J	Yes - Roller Blinds	Yes - Corrosive Resistant Metal	Master Lock	
W02	Internal	Staff Room / Head of Dep. Office	Fixed	1210	2143	Aluminium	5mm Toughened - Motif	Yes - Roller Blinds	N/A	N/A	



PROPOSED WINDOWS
SCALE 1:50

NOTE: ALL EXISTING DOOR THRESHOLDS TO BE UPGRADED TO COMPLY WITH AS1428.1-2009 - PROPRIETARY THRESHOLDS TO NEW DOOR OPENINGS TO ENSURE COMPLIANCE WITH AS1428.1-2009 IF REQUIRED
NOTE: SELF CLOSERS TO ALL EXTERNAL DOORS
NOTE: ALL NEW WINDOW AND DOOR EXTRUSIONS TO MATCH EXISTING - CHECK ON SITE = "COS"
NOTE: ALL NEW AND EXISTING OPENINGS TO HAVE FC SHEET LINTEL OVER TO MATCH EXISTING - PAINT FINISHED

NOTE: ENSURE AWNING WINDOWS MOTERISATION X 4 RETAINED - EXTEND MOTERISATION HANDLING POINTS TO STAFF AREA - TERMINATE TO FIXED PANEL



EXAMPLE: ACCESSIBLE ENTRY DOOR WAY - INDICATING EXIT SIGNS, GLAZING MOTIFS & ROLLER BLINDS



PROPOSED CARPET EXAMPLE - GODFREY HIRST CURRICULUM IN VARIOUS COLOURS - LAID IN RANDOM



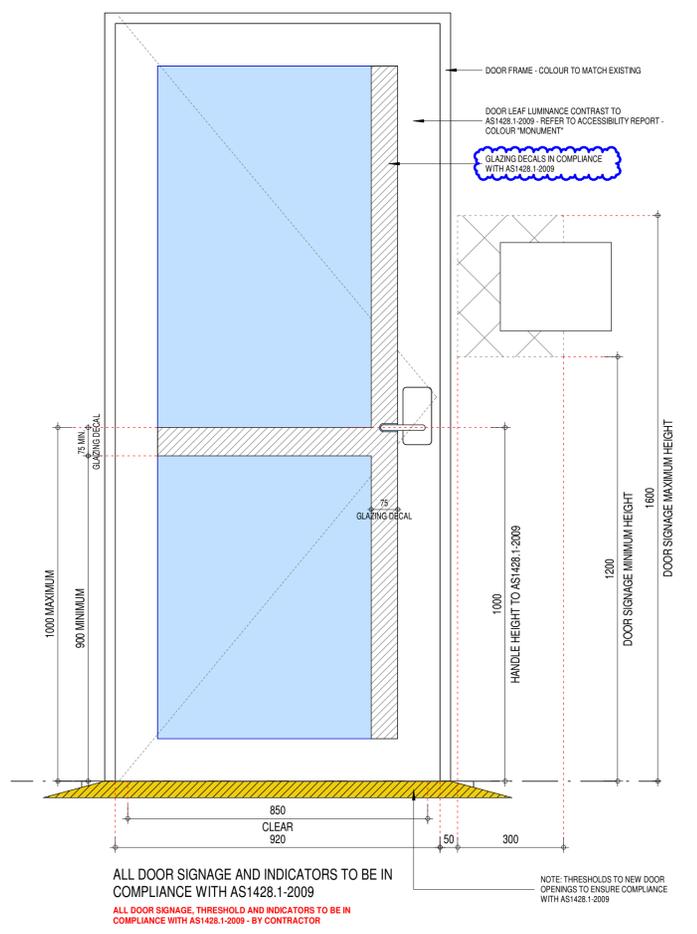
PROPOSED OPERABLE WALL WITH PASSTHROUGH PANEL - AUTEX & WHITEBOARD SURFACE FINISH

NOTE: ALL WINDOWS AND DOORS TO BE CHECKED ON SITE PRIOR TO ORDERING - TO BRICK GAUGE AS REQUIRED
!! ALL WINDOW AND DOOR HEIGHTS TO MATCH EXISTING - CHECK ON SITE & CONFIRM PRIOR TO ORDERING !!



NOTE: INSTALL LOCK BLOCKING SECURITY PLATES TO ALL EXTERNAL DOORS NEW AND EXISTING

REVERSE DOOR SWING TO ALL EXISTING EXTERNAL DOORS IN DIRECTION OF EGRESS - REPLACE DOOR JAMBS AND LEAF - TO BCA AND NCC REQUIREMENTS
ENSURE DOOR LUMINANCE CONTRAST TO AS1428.1-2009



DOOR DETAIL - AS1428.1-2009 REQUIREMENTS
SCALE 1:10

- GENERAL & COMPLIANCE NOTES:**
- ALL NEW WORKS TO BE IN COMPLIANCE WITH NCC & BCA 2019
 - ALL NEW AND EXISTING 72 TIMBER WALL FRAMING IN COMPLIANCE WITH AS1684 - MAKE GOOD AS NECESSARY
 - ALL DOOR SIGNAGE AND INDICATORS TO BE IN COMPLIANCE WITH AS1428.1-2009
 - ALL SERVICES MUST BE LOCATED BEFORE WORK COMMENCES
 - EMERGENCY LIGHTING REQUIRED TO BE IN ACCORDANCE WITH CLAUSES E4.2 & E4.4 OF BCA 2019 AND AS2203.1-2018
 - ALL EXIT SIGNS TO BE INSTALLED TO COMPLY WITH CLAUSE E.4.6, E4.8 & E4.9 OF BCA 2019 AND AS2293.1-2018
 - SMOKE DETECTORS TO BE INSTALLED TO COMPLY WITH CLAUSE E.2.2A OF THE BCA
 - ALL RIGID AND FLEXIBLE DUCTWORK MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS4345 PARTS 1 & 2
 - ALL PLUMBING WORKS SHALL BE IN ACCORDANCE WITH AS3500, LOCAL WATER AUTHORITY, THE BCA AND WATER GUIDELINES
 - ALL SWITCHES AND CONTROLS TO COMPLY WITH AS1428.1-2009
 - ALL ARTIFICIAL INTERNAL OR EXTERNAL LIGHTING SHALL BE IN ACCORDANCE WITH BCA 2019 PART J6 AND AS/NZS1680.0-2009
 - AIR CONDITIONING AND VENTILATION SYSTEMS ARE TO COMPLY WITH THE BCA 2019 PART J5 AND AS1688.2-2012
 - BUILDING OCCUPANT WARNING SYSTEM TO COMPLY WITH PART E2.2A OF THE BCA AND AS1670.1-2018
 - FIRE BLANKETS TO BE IN ACCORDANCE WITH AS3504-2006 AND AS2444-2001
 - MECHANICAL AIR HANDLING SYSTEMS TO BE IN ACCORDANCE WITH BCA CLAUSE E2.2 AND AS/NZS1688.1-2015
 - PORTABLE FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH BCA CLAUSE E1.6 AND AS2444-2001
 - ALL FIRE DOORS TO BE IN COMPLIANCE WITH BCA CLAUSE C2.12 AND AS1905.1-2015
 - FIRE SEALS TO BE IN COMPLIANCE WITH CLAUSE C3.15 OF THE BCA AND AS1500.4-2014 AND AS4072.1-2005
 - ALL LIGHTWEIGHT CONSTRUCTION TO BE IN COMPLIANCE WITH BCA CLAUSE C1.8 AND AS1500.3-1999
 - EXTERNAL GLAZING TO BE IN COMPLIANCE WITH AS2047-2014
 - GLAZING IN BUILDINGS TO BE IN COMPLIANCE WITH AS1398-2006
 - ALL INTERNAL AND EXTERNAL WALKING SURFACES TO BE IN COMPLIANCE WITH AS/NZS4586-2013 AND HB198-2014
 - ALL NEW HEATED WATER SUPPLY SYSTEMS TO BE IN ACCORDANCE WITH PART B2 OF THE NCC VOLUME 3 - PLUMBING CODE OF AUSTRALIA
 - ALL EXTERNAL DOORS TO HAVE A DRAUGHT PROTECTION DEVICE ALONG THE BOTTOM AS WELL AS AROUND THE EDGES
 - CONTRACTOR TO LAISE WITH AAC TO ENSURE MASTER KEY AND KEY SYSTEM MEETS AND MATCHES EXISTING
 - ALL EXTERNAL AND INTERNAL EXIT DOOR HARDWARE TO COMPLY WITH THE BCA AND AS 1428.1-2009 ACCESS AND MOBILITY REQUIREMENTS
 - ALL EXTERNAL PRODUCTS IN COMPLIANCE WITH B4.12'S REQUIREMENTS
 - WATERPROOFING TO WET AREA TO COMPLY WITH AS1740-2010
 - ALL HAZARD SIGNS SHALL COMPLY WITH AS1519
 - IMPACT PLASTERBOARD TO BE INSTALLED TO ALL NEW WALLS UP TO 12mm ABOVE FINISHED FLOOR LEVEL
 - NEW WALLS TO BE FITTED WITH BRADPORE PDS SOUND SCREEN BATTS
 - ALL EXISTING AND NEW WALLS TO BE PAINTED SELECTED COLOUR
 - ALL REDUNDANT POWER AND LIGHTING CIRCUITS AND OUTLETS TO BE DISCONNECTED AND REMOVED
 - DECALS ON GLASS DOORS TO COMPLY WITH AS1511 CLAUSE E.8
 - CONTRACTOR TO ENSURE ANY NEW OR ALTERED CONCRETE SLAB WHERE VINYL FLOOR IS TO BE LAID TO BE IN ACCORDANCE WITH AS1884-2012

- KEY:**
- V VINYL FLOOR COVERING
 - VP VINYL PLANK FLOOR COVERING
 - CT CARPET TILES
 - REM RECESSED ENTRY MAT
 - FW FLOOR WASTE
 - CF CONCRETE FINISH
- EXIT SIGNS**
NON MAINTAINED LED ILLUMINATED TYPE SIGNS WITH MINIMUM TYPE D32 CLASSIFICATION - TO AS2293
- EXIT & WAY FINDING SIGNS**
NON MAINTAINED LED ILLUMINATED TYPE SIGNS WITH MINIMUM TYPE D32 CLASSIFICATION - TO AS2293
- Exit Ground**
BRILLE EXIT SIGN TO BE PLACED NEXT TO ALL EMERGENCY EXITS TO COMPLY WITH AS1428.1-2009

SCALE 1:50

OPENING SCHEDULE



CAPITAL WORKS AND ASSET MANAGEMENT
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 ABN 63 544 529 806

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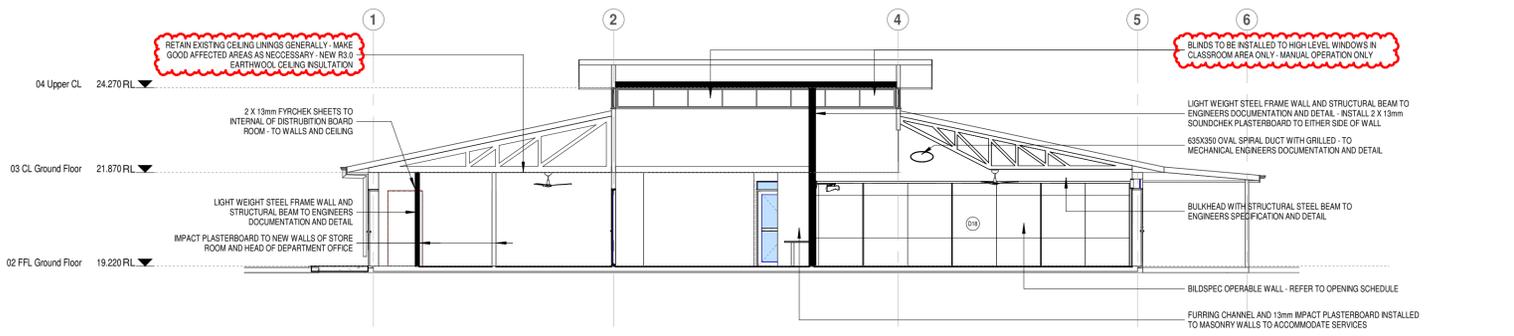
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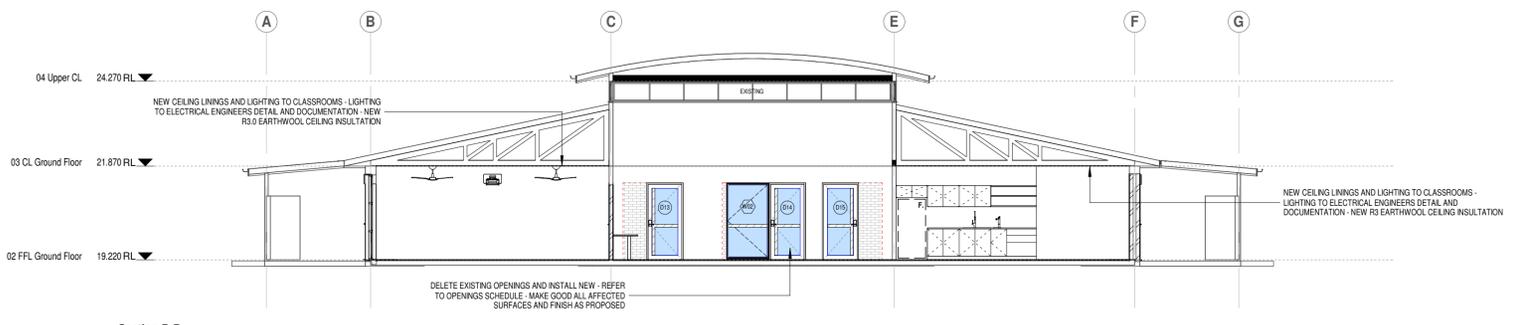
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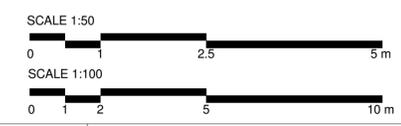
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THE ANGLICAN SCHOOLS CORPORATION		G	ISSUED FOR REVIEW	26.05.22	JS	DRAWING No.	REVISION
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118-124 Wolseley Road, Oakville NSW 2765		I	ISSUED FOR CONSULTANT INFORMATION	06.06.22	DATE	26.05.22	TD-A09 1



1 Section A-A
SCALE 1:100



2 Section B-B
SCALE 1:100



SECTION AND JOINERY DETAILS



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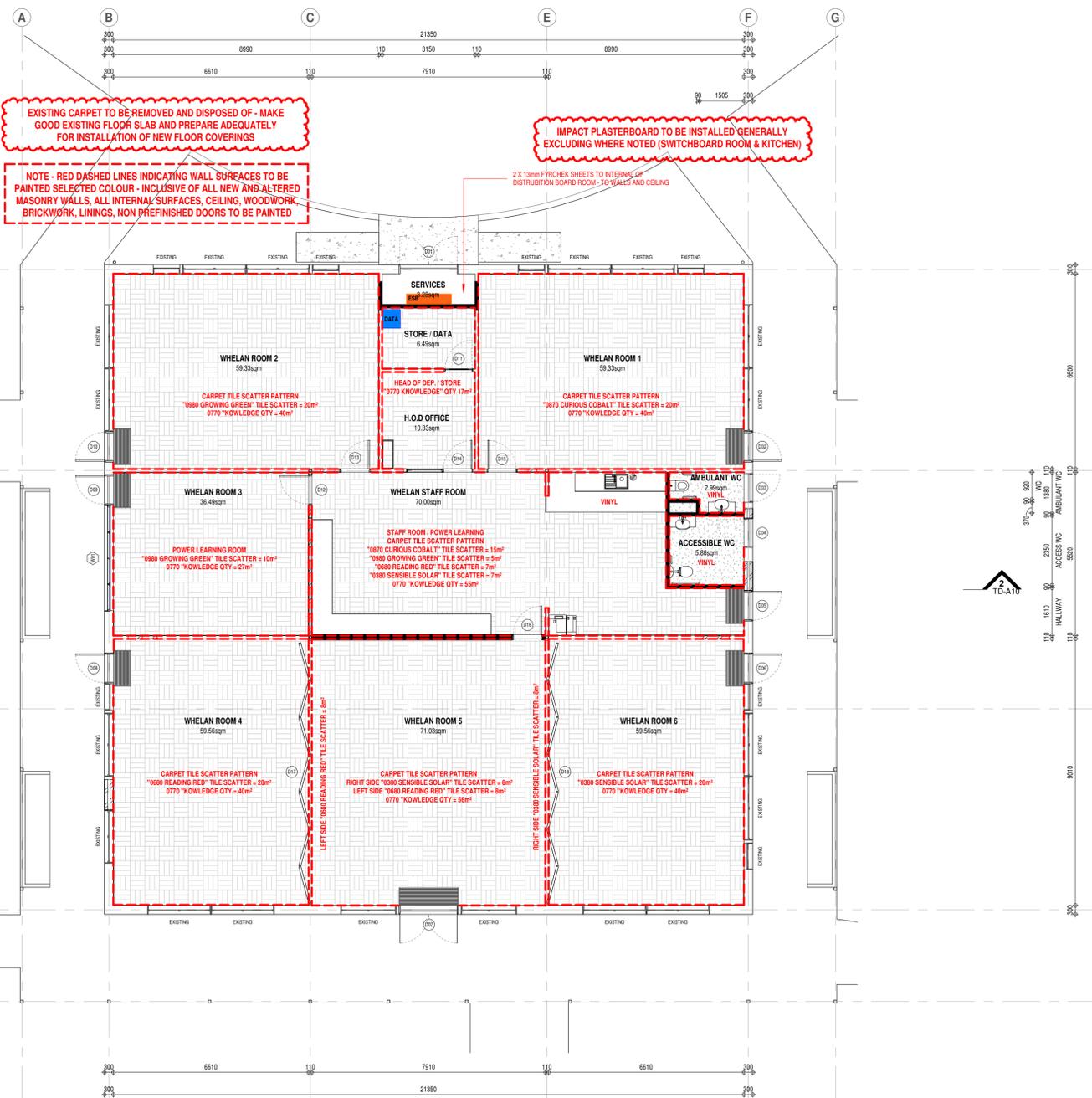


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FLOORING SCHEDULE

FLOORING TYPE	LOCATION	MAKER / BRAND	COLOUR	AREA
VINYL	STAFF ROOM KITCHENETTE	POLYSAFE	POLYSAFE VERONA PUR 'RICH BLACK 5236'	8m ² - CONTRACTOR TO CONFIRM
CARPET TILE	CLASSROOM 1, 2, 3, 4 & OFFICES, STAFF ROOM, MEZZANINE	GODFREY HIRST - NEW CURRICULUM	0770 KNOWLEDGE	315m ² - CONTRACTOR TO CONFIRM
CARPET TILE	CLASSROOM 1, 2, 3, 4 & OFFICES, STAFF ROOM, MEZZANINE	GODFREY HIRST - NEW CURRICULUM	0950 GROWING GREEN	35m ² - CONTRACTOR TO CONFIRM
CARPET TILE	CLASSROOM 1, 2, 3, 4 & OFFICES, STAFF ROOM, MEZZANINE	GODFREY HIRST - NEW CURRICULUM	0680 READING RED	35m ² - CONTRACTOR TO CONFIRM
CARPET TILE	CLASSROOM 1, 2, 3, 4 & OFFICES, STAFF ROOM, MEZZANINE	GODFREY HIRST - NEW CURRICULUM	0870 CURIOUS COBALT	35m ² - CONTRACTOR TO CONFIRM
CARPET TILE	CLASSROOM 1, 2, 3, 4 & OFFICES, STAFF ROOM, MEZZANINE	GODFREY HIRST - NEW CURRICULUM	0380 SENSIBLE SOLAR	35m ² - CONTRACTOR TO CONFIRM

INTERNAL COLOUR SCHEME - SUPPLIED AND INSTALLED BY CONTRACTOR

APPLICATION	DESCRIPTION	MAKER/BRAND	COLOUR
SKIRTING	90mm PENCIL ROUND TIMBER SKIRTING - TO CARPETED ROOMS	EZIFIRM	LEXICON HALF
PAINT - CLASSROOM	ALL INTERNAL WALLS	DULUX	LEXICON HALF
PAINT - STAFF ROOM	ALL INTERNAL WALLS	DULUX	LEXICON HALF
PAINT - POWER LEARNING ROOM	ALL INTERNAL WALLS	DULUX	LEXICON HALF
PAINT - DB ROOM	ALL INTERNAL WALLS	DULUX	LEXICON HALF
ENTRY MAT	RECESSED ENTRY MAT	TO MATCH EXISTING N COLLEGE	CONTRACTOR TO PROVIDE SAMPLES
ARCHITRAVES	NIL PLASTERSET		
FLOORING - KITCHENETTE	VINYL SHEET FLOOR	POLYFLOR	POLYSAFE VERONA PUR 'RICH BLACK 5236'
OPERABLE WALL	SERIES 100 STANDARD OPERABLE WALL - STANDARD STILE	BILDSPEC	AUTEX PINBOARD SURFACE 'CHARCOAL' - WHITEBOARD SURFACE 'WHITE'
WINDOW AND DOOR BLINDS	ROLLER BLINDS - MANUALLY OPERATED	LUXAFLEX	SCHOOL TO CONFIRM

FITOUT

ITEM	DESCRIPTION	MAKER / BRAND	COLOUR	PART NUMBER	DIMENSIONS	SUPPLIER
KITCHEN JOINERY	KITCHEN BENCH TOP - 34mm PENCIL ROUND		POLAR WHITE	-	-	CONTRACTOR
KITCHEN JOINERY	CUPBOARD DOORS - LAMINATED	LAMINEX	POLAR WHITE	-	-	CONTRACTOR
KITCHEN JOINERY	19mm ADJUSTABLE INTERNAL SHELVES - MELAMINE	LAMINEX	POLAR WHITE	-	-	CONTRACTOR
KITCHEN SINK	SANTORINI SINGLE BOWL TAPMOUNT SINK WITH DRAINER	OLIVERI	BLACK	ST-8L1520	880 X 500	CONTRACTOR
TAP WARE	SINK MIXER	DORF	CHROME	6595.045A	REFER TO SPEC.	CONTRACTOR
WATER SYSTEM	UNDER BENCH INSTANT BOLING / CHILLED WATER SYSTEM	BY COLLEGE	-	-	-	BY COLLEGE
SPLASHBACK	PERSPEX KITCHEN SPLASHBACK	PERSPEX	WHITE	-	-	CONTRACTOR
FRIDGE	EXISTING KITCHENETTE FRIDGE	BY COLLEGE	-	-	-	BY COLLEGE
WINDOW / DOOR BLINDS	ROLLER BLINDS - INTERNAL	-	SUPPLY SAMPLES	-	-	CONTRACTOR

CARPET TILES - GODFREY HIRST NEW CURRICULUM - PROVIDED BY SCHOOL - CONTRACTOR TO INSTALL

VINYL FLOORING - POLYFLOR - POLYSAFE VERONA PUR 'RICH BLACK 5236'

ORANGE DASHED LINES INDICATING CLEAR CIRCULATION AREA FOR PROPOSED OPENINGS TO AS1428.1-2009

EXISTING PINBOARDS TO BE REMOVED AND DISPOSED - COLLEGE TO REMOVE AND STORE ALL EXISTING AV SYSTEMS AND WHITEBOARDS - NEW AV SYSTEMS TO BE INSTALLED WHERE INDICATED TO THE SCHOOLS SPECIFICATION & DETAIL - BY TASC CONTRACTOR - ASSOCIATED CABLING AND CONDUITS BY CONTRACTOR

ROLLER BLINDS TO BE REPLACED TO ALL EXTERNAL GLAZED WINDOWS AND DOORS - BY CONTRACTOR

GODFREY HIRST NEW CURRICULUM - PROVIDED BY SCHOOL - CONTRACTOR TO INSTALL

INSULATION TO WALLS ONLY - NIL ALLOWANCE FOR CEILING INSULATION

PROPOSED FINISHES PLAN & SCHEDULE



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REVISION	I

APPENDIX B

NSW Code of Practice Flowchart

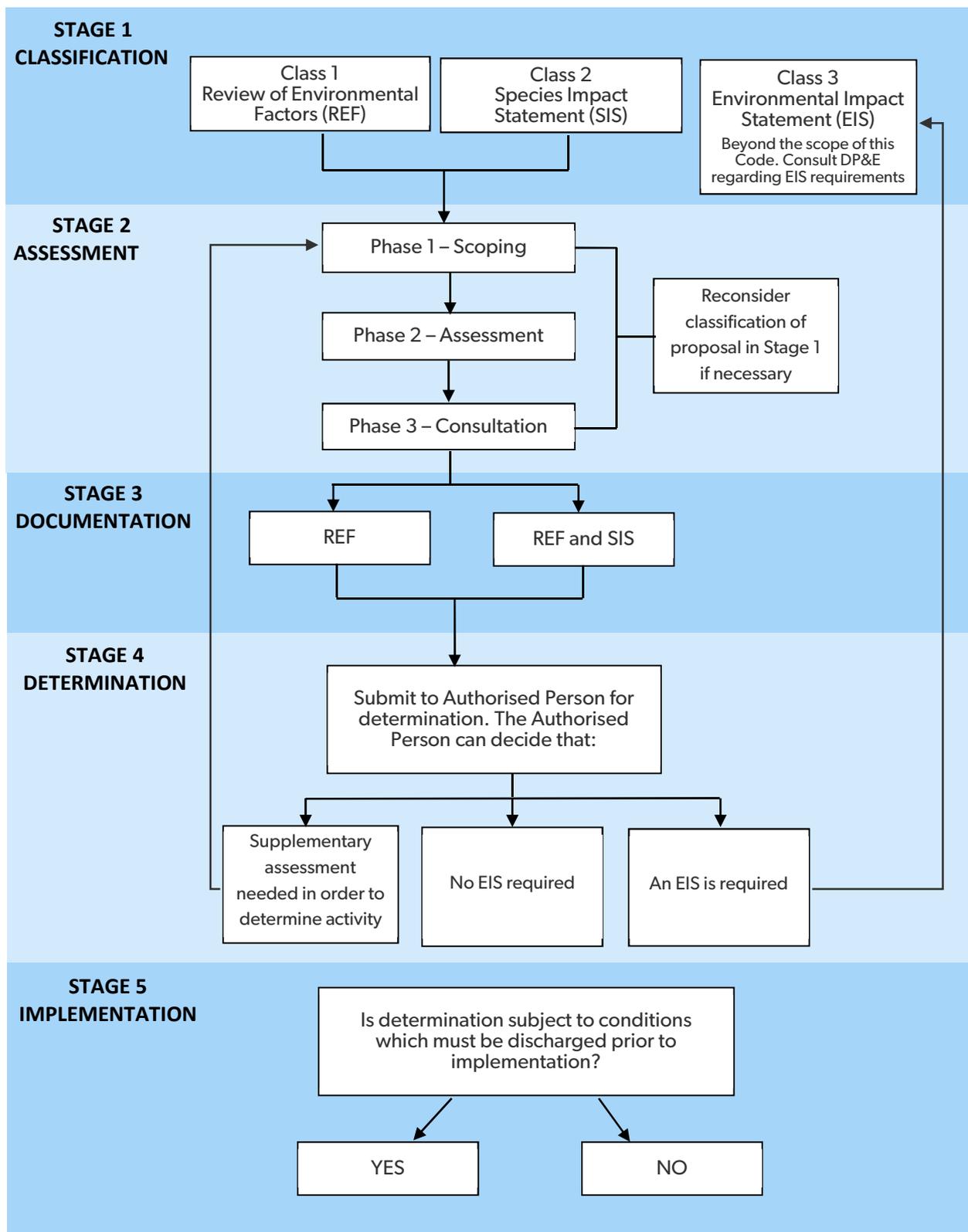


Figure 3. Five stage assessment process for Part 5 determination

APPENDIX C

Education SEPP Planning Principles

Appendix B: Education SEPP Planning Principles

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

Principle 1—context, built form and landscape

Comment: The location of the proposed modular classroom buildings have 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 buildings are 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 works will utilize building materials that seek to minimize waste, energy loss, water and natural resources. The renovated school building will be durable, resilient and adaptable to meet the ongoing administration needs of the school into the future.

Principle 3—accessible and inclusive

Comment: School buildings and their ground should provide wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities. The proposed renovated classroom building will improve accessibility and caters for the needs of various staff and students being located central to the existing school campus.

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

Principle 7—aesthetics

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

APPENDIX D

Statutory Planning Framework

Appendix D - Statutory and Planning Context

1.1 Commonwealth legislation

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

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

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

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

1.2 State Legislation

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

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

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

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

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

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

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

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

1.2.3 *Fisheries Management Act 1995 (FM Act)*

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

The development does not involve harm to mangroves or other protected marine vegetation, dredging or reclamation, blocking of fish passage and does not involve impact to a Key Fish Habitat waterway. Therefore the works will not require a Part 7 Fisheries permit under the FM Act.

1.2.4 Native Vegetation Act 2003 (NV Act)

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

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

There is no clearing of native vegetation proposed.

1.2.5 National Parks and Wildlife Act 1974 (NPW ACT)

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

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

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

1.2.6 Heritage Act 1977

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

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

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

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

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

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

1.2.8 Water Management Act 2000 (WM Act)

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

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

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

1.2.9 Roads Act 1993

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

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

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

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

1.2.11 State Environmental Planning Policy No 14 (Coastal Wetlands)

The proposed development is located on land subject to SEPP 14 and involves clearing, filling, draining or constructing a levee. The proposed development is not located on land subject to SEPP 14. In accordance with s7 of the SEPP, the concurrence of the Director-General of the Department of Planning and Infrastructure is not required.

1.2.12 State Environmental Planning Policy No 26 (Littoral Rainforests)

The proposed development is located on land subject to SEPP 26 and involves disturbance of littoral rainforest. The proposed development is not located on land subject to SEPP 2. The concurrence of the Director-General of the Department of Planning and Infrastructure is not required.

1.2.13 State Environmental Planning Policy No 44 (Koala Habitat)

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

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

1.2.14 State Environmental Planning Policy No 71 (Coastal Protection)

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

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

APPENDIX E

Environmental Considerations under Sec 5.5 of EP&A Act

APPENDIX E - Section 5.5 (Old Sec 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.

The flood liable land policy provisions of Hawkesbury City Council will need to be considered and the NSW Rural Fire Service consulted in order to obtain a bushfire safety authority for the project. Other environmental protection matters have been discussed and mitigation measures recommended in the in the Review of Environmental Factors.

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

APPENDIX F

Bushfire Assessment Report



AUSTRALIAN BUSHFIRE CONSULTING SERVICES



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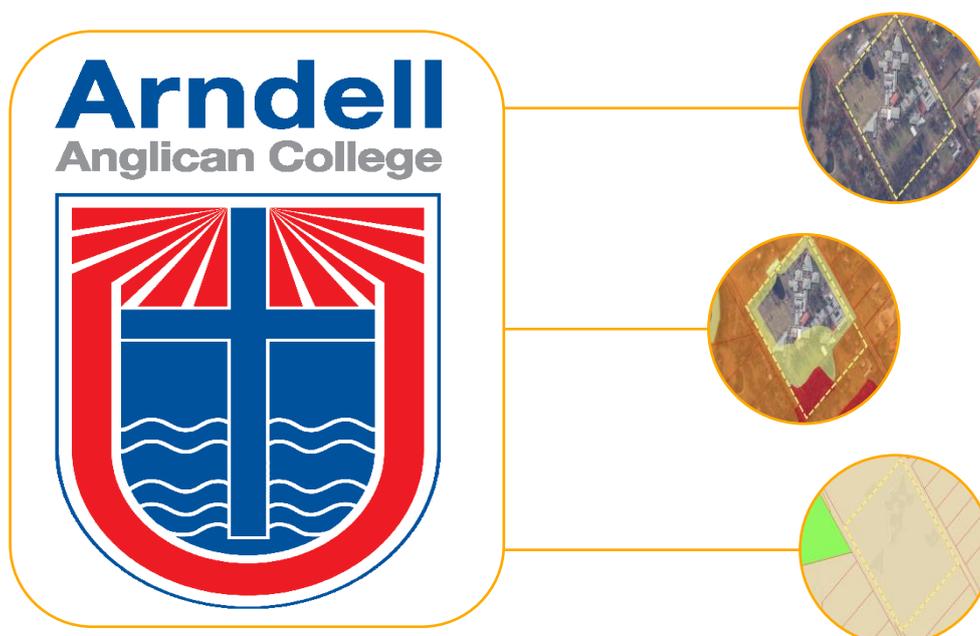


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PO Box 212 Berowra Heights 2082

Bush Fire Assessment Report



Proposed WHELAN renovation and refurbishment:

Arndell Anglican College, Oakville NSW

6th June 2022
Reference 20-455-4

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Abbreviations:

ABCS	Australian Bushfire Consulting Services Pty Ltd
APZ	Asset protection zone
AS 2419	AS 2419 – 2017 Fire hydrant installations System design, installation and commissioning
AS3959-2018	Australian Standard 3959 – 2018 Construction of buildings in bushfire prone areas
BAL	Bushfire Attack Level
BCA	Building Code of Australia
BPMs	Bushfire Protection Measures
BPLM	Bushfire Prone Land Map
BFSA	Bush Fire Safety Authority
Council	Hawkesbury City Council
DA	Development Application
EP&A Act	Environmental Planning and Assessment Act - 1979
ESD	Ecologically Sustainable Development
FR NSW	Fire & Rescue NSW
IPA	Inner protection area
LGA	Local Government Area
NCC	National Construction Codes
NP	National Park
NSP	Neighbourhood Safer Place
OPA	Outer protection area
PBP	Planning for Bush Fire Protection – 2019
ROW	Right of Way
RF Act	Rural Fires Act - 1997
RFS	NSW Rural Fire Service
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
SWS	Static Water Supply

1.0 Introduction.

The proposed development relates to the alterations to renovate and refurbish the existing WHELAN building to be used as a general learning area within an existing school known as Arndell Anglican College at 118-124 Wolseley Road, Oakville, NSW. The site has street frontage to Oakville Road to the northeast and Garfield Street to the southwest and abuts rural allotments to the remaining northwest and southeast aspects. Colbee Park zoned RE1 is located to the west of the subject site beyond Garfield Street road reserve. Council's bushfire prone land map depicts the subject site as containing Category 1 and 3 Vegetation and the 100 and 30 metres buffer zones from Category 1 & 3 Vegetation.

The subject site is mapped as being partly bushfire prone land and therefore the application of *Planning for Bush Fire Protection 2019* (PBP 2019) is a relevant consideration to the development proposal. The location of the works subject to this review is not on any part of the land that is identified as bushfire prone land (being land for the time being recorded as bush fire prone land on a relevant map certified under section 10.3(2) of the *Environmental Planning and Assessment Act 1979*).

The purpose of this report is to provide an assessment of the proposed development and Bushfire Attack Level to inform an application to the NSW Rural Fire Service for a Bush Fire Safety Authority under s100B of the Rural Fires Act.

The conclusion of this report is that the development is within an area that is rated as BAL Low and an informative overview of compliance with other specifications and requirements of *Planning for Bushfire Protection 2019* with respect to other matters such as access, service supply and emergency management planning has been included within the assessment.

The development is alterations and additions to an existing education establishment that was established prior to the commencement of *Planning for Bush Fire Protection* (in August 2002). In terms of PBP 2019 the development is considered to be infill Special Fire Protection Purpose Development under section 100b of the Rural Fires Act 1997.

The intention for any building work occurring within an existing SFPP development is to achieve a better bush fire outcome than if the development did not proceed. Achieving this may require a combination of measures including improved construction standards, APZs and evacuation management. This may result in a level of retrofitting of existing buildings and managing other portions of the site (i.e. APZs) to ensure an improved level of bush fire protection.

Intensification of the use or increase in occupancy must consider the risk to occupants and firefighters. Where practically achievable, full compliance should be provided before variations to the required BPMs are considered.

The proposed development does not seek to discount the requirements of PBP 2019 and will comply with the policy necessities as if it was a greenfield site. The subject site has twice been assessed and approved by the NSW RFS for additional development under PBP 2019. The first application that was approved by development application through Council (NSW RFS Ref DA20201119004329) sought to provide a better bushfire outcome than the existing development offered, including;

- The existing Bush Fire Emergency Management Plan has been reviewed and upgraded to comply with the NSW RFS document *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*.
- Formal asset protection zones have been applied.
- Where required existing buildings are in the process of being upgraded to improve their resilience against ember ignition.
- A review of access and services has been undertaken and found the existing site arrangements satisfactory including ongoing and unimpeded access to the static water supply.

The second application approved directly by the NSW RFS (NSW RFS Ref DA20210802003181-Original-1) concluded that no additional better outcome recommendations were required as they have already been reviewed and endorsed by the NSW RFS as part of their conditional approval and Bush Fire Safety Authority issued for the initial application. This report draws on the same conclusion that no additional recommendations are required for the existing development as part of this application.

2.0 Property details.

Address: 118-124 Wolseley Road Oakville NSW 2756
Lot/DP: Lot 18 DP 1252151
Zoned: RU4 Primary Production Small Lots
LGA: Hawkesbury City Council

3.0 Legislative context.

The development approval pathway is being progressed under Clause 36 of the Education State Environmental Planning Policy noting that as a Registered Non Government School, the Anglican Schools Corp is regarded as a Public Authority as per *NSW Code of Practice for Part 5 activities for registered non government schools*.

The development is classified as integrated development under s100B of the Rural Fires Act 1997. The purpose of this report is to provide an assessment of the proposed development in terms of Clause 45 of the Rural Fires Regulations 2022 and Bushfire Attack Level to inform an application to the NSW Rural Fire Service for a Bush Fire Safety Authority under s100B of the Rural Fires Act.

4.0 Copyright, scope and disclaimer.

This assessment of possible bushfire impact (including ember, radiant heat and flame contact) and compliance with matters such as asset protection zones, construction, access and service supply is pertinent to the subject site only. Where reference has been made to the surrounding lands, this report does not assess impact to those lands rather it is an assessment of possible bushfire progression and impact on or from those lands towards the subject site.

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The statements and opinions contained in this report are given in good faith and in the belief that such statements and opinions are correct and not misleading. AS3959 – 2009 states that “...*there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions*”. The NSW RFS state “*Homes are not designed to withstand fires in catastrophic conditions*”. Correspondingly any representation, statement of opinion, or advice expressed or implied in this document is made on the basis that Australian Bushfire Consulting Services Pty Ltd is not liable to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice made by Australian Bushfire Consulting Services Pty Ltd.

5.0 Referenced documents and people.

The following documents have been referenced in the preparation of this report;

- Hawkesbury City Council’s Bushfire Prone Land Map,
- AS3959 – 2018 Construction of buildings in bushfire prone areas,
- AS 2419 – 2017 Fire hydrant installations System design, installation and commissioning,
- Planning for Bush Fire Protection 2019,
- Rural Fires Act 1997,
- Rural Fires Regulation 2022,
- 10/50 Vegetation Clearing Code of Practice,
- NSW RFS Guide for bush fire prone land mapping V5b Nov 2015,
- Ocean Shores to Desert Dunes – David Andrew Keith 2004.
- Company inspection of the subject site and surrounding area on 15th October 2020
- The plans for The Anglican Schools Co-operation by RMK Commercial titled WHELAN RENOVATION AND REFURBISHMENT Dwg TD-A01, 02, 04, 05 & 06 Rev E.

6.0 Assessment summary table.

Aspect	Northwest	South	Southwest	Northeast
Vegetation Structure	Managed land	Cumberland Dry Sclerophyll Forest	Grassland	Managed land
Hazard slope	n/a	0 - 5° downslope	0 - 5° downslope	n/a
Required Asset Protection Zone Table A1.12.1 PBP 2019	n/a	79 metres	40 metres	n/a
Existing Asset Protection Zone	n/a	≥180 metres	≥189 metres	n/a
Features that may mitigate the impact of bush fire on the development.	The separation from the hazard interface includes maintained land within the subject site.			
Noteworthy landform & environmental features.	Car park	Sports Oval existing school buildings	Existing school buildings, Sports Oval, Garfield Street	Car park, existing school buildings, Wolseley Road
Table A1.12.5 Bushfire Attack Level	n/a	BAL Low	BAL Low	n/a
AS3959 – 2009 Proposed construction level	<p>The highest Bushfire Attack Level to the existing building footprint and proposed new works was determined from Table A1.12.5 of PBP 2019 to be 'BAL Low'.</p> <p><i>AS3959 – 2018: This Standard does not provide construction requirements for buildings assessed in bushfire-prone areas in accordance with Section 2 as being BAL—LOW. The Bushfire Attack Level BAL—LOW is based on insufficient risk to warrant specific bushfire construction requirements.</i></p> <p><i>Table A1.7 PBP 2019: BAL Low - Minimal attack from radiant heat and flame due to the distance of the building from the vegetation, although some attack by burning debris is possible. There is insufficient threat to warrant specific construction requirements.</i></p> <p>There are no specific bushfire requirements applicable to the proposed new works to the WHELAN building.</p> <p>In addition, where not modified by new works, the school has undertaken to upgrade the existing school buildings to improve their resilience against ember protection. This has been applied to any classroom that is within an area of BAL 12.5 or above. This has been achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.</p> <p>Where buildings have been assessed as BAL Low (i.e. where they are greater than 50 metres from a grassland and greater than 100 metres from forest) there are no upgrade requirements imposed, as these structures do not attract any construction requirements under AS3959 – 2018.</p> <p>This work has already been vetted by the NSW RFS and is conditioned and actioned by other development conditions for an unrelated application. No new recommendations or conditions are required for this application.</p>			

Guideline Ref.	Proposed Development Determinations
Property Access	<p>The existing school has a formal entry and exit bay for busses parallel to Wolseley Road. Car parking stems of this access and is located at various areas around the school. The location of carparking is such that two way access is provided from the northeast corner of the site through to the southwest corner.</p> <p>The access width is generally 5.5 metres wide and only narrows to 3.5 – 4.0 metres for a very short distance of approx. 10 metres where it passes the oval. This narrowing is considered inconsequential as, at this point, there are cleared verges and a fire appliance could pass over the verges or cross the school oval.</p> <p>Turning opportunities compliant with the dimensions indicated within Appendix 3 of PBP 2019 are available over grassed areas adjacent to the internal access in many locations. This also includes free access for fire appliances onto both sporting ovals. From the northern oval an exit gate is provided onto Garfield Street to the west, enabling through access from Wolseley Road to Garfield Street over the school's oval.</p> <p>Additionally, an internal service trail is provided parallel to the hazard within the subject site between Garfield Street and Wolseley Road. This service track is located within the agricultural section that occupies the south-eastern section of the school campus.</p> <p>Free pedestrian access will remain available around the existing building envelopes. Fire services will also retain unimpeded access to the hazard interface for fire suppression and hazard reduction activities.</p> <p>It is considered that the existing access meets the requirements of PBP 2019. Access has already been vetted by the NSW RFS. No new recommendations or conditions are required for this application. no further recommendations are considered necessary.</p>
Water Supply	<p>Reticulated water supply is available in this area and two static water supply (SWS) tanks providing greater than 288,000 litres are provided and dedicated for firefighting purposes.</p> <p>The static water tanks supply a boosted hydrant system throughout the school grounds. A diesel pumpset is installed to the hydrant system. An outlet from the water tanks is provided at the hydrant booster valve set which is located adjacent to Wolseley Road. The system is installed and maintained in accordance with AS2419 and therefore is compliant with the requirements of Table 6.8c of PBP 2019.</p> <p>An existing pillar hydrant is located within the grounds approximately 11 metres west of the existing building footprint and fire truck access to the hydrant is available. The most disadvantaged point of the building is within 70 metres of this hydrant.</p> <p>The water supply is suitable for firefighting purposes and has already been vetted by the NSW RFS. No new recommendations or conditions are required for this application.</p>
Electrical & Gas Supply	<p>The existing electrical supply to the site is overhead and underground services are provided internally within the property. No reticulated gas is provided in this area and no new bottled gas is proposed as part of this application. Recommendations will be included to ensure that that any new electrical services is provided in accordance with Table 6.8c of PBP 2019.</p>
Evacuation	<p>The existing Bush Fire Emergency Management Plan is required to be reviewed and, where necessary upgraded to comply with the NSW RFS document <i>A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i>. This work has already been vetted by the NSW RFS and is conditioned and actioned by other development conditions for an unrelated application. No new buildings or increased density is proposed as part of this application and no new recommendations or conditions are considered necessary.</p>

7.0 Images and maps.



Image 01: Aerial image from Nearmaps database

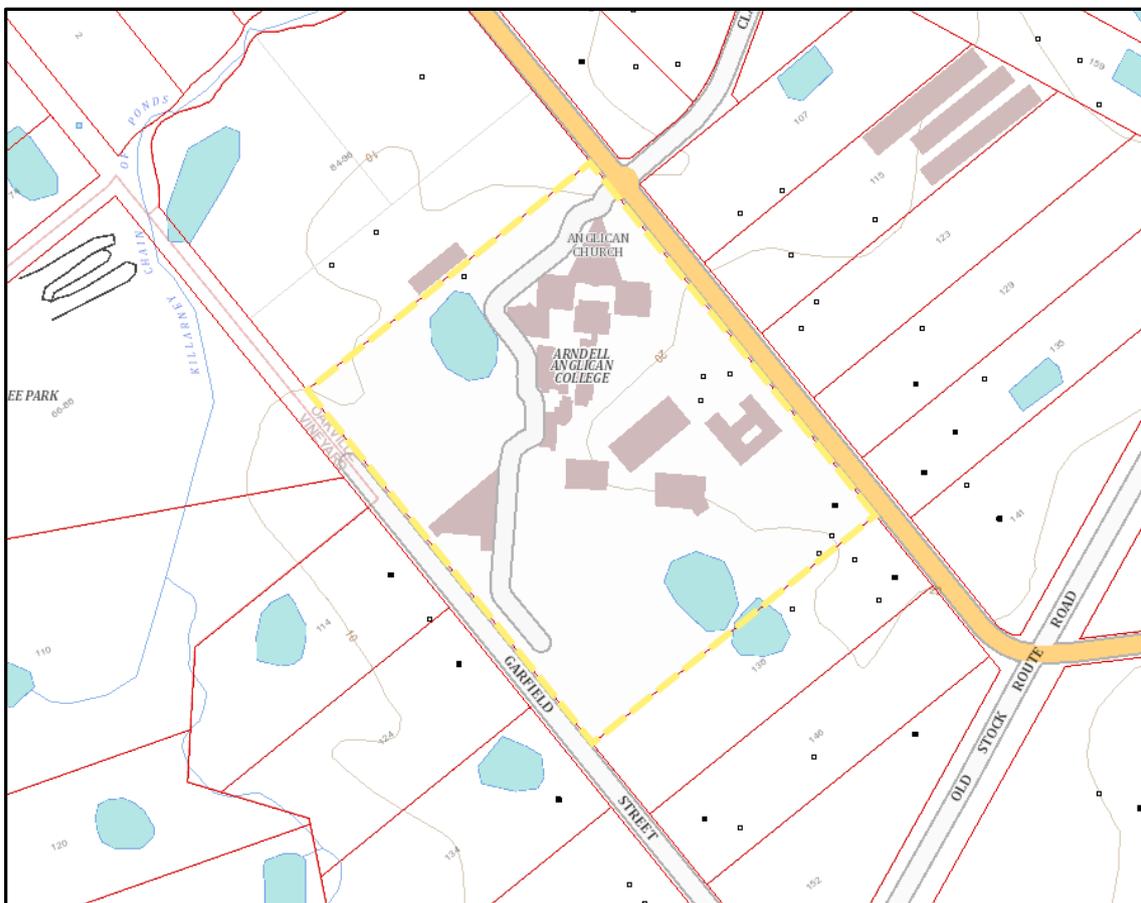


Image 02: 1:25k Topographic image from Dept Land SIX Maps database.

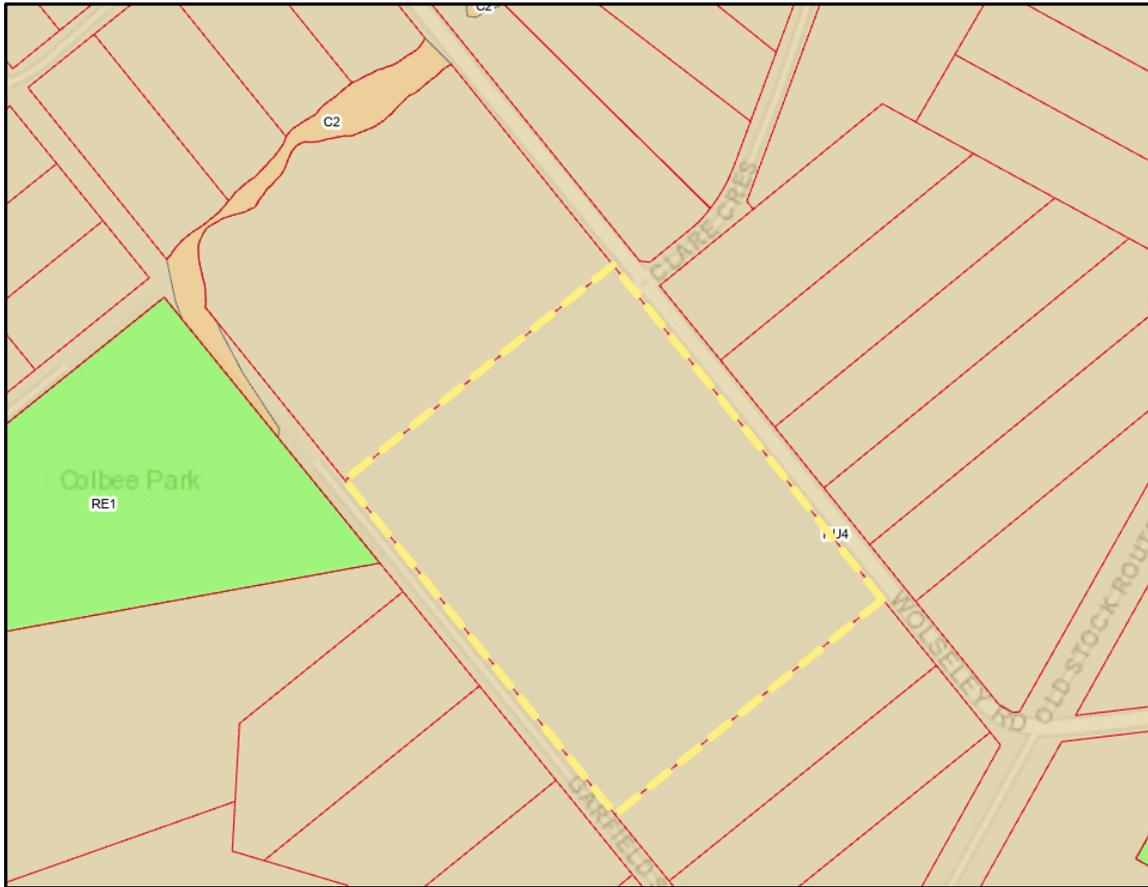


Image 03: LEP Zones extract from NSW Dept Planning property information mapping

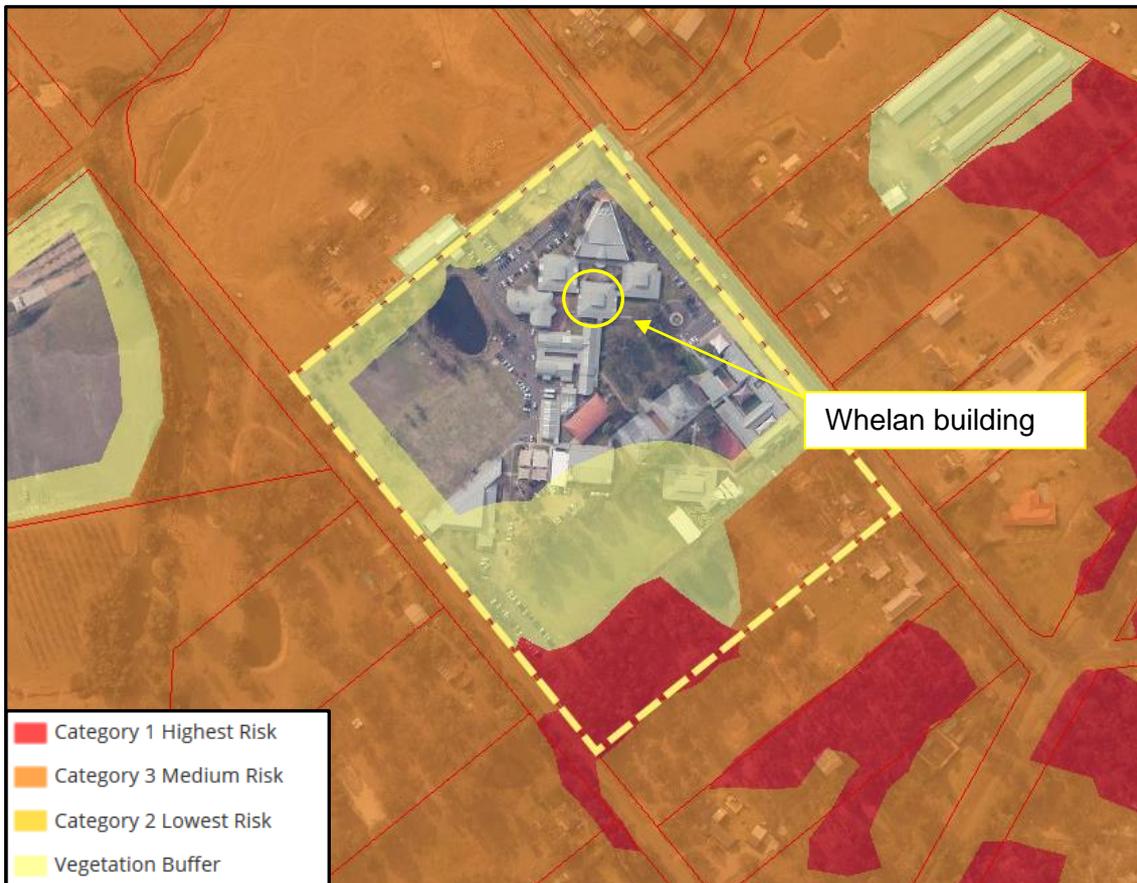


Image 04: Extract of Councils Bushfire Prone Land Map from NSW Dept Planning property information

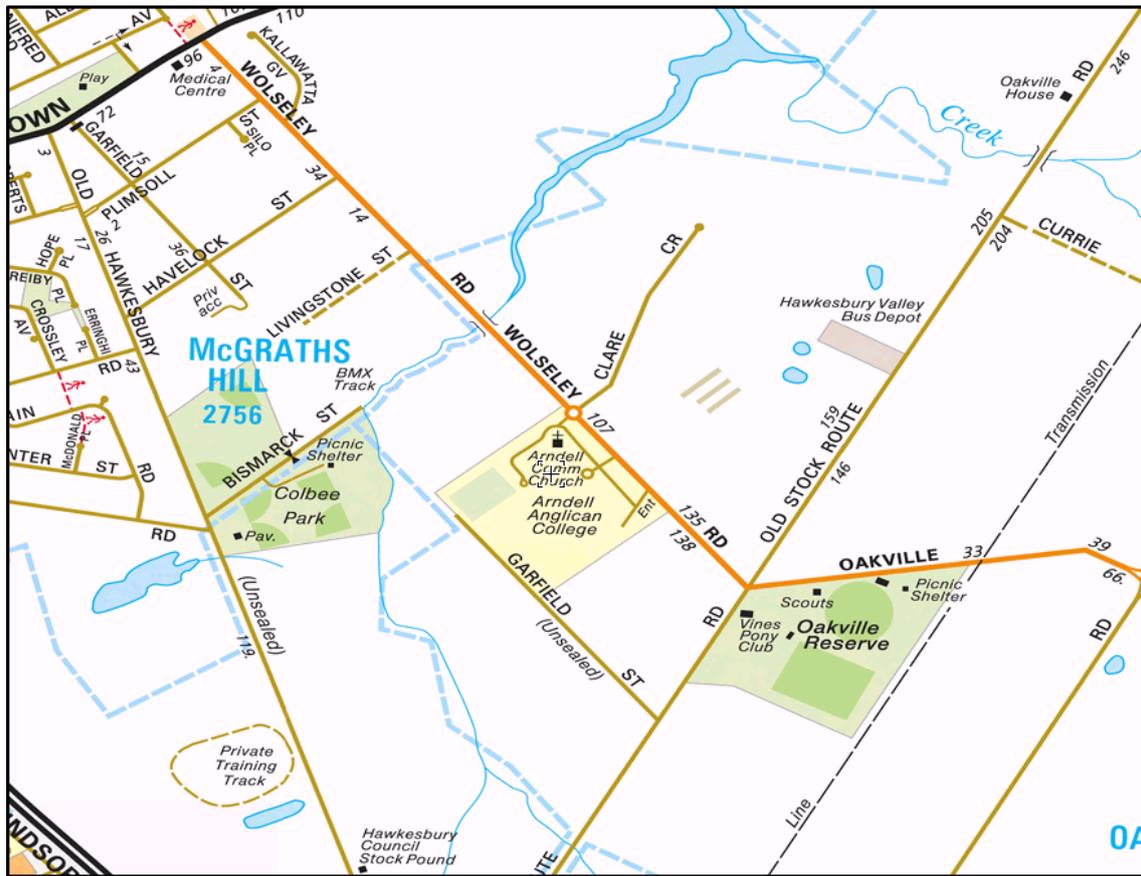


Image 05: Extract from streetdirectory.com.au

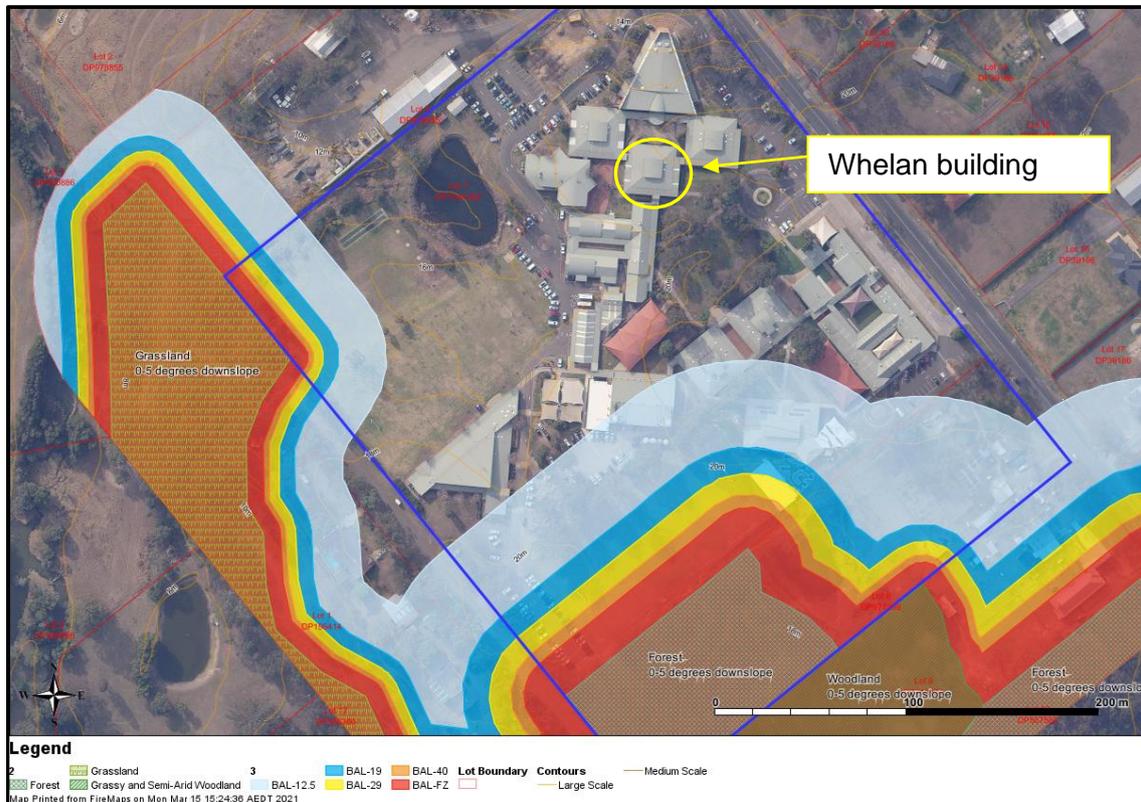


Image 06: BAL Ribbon overlay on the subject site

8.0 Bushfire hazard assessment

Properties considered to be bushfire prone land are identified on Councils Bush Fire Prone Land Map as being:

- *within or within 100 m of Category 1 (high) hazards or,*
- *within or within 30 m of Category 2 (low) hazards or,*
- *within or within 30 m of Category 3 (medium) hazards.*

The NSW RFS document PBP – 2019 is applicable to all development on bushfire prone land, this includes an assessment of the proposals adequacy in providing an appropriate combination of bushfire protection measures in terms of asset protection zones, landscaping, access and service supply. This document also provides a means of determining the necessary level of building construction under AS3959 - 2018. All integrated development on bushfire prone land must be accompanied with a bushfire hazard assessment that includes;

- (a) a description (including the address) of the property on which the development the subject of the application is proposed to be carried out;*
- (b) a classification of the vegetation on and surrounding the property (out to a distance of 140 metres from the boundaries of the property) in accordance with the system for classification of vegetation contained in Planning for Bush Fire Protection;*
- (c) an assessment of the slope of the land on and surrounding the property (out to a distance of 100 metres from the boundaries of the property);*
- (d) identification of any significant environmental features on the property;*
- (e) the details of any threatened species, population or ecological community identified under the Threatened Species Conservation Act 1995 that is known to the applicant to exist on the property;*
- (f) the details and location of any Aboriginal object (within the meaning of the National Parks and Wildlife Act 1974) or Aboriginal place (within the meaning of that Act) that is known to the applicant to be situated on the property;*
- (g) a bush fire assessment for the proposed development (including the methodology used in the assessment) that addresses the following matters:*
 - (i) the extent to which the development is to provide for setbacks, including Asset Protection Zones;*
 - (ii) the siting and adequacy of water supplies for firefighting;*
 - (iii) the capacity of public roads in the vicinity to handle increased volumes of traffic in the event of a bush fire emergency;*
 - (iv) whether or not public roads in the vicinity that link with the fire trail network have two-way access;*
 - (v) the adequacy of arrangements for access to and egress from the development site for the purposes of an emergency response;*
 - (vi) the adequacy of bush fire maintenance plans and fire emergency procedures for the development site;*
 - (vii) the construction standards to be used for building elements in the development;*
 - (viii) the adequacy of sprinkler systems and other fire protection measures to be incorporated into the development;*
 - (h) an assessment of the extent to which the proposed development conforms with or deviates from the standards, specific objectives, performance criteria and acceptable solutions set out in Chapters 5-8 of PBP; and*
- (i) identify any fire trails that exist on the property that are on the Register of Certified Fire Trails under RF Acts.*

By incorporating bush fire protection measures into a development, the six objectives of PBP 2019 are addressed:

1. *afford buildings and their occupants protection from exposure to a bush fire;*
2. *provide for a defensible space to be located around buildings;*
3. *provide appropriate separation between a hazard and buildings which, in combination with other measures,*
4. *prevent the likely fire spread to buildings;*
5. *ensure that appropriate operational access and egress for emergency service personnel and occupants is available;*
6. *provide for ongoing management and maintenance of BPMs; and ensure that utility services are adequate to meet the needs of firefighters.*

FORMS OF BUSHFIRE ATTACK

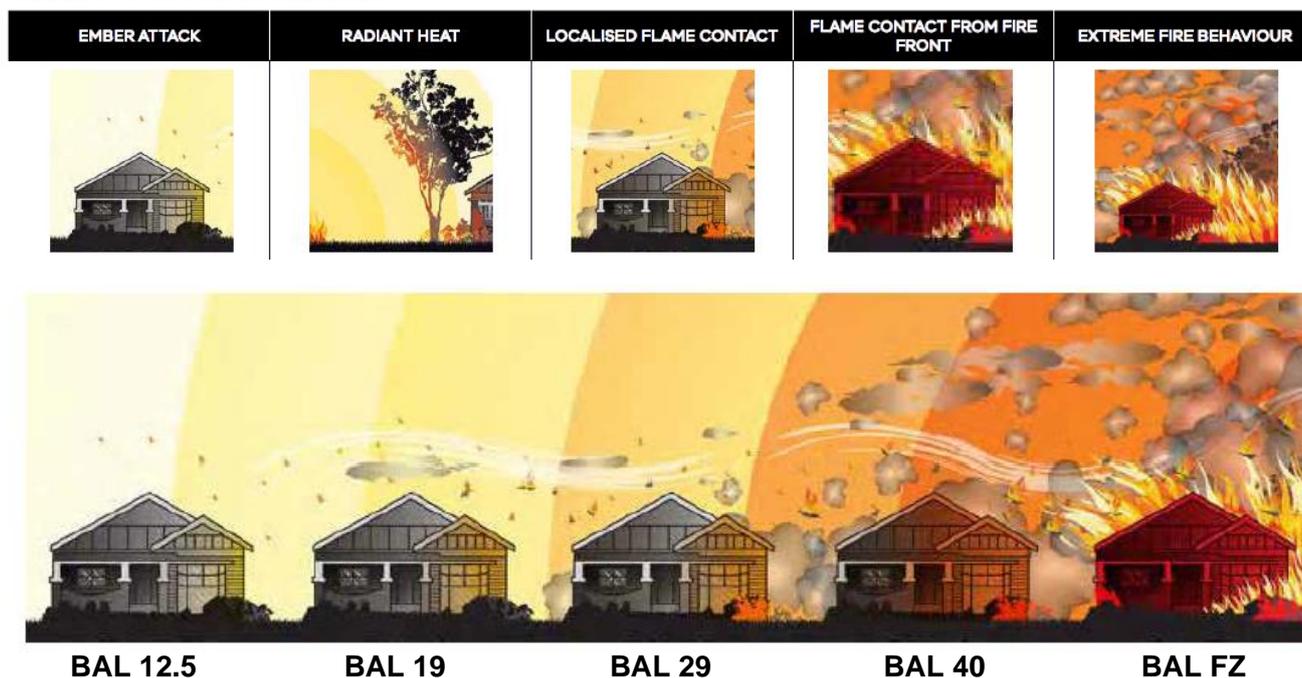


Image 7 & 8: Extract from *Planning Permit Applications, Bushfire Management Overlay. Technical Guide*, September 2017. Department of Environment Land Water and Planning, Victoria.

8.1 Site

The site has street frontage to Oakville Road to the northeast and Garfield Street to the southwest and abuts rural allotments to the remaining northwest and southeast aspects. Colbee Park zoned RE1 is located to the west of the subject site beyond Garfield Street Road reserve.

8.2 Vegetation

In accordance with Planning for Bush Fire Protection 2019 the vegetation structure must be determined under Keith 2004 for a distance out to 140 metres from the proposed development and, where a mix of vegetation classes are found, that representing the highest hazard is said to predominate.

Council's bushfire prone land map depicts the subject site as containing Category 1 and 3 Vegetation and the 100 and 30 metres buffer zones from Category 1 & 3 Vegetation. The bushfire hazardous vegetation identified on Council's bushfire prone land map is located to the southeast within the subject site and surrounding the site to all aspects.

The vegetation within the subject property and neighbouring private allotments to the northwest and northeast was found to consist of built upon areas surrounded by maintained lawns and gardens and urban landscaping around the existing assets. Many occupants are slashing or mowing pastures in this area where no grazing occurs.

Within the 140 metre assessment area to the northwest and northeast there was found to consist managed land in all directions. The NSW RFS have recently published a new definition of managed land to include "actively grazed pastures" within their Building in Bush Fire Prone Areas Single Dwelling Application Kit;

Managed Land

Non-vegetated or reduced vegetation areas such as: actively grazed pastures, maintained urban yards, maintained lawns, crops, orchards, vineyards, commercial nurseries, playing fields, golf course fairways, cleared parks, non-vegetated areas, formed roads and footpaths including cleared verges, waterways, etc.

The vegetation within the southwest corner of the subject site and southeast of building 3 was found to consist of trees 15 - 25 metres in height with a managed grassy understorey almost devoid of shrubs. Within the subject site the vegetation had a canopy cover of approximately 70%. Further southeast within the neighbouring property the understorey was managed by mowing and the canopy cover was sparser at approx. 30% cover.

This area is mapped as a mixture of:

Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion, PCT Code: 849, Class: Coastal Valley Grassy Woodlands &

Broad-leaved Ironbark - Grey Box - Melaleuca decora grassy open forest on clay/gravel soils of the Cumberland Plain, Sydney Basin Bioregion, PCT Code: 724, Class: Cumberland Dry Sclerophyll Forests

As the canopy cover is at its densest within the subject site the vegetation has been assessed as Cumberland Dry Sclerophyll Forests rather than a grassy woodland.

Therefore, for the purposes of assessment under Tables A1.12.1 & A1.12.5 within PBP 2019 the vegetation to the southwest has been classified as a grassland hazard and the vegetation to the south has been classified as a forest hazard.

The vegetation within neighbouring private allotments to the southwest was also found to consist of built upon areas surrounded by maintained lawns and gardens and urban landscaping around the existing assets adjacent to Garfield Street. As a conservative measure, areas further to the southwest that are more predominately rural farming and were not obviously managed by grazing, mowing and slashing have been assessed as a possible grassland hazard.



Photograph 01: View northeast into the vegetation within the subject site from Garfield Street



Photograph 02: View northeast into the vegetation within the subject site from Garfield Street



Photograph 03: View northwest from the hazard interface showing existing asset protection zone

8.3 Topography

The slope must be assessed over a distance of at least 100 m from the building footprint towards the various vegetation communities constituting the hazard. In assessing the slope, it may be found that there are a variety of slopes covering different distances. The gradient within the hazard (vegetation) which will most significantly influence the fire behaviour must be determined.

The slope was determined onsite using an inclinometer and verified by topographic mapping to be;

- 0 – 5 degrees downslope to the southeast
- 0 – 5 degrees downslope to the southwest

8.4 Asset Protection Zones

The development proposal is the alterations, additions and expansion of an existing school. The APZ normally attributed to a greenfield development determined from Table A1.12.1 within PBP 2019 is 78 metres to the south and 40 metres to the southwest. The separation from the hazard interfaces has been measured onsite to be ≥ 209 metres to the south and ≥ 178 metres to the southwest.

In this circumstance the minimum required APZ determined from Table A1.12.1 within PBP 2019 for a greenfield site is exceeded to all aspects. The separation from the hazard interface includes maintained land within the subject site and land considered to be equivalent to an APZ being managed land within equivalent to an APZ being managed land within Garfield Street road reserve to the southwest.

Previous development conditions require all grounds within the subject site and outside of the Cumberland Dry Sclerophyll Forest and agricultural campus area to be maintained as an Asset Protection Zone / Inner Protection Area (IPA) in accordance with Appendix 4 of PBP 2019 and the NSW RFS document Standards for Asset Protection Zones. The APZ area excludes an area of approximately 180 x 80 metres as shown below and are conditioned and actioned by other development conditions for an unrelated application.

No new recommendations or conditions are required for this application.

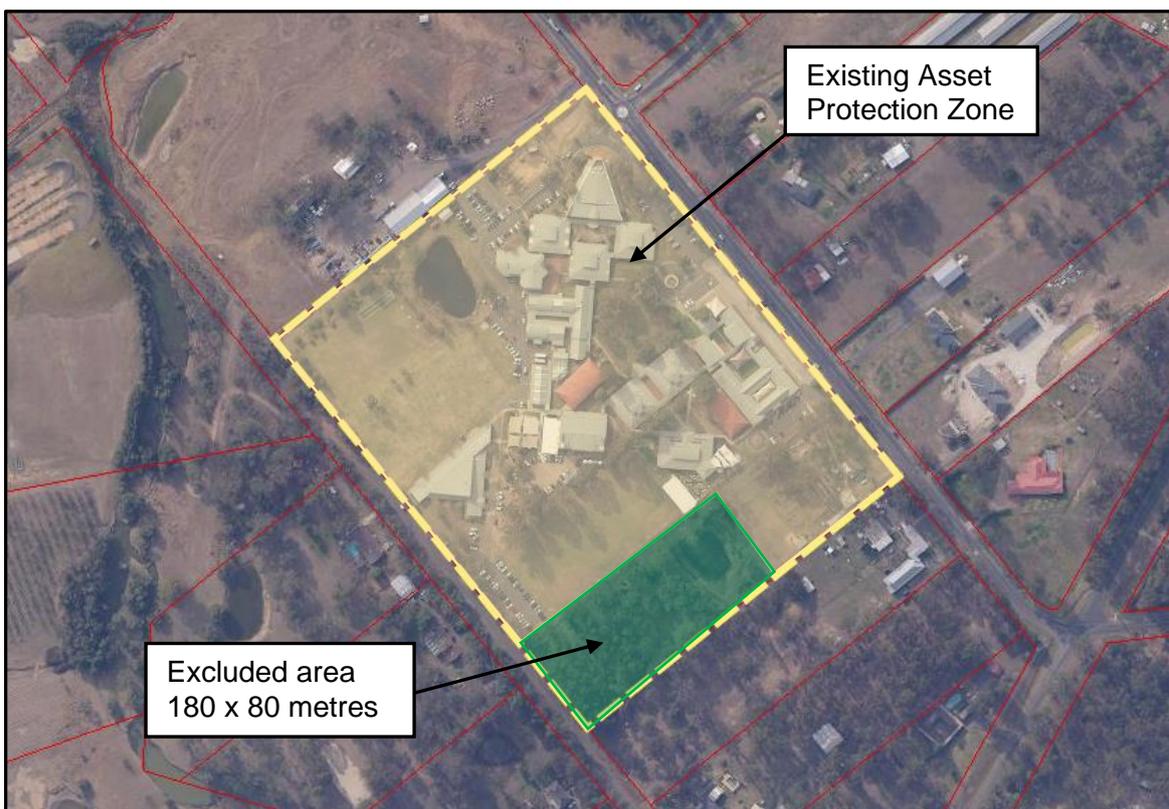


Image 10: Aerial image showing existing APZ areas and retained native vegetation

8.5 Access & egress

The existing school has a formal entry and exit bay for busses parallel to Wolseley Road. Car parking stems of this access and is located at various areas around the school. The location of carparking is such that two way access is provided from the northeast corner of the site through to the southwest corner.

The access width is generally 5.5 metres wide and only narrows to 3.5 – 4.0 metres for a very short distance of approx. 10 metres where it passes the oval. This narrowing is considered inconsequential as, at this point, there are cleared verges and a fire appliance could pass over the verges or cross the school oval.

Turning opportunities compliant with the dimensions indicated within Appendix 3 of PBP 2019 are available over grassed areas adjacent to the internal access in many locations. This also includes free access for fire appliances onto both sporting ovals. From the northern oval an exit gate is provided onto Garfield Street to the west, enabling through access from Wolseley Road to Garfield Street over the school's oval.

Additionally, an internal service trail is provided parallel to the hazard within the subject site between Garfield Street and Wolseley Road. This service track is located within the agricultural section that occupies the south-eastern section of the school campus.

Free pedestrian access will remain available around the existing building envelopes. Fire services will also retain unimpeded access to the hazard interface for fire suppression and hazard reduction activities.

It is considered that the existing access meets the requirements of PBP 2019. Access has already been vetted by the NSW RFS. No new recommendations or conditions are required for this application. no further recommendations are considered necessary.

8.6 Services

Reticulated water supply is available in this area and two static water supply (SWS) tanks providing greater than 288,000 litres are provided and dedicated for firefighting purposes.

The static water tanks supply a boosted hydrant system throughout the school grounds. A diesel pumpset is installed to the hydrant system. An outlet from the water tanks is provided at the hydrant booster valve set which is located adjacent to Wolseley Road. The system is installed and maintained in accordance with AS2419 and therefore is compliant with the requirements of Table 6.8c of PBP 2019.

An existing pillar hydrant is located within the grounds approximately 11 metres west of the existing building footprint and fire truck access to the hydrant is available. The most disadvantaged point of the building is within 70 metres of this hydrant.

The water supply is suitable for firefighting purposes and has already been vetted by the NSW RFS. No new recommendations or conditions are required for this application.

The existing electrical supply to the site is overhead and underground services are provided internally within the property. No reticulated gas is provided in this area and no new bottled gas is proposed as part of this application. Recommendations will be included to ensure that any new electrical services is provided in accordance with Table 6.8c of PBP 2019.

8.7 Emergency management

The subject site has direct access to Wolseley Road to the northeast and secondary access is available from Garfield Street to the southwest. Occupants wishing to relocate from this site can do so in either direction via existing two way public road infrastructure.

The existing Bush Fire Emergency Management Plan is required to be reviewed and, where necessary upgraded to comply with the NSW RFS document *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*. This work has already been vetted by the NSW RFS and is conditioned and actioned by other development conditions for an unrelated application. No new buildings or increased density is proposed as part of this application and no new recommendations or conditions are considered necessary.

8.8 Construction

The highest Bushfire Attack Level to the existing building footprint and proposed new works was determined from Table A1.12.5 of PBP 2019 to be 'BAL Low'.

AS3959 – 2018: This Standard does not provide construction requirements for buildings assessed in bushfire-prone areas in accordance with Section 2 as being BAL—LOW. The Bushfire Attack Level BAL—LOW is based on insufficient risk to warrant specific bushfire construction requirements.

Table A1.7 PBP 2019: BAL Low - Minimal attack from radiant heat and flame due to the distance of the building from the vegetation, although some attack by burning debris is possible. There is insufficient threat to warrant specific construction requirements.

There are no specific bushfire requirements applicable to the proposed new works to the WHELAN building.

In addition, where not modified by new works, the school has undertaken to upgrade the existing school buildings to improve their resilience against ember protection. This has been applied to any classroom that is within an area of BAL 12.5 or above. This has been achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.

Where buildings have been assessed as BAL Low (i.e. where they are greater than 50 metres from a grassland and greater than 100 metres from forest) there are no upgrade requirements imposed, as these structures do not attract any construction requirements under AS3959 – 2018.

This work has already been vetted by the NSW RFS and is conditioned and actioned by other development conditions for an unrelated application. No new recommendations or conditions are required for this application.

9.0 Recommendations

9.1 Asset Protection Zones / landscaping

1. None applicable

9.2 Emergency management plan.

2. None applicable

9.3 Construction

3. None applicable.

9.4 Services

Electricity

4. That any new electricity services supply to the is to comply with Table 6.8c of Planning for Bush Fire Protection 2019, in particular;
 - where practicable, electrical transmission lines are underground;
 - where overhead, electrical transmission lines are proposed as follow:
 - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 *Guideline for Managing Vegetation Near Power Lines*.

9.5 Access

5. None applicable.

10.0 Conclusion

The subject property is determined to be bushfire prone land and the development is classified as integrated development under s100B of the Rural Fires Act 1997. The development proposal must receive a Bush Fire Safety Authority (BFSA) from the NSW RFS as part of the development approval process.

To receive a BFSA a development must, to the degree necessary, meet the intent of measures and performance requirements of PBP 2019. In special fire protection purpose development such as a school this is achieved with an appropriate combination of bushfire protection measures, especially an APZ, to ensure in a bushfire event no building will be exposed to radiant heat levels greater than 10 kW/m². In addition to an APZ suitable access, services supply and means of maintaining the bushfire protection measures for the life of the development are applied. Where necessary construction measures are also included.

This bushfire hazard and determination has been made on a site-specific basis which includes an assessment of the local bushland area and its possible impact to the subject property. Inclusive of the recommendations made herein the proposal meets the aims and objectives of PBP 2019 by compliance with the intent of measures and performance requirements of that document. I am satisfied these recommendations will provide a reasonable and satisfactory level of bushfire protection to the proposed development.

I am therefore in support of the development application and it is request that the NSW RFS issue a Bush Fire Safety Authority for the application.

Australian Bushfire Consulting Services Pty Ltd



Wayne Tucker

Managing Director
G. D. Design in Bushfire Prone Areas.
Certificate IV Fire Technology
Ass Dip Applied Science
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD9399



List of attachments

Attachment 01:

Plans for The Anglican Schools Co-operation by RMK Commercial titled WHELAN RENOVATION AND REFURBISHMENT Dwgs TD-A01, 02, 04, 05 & 06 Rev E

APPENDIX G

Bush Fire Safety Authority by Rural Fire Service



NSW RURAL FIRE SERVICE

Wayne Tucker
PO Box 212 Berowra Heights NSW 2082

Our reference: DA20220617008578-Original-1

ATTENTION: Wayne Tucker

Date: Wednesday 17 August 2022

Dear Sir/Madam,

Integrated Development Application

s100B – SFPP – School

Arndell Anglican College - 118 Wolsely Rd Oakville NSW 2765, 18//DP1252151

I refer to your correspondence dated 15/06/2022 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

Water and Utility Services

Intent of measures: to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

1. The provision of electricity must comply with the following in accordance with Table 6.8c of *Planning for Bush Fire Protection 2019*:

- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
 - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.

For any queries regarding this correspondence, please contact Bryce Pascoe on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Built & Natural Environment

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
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NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

SFPP – School

Arndell Anglican College - 118 Wolsely Rd Oakville NSW 2765, 18//DP1252151

RFS Reference: DA20220617008578-Original-1

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

Nika Fomin

**Manager Planning & Environment Services
Built & Natural Environment**

Wednesday 17 August 2022

APPENDIX H

Flood Impact Assessment

15 June 2022

201863 CAAA

The Anglican Schools Corporation
Level 3
8 Woodville Street
Hurstville NSW 2220

Attention: Matthew Earl

Arndell Anglican College - Alterations and Refurbishment Works to an Existing Building Known as the Whelan Building
Flood Impact Statement

Dear Matthew,

Taylor Thomson Whitting (TTW) has been engaged by The Anglican Schools Corporation to complete a Flood Impact Statement (FIS) for the proposed alterations and refurbishment works of the existing building referred to as the Whelan Building.

Proposed Development

The proposed development includes alterations and reconstruction of sections of the existing single storey brick building referred to as the Whelan Building. Proposed works are contained within the existing footprint of the building and involves the demolition of sections of wall as well as doors and several facilities including storerooms and staff bathrooms.

Associated works including the infill of several doorways, relocation of an existing bubbler system, and external access to the existing services room are also proposed as part of the proposed development. As design of site is constrained to the existing Whelan Building, no increase to site occupancy is proposed as part of these works.

An Architectural Layout detailing the proposed works have been attached as **Appendix A** of this statement.

Site Location

The development site is currently occupied by the Arndell Anglican College located at 118-124 Wolseley Road, Oakville (Lot 1/DP 1044182) and lies within the Hawkesbury City Council Local Government Area (LGA). The site is bounded by Garfield Street to the south-west and by Wolseley Road to the north-east, and rural lots to the North-West and South-East. The site is bisected by a private roadway that allows access to on-site parking and facilities.

The topography of site contains a crest ridge line in a south-west to north-east direction, with two site catchments draining to two existing dams located within the site on both the north-western boundary and south-eastern boundary. Refer to **Figure 1** for the location of the proposed works in relation to the site.

The location of the proposed works is to the north of site amongst existing single storey and double story brick buildings. The site has an existing Floor Level of 19.22m AHD with the site falling away to the east and south of the area of proposed works.

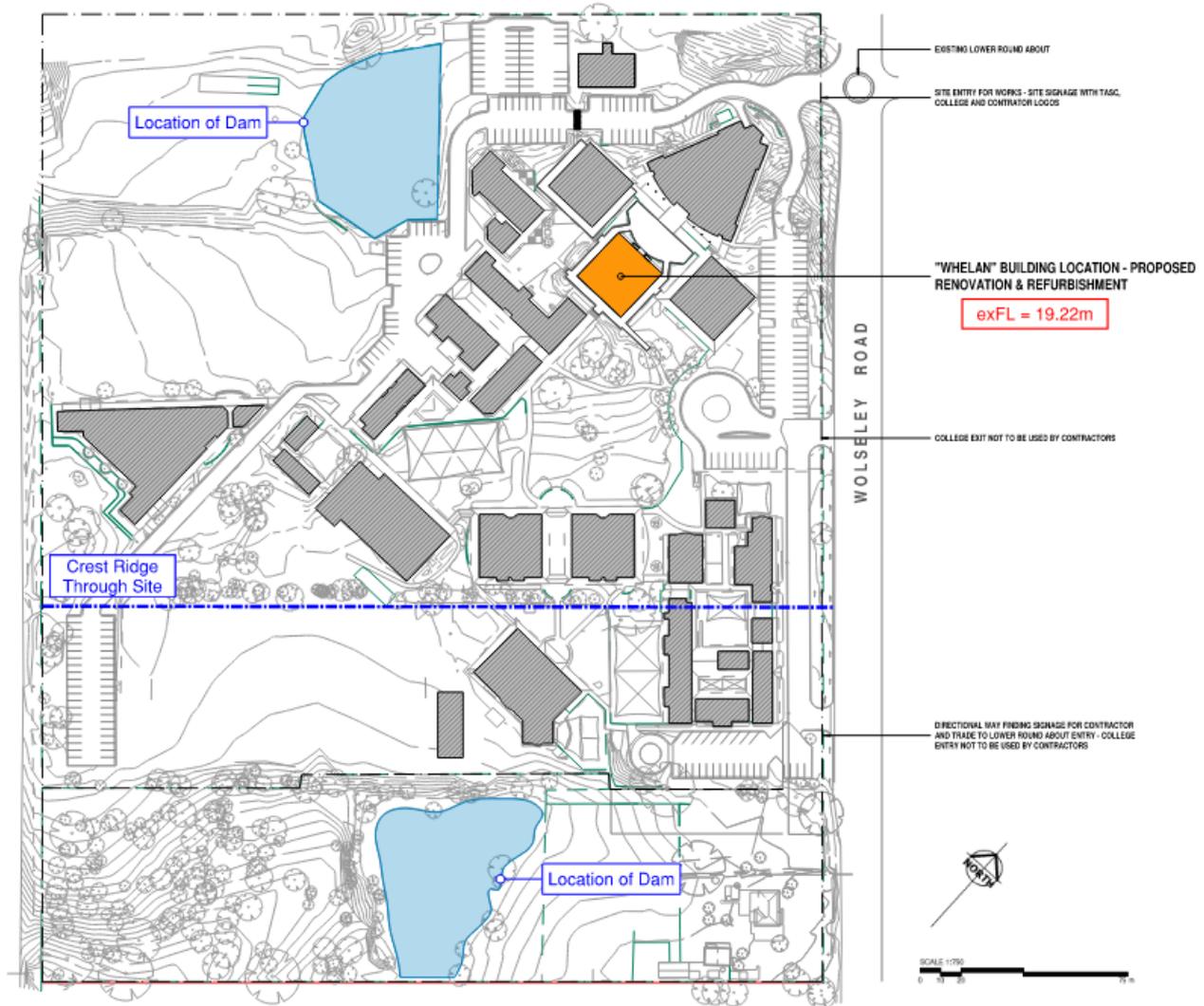


Figure 1: Site Plan

Flood Impact

TTW have produced a previous flood impact statement report for the "Art Temporary Modular Development" proposal dated 23 July 2021 which made acknowledgements of several amendments made to flood planning introduced to NSW on July 14th, 2021. These acknowledgements have also been adopted for use in this report. A summary of these amendments relating to site has been provided below.

- Flood Development Controls within NSW can now be considered at the Peak Maximum Flood (PMF) as opposed to the 1% Annual Exceedance Probability (AEP). Hawkesbury City Council has performed a flood study of the surrounding areas (Hawkesbury Floodplain Risk Management Study and Plan, July 2012), which indicates that while only the north-west boundary of site is subject to the 1% AEP, all regions are susceptible to a PMF event. A comparison of the PMF and 1% flood extents is shown in **Figure 2**.
- Development of site must comply with requirements outlined within the Hawkesbury City Council Schedule of Flood Related Development Controls (July 2021) in line with land developments subject to Clause 5.21 of the Hawkesbury Local Environmental Plan 2012 and in accordance with Hawkesbury City Council Flood Policy 2020.

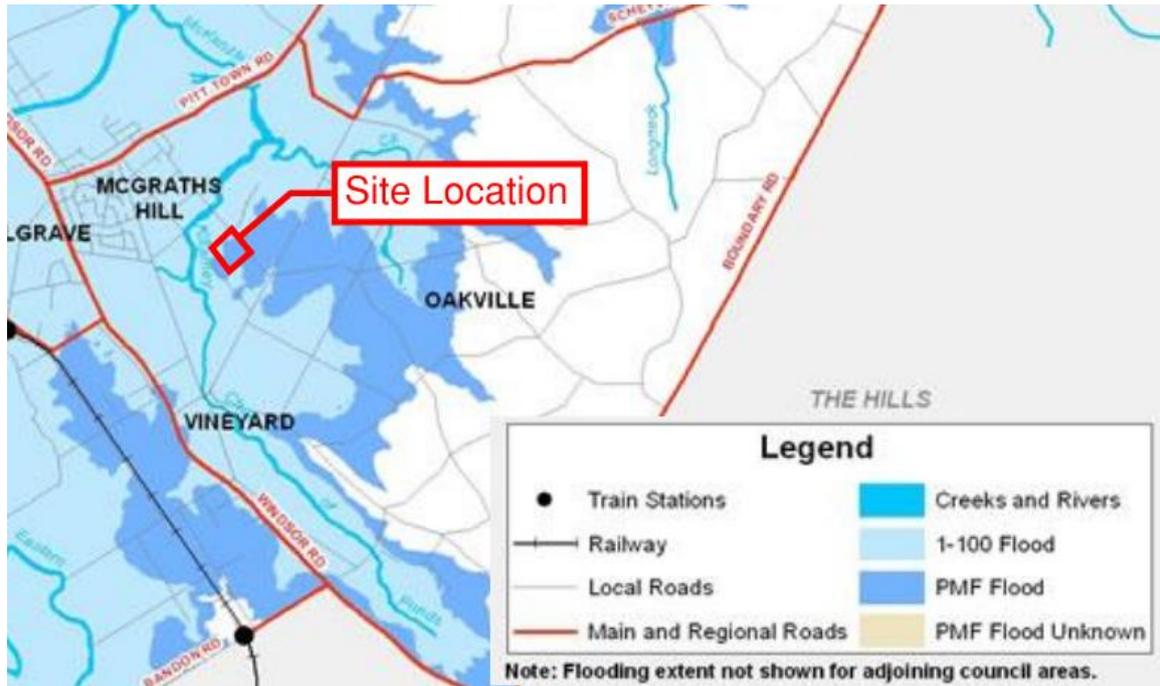


Figure 2: Flood Extent of the Hawkesbury River

Source: Hawkesbury City Council

Flood advice obtained for previous modular building developments located on site and developed by TTW for The Anglican Schools Corporation confirmed a Flood Planning Level (FPL) for the development site lies at 17.30m AHD for the 1% AEP. As such, the proposed development site lies firmly above the FPL with an existing Floor Level of 19.22m AHD.

Hawkesbury City Council’s updated Schedule of Flood Related Development Controls maintains the FPL at the 1% AEP and does not increase this to the PMF level. As such, the previous FPL of 17.33m is still relevant.

As the proposed works includes only alterations and refurbishments to the existing building, it is not anticipated that overland flow paths are to be impacted by the development.

TTW note compliance to the Hawkesbury City Council’s Schedule of Flood Related Development Controls to project design and development as pertains to clause 7A (2). The location of the proposed development between the 1% AEP and PMF levels require that a minimum hazard factor of H1 be applied in determining the necessary flood development controls. These requirements are outlined in the table below:

Table 1: Clauses of the Hawkesbury City Council Schedule of Flood Related Development Controls (July 2021)

Clause	Requirements	Compliance
H1.2	A new building (including any non-habitable buildings ancillary to a Compatible Development, such as garages, carports, animal shelters and other outbuildings) must not be erected on any land within Hazard Category H1 that lies at a level lower than 0.3 metres below the Flood Planning Level (1:100 ARI flood level for the land).	Yes
H1.3	All floor levels, including habitable floor levels, must be no lower than the Flood Planning Level (1:100 ARI flood level for the land) for all new buildings, including non-habitable ancillary buildings, located on land within Hazard Category H1.	Yes

H1.4	Where the lowest floor area is elevated above ground level (where raised building construction is used), the undercroft area must not be enclosed. No walls, doors, blockwork, cladding or the like is to be affixed around or within the undercroft area. Decorative features will be considered on merit.	Yes
H1.5	Undercroft areas are not to be used for parking within Hazard Category H1 and therefore shall not exceed 1 metre above ground level	NA
H1.6	Importation of fill to the land/property and/or excavation works are not permitted, other than: <ul style="list-style-type: none"> • A balance of cut and fill to create a level building platform or driveway access on land. Cut and fill must not exceed a depth of 1 metre of cut or 1 metre of fill in these situations, or • for the purposes of permitting fill to a maximum depth of 0.3 metres to provide for slab on ground construction within a drop edge beam at a level at or above the Flood Planning Level (1:100 ARI flood level for the land), or • to facilitate development for the purposes of: <ul style="list-style-type: none"> • environmental protection works; • bank restoration/stabilisation works; or • boat ramps. 	Yes
H1.7	All buildings and structures must be constructed using flood compatible building materials.	Yes
H1.8	An Evacuation Capability Assessment must be provided for all new development or additions, alterations or redevelopment that results in an intensification of the occupancy of the site (See Section E – Information Required of this Schedule).	NA
H1.9	A Site Flood Emergency Response Plan must be provided when elements of the development, including vehicular and pedestrian access are below the Flood Planning Level (See Section E – Information Required of this Schedule).	NA
H1.13	Additions to, or the redevelopment of, existing lawful Incompatible Development must not be located on any land lying at a level lower than 0.3 metres below the Flood Planning Level (1:100 ARI flood level for the land).	Yes
H1.14	Non-habitable buildings (such as garages, carports, animal shelters and other outbuildings) ancillary to existing lawful Incompatible Development must not be erected on any land within Hazard Category H1 that lies at a level lower than 0.3 metres below the Flood Planning Level (1:100 ARI flood level for the land).	Yes
H1.15	All floor levels, including habitable floor levels, must be no lower than the Flood Planning Level (1:100 ARI flood level for the land) for all new buildings, including non-habitable ancillary buildings, located on land within Hazard Category H1.	Yes
H1.16	Where the lowest floor area is elevated above ground level (where raised building construction is used), the undercroft area must not be enclosed. No walls, doors, blockwork, cladding or the like is to be affixed around or within the undercroft area. Decorative features will be considered on merit.	Yes
H1.18	Importation of fill to the land/property and/or excavation works are not permitted, other than: <ul style="list-style-type: none"> • A balance of cut and fill to create a level building platform or driveway access on land. Cut and fill must not exceed a depth of 1 metre of cut or 1 metre of fill in these situations, or • for the purposes of permitting fill to a maximum depth of 0.3 metres to provide for slab on ground construction within a drop edge beam at a level at or above the Flood Planning Level (1:100 ARI flood level for the land). 	Yes

H1.19	All additions, alterations or new buildings must be constructed using flood compatible building materials.	Yes
H1.20	A Site Flood Emergency Response Plan must be provided when elements of the development, including vehicular and pedestrian access are below the Flood Planning Level (See Section E – Information Required of this Schedule).	Vehicular and pedestrian access are not below the FPL.

On Site Stormwater Detention

Hawkesbury City Council’s Development Control Plan Appendix E Civil Works Specification outlines locations where Onsite Stormwater Detention (OSD) is required. As per the Hawkesbury City Council suburb mapping, the site is located within the Oakville suburb and is therefore not required to house OSD as per **Figure 3** below from the Hawkesbury Council DCP Appendix E- Civil Works Specification.

TABLE 8.10 DEVELOPMENTS REQUIRING ON-SITE DETENTION

Location	Type of Development			
	Industrial	Commercial	Medium Density & Dual Occupancy	Residential (where increase in impervious area > 50 sq.m)
McGraths Hill	Yes	Yes	Yes	Yes
Mulgrave industrial area	No	N/A	N/A	N/A
Windsor, South Windsor	Yes	Yes	Yes	Yes
Wilberforce	Yes	Yes	Yes	Yes
East Richmond				
▪ Residential areas	Yes	Yes	Yes	Yes
▪ Bowman Street industrial area	Yes	Yes	N/A	N/A
▪ Lukis Avenue industrial area	Yes	Yes	N/A	N/A
Richmond				
▪ within S94 Catchment No. 1	No	No	No	No
▪ outside S94 Catchment No. 1	Yes	Yes	Yes	Yes
North Richmond				
▪ within S94 Catchment No. 6	No	No	No	No
▪ outside S94 Catchment No. 6	Yes	Yes	Yes	Yes

Figure 3: Hawkesbury Council Identification of Developments Requiring OSD

Should you require anything further please contact the undersigned.

Yours faithfully,
TAYLOR THOMSON WHITTING (NSW) PTY LTD
 in its capacity as trustee for the
TAYLOR THOMSON WHITTING NSW TRUST



GRACE CARPP
Associate

P:\2020\2018\201863\Reports\TTW\220615_Flood Impact Statement.docx

Appendix A – Architectural Layout

GENERAL & COMPLIANCE NOTES:

- ALL NEW WORKS TO BE IN COMPLIANCE WITH NCC & BCA 2019
- ALL NEW AND EXISTING 12 TIMBER WALL FRAMING IN COMPLIANCE WITH AS1884 - MAKE GOOD AS NECESSARY
- ALL DOOR SCHEDULES AND INDICATORS TO BE IN COMPLIANCE WITH AS1681-2009
- ALL SERVICES MUST BE LOCATED BEFORE WORK COMMENCES
- EMERGENCY LIGHTING REQUIRED TO BE IN ACCORDANCE WITH CLAUSES E4.2 & E4.4 OF BCA 2016 AND AS2293.1-2018
- ALL EXIT SIGNS TO BE INSTALLED TO COMPLY WITH CLAUSES E4.5, E4.6, E4.8 & E4.8 OF BCA 2016 AND AS2293.1-2018
- SMOKE DETECTORS TO BE INSTALLED TO COMPLY WITH CLAUSE E- E2.2A OF THE BCA
- ALL RIGID AND FLEXIBLE DUCTWORK MUST COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS4245 PARTS 1 & 2
- ALL PLUMBING WORKS SHALL BE IN ACCORDANCE WITH AS3500, LOCAL WATER AUTHORITY, THE BCA AND WATER GUIDELINES
- ALL SWITCHES AND CONTROLS TO COMPLY WITH AS1428.1-2009
- ALL ARTIFICIAL, INTERNAL OR EXTERNAL LIGHTING SHALL BE IN ACCORDANCE WITH BCA 2016 PART J6 AND AS/NZS1680.0-2009
- AIR CONDITIONING AND VENTILATION SYSTEMS ARE TO COMPLY WITH THE BCA 2016 PART J5 AND AS1668.2-2012
- BUILDING OCCUPANT WARNING SYSTEM TO COMPLY WITH PART E3.2A OF THE BCA AND AS1670.1-2018
- FIRE BLANKETS TO BE IN ACCORDANCE WITH AS3504-2008 AND AS3444-2001
- MECHANICAL AIR HANDLING SYSTEMS TO BE IN ACCORDANCE WITH BCA CLAUSE E2.2 AND AS/NZS1668.1-2015
- PORTABLE FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH BCA CLAUSE E1.6 AND AS3444-2001
- ALL FIRE DOORS TO BE IN COMPLIANCE WITH BCA CLAUSE C2.12 AND AS1905.1-2015
- FIRE SEALS TO BE IN COMPLIANCE WITH CLAUSE C3.15 OF THE BCA AND AS1584-2014 AND AS4072.1-2005
- ALL LIGHTWEIGHT CONSTRUCTION TO BE IN COMPLIANCE WITH BCA CLAUSE C1.8 AND AS1530.3-1999
- EXTERNAL GLAZING TO BE IN COMPLIANCE WITH AS2047-2014
- GLAZING IN BUILDINGS TO BE IN COMPLIANCE WITH AS1288-2009
- ALL INTERNAL AND EXTERNAL WALKING SURFACES TO BE IN COMPLIANCE WITH AS/NZS4586-2013 AND HB198-2014
- ALL NEW HEATED WATER SUPPLY SYSTEMS TO BE IN ACCORDANCE WITH PART 62 OF THE NCC VOLUME 3 - PLUMBING CODE OF AUSTRALIA
- ALL EXTERNAL DOORS TO HAVE A DRAUGHT PROTECTION DEVICE ALONG THE BOTTOM AS WELL AS AROUND THE EDGES
- CONTRACTOR TO LAISE WITH AAC TO ENSURE MASTER KEY AND KEY SYSTEM MEETS AND MATCHES EXISTING
- ALL EXTERNAL AND INTERNAL EXIT DOOR-HARDWARE TO COMPLY WITH THE BCA AND AS 1428.1-2009 ACCESS AND MOBILITY REQUIREMENTS
- ALL EXTERNAL PRODUCTS IN COMPLIANCE WITH BAL12.5 REQUIREMENTS
- WATERPROOFING TO WET AREA TO COMPLY WITH AS3740-2010
- ALL HAZARD SIGNS SHALL COMPLY WITH AS1319
- IMPACT PLASTERBOARD TO BE INSTALLED TO ALL NEW WALLS UP TO 12mm ABOVE FINISHED FLOOR LEVEL
- NEW WALLS TO BE FITTED WITH BRADPORE R3 SOUND SCREEN BATTIS
- ALL EXISTING AND NEW WALLS TO BE PAINTED SELECTED COLOUR
- ALL REDUNDANT POWER AND LIGHTING CIRCUITS AND OUTLETS TO BE DISCONNECTED AND REMOVED
- DECALS ON GLASS DOORS TO COMPLY WITH AS1428.1 CLAUSE 6.6
- CONTRACTOR TO ENSURE ANY NEW OR ALTERED CONCRETE SLAB WHERE WYVIL FLOOR IS TO BE LAID TO BE IN ACCORDANCE WITH AS1884/2012

- KEY:
- VP VINYL FLOOR COVERING
 - VP VINYL PLANK FLOOR COVERING
 - CT CARPET TILES
 - REM RECESSED ENTRY MAT
 - FW FLOOR WASTE
 - CF CONCRETE FINISH

- EXIT**
EXIT SIGNS
NON MAINTAINED LED ILLUMINATED TYPE SIGNS WITH
MINIMUM TYPE D32 CLASSIFICATION - TO AS2293
- Exit Ground**
EXIT & WAY FINDING SIGNS
NON MAINTAINED LED ILLUMINATED TYPE SIGNS WITH
MINIMUM TYPE D32 CLASSIFICATION - TO AS2293
- Exit Ground**
SMALLE EXIT SIGN
TO BE PLACED NEXT TO ALL EMERGENCY EXITS
TO COMPLY WITH AS1428.1-2009



MASTER SITE PLAN



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

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PRINCIPAL CONSULTANT
ROSSMARK PTY LTD LIC 114562C
11 ERSKINE ROAD CARINGBAH, NSW 2229
T: 02 9525 5588 F: 02 9525 0111 E: info@rossmark.com.au
ABN 63 544 529 806

- NOTES:**
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 - FINISHED FLOOR LEVEL REFERS TO INTERNAL FINISHED CONCRETE LEVEL
 - WRITTEN DIMENSIONS TAKE PRECEDENCE TO SCALE

"WHELAN" RENOVATION AND REFURBISHMENT

CLIENT
THE ANGLICAN SCHOOLS CORPORATION

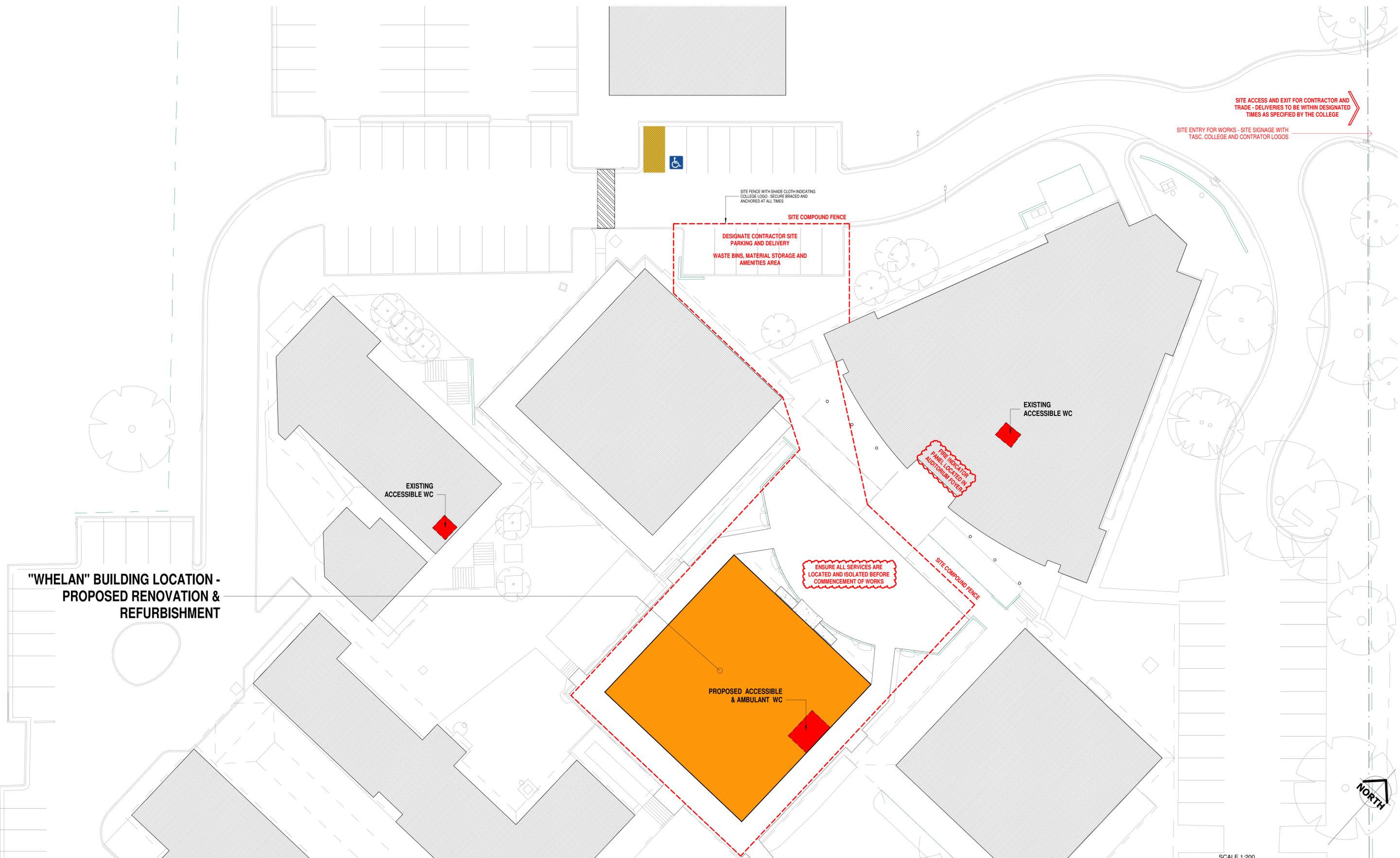
ADDRESS
118-124 Wolseley Road, Oakville NSW 2765

ISSUE	DECIPTION	DATE
E	ISSUED FOR FEE PROPOSAL / INFORMATION	08.04.22
F	ISSUED FOR CONSULTANT INFORMATION	04.05.22
G	ISSUED FOR REVIEW	26.05.22
H	ISSUED FOR REVIEW	30.05.22
I	ISSUED FOR CONSULTANT INFORMATION	06.06.22



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DRAWN	JS	DRAWING No.	REVISION
SCALE	1 : 750 @ A1	TD-A01	I
DATE	26.05.22		





**"WHELAN" BUILDING LOCATION -
PROPOSED RENOVATION &
REFURBISHMENT**

SITE ACCESS AND EXIT FOR CONTRACTOR AND
TRADE - DELIVERIES TO BE WITHIN DESIGNATED
TIMES AS SPECIFIED BY THE COLLEGE

SITE ENTRY FOR WORKS - SITE SIGNAGE WITH
TASC, COLLEGE AND CONTRATOR LOGOS

SITE FENCE WITH SHADE CLOTH INDICATING
COLLEGE LOGO - SECURE BRACED AND
ANCHORED AT ALL TIMES

SITE COMPOUND FENCE

**DESIGNATE CONTRACTOR SITE
PARKING AND DELIVERY
WASTE BINS, MATERIAL STORAGE AND
AMENITIES AREA**

EXISTING
ACCESSIBLE WC

EXISTING
ACCESSIBLE WC

FIRE INDICATOR
PANEL LOCATED IN
AUDITORIUM POWER

ENSURE ALL SERVICES ARE
LOCATED AND ISOLATED BEFORE
COMMENCEMENT OF WORKS

SITE COMPOUND FENCE

PROPOSED ACCESSIBLE
& AMBULANT WC



LOCAL SITE PLAN / SITE MANAGEMENT PLAN



**The
Anglican
Schools
Corporation**

CAPITAL WORKS AND ASSET MANAGEMENT
LEVEL 3 8 WOODVILLE STREET, HURSTVILLE NSW 2220
P.O BOX 465, HURSTVILLE BC NSW 1481
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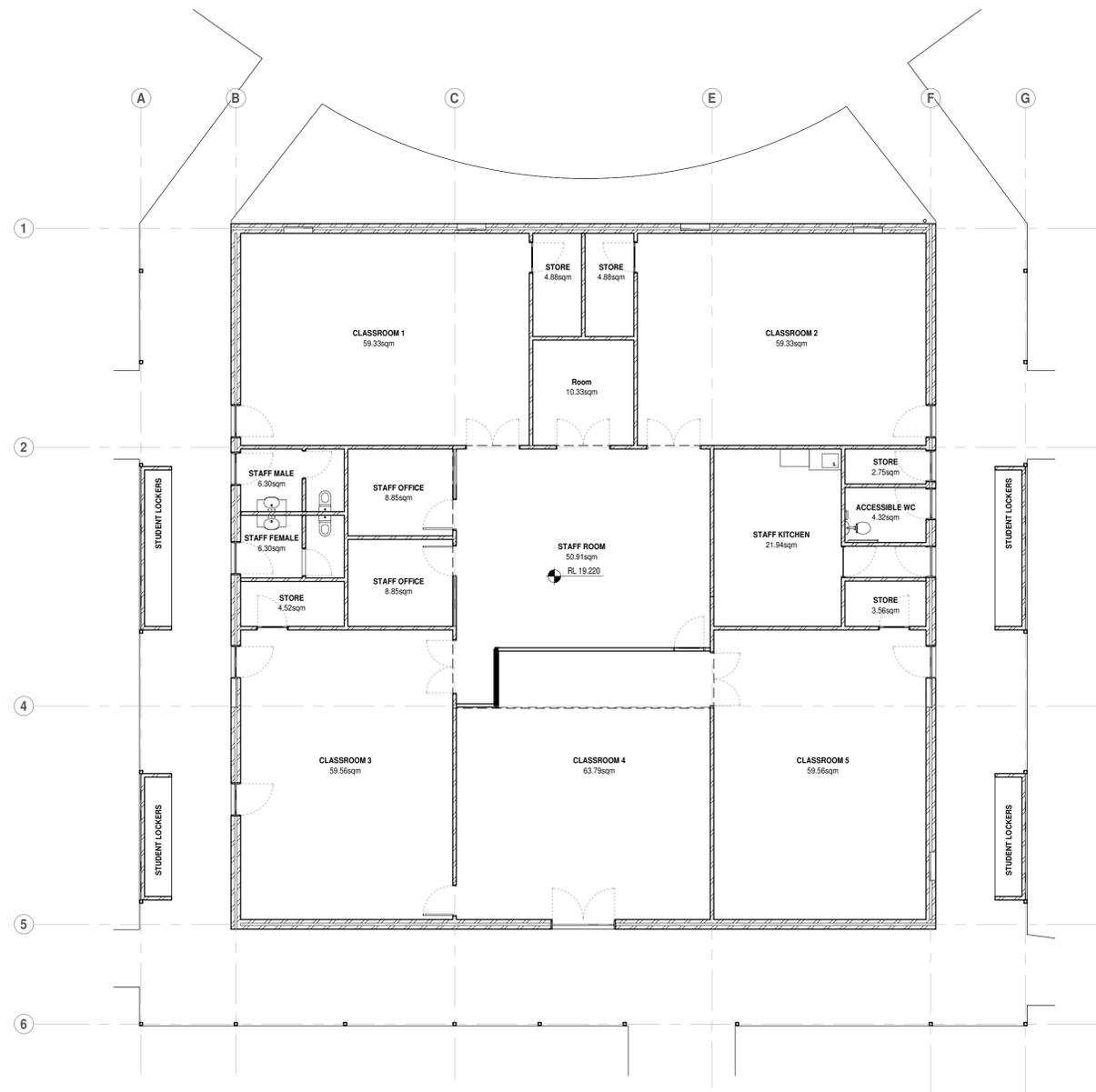
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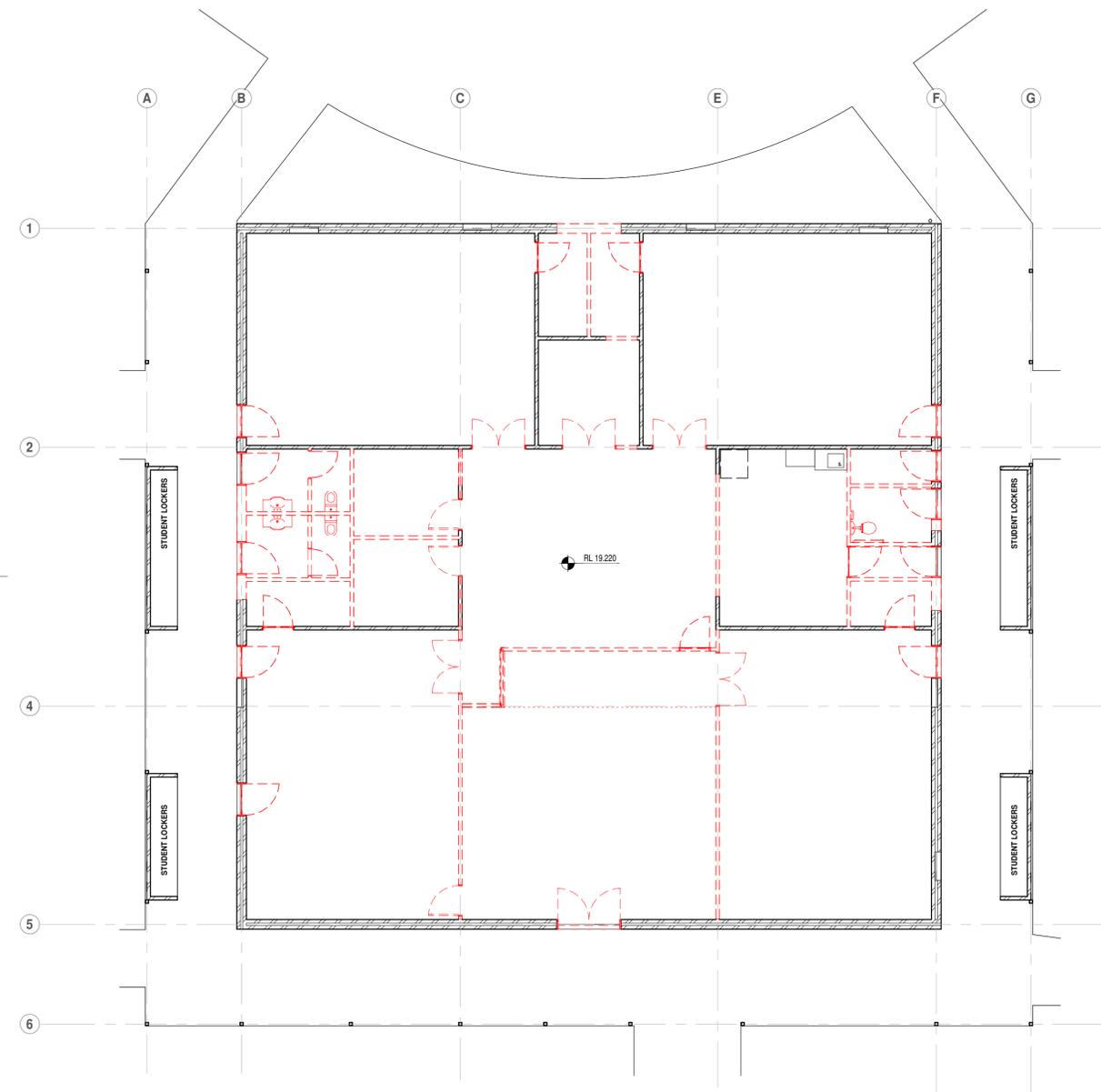
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SCALE	1 : 200 @ A1	TD-A02	I
DATE	26.05.22		



1 Existing Ground Floor Plan
SCALE 1:100



2 Demolition Plan
SCALE 1:100

EXISTING / DEMOLITION FLOOR PLANS



The Anglican Schools Corporation

CAPITAL WORKS AND ASSET MANAGEMENT

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"WHELAN" RENOVATION AND REFURBISHMENT

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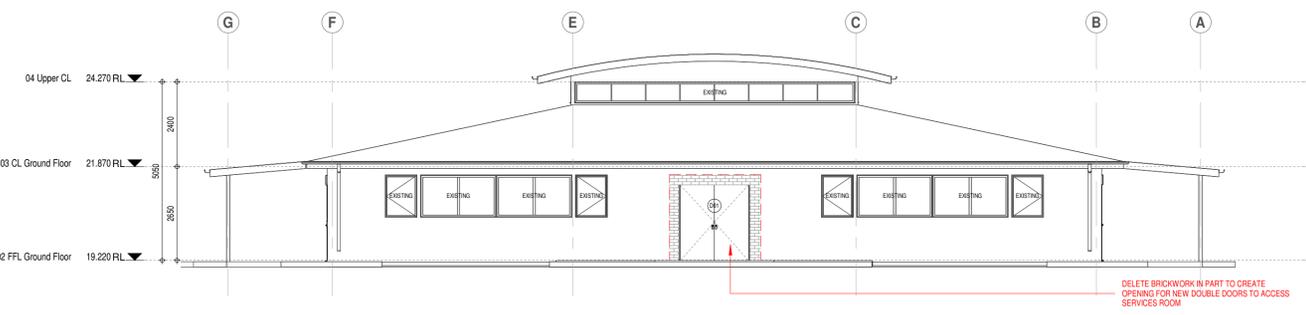
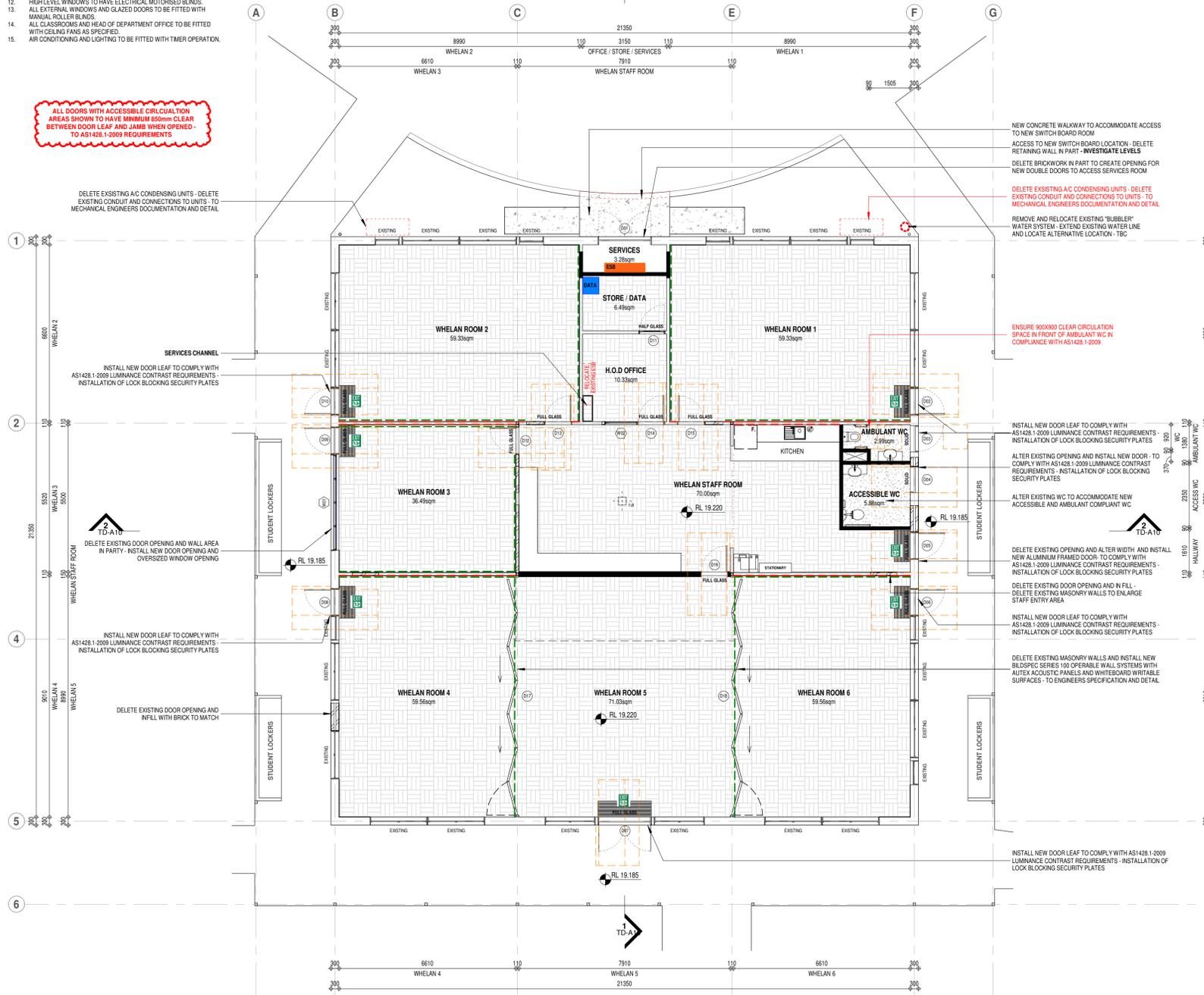
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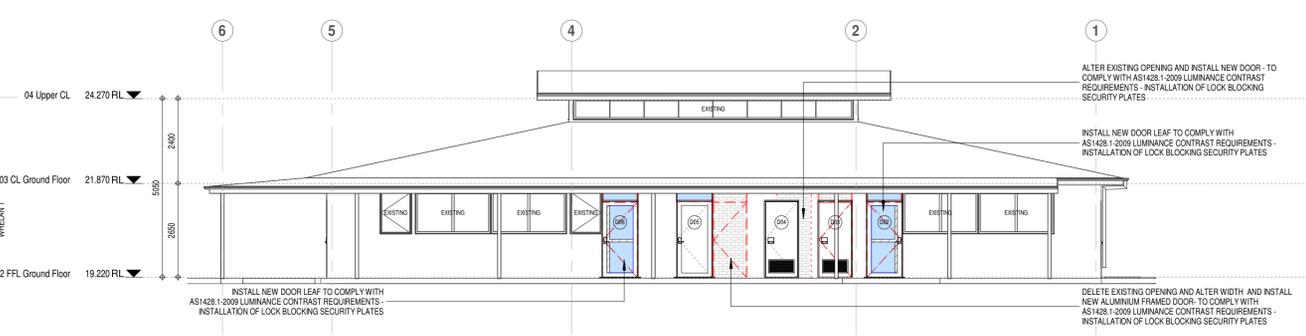
- ALL AFFECTED AREAS AND SURFACES TO BE MADE GOOD AS REQUIRED.
- ALL DELETED ELEMENTS SHOWN RED DASHED.
- ALL PROJECTORS TO BE INSTALLED CENTRE OF ASSIGNED WALL.
- WHITE BOARD SURFACES TO BE INSTALLED ON INTERNAL BRICK FACING AREAS (TO CLASSROOMS ONLY) 1200mm HIGH AND 800mm ABOVE FFL.
- EXISTING CARPET TO BE REMOVED AND DISPOSED OF. FLOORS TO BE PREPARED ACCORDINGLY AND NEW SELECTED CARPET TILE INSTALLED.
- ALL NEW AND EXISTING DOOR SWINGS TO COMPLY WITH AS1428.1-2009 CIRCULATION REQUIREMENTS.
- ALL NEW AND ALTERED BRICKWORK TO MATCH EXISTING. SAMPLES TO BE PROVIDED.
- BLUE DASHED LINE INDICATES WHITEBOARD WALL SURFACES AREAS.
- RED DASHED LINE INDICATES WALLS TO BE BATTENED OUT TO CATER FOR CONDUIT CABLING SERVICES.
- CONNECT NEW FIRE DETECTION SYSTEM TO EXISTING FIRE INDICATOR PANEL LOCATED IN PERFORMING ARTS BUILDING.
- LIGHTING SECTION CLOSES TO PROJECTOR AND WHITEBOARDS TO HAVE SEPARATE SWITCHING TO ALLOW ISOLATION WHEN REQUIRED.
- HIGH LEVEL WINDOWS TO HAVE ELECTRICAL MOTORIZED BLINDS.
- ALL EXTERNAL WINDOWS AND GLAZED DOORS TO BE FITTED WITH MANUAL ROLLER BLINDS.
- ALL CLASSROOMS AND HEAD OF DEPARTMENT OFFICE TO BE FITTED WITH CEILING FANS AS SPECIFIED.
- AIR CONDITIONING AND LIGHTING TO BE FITTED WITH TIMER OPERATION.

ALL EXISTING AND PROPOSED NEW DOORS TO HAVE ACCESSIBLE DOOR THRESHOLD RAMPS IN COMPLIANCE WITH AS1428.1-2009

ALL DOORS WITH ACCESSIBLE CIRCULATION AREAS SHOWN TO HAVE MINIMUM 850mm CLEAR BETWEEN DOOR LEAF AND JAMB WHEN OPENED - TO AS1428.1-2009 REQUIREMENTS



2 North Eastern Elevation
SCALE 1:100



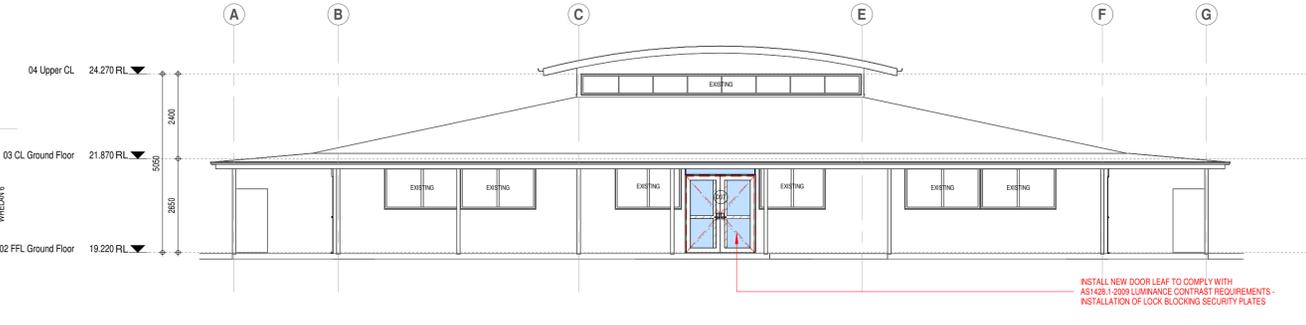
3 South Eastern Elevation
SCALE 1:100

REVERSE DOOR SWING TO ALL EXISTING EXTERNAL DOORS IN DIRECTION OF EGRESS - REPLACE DOOR JAMBS AND LEAF - TO BCA AND NCC REQUIREMENTS

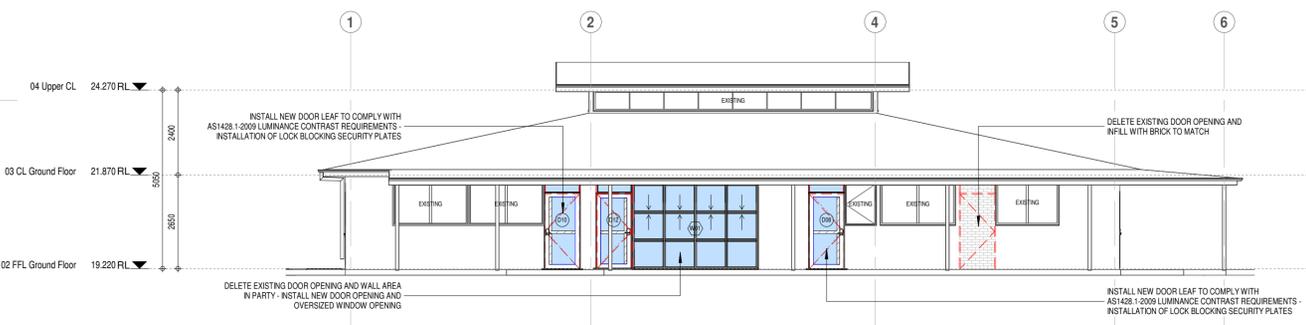
CONNECT NEW FIRE DETECTION SYSTEM TO EXISTING FIRE INDICATOR PANEL LOCATED IN PERFORMING ARTS BUILDING

ALL EXISTING AND PROPOSED NEW DOORS TO HAVE ACCESSIBLE DOOR THRESHOLD RAMPS IN COMPLIANCE WITH AS1428.1-2009

RETAIN FIXED GLASS PANEL ABOVE ALL EXISTING DOORS GENERALLY



4 South Western Elevation
SCALE 1:100



5 North Western Elevation
SCALE 1:100



PROPOSED FLOOR PLANS



CAPITAL WORKS AND ASSET MANAGEMENT
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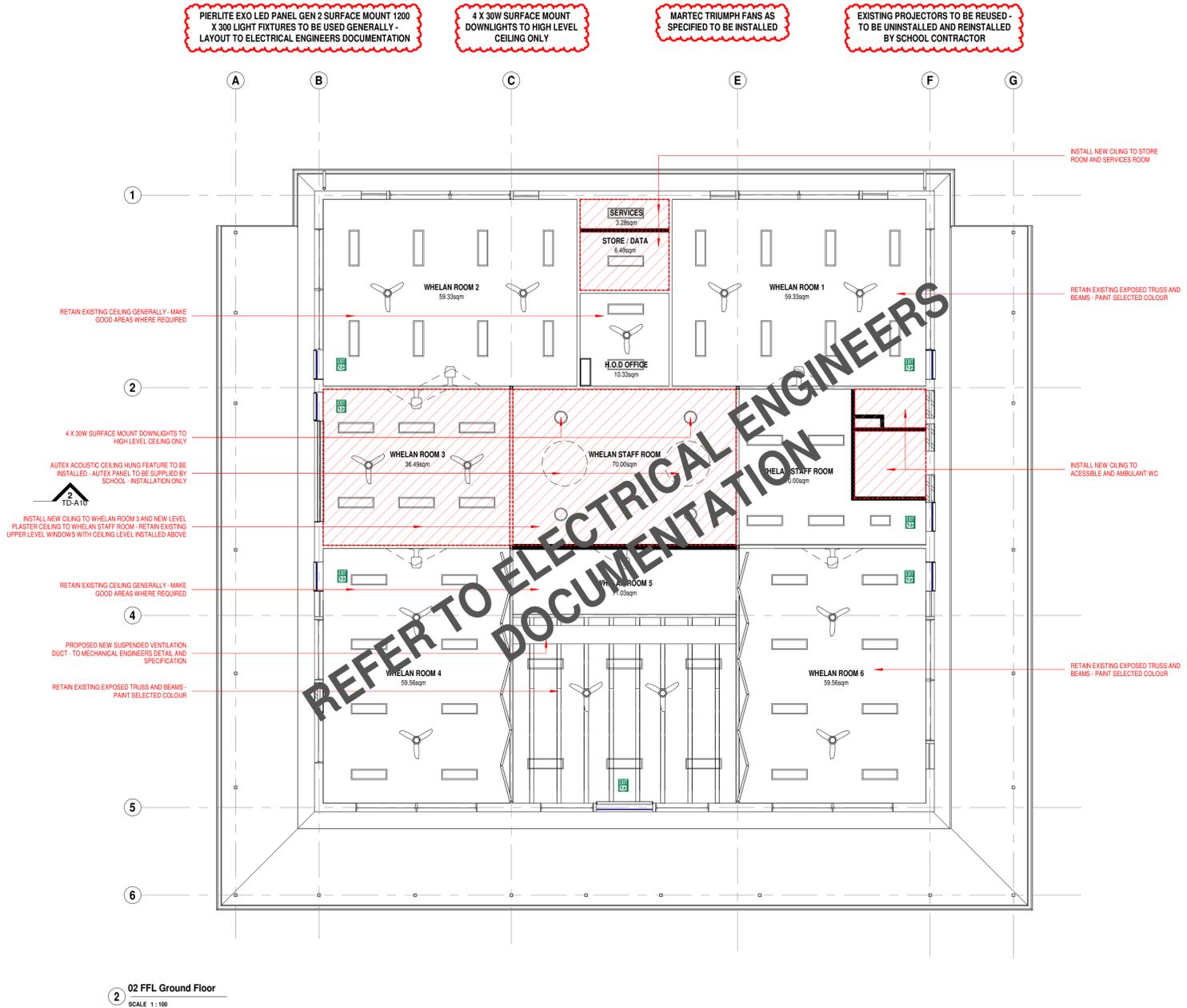
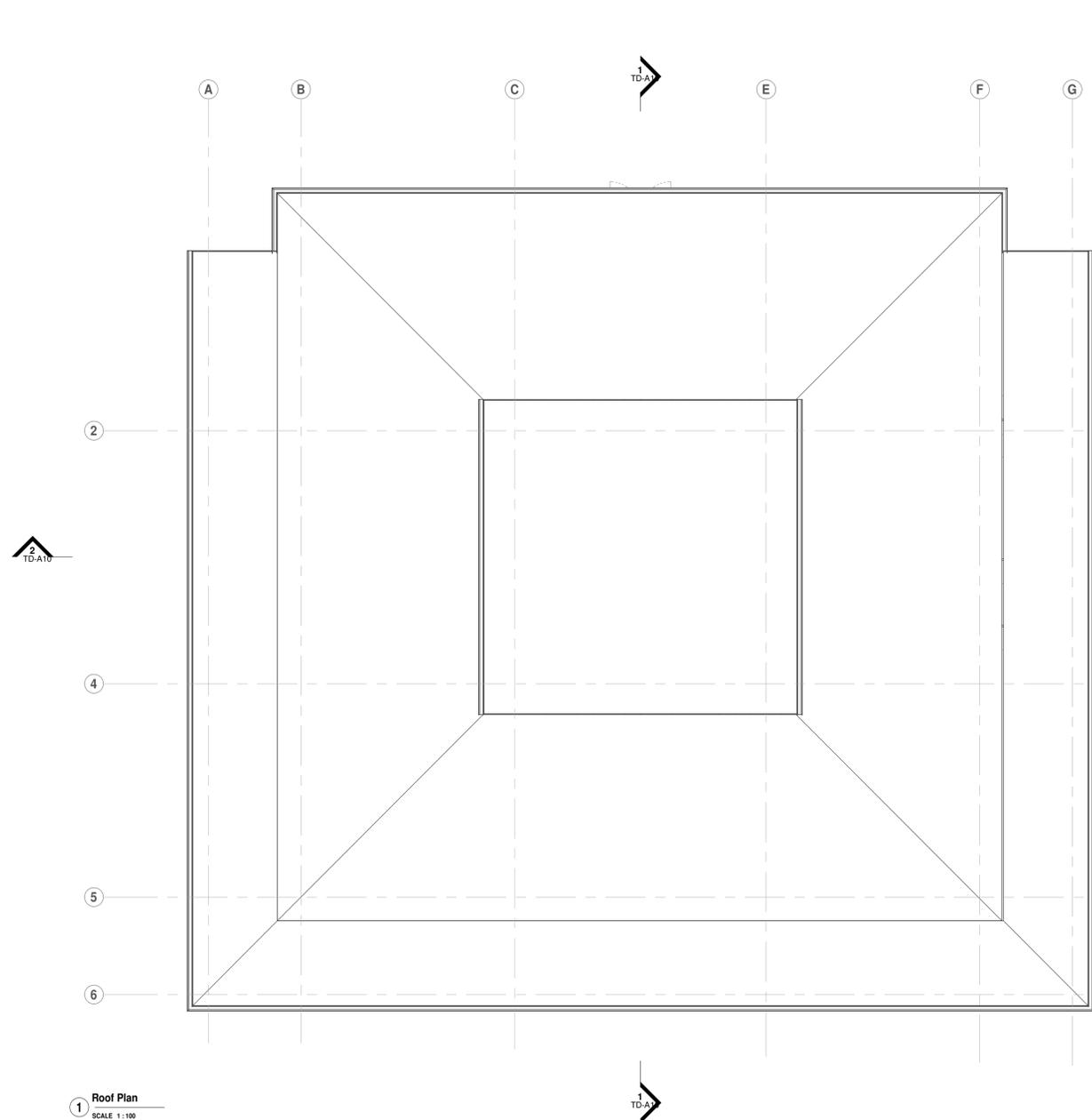
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DRAWING No.	TD-A04
REVISION	I



PIERLITE EXO LED PANEL GEN 2 SURFACE MOUNT 1200 X 300 LIGHT FIXTURES TO BE USED GENERALLY - LAYOUT TO ELECTRICAL ENGINEERS DOCUMENTATION

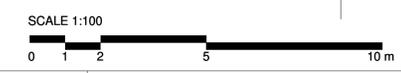
4 X 30W SURFACE MOUNT DOWNLIGHTS TO HIGH LEVEL CEILING ONLY

MARTEC TRIUMPH FANS AS SPECIFIED TO BE INSTALLED

EXISTING PROJECTORS TO BE REUSED - TO BE UNINSTALLED AND REINSTALLED BY SCHOOL CONTRACTOR

REFER TO ELECTRICAL ENGINEERS DOCUMENTATION

PROPOSED ROOF AND REFLECTED CEILING PLANS



The Anglican Schools Corporation

CAPITAL WORKS AND ASSET MANAGEMENT

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APPENDIX I

Mitigation Measures

Appendix I Mitigation Measures

Impact On	Impact Level (Construction Phase)	Impact Level (Operational Phase)	Safeguards/Mitigation Measures	Responsibility
General				
All environmental factors	Low	Low	<ul style="list-style-type: none"> A CEMP 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

APPENDIX I Review of Environmental Factors for Whelan Classroom Building Refurbishment at Arndell Anglican College

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

APPENDIX I Review of Environmental Factors for Whelan Classroom Building Refurbishment at Arndell Anglican College

Impact On	Impact Level (Construction Phase)	Impact Level (Operational Phase)	Safeguards/Mitigation Measures	Responsibility
			<ul style="list-style-type: none"> Water quality control measures are to be used to prevent any materials (eg. concrete, grout, sediment etc) entering drain inlets or waterways. Wash down should use potable water and excess debris removed using hand tools. Wash down waste must be filtered before release. 	
Flood Impact				
	Low	Low	<ul style="list-style-type: none"> Works to be undertaken in accordance with the conclusions and recommendations of the Flood Impact Assessment prepared by TTW Consulting Engineers – see Appendix H 	Project Manager Contractor Flood Engineer
Waste Management and Minimisation				
	Low	Low	<ul style="list-style-type: none"> All surplus material, off cuts, and other debris resulting from the work shall be removed from site and disposed of by a licensed contractor to a licensed waste management facility Waste material, other than vegetation and tree mulch, is not to be left on site once the works have been completed. Working areas are to be maintained, kept free of rubbish and cleaned up at the end of each working day. 	Project Manager Contractor
Bushfire				
	Low	Low	Works to be undertaken in accordance with the Bushfire Assessment and the conclusions and recommendations of the Bushfire Safety Authority from Rural Fire Service (RFS) – Appendices F & G	Project Manager Contractor Bushfire Advisor

APPENDIX I Review of Environmental Factors for Whelan Classroom Building Refurbishment at Arndell Anglican College

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