



**REVIEW OF ENVIRONMENTAL FACTORS
FOR A
SINGLE STOREY
MODULAR CANTEEN BUILDING
AT
ROUSE HILL ANGLICAN COLLEGE**



Prepared for
**The Anglican School Corporation and
Rouse Hill Anglican College**

By
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SIGNED CERTIFICATION

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

Environmental Assessment prepared by:

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

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PO Box 251
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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: 7 Worcester Road ROUSE HILL (Lot 100 DP 1281212)
known as Rouse Hill Anglican College

Project: Single Storey Modular Canteen 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: 1st March 2023

1. INTRODUCTION

1.1 Background

This Review of Environmental Factors (REF) has been prepared by Ingham Planning Pty Ltd on behalf of The Anglican Schools Corporation for the proposed activity being the construction of a new single storey canteen building at Rouse Hill 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 Rouse Hill 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.

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

1.4 Purpose of the Report

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

2. PROPOSED ACTIVITY

2.1 Summary of Activity

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

2.2 Location of Proposed Activity

The subject property is known as Rouse Hill Anglican College at 7 Worcester Road, Rouse Hill. (see **Figure 1 – Location and Surrounding Land Uses**).

The subject land is located within relatively close proximity to the Rouse Hill Regional Town Centre approximately 1.5 km to the south-east of the subject site. The regional centre is the primary centre serving the needs of all residents of and employees within the North West Sector.

The site is also within close proximity to the new metro station at Cudgegong railway station (now known as Tallawong) and the associated urban redevelopment of land (including 5-6 storey apartment buildings) in and around Tallawong, Cudgegong Road and Rouse Road.

The Rouse Hill Anglican College has been established and operating from the subject land since February 2002. The school, comprising a Junior and Senior School campus, is the dominant land use within the Worcester Road streetscape.



Figure 1 – Location and Surrounding Land Uses (Source: Nearmap 2019)

The location of the proposed works on the subject site is within a generally cleared area on site that lies at the rear of the existing Performing Arts Centre and adjacent to the main campus school buildings.

A modular building comprising classrooms has been recently approved (SSD 8006 MOD 3) to be installed in the vacant area to the north of the proposed temporary canteen. The modular single storey canteen will assist in accommodating the needs of students and staff while reconstruction of the Senior School precinct approved by the Minister of Planning under SSD 8006 Mod 3 is undertaken.



Figure 2 – Location of Proposed Works on school site

2.3 Description of the Activity

The proposed activity is for the construction of a single storey temporary canteen building which will be fitted out with commercial kitchen facilities. The modular canteen will be accessed by a covered verandah, stairs and a DDA compliant accessibility ramp.



Figure 3 – Single Storey Canteen (Source: Drawings by Fleetwood Australia)

The proposed works including architectural and fit out drawings are illustrated in the detailed drawings attached as **Appendix A**. A Compliance Statement with the relevant Australian Standard AS 4674-200 Design, construction and fit-out of food premises, published by Standards Australia on 11 February -2004 is attached as **Appendix B**.

The single storey temporary canteen building will be located within the school campus immediately to the north west of the existing E Block. The canteen modular will be setback from the adjoining site boundary by a minimum of approximately 6700mm and setback off E Block by around 5400mm.

The proposed area is level (previously used for cricket practice nets), underutilised land with no significant vegetation and easily accessible to the wider school facilities.

The single storey canteen building with incorporated front deck will have a footprint of approximately 99.3 sqm (ie. 14.4 m x 6.9 m).

The proposed building is in close proximity to existing academic facilities of the school and is well setback from any neighbouring residential property.

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

Student/Staff/Personnel

The modular canteen building will accommodate a temporary canteen space for the students and staff on the subject site during redevelopment of the Senior School precinct.

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.

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

Timing

The construction period is intended to commence in early 2023 and extend for a works period of between 4-6 weeks (weather permitting)

Construction Hours of Operation

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

Monday – Friday: 7am – 5pm

Saturday: 8am - 1pm

Plant and Equipment

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

3. PLANNING LEGISLATION

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

Part 3 of State Environmental Planning Policy (Transport and Infrastructure) 2021 gazetted in February 2022 has the previous provisions of the Educational Establishment and Child Care Facilities SEPP that are stated as making it easier for child-care providers, schools, TAFEs and universities to build new facilities and improve existing ones by streamlining approval processes to save time and money and deliver greater consistency across NSW.

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

The subject land is approved and used as an existing educational establishment known as Roue Hill Anglican College, Rouse Hill. The land use is permissible and compatible with the objectives of the zone. The new single storey canteen modular will be located on land that has been set aside for future school redevelopment as approved under SSD 8006.

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

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

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

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

Rouse Hill 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 C – Part 5 Assessment Flowchart**.

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

3.37 Schools—development permitted without consent

- (1) Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school—
 - (a) construction, operation or maintenance, more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, of—
 - (i) a library or an administration building that is not more than 2 storeys high, or
 - (ii) a portable classroom (including a modular or prefabricated classroom) that is not more than 2 storeys high, or
 - (iii) a permanent classroom that is not more than 2 storeys high to replace an existing portable classroom and that is used for substantially the same purpose as the portable classroom, or
 - (iv) a kiosk or shop selling school-related goods to students and staff, such as books, stationery or school uniforms, that is not more than 2 storeys high, or
 - (v) a cafeteria or canteen that is not more than 2 storeys high and carried out in accordance with AS 4674—2004, *Design, construction and fit-out of food premises*, published by Standards Australia on 11 February 2004, or
 - (vi) a car park that is not more than 1 storey high,

The proposed works are for the construction of a canteen that is one storey in height located within the boundaries of an existing school and is therefore can be considered for the “development without consent” pathway.

Clause 3.37(4) of the SEPP states that:

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

The proposed works will not contravene any existing condition of development consent relating to the school site. The new modular buildings are in a vacant underutilised location within the existing school grounds and maintains existing hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management and landscaping as provided for the current school operations under the existing development consent.

The canteen is intended to be a temporary facility while the approved Senior School redevelopment under SSD 8006 Mod 3 is undertaken.

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

(7) In this section—

prohibited increase in student or staff numbers means—

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

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

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

The NSW Code of Practice for Part 5 Activities for Registered Non-government Schools (RNS) is an approved code under Clause 244N of the Environmental Planning and Assessment Regulation 2000. Compliance with the Code is required for an RNS who intends to undertake any activities identified as ‘development without consent’ under the 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 D** of the REF and have been used as a reference tool in assessing the proposed activity.

3.2 SEPP (Precincts - Central River City) 2021

The subject site is located within the North West Growth Centre and forms part of the Cudgegong Road Station (Area 20 Precinct) which is located wholly within the Blacktown Local Government Area (LGA). The Area 20 Precinct has been rezoned for urban development by the NSW Government in October 2011.

State Environmental Planning Policy (Precinct – Central River City) 2021 is the statutory planning instrument that provides the zoning of Cudgegong Road Station (Area 20 Precinct) land within the North West Growth Centre. The zoning of the subject land is R2 Low Density Residential as illustrated in **Figure 2 - Zoning**.



Figure 4 – Zoning (Source: Eplanning Spatial Viewer)

Educational establishments are identified in the zoning and land use table applicable to the site as permissible with development consent on the subject land. The land use table for the R2 Low Density Residential land states as follows:

Zone R2 Low Density Residential

1 Objectives of zone

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

- To allow people to carry out a reasonable range of activities from their homes, where such activities are not likely to adversely affect the living environment of neighbours.
- To support the well-being of the community, by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.

2 Permitted without consent

Home occupations

3 Permitted with consent

*Bed and breakfast accommodation; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Drainage; Earthworks; **Educational establishments**; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Information and education facilities; Neighbourhood shops; Places of public worship; Roads; Secondary dwellings; Semi-detached dwellings; Shop top housing; Studio dwellings; Swimming pools; Veterinary hospitals*

4 Prohibited

Any development not specified in item 2 or 3

The proposed single storey canteen 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 E 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 F**.

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 G**) and a BFSA has been issued by the RFS for the development and is attached as **Appendix H**

4. REVIEW OF ENVIRONMENTAL FACTORS

4.1 Impacts of the Activity

In terms of the assessment of environmental impact of the proposed works, when assessing a Part 5 activity, a registered non-government school must fulfil its duty under Section 5.5 (old Section 111), 5.7 (Old Section 112) of the EP& A Act and Section 171 (old Section 228) of the Environmental Planning and Assessment Regulation 2021.

[Section 5.5 of the EP&A Act](#)

Section 5.5 of the EP& A Act requires that for the purpose of attaining the objects of this Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed activity. These matters have been considered in **Appendix E**.

It is noted that the regulations also may make provision for an approved code to address the matters referred to in Section 5.5 (old Section 111). This Review of Environmental Factors has been prepared in accordance with the Code approved under Clause 244N of the Environmental Planning and Assessment Regulation 2000.

Section 5.7 (old Section 112) of the EP & A Act provides that where an activity is a prescribed activity or an activity of a prescribed kind or is likely to significantly affect the environment then an environmental impact statement (EIS) is to be prepared. The proposed activity does not trigger any of the above requirements and as such Section 112 provisions do not apply.

[Clause 171 of the EP&A Regulation 2021](#)

An assessment of various environmental and legislative triggers and the environmental factors provided in Clause 171 have been considered in the assessment process with key environmental issues identified in this report.

-
- a. *any environmental impact on a community,*
Comment: The works will have a temporary impact during construction but minimal environmental impact on the surrounding community overall. It will assist the school community in the ongoing operations of the school.
- b. *any transformation of a locality,*
Comment: The proposal will not significantly transform the locality. It will be a low scale addition to the facilities of the existing school.
- c. *any environmental impact on the ecosystems of the locality,*
Comment: The proposal will not have any significant environmental impact on ecosystems.
- d. *any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality,*
Comment: The proposal will maintain the aesthetic quality of the educational establishment in the locality. There will be no reduction in the recreational, scientific or other environmental quality or value of the locality.
- e. *any effect on a locality, place or building that has (a) having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or (b) other special value for present or future generations,*
Comment: No significant impact
- f. *any impact on the habitat of protected animals (within the meaning of the Biodiversity Conservation Act 2016,*
Comment: No impact
- g. *the endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air,*
Comment: No impact
- h. *long-term effects on the environment,*
Comment: No long term effect
- i. *degradation of the quality of the environment,*
Comment: The proposal will have minor impact during construction but will not degrade the quality of the environment
- j. *risk to the safety of the environment,*
Comment: The proposal will operate as part of the existing school environment. Minor temporary risk to safety during construction that will be addressed in Construction Environmental Management Plan.
- k. *reduction in the range of beneficial uses of the environment,*
Comment: No reduction in beneficial uses of the environment. The proposal provides a positive use of underutilised land within the existing school site.
- l. *pollution of the environment,*
Comment: Minimal pollution during construction period. The proposal will not create any significant pollution to the environment
- m. *environmental problems associated with the disposal of waste,*
Comment: Nil expected. Waste management will be undertaken in accordance with existing school waste operations. Construction waste will be dealt with in accordance with a Construction Environmental Management Plan.
-

- n. *increased demands on natural or other resources that are, or are likely to become, in short supply,*
Comment: The proposal will not create any significant demand of resources in short supply

- o. *cumulative environmental effect with other existing or likely future activities,*
Comment: There is no significant cumulative effect on existing or likely future activities. The proposal provides efficient use of existing school land for canteen 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 Bushfire Prone Land

The Bushfire Prone Land Map provided in Figure 3 shows that the subject site is largely 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 western portion of the site and along the property boundaries.

The “development without consent” provisions of Clause 3.37 of the SEPP (Transport and Infrastructure) 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 5 – Bushfire Prone Land

As part of the school land is affected by bushfire prone land, the NSW Rural Fire Service has been consulted in order to obtain a bushfire safety authority for the project.

A Bushfire Assessment of the proposed single storey canteen 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 G** and the Bushfire Safety Authority for the proposed works obtained from the Rural Fire Service is attached as **Appendix H**.

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.

4.3 Flood Prone Land

A Flood Study¹ was undertaken as part of a Water Cycle Management Strategy prepared on behalf of the Department of Planning for the Area 20 Precinct in October 2010 as part of the strategic planning and rezoning of the locality (including the existing school site).

The mainstream flood and overland flow effects from Second Ponds Creek were considered as part of this study as well as modelling for climate change effects on flooding. The existing school property is not affected by flood prone land. An extract from the mainstream flood plan from Blacktown Council of Seconds Ponds Creek is illustrated in **Figure 4 – Flood Map**.



Figure 6 – Flood Map (Source: TTW Civil Engineers)

¹ Area 20 Precinct, Rouse Hill – Water Cycle Management Strategy Report incorporating Water Sensitive Urban Design Techniques (J. Wyndham Prince Consulting Engineers) – October 2010

Taylor Thompson Whitting (TTW) has previously provided advice in regard to the issue of flooding as part of the redevelopment of the Senior School precinct under SSD 8006 Mod3. (see **Appendix I**).

The proposed modular canteen building is not located on flood prone land and is well removed from flooding areas associated with Second Ponds Creek.

4.4 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.
- ❖ A surveyor has confirmed that there is no easement affected by the proposed modular canteen building

Special Considerations

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

4.5 Public Consultation

In accordance with the provisions of the Education and NSW Code of Practice for Part 5 Activities for Non-government schools prepared by NSW Planning & Environment, the Anglican Schools Corporation undertook public consultation in the form of writing to with relevant Government agencies (ie. Rural Fire Service), the Local Council (ie. Blacktown 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 26 September 2022 and 26 October 2022.

It is noted that the subject site has already received approval as an educational establishment and the subject land has been approved for staged redevelopment (including the recently modified Senior School Precinct) under SSD 8006.

No submissions were received during the consultation period.

In accordance with the NSW Code of Practice for Part 5 Activities for Non-government the registered non-government school (RNS) will notify Blacktown 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 J – Mitigation Measures**.

The significance criteria for impacts is described below:

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

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

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

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

It is also a requirement that a Construction Management Plan (CMP) 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

Site Plan – TERROIR

Architectural Drawings – Fleetwood Australia

Fit Out Drawings – Universal Foodservice Designs

FUTURE LOCAL S

GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING

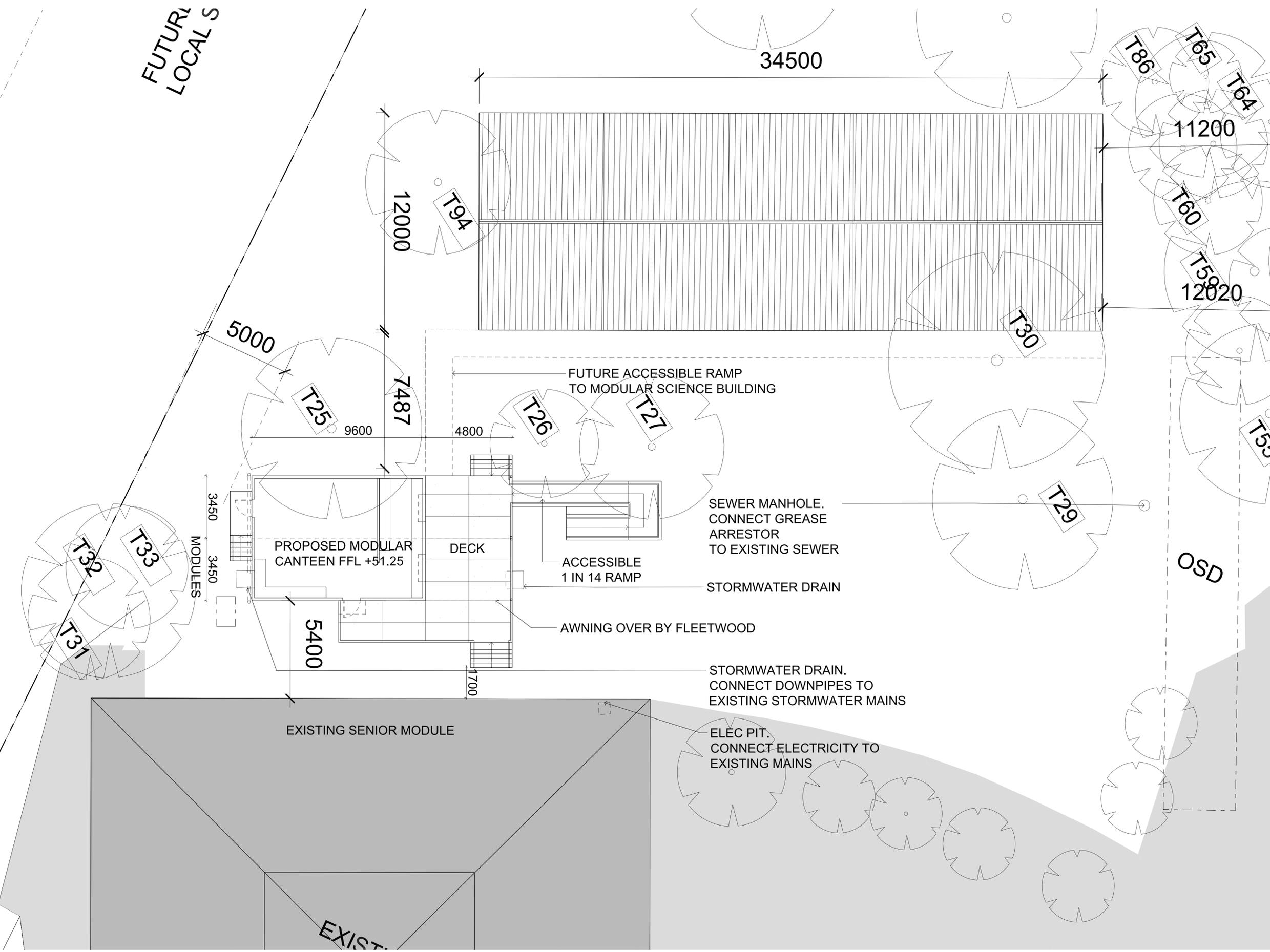
CONFIRM ALL DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE & INSTALLATION

ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS

TO BE READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS

LEGEND

-  EXISTING TURF & SOFT LANDSCAPING ZONES
-  PROPOSED TURF
-  PROPOSED SOFT LANDSCAPING
-  PROPOSED SOFTFALL
-  PROPOSED HARD LANDSCAPING
-  EXISTING BUILT FORM AND ROADS
-  EXISTING BUILDINGS
-  EXISTING GRAVEL ROAD
-  PROPOSED ROADWAY
-  METAL DECK ROOFING
-  POLYCARBONATE ROOFING
-  LIGHTWEIGHT
-  GLAZING
-  BRICK FACE
-  BUILT STAGE
-  EXISTING TREES
-  APPROVED ADDITIONAL TREES
-  PROPOSED ADDITIONAL TREES
-  TREES TO BE IDEALLY RETAINED THROUGH CONSTRUCTION. IN EVENT THAT TREES ARE IMPACTED DUE TO CLOSE PROXIMITY OF NEW WORKS THEY ARE TO BE REPLACED WITH SIMILAR TREES.
-  AREA 20 ROAD NETWORK



Rev	Date	Description
sydney	Level 2, 79 Myrtle St Chippendale 2008 Nominated Architect: Gerard Reinmuth 6629 T 02 9279 2226 F 02 9279 2227	
hobart	181 Elizabeth St Hobart 7000 Nominated Architect: Scott Balmforth 564 T 03 6234 6372 F 03 6231 4939	

TERROIR

Project:
ROUSE HILL ANGLICAN COLLEGE
MASTERPLAN 2016

Drawing Description:
ENABLING WORKS
CANTEEN DEMOUNTABLE
SITE PLAN

Drawn by: MB Checked by: Scale:1:100@A1

PROJECT NO: 14301	DWG NO: MP-10-00	REV NO: -
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Drawing Status: FOR CONSTRUCTION

DRAWING REGISTER

SHEET NUMBER	SHEET NAME	CURRENT REVISION	DATE	DRAWN	CHECKED
A00.00	COVER PAGE	A	17.02.2023	KM	BS
A00.20	SAFETY IN DESIGN - DESIGN PHASE	A	17.02.2023	KM	BS
A00.21	SAFETY IN DESIGN - MANUFACTURE & CONSTRUCTION PHASES	A	17.02.2023	KM	BS
A00.22	SAFETY IN DESIGN - OPERATIONS, MAINTENANCE & DEMOLITION	A	17.02.2023	KM	BS
A04.00	GENERAL ARRANGEMENT PLAN	B	22.02.2023	KM	BS
A06.20	WALL SECTIONS	A	22.02.2023	KM	BS
A08.00	BUILDING ELEVATIONS	A	17.02.2023	KM	BS
A09.00	BUILDING SECTIONS	A	17.02.2023	KM	BS
S01.00	FOOTING PLAN	A	17.02.2023	KM	BS



ROUSE HILL ANGLICAN COLLEGE - CANTEEN

PROJECT NO.:
J003638

PROJECT CLIENT
VAMOS

PROJECT STATUS
CONCEPT DESIGN

PROJECT ADDRESS:
7 WORCESTER ROAD, ROUSE HILL, NSW 2155

FLEETWOOD
AUSTRALIA

2 Percival Road, Smithfield NSW 2164 | (02 8718 2500)

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SHEET
COVER PAGE

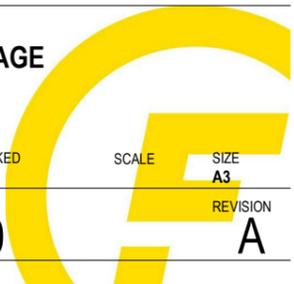
DRAWN
KM
CHECKED
BS

SCALE
SIZE
A3

DRAWING NO.
A00.00

REVISION
A

DC SIGN OFF:



SAFETY IN DESIGN - DESIGN PHASE

ITEM	HAZARD	UNTREATED LIKELIHOOD	UNTREATED CONSEQUENCE	UNTREATED RISK	RISK AFFECTS	RISK MITIGATION TREATMENT	DESIGN ACTION REQUIRED	RISK CONTROL METHOD	RESIDUAL LIKELIHOOD	RESIDUAL CONSEQUENCE	RESIDUAL RISK	COMMENTS
DESIGN PHASE												
D1	POOR LIGHT LEVELS/GLARE LEADING TO FATIGUE & EYE STRAIN	3	1	3	END USERS	<ul style="list-style-type: none"> LIGHTING LEVELS TO COMPLY WITH AS CODE LOCATE WINDOWS TO BALANCE NATURAL LIGHT AND TO AVOID DIRECT SUNLIGHT ON WORK SURFACES USE OF BLINDS TO REGULATE LIGHT INGRESS WHERE WORKSTATION SET-UP PRECLUDES MONITOR POSITIONING REVIEW MONITOR POSITIONS TO ENSURE THAT THEY ARE NOT IN DIRECT SUNLIGHT OR OTHER GLARE SOURCES. 	DESIGN - ARCH/ELEC	ELIMINATE	2	1	2	
D2	NATURAL LIGHTING & VENTILATION	2	3	6	END USERS	<ul style="list-style-type: none"> QUANTITIES/VOLUME TO COMPLY WITH MINIMUM STANDARDS (NCC PART F4 VOL. 1, PART 3.8 VOL. 2) 	DESIGN - ARCH/MECH	ELIMINATE	1	3	3	
D3	MUSCULAR INJURY FROM LIFTING & OVER-EXTENSION	3	3	9	EVERYONE	<ul style="list-style-type: none"> STRUCTURAL DESIGN SHALL ALLOW FOR SMALL PANEL SIZES AND MAXIMISE USAGE OF CRANE/MECHANICAL LIFTS ENSURE NO STORAGE PROVISIONS (SHELVING) AT HIGHER THAN 1800mm 	DESIGN - STRUCT.	ELIMINATE	2	3	6	
D4	INJURY FROM SLIPS, TRIPS & FALLS	2	3	6	EVERYONE	<ul style="list-style-type: none"> TEMPORARY FLOORING, STEPS AND HANDRAILS TO BE INSTALLED DURING MANUFACTURING PHASE STEPS AND RAMPS TO COMPLY WITH AS 1428. SMALL/LARGE CHANGES IN LEVEL OR SHARP EDGES TO LANDSCAPE AND OTHER FEATURES TO BE AVOIDED. PROVIDE BALUSTRADES AND HANDRAILS TO COMPLY WITH BCA AND AT OTHER POINTS WHERE PARTICULAR SITUATION COULD POSE POTENTIAL RISK. 	DESIGN - ARCH.	ELIMINATE ENGINEERING	1	1	1	
D5	EQUAL ACCESS TO BUILDING, AVOIDING DISCRIMINATION TO ANY PERSON WITH A PHYSICAL IMPAIRMENT.	2	1	2	END USERS	<ul style="list-style-type: none"> PATHS OF TRAVEL AND CLEAR OPENINGS TO COMPLY WITH AS 1428. LUMINANCE CONTRASTS TO CHANGES OF SURFACE AND OPENINGS TO COMPLY WITH AUSTRALIAN STANDARDS (MINIMUM 30%) 	DESIGN - ARCH.	ELIMINATE	1	1	1	
D6	INJURY FROM ACCESS AND OR OPERATION OF DOORS & WINDOWS	3	3	9	END USERS	<ul style="list-style-type: none"> LOCATION OF DOORS AND WINDOWS APPROPRIATELY PLACED FROM WALLS, JOINERY AND EQUIPMENT. WINDOW HEIGHTS REDUCED WHERE POSSIBLE TO AVOID FALLS OR PROVIDED WITH REMOTE OPENING/CLOSING MECHANISMS VISIONS STRIP INDICATORS, DOOR CLOSERS & FINGER GUARDS INSTALLED TO DOORS WHERE APPROPRIATE. 	DESIGN - ARCH.	ELIMINATE	2	3	6	
D7	INJURY AS A RESULT OF INCORRECT EQUIPMENT INSTALLATION OR POORLY INSTALLED BUILDING CONTROLS.	2	1	2	END USERS	<ul style="list-style-type: none"> CHECK RECOMMENDED WORKING HEIGHT FOR ALL EQUIPMENT, DISPLAY BOARDS AND WHITEBOARDS. ENSURE INSTALLATION OF TEACHING AIDS SUCH AS INTERACTIVE WHITEBOARDS, TV MONITORS ETC. IS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS ENSURE SAFE ACCESS TO CONTROL MECHANISMS SUCH AS WINDOWS, SWITCHES ETC WITHOUT THE USE OF LADDERS OR PLATFORMS. 	DESIGN - ARCH.	ENGINEERING	1	1	1	
D8	RISK OF ELECTROCUTION FROM PERMANENT INSTALLATIONS.	2	10	20	END USERS/ MAINTENANCE	<ul style="list-style-type: none"> CONFIRM THAT ALL ELECTRICAL AND MECHANICAL COMPONENTS ARE DESIGNED AND INSTALLED IN ACCORDANCE WITH RELEVANT AS CODES. PROVISION OF COMPLIANT RESIDUAL CURRENT DEVICES, AND ONGOING MAINTENANCE TESTING TO ENSURE OPERATIONAL 	DESIGN - ELEC.	ENGINEERING	1	5	5	
D9	RISK OF ELECTROCUTION FROM EQUIPMENT	2	10	20	END USERS/ MAINTENANCE	<ul style="list-style-type: none"> CHECK LOCATION OF ALL POWER OUTLETS AND ENSURE THAT THEY ARE WITHIN REACH AND WILL NOT REQUIRE LEADS TO BE DRAPED BEYOND IMMEDIATE LOCATION. PROVISION OF COMPLIANT RESIDUAL CURRENT DEVICES, AND ONGOING MAINTENANCE TESTING TO ENSURE OPERATIONAL 	DESIGN - ELEC.	ENGINEERING	1	5	5	
D10	RISK OF ELECTROCUTION DURING MAINTENANCE PROCEDURES.	2	10	20	END USERS/ MAINTENANCE	<ul style="list-style-type: none"> PROVIDE ISOLATING SWITCHES TO ALL PLANT EQUIPMENT IN LINE WITH AS CODES AND WORKSAFE RECOMMENDATIONS. LOCATE ISOLATING SWITCHES IN VISIBLE LOCATION AND LABEL EFFECTIVELY. ENSURE RECOMMENDED WORKING SPACE IS PROVIDED AROUND ALL PLANT EQUIPMENT AND AT SWITCHBOARDS. SAFE ACCESS TO CABLE TRAYS, DUCTS AND TABLE CONTAINMENT SYSTEMS. ENSURE REGULAR TESTING AND MAINTENANCE OF RCD'S BY LICENCED & COMPETENT PERSONS 	DESIGN - ELEC.	ENGINEERING	1	5	5	
D11	POTENTIAL FOR ODOURS AND NOXIOUS GASES	3	1	3	END USERS	<ul style="list-style-type: none"> PROVIDE VENTILATION AND EXHAUST SYSTEMS IN ACCORDANCE WITH BCA RECOMMENDATIONS. 	DESIGN - MECH/HYDR.	ENGINEERING	1	1	1	
D12	POTENTIAL FOR MOULD FROM CONDENSATION	3	2	3	END USERS	<ul style="list-style-type: none"> PROVIDE CONDENSATION CONTROL MEASURES IN ACCORDANCE WITH BCA RECOMMENDATIONS 	DESIGN - ARCH/MECH	ENGINEERING	2	2	4	
D13	MUSCULAR INJURY DUE TO PROLONGED USE OF POOR WORKSPACE ARRANGEMENT.	1	2	2	END USERS	<ul style="list-style-type: none"> ENSURE BENCH HEIGHTS, EQUIPMENT POSITIONS AND SINK DEPTHS ARE DESIGNED TO RECOMMENDED DIMENSIONS OR SEEK CLIENT ALTERNATIVES. 	DESIGN - ARCH.	ENGINEERING	1	1	1	
D14	RISK OF BURNS	3	3	9	END USERS	<ul style="list-style-type: none"> PROTECTION FROM HAZARDOUS EQUIPMENT SUCH AS HOT WATER SYSTEMS. ENSURE TEMPERING VALVES ARE INSTALLED AND ADJUSTED TO REQUIRED TEMPERATURES. 	DESIGN - ARCH/HYDR.	ENGINEERING	1	3	3	
D15	RISK OF FALLS FROM HEIGHT	3	10	30	EVERYONE	<ul style="list-style-type: none"> LOW PITCH TO ROOF CONSULT SPECIALIST SUPPLIER AND ENSURE EFFECTIVE ROOF ACCESS AND RESTRAINT SYSTEM IS INSTALLED. ENSURE ROOF ACCESS AND RESTRAINT SYSTEM COVERS ALL GUTTERS, PLANT ITEMS AND AREAS OF ROOFS REQUIRING MAINTENANCE AND CLEANING ACCESS. LIMIT LOCATING PLANT EQUIPMENT ON ROOF TO ITEMS THAT CANNOT BE LOCATED AT GROUND LEVEL – FAN COWLS ETC LOCATE LIGHT FITTINGS AT SAFE HEIGHT TO ALLOW MAINTENANCE AND LAMP REPLACEMENT WITHOUT TALL LADDERS. ENSURE THAT CONVENIENT ACCESS IS PROVIDED TO ITEMS REQUIRING REGULAR MAINTENANCE SUCH AS EXIT AND EMERGENCY LIGHTS. WHERE REGULAR ACCESS IS REQUIRED TO ROOF MOUNTED EQUIPMENT, ENSURE THAT ACCESS GANTRY AND PLATFORMS ARE PROVIDED AROUND ROOF EQUIPMENT FOR SAFE MAINTENANCE. 	DESIGN - ARCH/ELEC/MECH	ENGINEERING	2	3	6	
D16	RISK FROM WIND BLOWN DOORS	3	1	3	EVERYONE	<ul style="list-style-type: none"> TIE OR WEDGE DOOR PRIOR TO INSTALL OF CLOSER OR CABIN HOOK ENSURE THAT CLOSERS OR CABIN HOOKS ARE INSTALLED ON ALL EXTERNAL DOORS. 	DESIGN - ARCH.	ELIMINATE	2 1	1 1	3 1	
D17	RISK OF FALLS FROM LADDERS.	3	5	15	EVERYONE	<ul style="list-style-type: none"> WHERE POSSIBLE USE ELEVATED WORK PLATFORM IN FACTORY OR DESIGN WORK SO THAT WORK CAN BE DONE AT FLOOR LEVEL THEN CRANED INTO POSITION WHERE LADDERS ARE REQUIRED FOR ACCESS, ENSURE THAT A PERMANENT RESTRAINT IS INSTALLED. CHECK LOCATION OF WINDOWS AND ENSURE THAT CLEANING OF GLASS CAN BE SAFELY CARRIED OUT FROM INTERNAL SPACES. WHERE LADDER USE CANNOT BE AVOIDED FOR MAINTENANCE, ENSURE THAT A STABLE FLAT GROUND SURFACE IS PROVIDED IN THE CORRECT LOCATION TO ALLOW FOR SAFE LADDER USE. 	DESIGN - ARCH.	ENGINEERING	2	5	10	

NO.	DESCRIPTION	DATE	BY	CHK'D
A	CONCEPT DESIGN	17.02.2023	KM	BS



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PROJECT NO.:
J003638

PROJECT STATUS
CONCEPT DESIGN

PROJECT CLIENT
VAMOS

PROJECT:
ROUSE HILL ANGLICAN COLLEGE - CANTEN

PROJECT ADDRESS
7 WORCESTER ROAD, ROUSE HILL, NSW 2155

SHEET
SAFETY IN DESIGN - DESIGN PHASE

DRAWN: **KM** | CHECKED: **BS** | SCALE: **A3** | SIZE: **A3** | REVISION: **A**

DRAWING NO.
A00.20

DC SIGN OFF:

SAFETY IN DESIGN - FABRICATION & MANUFACTURE PHASE

ITEM	HAZARD	UNTREATED LIKELIHOOD	UNTREATED CONSEQUENCE	UNTREATED RISK	RISK AFFECTS	RISK MITIGATION TREATMENT	DESIGN ACTION REQUIRED	RISK CONTROL METHOD	RESIDUAL LIKELIHOOD	RESIDUAL CONSEQUENCE	RESIDUAL RISK	COMMENTS
FABRICATION & MANUFACTURE PHASE												
F1	MANUAL HANDLING OF CONSTRUCTION ELEMENTS	4	5	20	FACTORY STAFF	<ul style="list-style-type: none"> • TRAINED CRANE & FORKLIFT OPERATORS AND QA SYSTEMS TO CONTROL WORK • DEDICATED STAFF IN PLACE TO IMPLEMENT MOVES (SPOTTERS) • MINIMISE TIME WORKING OVERHEAD, OR UTILISE MECHANICAL AIDS TO REDUCE RISKS 	FACTORY MANAGER	SUBSTITUTE	2	3	6	
F2	WELDING FLASH/EYE INJURY FROM GRINDING STEEL	4	5	20	FACTORY STAFF	<ul style="list-style-type: none"> • WORK PERFORMED BY COMPETENT TRADESPERSONS • WEAR DOUBLE EYE PROTECTION • USE WELDING SCREENS TO ISOLATE 	FACTORY MANAGER	ADMINISTRATIVE PPE ENGINEERING	2	3	6	
F3	CUTS	3	2	6	FACTORY STAFF	<ul style="list-style-type: none"> • SAFE WORK METHOD STATEMENTS • LONG SLEEVE SHIRTS/TROUSERS, GLOVES 	FACTORY MANAGER	ADMINISTRATIVE PPE	2	2	4	
F4	WORKING AT HEIGHTS	4	5	20	FACTORY STAFF	<ul style="list-style-type: none"> • SAFE WORK METHOD STATEMENTS • FALL ARREST SYSTEM TO BE USED • USE EWP'S IN LIEU OF LADDERS 	FACTORY MANAGER	ADMINISTRATIVE PPE	1	5	5	
F5	ELECTRICAL WORK - ELECTROCUTION	3	10	30	FACTORY STAFF	<ul style="list-style-type: none"> • SAFE WORK METHOD STATEMENTS • ISOLATE AREA WHEN POWERING UP/COMMISSIONING OF SWITCHBOARDS • ENSURE POWER SOURCE FOR COMMISSIONING IS RCD PROTECTED 	FACTORY MANAGER	ADMINISTRATIVE	1	10	10	
F6	PLUMBING TO BUILDING NEEDS TO BE ACCESSED UNDER THE BUILDING - WORKING UNDER THE STRUCTURE, BUILDING MOVEMENT CAUSING INJURY	2	5	10	FACTORY STAFF	<ul style="list-style-type: none"> • SAFE WORK METHOD STATEMENTS • WHERE POSSIBLE DESIGN PLUMBING FIXTURES OUTLETS/INLETS TO PENETRATE FLOOR/WALL WITHIN REACH OF THE EXTERNAL ENVELOPE • PLACE BUILDING ON STANDS TO WORK UNDER 	FACTORY MANAGER DESIGN - ARCH/HYDR	ADMINISTRATIVE ENGINEERING SUBSTITUTE	1	5	5	
F7	DUST FROM FIBRE CEMENT, SILICATE, ACM	3	5	10	FACTORY STAFF	<ul style="list-style-type: none"> • DO NOT SPECIFY MATERIALS THAT CONTAIN ASBESTOS • SAFE WORK METHOD STATEMENTS • USE VACCUUM EQUIPPED CUTTING TOOLS OR TOOLS THAT DO NOT CREATE DUST • WHERE POSSIBLE PRE-DESIGN SILICATE HEAVY ELEMENTS FOR FABRICATION OFF-SITE 	DESIGN - ARCH FACTORY MANAGER FACTORY MANAGER DESIGN - ARCH/ FACTORY MANAGER	SUBSTITUTE ADMINISTRATIVE ENGINEERING SUBSTITUTE	2	3	6	

SAFETY IN DESIGN - TRANSPORT & SITE CONSTRUCTION PHASE

ITEM	HAZARD	UNTREATED LIKELIHOOD	UNTREATED CONSEQUENCE	UNTREATED RISK	RISK AFFECTS	RISK MITIGATION TREATMENT	DESIGN ACTION REQUIRED	RISK CONTROL METHOD	RESIDUAL LIKELIHOOD	RESIDUAL CONSEQUENCE	RESIDUAL RISK	COMMENTS
TRANSPORT & CONSTRUCTION PHASE												
TC1	OVERWIDTH/OVERHEIGHT LOADS - RESULTING IN DAMAGE TO BUILDING AND/OR EXTERNAL INFRASTRUCTURE (POWERLINES/BRIDGES ETC)	3	5	15	PUBLIC/TRANSPORT WORKERS	<ul style="list-style-type: none"> • ENSURE BUILDINGS ARE UNDERHEIGHT DURING DESIGN PHASE • ROUTE SURVEY DURING TENDER • PROVISION OF LICENCED ESCORT FOR OVERWIDTH OVERHEIGHT MODULES 	DESIGN - ARCH. PROJECT MANAGER PROJECT MANAGER	ELIMINATE SUBSTITUTE ADMINISTRATIVE	1	5	5	
TC2	SLIPS TRIPS & FALLS	3	5	15	PUBLIC/CONTRACTORS	<ul style="list-style-type: none"> • DESIGN STRATEGY FOR FENCING ETC TO KEEP OUT PUBLIC • ENSURE ALL TRENCHING AND HOLES ARE TEMPORARILY COVERED IMMEDIATELY AFTER CUTTING • SAFE WORK METHOD STATEMENT 	DESIGN - HYDR DESIGN - CIVIL PROJECT MANAGER	ELIMINATE ENGINEERING ADMINISTRATIVE	1	10	10	
TC3	WORKING IN DEEP EXCAVATIONS (3M+) - TRENCH COLLAPSE	4	10	40	CONTRACTORS	<ul style="list-style-type: none"> • DESIGN OUT DEEP TRENCHING (USE PUMPS ETC) • NOMINATE SHORING REQUIREMENTS IN ACCORDANCE WITH RELEVANT CODES, STANDARDS AND REGULATIONS. • PREPARE WORK METHOD STATEMENT FOR DEEP EXCAVATION. 	PROJECT MANAGER	ENGINEERING ENGINEERING ADMINISTRATIVE	1	10	10	
TC4	CUTTING THROUGH SITE SERVICES DURING EXCAVATION	4	10	40	CONTRACTORS	<ul style="list-style-type: none"> • SERVICE LOCATION SURVEYS AND DESIGN TO MISS • DIAL BEFORE YOU DIG • ANALYSIS OF CLIENTS SERVICE LAYOUT DRAWINGS • USE SPOTTERS WHEN TRENCHING 	DESIGN - ELEC/HYDR. DESIGN - ELEC/HYDR. DESIGN - ELEC/HYDR. PROJECT MANAGER	ENGINEERING ENGINEERING ADMINISTRATIVE ADMINISTRATIVE	2	5	10	
TC5	CRANAGE - DROPPED LOAD, CRANE TURNOVER	4	10	40	CONTRACTORS	<ul style="list-style-type: none"> • TEMP CIVIL DESIGN OF CRANE PADS • ENSURE DESIGN OF LIFTNG POINTS IS SUITABLE FOR LOAD • SAFE WORK METHOD STATEMENTS • USE COMPETENT DOGMAN/RIGGER 	DESIGN - CIVIL DESIGN - STRUCTURAL PROJECT MANAGER PROJECT MANAGER	ENGINEERING ENGINEERING ADMINISTRATIVE ADMINISTRATIVE	2	5	10	
TC6	PLUMBING TO BUILDING NEEDS TO BE ACCESSED UNDER THE BUILDING - WORKING UNDER THE STRUCTURE, BUILDING MOVEMENT CAUSING INJURY	2	5	10	CONTRACTORS	<ul style="list-style-type: none"> • SAFE WORK METHOD STATEMENTS • WHERE POSSIBLE DESIGN PLUMBING FIXTURES OUTLETS/INLETS TO PENETRATE FLOOR/WALL WITHIN REACH OF THE EXTERNAL ENVELOPE 	DESIGN - ARCH/HYDR DESIGN - STRUCT. PROJECT MANAGER	SUBSTITUTE ENGINEERING ADMINISTRATIVE	1	5	5	
TC7	UNAUTHORISED ACCESS TO CLIENT SWITCHBOARD, ELECTROCUTION DUE TO UNSECURED SWITCHBOARDS	3	10	30	PUBLIC/CONTRACTORS	<ul style="list-style-type: none"> • SWITCHBOARDS TO BE LOCKABLE. • OPERATE PERMIT TO WORK ON SWITCHBOARDS. • SAFE WORK METHOD STATEMENTS 	DESIGN - ELEC PROJECT MANAGER PROJECT MANAGER	ENGINEERING ADMINISTRATIVE ADMINISTRATIVE	1	10	10	

NO.	DESCRIPTION	DATE	BY	CHK'D
A	CONCEPT DESIGN	17.02.2023	KM	BS



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PROJECT NO.:
J003638

PROJECT STATUS
CONCEPT DESIGN

PROJECT CLIENT
VAMOS

PROJECT:
ROUSE HILL ANGLICAN COLLEGE - CANTEN

PROJECT ADDRESS
7 WORCESTER ROAD, ROUSE HILL, NSW 2155

SHEET
SAFETY IN DESIGN - MANUFACTURE & CONSTRUCTION PHASES

DRAWN: KM, CHECKED: BS, SCALE: A3, SIZE: A3, REVISION: A

DRAWING NO.
A00.21

DC SIGN OFF:

SAFETY IN DESIGN - OPERATIONS & MAINTENANCE PHASE

ITEM	PROJECT PHASE	HAZARD	UNTREATED LIKELIHOOD	UNTREATED CONSEQUENCE	UNTREATED RISK	RISK AFFECTS	RISK MITIGATION TREATMENT	DESIGN ACTION REQUIRED	RISK CONTROL METHOD	RESIDUAL LIKELIHOOD	RESIDUAL CONSEQUENCE	RESIDUAL RISK	COMMENTS
OPERATIONS & MAINTENANCE PHASE													
OM1	OPERATIONS & MAINTENANCE PHASE	UNAUTHORISED ACCESS TO SWITCHBOARD, ELECTROCUTION DUE TO UNSECURED SWITCHBOARDS	3	10	30	END USERS/ MAINTENANCE	*SWITCHBOARDS TO BE LOCKABLE. *OPERATE PERMIT TO WORK ON SWITCHBOARDS. SWITCHBOARDS TO BE LOCKABLE.	DESIGN – ELEC CLIENT OPS MANAGER	ENGINEERING ADMINISTRATIVE	1	10	10	
OM2	OPERATIONS & MAINTENANCE PHASE	VEHICLE VS PEDESTRIAN MOVEMENT (TRAFFIC ROUTE, ACCESS, DELIVERIES) DUE TO NO SEPARATION OR CONTROL OF ACCESS ROUTES	3	5	15	END USERS	REDUCE INTERACTION BETWEEN VEHICLES AND PEDESTRIANS TO A MINIMUM - REMOVE, REDUCE, OR RELOCATE POTENTIAL SOURCES OF INTERACTION	DESIGN – CIVIL	ENGINEERING	1	5	5	
OM3	OPERATIONS & MAINTENANCE PHASE	APPROPRIATE ACCESS AND EGRESS TO ELEVATED PREFABRICATED BUILDINGS - PREVENTING SLIPS, TRIPS, FALLS. AVOID RAMPS THAT ARE TOO STEEP, INCORRECT STEPS AND HANDRAILS/GUARDING	3	3	9	END USERS	*RAMPS AND STAIRS & ACCESS WAYS DESIGNED TO CODE REQUIREMENTS *REGULAR INSPECTION MAINTENANCE	DESIGN - ARCH CLINET OPS MANAGER	ELIMINATE ADMINISTRATIVE	2	3	6	
OM4	OPERATIONS & MAINTENANCE PHASE	MAINTENANCE OF ROOF MOUNTED PLANT	3	3	9	END USERS/ MAINTENANCE	*MOUNT AC CONDENSORS/OTHER PLANT ON EXTERNAL MOUNTS CLOSE TO GROUND LEVEL. *ROOF SAFETY SYSTEM IN PLACE IF CONDENSORS ARE IN PLACE *SAFE WORK METHOD STATEMENTS	DESIGN - MECH DESIGN - ARCH CLIENT OPS MANAGER	ELIMINATE ENGINEERING ADMINISTRATIVE	2	3	6	
OM5	OPERATIONS & MAINTENANCE PHASE	CHEMICAL STORAGE ON-SITE	2	3	6	END USERS	*CHEMICALS STORED FOR CLEANING / MAINTENANCE PURPOSES ARE TO BE KEPT IN A LOCKED CUPBOARD *IF FLAMMABLE MATERIALS ARE TO BE STORED – THE DESIGN TEAM MUST BE INFORMED DURING THE DESIGN PHASE, WITH COPIES OF THE SAFETY DATA SHEETS PROVIDED	CLIENT OPS MANAGER DESIGN - ARCH/FIRE	ENGINEERING	2	2	4	
OM6	OPERATIONS & MAINTENANCE PHASE	WEAR AND TEAR OF MATERIALS ESPECIALLY FLOORING	3	3	9	END USERS	*REGULAR MAINTENANCE INSPECTIONS *MAINTAIN MATERIALS AND FINISHES AS PER CARE INSTRUCTIONS AND WARRANTY CONDITIONS. *REPLACEMENT OF MATERIALS AS WEAR AND TEAR BUILDS UP OR WARRANTY PERIOD FINISHED	CLIENT OPS MANAGER	ADMINISTRATIVE ADMINISTRATIVE SUBSTITUTION	2	3	6	

SAFETY IN DESIGN - DECOMMISSIONING/DEMOLITION/DISASSEMBLY PHASE

ITEM	HAZARD	UNTREATED LIKELIHOOD	UNTREATED CONSEQUENCE	UNTREATED RISK	RISK AFFECTS	RISK MITIGATION TREATMENT	DESIGN ACTION REQUIRED	RISK CONTROL METHOD	RESIDUAL LIKELIHOOD	RESIDUAL CONSEQUENCE	RESIDUAL RISK	COMMENTS
DECOMMISSIONING/DEMOLITION/DISASSEMBLY PHASE												
DC1	DUST FROM DEMOLITION (ASBESTOS CONTAINING MATERIALS/SILICA DUST ETC)	4	5	20	CONTRACTORS/PUBLIC	*DESIGN AS A MODULAR SOLUTION FOR EASY REMOVAL OF STRUCTURE AT END OF LIFE, AND ALLOWS FOR RE-USE/RECYCLING OF BUILDING AND OR MATERIALS *DO NOT SPECIFY MATERIALS THAT CONTAIN ASBESTOS *SAFE WORK METHOD STATEMENTS	DESIGN – ARCH DESIGN – ARCH DEMOLITION CONTRACTOR	ENGINEERING SUBSTITUTE ADMINISTRATIVE	1	3	3	

NO.	DESCRIPTION	DATE	BY	CHK'D
A	CONCEPT DESIGN	17.02.2023	KM	BS



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 4. REFER ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER & AWAIT WRITTEN INSTRUCTION.

PROJECT NO.:
J003638

PROJECT STATUS
CONCEPT DESIGN

PROJECT CLIENT
VAMOS

PROJECT:
ROUSE HILL ANGLICAN COLLEGE - CANTEEN

PROJECT ADDRESS
7 WORCESTER ROAD, ROUSE HILL, NSW 2155

SHEET
SAFETY IN DESIGN - OPERATIONS, MAINTENANCE & DEMOLITION

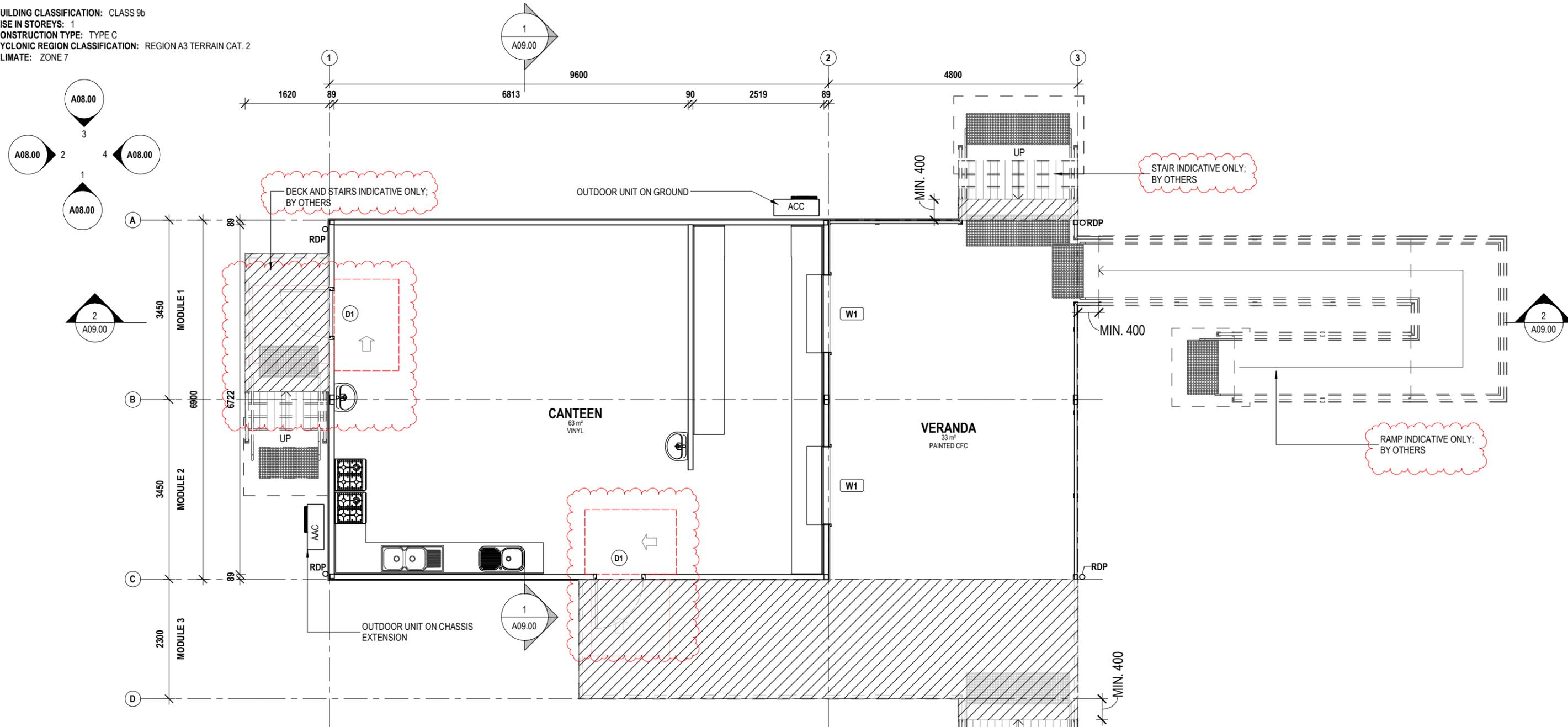
DRAWN: **KM** CHECKED: **BS** SCALE: **A3** SIZE: **A3**

DRAWING NO.: **A00.22** REVISION: **A**

DC SIGN OFF:

BUILDING INFORMATION:

BUILDING CLASSIFICATION: CLASS 9b
 RISE IN STOREYS: 1
 CONSTRUCTION TYPE: TYPE C
 CYCLONIC REGION CLASSIFICATION: REGION A3 TERRAIN CAT. 2
 CLIMATE: ZONE 7



DOORS								
TYPE	QTY.	WIDTH	HEIGHT	DOOR TYPE	FRAME TYPE	FRAME COLOUR	PANEL TYPE	HARDWARE
D1	2	920	2040	METAL CLAD WITH VISION PANEL	AL	POWDER COATED	P	ENTRANCE SET

WINDOW SCHEDULE								
TYPE	WIDTH	HEIGHT	HEAD HEIGHT	WINDOW TYPE	FRAME TYPE	FRAME COLOUR	GLAZING	COMMENTS
W1	1500	1500	2500			POWDER COATED		

ROOM SCHEDULE BUILDING 1				
ROOM	AREA	FLOOR FINISH	WALL FINISH	CEILING FINISH
VERANDA	33 m²	PAINTED CFC	PANELRIB CLADDING	PANELRIB LINING
CANTEEN	63 m²	VINYL	POLYPLY IN H-MOULDLS	PAINTED VILLABOARD

NOTE:
 WALL, CEILING AND FLOOR COLOURS TBC BY CLIENT
 STAIRS, RAMPS AND LANDINGS BY OTHERS
 BY OTHERS

NO.	DESCRIPTION	DATE	BY	CHK'D
B	UPDATED TO CLIENT'S MARKUPS	22.02.2023	KM	BS
A	CONCEPT DESIGN	17.02.2023	KM	BS



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VAMOS

PROJECT:
ROUSE HILL ANGLICAN COLLEGE - CANTEEN

PROJECT ADDRESS
7 WORCESTER ROAD, ROUSE HILL, NSW 2155

SHEET
GENERAL ARRANGEMENT PLAN

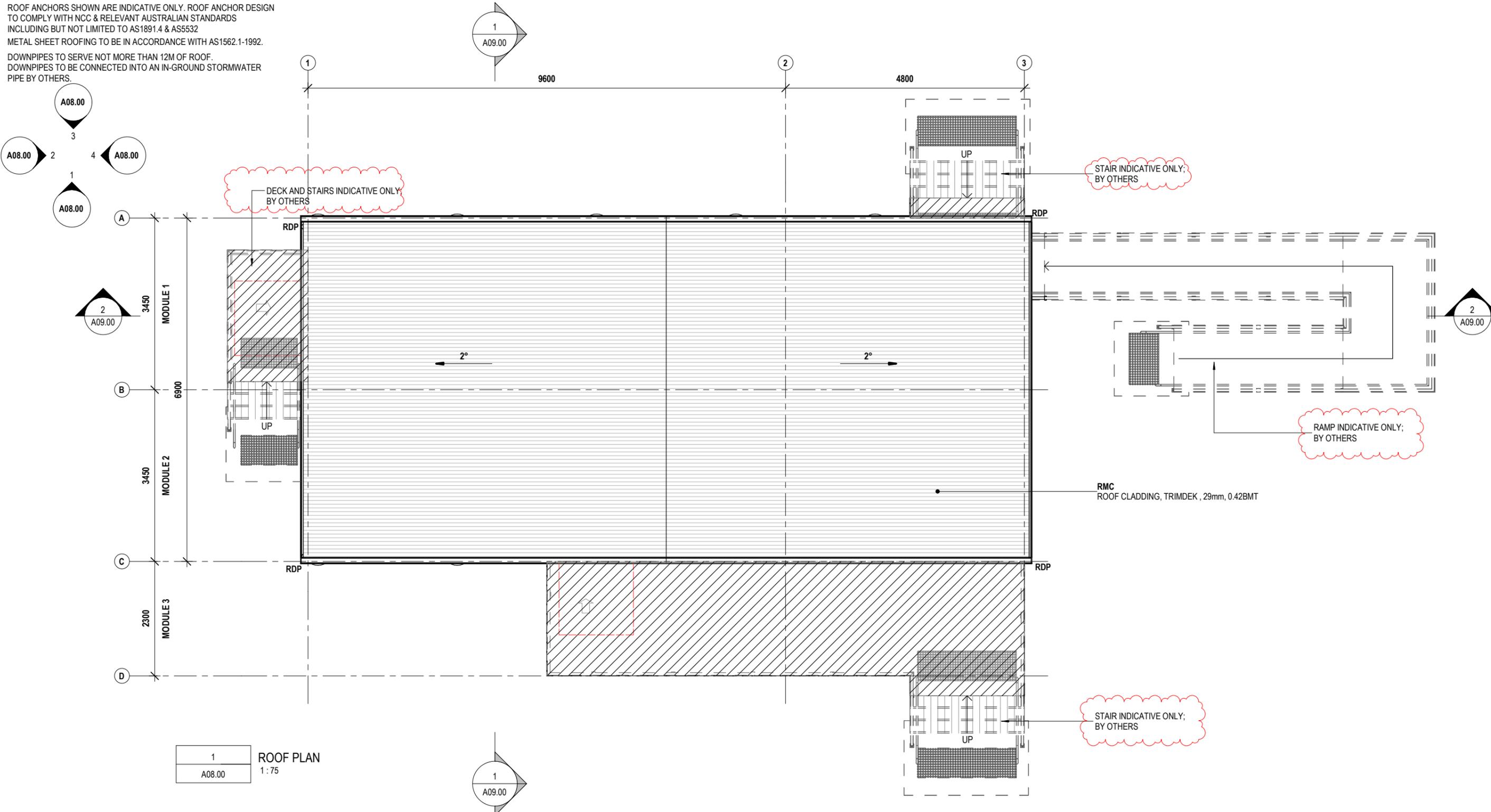
DRAWN: **KM** CHECKED: **BS** SCALE: **As indicated** SIZE: **A3**

DRAWING NO.: **A04.00** REVISION: **B**

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ROOF NOTES

ROOF ANCHORS SHOWN ARE INDICATIVE ONLY. ROOF ANCHOR DESIGN TO COMPLY WITH NCC & RELEVANT AUSTRALIAN STANDARDS INCLUDING BUT NOT LIMITED TO AS1891.4 & AS5532
 METAL SHEET ROOFING TO BE IN ACCORDANCE WITH AS1562.1-1992.
 DOWNPIPES TO SERVE NOT MORE THAN 12M OF ROOF.
 DOWNPIPES TO BE CONNECTED INTO AN IN-GROUND STORMWATER PIPE BY OTHERS.



NOTE:
 WALL, CEILING AND FLOOR COLOURS TBC BY CLIENT
 STAIRS, RAMPS AND LANDINGS BY OTHERS

NO.	DESCRIPTION	DATE	BY	CHK'D
B	UPDATED TO CLIENT'S MARKUPS	22.02.2023	KM	BS
A	CONCEPT DESIGN	17.02.2023	KM	BS



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J003638

PROJECT STATUS
CONCEPT DESIGN

PROJECT CLIENT
VAMOS

PROJECT:
ROUSE HILL ANGLICAN COLLEGE - CANTEEN

PROJECT ADDRESS
7 WORCESTER ROAD, ROUSE HILL, NSW 2155

SHEET
ROOF PLAN

DRAWN
TT

CHECKED
BS

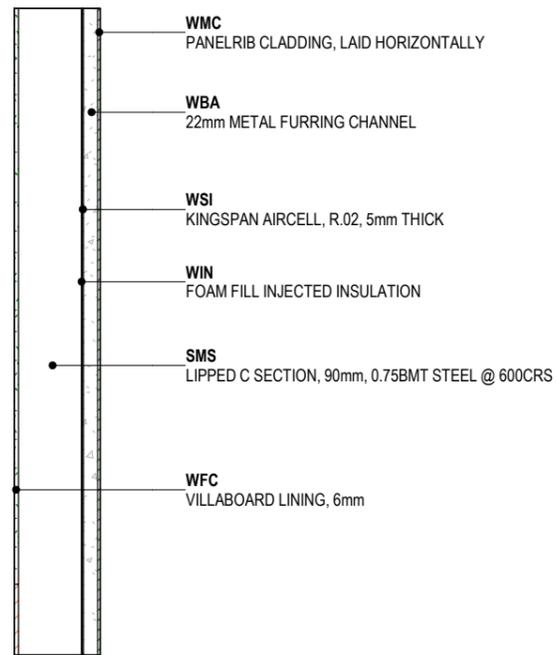
SCALE
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SIZE
A3

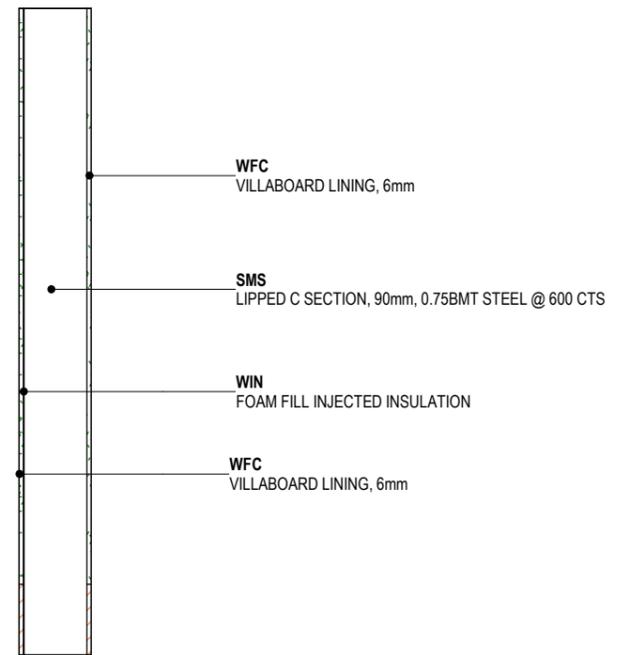
DRAWING NO.
A04.50

REVISION
B

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WALL TYPE 01
EXTERNAL WALL



WALL TYPE 02
INTERNAL WALL

NO.	DESCRIPTION	DATE	BY	CHK'D
A	UPDATED TO CLIENT'S MARKUPS	22.02.2023	KM	BS



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J003638

PROJECT STATUS
CONCEPT DESIGN

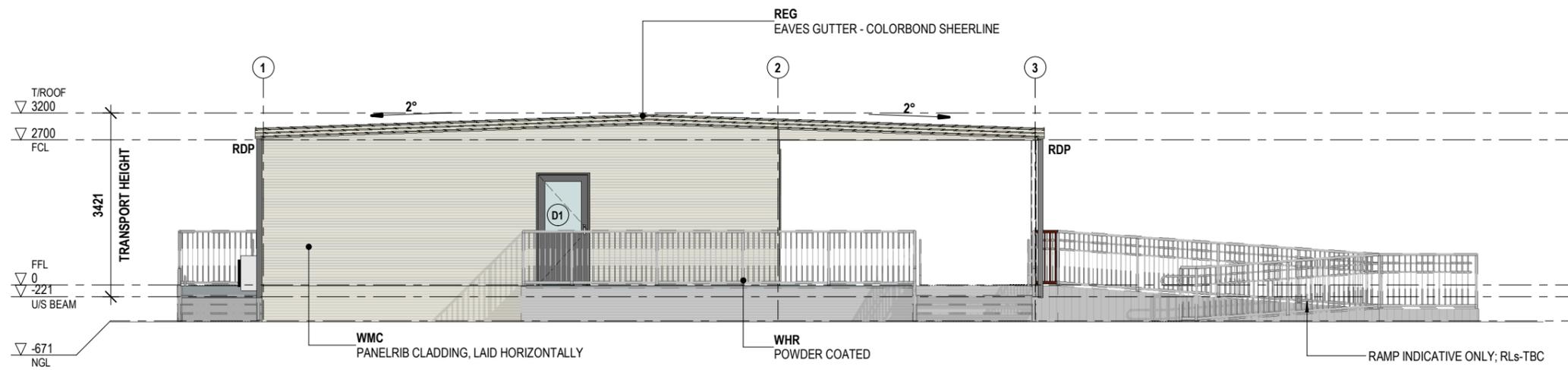
PROJECT CLIENT
VAMOS

PROJECT:
ROUSE HILL ANGLICAN COLLEGE - CANTEEN

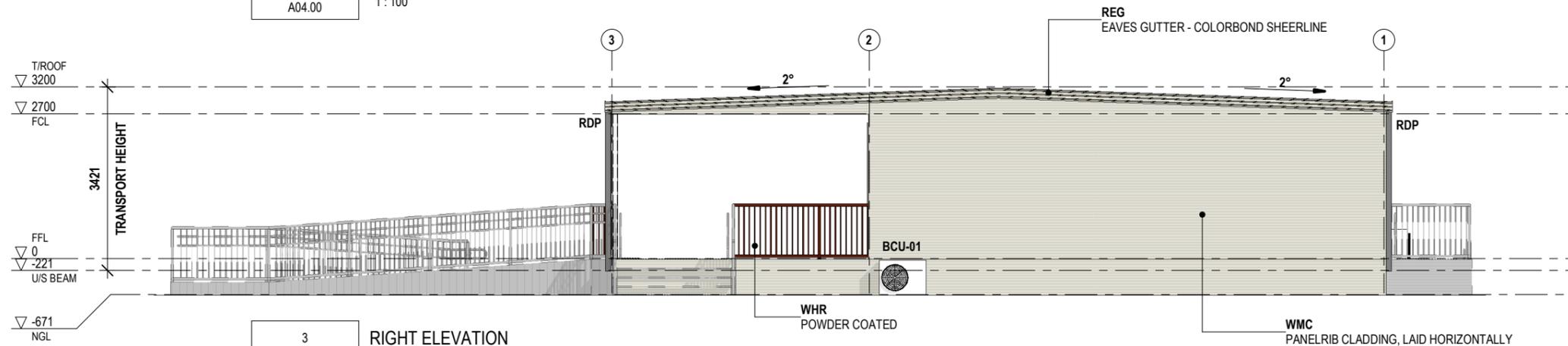
PROJECT ADDRESS
7 WORCESTER ROAD, ROUSE HILL, NSW 2155

SHEET
WALL SECTIONS

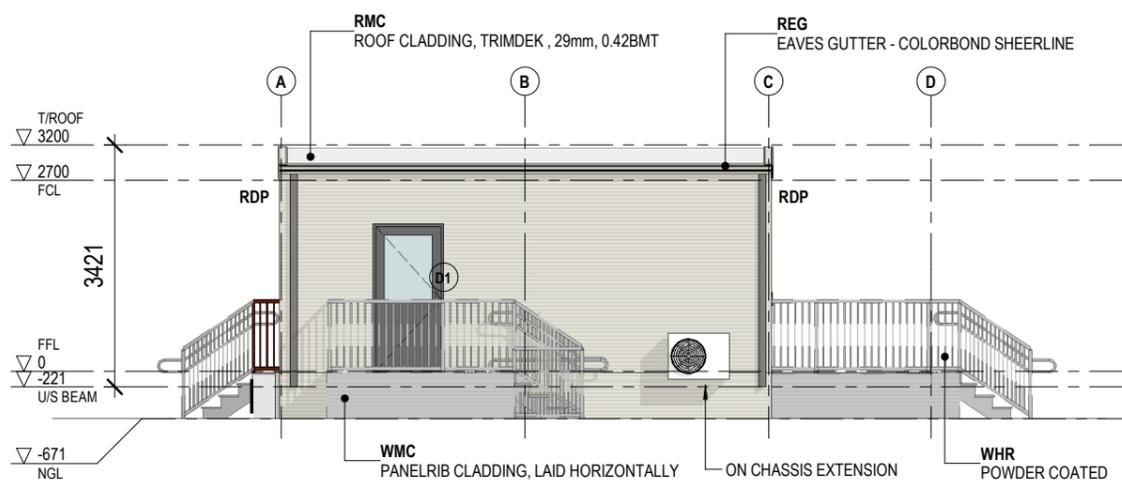
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DRAWING NO. A06.20		REVISION A	
DC SIGN OFF:			



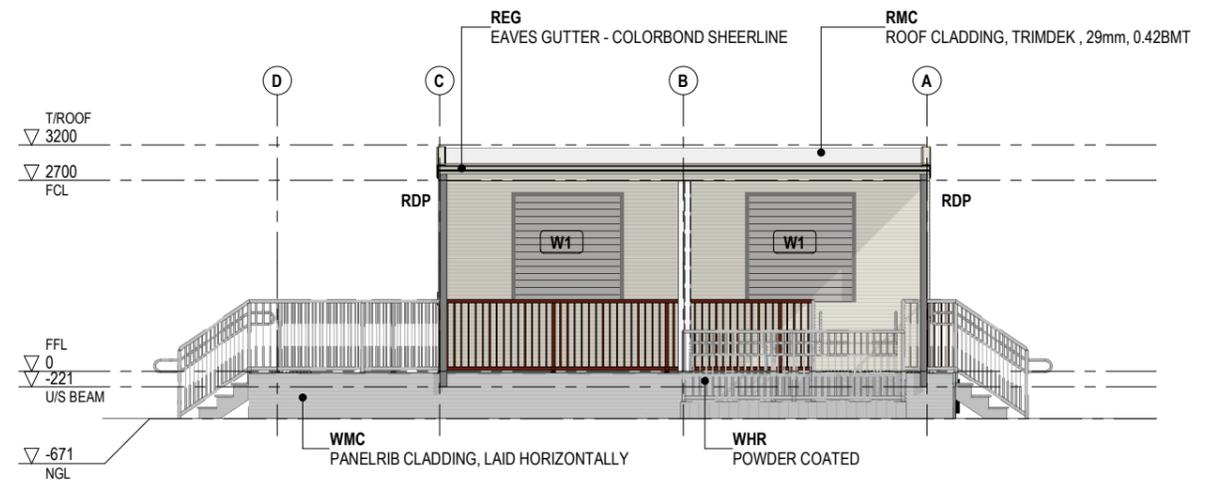
1 LEFT ELEVATION
A04.00 1:100



3 RIGHT ELEVATION
A04.00 1:100



2 REAR ELEVATION
A04.00 1:100



4 FRONT ELEVATION
A04.00 1:100

NO.	DESCRIPTION	DATE	BY	CHK'D
A	CONCEPT DESIGN	17.02.2023	KM	BS

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J003638

PROJECT STATUS
CONCEPT DESIGN

PROJECT CLIENT
VAMOS

PROJECT:
ROUSE HILL ANGLICAN COLLEGE - CANTEEN

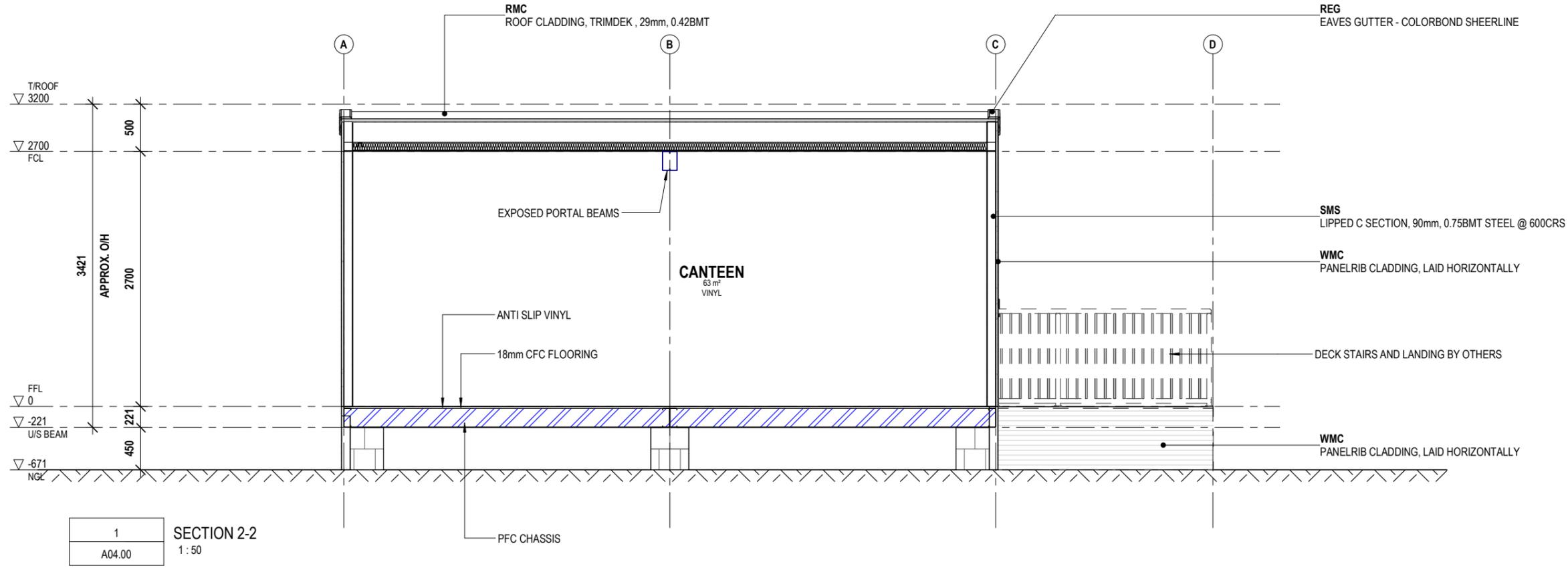
PROJECT ADDRESS
7 WORCESTER ROAD, ROUSE HILL, NSW 2155

SHEET
BUILDING ELEVATIONS

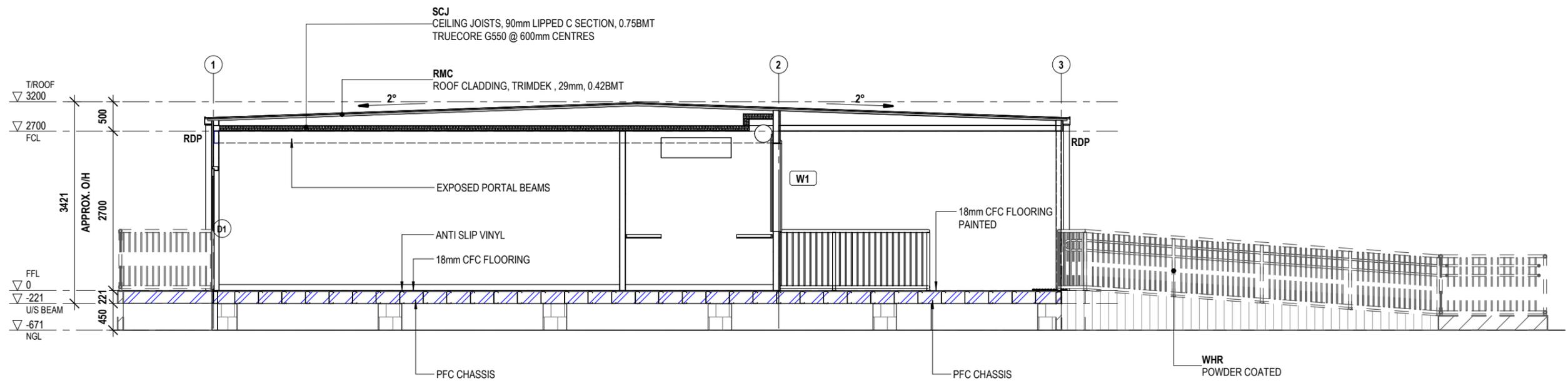
DRAWN: KM, CHECKED: BS, SCALE: 1:100, SIZE: A3

DRAWING NO.: A08.00, REVISION: A

DC SIGN OFF:



1 SECTION 2-2
A04.00 1:50



2 SECTION B-B
A04.00 1:75

NO.	DESCRIPTION	DATE	BY	CHK'D
A	CONCEPT DESIGN	17.02.2023	KM	BS



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CONCEPT DESIGN

PROJECT CLIENT
VAMOS

PROJECT:
ROUSE HILL ANGLICAN COLLEGE - CANTEEN

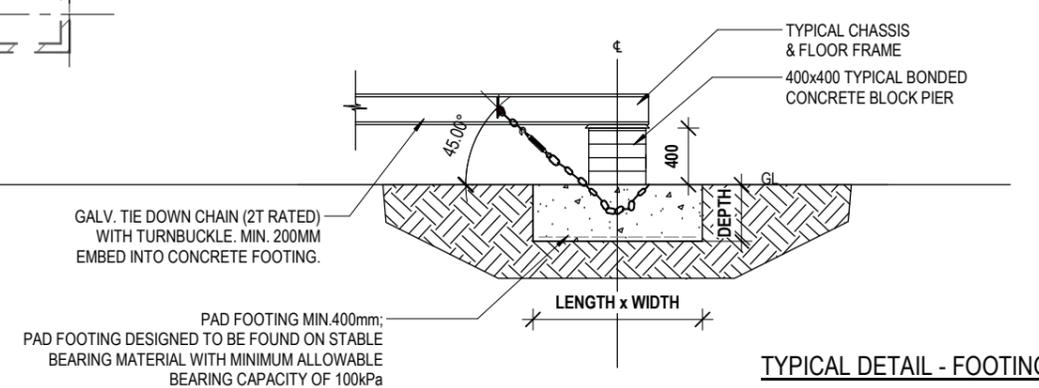
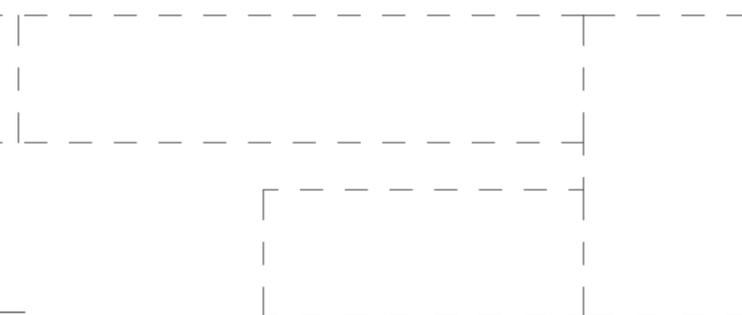
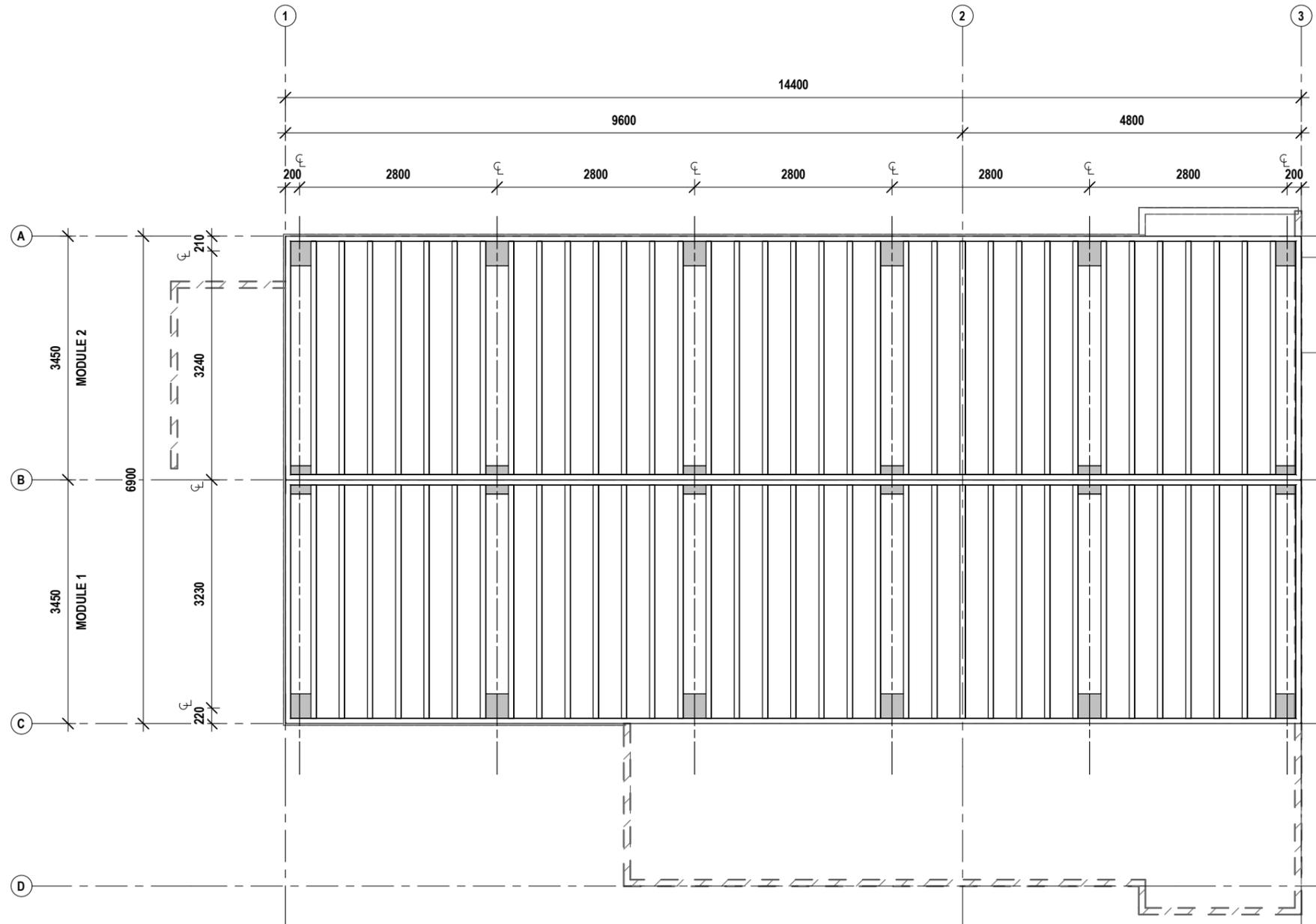
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SHEET
BUILDING SECTIONS

DRAWN: **KM** CHECKED: **BS** SCALE: **As indicated** SIZE: **A3**

DRAWING NO.: **A09.00** REVISION: **A**

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TYPICAL DETAIL - FOOTING

NOTE: FOOTING DETAILS INDICATIVE ONLY;
FINAL DETAILS TBA BY STRUCTURAL ENGINEER

NO.	DESCRIPTION	DATE	BY	CHK'D
A	CONCEPT DESIGN	17.02.2023	KM	BS



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J003638

PROJECT STATUS:
CONCEPT DESIGN

PROJECT CLIENT:
VAMOS

PROJECT:
ROUSE HILL ANGLICAN COLLEGE - CANTEEN

PROJECT ADDRESS:
7 WORCESTER ROAD, ROUSE HILL, NSW 2155

SHEET
FOOTING PLAN

DRAWN: **KM** | CHECKED: **BS** | SCALE: **As indicated** | SIZE: **A3**

DRAWING NO.: **S01.00** | REVISION: **A**

DC SIGN OFF:

Rouse Hill Anglican College

Worcester Road, Rouse Hill, NSW.

Temporary Canteen Design Documentation

Pre-Tender Issue For Approval



Drawing List:

Temporary Canteen:

- > UFD-0865-C-100 - Cover Page
- > UFD-0865-C-101 - Floor Plan
- > UFD-0865-C-102 - Equipment Schedule & Details
- > UFD-0865-C-201 - Elevation & Details
- > UFD-0865-C-202 - Elevation & Details
- > UFD-0865-C-301 - Electrical Services Layouts
- > UFD-0865-C-302 - Hydraulic Services Layouts

UFD NOTES:	
<ul style="list-style-type: none"> • Any dimensions provided on UFD drawing sets are for design purposes only and shall not be used for set out. Builders to employ nominated contractors/equipment suppliers to provide all dimensioned service set out drawings. • All equipment locations and final services layouts shall be co-ordinated with Mechanical, Electrical, Hydraulic, Structural, Architectural and Interior Finishes. All final services locations for construction purposes shall be nominated and documented by the Kitchen Fitout Contractor (KFC). • Wall, floor & ceiling finishes must be provided in accordance with AS4674-2004 Architect/Interior finishes to document and detail, refer to Architect/Interior finishes documentation for details. • All joinery elements shall be documented and detailed by Architect/Interior finishes, refer to Architect/Interior finishes documentation for details. • Specified equipment brands/models shall not be changed, substituted or removed unless approved by the Client and reviewed by UFD. • All insulated / cold room panel shall be FM global insurer approved. • Hydraulic consultants drawings to verify floor waste locations. • Roller doors and associated hardware shall be detailed by the Architect/Interior finishes. • All floors to be graded to floor wastes as located on UFD drawings to a 1:60 gradient. • All floors to be slip rated to align with AS4586-2013 (being an R12 rating) • All floor grate assemblies to be complete with R12 slip rated removable and sectioned grate assemblies. Each section grate assembly shall be equipped with a finger slot for ease of removal. • All floor and wall junctions are to be covered in accordance with AS4674-2004 Section 3. • All commercial tapware to be WELS approved with a minimum 5 star WELS approved rating. • All cold room door hardware will be compliant with BCA regulations relating to the safe egress of an enclosed chamber. 	<ul style="list-style-type: none"> • Lighting will need to be detailed by the Electrical Consultant. Lighting LUX outputs will match the work/operations conducted in the food and beverage areas. • All lighting must be compliant with AS4674-2004 Section 2.6 which notes the following below: All food premises shall have natural or artificial lighting in accordance with the requirements of the Building Code of Australia (BCA), with the following exceptions: <ul style="list-style-type: none"> (a) Where natural lighting is provided the lighting levels shall be equivalent to the levels for artificial lighting. (b) Where artificial lighting is provided the lighting shall also comply with the requirements of AS 1680.1 and AS/NZS 1680.2.4. • Subdued lighting may be provided in dining and drinking areas, provided that there is lighting available that complies with the above requirements during cleaning and inspection operations. • Artificial lighting that is adequate for the needs of the foodservice operation shall be in accordance with Australian Standards for LUX requirements in commercial foodservice operations will need to be designed by the Electrical/Lighting Consultant. <p>Activity Level of Illuminance (Lux)</p> <ol style="list-style-type: none"> 1. Food and equipment storage areas 110-150 LUX 2. Retail, dishwashing, handwashing, toilet areas 200-300 LUX 3. At food preparation surfaces 500 LUX 4. For reading inspection and monitoring equipment (by provision of local lighting) 600-1200 LUX. <p>Note: The BCA has requirements for natural and artificial lighting. For example, for new work or alteration subject to BCA requirements, artificial lighting systems must comply with the relevant parts of AS1680-1990.</p> <ul style="list-style-type: none"> • Exposed Smooth Conduit To Be Run In Stand Off Mounting Brackets. • Ribbed Conduit Shall Not Be Accepted. • Roller Door To Be Interwired To Comply With HACCP Best Practice.

TERROIR MARK UP TO REFLECT CLIENT COMMENTS

21.02.23

ISSUED BY FLEETWOOD FOR FINAL DOCUMENTATION CO ORDINATION 21.02.2023

Any omissions, errors and differences between this drawing and the written specification must be reported to Universal Foodservice Designs Pty Ltd.

The fit out contractor will be required to verify all site dimensions and conditions before producing services set out drawings & fabrication drawings.

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- NOTES:
1. All foodservice areas are to be constructed and installed in conjunction with Australian & New Zealand Safe Food guidelines, standards & local health code regulations.
 2. All tapware (including Flick mixers) installed will be WELS approved.
 3. Floor waste locations noted are indicative only and subject to the Hydraulic Consultants advice.
 4. Wall, floor and ceiling finishes to be detailed by others.
 5. Walls must be solid to align with AS4674-2004 for Food Service areas and AS4146-2000 for Laundry Areas.
 6. Lighting must be free of lips, ledges that can collect grease oil and dust.



universal foodservice designs
www.ufd.net.au
Commercial Food, Beverage & Laundry Consultants

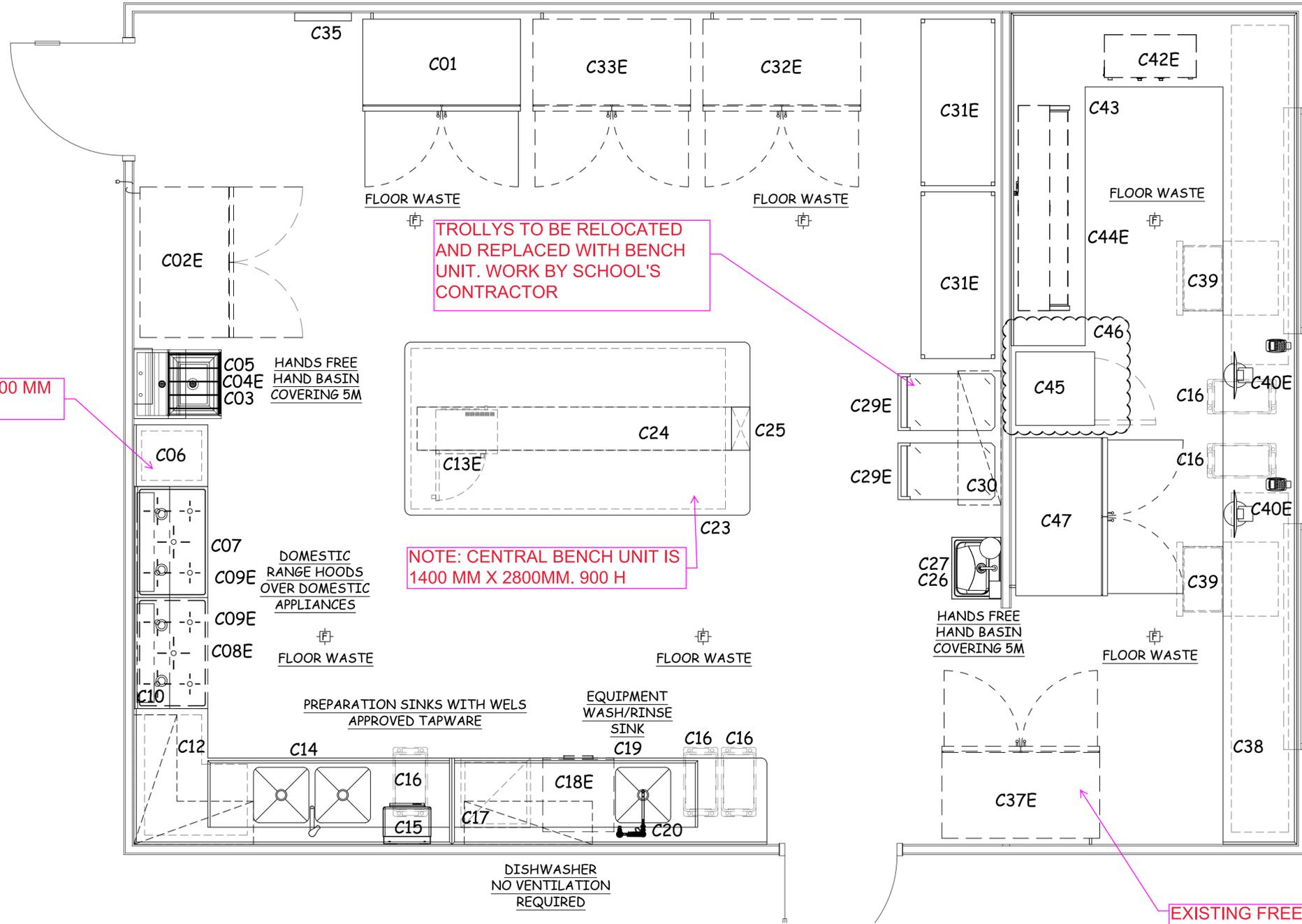
Universal Foodservice Designs Pty Ltd
ABN 21 147 307 211
P.O Box 236 Ourimbah, N.S.W
Australia 2258
Ph. +612 43290630
E. studio@ufd.net.au



Project Title:
Rouse Hill Anglican College
7 Worcester Rd, Rouse Hill,
NSW 2155

Sheet Title:
Temporary Canteen
Floor Plan

Drawn C.Slater	Scale 1:20 @ A1	Date 13.09.2022	Approved B.J.Lennox
Drawing No: UFD-0865-C-101	Issue: 3	Revision: -	
Architectural Background Drawing No: XXXXXXXXXX	Issue: 1	Revision: -	
Issue	By	Date	Description
1	CS	13.09.2022	Concept Issue
2	SS	23.09.2022	50% Issue For Co-Ordination
3	KW	07.11.2022	Pre-Tender Issue For Approval



NOTE: INFILL BENCH IS 600 MM X 500 MM

TROLLYS TO BE RELOCATED AND REPLACED WITH BENCH UNIT. WORK BY SCHOOL'S CONTRACTOR

NOTE: CENTRAL BENCH UNIT IS 1400 MM X 2800MM. 900 H

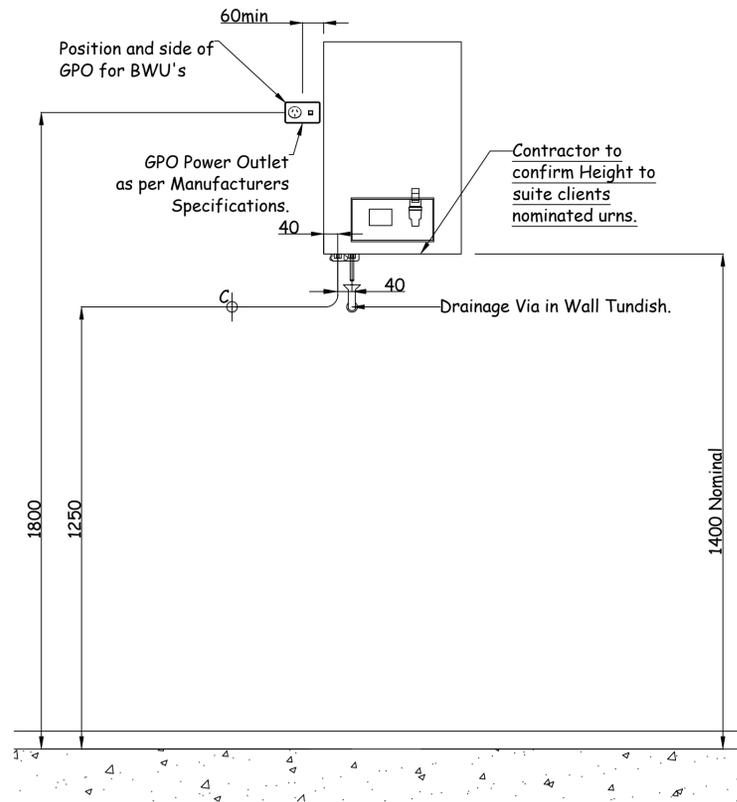
EXISTING FREE STANDING PETERS ICE CREAM FRIDGE

TERROIR MARK UP TO REFLECT CLIENT COMMENTS
21.02.23
ISSUED OT FLEETWOOD FOR FINAL DOCUMENTATION CO ORDINATION 21.02.2023

- NOTE:
- Any dimensions provided on UFD drawing sets are for design purposes only and should not be used for set out.
 - Builders to employ nominated contractors/equipment suppliers to provide dimensioned service set out drawings.
 - Wall, floor & ceiling finishes must be provided in accordance with AS4674-2004. Refer to architect/interior finishes for details.

Temporary Canteen - Floor Plan - 1:20 @ A1

UFD - 0865 - ROUSE HILL ANGLICAN COLLEGE - TEMPORARY CANTEN - FOODSERVICE EQUIPMENT SCHEDULE					SERVICES REQUIREMENTS PER ITEM			
ITEM NO.	QTY	DESCRIPTION	MODEL NO.	NOTES	ELECTRICAL REQUIREMENTS	WATER REQUIREMENTS	DRAINAGE REQUIREMENTS	GAS REQUIREMENTS
C01	1	2 DOOR UPRIGHT FREEZER	SKOPE REFLEX RF7.UF.2.SD		10A GPO 1800MM AFFL			
C02E	1	2 DOOR UPRIGHT REFRIGERATOR	SKOPE REFLEX RF7.UPR.2.SD		10A GPO 1800MM AFFL			
C03	1	JANITORS SINK/HAND BASIN	STODDART CS04/ACQUA AQD4002	TO BE SUPPLIED WITH ELECTRONIC TAP SET TO HAND BASIN, BUCKET FILLER FOR BUCKET SINK.	10A GPO 600MM AFFL	13MM HOT + COLD @ 600MM AFFL	1 X 50MM DRAINAGE	
C04E	1 SET	EXISTING PAPER TOWEL & SOAP DISPENSERS	CLIENT SUPPLIED	MOUNTED ABOVE ITEM C03				
C05	1	BUG ZAPPER	CHAMELEON 1X2	UV TYPE	10A GPO @ 2200MM AFFL			
C06	1	S/S INFILL BENCH	CUSTOM FABRICATED	HEAVY GAUGE, COMPLETE WITH S/S UNDERSHELF, 150MM UPSTAND TO REAR.				
C07	1	DOMESTIC CERAMIC HOB OVEN RANGE	WESTINGHOUSE WFE946SC		12.8kw (52 AMPS) ELECTRICAL CONNECTION TO BE CONFIRMED			
C08E	1	DOMESTIC CERAMIC HOB OVEN RANGE	WESTINGHOUSE WFE946SD		12.8kw (52 AMPS) ELECTRICAL CONNECTION TO BE CONFIRMED			
C09E	2	DOMESTIC RANGE HOOD	EXISTING	EXTRACT FLOW RATE TBC. ADDITIONAL DUCTWORK TO BE SUPPLIED AFTER CONFIRMATION ON REQUIREMENT.	10 AMP CIRCUIT AT HIGH LEVEL FOR FAN MOTOR, LIGHTING CIRCUIT.			
C10	1	SS WALL CLADDING	CUSTOM FABRICATED	WALL CLADDING TO EXTEND BETWEEN UNDERSIDE OF RANGE HOOD TO TOP OF FLOOR COVING.				
C11	-	SPARE NUMBER						
C12	1	S/S WALL SHELVING - 2 TIER	CUSTOM FABRICATED					
C13E	1	MICROWAVE OVEN	EXISTING	MOUNTED ON SHELF ABOVE BENCH	10AMP GPO MOUNTED UPPER TIER OF OVERSHELF STRUCTURE			
C14	1	S/S PREPARATION BENCH ASSEMBLY	CUSTOM FABRICATED	C/W PARTIAL WET DECK AREA - C/W WELS APPROVED TAPWARE (ENWARE ORAS CUBISTA GOOSENECK SPOUT SL1809-S) + PARTIAL SINGLE TIER S/S UNDERSHELVING 2 X 450 X 450 X 300MM SINK BOWLS + 150MM HIGH UPSTAND TO REAR & RH RETURN		13MM HOT + COLD @ 600MM AFFL	2 X 50MM DRAINAGE	
C15	1	WALL MOUNTED HOT WATER BOILING UNIT	ZIP AUTOBOIL 425052		3.6kW 40 V 50Hz @ 1350 AFFL	13MM COLD @ 1200MM AFFL	WALL TUNDISH 1200MM AFFL	
C16	1 LOT	60L COLOUR CODED WASTE BIN + DOLLIES	SUPPLIED BY CLIENT	POSITIONED AS SHOWN				
C17	1	S/S WALL SHELVING - 2 TIER	CUSTOM FABRICATED					
C18E	1	EXISTING UNDERCOUNTER DISHWASHER	HOBART ECOMAX 504	ALL SERVICES INFORMATION TO BE CONFIRMED	2.4KW 1PH 15AMP @ 600MM AFFL (WATERPROOFED)	13MM HOT + COLD @ 600MM AFFL	50MM TRAPPED ABOVE GROUND	
C19	1	S/S DISHWASHING BENCH	CUSTOM FABRICATED	COMPLETE WITH SINGLE BOWL SINK 450 X 450 X 300MM DEEP, 1 X 4 TIER DISHWASHER BASKET RACK UNDER, LOCALISED WET EDGE TO SINK AND + 150MM UPSTAND TO REAR, 1 X RADIUSSED CORNER.		13MM HOT + COLD @ 600MM AFFL	1 X 50MM DRAINAGE	
C20	1	PRE-RINSE & POT FILLER	3MONKEEZ T-3M53106-C			CONNECT TO SERVICES UNDER C19		
C21	-	SPARE NUMBER						
C22	-	SPARE NUMBER						
C23	1	S/S ISLAND BENCH WITH FULL UNDERSHELF	CUSTOM FABRICATED	4 X RADIUSED CORNERS				
C24	1	S/S ISLAND CEILING MOUNTED SHELVING UNIT 2-TIER	CUSTOM FABRICATED	WITH POWER RETICULATED IN SHELF FRAME	4 X 10A DGPO + 2 X DATA POINTS MOUNTED TO UNDERSIDE OF SHELF STRUCTURE.			
C25	1	S/S RISER - FLOOR MOUNTED	CUSTOM FABRICATED	SERVICE RISER TO CARRY ELECTRICAL SUPPLY & DATA TO GPO'S IN SHELF UNIT				
C26	1	KNEE OPERATED HAND BASIN	3MONKEEZ KNEEBTMV-1	COMPLETE W/ SEPARATE HOSE COCKS		13MM HOT + COLD @ 600MM AFFL	40MM	
C27	1 SET	PAPER TOWEL & SOAP DISPENSERS	CLIENT SUPPLIED					
C28	-	SPARE NUMBER						
C29E	1 LOT	MOBILE TROLLEYS	EXISTING					
C30	1	S/S WALL SHELVING - 2 TIER	CUSTOM FABRICATED					
C31E	1 LOT	UTILITY SHELVING	EXISTING					
C32E	1	EXISTING ICE CREAM FREEZER	EXISTING		10A GPO 1800MM AFFL			
C33E	1	EXISTING 2 DOOR UPRIGHT FREEZER	EXISTING		10A GPO 1800MM AFFL			
C34	-	SPARE NUMBER						
C35	1	MOP & BROOM HOLDER	PRINCE CASTLE 918-B					
C36	-	SPARE NUMBER						
C37E	1	EXISTING 2 DOOR UPRIGHT FREEZER	EXISTING		10A GPO 1800MM AFFL			
C38	1	S/S FRONT SERVICE COUNTER	CUSTOM FABRICATED	COMPLETE WITH 2 SINGLE TIER UNDERSHELVES				
C39	2	S/S 1 TIER DRAWER PACK	3MONKEEZ S5 DRAWER-L	LOCKABLE & KEYPED ALIKE				
C40E	2	P.O.S. SYSTEM	EXISTING		2 X 10AMP GPOS 2 X DATA POINT + PHONE POINT @ 700MM AFFL			
C41	-	SPARE NUMBER						
C42E	1	EXISTING PIE WARMER	EXISTING		10A GPO 1200MM AFFL			
C43	1	S/S WALL BENCH	CUSTOM FABRICATED	SINGLE TIER SHELF UNDER, 150MM UPSTAND TO REAR.				
C44E	1	EXISTING HOT FOOD BAR	ROBAND E16	MANUAL FILL & DRAIN IF USED WITH WATER	10A GPO 1200MM AFFL			
C45	1	GLASS DOOR UPRIGHT MILK FRIDGE	BROMIC 6M0374LB-NR	SELF CONTAINED OPERATING ON R600A REFRIGERANT.	10A GPO 2200MM AFFL			
C46	1	S/S WALL BENCH	CUSTOM FABRICATED	SINGLE TIER SHELF UNDER, 150MM UPSTAND TO REAR & RH RETURN.				
C47	1	2 DOOR UPRIGHT DRINKS REFRIGERATOR	SKOPE TME1000N-A		10A GPO 1800MM AFFL			



D01 102 Auto Boil Detail 1:10 @ A1

TERROIR MARK UP TO REFLECT CLIENT COMMENTS

21.02.23

ISSUED OT FLEETWOOD FOR FINAL DOCUMENTATION CO ORDINATION 21.02.2023

NOTE:

- Any dimensions provided on UFD drawing sets are for design purposes only and should not be used for set out.
- Builders to employ nominated contractors/equipment suppliers to provide dimensioned service set out drawings.
- Wall, floor & ceiling finishes must be provided in accordance with AS4674-2004. Refer to architect/interior finishes for details.

DO NOT SCALE THIS DRAWING

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 - Lighting must be free of lips, ledges that can collect grease oil and dust.



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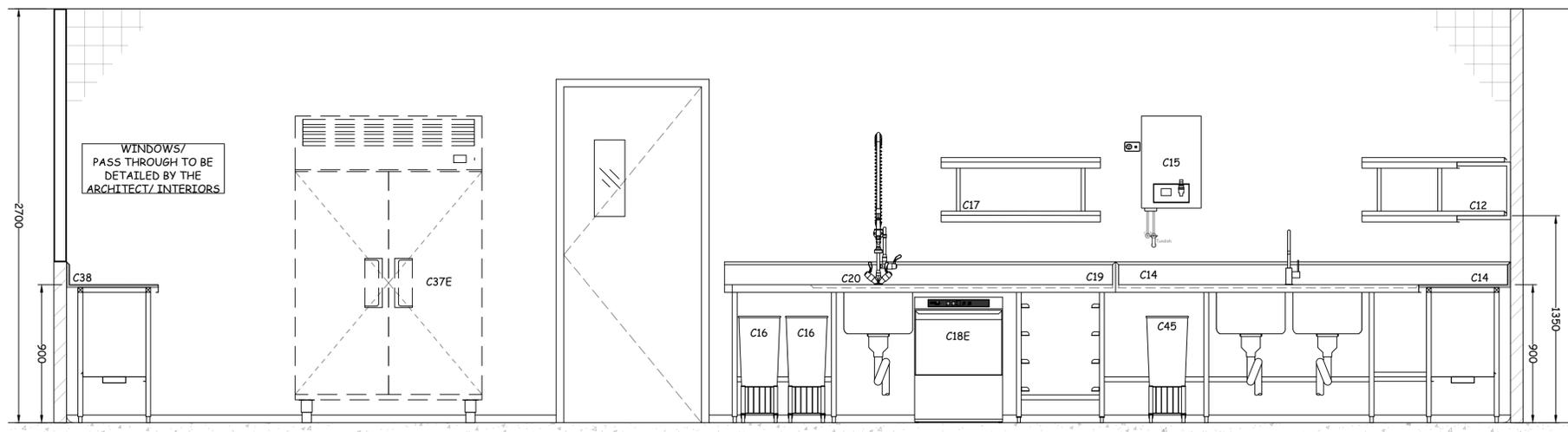
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ABN 21 147 307 211
P.O Box 236 Ourimbah, N.S.W
Australia 2258
Ph. +612 43290630
E. studio@ufd.net.au



Project Title:
**Rouse Hill Anglican College
7 Worcester Rd, Rouse Hill,
NSW 2155**

Sheet Title:
**Temporary Canteen
Equipment Schedule**

Drawn C.Slater	Scale 1:10 @ A1	Date 13.09.2022	Approved B.J.Lennox
Drawing No: UFD-0865-C-102	Issue: 3	Revision: -	
Architectural Background Drawing No: XXXXXXXXXX	Issue: 1	Revision: -	
Issue	By	Date	Description
1	CS	13.09.2022	Concept Issue
2	SS	23.09.2022	50% Issue For Co-Ordination
3	KW	07.11.2022	Pre-Tender Issue For Approval



A
201 Elevation - Preparation Area - 1:20 @ A1

TERROIR MARK UP TO REFLECT CLIENT COMMENTS

21.02.23

ISSUED OT FLEETWOOD FOR FINAL DOCUMENTATION CO ORDINATION 21.02.2023

DO NOT SCALE THIS DRAWING

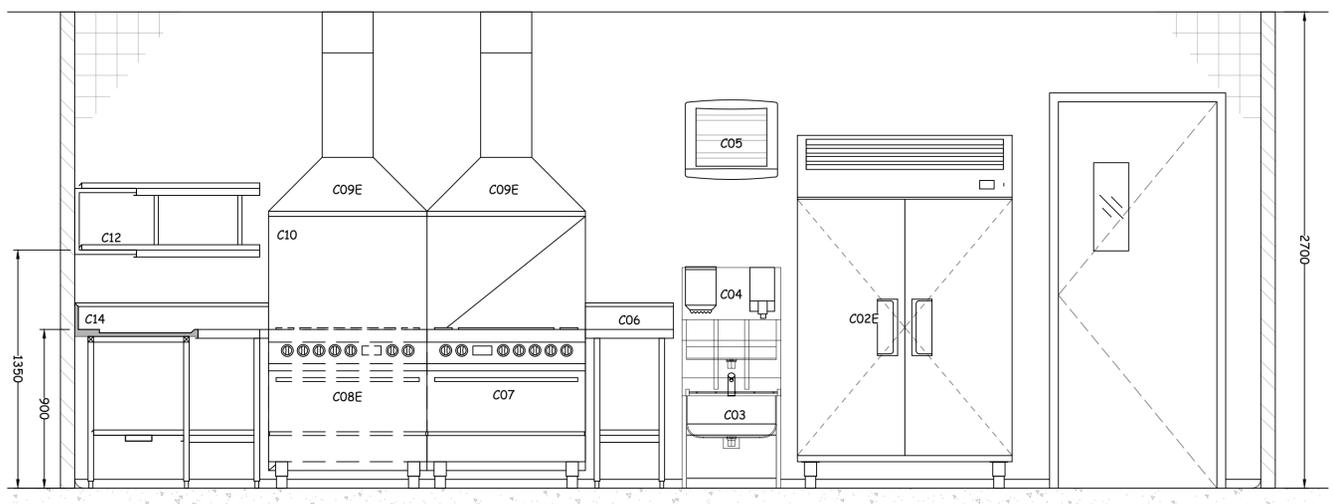
Any omissions, errors and differences between this drawing and the written specification must be reported to universal foodservice designs Pty Ltd.

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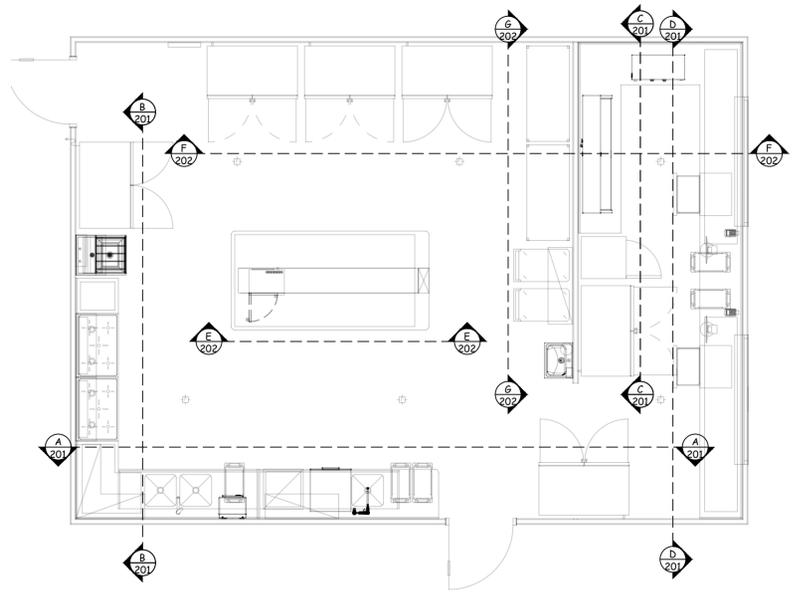
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NOTES:

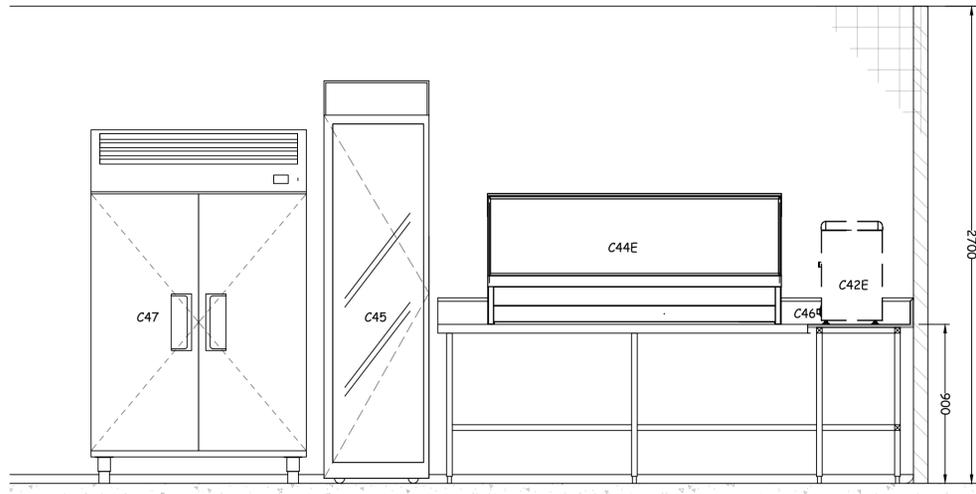
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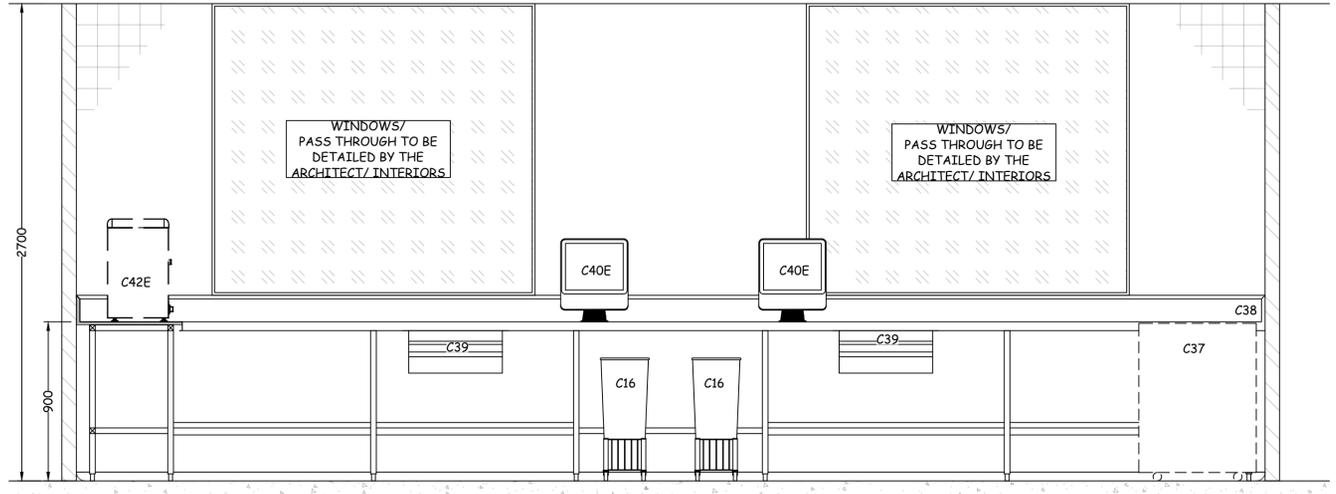
B
201 Elevation - Domestic Range - 1:20 @ A1



Bar Elevation Key - 1:50 @ A1



C
201 Elevation - Rear Counter Area - 1:20 @ A1



D
201 Elevation - Front Counter Area - 1:20 @ A1



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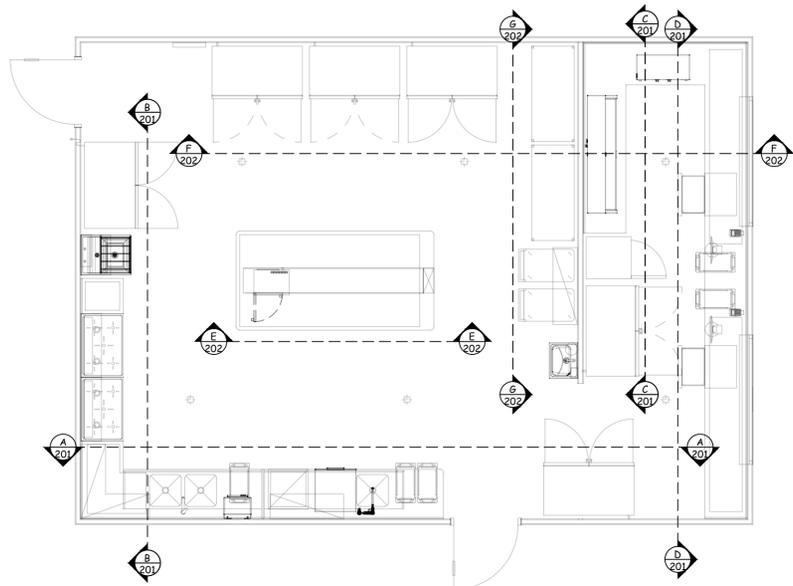
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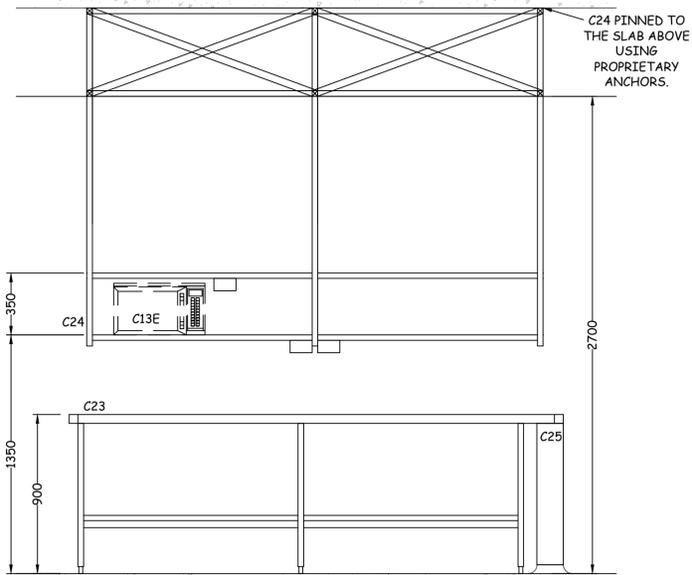
Project Title:
Rouse Hill Anglican College
7 Worcester Rd, Rouse Hill,
NSW 2155

Sheet Title:
**Temporary Canteen -
Elevation Details**

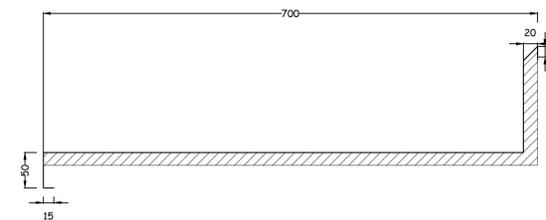
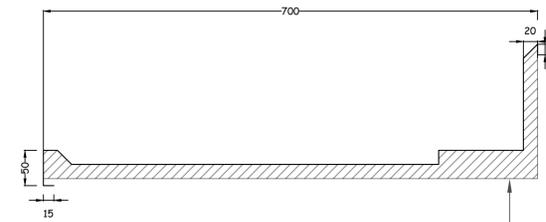
Drawn C.Slater	Scale 1:20/50 @ A1	Date 13.09.2022	Approved B.J.Lennox
Drawing No: UFD-0865-C-201	Issue: 2	Revision: -	
Architectural Background Drawing No: XXXXXXXXXX	Issue: 1	Revision: -	
Issue	By	Date	Description
1	SS	23.09.2022	50% Issue For Co-Ordination
2	KW	07.11.2022	Pre-Tender Issue For Approval



Elevation Key - 1:50 @ A1

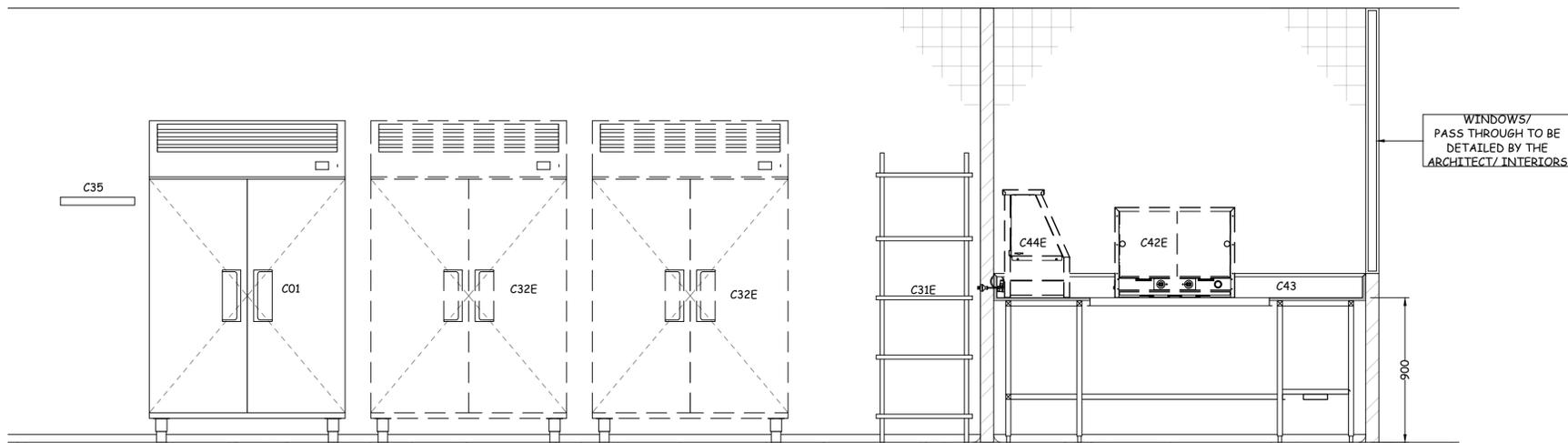


E₂₀₂ Elevation - Island Bench - 1:20 @ A1



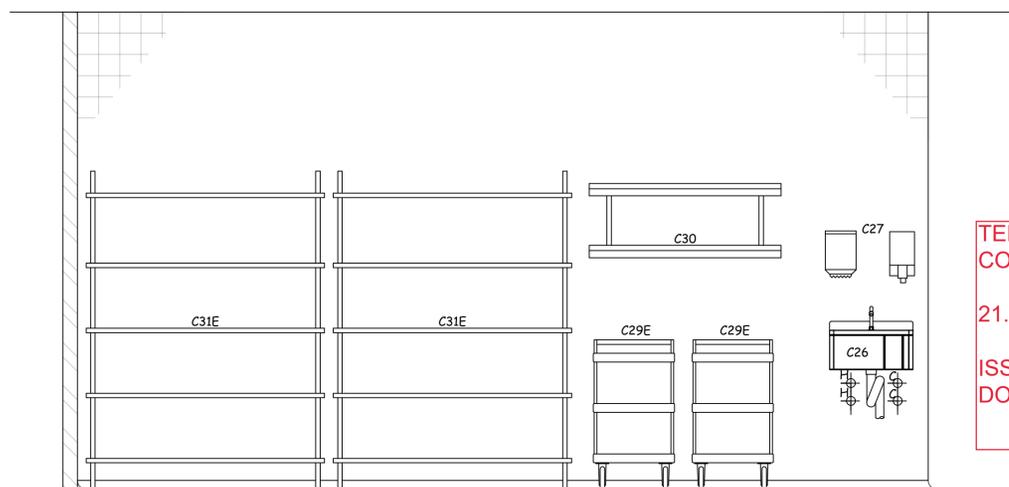
All stainless steel bench work is to be 304 grade stainless.
 Medium gauge bench work to be 1.2mm thick.
 Heavy gauge bench work to be 2mm thick.
 All edges to be de-burred and smooth of any imperfections.

D02₂₀₂ S/S Bench Profile Detail - 1:5 @ A1



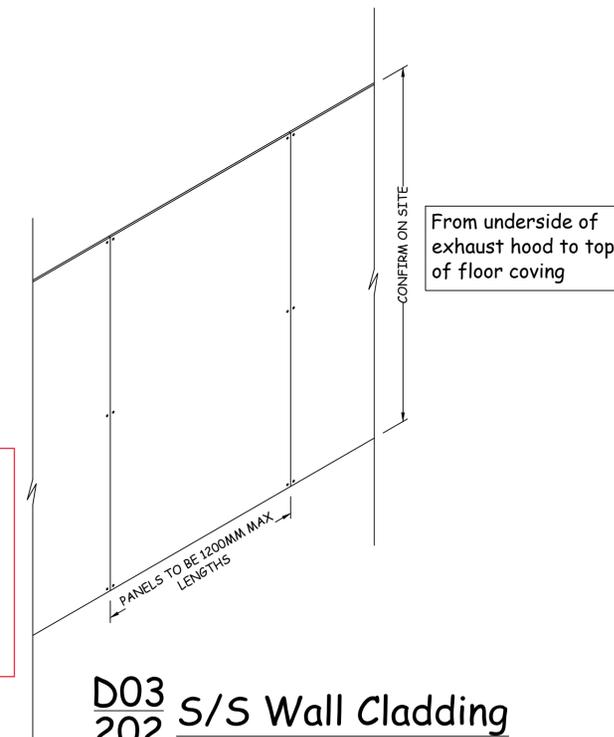
F₂₀₂ Elevation - Freezer Units - 1:20 @ A1

- * 1.2MM Wall cladding
- * S/S grain to run vertical
- * Backed with 8mm FC sheet
- * Combination of adhesive and counter sunk screw fixings to wall



G₂₀₂ Elevation - Storage Area - 1:20 @ A1

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 21.02.23
 ISSUED OT FLEETWOOD FOR FINAL DOCUMENTATION CO ORDINATION 21.02.2023



D03₂₀₂ S/S Wall Cladding - 1:20 @ A1

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 Australia 2258

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E. studio@ufd.net.au



Project Title:

Rouse Hill Anglican College
 7 Worcester Rd, Rouse Hill,
 NSW 2155

Sheet Title:

Temporary Canteen -
 Elevation Details

Drawn: C.Slater Scale: 1:5/20/50 @ A1 Date: 13.09.2022 Approved: B.J.Lennox

Drawing No: UFD-0865-C-202 Issue: 2 Revision: -

Architectural Background Drawing No: XXXXXXXXXXXX Issue: 1 Revision: -

Issue: 1 By: SS Date: 23.09.2022 Description: 50% Issue For Co-Ordination

Issue: 2 By: KW Date: 07.11.2022 Description: Pre-Tender Issue For Approval

Issue: 3 By: Date: Description:

Issue: 4 By: Date: Description:

Issue: 5 By: Date: Description:

Issue: 6 By: Date: Description:

Issue: 7 By: Date: Description:

Issue: 8 By: Date: Description:

Issue: 9 By: Date: Description:

Issue: 10 By: Date: Description:

Issue: 11 By: Date: Description:

Issue: 12 By: Date: Description:

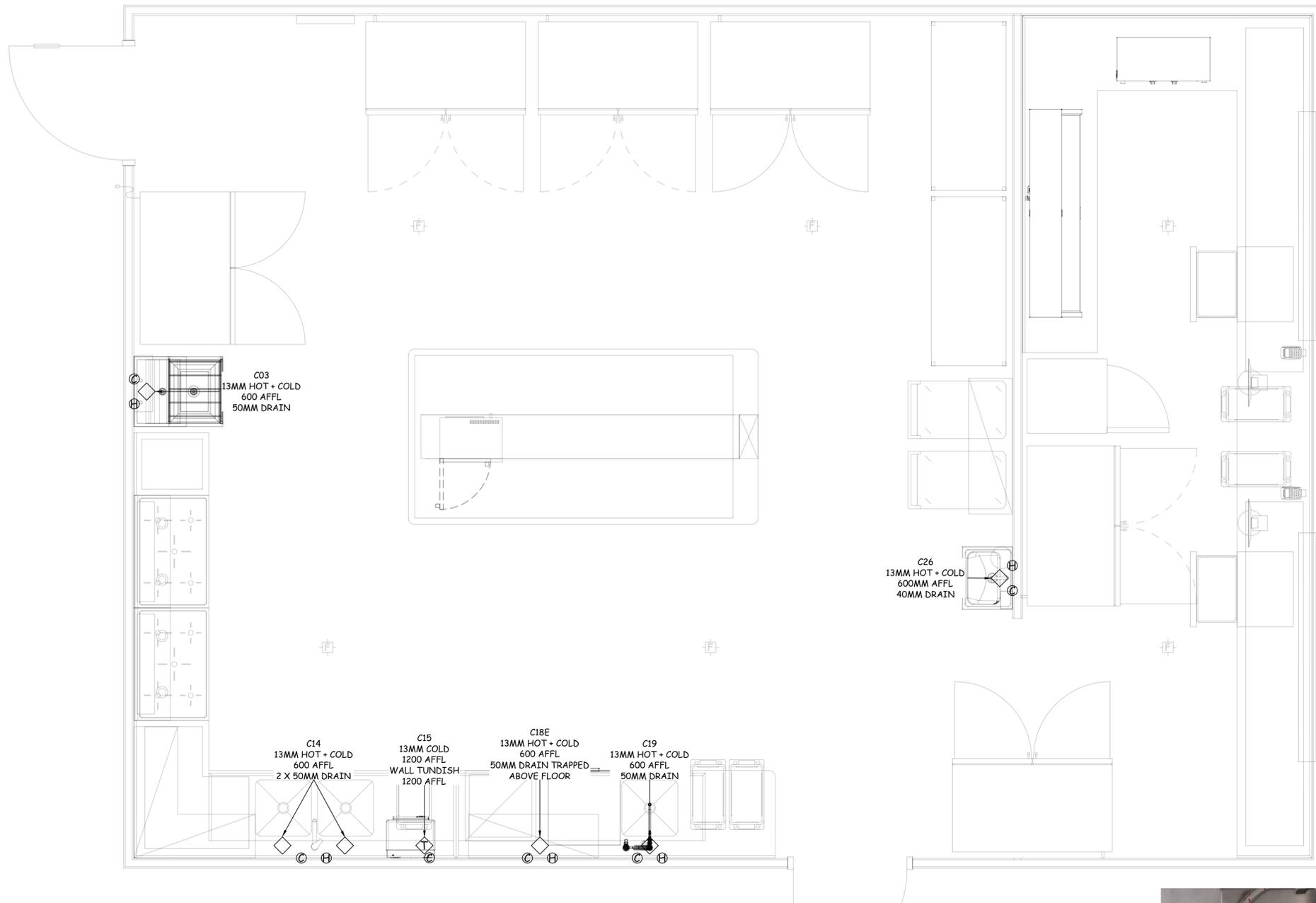
Issue: 13 By: Date: Description:

Issue: 14 By: Date: Description:

Issue: 15 By: Date: Description:

Issue: 16 By: Date: Description:

Issue: 17 By: Date: Description:



Hydraulic Services Layout - 1:20 @ A1
 For Co-Ordination Purposes Only - Do Not Scale

Legend:

-  Floor Waste
-  Tumbler
-  Drain Point
-  Hot Water Connection
-  Cold Water Connection
-  Gas Connection
-  Cold Water Loop
-  Drainage Loop
-  Steam Connection
-  Compressed Air



D04
302 Dishwasher Drainage
 Detail - Not to Scale

TERROIR MARK UP TO REFLECT CLIENT COMMENTS

21.02.23

ISSUED OT FLEETWOOD FOR FINAL DOCUMENTATION CO ORDINATION 21.02.2023

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Project Title:
Rouse Hill Anglican College
7 Worcester Rd, Rouse Hill,
NSW 2155

Sheet Title:
Temporary Canteen -
Hydraulic Services Layouts

Drawn	Scale	Date	Approved
C.Slater	1:20 @ A1	13.09.2022	B.J.Lennox
Drawing No:	Issue:		Revision:
UFD-0865-C-302	2		-
Architectural Background Drawing No:	Issue:		Revision:
XXXXXXXXXX	1		-
Issue	By	Date	Description
1	SS	23.09.2022	50% Issue For Co-Ordination
2	KW	07.11.2022	Pre-Tender Issue For Approval

APPENDIX B

Compliance Statement AS/NZS 4674 – 2004 Design, construction and fit-out of food premises

TERROIR

Sydney Level 2 / 79 Myrtle St / Chippendale 2008
T. 02 9698 2198 / F. 02 9698 2353
Nom Arch. Gerard Reinmuth 6629

Hobart
Melbourne
Copenhagen

www.terroir.com.au

27 February 2023

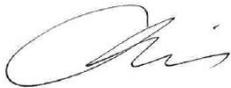
RE: Rouse Hill Anglican College Canteen Demountable

We, Terroir Pty Ltd, being professional Architects, confirm the Architectural Drawings for Canteen as prepared by Fleetwood Australia and UFD were prepared:

- (a) under the supervision of a professional Architect registered under the ARB NSW;
- (b) and generally, in accordance with the relevant Architectural requirements of the Building Code of Australia.
- (c) and generally, in accordance with the following Australian Standards:
 - AS/NZS 4674-2004 Design, construction and fit-out of food premises

This certificate shall not be construed as relieving any other party of their responsibilities.

Sincerely,



Cassandra Kiss
Senior Associate, TERROIR

APPENDIX C

NSW Code of Practice Flowchart

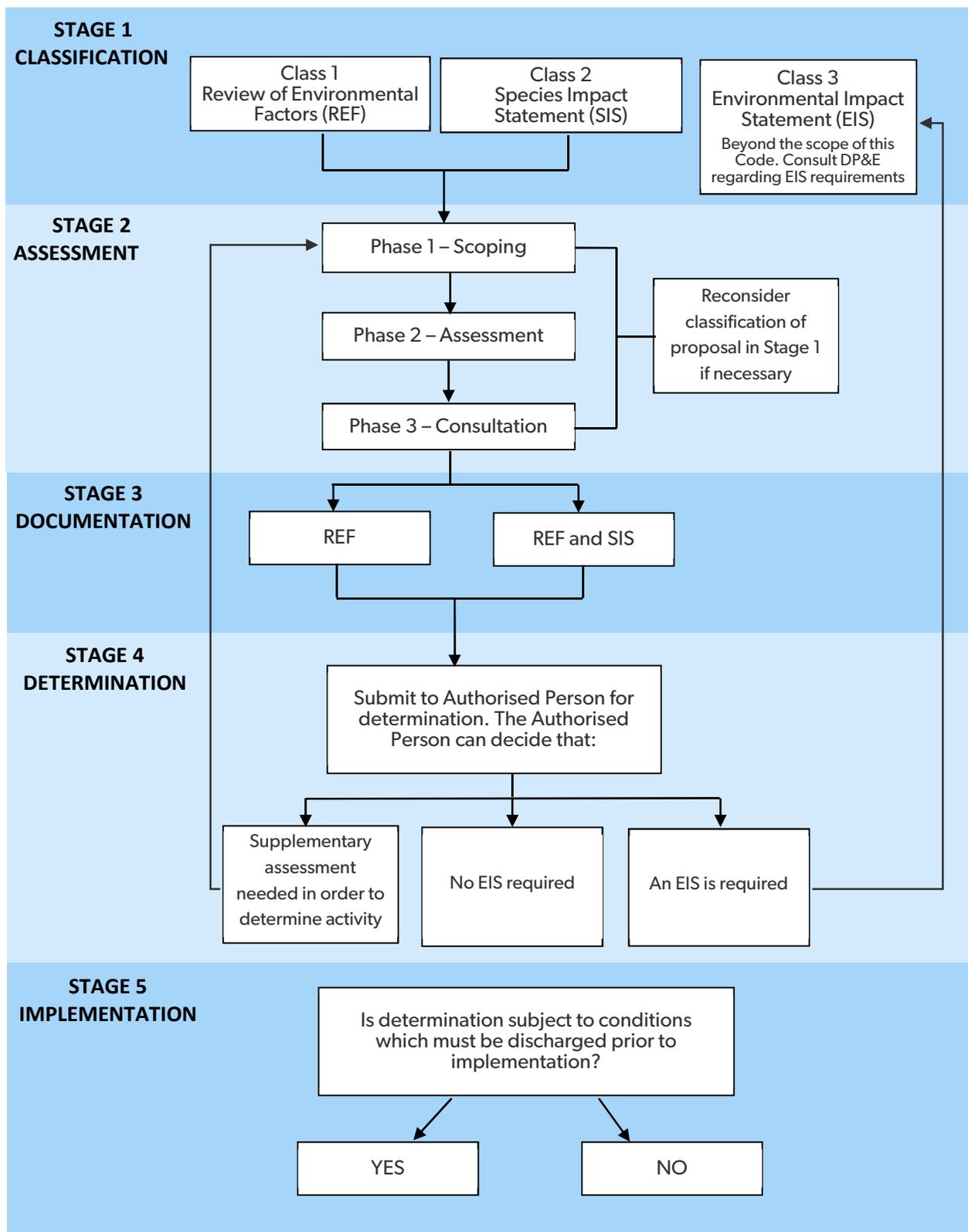


Figure 3. Five stage assessment process for Part 5 determination

APPENDIX D

Education SEPP Planning Principles

Appendix D: 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 modular canteen building at Rouse Hill 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 canteen building has considered the spatial organization of the school campus and located the buildings in an unutilized area adjacent to the existing school classrooms and open space areas. The proposal forms a logical extension to the built form on the site. The single storey building is located on relatively level land and well setback from adjoining property boundaries and the street frontage of the site. There is no significant removal of vegetation required for the proposed activity. The proposal recognizes and protects the visual setting and natural environment.

Principle 2—sustainable, efficient and durable

Comment: Good design combines positive environmental, social and economic outcomes. The proposed building is built form materials that seek to minimize waste, energy loss, water and natural resources. The school buildings 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 canteen building cater for the needs of all staff and students being located within the central school campus precinct with easy level access via a ramp into the single storey canteen building.

Principle 4—health and safety

Comment: Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment. The proposed development satisfies this principle as it provides an accessible and welcoming building within a safe and secure location. The canteen will be constructed generally in accordance with AS 4674-2004 Design, construction and fit-out of food premises.

Principle 5—amenity

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

Principle 6—whole of life, flexible and adaptive

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

Principle 7—aesthetics

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

APPENDIX E

Statutory Planning Framework

Appendix E - 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 Section 5.5 and 5.7 (previously s111 and 112).

This report addresses the requirements of Clause 171 of EP&A Regulation 2021 (previously s228 of the EP&A Regulation 2000).

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

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

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

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

1.2.3 *Fisheries Management Act 1995 (FM Act)*

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

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

1.2.4 Native Vegetation Act 2003 (NV Act)

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

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

There is no clearing of native vegetation proposed.

1.2.5 National Parks and Wildlife Act 1974 (NPW ACT)

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

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

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

1.2.6 Heritage Act 1977

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

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

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

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

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

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

1.2.8 Water Management Act 2000 (WM Act)

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

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

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

1.2.9 Roads Act 1993

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

1.2.10 State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021 gazetted in February 2022 has provisions that are stated as making it easier for child-care providers, schools, TAFEs and universities to build new facilities and improve existing ones by streamlining approval processes to save time and money and deliver greater consistency across NSW. Clause 3.37 of the SEPP sets out the range of activities that can be undertaken by Government schools and registered non-government schools under the “development without consent” pathway.

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

1.2.11 State Environmental Planning Policy (Resilience and Hazards) 2021

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

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

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

1.2.12 State Environmental Planning Policy (Biodiversity and Conservation) 2021

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

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

1.2.13 State Environmental Planning Policy (Resources and Energy) 2021

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

APPENDIX F

Environmental Considerations under Sec 5.5 of EP&A Act

(previously Section 111)

APPENDIX F - Section 5.5 (previously Section 111) of the EP&A Act Considerations

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

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

The above matters have been considered in the assessment of the potential environmental impact of the activity. The proposed activity will have little to no impact on the matters identified above.

The flood liable land plans of Blacktown 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 G

Bushfire Assessment Report



AUSTRALIAN BUSHFIRE CONSULTING SERVICES



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Bush Fire Assessment Report



Proposed new canteen:

**Rouse Hill Anglican College,
7 Worcester Road,
Rouse Hill, NSW 2155.**

21st September 2022
Reference 21-678-2

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Abbreviations:

ABCS	Australian Bushfire Consulting Services Pty Ltd
APZ	Asset protection zone
AS 2419	AS 2419 – 2021 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	Blacktown 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
NASH Standard	National Association of Steel-Framed Housing Standard - Steel Framed Construction in Bushfire Areas 2014 (1.7.14 updated)
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 Executive summary.

This report forms part of an environmental assessment under Part 5 of the *Environmental Planning and Assessment Act, 1979* for proposed upgrade to Rouse Hill Anglican College at 7 Worcester Road Rouse Hill, NSW. The scope of works subject to this environmental assessment relate to the installation of a new canteen located centrally within the existing developed areas of the college.

The subject site is mapped as bushfire prone land and therefore the application of *Planning for Bush Fire Protection 2019* (PBP 2019) is relevant to the development proposal. The aims of PBP 2019 is to *provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment.*

This is achieved by determining and applying the required asset protection zones, where applicable applying the relevant construction requirements, ensuring satisfactory access and egress has been incorporated into the design and providing safe service supply and adequate water provisions for occupants and attending emergency services.

The development application 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). The current masterplan layout was however approved as State Significant Development with consent ensuring compliance with PBP 2006. Concurrent with this development a separate application is occurring to amend the existing State Significant Development approval (SSD 8006) for the college.

In terms of PBP 2019 the development application is considered to be infill Special Fire Protection Purpose Development under section 100b of the Rural Fires Act 1997. With respect to infill SFPP development PBP 2019 states:

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 existing development has been assessed and conditionally approved under PBP 2006 and this approval is currently under a review assessment against PBP 2019. The subject of this application is for a new canteen to supplement the existing approvals and in terms of the infill provisions and better outcome requirements of PBP 2019 it is assumed that compliance has (or will be) addressed within the separate and concurrent application to amend the existing State Significant Development approval (SSD 8006)

It is noted however that the original SSD consent includes a condition that allows for a staged development for a proposed library footprint and that the proposed canteen is in a similar area to the original site for the library. The SSD consent required that the library is not to be constructed until such time the land upon 86 Rouse Road, Rouse Hill is *“managed as an asset protection zone in perpetuity which will allow the proposed structure to have a radiant heat level of 10 kWm²”*.

While the neighbouring allotment 86 Rouse Road Rouse Hill is not as yet developed, the properties surrounding this site have had all vegetation removed, leaving the vegetation within 86 Rouse Road as an isolated stand of residue vegetation less than 1ha in size and > 100 metres from any other hazard.

The parent development staged development condition was applied under PBP 2006 and, at that time, the bushfire policy did not acknowledge exclusion provisions within *AS3959 – 2009 Construction of buildings in bushfire prone areas*. Within the newer bushfire policy PBP 2019 section A1.10 Low Threat Vegetation – Exclusions these provisions are now formally recognised.

The residue woodland area within 86 Rouse Road Rouse Hill meets the exclusion provisions of PBP 2019 and is no longer required to be assessed or considered a bushfire threat for the purposes of a bushfire assessment. It is also noted that the area within 86 Rouse Road Rouse Hill is predominately exotic grasses for pasture and active grazing is used to manage the grasses within the residue vegetation.

2.0 Property details.

Address: 7 Worcester Road Rouse Hill NSW 2155
Lot/DP: Lot 130 DP 1138775
Zoned: R2 Low Density Residential
LGA: Blacktown City Council

3.0 Legislative context.

This report forms part of an environmental assessment under Part 5 of the *Environmental Planning and Assessment Act, 1979* for proposed upgrades to Rouse Hill Anglican College. The proposed works are deemed permitted without consent by Section 3.37 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* which provides that:

- (1) *Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school –*
 - (a) *Construction, operation or maintenance, more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, of –*
 - (ii) *a portable classroom (including a modular or prefabricated classroom that is not more than 2 storeys high*
 - (b) *Minor alterations and additions.*
 - (e) *demolition of structures or buildings*

Note: 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.

4.0 Copyright, scope and disclaimer.

This assessment of possible bushfire impact (including smoke, 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.

Apart from any use permitted under the Copyright Act 1968 no part of this document, including any wording, images, or graphics, can be modified, changed or altered in any way without written permission from Australian Bushfire Consulting Services Pty Ltd. This report may only be referenced, distributed or forwarded to other parties in its original format.

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;

- Blacktown 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 2013,
- 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.

I undertook and inspection of the subject site and surrounding area on 25th January 2022, at that time free access was provided around the subject site and clear views available of the vegetated areas within and surrounding the subject site.

The proposed site plan by Terroir Project 14301 Dwg MP-10-00 Rev 1 has been reviewed and relied upon for this assessment.

6.0 Assessment summary table.

Aspect	South	West	East	East
Vegetation Structure	Cumberland Plains Grassy Woodland	Excluded Vegetation	Grassland	Forest
Forest Fire Danger Index	100			
Flame Temp	1200 K			
Hazard slope	0° level land	n/a	0 - 5° downslope	0 - 5° downslope
Required APZ Table A1.12.1 (See Note 1)	42 metres	n/a	40 metres	79 metres
Proposed APZ Demountable's	>140 metres	n/a	125 metres	205 metres
Radiant heat Impact Demountable's	< 10 kW/m ²	n/a	< 10 kW/m ²	< 10 kW/m ²
Features that may mitigate the impact of bush fire on the development.	The separation from the hazard interface includes existing maintained land within the subject site and land considered to be equivalent to an APZ being managed land within Worcester Road and Rouse Road road reserve. The hazards to the east (grassland and forest) have been assessed individually on their own merits and therefore the grassland is included in the separation distance from the forest hazard.			
Noteworthy landform & environmental features.	Rouse Road	Actively grazed woodland < 1ha > 100m from any hazard	Worcester Road	Worcester Road
Table A1.12.5 Bushfire Attack Level	BAL Low	n/a	BAL Low	BAL Low

PBP 2019 Appendix 1 Bushfire Attack Level	AS3959 – 2018 & NASH Standards
Proposed construction level	<p>The Bushfire Attack Level to the proposed new canteen was determined from Table A1.12.5 PBP 2019 to be 'BAL Low'.</p> <ul style="list-style-type: none"> AS3959 – 2018: <i>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> Table A1.7 PBP 2019: <i>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>There are no specific construction requirements applicable to the proposed canteen development.</p>

Guideline Ref.	Proposed Development Determinations s4.55 summary
Asset protection Zones	<p>The existing asset protection zones are approved under PBP 2006 and have been substantially implemented. The current consent conditions of the existing State Significant Development approval (SSD 8006) C5 & C10 requires:</p> <ul style="list-style-type: none"> • <i>C5. At the commencement of and throughout construction as well as in perpetuity the entire property must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW RFS document Standards for asset protection zones.</i> • <i>C10. Any new landscaping to the Site must comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.</i> <p>These consent conditions are currently under review with a concurrent amendment application to SSD. No new recommendations for asset protection zones are necessary for the proposed development of the canteen.</p>
Property Access	<p>The existing internal road infrastructure is approved under PBP 2006 and has been substantially completed. The current consent condition of the existing State Significant Development approval (SSD 8006) B14 requires:</p> <ul style="list-style-type: none"> • <i>B14. Internal roads must comply with section 4.2.7 of Planning for Bush Fire Protection 2006.</i> <p>There are no changes proposed to the existing internal road layout which is practically complete. No new recommendation for access provisions are necessary for the proposed development of the canteen.</p>
Water Supply	<p>Reticulated water supply is available in this area and a hydrant system has been provided throughout the school grounds. An onsite fire pump provides boosted mains pressure to this system. Existing upright pillar hydrants are provided within close proximity to both amended development areas. The current consent condition of the existing State Significant Development approval (SSD 8006) C9 requires:</p> <ul style="list-style-type: none"> • <i>C9. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.</i> <p>The existing conditions adequately address water supply requirements. No new recommendations for access provisions are necessary for the proposed development of the canteen.</p>
Electrical & Gas Supply	<p>The existing electrical supply to the site is overhead and underground services are provided internally within the property. Reticulated gas is being installed in this area. Recommendations will be included to ensure than any new electrical or gas installations required for the installation of the canteen are to comply with Table 6.8c of PBP 2019</p>
Evacuation	<p>The current consent condition of the existing State Significant Development approval (SSD 8006) D1 requires:</p> <ul style="list-style-type: none"> • <i>D1. Prior to the operation of each state, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with <i>Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014.</i></i> <p>These consent conditions are currently under review with a concurrent amendment application to SSD. The proposed canteen does not provide an increase on student numbers nor any significant need to change the existing emergency planning operations No new recommendations for a Bush Fire Emergency Management and Evacuation Plan are necessary for the proposed development of the canteen.</p>

7.0 Images and maps.



Image 01: Aerial image from Nearmaps database

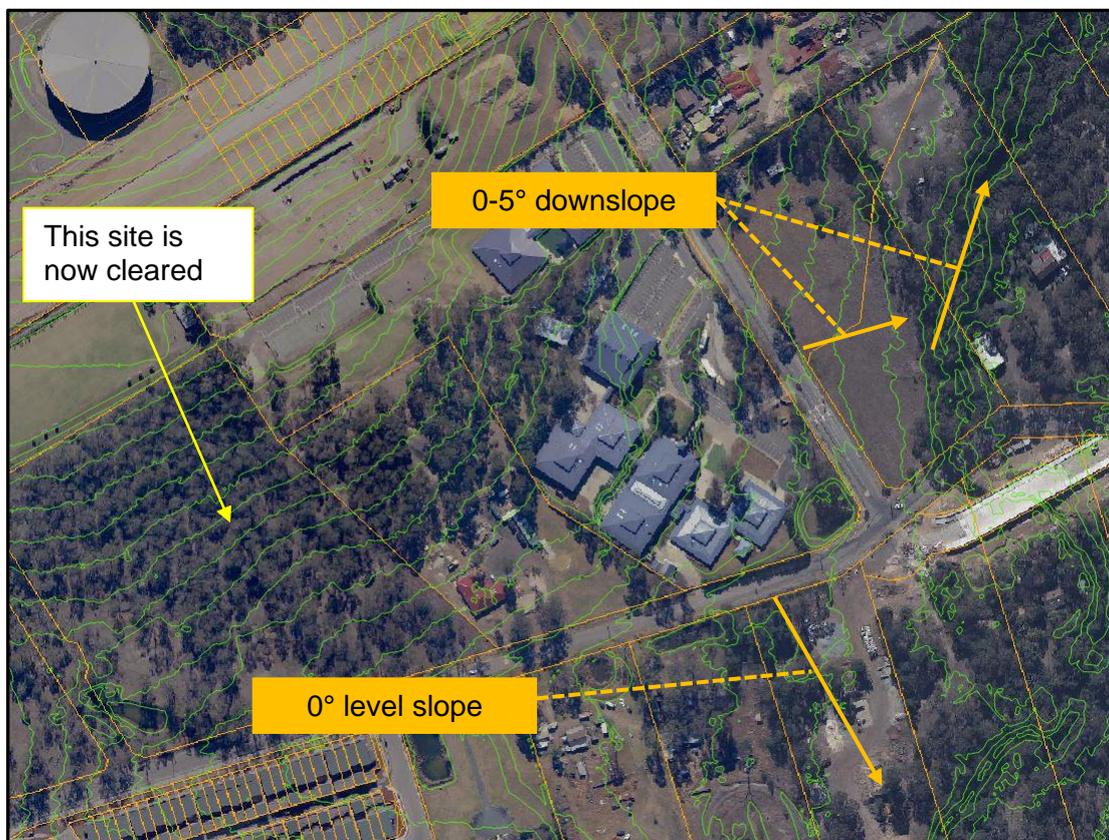


Image 02: 1 m Topographic Detail from NSW Gov Elevation Foundation Data.

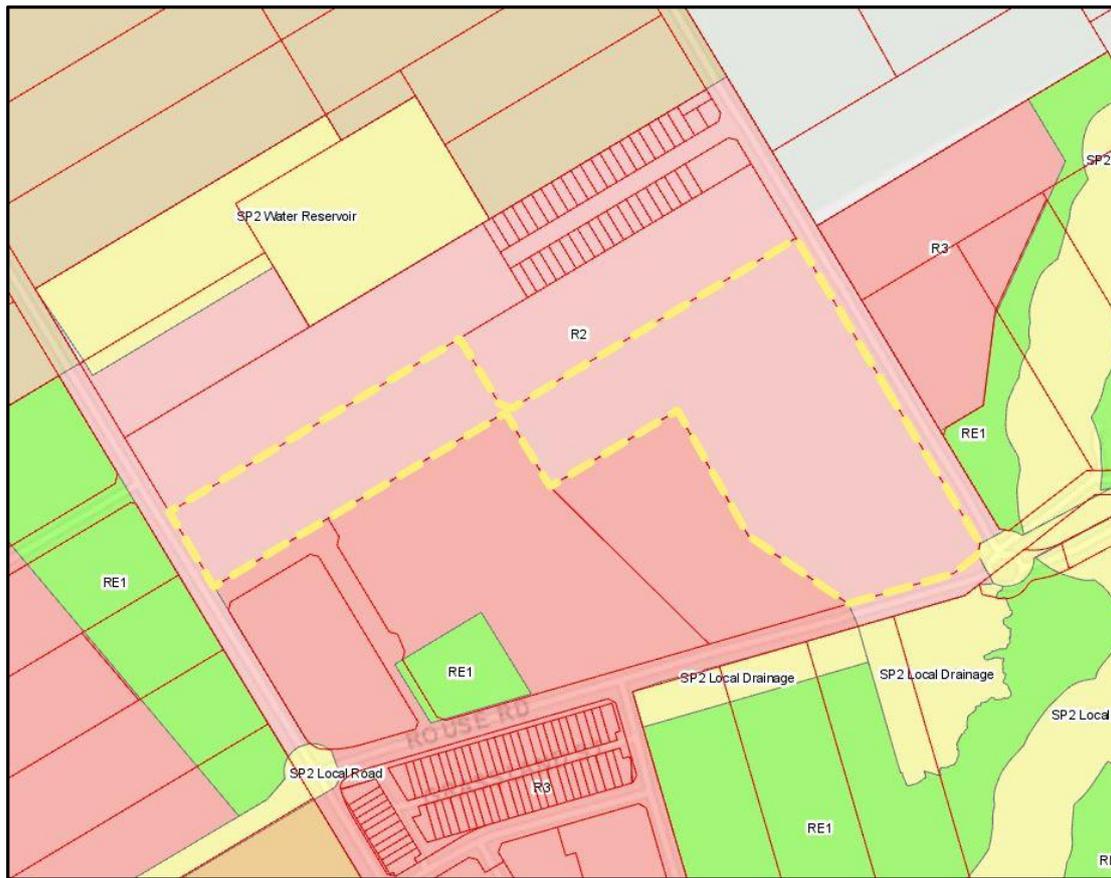


Image 03: LEP Zones extract from NSW Dept Planning property information mapping



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

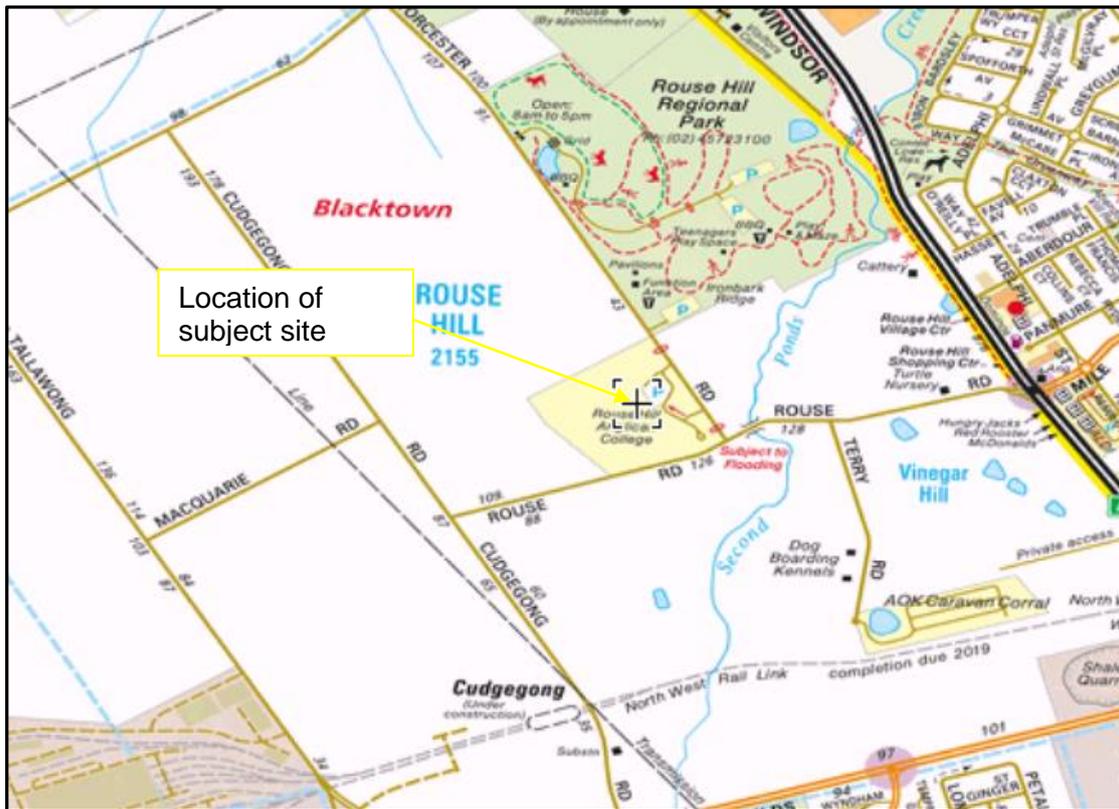


Image 05: Extract from streetdirectory.com.au



Image 06: Residual vegetation within 86 Rouse Road, Rouse Hill, NSW.

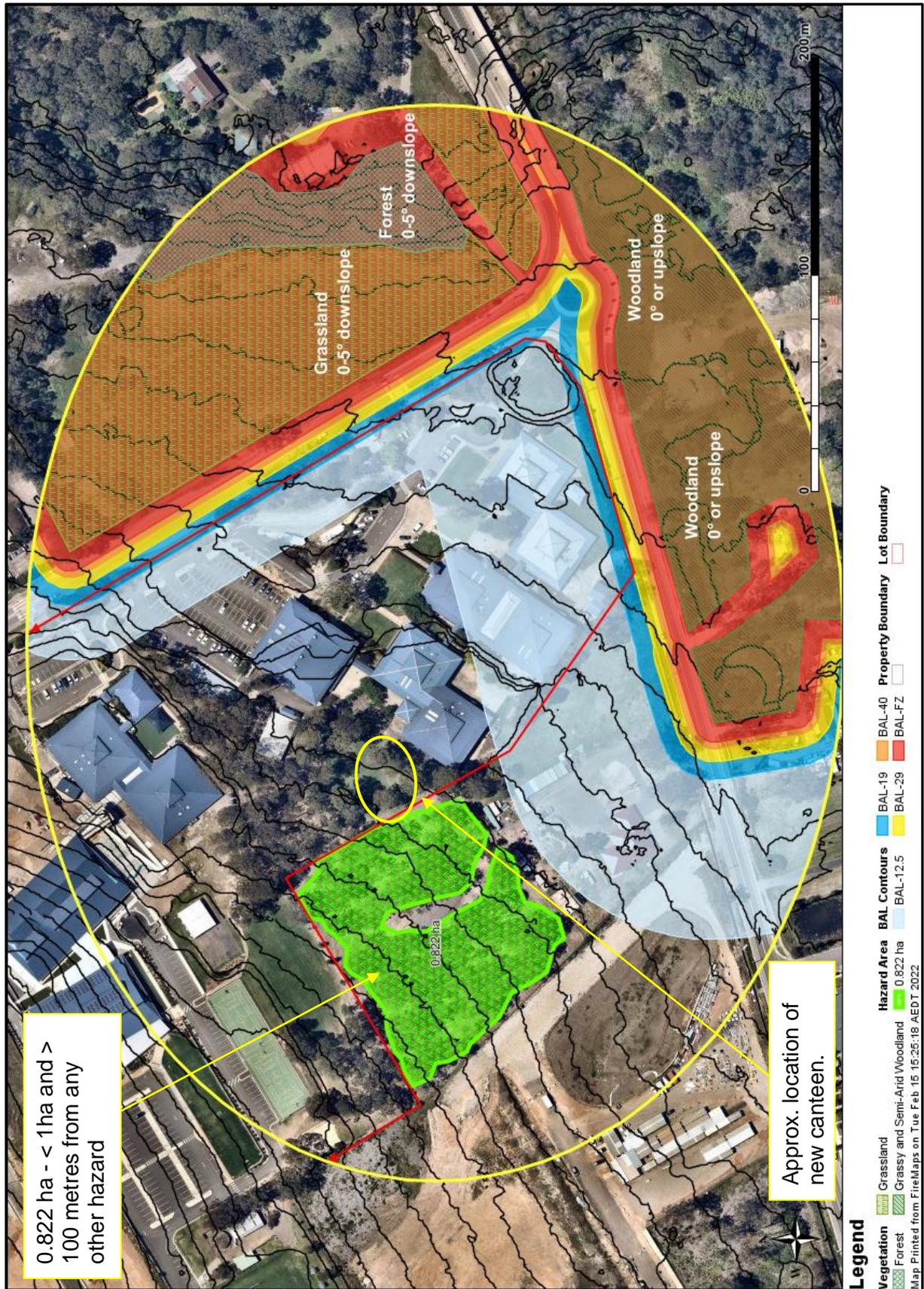


Image 07: BAL Contour Overlay.

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

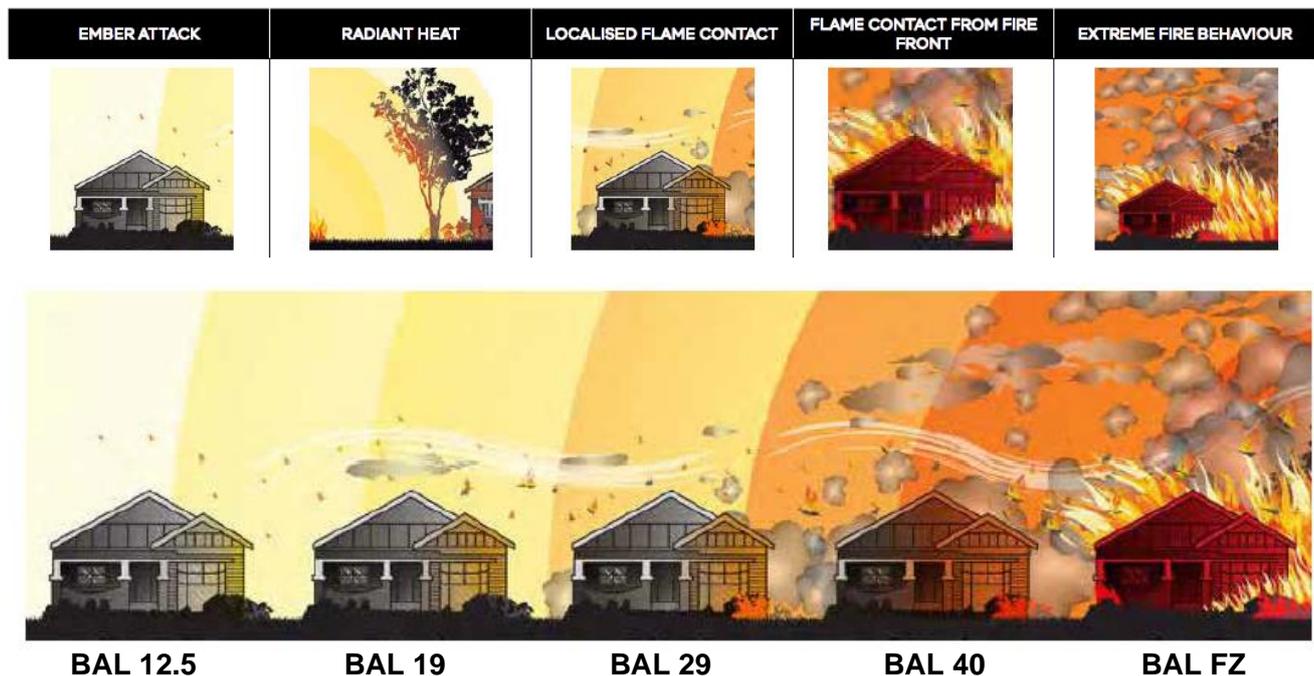


Image 8 & 9: Extract from *Planning Permit Applications, Bushfire Management Overlay. Technical Guide*, September 2017. Department of Environment Land Water and Planning, Victoria.

8.1 Site

The site has street frontage and primary access to Worcester Road to the east and secondary access to Rouse Road to the south and Cudgegong Road to the west. The subject property is surrounded by R2 and R3 zone property to all aspects, which are in varying stages of development. SP2 Infrastructure zones land and RE1 zoned reserves are also present to the south and east aspects beyond Rouse Road and Worcester Road.

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 begin within the 100 metre buffer zone from Category 1 Vegetation to the east. The bushfire hazardous vegetation identified on Council's bushfire prone land map is not an accurate reflection of the bushfire threats surrounding this property. The map has not yet accounted for reduced vegetation due to emerging development, nor revegetation due to properties being vacated and left for public recreation purposes. The bushfire prone land map is just a trigger for a more detailed assessment on a site specific basis which I have included herein.

To the west there is woodland on relatively flat ground within 86 Rouse Road, Rouse Hill. The existing DA consent conditions sterilised the area of the proposed canteen until the neighbouring site 86 Rouse Road is developed, removing the vegetation and bushfire threat to the west. 86 Rouse Road is yet to be developed and the vegetation is still present, although the area surrounding 86 Rouse Road have undergone extensive development leaving only an isolated area of residual vegetation 0.822 ha in size and greater than 100 metres from any other bushfire hazard.

The parent development staged development condition was applied under PBP 2006 and, at that time, the bushfire policy did not acknowledge exclusion provisions within *AS3959 – 2009 Construction of buildings in bushfire prone areas*.

Within the newer bushfire policy PBP 2019 section A1.10 Low Threat Vegetation – Exclusions these provisions are now formally recognised.

It is also apparent that the residual vegetation is exotic grasses and is being managed by active rotational grazing of a small heard of goats. The NSW RFS have published a definition of managed land to include “actively grazed pastures” within their Building in Bush Fire Prone Areas Single Dwelling Application Kit and this definition is consistent with that detailed within the RFS document Vegetation Classification Chart. Both policies are available to view on the NSW RFS website at the time this report was written.

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 residue woodland area to the west of the proposed canteen meets the exclusion provisions of PBP 2019 and is no longer required to be assessed or considered a bushfire threat for the purposes of a bushfire assessment. This vegetation is further reduced by the ongoing grazing management.

To the south there is woodland beyond Rouse Road (with forest along the creek line further southeast). The vegetation is mapped as

*PCT 849 Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion
State Class: Coastal Valley Grassy Woodlands
Cumberland Plain Woodland in the Sydney Basin Bioregion (Critically endangered)*

At the time of the parent development application this property was occupied by a dwelling and may have been managed. This site is current vacant and, being zoned RE1 and SP2, management has lapsed and revegetation has been allowed to occur. A review of historic aerial images indicates that, at interim phases, some clearing may have been undertaken, however currently there was a mix of weeds, grasses and a scattered overstorey of trees having a canopy cover of approximately 10-20%.

For the purposes of assessment under PBP 2019 the vegetation to the south beyond Rouse Road is assessed as a woodland hazard.

To the east beyond Worcester road there were exotic grasses and pastures in a vacant paddock. At the time of my inspection grasses were greater than 100 mm in height, however it was apparent that slashing and management may sporadically occur. As a conservative approach this area has been assessed as a grassland hazard.

Beyond the pastures to the east there is a riparian corridor along Second Ponds Creek. This vegetation is a narrow corridor adjacent to the Rouse Road overpass above Second Ponds Creek, widening as it expands in a northeast direction along the creekline.

The vegetation is mapped as a mix of

River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions Endangered &

Forest Red Gum - Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin Bioregion

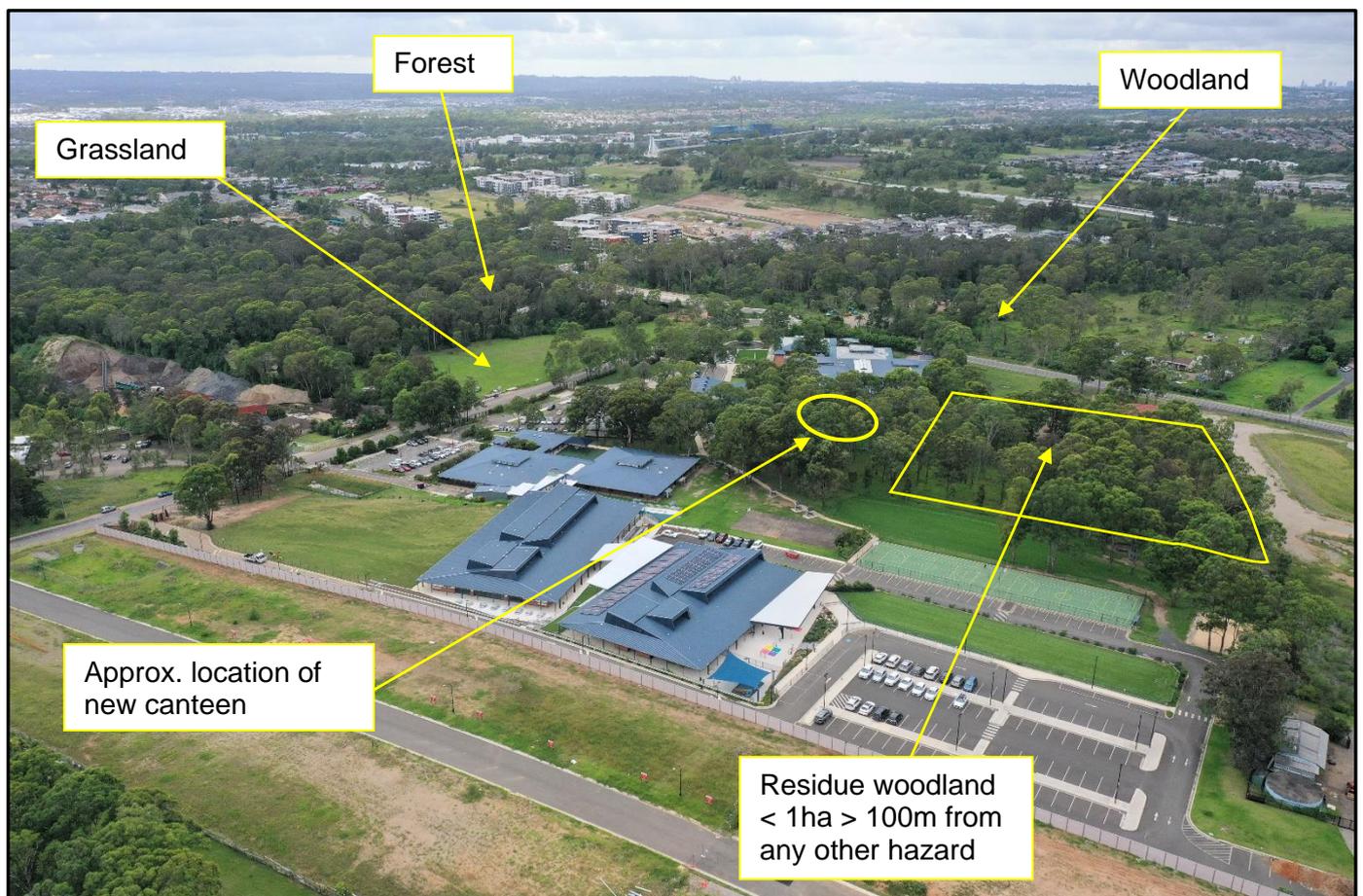
For the purposes of assessment under PBP 2019 the vegetation to the east along Second Ponds Creek is assessed as a Forest hazard.



Photograph 01: Drone view looking east across 86 Rouse Road Rouse Hill.



Photograph 02: Drone view looking south across the subject site.



Photograph 03: Drone view looking southeast across the subject site.



Photograph 04: View west into the vegetation within 86 Rouse Road, Rouse Hill.



Photograph 05: View south into the vegetation within 86 Rouse Road, Rouse Hill.



Photograph 06: View east into the vegetation east of Worcester Road, Rouse Hill.



Photograph 07: View south of the vegetation south of Rouse Road.

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 within the hazard to the east (forest and grassland areas)
- 0 degrees level land within the hazard to the south

8.4 Asset Protection Zones

An APZ is a buffer zone between a bush fire hazard and buildings, which is managed progressively to minimise fuel loads and reduce potential radiant heat levels, flame, ember and smoke attack. A fuel-reduced, physical separation between buildings and bush fire hazards is the key element in the suite of bushfire protection measures.

The asset protection zones relied upon for this development have been measured to be:

Aspect	South	West	East	East
Proposed APZ Canteen	>140 metres	n/a	125 metres	205 metres

In this circumstance the applicable APZs as if for greenfield site have been achieved.

The separation from the hazard interface includes existing maintained land within the subject site and land considered to be equivalent to an APZ being managed land within Worcester Road and Rouse Road road reserve. The hazards to the east (grassland and forest) have been assessed individually on their own merits and therefore the grassland is included in the separation distance from the forest hazard.

The existing asset protection zones are approved under PBP 2006 and have been substantially implemented. The current consent conditions of the existing State Significant Development approval (SSD 8006) C5 & C10 requires:

- C5. At the commencement of and throughout construction as well as in perpetuity the entire property must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW RFS document Standards for asset protection zones.
- C10. Any new landscaping to the Site must comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.

These consent conditions are currently under review with a concurrent amendment application to SSD. No new recommendations for asset protection zones are necessary for the proposed development of the canteen.

8.5 Access & egress

The existing internal road infrastructure is approved under PBP 2006 and has been substantially completed. The current consent condition of the existing State Significant Development approval (SSD 8006) B14 requires:

- B14. Internal roads must comply with section 4.2.7 of Planning for Bush Fire Protection 2006.

There are no changes proposed to the existing internal road layout which is practically complete. No new recommendation for access provisions are necessary for the proposed development of the canteen.

8.6 Services

Reticulated water supply is available in this area and a hydrant system has been provided throughout the school grounds. An onsite fire pump provides boosted mains pressure to this system. Existing upright pillar hydrants are provided within close proximity to both amended development areas. The current consent condition of the existing State Significant Development approval (SSD 8006) C9 requires:

- C9. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.

The existing conditions adequately address water supply requirements. No new recommendations for access provisions are necessary for the proposed development of the canteen.

The existing electrical supply to the site is overhead and underground services are provided internally within the property. Reticulated gas is being installed in this area. Recommendations will be included to ensure that any new electrical or gas installations required for the installation of the canteen are to comply with Table 6.8c of PBP 2019

8.7 Emergency management

The current consent condition of the existing State Significant Development approval (SSD 8006) D1 requires:

- D1. Prior to the operation of each state, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with *Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014*.

These consent conditions are currently under review with a concurrent amendment application to SSD. The proposed canteen does not provide an increase on student numbers nor any significant need to change the existing emergency planning operations. No new recommendation for a Bush Fire Emergency Management and Evacuation Plan are necessary for the proposed development of the canteen.

8.8 Construction

Planning for Bush Fire Protection 2019 provides for six (6) levels of building construction these being BAL - Low, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 and BAL - FZ. A Bushfire Attack Level (BAL) is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and is the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire.

AS3959 – 2018	
BAL Low	It is predicated on low threat vegetation and non-vegetated areas. This Standard does not provide construction requirements for buildings assessed in bushfire-prone areas as being BAL-LOW.
BAL-12.5	BAL-12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m ² where the site is less than 100 m from the source of bushfire attack.
BAL-19	BAL-19 is primarily concerned with protection from ember attack and radiant heat greater than 12.5 kW/m ² up to and including 19 kW/m ² .
BAL-29	BAL-29 is primarily concerned with protection from ember attack and radiant heat greater than 19 kW/m ² up to and including 29 kW/m ² .
BAL-40	BAL-40 is primarily concerned with protection from ember attack, increased likelihood of flame contact and radiant heat greater than 29 kW/m ² and up to and including 40 kW/m ² .
BAL-FZ	BAL-FZ is primarily concerned with protection from flame contact together with ember attack and radiant heat of more than 40 kW/m ² . Construction in the Flame Zone BAL-FZ may require reliance on measures other than construction. The requirements for construction of a building in the Flame Zone are regulated by the building authorities having jurisdiction in the States and Territories of Australia.



The Bushfire Attack Level to the proposed new canteen was determined from Table A1.12.5 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 construction requirements applicable to the proposed canteen development.

9.0 Recommendations

9.1 Services

1. That any new electricity services supply 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*.
2. That any new gas services supply is to comply with Table 6.8c of Planning for Bush Fire Protection 2019, in particular;
 - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and
 - metal piping is used;
 - all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side; connections to and from gas cylinders are metal;
 - if gas cylinders need to be kept close to the building, safety valves are directed away from the building and at least 2m away from any combustible material, so they do not act as a catalyst to combustion;
 - polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used; and
 - above-ground gas service pipes external to the building are metal, including and up to any outlets

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.

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: Site plan by Terroir Project 14301 Dwg MP-10-00 Rev 1

APPENDIX H

**Bush Fire Safety Authority
by Rural Fire Service**



NSW RURAL FIRE SERVICE

Wayne Tucker
PO Box 212 Berowra Heights 2082

Our reference: DA20220927010855-Original-1

ATTENTION: Wayne Tucker

Date: Sunday 6 November 2022

Dear Sir/Madam,

Integrated Development Application

s100B – SFPP – School

Rouse Hill Anglican College 7 Worcester Road Rouse Hill NSW 2155, 100//DP1281212

I refer to your correspondence dated 27/09/2022 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 without any specific conditions.

For any queries regarding this correspondence, please contact Adam Small on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Built & Natural Environment

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
F (02) 8741 5550
www.rfs.nsw.gov.au



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

SFPP – School

Rouse Hill Anglican College 7 Worcester Road Rouse Hill NSW 2155, 100//DP1281212

RFS Reference: DA20220927010855-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**

Sunday 6 November 2022

APPENDIX I
Flood Correspondence

30 August 2022

171539

Terroir
Level 2 / 79 Myrtle Street
Chippendale 2008 NSW

Attention: Cassandra Kiss

**Rouse Hill Anglican College Redevelopment
Flood Study Request**

Dear Cassandra,

As noted in Council's flood map below, the Rouse Hill Anglican College site is outside the mainstream flood effects from Second Ponds Creek. TTW's stormwater design scope for the Rouse Hill Anglican College Redevelopment was in accordance with Council's consent conditions, overland flow was assessed but a Flood Study for the project was not requested.

The mainstream flood plan from Blacktown Council is as follows;



Should you require anything further please contact the undersigned.

Yours faithfully,
TTW (NSW) PTY LTD

NEMESIO BIASON JR
Associate Director

P:\2017\1715\171539\Fees\CAAF\20220830 Rouse Hill Anglican College Redevelopment Flooding Rev1.docx

APPENDIX J

Mitigation Measures

Appendix J 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 CMP shall be prepared prior to any construction works commencing. The CMP 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 and AS 4674-2004 by an appropriately qualified person. 	Project Manager Architect 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 J Review of Environmental Factors for Construction and Fitout of Modular Canteen Building at Rouse Hill 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

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

APPENDIX J Review of Environmental Factors for Construction and Fitout of Modular Canteen Building at Rouse Hill Anglican College

Impact On	Impact Level (Construction Phase)	Impact Level (Operational Phase)	Safeguards/Mitigation Measures	Responsibility
Hazardous Waste				
	Low	Low	<ul style="list-style-type: none"> • No bulk storage of hazardous substances or dangerous goods on site • Minimise fuel volumes stored on site • Emergency procedures shall be displayed in prominent position • Spillage of chemicals will be cleaned up immediately 	Project Manager Contractor