



DM Planning

Review of Environmental Factors

Library



1078 Oxford Falls Road, Oxford Falls

Report prepared for
Oxford Falls Grammar School

July 2022

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CONTACT:




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1 Certification

This revised Review of Environmental Factors, prepared on behalf of Oxford Falls Grammar School (OFGS), provides a true and fair review of the proposal in relation to its potential effects on the environment. It addresses to the fullest extent possible, all matters affecting or likely to affect the environment as a result of the proposal. To the best of my knowledge, the information contained in this Review of Environmental Factors is neither false nor misleading.

| | |
|--|--|
| Name of the person(s) and who prepared the REF: | Danielle Deegan |
| Position and Qualifications of the person(s) who prepared the REF: | Director -D.M Planning Pty Ltd Bachelor of Economics Grad Dip Planning |
| Signature: |  22 July 2022 |

2 Introduction

This revised Review of Environmental Factors (REF) has been prepared by DM Planning Pty Ltd on behalf of Oxford Falls Grammar School (OFGS) for a proposed Library at 1078 Oxford Falls Road, Oxford Falls. It has been prepared in accordance with the *Environmental Assessment Code of Practice for Part 5 Activities, for non-registered schools* (the Code).

This REF is for the construction of Library above the approved ground level carpark and amenities building, both of which are currently under construction. The Library is 'development permitted without consent' under the provisions of clause 3.37 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the T&I SEPP).

The development currently under construction has been approved as follows:

- a) An at-grade Carpark approved as 'development permitted without consent' under clause 36 of the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (the ESEPP); and
- b) Amenities, storage and landscaping/courtyard on the ground floor, outdoor sports courts, outdoor seating and associated landscaping and a pedestrian bridge on the first floor, as exempt development under clauses 18 and 38 of the ESEPP.

This REF relates solely to the construction of the first-floor Library and has been prepared under the Code. The purpose of this REF is to assess the nature, scale and extent of the proposed Library on the environment. This REF will:

- Describe the existing site context;
- Identify and evaluate all matters affecting or likely to affect the environment;
- Assess the likely impacts of the proposal under section 5.5 of the *Environmental Planning and Assessment Act* (EP&A Act) and clause 171 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation);
- Recommend mitigation measures.

This REF concludes that the proposed Library is satisfactory when assessed against all relevant requirements. The Library will improve the schools' facilities and make a positive contribution to the community. It is visually sympathetic to its semi-rural setting and will not have any detrimental environmental or amenity impacts.

Given that the proposed Library is located above an approved building and therefore does not involve any additional site coverage, or ground disturbance, the environmental impacts will be minimal.

Following the completion of this assessment, a Decision Statement will be issued that relates only to the Library.



3 The Site, Setting and Background

3.1 The Site

The subject site is Oxford Falls Grammar School (OFGS) at 1078 Oxford Falls Road, Oxford Falls. The site is legally described as Lot 100 in DP 1240806 ('the OFGS site').

The OFGS site is bound by Oxford Falls Road to the east, Dreadnought Road to the south and Wakehurst Parkway to the west.

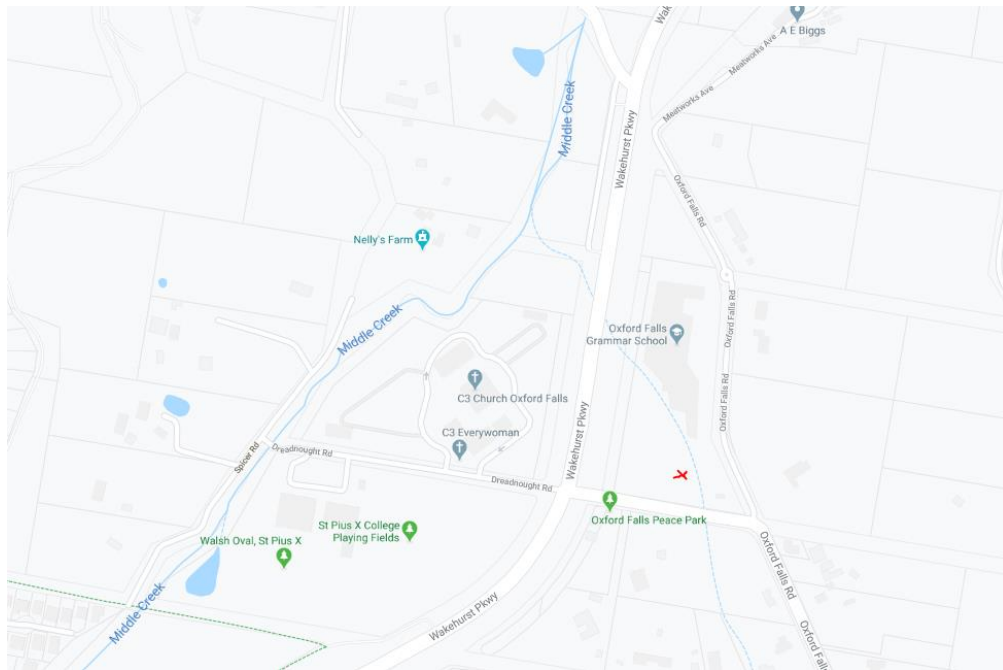


Figure 1. OFGS regional context with the approximate location of Library shown with a red cross (Source: Google Maps)

A tributary of Middle Creek runs through the OFGS site in a north-westerly direction. All completed school buildings are currently located to the northeast of the creek.

A sports field is located to the southwest of the creek and has recently been realigned as exempt development.

There are numerous trees located on the OFGS site. These are primarily located around the site perimeter and along the creek line.

As evident in the photographs below, the approved car park and amenities building are currently under construction. The location of the proposed Library, the 'development site', is above these approved buildings.

The OFGS site is classified as Bushfire Prone Land in the category of Vegetation Buffer on the Northern Beaches Council Bush Fire Prone Land Map 2020.

The OFGS site is detailed in the site survey contained in Appendix 1.

Photographs of the location of the development site are shown below.



Figure 2. Aerial view of the site and its immediate surround (Source: Northern Beaches Council)



Figure 3. View looking east at the development site



Figure 4. New driveway access from Dreadnought Road to the Carpark (under construction)



Figure 5. Development site viewed from Dreadnought Rd with K Block behind



Figure 6. View of school site from Cnr of Wakehurst Parkway and Dreadnought Road

3.2 Surrounding locality

Oxford Falls contains various mixed uses reflecting its semi-rural character. Rural residential properties are located to the south and east of the site.

The Christian City Church is located to the west of the school, on the opposite side of Wakehurst Parkway.

The St Pius College Playing Fields are to the south-west, diagonally opposite the site.



Figure 7. Oxford Falls Peace Park (formerly Oxford Falls Public School)

There are no threatened species, populations or ecological communities likely to occur in the area that will be affected by the proposal.



Figure 8. Informal gravel parking area adjoining the western boundary of the site



Figure 9. Christian City Church located to the west of the site, on the opposite side of Wakehurst Parkway



Figure 10. Driveway to residential Lot 33 Dreadnought Rd located opposite the existing playing field



Figure 11. Entrance to residential 1100 Oxford Falls Road located opposite the site on Dreadnought Rd



Figure 12. St Pius College Playing Fields located diagonally opposite the OFGS site to the south-west

3.3 Past Approvals

The Northern Beaches Council website lists the following applications relating to the site:

- On 21 October 2016, Development Application DA2016/0662 for the subdivision of land adjacent to the site (Lot 21, DP 819277), was approved by Northern Beaches Council.
- On 18 December 2017, Complying Development Certificate CDC2017/0834 was issued for Alterations and additions to the existing classroom block (Block H) & erection of new classroom block (K)
- On 23 October 2015, Complying Development Certificate CDC2015/0574 was issued for alteration & additions to create a new Science Block (Block E).
- On 18 June 2014, approval was issued by Warringah Council to Development Application DA2014/0637 for the removal of a tree.
- On 4 June 2014, Complying Development Certificate CDC2014/0244 was issued for Ancillary development - Administration block renovations and additions.
- On 25 March 2010, Council was advised of Nation Building Project 10/0019 for alterations and addition to Library, hall and first floor and walkway to block.
- On 7 December 2007, Development Consent DA2007/1123 was issued by Council for the erection of two demountable buildings and fencing.
- On 21 December 2006, Development Application DA2006/1248 was issued by Council for Construction of a New Staff Facility and Alterations and Additions to Existing Buildings.
- On 24 February 2006, Development Application DA2006/0126 for the erection of children's play equipment in two stages was approved.
- On 21 June 2005, Modification Application MOD2004/0964/1 for Internal Alterations to Plans Approved Under 2004/0964 DA Provide a Moveable Dividing Wall and Two New Doors.
- On 28 July 2004, Development Application DA2004/0964 for the undercroft Enclosure of an Existing Building was approved.
- In 1979, 3675/P1079-1080 was issued for the "erection of stages of a primary and infants school comprising twelve classrooms, library, hall and administration office, playing field, Library and associated landscaping.

The most recent development consent issued by the Northern Beaches Council (other than a complying development certificate) that applies to any part of the school is Development Application DA2016/0662 for the subdivision of land. This consent is available on Council's website. The proposed Library does not contravene any conditions of this consent.

On 7 January 2020, OFGS issued a Decision Statement for a sporting kiosk - a small, single-storey building, constructed from a retrofitted shipping container located in the south-western corner of the site. The Decision Statement concluded that the proposed kiosk may proceed subject to conditions.

On 8 April 2021, OFGS a Decision Statement for a single storey, at grade 'Carpark'. The Decision Statement concluded that the proposed car park may proceed subject to conditions.

4 The Proposal

The proposed works, the subject of this REF, comprise of the construction of a first-floor Library, above the car park and amenities building (currently under construction).

The Library has a gross floor area of approximately 950m² comprising of:

- Nine (9) flexible library spaces to be used for media and online resource learning;
- A foyer, amenities, staff room and lift well

Hours of operation will be the same as the existing school hours.

The Library is for the use of OFGS students and staff only.

The proposal is depicted in the architectural drawings numbered REF 101, 201, 202, 203, 311, 312, 321, 401, 601, 602 and 603 prepared by AJ+C, dated 21 July 2022, provided in Appendix 2.

The proposal, the subject of this REF, does not include the ground-level amenities building, the at-grade car park, outdoor sports courts, shade structures, outdoor seating, or the pedestrian bridge



Figure 13. The perspective of the Library from K-Block (source: AJ+C architects)

There will be no change to the overall number of school students or staff numbers.

The development is classified as a Class 9b (School Building) under the Building Code of Australia.



5 The Proponent

The Proponent details are as follows:

Name: Oxford Falls Grammar School
Address: 1078 Oxford Falls Road, Oxford Falls
Contact: Mr Greg Morris
Position: Head of Operations

6 Other approvals

As the proposal involves works to a school, which is classified as a special fire protection purpose, approval (i.e., a bush fire safety authority) is required from the NSW Rural Fire Service under Section 100B of the Rural Fires Act 1997.

The development site is classified as 'waterfront land' due to its' location adjacent to the adjoining creek and riparian corridor. Consequently, the proposal will require a 'controlled activity approval' under the Water Management Act 2000, from the Department of Primary Industries (Office of Water). On 19 May 2020, controlled activity approval was granted by the Natural Resources Access Regulator for the Carpark. This approval remains valid for the revised proposal.

7 Justification

The proposed Library is needed to provide flexible learning areas for students and staff, in a suitable location, within the school site.

OFGS is an independent school that seeks to deliver excellence in education. An important element in achieving this outcome is to provide a high standard of school facilities.

The proposed learning spaces will provide flexible areas, capable of adapting to evolving learning needs.

An alternative is to do nothing and rely upon the current inadequate library facilities. This alternative is rejected on the basis that the continuation of current library facilities results in detrimental impacts on student learning. Such an outcome is inconsistent with the obligation to provide quality amenities to the student population.



8 Class of Activity

Under the NSW Code of Practice for Part 5 Activities (the Code), the proposed Library is classified as Class 1 – Other School Development Works. These are described in the Code as follows:

Class 1 includes 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)

As the proposal involves the construction of a new building located in a bushfire zone and in close proximity to a heritage item, the proposal is classified as Class 1.



9 LEGISLATIVE FRAMEWORK

9.1 Environmental Planning and Assessment Act 1979

The proposal is consistent with the objects of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as it is considered to promote the orderly and economic use and development of land without resulting in an adverse impact on the environment.

This Review of Environmental Factors (REF) considers the requirements of Clause 171 of the *Environmental Planning and Assessment Regulation 2021* and Section 5.5 of the EP&A Act 1979.

Section 5.5 of the EP&A Act 1979 states:

5.5 Duty to consider environmental impact (cf previous s 111)

- (1) *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.*

Comment: This REF will examine and take into account, to the fullest extent possible, all matters affecting or likely to affect the environment. The REF concludes that the proposal will have no adverse impacts.

- (2) *(Repealed)*

- (3) *Without limiting subsection (1), a determining authority shall consider the effect of an activity on any wilderness area (within the meaning of the Wilderness Act 1987) in the locality in which the activity is intended to be carried on.*

Comment: The site of the proposed development is within a modified environment being a developed area associated with an existing school. The land is not wilderness area.

9.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 3 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the 'T&I SEPP') simplifies planning approvals for schools by outlining exempt and complying development provisions, and development permitted without consent for facilities with low amenity impacts. The approval pathways provided in the T&I SEPP include exempt development, complying development,



development permitted without consent, and development permitted with consent.

Certain developments are permitted without development consent from a consent authority, provided an environmental assessment of the likely impacts of the proposed activity under Part 5 of the EP&A Act is undertaken.

The proposed Library is consistent with the types of development that are permitted to be carried out without consent within the boundaries of existing schools. These include two-storey buildings for school purposes of library, administration building, classroom, kiosk, cafeteria and bookshop.

Clause 3.37 of the T&I SEPP outlines the requirements for development that may be undertaken without consent. Clause 3.37 of the T&I SEPP states:

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,

(b) minor alterations or additions, such as—

(i) internal fitouts, or

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

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

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

(d) security measures, including fencing, lighting and security cameras,



(e) demolition of structures or buildings (unless a State heritage item or local heritage item).

(2) Subsection (1) applies only if the development does not require an alteration of traffic arrangements, for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school.

(3) Subsection (1)(a) applies only if the development does not result in a prohibited increase in student or staff numbers.

(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.

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

(6) This section does not apply to development for the purposes of campus student accommodation.

(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.

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.

For the development to be carried out as development without consent under clause 3.37 it needs to satisfy specific requirements. An explanation of how the proposed development satisfies these requirements is summarised in the table below.



| T&I SEPP requirement | Compliance / comment | Consistent |
|--|--|------------|
| It must be within the boundaries of the existing School | The proposed development is to be carried out within the boundaries of the existing School | Yes |
| It must be carried out by or on behalf of a public authority | For the purposes of clause 3.37, OFGS is a 'public authority'. This is discussed further below. | Yes |
| It must fall within a category or categories of development identified in clause 3.37(1)(a) and (b). | The development consists of a Library. | Yes |
| It must satisfy the setback and height requirements in clause 3.37(1)(a); | The Library is not more than two storeys high. The Library is located more than 5m from the southern boundary (although we note the land opposite is zoned a "Deferred Matter" under the Warringah Local Environmental Plan 2011, so it is not clear as to whether the residential zoning requirements apply to the Development). Nevertheless, the use is residential so the 5m setback has been adhered to. | Yes |
| It must not result in an alteration of existing traffic arrangements | The Library will not alter the existing traffic arrangements. | Yes |
| It must not allow for an increase in student numbers of more than 10% or 30 students over the previous year's levels | The proposed development will not result in any increase in student numbers and therefore is consistent with clause 3.37(7)(a). | Yes |
| It must not allow for an increase in staff numbers of more than 10% over the previous year's levels | The proposed development will not result in any increase in staff numbers and therefore is consistent with clause 3.37(7)(b). | Yes |
| It must not contravene any existing conditions of the most recent development consent that applies to any part of the School | The proposed development does not contravene any condition of 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. | Yes |

Table 1. compliance with clause 3.37 of the T&I SEPP



For the purposes of clause 3.37, OFGS is a 'public authority'. 'Public authority' is defined in the EP&A Act to include a person prescribed by the regulations for the purposes of this definition. The Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) includes a definition of 'public authority'. Under the EP&A Regulation, a registered non-government school (RNS) is prescribed as a public authority so that the school can be treated as a public authority for the purposes of clause 3.37 on land that is a prescribed zone within the meaning of clause 3.34 of the T&I SEPP.

Clause 5 of Schedule 1 of the EP&A Regulation includes Non-government schools as public authorities as follows:

5 Non-government schools

(1) The proprietor of a registered non-government school, but only for the following purposes—

(a) to be a public authority in relation to development at the school that is exempt development under [State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#), section 3.16,

(b) to be a determining authority for development that is permitted without consent under that Policy, section 3.35 on land in a prescribed zone within the meaning of that Policy, Part 3.4.'

Clause 3.34 of the T&I SEPP lists several different zones as 'prescribed zones'.

The OFGS site is a "deferred matter" under the Warringah Local Environmental Plan 2011 (WLEP 2011) and thus there is no particular zoning for the school site. However, the fact that the OFGS site is not on land within a 'prescribed zone' within the meaning of clause 3.34 of the T&I SEPP does not prevent OFGS from being classified as a public authority and carrying out development as development without consent under clause 3.37 of the T&I SEPP. This is due to clause 3.3(6) of the T&I SEPP which states:

(6) A reference in this Chapter to a lot or to land in a named land use zone is a reference—

(a) to land that, under an environmental planning instrument made as provided by section 3.20(2) of the Act, is in a land use zone specified in the Standard Instrument, and

(b) to land that, under an environmental planning instrument that is not made as provided by section 3.20(2) of the Act, is in a land use zone in which equivalent land uses are permitted to those permitted in the named land use zone.

As outlined above, clause 3.3(6) applies where land has not been zoned as per the Standard Instrument and provides that such land is to be taken as a

reference to a named land use zone where equivalent land uses are permitted on the land as are permitted in the named land use zone.

As discussed above, the OFGS site is a deferred matter and therefore the Warringah Local Environmental Plan 2000 (WLEP 2000) applies to the land. The WLEP 2000 is an environmental planning instrument that was made prior to the Standard Instrument and therefore has not been made as provided by section 3.20(2) of the EP&A Act. The WLEP 2000 refers to a number of localities within the local government area where each locality has different approved uses. Under the WLEP 2000, the OFGS site is located within Locality B2 Oxford Falls Valley.

There are no land uses listed in Category One in this locality.

The permitted land uses for 'Category Two' in this locality are:

- Agriculture
- Housing
- Housing for older people or people with disabilities
- Other buildings, works, places or land that are not prohibited or in Category 1 or 3.

The permitted land uses for 'Category Three' in this locality are:

- animal boarding or training establishment
- bulky goods shops
- business premises
- child care centres
- community facilities
- entertainment facilities
- further education
- health consulting rooms
- heliports
- hire establishments
- hospitals
- hotels
- industries
- medical centres
- motor showrooms
- offices
- places of worship
- primary schools
- recreation facilities
- registered clubs
- restaurants
- retail plant nurseries
- service stations
- shops
- short term accommodation
- vehicle repair stations
- veterinary hospitals

- warehouses

Development for the purpose of the following is prohibited within this locality:

- brothels
- extractive industries
- housing for older people or people with disabilities
- potentially hazardous industries
- potentially offensive industries
- vehicle body repair workshops
- canal estate development

The difference between Category One and Category Two development is that for Category One development the consent authority must consider the desired future character described in the relevant Locality Statement, and for Category Two or Three, the consent authority must be satisfied that the development is consistent with the desired future character described in the relevant Locality Statement. The WLEP 2000 explains the differences as follows:

‘Category One development is development that is generally consistent with the desired future character of the locality, Category Two development is development that may be consistent with the desired future character of the locality, and Category Three development is development that is generally inconsistent with the desired future character of the locality.’

Based on the above, the permitted uses on the OFGS site are consistent with the uses permitted under Zone RU2 Rural Landscape as contained in the Standard Instrument. Under the RU2 zone extensive agriculture is permitted without consent and dwellings are permitted with consent. Therefore pursuant to clause 3.3(6) of the T&I SEPP, the OFGS site is considered to be in a land use zone with equivalent land uses to Zone RU2 and therefore falls within this zone for the purpose of clause 3.37 of the T&I SEPP.

Therefore, OFGS is a determining authority for the purposes of clause 3.37 of the T&I SEPP and the Library can be carried out as development without consent under the T&I SEPP.

9.3 NSW Code of Practice for Part 5 Activities

The Environmental Assessment Code of Practice for Part 5 Activities (the Code) has been developed to regulate how registered non-government schools (RNSs) carry out the environmental assessment and determination of activities permitted without consent by the T&I SEPP. RNSs are required (like other public authorities) to undertake an environmental assessment under Part 5 of the EP&A Act before carrying out the activity.

This REF has been prepared in accordance with the requirements of the Code.

RNSs must follow the assessment process outlined in Section 3 of the Code before carrying out school development proposals that are identified as ‘development without consent’ in the T&I SEPP.

The Code provides a five-stage assessment process for RNSs. These are:

- **Stage 1 – Classification**

Comment: As stated in section 7, the proposal is classified a Class 1: Other school development works.

- **Stage 2 – Assessment**

Comment:

A detailed assessment of the proposal has been undertaken including, scoping, assessment and consultation.

The Code also requires the REF to identify any other approvals that will be required as part of Stage 2 (e.g. Bush fire safety authority and controlled activity permit). These have been identified in Section 6.

- **Stage 3 – Documentation**

Comment: This REF represents Stage 3 – Documentation.

- **Stage 4 – Determination**

Comment: Determination will be undertaken by a person authorised by OFGS to discharge their duty, as an RNS, to comply with the Code. A Decision Statement to document the determination will be produced.

- **Stage 5 – Implementation**

Comment: Implementation includes obtaining other approvals (if required), building certification and preparing management plans.

9.4 State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP (R&H)) does not technically apply to ‘development permitted without consent’, applying only to Development Applications.

However, for the sake of completeness, the proposal has been assessed against the requirements of SEPP (R&H) and consideration has been given as to whether the land is contaminated.

A Preliminary Site Investigation (PSI) by Martens consulting engineers, was prepared for the ground-level car park and amenities building.

As the proposed library is a first-floor addition, there is no site disturbance proposed. Therefore, there is no further consideration required regarding matters of contamination.



9.5 Warringah Local Environmental Plan 2011

The property is a Deferred Matter under the Warringah Local Environmental Plan 2011. As such, the Warringah Local Environmental Plan 2000 (LEP 2000) applies to the property.

Under the LEP 2000 the property is located within the B2 Oxford Falls Valley Locality. The provisions of the Warringah Local Environmental Plan 2000 are considered below.

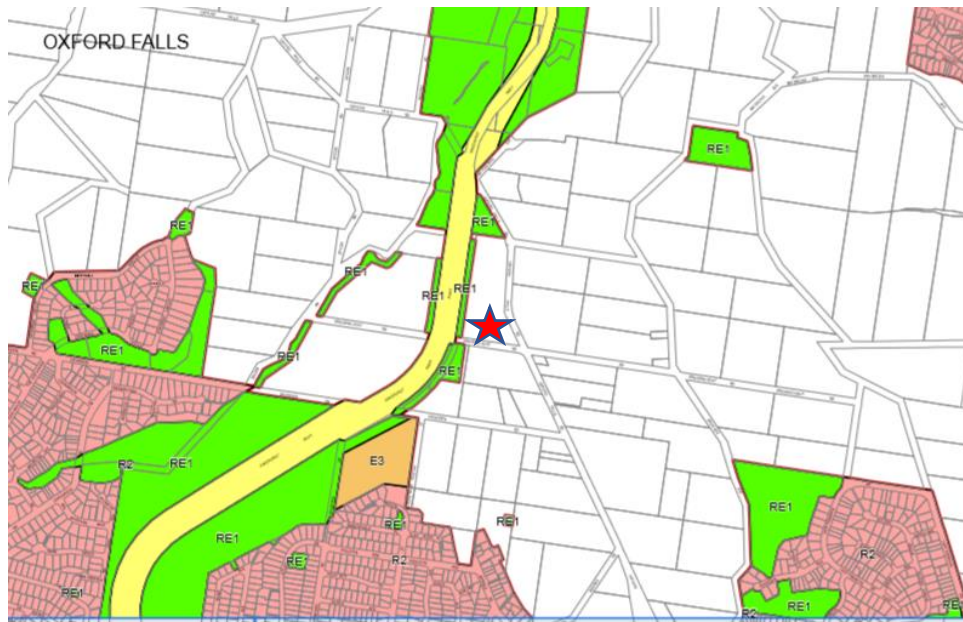


Figure 14. WLEP 2011 zoning map extract (source: Northern Beaches Council)

Clause 5.10 – Heritage Conservation

The site is not a heritage item and is not in a heritage conservation area.

As shown in Figure 15 below, the OFGS site is located opposite the following heritage item:

- Oxford Falls Public School, Corner of Dreadnought Road and Wakehurst Parkway (known as the Oxford Falls Peace Park), Item No. I 116.

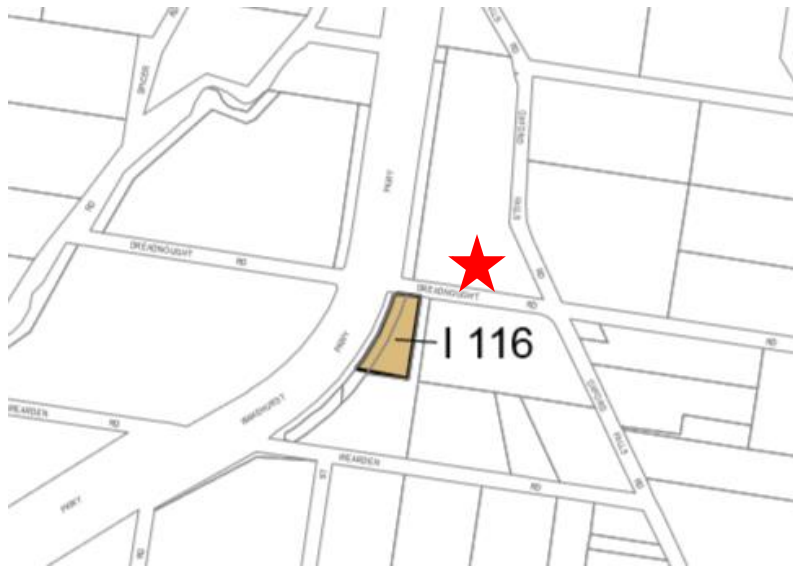


Figure 15. Extract from WLEP 2011 heritage map

The assessment undertaken in section 10 of this REF concludes that the proposed Library will not have any impact on the heritage significance of this item.

9.6 Warringah Local Environmental Plan 2000

Warringah Local Environmental Plan 2000 (WLEP 2000) is the primary environmental planning instrument applying to the land. Under WLEP 2000 the subject site is within the B2 Oxford Falls Valley Locality.

The Desired Future Character Statement for the B2 locality states:

The present character of the Oxford Falls Valley locality will remain unchanged except in circumstances specifically addressed as follows.

Future development will be limited to new detached style housing conforming with the housing density standards set out below and low intensity, low impact uses. There will be no new development on ridgetops or in places that will disrupt the skyline when viewed from Narrabeen Lagoon and the Wakehurst Parkway.

The natural landscape including landforms and vegetation will be protected and, where possible, enhanced. Buildings will be located and grouped in areas that will minimise disturbance of vegetation and landforms whether as a result of the buildings themselves or the associated works including access roads and services. Buildings which are designed to blend with the colours and textures of the natural landscape will be strongly encouraged.

A dense bushland buffer will be retained or established along Forest Way and Wakehurst Parkway. Fencing is not to detract from the landscaped vista of the streetscape.

Development in the locality will not create siltation or pollution of Narrabeen Lagoon and its catchment and will ensure that ecological values of natural watercourses are maintained.

The development is consistent with the desired future character for the Oxford Falls Valley Locality. The proposal will continue the operation of the site for school purposes. It will not be visible from Narrabeen Lagoon. The Library has been located above an existing building footprint and will not disturb to vegetation or landforms. The building will blend with the colours and textures of the natural landscape. Appropriate sedimentation controls will ensure no siltation or pollution impacts to Narrabeen Lagoon.

10 Consultation

Under the provisions of the Code, mandatory community consultation will be required. A written notice will be provided to the relevant State Government agencies - the NSW Rural Fire Service, Sydney Water, Ausgrid, the Office of Water, the State Emergency Services and Northern Beaches Council as well as the owners of neighbouring properties. These agencies and neighbours will be invited to provide response submissions on the proposed activity within 21 business days of the date of the correspondence.

11 Environmental Impact Assessment

The proposed Library is within the OFGS site. Environmental impacts have been assessed as acceptable for the following reasons:

- The Library is an ancillary use to the existing school use.
- The proposal is compatible with the existing surrounding land uses.
- The proposal will not generate any increase in student numbers, staff numbers or vehicle movements to the site.
- Acoustic mitigation measures have been incorporated into the design
- Any potential environmental impacts are proposed to be mitigated through appropriate measures.

11.1 Clause 171 Consideration

Clause 171 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) details factors which must be taken into account when assessing the impact of an activity on the environment.

Table 1 below lists the factors requiring consideration under Clause 171. A more detailed analysis of environmental impacts are contained in section 10 and mitigation measures are contained in section 12 of this REF.

| Factors for consideration | Response |
|---|---|
| (a) Any environmental impact on a community | <p>Construction impacts can be controlled by workplace and construction site management. The spatial separation of the proposal from neighbouring dwellings and the main school buildings indicates the works can be undertaken with little impact or disruption to the amenity of the neighbourhood or the function of the school.</p> <p>The following planning principles provided in Schedule 8 of the T&I SEPP have been addressed in Section 11.2 below:</p> <ul style="list-style-type: none"> • context • built form • adaptive learning spaces • sustainability • landscape • amenity • health and safety |
| (b) the transformation of a locality | <p>The works provide for ancillary additions to the established school facility within the school grounds. The proposed Library addition will not transform the character of the locality given the nature of the works.</p> |
| (c) Any environmental impact on the ecosystem of the locality | Nil |



| Factors for consideration | Response |
|--|---|
| (d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality | The locality does not possess any scientific or environmental quality that will be reduced given the existing level of disturbance and current site conditions and improvements. |
| (e) Any effect on a locality, place or building having aesthetic, anthropological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations | There is no record of any cultural or heritage significance being attributed to the site. The works will contribute in a positive manner to the function of the established facility as a school. |
| (f) Any impact on the habitat of protected fauna ¹ | There is no protected fauna. |
| (g) Any endangering of any species of animal, plant or other form of life, whether living on land or in water or in the air ² | The proposed works will not have any impact on any flora or fauna habitat. The location is currently under construction and is devoid of locally indigenous vegetation. |
| (h) any long-term effects on the environment | The work is unlikely to have any long-term effects on the environment. |
| (i) any degradation of the quality of the environment | The work is unlikely to result in the degradation of the quality of the environment. |
| (j) any risk to the safety of the environment | Risks during construction can be managed by workplace management. |
| (k) any reduction in the range of beneficial uses of the environment | There will be no reduction in beneficial uses of the environment caused by the proposed works. |
| (l) any pollution of the environment | Measures to control runoff and sedimentation during construction can be controlled on-site by appropriate site management and erosion controls. The requirement for erosion and sediment controls during construction will be addressed by conditions of consent. |
| (m) any environmental problems associated with the disposal of waste | Construction waste can be managed on-site and disposed of at Kimbriki Tip with appropriate regard to opportunities for recycling. |
| (n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply | No such demand on resources will occur as a result of the proposed works. |
| (o) any cumulative environmental effect with other existing or likely future activities | No adverse impact on other existing or future activities is likely. The works will be beneficial in terms of improving the amenity for users of the established school. |

¹ Refer to section 7.3 of the *Biodiversity Conservation Act 2016* - Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats

² See above.



| Factors for consideration | Response |
|--|-----------------|
| (p) any impact on coastal processes and coastal hazards, including those under projected climate change conditions | Not applicable. |
| (q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1. | Not applicable |
| (r) other factors/ impacts. | Not applicable |

Table 2. Factors for consideration under Clause 171 of the EP&A Regulation 2021

It is concluded that the factors for consideration in Clause 171 of the EP&A Regulation are satisfactorily addressed.

11.2 T&I SEPP - Schedule 8 Design quality principles in schools

The proposal has been designed to address the seven Planning Principles provided in Schedule 8 of the T&I SEPP.

The table below demonstrates how the proposed development is consistent with these Planning Principles.

| T&I SEPP Planning Principles | Proposal | Consistent |
|--|---|------------|
| <p>Principle 1—context, built form and landscape</p> <p>Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.</p> <p>Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.</p> | <p>The proposed Library has been designed to integrate into the layout of the existing school site. It is located above the approved car park and amenities building (currently under construction).</p> <p>The proposal does not affect existing and approved landscaping.</p> | Yes |
| <p>Principle 2—sustainable, efficient and durable</p> <p>Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural</p> | <p>OFGS is committed to ecologically sustainable design.</p> <p>The proposed Library has been designed to incorporate several energy efficiency and</p> | Yes |



| T&I SEPP Planning Principles | Proposal | Consistent |
|---|---|------------|
| <p>resources and reduce waste and encourage recycling.</p> <p>Schools should be designed to be durable, resilient, and adaptable, enabling them to evolve over time to meet future requirements.</p> | <p>sustainability initiatives. These are outlined in the report prepared by JHA Services (Appendix 9).</p> | |
| <p>Principle 3—accessible and inclusive</p> <p>School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities. Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.</p> | <p>The proposed Library has been inclusively designed to provide safe and equal access for all. Details are outlined in the BCA Assessment Report (Appendix 7).</p> | Yes |
| <p>Principle 4—health and safety</p> <p>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.</p> | <p>The proposed Library will increase the range of facilities available for students.</p> <p>Crime Prevention Through Environmental Design measures will be incorporated into the design and management of the School to ensure a high level of safety and security is upheld for students and staff.</p> | Yes |
| <p>Principle 5—amenity</p> <p>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.</p> <p>Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.</p> | <p>The proposed Library represents a state-of-the-art facility that provides ancillary learning spaces.</p> <p>The proposed design will allow access to sunlight and natural ventilation.</p> <p>Numerous storage areas and amenities have been included in the design.</p> | Yes |
| <p>Principle 6—whole of life, flexible and adaptive</p> <p>School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.</p> | <p>The proposed Library represents a large, open-plan building providing flexibility and capability for adaptation to cater for various learning environments.</p> | Yes |



| T&I SEPP Planning Principles | Proposal | Consistent |
|---|---|------------|
| <p>Principle 7— aesthetics</p> <p>School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.</p> <p>The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.</p> | <p>The proposed Library has been designed by award-winning architects Alan Jack + Cottier.</p> <p>The materials are lightweight, contemporary and complement the larger structure.</p> <p>An external colour palette, consistent with the natural environment, will be utilised to integrate the proposal into the surrounding landscape.</p> <p>The built form is consistent with the existing school campus and will have a positive impact on the surrounding neighbourhood.</p> | Yes |

Table 3. T&I SEPP Planning Principles

11.3 Detailed Environmental Considerations

The following environmental considerations have been considered in more detail as part of the assessment process:

- Bushfire Protection Assessment
- Flood potential
- Biodiversity
- Heritage
- Traffic and parking impacts

11.3.1 Bushfire Protection Assessment

The majority of the OFGS site is classified as Bushfire Prone Land (category: Vegetation Buffer) on the Northern Beaches Council Bush Fire Prone Land (BFPL) Map 2020 as shown in Figure 16 below.

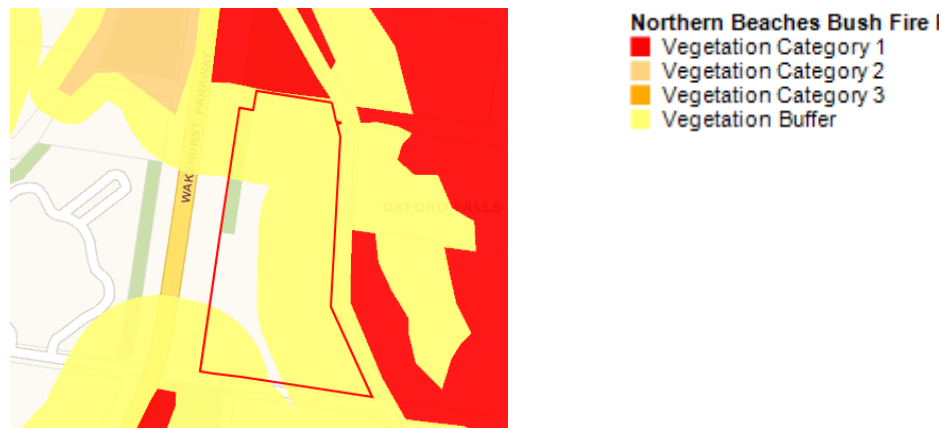


Figure 16. Northern Beaches Bush Fire Prone Land Map 2020 excerpt (source: Northern Beaches Council)

A Bushfire Protection Assessment, by Building Code and Bushfire Hazard Solutions, has been prepared in support of the proposed Library (Appendix 12).

The vegetation identified as being the hazard is to the east of the proposed works within vegetated private allotments and west of the subject site within Wakehurst Parkway road reserve.

Northern Beaches Council's Bushfire Prone Land Map 2020 identifies the subject property as containing the 100-metre buffer zone from Category 1 Vegetation therefore the application of Planning for Bush Fire Protection - 2019 (PBP) must apply in this instance.

The report concludes:

Building Code and Bushfire Hazard Solution P/L has been commissioned by EPM Projects to provide an independent Bushfire Assessment Report to accompany a Review of Environmental Factors (REF) prepared in accordance with Part 5 of the Environmental Planning and Assessment Act



1979 which seeks approval for a proposed Library within an existing school known as Oxford Falls Grammar School, located at 1078 Oxford Falls Road, Oxford Falls.

Northern Beaches Council's Bushfire Prone Land Map identifies the subject property as containing the Vegetation Buffer therefore the subject site is considered 'bushfire prone'.

Schools are listed as Special Fire Protection Purpose (SFPP) development under section 100b(6 (a)) of the Rural Fires Act 1997.

In this instance the proposal relates to development within an existing Special Fire Protection Purpose and therefore in addition to the aim and objectives detailed in Chapter 1 'Introduction' the proposal must satisfy the specific objectives and bushfire protection measures detailed in Chapter 6 'Special Fire Protection Purpose Development' of PBP.

In accordance with the bushfire safety measures contained in this report, and consideration of the site specific bushfire risk assessment it is our opinion that when combined, they will provide a reasonable and satisfactory level of bushfire protection to the subject development.

We are therefore in support of the development.

The report recommends conditions to ensure compliance with 'Planning for Bush Fire Protection – 2019' and Australian Standard 3959 – 2018 'Construction of buildings in bushfire-prone areas'. Additional recommendations are provided to supplement these minimum requirements, where considered necessary.

These additional requirements address landscaping, construction, emergency management and services. They are listed as conditions of determination in section 13 of this REF.

11.3.2 Flood levels

A Flood Statement, prepared by Taylor Thomson Whitting (NSW) Pty Ltd, has been prepared in support of the proposal (Appendix 6).

The proposed Library is located on Level 1, above the non-habitable areas located at ground level (amenities building and Carpark). The finished floor level (FFL) of the Library RL78.35.

The Flood Statement concludes:

The proposed development has been assessed through the development of a site-specific flood model. Below are the key recommendations that have been incorporated into the design to ensure the flood criteria has been met:

- *Habitable floor areas have been located on Level 1 (FFL 78.35m) above the PMF in the proposed design.*
- *There are no adverse impact on flood levels including downstream and upstream properties in the 1% AEP event; and*

- ‘Shelter in place’ flood evacuation routes are provided to Level 1 above the PMF and access to the adjacent school buildings is available via the second level pedestrian bridge.

The proposed Library is therefore satisfactory with regards to flood levels.

11.3.3 European Heritage

A Preliminary Historical Heritage Assessment (PHHA), prepared by Heritage 21, dated 22 July 2022, has been prepared in support of the proposal (Appendix 8).

There are no items of heritage significance identified within the subject area. As previously noted in section 8 of this REF, an item of local heritage significance listed under the Warringah LEP 2011 has been identified within the vicinity of the subject area.

This heritage item is the Oxford Falls Public School (now known as the Oxford Falls Peace Park). It was built between 1926 and 1950 and is a single-storey school building of timber weatherboards with gabled corrugated metal roof and a brick chimney in the front gable. There is a verandah along its northern side enclosed by fibro and glazing. Brick piers and a skillion roofed have been added on the eastern side in the late 1940s.

The school is a representative small inter-war school building. It displays high integrity with much original fabric. It historically provides evidence of the extent of development in the inter-war period and was also the last single teacher school in Sydney when it closed.

The PHHA concludes the following:

Heritage 21 is of the view that the REF requirements for the proposed level 1 library addition at OFGS would have a minimal impact on the heritage item within the vicinity since there is appropriate visual separation between the proposed REF Level 1 addition and the Peace Park.

The proposed development does not obstruct views to and from the heritage item, nor does it detract from the heritage items presentation to the streetscape and surrounding setting, provides a contemporary backdrop to the historic building and incorporates a sympathetic use of colour schemes and materials. Further, first floor library addition accommodates the evolving needs of the school and integrates itself within the Oxford Falls Grammar School setting.

The proposed Library is therefore satisfactory with regards to heritage.

11.4 Other Considerations

11.4.1 Stormwater and erosion and sedimentation controls

A Civil Engineering report, prepared by Taylor Thomson Whitting, dated 21 July 2022, has been prepared in support of the proposal (Appendix 5). The report concludes:

No additional WSUD measures including stormwater quantity or stormwater quality design are required as part of proposed works.

The WSUD measures were installed before the commencement of construction for the car park and the amenities building will remain in place until the completion of the Library. They provide appropriate stormwater and erosion and sedimentation controls.

11.4.2 Visual impacts

The proposed development has been designed by award-winning architects Alan Jack + Cottier and will have a positive visual impact on the character of the area.



Figure 17. The perspective of the Library addition above the amenities building/car park, viewed from the sports field (source: AJ&C Architects)

As seen in Figure 17 above, the materiality of the western façade of the Library is comprised of aluminium, glazing and aluminium louvers. The materials are lightweight, contemporary and complement the larger structure.

The Library addition sits harmoniously above the amenities building and car park which are built from heavier construction materials (masonry and concrete).

Externally, a neutral colour palette is proposed to integrate the building into the surrounding landscape.

The resulting development will be an appropriately designed Library for students and staff. Internally, spaces will be practical, flexible, well-lit and easy to navigate.

The proposed Library is satisfactory with regards to visual impacts.

11.4.3 Energy Efficiency and Sustainability

A Section J Part J1 performance-based design brief (PBDB), prepared by JHA Consulting Engineers, has been prepared in support of the proposed Library addition. The PBDB identifies and summarises the performance solution process to assess and validate the proposed development against the performance requirements of NCC 2019 Volume One Amendment 1 Section J Energy Efficiency Part J1 Building Fabric

This PBDB includes a preliminary Part J1 assessment of the proposed development based on the deemed-to-satisfy (DTS) provisions of Part J1 to identify the constraints and opportunities particular to this project, as well as preliminary recommendations/options to achieve compliance with Part J1.

The PBDB report and Compliance Certificate will form part of the approved determination documents.

11.5 Acoustic Impacts

An Acoustic Services Report, prepared by JHA Services, dated 21 July 2022, has been prepared in support of the proposal (Appendix 10).

The report outlines the acoustic performance requirements, minimum design standards applicable, and provides design recommendations for the following:

- *Internal partitions, to control noise transfer between internal areas, including walls, internal glazing, operable walls and doors.*
- *Acoustic finishes, to meet the room acoustic performance and reverberation times for internal areas.*
- *Roof construction acoustic treatment for rain noise control.*
- *Building services, to control noise transfer from building services to internal areas, and controls for noise transfer from mechanical services to external areas and close properties / receivers.*

Subject to the implementation of the recommendations contained in the Acoustic Services Report, the proposal is assessed as satisfactory with regard to acoustic impacts.

11.6 Construction impacts

A Construction Management Plan (CMP) has been prepared by EPM Projects, dated 7 July 2022, in support of the proposal. The report addresses the following key construction matters:

- Noise and Dust



- Traffic Management
- Avoiding land use conflicts
- Waste Management
- Traffic Management
- Complaint Management
- Work Health Safety (WHS)

The CMP concludes:

An effective implemented CMP will safeguard that works are completed with efficiency, in a timely order and safely. Minimal disruption will occur to both the general public and the school's operations. It will be the responsibility of the engaged contractor/s to develop and maintain the necessary reporting to address and monitor the abovementioned matters.

The CMP is contained in Appendix 3 and will form part of the determination documentation.



12 Summary of Impacts

The proposed works are within the OFGS site and include a first-floor Library that will have minimal impact on the environment.

Potential impacts assessed in this REF are:

- Bushfire risk
- Visual impact on adjoining heritage items
- Flood liable land considerations
- Stormwater, sedimentation and erosion controls
- Acoustic considerations
- Construction impacts

This REF has examined and taken into account to the fullest extent possible all matters affecting or likely to affect the environment as a result of the activity, as listed above and has found that there are no unacceptable or unreasonable impacts.

There is no threat to biodiversity.

Bushfire risks have been addressed by the use of appropriate construction materials.

The spatial separation of the proposed development along with a sensitive design will ensure no unacceptable visual impacts on the nearby heritage item at Peace Park.

Flood modelling has been undertaken to determine appropriate flood levels and design. The first-floor Library is located above the PMF.

The Civil Engineering Statement recommends appropriate stormwater, sedimentation, and erosion controls during construction. These are already in place, having been installed before construction of the amenities building and at-grade car park commenced.

A CMP has been prepared to minimise disruptions and amenity impacts on the existing school functions and surrounding area, during construction.

The Acoustic Services Report addresses the acoustic performance requirements, minimum design standards applicable, and provides design recommendations

Potential environmental impacts will be mitigated by the measures recommended throughout this REF and in the supporting documentation.

13 Mitigating measures, modifications or adaptations

In order to mitigate any environmental impacts resulting from the proposal the following conditions of determination are recommended:

CONDITIONS:

Approved Plans and documentation

1. The development shall take place in generally in accordance with the following plans and documents, except as amended to comply with the conditions of this determination:

| Drawing Number | Date | Prepared By |
|---|------------|---|
| Site Survey (11 sheets) | 07.02.2020 | Rygate Surveyors |
| REF101, Site Plan | 21.07.2022 | Allen Jack + Cottier |
| REF201, Ground level plan | 21.07.2022 | Allen Jack + Cottier |
| REF202, Level 1 Plan | 21.07.2022 | Allen Jack + Cottier |
| REF203, Roof Plan | 21.07.2022 | Allen Jack + Cottier |
| REF311, Elevations, sheet 1 | 21.07.2022 | Allen Jack + Cottier |
| REF312, Elevations, sheet 2 | 21.07.2022 | Allen Jack + Cottier |
| REF321, Sections | 21.07.2022 | Allen Jack + Cottier |
| REF401, Shadow Diagrams | 21.07.2022 | Allen Jack + Cottier |
| REF601, Perspective view 1 | 21.07.2022 | Allen Jack + Cottier |
| REF601, Perspective view 2 | 21.07.2022 | Allen Jack + Cottier |
| REF601, Perspective view 3 | 21.07.2022 | Allen Jack + Cottier |
| Document Title | Date | Prepared by |
| Library Construction Management Plan | 07.07.2022 | EPM Projects |
| Integrated Workplace Health & Safety, Quality & Environment (WHSEQ) Management Plan | 31.03.2021 | Cowyn Building Group |
| Bushfire Assessment Report | 13.07.2022 | Building Code and Bushfire Hazard Solutions Pty Ltd |
| Library Civil Engineering REF Report | 21.07.2022 | Taylor Thompson Whitting |
| Flood Statement | 21.07.2022 | Taylor Thomson Whitting |
| Building Code of Australia Assessment Report | 22.07.2022 | BSGM Consulting Building Surveyors |



| | | |
|--|------------|-------------------|
| Library Historical Heritage Assessment | 22.07.2022 | Heritage 21 |
| Section J Part J1 Performance-Based Design Brief (PBDB) | 21.07.2022 | JHA Services |
| NCC 2019 Section J Part J1 Statement of Compliance | 21.07.2022 | JHA Services |
| Library Acoustic Services Report | 21.07.2022 | JHA Services |
| Library Construction Noise and Vibration Management Plan | 22.07.2022 | Acoustic Dynamics |

Bushfire Protection

2. New landscaping is to comply with Appendix 4 'Asset Protection Zone Requirements' under Planning for Bush Fire Protection 2019.
3. The proposed development shall comply with section 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and section 7.5 of Planning for Bush Fire Protection 2019.
4. The bushfire emergency / evacuation plan is to be updated consistent with the NSW Rural Fire Service Guidelines for the Preparation of Emergency / Evacuation Plan.
5. Water:
New hydrants are to comply with the requirements detailed in Table 6.8c of Planning for Bush Fire Protection 2019, specifically:
 - fire hydrant spacing, design and sizing comply with the Australian Standard AS 2419.1:2005,
 - hydrants are not located within any road carriageway,
 - reticulated water supply to SFPPs uses a ring main system for areas with perimeter roads,
 - fire hydrant flows and pressures comply with AS 2419.1:2005, and
 - all above-ground water service pipes external to the building are metal, including and up to any taps.
6. Electricity
New electrical services must comply with Table 6.8c of Planning for Bush Fire Protection 2019, specifically:
 - where practicable, electrical transmission lines are underground.
 - where overhead electrical transmission lines are proposed:

- lines are installed with short pole spacing (30 metres), 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 ISSC3 Guideline for Management Vegetation Near Power Lines.

7. Gas

Any new gas services must comply with Table 6.8c of Planning for Bush Fire Protection 2019, specifically:

- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, 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.

During construction – noise

8. During the times below, noise should not be heard in a habitable room in a neighbour's residence:
- 8pm–8am Sunday and public holidays
8pm–7am Monday –Saturday'

During construction – waste management

9. Prior to the commencement of construction, the Contractor will be responsible to develop a Waste Management Plan for the OFGS's review and agreement. As a minimum the agreed Waste Management Plan will need to address:
- Legislative requirements.
 - Ways in which the impact on landfill and local residents (i.e. avoiding litter) will be minimised.
 - Maximum recycling and / or reuse.
 - Raise awareness among employees and subcontractors of their waste management responsibilities.
 - Provides details of the proposed waste streams.

During construction – Work Health Safety

10. The engaged Contractor is responsible for managing the WHSEQ management plan, which will be required to consider the following as a minimum:

- Maintaining a safe working environment.
- Facilities for the welfare of all workers.
- Information, instruction, training and supervision needed to ensure that each worker is safe from injury and risks to their health including contractors and visitors.
- A commitment to continually improving performance through effective safety management.
- Identify and maintenance of records necessary to ensure health and safety.
- Measurement and evaluation of our health and safety performance.
- Implements appropriate safety procedures, particularly for any large equipment, including craneage.

Complaint Management

11. Any complaints that wish to be lodged can be done via the following:

Email: feedback@ofgs.nsw.edu.au

Phone: 1800 519 700

These complaints will be considered by relevant parties and actioned accordingly.



14 Conclusion

The assessment documented in this revised REF finds that the proposed Library, will not have any significant impacts on the environment or on threatened species, populations, ecological communities or their habitats. Consequently, neither an Environmental Impact Statement (EIS) nor a Species Impact Statement (SIS) are required.

These conclusions are based on the detailed impact assessment documented in the body of this REF which incorporates input from various expert consultants (contained in Appendices 1-12).

The proposal is satisfactory when assessed against the requirements of Clause 171 of the EP&A Regulation and Section 5.5 of the EP&A Act. The Library will improve school amenities and make a positive contribution to the community. It is a visually sympathetic addition to its' host building, existing school campus and the broader semi-rural setting. The proposed development will not result in any significant environmental or amenity impacts.

The determining authority can be satisfied that this REF has been prepared in accordance with the Code. The authorised person determining the assessment may discharge OFGS's duty to comply with the requirements of the Code

I, Danielle Deegan, (an agent of Oxford Falls Grammar School), certify that I have prepared the contents of this REF and, to the best of my knowledge, it is in accordance with the Code approved under clause 244N of the Environmental Planning and Assessment Regulation 2021, and the information it contains is neither false nor misleading.

Signed:

Name: Danielle Deegan

DM Planning Pty Ltd

Date: 22 July 2022



Appendix 1 OFGS Site Survey



Appendix 2 Library REF Architectural Designs



Appendix 3 Library Construction Management Plan



Appendix 4 WSEQ Management Plan



Appendix 5 Civil Engineering Report



Appendix 6 Library Flood Statement



Appendix 7 BCA Assessment Report



Appendix 8 Historical Heritage Assessment



Appendix 9
Section J Part J1 Performance-Based Design Brief (PBDB)
and Compliance Statement



Appendix 10 Acoustic Design Report



Appendix 11

Construction Noise and Vibration Management Plan



Appendix 12 Bushfire Assessment