



DM Planning

## Review of Environmental Factors

Use of an existing demountable building for  
classrooms



**681 Pacific Highway, Gordon**

Report prepared for  
Uniting Church of Australia Property Trust (NSW)

**August 2020**



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## 1 Certification

This Review of Environmental Factors, prepared on behalf of the Uniting Church of Australia Property Trust (NSW), the proprietors of Ravenswood School (the School), provides a true and fair review of the proposal concerning 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:	 3 August 2020



## 2 Introduction

This Review of Environmental Factors (REF) has been prepared by D.M. Planning Pty Ltd on behalf of the Uniting Church of Australia Property Trust (NSW), the proprietors of Ravenswood School (the School), for the proposed use of an existing demountable building at 681 Pacific Highway, Gordon, for classrooms. The REF has been prepared in accordance with the *NSW Code of Practice for Part 5 Activities, for registered non-government schools* (the Code).

The purpose of this REF is to assess the nature, scale and extent of the proposed use on the environment. This report will:

- Describe the existing site context;
- Identify and evaluate all matters affecting or likely to affect the environment by reason of the activity;
- Assess of the likely impacts of the proposed activity in accordance with Section 5.5 of the *Environmental Planning and Assessment Act* (EP&A Act) and Clause 228 of the *Environmental Planning and Assessment Regulation* (EP&A Regulation);
- Recommend mitigation measures, if required.

The proposed use of the demountable building for classrooms, will be developed as a 'Development Permitted without Consent' under the *State Environmental Planning Policy - Educational Establishments and Child Care Facilities 2017* (the ESEPP).

Given the likely minimal environmental impact, the use of the demountable building for classrooms is classified as 'minor school development works' according to section 3.2 of the *NSW Code of Practice for Part 5 activities*.

The proposal is satisfactory when assessed against the relevant requirements. It will improve the efficiency of the school and make a positive contribution to the community. It is visually sympathetic to its setting and will not have any detrimental environmental or amenity impacts.



### 3 The site, Setting and Background

#### 3.1 The Site

The larger Ravenswood campus (the school site) provides education for girls from pre-school to year 12. The school site comprises of seven lots and is bounded by Pacific Highway to the west, Cecil Street to the south, Henry Street to the east and Ravenswood Ave to the north, as shown in Figure 1.

The site which is the subject of this REF is legally described as Lot 100 in DP 776508 (the demountable building site). It is centrally located within the school site and comprises of an existing demountable building as shown in Figure 2.

Vehicular access to the school is currently provided via several separate entries from all four street frontages. The proposal does not alter the existing vehicular access arrangements to the site and will not create a demand for additional parking.

The school site contains extensive grass fields and trees of varying heights throughout the site and along the Pacific Highway elevation.

The school site comprises of numerous buildings of various ages and architectural styles including a heritage-listed building ('Iolanthe' cottage) and the recently completed 4-storey Student Learning Centre (SLC), both fronting Pacific Highway. Other school facilities include grass sporting fields and tennis courts.

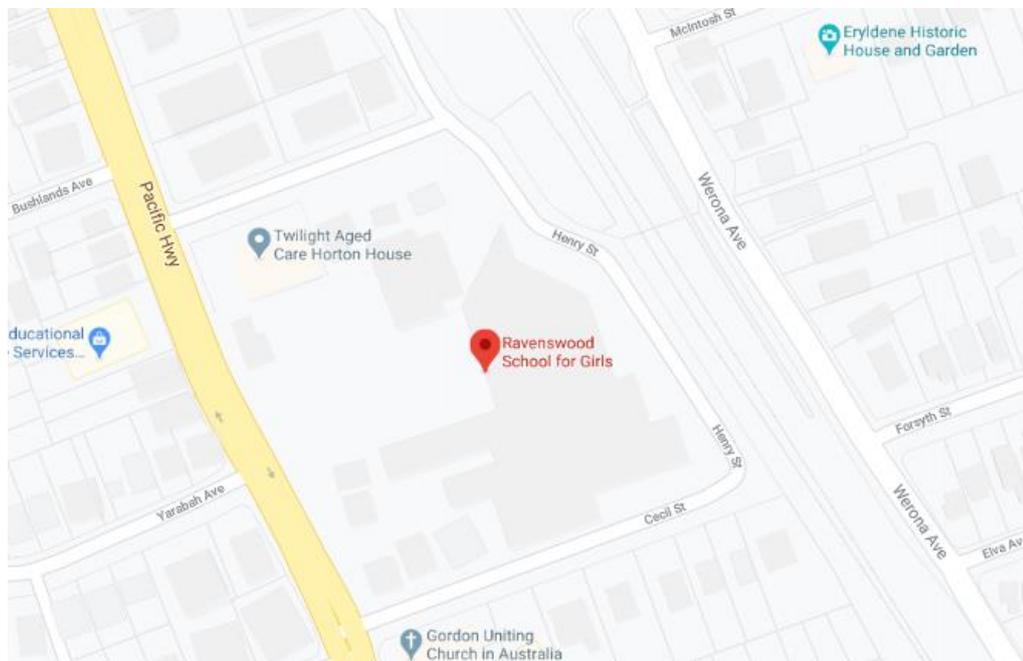


Figure 1. Ravenswood School local context (Source: Google Maps)



**Figure 2. Aerial view of the site and its immediate surround with existing demountable building shown by the sail of red flag (Source: SIX Maps)**

Photographs of the existing demountable building are shown below in Figures 5-7.

The recently constructed four-storey SLC is located in the south-western corner of the site and is shown in Figure 8.

The heritage-listed 'Iolanthe' cottage is located at the north-western corner of the site to the west of the tennis courts and is shown in Figure 9.



Figure 3. Northern elevation of the demountable building (in foreground)



Figure 4. The southern elevation of the demountable building (to the left)



Figure 5. Eastern elevation of the demountable building



Figure 6. View looking north-west from the front balcony of the existing of demountable building



Figure 7. View of the demountable building (centre) through school gate at the Pacific Highway entrance



Figure 8. View of recently constructed SLC from Pacific Highway entrance



Figure 9. The heritage-listed 'Iolanthe' cottage

The surrounding locality generally comprises of residential properties, school and church grounds, aged care facilities/accommodation, and the commercial and retail facilities concentrated around the Gordon shopping precinct.

The school is located adjacent to the Pacific Highway which is a busy road corridor connecting the northern Sydney/NSW areas to the Sydney City.



### 3.2 Past Approvals

Ku-ring-gai Council website lists the following recent applications at 681 Pacific Highway:

- On 4 December 2019, Complying Development Certificate CDC No J180510 for the demolition of two single-storey buildings was issued by a private certifier.
- On 22 March 2019, Complying Development Certificate CDC No J190033 for two classrooms over two levels was issued by a private certifier. This CDC was subsequently modified on 25 October 2019.
- On 15 March 2019, Complying Development Certificate CDC No J180527 for the construction of a four-storey learning centre was issued by a private certifier. This CDC was subsequently amended on 20 April 2020.

The description of development for this CDC states:

*This complying development certificate relates to the conventional construction of a new four storey Student Learning Centre providing 9 new general learning areas which replaces 7 existing general learning areas, new collaborative breakout zones, staff/student facilities and internal sporting areas approved pursuant to State Environmental Planning Policy (Education Establishments and Child Care Facilities 2017.*

- On 15 July 2014, Development Application DA0206/14 for Signage was approved by Council.
- On 19 July 2013, Development Application DA0104/13 for the subdivision of 'Iolanthe' cottage from main school site - heritage item, was refused by Council.
- On 13 July 2013, Development Application DA0645/11 for signage was approved by Council.
- On 11 January 2008, Development Application DA1113/07 for the relocation of the school's existing art department and minor internal alterations and additions was approved by Council.

The most recent development consent issued by Ku-ring-gai Council (other than a complying development certificate) that applies to any part of the school is Development Application DA0206/14 for Signage. This consent is contained in Appendix 1.

The proposed use of the existing demountable building for classrooms does not contravene any existing condition of any consent relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student numbers.

## 4 Background

The installation of the demountable building was completed in January 2018.

The building was lawfully constructed as exempt development under the provisions of clause 38(l) of the ESEPP:

38 (l) a short-term portable classroom (including its removal)—

- (i) that is not more than 1 storey high, and
- (ii) that is 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, and
- (iii) that is removed within 24 months of being installed,

In 2019, under the Complying Development Certificate for the SLC building (CDC no#J180527), the approved use of the rooms was changed, as part of the requirements of the CDC, to the uses shown in Figure 10 below. These uses are ancillary to sports teaching and are labelled as follows:

- a lecture/theatre for sports teaching,
- a sports training facility;
- a play area, and
- 2 x indoor sports training rooms.



Figure 10. Uses of the demountable building identified as part of CDC no#J180527



## 5 The Proposal

The proposal is for the operation of five classrooms from the existing demountable building as detailed in the site plan and floor plan in Appendix 2 and 3.

An extract of the proposed floor plan is provided in Figure 11 below:

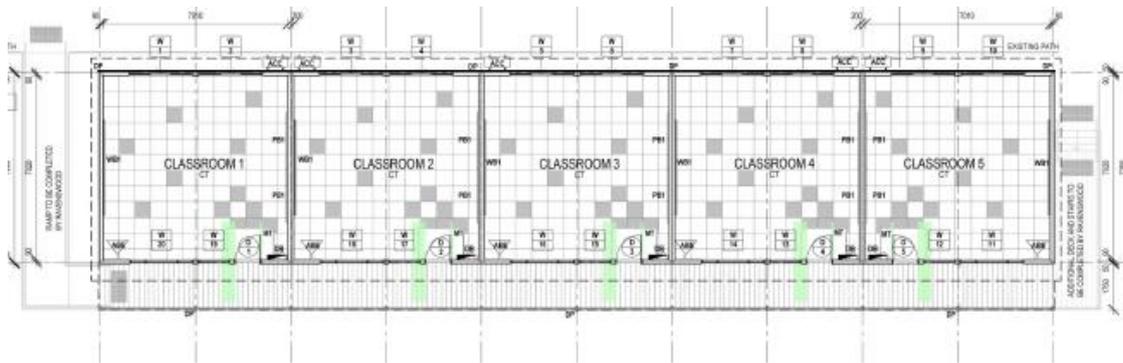


Figure 11. Proposed use of the existing demountable building (Source: Fleetwood)

### 1. Built form

The existing demountable building is single storey, with a rectangular footprint measuring 36.1m x 7.3m. There is a 1.8m wide, open timber walkway running along the northern elevation with access to the walkway via a ramp at the western end and a small set of stairs on the eastern end.

Separate access is provided to each classroom from the walkway. Each classroom has dimensions of 7.2m x 7.01m with windows on the northern and southern elevations.

The existing building location and proposed layout for the classrooms are depicted in the plans contained in Appendix 2 and 3.

### 2. Services

The building is currently connected to the school's electricity supply. Stormwater collected from the roof drains into a stormwater pit located on the southern side of the building. There is no water connection required.

### 3. Operation

The five classrooms proposed within the building will have the same hours of operation as those of the existing school.

There will be no increase in student or staff numbers of greater than 10% as a result of the proposal.

The building is classified as a Class 9b building under the Building Code of Australia. Sanitary facilities are not required.



## 6 The Proponent

The Proponent details are as follows:

Name: Uniting Church of Australia Property Trust (NSW)  
Address: 681 Pacific Highway, Gordon  
Contact: Robert Ramsbottom  
Position: UCA Property Officer

No other approvals are required.

## 7 Justification

The change of use is needed to provide additional classrooms that are now required for social distancing purposes.

An alternative is to allow a greater number of students in each of the existing classrooms established elsewhere on site. This alternative is rejected on the basis that this will result in overcrowded classrooms and potentially unhealthy learning environments. Such an outcome would be inconsistent with the obligation to provide adequate amenities to the student population.

## 8 Class of Activity

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

*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.*



## 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 228 of the *Environmental Planning and Assessment Regulation 2000* 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 proposal is within a modified environment being a developed area associated with an existing school. The land is not wilderness.

### 9.2 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (the ESEPP) simplifies planning approvals for schools by introducing exempt and complying development provisions, development without consent for facilities with specific categories of development within the boundaries of existing schools.



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

The proposed operation of the existing demountable building is consistent with the types of development that are permitted to be carried out without consent within the boundaries of existing schools. This includes a portable classroom that is not more than 1 storey high.

Clause 36 of the ESEPP outlines the requirements for development that may be undertaken without consent.

Clause 36 of the ESEPP states:

### **36 Schools—development permitted without consent**

*(1) Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school:*

*(a) construction, **operation** or maintenance, more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, of:*

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

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

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

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

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

*(b) minor alterations or additions, such as:*

*(i) internal fitouts, or*

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

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

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

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

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

*(2) However, subclause (1) applies only to development that:*



(a) does not require an alteration of traffic arrangements (for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school), or

(b) in the case of development referred to in subclause (1) (a)—does not allow for an increase in:

(i) the number of students the school can accommodate, or

(ii) the number of staff employed at the school,

that is greater than 10% (compared with the average of each of those numbers for the 12-month period immediately before the commencement of the development).

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

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

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

The proposed development is consistent with the requirements of Clause 36 as follows:

ESEPP requirement	Compliance / comment	Consistent
It must be within the boundaries of the existing School	The proposed classrooms are located in an existing portable building located within the boundaries of the existing School	Yes
It must be carried out by or on behalf of a public authority	The Uniting Church of Australia Property Trust (NSW), the proprietors of Ravenswood School, is considered a 'public authority'. This is discussed further below.	Yes
It must fall within a category or categories of development identified in clause 36(1)(a)	The proposal consists of portable classrooms and therefore meets identified purposes as listed in clause 36(1)(a)(iv)	Yes
It must satisfy the setback and height requirements in clause 36(1)(a);	The building is not more than one storey high. The development is located at least 5m from any residential boundary	Yes Yes
It must not result in an alteration of existing traffic arrangements	The proposal will not result in any alteration to the existing traffic arrangements.	Yes



ESEPP requirement	Compliance / comment	Consistent
It must not allow for an increase in student or staff numbers of more than 10% over the previous year's levels	The proposed development will not increase staff or student numbers greater than 10% and therefore is consistent with clause 36(2)(b).	Yes
It must not contravene certain existing conditions of the most recent development consent that applies to any part of the School	The proposed development does not contravene any of the relevant conditions of the most recent development consent, being DA0104/13 applying to any part of the School relating to the matters listed in clause 36(3), i.e. 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 36 of the ESEPP**

For the purposes of clause 36, the Uniting Church of Australia Property Trust (NSW), the proprietors of Ravenswood School, 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 2000 (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 36 on land that is a prescribed zone within the meaning of clause 33 of the ESEPP. Clause 277(6) of the EP&A Regulation reads:

*'For the purpose of the definition of public authority in section 1.4(1) of the Act, the proprietor of a registered non-government school is prescribed as a public authority (subject to subclause (7)), but only so as:*

*(a) to enable the proprietor to be treated as a public authority in relation to development in connection with the school that is exempt development under clause 18 of the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, and*

*(b) to allow the proprietor to be a determining authority within the meaning of Part 5 of the Act for development that is permitted without consent under clause 36 of that Policy on land in a prescribed zone (within the meaning of clause 33 of that Policy). '*

Clause 33 of the ESEPP lists several different zones as 'prescribed zones' including:

*(f) Zone SP2 Infrastructure*

The school site is zoned SP2 Infrastructure under the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 (KLEP).



Clause 5(6) of the ESEPP states:

- (6) *A reference in this Policy 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.*

Consequently, the Uniting Church of Australia Property Trust (NSW), the proprietors of Ravenswood School, is a determining authority for the purposes of clause 36 of the ESEPP and the proposal can be carried out as development without consent under the ESEPP.

### 9.3 NSW Code of Practice for Part 5 Activities

*The NSW Code of Practice for Part 5 Activities, for registered non-government schools (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 ESEPP. 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 ESEPP.

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

- **Stage 1 – Classification**

Comment: As noted in section 7, the proposal is classified as Class 1: Minor school development.

- **Stage 2 – Assessment**

Comment: A detailed assessment of the proposal has been undertaken including, scoping and assessment. Consultation is not required.

- **Stage 3 – Documentation**

Comment: This REF represents Stage 3 – Documentation.

- **Stage 4 – Determination**



Comment: Determination will be undertaken by a person authorised by the Uniting Church of Australia Property Trust (NSW), proprietors of Ravenswood School, 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. As the building is existing, no other approvals are required.

#### **9.4 State Environmental Planning Policy No.55 – Remediation of Land**

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) does not technically apply to 'development without consent', applying only to Development Applications.

However, for the sake of completeness, the proposal has been assessed against the requirements of SEPP 55 below.

Under clause 7(1) (a) of SEPP 55 – Remediation of Land, consideration has been given as to whether the land is contaminated.

The site has been used for residential and educational purposes and there is no history to suggest that the site is contaminated. The application does not require further consideration under clause 7(1) (b) and (c) of SEPP 55.

#### **9.5 Ku-ring-gai Local Environmental Plan (Local Centres) 2012**

Ku-ring-gai Local Environmental Plan (Local Centres) 2012 (the LEP) is the principal environmental planning instrument that applies to the land. An assessment under the applicable sections of the LEP is provided below:



Figure 12. KLEP 2012 zoning map extract (source: NSW Planning Portal)

The subject site is zoned SP2 Infrastructure.

The objectives of the SP2 Infrastructure zone are:

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

#### **Clause 5.10 – Heritage Conservation**

The heritage-listed building on the school site, known as the ‘Iolanthe’ cottage is identified as a heritage item of State significance in Schedule 5 of the KLEP. This building is also listed on the State Heritage Register. It is located towards the western corner of the site adjacent to Pacific Highway to the west of the tennis courts. The activity proposed under this REF will have no impact on the significance of this heritage item.



Figure 13. KLEP heritage map extract (source: NSW Planning Portal)



Figure 14. KLEP 2012 State heritage curtilage (source: NSW Planning Portal)

The proposed use of the existing demountable building for classrooms will not affect the heritage significance of the item primarily because the building is existing and there are no physical works. The operation of the building as classrooms will have no impact.

While this REF is for the use of the building only, it is noted that the existing building is spatially separate, being located approximately 80m to the south-east of the



heritage-listed item. It also has an appropriate low-profile design that integrates well with the existing school campus and respects the heritage significance of the item.

The design of the existing building is contemporary, in a precinct of both older and recent educational buildings of an institutional scale. The building is located on an area previously covered in hardstand.

All existing significant views to the heritage item will be retained and the curtilage will be unaffected by the proposal.

The proposed use of the existing portable building for classrooms is consistent with the heritage objectives of the Ku-ring-gai LEP and is also consistent with the intentions of the Ku-ring-gai DCP when applied to an educational precinct of greater scale than detached suburban housing. There are no concerns regarding the impact of the proposal on the heritage item located on the school site.

## 9.6 Local Centres Development Control Plan

Local Centres Development Control Plan 2013 (the DCP) contains objectives and controls for development within the Ku-ring-gai Local Government Area. There are no provisions of the DCP that are relevant to the proposal.



## 10 Consultation

Given that the building is existing and located in the centre of the school site, the proposed use of the building for classrooms will have minimal environmental impacts and is classified as class 1 'minor school development works' according to the provisions of the Code. Therefore the mandatory consultation required for 'other school development works' is not required.

The school is required to place this REF on its website so that the proposal and relevant parts of the assessment, are publicly available.



## 11 Environmental Impact Assessment

The proposal is within the school site and comprises of a change of use of an existing single storey, demountable building that will have minimal impact on the environment. Given the minor nature of the proposal, environmental impacts are minimal for the following reasons:

- There are no building works proposed;
- The classroom use is consistent with the exiting school use;
- The proposal is compatible with the existing surrounding land uses; and
- The proposal will not generate an increase in staff or student numbers greater than 10%.

### 11.1 Clause 228 Consideration

Clause 228 of the Environmental Planning and Assessment Regulation 2000 (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 228. 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	Given that the proposal is for a change of use only, the substantial distance from the existing building from neighbouring dwellings, the classroom use will have negligible impact or disruption to the amenity of the neighbourhood or the function of the school.
(b) Any transformation of a locality	The proposed classroom use is within an established school facility within the school grounds. The proposal will have no impact on the character of the locality given that the building is existing.
(c) Any environmental impact on the ecosystem of the locality	Nil
(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	The proposed will have no impacts on the significance of the heritage item located on the site. The proposal will contribute positively to the function of the established facility as a school.



Factors for consideration	Response
(f) Any impact on the habitat of protected fauna <sup>1</sup>	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 <sup>2</sup>	The proposal will not have any significant impact on any flora or fauna habitat. The location is currently developed with a school building and is devoid of locally indigenous vegetation.
(h) any long-term effects on the environment	The proposal is unlikely to have any long-term effects on the environment.
(i) any degradation of the quality of the environment	The proposal is unlikely to result in the degradation of the quality of the environment.
(j) any risk to the safety of the environment	As there are no construction works, safety risks are not an issue.
(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	As there are no construction works, pollution risks are not an issue.
(m) any environmental problems associated with the disposal of waste	There will be no construction waste.
(n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	There will be no increase in demand on resources as a result of the proposed works.
(o) any cumulative environmental effect with other existing or likely future activities	No adverse impact with other existing or future activities is likely. The proposal will be beneficial in terms of improving the amenity for users of the established school.
(p) any impact on coastal processes and coastal hazards, including those under projected climate change conditions	Not applicable.
(q) other factors/ impacts.	None

**Table 2. Factors for consideration under Clause 228 of the EP&A Regulation 2000**

It is concluded that the factors for consideration in clause 228 of the EP&A Regulation are satisfactorily addressed.

<sup>1</sup> 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

<sup>2</sup> See above.



## 12 Summary of Impacts

The proposal is within the Ravenswood school site and includes the use of an existing single-storey, demountable building for five classrooms. There will be minimal impact on the environment.

Potential impacts considered in this REF are:

- Heritage impacts
- Acoustic impacts
- Visual impacts

Heritage impacts have been addressed in detail in section 9.5 and found to be satisfactory.

Noise levels will be similar to the existing noise levels generated by the school as there will be no significant increase in student or staff numbers resulting from the proposal. The proposed hours of operation for the classrooms will be the same as the existing school hours. Given the distance of the demountable building from residential properties, acoustic impacts will be negligible.

There will be no change to the visual appearance of the existing demountable building which is a modest, low profile building which integrates well with the existing school campus.

A recommended condition of determination will require that the use of the demountable building for classrooms is not to result in an increase in student or staff numbers at the school of greater than 10% (compared with the average of each of those numbers for the 12 months immediately before the commencement of the development). This will ensure potential impacts arising from increases in student numbers are minimised.

In conclusion, there will be no unreasonable or detrimental impacts resulting from the proposed use of the existing demountable building for classrooms.



## 13 Mitigating measures, modifications or adaptations

To ensure that no environmental impacts result from the proposal the following conditions of approval are recommended:

### CONDITIONS

#### Approved Plans

1. The development shall take place in accordance with the following plans:

Drawing Number	Date	Prepared By
Site Plan (Appendix 2)	Undated	Not stated
Floor Plan (Appendix 3)	22.09.2017	Fleetwood

#### Operation

2. The use of the demountable building for classrooms is not to result in an increase in student or staff numbers at the school of greater than 10% (compared with the average of each of those numbers for the 12 months immediately before the commencement of the development).



## 14 Conclusion

The assessment documented in this REF finds that the proposed use of an existing demountable building for classrooms will not have any impacts on the environment, threatened species, populations, ecological communities or their habitats. Consequently, neither an Environmental Impact Statement (EIS) nor a Species Impact Statement (SIS) is required.

These conclusions are based on the impact assessment documented in the body of this REF.

The proposal is satisfactory when assessed against the requirements of Clause 228 of the EP&A Regulation and Section 5.5 of the EP&A Act. The use of the existing demountable building will improve the amenity of the school for students and make a positive contribution to the community. The existing building is visually sympathetic to its school setting and its use as classrooms will not result in any adverse 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 the Uniting Church of Australia Property Trust (NSW), the proprietor of Ravenswood School, of their duty to comply with the requirements of the Code.

*I, Danielle Deegan, (an agent of Uniting Church of Australia Property Trust), certify that I have prepared the contents of this REF and, to the best of my knowledge, it is in accordance with the Code approved under clause 244N of the Environmental Planning and Assessment Regulation 2000, and the information it contains is neither false nor misleading.*

Signed:

Name: Danielle Deegan

DM Planning Pty Ltd

Date: 3 August 2020





**Appendix 1**  
**Last Consent issued by Council DA0206/14**



818 Pacific Highway, Gordon NSW 2072  
Locked Bag 1056, Pymble NSW 2073  
T 02 9424 0000 F 02 9424 0001  
DX 8703 Gordon TTY 133 677  
E kmc@kmc.nsw.gov.au  
W www.kmc.nsw.gov.au  
ABN 86 408 856 411



Contact: Stuart Wilson

Ref: DA0206/14

17 July 2014

Planzone Consulting  
P O Box 3  
LIVERPOOL NSW 1871

Dear Sir/Madam

**NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION**  
SECTION 81(1)(A) ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

**Application No.:** DA0206/14  
**Proposed Development:** Signage for Ravenswood School - Heritage Item  
**Property:** 681 Pacific Highway GORDON NSW 2072

Pursuant to Section 81 of the Act, notice is given that the above Development Application has been determined by the granting of consent, subject to the conditions specified in this Notice.

**Date of determination:** 15/07/2014  
**Date from which consent operates:** 17/07/2014  
**Date consent lapses:** 18/07/2016

The conditions of consent are as follows:

**CONDITIONS THAT IDENTIFY APPROVED PLANS:**

**1. Approved architectural plans and documentation (new development)**

The development must be carried out in accordance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

Plan name	Drawn by	Dated
Site plan drawing no. DA01 revision no. A	Planzone Consulting	06.05.2014



Proposed design layout drawing no. DA02 revision no. A	Planzone Consulting	06.05.2014
Sign elevation and details revision A	O'Hearn Consulting	22.04.2014

**Reason:** To ensure that the development is in accordance with the determination.

## 2. Inconsistency between documents

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

**Reason:** To ensure that the development is in accordance with the determination.

## CONDITIONS TO BE SATISFIED PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION:

### 3. Asbestos works

---

All work involving asbestos products and materials, including asbestos-cement-sheeting (ie. Fibro), must be carried out in accordance with the guidelines for asbestos work published by WorkCover Authority of NSW.

**Reason:** To ensure public safety.

### 4. Notice of commencement

At least 48 hours prior to the commencement of any development (including demolition, excavation, shoring or underpinning works), a notice of commencement of building or subdivision work form and appointment of the principal certifying authority form shall be submitted to Council.

**Reason:** Statutory requirement.

### 5. Notification of builder's details

Prior to the commencement of any development or excavation works, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

**Reason:** Statutory requirement.



**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE OR PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION (WHICHEVER COMES FIRST):**

**6. Infrastructure restorations fee**

To ensure that damage to Council Property as a result of construction activity is rectified in a timely matter:

- a) All work or activity taken in furtherance of the development the subject of this approval must be undertaken in a manner to avoid damage to Council Property and must not jeopardise the safety of any person using or occupying the adjacent public areas.
- b) The applicant, builder, developer or any person acting in reliance on this approval shall be responsible for making good any damage to Council Property, and for the removal from Council Property of any waste bin, building materials, sediment, silt, or any other material or article.
- c) The Infrastructure Restoration Fee must be paid to the Council by the applicant prior to both the issue of the Construction Certificate and the commencement of any earthworks or construction.
- d) In consideration of payment of the Infrastructure Restorations Fee, Council will undertake such inspections of Council Property as Council considers necessary and also undertake, on behalf of the applicant, such restoration work to Council Property, if any, that Council considers necessary as a consequence of the development. The provision of such restoration work by the Council does not absolve any person of the responsibilities contained in (a) to (b) above. Restoration work to be undertaken by the Council referred to in this condition is limited to work that can be undertaken by Council at a cost of not more than the Infrastructure Restorations Fee payable pursuant to this condition.
- e) In this condition:  
"Council Property" includes any road, footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, letter bins, trees, shrubs, lawns, mounds, bushland, and similar structures or features on any road or public road within the meaning of the Local Government Act 1993 (NSW) or any public place; and  
"Infrastructure Restoration Fee" means the Infrastructure Restorations Fee calculated in accordance with the Schedule of Fees & Charges adopted by Council as at the date of payment and the cost of any inspections required by the Council of Council Property associated with this condition.

**Reason:** To maintain public infrastructure.



**CONDITIONS TO BE SATISFIED DURING THE DEMOLITION, EXCAVATION AND CONSTRUCTION PHASES:**

**7. Road opening permit**

The opening of any footway, roadway, road shoulder or any part of the road reserve shall not be carried out without a road opening permit being obtained from Council (upon payment of the required fee) beforehand.

**Reason:** Statutory requirement (Roads Act 1993 Section 138) and to maintain the integrity of Council's infrastructure.

**8. Approved plans to be on site**

A copy of all approved and certified plans, specifications and documents incorporating conditions of consent and certification (including the Construction Certificate if required for the work) shall be kept on site at all times during the demolition, excavation and construction phases and must be readily available to any officer of Council or the Principal Certifying Authority.

**Reason:** To ensure that the development is in accordance with the determination.

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**9. Site notice**

A site notice shall be erected on the site prior to any work commencing and shall be displayed throughout the works period.

The site notice must:

- be prominently displayed at the boundaries of the site for the purposes of informing the public that unauthorised entry to the site is not permitted
- display project details including, but not limited to the details of the builder, Principal Certifying Authority and structural engineer
- be durable and weatherproof
- display the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice
- be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted

**Reason:** To ensure public safety and public information.

**10. Dust control**

During excavation, demolition and construction, adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood. The following measures must be adopted:



- physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust
- earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed
- all materials shall be stored or stockpiled at the best locations
- the ground surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs
- all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust
- all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays
- gates shall be closed between vehicle movements and shall be fitted with shade cloth
- cleaning of footpaths and roadways shall be carried out daily

**Reason:** To protect the environment and amenity of surrounding properties.

#### 11. Use of road or footpath

During excavation, demolition and construction phases, no building materials, plant or the like are to be stored on the road or footpath without written approval being obtained from Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.

**Reason:** To ensure safety and amenity of the area.

#### 12. Toilet facilities

During excavation, demolition and construction phases, toilet facilities are to be provided, on the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

**Reason:** Statutory requirement.

#### 13. Protection of public places

If the work involved in the erection, demolition or construction of the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or building involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place.

If necessary, a hoarding is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.



The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Any hoarding, fence or awning is to be removed when the work has been completed.

**Reason:** To protect public places.

#### 14. Road reserve safety

All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works. Construction materials must not be stored in the road reserve. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public access ways fronting the construction site. Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers. Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "Traffic Control Devices for Work on Roads". If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.

**Reason:** To ensure safe public footways and roadways during construction.

#### 15. Services

Where required, the adjustment or inclusion of any new utility service facilities must be carried out by the applicant and in accordance with the requirements of the relevant utility authority. These works shall be at no cost to Council. It is the applicants' full responsibility to make contact with the relevant utility authorities to ascertain the impacts of the proposal upon utility services (including water, phone, gas and the like). Council accepts no responsibility for any matter arising from its approval to this application involving any influence upon utility services provided by another authority.

**Reason:** Provision of utility services.

#### 16. Erosion control

Temporary sediment and erosion control and measures are to be installed prior to the commencement of any works on the site. These measures must be maintained in working order during construction works up to completion. All sediment traps must be cleared on a regular basis and after each major storm and/or as directed by the Principal Certifying Authority and Council officers.

**Reason:** To protect the environment from erosion and sedimentation.



#### **17. Drainage to existing system**

Stormwater runoff from all new impervious areas and subsoil drainage systems shall be piped to the existing site drainage system. The installation of new drainage components must be completed by a licensed contractor in accordance with AS3500.3 (Plumbing Code) and the BCA. No stormwater runoff is to be placed into the Sydney Water sewer system. If an illegal sewer connection is found during construction, the drainage system must be rectified to the satisfaction of Council and Sydney Water.

**Reason:** To protect the environment.

#### **18. No storage of materials beneath trees**

No activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order at any time.

**Reason:** To protect existing trees.

#### **19. Removal of refuse**

All builders' refuse, spoil and/or material unsuitable for use in landscape areas shall be removed from the site on completion of the building works.

**Reason:** To protect the environment.

#### **20. On site retention of waste dockets**

All demolition, excavation and construction waste dockets are to be retained on site, or at suitable location, in order to confirm which facility received materials generated from the site for recycling or disposal.

- Each docket is to be an official receipt from a facility authorised to accept the material type, for disposal or processing.
- This information is to be made available at the request of an Authorised Officer of Council.

**Reason:** To protect the environment.

#### **21. Prescribed conditions**

The applicant shall comply with any relevant prescribed conditions of development consent under clause 98 of the Environmental Planning and Assessment Regulation. For the purposes of section 80A (11) of the Environmental Planning and Assessment Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:



- The work must be carried out in accordance with the requirements of the Building Code of Australia
- In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any works commence.

**Reason:** Statutory requirement.

## 22. Hours of work

Demolition, construction work and deliveries of building material and equipment must not take place outside the hours of 7.00am to 5.00pm Monday to Friday and 8.00am to 12 noon Saturday. No work and no deliveries are to take place on Sundays and public holidays.

Excavation or removal of any materials using machinery of any kind, including compressors and jack hammers, must be limited to between 7.30am and 5.00pm Monday to Friday, with a respite break of 45 minutes between 12 noon 1.00pm.

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Where it is necessary for works to occur outside of these hours (ie) placement of concrete for large floor areas on large residential/commercial developments or where building processes require the use of oversized trucks and/or cranes that are restricted by the RTA from travelling during daylight hours to deliver, erect or remove machinery, tower cranes, pre-cast panels, beams, tanks or service equipment to or from the site, approval for such activities will be subject to the issue of an "outside of hours works permit" from Council as well as notification of the surrounding properties likely to be affected by the proposed works.

**Note:** Failure to obtain a permit to work outside of the approved hours will result in on the spot fines being issued.

**Reason:** To ensure reasonable standards of amenity for occupants of neighbouring properties.

## CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE:

### 23. Infrastructure repair

Prior to issue of the Occupation Certificate, the Principal Certifying Authority must be satisfied that any damaged public infrastructure caused as a result of construction works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) is fully repaired to the satisfaction of Council Development Engineer and at no cost to Council.

**Reason:** To protect public infrastructure.



**Reason for conditions**

To safeguard the amenity of the locality.

**Other approvals**

This consent does not include any other approvals granted under Section 78A(5) of the Environmental Planning and Assessment Act 1979.

**Right of appeal**

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within six (6) months of the date on which you receive this Notice.

**Advisings**

- a) Council is always prepared to discuss its decisions and in this regard please do not hesitate to contact Stuart Wilson on telephone **9424 0000**.
- b) Section 82A of the Environmental Planning and Assessment Act 1979 provides that the applicant may request a review of the determination. The request must be made in writing on the S.82A Review application form (refer Council's website or customer service centre) within six (6) months of receipt of this Notice of Determination, together with payment of the appropriate fees. It is recommended that the applicant discuss any request for a review of determination with Council staff before lodging such a request. There is no right of review under S82A of the Act in respect of Designated, Integrated Development or applications determined by the Joint Regional Planning Panel.
- c) Changes to the external configuration of the building, changes to the site layout, density and unit configuration internal changes to the proposed building or any changes to the proposed operation of a use may require the submission of a modification application under Section 96 of the Environmental Planning and Assessment Act 1979. Any proposed modification to the development consent, must result in a development that is substantially the same development as that which was originally approved. It is recommended that the applicant discuss any request for a review of determination with Council staff before lodging such a request.
- d) Your attention is drawn to the necessity to:  
  
Obtain a **Construction Certificate** under Section 109(1)(b) of the Environmental Planning and Assessment Act 1979 in respect of the development consent.  
  
**An application for a Construction Certificate** may be lodged with Council. Alternatively you may apply to an accredited certifier.



*All building work must be carried out fully in accordance with the conditions of the development consent and it is an offence to carry out unauthorised building work that is not in accordance with the development consent.*

*An offence under the Environmental Planning and Assessment Act 1979 and Regulations is subject to a penalty up to \$110,000 and \$11,000, respectively.*

*Council may also serve a notice and an order to require the demolition/removal of unauthorised building work or to require the building to be erected fully in accordance with the development consent.*

*On the spot penalties will be imposed for works which are carried out in breach of this consent, or without consent.*

*A Section 96 application is required to be submitted to and approved by Council, prior to commencement of any variations from the approved plans and conditions of consent.*

---

Signature on behalf of consent authority  
**Team Leader**  
**Development Assessment**

cc: Uniting Church in Australia Property Trust NSW (owners)  
PO Box A2178  
SYDNEY SOUTH NSW 1235



DM Planning

## Appendix 2 Site Plan

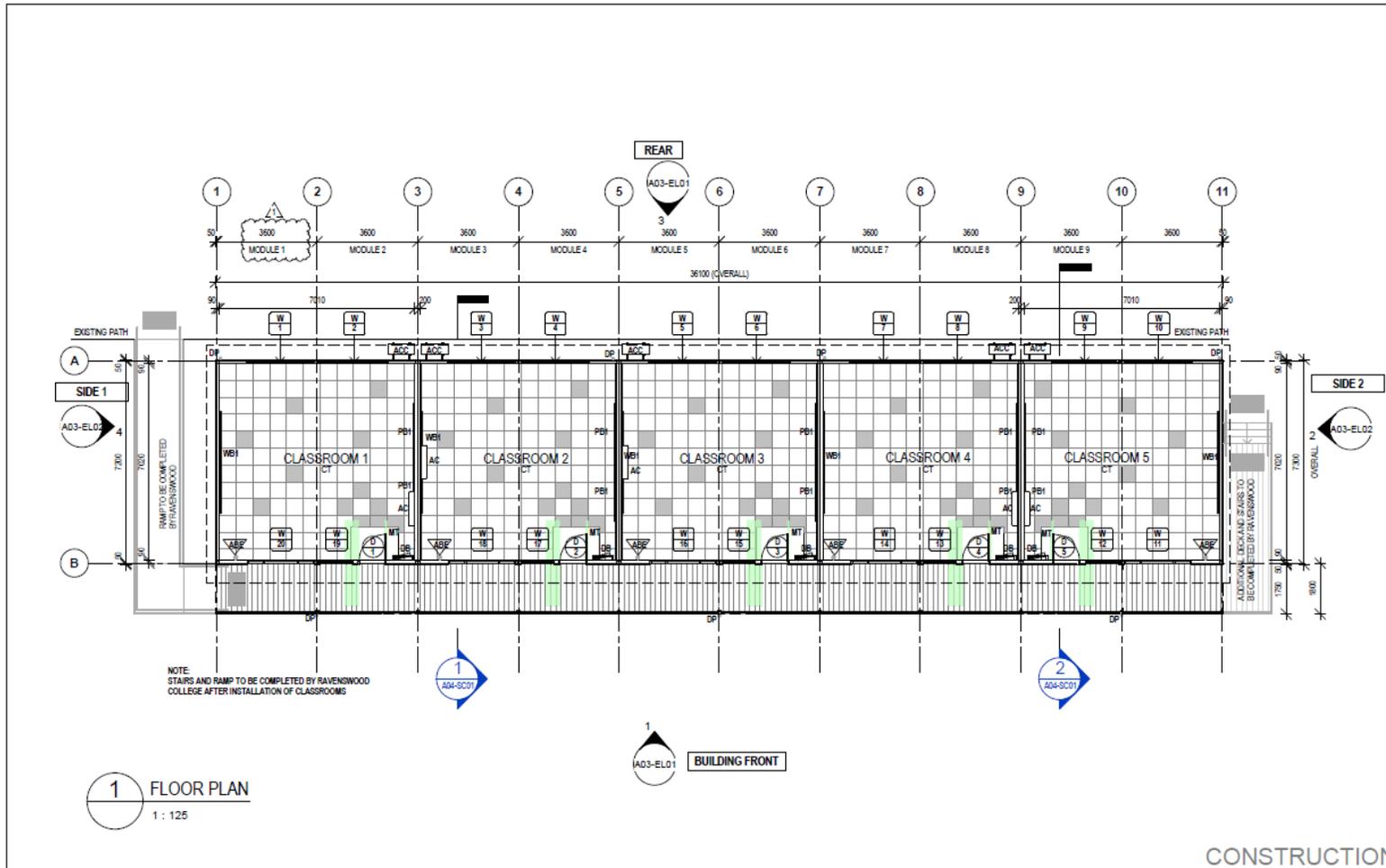


1 SITE PLAN  
1 : 1000





## Appendix 3 Floor Plan



V:\017ACT\FV\F004 - Ravenswood\REV\70755465\_Ravenswood.rvt

25/07/2017 12:38:53 PM

THIS DRAWING IS THE PROPERTY OF FLEETWOOD AND MAY NOT BE USED OR COPIED WITH OUT EXPRESS PERMISSION

**GENERAL NOTES**

1. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS
2. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS.
3. REFO IN CONFLICTION WITH OTHER DRAWINGS. SPECIFICATIONS & CONSULTANTS DOCUMENTATION.
4. REFER ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER & AWAIT WRITTEN INSTRUCTION.

NO.	DESCRIPTION	BY	DATE
1	GENERAL UPDATE	NT	22/06/2017
2	GENERAL UPDATE	NT	06/06/2017
3	CLIENT APPROVAL	NT	21/06/2017
4	FOR CONSTRUCTION	NT	21/07/2017

PROJECT STATUS: Construction

CLIENT	RAVENSWOOD COLLEGE
CONSULTANTS	
NORTH	

PROJECT	10 MODULE GENERAL PURPOSE CLASSROOM
PROJECT ADDRESS	GORDON NSW
SHEET	FLOOR PLAN

**CONSTRUCTION**



Level 3, 245 Bourke Street, Melbourne VIC 3000 Tel: 03 8600 1800		
DRAWN	CHECKED	ISSUE DATE
NT	BP	25.07.2017
PROJECT NO.	SCALE	USER
GTE85455	1 : 125	A3
DRAWING NO.	REVISION	
A02-FP01	A	