

Review of Environmental Factors: Gillieston Public School Demountable Installs

This Review of Environmental Factors (REF) is for the purpose of describing a proposal for construction works, its environmental assessment and mitigation measures to reduce and manage potential impacts. It enables School Infrastructure NSW to:

- Propose activities on land within the boundaries of an existing school and be undertaken as “development permitted without consent” under **Chapter 3 Educational establishments and child care facilities** of the [State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#) (T&I SEPP);
- Identifying any permits or approvals required for the proposal; and
- Conform to Part 5 (Division 5.1) of the [NSW Environmental Planning and Assessment Act 1979](#) (EPA Act).

Part 1 –The Proposal

Proposal:	Demountable install		
Description:	Installation of modular demountable buildings		
Location:	Gillieston Public School Northview Street &, Ryans Rd, Gillieston Heights NSW 2321		
Site Description:	<p>The site is owned by the Department of Education and is the location of Gillieston Public School located at Northview Street &, Ryans Rd, Gillieston Heights NSW 2321 Lot 51 DP 1162489, The total site area is approximately 20.640 m2 and site topography is sloped from South to North</p> <p>Vegetation on the site includes a mix of native and introduced tree, shrub and grass species.</p> <p>There are 3 pedestrian access gates and 3 vehicle entry exit gates.</p>		
Local Council:	Maitland City Council		
Need for the proposal	The proposed installation is a short to medium term measure. The install will address the need for additional buildings due to increasing enrolments		
Alternatives:	<p>Alternatives included:</p> <ol style="list-style-type: none"> 1. The do-nothing option This option is not considered appropriate as the need for additional learning spaces will not be meet 2. Develop the site and build a new school This option is in the pipeline but will not resolve the immediate need for additional learning spaces 		
Justification:	<p>Gillieston Public School has experience significant enrolment demand above the school's design capacity which will continue to increase due to amount of development in the area.</p> <p>Installation of a classroom building will accommodate anticipated enrolments for 2023 to 2026</p>		
Construction Activities:	<p>Construction period for each building will be approximately 6 weeks.</p> <p>Site preparation will only require temporary fence</p> <p>Construction activities include excavation for install of footings, plumbing and electrical components followed by crane lift of modular building</p> <p>Construction hours are Monday to Saturday 7am to 5pm</p> <p>Impacts to existing services will not occur as final connections will be completed out of operational hours</p>		
Project Manager:	Adam Elliott	Position:	Asset Services Officer
Attachments:	<p>Plan of Proposed Activity <input checked="" type="checkbox"/></p> <p>Activity Scope of Works <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>		

Part 2 – Permissibility of Proposed Development under Part 5, Division 5.1 of the Environmental Planning and Assessment Act 1979 and applicability of other Environmental Planning Instruments

Part 2.1 Permissibility of proposal to be assessed as Division 5.1 Activity

Question	Assessment	Action	
2.1	Is the proposal to be carried out by or on behalf of SINSW? (T&ISEPP clause 3.37(1))	Works are to be carried out by SINSW.	
2.2	Is the proposal within the boundaries of an existing school site? (T&ISEPP clause 3.37(1))	Works are to be completed within the school boundary.	
2.3	Is the development specified in clause 3.37(1) of the T&I SEPP as being development which can be carried out without consent? (T&I SEPP clause 3.37(1), (2) & (4))	Yes <input type="checkbox"/>	Go to question 2.4
		No <input checked="" type="checkbox"/>	Go to question 2.5.
2.4	Does the development comply with cl 3.37(2) and 3.37(3) and (7) of the T&I SEPP? <i>(3.37)(2) 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 (3.37) (3) does not allow for an increase in:</i> <i>a) the number of students the school can accommodate, or</i> <i>(b) the number of staff employed at the school, that is greater than 10% (compared with the average</i>	Yes <input type="checkbox"/>	Go to question 2.5
		No <input type="checkbox"/>	The works are not subject to the approval process under Division 5.1 of the EP&A Act. Alternative planning approval pathway required.

	<i>of each of those numbers for the 12-month period immediately before the commencement of the development).</i>		
2.5	Does carrying out of the proposal result in a contravention of an existing condition of the most recent development consent relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers? (T&I SEPP Clause 3.37(4))	Yes <input type="checkbox"/>	The works are not subject to the approval process under Division 5.1 of the EP&A Act. Alternative planning approval pathway required.
		No <input checked="" type="checkbox"/>	The works may be carried out subject to the approval process under Division 5.1 of the EP&A Act.
2.6	Is there any other Environmental Planning Instrument that defines the works as being permissible "without consent"?	Yes <input type="checkbox"/>	State the relevant provisions of the applicable Environmental Planning Instrument in the box below and consider applicable requirements under that instrument.
		No <input checked="" type="checkbox"/>	The works are not subject to the approval process under Division 5.1 of the EP&A Act. Alternative planning approval pathway required.

Proposed location



■ **Part 2.2 Applicability of other Environmental Planning Instruments**

Environmental Planning Instrument	Applicability	Response
State Environmental Planning Policy (Biodiversity and Conservation) 2021		
Chapter 2 'Vegetation in non-rural areas' Applies if clearing native vegetation in non-rural areas.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	N/A there are no trees in need of removal for this install
Chapter 3 'Koala habitat protection 2020' Applies if Koala Habitat areas are to be impacted within core rural zones except RU1, RU2 and RU3.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	N/A.
Chapter 4 'Koala habitat protection 2021' Applies if Koala habitat is to be impacted within Metropolitan Sydney and the Central Coast and applies to all zones except RU1, RU2 and RU3.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	N/A

Chapter 5 ‘Murray River Lands’ Applies to the riverine land of the River Murray within the City of Albury and the areas of Balranald, Berrigan, Conargo, Corowa, Deniliquin, Hume, Murray, Wakool, Wentworth and Windouran.	Yes <input type="checkbox"/>	N/A
	No <input checked="" type="checkbox"/>	
Chapter 6 ‘Bushland in urban areas’ A public authority shall not disturb bushland for a purpose unless it has first had regard to the aims of this Policy. Refer to Schedule 5 for areas that apply.	Yes <input type="checkbox"/>	N/A
	No <input checked="" type="checkbox"/>	
Other Chapters of this SEPP – <i>Add here or delete rows</i>	Yes <input type="checkbox"/>	N/A
	No <input checked="" type="checkbox"/>	
State Environmental Planning Policy (Resilience and Hazards) 2021		
Chapter 2 ‘Coastal Management’ Applies to land within the coastal zone. Check mapping	Yes <input type="checkbox"/>	N/A – a search of coastal SEPP mapping confirmed the site is not affected by coastal controls. Further assessment is not required.
	No <input checked="" type="checkbox"/>	
Chapter 4 ‘Remediation of Land’ Any land remediation works required as part of the proposal that is described as category 2 remediation works.	Yes <input type="checkbox"/>	N/A.
	No <input checked="" type="checkbox"/>	



State Environmental Planning Policy (Industry and Employment) 2021		
Chapter 2 'Western Sydney employment area' Applies to lands identified on the Land Application Map. Refer to SEPP. Check mapping	Yes <input type="checkbox"/>	N/A
	No <input checked="" type="checkbox"/>	
Chapter 3 'Advertising and Signage' For signage that includes advertising.	Yes <input type="checkbox"/>	N/A
	No <input checked="" type="checkbox"/>	
<i>List other applicable SEPPS here or delete rows</i>		
	Yes <input type="checkbox"/>	N/A
	No <input checked="" type="checkbox"/>	

Part 3 – Identify environmental approval requirements for proposal

Important note – please remove this text box from the Final REF

Development without consent does not require a planning consent from a planning authority (from a local council or planning panel) under the *Environmental Planning and Assessment Act 1979*, however there may be a requirement for other approvals in accordance with NSW environmental legislation. This section is for due diligence to determine if other non-planning legislative approvals are required.

Tree removal / pruning may require a Tree Permit approval from the relevant local Council. Tree removal / pruning is not approved under the REF process. See Section 3.3(3)(f) – “subject to any other law, clearing of vegetation (including any necessary cutting, pruning or removal of trees) and associated rectification and landscaping”.

Question	Assessment	Action	Relevant Act	Potential approval authority
3.1	Would the proposal potentially significantly affect an area of National Environmental Significance (e.g. RAMSAR wetlands, nationally listed threatened species, migratory birds, World Heritage Area, Commonwealth Land)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Potential Controlled Action – refer project to a planning consultant for determination if a Referral to Department of Environment, Water, Heritage and the Arts for an approval is required. Comment: The proposed development will not impact an area of National Environmental Significance. Vegetation removal is not proposed in this development and the proposal will have no adverse impact on any biodiversity values on the site. There are no NSW Biodiversity Values mapped on the site	<i>Environmental Protection and Biodiversity Conservation Act 1999</i> Commonwealth Department of Agriculture, Water, and the Environment
3.2	Would the proposal potentially affect a NSW National Park?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Obtain advice from Ecological consultant – Additional approval may be required. Comment: The site is not located within or in close proximity to a NSW National Park.	<i>National Parks and Wildlife Act 1974</i> NSW Environment and Heritage
3.3	Is the proposal located on Bushfire prone land?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Section 100B (3) of the Rural Fires Act 1997 requires a person to obtain a bush fire safety authority.	<i>Rural Fires Act 1997</i> NSW Rural Fire Services

Question	Assessment	Action	Relevant Act	Potential approval authority	
			<p>Comment: Bush fire assessment conducted in June 2022 by Peterson Bushfire. No further assessment required as there have been no changes to the site or surrounds since this report was completed.</p>		
3.4	Would the proposal be located within 40 metres of a watercourse or coastline (e.g. river, natural creek, wetland etc.)?	Yes <input type="checkbox"/>	Contact NSW OEH to confirm if project exempt from obtaining water related environmental approvals. Additional approval may be required.	<i>Water Management Act 2000 and Biodiversity Conservation Act 2016</i>	NSW Environment and Heritage
		No <input checked="" type="checkbox"/>			
3.5	Would the proposal potentially affect threatened flora or fauna or a critical habitat?	Yes <input type="checkbox"/>	Obtain advice from Ecological consultant. Additional approval may be required.	<i>Biodiversity Conservation Act 2016</i>	NSW Environment and Heritage
		No <input checked="" type="checkbox"/>			
3.6	Would the proposal require large quantities or dangerous pesticides to be used?	Yes <input type="checkbox"/>	Contact an NSW OEH for clarification of usage criteria. Additional approval may be required.	<i>Pesticides Act 1999</i>	NSW Environment and Heritage
		No <input checked="" type="checkbox"/>			
3.7	Would the proposal potentially affect Natural heritage, Indigenous Heritage, archaeology or Native Title?	Yes <input type="checkbox"/>	Engage a heritage consultant to provide advice if required. Additional approval may be required.	<i>National Parks and Wildlife Act 1974</i>	NSW Environment and Heritage
		No <input checked="" type="checkbox"/>			

Question	Assessment	Action	Relevant Act	Potential approval authority
			above, a chance find procedure must be implemented in the event that unregistered artefacts are identified during construction.	
3.8	Would the proposal potentially affect State Heritage or Archaeology site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engage a relevant consultant to provide advice if required. Additional approval may be required.	<i>NSW Heritage Act 1977</i> NSW Environment and Heritage
		Comment: Relevant heritage searches have been undertaken and no State heritage listed sites or S170 registered buildings are contained within or in close proximity to the site.		
3.9	Would the proposal result in permanent obstructions to water tidal patterns or flows?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engage a relevant consultant to provide advice if required. Additional approval may be required.	<i>Fisheries Management Act 1994</i> NSW Department of Primary Industries
		Comment: The site is not located in proximity to any tidal watercourses and further assessment is not required.		
3.10	Would the proposal result in unearthing of contaminated land or ground water?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engage a relevant consultant to provide advice if required. Additional approval may be required.	<i>Contaminated Lands Management Act 1997</i> <i>State Environmental Planning Policy 55 (Remediation of Land)</i> NSW Environment and Heritage
		Comment: No known historical contamination has been detected on site.		
3.11	Would the proposal result in significant air, noise, water or waste pollution?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Engage a relevant consultant to provide advice if required. Additional approval may be required.	<i>Protection of the Environment Operations Act 1997</i> NSW Environment and Heritage
		Comment: The existing air quality is considered to be characteristic of a semi urban environment and installation of a modular building is unlikely to generate unacceptable impacts to surrounding receivers. Construction impacts to air quality are likely to be negligible given construction activities and land disturbance will be confined to the		

Question	Assessment		Action	Relevant Act	Potential approval authority
			<p>construction period and standard management measures will be implemented to mitigate any unacceptable impacts.</p> <p>The existing background noise has not been quantified however it is expected to be representative of a semi urban environment with low/moderate background noise levels impacted by school activities and the local road network. The proposed development is unlikely to generate any significant operational increase to acoustic levels within the school site given the classroom will adjoin an outdoor basketball court and playground area. The compliant 5m setback to the north east and south boundaries and existing vegetated buffers will ensure the demountable building will not generate adverse or unacceptable impacts to development in the locality. Acoustic impacts during construction will need to be managed in accordance with SINSW and EPA guidelines.</p> <p>There are no watercourses located within the site and the school is not flood prone.</p> <p>The development won't substantively increase hardstand area and it is unlikely that works will result in any significant or unacceptable impacts on hydrology or water quality.</p> <p>Waste streams will increase during construction and will need to be dealt with through implementation of a Waste Management Plan. It is unlikely that additional waste streams would be generated during operation of the upgraded school facilities over and above the current circumstances. Student numbers will remain unchanged therefore operational waste volumes are not expected to increase.</p>		
3.12	Would the proposal result in road closures, blocking of pathways etc.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Contact Local Council and obtain relevant approvals and/or Work Permits.	<i>Local Government Act 1993</i> <i>Roads Act 1993</i>	Local Council
			Comment: The proposed works will not impact on parking within the local road network, and it is unlikely that road closures will be required. No impact to public transport will be generated by the proposal. It is understood that contractors will be required to park off site or within a designated work zone to be determined at construction programming stage. Should works require the closure of the local road network to facilitate crane activities and installation, a Road Occupancy Licence will need to be obtained from Maitland City Council.		
3.13	Would the proposal be undertaken on land not owned by SINSW?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Obtain land owners consent	Common law	Land owner
			Comment: The works are wholly proposed within land owned by SINSW.		

Part 4 – SINSW, Community and Government Consultation Requirements

Important note - please remove this text box from Final REF

T&I SEPP Consultation requirements are mandatory where the proposal meets the descriptions as set out below unless an exception in Section 3.13 of the T&I SEPP applies. See Part 4.1 below.

Consultation requirements are a precondition to a proposal being development which can be carried out without consent and assessed under Part 5 of the EPA Act. If they are not complied with the development that is subsequently carried out in reliance upon an approval granted consequent to this assessment will not be lawful.

(Note: for works carried out under an alternative planning instrument, please refer to that instrument's consultation requirements and replace table accordingly).

Part 4.1 – Exceptions to SI NSW Consultation Requirements

T&I SEPP Section	Issue	Exceptions	Does an exception apply?	Response from assessment officer
3.13	When is consultation not required?	<ul style="list-style-type: none"> SINSW would be giving a notice of intention to carry out development to a council or public authority from whom an approval, other than development consent, is required in order for the development to be carried out lawfully, or SINSW would be giving notice to a council or public authority with whom SINSW is carrying out the development, or on whose behalf it is being carried out and SINSW has an agreed consultation protocol that applies to the development, or 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> if 'No', go to Part 4.2. Note: The consultation requirements of Section 3.38 cannot be excluded (see the final row of Part 4.2)	N/A - the works are not eligible for consultation exemptions.



T&I SEPP Section	Issue	Exceptions	Does an exception apply?	Response from assessment officer
		<ul style="list-style-type: none">• SINSW would be giving notice to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or• the development is exempt development, or• the development comprises emergency works that:<ul style="list-style-type: none">○ involve no greater disturbance to soil or vegetation than necessary, and○ Are carried out in accordance with all applicable requirements of the Blue Book. <p>See Section 3.13(2) of the T&I SEPP for definitions of <i>approval</i>, <i>consultation protocol</i> and <i>emergency works</i>.</p>		

Part 4.2 – Consultation requirements with local council, NSW state agencies and local community (if no exception identified in Part 4.1 applies)

T&I SEPP Section	Issue	When is consultation needed?	Consultation requirements	Response from assessment officer
3.8	Consultation with councils— development with impacts on council-related infrastructure or services	<p>If, in the opinion of the SINSW the proposal:</p> <ul style="list-style-type: none"> • will have a substantial impact on stormwater management services provided by a council, or • is likely to generate traffic to an extent that will strain the capacity of the road system in a local government area, or • involves connection to, and a substantial impact on the capacity of, any part of a sewerage system owned by a council' or • involves connection to, and use of a substantial volume of water from, any part of a water supply system owned by a council, or • involves the installation of a temporary structure on, or the enclosing of, a public place that is under a council's management or control that is likely to cause a disruption to pedestrian or vehicular traffic that is not minor or inconsequential, or • involves excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which a council is the roads authority under the Roads Act 1993 (if the public authority that is carrying out the development, or on whose behalf it is being carried out, is not 	<p>Give written notice of the intention to carry out the proposal (together with a scope of works) to the council in which the land is located.</p> <p>Take into consideration any response to the notice that is received from the council within 21 days after the notice is given.</p>	<p>Not required – the works will not impact Council related infrastructure or services.</p>

T&I SEPP Section	Issue	When is consultation needed?	Consultation requirements	Response from assessment officer
		responsible for the maintenance of the road or footpath).		
3.9	Consultation with councils—proposals with impacts on local heritage	<p>If the proposal affects the heritage significance of a local heritage item, or of a heritage conservation area, in a way that is more than minimal.</p> <p>Note: <i>This is an objective test, therefore if the proposal will potentially affect a local heritage item or heritage conservation area, an impact assessment should be carried out in order to determine whether the extent of the impact is “more than minimal” and how that impact can be managed.</i></p>	<p>The proposal must not proceed until:</p> <p>(a) an assessment of the impacts has been prepared, and</p> <p>(b) written notice of the intention to carry out the proposal, with a copy of the impact assessment and a scope of works, is provided to the council for the area in which the local heritage item or heritage conservation area (or the relevant part of such an area) is located, and</p> <p>(c) take into consideration any response to the notice that is received from the council within 21 days after the notice is given.</p>	N/A – Heritage building will not be impacted
3.10	Consultation with councils and State Emergency Service—development on flood liable land	<p>If the proposal will be carried out on flood liable land and is not for demolition of buildings or structures, or internal works to existing buildings</p> <p>Note: <i>flood liable land</i> means land that is susceptible to flooding by the probable maximum flood event.</p>	<p>Give written notice of the intention to carry out the development (together with a scope of works) to the council for the area in which the land is located and the State Emergency Service, and</p> <p>Take into consideration any responses to the notice that are received from the council and</p>	N/A – the site is not flood prone.

T&I SEPP Section	Issue	When is consultation needed?	Consultation requirements	Response from assessment officer
			State Emergency Service within 21 days after the notice is given.	
3.12	Consultation with public authorities other than councils	If the proposal adjacent to land reserved under the National Parks and Wildlife Act 1974 or acquired under Part 11 of that Act.	<p>Give written notice of the intention to carry out the development (together with a scope of works) to the NSW Environment and Heritage.</p> <p>Take into consideration any responses to the notice that are received within 21 days after the notice is given.</p>	N/A the site is not adjacent to a land reserved under the National Parks and Wildlife Act
		Development on land immediately adjacent to a rail corridor that— (i) is likely to have an adverse effect on rail safety, or (ii) if the rail corridor concerned is used by electric trains, involves the placing of a metal finish on a structure, or (iii) involves the use of a crane in air space above any rail corridor,	<p>Give written notice of the intention to carry out the Development (together with a scope of works) to the rail corridor authority.</p> <p>Take into consideration any responses to the notice that are received within 21 days after the notice is given.</p>	N/A the site is not adjacent to a rail corridor
		<p>If the proposal could increase the amount of artificial light in the night sky and that is on land within 200 kilometres of the Siding Spring Observatory.</p> <p>Consider “dark sky region map” as map/region may change over time.</p>	<p>Give written notice of the intention to carry out the development (together with a scope of works) to the Director of the Observatory.</p> <p>Take into consideration any responses to the notice that are received within 21 days after the notice is given.</p>	N/A the proposal will not increase the amount of artificial light nor is the site located within close proximity to the Observatory.



T&I SEPP Section	Issue	When is consultation needed?	Consultation requirements	Response from assessment officer
		<p>If the proposal is on land in a mine subsidence district within the meaning of the Coal Mine Subsidence Act 2017.</p>	<p>Give written notice of the intention to carry out the development (together with a scope of works) to Subsidence Advisory NSW.</p> <p>Take into consideration any responses to the notice that are received within 21 days after the notice is given.</p>	<p>N/A the site is not in a mine subsidence district</p>
		<p>If the proposal is for the purpose of an existing school, does the proposal's site have direct access to a road and will result in the school being able to accommodate 50 or more additional students, or</p> <p>If the site of the proposal has access to a classified road, or one that connects, within 90 metres (measured along the alignment of the connecting road) to a classified road, and the proposal will result in the provision of an additional 50 or more car parking spaces, or</p> <p>If the site of the proposal have no classified road connecting to the site and will result in the provision of an additional 200 or more car parking spaces, or</p> <p>If the proposal results in a new vehicular access point to the school, or</p> <p>If the proposal results in a change in location of an existing vehicular access point to the school, or</p> <p>If the proposal involve excavation to a depth of 3 or more metres below ground level (existing) on land within or immediately adjacent to a classified road, consultation is required.</p>	<p>Give written notice of the intention to carry out the development (together with a scope of works) to the Transport for NSW.</p> <p>Take into consideration any responses to the notice that are received within 21 days after the notice is given.</p>	<p>The development will facilitate more than 50 additional students no changes to parking or access are proposed.</p>



T&I SEPP Section	Issue	When is consultation needed?	Consultation requirements	Response from assessment officer
3.38	Notification of carrying out of certain development without consent	If the proposal is one to which Clause 3.37(1)(a) of the T&I SEPP applies, consultation is required.	<p>Give written notice of the intention to carry out the development (together with a scope of works) to the <u>local council</u> and to the <u>occupiers of adjoining land</u>.</p> <p>Take into consideration any responses to the notice that are received within 21 days after the notice is given.</p>	Consultation with Council and adjoining owners will be undertaken by Hunter Central Coast AMU.

Part 4.3 – Consultation submissions and responses

Stakeholder / organisation / resident notified	Date written notice provided	Date submission received	Summary of submission made	Outline how submission have been addressed and considered
<i>Example: Council</i>	<i>XX/XX/XX</i>	<i>XX/XX/XX</i>	<i>1. add summary</i>	
<i>Example: NSW RFS</i>				
<i>Example: Adjoining neighbour</i>				

Part 5 – Environmental Impact Assessment

Important note – please remove this text box from Final REF

Development without consent does not require a planning consent (from a local council or planning panel) under the *Environmental Planning and Assessment Act 1979*, however the EP&A Act does require an environmental impact assessment and determination to be made prior to commencing construction.

Use this section to identify potential environmental impacts in areas of concern and any expert and industry consultants' advice obtained to manage risks and identify appropriate measures to mitigate impacts of a proposal. Engaging experts and industry consultants may be suitable where:

- The proposal is of a substantial size or impact on a particular aspect of the environment.
- The potential impacts are technical in nature where specific industry experience and expertise is required to assess, mitigate or manage impacts (e.g. heritage, threatened species, bush fire etc.).
- The project is partly or wholly located within an environment conservation area.
- The actual (and potential) environmental or traffic impacts are complex to describe, assess and mitigate.
- There is strong community and/or Government interest in the proposal and a robust environmental assessment and consultation is required.

Examples of relevant expert or consult advice include, but not be necessarily limited to:

- Heritage and archaeology
- Ecological and arboriculture
- Bushfire, flooding and other hazardous issues
- Noise and vibration
- Traffic, access and transport
- Soils, geology and contamination
- Waste management
- Urban design and visual impacts
- Community consultation

Part 5.1: The current environment and potential environmental issues

Potential environmental issues	Yes	No	Details/Comment
Natural environment			
Is any vegetation going to be impacted due to the works (i.e. clearing of trees and shrubs)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Details: N/A no trees or shrubs are required to be removed or trimmed for the install
Is the proposal likely to require removal of any mature trees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A no trees are required to be removed

Is the proposal likely to disturb natural waterways or aquatic habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not located in proximity to a waterway and the works will have no impact on aquatic habitat.
Are there known threatened species, endangered ecological communities, critical habitat, wetlands or rainforest in or near the proposal's footprint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed development is not located within proximity to any known or mapped threatened species, endangered ecological communities, critical habitat, wetlands or rainforest. The site does not contain mapped NSW Biodiversity values as stated above. Vegetation removal or trimming is not proposed. Further assessment is not required.
Did a search on OEH database or local council vegetation mapping reveal anything of natural importance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Both LEP mapping and the OEH database did not identify anything of natural importance on or near the site.
Hazards and risks?			
Is the proposal within a bushfire prone land? Does the Planning for Bushfire Protection 2019 guidelines require consideration?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Details: The site is bushfire prone. A bushfire report was undertaken by Peterson Bushfire in June 2022
Does the proposal require use of any chemicals or hazardous substances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal will not involve the use of chemicals or hazardous substances
Does the proposal require removal of asbestos or any other hazardous substances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed development does not require removal of hazardous substances
Soil and water			
Does the project occur within the Sydney Drinking Water Catchment SEPP? Maps are available online .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Details: The site is not located within a drinking water catchment
Would the proposal result in stormwater discharge to sensitive environments such as wetlands, state forests, national parks, nature reserves, rainforests, or drinking water catchments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not located in proximity to a wetland, State forest, national park, nature reserve, rainforest, or drinking water catchment. Further assessment is not required
Would the proposal be near a waterway such as a river, estuary or harbour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not located within proximity to any waterways. Further assessment is not required

Would the proposal be on mapped flood prone land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not flood prone as confirmed in Maitland City Council flood mapping.
Would the topography or clearing of the proposal site result in erosion or other forms of soil instability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site topography is generally level and works will not result in unnecessary erosion or soil instability
Are there any known acid sulphate soils, ground or water contaminants that could be disturbed by the proposal? Is there any reason to suspect there maybe ground or water contaminants that could be disturbed by the proposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mapping confirms the site does not contain potential Acid Sulfate Soils. SINSW have not identified any existing sources of contamination within the site. A search of contamination databases did not reveal any known contaminated sites within the development footprint.
Heritage			
Have online heritage database searches been completed for European and Indigenous heritage items? NSW Heritage Database S170 Register AHIMS search	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Details: Relevant heritage searches have been undertaken and no state or local heritage listed sites are contained within or in close proximity to the site. Further assessment is not required. AHIMS confirmed that no Aboriginal sites have been registered within 200m of the site
Has AMS been checked for heritage items?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The AMU confirmed that there is 1 Draft Section 170 registered building A and one registered building D located within the site.
Has an inventory sheet been obtained from SINSW heritage staff for an item? (note not all items have an inventory sheet)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site does not contain local or State heritage items.
Is the proposal near a listed heritage item or conservation area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Local heritage building D is located to the North west of the site No further heritage assessment is required.
Is the proposal near features that may indicate potential archaeological remains?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The existing disturbance across the study area and developed landscape indicates that there is a low probability of archaeological significance within the site. Notwithstanding, a chance/ find procedure is to be implemented in accordance with mitigation measures
Noise and vibrations			
Would the proposal result in noise or vibration generation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Details: Construction works will result in some minor acoustic impacts to surrounding receivers. Construction works will be limited to a program

			<p>of approximately seven days and construction noise generation will be required to conform with EPA guidelines.</p> <p>The operation of the proposed development will not significantly increase acoustic impacts over and above the existing educational acoustic environment. Adequate setback is proposed and building separation will ensure the works do not generate unacceptable acoustic impacts for properties to the south, east and north of the footprint.</p> <p>The proposed construction works will not result in vibration impacts to surrounding development. Similarly, the operation of the upgraded facilities will not generate vibratory impacts.</p>
Are there any residential properties or other sensitive receivers in close proximity to the proposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The nearest residential development is located at Northview Street, Gillieston approximately 12-14m metres from the works footprint to the south. Building separation is considered adequate.</p>
Would the proposal require works outside of standard hours (e.g. on weekends, late in evenings)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>It is understood that construction activities will be undertaken during standard hours. It is unlikely that weekend and evening construction works will be required.</p>
Air and pollution			
Would the proposal result in dust, particulate matter and other forms of air pollution?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Potential minor sources of air pollution associated with construction works and plant equipment may include:</p> <ul style="list-style-type: none"> • Impact from plant emissions during construction stage; • Dust emanating from the construction site and plant/ machinery; • Other general construction activities. <p>Air quality impact during construction of the works would include temporary impact associated with dust particles and combustion sources.</p> <p>Minor localised excavation and soil stockpiling is expected as a result of the proposal however the dust load generated over a typical construction day is not expected to result in reduced local air quality.</p> <p>Any construction impacts to air quality are likely to be acceptable given construction activities and land disturbance will be confined to the streamlined construction period and standard management measures will be implemented to mitigate any unacceptable impacts.</p>

Would the proposal require heavy truck and material deliveries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The development would require heavy truck movements to deliver the modular building. Relevant mitigation measures are imposed to mitigate any adverse impacts
Would the proposal require operation of heavy vehicles, mechanical plants or the like?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	During the construction phase the proposed development would require the assistance of heavy vehicles. Relevant mitigation measures are imposed to mitigate any adverse impacts
Are there any proposed changes to the waste management on the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nil all construction waste to be removed from site on completion
Landscape, visual and social character			
Would the proposal be near any important landscape or be viewed by surrounding residents as obstructing to their views?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In a visual capacity, this locality is dominated by the school infrastructure and no heritage items will be impacted by the install No views will be impacted by the proposed works.
Would the proposal result in privacy concerns or reduce solar access to neighbouring properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed modular building has been appropriately sited to maximise the privacy of surrounding development. A vegetated buffer is to be retained on the boundaries of the site to further maximise the privacy of surrounding development.
Would the proposal introduce new building elements to the landscape / grounds and would this affect views or character of a place?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed modular building is single storey in height which is consistent with the prevailing built form character of educational buildings within the school. The proposed development incorporates a compliant setback and resultant buffer to site boundaries and surrounding development and the works will not impact views or character.
Traffic and Transport			
Are there high volumes of pedestrian and traffic movements near the proposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Details: The proposed works footprint is contained within a securely fenced portion of the site and traffic or safety impacts do not require assessment. The works footprint is located approximately 50 metres from the existing staff parking area and the new building will not be impacted by existing vehicle movements within the site
Would the proposal require temporary or permanent alternations to existing pedestrian, traffic, access, parking or transport conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The works do not involve operational modifications to existing pedestrian, traffic, access, parking or transport conditions. Construction is unlikely to generate any impact to pedestrian permeability within the site. Parking, access and traffic will remain unaffected by the development as proposed.

			Safe and adequate pedestrian access will be retained to facilitate operation of the school during construction
Would the proposal require high volumes of deliveries or bulky deliveries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed modular building will not require operational deliveries
Are there any temporary road or footpath closures required outside of the school grounds?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed development may require temporary closure of the local road network to facilitate crane movements and if required, a Road Occupancy Licence will need to be obtained from Maitland City Council. A Construction Traffic and Pedestrian Management Plan must be prepared to address any traffic impacts
Community			
Would the proposal likely to result in significant community concerns or feedback?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Details: Notification of neighbours was undertaken in accordance with T&I SEPP requirements and the AMU did not receive any objections. Noting that tree removal is approved by Council under a separate TPO Permit, it is not expected that the installation of a modular building would result in any community concerns
Would the proposal affect existing school operations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No change to existing student or staff numbers will result from the proposed development. The location of the modular building will facilitate pedestrian access in accordance with existing site operations
Would the proposal require alterations to existing joint and shared use social infrastructure such as sporting grounds, community halls, child care facilities and the like?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No modification of any existing joint/shared use infrastructure is proposed
Other land use planning issues			
Does the NSW Planning Portal or AMS identify any mapped planning or school infrastructure constraints that need to be considered for the land on which the proposal is located?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Details: N/A – no additional mapping or school infrastructure constraints have been identified.
Are there any other works in the vicinity of the proposal that may result in an accumulation of potential impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed works will be undertaken in isolation and SINSW have not advised of any surrounding development projects that would combine to generate cumulative impacts

Are there any other environmental issues that need to be considered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All environmental issues have been considered in this assessment
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Part 5.2: Environmental Planning and Assessment Regulation 2021 – Section 171 Assessment

Important note – please remove this text box from Final REF

Complete the table below to address Section 171 Factors from the *Environmental Planning and Assessment Regulation 2021*. This is mandatory under the EP&A Act.

For each of the impacts described in the “Factor” column, indicate whether it is positive or negative, whether it is a short term or long term impact and the possible extent of the impact. Identify measures that should be put in place to minimise impacts as far as practicable.

Impact Assessment Rating: must take into account potential impact and mitigation measures to determine overall potential impacts. As a guide apply the following:

- **Low** = Impacts are well understood, managed with routine and well established methods and likely to result in minimal management needs and limited community concern.
- **Medium** = Impacts are complex but reasonably well understood using existing methods. Some day-to-day or weekly management may be required, some community concern or complaints are likely but can be managed.
- **High** = high degree of environmental & community construction related impacts anticipated, other legislation approvals are potentially required or notable ongoing impacts to important areas of the school, sensitive areas / receivers anticipated. Impacts are complex and difficult to manage, requiring ongoing site management or involve technical expertise outside of SINSW core expertise. Proposal is likely to attract considerable attention and feedback from community members or other organisations.

Factor	Potential impact	Mitigation measures	Impact assessment rating
a) any environmental impact on the community	Short term disruptions will be experienced within the school as a result of temporary works. It is not expected that the proposed upgrades will have a lasting effect on the local community and following completion, there will be a positive impact on the community through provision of improved school infrastructure.	The following mitigation measures have been recommended to address environmental impact on a community: <ul style="list-style-type: none"> • 9 – Construction Environmental Management Plan 	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High

Factor	Potential impact	Mitigation measures	Impact assessment rating
		<ul style="list-style-type: none"> • 12 – Protection of public infrastructure • 18 - Demolition/ construction hours • 19 – Construction noise limits • 20 – Construction vehicles entering the site 	
b) any transformation of a locality	The works will result in upgraded infrastructure generally within the existing developed school footprint. No significant transformation to the locality will occur.	No mitigation measures required.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
c) any environmental impact on the ecosystem of the Locality	Minor works are proposed, and the development will not impact existing ecosystems within the locality. Erosion and sedimentation control measures will be employed to ensure ecosystems in the area are not affected by runoff.	The following mitigation measures have been recommended to address environmental impact on an ecosystem: <ul style="list-style-type: none"> • 9 – Construction Environmental Management Plan • 11 – Stormwater management system • 26 – Tree protection measures 	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
d) any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	Minor impacts to aesthetic value will be generated by machinery and plant equipment during construction. Upon completion of construction works, the school will generally function as existing. Operation of the upgraded school infrastructure will generate no adverse impacts to aesthetic,	9 – Construction Environmental Management Plan • 12 – Protection of public infrastructure	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High

Factor	Potential impact	Mitigation measures	Impact assessment rating
	recreational, scientific values. Having regard to the minor nature of the proposal, along with the implementation of mitigation measures, there would be minimal impact to the aesthetic, recreational, scientific and other environmental and heritage qualities or values of the locality.	<ul style="list-style-type: none"> • 18 - Demolition/ construction hours • 19 – Construction noise limits • 20 – Construction vehicles entering the site • 26 – Tree protection measures 	
e) any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations	An AHIMS search has been undertaken and no registered Aboriginal or cultural heritage significance has been identified within the works site.	The following mitigation measures have been recommended to address this clause: <ul style="list-style-type: none"> • 9 – Construction Environmental Management Plan • 10– Aboriginal heritage • 26 – Tree protection measures 	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
f) any impact on the habitat of protected animals (within the meaning of the Biodiversity Conservation Act 2016)	Vegetation removal is not required and the proposed development will generate no impact on the habitat of protected fauna.	Notwithstanding that tree removal is not proposed, the following mitigation measures have been recommended to address potential impact to fauna: <ul style="list-style-type: none"> • 9 – Construction Environmental Management Plan • 26 – Tree protection 	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High

Factor	Potential impact	Mitigation measures	Impact assessment rating
		measures	
g) any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air	Native vegetation removal is not required (outside works approved by Council under separate permit), and no endangering of any species of animal, plant or other form of life would occur as a result of the proposed development..	Notwithstanding that tree removal is not proposed, the following mitigation measures have been recommended to address potential impact to animals or plants: <ul style="list-style-type: none"> • 9 – Construction Environmental Management Plan • 26 – Tree protection measures	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
h) any long-term effects on the environment	The works are relatively minor, and no significant opportunities will arise for long term environmental impacts.	No long-term negative effects would be generated on the environment and specific mitigation measures are not required.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
i) any degradation of the quality of the environment	It is not expected that any degradation of the quality of the environment will be generated by the proposed development.	The following mitigation measures in Appendix D are included to mitigate any risk to the degradation of the environment: <ul style="list-style-type: none"> • 9 – Construction Environmental Management Plan • 12 – Protection of public infrastructure • 18 - Demolition/ construction hours • 19 – Construction noise limits • 20 – Construction vehicles entering the 	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High



Factor	Potential impact	Mitigation measures	Impact assessment rating
		site • 26 – Tree protection measures	
j) any risk to the safety of the environment	It is not expected that any risk to the safety of the environment will be generated by the proposed development.	The following mitigation measures in Appendix D are included to mitigate any risk to the safety of the environment: • 9 – Construction Environmental Management Plan • 12 – Protection of public infrastructure • 18 - Demolition/ construction hours • 19 – Construction noise limits • 20 – Construction vehicles entering the site • 26 – Tree protection measures	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
k) any reduction in the range of beneficial uses of the environment	Other than temporary minor impacts to the operation of the school during construction, the proposed development will not reduce opportunity for beneficial uses of the environment.	No mitigation measures required	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
l) any pollution of the environment	Erosion and sediment flow could result if measures are not in place to contain excavation materials.	The following mitigation measures have been recommended to address this clause: • 9 – Construction Environmental	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High

Factor	Potential impact	Mitigation measures	Impact assessment rating
		Management Plan • 11 - Stormwater management systems	
m) any environmental problems associated with the disposal of waste	All waste will be collected, stored and disposed of in accordance with the Waste Management Plan to be prepared in conjunction with the CEMP.	The following mitigation measure has been recommended to address this clause: • 9 - Construction Environmental Management Plan	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
n) any increased demands on resources (natural or other sources) that are, or are likely to become, in short supply	The proposed development will not increase demand on any resources that are or are likely to be in short supply.	No mitigation measures required.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
o) any cumulative environmental effect with other existing or likely future activities	There are currently no major projects in the vicinity of the site that would require further assessment of cumulative effects. Therefore, any cumulative impacts associated with the proposed development are considered to be minor, temporary and acceptable, subject to the implementation of mitigation measures.	No mitigation measures required.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
p) any impact on coastal processes and coastal hazards, including those under projected climate change conditions	The works are not sited within the coastal zone nor will they contribute to or be impacted by climate change.	No mitigation measures required.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High



Factor	Potential impact	Mitigation measures	Impact assessment rating
q) any application local strategic planning statements, regional strategic plans, or district strategic plans made under the EP&A Act, Division 3.1	Applicable strategy is the Hunter Regional Plan 2036. The proposed development will facilitate additional educational facilities in line with strategic direction for accommodation of a growing population.	The works are proposed in accordance with relevant strategic policies and mitigation measures are not required.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
r) any other relevant environmental factors	No other environmental factors are relevant to the proposed works.	No mitigation measures required.	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High

Part 6 Building Certification

Important note – please remove this text box from Final REF

In accordance with Section 6.28 of the *Environmental Planning and Assessment Act 1979*, the carrying out of Crown building work (defined as the erection of a new building, demolition of an existing building or work or doing of anything that is incidental to the erection of a building or the demolition of a building or work) cannot be commenced to be carried out unless the Crown building work is certified by or on behalf of the Crown to comply with the Building Code of Australia in force as at:

- (a) the date of the invitation for tenders to carry out the Crown building work, or
- (b) in the absence of tenders, the date on which the carrying out of the Crown building work commences.

If unsure that the works are compliant with Building Code of Australia consider engaging a building regulator to provide a Building Code of Australia report on the proposal.

If unsure if the proposal is consistent with EFSG, contact SINSW facilities management section.

Attach any relevant building certification and building regulation assessments to this REF.

Standard	Response
Is the proposal compliant with the Building Code of Australia?	Proposal will be compliant with the BCA
Is the proposal in accordance with Educational Facilities Standards and Guidelines?	Proposal is compliant to the EFSG



Part 7 Implementation Plan

Important note – please remove this text box from Final REF

To ensure works are carried out properly and include mitigation measures identified to protect the environment, it is considered best practice to:

1. Ensure the mitigation measures are reproduced in a Construction Environmental Management Plan (CEMP) for the proposal or as part of the contract to the builder/supplier.
2. Ensure relevant controls identified in REF/CEMP are in place prior to the commencement of construction.
3. If necessary, stop work immediately if adverse environmental impacts are observed and contact a relevant expert or SINSW for further advice.
4. Ensure the REF is retained on site and produced upon request by any Government official.

Response	
<p>How will mitigation measures identified and project control be implemented?</p>	<p>STANDARD REQUIREMENTS</p> <p>The following identified requirements have been imposed to ensure that the development activity is carried out in accordance with the plans/documents and any amendments approved under Part 5 of the Environmental Planning & Assessment Act 1979.</p> <p>1. Details of the Activity</p> <p>The activity must be carried out substantially in accordance with all relevant building codes and standards</p> <p>2. Amendment Tracking</p> <p>Where amendments to the approved plans are required, an amendments register is required which demonstrates the proposed changes and how these are considered to be substantially the same or not. The register can include any commentary from the Crown Certifier and each change is required to be endorsed by Statutory Planning prior to the change being implemented.</p> <p>3. Compliance with the Building Code of Australia and Australian Standard</p> <p>All building work must be undertaken in accordance with the Building Code of Australia and referenced Australian Standards.</p> <p>4. Access for People with Disabilities</p> <p>The works must be designed and constructed to provide access and facilities for people with a disability in accordance with the SINSW EFSG (or provide evidence of EFSG departure approval by SINSW), BCA and referenced standards. Prior to the issue of a Crown Certificate, the Crown Certifier must ensure that evidence of compliance with this condition from a suitably qualified person is provided and that the requirements are incorporated into any certified plans.</p> <p>5. Crown Certificate</p> <p>Crown building work cannot commence on site unless the Crown building work is certified by or on behalf of the Crown to comply with the Building</p>

Code of Australia in accordance with section 6.28 of the Environmental Planning and Assessment Act 1979.

PRIOR TO COMMENCEMENT OF ANY WORK ON SITE

6. Long Service Levy

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The Crown Certificate is not to be issued unless the Crown Certifier is satisfied the required levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 has been paid. The levy must be paid by the person liable, as specified in Section 38 of the Building and Construction Industry Long Service Payments Act 1986.

7. Council Notification

The council for the area shall be advised in writing of the date it is intended to commence work, including demolition. A minimum period of seven (7) days notification shall be given.

8. Notification to occupiers of adjoining land

The adjacent and surrounding neighbouring properties shall be advised in writing, of the date it is intended to commence work, including demolition. A minimum period of seven (7) days notification shall be given.

9. Construction Environmental Management Plan (CEMP)

Prior to the commencement of work, a CEMP is to be submitted for review to the Crown Certifier for approval. The CEMP must be consistent with the Guidelines for the Preparation of Environmental Management Plans 2004 prepared by the Department of Planning, Industry and Environment (DPIE).

The CEMP must include where relevant, but not be limited to, the following:

(a) Details of:

- hours of work;
- 24-hour contact details of site manager;
- management of dust and odour;
- Stormwater control and discharge;
- measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
- groundwater management plan including measures to prevent groundwater contamination;
- acid sulfate soils management;
- external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;
- community consultation and complaints handling; and
- any other specific environmental construction mitigation measures detailed in this REF.

(b) Aerial Site Plan showing location of proposed works.

(c) Construction traffic and pedestrian management plan and construction access. This should include identification of traffic management measures to mitigate potential conflicts with vehicles and pedestrians associated with the school

(d) Construction noise and vibration management

(e) Construction waste management, including contaminated waste

(f) Construction soil and water management

(g) Tree protection

(h) Demolition work plans

(i) Unexpected finds protocol for Aboriginal heritage

(j) Unexpected finds protocol for historical heritage

(k) An unexpected finds protocol for contamination and associated communications procedure

(l) Emergency Management Plan

10. Aboriginal Cultural Heritage (Unexpected Finds Protocol)

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To minimise potential impacts on Aboriginal cultural heritage, works are to proceed with caution and the recommendations outlined below, are to be implemented:

(a) In the event that unexpected Aboriginal objects, sites or places (or potential Aboriginal objects, site or places) are discovered during construction, all works in the vicinity should cease and the proponent should determine the subsequent course of action in consultation with a heritage professional and/or the relevant State government agency as appropriate. The proponent must contact SINSW Statutory Planning Compliance Team (StatutoryPlanning@det.nsw.edu.au) on the day unexpected Aboriginal objects, sites or places (or potential Aboriginal objects, site or places) are discovered.

(b) If human skeletal material less than 100 years old is discovered, the Coroners Act 2009 requires that all works should cease, and the NSW Police and the NSW Coroner's Office should be contacted.

Traditional Aboriginal burials (older than 100 years) are protected under the National Parks and Wildlife Act 1974 (NPW Act 1974) and should not be disturbed. Interpreting the age and nature of skeletal remains is a specialist field and an appropriately skilled archaeologist or physical anthropologist should therefore be contacted to inspect the find and recommend an appropriate course of action. Should the skeletal material prove to be archaeological Aboriginal remains, notification of Heritage NSW and the Local Aboriginal Land Council will be required.

Notification should also be made to the Commonwealth Minister for the Environment, under the provisions of the Aboriginal and Torres Strait Islander Heritage Protection Act 1984.

11. Stormwater Management System

Prior to the commencement of construction, details of the stormwater management system is to be submitted to the Crown Certifier for approval. The system must:

- (a) be designed by a suitably qualified and experienced person(s);
- (b) be in accordance with applicable Australian Standards; and
- (c) ensure that the system capacity has been designed in accordance with Australian Rainfall and

Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.

12. External Walls and Cladding

The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA. Prior to the commencement of construction, the proponent must provide the Crown Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. A copy of the documentation is to be submitted to the satisfaction of the Crown Certifier.

13. Protection of Public Infrastructure

Prior to the commencement of construction, the following must be carried out:

- (a) consult with the relevant service owners and providers that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;

(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths that have the potential to be affected); and

(c) submit a copy of the dilapidation report to the relevant SINSW Asset Management Unit.

14. Works in the road reserve

Any works within the road reserve requires approval under Section 138 of the Roads Act 1993. This includes a road opening permit for a temporary construction access.

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15. Construction Parking

Prior to the commencement of construction, a Construction Worker Transportation Strategy (CWTS) is to be submitted to the Crown Certifier. The CWTS must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities.

DURING DEMOLITION AND CONSTRUCTION

16. Site Notice

A site notice must be prominently displayed in a prominent position at the site during construction to inform the public of project details, and must satisfy the following requirements:

(a) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;

(b) the approved hours of work, the name of the builder, Crown Certifier, structural engineer, site/project manager, the responsible managing company (if any), its address and 24-hour

contact phone number for any inquiries must be displayed on the site notice(s); and

(c) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.

17. No Obstruction of Public Way

Building materials, machinery, vehicles, refuse, skip bins or the like must not be stored or placed in the public way (outside of any approved construction works zone) under any circumstances.

18. Implementation of CEMP and Sub Plans

The demolition and construction works are to be undertaken in accordance with the approved CEMP referred to in Condition 9 above.

19. Demolition/Construction Hours

Demolition and construction, may only be carried out between the following hours:

- 7:00am and 6:00pm, Mondays to Fridays inclusive; and
- 8:00am and 1:00pm, Saturdays.

No work may be carried out on Sundays or public holidays.

Deliveries may occur outside the hours of demolition and construction referred to above, but not before 6:30am or after 6:30pm.

Demolition and construction may be undertaken outside of the hours listed above if required:

(a) By the police or public authority for the delivery of vehicles or materials;

(b) In an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or

(c) Where the works are inaudible at the nearest sensitive receivers.

20. Construction Noise Limits

The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation

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measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed.

21. Construction Vehicles Entering the Site

The Crown Certifier must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential properties outside of the construction hours of work outlined under Condition 19.

22. Unexpected Finds Protocol – Aboriginal Heritage

In the event that unexpected Aboriginal objects are uncovered during the work, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and a registered Aboriginal representative must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) and the management outcome for the site included in the information provided to AHIMS. Consultation with the Aboriginal community representatives must be undertaken and with the archaeologists to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.

23. Unexpected Finds Protocol – Historic Heritage

If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the NSW Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the NSW Heritage Division.

24. Unexpected Finds Protocol – Contaminated Material

If unexpected contaminated material is encountered during the works, all work shall cease, the site will be secured and a safe work method statement(s) and appropriate documented practices would be implemented to ensure the site is suitable for its use in accordance with the approved Construction Management Plan (Condition 9).

25. Groundwater

Should any groundwater be encountered during the excavation, works are to cease immediately. Where groundwater needs to be removed, an approval will be required under the Water Management Act 2000. This will require an application for a water supply works approval to be submitted to the NSW Natural Resources Access Regulator (NRAR) for assessment and determination. SINSW Statutory Planning Compliance Team (StatutoryPlanning@det.nsw.edu.au) and the council are to be contacted to determine the appropriate measures for the management and disposal of the groundwater.

26. Tree Protection Measures

All vegetation on the site to be retained and protected during construction. Tree Protection Measures must be maintained for the duration of works.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

27. External Walls and Cladding

(a) Prior to the issue of a Completion Certificate, the Crown Certifier must be provided with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.

28. Utilities and Services

Prior to issue of a Crown Completion Certificate, a Compliance Certificate for water and sewerage infrastructure servicing of the site must be obtained and submitted to the Certifier.

29. Mechanical Ventilation

Prior to issue of a Completion Certificate, evidence must be provided to the satisfaction of the Crown Certifier that the installation and performance of the mechanical ventilation systems complies with:

- (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and
- (b) any dispensation granted by Fire and Rescue NSW.

30. Fire Safety Certification

Prior to issue of a Completion Certificate, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority. The Fire Safety Certificate must be prominently displayed in the building.

31. Structural Inspection Certificate

Prior to issue of a Crown Completion Certificate for the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Crown Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Crown Certifier.

POST OCCUPATION

32. Fire Safety Statement

The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety

Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.

Part 8 Declaration and Determination

This Review of Environmental Factors has been prepared for School Infrastructure NSW to assess the potential environmental impacts which could arise from the proposal to install modular demountable toilet blocks.

The REF has been prepared in accordance with the relevant provisions of the Environmental Planning and Assessment Act 1979, the Environmental Planning and Assessment Regulation 2021 and its associated State Environmental Planning Policies and Guidelines for Division 5.1 assessments issued by the NSW Department of Planning and Environment.

On the basis of the consideration of key environmental aspects and the information presented in this Review of Environmental Factors, it is concluded that by adopting the mitigation measures identified in this assessment it is unlikely that there would be any significant environmental impacts associated with the Proposal and that an Environmental Impact Statement is not needed and the proposal is not required to be assessed as State Significant Infrastructure by the NSW Department of Planning and Environment.

This Review of Environmental Factors 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. The information contained in this Review of Environmental Factors is neither false nor misleading and on balance, although some impacts would occur, the proposal is recommended to proceed given its stated need and justification.

Person(s) who prepared the REF:	
Name	Adam Elliott
Position	Asset Services Officer
<i>I confirm I have prepared this Review of Environmental Factors and it neither false or misleading</i>	
Signature:	
Date:	11/1/23

Reviewer:	
Name	
Position	
<i>I confirm I have examined this Review of Environmental Factors and satisfied it addresses to the fullest extent possible, all matters affecting or likely to affect the environment</i>	
Signature:	
Date:	

Determination

I have delegation to accept this Review of Environmental Factors on behalf of School Infrastructure NSW as the determining authority and determine that the Proposal can proceed subject to the mitigation measures identified being implemented.

Name:

Position:

Signature:

Date: