



planning consultants

Review of Environmental Factors

Construction of Three (3) Portable Classrooms

Oxley College

11-29 Railway Road, Burradoo

Prepared for: Oxley College
November 2023

Printed: 7 November 2023
File Name: 21503F/11-29 Railway Rd, Burradoo (Music Pods) – Reports/21503F.REF
Project Manager: Thomas West
Client: Oxley College
Project Number: 21503F

Document Control

Version	Prepared By	Reviewed By	Issued To	Date
Draft	T. West	K.Mackay	Client	2 November 2023
Final	T. West	K.Mackay	Client	7 November 2023

11 Dartford Road, Thornleigh NSW 2120
PO Box 230, Pennant Hills NSW 1715

t: 02 9980 6933
e: dfp@dfpplanning.com.au

DFP Planning Pty Limited
ACN 002 263 998

www.dfpplanning.com.au

Contents

1	Introduction	4
1.1	Foreword	4
1.2	Certification	4
1.3	School Information	5
1.4	Brief Scope of Works	5
1.5	Architectural Plans	5
1.6	Site Context and Surrounds	5
1.6.1	The Site	5
1.6.2	Surrounding Development	7
2	Description of Proposed Works	8
2.1	Justification of the Proposal	8
2.2	Definition of Proposed Works	8
2.3	Summary of Works	8
2.4	Construction Management	9
2.5	Building Code of Australia	9
2.6	Tree Removal	9
3	Statutory Framework	11
3.1	General Planning Context	11
3.2	Environmental Planning and Assessment Act 1979	11
3.3	State Environmental Planning Policies	11
3.3.1	State Environmental Planning Policy (Transport and Infrastructure) 2021	11
3.3.2	State Environmental Planning Policy (Resilience and Hazards) 2021	11
3.4	Wingecarribee Local Environmental Plan 2010	12
3.5	Development Control Plans	13
3.6	Additional Relevant Legislation	13
3.7	Approvals, Certificates and Authorities	14
3.8	Consultation	14
3.8.1	Consultation – Council & Occupiers of Adjoining Land	14
4	Environmental Risk Assessment	15
4.1	Assessment Method	15
4.2	Site Constraints	15
5	Environmental Impact Assessment	19
5.1	Matters of National Environmental Significance	19
5.2	Detailed Environmental Assessment	19
5.2.1	Traffic / Parking Impacts	19
5.2.2	Operational Noise	19
5.2.3	Construction noise	20

Contents

5.2.4	Flooding	20
5.2.5	Bushfire	21
5.2.6	Community Amenity	21
5.2.7	Cumulative Impacts	21
5.3	Section 170 & 171 Considerations	21
6	References and Relevant Guidelines	24

Figures

Figure 1	Site Location	6
Figure 2	Aerial Photograph	6
Figure 3	Site of proposed works to the rear (east) of the existing music building, looking north.	7
Figure 4	Site of proposed works to the rear (east) of the existing music building, looking north.	7
Figure 5	Proposed Site Plan	8
Figure 6	Site Management & Evacuation Plan	9
Figure 7	Extract from Council Flood Mapping	20

Tables

Table 1	Site Constraints	16
Table 2	EPBC Act 1999 Checklist	19
Table 3	Factors for Consideration under Section 170 & 171 of Environmental Planning and Assessment Regulation 2021	22

Appendices

1.	Architectural Plans (<i>BNMH Architects & Selwyn Blackstone Architect</i>)
2.	Section 10.7 Certificate (<i>Wingecarribee Shire Council</i>)
3.	Survey Plan (<i>Keatley Surveyors</i>)
4.	Landscape Plans (<i>RP Design Studio</i>)
5.	Construction & Waste Management Plan (<i>Kela Building Group</i>)
6.	BCA & Access Capability Statement (<i>BNMH Architects</i>)
7.	Arborist Report (<i>Ginkgo Arbor</i>)
8.	Flood Risk Assessment (<i>WMS</i>)
9.	Stormwater Drainage Plan (<i>Kela Building Group</i>)
10.	Waste Management Plan (<i>Kela Building Group</i>)
11.	REF Schedule – SEPP TI (<i>DFP</i>)
12.	Oxley College Letter (<i>Oxley College</i>)
13.	Mitigation Measures and Conditions

1 Introduction

1.1 Foreword

This Review of Environmental Factors (REF) has been prepared for Oxley College, located at 11-29 Railway Road, Burradoo, and assesses the potential environmental impacts which could arise from the installation of three (3) portable classrooms.

This REF has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021* (the Regulation) and *State Environmental Planning Policy (Transport and Infrastructure) 2021* (SEPP TI) and concludes that by adopting the mitigation measures identified in this assessment, it is unlikely that there would be significant environmental impacts associated with the proposal.

1.2 Certification

This REF 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 REF is neither false nor misleading. This REF has been prepared in accordance with the relevant requirements of the EP&A Act, EP&A Regulation, and the NSW Code of Practice for Part 5 Activities.

Name of the person(s) who prepared the REF: **Thomas West**
Position and Qualifications of the person(s) who prepared the REF: **Senior Project Planner**
M.Planning Macquarie University

Signature:



Date: 7 November 2023

Name of the person(s) who reviewed the REF: **Kendal Mackay**
Position and Qualifications of the person(s) who prepared the REF: **Director**
BTP (Hons) UNSW
MTrans Monash

Signature:



Date: 7 November 2023

I have examined this REF and the Certification and accept the REF on behalf of Oxley College.

Name of the Authorised Person:

Position of the Authorised Person:

Signature:



Date: 08/11/2023

I accept this REF on behalf of Oxley College, as the determining authority and determine that the Proposal can proceed subject to the mitigation measures being implemented before the carrying out of works and occupation of the facility(ies).

Name of School Delegated Officer:

Designation: **Business Manager**

Signature:



Date: 08/11/2023

1 Introduction

1.3 School Information

School Name:	Oxley College
School Address:	11-29 Railway Road, Burradoo
Local Government Area:	Wingecarribee Shire Council
Lot and DP of Proposed Works:	Lot 14 DP 858747
Land Owner:	Oxley College

1.4 Brief Scope of Works

What are the proposed works?	Construction of three (3) Portable Classrooms & associated works.
Does the project involve works outside the existing educational establishment?	No

1.5 Architectural Plans

The Architectural Plans prepared by Selwyn Blackstone Architect (SBA) and BNMH Architects (**Appendix 1**) referred to in preparing this REF include:

Drawing Title	Drawing No.	Rev	Date
Plans prepared by SBA, dated 26 June 2022			
Floor Plan	1	B	26/06/22
Front & Side Elevation	6	B	26/06/22
Rear & Side Elevation	7	B	26/06/22
Electrical Plan	11	C	26/06/22
Plans prepared by BNMH Architects, dated 4 October 2023			
Site Plan, Demolition Plan and Setout	1499 – MP/WD01	P6	04/10/23
Pod Immediate Area Works Plan and Detail Sections	1499 – MP/WD02	P6	04/10/23

1.6 Site Context and Surrounds

1.6.1 The Site

Oxley College is located at 11-29 Railway Road, Burradoo, legally described Lot 14 DP 858747, and is located in the Wingecarribee Shire Local Government Area (LGA). **Figure 1** shows the location of the site in relation to the surrounding area and surrounding road network.

1 Introduction



Figure 1 Site Location

Occupying the site is the school campus for Oxley College which comprises a range of single and two-storey buildings predominantly used for teaching and learning spaces, as well as for administrative, maintenance and storage purposes associated with the school activities. The northern and eastern portions of the site contain ovals and playing fields used for sport and outdoor activities.

Vegetation on the site is limited to individual trees and shrubs or small stands of trees between school buildings, with screen planting located along the boundaries of the site.

Vehicular access is via several driveways off Railway Road, leading to on-site car parking for staff and visitors and on-site loading unloading for service vehicles.

A Section 10.7 Planning Certificate has been obtained from Wingecarribee Shire Council in relation to the site, dated 11 July 2023 (**Appendix 2**). A Survey Plan prepared by Keatley Surveyors also accompanies this REF (**Appendix 3**).

Figure 2 is an aerial photograph of the site and its surrounds.



Figure 2 Aerial Photograph

1 Introduction

Figure 3 and Figure 4 are photographs of the part of the site subject to the proposed works.



Figure 3 Site of proposed works to the rear (east) of the existing music building, looking north.



Figure 4 Site of proposed works to the rear (east) of the existing music building, looking north.

1.6.2 Surrounding Development

The surrounding area comprises a range of land uses as described below.

- **North & West:** Railway Road directly adjoins the site to the north and west. The Southern Highlands railway line (SHL) is located on the north western side of Railway Road.
- **South & East:** Large lot residential land is located to the south and east of the site. Developments predominantly comprise single and two-storey dwelling houses.

2 Description of Proposed Works

2.1 Justification of the Proposal

The proposed installation of three (3) portable classrooms will enhance the operations of the school, providing existing students with small, private spaces to receive music instruction and to warm up prior to performances and exams. These will complement the facilities in the adjacent Music Centre building.

2.2 Definition of Proposed Works

For the purposes of Part 5 of the EP&A Act, the proposal is defined as “works” or an “activity”. Any reference to ‘development’, ‘works’ or an ‘activity’ is considered to have the same meaning for the purposes of this assessment, as described below.

For the purposes of the EP&A Act and SEPP TI, the proposed works are defined as “development without consent”.

2.3 Summary of Works

Plans for the proposed works have been prepared by SBA (see **Appendix 1**) and can be summarised as follows:

Demolition Works:

The proposal comprises minor demolition works, including the partial removal of a concrete block retaining wall which will be salvaged for reuse on site. Part of the existing landscaping and earth around the existing retaining wall will also be removed to facilitate the proposed works.

Portable Classrooms

The proposal will provide for three (3) portable classroom buildings that are known as music peripatetic rooms (“music pods”) adjacent to the existing Music Centre. The music pods will be sited to the east of the building and are each 10.49m² in area (see **Figure 5**).

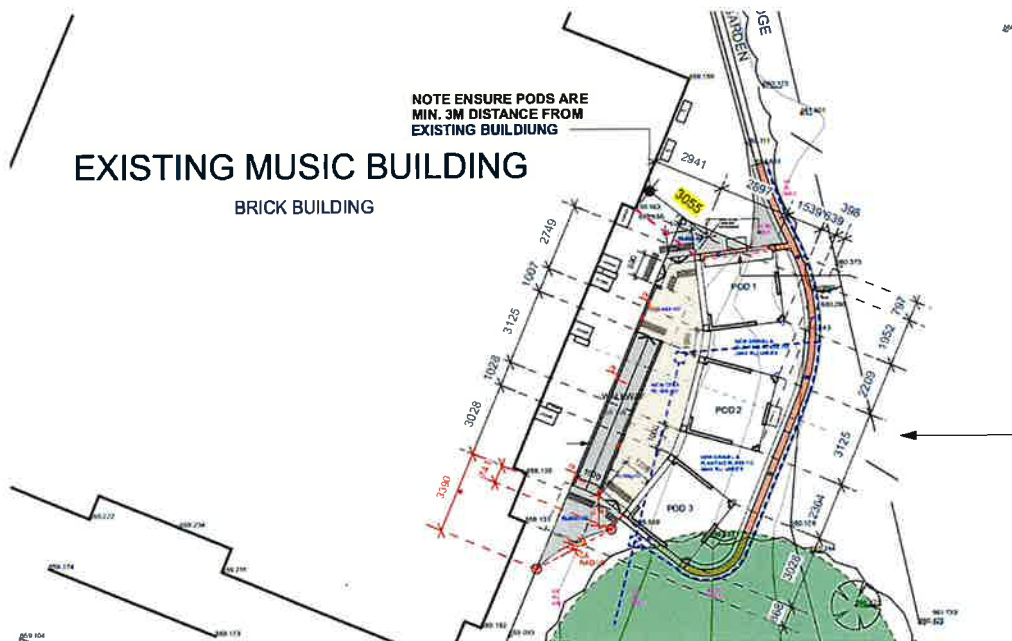


Figure 5 Proposed Site Plan

Minor Additions:

The proposal involves the extension of an existing concrete block retaining wall, including landscaping and civil works. Landscaping will be in accordance with the Landscape Plan prepared by RP Design Studio (**Appendix 4**).

2 Description of Proposed Works

A new deck and walkway adjacent to the music pods is also proposed to connect the classrooms to the Music Centre.

2.4 Construction Management

A Construction Management Plan (CMP) has been prepared by Kela Building Group (see **Appendix 5**) and provides guidelines for managing health, safety, environmental and traffic considerations.

The CMP has detailed how the primary parking spaces for contractors and subcontractors will be provided in an existing off-street gravel car parking area that is accessible via Railway Road. Large vehicles for materials delivery will access the site via an existing gate along Railway Road to the north east of the Music Hall. All vehicles must enter and exit the site in a forward direction.

An extract of the Site Management & Evacuation Plan prepared by Kela Building Group has been provided in **Figure 6** below.

SITE MANAGEMENT / EVACUATION PLAN

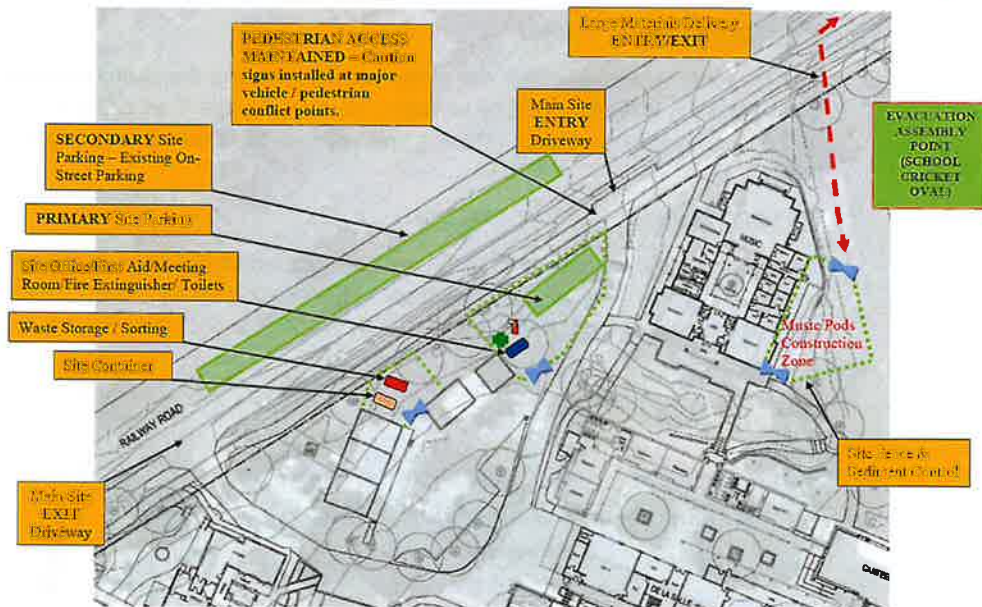


Figure 6 Site Management & Evacuation Plan

2.5 Building Code of Australia

A BCA and Access Capability Statement has been prepared by BNMH Architects (**Appendix 6**), which states that the proposal has been designed in accordance with the relevant requirements of the Building Code of Australia and the National Construction Code.

2.6 Tree Removal

Whilst no tree removal is required in order to accommodate the proposed works, Arboricultural advice has been obtained by Ginkgo Arbor (**Appendix 7**) regarding the impacts of the proposed development on trees within the vicinity of the works.

Ginkgo Arbor advise that one of the music pods (POD 3) intercepts the drip line of an existing tree to the south of the pod. However, given the minor extent of earthworks required as part of the proposed development, Ginkgo Arbor have determined that negative impacts on the tree, including its feeder roots, are unlikely.

2 Description of Proposed Works

Notwithstanding, recommendations have been made, including to limit machinery under the tree canopy, to not use machinery when ground is soft and to brief subcontractors of these measures. Timber batons and / or tree wrap should also be used to protect the tree to the south of Pod 3. These recommendations have been included as part of the Mitigation Measures.

3 Statutory Framework

This section describes the statutory framework under which the Proposal has been assessed.

3.1 General Planning Context

LEP Name	Wingecarribee LEP 2010
LEP Zoning	R5 Large Lot Residential
Is the existing zone a prescribed zone under SEPP TI?	Yes – refer to Section 3.34 of SEPP TI
Permissibility	Development for the purpose of an educational establishment is permissible with consent within the R5 zone under SEPP TI and the LEP
Is the site listed as a Heritage Item or within a Heritage Conservation Area?	No
Is the site “environmentally sensitive land” under any environmental planning instrument?	No
List any environmental constraints identified in the Section 10.7 Certificate	Bush Fire Prone Land Flood Prone Land (unknown)
Is the land upon which the works are proposed mapped as bushfire prone land?	No – the land subject to the proposed works is not bushfire prone. The nearest mapped bushfire prone land is located at least 50m to the north of the location of the proposed works.

3.2 Environmental Planning and Assessment Act 1979

The provisions of SEPP TI allow the proposed works to be carried out as development without consent under Part 5 of the EP&A Act.

This REF also considers the requirements of Section 170 and Section 171 of the EP&A Regulation as part of **Table 3**.

3.3 State Environmental Planning Policies

3.3.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

An assessment of the relevant provisions of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (SEPP TI) has been undertaken as part of an REF Checklist (**Appendix 11**) to this report.

The proposal has been prepared in accordance with the general requirements set out in Section 3.8-3.12, as well as the specific development controls set out in Section 3.37 of SEPP TI.

3.3.2 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4: Remediation of Land

Chapter 4 of SEPP RH requires, amongst other things, investigations to be undertaken as part of the development assessment process to determine whether the subject land is likely to be contaminated and if so, what remediation work is required.

The site is not identified on the NSW Environmental Protection Authority's list of notified contaminated sites under Section 60 of the *Contaminated Land Management Act 1997*. The site has been used for educational purposes since 1974, has not been used for a purpose referred to in Table 1 of the Contaminated Land Planning Guidelines, and the proposed works do not comprise a change of use of the site.

3 Statutory Framework

Furthermore, and pursuant to the Section 10.7 Certificate (**Appendix 2**) obtained on 11 July 2023, Council has no record that the land is significantly contaminated land.

Therefore, in accordance with Section 4.6 of SEPP RH, the site is considered to be suitable for the proposed minor alterations and continuing educational use.

3.4 Wingecarribee Local Environmental Plan 2010

Table 1 provides an assessment of the proposed development against the relevant provisions of the LEP.

Table 1: Assessment of proposal against relevant provisions of Wingecarribee LEP 2010		
Provision	Assessment	Consistent
2.2: Zoning - R5: Large Lot Residential	The site is zoned R5 Large Lot residential under the LEP. Educational Establishments, including schools, are permissible with consent within the R5 zone under the LEP.	Yes
4.3: Height of Buildings	The LEP does not specify a maximum building height for the site.	N/A
4.4: Floor Space Ratio	The LEP does not specify a maximum floor space ratio for the site.	N/A
5.10 Heritage	The site is not listed as a heritage item and is not within a heritage conservation area. Furthermore, there are no heritage items proximate to the land upon which the proposed works are to be undertaken.	N/A
5.21 Flood Planning	No part of the site is mapped under the LEP as being flood prone although the s10.7 Certificate indicates that the land or part of the land is within the flood planning area. A Flood assessment has been prepared by WMS (Appendix 8) which determines that the site is largely outside of the PMF flood extents, with the exception of a portion of the northern and eastern site boundaries. Notwithstanding, the location of the proposed works has been determined by WMS to be outside the PMF flood extents. Therefore, the proposed development is not considered to be at risk of flooding from mainstream sources and consequently, a quantitative assessment is not required for the proposed works.	Yes
Clause 7.1: Earthworks (3) Before granting development consent for earthworks, the consent authority must consider the following matters— (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, (b) the effect of the proposed development on the likely future use or redevelopment of the land, (c) the quality of the fill or of the soil to be excavated, or both, (d) the effect of the proposed development on the existing and	 Subject to drainage being managed in accordance with the proposed Stormwater Drainage Plan prepared by KELA (Appendix 9), the proposed development is unlikely to result in any detrimental effects to existing drainage patterns and soil stability in the locality. The proposal will not likely effect the future use or redevelopment of the land. In accordance with the Waste Management Plan prepared by KELA (Appendix 10), green waste and excavated material will be spread elsewhere on site. Clean VENM or ENM spoil will be used in garden beds elsewhere on site. The proposed works are located within an existing cluster of school buildings and setback a considerable distance from all property boundaries. In this regard, the	 Yes Yes Yes Yes

3 Statutory Framework

Table 1: Assessment of proposal against relevant provisions of Wingecarribee LEP 2010

likely amenity of adjoining properties,	proposal is unlikely to impact the amenity of adjoining properties.	
(e) the source of any fill material or the destination of any excavated material,	If required, fill must be suitably sourced. Excavated materials will be reused elsewhere on site.	Yes
(f) the likelihood of disturbing Aboriginal objects or other relics,	The proposed development is located on land on which there is an existing school and any disturbance of Aboriginal objects or relics is unlikely. Notwithstanding if during construction any relics are found, works will cease immediately and the relevant authority will be contacted.	Yes
(g) proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.	Subject to implementation of appropriate erosion and sediment control measures, the proposed works are unlikely impact on any waterway, drinking water catchment or environmentally sensitive area.	Yes

3.5 Development Control Plans

Wingecarribee Development Control Plan 2010 (the DCP) provides a broad range of development and site-specific planning controls across the Wingecarribee Shire LGA.

Development that is able to be undertaken without consent is not subject to local planning controls and therefore, assessment against the DCP provisions is not a mandatory consideration.

3.6 Additional Relevant Legislation

The following legislation is also applicable to the proposed development. The proposed works are not inconsistent with any of the provisions of these Acts (where applicable). Any approvals required under this legislation (if any) have been documented in **Section 3.7**.

NSW Legislation

- *National Parks and Wildlife Act 1974;*
- *Heritage Act 1977;*
- *Aboriginal Land Rights Act 1983;*
- *Local Government Act 1993;*
- *Roads Act 1993;*
- *Rural Fires Act 1997;*
- *Waste Avoidance and Resource Recovery Act 2001;*
- *Work Health and Safety Act 2011;*
- *Work Health Safety Regulations 2017;*
- *Biodiversity Conservation Act 2016;* and
- *Clause 61 of the EP&A Regulation 2021, and AS 2061-1991 – Demolition of Structures.*

Commonwealth Legislation

- *Disability Discrimination Act 1992*
- *Native Title Act 1993*
- *Environment Protection and Biodiversity Conservation Act 1999;*

3 Statutory Framework

3.7 Approvals, Certificates and Authorities

The development to be undertaken as Development Permitted without Consent, pursuant to Section 3.37 of SEPP TI is not subject to any additional approvals.

3.8 Consultation

3.8.1 Consultation – Council & Occupiers of Adjoining Land

Section 3.38 of SEPP TI relates to consultation and states the following:

3.38 Notification of carrying out of certain development without consent

- (1) *This section applies to development to which section 3.37(1)(a) applies.*
- (2) *Before development to which this section applies is carried out, the proponent of the development must—*
 - (a) *give written notice of the intention to carry out the development to the council for the area in which the land is located (unless the proponent is that council) and to the occupiers of adjoining land, and*
 - (b) *take into consideration any response to the notice that is received within 21 days after the notice is given.*

Comment: The proposed development was notified to Council on 13 October 2023 and to adjoining land owners on 16 October 2023 providing a period of 21 days from each of those dates to comment.

No responses were submitted by Council regarding the proposed works.

Only one verbal enquiry from a nearby resident was made to understand the specific location of the works within the site and no further comment or submission was received.

4 Environmental Risk Assessment

This section examines the environmental risks in relation to the proposed works.

4.1 Assessment Method

The methodology applied to the environmental risk assessment for the proposed works is as follows:

- Initial risk assessment for environmental constraints based upon:
 - Review of relevant planning controls and legislation;
 - Review of consultant reports; and
 - Site inspection and examination of aerial photographs.
- Identifying potential environmental risks/impacts associated with the proposed works;
- Evaluating identified risks/impacts to determine the potential for occurrence and degree of severity; and
- Identifying and determining suitable environmental management/mitigation procedures and control measures appropriate for planned works.

4.2 Site Constraints

Table 1 identifies site constraints applicable to the site. Where an environmental issue is identified, impact assessment is provided in **Section 5** and mitigation measures and conditions are included in **Appendix 13**.

In summary, the analysis in **Table 1** demonstrates that minimal environmental issues have been identified on site and where relevant, can be appropriately mitigated.

4 Environmental Risk Assessment

Table 1 Site Constraints				
Constraint	Factor	Yes	No	Action
Contamination	Is the site affected by contamination as identified in Section 10.7 Certificate or 'List of NSW contaminated sites notified to the EPA' and/or potentially affected by contamination?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not identified as being significantly contaminated in the Section 10.7 Planning Certificate (Appendix 2) nor is it listed on the NSW contaminated lands site notified by the EPA.
	Does the project involve demolition of buildings or part of a building that may contain Asbestos?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not involve the demolition of an existing buildings. Minor demolition works are proposed to facilitate the extension of a retaining wall, within close proximity to the location of the proposed portable classrooms.
	Does the project require the disturbance of any other hazardous material (e.g. lead paint, lead dust, PCBs, ozone depleting substances)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	As the proposal does not involve demolition of any existing buildings, it is unlikely that any hazardous material will be disturbed as part of the development. Notwithstanding, if hazardous materials are found during the demolition and construction phase of the development, the works are to cease immediately and a specialist consultant / removalist is to be engaged immediately.
Flooding	Is the site affected by flooding? (i.e. is the land below the 1 in 100-year flood planning level)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site, or part of the site, is identified in the Section 10.7 Certificate obtained on 11 July 2023 (Appendix 2) as being within the flood planning area. Notwithstanding, the Flood assessment prepared by WMS, concludes that the location of the proposed works is not at risk of flooding from mainstream or overland flow sources.
Coastal Hazards	Is the site identified within the coastal zone in the <i>Coastal Protection Act 1979</i> OR has the site been identified by Council as affected, or potentially affected, by existing and future coastal hazards? This includes coastal storm erosion and recession of land due to sea level rise.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Bushfire Hazard	Is the land nominated as Bushfire Prone Land on the Section 10.7 Certificate or is the site within 100m of unmanaged bushland?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site, or part of the site, is identified on the Section 10.7 Certificate (Appendix 2) as being bushfire prone land. Notwithstanding, the location of the proposed works is not mapped as bushfire prone land and is at least 50m to the south west of the nearest mapped bush fire prone land. Furthermore, there is no unmanaged bushland within 100m of the site.
Threatened Species	Does the Project involve the clearing of vegetation that would affect any threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, answer the following two questions:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required. The works that are the subject of this REF do not involve the clearing of vegetation.

4 Environmental Risk Assessment

Table 1 Site Constraints				
Constraint	Factor	Yes	No	Action
	Has the Section 10.7 Certificate and/or consultation with Council and/or review of the OEH critical habitat register identified a known critical habitat or threatened species, populations or endangered ecological communities and their habitat on or in close proximity to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Is the Project Site adjacent to an area of bushland (including a National Park, State Forest, Council Reserve or area of unmanaged bushland) OR a natural watercourse (including a creek, river, estuary, lake or wetland)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Native Vegetation	Does the project involve the clearing of native vegetation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Aboriginal Cultural Significance	Has the Section 10.7 certificate and/or consultation undertaken with Council identified that the site has, or is likely to have, significance to Aboriginal people, AND / OR will the proposed project impact on an Aboriginal place or known Aboriginal Objects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Is the site in an area very highly disturbed /modified (i.e. does it contain large areas of sealed surface, fill or previously excavated areas?)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The land subject to the proposed works is highly modified as a result on Construction of buildings and landscape features during the past 10-40 years
	If NO, does the project involve more than 1ha of ground disturbance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Is the project site within 200m of a high water mark of coastal waters of NSW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Is the project site within 200m of a wetland, coastal lake or waterway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mittagong Creek is located approximately 194m to the west of the proposed works. To prevent impacts on the nearby hydro line, erosion and sediment control measures must be implemented during construction works.
	Is the project site located on a sand sheet or within a dune area located on a ridge top?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Is the project site within 20m of a cave, rock shelter, or a cave mouth?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Acid Sulphate Soils	Is the site less than 6m AHD?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	Does the site contain acid sulphate soils of Class 1-4?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
	If YES, does the Project involve the excavation of more than 1 tonne of soil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.

4 Environmental Risk Assessment

Table 1 Site Constraints				
Constraint	Factor	Yes	No	Action
Mine Subsidence	Is the land located in a Mine Subsidence District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Land Slip	Does the Section 10.7 Certificate and/or consultation with the relevant council identify the site as being affected by land slip?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Heritage	Does the site contain an item of local or state heritage significance or is the site located in the vicinity of a local or state heritage item?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.
Other	Is the project site subject of any other known environmental constraint following review of the Section 10.7 Certificate and consultation with the relevant local council?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No action required.

5 Environmental Impact Assessment

This section provides an environmental impact assessment for the proposed works. The assessment includes an overview of the proposal and provides additional information for any specific environmental issues relating to the site which require more detailed consideration.

5.1 Matters of National Environmental Significance

The impact of the proposal for the purposes of the Commonwealth EPBC Act 1999 has been considered. These factors are summarised in Table 2.

Table 2 EPBC Act 1999 Checklist	
Factor	Impact Assessment
Any significant impact on a declared World Heritage Property?	No
Any significant impact on a National Heritage place?	No
Any significant impact on a declared RAMSAR wetland?	No
Any significant impact on Commonwealth listed threatened species or endangered community?	No
Any significant impact on Commonwealth listed migratory species?	No
Does any part of the proposal involve nuclear actions?	No
Any significant impact on Commonwealth marine areas?	No
Any significant impact on the Great Barrier Reef Marine Park?	No
Any significant impact on Commonwealth land?	No

No further investigation with respect to the EPBC Act is required.

5.2 Detailed Environmental Assessment

The following environmental aspects are considered to be applicable to the site and the proposed works:

- Traffic / Parking Impacts
- Construction noise;
- Waste management;
- Flooding;
- Bushfire;
- Community amenity; and
- Cumulative impacts.

5.2.1 Traffic / Parking Impacts

The proposal does not seek to increase the number of students or staff on the site and hence no additional off-street car parking is required and no additional traffic is to be generated from the ongoing use of the music pods.

The CMP details how parking spaces for contractors and subcontractors will be provided in an existing off-street gravel car parking area that is accessible via Railway Road. Large vehicles for materials delivery will access the site via an existing gate along Railway Road to the north east of the Music Hall. All vehicles must enter and exit the site in a forward direction.

Signage will be installed around the site to direct construction traffic to the entry point.

5.2.2 Operational Noise

The proposed development involves the installation of three (3), small portable classrooms that are soundproofed buildings designed for music practice and instruction.

5 Environmental Impact Assessment

The nearest residential noise receivers are approximately 130m to the south of the proposed works and 160m to the east of the site, screened by existing school buildings and perimeter fencing and vegetation. Accordingly, there is unlikely to be any adverse acoustic impacts arising from the ongoing use of the music pods.

5.2.3 Construction noise

Construction noise will be managed in accordance with the Mitigation Measures set out in **Appendix 13**. Specifically, construction noise must be undertaken in a manner that achieves compliance with the noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). Waste Management.

A Waste Management Plan (WMP) has been prepared by Kela Building Group considers the type and management of waste generated by the proposed development.

The majority of waste generated by the proposal includes green waste, cardboard & paper and miscellaneous waste such as ceramics, tiles, plastics etc. Where possible, waste will be re-used onsite or taken to a nearby recycling facility for disposal.

5.2.4 Flooding

Part of the northern and eastern portions of the site are mapped as being flood affected by the Probable Maximum Flood (PMF), as detailed in Council's Wingecarribee River Flood Study.

Figure 7 provides an overlay of the site on the PMF flood map.

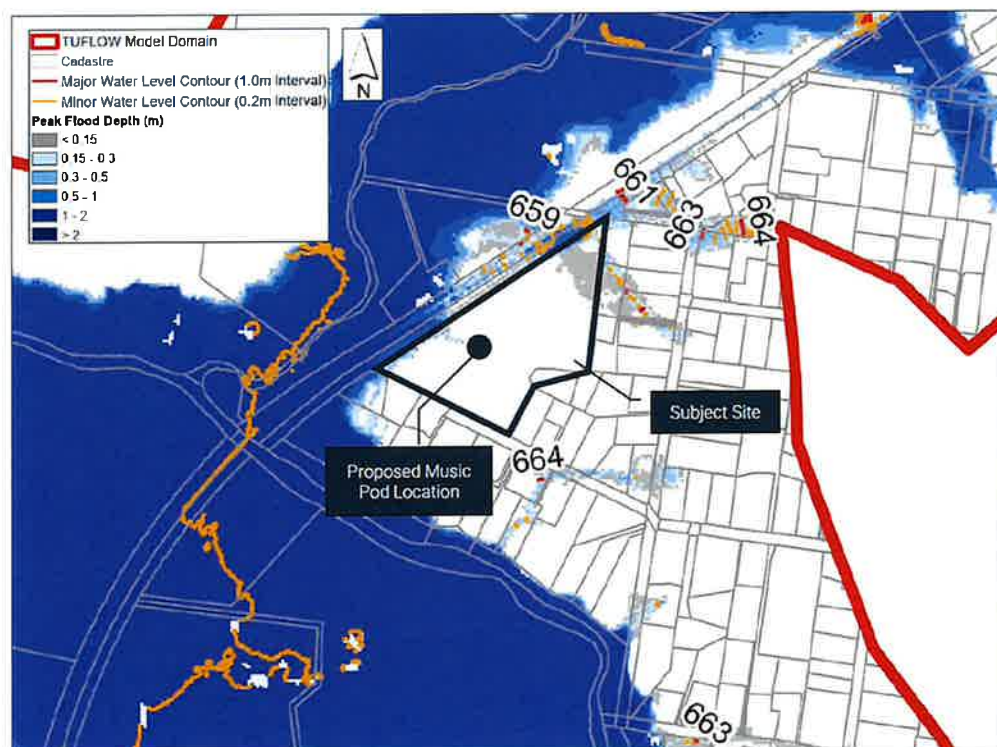


Figure 7 Extract from Council Flood Mapping

Notwithstanding, a flood assessment has been prepared by WMS which determines that the location of the proposed works is outside of the PMF flood extents. WMS has concluded that the proposal is not at risk of flooding from mainstream or overland flow sources. Consequently, no further flood risk assessment nor hydrologic / hydraulic modelling is considered necessary for the proposed development, based on existing and developed conditions.

5 Environmental Impact Assessment

5.2.5 Bushfire

Part of the northern portion of the site is mapped bushfire prone land (vegetation buffer). However, the land upon which the works are to be undertaken is not mapped as bushfire prone land. The area of the proposed works is at least 50m from the nearest mapped bushfire prone land and separated by managed land and not considered exposed to a bushfire threat. Accordingly, Planning for Bushfire Protection 2019 (PBP) does not apply to the proposed works.

Notwithstanding, PBP is a consideration under the NSW Code of Practice for Part 5 Activities and accordingly, the following is a consideration of the primary bushfire protection measures outlined in PBP:

- **Asset Protection Zones** – the land to the north, east, south and west within the site is managed land and no APZ is considered necessary;
 - **Building Construction, Siting and Design** – the minimum distance between the proposed structures and the nearest grass hazard to the west over land with a slope of 0-5 degrees downslope is in excess of 80m and hence a BAL rating of BAL_LOW is applicable which does not warrant any specific construction requirements;
 - **Access** – no changes to access are required or proposed and access for fire fighting vehicles will be retained via existing entries off Railway Road and internal all weather driveways;
 - **Services – Water, Gas and Electricity** – no change to existing services is proposed and all essential services to the site will remain available; and
- Emergency management planning** – no change to student numbers or staff is proposed and no change to existing emergency management procedures is considered necessary.

5.2.6 Community Amenity

As described in Section 1.6 of this report, Oxley College adjoins mostly residential land uses to the north east, east and south. Adjoining the site to the north west is Railway Road and the Southern Highlands railway line beyond.

The proposal will provide for three (3) portable classrooms that will enable students to practice in designated sound-proofed conditions. To ensure that the amenity of adjoining properties is not adversely affected by the proposal, the Construction Management Plan (CMP) that accompanies this REF (**Appendix 5**) has established mitigation measures for managing noise and vibration impacts.

Furthermore, the portable classrooms are sited in an existing cluster of school buildings towards the central, western side of the site. The classrooms will be setback approximately 130m from the nearest residential property to the south and approximately 160m from the nearest residential property to the east. As a result of this separation, it is unlikely that any adverse impacts in relation to noise will be generated by the ongoing use of these classrooms.

5.2.7 Cumulative Impacts

The proposed works are unlikely to result in significant adverse cumulative impacts which would affect the amenity of the Oxley College site or surrounding development and residents, subject to the implementation of mitigation measures as detailed in **Appendix 13** of this REF.

5.3 Section 170 & 171 Considerations

Section 170 and Section 171 of the Regulation detail factors which must be taken into account when assessing the impact of an activity on the environment. These factors are addressed in **Table 3**.

5 Environmental Impact Assessment

Table 3 Factors for Consideration under Section 170 & 171 of Environmental Planning and Assessment Regulation 2021

Factor	Impact Assessment	Mitigation Action Reference
Any environmental impacts on a community?	Potential community impacts are associated with the construction works, including traffic, noise, and potential for dust exposure. A positive impact to the school community is predicted post construction. The portable classrooms will assist and support the operations of the school.	1.2, 1.3.4, 1.3.8, 1.4.3, 1.4.6, 1.4.7, 1.4.8, 1.4.9, 1.4.10 & 1.6.1
Any transformation of a locality?	The works proposed as part of this REF support the existing Music Centre within the school campus and provide for additional breakout areas for students to practice. The works will therefore have minimal transformation impacts on the locality.	N/A
Any environmental impact on the ecosystems of the locality?	The works do not propose any tree or vegetation removal. All trees proximate to the works area will be required to be protected during the demolition and construction phase.	1.3.4, 1.3.6 & 1.4.10
Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	The proposal will not result in a reduction of the aesthetic, recreational, scientific value of the locality. The proposed works will facilitate an overall net improvement to the educational services to the broader locality.	N/A
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?	The proposed works will not create any effects on the site or locality, having regard to anthropological, archaeological, cultural, historical, or scientific significance. The works will, however, provide for social values through the enhancement of an existing school site for students and staff use.	N/A
Any impact on the habitat of any protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i>)?	The proposal will not remove any known habitat for protected animals (within the meaning of the BC Act).	N/A
Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air?	The proposal will not remove habitat that is important for threatened species. No species are likely to be endangered due to the proposed activity.	N/A
Any long-term effects on the environment?	The minor alteration works will not give rise to any long-term effects on the environment.	N/A
Any degradation of the quality of the environment?	Demolition works associated with the alterations will result in a minor increase in noise and air pollution, and these impacts require mitigation throughout the duration of works.	1.3.4
Any risk to the safety of the environment?	No. Student and staff safety will be managed throughout the works, e.g. through the separation of the work site and access control.	1.3.4
Any reduction in the range of beneficial uses of the environment?	No. The proposed works will facilitate the upgrades to the school.	N/A

5 Environmental Impact Assessment

Table 3 Factors for Consideration under Section 170 & 171 of Environmental Planning and Assessment Regulation 2021

Factor	Impact Assessment	Mitigation Action Reference
Any pollution of the environment?	Minor construction-related air pollution is anticipated during the demolition phase of the works. Mitigation Measures have been included to ensure that works undertaken during the construction period do not result in unreasonable impacts to the surrounding environment.	1.3.4
Any environmental problems associated with the disposal of waste?	The WMP provides for strategies for managing and disposing of waste.	1.3.4
Any increased demands on resources (natural or otherwise) which are, or are likely to become, in short supply?	No.	N/A
Any cumulative environmental effect with other existing or likely future activities?	No – refer to Section 5.2.6	N/A
Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?	No.	N/A

6 References and Relevant Guidelines

Australian Standard 1742.3 - 1996 *Manual of Uniform Traffic Control Devices Part 3: Traffic Control Devices for Works on Roads*

Australian Standard 2601-2001 *The Demolition of Structures*

Australian Standard 2436-2010 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*

Department of Environment, Climate Change and Water (now Office of Environment and Heritage), 2009, *Interim Construction Noise Guideline*

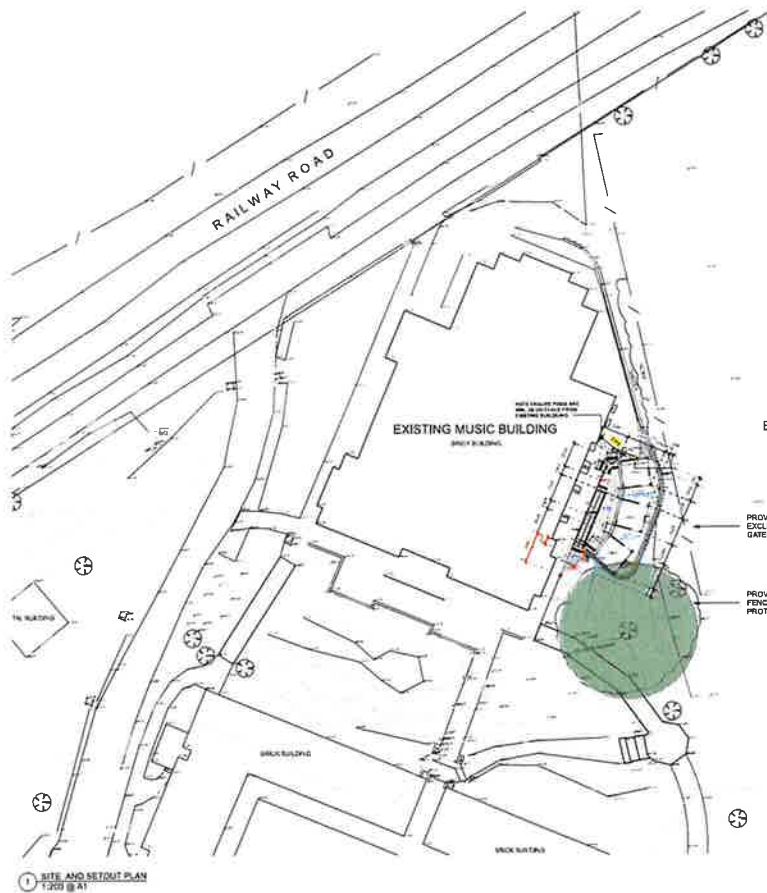
Landcom, 2004, *Managing Urban Stormwater: Soils and Construction*, 4th Edition (The Blue Book)

NSW Code of Practice for Part 5 Activities for registered non-government schools

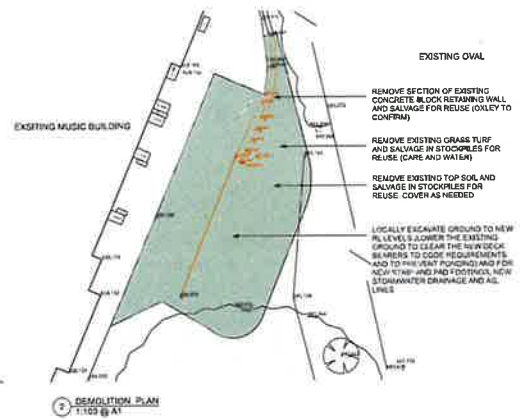


planning consultants

APPENDIX I



EXISTING OVAL



DRAWING NO : 1499 - MP/WD01
DATE : 4 OCT 2023 REV : P6

OXLEY COLLEGE, BURRADOO **NEW MUSIC PODS**

SITE PLAN, DEMOLITION PLAN AND SETOUT





planning consultants

APPENDIX 2



Civic Centre
68 Elizabeth Street Moss Vale
PO Box 141 Moss Vale NSW 2577

02 4868 0888

mail@wsc.nsw.gov.au

ABN 49 546 344 354

Planning Certificate

Pursuant to section 10.7 of the *Environmental Planning and Assessment Act 1979*

To: DFP PLANNING PTY LTD
C/- DFP PLANNING PTY LTD
11 DARTFORD ROAD
THORNLEIGH NSW 2120

Your Ref:
Fees Paid: \$ 168.00
Receipt Number:
Date of Issue: 11 July 2023

Certificate Number: S10.724/0050
This certificate relates to: HEADMASTERS RESIDENCE 11-29 RAILWAY ROAD BURRADOO NSW 2576
Legal Description: Lot 14 DP 858747
Property No: 1704814
Advice on this certificate: Advice is provided under section 10.7(2): See Part 1.
Additional advice is provided under section 10.7(5): See Part 2.

IMPORTANT: Please read this certificate carefully.

This certificate contains important information regarding the land as listed above. The information provided in this certificate is in accordance with data held by Council in its Geospatial Information System (GIS) and its Property and Rating Operating System.

Please check for any items which could be inconsistent with the proposed use or development of the land and notify Council immediately should this be the case. If there is anything in this certificate that you do not understand please contact Council's Customer Service Centre on 02 4868 0888 or alternatively by email at mail@wsc.nsw.gov.au.

The information provided in this certificate relates only to the land described above. If you require information regarding adjacent or nearby land or further information regarding Council's Planning and Development Policies for the general area, please contact Council's Customer Service Centre.

All information is considered to be correct as at 11 July 2023. However, it is possible that changes may have occurred since this certificate was issued. If in doubt it is suggested that you apply for another certificate.

Working with you

WSC.NSW.GOV.AU

WINGECARRIBEE - A COAL MINING FREE SHIRE

PART 1:
**ADVICE PROVIDED IN ACCORDANCE WITH SECTION 10.7(2) OF THE ENVIRONMENTAL PLANNING
AND ASSESSMENT (EP&A) ACT 1979 AND SCHEDULE 2 OF THE EP&A REGULATION 2021**

Attention: The explanatory notes denoted by the prefix "Note" and appearing in italic print within this certificate are provided to assist in understanding, but do not form part of the advice provided under section 10.7(2).

All legislation (including Acts, Regulations, State Environmental Planning Policies and Local Environmental Plans) referred to in this certificate may be accessed from the NSW Legislation website at www.legislation.nsw.gov.au.

1. Names of relevant planning instruments and development control plans

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

(a) State Environmental Planning Policies

State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Housing) 2021

(b) Local Environmental Plans

Wingecarribee Local Environmental Plan 2010

(c) Development Control Plans

Bowral Town Plan Development Control Plan

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the *Environmental Planning and Assessment Act 1979*, that will apply to the carrying out of development on the land.

Note: Proposed environmental planning instruments include Planning Proposals. The following list excludes proposed environmental planning instruments and draft development control plans that completed public exhibition more than three (3) years ago and those proposed environmental planning instruments notified by the Planning Secretary that have been deferred indefinitely or not approved.

(a) Draft State Environmental Planning Policies

Proposed Amendments to State Environmental Planning Policy (Transport and Infrastructure) 2021 (formerly State Environmental Planning Policy (Infrastructure) 2007) for:
– Health Infrastructure (Explanation of Intended Effect October 2020)

– Protection of fuel pipelines (Explanation of Intended Effect April 2022).

Proposed Amendments to State Environmental Planning Policy (Housing) 2021 for in-fill affordable housing, group homes, supportive accommodation and social housing provisions of the (Explanation of Intended Effect November 2022).

(b) Draft Local Environmental Plans

Shire Wide

Nil

Site Specific

Nil

Note: See Question 2 (b) for relevant zoning and land use details of any Planning Proposal or draft LEP.

(c) Draft Development Control Plans

Nil

2. Zoning and land use under relevant planning instruments

Zoning and land use under the *Wingecarribee Local Environmental Plan 2010*

(a) & (b) Identification of zone and zoning table (permissible and prohibited purposes)

Zone R5 Large Lot Residential

i Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To provide a restricted range of opportunities for employment development and community facilities and services that do not unreasonably or significantly detract from—
 - (a) the primary residential function, character and amenity of the neighbourhood, and
 - (b) the quality of the natural and built environments.

ii Permitted without consent

Environmental protection works; Home-based child care; Home occupations

iii Permitted with consent

Bed and breakfast accommodation; Dual occupancies (attached); Dwelling houses; Group homes; Oyster aquaculture; Pond-based aquaculture; Roads; Tank-based aquaculture; Any other development not specified in item ii or iv

iv Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Camping grounds; Car parks; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Local distribution premises; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major);

Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies.

Note: Land use terms are defined in the Dictionary that forms part of the Wingecarribee Local Environmental Plan (WLEP) 2010. The WLEP 2010 instrument and maps can be accessed from the NSW Legislation website at <https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0245> or via Council's website. The maps can also be viewed on the ePlanning Spatial Viewer at www.planningportal.nsw.gov.au/spatialviewer.

(c) Additional permitted uses

The following additional permitted uses apply to the land:

Nil

Note: Additional permitted uses are listed in Schedule 1 of the Wingecarribee Local Environmental Plan 2010.

(d) Fixed land dimensions for dwelling houses

NO development standards apply to the land which fix minimum land dimensions for the erection of a dwelling house on the land.

(e) Outstanding Biodiversity

The land IS NOT in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*.

(f) Conservation Area

The land IS NOT within a Conservation Area (however described).

(g) Environmental heritage

An item of environmental heritage (however described) IS NOT situated on the land.

Zoning and land use under applicable draft environmental planning instruments

Nil

3. Contributions plans

The following contributions plan/s under Division 7.1 of the *Environmental Planning and Assessment Act 1979* apply to the land:

Administration 2011 to 2031

Central Library

Open Space, Recreation, Community & Cultural Facilities 2013 to 2036

Roads and Traffic Facilities 2012 to 2031

Resource Recovery Centre 2009

There are NO special contributions areas applicable in the Wingecarribee Shire.

Note: There are also Developer Servicing Plans that may apply to the land that include water, sewer and stormwater contributions.

4. Complying development

Note: this section provides the following information:

- 1. If the land is land on which complying development may be carried out under each of the complying development codes under clause 1.17A(1)(c)–(e), (2), (3) or (4), clause 1.18(1)(c3) or clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the Policy).*
- 2. The reasons why complying development may not be carried out.*
- 3. If council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and/or the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.*
- 4. If any complying development codes are varied under clause 1.12 of the Policy.*

Housing Code:

Complying development under the Housing Code MAY be carried out on the land.

Clause 1.12 and Schedule 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* contain variations to the Housing Code for developments within the Wingecarribee Shire in relation to minimum setbacks (clause 3.10) and minimum landscaped area (clause 3.13).

Rural Housing Code:

Complying development under the Rural Housing Code MAY be carried out on the land.

Low Rise Housing Diversity Code:

Complying development under the Low Rise Housing Diversity Code MAY be carried out on the land.

Greenfield Housing Code:

Complying development under the Greenfield Housing Code MAY be carried out on the land.

Housing Alterations Code:

Complying development under the Housing Alterations Code MAY be carried out on the land.

General Development Code:

Complying development under the General Development Code MAY be carried out on the land.

Industrial and Business Alterations Code:

Complying development under the Industrial and Business Alterations Code MAY be carried out on the land.

Industrial and Business Buildings Code:

Complying development under the Industrial and Business Buildings Code MAY be carried out on the land.

Container Recycling Facilities Code:

Complying development under the Container Recycling Facilities Code MAY be carried out on the land.

Subdivisions Code:

Complying development under the Subdivisions Code MAY be carried out on the land.

Demolition Code:

Complying development under the Demolition Code MAY be carried out on the land.

Fire Safety Code:

Complying development under the Fire Safety Code MAY be carried out on the land.

Agritourism and Farm Stay Accommodation Code:

Complying development under the Agritourism and Farm Stay Accommodation Code MAY be carried out on the land.

The reasons why Complying Development may not be carried out are as follows:

Nil

5. Exempt development

Note: this section provides the following information:

- If the land is land on which exempt development may be carried out under each of the exempt development codes under clause 1.16(1)(b1)–(d) or clause 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the Policy).*
- The reasons why exempt development may not be carried out.*
- If council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and/or the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.*
- If any exempt development codes are varied under clause 1.12 of the Policy.*

If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)–(d).

Is the land or part of the land is identified as declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.	NO
Is the land or part of the land is identified as critical habitat under Part 7A of the Fisheries Management Act 1994	NO
Is the land or part of the land is identified as, or on which there is, a heritage item that is listed on the State Heritage Register under the Heritage Act 1977, or that is subject to an interim heritage order under the Act.	NO
Is the land or part of the land is identified as land, or is part of, a wilderness area (within the meaning of Wilderness Act 1987).	NO

If any of the above answers YES, exempt development MAY NOT be carried out on the land or part of the land.

If all of the above answers NO, exempt development MAY be carried out on this land, under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Variation of Exempt Development Codes for the site

NONE of the exempt development codes are varied for Wingecarribee Shire under clause 1.12 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

The reasons why Exempt Development may not be carried out are as follows:

Nil

Note: Specific provisions under individual exempt development categories may restrict exempt development to be carried out on the land or part of the land. Please check the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, to ensure that development complies with all relevant provisions of the SEPP.

6. Affected building notices and building product rectification orders

There IS NOT any affected building notice of which Council is aware that is in force in respect of the land.

There IS NOT any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with.

There IS NOT any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

In this section:

affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

7. Land reserved for acquisition

The land IS NOT identified for acquisition by a public authority (as referred to in section 3.15 of the *Environmental Planning and Assessment Act 1979*) by any environmental planning instrument or proposed environmental planning instrument applying to the land.

8. Road widening and road realignment

The land IS NOT AFFECTED by any road widening or road re-alignment under Division 2 of Part 3 of the *Roads Act 1993*.

The land IS NOT AFFECTED by any road widening or road re-alignment under an environmental planning instrument.

The land IS NOT AFFECTED by any road widening or road realignment under a resolution of the Council.

9. Flood related development controls

The land or part of the land IS within the flood planning area.

The land or part of the land IS between the flood planning area and the probable maximum flood.

The land or part of the land IS subject to flood related development controls.

Note: Words and expressions used above have the same meanings as in the Floodplain Development Manual published by the NSW Government in April 2005.

10. Council and other public authority policies on hazard risk restrictions

Except as stated below and elsewhere in this certificate, the land IS NOT affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

Note: The absence of a policy to restrict development of the land because of the likelihood of a particular risk does not imply that the land is free from that risk. The Council considers the likelihood of natural and man-made risks when determining development applications under section 4.15 of the Environmental Planning and Assessment Act 1979. Detailed investigations carried out in conjunction with the preparation or assessment of a development application may result in the Council either refusing development consent or imposing conditions of consent on the basis of risks that are identified above.

11. Bush fire prone land

SOME of the land is bush fire prone land as designated by the Commissioner of the NSW Rural Fire Service under section 10.3 of the *Environmental Planning and Assessment Act 1979*.

12. Loose-fill asbestos information

The land DOES NOT include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division.

13. Mine subsidence

The land IS NOT a declared Mine Subsidence District under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14. Paper subdivision information

The land IS NOT affected by any development plan that applies to the land or that is proposed to be subject to a consent ballot.

15. Property vegetation plans

Council HAS NOT been notified of a property vegetation plan relating to the land. Approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force).

16. Biodiversity stewardship sites

Council HAS NOT been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

17. Biodiversity certified land

The land IS NOT biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

18. Orders under Trees (Disputes Between Neighbours) Act 2006

Council HAS NOT been notified of an order that has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

19. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

There are NO charges for coastal protection services under the *Local Government Act 1993* because the *Coastal Management Act 2016* DOES NOT apply to any land within the Wingecarribee Shire.

20. Western Sydney Aerotropolis

Chapter 4 of *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* which relates to the Western Sydney Aerotropolis DOES NOT apply to any land within in the Wingecarribee Shire.

21. Development consent conditions for seniors housing

The land IS NOT affected by any condition of development consent granted after 11 October 2007 that relates to restrictions on occupation of seniors housing (as required by clause 88(2) of *State Environmental Planning Policy (Housing) 2021*).

22. Site compatibility certificates and development consent conditions for affordable rental housing

The land IS NOT affected by a current site compatibility certificate for affordable rental housing, of which Council is aware, in respect of proposed development on the land.

The land DOES NOT have any conditions of a development consent that are of a kind referred to in *State Environmental Planning Policy (Housing) 2021*, section 21(1) or 40(1).

The land DOES NOT have any conditions of a development consent that are of a kind referred to in *State Environmental Planning Policy (Housing) 2021*

Contaminated Land Management Act 1997

Note: The following matters are included as prescribed by section 290 of the Environmental Planning and Assessment Regulation 2021 to address specific requirements under section 59 (2) of the Contaminated Land Management Act 1997.

- (a) **that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,**

Council HAS NO record that the the land is significantly contaminated land at the date or the issue of this certificate.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,**

Council HAS NO record that the land is subject to a management order within the meaning of that Act at the date of the issue of this certificate.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,**

Council HAS NO record that the land is the subject of an approved voluntary management proposal within the meaning of that Act at the date of the issue of this certificate.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,**

Council HAS NO record that the land is the subject of an ongoing maintenance order within the meaning of that Act at the date of the issue of this certificate.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.**

Council HAS NO record that the land is the subject of a site audit statement within the meaning of that Act at the date of the issue of this certificate.



For
Lisa Miscamble – General Manager

PART 2:
**ADVICE PROVIDED UNDER SECTION 10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT (EP&A) ACT 1979**

Note: Section 10.7(6) of the Act states that a Council shall not incur any liability in respect of advice provided in good faith pursuant to subsection 10.7(5).

1. Development Consents

The land HAS NOT been subject to a development consent under the *Environmental Planning and Assessment Act 1979* within the last 2 years.



planning consultants

APPENDIX 3

THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEY AND INFORMATION FROM THE RELEVANT AUTHORITY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. VISIBLE SERVICES ONLY HAVE LOCATED AS PART OF THIS SURVEY. ALL CABLES IDENTIFIED IN THE FIELD SURVEY TO IDENTIFY VISIBLE SERVICES. IDENTIFIED IT IS RECOMMENDED THAT A FURTHER INVESTIGATION WITH THE RELEVANT SERVICE AUTHORITY REPRESENTATIVE BE CONDUCTED TO CONFIRM THE IDENTITY OF SERVICES SHOWN ON THIS PLAN. THE LOCATION OF UNDERGROUND SERVICES HAVE BEEN OBTAINED FROM INFORMATION PROVIDED BY RELEVANT BUILDING OWNERS AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE LOCATIONS OF THESE SERVICES ARE APPROXIMATE ONLY.

PRIOR TO EXCAVATION THE CONTRACTOR MUST CONTACT TPA, BEFORE YOU DIG
TWO WEEKS BEFORE YOU DIG
TWO WEEKS BEFORE YOU DIG

PRIOR TO ANY DEMOLITION, EXCAVATION OR RECONSTRUCTION WORK, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO OBTAIN FURTHER INFORMATION REGARDING THE LOCATION OF ALL SERVICES. CAUTION: CONTIGUOUS SHOWN HEREON ARE INDICATIVE ONLY. HEIGHTS AS SHOWN.

TREES SHOWN ARE INDICATIVE ONLY AND ARE NOT TO SCALE.

TREE SIZES SHOWN ARE APPROXIMATE ONLY. 1:1.2M DBH TO 1.5M DBH OR 12 SPREAD TO HEIGHT.

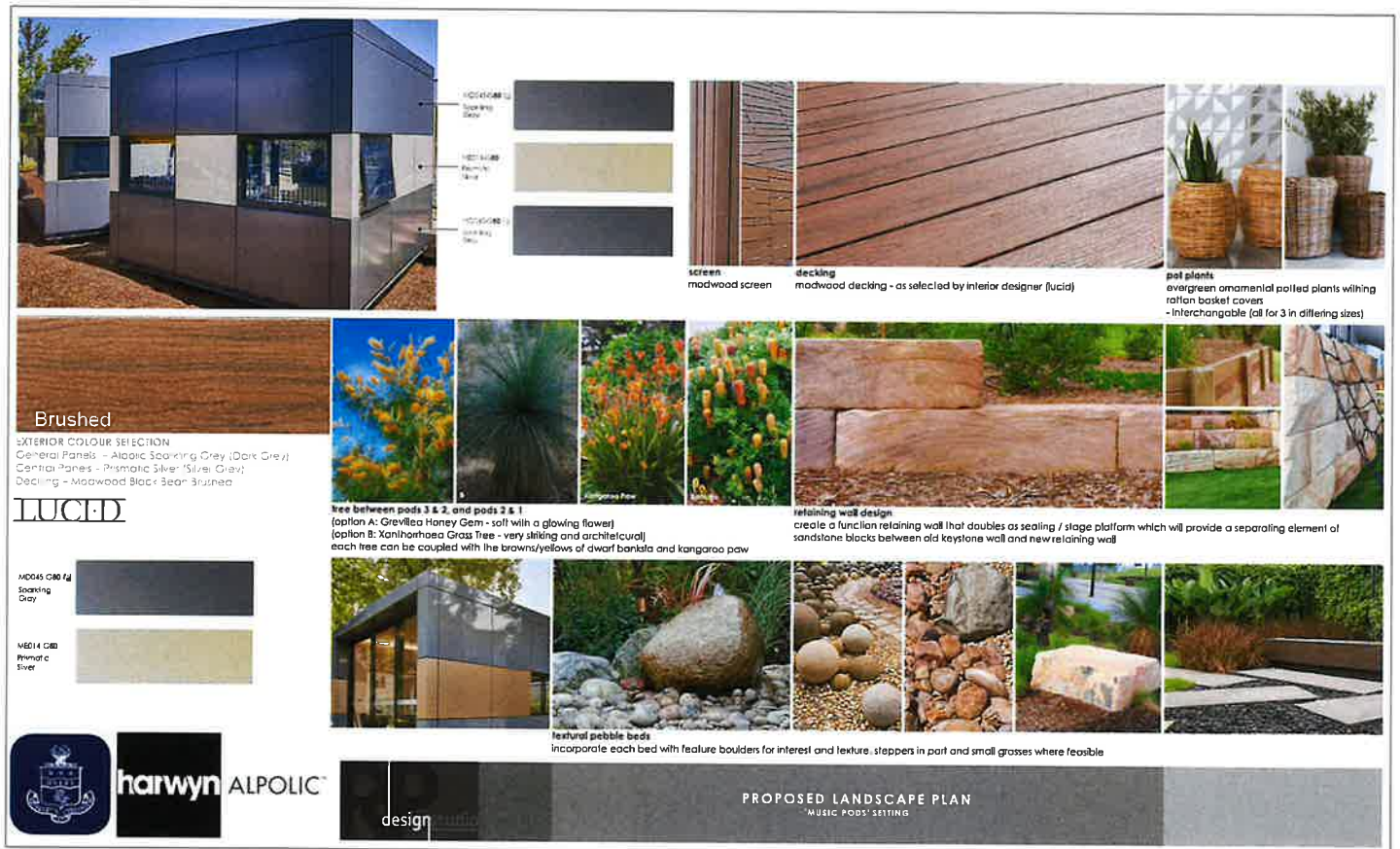


Keating Surveys
101-102, 103-104, 105-106, 107-108, 109-110, 111-112, 113-114, 115-116, 117-118, 119-120, 121-122, 123-124, 125-126, 127-128, 129-130, 131-132, 133-134, 135-136, 137-138, 139-140, 141-142, 143-144, 145-146, 147-148, 149-150, 151-152, 153-154, 155-156, 157-158, 159-160, 161-162, 163-164, 165-166, 167-168, 169-170, 171-172, 173-174, 175-176, 177-178, 179-180, 181-182, 183-184, 185-186, 187-188, 189-190, 191-192, 193-194, 195-196, 197-198, 199-200, 201-202, 203-204, 205-206, 207-208, 209-210, 211-212, 213-214, 215-216, 217-218, 219-220, 221-222, 223-224, 225-226, 227-228, 229-230, 231-232, 233-234, 235-236, 237-238, 239-240, 241-242, 243-244, 245-246, 247-248, 249-250, 251-252, 253-254, 255-256, 257-258, 259-260, 261-262, 263-264, 265-266, 267-268, 269-270, 271-272, 273-274, 275-276, 277-278, 279-280, 281-282, 283-284, 285-286, 287-288, 289-290, 291-292, 293-294, 295-296, 297-298, 299-300, 301-302, 303-304, 305-306, 307-308, 309-310, 311-312, 313-314, 315-316, 317-318, 319-320, 321-322, 323-324, 325-326, 327-328, 329-330, 331-332, 333-334, 335-336, 337-338, 339-340, 341-342, 343-344, 345-346, 347-348, 349-350, 351-352, 353-354, 355-356, 357-358, 359-360, 361-362, 363-364, 365-366, 367-368, 369-370, 371-372, 373-374, 375-376, 377-378, 379-380, 381-382, 383-384, 385-386, 387-388, 389-390, 391-392, 393-394, 395-396, 397-398, 399-400, 401-402, 403-404, 405-406, 407-408, 409-410, 411-412, 413-414, 415-416, 417-418, 419-420, 421-422, 423-424, 425-426, 427-428, 429-430, 431-432, 433-434, 435-436, 437-438, 439-440, 441-442, 443-444, 445-446, 447-448, 449-450, 451-452, 453-454, 455-456, 457-458, 459-460, 461-462, 463-464, 465-466, 467-468, 469-470, 471-472, 473-474, 475-476, 477-478, 479-480, 481-482, 483-484, 485-486, 487-488, 489-490, 491-492, 493-494, 495-496, 497-498, 499-500, 501-502, 503-504, 505-506, 507-508, 509-510, 511-512, 513-514, 515-516, 517-518, 519-520, 521-522, 523-524, 525-526, 527-528, 529-530, 531-532, 533-534, 535-536, 537-538, 539-540, 541-542, 543-544, 545-546, 547-548, 549-550, 551-552, 553-554, 555-556, 557-558, 559-560, 561-562, 563-564, 565-566, 567-568, 569-570, 571-572, 573-574, 575-576, 577-578, 579-580, 581-582, 583-584, 585-586, 587-588, 589-590, 591-592, 593-594, 595-596, 597-598, 599-600, 601-602, 603-604, 605-606, 607-608, 609-610, 611-612, 613-614, 615-616, 617-618, 619-620, 621-622, 623-624, 625-626, 627-628, 629-630, 631-632, 633-634, 635-636, 637-638, 639-640, 641-642, 643-644, 645-646, 647-648, 649-650, 651-652, 653-654, 655-656, 657-658, 659-660, 661-662, 663-664, 665-666, 667-668, 669-670, 671-672, 673-674, 675-676, 677-678, 679-680, 681-682, 683-684, 685-686, 687-688, 689-690, 691-692, 693-694, 695-696, 697-698, 699-700, 701-702, 703-704, 705-706, 707-708, 709-710, 711-712, 713-714, 715-716, 717-718, 719-720, 721-722, 723-724, 725-726, 727-728, 729-730, 731-732, 733-734, 735-736, 737-738, 739-740, 741-742, 743-744, 745-746, 747-748, 749-750, 751-752, 753-754, 755-756, 757-758, 759-760, 761-762, 763-764, 765-766, 767-768, 769-770, 771-772, 773-774, 775-776, 777-778, 779-780, 781-782, 783-784, 785-786, 787-788, 789-790, 791-792, 793-794, 795-796, 797-798, 799-800, 801-802, 803-804, 805-806, 807-808, 809-810, 811-812, 813-814, 815-816, 817-818, 819-820, 821-822, 823-824, 825-826, 827-828, 829-830, 831-832, 833-834, 835-836, 837-838, 839-840, 841-842, 843-844, 845-846, 847-848, 849-850, 851-852, 853-854, 855-856, 857-858, 859-860, 861-862, 863-864, 865-866, 867-868, 869-870, 871-872, 873-874, 875-876, 877-878, 879-880, 881-882, 883-884, 885-886, 887-888, 889-890, 891-892, 893-894, 895-896, 897-898, 899-900, 901-902, 903-904, 905-906, 907-908, 909-910, 911-912, 913-914, 915-916, 917-918, 919-920, 921-922, 923-924, 925-926, 927-928, 929-930, 931-932, 933-934, 935-936, 937-938, 939-940, 941-942, 943-944, 945-946, 947-948, 949-950, 951-952, 953-954, 955-956, 957-958, 959-960, 961-962, 963-964, 965-966, 967-968, 969-970, 971-972, 973-974, 975-976, 977-978, 979-980, 981-982, 983-984, 985-986, 987-988, 989-990, 991-992, 993-994, 995-996, 997-998, 999-1000, 1001-1002, 1003-1004, 1005-1006, 1007-1008, 1009-1010, 1011-1012, 1013-1014, 1015-1016, 1017-1018, 1019-1020, 1021-1022, 1023-1024, 1025-1026, 1027-1028, 1029-1030, 1031-1032, 1033-1034, 1035-1036, 1037-1038, 1039-1040, 1041-1042, 1043-1044, 1045-1046, 1047-1048, 1049-1050, 1051-1052, 1053-1054, 1055-1056, 1057-1058, 1059-1060, 1061-1062, 1063-1064, 1065-1066, 1067-1068, 1069-1070, 1071-1072, 1073-1074, 1075-1076, 1077-1078, 1079-1080, 1081-1082, 1083-1084, 1085-1086, 1087-1088, 1089-1090, 1091-1092, 1093-1094, 1095-1096, 1097-1098, 1099-1100, 1101-1102, 1103-1104, 1105-1106, 1107-1108, 1109-1110, 1111-1112, 1113-1114, 1115-1116, 1117-1118, 1119-1120, 1121-1122, 1123-1124, 1125-1126, 1127-1128, 1129-1130, 1131-1132, 1133-1134, 1135-1136, 1137-1138, 1139-1140, 1141-1142, 1143-1144, 1145-1146, 1147-1148, 1149-1150, 1151-1152, 1153-1154, 1155-1156, 1157-1158, 1159-1160, 1161-1162, 1163-1164, 1165-1166, 1167-1168, 1169-1170, 1171-1172, 1173-1174, 1175-1176, 1177-1178, 1179-1180, 1181-1182, 1183-1184, 1185-1186, 1187-1188, 1189-1190, 1191-1192, 1193-1194, 1195-1196, 1197-1198, 1199-1200, 1201-1202, 1203-1204, 1205-1206, 1207-1208, 1209-1210, 1211-1212, 1213-1214, 1215-1216, 1217-1218, 1219-1220, 1221-1222, 1223-1224, 1225-1226, 1227-1228, 1229-1230, 1231-1232, 1233-1234, 1235-1236, 1237-1238, 1239-1240, 1241-1242, 1243-1244, 1245-1246, 1247-1248, 1249-1250, 1251-1252, 1253-1254, 1255-1256, 1257-1258, 1259-1260, 1261-1262, 1263-1264, 1265-1266, 1267-1268, 1269-1270, 1271-1272, 1273-1274, 1275-1276, 1277-1278, 1279-1280, 1281-1282, 1283-1284, 1285-1286, 1287-1288, 1289-1290, 1291-1292, 1293-1294, 1295-1296, 1297-1298, 1299-1300, 1301-1302, 1303-1304, 1305-1306, 1307-1308, 1309-1310, 1311-1312, 1313-1314, 1315-1316, 1317-1318, 1319-1320, 1321-1322, 1323-1324, 1325-1326, 1327-1328, 1329-1330, 1331-1332, 1333-1334, 1335-1336, 1337-1338, 1339-1340, 1341-1342, 1343-1344, 1345-1346, 1347-1348, 1349-1350, 1351-1352, 1353-1354, 1355-1356, 1357-1358, 1359-1360, 1361-1362, 1363-1364, 1365-1366, 1367-1368, 1369-1370, 1371-1372, 1373-1374, 1375-1376, 1377-1378, 1379-1380, 1381-1382, 1383-1384, 1385-1386, 1387-1388, 1389-1390, 1391-1392, 1393-1394, 1395-1396, 1397-1398, 1399-1400, 1401-1402, 1403-1404, 1405-1406, 1407-1408, 1409-1410, 1411-1412, 1413-1414, 1415-1416, 1417-1418, 1419-1420, 1421-1422, 1423-1424, 1425-1426, 1427-1428, 1429-1430, 1431-1432, 1433-1434, 1435-1436, 1437-1438, 1439-1440, 1441-1442, 1443-1444, 1445-1446, 1447-1448, 1449-1450, 1451-1452, 1453-1454, 1455-1456, 1457-1458, 1459-1460, 1461-1462, 1463-1464, 1465-1466, 1467-1468, 1469-1470, 1471-1472, 1473-1474, 1475-1476, 1477-1478, 1479-1480, 1481-1482, 1483-1484, 1485-1486, 1487-1488, 1489-1490, 1491-1492, 1493-1494, 1495-1496, 1497-1498, 1499-1500, 1501-1502, 1503-1504, 1505-1506, 1507-1508, 1509-1510, 1511-1512, 1513-1514, 1515-1516, 1517-1518, 1519-1520, 1521-1522, 1523-1524, 1525-1526, 1527-1528, 1529-1530, 1531-1532, 1533-1534, 1535-1536, 1537-1538, 1539-1540, 1541-1542, 1543-1544, 1545-1546, 1547-1548, 1549-1550, 1551-1552, 1553-1554, 1555-1556, 1557-1558, 1559-1560, 1561-1562, 1563-1564, 1565-1566, 1567-1568, 1569-1570, 1571-1572, 1573-1574, 1575-1576, 1577-1578, 1579-1580, 1581-1582, 1583-1584, 1585-1586, 1587-1588, 1589-1590, 1591-1592, 1593-1594, 1595-1596, 1597-1598, 1599-1600, 1601-1602, 1603-1604, 1605-1606, 1607-1608, 1609-1610, 1611-1612, 1613-1614, 1615-1616, 1617-1618, 1619-1620, 1621-1622, 1623-1624, 1625-1626, 1627-1628, 1629-1630, 1631-1632, 1633-1634, 1635-1636, 1637-1638, 1639-1640, 1641-1642, 1643-1644, 1645-1646, 1647-1648, 1649-1650, 1651-1652, 1653-1654, 1655-1656, 1657-1658, 1659-1660, 1661-1662, 1663-1664, 1665-1666, 1667-1668, 1669-1670, 1671-1672, 1673-1674, 1675-1676, 1677-1678, 1679-1680, 1681-1682, 1683-1684, 1685-1686, 1687-1688, 1689-1690, 1691-1692, 1693-1694, 1695-1696, 1697-1698, 1699-1700, 1701-1702, 1703-1704, 1705-1706, 1707-1708, 1709-1710, 1711-1712, 1713-1714, 1715-1716, 1717-1718, 1719-1720, 1721-1722, 1723-1724, 1725-1726, 1727-1728, 1729-1730, 1731-1732, 1733-1734, 1735-1736, 1737-1738, 1739-1740, 1741-1742, 1743-1744, 1745-1746, 1747-1748, 1749-1750, 1751-1752, 1753-1754, 1755-1756, 1757-1758, 1759-1760, 1761-1762, 1763-1764, 1765-1766, 1767-1768, 1769-1770, 1771-1772, 1773-1774, 1775-1776, 1777-1778, 1779-1780, 1781-1782, 1783-1784, 1785-1786, 1787-1788, 1789-1790, 1791-1792, 1793-1794, 1795-1796, 1797-1798, 1799-1800, 1801-1802, 1803-1804, 1805-1806, 1807-1808, 1809-1810, 1811-1812, 1813-1814, 1815-1816, 1817-1818, 1819-1820, 1821-1822, 1823-1824, 1825-1826, 1827-1828, 1829-1830, 1831-1832, 1833-1834, 1835-1836, 1837-1838, 1839-1840, 1841-1842, 1843-1844, 1845-1846, 1847-1848, 1849-1850, 1851-1852, 1853-1854, 1855-1856, 1857-1858, 1859-1860, 1861-1862, 1863-1864, 1865-1866, 1867-1868, 1869-1870, 1871-1872, 1873-1874, 1875-1876, 1877-1878, 1879-1880, 1881-1882, 1883-1884, 1885-1886, 1887-1888, 1889-1890, 1891-1892, 1893-1894, 1895-1896, 1897-1898, 1899-1900, 1901-1902, 1903-1904, 1905-1906, 1907-1908, 1909-1910, 1911-1912, 1913-1914, 1915-1916, 1917-1918, 1919-1920, 1921-1922, 1923-1924, 1925-1926, 1927-1928, 1929-1930, 1931-1932, 1933-1934, 1935-1936, 1937-1938, 1939-1940, 1941-1942, 1943-1944, 1945-1946, 1947-1948, 1949-1950, 1951-1952, 1953-1954, 1955-1956, 1957-1958, 1959-1960, 1961-1962, 1963-1964, 1965-1966, 1967-1968, 1969-1970, 1971-1972, 1973-1974, 1975-1976, 1977-1978, 1979-1980, 1981-1982, 1983-1984, 1985-1986, 1987-1988, 1989-1990, 1991-1992, 1993-1994, 1995-1996, 1997-1998, 1999-2000, 2001-2002, 2003-2004, 2005-2006, 2007-2008, 2009-2010, 2011-2012, 2013-2014, 2015-2016, 2017-2018, 2019-2020, 2021-2022, 2023-2024, 2025-2026, 2027-2028, 2029-2030, 2031-2032, 2033-2034, 2035-2036, 2037-2038, 2039-2040, 2041-2042, 2043-2044, 2045-2046, 2047-2048, 2049-2050, 2051-2052, 2053-2054, 2055-2056, 2057-2058, 2059-2060, 2061-2062, 2063-2064, 2065-2066, 2067-2068, 2069-2070, 2071-2072, 2073-2074, 2075-2076, 2077-2078, 2079-2080, 2081-2082, 2083-2084, 2085-2086, 2087-2088, 2089-2090, 2091-2092, 2093-2094, 2095-2096, 2097-2098, 2099-2100, 2101-2102, 2103-2104, 2105-2106, 2107-2108, 2109-2110, 2111-2112, 2113-2114, 2115-2116, 2117-2118, 2119-2120, 2121-2122, 2123-2124, 2125-2126, 2127-2128, 2129-2130, 2131-2132, 2133-2134, 2135-2136, 2137-2138, 2139-2140, 2141-2142, 2143-2144, 2145-2146, 2147-2148, 2149-2150, 2151-2152, 2153-2154, 2155-2156, 2157-2158, 2159-2160, 2161-2162, 2163-2164, 2165-2166, 2167-2168, 2169-2170, 2171-2172, 2173-2174, 2175-2176, 2177-2178, 2179-2180, 2181-2182, 2183-2184, 2185-2186, 2187-2188, 2189-2190, 2191-2192, 2193-2194, 2195-2196, 2197-2198, 2199-2200, 2201-2202, 2203-2204, 2205-2206, 2207-2208, 2209-2210, 2211-2212, 2213-2214, 2215-2216, 2217-2218, 2219-2220, 2221-2222, 2223-2224, 2225-2226, 2227-2228, 2229-2230, 2231-2232, 2233-2234, 2235-2236, 2237-2238, 2239-2240, 2241-2242, 2243-2244, 2245-2246, 2247-2248, 2249-2250, 2251-2252, 2253-2254, 2255-2256, 2257-2258, 2259-2260, 2261-2262, 2263-2264, 2265-2266, 2267-2268, 2269-2270, 2271-2272, 2273-2274, 2275-2276, 2277-2278, 2279-2280, 2281-2282, 2283-2284, 2285-2286, 2287-2288, 2289-2290, 2291-2292, 2293-2294, 2295-2296, 2297-2298, 2299-2300, 2301-2302, 2303-2304, 2305-2306, 2307-2308, 2309-2310, 2311-2312, 2313-2314, 2315-2316, 2317-2318, 2319-2320, 2321-2322, 2323-2324, 2325-2326, 2327-2328, 2329-2330, 2331-2332, 2333-2334, 2335-2336, 2337-2338, 2339-2340, 2341-2342, 2343-2344, 2345-2346, 2347-2348, 2349-2350, 2351-2352, 2353-2354, 2355-2356, 2357-2358, 2359-2360, 2361-2362, 2363-2364, 2365-2366, 2367-2368, 2369-2370, 2371-2372, 2373-2374, 2375-2376, 2377-2378, 2379-2380, 2381-2382, 2383-2384, 2385-2386, 2387-2388, 2389-2390, 2391-2392, 2393-2394, 2395-2396, 2397-2398, 2399-2400, 2401-2402, 2403-2404, 2405-2406, 2407-2408, 2409-2410, 2411-2412, 2413-2414, 2415-2416, 2417-2418, 2419-2420, 2421-2422, 2



planning consultants

APPENDIX 4

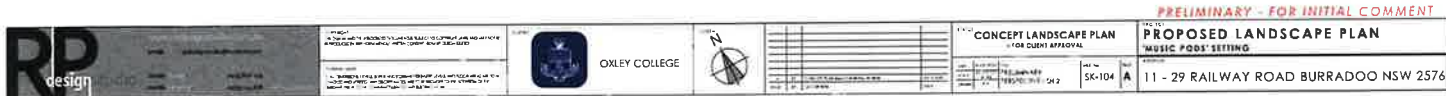


	<p>Harwyn Alpolic is a registered architect and interior designer. The firm is a member of the Australian Institute of Architects and the Australian Institute of Design.</p>	<p>OXLEY COLLEGE</p>		<p>CONCEPT LANDSCAPE PLAN - FOR CLIENT APPROVAL</p>	<p>DATE: 11/11/2019 DRAWN BY: J. ALPOLIC CHECKED BY: J. ALPOLIC</p>	<p>PROPOSED LANDSCAPE PLAN 'MUSIC PODS' SETTING</p> <p>11 - 29 RAILWAY ROAD BURRADOO NSW 2576</p>
--	---	----------------------	--	--	---	---






**MASTERPLAN:
LANDSCAPE PLAN
1:200 @ A3**









		<p>1. PREPARED FOR: OXLEY COLLEGE 2. PREPARED BY: [Name] 3. PREPARED ON: [Date]</p>		 OXLEY COLLEGE				<table><tr><td>DATE</td><td>DESCRIPTION</td></tr><tr><td>11/01/2024</td><td>CONCEPT LANDSCAPE PLAN</td></tr><tr><td>11/01/2024</td><td>PROPOSED LANDSCAPE PLAN</td></tr></table>		DATE	DESCRIPTION	11/01/2024	CONCEPT LANDSCAPE PLAN	11/01/2024	PROPOSED LANDSCAPE PLAN	<p>PRELIMINARY - FOR INITIAL COMMENT</p> <p>CONCEPT LANDSCAPE PLAN - FOR CLIENT APPROVAL</p> <p>PROPOSED LANDSCAPE PLAN - MUSIC PODS' SETTING</p>		<p>11 - 29 RAILWAY ROAD BURRADOO NSW 2576</p>	
DATE	DESCRIPTION																		
11/01/2024	CONCEPT LANDSCAPE PLAN																		
11/01/2024	PROPOSED LANDSCAPE PLAN																		



		<p>OXLEY COLLEGE</p>				<p>CONCEPT LANDSCAPE PLAN FOR CABIN APPROVAL</p>		<p>PROPOSED LANDSCAPE PLAN MUSIC PODS SETTING</p>	
<p>11 - 29 RAILWAY ROAD BURRADOO NSW 2576</p>		<p>SK-106</p>		<p>PRELIMINARY</p>		<p>11 - 29 RAILWAY ROAD BURRADOO NSW 2576</p>		<p>11 - 29 RAILWAY ROAD BURRADOO NSW 2576</p>	



planning consultants

APPENDIX 5



KELA Building Group Pty Ltd
Level 1, 405 Argyle Street
Moss Vale NSW 2577
PO Box 1971, Bowral NSW 2576
(P) 8012 7272
ABN: 37 118 468 992
NSW Lic 203180C
NSW Reg Building Practitioner No. 1260

Our Ref: KELA 231.1 Construction Mgt Plan Rev A

3rd October, 2023

Attn: Mr John Rapp
Oxley College Limited
11-29 Railway Parade
Burradoo, NSW 2153

By email: jrapp@copelandgroup.com.au

Dear John,

RE: OXLEY COLLEGE, NEW MUSIC PODS CONSTRUCTION MANAGEMENT PLAN Rev A

Further to your request, we provide for you our Construction Management Plan for the above project.

Please refer to information below and the attached construction management plan drawing.

Construction Management Plan

a Off-street parking for employees, contractors and sub-contractors.

Primary parking for contractors and sub-contractors will be provided in the existing off-street gravel car parking area adjacent the maintenance staff transportable, accessed via the existing driveway off Railway Parade.

Where off-street capacity is exceeded then contractors shall utilise the existing on-street parking in Railway Parade.

b Site access for construction vehicles and equipment purposes during Construction Works.

The attached construction management plan drawing shows site access for construction vehicles from Railway Parade. For larger deliveries (such as the Pods and other heavy materials deliveries) use will be made of the existing entry gates onto the side of the cricket oval and then to the site compound.

Signage will be installed around the site to direct construction traffic to the site entry point.

- c *Public safety in the use of roads and footpaths where development activities adjoin such facilities.*

The attached plan notes pedestrian access is maintained at all times (with appropriate protection measures and warning signs). This will apply to the main internal pedestrian access routes within the site at all times during construction.

All site personnel will be inducted into the site. To address issues of pedestrian safety, the site induction will include:

- all site personnel and deliveries are to show due care when entering and leaving the site, or when working on or near internal roads/footpaths adjacent to the site, and are to obey speed limits and pedestrian crossings at all times to ensure both their own safety and the safety of the school children and public;
- the site induction will also require all site deliveries to enter and leave the site in a forward direction wherever possible.

- d *The storage and removal, on a regular frequency, of builders rubble and waste by waste contractors:*

Waste storage and sorting areas will be located on the site in the location shown on the site works plan. These areas will be screened and loose material will be covered.

Waste will be sorted and where possible will be recycled. Materials once sorted will be covered and taken via trailer or truck to the nearby Moss Vale R.R.C, Anderson Waste or to our waste contractors sorting / disposal facility. Material will be removed on a regular basis to prevent unnecessary build up.

A Construction Waste Management Plan is attached to this document for reference.

- e *Sediment Control.*

Sediment control measures will be implemented on the downhill slope of the site along the site fence and at other internal stormwater pits within the site compound.

- f *Storage of all building materials and equipment wholly within the construction site:*

All building materials and equipment will be installed wholly within the building site or within the site compound adjacent the tools container. The site will be fenced and materials will be stored within the site compound area as shown on the attached Construction Management Plan drawing.

- g *Public risk policies and management for all contractors' employees using or gaining access over public footpaths or roads:*

Please find enclosed copies of KELA Building Group's Public Liability policy for \$20,000,000 and a copy of our Workers Compensation Certificate of Currency.

- h *External Lighting proposed for the construction site:*

The building site will be lit by existing flood lights from the Music Building. Temporary flood lights will be installed at the tools container compound to provide lighting to this area.

- i *Fire fighting measures to be available on site during development and construction:*

The site office will be equipped with a fire extinguisher and all hot works will require an additional extinguisher to be provided adjacent to these works.

In addition to this there are existing Fire Hydrants located adjacent the construction site within the school grounds that will be available for use during the construction works if required.

- j *Sanitary amenities and ablutions proposed on site during development and construction:*

A temporary ablution block will be installed near the site office and connected directly to the sewer.

- k *Ensuring the safety of members of the public and council staff who may have occasion to enter and be in attendance on site:*

The site will be suitably screened with a temporary fence. The entry to the site will have a lockable gate. Mandatory site safety signage will be provided at this entry point.

All visitors will be required to report to the site office prior to entering the site. Visitors to the site will be required to wear appropriate personnel protective equipment and will need to be in the presence of the site supervisor, or another site inducted person, for the duration of their visit.

Visitors will be required to sign into site in compliance with current government and KELA safety protocols. They will not sign into the school site unless they need to go into the school grounds area outside of the fenced construction zone. All workers on site will be required to show evidence that they have a current Working With Children Check.

A first aid kit will be located within the site office.

Please refer to the attached construction management plan drawing which shows the site evacuation assembly area (designated as the School Cricket Ground). This will be marked with signage and mentioned in each site induction. In case of an emergency, an evacuation air horn will be sounded and all present on site will assemble at the marked evacuation area.

- l *Site Access for Construction Vehicles.*

Will be via Yean Street off Moss Vale Road and then Railway Parade. Once the temporary fence and sediment control measures have been installed a stabilised entry point will be constructed just inside the site.

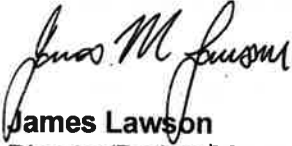
This will provide 'all weather' protection to the site and will allow off street parking for delivery vehicles.

- m *Working with Children Checks.*

All construction personnel working on the site during school hours will be required to have a valid working with children check. This will be checked by the site manager as part of the induction process.

Please do not hesitate to contact the undersigned should you have any queries.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'James M. Lawson', written in a cursive style.

James Lawson
Director/Project Manager
KELA Building Group Pty Ltd



WASTE MANAGEMENT PLAN

Site Address

Oxley New Music Pods
11-29 Railway Parade
Burradoo NSW 2576

Builders Name and Address

KELA Building Group
Level 1, 405 Argyle St
Moss Vale NSW 2577
02 8012 7272
(Email) james@kelabuilding.com.au

All Correspondence to:

Southern Highlands Office:
PO Box 1971, Bowral NSW 2576 (P)

Buildings and Other Structures Currently on the Site

This site is an operational primary and secondary school. The works zone is currently a landscaped area with no structures.

Brief Description of Proposal

Construction of New Music Pods, involving minor landscaping works, decking, concreting and installation of off-site fabricated Music Pods.

The details provided on this form are the intentions for managing waste related to this project during the construction stage.

Signature of Builder:

A handwritten signature in black ink, appearing to read "James M. James".

Date: 3rd October 2023

WASTE MANAGEMENT PLAN

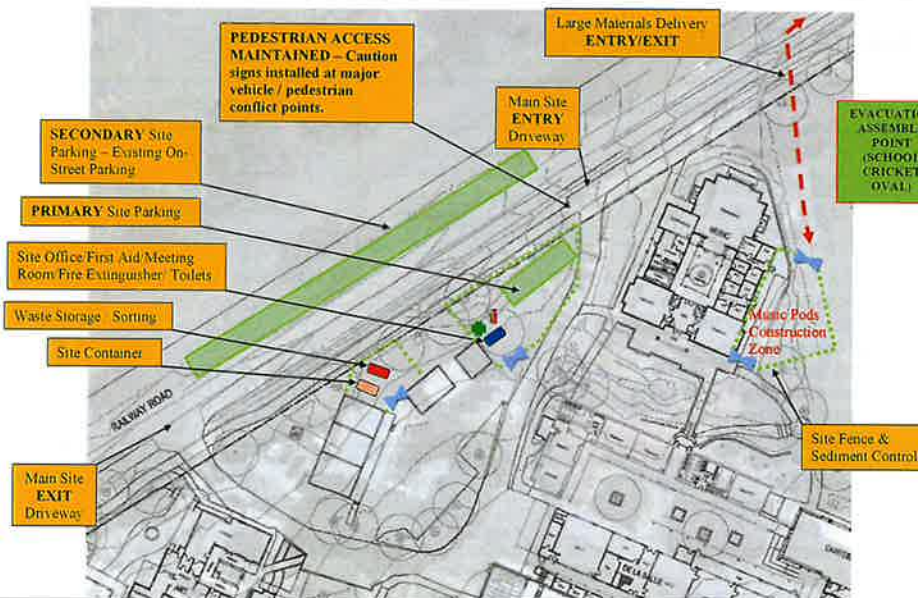
MATERIALS ON SITE			Reuse and Recycling		Construction
Type of materials	Vol	Wt	On-site	Off-site	Disposal
	Cum.	Tonnes	Specify proposed reuse or on-site recycling methods	Specify contractor and recycling outlet	Specify landfill site
Bricks, tiles, roof tiles	nil	nil	Not applicable	Not applicable	Not applicable
Concrete, concrete blocks	0.5	1	All concrete will be stockpiled/sorted for recycling at local quarry Pacsons.	Sorted and taken to recycling quarry Pacsons	Taken to recycling centre repurposing as road base, etc Pacsons Quarry in Welby or other approved recycling centre.
Timber	0.5	0.925	All timber will be stockpiled/sorted for collection by a waste disposal contractor	Waste to be placed in bin to be sorted and recycled by the waste management contractor	Taken to recycling centre for disposal as dry waste. Bingo Waste or similar.
Metal, Copper, Steel and Aluminum	0.5	0.25	All metals etc will be stockpiled/sorted for recycling & collection by a waste disposal contractor	Sorted and taken to recycling centre	Taken to recycling. Andersons Waste or other approved recycler
Plasterboard	nil	nil	Not applicable	Not applicable	Not applicable
Other Waste eg. Ceramics, tiles, paints, plastics, PVC, tubing	2	1	All miscellaneous wastes will be stockpiled/sorted where possible for recycling & collection by a waste disposal contractor.	Sorted and taken by Waste Management service sorting and recycling depot	Taken to recycling centre for disposal as dry waste. Bingo Waste or similar.

WASTE MANAGEMENT PLAN

MATERIALS ON SITE			Reuse and Recycling		Construction
Type of materials	Vol	Wt	On-site	Off-site	Disposal
	Cum.	Tonnes	Specify proposed reuse or on-site recycling methods	Specify contractor and recycling outlet	Specify landfill site
Green Waste & Excavation Spoil	5	10	Will be mulched and spread elsewhere on site. Clean VENM or ENM spoil will be used in garden beds elsewhere on site. Stockpiles to be treated in accordance with Dust Control Plan	Not applicable	Not applicable
Cardboard / Paper	3	0.3	To be separated on site in designated bin or by waste management contractor in their depot	Sorted and taken to recycling for disposal as dry waste.	Taken to recycling centre for disposal as dry waste. Bingo Waste or similar.
Bottles, Cans, and other recyclables	0.5	0.1	To be separated on site in designated bin or by waste management contractor in their depot	Sorted and taken to recycling for disposal as dry waste.	Taken to recycling centre Wingecaribee RRC or schools own recycling bins.
Food scraps and associated waste	1	0.25	To be separated on site in designated bin and taken by waste management contractor	Placed in bins on site and then taken to recycling for disposal as recycling or other approved recycler.	Taken to recycling centre Wingecaribee RRC or schools own general waste bins.

SITE MANAGEMENT / EVACUATION PLAN

KELA
BUILDING GROUP



1. ON HEARING EMERGENCY SIGNAL (THREE REPEATED HORN BLASTS)
2. MOVE DIRECTLY TO EVACUATION ASSEMBLY POINT.
3. AWAIT INSTRUCTIONS FROM THE PROJECT OR SITE MANAGER

FIRST AID OFFICER:

STEVE HONOR:
0414 677 258

IF AN ACCIDENT/EMERGENCY HAPPENS ON SITE:

Immediately notify the Site Manager (Steve Honor) on 0414 677 258 or KELA's Project Manager (James Lawson) on 0414 370 065 or 8012 7272.

Details required:

- Location of accident/emergency
- Type of injury/emergency
- Severity of injury/emergency
- Will the authorities (i.e. Ambulance, Fire, etc) be required.

If Site Manager is not on site, or First Aid Officer is unable to be located, and urgent assistance is required, then follow these steps:

- **Telephone "000"** state agency required, i.e. Fire, Ambulance, etc
- **Name of building/site** KELA Building Site, Oxley College
ENTRY via Second Driveway
- **Address of Site** 11-29 Railway Parade NSW 2576
- **Site telephone number** 0414 677 258 – Steve Honor
0414 370 065 – James Lawson

Whilst waiting for the emergency authorities, make sure the injured party is not moved unless there is a higher risk of being injured.

ONCE EMERGENCY AUTHORITIES HAVE BEEN NOTIFIED, THEN:

- Send a person to the Site Gates / Road Entry on Railway Parade to direct the emergency services to the site.

Confirmation of Cover – Public and Products Liability

This Confirmation of Cover is issued as information only and it:

1. confirms the currency of the insurance policy on the date of issue of this document. It does not constitute a representation or assurance that the policy will remain current until the expiry date noted below.
2. confers no rights upon the holder. It is issued by EBM in our capacity as agents for the insured as noted below.
3. is not an insurance policy and does not confer any rights under the insurance policy to any party.
4. does not alter or extend the insurance coverage provided by the policy. All insurance coverage described is subject to the terms, conditions, exclusions, and limitations of the actual insurance policy.

Disclaimer: Elkington Bishop Molineaux Insurance Brokers Pty Ltd (EBM) (ABN 31 009 179 640 and AFSLN 246986) is under no obligation to inform any party if the insurance policy is assigned, altered, lapsed, cancelled, or becomes unenforceable.

Insured:	KELA Building Group Pty Ltd; Kearney & Lawson Pty Ltd, S D Kearney & J M Lawson Partnership, Dingo Solar, Bowkent Pty Ltd (Trustee for Bowkent Unit Trust), James Lawson and others as specified in the policy	
Covering:	Insurers will indemnify the Insured for all sums which the Insured shall become legally obligated to pay as compensation in respect of Bodily Injury and/or Property Damage happening during the Period of Insurance and arising out of or in connection with the Business and Activities of the Insured as detailed.	
Territorial Limits:	Anywhere in the Commonwealth of Australia, but Worldwide in respect of non-manual overseas visits by the Insured's directors and/or employees but not in relation to the U.S.A or Canada.	
Limits of Liability:	Third Party Liability	\$20,000,000 any one occurrence unlimited in the aggregate during the Period of Insurance, but limited to \$20,000,000 in the aggregate during the Period of Insurance arising from Completed Operations / Products Liability
	Contractors Pollution Liability	\$250,000 any one Claim per Pollution Condition and in the aggregate for all claims made during the Period of Insurance.
Retroactive Date	31 March 2022 (Contractors Pollution Liability Extension Only)	
Business of the Insured:	Residential & Commercial Construction, Contractors, Property Development, Administration and Management Services, Plant owners & operators and otherwise as defined.	
Insurer:	Chase Underwriting Pty Ltd as agents for Certain Lloyd's Underwriters	
Policy Number:	502360	
Period of Insurance:	From 31 March 2023 at 4.00pm Local Standard Time To 31 March 2024 at 4.00pm Local Standard Time	



Signed for and on behalf of
Elkington Bishop Molineaux Insurance Brokers Pty Ltd
Date of Issue: 31/03/2023



planning consultants

APPENDIX 6

4th October 2023

DFP Planning
11 Dartford Road
Thornleigh NSW 2120

Dear Sirs,

**Re: Oxley College
New Demountable Music Pods
Architects Certificate – BCA & Access**

BNMH Architects Pty Ltd confirm that the Demountable Music Pods installation, inclusive of the access platform and ramps as shown on our drawings 1499-WD01 Rev6 & WD02 Rev6 have been designed in accordance with the relevant requirements of BCA/NCC 2022. This includes design compliance with the accessibility requirements of BCA/NCC 2022.

Mr Raymond Hudson of BNMH Architects Pty Ltd is a properly qualified person to make this Statement.

Regards

BNMH Architects Pty Ltd

Nominated Architects: Raymond John Hudson Reg # 3977
Weng Y Wong Reg # 6216

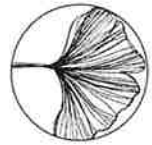


Ray Hudson
Managing Director



planning consultants

APPENDIX 7



9 October 2023

Andrew Ward
Oxley College
Burradoo

Dear Andrew,

I have reviewed the POD IMMEDIATE AREA WORKS plan as requested.

Please be advised that POD 3 does intercept the drip line which therefore carries risk for the health of the feeder roots. It is possible that with time, after ground works are completed, the health of the tree could be impacted negatively. However, given the proportion of proposed excavation, this is unlikely. To minimise risk it is imperative that the soil height doesn't change dramatically around the tree.

To provide the tree it's best chance of recovery, it is necessary to limit the impact to those roots as much as possible, and to ensure that ground levels are unchanged elsewhere. Ensure that machinery is used sparingly under the tree canopy to protect the roots below. Subcontractors should be briefed on this as a matter of significance. Also ensure that machinery is not used when ground is soft (i.e. muddy) as this will cause further root damage.

The trunk of the tree, and any nearby trees, should be protected with timber batons and/or tree wrap to minimise any damage caused by potential machinery collisions.

Sincerely,

Daniel Murrill



planning consultants

APPENDIX 8



Oxley College c/o DFP Planning
11-29 Railway Road,
Bowral NSW 2576
Australia

CIVIL | WATER | ENVIRONMENT
A | 2/369 Illawarra Road
Marrickville NSW 2204 Australia
P | 02 9168 9893
E | admin@wmseng.com.au
W | wmseng.com.au
ABN | 85 700 247 836
Ref | 20160-L01-0
Date | 9 October 2023

Oxley College Music Pods – Flood Risk Assessment

Dear Kendal,

Thank you for commissioning WMS to undertake a Flood Risk Assessment (FRA) for the proposed development at Oxley College (referred to as 'subject site'). We have prepared a short letter outlining the assessment process and findings.

1 BACKGROUND AND OBJECTIVES

The subject site is located at 11-29 Railway Road, Bowral, approximately 103 km southwest of Sydney, within the Wingecarribee Shire Council (the 'Council') Local Government Area (LGA) in New South Wales. The subject site location is illustrated in Figure 1-1.

Music pods are proposed at the subject site to grow the musical faculty of Oxley College. As the subject site is located near the confluence between the Wingecarribee River and Mittagong Creek, and is adjacent to overland flow paths, a Flood Risk Assessment (FRA) is required to assess the susceptibility to flooding and support the planning of the proposed development.

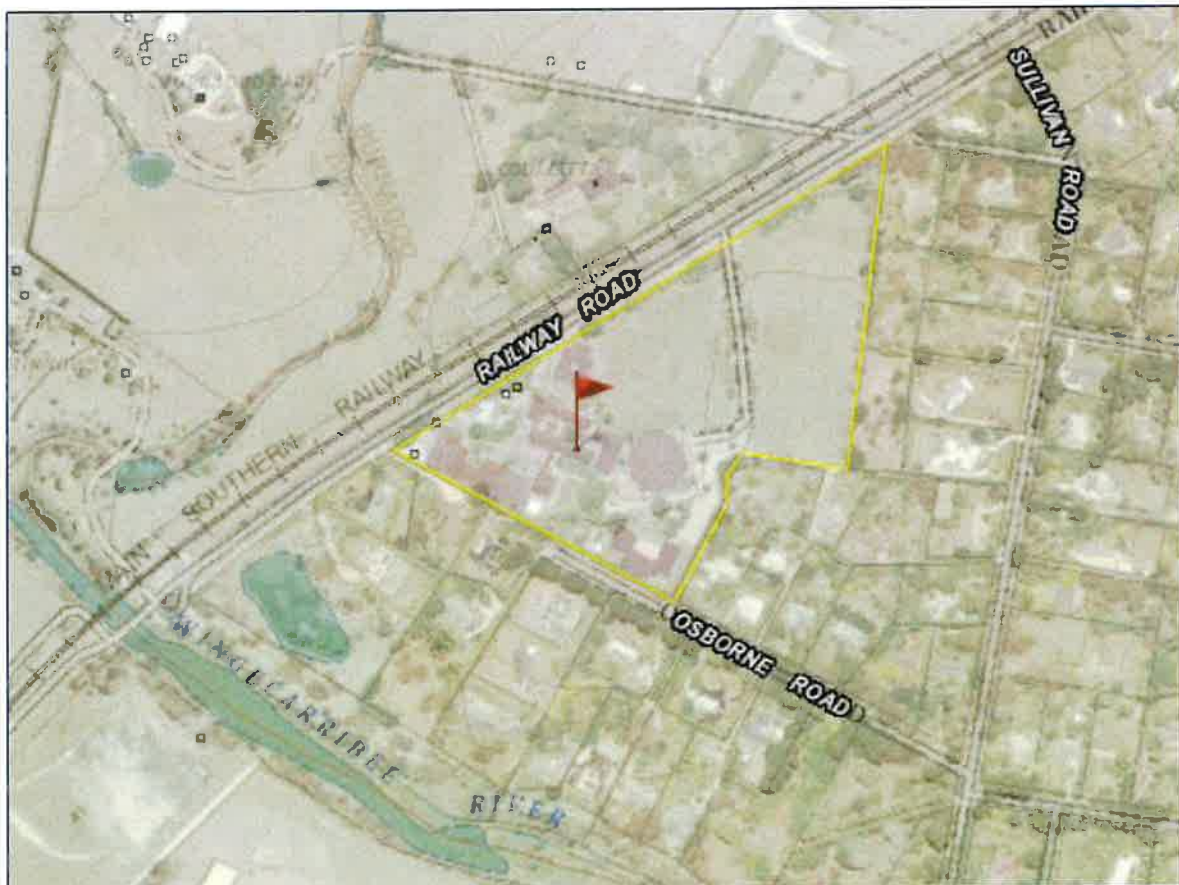


Figure 1-1 Subject Area (NSW Six Maps)



CIVIL | WATER | ENVIRONMENT

2 PROPOSED DEVELOPMENT

The College's existing campus, like many school campus developments, is characterised by a collection of buildings and facilities which have been developed over time. The addition of music pods is an external facility on the eastern side of the music building overlooking the playing fields that will allow students to perform music with minimal disturbance to surrounding students' education and will be particularly useful for exam preparation. Three pods will be constructed with walkways in between as students go between fields, lockers, and the music building.

The proposed music pods design layout is illustrated in **Figure 3-1** and **Figure 3-2** below.

3 STUDY AREA AND TOPOGRAPHY

The study area and local topography (1 m resolution LiDAR, NSW Spatial Services, 2014) are illustrated in **Figure 3-3**. The subject site is in the suburb of Bowral, in the southern highlands. The area is zoned as large lot residential. The subject site is bounded by Railway Road and Mittagong Creek to the north-west, Osborne Road and the Wingecarribee River to the south-west, and residential properties and Sullivan Road to the south-east.

The subject site is located near the confluence between Mittagong Creek and the Wingecarribee River. The local terrain at and east of the subject site drains generally in a north-westerly direction towards Mittagong Creek, while the terrain to the south of the subject site drains generally to the south-west towards the Wingecarribee River.

There is a high point approximately 750 m southeast of the school, with elevations of approximately 680 mAHD. Based on an analysis of the topography, the majority of the flow from this catchment would be diverted to Mittagong Creek and the Wingecarribee River before reaching the subject site, as indicated by the blue arrows on **Figure 3-3**. This is due to the presence of trapped low points within both Sullivan Road and Osborne Road. These form the main overland flow paths during flood events in the vicinity of the subject site, however two small catchments downstream of Sullivan Road (indicated in **Figure 3-3**) may generate runoff that could be relevant to the proposed development (refer **Section 4.3**).

Catchment 1 has an area of 2.7 ha, and Catchment 2 has an area of 1.2 ha. They have relatively similar elevations, which vary between approximately 665 mAHD at the highest point near Sullivan Road to approximately 658 mAHD near the proposed music pod locations, resulting in an average slope of approximately 2.6%. Both catchments have been subject to further assessment in **Section 4.3** due to their flood risk potential.



Figure 3-1 Site Plan (BNMH Architects, Rev 3, 24/08/2023)

20160-L01-OxleyCollegeMusicPodsFloodAdvice-0.docx



Pod Plan (BNMH Architects, Rev 3, 24/08/2023)

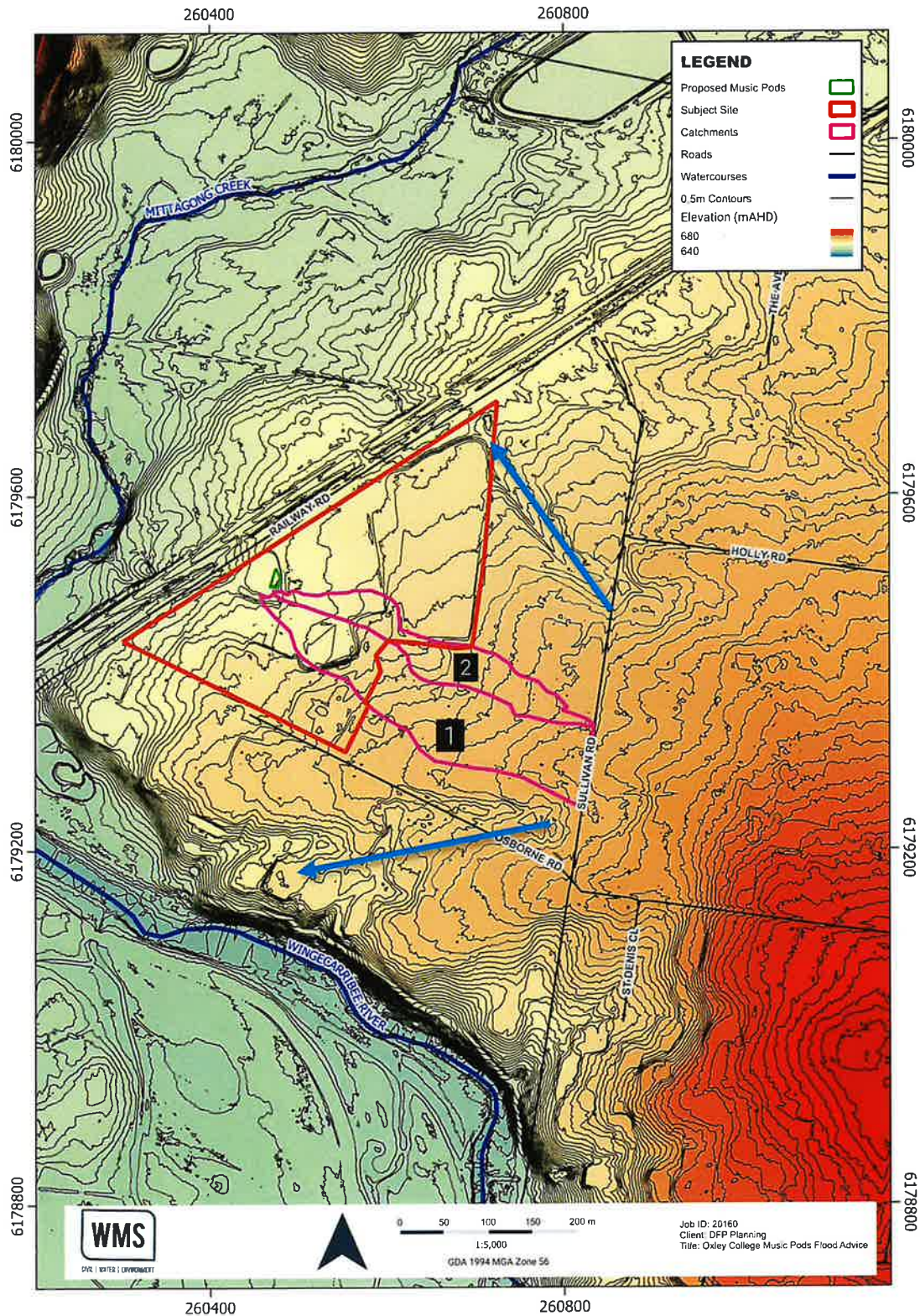


Figure 3-3 Study Area Topography

4 FLOOD RISK ASSESSMENT

4.1 AVAILABLE FLOOD INFORMATION

The mainstream and overland flow flood behaviour at and in the vicinity of the subject site have been modelled previously as part of the *Wingecarribee River Flood Study Update* (WMAwater, 2022). This report is publicly available online and has been reviewed as part of this assessment to determine the mainstream and overland flow flood risk at the subject site – refer the following sections. The study modelled flood behaviour in events up to and including the PMF.

4.2 MAINSTREAM FLOOD RISK

The closest watercourse in the vicinity of the subject site is Mittagong Creek to the north which drains into the Wingecarribee River to the southwest. The flood behaviour of these watercourses for events up to the PMF has been defined in the *Wingecarribee River Flood Study Update* (WMAwater, 2022). The PMF flood depths and water level contours extracted from the study are illustrated in Figure 4-2.

The study results indicate that the subject site is largely outside the PMF flood extents except for certain areas near the northern and eastern site boundaries, and that the proposed location for the music pods is completely outside the PMF flood extents. Therefore, the proposed music pods are not considered to be at risk of flooding from mainstream sources, and a quantitative assessment (i.e. hydraulic modelling) is not required for the proposed works.

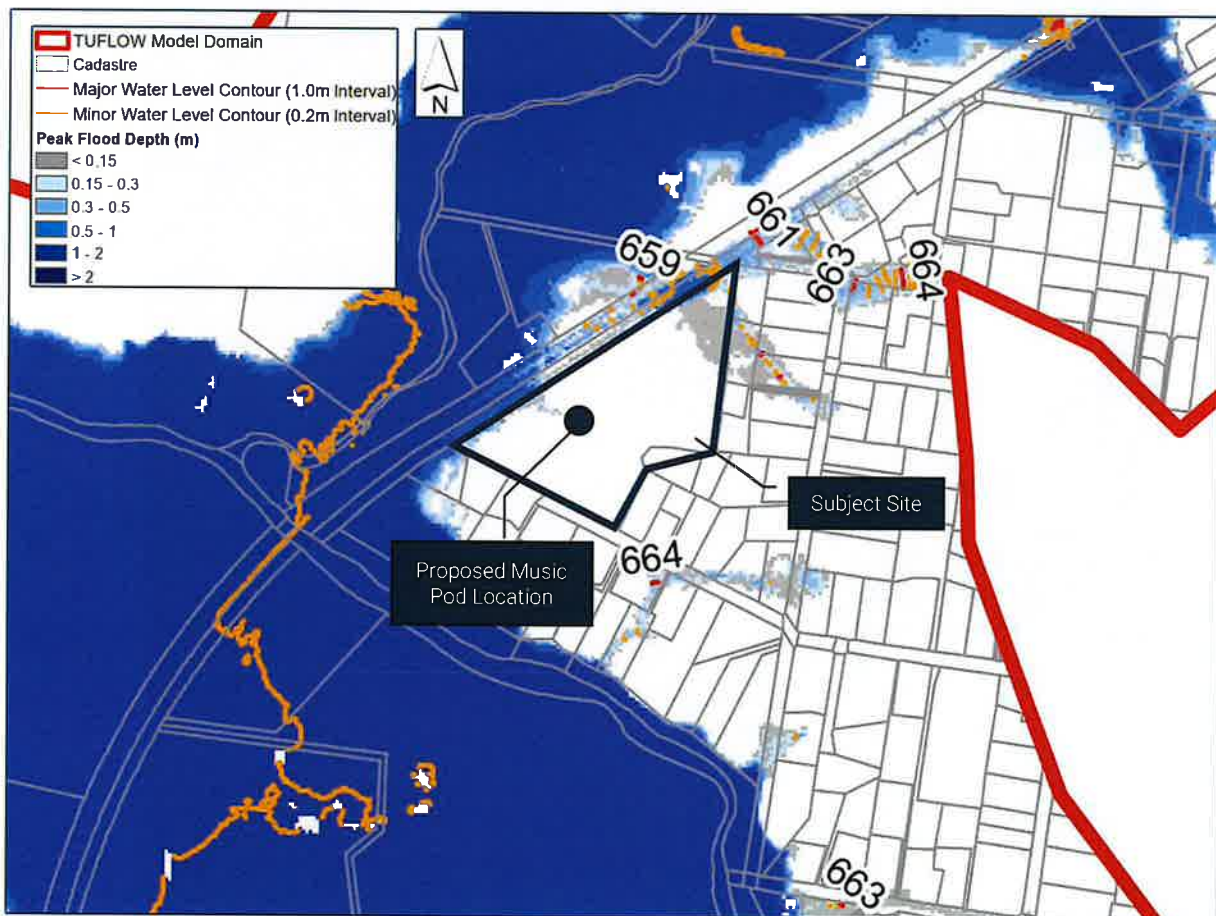


Figure 4-2 PMF Peak Flood Depth and Water Level Contours (extracted from the *Wingecarribee River Flood Study Update*, (WMAwater, 2022))

4.3 OVERLAND FLOW FLOOD RISK

The overland flow flood risk in the vicinity of the subject site in events up to the PMF has been modelled as part of the *Wingecarribee River Flood Study Update* (WMAwater, 2022) (refer **Figure 4-2**), and an overland Flood Planning Area (FPA) has been defined as illustrated in **Figure 4.3**. The maps show minimal overland flow intrusion into the subject site, and no intrusion into the proposed music pods.

A further assessment of the topography indicates the presence of two small local catchments upstream of the music pods, as discussed in **Section 2**. Based on the area of these catchments, relevant weather data and frequency factors, the Rational Method was used to calculate the approximate 1% AEP outlet flows (refer **Appendix A**). Catchment 1 had an estimated peak flowrate of 4.0 m³/s and Catchment 2 had an estimated peak flowrate of 1.8 m³/s.

Using the estimated peak flow rates, the Mannings equation was used to estimate the depth of flooding for each catchment assuming the flow paths to be equivalent to a wide channel with the same width as the catchments (refer **Appendix B**). The resulting flood depths were estimated to be less than 0.1 m, which is not considered a significant depth and is characteristic of shallow sheet flow caused by local runoff rather than overland flow flooding. As such, it is not expected that the flow from these two local catchments will have a significant impact on the project and therefore the proposed music pods are not considered to be at risk of flooding from overland flow.

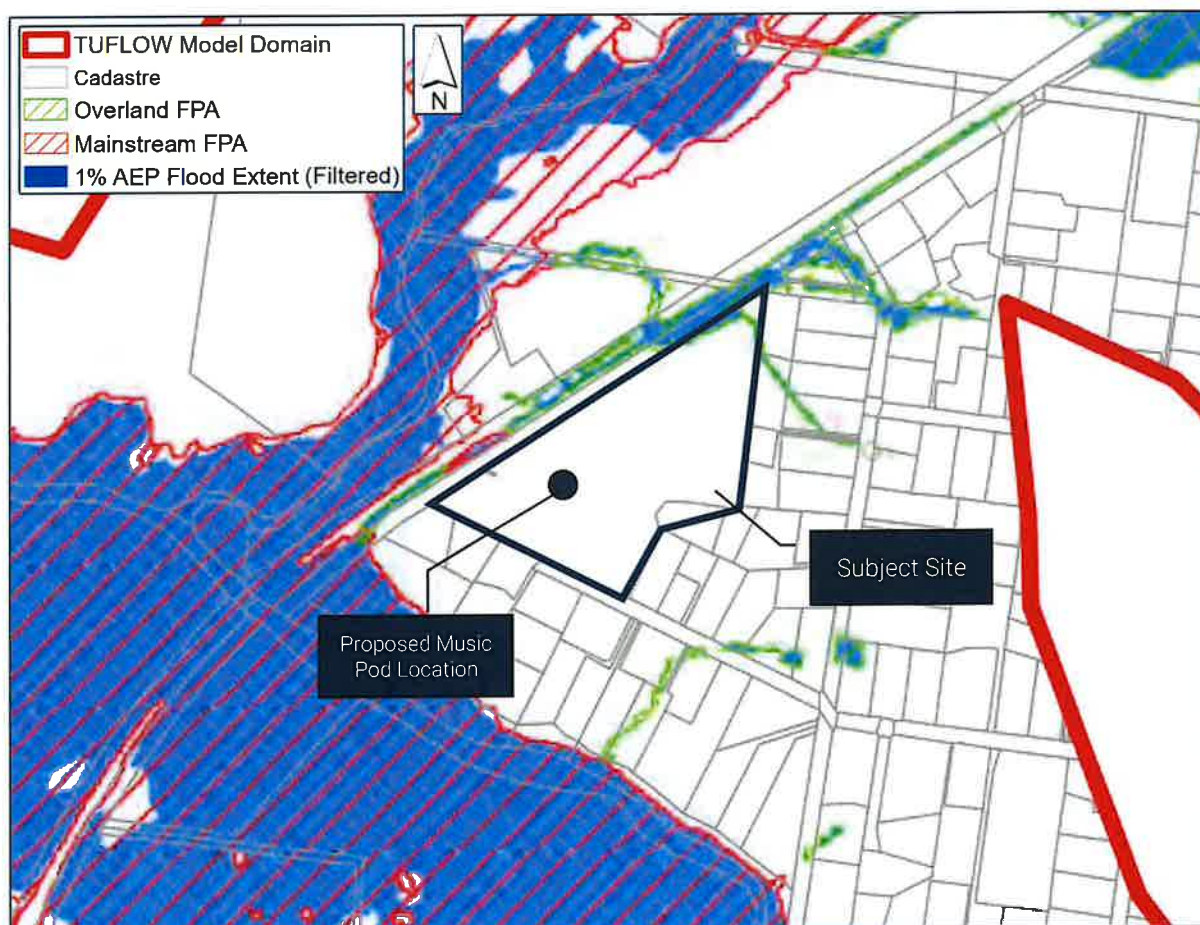


Figure 4.3 Overland and Mainstream FPA for 1% AEP Flood Extent (*Wingecarribee River Flood Study Update* (WMAwater 2022))

4.4 FLOOD IMPACT ASSESSMENT

A review of available flood studies and local topography indicates that proposed works in Oxley College are located outside both the mainstream and overland flow flood extents. As such, WMS considers that the "pre-development" and "post-development" flood behaviour will remain unchanged, and therefore a flood impact assessment is not required for the proposed music pods.

5 SUMMARY

Based on a desktop review of available topographic data, previous studies, and professional experience in this region, WMS has determined that the proposed music pods at the Oxley College site would not be subject to flood risk from mainstream or overland flow sources (i.e., water overtopping the banks of a watercourse and water movement across land after rain periods).

There is a limited catchment area upstream the subject site, and the water depths resulting from these catchments have been estimated to be less than 0.1 m, which is not considered a significant depth and is characteristic of shallow sheet flow caused by local runoff, rather than overland flow flooding. Therefore, proposed works at the subject site would not be subject to flood risk from overland flow.

As such, no further flood risk assessment nor hydrologic/hydraulic modelling is considered necessary for the proposed music pods at Oxley College under existing conditions or developed conditions.

Yours sincerely,



Amanda Tobias

Project Engineer

6 REFERENCES

WMAwater (2022). *Wingecarribee River Flood Study Update*.

APPENDIX A

RATIONAL METHOD CALCULATIONS

The Rational Method calculations were undertaken based on the methodology outlined in ARR 1987, Book IV, Section 1, item 1.3.2 for Eastern New South Wales.

The methodology uses the below formula to calculate peak flow:

1.3.2 Rational Method

(a) The Formula

As used in design, the formula of the Rational Method is

$$Q_Y = 0.278 C_Y I_{t_c, Y} A \quad (1.1)$$

where

- Q_Y = peak flow rate (m^3/s) of average recurrence interval (ARI) of Y years
- C_Y = runoff coefficient (dimensionless) for ARI of Y years
- A = area of catchment (km^2)
- $I_{t_c, Y}$ = average rainfall intensity (mm/h) for design duration of t_c hours and ARI of Y years.

And the below formula to calculate time of concentration:

- i. Determine the critical rainfall duration as the time of concentration t_c hours from the formula:

$$t_c = 0.76 A^{0.38} \quad (1.4)$$

where A = catchment area (km^2).

The parameters utilised in the formulates above to calculate the peak flow rates for Catchments 1 and 2 are outlined below.

Parameter	Catchment 1	Catchment 2
Y (ARI)	100	100
Area (ha)	2.7	1.2
Calculated Tc (min)	12	8
$I_{t_c, Y}$ (mm/h)	480	474
$I_{12.50}$ (mm/h)	152	152
$I_{12.2}$ (mm/h)	68.2	68.2
Zone	B	B
f	1.50	1.50
C_{10}	0.75	0.75
C_Y	1.13	1.13
Calculated Q (m^3/s)	4.0	1.8

APPENDIX B

MANNINGS CALCULATIONS

The Mannings formula outlined below was used to estimate the depth of flow through an iterative process where depths were assumed to calculate the flow until the resulting flow matched that calculated through the Rational Method for each catchment.

$$Q = \left(\frac{1}{n} \right) \times A \times R^{\frac{2}{3}} \times S^{\frac{1}{2}}$$

Q is flowrate (m^3/s)

A is the cross-sectional area of flow (m^2)

V is velocity (m/s)

P is wetted perimeter of flow (m)

R is hydraulic radius (m), equal to A divided by P

S is longitudinal slope (m/m)

n is a roughness coefficient (see below)

The parameters utilised in the formula are illustrated below.

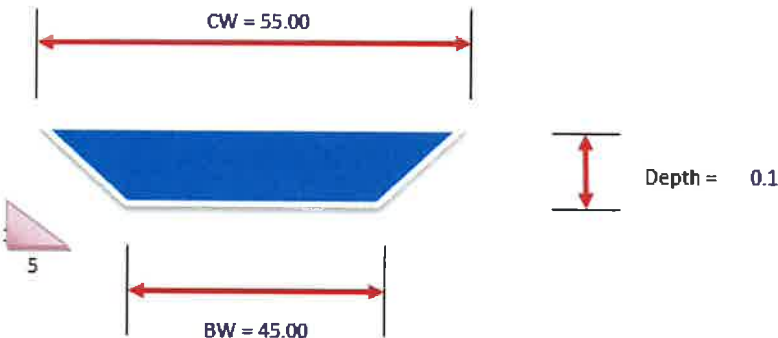


Diagram illustrating the channel cross-section parameters:

- Top Width (CW) = 55.00
- Bottom Width (BW) = 45.00
- Depth = 0.1
- Side Slope: 1 in 5

Job Name			
Job Number			
Asset			
Date			
Input Channel Width	W =	55.00	m
Input Channel Depth	D =	0.1	m
Input Channel bed Slope	S =	50	1 in X
Input Side wall Slope	SS	5	1 in X
	SW =	5	m
	BW =	45.00	m
Choose A or B for Manning's N value	A. Pipe type	Natural - Clean, straight	
	B. Input n	0.06	
	Selected n	0.035	
	Area	5.00	m^2
	Wp	55.00	m
	R	0.09	m
Q Capacity	Q _{CAPACITY}	4.085	m^3/sec
Velocity at Q Capacity	V	0.817	m/s

Figure B-1 Catchment 1 Channel Parameters and Capacity Results

Job Name Job Number Asset Date	<div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 15px;"></div>																		
Input Channel Width Input Channel Depth Input Channel bed Slope Input Side wall Slope	<table border="0" style="width: 100%;"> <tr> <td style="width: 10%;">W =</td> <td style="width: 40%;">35.00</td> <td style="width: 10%;">m</td> </tr> <tr> <td>D =</td> <td>0.09</td> <td>m</td> </tr> <tr> <td>S =</td> <td>50</td> <td>1 in X</td> </tr> <tr> <td>SS</td> <td>5</td> <td>1 in X</td> </tr> <tr> <td>SW =</td> <td>5</td> <td>m</td> </tr> <tr> <td>BW =</td> <td>25.00</td> <td>m</td> </tr> </table>	W =	35.00	m	D =	0.09	m	S =	50	1 in X	SS	5	1 in X	SW =	5	m	BW =	25.00	m
W =	35.00	m																	
D =	0.09	m																	
S =	50	1 in X																	
SS	5	1 in X																	
SW =	5	m																	
BW =	25.00	m																	
Choose A or B for Manning's N value	<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">A. Pipe type</td> <td style="width: 70%;">Natural - Clean, straight</td> </tr> <tr> <td>B. Input n</td> <td>0.06</td> </tr> </table> <table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Selected n</td> <td style="width: 70%;">0.035</td> </tr> <tr> <td>Area</td> <td>2.70 m²</td> </tr> <tr> <td>Wp</td> <td>35.00 m</td> </tr> <tr> <td>R</td> <td>0.08 m</td> </tr> </table>	A. Pipe type	Natural - Clean, straight	B. Input n	0.06	Selected n	0.035	Area	2.70 m ²	Wp	35.00 m	R	0.08 m						
A. Pipe type	Natural - Clean, straight																		
B. Input n	0.06																		
Selected n	0.035																		
Area	2.70 m ²																		
Wp	35.00 m																		
R	0.08 m																		
Q Capacity Velocity at Q Capacity	<table border="0" style="width: 100%;"> <tr> <td style="width: 30%; background-color: #add8e6;">Q_{CAPACITY}</td> <td style="width: 40%; background-color: #add8e6;">1.977</td> <td style="width: 30%; background-color: #add8e6;">m³/sec</td> </tr> <tr> <td style="background-color: #add8e6;">V</td> <td style="background-color: #add8e6;">0.732</td> <td style="background-color: #add8e6;">m/s</td> </tr> </table>	Q _{CAPACITY}	1.977	m ³ /sec	V	0.732	m/s												
Q _{CAPACITY}	1.977	m ³ /sec																	
V	0.732	m/s																	

Figure B-2 **Catchment 2 Channel Parameters and Capacity Results**



planning consultants

APPENDIX 9



planning consultants

APPENDIX 10



WASTE MANAGEMENT PLAN

Site Address

Oxley New Music Pods
11-29 Railway Parade
Burradoo NSW 2576

Builders Name and Address

KELA Building Group
Level 1, 405 Argyle St
Moss Vale NSW 2577
02 8012 7272
(Email) james@kelabuilding.com.au

All Correspondence to:

Southern Highlands Office:
PO Box 1971, Bowral NSW 2576 (P)

Buildings and Other Structures Currently on the Site

This site is an operational primary and secondary school. The works zone is currently a landscaped area with no structures.

Brief Description of Proposal

Construction of New Music Pods, involving minor landscaping works, decking, concreting and installation of off-site fabricated Music Pods.

The details provided on this form are the intentions for managing waste related to this project during the construction stage.

Signature of Builder:

A handwritten signature in black ink, appearing to read "James M. James".

Date: 3rd October 2023

WASTE MANAGEMENT PLAN

MATERIALS ON SITE			Reuse and Recycling		Construction
Type of materials	Vol	Wt	On-site	Off-site	Disposal
	Cum.	Tonnes	Specify proposed reuse or on-site recycling methods	Specify contractor and recycling outlet	Specify landfill site
Bricks, tiles, roof tiles	nil	nil	Not applicable	Not applicable	Not applicable
Concrete, concrete blocks	0.5	1	All concrete will be stockpiled/sorted for recycling at local quarry Pacsons.	Sorted and taken to recycling quarry Pacsons	Taken to recycling centre repurposing as road base, etc Pacsons Quarry in Welby or other approved recycling centre.
Timber	0.5	0.925	All timber will be stockpiled/sorted for collection by a waste disposal contractor	Waste to be placed in bin to be sorted and recycled by the waste management contractor	Taken to recycling centre for disposal as dry waste. Bingo Waste or similar.
Metal, Copper, Steel and Aluminum	0.5	0.25	All metals etc will be stockpiled/sorted for recycling & collection by a waste disposal contractor	Sorted and taken to recycling centre	Taken to recycling. Andersons Waste or other approved recycler
Plasterboard	nil	nil	Not applicable	Not applicable	Not applicable
Other Waste eg. Ceramics, tiles, paints, plastics, PVC, tubing	2	1	All miscellaneous wastes will be stockpiled/sorted where possible for recycling & collection by a waste disposal contractor.	Sorted and taken by Waste Management service sorting and recycling depot	Taken to recycling centre for disposal as dry waste. Bingo Waste or similar.

WASTE MANAGEMENT PLAN

MATERIALS ON SITE			Reuse and Recycling		Construction
Type of materials	Vol	Wt	On-site	Off-site	Disposal
	Cum.	Tonnes	Specify proposed reuse or on-site recycling methods	Specify contractor and recycling outlet	Specify landfill site
Green Waste & Excavation Spoil	5	10	Will be mulched and spread elsewhere on site. Clean VENM or ENM spoil will be used in garden beds elsewhere on site. Stockpiles to be treated in accordance with Dust Control Plan	Not applicable	Not applicable
Cardboard / Paper	3	0.3	To be separated on site in designated bin or by waste management contractor in their depot	Sorted and taken to recycling for disposal as dry waste.	Taken to recycling centre for disposal as dry waste. Bingo Waste or similar.
Bottles, Cans, and other recyclables	0.5	0.1	To be separated on site in designated bin or by waste management contractor in their depot	Sorted and taken to recycling for disposal as dry waste.	Taken to recycling centre Wingecarribee RRC or schools own recycling bins.
Food scraps and associated waste	1	0.25	To be separated on site in designated bin and taken by waste management contractor	Placed in bins on site and then taken to recycling for disposal as recycling or other approved recycler.	Taken to recycling centre Wingecarribee RRC or schools own general waste bins.



planning consultants

APPENDIX II

REF Development Assessment
Oxley College – Music Pods
11-29 Railway Road, Burradoo
Lot 14 DP 858747

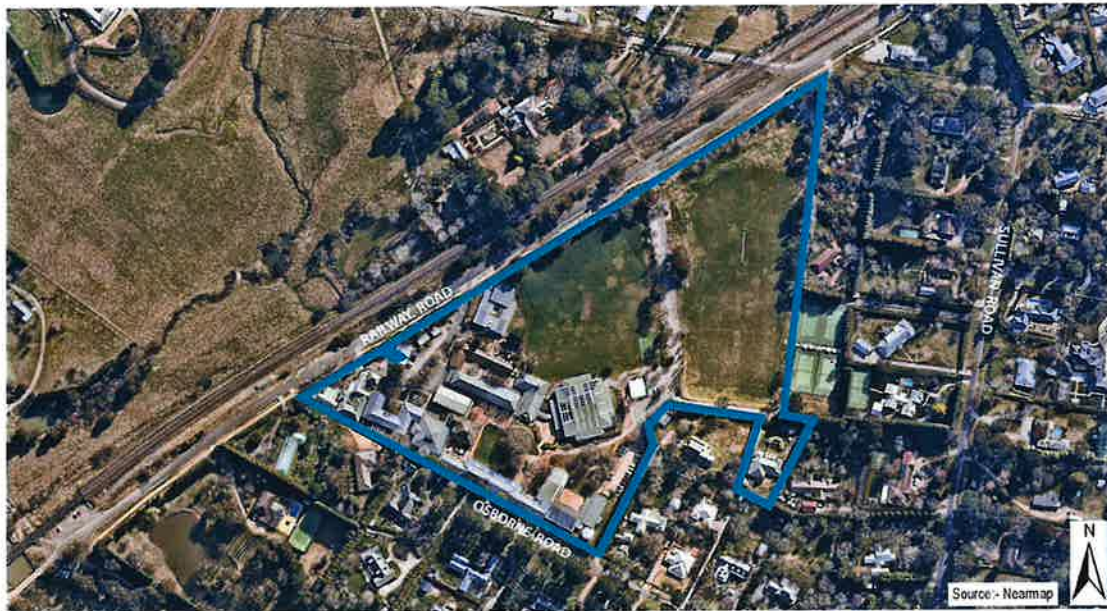


Table 3: State Environmental Planning Policy (Transport and Infrastructure) 2021	
Part 3.2 General	
3.8 Consultation with councils—development with impacts on council-related infrastructure or services	
<p>(1) This section applies to development carried out by or on behalf of a public authority that this Chapter provides may be carried out without development consent if, in the opinion of the public authority, the development—</p> <ul style="list-style-type: none"> (a) will have a substantial impact on stormwater management services provided by a council, or (b) is likely to generate traffic to an extent that will strain the capacity of the road system in a local government area, or (c) involves connection to, and a substantial impact on the capacity of, any part of a sewerage system owned by a council, or (d) involves connection to, and use of a substantial volume of water from, any part of a water supply system owned by a council, or (e) 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 (f) 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 responsible for the maintenance of the road or footpath). <p>(2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this section applies unless the authority or the person has—</p> <ul style="list-style-type: none"> (a) given 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 (b) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given. 	<p>N/A</p> <p>The proposed development will not likely impact on council-related infrastructure or services. As a result, referral to Council is not required, pursuant to Section 3.8 of SEPP TI.</p>

Table 3: State Environmental Planning Policy (Transport and Infrastructure) 2021

3.9 Consultation with councils—development with impacts on local heritage	
<p>(1) This section applies to development carried out by or on behalf of a public authority if the development—</p> <p>(a) is likely to affect the heritage significance of a local heritage item, or of a heritage conservation area, that is not also a State heritage item in a way that is more than minimal, and</p> <p>(b) is development that this Chapter provides may be carried out without development consent.</p> <p>(2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this section applies unless the authority or the person has—</p> <p>(a) had an assessment of the impact prepared, and</p> <p>(b) given written notice of the intention to carry out the development, with a copy of the assessment and a scope of works, 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) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.</p>	<p>N/A</p> <p>The site does not comprise an item of heritage significance and is not located within a heritage conservation area. Consequently, the development is not likely to generate any impacts in relation to heritage. As a result, referral to Council is not required, pursuant to Section 3.9 of SEPP TL.</p>
3.10 Notification of councils and State Emergency Service—development on flood liable land	
<p>(1) A public authority, or a person acting on behalf of a public authority, must not carry out, on flood liable land, development that this Chapter provides may be carried out without development consent (other than demolition of buildings or structures, or internal works to existing buildings) unless the authority or person has—</p> <p>(a) given 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>(b) taken into consideration any responses to the notice that are received from the council and State Emergency Service within 21 days after the notice is given.</p> <p>(2) In this section, flood liable land means land that is susceptible to flooding by the probable maximum flood event, identified in accordance with the principles set out in the manual titled Floodplain Development Manual: the management of flood liable land published by the New South Wales Government and as in force from time to time.</p>	<p>N/A</p> <p>In accordance with the Flood Risk Assessment prepared by WMS, the location of the proposed works are completely outside the PMF flood extents and WMS have determined that the proposed development is not considered to be at risk of flooding from mainstream sources. As such, notification to the SES is not required.</p>
3.11 Consideration of Planning for Bush Fire Protection	
<p>(1) This section applies to development for the purposes of an educational establishment or school-based child care that this Chapter provides may be carried out without development consent.</p>	<p>N/A</p> <p>The proposed works are not located on mapped bush fire prone land.</p>

Table 3: State Environmental Planning Policy (Transport and Infrastructure) 2021

<p>(2) A public authority, or a person acting on behalf of a public authority, must consider Planning for Bush Fire Protection before carrying out the development in an area that is bush fire prone land.</p> <p>(3) In this section— bush fire prone land means land recorded for the time being as bush fire prone land on a map certified under the Act, section 10.3(2).</p>	
3.12 Consultation with public authorities other than councils	
<p>(1) A public authority, or a person acting on behalf of a public authority, must not carry out specified development that this Chapter provides may be carried out without development consent unless the authority or person has—</p> <p>(a) given written notice of the intention to carry out the development (together with a scope of works) to the specified authority in relation to the development, and</p> <p>(b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given.</p> <p>(2) For the purposes of subsection (1), the following development is specified development and the following authorities are specified authorities in relation to that development—</p> <p>(a) development adjacent to land reserved under the National Parks and Wildlife Act 1974 or acquired under Part 11 of that Act—an appropriate Public Service employee designated by the Minister for Energy and Environment,</p> <p>(b) development on land immediately adjacent to a rail corridor that—</p> <p>(i) is likely to have an adverse effect on rail safety, or</p> <p>(ii) if the rail corridor concerned is used by electric trains, involves the placing of a metal finish on a structure, or</p> <p>(iii) involves the use of a crane in air space above any rail corridor,</p> <p>(c) development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map—the Director of the Observatory,</p> <p>Note— The dark sky region is land within 200 kilometres of the Siding Spring Observatory.</p> <p>(d) development on land in a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017—Subsidence Advisory NSW.</p> <p>(3) For the purposes of subsection (1), development for the purpose of an existing school is specified development, in relation to which Transport for NSW is the specified authority, if—</p> <p>(a) the site has access to a road and the development will result in the school being able to accommodate 50 or more additional students, or</p>	<p>N/A</p> <p>The proposed development is not 'specified development' as defined in Section 3.12 of SEPP T1.</p>

Table 3: State Environmental Planning Policy (Transport and Infrastructure) 2021

<p>(b) the site has access to—</p> <p>(i) a classified road, or</p> <p>(ii) a road (the connecting road) that connects, within 90 metres (measured along the alignment of the connecting road) of the access point, to a classified road, and the development will result in the provision of an additional 50 or more car parking spaces, or</p> <p>(c) no road to which the site has access is classified and the development will result in the provision of an additional 200 or more car parking spaces, or</p> <p>(d) the development will result in—</p> <p>(i) a new vehicular or pedestrian access point to the school from a public road, or</p> <p>(ii) a change in location of an existing vehicular or pedestrian access point to the school from a public road, or</p> <p>(e) the development will involve excavation to a depth of 3 or more metres below ground level (existing) on land within or immediately adjacent to a classified road within the meaning of the Roads Act 1993.</p> <p>(4) In this section—</p> <p>ARTC means Australian Rail Track Corporation Ltd (ACN 081 455 754).</p> <p>ARTC arrangement means a lease, licence agreement or other arrangement under Part 8A of the Transport Administration Act 1988.</p> <p>dark sky region map means the map marked "Dark Sky Region Map" held in the head office of the Department.</p> <p>rail authority for a rail corridor means—</p> <p>(a) in relation to a rail corridor that is vested in or owned by ARTC or is the subject of an ARTC arrangement—the chief executive officer of ARTC, and</p> <p>(b) in relation to a rail corridor that is vested in or owned by RailCorp—the Chief Executive of RailCorp, and</p> <p>(c) in relation to any other rail corridor—the Secretary of the Department of Transport.</p> <p>RailCorp means Rail Corporation New South Wales constituted under the Transport Administration Act 1988.</p> <p>Note—</p> <p>Clause 18A(2) of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 requires public authorities (or persons acting on their behalf) to consult with the Department before carrying out any development comprising the clearing of native vegetation on certain land within a growth centre (within the meaning of that Policy). The land concerned is land other than the subject land (within the meaning of Part 7 of Schedule 7 to the Threatened Species Conservation Act 1995). The subject land is generally land to which precinct plans apply under that Policy.</p>	
--	--

Table 3: State Environmental Planning Policy (Transport and Infrastructure) 2021

3.13 Exceptions

<p>(1) Sections 3.8–3.12 do not apply with respect to development to the extent that—</p> <p>(a) they would require notice of the intention to carry out the development to be given to a council or public authority from whom an approval is required in order for the development to be carried out lawfully, or</p> <p>(b) they would require notice to be given to a council or public authority with whom the public authority that is carrying out the development, or on whose behalf it is being carried out, has an agreed consultation protocol that applies to the development, or</p> <p>(c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or</p> <p>(d) the development is exempt development under any environmental planning instrument (including this Chapter), or</p> <p>(e) the development comprises emergency works that—</p> <p>(i) involve no greater disturbance to soil or vegetation than necessary, and</p> <p>(ii) are carried out in accordance with all applicable requirements of the Blue Book.</p> <p>(2) In this section—</p> <p>approval means any licence, permission or any form of authorisation, other than development consent, under any other law.</p> <p>consultation protocol means an arrangement that—</p> <p>(a) is about when and how the parties to the arrangement will consult one another about proposed development, and</p> <p>(b) is recorded in writing, and</p> <p>(c) is approved in writing on behalf of any public authority that is a party to the arrangement by a person who is authorised to do so.</p> <p>emergency works means works for the purpose of maintaining or restoring an educational establishment or early education and care facility, or equipment, in order to ensure public safety or to protect buildings or the environment due to—</p> <p>(a) a sudden natural event, including a storm, flood, tree fall, bush fire, land slip or coastal inundation, or</p> <p>(b) accident, equipment failure or structural collapse, or</p> <p>(c) damage caused by vandalism or arson.</p>	<p>N/A</p> <p>The proposed development is not development that is specified in Section 3.13 of SEPP T1.</p>
---	---

Table 3: State Environmental Planning Policy (Transport and Infrastructure) 2021

Part 3.4 Schools—specific development controls

3.37 Schools—development permitted without consent

<p>(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 or approved school—</p> <p>(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—</p> <ul style="list-style-type: none"> (i) a library or an administration building that is not more than 2 storeys high, or (ii) a portable classroom (including a modular or prefabricated classroom) that is not more than 2 storeys high, or (iii) a permanent classroom that is not more than 2 storeys high to replace an existing portable classroom and that is used for substantially the same purpose as the portable classroom, or (iv) a kiosk or shop selling school-related goods to students and staff, such as books, stationery or school uniforms, that is not more than 2 storeys high, or (v) a cafeteria or canteen that is not more than 2 storeys high and carried out in accordance with AS 4674—2004, Design, construction and fit-out of food premises, published by Standards Australia on 11 February 2004, or (vi) a car park that is not more than 1 storey high, 	<p>Yes</p> <p>The site is located within the R5 Large Lot Residential Zone (R5 zone) under the <i>Wingecarribee Local Environmental Plan 2010</i>. Pursuant to Section 3.34 of SEPP T1, the R5 zone is a prescribed zone.</p> <p>NB: Educational Establishments are also permissible with development consent in the R5 zone under the LEP.</p> <p>The proposed works relate to the construction of three (3) single storey portable classroom buildings and associated civil works. The proposed buildings are located more than 5m from any property boundary.</p>
<p>(b) minor alterations or additions, such as—</p> <ul style="list-style-type: none"> (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), 	<p>Yes</p> <p>The proposal also involves the construction of a deck and ramp that will link the proposed portable classrooms to the Music Centre.</p>
<p>(2) Subsection (1) applies only if the development does not require an alteration of traffic arrangements, for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school.</p>	<p>Noted.</p> <p>The proposed development does not require an alteration of traffic arrangements.</p>

Table 3: State Environmental Planning Policy (Transport and Infrastructure) 2021

<p>(3) Subsection (1)(a) applies only if the development does not result in a prohibited increase in student or staff numbers.</p>	<p>Noted.</p> <p>Having regard to the letter provided by Oxley College (Appendix 12), the proposed music pods do not result in increase in students, as they are ancillary space for existing students.</p> <p>The music pods will operate as small breakout spaces for students to practice and will typically be accommodated by individual students or small groups.</p> <p>On this basis, the proposed development will not result in a prohibited increase in student numbers.</p>
<p>(4) Nothing in this section authorises the carrying out of development in contravention of any existing condition of the development consent currently operating (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.</p>	<p>Yes</p> <p>The proposed development does not contravene any existing condition of a consent currently operating that applies to any part of the school, in relation to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.</p>
<p>(5) A reference in this section to development for a purpose referred to in subsection (1)(a), (b) or (c) includes a reference to development for the purpose of construction works in connection with the purpose referred to in subsection (1)(a), (b) or (c).</p>	<p>Noted.</p>
<p>(6) This section does not apply to development for the purposes of campus student accommodation.</p>	<p>N/A</p>
<p>(7) In this section— prohibited increase in student or staff numbers means— (a) an increase in the number of students that the school can accommodate that is more than the greater of 10% or 30 students, compared with the average number of students for the 12 months immediately before the commencement of the development, or (b) an increase in the number of staff employed at the school that is more than 10%, compared with the average number of staff for the 12 months immediately before the commencement of the development.</p>	<p>Noted</p> <p>The proposed development will not result in a prohibited increase in student or staff numbers as no additional students or staff are to be accommodated by the proposed works.</p>

Table 3: State Environmental Planning Policy (Transport and Infrastructure) 2021	
3.38 Notification of carrying out of certain development without consent	N/A
(1) This section applies to development to which section 3.37(1)(a) applies.	Yes
(2) Before development to which this section applies is carried out, the proponent of the development must— (a) give written notice of the intention to carry out the development to the council for the area in which the land is located (unless the proponent is that council) and to the occupiers of adjoining land, and (b) take into consideration any response to the notice that is received within 21 days after the notice is given.	The proposed works relate to Section 3.37(1)(a) of SEPP TI. Notification to Council and occupiers of adjoining land was issued on 13 October 2023. No responses objecting to the proposal were received during the 21-day period following issue of the written notices.



planning consultants

APPENDIX 12

Appendix 13: Mitigation Measures

- (d) Deliveries may occur between 7am and 6pm, Mondays to Friday and 7am to 5pm, Saturdays.
- (e) No truck movements during school zones times.

1.4.6 Demolition and Construction Noise Limits

The development must be undertaken in a manner to achieve the noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009).

All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Management Plan.

1.4.7 Unexpected Finds Protocol – Aboriginal Heritage

In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.

1.4.8 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.

1.4.9 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 (**Mitigation Measure 1.3.3**).

1.4.10 Flora and Fauna

- (i) All vehicles, equipment, footwear and clothing must be clean and free of weed propagules prior to entering the site and any weeds that are removed during the construction phase are to be disposed of appropriately.
- (iii) If any injured fauna species are found during the demolition or construction periods, works must stop immediately so that the injured animal can be taken to a vet or wildlife carer. All handling of fauna species should be conducted by an Ecologist or appropriately trained wildlife carer.

Appendix 13: Mitigation Measures

7. Waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site
8. Emergency Management Plan including ensuring workers are aware of flood and bush fire risk.

1.3.4 Utilities and Services

- (i) Prior to commencement of any demolition activities, any services near the works site which may be impacted by the works are to be accurately located; and
- (ii) Dial Before You Dig should be contacted prior to the commencement of any works.

1.3.5 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 any temporary construction access (if required).

1.3.6 Tree Protection Measures

No removal or pruning of trees within the vicinity of the works area is permitted.

NOTE: Any such vegetation clearing which has not been assessed in this REF requires further assessment and potentially consent from Council prior to clearing.

1.4 Mitigation Measures to be implemented during Demolition and Construction

1.4.1 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:

1. The site notice(s) must be durable and weatherproof and must be displayed throughout the works period;
2. Include details of the approved hours of work, the name of the builder, 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
3. 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.

1.4.2 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).

1.4.3 Implementation of CMP and Sub Plans

The demolition and construction works are to be undertaken in accordance with the approved CMP (referred to in **Mitigation Measure 1.3.3** above).

1.4.4 Demolition

Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person.

1.4.5 Works Hours

Works may only be carried out between the following hours:

- (a) 7am and 6pm, Mondays to Friday.
- (b) 7am to 5pm, Saturdays
- (c) No work may be carried out on Sundays or public holidays.

Appendix 13: Mitigation Measures

1.2.1 Amendment Tracking

Where amendments to the approved plans are required, an amendments register is required to be prepared which discusses the proposed changes and demonstrates how these changes will result in development that is substantially the same as that assessed in this REF.

1.2.2 Compliance with the Building Code of Australia and Australian Standard

All building work is to be undertaken in accordance with the Building Code of Australia and referenced Australian Standards.

1.2.3 Access for People with Disabilities

The works must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. The Certifying Authority 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.

1.2.4 Student Capacity

This development does not expressly permit any increase in student capacity.

1.3 Mitigation Measures to be Implemented Prior to Works Commencing

1.3.1 Council Notification

Wingecarribee Shire Council 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.

1.3.2 Notification to occupiers of adjoining land

Adjoining land owners 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.

1.3.3 Construction Management Plan (CMP)

Prior to the commencement of work, including demolition works, a Construction Management Plan (CMP) is to be submitted to the Certifying Authority for approval.

The CMP must satisfy:

- Legislative requirements and relevant non-statutory policies
- Specific environmental construction mitigation measures described in this REF
- Requirements outlined in any relevant approvals, permits or licences
- NS174C Environmental Handbook.

The CMP must include, but not be limited to, the following:

1. Details of:
 - (a) hours of work;
 - (b) 24-hour contact details of site manager;
 - (c) community consultation and complaints handling.
2. Construction traffic and pedestrian management plan
3. Construction waste management
4. Demolition work plans
5. Erosion and sediment control plan and maintenance protocols.
6. An unexpected finds protocol for contamination and associated communications procedure

Appendix 13: Mitigation Measures

1.1 Introduction

Part 5 of the *Environmental Planning & Assessment Act 1979 (EP&A Act)* provides for certain works to be undertaken as development without consent.

To ensure that the development activity, being the construction of three (3) portable classrooms within the existing Oxley College school campus at 11-29 Railway Road, Burradoo are carried out in accordance the provisions of Part 5 of the *EP&A Act*, **Section 1.2** identifies the plans / documents (and any amendments approved under Part 5) which have been relied upon for the purposes of this assessment.

Section 1.2.1-1.2.4, 1.3, 1.4, 1.5 and 1.6 of Appendix 13 sets out the mitigation measures that are to be implemented during the demolition and construction phases and during the post construction operational usage of the building to ensure impacts are minimised and / or avoided.

1.2 Details of the Activity

The documents appended to the REF are authorised for the carrying out of works as development without consent. The activity will be implemented in accordance with the plans and documents listed in **Table 1** as amended by any of the undermentioned identified requirements.

Table 1 Identified requirements			
Architectural Drawings prepared BNMH Architects & Selwyn Blackstone Architect			
Name of Plan	Number	Rev	Date
Architectural Plans prepared by Selwyn Blackstone Architect			
Floor Plan	1	B	26/06/22
Front & Side Elevation	6	B	26/06/22
Rear & Side Elevation	7	B	26/06/22
Electrical Plan	11	C	26/06/22
Architectural Plans prepared by BNMH Architects			
Site Plan, Demolition Plan and Setout	1499 – MP/WD01	P6	04/10/23
Pod Immediate Area Works Plan and Detail Sections	1499 – MP/WD02	P6	04/10/23
Detail and Level Survey Plan prepared by Keatley Surveyors			
Name of Plan	Number	Issue	Date
Survey Plan	2603DET12	-	07/07/23
Other Supporting Documents			
Document	Prepared By		Date
Flood Risk Assessment	WMS		09/10/23
Arborist Letter	Ginkgo Arbor		09/10/23
BCA & Access Statement	BNMH Architects		04/10/23
Construction Management Plan	KELA Building Group		03/10/23
Waste Management Plan	KELA Building Group		03/10/23
Stormwater Drainage Details	KELA Building Group		12/10/23
Landscape Plans	RP Design Studio		04/10/23

In the event of any inconsistency between the approved plans and supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a stated mitigation measure, the mitigation measure prevails.



30 October 2023

To Whom it May Concern

RE: DEVELOPMENT WITHOUT CONSENT
PROPOSED CONSTRUCTION OF THREE (3) PORTABLE CLASSROOMS
OXLEY COLLEGE - 11-29 RAILWAY ROAD, BURRADOO

Oxley College is proposing minor upgrades to the school campus, located at 11-29 Railway Road, Burradoo (the site) including works defined as 'development without consent' under Section 3.17(1)(a) of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (SEPP TI).

The works involve the construction of three (3) portable classrooms (known as 'music pods') and associated site works.

This letter has been prepared to satisfy the requirement of Section 3.37(3) of SEPP TI, which states:

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

We confirm that the music pods are breakout spaces within which existing music students can practice and that there will be no increase in the number of students or staff employed at the school as a consequence of the music pods.

Should you have any queries, please do not hesitate to contact the undersigned on 02 4861 1366 or email businessmanager@oxley.nsw.edu.au

Yours faithfully

Em Cassin
Business Manager



planning consultants

APPENDIX I3